ARCHITECTURAL COMMISSION MEETING

TOWN OF PALM BEACH

OCTOBER 29, 2025

9:00 AM

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

Jeffrey W. Smith, Chair
Richard F. Sammons, Vice Chair
K.T. Catlin, Member
Elizabeth Connaughton, Member
Kenn Karakul, Member
Betsy Shiverick, Member
Claudia Visconti, Member
Kathy Georgas, Alternate Member
Sue Patterson, Alternate Member
David Phoenix, Alternate Member

AGENDA

CALL TO ORDER AND ROLL CALL

PLEDGE OF ALLEGIANCE

MINUTES

1. Minutes of the September 25, 2025, Architectural Commission Meeting

APPROVAL OF CONSENT AGENDA

2. ARC-25-0044 (ZON-25-0045) 766 HI MOUNT RD. (COMBO) The applicant, Christina Baker, owner (Maura Ziska and SKA Architects, representatives), has filed an application requesting Architectural Commission review and approval for removal and new construction of a glass enclosure on the west side of the cabana, requiring a side yard setback. The Town Council shall review the application as it pertains to zoning relief/approval.

3. ARCS-25-1009 251 DUNBAR RD. The applicant, Alexandra Hersey Hamm Trustee (Environment Design Group), has filed an application requesting Architectural Commission review and approval for installation of a fence.

4. ARCS-25-1257 266 SOUTHLAND RD. The applicant, William & Emma Roberts (Environment Design Group), has filed an application requesting Architectural Commission approval for landscape and hardscape modifications.

APPROVAL OF AGENDA

ADMINISTRATION OF THE OATH

COMMENTS

5. OFFICIALS

6. STAFF

6.1 Presentation on R-B Front/Rear Setbacks

7. PUBLIC - 3 MINUTE LIMIT

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

UNFINISHED BUSINESS

8. ARC-24-0090 (ZON-24 -0046) 2720 - 2730 S OCEAN BLVD- EDGEWATER/ AMBASSADOR SITE (COM BO) The applicant, Palm Beach Edgewater Fee Borrower LLC and Palm Beach Ambassador Fee Borrower LLC, has filed an application for Architectural Commission review and approval of a new multifamily, multibuilding residential development on the east and west sides of S Ocean Boulevard with a new multi-story residential building with five residential levels and a subterranean parking level and rooftop penthouse mechanical equipment to replace two existing five- and eight-story buildings on the east side of S Ocean Boulevard and to replace an existing three-story building on the west side of S Ocean Boulevard, to be demolished. This project includes multiple variances related to building height, building setbacks, building length, lot coverage, maximum amount of fill, rooftop generators, and rooftop mechanical equipment. This is a combination project that shall also be reviewed by Town Council as it pertains to zoning relief/ approval.

9. ARC-25-0043 250 INDIAN RD. The applicant, Frances Sweeney (Dailey Janssen Architects), has filed an application requesting Architectural Commission review and approval for a two-story addition to an existing residence, new detached garage with sitewide landscape and hardscape modifications.

10. ARC-25-0055 100 CASA BENDITA The applicant, Villa Bendita LLC (Environment Design Group), has filed an application requesting Architectural Commission review and approval for installation of vehicular and pedestrian gates with sitewide landscape and hardscape modifications.

11. ARC-24-0146 258 WELLS RD. The applicant, Bear 258 LLC (Lang Design Group), has filed an application requesting Architectural Commission review and approval for two (2) swinging vehicular gates anchored by new piers and one (1) pedestrian gate with an arched landscape trellis above, located near the front property line along Wells Road. ***This item has been deferred to the November 21, 2025, meeting.***

12. ARC-25-0026 310 POLMER PARK The applicant, Oscannlain Sean J Trust (Environment Design Group), has filed an application requesting Architectural Commission review and approval for installation of entry columns, rear yard trellis and landscape and hardscape modifications. ***This item has been deferred to the November 21, 2025, meeting.***

13. ARC-25-0060 259 WORTH AVE. The applicant, 259 Worth Avenue LLC (Riccardo Grazia), has filed an application requesting Architectural Commission review and approval for exterior modifications to an existing storefront including new signage, entry door and awnings. ***This item has been deferred to the November 21, 2025, meeting.***

NEW BUSINESS

14. ARC-24-0122 239 WELLS RD. The applicant, 239 WELLS ROAD, LLC (Michael Perry, Representative), has filed an application requesting Architectural Commission review and approval for construction of a new, two-story residence with final hardscape, landscape and swimming pool improvements.

15. ARC-25-0041 (ZON-25-0044) 337 BRAZILIAN AVE. (COMBO) The applicant, FRIESE FAMILY TRUST (Paul Friese, Trustee) has filed an application requesting Architectural Commission review and approval for construction of a new, two-story residence and detached accessory structure with final hardscape, landscape and swimming pool with variances requested related to redevelopment of the existing nonconforming parcel configuration and for additional grade fill within setback areas. Town Council shall review the application as it pertains to zoning relief/approval.

16. ARC-25-0059 (ZON-25-0053) 124 SEABREEZE AVE. (COMBO) The applicants, Matthew & Kristin Lipton, have filed an application requesting Architectural Commission review and approval for partial demolition and reconstruction of an existing nonconforming accessory structure requiring a structure separation variance, renovations and additions to an existing nonconforming residence requiring cubic content and setback variances, with full hardscape and landscape renovations including a new swimming pool requiring setback variances; on an existing nonconforming "Sea Street" parcel. Town Council shall review the application as it pertains to zoning relief/approval.

17. ARC-25-0062 (ZON-25-0059) 222 CHERRY LN. (COMBO) The applicant, Nancy Clifford, has filed an application requesting Architectural Commission review and approval for construction of a new, two-story, single-family residence with final landscape, hardscape, and swimming pool improvements on an existing nonconforming parcel of land, requiring site plan review for redevelopment. Town Council shall review the application as it pertains to zoning relief/approval.

18. ARC-25-0063 (ZON-25-0057) 226 OLEANDER AVE. VACANT (LOT 6 OF THE PLAT OF THE JEANETTE COURT ADDITION TO PALM BEACH) (COMBO) The applicant, Beach Gal LLC (Melissa Schorr, Manager), has filed an application requesting Architectural Commission review and approval for construction of a new, two-story, single family residence with final landscape and hardscape; variances are requested and required to develop the nonconforming parcel of land in the R-C zoning district and for town council to review the COMBO application prior to ARCOM review and approval. Review of the COMBO application is contingent on the applicant's appeal of administrative determination being upheld by the Town Council regarding the current configuration of the parcel. Town Council shall review the application as it pertains to zoning relief/approval.

19. ARC-25-0064 230 BARTON AVE. The applicant, RPI Corporation (Environment Design Group), has filed an application requesting Architectural Commission review and approval for installation of a generator.

20. ARC-25-0066 127 REEF RD. The applicant, 127 Reef Road Land Trust (Environment Design Group), has filed an application requesting Architectural Commission review and approval for a driveway replacement, installation of a terrace with sitewide landscape and hardscape modifications.

21. ARC-25-0067 (ZON-25-0061) 410 N LAKE WAY (COMBO) The applicant, North Lake Trust (Val Hawkins Architect, LLC), has filed an application requesting Architectural Commission review and approval for modification to an existing rear pergola into covered loggia with second story deck, installation of exterior staircase, skylights and window and door modifications. Town Council shall review the application as it pertains to zoning relief/approval.

ANY OTHER BUSINESS

MEETING SCHEDULE

22. The next meeting is scheduled for Friday, November 21, 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 Architectural Commission Meeting
Held on September 25, 2025

CALL TO ORDER AND ROLL CALL

The meeting was called to order at 09:00 AM in the Town Council Chambers.

Members Present: Betsy Shiverick, Elizabeth Connaughton, Kenn Karakul (9:01 a.m.), Kathy Georgas, Sue Patterson, David Phoenix, KT Catlin, Claudia Visconti (11:45 a.m.)

Members Absent: Jeffery Smith and Richard Sammons

Staff Present: Friederike Mittner, Sarah Pardue, Bradley Falco, Kelly Churney, and Town Attorney Lainey Francisco

PLEDGE OF ALLEGIANCE

Ms. Shiverick led the Pledge of Allegiance.

MINUTES

1. Minutes of the August 27, 2025, Architectural Commission Meeting

A motion was made by Ms. Patterson and seconded by Ms. Connaughton to approve the minutes of the August 27, 2025, meeting. The motion was carried unanimously, 7-0.

APPROVAL OF CONSENT AGENDA

Ms. Pardue stated that the first item on the consent agenda, ARC-25-0054, 350 Seabreeze Avenue, had been withdrawn.

Mr. Phoenix requested that ARC-25-0055, 100 Casa Bendita, be pulled from the consent agenda.

A motion was made by Ms. Catlin and seconded by Mr. Karakul to approve the consent agenda as amended. The motion was carried unanimously, 7-0.

2. ARC-25-0054 350 SEABREEZE AVE. The applicant, Justin & Meira Besikof (Environment Design Group), has filed an application requesting Architectural Commission review and approval for modifications to a site wall, addition of a chain link fence, and revised generator location.

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

4. ARC-25-0056 9 SLOANS CURVE DR. The applicant, Sean Hannity (Environment Design Group), has filed an application requesting Architectural Commission review and approval for rear yard landscape and hardscape modifications.

5. ARC-25-0057 (ZON-25-0052) 130 SUNRISE AVE PH8 (COMBO). The applicant, PH8 SUNRISE AVE REVOCABLE TRUST (Paul A. Krasker, Trustee), has filed an application requesting Architectural Commission review and approval for a new retractable awning on the penthouse level of an existing condominium building. Town Council shall review the application as it pertains to zoning relief/approval.

6. ARC-25-0061 143 REEF RD. The applicant, JOHN K. CRIDDLE, has filed an application requesting Architectural Commission review and approval for a new, two-story single-family residence with final hardscape and landscape improvements, the design of which had previously received ARCOM approval but expired before construction commenced.

APPROVAL OF AGENDA

A motion was made by Ms. Catlin and seconded by Mr. Karakul to approve the amended agenda. 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

7. OFFICIALS

Mr. Phoenix noted that the tents over the tennis courts at The Breakers have been lowered. He stated that they were less visible.

8. STAFF

There were no comments heard at this time.

9. PUBLIC - 3 MINUTE LIMIT

There were no comments heard at this time.

UNFINISHED BUSINESS

3. ARC-25-0055 100 CASA BENDITA. The applicant, Villa Bendita LLC (Environment Design Group), has filed an application requesting Architectural Commission review and approval for installation of vehicular and pedestrian gates with sitewide landscape and hardscape modifications.

Ms. Pardue provided staff comments on the project.

Ms. Georgas, Mr. Karakul, and Mr. Phoenix disclosed ex parte communications.

Matt Tomilson of Environmental Design Group presented the landscape and hardscape changes to the site.

Mr. Karakul asked about the side gates and thought they would be more simplified with plantings in front to soften them. Mr. Tomlison stated that they were restricted by the setbacks since they were on a cul-de-sac. He stated they could restudy the item. Mr. Karakul wanted to lessen the impact.

Mr. Phoenix thought there were too many gates, and they were too decorative. He was favorable to screening the motor court but not the front gate. He recommended simplifying all the gates as he was not in favor of the gate aesthetics.

Ms. Connaughton thought the wrought iron in the large gate was off, and in general, the gates felt too fanciful for the location.

Mr. Tomilson presented alternate and previously approved gates on the overhead projector.

Mr. Phoenix preferred one of the previous gates and thought it was a simplified design. He thought the proposed, fanciful gates detracted from the architecture.

Ms. Connaughton agreed and thought the iron details looked much better in the reference images.

Ms. Catlin said the concern was not the level of ornamentation but the gate's pattern, noting that its open design makes it appear less ornate. She suggested the applicant review the details of the design.

Morgan Pose, representing the owners, discussed the owners' wishes for the gate and design.

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

A motion was made by Mr. Karakul and seconded by Ms. Connaughton to approve the project with the exception of the gates, which shall return to October 29, 2025, with a design more consistent with the previous gate as shown. The motion was carried unanimously, 7-0.

10. ARC-25-0026 310 POLMER PARK. The applicant, Oscannlain Sean J Trust (Environment Design Group), has filed an application requesting Architectural

Commission review and approval for installation of entry columns, rear yard trellis and landscape and hardscape modifications.

Ms. Pardue provided staff comments on the project.

Ms. Catlin disclosed ex parte communications.

Adam Mills of Environment Design Group presented the landscape and hardscape plans for the site.

Mr. Karakul questioned the scale of the pillar holding up the trellis. Mr. Mills discussed the design.

Mr. Phoenix wondered if an additional pillar next to the building on the trellis was considered. Mr. Mills responded.

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

Ms. Connaughton thought the plan needed more study, particularly the frieze, cornice, and pillars.

Ms. Patterson agreed with Ms. Connaughton. She thought the columns were too thin; she recommended embracing the look of the existing columns.

Ms. Catlin agreed and thought the columns needed to be increased in size.

Ms. Connaughton inquired about the height of the columns and offered suggestions on modifying the cornice, frieze, and pillars.

A motion was made by Mr. Phoenix and seconded by Ms. Patterson to defer the project to the October 29, 2025, meeting for a restudy of the column details. The motion was carried 6-1, with Ms. Catlin opposed.

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

Mr. Falco provided staff comments on the project.

Several members disclosed ex parte communications.

Leslie Pearce of Smith Architectural Group presented the architectural modifications for the proposed new residence. Alex Bluedorn of LDG Landscape Architecture presented the landscape and hardscape plans for the site. Annie Falk, owner, discussed the house design and the reasons she believes the house should be approved.

Mr. Karakul thought the house was well-designed and favored the color of the roof. He thought

the changes brought the home more into scale and complemented the materials. He requested adding more trees, four to five, to break the roofline. He recommended narrowing the vehicular gates. He was supportive of the design.

Mr. Phoenix liked the green roof and the dormers. He supported the gatehouses. He appreciated the lake trail photograph of the home and thought the diversity would be good for the area. He supported the project.

Ms. Connaughton asked if the dormer windows were proper windows. Ms. Pearce stated that they would go to the attic space.

Ms. Shiverick asked about the size of the home and confirmed that the house had not been reduced. Ms. Pearce stated that the garage space had been reduced.

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

Ms. Catlin appreciated the photograph of the home from the Lake Trail. She liked the plantings on the lower level. She thought the French style was different from that of the immediate area, but not from the town. She supported the style. She thought the plantings softened the formality of the home. She supported the project.

Ms. Georgas liked the new dormers and plantings. She thought the changes made a big difference.

Ms. Connaughton thought the changes were positive. She thought some changes to the lake facade could be slightly studied, especially the treatment of the grotto pool facade.

Ms. Patterson thought the view from the water helped to determine the scale of the home.

Ms. Shiverick thought the size of the home was a bit intimidating, but acknowledged that the materials and changes were positive, and added that she understood the home could not be miniaturized.

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

12. ARC-25-0024 (ZON-25-0030) 124 BRAZILIAN AVE (COMBO) The applicant, Gulf Stream Trust (Maura Ziska Representative, Kirchoff& Associates Architect), has filed an application requesting Architectural Commission review and approval for facade, roof and other architectural demolition, new additions and alterations that require variances along with associated hardscape and landscaping modifications. Town Council shall review the application as it pertains to zoning relief/ approval. *This item has been deferred to the March 25, 2026, meeting.*

Note: This item was deferred to the meeting on March 25, 2026, at the approval of the agenda.

13. ARCS-25-1087 237 WORTH AVE. The applicant, CSPB Worth LLC, has filed an application requesting Architectural Commission approval for exterior facade

alterations, including awnings, windows, door, and signage. *This application has been withdrawn by the applicant*.

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

NEW BUSINESS

14. ARC-25-0047 (ZON-25-0047) 1050 N LAKE WAY (COMBO). The applicant, CFH Land Trust (J. Scott Feeley, Trustee), has filed an application requesting Architectural Commission review and approval for construction of a new, two-story, single-family residence with final hardscape and landscape improvements on an existing nonconforming lakefront parcel. Town Council shall review the application as it pertains to zoning relief/approval.

Mr. Falco provided staff comments on the project.

Several members disclosed ex parte communications.

Peter Papadopoulos of Smith and Moore Architects presented the architectural plans proposed for the new residence. Cory Meyer of Nievera Williams Design presented the landscape and hardscape plans proposed for the site.

Ms. Georgas asked about the orientation of the swimming pool. Messrs. Meyer and Papadopoulos responded and discussed the reason for the design.

Mr. Karakul thought the design was attractive and tasteful. He thought the proportions and landscape were nice. He asked about the scale of the columns at the front door. Mr. Papadopoulos responded and discussed the design.

Ms. Connaughton inquired about the roof's drainage. Mr. Papadopoulos responded and discussed the design.

Ms. Shiverick asked about the glass garage doors, specifically about the material. Mr. Papadopoulos responded and discussed the design. Ms. Shiverick asked about the fenestration and wondered if the owner considered a different window. She thought the windows were too trendy; she suggested double-hung windows and shutters.

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

Ms. Connaughton agreed with Ms. Shiverick's comments on the fenestration. She recommended including more glass in the center portion of the front facade to differentiate it from the sides. She also questioned the glass garage doors and thought the entry portico felt too tall. She questioned the positioning of the columns on the rear portico structures, recommending either bringing the columns in or coupling them. She thought the home needed to be softened.

Ms. Catlin loved that the garages appeared as rooms. She thought the size and design of the home fit the area; she supported the suggestion of double-hung windows. She also would support dropping the front entry portico. She thought it would be a lovely addition to the street.

Mr. Phoenix supported the suggestion of double-hung windows. He thought the home looked classic. He recommended adding a solid panel at the bottom of the garage doors. Mr. Papadopoulos agreed to the change of the garage doors. He wondered if a solid front door was considered. Mr. Papadopoulos stated that a solid front door had been considered and discussed the reason for the proposed glass door.

Ms. Patterson thought the glass doors were very creative, but wondered how the doors would wear over time. Mr. Papadopoulos responded and discussed the reason for the design.

Mr. Karakul disagreed with the double-hung windows. He appreciated the casements and proportions as proposed. He agreed with the comments on the rear portico columns.

A motion was made by Mr. Phoenix and seconded by Ms. Catlin to approve the project with the following items to return to the staff for approval in coordination with the Chair: a panel shall be added to the bottom of the glass garage doors, the columns on the rear loggias, and the windows shall be changed to double-hung windows. The motion was carried 4-3, with Ms. Connaughton, Ms. Patterson, and Mr. Karakul dissenting.

15. ARC-25-0051 101 JUNGLE RD. The applicant, PB JUNGLE 101 LLC (Martin W. Meyer, Registered Agent), has filed an application requesting Architectural Commission review and approval for renovations and additions to an existing two-story residence including partial demolition and reconstruction of the primary structure, complete demolition of an existing one-story accessory structure and construction of a new, two-story accessory structure, new basement level, and sitewide hardscape and landscape improvements.

Mr. Falco provided staff comments on the project.

Several members disclosed ex parte communications.

Peter Papadopoulos of Smith and Moore Architects presented the architectural plans proposed for the existing residence. Cory Meyer of Nievera Williams Design presented the landscape and hardscape plans proposed for the site.

Ms. Patterson asked about the removal of the mansard roof. Mr. Papadopoulos presented photographs of the home and discussed the issue.

Ms. Visconti asked if the existing columns would remain and if the shutters existed in a dark color. Mr. Papadopoulos responded. She inquired about the reasons for the removal of the mansard roof and the changes to the garage elevation. Mr. Papadopoulos responded.

Mr. Karakul thought the renovation was sensitively done. He favored the changes to the wing of the home. He questioned the triple windows on the south elevation, wondering if they should be changed to a double window. He questioned the mansard roof on the pool cottage. Mr. Papadopoulos responded and explained the reason for the design. Mr. Karakul liked the loggia on the north side and was grateful that the house was being kept.

Ms. Shiverick inquired about the location of the new windows and doors. Mr. Papadopoulos

responded.

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

Mr. Phoenix thought the renovation was beautiful and thoughtful. He liked the curb cuts and the former staff wing attached to the main home. He liked the landscaping around the motor court. He supported the project.

Ms. Visconti supported the roof change and liked the mansard on the cabana; she wondered if the middle of the cabana's roof needed more refinement. She thought the hardscape design was successful.

Ms. Patterson was glad that the home was being saved. She thought the mansard roof added charm but understood the reason for the change. She wondered if something could be changed to differentiate the wing and add more charm. She supported the changes to the curb cut.

Ms. Connaughton was also glad that the main home was being saved. She thought the south elevation was not as successful; she questioned the length of the wing as well as the fenestration and shutters. She recommended breaking up the mass of the south elevation. She also questioned the windows on the main portion of the home and questioned the stucco band on the south elevation. She debated the roof of the cabana.

Ms. Catlin thought the renovation was well thought out and liked the revitalization of the courtyard. She liked Ms. Connaughton's suggestions for the south elevation. She thought many aspects of the design were successful.

Mr. Phoenix inquired about the home's history and thanked the applicant for preserving it. He suggested looking at the rhythm of the windows on the south elevation and provided some suggestions. He supported the roof on the cabana and thought the design needed a few refinements, and it would be successful.

Mr. Karakul discussed the history of the house and the low ceilings in the staff wing. He thought the renovation of the wing made the home more livable.

Ms. Visconti agreed that the continuous stucco band was hurting the design. Ms. Visconti suggested altering the area. Mr. Papadopoulos stated he did not want to draw more importance to that area.

A motion was made by Mr. Phoenix and seconded by Ms. Patterson to approve the project, with the following elements to be returned to the staff for approval in coordination with the chair: the window patterns, the shutters, and the stucco banding on the south elevation. The motion was carried 6-1, with Ms. Connaughton dissenting.

16. ARC-25-0053 228 VIA LAS BRISAS. The applicant, VIA LAS BRISAS LLC (Catherine R. Clifton, Authorized Representative), has filed an application requesting Architectural Commission review and approval for construction of a new, two-story, single-family residence with final hardscape, landscape and swimming pool.

Mr. Falco provided staff comments on the project.

Several members disclosed ex parte communications.

Steven Roy of Roy & Posey Architects presented the architectural plans proposed for the new residence. Mr. Roy presented an alternate view of the west elevation motor court on the overhead projector. Mario Nievera of Nievera Williams Design presented the landscape and hardscape plans for the site.

Ms. Catlin asked about the equipment on the west side and asked what was on the side of the neighbors'. Mr. Roy responded.

Ms. Georgas asked about the shutter color, gravel, and garden folly. Mr. Nievera discussed the gravel color. Mr. Roy discussed the shutter color and garden folly.

Mr. Karakul inquired about the scale of the two wings in relation to the main section of the home. Mr. Roy responded and further explained the design's intention. Mr. Karakul questioned whether the unbalanced design worked. Mr. Karakul also wondered if the rear loggia should be higher. Mr. Roy responded and discussed the reason for the lower loggia.

Ms. Shiverick asked about the front door lanterns; she thought they should be more decorative and interesting. She thought the farmhouse style was a nice departure from the Mediterranean designs.

Mr. Phoenix thought the inspirational photo of the lanterns was beautiful; he discussed the scale of the lanterns and recommended using a similar bracketed lantern with that scale. He discussed the roof pitch of the two wings compared to the center portion of the home, wondering if the roof pitch on the wings was too flat. He liked the project.

Mr. Karakul recommended adding a window on the west elevation and moving the door around the side. He believed that change would result in a better courtyard. He also recommended adding trees in pots in the gravel driveway to add interest.

Mr. Phoenix recommended changing the garage doors to make them resemble carriage doors. He asked about the material for the shutters. Mr. Roy stated that they would be Mahogany.

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

Ms. Catlin questioned the details of the proposed home. She liked the inspirational photo, but thought the translation of the design got lost. She believed that the details needed to be restudied. She was in favor of the gardens and brought a romantic touch to the design.

Ms. Patterson agreed with Ms. Catlin's comments. She thought the gym section of the home was unusual and lacking character. She thought the west elevation was uninteresting. She liked the suggestion to enhance the garage doors.

Mr. Phoenix agreed with Ms. Shiverick that he liked the different design style. However, he

agreed that the design got lost a bit in translation. He thought the following elements should be restudied: lanterns, garage doors, the gym wing, and quoins. He thought the landscape plan was fantastic and was excited about the overall design. He thought it would be a great addition to the area.

Ms. Connaughton agreed with Mr. Phoenix. She thought the home was cute. She recommended examining the roof pitches on the one-story structures, simplifying the massing of the two-story elements, the garage element, and considering a possible hyphenation to the main house. She liked the overall design.

A motion was made by Ms. Catlin and seconded by Ms. Patterson to defer the home to the November 21, 2025, meeting for a restudy of the elements outlined in the Commissioners' comments. The motion was carried unanimously, 7-0.

**Note: Ms. Visconti arrived at 11:45 a.m.*

17. ARC-25-0058 (ZON-25-0054) 1960 S OCEAN BLVD (COMBO). The applicant, Stephen A. Wynn Florida Revocable Trust (Stephen A. Wynn, Trustee), has filed an application requesting Architectural Commission review and approval for construction of a new beach cabana on the oceanside parcel of an existing residential estate; with setback variances required and special exception review required. Town Council shall review the application as it pertains to zoning relief/approval.

Mr. Falco provided staff comments on the project.

Several members disclosed ex parte communications.

Sophia Bacon of Smith Architectural Group presented the architectural plans for the proposed beach cabana.

Ms. Shiverick asked about what currently existed. Ms. Bacon responded. Ms. Shiverick asked about the location of the surrounding cabanas. Ms. Bacon responded. Ms. Shiverick asked if the cabana resembled the main home. Ms. Bacon responded.

Ms. Visconti wondered if the cabana could be moved eastward. Ms. Bacon responded and discussed the reason for the proposed location. Ms. Visconti asked about the other surrounding cabanas and asked if they had received similar variances. Ms. Bacon responded. Ms. Visconti inquired about the railing and suggested that another design might be considered.

Mr. Karakul asked about the height of the cabana above the wall. Ms. Bacon thought about 8 feet. Mr. Karakul thought the design was unsuccessful and felt that the structure was dropped into the location without landscaping or design. He stated that he did not support the design, but he could support a cabana.

Ms. Catlin wondered if there were plans for a tunnel in the future. Ms. Bacon stated there were no plans for a tunnel and discussed the amenities in the cabana.

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

Ms. Patterson agreed with Mr. Karakul's comments and thought the cabana lacked details in the main home, such as quoins.

Mr. Phoenix agreed with the other comments and thought it would be an eyesore. He thought the other cabanas were sunken down in the rock, and the roof was only seen from the street. He thought it lacked details and was unattractive.

Ms. Visconti inquired about the code related to beach cabanas. Mr. Falco discussed the code. Ms. Visconti discussed the details of the east facade of the main home and thought they were fun; she suggested incorporating those into the design.

Ms. Connaughton agreed with other comments. She supported a cabana but thought the design felt boxy and bulky. She questioned the windows, railings, and large sliders. She thought it could be fun and whimsical.

Ms. Catlin thought there was no character to the design. She was concerned about the environmental aspect of the structure in the rocks. She thought the structure should be to the far north of the property.

Ms. Shiverick thought the cabana should not be as prominent as it had been shown.

Ms. Connaughton thought a window should be added to the north and south of the design.

Mr. Phoenix recommended making the element more of a folly and adding windows on the side of the structure.

A motion was made by Ms. Catlin and seconded by Ms. Patterson to defer the project to the November 21, 2025, meeting for a restudy of the project, following the Commissioners' comments. The motion was carried unanimously, 7-0.

18. ARC-24-0146 258 WELLS RD. The applicant, Bear 258 LLC (Lang Design Group), has filed an application requesting Architectural Commission review and approval for two (2) swinging vehicular gates anchored by new piers and one (1) pedestrian gate with an arched landscape trellis above, located near the front property line along Wells Road.

Ms. Mittner provided staff comments on the project.

Several members disclosed ex parte communications.

John Lang of Lang Design Group presented the proposed vehicular and pedestrian gates for the site.

Ms. Karakul asked about the width of the east opening. Mr. Lang stated it was proposed at 14 feet. Mr. Karakul wondered if it could be changed to 12 feet. Mr. Lang asked if he could keep it at 13 feet.

Ms. Visconti asked about the details of the column. Mr. Lang stated it was an existing detail, and he was repeating the design. He stated he could revisit the design if it was the will of the board. Ms. Visconti asked about the design of the gate. Mr. Lang discussed the design and

stated that he could raise the entire gate and add an arch at the top if desired. Ms. Visconti recommended raising the gate to engage the columns. Ms. Visconti asked about the design of the pedestrian gate. Mr. Lang responded.

Ms. Connaughton inquired about the material used for the gates. Mr. Lang responded.

Mr. Phoenix asked about the gate design with the notch out. Mr. Lang stated he would raise it to match the remaining gate. Mr. Phoenix asked about the details of the front pedestrian gate. Mr. Lang stated that it would match the front door.

Ms. Catlin asked if the gate's color would match the front door. Mr. Lang stated it would match.

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

Ms. Connaughton was not in favor of the project. She thought the columns were strange, and she was not in favor of the gate design.

Ms. Visconti thought the gates should be stretched to 13 feet. She did not believe the color of the aluminum should match the wood color; she thought the detailing should be studied, and the columns should be changed to a square column.

Ms. Catlin thought the idea of the wall and gate worked; however, she thought the details and color of the gates should be restudied and returned to the Commission. She thought the width should be reduced as much as possible to 12 feet.

Ms. Shiverick wondered if gates were appropriate for the area.

Ms. Patterson provided a suggestion for the gate design.

Mr. Phoenix suggested that the dark gate might be changed to a wood spindle or to match the stucco or green trim in the home's design.

Ms. Connaughton inquired about the size of the home and wondered if it warranted gates. Ms. Connaughton felt the gate was incongruous with the street and the house. Mr. Lang stated that most of the homes on Wells Road have gates.

A motion was made by Ms. Catlin and seconded by Ms. Patterson to defer the project to the October 29, 2025, meeting, with the direction to restudy the opening, style, color of the gates, as well as the style of the columns. The motion was carried unanimously, 7-0.

19. ARC-25-0052 (ZON-25-0048) 235 WORTH AVE (COMBO). The applicant, Richemont North America, Inc, has filed an application requesting Architectural Commission review and approval for storefront alterations and new awnings to an commercial building in order to combine three separate tenants into a single retail tenant space.

Ms. Mittner provided staff comments on the project.

Several members disclosed ex parte communications.

Attorney Jamie Crowley, representing the applicant, stated that the Town Council approved the site plan and special exceptions at the September meeting. Keith Spina of Spina O'Rourke + Partners presented the architectural plans proposed for the commercial space for Van Cleef & Arpels.

Ms. Georgas inquired about the green tile. Mr. Spina responded.

Ms. Visconti inquired about the material on the front facade and wondered if the green tile was considered for incorporation on the front. Mr. Spina responded.

Mr. Phoenix requested confirmation that the green tile was located under the awnings on the front façade, which Mr. Spina confirmed. He asked if two separate pots were considered for the front planters rather than the built-in ones proposed. He was not in favor of the planters and thought they were too contemporary. Mr. Phoenix also wondered if bases were considered at the bottom of the windows to cover the pedestals inside, and he inquired about the black awnings. Mr. Spina discussed the reason for the black awnings. Mr. Phoenix supported the project but thought some of the details needed some restudy, particularly the awning color. Ms. Shiverick suggested dark green for the awnings. Mr. Spina discussed the reasons for the design choices. Mr. Phoenix concluded by stating that the items being sold in the store were not reflected on the outside.

Ms. Catlin thought there was a consistency between the existing and proposed buildings. She asked if the courtyard could be seen from the front window to draw in the shoppers. Mr. Spina thought the courtyard would not be seen.

Ms. Connaughton inquired about any size limitations listed in the Worth Avenue Design Guidelines. Ms. Mittner stated the size limitation was 4,000 square feet.

Ms. Visconti asked about the green tile on the front facade and wondered if it could be added to the bottom of the windows. Mr. Spina responded and stated that the proposal was very consistent with their brand.

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

Mr. Phoenix was not in favor of the black and green elements in the design. He made a suggestion for the signage, and was not in favor of the planters and awnings. He was also not in favor of the full windows and thought the bottom of the windows needed a panel.

Ms. Catlin thought the proposal effectively reflected the brand and enhanced the storefront's appearance. She supported the black and full glass windows. She supported the proposal and thought it was a good design.

Ms. Patterson stated she liked the design and that it was an improvement to the three small existing stores. She supported the full glass windows, and while she supported the black, she also thought the brand's sage green color would be nice for the awnings as well. She supported the project.

Mr. Karakul supported the full glass windows. He thought the awning color should be studied,

possibly using a different shade of color.

Ms. Connaughton supported the courtyard but was concerned about the large store. She suggested selecting dark green for the color of the awnings. She agreed with Mr. Phoenix's comments.

Ms. Visconti provided a few design suggestions to help identify the building as Van Cleef & Arpels; she thought it needed more identity.

Ms. Georgas thought the planters were problematic.

Mr. Phoenix suggested incorporating more branded elements into the design while maintaining the Palm Beach feel.

Ms. Shiverick was sad to see the smaller shops leave, being replaced by a chain. However, she thought the storefront was elegant. She thought a black or green awning would work, but recommended removing the planters and tile.

A motion was made by Ms. Catlin and seconded by Ms. Patterson to approve the project with the condition that the planters and tile on the front shall be removed. The motion was carried 4-3, with Ms. Visconti, Ms. Connaughton, and Mr. Phoenix dissenting.

20. ARC-25-0060 259 WORTH AVE. The applicant, 259 Worth Avenue LLC (Riccardo Grazia), has filed an application requesting Architectural Commission review and approval for exterior modifications to an existing storefront including new signage, entry door and awnings.

Ms. Pardue provided staff comments on the project.

Several members disclosed ex parte communications.

An architect, on behalf of Tiffany & Co., reviewed the architectural plans proposed for the modifications to the existing commercial space. He showed the Commissioners samples of the awning and metal to be used.

Ms. Visconti asked about the planters and wondered if they reflected the brand. The architect responded and discussed the planters. Ms. Visconti asked about the proposed logo. The architect responded, and Ms. Pardue stated that they were in compliance with the code.

Ms. Patterson inquired about the silver-patterned doors and asked if they would be retained. The architect stated that they would be removed. Ms. Patterson asked if the Tiffany & Co. signage was placed on the windows. The architect stated the windows would remain as they are. Ms. Patterson announced that Tiffany & Co. signage would be on the building more than ten times.

Mr. Phoenix wondered if a smaller font was considered for the signage on the side of the building, and if Tiffany blue had been considered for the entire planters. The architect further explained the design for the logo and the planters. Mr. Phoenix questioned replacing the metal doors with glass doors; he thought that removing them would take away from the brand. The

architect explained the reason for the change to the glass door, rather than the metal front doors. The Commissioners asked if the metal doors could be retained.

Mr. Karakul thought the proposed plants for the planters needed to be restudied. He also thought a more dramatic awning could be used; he suggested studying the proportions.

Ms. Georgas asked why there were so many signs proposed. The architect responded and asked if at least one of the signs on the side could be retained.

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

Ms. Connaughton thought it was a huge mistake to remove the metal doors. She agreed that the signage on the side of the building was too large and questioned whether it was needed. She thought the planters were too modern for the building.

Mr. Phoenix thought the metal doors should remain and believed there were too many logos proposed. He thought awnings should be added to the second floor, and possibly restudied at the suggestion of Mr. Karakul. He agreed the planters bordered on being too trendy; he recommended a restudy of those elements. He thought the logos on the side of the building were too big.

Ms. Patterson was against removing the metal doors; she thought they were iconic. She questioned the gold door proposed, as it did not match the silver doors. She believed that the additional signage was unnecessary. She thought the planters were too lightweight for the outdoors.

Ms. Visconti thought the metal doors were sentimental to the town. She liked the planters but questioned whether they worked in the location; she suggested changing them all to one color or their placement. She thought the additional logos were overkill, but if one was to be placed, she recommended adding it to the long facade. She questioned the addition of awnings to the second floor and suggested that the commissioners should review a rendering of the proposal.

Ms. Pardue stated that the building had been divided in the past. Tiffany was located on the first floor only, and a private residence was located on the second and third floors. Therefore, only the first-floor windows could be discussed in this application.

Ms. Connaughton was in favor of the delicate awnings.

Ms. Catlin was torn about the front doors but leaned toward keeping the metal doors. She liked Mr. Karakul's suggestion for a dramatic awning. She also agreed that the signage on the sides of the buildings was not needed.

Ms. Georgas thought the existing design worked well. She was not in favor of the new doors, signage, and planters.

Mr. Phoenix agreed with Ms. Georgas on the planters and signage. He also thought a more pronounced awning would work well and thought the metal doors should remain.

Ms. Shiverick inquired about the existing sidelights and suggested they should be retained. She added that she thought the metal doors should remain as well. She thought the signage should be on the corner only. She supported the awnings but could not support the planters.

Ms. Connaughton suggested keeping the signage as it currently exists.

A motion was made by Mr. Phoenix and seconded by Ms. Patterson to defer the project to the October 29, 2025, meeting for further study of the front door, awnings, signage, planters, and sidelights. The motion was carried unanimously, 7-0.

ANY OTHER BUSINESS

There was no other business discussed.

MEETING SCHEDULE

21. The next meeting is scheduled for Wednesday, October 29, 2025.

ADJOURNMENT

A motion was made by Ms. Catlin and seconded by Mr. Karakul to adjourn the meeting at 2:22 p.m. The motion was carried unanimously, 7-0.

Respectfully Submitted,

_____

Jeffery W. Smith, Chair

TOWN OF PALM BEACH

Information for Architectural Commission Meeting on: October 29, 2025

To: Architectural Commission

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

From: Planning, Zoning & Building

Re: ARC-25-0044 (ZON-25-0045) 766 HI MOUNT RD. (COMBO) The applicant, Christina Baker, owner (Maura Ziska and SKA Architects, representatives), has filed an application requesting Architectural Commission review and approval for removal and new construction of a glass enclosure on the west side of the cabana, requiring a side yard setback. The Town Council shall review the application as it pertains to zoning relief/approval.

Date: 10/22/2025

ATTACHMENTS
- PZB Staff Report
- Letter of Intent
- Plans

STRATEGIC PLAN
Strategic Priorities:
Community Culture and Character

Strategic Focus Areas:
Quality of Life

FUNDING
No Fiscal Impact

ARC-25-0044 (ZON-25-0045) 766 HI MOUNT RD (COMBO). The applicant, Christina Baker, owner (Maura Ziska and SKA Architects, representatives), has filed an application requesting Architectural Commission review and approval for removal and new construction of a glass enclosure on the west side of the cabana requiring a side yard setback. The Town Council shall review the application as it pertains to zoning relief/approval.

ZON-25-0045 (ARC-25-0044) 766 HI MOUNT RD (COMBO). The applicant, Christina Baker, owner (Maura Ziska and SKA Architects, representatives), has filed an application requesting Town Council review and approval of one (1) variance for a reduced side yard setback to reconstruct a glass enclosure on the west side of the cabana. The Architectural Commission shall perform design review of the application.

Property Owner: Christina Baker
Professional: SKA Architect and Planner
Representative: Maura Ziska

HISTORY:
This single-family house was constructed in 1987 and has had no notable architectural modifications. This case was first heard by ARCOM at the August 2025 meeting, deferring the item for the applicant to study an architecturally more compatible addition.

THE PROJECT:
The applicant has submitted revised plans, entitled "Baker Residence", as prepared by SKA Architect and Planner, uploaded October 6, 2025.

The following is the scope of work for the Project:

- Demolish existing glass enclosure on west elevation
- Construct new addition in same footprint on west elevation.

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

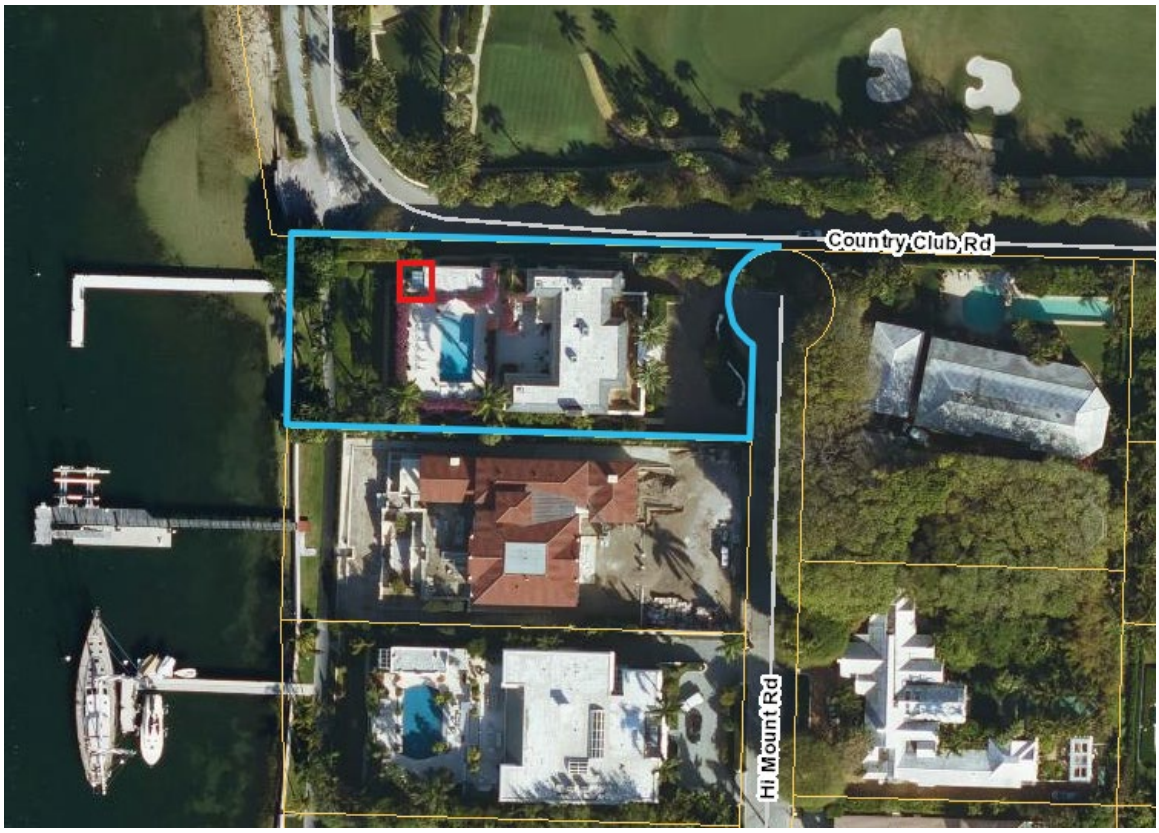
- **VARIANCE #1:** Section 134-1576: Variance request to reduce the required for street side yard setback to remain at 18.2' in lieu of the 30' minimum required.

Site Data			
Zoning District	R-B	**Future Land Use**	SINGLE-FAMILY
Lot Size	27,024 SF	**Flood Zone**	X, VE, AE-6
Lot Width	109'	**Lot Depth**	261'
Lot Coverage	Permitted: 30% Existing: 23.4% Proposed :23.4%	**Finished Floor Elevation**	Required: 7' Existing: 21'
CCR	Permitted: 4.5 Existing :3.62 Proposed: 3.62	**Rear Setback**	Required: 15' Existing: 51.2' Proposed: 51.2'

Surrounding Properties / Zoning	
North	Palm Beach Country Club golf course / R-A
South	756 Hi Mount Rd/ R-B Residential/ R-B
East	765 Hi Mount Rd/ R-B Residential / R-B
West	Intracoastal waterway

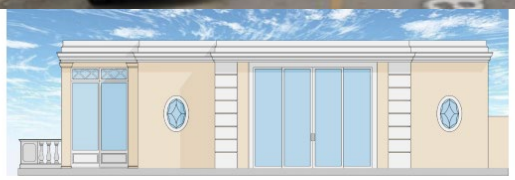
STAFF ANALYSIS:

The subject property has a primary and accessory structure, is located on the northwest terminus of Hi Mount Road and abuts the public right of way of Country Club Road.



The application is seeking approval to replace an existing "greenhouse" on the west elevation of this cabana with a new room addition with tall glass windows and a parapet roof. Due to its visibility the application is being presented to ARCOM prior to seeking approval from Town Council for a setback variance.





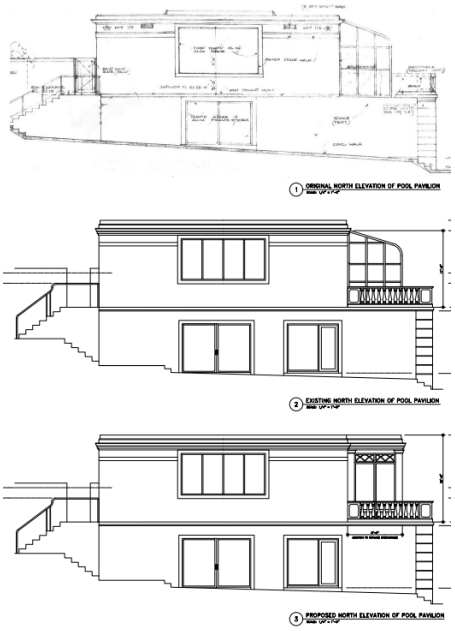
① PROPOSED SOUTH ELEVATION OF POOL PAVILION



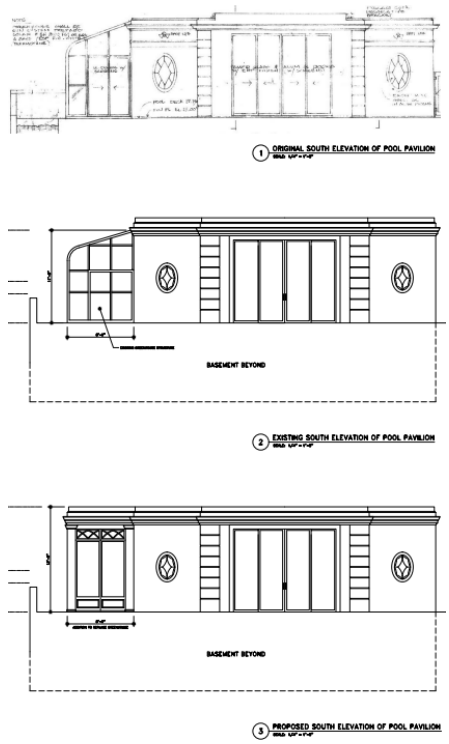
② PROPOSED WEST ELEVATION OF POOL PAVILION



③ PROPOSED NORTH ELEVATION OF POOL PAVILION

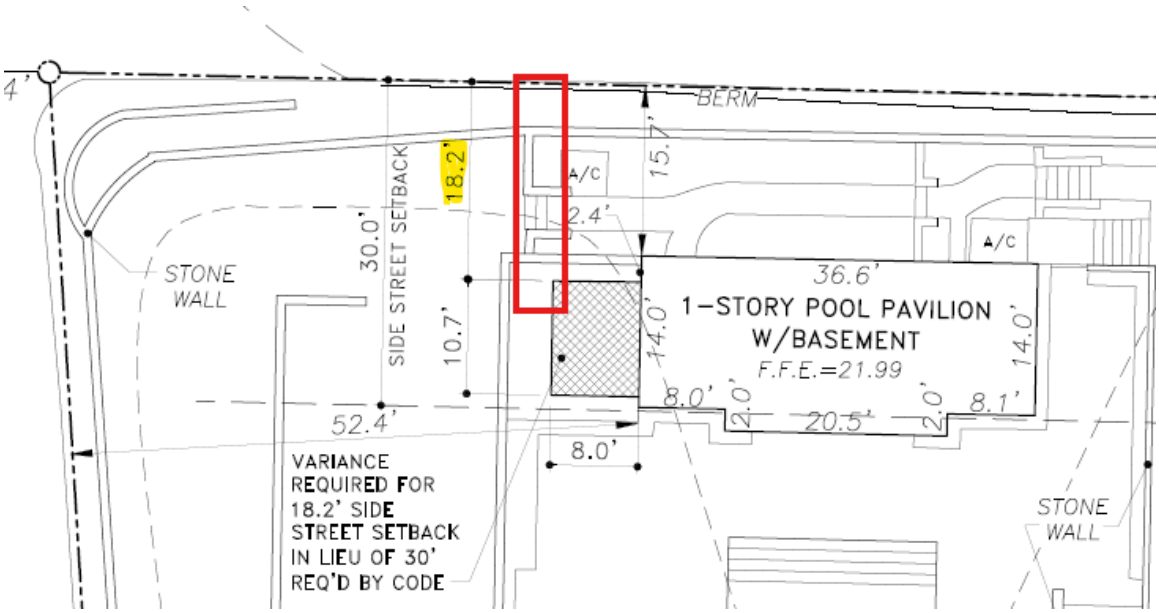


North Elevation; Original, Existing, Proposed



South Elevation; Original, Existing, Proposed

As indicated by the plans, the glass enclosure on the west elevation is original to the Regency-inspired house. The small addition proposed to replace this space is now much more compatible with the main residence and features a parapet roof, tall glass windows and pilasters, plus other architectural details. This replacement is small but visible as one approaches the coral cut from the north or views it on the west elevation from the Lake Trail. Additionally, in its current location, the glass enclosure does not meet the north side yard setback from Country Club Road. The current and proposed addition would be 18.2' instead of the required 30' along the north side of the parcel.



Code Section	Required	Proposed	Variance
Variance #1 Section 134-1576	30'	18.2'	**11.8'**

As previously mentioned, there is no abutting residential property to the north (the area of the intervention and the variance request) as the subject property abuts the public right of way of Country Club Road; as such, there will be no direct negative impact to a neighbor.

CONCLUSION:

Approval of the project will require two (2) separate motion(s) to be made by the Architectural Commission:

1. for the overall design of the project in accordance with Sec. Sec. 18-205 criteria, subject to any imposed conditions, and
2. that the implementation of the proposed variance shall or shall not cause negative architectural impacts to the subject property.

WRB:JGM: FHM

SKA

SKA
Architect + Planner

Re:
766 Hi Mount Rd
Palm Beach, FL 33480

October 7, 2025

We are pleased to submit the accompanying drawings for our project at 766 Hi Mount Rd in Palm Beach. We are requesting the following:

A new 83.8' sq. ft. attached conservatory is to replace an existing greenhouse. The footprint of the new structure will match that of the existing. The existing greenhouse is original to the house and needs to be replaced with a new structure that meets current codes and has impact-rated glazing.

One Variance is required:

Section 134-1576: Variance request for street side yard setback to remain at 18.1' in lieu of the 30' minimum required.

The criteria for granting the variance pursuant to 134-201:

1. List the special conditions and circumstances peculiar to the land, structure or building which are not applicable to other lands, structures or buildings in the same zoning district.

   The property is located in the R-B Zoning District and the residence was built in 1987 and is non-conforming to today's code with the street side yard setback where the existing greenhouse exists. Since the greenhouse is in need of repair and updating, the applicant is requesting to replace the greenhouse with a safer structure in the same location.

2. Indicate how the special conditions and circumstances do not result from the actions of the applicant.

   T**he Applicant was not the cause of the special conditions of the property or residence, as the characteristics of the residence and land have been in existence since the house was designed and built in 1987.**

3. Demonstrate that the granting of the variance will not confer on the applicant any special privilege that is denied by this ordinance to other lands, buildings or structures in the same zoning district.

   The granting of the variance will not confer on the Applicant a special privilege. There are other properties in the neighborhood with non-conforming setbacks as many of the residences were constructed prior to today's zoning code requirements.

4. Demonstrate how literal interpretation of this ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of this ordinance and would work unnecessary and undue hardship on the applicant.

   The hardship for the side yard setback variance, which runs with the land, is that the residence is non- conforming to today's code and the request is to re-vest an existing non-conformity and replace a outdated structure with a new and improved structure in the same location.

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

   The variance requested is the minimum necessary to make reasonable use of the land in order to replace the existing greenhouse.

6. Show how the granting of the variance will be in harmony with the general intent and purpose of this chapter, and such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.

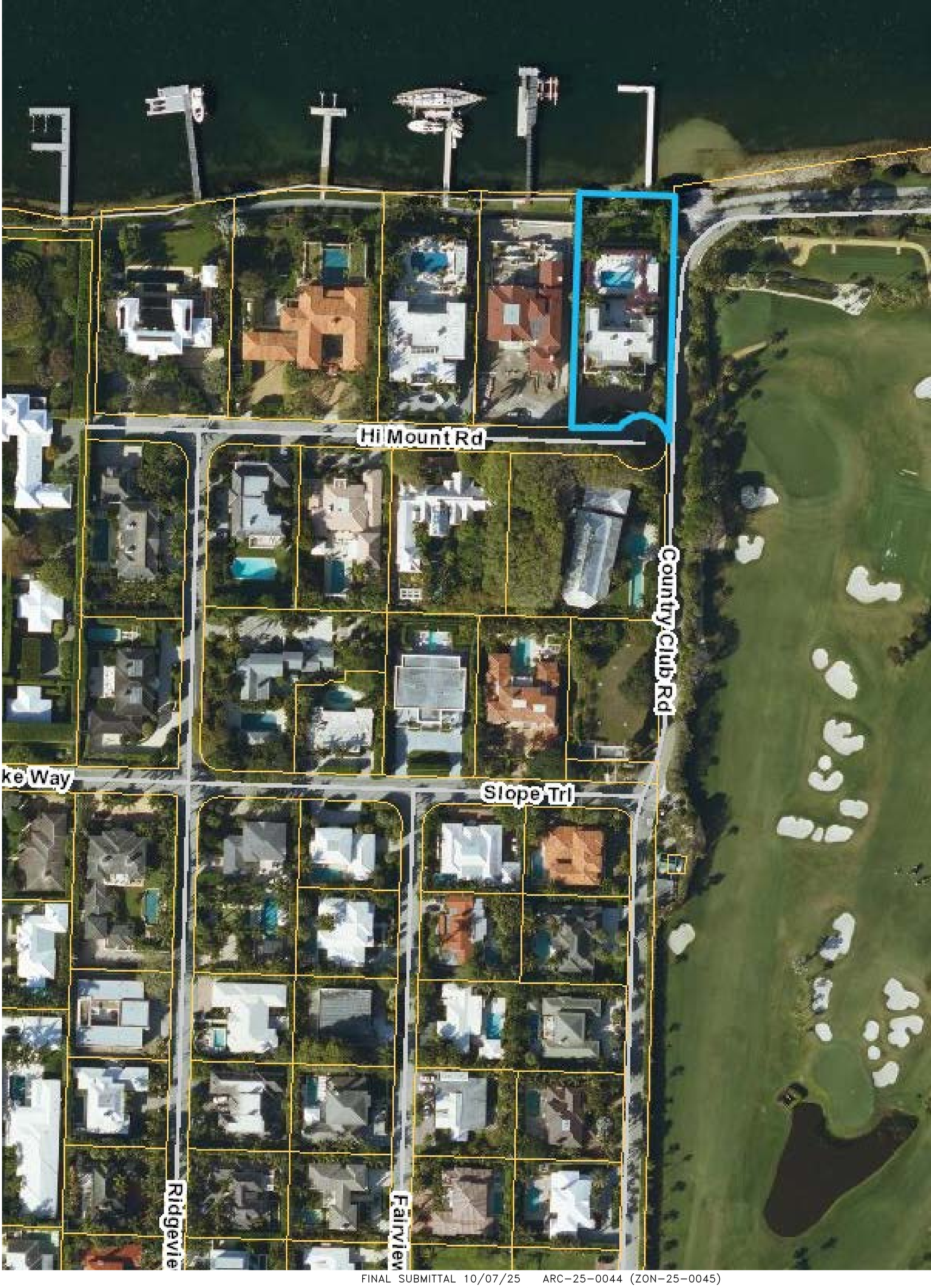
   Granting the variance will not be injurious to the neighborhood, as the request is minor and the end result will be the same footprint as what is existing today.

Sincerely,



Jacqueline Albarran, Architect P.A.

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



FINAL SUBMITTAL 10/07/25 ARC-25-0044 (ZON-25-0045)
ARCOM HEARING 10/29/25 TC HEARING 11/13/25

SHEET NUMBER:

DATE: 10-07-25
JOB # 0503

REVISIONS:

JACQUELINE ALBARRAN, PA
REGISTERED ARCHITECT 11701

BAKER RESIDENCE

766 HI MOUNT ROAD
PALM BEACH, FLORIDA

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– COVER SHEET, INDEX
A1.1–EXISTING/PROPOSED SITE PLAN
A1.2–NEIGHBORHOOD MAP/PHOTO KEY PLAN
PHOTO PAGES
A2– EXISTING AND PROPOSED FLOOR PLANS
A3– EXISTING AND PROPOSED ROOF PLANS
A4– ORIGINAL, EXISTING AND PROPOSED SOUTH & WEST ELEVATIONS
A5– ORIGINAL, EXISTING AND PROPOSED NORTH ELEVATIONS
A6.1–PROPOSED COLOR RENDERED ELEVATIONS
A6.2–PROPOSED COLOR RENDERED ELEVATIONS W/ LANDSCAPING

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

GENERAL CONTRACTOR

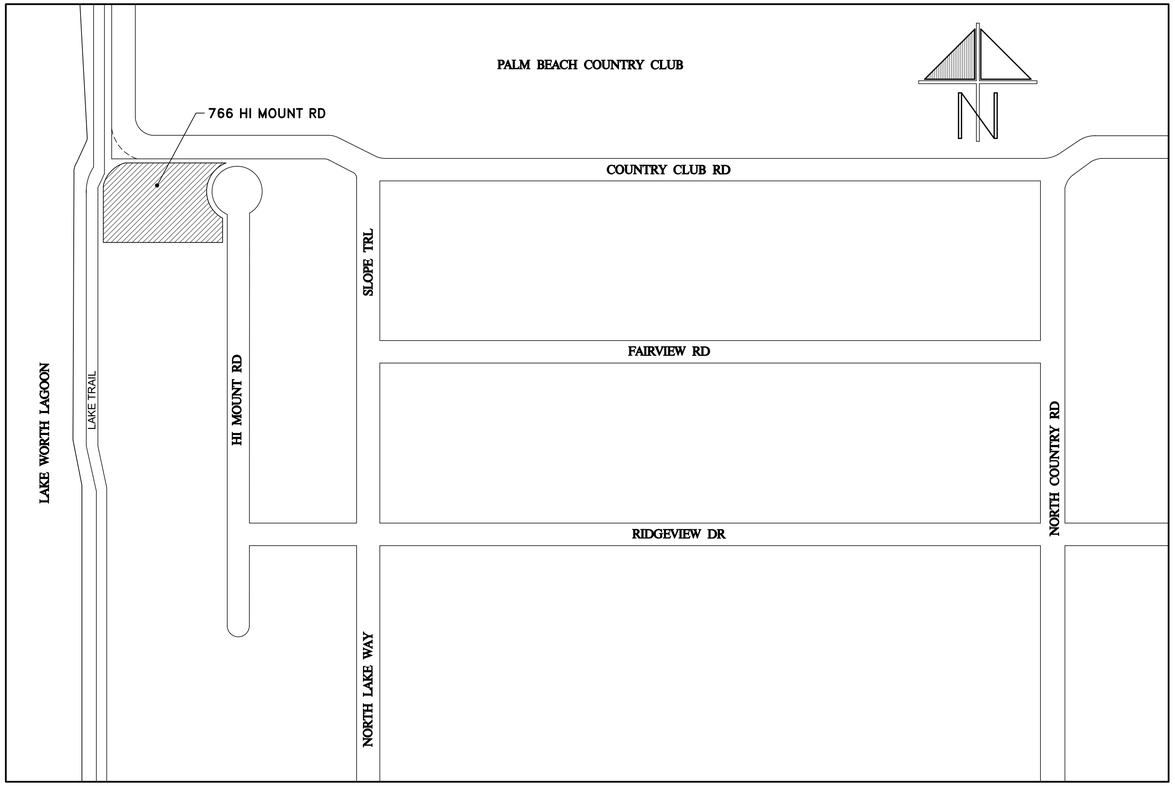
Berry Custom Builders Inc.
Attn: Michael Berry Jr.
(561) 876–4193

Line 0	ZONING LEGEND			
1	PROPERTY ADDRESS	766 HI MOUNT ROAD, PALM BEACH, FL		
2	ZONING DISTRICT	R–B		
3	STRUCTURE TYPE	WALLS: CBS – ROOF: SLATE AND FLAT (TAR AND GRAVEL)		
4		REQUIRED/ALLOWED	EXISTING	PROPOSED
5	LOT SIZE (SQ. FT.)	10,000 MIN.	27,024	27,024
6	LOT DEPTH	100 MIN.	261' (AVERAGE)	261' (AVERAGE)
7	LOT WIDTH	100 MIN.	109' (AVERAGE)	109' (AVERAGE)
8	LOT COVERAGE (SQ. FT.)	6,223.8 MAX. (30%)	6,351 (23.4%)	6,351 (23.4%)
9	ENCLOSED SQUARE FOOTAGE		10,711	10,711
10	CUBIC CONTENT RATIO	4.50 MAX.	3.62	3.62
THE FOLLOWING SETBACKS AND HEIGHTS ARE FOR THE CONSERVATORY				
11	FRONT YARD SETBACK	25.0' MIN.	163.5'	163.5'
12	STREET SIDE YARD SETBACK (NORTH)	30.0' MIN.	18.1'	18.1'
13	SIDE YARD SETBACK (SOUTH)	15.0' MIN.	80.75'	80.75'
14	REAR YARD SETBACK (FROM LAKE TRAIL)	15.0' MIN.	51.2'	51.2'
15	ANGLE OF VISION	100°	N/A	N/A
16	BUILDING HEIGHT	22.0'	6.2'	5.0'
17	OVERALL BUILDING HEIGHT	30.0'	6.2'	7.66'
18	CROWN OF ROAD (COR) (NAVD)		25.55'	25.55'
19	MAX. AMOUNT OF FILL ADDED TO SITE		N/A	0
20	FINISH FLOOR ELEVATION (FFE) (NAVD)	7.00' NAVD	21.99' NAVD	21.99' NAVD
21	ZERO DATUM–PT. OF MEAS. (NAVD)	26.5' NAVD	27.05' NAVD	27.05' NAVD
22	FEMA FLOOD ZONE DESIGNATION		X, VE AND AE	X, VE AND AE
23	BASE FLOOD ELEVATION (BFE) (NAVD)	+7.00' NAVD	+7.00' NAVD	+7.00' NAVD
24	LANDSCAPE OPEN SPACE (LOS)	12,700 (45%)		NO CHANGE
25	PERIMETER (LOS)			NO CHANGE
26	FRONT YARD (LOS)			NO CHANGE
27	NATIVE PLANT SPECIES %			NO CHANGE

NOTE:
LOT IS ADJACENT TO THE WATERS OF LAKE WORTH
(NOT REQ'D TO MEET RA CODES)

GENERAL NOTES

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.



PLOT PLAN
SCALE: N.T.S.

SCOPE OF WORK

WE ARE PROPOSING TO REPLACE AN EXISTING ATTACHED GREENHOUSE WITH A NEW CONSERVATORY WITH THE SAME FOOTPRINT, WITH IMPACT–RATED WINDOWS.
A STREET SIDE SETBACK VARIANCE IS REQUIRED.

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

BAKER RESIDENCE

766 HI MOUNT ROAD

FINAL DROP OFF 10/07/25 ARC–25–0044 (ZON–25–0045)
ARCOM HEARING 10/29/25 TC HEARING 11/13/25

STATE OF FLORIDA
JACQUELINE ALBARRAN
A.R.A # 9701
REGISTERED ARCHITECT

DATE:
10–07–25

GENERAL NOTES

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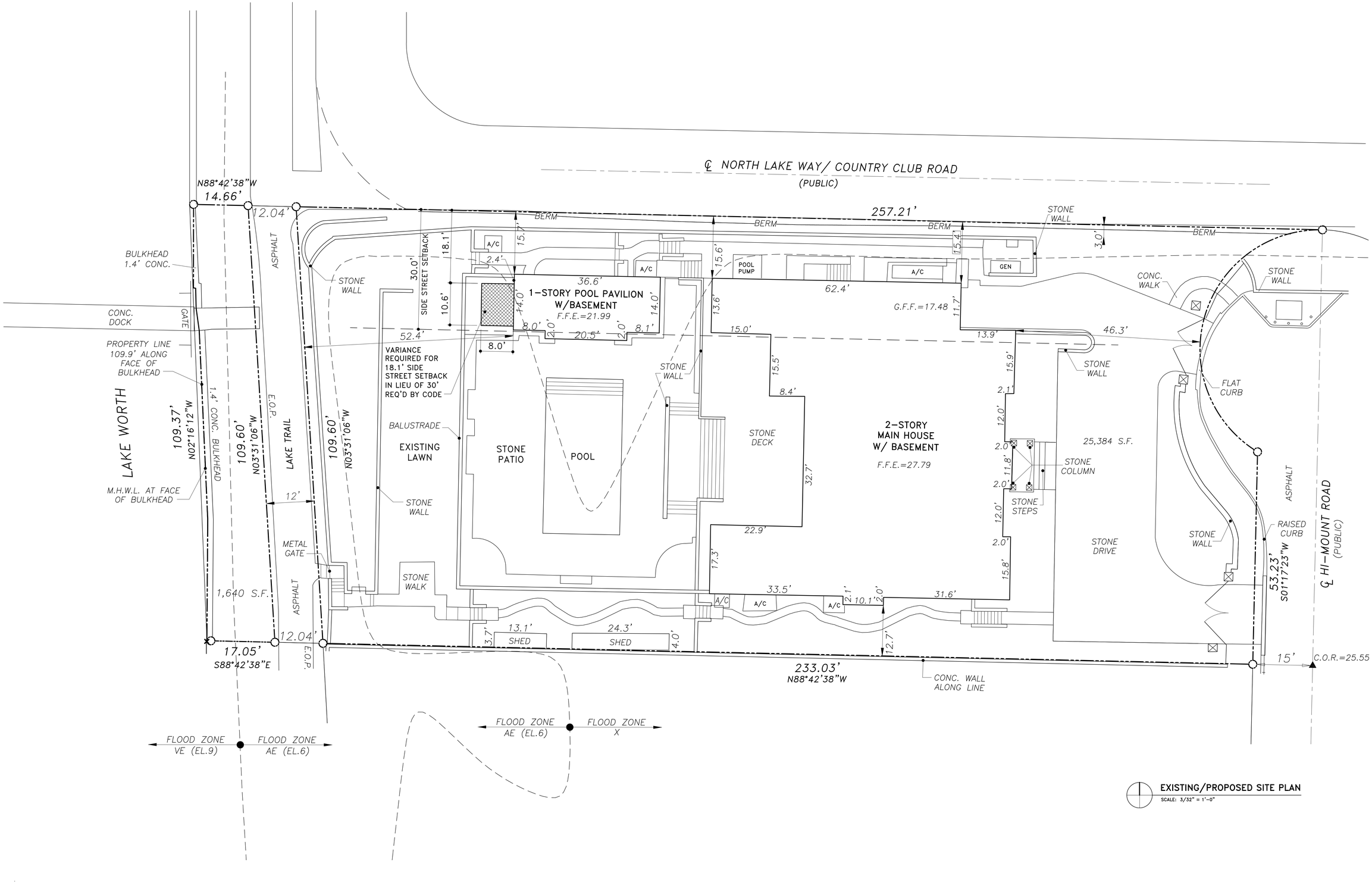

EXISTING/PROPOSED SITE PLAN
SCALE: 3/32" = 1'-0"

SKA
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TEL: 561.655.7676 FAX: 561.655.3533

BAKER RESIDENCE
766 HI MOUNT ROAD
PALM BEACH, FL

STATE OF FLORIDA JACQUELINE ALBARRAN A 11701 REGISTERED ARCHITECT
JACQUELINE ALBARRAN, PA
REGISTERED ARCHITECT 11701

REVISIONS:
1

SHEET NUMBER: A1.1
DATE: 10-07-25
JOB # 0503

GENERAL NOTES

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 2023.

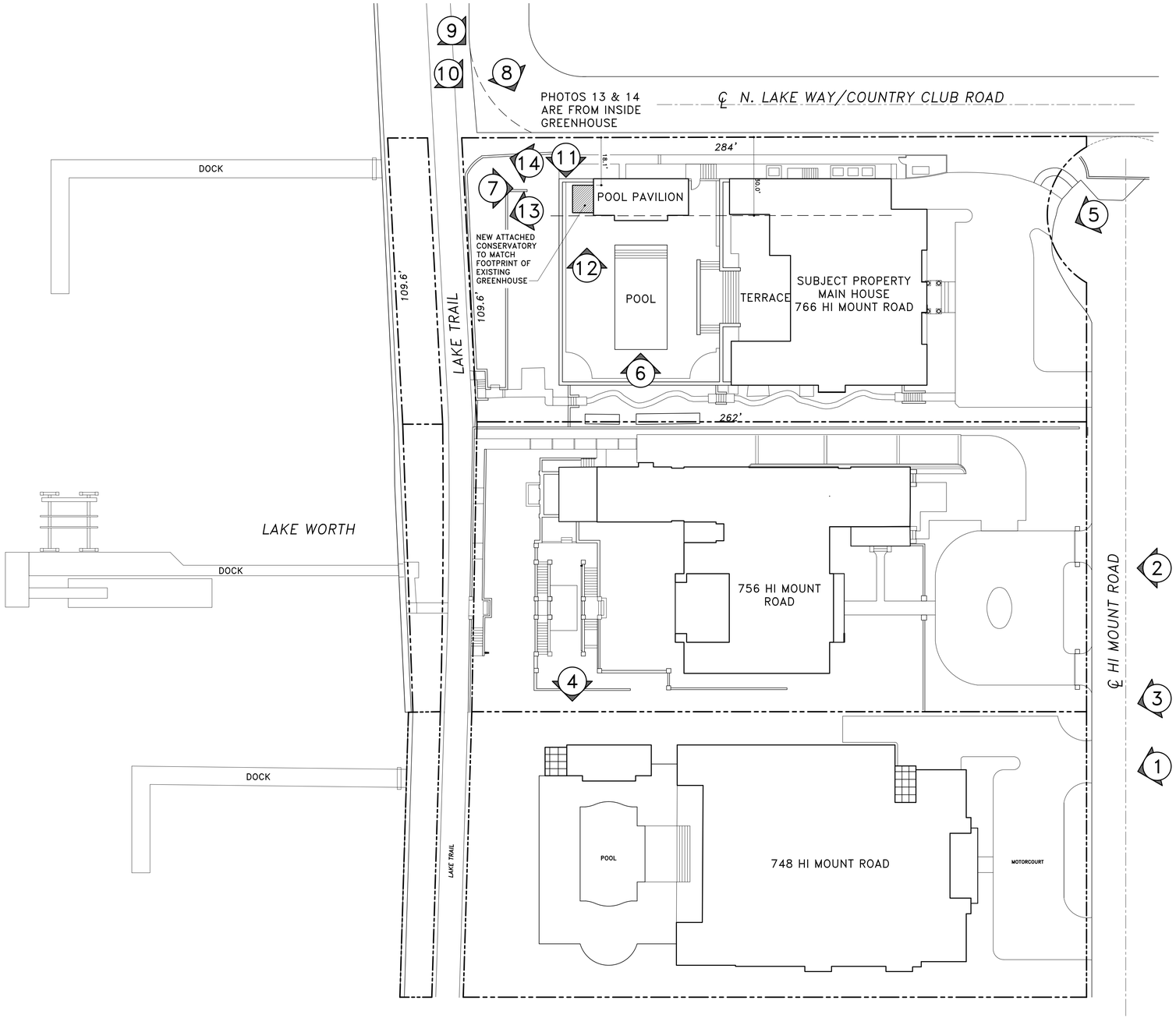

PHOTO KEY/LOCATION PLAN
SCALE: 3/64" = 1'-0"

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

BAKER RESIDENCE
766 HI MOUNT ROAD
PALM BEACH, FL

JACQUELINE ALBARRAN, PA
REGISTERED ARCHITECT 11701

REVISIONS:
1

SHEET NUMBER: A1.2
DATE: 10-07-25
JOB # 0503



1 - 748 HI MOUNT RD



2 - 756 HI MOUNT RD



3 - GREENHOUSE #1
AT 748 HI MOUNT



4 - GREENHOUSE #2
AT 748 HI MOUNT

5



6



7



SUBJECT PROPERTY
766 HI MOUNT RD

8



VIEWS OF NORTH ELEVATION OF MAIN HOUSE & POOL CABANA

9



10



11



12



EXTERIOR VIEWS OF EXISTING GREENHOUSE

13



14



INTERIOR VIEWS OF EXISTING GREENHOUSE

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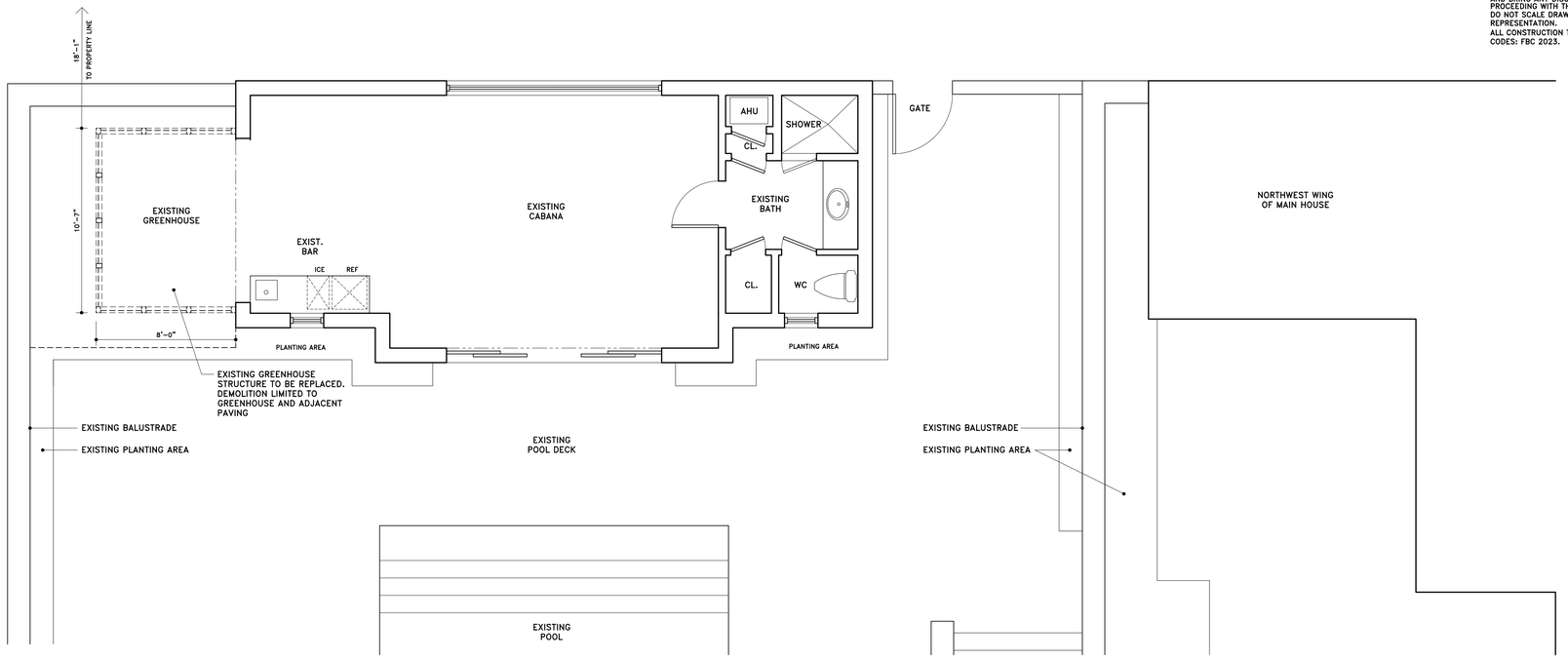
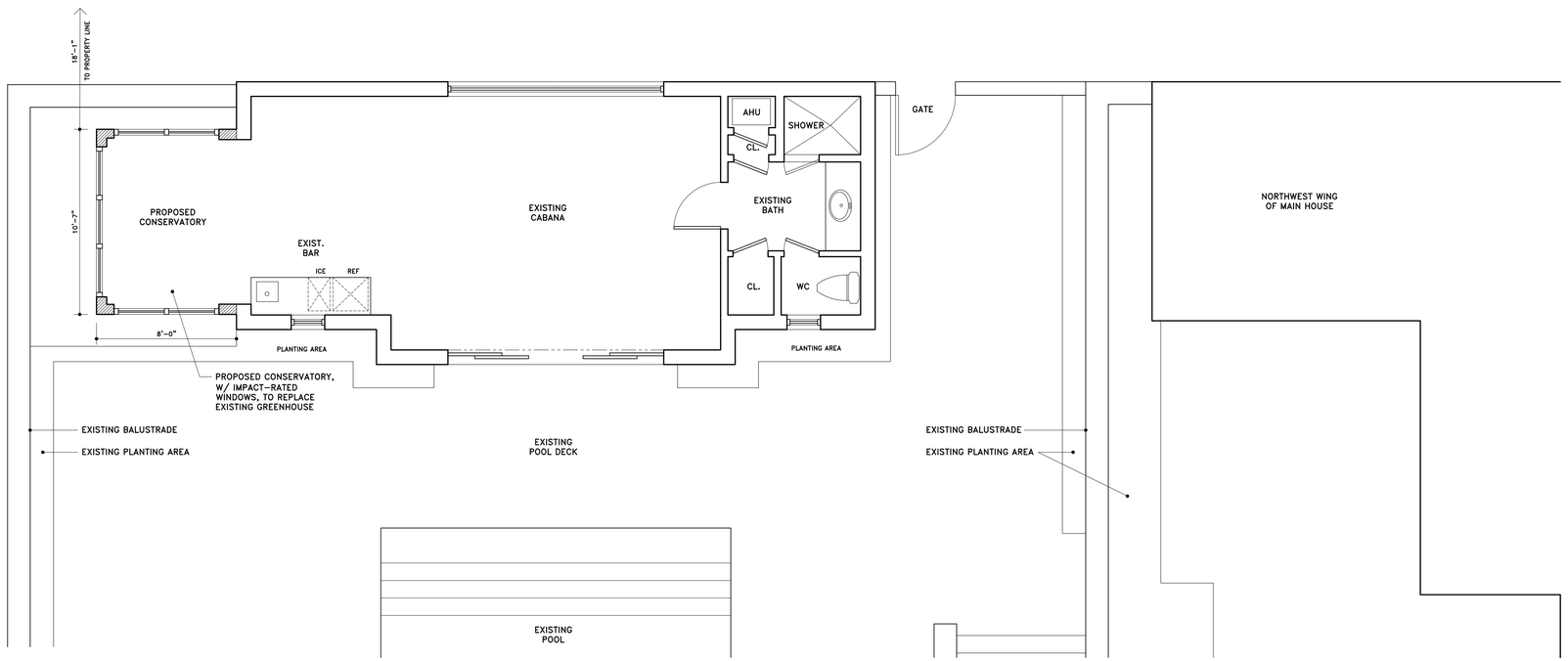


N W E S

EXISTING PAVILION FIRST FLOOR DEMOLITION PLAN

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



N W E S

PROPOSED PAVILION FIRST FLOOR PLAN

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

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JACQUELINE ALBARRAN, PA
REGISTERED ARCHITECT 11701

REVISIONS:
1
2
3
4

SHEET NUMBER:
A2
DATE:
10-07-25
JOB #
0503

GENERAL NOTE:

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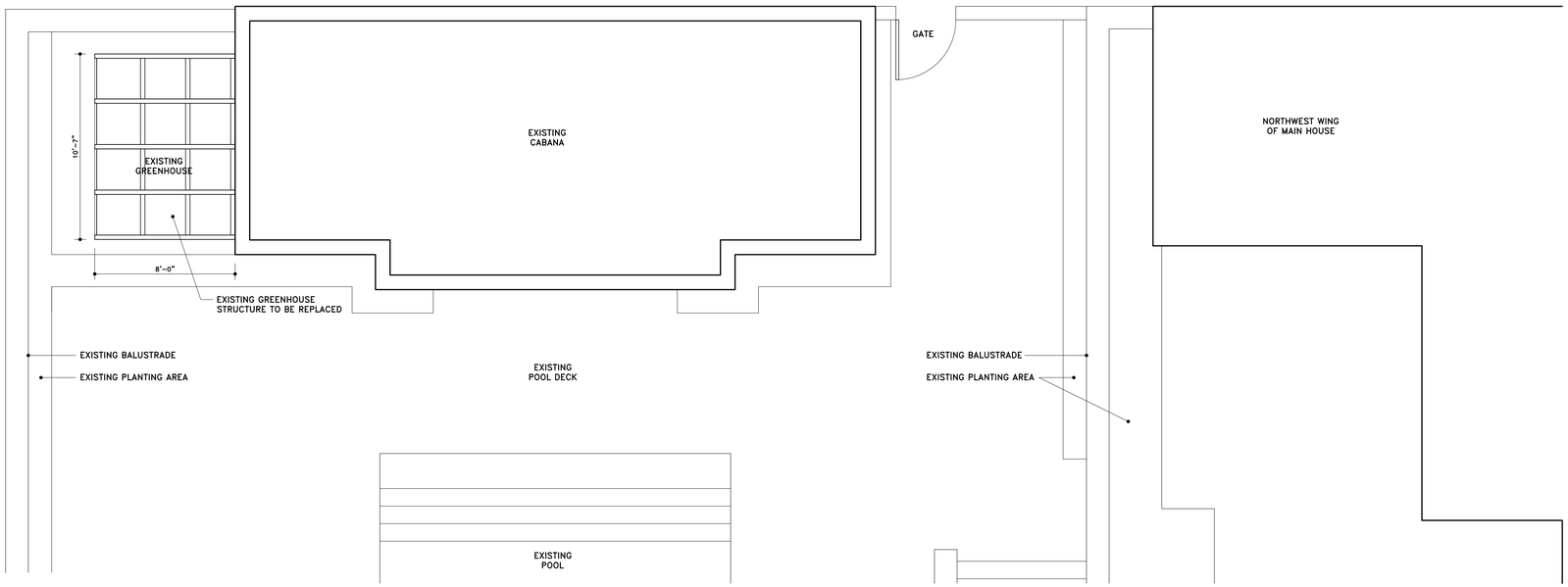
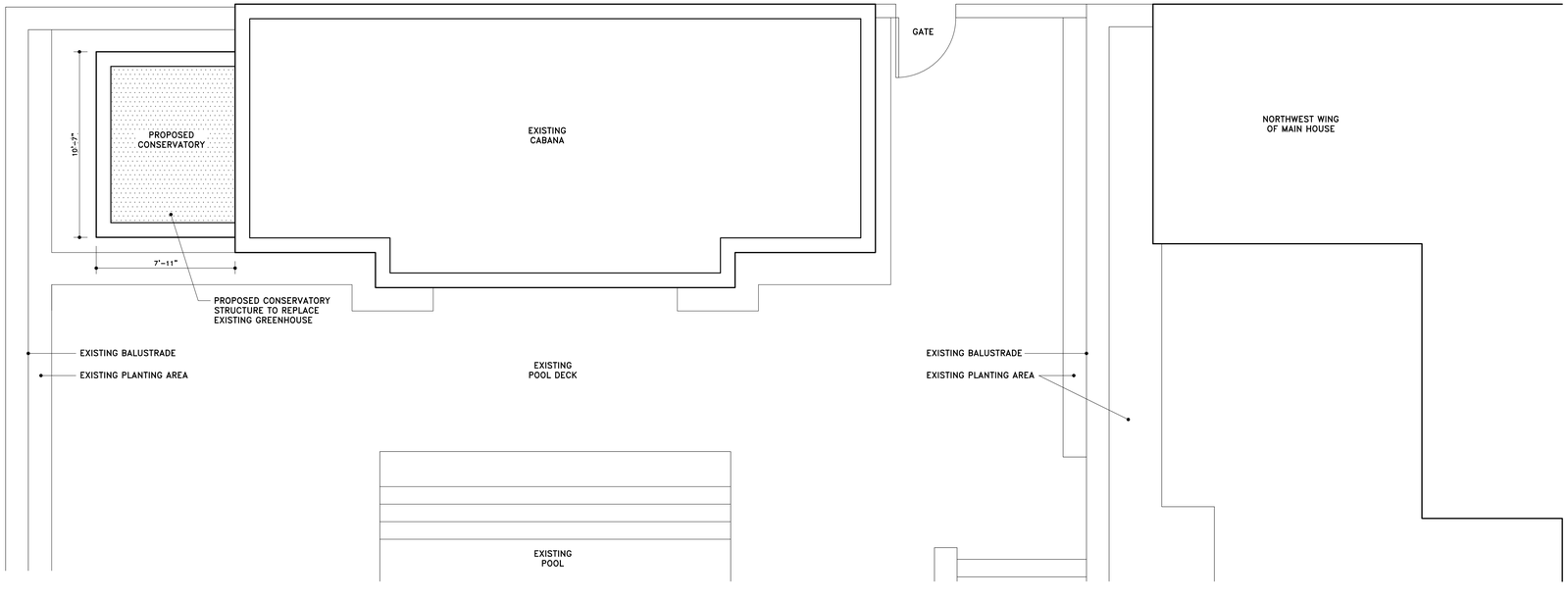


N W E S

EXISTING PAVILION ROOF PLAN

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



N W E S

PROPOSED PAVILION ROOF PLAN

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

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JACQUELINE ALBARRAN, PA
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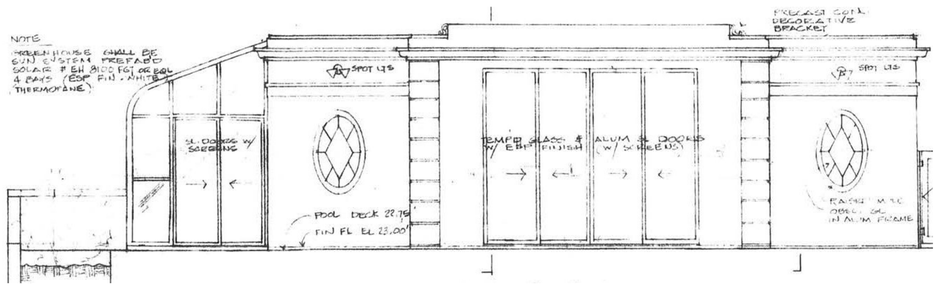
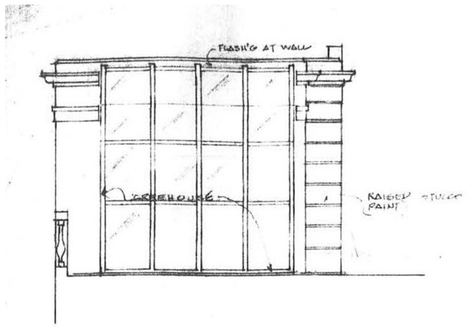
REVISIONS:
1
2
3
4

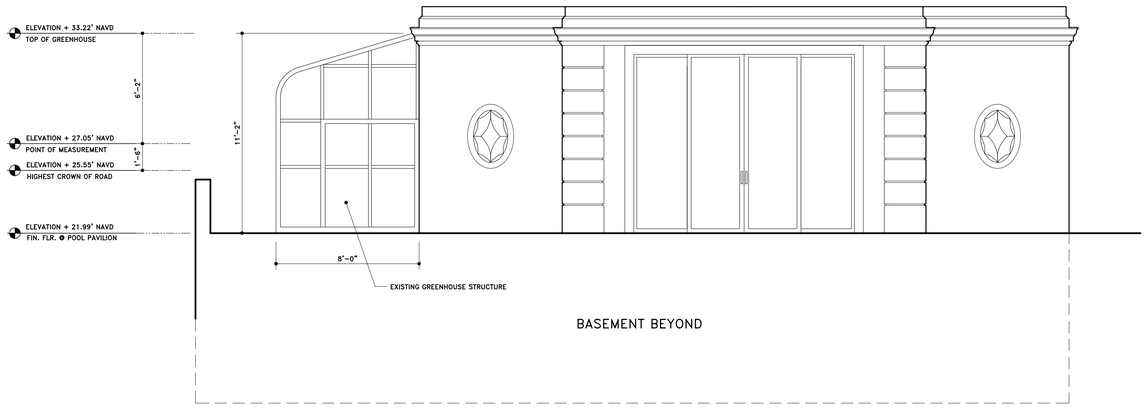
SHEET NUMBER:
A3
DATE:
10-07-25
JOB #
0503



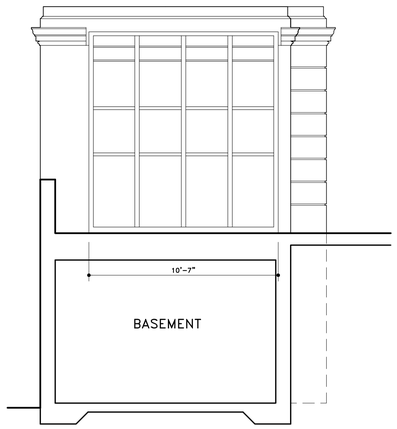
1 ORIGINAL SOUTH ELEVATION OF POOL PAVILION
SCALE: 1/4" = 1'-0"



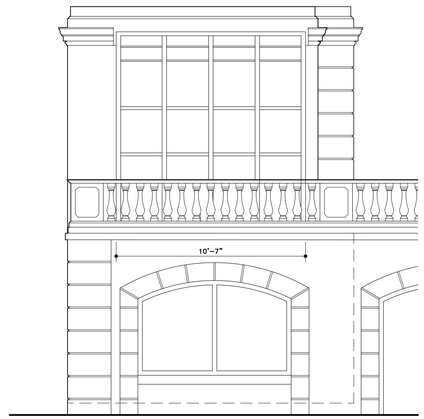
4 EXISTING WEST ELEVATION OF POOL PAVILION
SCALE: 1/4" = 1'-0"



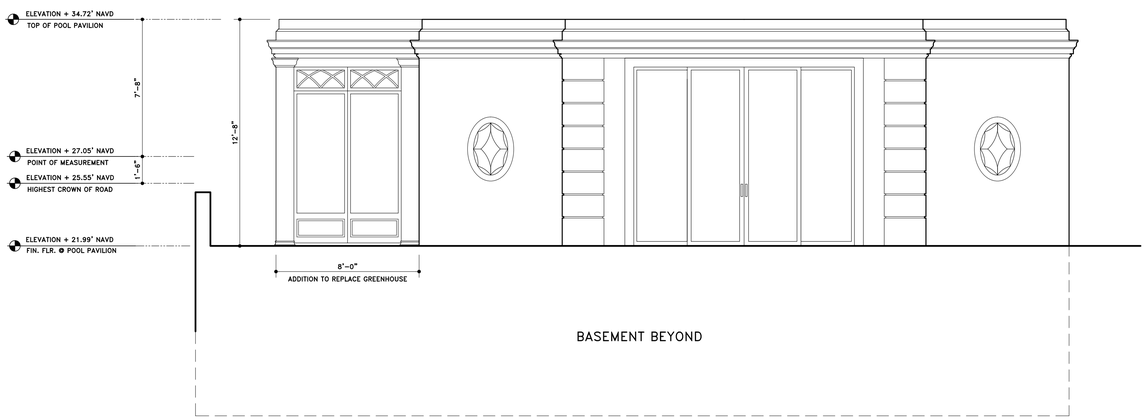
2 EXISTING SOUTH ELEVATION OF POOL PAVILION
SCALE: 1/4" = 1'-0"



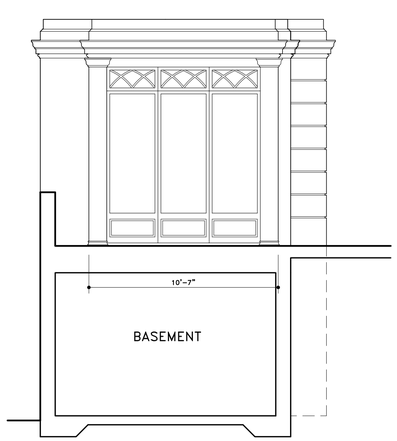
5 EXISTING WEST ELEVATION OF POOL PAVILION
SCALE: 1/4" = 1'-0"
CUT THROUGH POOL DECK



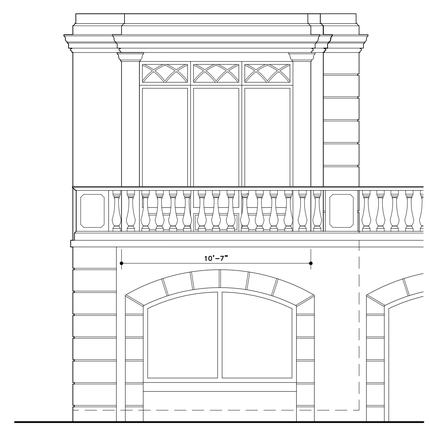
7 EXISTING WEST ELEVATION OF POOL PAVILION
SCALE: 1/4" = 1'-0"



3 PROPOSED SOUTH ELEVATION OF POOL PAVILION
SCALE: 1/4" = 1'-0"



6 PROPOSED WEST ELEVATION OF POOL PAVILION
SCALE: 1/4" = 1'-0"
CUT THROUGH POOL DECK



8 PROPOSED WEST ELEVATION OF POOL PAVILION
SCALE: 1/4" = 1'-0"

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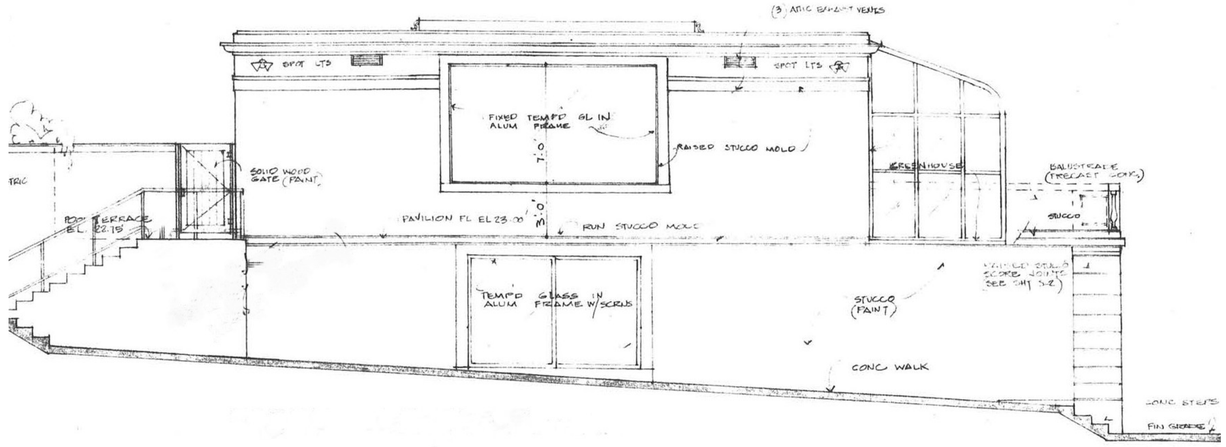
BAKER RESIDENCE
766 HI MOUNT ROAD
PALM BEACH, FL



JACQUELINE ALBARRAN, PA
REGISTERED ARCHITECT 11701

REVISIONS:
1

SHEET NUMBER:
A4
DATE:
10-07-25
JOB #
0503



1 **ORIGINAL NORTH ELEVATION OF POOL PAVILION**
SCALE: 1/4" = 1'-0"



2 **EXISTING NORTH ELEVATION OF POOL PAVILION**
SCALE: 1/4" = 1'-0"



3 **PROPOSED NORTH ELEVATION OF POOL PAVILION**
SCALE: 1/4" = 1'-0"

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BAKER RESIDENCE
766 HI MOUNT ROAD
PALM BEACH, FL



JACQUELINE ALBARRAN, PA
REGISTERED ARCHITECT 11701

REVISIONS:
1

SHEET NUMBER:
A5
DATE:
10-07-25
JOB #
0503



1 PROPOSED SOUTH ELEVATION OF POOL PAVILION



2 PROPOSED WEST ELEVATION OF POOL PAVILION



3 PROPOSED NORTH ELEVATION OF POOL PAVILION

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

BAKER RESIDENCE
766 HI MOUNT ROAD
PALM BEACH, FL

JACQUELINE ALBARRAN, PA
REGISTERED ARCHITECT 11701

REVISIONS:
1

SHEET NUMBER:
A6.1

DATE:
10-07-25

JOB #
0503



1 PROPOSED SOUTH ELEVATION OF POOL PAVILION



2 PROPOSED WEST ELEVATION OF POOL PAVILION



3 PROPOSED NORTH ELEVATION OF POOL PAVILION

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

BAKER RESIDENCE
766 HI MOUNT ROAD
PALM BEACH, FL



JACQUELINE ALBARRAN, PA
REGISTERED ARCHITECT 11701

REVISIONS:
1

SHEET NUMBER:
A6.2

DATE:
10-07-25

JOB #
0503

LEGEND

A	= ARC LENGTH
A/C	= AIR CONDITIONING
A.E.	= ACCESS EASEMENT
A.K.A.	= ALSO KNOWN AS
B.F.P.	= BACKFLOW PREVENTER
BLDG.	= BUILDING
B.M.	= BENCHMARK
B.O.C.	= BACK OF CURB
B.O.W.	= BACK OF WALK
(C)	= CALCULATED
CATV	= CABLE ANTENNA TELEVISION
C.B.	= CHORD BEARING
C.B.S.	= CONCRETE BLOCK STRUCTURE
C.C.C.L.	= COASTAL CONSTRUCTION CONTROL LINE
CH	= CHORD
C.L.F.	= CHAIN LINK FENCE
CLR.	= CLEAR
C.M.P.	= CORRUGATED METAL PIPE
CONC.	= CONCRETE
(D)	= DESCRIPTION DATUM
D.B.	= DEED BOOK
D.E.	= DRAINAGE EASEMENT
D.H.	= DRILL HOLE
E.B.	= ELECTRIC BOX
EL.	= ELEVATION
ENC.	= ENCROACHMENT
E.O.P	= EDGE OF PAVEMENT
E.O.W.	= EDGE OF WATER
ESMT	= EASEMENT
F.F.E.	= FINISH FLOOR ELEVATIONS
FND.	= FOUND
GEN	= GENERATOR
G.M.	= GAS METER
G.F.F.	=GARAGE FINISH FLOOR
I.T.W.C.D.	= INDIAN TRAIL WATER CONTROL DISTRICT
L.A.E.	= LIMITED ACCESS EASEMENT
L.B.	= LICENSE BOARD
L.W.D.D.	= LAKE WORTH DRAINAGE DISTRICT
(M)	= FIELD MEASUREMENT
M.H.	= MANHOLE
M.H.W.L.	= MEAN HIGH WATER LINE
M.L.W.L.	= MEAN LOW WATER LINE
N.A.V.D.	= NORTH AMERICAN VERTICAL DATUM
N.G.V.D.	= NATIONAL GEODETIC VERTICAL DATUM
N.P.B.C.I.D.	= NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT
N.T.S.	= NOT TO SCALE
O.A.	= OVERALL
O.D.	= OUTSIDE DIAMETER
O/H	= OVERHEAD UTILITY LINE
O.R.B.	= OFFICIAL RECORD BOOK
P	= PLANTER
(P)	= PLAT DATUM
P.B.	= PLAT BOOK
P.B.C.	= PALM BEACH COUNTY
P.C.	= POINT OF CURVATURE
P.C.C.	= POINT OF COMPOUND CURVATURE
P.E.	= POOL EQUIPMENT
PG.	= PAGE
P.I.	= POINT OF INTERSECTION
P/O	= PART OF
P.O.B.	= POINT OF BEGINNING
P.O.C.	= POINT OF COMMENCEMENT
P.R.C.	= POINT OF REVERSE CURVATURE
P.R.M.	= PERMANENT REFERENCE MONUMENT
PROP.	= PROPOSED
P.T.	= POINT OF TANGENCY
PVMT	= PAVEMENT
(R)	= RADIAL
R	= RADIUS
RGE.	= RANGE
R.P.B.	= ROAD PLAT BOOK
R/W	= RIGHT OF WAY
(S)	= SURVEY DATUM
S.B.	= SETBACK
SEC.	= SECTION
S/D	= SUBDIVISION
S.F.	= SQUARE FEET
S.F.W.M.D.	= SOUTH FLORIDA WATER MANAGEMENT DISTRICT
S.I.R.W.C.D.	= SOUTH INDIAN RIVER WATER CONTROL DISTRICT
S.R.	= STATE ROAD
STA.	= STATION
STY.	= STORY
T.H.	= THRESHOLD ELEVATION
T.O.B.	= TOP OF BANK
T.O.C.	= TOP OF CURB
TWP.	= TOWNSHIP
TYP.	= TYPICAL
U/C	= UNDER CONSTRUCTION
U.E.	= UTILITY EASEMENT
U.R.	= UNRECORDED
W.C.	= WITNESS CORNER
W.M.E.	= WATER MANAGEMENT EASEMENT
W.M.M.E.	= WATER MANAGEMENT MAINTENANCE EASEMENT
W.M.T.	= WATER MANAGEMENT TRACT
Y.D.	= YARD DRAIN
℄	= CENTERLINE
△	= CENTRAL ANGLE/DELTA
■	= CONCRETE MONUMENT FOUND (AS NOTED)
□	= CONCRETE MONUMENT SET (LB #8598)
●	= ROD & CAP FOUND (AS NOTED)
○	= 5/8" ROD & CAP SET (LB #8598)
⊙	= IRON PIPE FOUND (AS NOTED)
◕	= IRON ROD FOUND (AS NOTED)
▲	= NAIL FOUND
◉	= NAIL & DISK FOUND (AS NOTED)
◎	= MAG NAIL & DISK SET (LB #8598)
℄	= PROPERTY LINE
⊘ ⊠	= UTILITY POLE
♇	= FIRE HYDRANT
⊞	= WATER METER
⋈	= WATER VALVE
☼	= LIGHT POLE
✳	= PINE TREE
✱	= SABAL PALM

U.S. PIERHEAD LINE

PIERHEAD LINE PER "U.S. HARBOR LINES" DATED 9/30/25. LOCATION BY WEIGHTED PHYSICAL FIT TO SHORELINE OF TARPON ISLAND, ISLAND ROAD DEVELOPMENT, EVERGLADES ISLAND AND JUNGLE POINT.

N

W E

S

0′ 10′ 20′ 30′

SCALE: 1"=20'

BOUNDARY SURVEY FOR:
CHRISTINA M BAKER & ROBERT C BAKER

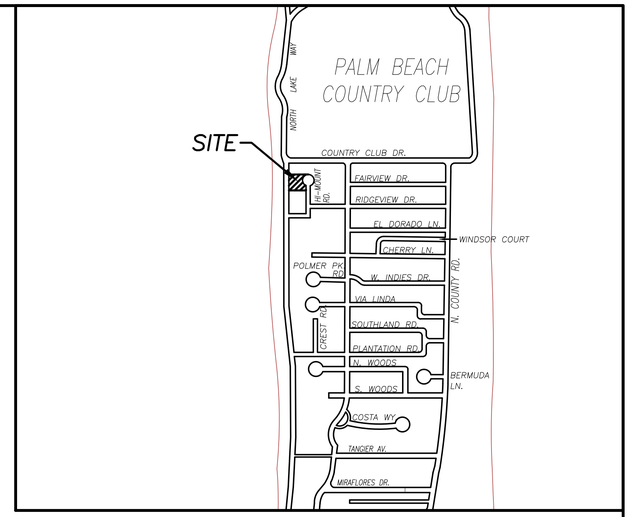
This survey is made specifically and only for the following parties for the purpose of design on the surveyed property.

Christina M Baker & Robert C Baker

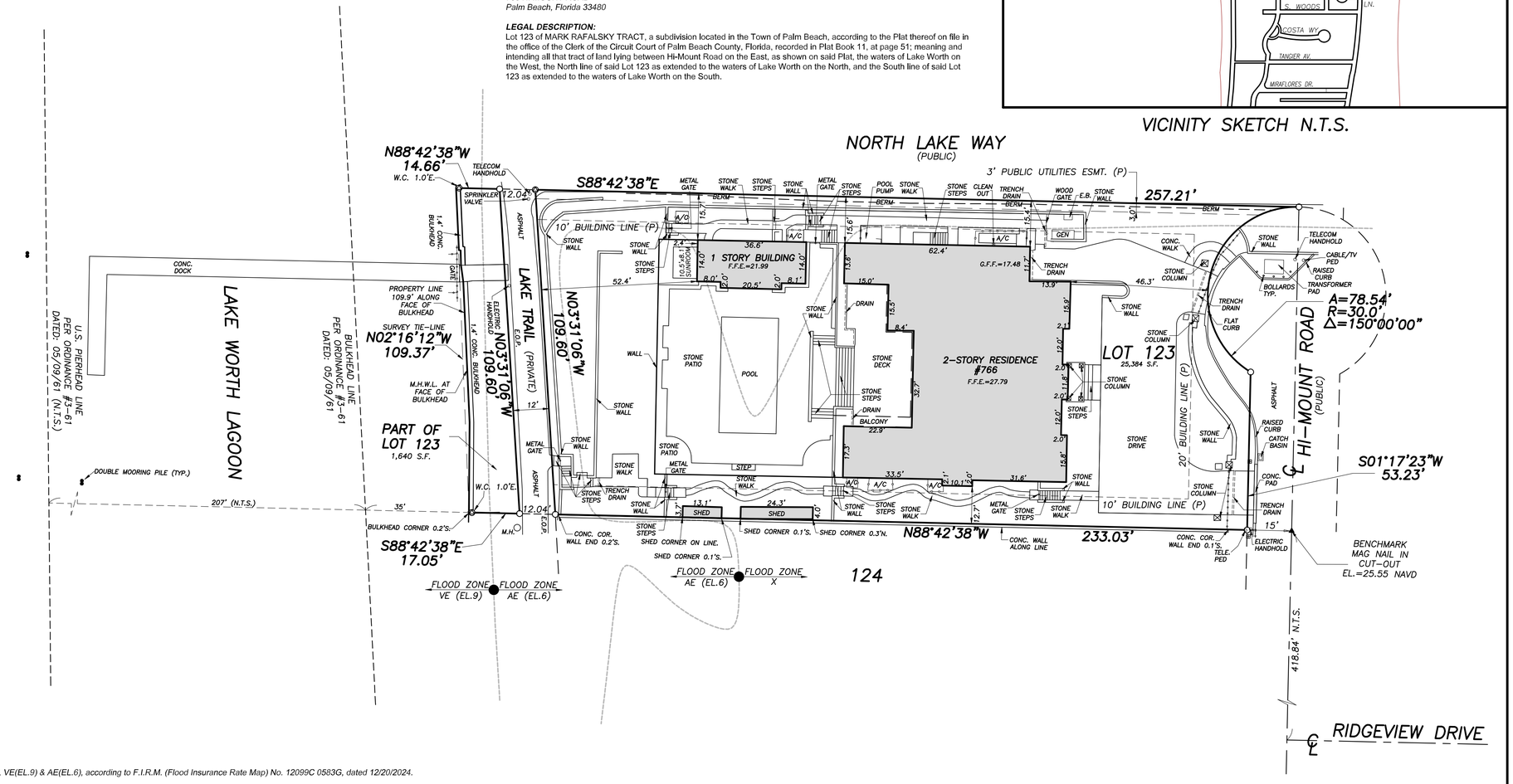
The undersigned surveyor assumes no responsibility or liability for any other purpose or to any other party other than stated above.

PROPERTY ADDRESS:
766 HI MOUNT ROAD
Palm Beach, Florida 33480

LEGAL DESCRIPTION:
Lot 123 of MARK RAFALSKY TRACT, a subdivision located in the Town of Palm Beach, according to the Plat thereof on file in the office of the Clerk of the Circuit Court of Palm Beach County, Florida, recorded in Plat Book 11, at page 51; meaning and intending all that tract of land lying between Hi-Mount Road on the East, as shown on said Plat, the waters of Lake Worth on the West, the North line of said Lot 123 as extended to the waters of Lake Worth on the North, and the South line of said Lot 123 as extended to the waters of Lake Worth on the South.



VICINITY SKETCH N.T.S.



FLOOD ZONE:
This property is located in Flood Zone X, VE(EL.9) & AE(EL.6), according to F.I.R.M. (Flood Insurance Rate Map) No. 12099C 0583G, dated 12/20/2024.

NOTES:

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

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

DATE OF LAST FIELD SURVEY: ***06/10/2025***

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

William M. Naulty License Number 7558 STATE OF FLORIDA Professional Surveyor and Mapper

REVISIONS

06/10/25 BOUNDARY SURVEY TIE-IN FINAL J.D./S.E.W. 245149 PB368/41

BOUNDARY SURVEY FOR:

CHRISTINA M BAKER & ROBERT C BAKER

WALLACE LAND SURVEYING, LLC
5553 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 * (561) 640-4551 LB #8598

FIELD: B.M.	JOB NO.: 245149-SE	F.B. PB309	PG. 57
OFFICE: S.E.W.	DATE: 6-10-25	DWG. NO. 245149	
C'K'D: M.N.	REF: 245149.dwg	SHEET 1	OF 1

TOWN OF PALM BEACH

Information for Architectural Commission Meeting on: October 29, 2025

To: Architectural Commission

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

From: Planning, Zoning & Building

Re: ARCS-25-1009 251 DUNBAR RD. The applicant, Alexandra Hersey Hamm Trustee (Environment Design Group), has filed an application requesting Architectural Commission review and approval for installation of a fence.

Date: 10/22/2025

ATTACHMENTS
- PZB Staff Report
- Letter of Intent
- Plans

STRATEGIC PLAN
Strategic Priorities:
Community Culture and Character

Strategic Focus Areas:
Quality of Life

FUNDING
No Fiscal Impact

ARCS-25-1009 251 DUNBAR RD The applicant, Alexandra Hersey Hamm Trustee (Environment Design Group), has filed an application requesting Architectural Commission review and approval for installation of a fence.

Property Owner: Alexandra Hersey
Professional: Environment Design Group

HISTORY:
The single-family residence at 251 Dunbar Road installed a fence along the rear easement without obtaining the required approvals and was subsequently issued a code violation. Code Case CE-25-635 was opened and later closed following the removal of the fence. In May 2025, the applicant submitted an administrative application for the proposed fence and was advised that neighbor consent from the adjacent property was required for staff-level approval. As both the homeowner and design professional were unable to secure the required consent, an application to the full Commission is required.

THE PROJECT:
The applicant has submitted plans, entitled "Private Residence", as prepared by Environment Design Group, uploaded October 7, 2025.

The following is the scope of work for the Project:

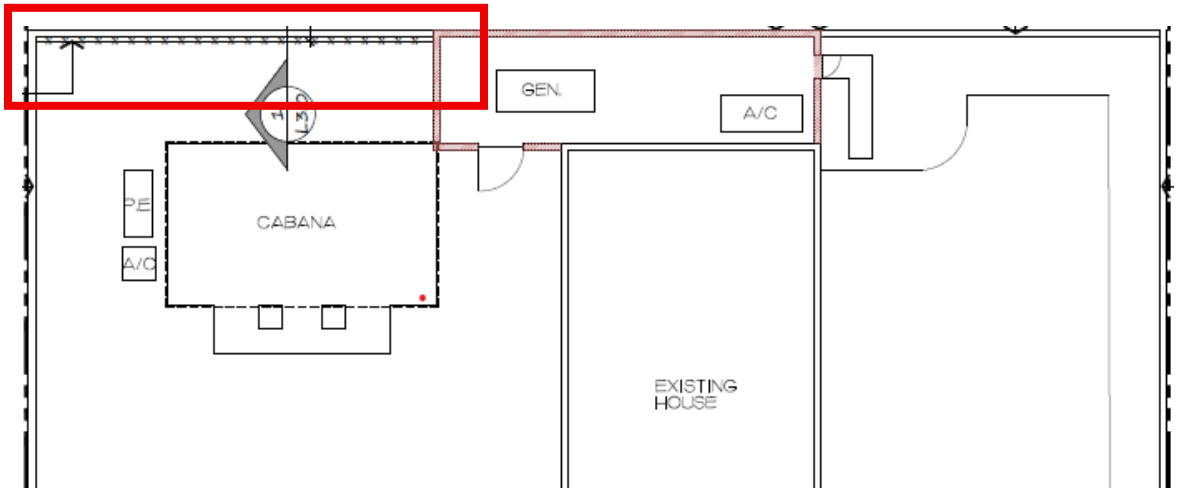
- Installation of a wood fence at rear of property.

Site Data			
Zoning District	R-B	**Future Land Use**	SINGLE-FAMILY
Lot Size	19,500 Sq. Ft.	**Flood Zone**	ZONE X
Landscape Open Space:	Required: 45% Existing: 43.9%	**Front Yard Landscape Open Space**	Required: 40% Existing 56.68%

Surrounding Properties / Zoning	
North	246 Wells Rd (Residence) / R-B
South	260 Dunbar Rd (Residence) / R-B
East	257 Dunbar Rd (Residence) / R-B
West	245 Dunbar Rd (Residence) / R-B

STAFF ANALYSIS:
The application at 251 Dunbar Road is for the installation of a wood fence at the rear of the property. According to the Project Designation Manual Matrix, this type of improvement requires submission and approval of an administrative application prior to permitting. The homeowner previously received a code violation for installing the fence without obtaining the required administrative approval or permit. The fence has since been removed, and the code

case is now closed. The current application was submitted for staff-level approval; however, neighbor consent was not obtained, requiring the request to be reviewed and approved by ARCOM.



PROPOSED FENCE LOCATION

CONCLUSION:

Approval of the project will require one (1) separate motion to be made by the Architectural Commission:

1. for the overall design of the project in accordance with Sec. 18-205 criteria, subject to any imposed conditions.

WRB:JGM:SCP

ENVIRONMENT
DESIGN
GROUP

Land Planning
Landscape Architecture
Landscape Management

September 8, 2025

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

ATTN: *ARCOM*
Re: 251 Dunbar Rd - Landscape Architecture

LETTER OF INTENT

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

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

The proposed changes include:

1. Proposed wood fence on north side.

The attached plan reflects the above-outlined revisions.

If there are any questions regarding this project, please feel free to reach out to our office.
Thank you for your assistance.

Dustin Mizell, MLA RLA #6666784
Environment Design Group

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

Scope of Work

* Addition of 6'-0" ht. Wooden Fence at the Rear of the House

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Dustin@environmentdesigngroup.com

Private Residence
251 Dunbar Rd
Palm Beach

F L O R I D A

ARC-25-1009
Final Submittal: 10/07/25

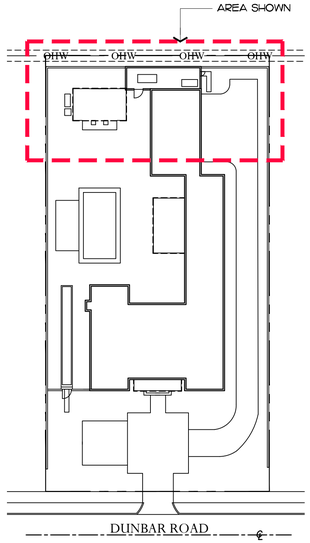
Sheet Index

Cover Sheet
L1.0 - Existing Site Photos Exhibit
L2.0 - Existing Conditions Inventory Plan
L3.0 -Site Plan / Materials
L3.1 - Open Space Diagram
L4.0 - Truck Logistics Plan
Survey

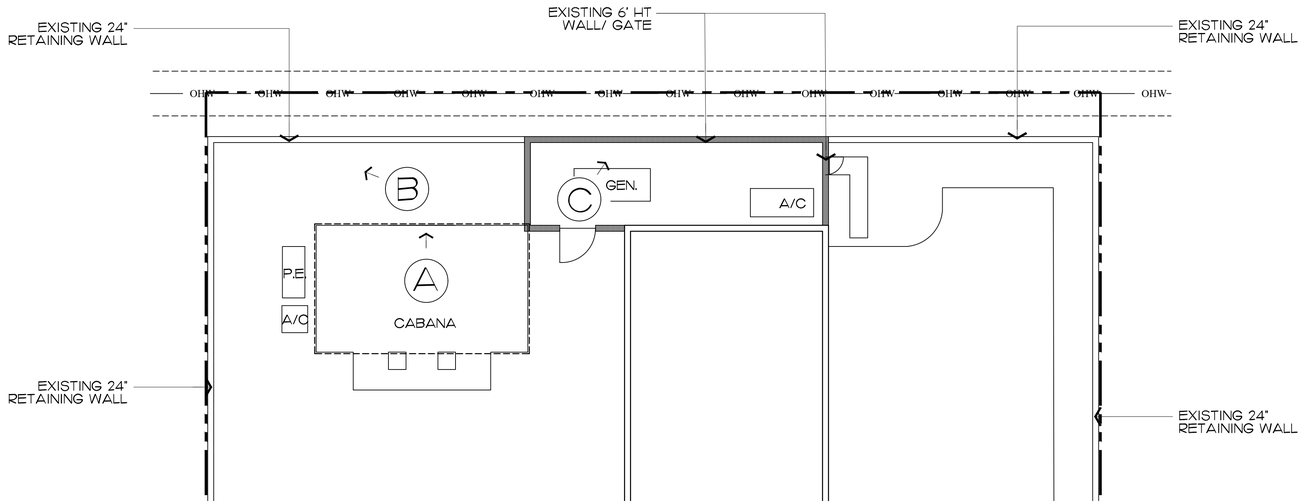
Design Team/Consultants

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

NOT FOR CONSTRUCTION



Site Plan



Limits of Work



Existing Images View A



Existing Images View B



Existing Images View C

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Dustin@environmentdesigngroup.com

Private Residence
251 Dunbar Rd
Town of Palm Beach
FLORIDA

JOB NUMBER: # 25151.00 LA
DRAWN BY: Allison Padilla
DATE: 09.29.2025

ARCH-25-1009

SHEET L1.0

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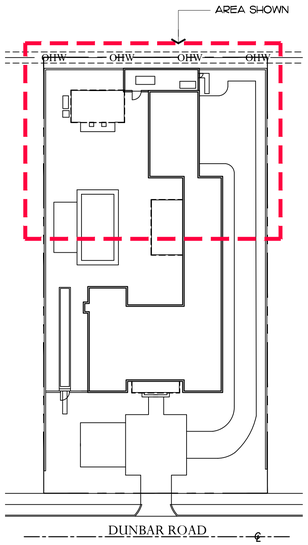
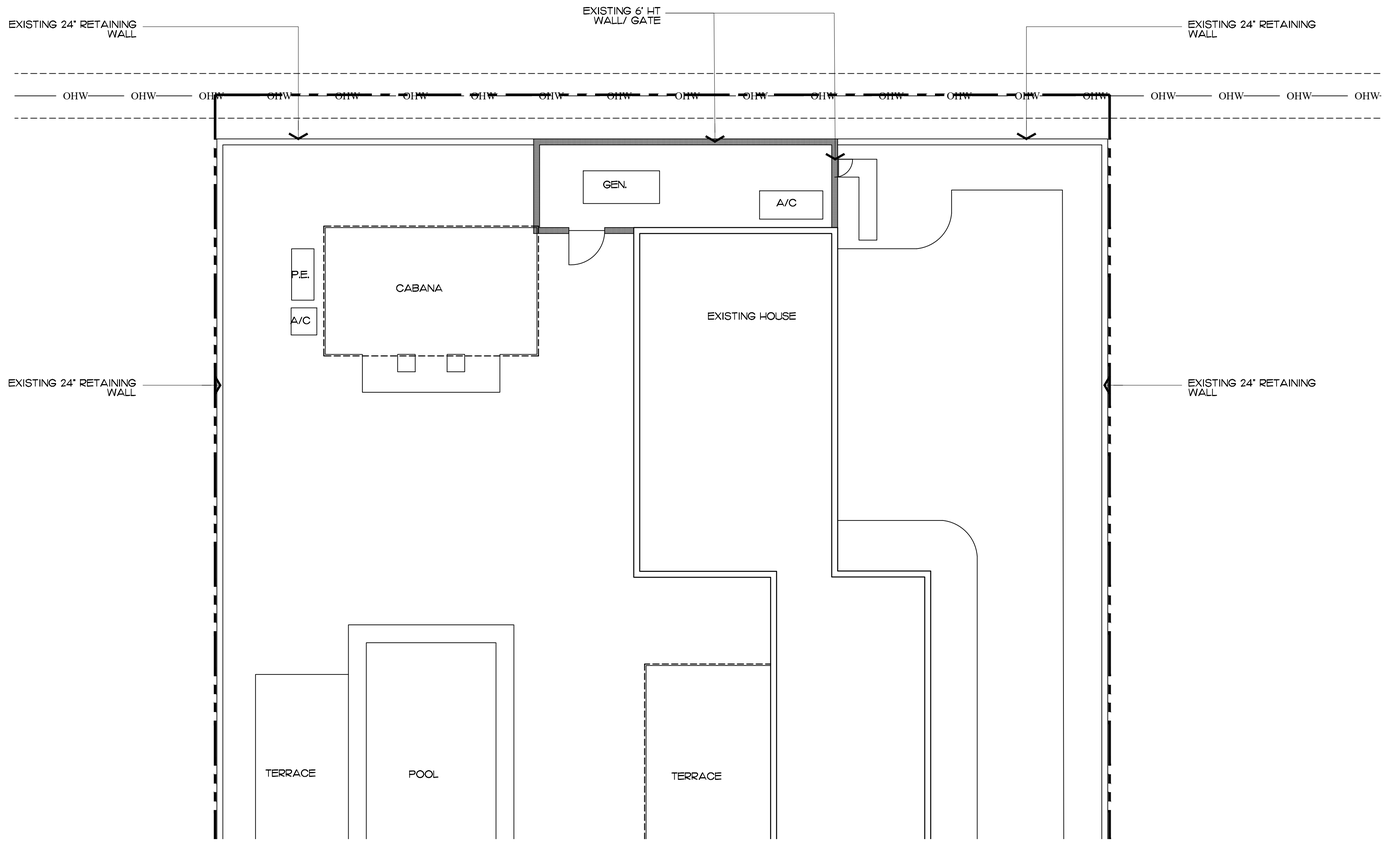
Limits of Work Existing Site Photos



Site Plan



Existing Conditions

SCALE IN FEET: 1/8" = 1'

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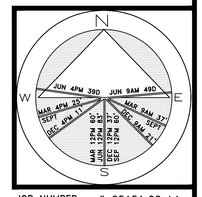

JOB NUMBER: # 25151.00 LA
DRAWN BY: Allison Padilla

DATE: 09.29.2025

ARCH-25-1009

SHEET L2.0

64 sf.
AREA IN SQ.FT.

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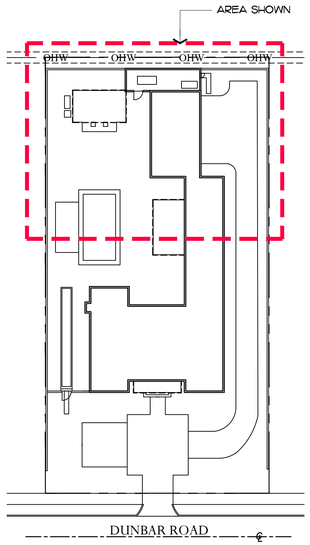
Existing Conditions Plan



Site Plan



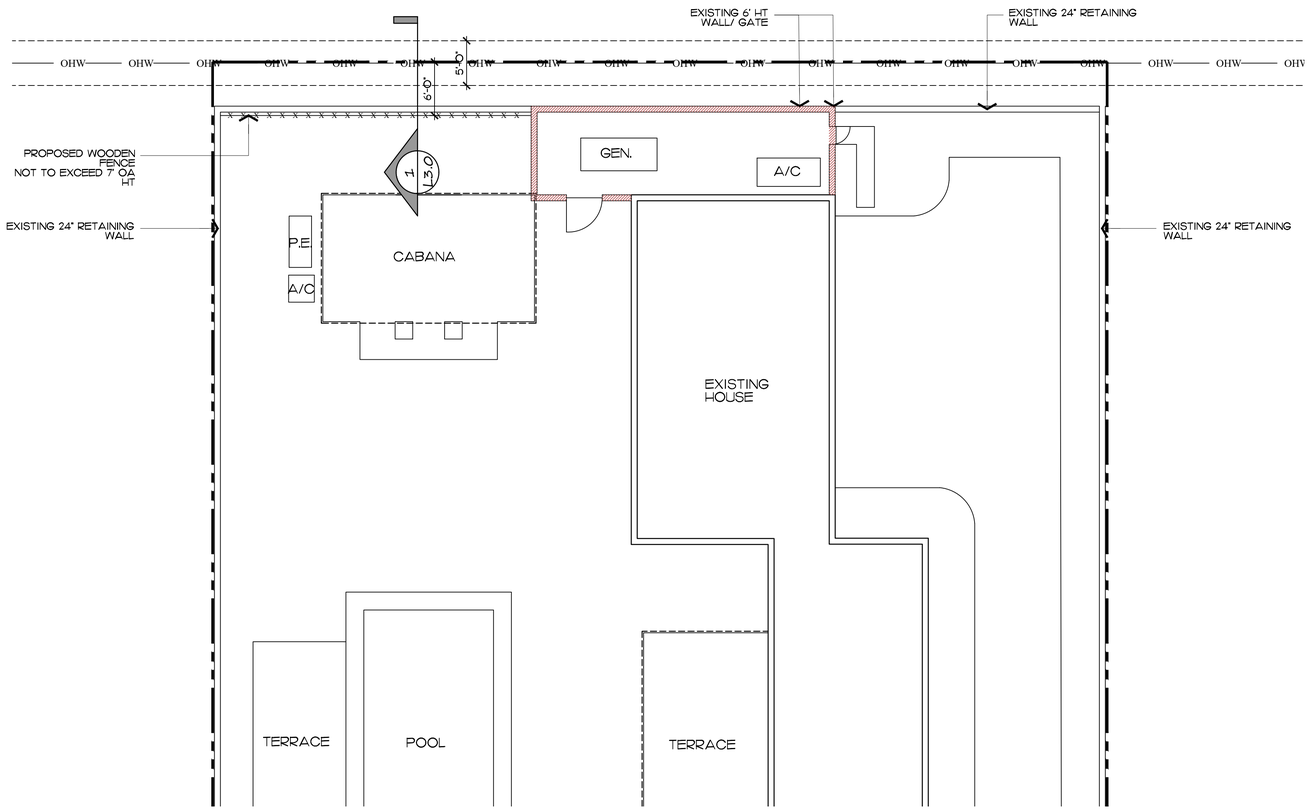
Existing Conditions

NO PRIVACY FROM NEIGHBORING PROPERTY



Hardscape Materials / Renderings

GREEN WOOD FENCE HIDDEN IN LANDSCAPE TO CREATE PRIVACY / SECURITY FROM NEIGHBORING PROPERTY

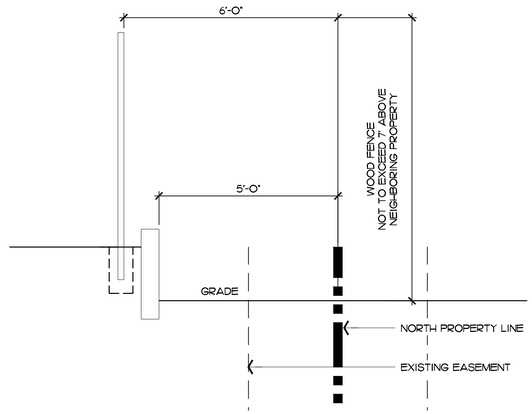


Area of Work

SCALE IN FEET: 1/8"=1'

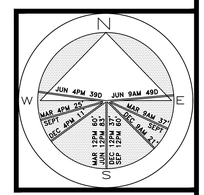
NOTES:
EXISTING LANDSCAPE PLANTING WILL NOT BE AFFECTED BY PROPOSED MODIFICATIONS.

ANY PLANTING DAMAGED DURING INSTALLATION OF PROPOSED FENCE SHALL BE REPLACED.



1 / L3.0 Wood Fence Elevation

NTS



JOB NUMBER: # 25151.00 LA
DRAWN BY: Allison Padilla

DATE: 09.29.2025

ARCS-25-1009

SHEET L3.0

64 sf.

AREA IN SQ.FT.

NOT FOR CONSTRUCTION

Site Plan / Materials

SCALE IN FEET: 3/32"=1'

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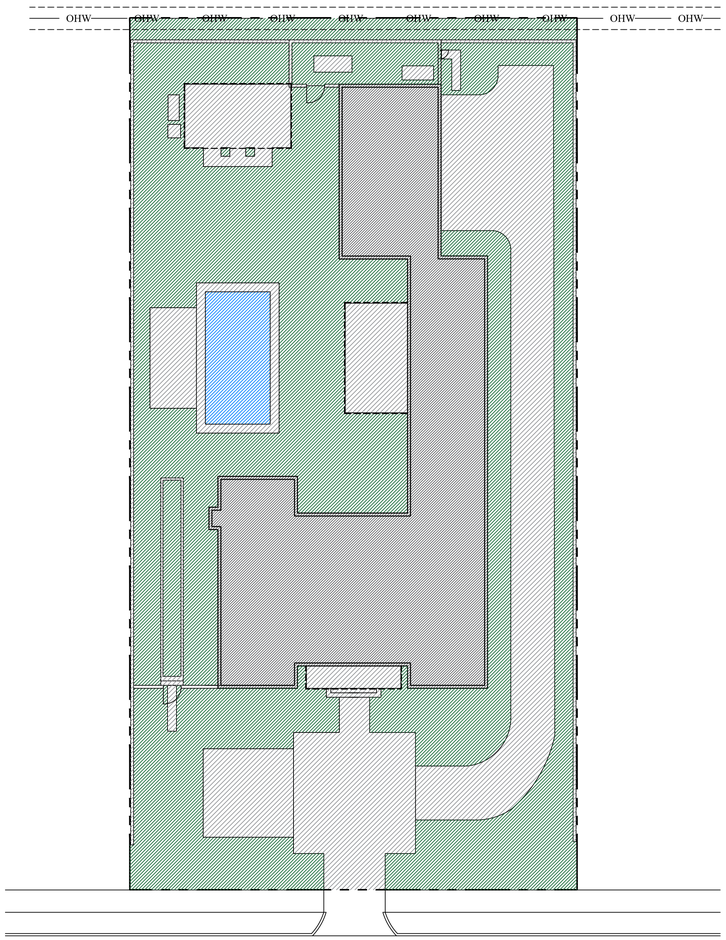
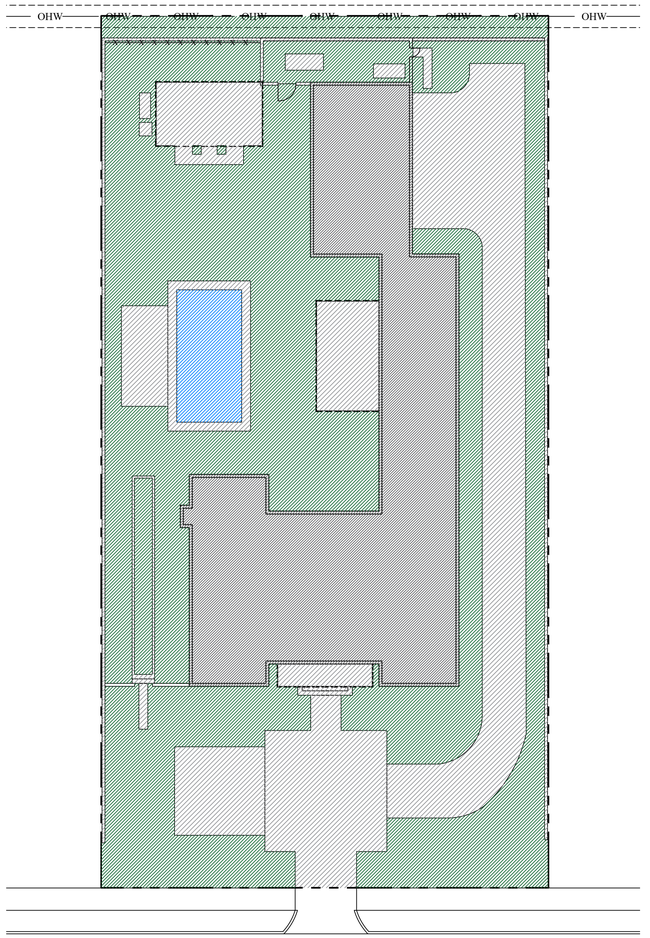


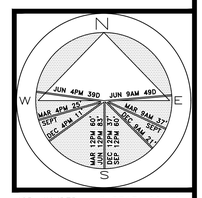
Existing Lot Coverage Graphic

Legend

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



Proposed Lot Coverage Graphic



JOB NUMBER: # 25151.00 LA
DRAWN BY: Allison Padilla

DATE: 09.29.2025

ARCS-25-1009

Existing Site Data

DESCRIPTION	REQUIRED		EXISTING		PROPOSED	
LOT ZONE			R-B - LOW DENSITY RESIDENTIAL			
LOT AREA	10,000 S.F. MINIMUM		19,500 S.F.			
OPEN / PERMEABLE SPACE	MINIMUM 45%	8,775 S.F.	43.9%	4,848.5 S.F.	43.9%	4,848.5 S.F.
FRONT YARD LANDSCAPE	MINIMUM 40% OF FRONT YARD	1,000 S.F.	56.68%	1,417 S.F.	56.68%	1,417 S.F.
PERIMETER LANDSCAPE WITHIN 10' OF PROPERTY LINE	MINIMUM 50% OF REQ'D OPEN SPACE	4,387 S.F.	50.32%	4,416 S.F.	50.32%	4,416 S.F.

SHEET L3.1

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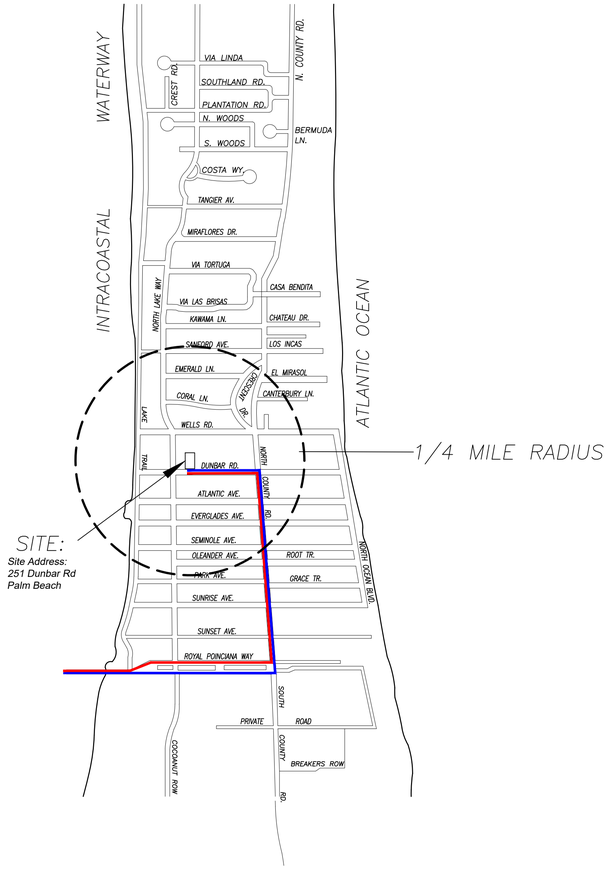
Open Space Diagrams

SCALE IN FEET 0' 8' 16' 24'





CONCEPTUAL CONSTRUCTION SCHEDULE

- OCT 29TH 2025 – ARCOM MEETING
- NOW 15TH 2025 – TOWN COUNCIL
- JAN 2026 – SUBMIT FOR PERMIT
- 1 WEEK –JAN 2026 – INSTALLATION OF WOOD FENCE
- .5 MONTHS – FINAL INSPECTIONS
- +/–1 MONTH – PROPOSED TOTAL CONSTRUCTION FOLLOWING BUILDING PERMIT

1 *PROPOSED TRUCK INGRESS / EGRESS ROUTES MAP*

SCHEDULE:

MONTH 1: DEMOLITION AND CLEANUP
(1 Day)

LARGEST TRUCK ->
1 STANDARD PICKUP TRUCK FOR MATERIAL DROPOFF

EXISTING DRIVEWAY WILL BE USED FOR ANY DELIVERIES AND PARKING

PROPOSED INGRESS TRUCK ROUTE

PROPOSED EGRESS TRUCK ROUTE

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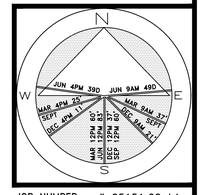

JOB NUMBER: # 25151.00 LA
DRAWN BY: Allison Padilla
DATE: 09.29.2025

ARCH-25-1009

SHEET L4.0

64 sf.
AREA IN SQ.FT.

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Truck Logistics Plan

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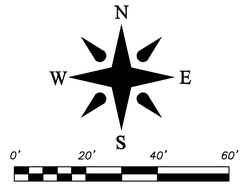
LEGEND

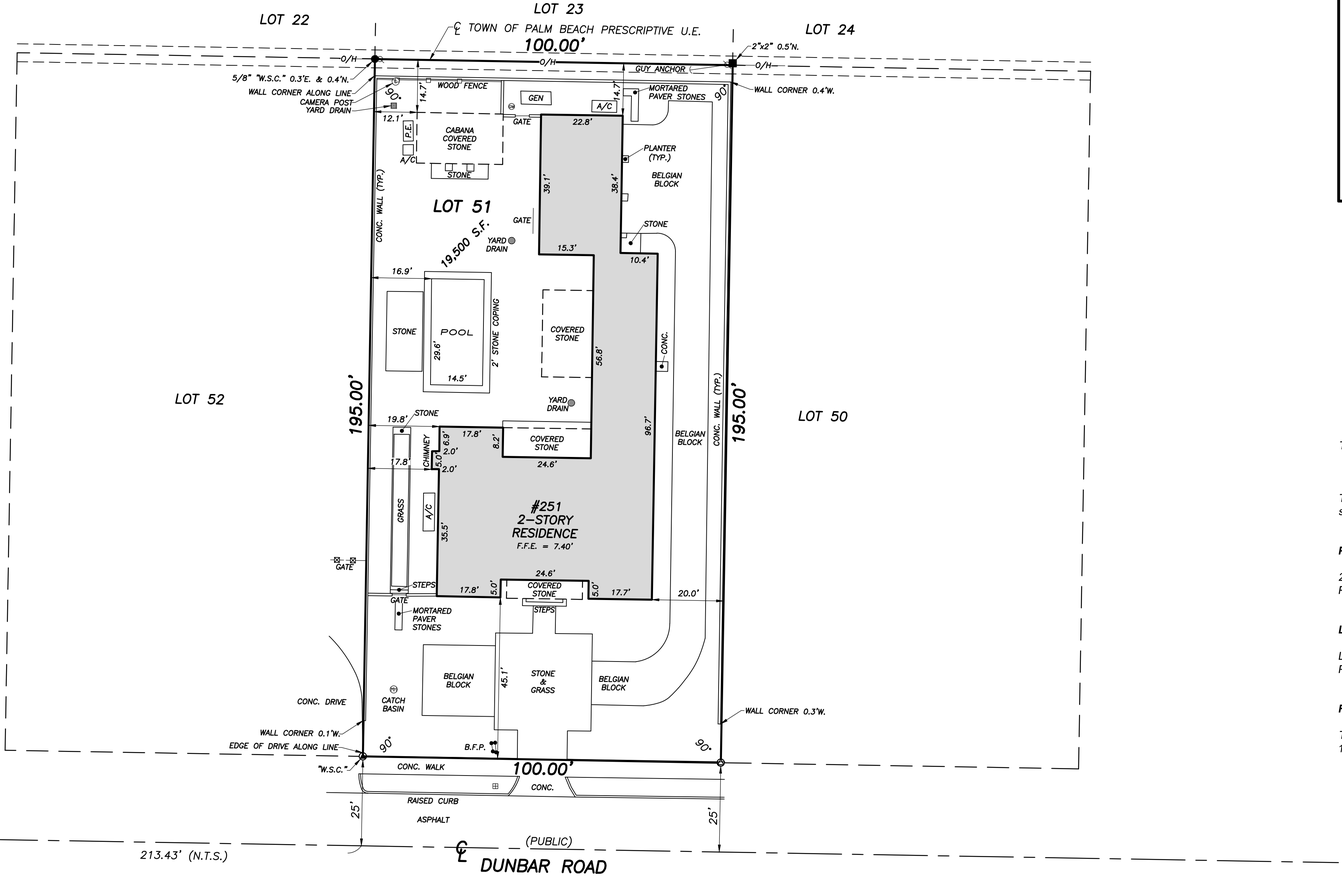
A	= ARC LENGTH
A/C	= AIR CONDITIONING
A.E.	= ACCESS EASEMENT
A.K.A.	= ALSO KNOWN AS
ASPH.	= ASPHALT
B.F.P.	= BACKFLOW PREVENTOR
BLDG.	= BUILDING
B.M.	= BENCHMARK
B.O.C.	= BACK OF CURB
B.O.W.	= BACK OF WALK
(C)	= CALCULATED
CATV	= CABLE ANTENNA TELEVISION
C.B.	= CHORD BEARING
C.B.S.	= CONCRETE BLOCK STRUCTURE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

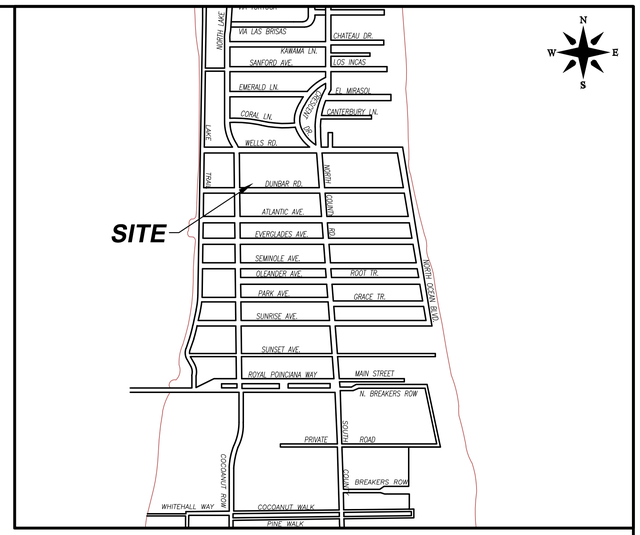
Boundary Survey For:

ALEXANDRA H. HAMM TRUST



SCALE: 1"=20'





VICINITY SKETCH

(NOT TO SCALE)

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

ALEXANDRA H. HAMM TRUST

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

PROPERTY ADDRESS:

251 Dunbar Road
Palm Beach, FL 33480

LEGAL DESCRIPTION:

*Lot 51, **ADAMS ADDITION**, according to the Plat thereof, as recorded in Plat Book 7, Page 68, 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. 12099C0581G, dated 12/20/2024.

NOTES:

1. *No title policy or commitment affecting title or boundary to the subject property has been provided. It is possible there are deeds and easements, recorded or unrecorded, which could affect this survey and boundaries. This office has made no search of the Public Records.*
2. *Elevations shown hereon, if any, are in feet and decimal parts thereof and are based on NAVD-88. The expected accuracy of the elevations shown hereon is 0.03' for the hard surface elevations and 0.1' for the soft surface elevations. Elevations shown hereon are U.S. survey feet unless otherwise noted.*
3. *Description furnished by client or client's agent.*
4. *Unless presented in digital form with electronic seal and electronic signature this survey must bear the signature and the original raised seal of a Florida licensed surveyor or mapper this drawing, sketch, plat or map is for informational purposes only and is not valid.*
5. *This survey cannot be transferred or assigned without the specific written permission of Wallace Surveying Corporation. This survey is not transferable by Owners Affidavit of Survey or similar instrument.*
6. *Except as shown, underground and overhead improvements are not located. Underground foundations not located.*
7. *The survey sketch shown hereon does not necessarily contain all of the information obtained or developed by the undersigned surveyor in his field work, office work or research.*
8. *No responsibility is assumed by this surveyor for the construction of improvements, from building ties shown on this survey.*
9. *Revisions shown hereon do not represent a "survey update" unless otherwise noted.*
10. *All dates shown within the revisions block hereon are for interoffice filing use only and in no way affect the date of the field survey stated herein.*
11. *In some instances, graphic representations have been exaggerated to more clearly illustrate the relationships between physical improvements and/or lot lines. In all cases, dimensions shown shall control the location of the improvements over scaled positions.*
12. *It is a violation of Rule 5J-17 of the Florida Administrative Code to alter this survey without the express prior written consent of the Surveyor. Additions and/or deletions made to the face of this survey will make this survey invalid.*
13. *The ownership of fences, perimeter walls and/or hedges shown hereon are not known and thus are not listed as encroachments. Fences, hedges and/or perimeter walls are shown in their relative position to the boundary.*
14. *The expected horizontal accuracy of the information shown hereon is +/- 0.10'.*

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: 04/14/2025

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

REVISIONS:

Boundary Survey For:

ALEXANDRA H. HAMM TRUST

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

FIELD: B.M.	JOB No.: 241175	F.B. PB PG. 52
OFFICE: S.W.	DATE: 04/14/25	DWG. No.: 241175
C'K'D.: W.N.	REF.: 241175	SHEET: 1 OF 1

TOWN OF PALM BEACH

Information for Architectural Commission Meeting on: October 29, 2025

To: Architectural Commission

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

From: Planning, Zoning & Building

Re: ARCS-25-1257 266 SOUTHLAND RD. The applicant, William & Emma Roberts (Environment Design Group), has filed an application requesting Architectural Commission approval for landscape and hardscape modifications.

Date: 10/22/2025

ATTACHMENTS
- PZB Staff Report
- Letter of Intent
- Plans

STRATEGIC PLAN
Strategic Priorities:
Community Culture and Character

Strategic Focus Areas:
Quality of Life

FUNDING
No Fiscal Impact

ARCS-25-1257 266 SOUTHLAND RD. The applicant, William & Emma Roberts (Environment Design Group), has filed an application requesting Architectural Commission approval for landscape and hardscape modifications.
Property Owner: Alexandra Hersey
Professional: Environment Design Group

HISTORY:
The single-family residence at 266 Southland Drive was recently heard by ARCOM under Application ARC-25-0028 (ZON-25-0031) for proposed fenestration modifications and a first-floor addition. The addition required a variance for a side yard setback, which was supported by ARCOM and subsequently approved by the Town Council in July 2025.

THE PROJECT:
The applicant has submitted plans, entitled "Private Residence", as prepared by Environment Design Group, uploaded October 7, 2025.

The following is the scope of work for the Project:

- Installation of a rear yard water feature.
- Modifications to the pool deck and associated landscape.

Site Data			
Zoning District	R-B	**Future Land Use**	SINGLE-FAMILY
Lot Size	11,000 SF	**Flood Zone**	X & AE-6
Lot Width	100'	**Lot Depth**	110'
Lot Coverage	Permitted: 4,400 SF Existing: 3,250 SF	**Overall Landscape Open Space**	Required: 45% Existing: 42.42% Proposed: 42.70 %
Perimeter Landscape Open Space	Required:50 % Existing: 60% Proposed: 64%	**Front Yard Landscape Open Space**	Required: 40% Existing: 57% Proposed: 51%

Surrounding Properties / Zoning	
North	265 Southland Rd (Residence) / R-B
South	265 Plantation Rd (Residence) / R-B
East	248 Southland Rd (Residence) / R-B
West	272 Southland Rd (Residence) / R-B

STAFF ANALYSIS:
The application is for rear yard modifications to the existing landscape and hardscape. A four-foot-high water feature will be constructed at the rear of the property flanked by two decorative pots for plantings. The fountain will be similar in style to the front yard found with

a cast stone trim matching the residence and mosaic tiles. The existing terrace will be extended to the fountain and portions of the pool. A new podocarpus hedge will be installed along the rear property line.



PROPOSED SITE PLAN

CONCLUSION:

Approval of the project will require one (1) separate motion to be made by the Architectural Commission:

1. for the overall design of the project in accordance with Sec. 18-205 criteria, subject to any imposed conditions.

WRB:JGM:SCP

ENVIRONMENT
DESIGN
GROUP

Land Planning
Landscape Architecture
Landscape Management

September 8, 2025

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

ATTN: *ARCOM Staff*
Re: 266 Southland Road - Landscape Architecture
Our Ref # 25063.00 LA

LETTER OF INTENT

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

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

The proposed changes include:

1. Minor modifications to pool deck
    a. Addition of a pool deck
2. Updated site data calculations
    a. See sheet L2.0 for details
3. Addition of water feature
4. Minor modification to rear landscape.
    a. See sheet L3.0 for details
5. Proposed modifications will not be visible from street or neighboring properties

The attached plan reflects the above-outlined revisions.

If there are any questions regarding this project, please feel free to reach out to our office.
Thank you for your assistance.

Dustin Mizell, MLA RLA #6666784
Environment Design Group

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

Scope of Work

MINOR MODIFICATIONS TO POOL DECK
- ADDITION OF A POOL DECK

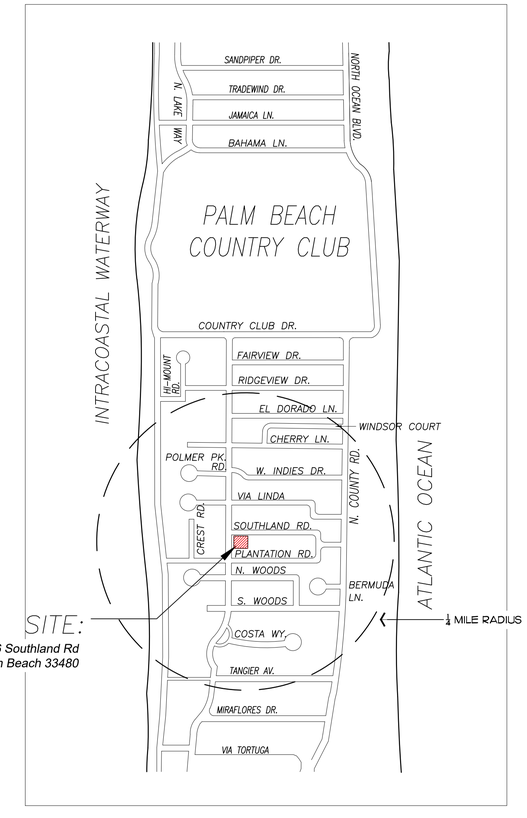
UPDATE SITE DATA CALCULATIONS
- SEE SHEET L2.0 FOR DETAILS

ADDITION OF REAR WATER FEATURE

MINOR MODIFICATION TO REAR LANDSCPE
- SEE SHEET L3.0 FOR DETAILS

EXISTING LANDSCAPE WILL NOT BE AFFECTED

PROPOSED MODIFICATIONS WILL NOT BE VISIBLE FROM STREET OR NEIGHBORING PROPERTIES



Vicinity Location Map

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

Private Residence
266 Southland Rd
Palm Beach

F L O R I D A

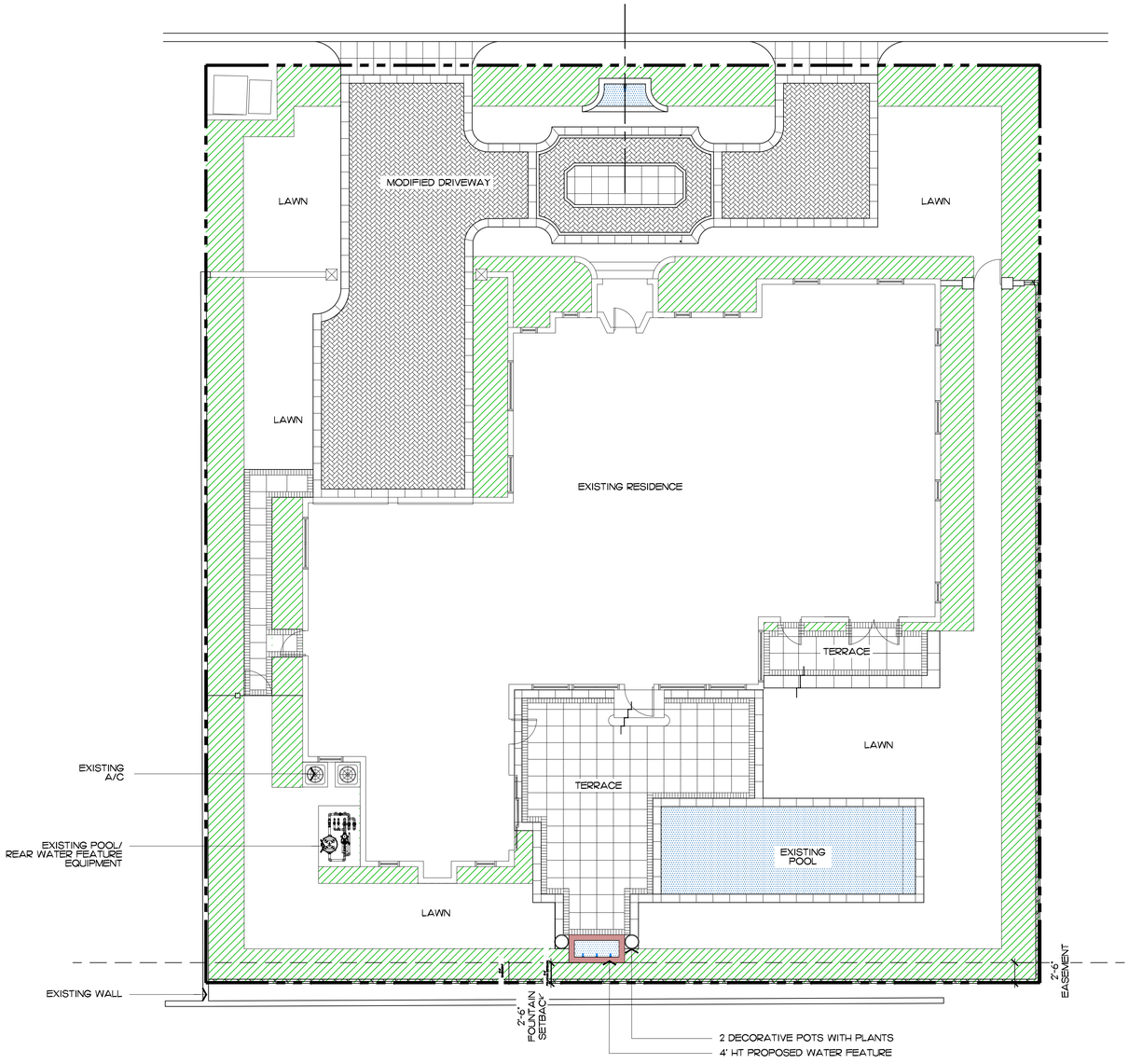
ARC-25-1257
Final Submittal: 10/07/25

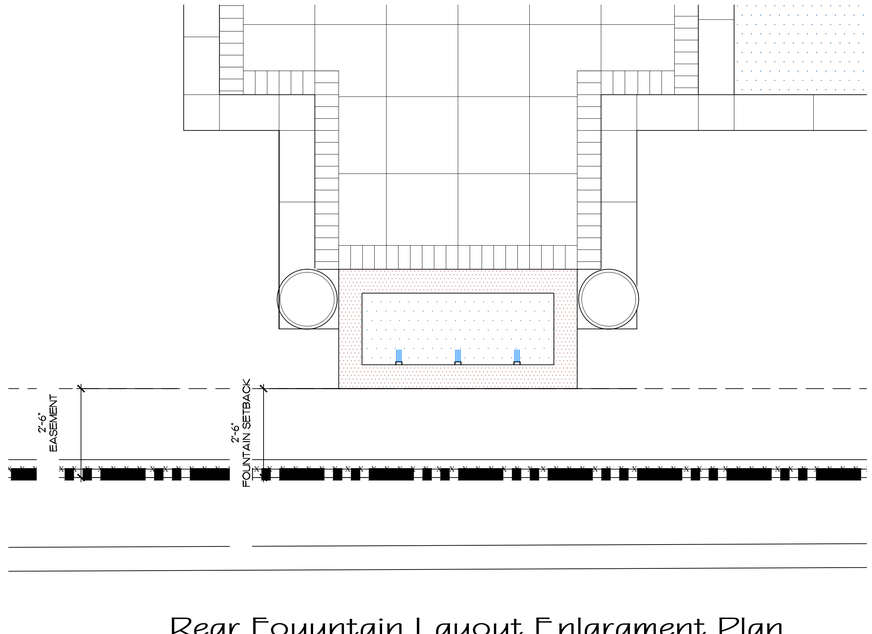
Sheet Index

Cover Sheet
L1.0 - Site Plan
L2.0 - Open Space Diagram
L3.0 - Landscape Plan
L4.0 - Landscape Schedule
L5.0 - Planting Details
L6.0 - Rear Fountain Layout
L7.0 - Rendered Site Plan
L7.1 - Perspective View
Survey

Design Team/Consultants

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





Rear Fouuntain Layout Enlargment Plan

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

Site Plan

SCALE IN FEET 0' 8' 16' 24'

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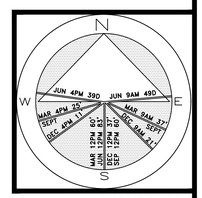
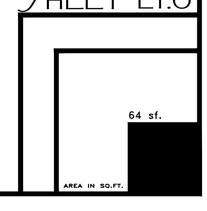


JOB NUMBER: # 25063.00 LA
DRAWN BY: Aleksandra Bugrii
DATE: 09.08.2025

ARC-25-1257

SHEET L1.0



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48 HOURS BEFORE DIGGING
CALL TOLL FREE
1-800-432-4770
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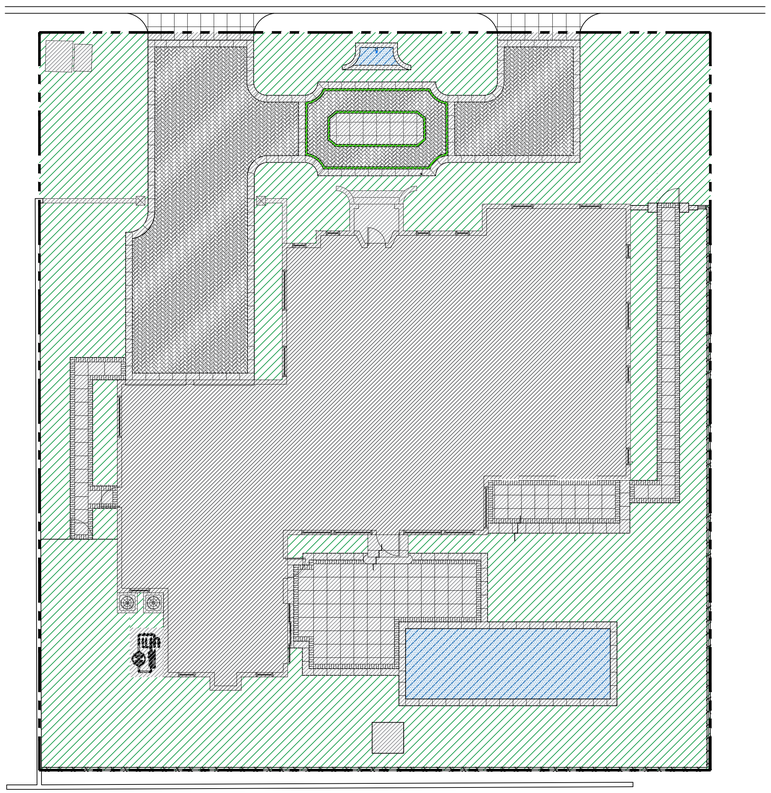
Dustin@environmentdesigngroup.com

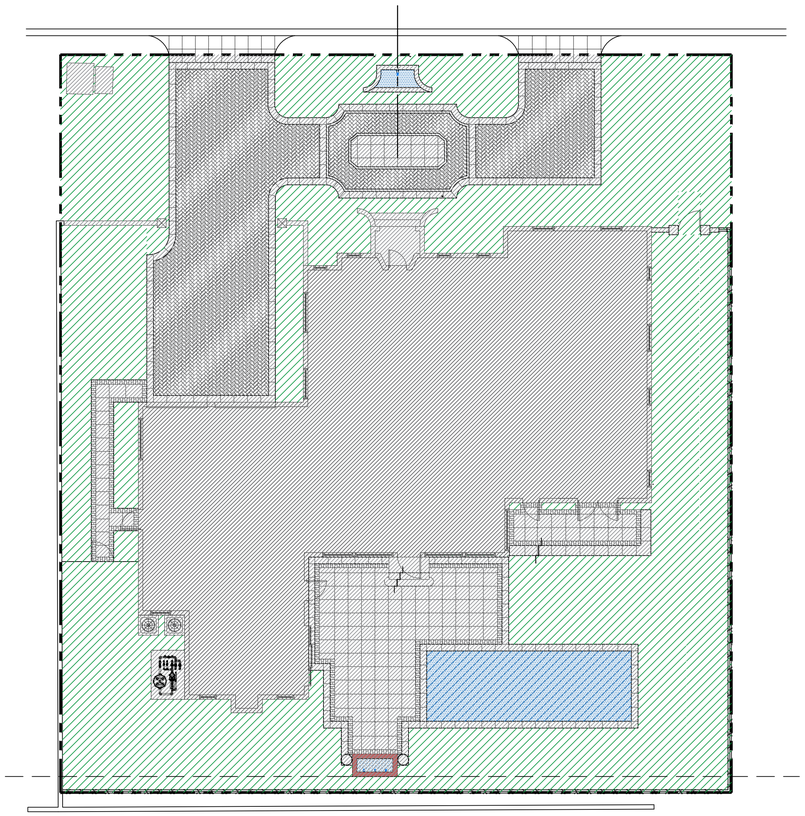
Private Residence
266 Southland Rd
Town of Palm Beach
FLORIDA

Legend

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



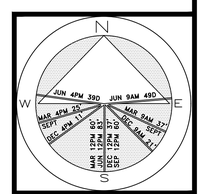
Previously Approved Lot Coverage Graphic



Currently Proposed Lot Coverage Graphic

Existing Site Data

DESCRIPTION	REQUIRED		EXISTING		PREVIOUSLY APPROVED		CURRENTLY PROPOSED	
LOT ZONE			R-B - LOW DENSITY RESIDENTIAL					
LOT AREA	10,000 S.F. MINIMUM		11,000 S.F.					
OPEN / PERMEABLE SPACE	MINIMUM 45%	4,950 S.F.	42.42%	4,667 S.F.	42.47%	4,672 S.F.	42.70%	4,697 S.F.
FRONT YARD LANDSCAPE	MINIMUM 40% OF FRONT YARD	1,000 S.F.	57.08%	1,427 S.F.	50.16%	1,254 S.F.	50.16%	1,254 S.F.
PERIMETER LANDSCAPE WITHIN 10' OF PROPERTY LINE	MINIMUM 50% OF REQ'D OPEN SPACE	2,475 S.F.	60.30%	2,985 S.F.	63.83%	3,160 S.F.	63.83%	3,080 S.F.



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DRAWN BY: Aleksandra Bugrii
DATE: 09.08.2025

ARC-25-1257

SHEET L2.0

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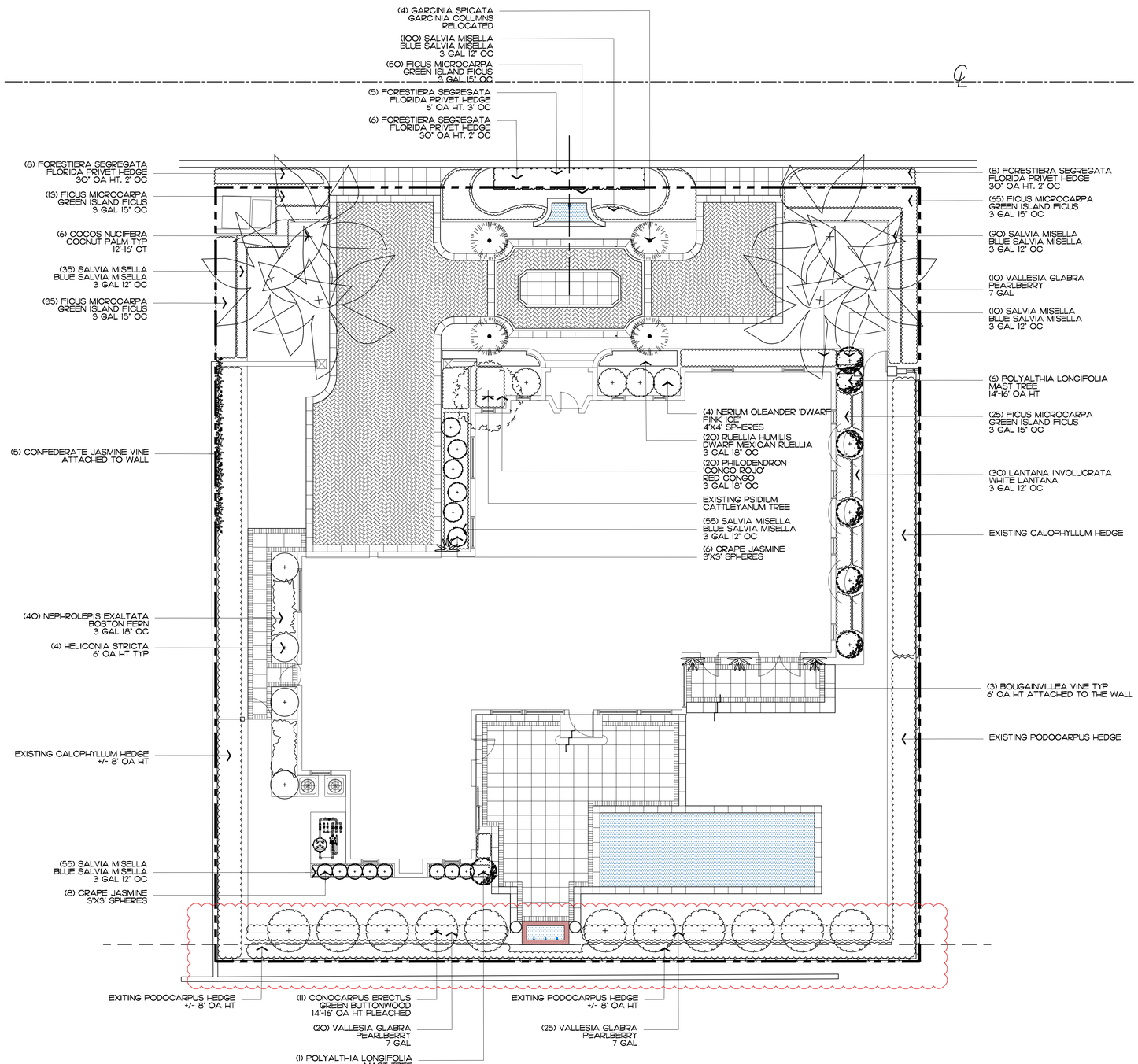
Open Space Diagrams

SCALE IN FEET 0' 8' 16' 24'





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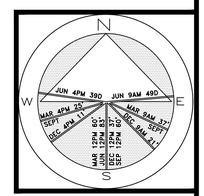

JOB NUMBER: # 25063.00 LA
DRAWN BY: Alex Bugrii

DATE: 09.08.2025

ARC-25-1257

SHEET L3.0

64 sf.
AREA IN SQ.FT.

Landscape Plan

SCALE IN FEET 0' 8' 16' 24'

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Trees & Palms

SYMBOL	PLANT NAME	QTY.	DESCRIPTION	NATIVE
	CONOCAPUS ERECTUS GREEN BUTTONWOOD TREE	11	14'-16' OA HT PLEACHED	YES
	POLYALTHIA LONGIFOLIA MAST TREE	7	14'-16' OA HT	NO
	COCOS NUCIFERA PALM BEACH	6	12'-16' OA HT	NO
	GARCINIA GARCINIA COLUMN	4	* EXISTING TO BE RELOCATED	YES
	TOTAL TREES: NATIVE SPECIES:	18 11 (57%)		

Groundcovers

SYMBOL/KEY	PLANT NAME	QTY.	DESCRIPTION	NATIVE
	SALVIA MISELLA BLUE SALVIA	370	1 GAL 12" OC	YES
	TOTAL: NATIVE SPECIES:	370 370 (100%)		

Lawn & Mulch

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

Shrubs & Vines

SYMBOL/KEY	PLANT NAME	QTY.	DESCRIPTION	NATIVE
	FICUS MICROCARPA GREEN ISLAND FICUS	188	3 GAL 15" OC	NO
	FORESTIERA SEGREGATA FLORIDA PRIVET HEDGE	5 22	6' OA HT 3' OC 30" OA HT 2' OC	YES
	VALLESIA GLABRA PEARLBERRY	55	7 GAL	YES
	HELICONIA STRICTA	4	6' OA HT	NO
	NEPHROLEPIS EXALTATA BOSTON FERN	40	3 GAL 18" OC	YES
	TRACHELOSPERMUM JASMINOIDES CONFEDERATE JASMINE	5	6' OA HT ATTACHED TO WALL	NO
	PHILODENDRON 'CONGO ROJO' RED CONGO	20	3 GAL 18" OC	NO
	LANTANA INVOLUCRATA WHITE LANTANA	95	3 GAL 12" OC	YES
	TABERNAEMONTANA DIVARICATA CRAPE JASMINE	14	3'X3' SPHERES	NO
	NERIUM OLEANDER 'DWARF PINK ICE' OLEANDER	4	4'X4' SPHERES	NO
	RUELLIA HUMILIS DWARF MEXICAN RUELLIA	20	3 GAL 18" OC	YES
	BOUGAINVILLEA VINE	3	6' OA HT ATTACHED TO THE WALL	NO
	TOTAL: NATIVE SPECIES:	475 237 (50.10%)		

Landscape Legend

PROPERTY ADDRESS:	266 SOUTHLAND RD	
LOT AREA (SQ FT)	11,000.00	
	REQUIRED	PROPOSED
LANDSCAPE OPEN SPEACE (LOS) (SQ FT AND %)	4,950 (45%)	4,697 (42.70%)
LOS TO BE ALTERED (SQ FT AND %)	NA	NA
PERIMTETER LOS (SQ FT AND %)	2,475 (50%)	3,080 (63.83)
FRONT YARD LOS (SQ FT AND %)	1,000 (40%)	1,254 (50%)
NATIVE TREES %	30%	57%
NATIVE SHRUBS & VINES %	30%	50.10%
NATIVE GROUNDCOVER %	30%	100%

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FL

JOB NUMBER: # 25063.00 LA
DRAWN BY: Alex Bugrii
DATE: 09.08.2025

ARC-25-1257

SHEET L4.0

Plant Schedule

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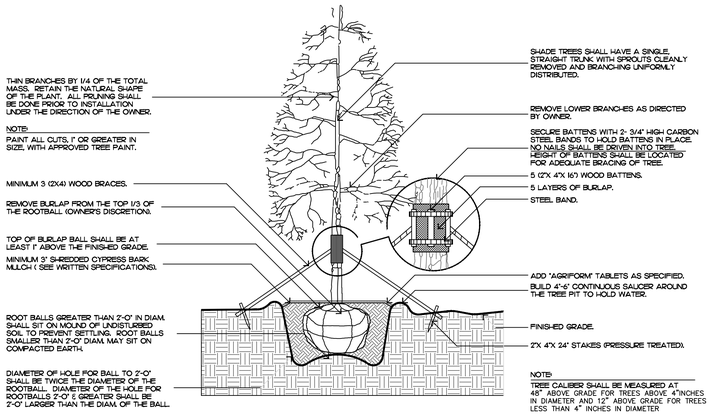
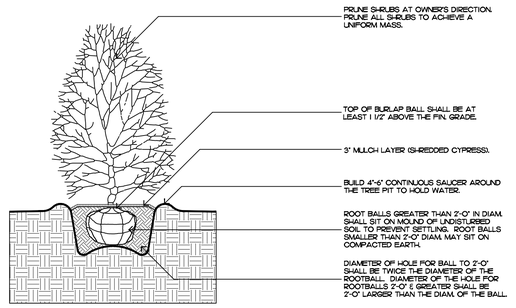


FILL MATERIAL SHALL CONSIST OF AT LEAST 1/3 NATIVE SOIL FROM THE HOLE DUG FOR THE PLANT. SEE SPECIFICATIONS FOR BACKFILL MIXTURE.

Tree Planting



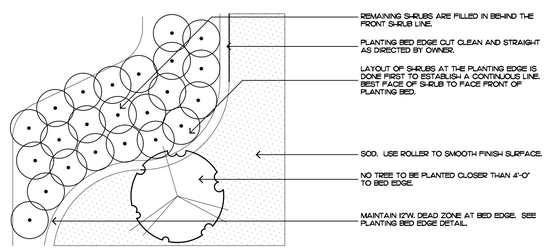
FILL MATERIAL SHALL CONSIST OF AT LEAST 1/3 NATIVE SOIL FROM THE HOLE DUG FOR THE PLANT. SEE SPECIFICATIONS FOR BACKFILL MIXTURE.

Shrub Planting

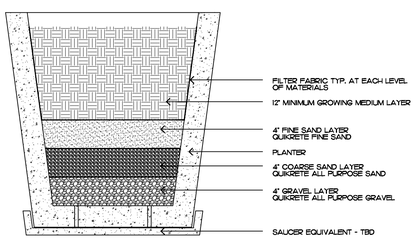
FILL MATERIAL SHALL CONSIST OF AT LEAST 1/3 NATIVE SOIL FROM THE HOLE DUG FOR THE PLANT. SEE SPECIFICATIONS FOR BACKFILL MIXTURE.

Irregular and Multi-stem Tree

Palm Tree Planting



Shrub & Groundcover Layout



Typical Planter Sediment Filtration Detail

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

MULCH:

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

SOD:

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

SUBSTITUTIONS:

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

MEASUREMENTS:

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

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

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

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

PALMS WITH MARRED OR BURNED TRUNKS WILL NOT BE ACCEPTED.

PLANTING SOIL AND BACKFILL:

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

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

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

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

PLANT MATERIALS:

PALMS, TREES, SHRUBS, GROUNDCOVERS AND VINES

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

CONTAINER GROWN STOCK:

1. ALL CONTAINER GROWN MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED PLANTS AND ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THE PLANTS SHALL HAVE TOPS OF GOOD QUALITY AND BE IN A HEALTHY GROWING CONDITION.
2. AN ESTABLISHED CONTAINER GROWN PLANT SHALL BE TRANSPLANTED INTO A CONTAINER AND GROWN IN THAT CONTAINER SUFFICIENTLY LONG ENOUGH FOR THE NEW FIBROUS ROOTS TO HAVE DEVELOPED SO THAT THE ROOT MASS WILL RETAIN ITS SHAPE AND HOLD TOGETHER WHEN REMOVED FROM THE CONTAINER.

WARRANTY:

WARRANTY PLANTS, SHRUBS AND GROUNDCOVERS FOR A PERIOD OF NINETY (90) DAYS. TREES & PALMS FOR ONE YEAR (1) AGAINST 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
139 North County Road SR20-B Palm Beach, Fl 33480
Phone 561.832.4600 Mobile 561.313.4424
Landscape Architecture
Land Planning
Landscape Management
Dustin M. Mizell, MLA FLA #6666784
Dustin@environmentdesigngroup.com

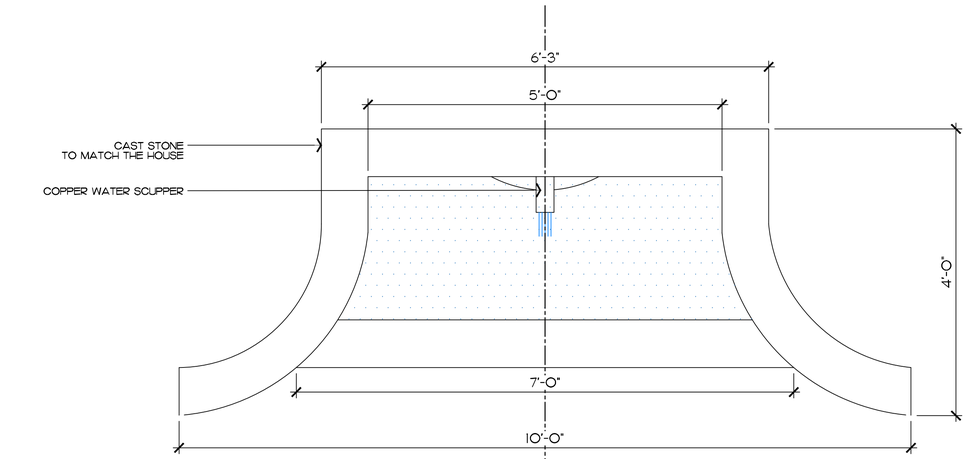
Private Residence
2660 Southland Rd
Town of Palm Beach
FLORIDA

JOB NUMBER: # 25063.00 LA
DRAWN BY: Dustin Mizell
DATE: 09.08.2025

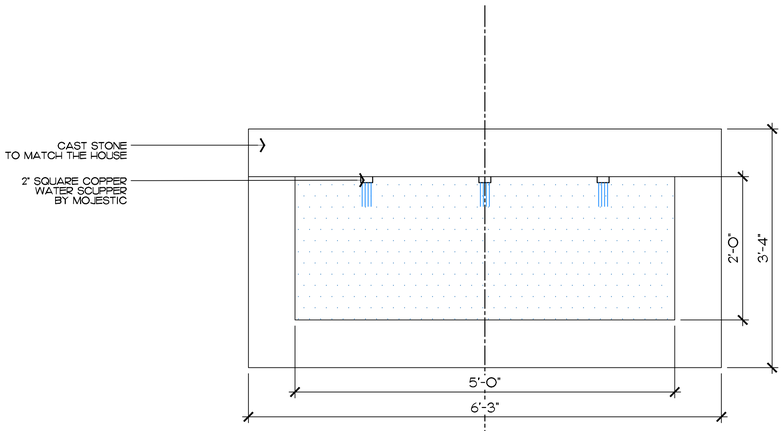
ARC-25-1257

SHEET L5.0

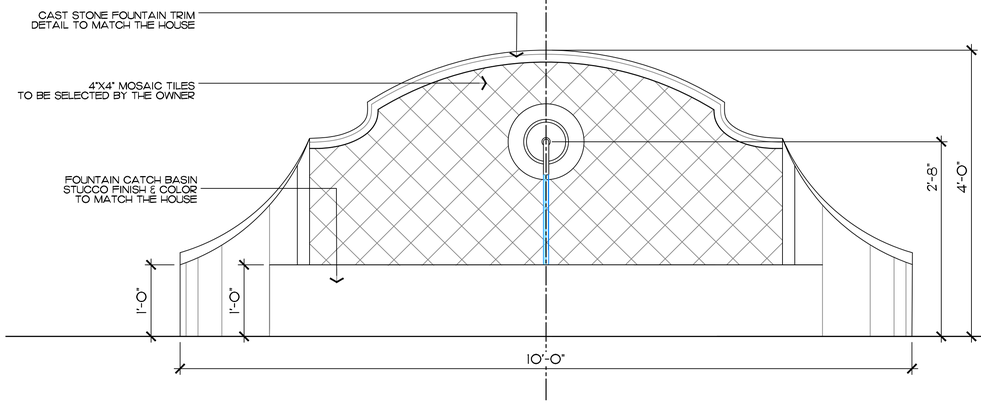
Planting Details & Specifications



Front Entry Fountain Layout



Proposed Rear Fountain Layout

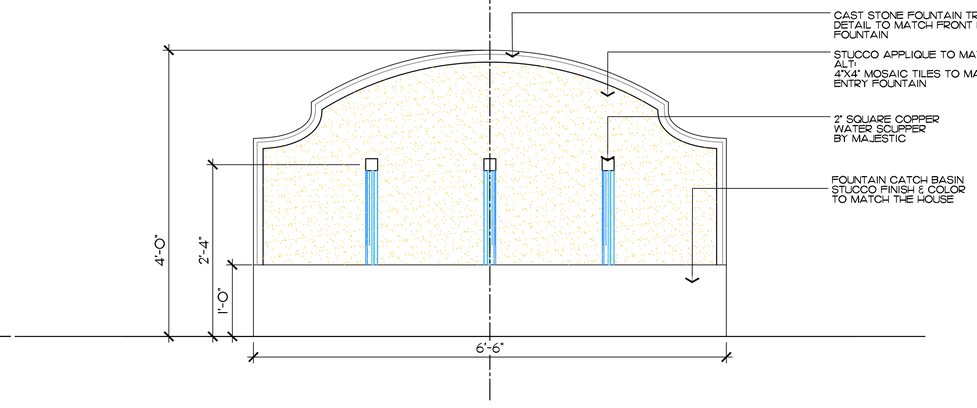


Front Entry Fountain Elevation

(ARCOM Approved May 2025)



COPPER FOUNTAIN WATER SCUPPER
TO BE APPROVED BY THE OWNER



Proposed Rear Fountain Elevation



2" SQUARE COPPER WATER SCUPPER
BY MAJESTIC

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

Rear Fountain Layout

SCALE IN FEET: 1"=1'

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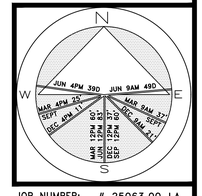

JOB NUMBER: # 25063.00 LA
DRAWN BY: Aleksandra Bugrii
DATE: 09.08.2025

ARC-25-1257

SHEET L6.0

64 sf.
AREA IN SQ.FT.

Southland Rd



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FLORIDA

JOB NUMBER: # 25063.00 LA
DRAWN BY: Aleksandra Bugrii
DATE: 09.08.2025

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SHEET L7.0

AREA IN SQ.FT.

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Rendered Site Plan

SCALE IN FEET: 1"=1'



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JOB NUMBER: # 25063.00 LA
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DATE: 09.08.2025

ARC-25-1257

SHEET L7.1

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SUNSHINE STATE ONE CALL OF FLORIDA, INC.

Perspective View

SCALE IN FEET: 1"=1'

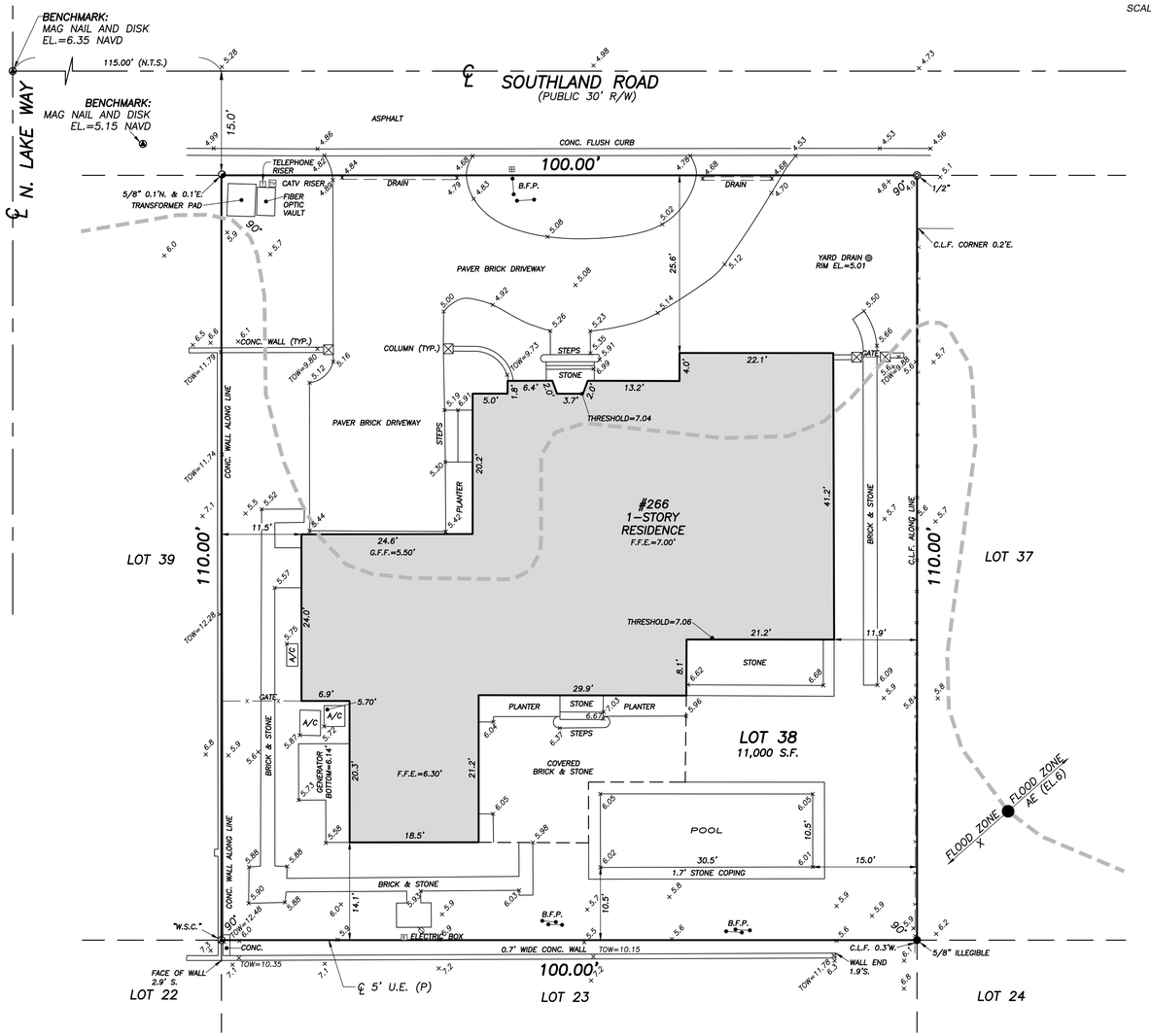
AREA IN SQ.FT.

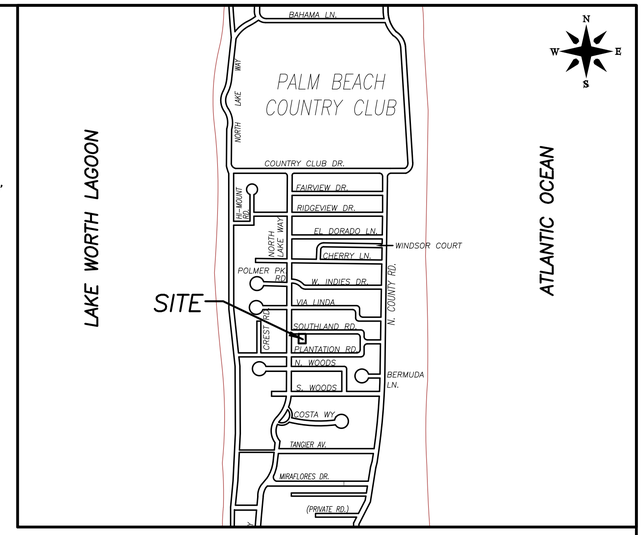
Boundary Survey For:

T. WILLIAMS ROBERTS, III and EMMA R. ROBERTS

LEGEND

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





VICINITY SKETCH
(NOT TO SCALE)



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

T. Williams Roberts, III and Emma R. Roberts
Old Republic National Title Insurance Company
Stephanie A. Eady Law PLLC

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

PROPERTY ADDRESS:
266 Southland Road
Palm Beach, FL 33480

LEGAL DESCRIPTION:
*Lot 38, **EAST SHORE ADDITION TO THE TOWN OF PALM BEACH**, according to the Plat thereof, recorded in Plat Book 21, Page 14 of the Public Records of Palm Beach County, Florida.*

FLOOD ZONES:
This property is located in Flood Zones X and AE (EL6), according to F.I.R.M. (Flood Insurance Rate Map) No. 12099C 0581 G, dated 12/20/2024.

NOTES:

1. *No title policy or commitment affecting title or boundary to the subject property has been provided. It is possible there are deeds and easements, recorded or unrecorded, which could affect this survey and boundaries. This office has made no search of the Public Records.*
2. *Elevations shown hereon, if any, are in feet and decimal parts thereof and are based on NAVD-88. The expected accuracy of the elevations shown hereon is 0.03' for the hard surface elevations and 0.1' for the soft surface elevations. Elevations shown hereon are U.S. survey feet unless otherwise noted.*
3. *Description furnished by client or client's agent.*
4. *Unless presented in digital form with electronic seal and electronic signature this survey must bear the signature and the original raised seal of a Florida licensed surveyor or mapper this drawing, sketch, plat or map is for informational purposes only and is not valid.*
5. *This survey cannot be transferred or assigned without the specific written permission of Wallace Surveying Corporation. This survey is not transferable by Owners Affidavit of Survey or similar instrument.*
6. *Except as shown, underground and overhead improvements are not located. Underground foundations not located.*
7. *The survey sketch shown hereon does not necessarily contain all of the information obtained or developed by the undersigned surveyor in his field work, office work or research.*
8. *No responsibility is assumed by this surveyor for the construction of improvements, from building ties shown on this survey.*
9. *Revisions shown hereon do not represent a "survey update" unless otherwise noted.*
10. *All dates shown within the revisions block hereon are for interoffice filing use only and in no way affect the date of the field survey stated herein.*
11. *In some instances, graphic representations have been exaggerated to more clearly illustrate the relationships between physical improvements and/or lot lines. In all cases, dimensions shown shall control the location of the improvements over scaled positions.*
12. *It is a violation of Rule 5J-17 of the Florida Administrative Code to alter this survey without the express prior written consent of the Surveyor. Additions and/or deletions made to the face of this survey will make this survey invalid.*
13. *The ownership of fences, perimeter walls and/or hedges shown hereon are not known and thus are not listed as encroachments. Fences, hedges and/or perimeter walls are shown in their relative position to the boundary.*
14. *The expected horizontal accuracy of the information shown hereon is +/- 0.10'.*

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: 01/15/25

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

REVISIONS:

Boundary Survey For:

T. WILLIAMS ROBERTS, III and EMMA R. ROBERTS

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

FIELD: B.M.	JOB No.: 233618-SE	F.B. PB365 PG. 61	
OFFICE: S.W.	DATE: 01/15/25	DWG. No.: 233618-SE	
C'K'D.: W.N.	REF.: 233618.DWG	SHEET: 1 OF 1	

TOWN OF PALM BEACH

Information for Architectural Commission Meeting on: October 29, 2025

To: Architectural Commission

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

From: Planning, Zoning & Building

Re: ARC-24-0090 (ZON-24 -0046) 2720 - 2730 S OCEAN BLVD- EDGEWATER/ AMBASSADOR SITE (COM BO) The applicant, Palm Beach Edgewater Fee Borrower LLC and Palm Beach Ambassador Fee Borrower LLC, has filed an application for Architectural Commission review and approval of a new multifamily, multibuilding residential development on the east and west sides of S Ocean Boulevard with a new multi-story residential building with five residential levels and a subterranean parking level and rooftop penthouse mechanical equipment to replace two existing five- and eight- story buildings on the east side of S Ocean Boulevard and to replace an existing three-story building on the west side of S Ocean Boulevard, to be demolished. This project includes multiple variances related to building height, building setbacks, building length, lot coverage, maximum amount of fill, rooftop generators, and rooftop mechanical equipment. This is a combination project that shall also be reviewed by Town Council as it pertains to zoning relief/ approval.

Date: 10/22/2025

ATTACHMENTS
- PZB Staff Report
- Letter of Intent
- Plans

STRATEGIC PLAN
Strategic Priorities:
Community Culture and Character

Strategic Focus Areas:
Quality of Life

FUNDING
No Fiscal Impact

ARC-24-0090 (ZON-24-0046) 2720 – 2730 S OCEAN BLVD—EDGEWATER / AMBASSADOR SITE (COMBO). The applicant, Palm Beach Edgewater Fee Borrower LLC and Palm Beach Ambassador Fee Borrower LLC, has filed an application for Architectural Commission review and approval of a new multifamily, multibuilding residential development on the east and west sides of S Ocean Boulevard with a new multi-story residential building with five residential levels and a subterranean parking level and rooftop penthouse mechanical equipment to replace two existing five- and eight-story buildings on the east side of S Ocean Boulevard and to replace an existing three-story building on the west side of S Ocean Boulevard, to be demolished. This project includes multiple variances related to building height, building setbacks, building length, lot coverage, maximum amount of fill, rooftop generators, and rooftop mechanical equipment. This is a combination project that shall also be reviewed by Town Council as it pertains to zoning relief/approval.

HISTORY:

At the MARCH 26, 2025 ARCOM meeting, after presentation and considerable discussion, the application was deferred (4-3 LC,RS,JS) to the May 28, 2025 ARCOM meeting so that the Application may receive input from the Town Council regarding the variances and special exceptions that are consequential to the overall design and planning of the Project. Generally speaking, the architectural direction presented was negatively received to varying degrees ranging from lackluster, and unimpressed to staunch aversion for its “out of character” nature and lack of inspiration from Palm Beach and office-park like floorplate and siting. Further questions of the material selection was also heard.

At the MAY 14, 2025 Town Council meeting, the applicant presented the proposal and after considerable discussion, direction on the variances were provided to the applicant. All of the Council members were supportive in concept of the idea of buried garage level and fill variance in order to conceal the parking, noting that variance(s) outweighed the unsightly alternative of a sea of parked cars; thus providing a clear direction to the applicant on the two most pressing and signifcant variances (fill and lot coverage). Most of the Council members felt that the above ground structures should comport with the zoning requirements as they apply to lot coverage, building length and setbacks.

At the MAY 28, 2025 ARCOM meeting, the applicant presented some ideas that the team has come up with after contemplating the direction provided by ARCOM at the March 26, 2025 meeting , most notably pertaining to the materiality, façade articulation, and the overall architectural context of Palm Beach. The item was deferred (6-1, RS) to July 23, 2025.

At the AUGUST 27, 2025, ARCOM meeting, the design team presented a status update to the Commission. The presentation on the progress set included a slightly modified design, additional inspiration images, and clarification of the depicted design. The three-building concept had not changed primarily because the surrounding condominiums support these volumes, as it has the least impact on their views. The architectural commission expressed concerns that the project still did not capture the unique essence of Palm Beach and that the architectural details were not making this a distinct product. There were repeated comments to revise the railings, consider more undulation in the building, break the buildings into additional structures, and make the massing more interesting. The applicant will return to the October ARCOM meeting to present a further refined proposal.

Applicant: Palm Beach Edgewater Fee Borrower LLC and Palm Beach Ambassador Fee Borrower LLC
Professional: Spina Orourke + Partners | OMA Architecture
Representative: Harvey Oyer, Esquire

THE PROJECT:

The applicant has submitted plans, "Ambassador 2720 S Ocean Blvd & 2730 S Ocean Blvd Final Submittal 10-07-2025" as prepared by **OMA** and **SpinaOrourke**, received by the Town and uploaded on 10/07/2025.

The project involves the construction of a new multi-story, multi-building residential building on an elevated site with five residential levels and a subterranean parking level and rooftop penthouse mechanical equipment to replace an existing three-story building on the lakefront parcel (west site) and the construction of a new multi-story residential building with five residential levels and a subterranean parking level, two residential towers, and rooftop penthouse mechanical equipment to replace an existing five- and eight-story building on the oceanfront parcel (east site).



The following Special Exceptions, Site Plan review and/or Variances shall be reviewed by Town Council:

SPECIAL EXCEPTION REQUESTS + SITE PLAN REVIEW

- **SPECIAL EXCEPTION 1**: Sec. 134-14060(8) for 5 stories.
- **SITE PLAN REVIEW**: Sec. 134-1871 Every application for a multifamily dwelling shall be subject to site plan review procedures.

VARIANCES FOR THE WEST LAKEFRONT (EDGEWATER) PARCEL

- **VARIANCE #1** Sec. 134-1060(9) LOT COVERAGE (V1) A variance to exceed the maximum lot coverage by 9.51% for new five-story building with 31.51% lot coverage in lieu of the 22% permitted inclusive of the subgrade garage and terraces.
- **VARIANCE #2** Sec. 134-1060(10) (V2) Sec. 134-1874 BUILDING LENGTH (V2) A variance to exceed the maximum building length from 175'-0" to 211'-9" inclusive of the subgrade garage and terraces.
- **VARIANCE #3** Sec. 134-1600 FILL (V3) A variance to exceed by 6.4 the maximum amount of fill in required yards to permit 9.0 ft. of max fill in lieu of 2.60 ft. permitted.

COR = 4.8 NAVD FFE = 10.00 NAVD (per Point of Measure Definitions) 10.00-4.8 = 5.2 / 2 = 2.60 FT. MAX FILL

- **VARIANCE #4** Sec. 134- 1060(6)(d) SIDE YARD (NORTH) SETBACK (V4) A variance to reduce the required minimum side yard setback to 8'-1/2" in lieu of 62'-6" required and 11'-3" existing.
- **VARIANCE #5** Sec. 134-1607(1) ROOFTOP MECHANICAL EQUIPMENT (V5) Allow an increase in height of the rooftop mechanical equipment from 48" to 108".
- **VARIANCE #6** Sec. 134-1729 GENERATORS (V6) A variance to allow generators on roofs and to increase in the height of generators greater than 100 kw from 84" to 155" and permitted to be mounted on the roof of the building and not be enclosed in a building. (ADDED ADDITIONAL LANGUAGE)
- **VARIANCE #7** Sec. 134-845 MECHANICAL EQUIPMENT AREA (V7) A variance to exceed by 16.7% the rooftop area greater than 10% of the rooftop area, to permit 26.7% for building 3.
- **VARIANCE #8** Sec. 134-1064(b)(3) OVERALL BUILDING HEIGHT (V8) A variance to increase the overall building height for the mechanical level by 8' to 75'-6" in lieu of the permitted 67'-6". (Building height is for mechanical equipment screening only).
- **VARIANCE #9** Sec. 134-1667 and 1670(a) PERIMETER WALL HEIGHT (V9) A variance to exceed by 1' for 6'-10" in front yard and 7'-6" in side yards.

VARIANCES FOR THE EAST OCEANFRONT (AMBASSADOR) PARCEL:

- **VARIANCE #10** Sec. 134-1060(9) LOT COVERAGE (V10) A variance to exceed the maximum lot coverage by 22% for new five-story building with 44% in lieu of the 22% permitted- inclusive of the subgrade garage and terraces. NOTE: Existing Lot Coverage is nonconforming at 24% NOTE: Portion of structure above grade is 26.7% lot coverage.
- **VARIANCE #11** Sec. 134-1060(10) Dimensions (V11) Sec. 134-1874 BUILDING LENGTH A variance to exceed the maximum building length from 175'-0" to 442'-0" inclusive of the subgrade garage and terraces. NOTE: Portion of structure above grade does not exceed 175'-0" ft.
- **VARIANCE #12** Sec. 134-1600 FILL (V12) A variance to exceed by 6.4 the maximum amount of fill in required yards to permit 12.5 ft. of max fill in lieu of 6.1 ft permitted. COR = 4.8 NAVD FFE = 17.00 NAVD 17.00-4.8 = 12.2 / 2 = 6.1 FT. MAX FILL
- **VARIANCE #13** Sec. 134- 1060(6)(d) SIDE YARD (NORTH) SETBACK (V13) A variance to reduce the required minimum side yard setback to 31'-7" in lieu of 60'-6" required.
- **VARIANCE #14** Sec. 134- 1060(6)(d) SIDE YARD (SOUTH) SETBACK (V14) A variance to reduce the required minimum side yard setback to 29'-2" in lieu of 62'-6" required and 29'-9" existing.
- **VARIANCE #15** Sec. 134-1607(1) ROOFTOP MECHANICAL EQUIPMENT (V15) Allow an increase in height of the rooftop mechanical equipment from 48" to 108".
- **VARIANCE #16** Sec. 134-1729 GENERATORS (V16) A variance to allow generators on roofs and to increase in the height of generators greater than 100 kw from 84" to 155" and permitted to be mounted on the roof of the building and not be enclosed in a building. (ADDED ADDITIONAL LANGUAGE)
- **VARIANCE #17** Sec. 134-845 MECHANICAL EQUIPMENT AREA (V17) A variance to exceed the rooftop area greater than 10% of the rooftop area, to permit 32.63% for building 2 and to permit 30.58% for building 1.
- **VARIANCE #18** Sec. 134-1064(b)(3) OVERALL BUILDING HEIGHT (V18) A variance to increase the overall building height for the mechanical level by 8' to 73.5' for the portion of the building east of the CCL and 14.9" to 80.4' for the portion of the building

west of the CCL in lieu of the permitted 65.5' for the overall building height.

- **VARIANCE #19** Sec. 134-1060(8) BUILDING HEIGHT (V19) A variance to increase the overall building height building 2 by 7'-0" in lieu of the permitted from 60'-6" from 9' NAVD for the portion of the building located east of the CCCL.
- **VARIANCE #20** Sec. 134-1667 and 1670(a) PERIMETER WALL HEIGHT (V20) A variance to exceed by 1-6"' for 7'-2" in front yard and 8'-6" for 15'-6" in side yards.

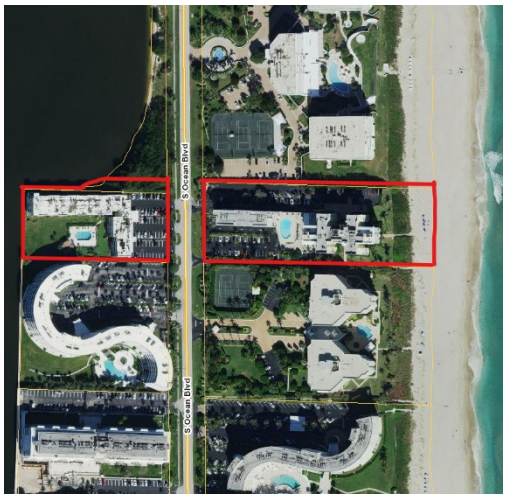
Zoning District	**R-D(2)**	**Future Land Use**	**MULTI FAMILY HIGH DENSITY**
BUILDING 3: EDGEWATER PARCEL (WEST/LAKEFRONT)			
Year of Construction:1967	**Existing # of Units :37**		**Existing # of stories: 3**
Flood Zone	**AE-9 and AE-8**	**Crown of Road**	**4.8' NAVD**
Lot depth	**398'-0"**	**Lot width**	**+/- 190'**
Lot Size (SF)	81,461SF (1.87 acres)	**Fin. Floor Elevation**	13' NAVD
Proposed # of stories	5 + parking level and rooftop mech.	**Proposed # of Units**	17
Lot Coverage	Existing: 25.6% (31,198 SF) Proposed: 29.72% (24,212 SF) Permitted: 22% (17,921 SF) ***Variance required***	**Floor Area Gross floor area (GSF)**	18,548 SF (not including garage level)
Building Height	Existing: 30'-0" (3 stories) Proposed: 62'-6" (Overall 75'-6") Permitted: 62'-6" (Overall 67'-6") ***Variance required***	**Building Length**	Proposed: 211'-0" Permitted: 175'-0" ***Variance required***
Fill	Proposed: 9.0' Permitted: 2.6' ***Variance required***	**Overall Landscape Open Space (LOS)**	Existing: 45.8% (37,313 SF) Proposed: 36.6% (29,834SF) Required: 35% (29,593 SF)
BUILDINGS 1 and 2: AMBASSADOR PARCEL (EAST/OCEANFRONT)			
Year of Construction:1947/1963	**Existing # of Units:98**		**Existing # of stories: 5 and 8**
Flood Zone	**X, AE-8 and VE-11**	**Crown of Road**	**4.8' NAVD**
Lot depth	**709'-0"**	**Lot width**	**+/- 216'**
Lot Size (SF)	131,764 SF (3.02 acres)	**Fin. Floor Elevation**	17' NAVD
Proposed # of stories	5 + parking level and rooftop mech.	**Proposed # of Units**	24
Lot Coverage	Existing: 23.6% (31,198 SF) Proposed: 43.18% (56,895 SF) Permitted: 22% (28,988 SF)	**Floor Area Gross floor area (GSF)**	154,955 SF (not including garage level)
Building Height	Existing: 93'-0" (8 stories) Proposed #1 60'-6" (Overall 73'-6") Proposed #2 67.5' (80.5' Overall) Permitted: 60'-6" | O 65'-6" ***Variances required***	**Building Length**	Proposed: 442'-0" Permitted: 175'-0" ***Variance required***
Fill	Proposed: 12.5' Permitted: 6.1' ***Variance required***	**Overall Landscape Open Space (LOS)**	Existing: 32.9% (43,202 SF) Proposed: 38.17% (50,302 SF) Required: 35% (46,098 SF)
Surrounding Properties / Zoning			
North	Lake Worth Lagoon and natural landscape area 1979 Three (3) Seven-story residential buildings—*"Beach Point 2660 S Ocean Blvd"* / R-D(2)		
South	1969 One (1) Five-story residential building—*"The Regency"* / R-D(2) 1990 Two (2) Six-story residential building—*"2770 South Ocean Condo"* / R-D(2)		
East	Atlantic Ocean		
West	Lake Worth Lagoon		

CONSISTENCY WITH THE COMPREHENSIVE PLAN:

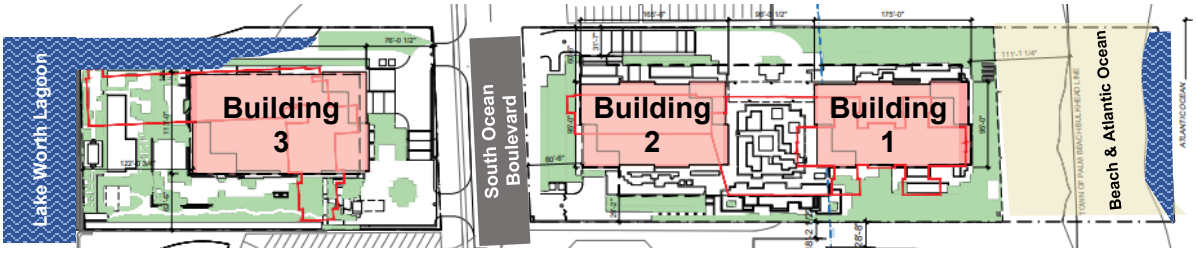
A preliminary review of the project indicates that the proposed **application** for a **residential**

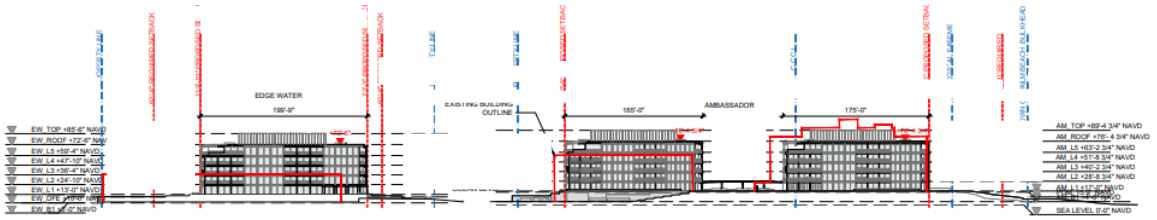
building is **consistent** with the **MULTI-FAMILY HIGH DENSITY** designation of the Future Land Use Map of the Comprehensive Plan. The 41 residential unit proposal is below the density threshold of 14.157 du/a which would allow up to 69 residential units on the 4.89-acre site.

STAFF ANALYSIS:



The development site is two parcels located in the south end of the Town, approximately one-half mile north of the Lake Worth Bridge and Lake Worth Casino, beach, pier and park. The development site consists of the Ambassador (east) site which contains approximately 131,764 SF (3.02 acres) of lot area and the Edgewater (west) site with approximately 81,461SF (1.87 acres) of area, located across from one another on South Ocean Boulevard. Both sites are currently improved with buildings and surface parking areas. Between the two buildings there are currently existing residential and condo-hotel units totaling 135 units. This application proposes 41 residential units on the two sites- 17 on the west site and 24 on the east site. The density permitted under the Zoning Code and Comprehensive Plan density thresholds allows for residential development of up to 69 units; in this regard, the application represents a 59.4% reduction of this development potential.





The site plans and the foundation of the design rely heavily on the raising of the parcel from the road grade elevation to the desired elevations of the finished floors of the buildings, although it must be noted that the FEMA requirements require both sites to have a minimum finished floor elevation at a substantially higher elevation than the road. On the west side of the site, the relatively flat parcel's change of elevation is accommodated through landscape tiered areas that are maximized with fill in all of the required yards. A lower-level parking

garage is provided. On the east side, this elevation is accommodated through landscape tiered areas that are maximized with fill in all of the front yard and a portion of the lower lying side yards. This is less significant as the site rises considerably with the naturally elevated dune to the east. A lower level parking garage ("basement") is provided. A separate motor court is provided between the two residential towers that rise from the connected underground garage. Abundant landscaping is provided throughout the sites. Both sides consist of six-level structures, with the lowest level containing "subterranean" parking relying on excess fill to meet the definition of a basement, and therefore not counting as a story.

For zoning purposes, the project is analyzed as two buildings--one on each side of the roadway, i.e. site. But visually the two buildings will appear as three synonymous glass towers aligned on an east-west axis from ocean to lake. The buildings will feature fully glazed curtain walls with deep recessed balconies. Cream colored terracotta fluting and tiling will be applied to the projecting slabs of the floors and underside of the projections that extend from all sides of the buildings, and concave structural columns clad in carved coral that serve as unit dividers. The contemporary glass building may be a departure from the architecture of both the immediate area as there has not been recent residential multifamily new construction in nearly over 20 years and the Town as a whole. To that, the property immediately to the south of the eastern site, 2770 South Ocean, was built in 1990. It consists of two six-story towers with a design composed of solid masonry walls, long recessed balconies and topped by flat roofs. A more recent development, the Bellaria Condominium, built in 2006 immediately to the south of the Lake Worth Casino, has a Mediterranean flavor with masonry punctuated with balconies and large windows. Additionally barrel tile sloping roof lines and scored stucco is also used in this Neo-Mediterranean complex.



The general architectural parti remains as it was when first presented in March; three similar glass buildings organized over a subterranean parking level. The basic organizational scheme of the building's design remain unchanged, although several iterations, and revisions have occurred to the exterior of the building(s) including modifications to the massing, some floorplates, and volume of the building's predominantly glass cubes. The applicant has engaged in extensive public outreach, and neighboring property owners have

expressed their support for the development's layout, massing, and overall site plan—including support for the multiple variance requests.



Current proposal

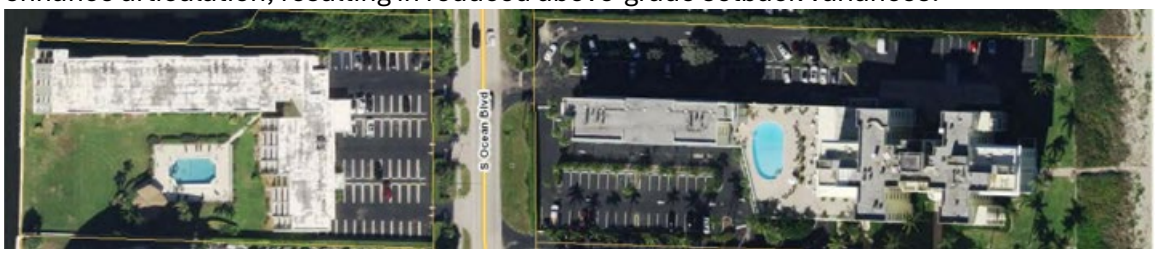


Original March 26, 2025 proposal

The applicant has attempted to incorporate the Architectural Commission's comments from three separate presentations, while retaining the overall same siting and general envelope of

the buildings that have been benefited with support from the abutting properties and overall community in the south of the Town. The massing, materiality, and façade articulation have been refined to reduce the perceived scale, create a warmer, more residential character than has previously been presented. This has been further realized with the material selection intended to create a warm residential aesthetic: limestone cladding for solid wall areas; warm bronze window mullions and steel guardrails; and cypress wood soffits for the projecting loggias.

Building volumes have been adjusted in both plan and section to slightly reduce bulk and enhance articulation, resulting in reduced above-grade setback variances.



Existing site plan conditions



Proposed site plan conditions

Staff does have concerns with the overall mass of the penthouse mechanical equipment on all three of the rooftops. Currently, each rooftop projections exceeds the footprint allowed and the maximum height encroachment.



As the elements require variances, staff would like to see a continued exploration of the reduction of these mechanical penthouse areas in height and extent (footprint) in order to minimize bulk and appearance of additional story.

With continued refinement and design direction from the Commission, this could be a

signature building within the Town of Palm Beach, ushering in a new era of development in the south end.

CONCLUSION:
Approval of the project will require three (3) separate motion(s) to be made by the Architectural Commission:

1. For the demolition of the existing structures; and
2. for the overall design of the project in accordance with Sec. 18-205 criteria, subject to any imposed conditions, and
2. that the implementation of the proposed variances **shall** or **shall not** cause negative architectural impacts to the subject property.

WRB:JGM

L E T T E R O F I N T E N T

F I N A L S U B M I T 1 0 / 7 / 2 0 2 5

DATE: October 7, 2025

TO: Town of Palm Beach Planning, Zoning & Building Dept.

RE: 2720-2730 S. OCEAN BLVD. **ARC-24-0090 (ZON-24-0046)**

REQUEST

On behalf of Palm Beach Edgewater Fee Borrower LLC, the owner of the property located at 2720 S. Ocean Blvd., and Palm Beach Ambassador Fee Borrower LLC, the owner of the property located at 2730 S. Ocean Blvd. (collectively the "**Applicant**"), Shutts & Bowen LLP submits this request for Town Council ("**TC**") approval of a Special Exception ("**SE**") with Site Plan Review ("**SPR**") and Variances, and Architectural Commission ("**ARCOM**") review and approval of a Major Project for three multifamily buildings located on the abovementioned properties ("**Site**").

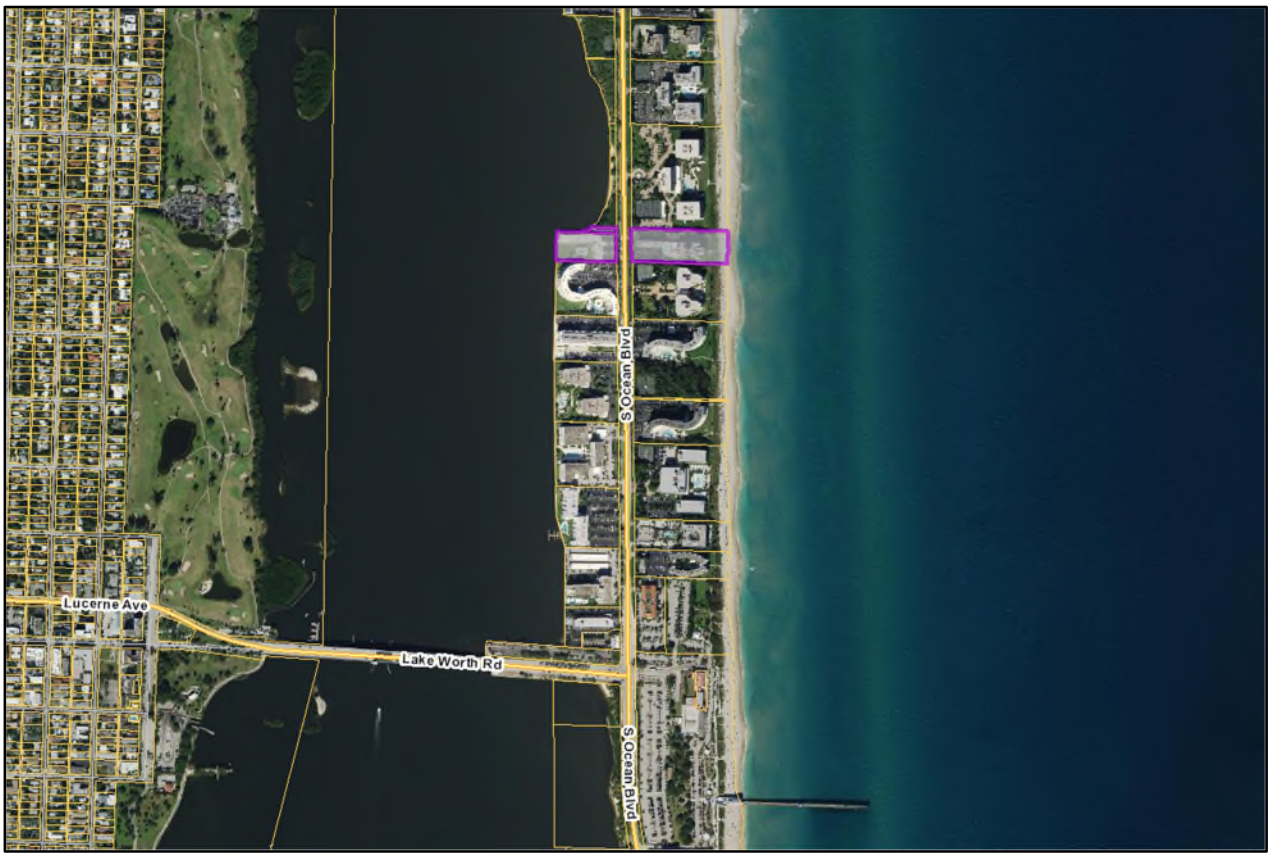


FIGURE 1 – Location map

Future Land Use ("FLU"):	Multi-Family High Density ("**MF**")
Zoning District:	R-D(2) High Density Residential District ("**R-D(2)**")
Municipality:	Town of Palm Beach ("**Town**")

Applicant proposes to redevelop the Site with three multifamily buildings. Specifically, there will be one 5-story building located at 2720 S. Ocean Blvd. with a total of 17 residential units ("**Edgewater**"), two 5-story buildings located at 2730 S. Ocean Blvd. with a total of 24 residential units ("**Ambassador**"), and a total of 126 parking spaces in individual subgrade parking levels, collectively the project ("**Project**").

In order to create a more desirable and attractive development that utilizes innovative land planning, respects surrounding land uses, and enhances the public realm, Applicant is requesting TC approval of the SE, SPR, and Variances, and ARCOM approval of a Major Project, as follows:

- SPR required for multifamily dwelling (Sec. 134-1871).
- SE to allow five stories (Sec. 134-1406(8)).
- Major Project (Sec. 18-205).
- Variances from the Town's Zoning Code of Ordinances ("**Code**") related to building height, building setbacks, building length, lot coverage, max fill, rooftop generators, and rooftop mechanical equipment. See the **Exhibit "C"** of this Letter of Intent for details and analyses.

PROJECT

Ambassador is approximately 3.29-Palm Beach acres and located on the east side of S. Ocean Boulevard. It is proposed to be developed with 24 residential units in two 5-story buildings with a total of 154,955 square ft ("**sq. ft.**"), which is a reduction of 7,515 sq. ft. from 162,470 sq. ft.:

- Building 1 is located along the oceanfront and will be developed with 10 residential units ("**Building 1**"):
  - Reduction from 59,706 sq. ft. to 53,871 sq. ft. of residential.
  - Other reductions throughout.
- Building 2 is located along S. Ocean Boulevard and will be developed with 14 residential units ("**Building 2**"):
  - Reduction from 50,073 sq. ft. to 47,356 sq. ft. of residential.
  - Other reductions throughout.
- Buildings 1 and 2 have 89 parking spaces in a subgrade parking level.

Edgewater is approximately 2.11-Palm Beach acres and located on the west side of S. Ocean Blvd. It is proposed to be developed with 17 residential units in one 5-story building with a total of 108,548 sq. ft. ("**Building 3**"), which is a reduction of 6,815 sq. ft. from 115,363 sq. ft.:

- Reduction from 75,082 sq. ft. to 72,250 sq. ft. of residential
- Other reductions throughout.
- 35 parking spaces in a subgrade parking level.

(Buildings 1-3 are collectively, the "**Buildings**")

ZONING ADJUSTMENTS SUMMARY

Ambassador Site (Buildings 1 and 2):

- The width of Building 2 has been reduced to comply with the minimum required setbacks for both the North and South sides (above grade), with the exception of a portion of the arcades on the ground floor.
- The length of Building 2 has been increased to 171 feet.
- The distance between Buildings 1 and 2 has been reduced to 84 feet.

Edgewater Site (Building 3):

- Building 3 has been shifted 5 feet to the north to comply with the minimum required setback along the south side.
- The total width of Building 3 has been extended to 119 feet.
- The western side of Building 3 has been extended to incorporate decorative eaves and slab extensions for a total length of 211 feet and 9 inches.
- The parking footprint has been adjusted to align with the new footprint of Building 3.

The Project has been revised to present a more residential and contextually appropriate collection of three buildings. Massing, materiality, and façade articulation have been refined to reduce perceived scale, create a warm residential character, and ensure compatibility with the Town's architectural context. Building volumes have been adjusted in both plan and section to reduce bulk and enhance articulation, resulting in reduced above-grade setback variances.

In response to feedback at the August ARCOM Meeting, the Project has been further revised to incorporate decorative arcades on portions of the ground floor of the buildings and decorative cantilever projections at varied sections of the north, southeast, and west sides of Building 1, the north, south, and east sides of Building 2, and at varied sections of the north, east, and west sides of Building 3, which provide architectural articulation and embellishment to these buildings. While the 48-inch cantilever projections protrude slightly beyond the above-ground building footprints, they are not habitable/occupiable and cannot be used as balconies, and therefore they do not count towards lot coverage and setbacks, as non-habitable architectural features may extend up to 48 inches into required setbacks and not count towards lot coverage. *See* Code Sec. 134-1062(1). While the unoccupiable arcades on the ground floor extend 72 inches beyond the above-grade building footprints (24 inches beyond the allowable 48 inches), and therefore are not technically excluded from lot coverage and setback consideration, these arcades are not visible or intrusive to the adjacent properties and have no discernible impact on the massing of the buildings.

Above-grade construction for the Ambassador site (Buildings 1 and 2) now fully complies with required setbacks, with only subgrade parking extending into setback areas, with the exception of the unoccupiable arcades on the ground floor at varied sections of the buildings. On the Edgewater site (Building 3), the above-grade footprint has been shifted north to eliminate any south side-yard setback encroachment and improve its relationship to the neighboring Regency building. Subgrade parking for Building 3 aligns with the above-grade footprint and only requires a side-yard setback variance on the north side.

The Buildings incorporate a five-foot push–pull along the façade to alternate between window bays and loggias. Main living areas feature loggias ten feet deep, while secondary bedrooms feature loggias six feet deep. Arched columns provide privacy, support balconies above, and establish a strong architectural rhythm. Increased penthouse setbacks provide generous terraces, further reducing perceived bulk.

Material selections are intended to create a warm and durable residential expression: limestone cladding for solid wall areas, warm bronze window mullions and glass railings with bronze/wooden handrails, and cypress wood soffits at projecting loggias. Building entries are framed with coral stone or coral stone equivalents and solid wood doors, providing definition and privacy at arrival. Entry and penthouse canopies are lighter in profile, with cypress soffits consistent with the loggia detailing.

SITE / PROJECT BACKGROUND

The Site lies south of Sloan's Curve and north of Lake Worth Road in the "South End," an area characterized by aging condominium buildings and identified by the Town as a priority for zoning reform. Town Council has recognized that the South End will experience substantial change and that its zoning code must be updated to balance redevelopment opportunities with community character.

The existing buildings consist of a 7-story, 91-unit hotel built on the Ambassador site built in 1947 and a 3-story, 36-unit hotel built in 1967 on the Edgewater site. These existing buildings have outdated layouts, limited efficiency, no notable architectural merit, and construction standards that predate current code, windstorm resistance, and climate adaptation requirements. Further, the existing properties are currently dominated by expansive asphalt parking areas and minimal landscaping.

The Project replaces these outdated, inefficient buildings with new structures that meet modern building code requirements, incorporate current technology, and provide amenities consistent with contemporary residential expectations. The Project reduces density from 135 existing hotel units to 41 multifamily dwelling units — a reduction of 94 units (69.5%) — with a corresponding decrease in trip generation. Within the R-D(2) District, zoning permits 13 units/acre for multifamily use (70 units by right), 26 units/acre for hotel use (140 units), and 20 units/acre for condo-hotel use (108 units). The proposed program is 29 units fewer than the multifamily by-right allowance and consists entirely of permanent residences.

Applicant has a proven track record of delivering high-quality residential developments that integrate architectural and landscape design responsive to the Project's location. Applicant has undertaken multiple design iterations to minimize impacts on surrounding properties while respecting view corridors and sight lines. The final design avoids large continuous masses, allows light and air between buildings, and draws from local traditions of façade composition—large windows, balconies, and deep terraces—executed in a contemporary manner appropriate to Palm Beach.

In fact, all of the neighboring buildings, as well as the Citizens' Association of Palm Beach, have fully endorsed the Project, including all of the requested special exceptions and variances. The uniform support of the neighboring properties and South End community is the result of Applicant's proactive efforts to engage the surrounding community and willingness to modify the Project to accommodate the feedback and concerns of the neighboring buildings.

The new landscaping plan provides significant improvements to the existing conditions with the removal of the surface parking. The plan incorporates landscape planters, planted green façades, buffers, open-air gardens, and shade trees throughout the Site, with particular emphasis on the front yard roadside buffer. A landscaped motor court between Buildings 1 and 2 features native plantings and a specimen banyan tree that will provide shade and a clear sense of arrival. Compared to the existing sod and asphalt conditions, the new design markedly improves the exterior environment for residents and the public realm.

OVERALL VIEW OF EXISTING DEVELOPMENT



PROPOSED DEVELOPMENT



PROPOSED DEVELOPMENT (AMBASSADOR ENTRANCE)

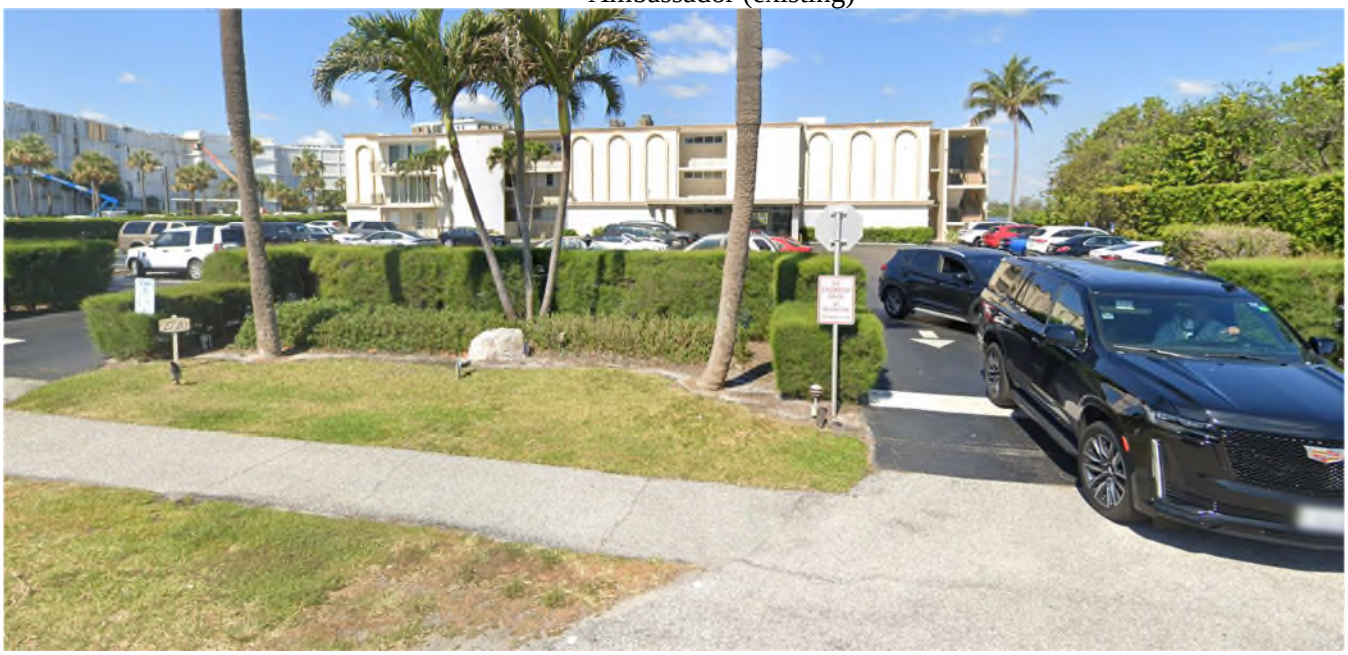




EXISTING TODAY



Ambassador (existing)



Edgewater (existing)

The Project proposes all vehicular parking below grade. Parking entries, garage ventilation, and service areas are located away from primary public views. Where subgrade façades are exposed, live green walls will be installed to visually screen these areas and integrate them into the overall landscape design.

Loading and service functions are also sited to minimize visibility and potential conflicts with resident and guest circulation. On the Ambassador site, the loading zone is positioned at the southwest corner of Building 2, separated from the main arrival court. On the Edgewater site, the loading zone is internal to Building 3, fully contained within the structure. These locations allow for efficient service access while maintaining the quality and character of primary entry experiences.

Given the current zoning framework—and the fact that this is the first new condominium development in the South End in more than two decades—variances are necessary to accommodate contemporary building design, technology, and construction standards until such time as the Code is amended. In addition to the need for code modernization, other factors—such as building age, deferred maintenance, and evolving life-safety requirements—are accelerating the redevelopment of older condominium structures in this area.

CONDO ACT

Condo Act (Prior to Surfside Tragedy)

Prior to 2021, the Florida Condominium Act required condominium associations to maintain reserves for major capital items such as painting, paving, and roof replacement where costs exceeded $10,000. However, associations could vote annually to waive or reduce reserve funding. For oceanfront properties, where exposure to wind, saltwater, and humidity accelerates deterioration, this practice often resulted in millions of dollars in deferred maintenance and insufficient reserves.

In June 2021, the collapse of the Champlain Towers South in Surfside killed 98 people and became one of the deadliest building failures in U.S. history. Investigations determined that severe structural deterioration and prolonged lack of repairs were primary factors. In response, the State amended the Condominium Act to strengthen inspection and reserve requirements, including mandatory “milestone” structural inspections for buildings over 30 years old and three stories or more, conducted by a licensed engineer, and repeated every 10 years.

The Town has adopted its own mandatory milestone inspection program consistent with these requirements. All condominium and cooperative buildings three stories or taller must complete their initial inspection by December 31, 2024.

Within the South End (south of Sloan’s Curve, north of Lake Worth Road):

- All 23 condominium buildings are three stories or more.
- None are under 30 years old.
- 91% (21 of 23) are over 40 years old; the remaining 9% are 34 years old, already exceeding the 30-year inspection threshold.



While intended to improve safety, the new requirements have significant cost implications:

- Associations must fund inspections, reserve studies, and any necessary repairs to remain insurable.
- Substantial special assessments will be required, often creating financial hardship for owners on fixed incomes.
- For many aging buildings, the capital investment needed to comply may not be economically viable given existing conditions, market value, and design limitations.
- In some cases, values may decline as owners and prospective buyers factor in these future costs.

These factors, combined with insurance market pressures and high coastal land values, are accelerating the economic and practical case for redevelopment over repair in much of the South End.

INSURANCE CRISIS

Florida is experiencing a significant insurance market contraction. Fewer carriers are writing policies, and those that remain have substantially increased premiums and deductibles, particularly for coastal properties. In many cases, condominium insurance costs have doubled in recent years. These increases affect both individual unit owners and association master policies, making condominium ownership—especially in oceanfront locations—substantially more expensive.

CONDO REDEVELOPMENT INEVITABLE

The combination of stricter life-safety requirements, escalating maintenance obligations, and rising insurance costs have created strong economic pressures favoring redevelopment over repair. Florida's first generation of condominiums, many now 50–60 years old, are reaching the end of their functional life. In the South End, 92% of condominium buildings are over 40 years old and occupy prime coastal sites. For many of these properties, full redevelopment is becoming more feasible and financially rational than extensive renovation.

PARKING STATEMENT

The Project complies with Section 134-2176(2)(d) of the Town Code, which requires two parking spaces per dwelling unit plus one space per five units for multifamily uses. A total of 91 spaces are required; 124 spaces are provided:

- 89spaces – subgrade parking under Buildings 1 and 2.
- 35parking spaces – subgrade parking under Building 3.

All parking is located below grade to maximize landscaped open space, eliminate surface parking, and fully screen parking from public view. This approach also removes the existing asphalt areas that dominate the current site condition.

SUPPLEMENTAL APPLICATION REQUIREMENTS

As required, attached are the responses to the review standards/guidelines for the SE, SPR, Variances and ARCOM requests:

- **Exhibit A:** Special Exception in accordance with Section 134-229.
- **Exhibit B:** Site Plan Review in accordance with Section 134-329.
- **Exhibit C:** Findings prior to authorization of a Variance Section 134-201.
- **Exhibit D:** Criteria for building permit in accordance with Section 18-205.
- **Exhibit E:** Detailed history in chronological order of all zoning-related requests processed on or after January 1, 1970 specific to the Site.
- **Exhibit F:** Property Info sheet with the Location Map**.**
- **Exhibit G:** Legal Description**.**

EXHIBIT A

Sec. 134-229. Requirements for granting a Special Exception.

The requirements for granting a special exception use under this chapter are as follows:

(1) The use is a permitted special exception use as set forth in article VI of this chapter.

RESPONSE: *The request for 5-story buildings is permitted as a Special Exception ("SE") in the Code. The South End is dominated by existing 5-story structures, and many non-conforming structures greater than 5-stories. As such, the request to allow 5-stories on the Site is not only a permitted SE, but also consistent with all the surrounding properties. The Site is being developed as one development and thus will be tied together via a Covenant in Lieu of Unity of Title and obtain all required governmental agency approvals.*

(2) The use is so designed, located and proposed to be operated that the public health, safety, welfare and morals will be protected.

RESPONSE: *The requests will have no adverse effect on the public health, safety, welfare or morals.*

(3) The use will not cause substantial injury to the value of other property in the neighborhood where it is to be located.

RESPONSE: *The Project will not cause substantial injury to the value of other properties in the neighborhood where it is to be located. In fact, improving the Site with a newly constructed development designed by a Pritzker-winning architect is likely to enhance the value of other properties in the neighborhood.*

(4) The use will be compatible with adjoining development and the intended purpose of the district in which it is to be located.

RESPONSE: *The Project is compatible with the adjoining development and the intended purpose of the district in which it is located. The South End is dominated by multifamily type uses.*

(5) The use will comply with yard, other open space, and any special requirements set out in article VI for the particular use involved.

RESPONSE: *The Project meets all applicable yard, open space, and special requirements outlined in Article VI. In addition, it exceeds minimum standards by introducing abundant landscaping and open space enhancements. The design incorporates landscape planters, planted green facades, layered green buffers, open-air gardens, and mature shade trees throughout the site. The front yard along S. Ocean Boulevard will be significantly upgraded with a dense, lush vegetative buffer, replacing existing plain sod and asphalt areas with a more visually appealing and environmentally beneficial streetscape.*

(6) The use will comply with all elements of the comprehensive plan.

RESPONSE: *The Project complies with all the elements of the comprehensive plan.*

(7) The use will not result in substantial economic, noise, glare, or odor impacts on adjoining properties and properties generally in the district.

RESPONSE: *The Project has been designed and positioned to minimize impacts on adjoining properties and will not create substantial economic, noise, glare, or odor effects within the district. As detailed above, significant effort and investment have been devoted to preserving view corridors and sight lines from neighboring properties. The design employs four-sided, human-scaled architecture consistent with the Town's coastal character, avoids large single massing, and allows for light and air between buildings. Balconies are incorporated in a manner consistent with adjacent developments, and the overall massing is articulated to integrate harmoniously into the surrounding context—supporting, rather than diminishing, neighboring property values.*

(8) Adequate ingress and egress to property and proposed structures thereon and off-street parking and loading areas will be provided where required, with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire or catastrophe.

RESPONSE: *Adequate ingress and egress to the Project is being provided. In fact, ingress and egress to the Site is being significantly improved. On the Ambassador site, the existing southern ingress/egress drive aisle— currently located partially on the adjacent property—is being shifted entirely onto the Ambassador site. This relocation improves access for the Project and gives the neighbor the added benefit of replacing asphalt with new landscaping. On the Edgewater site, there are currently three points of ingress/egress which will be reduced to two. This will result in a reduction in vehicular conflict points, provide a better traffic flow in/out of the Site, and reduce asphalt and increase landscaping. Pedestrian safety is also being improved throughout the Site.*

(9) Signs, if any, and proposed exterior lighting with reference to glare, traffic safety, and economic impact shall be compatible and in harmony with properties in the district.

RESPONSE: *All proposed signs and exterior lighting will be compatible and in harmony with properties in the district.*

(10) Location, availability and compatibility of utility service for the use shall be satisfactory to ensure health and safety.

RESPONSE: *The current request does not affect the location, availability or compatibility of utility services.*

(11) Refuse and service areas for the use shall not adversely affect automotive and pedestrian safety and convenience, traffic flow and control, or access in case of fire or catastrophe.

RESPONSE: *The refuse and service areas for the Project will not adversely affect automotive and pedestrian safety and convenience, traffic flow and control, or access in case of fire or catastrophe. The refuse and service areas for the Project have been positioned away from the primary pedestrian areas and have been designed to not inhibit vehicular flow. On the Ambassador site, these areas are located at the southwest corner of Building 2, which is completely separate from the main pedestrian access and vehicular flow. On the Edgewater site, these areas are contained within Building 3 with easy access that does not inhibit normal vehicular flow.*

(12) In all districts except the C-OPI district, and also with the exception of hotel, motel and timeshare uses, the proposed special exception use will not attract the principal portion of its customers/clients from off-island locations. The applicant shall submit evidence satisfactory to the town council that not less than 50 percent of the customers of the proposed use will be town persons. Evidence submitted in support of this contention shall include credible data or information suitable for review by the town to determine the credibility and the appropriateness of the applicant's conclusion. The submittal shall include a description of the types of information used and the methodology employed to arrive at the conclusion. Information used shall include, but shall not be limited to, lists of customer/client addresses or certification thereof by an independent certified public accountant approved by the town, market studies prepared by independent professional firms, or data from similar operations under the control of the applicant. The town may in the future require the applicant to demonstrate to the satisfaction of the town council that the special exception use is continuing to be town-serving.

RESPONSE: *The Project is a multifamily product that serves townspersons. The units will be sold as fee simple ownership.*

(13) If historic/specimen trees are located on the subject property, the location of said historic/specimen trees shall be identified on a signed and sealed survey. In addition, adequate landscaping, screening and barricade protection of historic/specimen trees shall be demonstrated to be provided as required in this chapter.

RESPONSE: *There are no historic specimen trees located on the Site. Notwithstanding, the Project proposes a specimen banyan tree as a centerpiece to the motor court on the Ambassador site.*

(14) The proposed use will not place a greater burden than would be caused by a permitted use on municipal police services due to increased traffic or on fire protection services due to the existence of or increased potential for fire/safety code violations.

RESPONSE: *The Project does not propose any additional burden on Town Police or Fire Rescue Services. In fact, the current use on the Site is for a total of 135 hotel units and this is being reduced to 41 multifamily units.*

EXHIBIT B

Sec. 134-329. Review by town council for Special Review.

Within 30 days of receipt of the application for site plan review, the town council shall review and consider the application. Before any site plan shall be approved, approved with changes, or denied, the town council shall make a finding that the approval of the site plan will or will not adversely affect the public interest and certify that the specific zoning requirements governing the individual use have or have not been met and that, further, satisfactory provision and an arrangement has or has not been made concerning the following matters, where applicable:

(1) Sufficiency of statements on ownership and control of the subject property and sufficiency of conditions of ownership or control, use and permanent maintenance of common open space, common facilities or common lands to ensure preservation of such lands and facilities for their intended purpose and to ensure that such common facilities will not become a future liability for the town.

RESPONSE: *Applicant is the fee simple owner and in control and possession of the entire parcel which is subject of this application. Applicant is responsible for the care and upkeep of the entire site. No maintenance responsibility will become the obligation of the Town.*

(2) Intensity of use and/or purpose of the proposed development in relation to adjacent and nearby properties and the effect thereon; provided, however, that nothing in this subsection shall be construed as granting the town council the authority to reduce residential densities below that permitted by the use regulations in article VI of this chapter.

RESPONSE: *The Project proposes a decrease in density from the existing 135 hotel units to 41 dwelling units – a 94 unit or ~70% reduction – which will result in a decrease in the traffic trip generation for the Site. Further, the R-D(2) district allows for a maximum density of 13 units per acre for multifamily uses, which equates to 70 multifamily units. Note that the Code allows for 26 dwelling units per acre for a hotel use and 20 dwelling units per acre for a condo-hotel use and both of these uses provide accommodations for transient guests, which equates to 140 hotel dwelling units and/or 108 condo-hotel dwelling units. However, Applicant is only proposing 41 residential dwelling units for permanent residents, which is 29 units less than what can be developed on the Site.*

(3) Ingress and egress to the property and the proposed structure thereof, with particular reference to automotive and pedestrian safety; separation of automotive traffic; traffic flow and control; provision of services and servicing of utilities and refuse collection; and access in case of fire, catastrophe or emergency.

RESPONSE: *Adequate ingress and egress to the Project is being provided. In fact, ingress and egress to the Site is being significantly improved. On the Ambassador site, the existing southern ingress/egress drive aisle— currently located partially on the adjacent property—is being shifted entirely onto the Ambassador site. This relocation improves access for the Project and gives the neighbor the added benefit of replacing asphalt with new landscaping. On the Edgewater site, there are currently three points of ingress/egress which will be reduced to two. This will result in a reduction of vehicular conflict points, provide better traffic flow in/out of the Site, and reduce asphalt and increase landscaping. Pedestrian safety is also being improved throughout the Site.*

The refuse and service areas for the Project do not adversely affect automotive and pedestrian safety and convenience, traffic flow and control, or access in case of fire or catastrophe. The refuse and service areas for the Project have been designed to be situated away from the primary pedestrian areas and to not inhibit vehicular flow. On the Ambassador site, these areas will be located at the southwest corner of Building 2,

completely separated from the main pedestrian access and vehicular flow. On the Edgewater site, these areas will be contained within Building 3 with easy access that does not inhibit normal vehicular flow.

(4) Location and relationship of off-street parking and off-street loading facilities to thoroughfares and internal traffic patterns within the property, with particular reference to automotive and pedestrian safety, traffic flow and control, access in case of fire or catastrophe, and screening and landscaping.

RESPONSE: *The Project proposes a subgrade-level parking completely concealed from view. Furthermore, the Project proposes to have all "back of house" operations hidden from public view. No pedestrian will ever see or walk past noisy or unsightly parking garages, ventilation systems, utility rooms, or HVAC components.*

(5) Proposed screens and buffers to preserve internal and external harmony and compatibility with uses inside and outside the property boundaries.

RESPONSE: *The Project incorporates extensive landscaping and natural buffers to ensure internal and external harmony with surrounding uses. The Project integrates landscape planters, green facades, lush vegetative buffers, open-air gardens, and mature shade trees throughout the Site. The front yard along S. Ocean Boulevard will be transformed with a densely planted roadside buffer, replacing the existing plain sod and expansive asphalt areas with a layered, visually appealing streetscape. Living green walls will be strategically integrated to soften building façades, enhance visual interest, and screen otherwise blank surfaces. Collectively, these elements create a cohesive, garden-like environment that both complements the architectural design and strengthens compatibility with neighboring properties.*

(6) Manner of drainage on the property, with particular reference to the effect of provisions for drainage on adjacent and nearby properties and the consequences of such drainage on overall town capacities.

RESPONSE: *The Project will comply with all drainage requirements of the Town. Conceptual approval has already been obtained from the Town, and the civil plans have been submitted as part of this application for further review by Town staff.*

(7) Utilities, with reference to hook-in locations and availability and capacity for the uses projected.

RESPONSE: *Conceptual approval has been obtained from the Town for the hook-in locations and there is sufficient capacity for the Project; however, the civil plans have been submitted as part of this application for further review by Town staff. All hook-in locations for utilities will obtain final Town approval as part of the building permit process.*

(8) Recreation facilities and open spaces, with attention to the size, location and development of the areas as to adequacy, effect on privacy of adjacent and nearby properties and uses within the property, and relationship to communitywide open spaces and recreation facilities.

RESPONSE: *The Project does not alter or reduce any existing recreation facilities. With respect to open space, the design fully complies with all applicable requirements and substantially enhances the Site's landscape and open space provisions. The Project introduces abundant greenery through landscape planters, planted green facades, layered vegetative buffers, open-air gardens, and mature shade trees. The front yard along S. Ocean Boulevard will be transformed with a lush, densely planted buffer, replacing plain sod and asphalt with a visually appealing and privacy-enhancing streetscape. These improvements strengthen the relationship to surrounding open spaces while preserving the privacy of adjacent properties.*

(9) Such other standards as may be imposed by this chapter for the particular use or activity involved.

RESPONSE: *There are no other standards that may be imposed by the Code for the Project.*

(10) Height of commercial structures with reference to adjoining buildings, the effect on uniformity in height, and the general principle of retaining the low profile scale of commercial architecture.

RESPONSE: Not applicable. *The proposed Project is multifamily residential, not a commercial structure. That said, the South End is dominated by existing 5-story structures as well as several non-conforming structures exceeding five stories. Accordingly, the Project's proposed 5-story height is both consistent and compatible among the surrounding properties.*

(11) Visible size and bulk. The proposed development should be so arranged that it minimizes the visible bulk of the structures to drivers and pedestrians on abutting roadways, the point of reference being the centerline of the abutting roadways, with the intent being to maintain visual impact of multistory buildings at the same relative level of intensity as a single-story building at the minimum required setback.

RESPONSE: *The massing of the Project compliments the existing buildings adjacent to the Site in composition, design, and bulk. The Applicant devoted significant time and cost to designing and redesigning the Site layout to minimize any impacts to the surrounding properties. Multiple designs were considered prior to the final design selection for the Project. The final design was selected because it maintains the most efficient and innovative use of the land, is respectful of the view corridors and sight lines of the surrounding properties, and incorporates architectural details that make the project feel more domestic and residential in nature. The Project minimizes any interruptions to viewsheds of the adjacent properties, avoids a large single massing, and allows light and air between the Buildings. It also references a strong local treatments of façade features incorporating a variety of elements including large glass windows, balconies, and deep terraces. Finally, the project incorporates additional setbacks on the top penthouse floor to create expansive private terraces for the penthouse owners while also creating compositional and volumetric variety that softens the buildings and make them unmistakably residential in character.*

EXHIBIT C

UPDATED VARIANCES

Code Section	Variance
Edgewater	
Sec. 134-1060(9) Lot Coverage	(V1) To allow an increase in the maximum lot coverage by 7.72% for new five-story building with 29.72% lot coverage in lieu of the 22% permitted. - inclusive of the subgrade garage and terraces. NOTE: Portion of structure above grade is 27.53% lot coverage, with the 5th floor (Penthouse level) at 23.33% lot coverage.
Sec. 134-1060(10) Sec. 134-1874 Maximum Building Length	(V2) To allow an increase in the maximum building length from 175 ft. to 211'-9" ft. - inclusive of the subgrade garage and terraces.
Sec. 134-1600 Maximum Fill	(V3) To permit 9.0 feet of max fill in lieu of 2.60 feet permitted. COR = 4.8 NAVD FFE = 10.00 NAVD (per Point of Measure Definitions) 10.00-4.8 = 5.2 / 2 = 2.60 FEET MAX FILL
Sec. 134-1060(6)(d) Side Yard (North) Setback	(V4) To reduce the required minimum side yard setback to 8'-6" in lieu of 62'-6" required and 11'-3" ft. existing.
Sec. 134-1607(1) Rooftop mechanical equipment	(V5) Allow an increase in height of the rooftop mechanical equipment from 48 inches to 108 inches.
Sec. 134-1729 Generators	(V6) To allow an increase in the height of generators greater than 100 kw from 84 inches to 122 inches and mounted on the roof of the building.
Sec. 134-845 Rooftop Equipment Area	(V7) To exceed by 15.03% the rooftop area greater than 10% of the rooftop area, to permit 25.03% for Building 3.
Sec. 134-1064(b)(3) Overall Building Height	(V8) To increase the overall building height for the mechanical level by 8' to 75.5 ft. in lieu of the permitted 67.5ft. NOTE: Building height is for mechanical equipment screening only.
Sec. 134-1667 Sec. 134-1670(a) Site wall height	(V9) To exceed by 1' for 6'10" in front yard and 7'-6" in side yards.
Ambassador	
Sec. 134-1060(9) Lot Coverage	(V10) To allow an increase in the maximum lot coverage of 22% for 5-story buildings to 43.18% - inclusive of the subgrade garage and terraces. NOTE: Existing Lot Coverage is nonconforming at 24% NOTE: Portion of structure above grade is 24.22% lot coverage, with the 5th floor (Penthouse level) at 20.96% lot coverage.

Sec. 134-1060(10) Sec. 134-1874 Maximum Dimension	(V11) A variance to exceed the maximum building length 442 ft. inclusive of the subgrade garage and terraces. NOTE: Portion of structure above grade does not exceed 175'-0" ft. (Building 2 is 171' long)
Sec. 134-1600 Maximum Fill	(V12) To permit 12.5 feet of max fill in lieu of 6.10 feet permitted. COR = 4.8 NAVD FFE = 17.00 NAVD 17.00-4.8 = 12.2 / 2 = 6.1 FEET MAX FILL
Sec. 134-1060(6)(d) Side Yard (North) Setback	(V13) To reduce the required minimum side yard setback to 31'-7" ft. in lieu of 60'-6" ft. required.
Sec. 134-1060(6)(d) Side Yard (South) Setback	(V14) To reduce the required minimum side yard setback to 29'-2" in lieu of 60'-6" required and 29'-9" existing.
Sec. 134-1607(1) Rooftop mechanical equipment	(V15) Allow an increase in height of the rooftop mechanical equipment from 48 inches to 108 inches.
Sec. 134-1729 Generators	(V16) To allow an increase in the height of generators greater than 100 kw from 84 inches to 122 inches and mounted on the roof of the building.
Sec. 134-845 Rooftop Equipment Area	(V17) To exceed by 23.88% the rooftop area greater than 10% of the rooftop area, to permit 33.88% for building 2 and to exceed by 21.69% to permit 31.69% for Building 1.
Sec. 134-1064(b)(3) Overall Building Height	(V18) To increase the overall building height for the mechanical level by 8' to 73.5' for the portion of the building East of the CCCL and 14.9'' to 80.4' for the portion of the building West of the CCCL in lieu of the permitted from 65.5' for rooftop mechanical equipment screening.
Sec. 134-1060 (8) Height and Overall Height	(V19) To increase the overall building height of Building 2 by 6'-10 3/4" in lieu of the permitted from 60'-6" from 9' NAVD for the portion of the building located west of the CCCL.
Sec. 134-1667 Sec. 134-1670(a) Site wall height	(V20) To exceed by 1-6"' for 7'-2" in front yard and 8'-6" for 15'-4" in side yards.

The Project includes innovative design elements and mitigation features as follows:

1. **Respect for view corridors:** Building placement and orientation preserves surrounding view corridors and sight lines, employing four-sided, human-scaled architecture with design elements rooted in Palm Beach's architectural tradition.
2. **Light, air, and openness**: Massing is broken into smaller volumes to avoid a monolithic appearance, maintain air flow, and minimize view interruptions for neighboring properties.
3. **Contextual balconies:** Building façades incorporate balconies consistent with the architectural character of adjacent properties.
4. **Protection of neighboring values:** Significant design effort and investment have been devoted to reducing view impacts, with the aim of preserving—and potentially enhancing—adjacent property values.
5. **Concealed service functions:** All "back-of-house" operations, including parking garage entries,

ventilation systems, utility rooms, and HVAC equipment, are fully screened from public view.

6. **Fully subgrade parking:** All parking is located below grade and completely concealed from the street.
7. **Massing separation at the Ambassador:** The main drive aisle leads to a landscaped motor court and centrally located lobby between Buildings 1 and 2, visually separating the two buildings and reducing perceived bulk.
8. **Thoughtful circulation:** Centralized motor courts serve each building, with loading zones located discreetly away from primary arrival points.
9. **Code-compliant, resilient construction:** The Project replaces outdated, non-compliant buildings with new structures designed to current building codes, windstorm standards, and climate-resilience requirements.
10. **Extensive landscaping:** The design integrates landscape planters, green façades, layered buffers, open-air gardens, shade trees, and a substantial enhancement of the front yard along S. Ocean Boulevard with a lush vegetative buffer.
11. **Transformation of Site character**: Existing asphalt and sod are replaced with a comprehensive landscape program that improves aesthetics, environmental performance, and resident privacy.

VARIANCE ANALYSES

*****See plan sheets G-015 through G-027 for the details of all requested variances*****

See sheet plans G-016, G-017, G-017b, and G-023

Code Section	Variance
Edgewater	
Sec. 134-1060(9) Lot Coverage	(V1) To allow an increase in the maximum lot coverage of 22% for 5-story buildings to 29.72% - inclusive of the subgrade garage and terraces. NOTE: Portion of structure above grade is 27.53% lot coverage, with the 5th floor (Penthouse level) at 23.33% lot coverage.
Ambassador	
Sec. 134-1060(9) Lot Coverage	(V10) To allow an increase in the maximum lot coverage of 22% for 5-story buildings to 43.18% - inclusive of the subgrade garage and terraces. NOTE: Existing Lot Coverage is nonconforming at 24% NOTE: Portion of structure above grade is 24.22% lot coverage, with the 5th floor (Penthouse level) at 20.96% lot coverage.

Applicant is seeking to increase the lot coverage from 22% to 29.72% (18,601 sq. ft. to 24,212 sq. ft.) on the Edgewater (Building 3) site and from 22% to 43.18% (28,988 sq. ft. to 56,895 sq. ft.) on the Ambassador site (Buildings 1 and 2).

- The main issue is the code definition of a building/structure – which includes any portion of a building that is subgrade (a staff interpretation). Per Sec. 134-1 of the Code, a Principal Structure is defined as the *"main and foremost building or structure located on a lot and in which is conducted the main and foremost use of the lot on which the building or structure is situated."* In the Project, the main structures are the above-grade Buildings and not the subgrade parking level.

- That said, customarily from a zoning perspective, the lot coverage is calculated based on the total square footage or footprint of a structure above grade. However, the Code takes into account all subgrade improvements and factors that square footage into the total lot coverage calculation. The graphics as shown on sheet plans G-016, G-017, G-017b and G-023, indicate the actual footprint of the buildings in red cross hatching and the extent of the subgrade parking level in pink cross hatching – which, on the Ambassador site, extends outside of the building footprint on Building 1 and 2, but emphasis is on the fact that it's located subgrade which is customarily not counted towards lot coverage.
    - Buildings 1 and 2 are actually 34,063 sq. ft. above grade in total, which equates to 25.85% lot coverage, a significant reduction from 43.18% lot coverage and only a 2% increase from existing.
    - Further, Buildings 1 and 2 are actually 31,919 sq. ft. above grade in total excluding entry canopies, which equates to 24.22% lot coverage and only less than 1% increase from existing.

- The departure from the allowable lot coverage on the Edgewater site is the result of an effort to maintain view corridors for the neighbors to the south. The initial design included two 5-story structures, but after numerous discussions with The Regency, it was determined that a single, larger structure was preferred as it could be set back further from the western property line and better preserve the view corridors for neighbors in the north eastern units.

- In response to feedback at the August ARCOM Meeting, the Project has been further revised to incorporate decorative arcades on portions of the ground floor of the buildings and decorative cantilever projections at varied sections of the north, southeast, and west sides of Building 1, the north, south, and east sides of Building 2, and at varied sections of the north, east, and west sides of Building 3, which provide architectural articulation and embellishment to these buildings. While these 48-inch cantilever projections protrude slightly beyond the above-ground building footprints, they are not habitable/occupiable and cannot be used as balconies, and therefore do not count towards lot coverage and setbacks, as non-habitable architectural features may extend up to 48 inches into required setbacks and not count towards lot coverage. *See* Code Sec. 134-1062(1). While the unoccupiable arcades on the ground floor extend 72 inches beyond the above-grade building footprints (24 inches beyond the allowable 48 inches), and therefore a portion of which is not technically excluded from lot coverage and setback consideration, these arcades are not visible or intrusive to the adjacent properties and have no discernible impact on the massing of the buildings.

See sheet plans G-016, G-017, and G-023b

Code Section	Variance
Edgewater	
Sec. 134-1060(10) Sec. 134-1874 Maximum Dimension	(V2) Allow an increase in the maximum building length from 175 ft. to 211'-9" ft. - inclusive of the subgrade garage and terraces.
Ambassador	
Sec. 134-1060(10) Sec. 134-1874 Maximum Dimension	(V11) Allow an increase in the maximum building length from 175 ft. to 442 ft. - inclusive of the subgrade garage and terraces.

	NOTE: Portion of structure above grade does not exceed 175'-0" (Building 2 is 171' long)

Applicant is seeking to allow an increase in the maximum building length from 175 ft. to 211'-9" ft. for Building 3 and from 175 ft. to 442 ft. for the combined Buildings 1 and 2.

- As discussed above, the Code includes the subgrade parking levels as part of the structure regardless of the fact that it is located subgrade to the Site. As such, for the purpose of building length, the total length of the subgrade parking level must be used in determining the applicable building length.

    - Building 3 is actually 211' 9" ft. in length when including the terraces and the subgrade parking. Thus, it is only 37 ft. greater than the Code technically permits. Considering the 397 ft. x 190 ft. lineal configuration of the Edgewater site, Building 3 was designed to comply with the front and rear setbacks and so it was most feasible to provide a slightly longer building, with a 37 ft. length increase being *reasonable*. Additionally, as stated above, a single, longer building was the preferred design of the southern neighbors as it better preserved their view corridors.

    - The same applies to Building 1 (187 ft.) and Building 2 (171 ft.). Again, the 773 ft. x 216 ft. lineal configuration of the Ambassador site was considered when designing the Buildings. The Code requires that the entire building, including the subgrade parking be included in the total building length, which yields the 442 ft. Note that this building length is not visible at all since it is entirely located below grade and only the principal structures are visible. Thus, only the portion of the two buildings above grade are visible and are compliant, including the terraces.

Furthermore, in response to feedback at the August ARCOM Meeting, Applicant incorporated decorative arcades and cantilever projections at varied sections of the Buildings to provide architectural articulation and embellishment to these buildings. While these arcades and cantilever projections protrude slightly beyond the above-ground building footprints, they are not habitable/occupiable and cannot be used as balconies.

See sheet plans G-018 and G-024

Code Section	Variance
Edgewater	
Sec. 134-1600 Maximum Fill	(V3) To permit 9.0 feet of max fill in lieu of 2.60 feet permitted. COR = 4.8 NAVD FFE = 10.00 NAVD (per Point of Measure Definitions) 10.00-4.8 = 5.2 / 2 = 2.60 FEET MAX FILL
Ambassador	
Sec. 134-1600 Maximum Fill	(V12) To permit 12.5 feet of max fill in lieu of 6.10 feet permitted. COR = 4.8 NAVD FFE = 17.00 NAVD 17.00-4.8 = 12.2 / 2 = 6.1 FEET MAX FILL

Based on Florida Department of Environmental Projection ("**DEP**") requirements (Ambassador) the current FEMA FIRM maps (Edgewater), the required Finished Floor Elevation is significantly higher than the existing natural grade. On the Edgewater property the required finished floor elevation (10.00) NAVD is +/- 6 ft higher than the existing natural grade (4.00 NAVD) and 5.2 ft higher than the crown of road (4.80 NAVD). 2.60 feet of fill is permitted per Town of Palm Beach Zoning Code. On the Ambassador property, the required finished floor elevation (17.00 NAVD) is +/- 13 ft higher than the existing natural grade (4.00 NAVD) and 12.2 ft higher than the crown of road (4.80 NAVD). In order to provide pedestrian and vehicular access to the finished floor, fill is required in excess of the code allowances.

See sheet plans G-018, G019, and G-023b

Code Section	Variance
Edgewater	
Sec. 134-1060(6)(d) Side Yard (North) Setback	(V4) To reduce the required minimum side yard setback to 8'-6" in lieu of 62'-6" required and 11'-3" ft. existing.
Ambassador	
Sec. 134-1060(6)(d) Side Yard (North and South) Setback	To allow: (V13) A North Side Yard Setback of 31'-7" in lieu of 60'-6" required. (V14) A South Side Yard Setback of 29'-2" in lieu of 60'-6" required and 29'-9" existing.

Regarding the Ambassador site (Buildings 1 and 2), the requested setback variances only relate to the subgrade parking, as the above-grade potions of Buildings 1 and 2 are fully compliant with the setback requirements under the Town Code, with the exception of the decorative, unoccupiable arcades at varied sections of the buildings. While setbacks customarily pertain to structures above the ground level, the Town Code interpretation is that the setbacks apply to below-grade as well as above-grade structures. Nevertheless, the subgrade parking level that encroaches into the setbacks on the Ambassador site is not visible or intrusive to the adjacent properties – hence meeting the customary purpose and intents of a required setback for a principal structure. In fact, all of neighbors adjacent to the Ambassador site fully supported the Project – including the proposed setback variances.

Regarding the Edgewater site (Building 3), the entire structure has been shifted north to eliminate any south side-yard setback encroachment and improve the relationship to the neighboring Regency building. Subgrade parking for Building 3 aligns with the above-grade footprint and only requires a side-yard variance on the north side.

See sheet plans G-020, G-021, G-025 and G-027

Code Section	Variance
Edgewater	
Sec. 134-1607(1) Rooftop mechanical equipment	(V5) Allow an increase in height of the rooftop mechanical equipment from 48 inches to 108 inches.

Sec. 134-1064(b)(3) Overall Building Height	(V8) To increase the overall building height for the mechanical level by 8’ to 75.5 ft. in lieu of the permitted 67.5ft. **Building height is for mechanical equipment only**.
Ambassador	
Sec. 134-1607(1) Rooftop mechanical equipment	(V15) Allow an increase in height of the rooftop mechanical equipment from 48 inches to 108 inches.
Sec. 134-1064(b)(3) Overall Building Height	(V18) To increase the overall building height for the mechanical level by 8' to 73.5' for the portion of the building East of the CCCL and 14.9'’ to 80.4' for the portion of the building West of the CCCL in lieu of the permitted from 65.5’ for rooftop mechanical equipment screening. **Building height is for mechanical equipment only and is also a decrease in an existing non-conforming building height of 93 ft**.

The Buildings are in compliance with the overall building height requirement of 62.5 ft. However, Applicant must request these variances to allow an increase in height for the rooftop mechanical equipment on the Buildings. The HVAC systems being utilized for the Project require cooling towers that are not of the traditional 48-inch height. They are designed to be highly efficient and environmentally-friendly, thus are taller than the common low efficient units. These newer designed cooling towers are 60 inches taller than the Code allows and require a variance. Consequently, this triggers the need for a second variance related to the overall building height to allow for the rooftop equipment. Pursuant to Sec. 134-1728 and 134-1729, all rooftop mechanical equipment and generators are required to be completely screened from view from the street. Applicant proposes to have all the rooftop mechanical equipment centered on the rooftop and provide four-sided screening. The screening has been specifically designed to work with the architecture of the Buildings.

See sheet plans G-020 and G-025

Code Section	Variance
Edgewater and Ambassador	
Sec. 134-1729 Generators	(V6 and V16) To allow an increase in the height of generators greater than 100 kw from 84 inches to 122 inches and mounted on the roof of the building.

Applicant is requesting a variance to allow an increase in the maximum height of the generators from 84 inches to 122 inches and mounted on the rooftop of the Buildings. This is a 37-inch increase, a *di minimis* request when considering the various generator types. In order to be prepared for natural disasters and due to the increased hurricane activity affecting Florida, Applicant seeks generators large enough to serve the units during any power outages. Weather related outages can last for hours, days, or even weeks. Not having a generator can be a detriment to the safety and welfare of the residents; food can spoil in a matter of hours; certain medical devices require electricity; and some medications require refrigeration. With the generator, the residents would be able to run essential lights and appliances. Being a multifamily building, portable generators are not an option since there are no safe electrical hook-in areas conveniently located, not to mention that portable generators must be placed outdoors and cannot be indoor under any circumstance.

See sheet plans G-021, G-022 and G-027

Code Section	Variance
Edgewater	
Sec. 134-1667 Sec. 134-1670(a) Site wall height	(V9) To exceed by 1’ for 6’10” in front yard and 7’-6” in side yards.
Ambassador	
Sec. 134-1667 Sec. 134-1670(a) Site wall height	(V20) To exceed by 1-6”’ for 7’-2” in front yard and 8’-6” for 15’-4” in side yards.
Sec. 134-1060 (8) Height and Overall Height	(V19) To increase the overall building height building 2 by 6'-10 3/4” in lieu of the permitted from 60’-6” from 9’ NAVD for the portion of the building located west of the CCCL.

Based on DEP requirements and the current FEMA FIRM maps, the required Finished Floor Elevation is significantly higher than the existing natural grade resulting in interior and perimeter site walls in excess of the 6 feet and 7 feet permitted by the zoning code. Furthermore, DEP requires the finished floor elevation of a single building to meet the finished floor that is higher than the point of measure per the Code, thus creating the need for the variances.

See sheet plans G-020 and G-026

Code Section	Variance
Edgewater	
Sec. 134-845 Rooftop Equipment Area	(V7) To exceed by 15.03% the rooftop area greater than 10% of the rooftop area, to permit 25.03% for Building 3.
Ambassador	
Sec. 134-845 Rooftop Equipment Area	(V17) To exceed by 23.88% the rooftop area greater than 10% of the rooftop area, to permit 33.88% for Building 2 and to exceed by 21.69% to permit 31.69% for Building 1.

Because the rooftop mechanical equipment – including the HVAC systems and generators – being utilized for the Project are larger than the traditional mechanical equipment, as detailed above, Applicant is requesting these variances. Applicant has reduced the size of the rooftop mechanical equipment to the minimum extent feasible, and Applicant proposes to have all the rooftop mechanical equipment centered on the rooftop.

Sec. 134-201. Findings prior to authorization.

(a) The town council may authorize upon appeal such variance from the terms of this chapter as will not be contrary to the public interest where, owing to special conditions, a literal enforcement of this chapter will result in unnecessary and undue hardship. In order to authorize any variance from the terms of this chapter, the town council must and shall find the following:

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

RESPONSE: *There are existing special conditions and circumstances which are particular to the land, structures and buildings, which are not applicable to other lands, structures or buildings in the same zoning*

district. See above for a full analysis of each variance and how the literal interpretation of the Code has created an undue burden on the Applicant.

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

RESPONSE: *The special conditions and circumstances do not result from the actions of Applicant. See the above for a full analysis of each variance and how the literal interpretation of the Code has created an undue burden on the Applicant.*

(3) Granting the variance requested will not confer on the applicant any special privilege that is denied by this chapter to other lands, buildings or structures in this same zoning district.

RESPONSE: *The granting of the requested variance will not confer on the Applicant any special privilege that is denied by the Code to other lands, buildings or structures in this same zoning district. In fact, these variances can be requested by any property owner affected by the applicable regulations.*

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

RESPONSE: *The literal interpretation of this chapter would deprive Applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of this chapter and would work unnecessary and undue hardship on Applicant. See the above for a full analysis of each variance and how the literal interpretation of the Code has created an undue burden on Applicant.*

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

RESPONSE: *The requested variances are the minimum variances that will make possible the reasonable use of the land. See above for a full analysis of each variance and the applicability to the use of the land.*

(6) For granting of a variance to sections 134-387 or 134-390 through 134-392, pertaining to the regulation of nonconforming uses, the following additional findings shall be made pertaining to the nonconforming use for which the variance is requested:
   a. It is the continuance of a unique hotel or residential use that has, for at least 15 years proven compatible with the surrounding uses; and
   b. Neither rezoning to a district which would allow the use, nor inclusion of the subject use as a permitted or special exception use in the district would act to achieve the preservation of the subject use without opening the possibility of the incursion of uses incompatible with the immediately surrounding area and, further, such variance shall:
      1. Be granted only for the continuation of the same hotel or residential use; and
      2. Require the applicant to submit a declaration of use limiting the utilization of the property for which the variance was granted to the same use as that existing at the time the variance was granted.

RESPONSE: *N/A*

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

RESPONSE: *Granting of the variances will be in harmony with the general intent and purpose of the Code. Additionally, granting of the variances will not be injurious to the area involved or otherwise detrimental to the public welfare.*

EXHIBIT D

Sec. 18-205. Criteria for building permit.

(a) The architectural commission may approve, approve with conditions, or disapprove the issuance of a building permit in any matter subject to its jurisdiction only after consideration of whether the following criteria are complied with:

(1) The plan for the proposed building or structure is in conformity with good taste and design and in general contributes to the image of the town as a place of beauty, spaciousness, balance, taste, fitness, charm and high quality.

RESPONSE: *Applicant considers the plan for the proposed building to be in conformity with good taste and design and in general contributes to the image of the town as a place of beauty, spaciousness, balance, taste, fitness, charm and high quality.*

(2) The plan for the proposed building or structure indicates the manner in which the structures are reasonably protected against external and internal noise, vibrations, and other factors that may tend to make the environment less desirable.

RESPONSE: *The plan for the proposed building is consistent with the surrounding properties relative to reasonable protection against external and internal noise, vibrations, and other factors that may tend to make the environment less desirable.*

(3) The proposed building or structure is not, in its exterior design and appearance, of inferior quality such as to cause the nature of the local environment to materially depreciate in appearance and value.

RESPONSE: *The exterior materials and details proposed are of high quality and enhance the appearance of the local environment.*

(4) The proposed building or structure is in harmony with the proposed developments on land in the general area, with the comprehensive plan for the town, and with any precise plans adopted pursuant to the comprehensive plan.

RESPONSE: *The proposed structure is in harmony with the proposed developments on land in the general area.*

(5) The proposed building or structure is not excessively similar to any other structure existing or for which a permit has been issued or to any other structure included in the same permit application within 200 feet of the proposed site in respect to one or more of the following features of exterior design and appearance:

a. Apparently visibly identical front or side elevations;
b. Substantially identical size and arrangement of either doors, windows, porticos or other openings or breaks in the elevation facing the street, including reverse arrangement; or
c. Other significant identical features of design such as, but not limited to, material, roof line and height of other design elements.

RESPONSE: *The proposed building or structure is not excessively similar to any other structure existing or for which a permit has been issued or to any other structure included in the same permit application within 200 feet of the proposed site in respect to one or more of the following features of exterior design and appearance:*

a. The front and side elevations are not identical to the surrounding structures.

b. The size and arrangement of doors, windows and porches is not identical to the surrounding structures.

c. The proposed materials are consistent with the architectural style and character of the surrounding area while implementing unique detailing.

(6) The proposed building or structure is not excessively dissimilar in relation to any other structure existing or for which a permit has been issued or to any other structure included in the same permit application within 200 feet of the proposed site in respect to one or more of the following features:
a. Height of building or height of roof.
b. Other significant design features including, but not limited to, materials or quality of architectural design.
c. Architectural compatibility.
d. Arrangement of the components of the structure.
e. Appearance of mass from the street or from any perspective visible to the public or adjoining property owners.
f. Diversity of design that is complimentary with size and massing of adjacent properties.
g. Design features that will avoid the appearance of mass through improper proportions.
h. Design elements that protect the privacy of neighboring property.

RESPONSE: *The proposed building or structure is not excessively dissimilar in relation to any other structure existing or for which a permit has been issued or to any other structure included in the same.*

a. The proposed height of the building is not excessively dissimilar to the surrounding properties or the existing structure.
b. The architectural expression and exterior detailing are consistent with the proposed architectural style and compatible with the adjacent structures.
c. The proposed work is architectural compatibility with the tropical context and the adjacent structures.
d. The arrangements of the components of the structure are compatible with the adjacent structures.
e. The appearance of mass is broken down by the detailing of architectural decorative eaves and projections, varied location of positioning of terraces, and balcony materials. The below grade parking is concealed behind a stepped garden with substantial landscape buffer.
f. While the general architectural approach is consistent with adjacent properties, the detailing and material selection provides diversity of design without becoming excessively dissimilar.
g. The proportions of the design features have been carefully studied
h. Varying terrace depths and substantial landscape buffer protect the privacy of the neighboring property in a manner consistent with the surrounding context.

(7) The proposed addition or accessory structure is subservient in style and massing to the principal or main structure.

RESPONSE: *The proposed accessory structures are subservient in style and massing to the principal or main structure.*

(8) The proposed building or structure is appropriate in relation to the established character of other structures in the immediate area or neighboring areas in respect to significant design features such as material or quality or architectural design as viewed from any public or private way (except alleys).

RESPONSE: *The proposed architectural style and materials of the structure are consistent with other structures in the immediate area.*

(9) The proposed development is in conformity with the standards of this Code and other applicable ordinances insofar as the location and appearance of the buildings and structures are involved.

RESPONSE: *The proposed development is in conformity with the standards of this Code and other applicable ordinances insofar as the location and appearance of the buildings and structures are involved.*

(10) The project's location and design adequately protect unique site characteristics such as those related to scenic views, rock outcroppings, natural vistas, waterways, and similar features.

RESPONSE: *The Project's location and design are oriented to protect unique Site characteristics. Furthermore, the location of Building 3 on the Edgewater property has been located to enhance the view of the Site's natural surrounding characteristics for the adjacent property.*

EXHIBIT E

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.

N/A

EXHIBIT F

P R O P E R T Y I N F O R M A T I O N

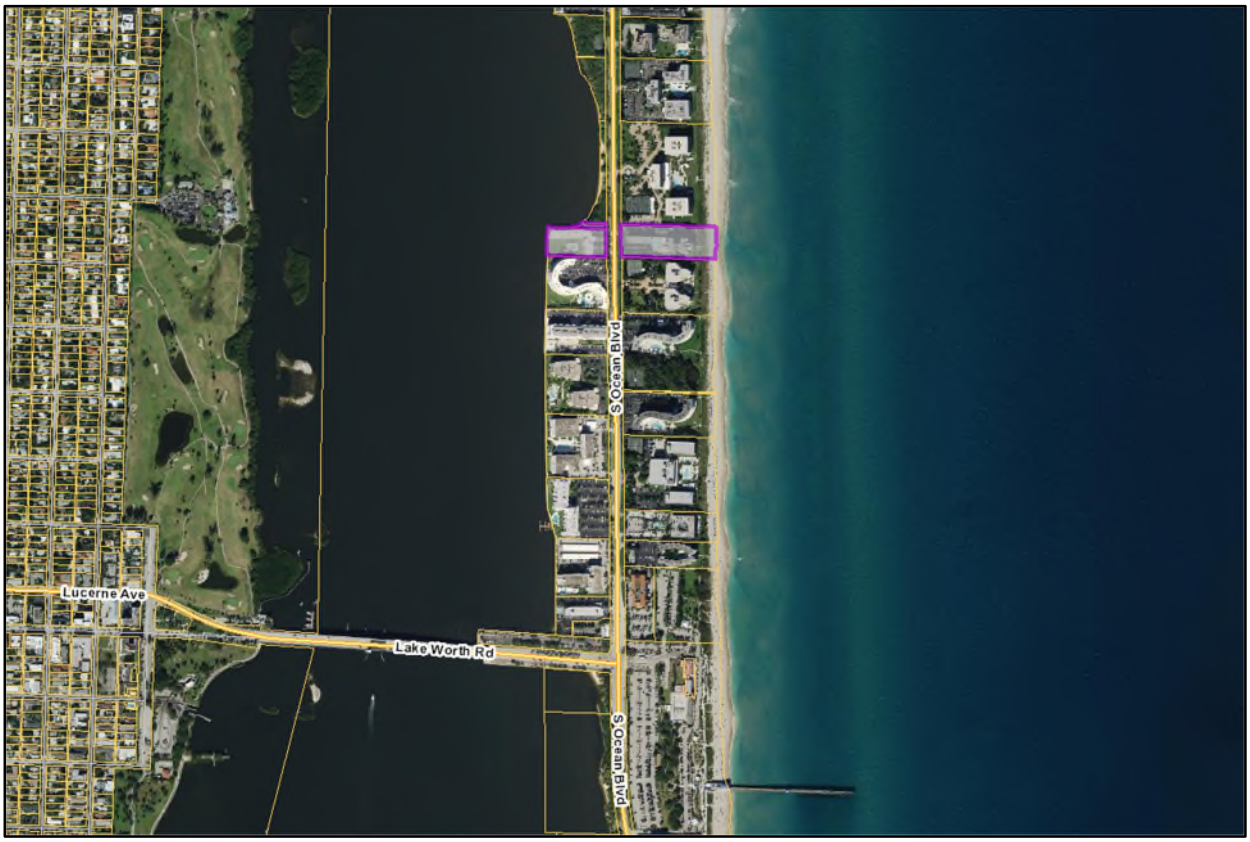


FIGURE 1 – Location map

Future Land Use ("FLU"):	Multi-Family High Density ("**MF**")
Zoning District:	R-D(2) High Density Residential District ("**R-D(2)**")
Property Owner / Address:	Palm Beach Edgewater Fee Borrower LLC, the owner of the property located at 2720 S. Ocean Blvd. (west side of S. Ocean Blvd.). Palm Beach Ambassador Fee Borrower LLC, the owner of the property located at 2730 S. Ocean Blvd. (east side of S. Ocean Blvd.).
Municipality:	Town of Palm Beach ("**Town**")

EXHIBIT G

LEGAL DESCRIPTIONS

EDGEWATER

PROPERTY ADDRESS:
2720 S. Ocean Blvd.
Palm Beach, FL 33480

LEGAL DESCRIPTION:
The land referred to herein below is situated in the County of PALM BEACH, State of Florida, and described as follows:

All that part of the North 190 feet of the South 350 feet of the North 3,000 feet of Section 23, Township 44 South, Range 43 East, Town of Palm Beach, lying between the West Right-of-Way line of State Road A1A on the East and the waters of Lake Worth on the West, together with any riparian rights thereto appertaining.

Parcel 3:
That part of the South 35 feet of the North 150 feet of the South 1000 feet of the North 3500 feet of Section 23, Township 44 South, Range 43 East, Palm Beach County, Florida, lying West of the State Road A-1-A as said road A-1-A is shown on Road Plat Book 1, Page 84, Public Records of Palm Beach County, together with all riparian rights, if any, appertaining thereto.

AMBASSADOR

PROPERTY ADDRESS:
2730 South Ocean Boulevard
Palm Beach, FL 33480

LEGAL DESCRIPTION:
All of the North 181 feet of the South 350 feet of the North 3000 feet of Section 23, Township 44 South, Range 43 East, Palm Beach County, Florida, lying East of State Road A-1-A, and that part of the South 35 feet of the North 150 feet of the South 1000 feet of the North 3500 feet of Section 23, Township 44 South, Range 43 East, Palm Beach County, Florida, lying East of the right of way of State Road A-1-A as shown on Road Plat Book 1, Page 84, of the Public Records of Palm Beach County, Florida.

Ambassador

2720 & 2730 S. Ocean Blvd.
Palm Beach, FL 33480

GENERAL SCOPE OF WORK INCLUDES:

-DEMOLITION OF EXISTING 113,115 SF BUILDING ON 2730 SOUTH OCEAN BOULEVARD.

-DEMOLITION OF EXISTING 61,758 SF BUILDING ON 2720 SOUTH OCEAN BOULEVARD.

-CONSTRUCTION OF 2 NEW 5-STORY MULTI-UNIT RESIDENTIAL BUILDINGS TOTALING 154,955 SF ON 2730 SOUTH OCEAN BOULEVARD.

-CONSTRUCITON OF 1 NEW 5-STORY 108,548 SF MULTI-UNIT RESIDENTIAL BUILDING ON 2720 SOUTH OCEAN BOULEVARD.

-ASSOCIATED SITE INCLUDING LANDSCAPE & HARDSCAPE, BELOW GRADE PARKING, AND NEW ACCESS DRIVES ON BOTH SITES.

FINAL SUBMITTAL 10-07-2025

ARC-24-0090 **ZON-24-0046**

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OMA

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DRAWING LIST

DWG NO.	DRAWING TITLE
G-001	COVER SHEET & DRAWING LIST
G-002	TOPOGRAPHIC SURVEY
G-003	ZONING DATA
G-004	AMBASSADOR ZONING DATA
G-005	EDGEWATER ZONING DATA
G-006	CONTEXT LOCATION PLAN
G-007	AERIAL VIEWS
G-008	EYE LEVEL VIEWS
G-009	CURRENT VS. PROPOSAL COMPARISON
G-010	EXISTING CONDITIONS - AMBASSADOR
G-011	EXISTING CONDITIONS - EDGEWATER
G-012	PROPOSED CONDITIONS - AMBASSADOR
G-013	PROPOSED CONDITIONS - EDGEWATER
G-014	AREA SUMMARY
G-014b	CUT & FILL SUMMARY
G-015	VARIANCE SUMMARY
G-016	VARIANCE DIAGRAMS AM
G-017	VARIANCE DIAGRAMS AM
G-017b	VARIANCE DIAGRAMS AM
G-018	VARIANCE DIAGRAMS AM
G-019	VARIANCE DIAGRAMS AM
G-020	VARIANCE DIAGRAMS AM
G-021	VARIANCE DIAGRAMS AM
G-022	VARIANCE DIAGRAMS AM
G-023	VARIANCE DIAGRAMS EW
G-023b	VARIANCE DIAGRAMS EW
G-024	VARIANCE DIAGRAMS EW
G-025	VARIANCE DIAGRAMS EW
G-026	VARIANCE DIAGRAMS EW
G-027	VARIANCE DIAGRAMS EW
A-010	SITE PLAN
A-011	MANEUVERING PLANS 1
A-012	MANEUVERING PLANS 2
A-100a	PLAN B1 BLDG 1 & 2
A-101a	PLAN GF BLDG 1 & 2
A-102a	PLAN F2 BLDG 1 & 2
A-103a	PLAN TYP F3 & F4 BLDG 1 & 2
A-104a	PLAN F5 BLDG 1 & 2
A-105a	PLAN ROOF BLDG 1 & 2
A-100b	PLAN B1 BLDG 3
A-101b	PLAN GF BLDG 3
A-102b	PLAN F2 BLDG 3
A-103b	PLAN TYP F3 & F4 BLDG 3
A-104b	PLAN F5 BLDG 3
A-105b	PLAN ROOF BLDG 3
A-111	BLDG 1 ROOF LEVEL
A-111.1	BLDG 1 ROOF AXON VIEW W MECHANICAL SCREEN
A-112	BLDG 2 ROOF LEVEL
A-112.1	BLDG 2 ROOF AXON VIEW W MECHANICAL SCREEN
A-113	BLDG 3 ROOF LEVEL
A-113.1	BLDG 3 ROOF AXON VIEW W MECHANICAL SCREEN
A-201	ELEVATIONS AMBASSADOR
A-211	ENLARGED ELEVATIONS AM -1
A-211R	ENLARGED ELEVATIONS AM -1
A-212	ENLARGED ELEVATIONS AM -1
A-212R	ENLARGED ELEVATIONS AM -1
A-213	ENLARGED ELEVATIONS AM -2
A-213R	ENLARGED ELEVATIONS AM -2
A-214	ENLARGED ELEVATIONS AM -2
A-214R	ENLARGED ELEVATIONS AM -2
A-215	ENLARGED ELEVATIONS EW
A-215R	ENLARGED ELEVATIONS EW
A-216	ENLARGED ELEVATIONS EW
A-216R	ENLARGED ELEVATIONS EW
A-301	OVERALL SECTION
A-311	WALL SECTION BLDG 1 NORTH
A-312	WALL SECTION BLDG 2 NORTH
A-313	WALL SECTION BLDG 1 SOUTH
A-314	WALL SECTION BLDG 2 SOUTH
A-315	WALL SECTION BLDG 2 WEST
A-316	WALL SECTION BLDG 3 NORTH POOL
A-317	WALL SECTION BLDG 3 NORTH
A-318	WALL SECTION BLDG 3 SOUTH
A-319	WALL SECTION BLDG 3 EAST
A-320	WALL SECTION AMBASSADOR @ MOTORCOURT
A-321	WALL SECTION @ COURTYARD
A-322	WALL SECTION BLDG 1 REAR YARD
A-323	WALL SECTION BLDG 2 COURTYARD
A-324	WALL SECTION BLDG 3 REAR YARD
A-325	WALL SECTION BLDG 1 NORTH
A-602	FAÇADE MATERIALS
A-604	FAÇADE TYPICAL DETAILS
A-607	MECHANICAL SCREEN DETAILS
A-608	PARKING EXHAUST VENT DETAIL
R-01	RENDERED VIEWS
R-02	RENDERED VIEWS
R-03	RENDERED VIEWS
R-04	RENDERED VIEWS
R-05	RENDERED VIEWS
R-06	RENDERED VIEWS
R-07	RENDERED VIEWS
R-08	RENDERED VIEWS
R-09	RENDERED VIEWS
R-010	RENDERED VIEWS
M-01	MOODBOARD

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Submittal for:
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2730 S. Ocean Blvd
Palm Beach, Florida 33480

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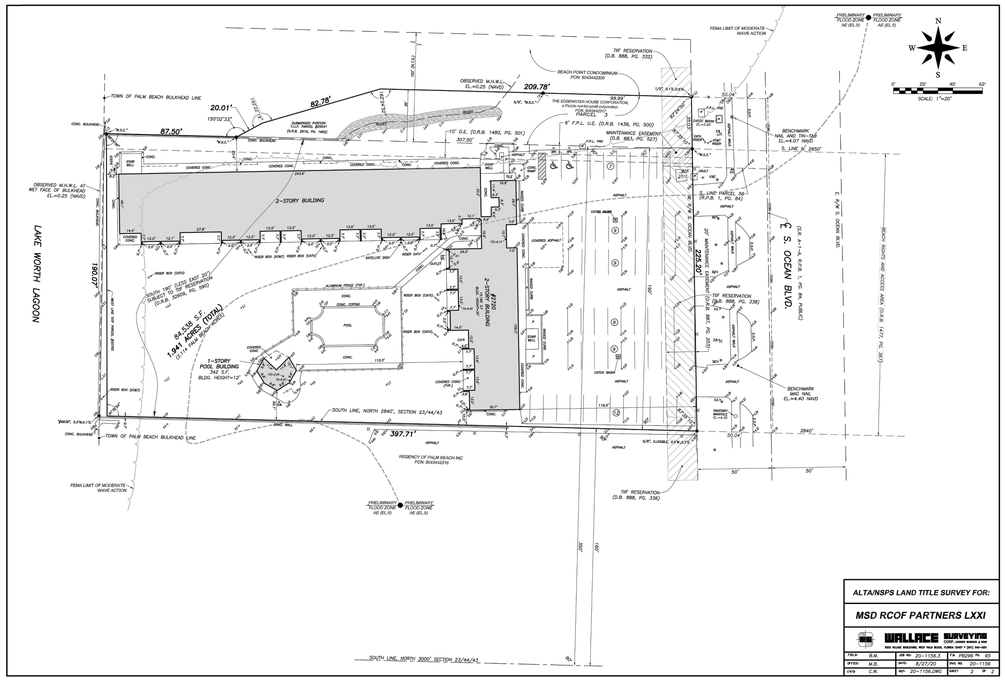
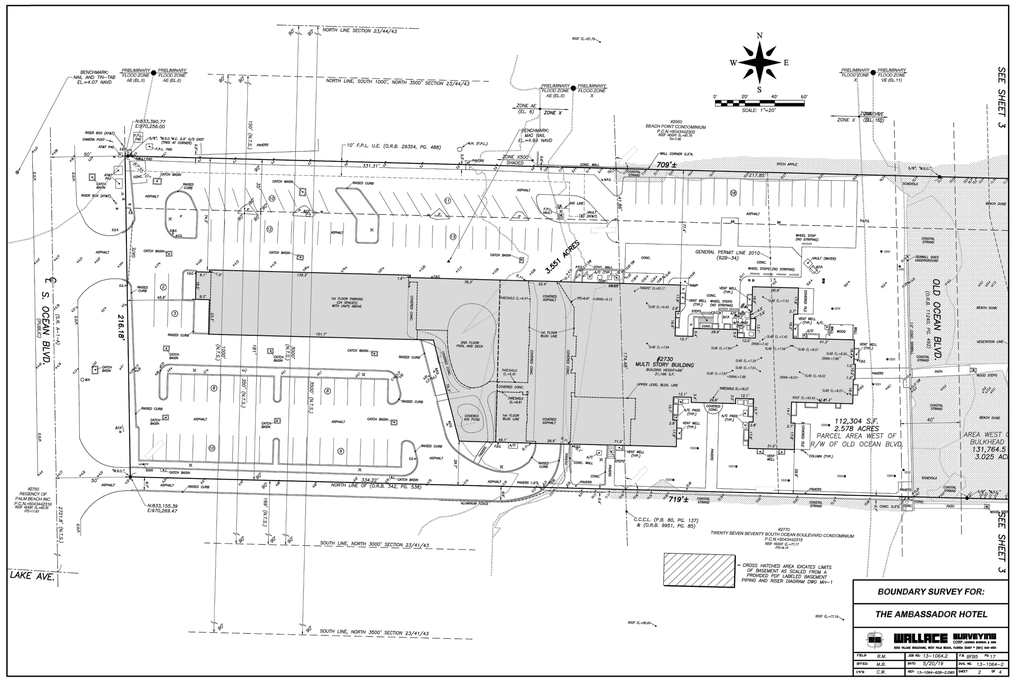
Revisions:
FINAL SUBMITTAL 10-07-2025

Project no: 22049
Date: 10-07-25
Drawn by: Author
Project Architect: Checker

G-001

COVER SHEET




S. OCEAN BLVD.
LAKE AVE.
NORTH LINE SECTION 23/44/43
SOUTH LINE, NORTH 3000' SECTION 23/41/43
NORTH LINE, SOUTH 1000', NORTH 3500' SECTION 23/44/43
REGENCY OF PALM BEACH INC. PCN 50434042010 REF. RIGHT-OF-WAY MAP
BENCHMARK NAIL AND TAG EL.=4.07 NAVD
BENCHMARK MAG NAIL EL.=4.59 NAVD
N:833,590.77 E:970,256.00
N:833,155.39 E:970,269.47
RIDGE BOX (SKW)
RIDGE BOX (DKW)
10' F.P.L. U.E. (O.R.B. 29354, PG. 486)
709'±
719'±
331.31'
334.22'
217.85'
216.18'
3.551 ACRES
112,304 S.F. 2.578 ACRES PARCEL AREA WEST OF R/W OF OLD OCEAN BLVD.
AREA WEST OF BULKHEAD 131,764.5 S.F. 3.025 AC
87730 MULTI STORY BUILDING
1ST FLOOR PARKING WITH UNITS ABOVE
2ND FLOOR POOL AND DECK
3RD FLOOR BUILDING LINE
UPPER LEVEL BUILDING LINE
GENERAL PERMIT LINE 2010 (529-34)
WHEEL STOP (NO SHOWN)
WHEEL STOP(CMU STRIPING)
VAULT (W/SGS)
SCROLL SIGN (UNDERGROUND)
VENT WELL (TYP.)
A/C UNIT (TYP.)
VOLUME (TYP.)
THRESHOLD EL=10.67
THRESHOLD EL=10.83
THRESHOLD EL=10.92
THRESHOLD EL=10.97
THRESHOLD EL=11.00
THRESHOLD EL=11.07
THRESHOLD EL=11.17
THRESHOLD EL=11.25
THRESHOLD EL=11.33
THRESHOLD EL=11.42
THRESHOLD EL=11.50
THRESHOLD EL=11.58
THRESHOLD EL=11.67
THRESHOLD EL=11.75
THRESHOLD EL=11.83
THRESHOLD EL=11.92
THRESHOLD EL=12.00
THRESHOLD EL=12.08
THRESHOLD EL=12.17
THRESHOLD EL=12.25
THRESHOLD EL=12.33
THRESHOLD EL=12.42
THRESHOLD EL=12.50
THRESHOLD EL=12.58
THRESHOLD



01 TOWN OF PALM BEACH ZONING MAP
NOT TO SCALE



02 FEMA FIRM PANEL 12099C0781G
NOT TO SCALE

285 BANYAN BLVD
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561.684.6844 • Fax: 561.684.3594
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Submittal for:
Ambassador
2720 S. Ocean Blvd &
2730 S. Ocean Blvd
Palm Beach, Florida 33480

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Revisions:
FINAL SUBMITTAL 10-07-2025

Project no: 22049
Date: 10-07-25
Drawn by: Author
Project Architect: Checker

G-003

ZONING DATA

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:**	2730 South Ocean Blvd		
2	**Zoning District:**	R-D(2): Heavy Density Residential		
3	**Lot Area (sq. ft.):**	131,764 sq. ft.		
4	**Lot Width (W) & Depth (D) (ft.):**	216' (W) x 719' (D)		
5	**Structure Type:** (Single-Family, Multi-Family, Comm., Other)	Multi-Family		
6	**FEMA Flood Zone Designation:**	AE8		
7	**Zero Datum for point of meas. (NAVD)**	+17.00'		
8	**Crown of Road (COR) (NAVD)**	+4.78'		
9		REQ'D / PERMITTED	EXISTING	PROPOSED
10	Lot Coverage (Sq Ft and %)	28,988 sqft / 22%	31,198 sqft / 23.6%	56,895 sqft / 43.18%
11	Enclosed Square Footage (1st & 2nd Fl., Basement, Accs. Structure, etc)	18,601 sqft	113,115 sqft	154,955 sqft
12	*Front Yard Setback (Ft.)	60'-6"	45'-11"	60'-6"
13	* Side Yard Setback (1st Story) (Ft.)	60'-6"	N Side: 75'-4"	S Side: 29'-2" (to below grade basement)
14	* Side Yard Setback (2nd Story) (Ft.)	60'-6"	S Side: 29'-9"	54'-6"
15	*Rear Yard Setback (Ft.)	N/A	120'-0"	105'-0"
16	Angle of Vision (Deg.)	N/A	N/A	N/A
17	Building Height (Ft.)	60'-6"+ 5' for flat roofs	+/- 93'-0"	60'-6"
18	Overall Building Height (Ft.)	65'-6"	+/- 93'-0"	73'-6"
19	Cubic Content Ratio (CCR) (R-B ONLY)	N/A	N/A	N/A
20	** Max. Fill Added to Site (Ft.)	+6.10'	+1.61'	+12.5'
21	Finished Floor Elev. (FFE)(NAVD)	+17.00'(NAVD)	+/- 8.00' (NAVD)	+17.00'(NAVD)
22	Base Flood Elevation (BFE)(NAVD)	+7.00'(NAVD)	+7.00'(NAVD)	BFE=8FTNAVD DFE=9ft NAVD
23	Landscape Open Space (LOS) (Sq Ft and %)	46,098 sqft / 35%	43,302 sqft. / 32.9%	50,302 sqft. / 38.17%
24	Perimeter LOS (Sq Ft and %)	N/C	N/C	N/C
25	Front Yard LOS (Sq Ft and %)	N/C	N/C	N/C
26	*** Native Plant Species %	*Please refer to TOPB Landscape Legend.*		

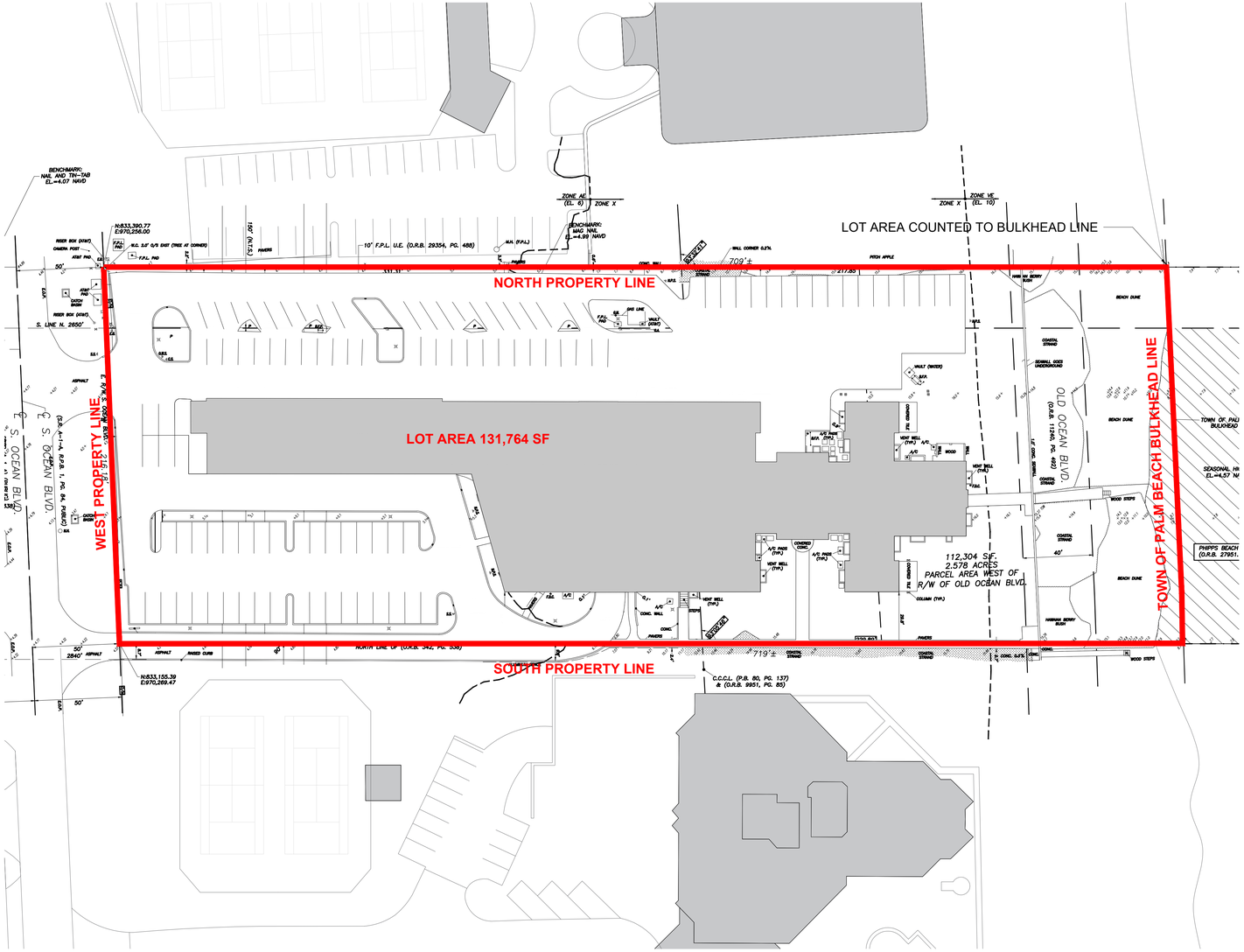
** Indicate each yard area with cardinal direction (N,S,E,W)*

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

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

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

REV BF 20230626


LOT AREA COUNTED TO BULKHEAD LINE
NORTH PROPERTY LINE
LOT AREA 131,764 SF
WEST PROPERTY LINE
EAST PROPERTY LINE
TOWN OF PALM BEACH BULKHEAD LINE
SOUTH PROPERTY LINE
112,304 SF.
2.578 ACRES
PARCEL AREA WEST OF
R/W OF OLD OCEAN BLVD.
709'±
719'±
217.30'
OLD OCEAN BLVD.
(S.R. A-1-A, P.B. 1, PG. 94, PUBLIC)
S. OCEAN BLVD.
BENCHMARK: NAIL AND TIN-TAB EL.=4.07 NAVD
BENCHMARK: MAG NAIL EL.=4.99 NAVD
N:833,390.77 E:970,256.00
N:833,155.39 E:970,289.47
ZONE AE (EL. 6)
ZONE X
ZONE VE (EL. 10)
10' F.P.L. U.E. (O.R.B. 29354, PG. 488)
N.L. (P.&L.)
F.P.L. PED
WALL CORNER 0.3'N.
SIGNED
PITCH APPLE
BEACH DUNE
COASTAL STRAND
SEAWALL (GOOD CONDITION)
TOWN OF PALM BEACH BULKHEAD
SEASONAL HI EL.=4.57 NA
PHIPPS BEACH (O.R.B. 27951,
WOOD STEPS
HAWAIIAN BERRY BUSH
A/C PADS (TYP.)
VENT WELL (TYP.)
CONCRETE CURB
CONC. WALL
FENCE
WOOD
TRIANGLE CORD AT
NORTH LINE OF (O.R.B. 3442, PG. 1336)
C.C.C.L. (P.B. 80, PG. 137) & (O.R.B. 9951, PG. 85)
S. LINE N. 2650'
50'
2840'
ASPHALT
RAISED CURB
CONC. SLAB
CONC. SLAB
WALL (TYP.)
SIGN LINE
F.F.L. PAD
F.F.L. TAD
P.
P. A/C
A/C
A/C

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:**	2720 South Ocean Blvd		
2	**Zoning District:**	R-D(2): Heavy Density Residential		
3	**Lot Area (sq. ft.):**	81,461 sq. ft.		
4	**Lot Width (W) & Depth (D) (ft.):**	225' (W) x 398' (D)		
5	**Structure Type:** (Single-Family, Multi-Family, Comm., Other)	Multi-Family		
6	**FEMA Flood Zone Designation:**	AE6		
7	**Zero Datum for point of meas. (NAVD)**	+10.00'		
8	**Crown of Road (COR) (NAVD)**	+4.78'		
9		REQ'D / PERMITTED	EXISTING	PROPOSED
10	Lot Coverage (Sq Ft and %)	18,601 sqft / 22.8%	20,886 sqft / 25.6%	24,212 sqft / 29.72%
11	Enclosed Square Footage (1st & 2nd Fl., Basement, Accs. Structure, etc)	18,601 sqft	61,758 sqft	108,548 sqft
12	*Front Yard Setback (Ft.)	62'-6"	88'-4"	66'-11"
13	* Side Yard Setback (1st Story) (Ft.)	62'-6"	N11'-3" / S 9'-0"	N 8'-6" / S 62'-6"
14	* Side Yard Setback (2nd Story) (Ft.)	62'-6"	N11'-3" / S 9'-0"	N 8'-6" / S 62'-6"
15	*Rear Yard Setback (Ft.)	62'-6"	7'-0"	113'-3"
16	Angle of Vision (Deg.)	N/A	N/A	N/A
17	Building Height (Ft.)	62'-6"+5' for flat roofs	+/- 30'-0"	62'-6"
18	Overall Building Height (Ft.)	67'-6"	+/- 30'-0"	75'-6"
19	Cubic Content Ratio (CCR) (R-B ONLY)	N/A	N/A	N/A
20	** Max. Fill Added to Site (Ft.)	+2.61'	+0.81'	+9.0'
21	Finished Floor Elev. (FFE)(NAVD)	+10.00'(NAVD)	+7.00'(NAVD)	+13.00'(NAVD)
22	Base Flood Elevation (BFE)(NAVD)	+6.00'(NAVD)	+6.00'(NAVD)	BFE=9FT NAVD DFE=10FT NAVD
23	Landscape Open Space (LOS) (Sq Ft and %)	29,593 sq ft / 35%	37,313 sqft. / 45.8%	29,834 sqft. / 36.6%
24	Perimeter LOS (Sq Ft and %)	N/C	N/C	N/C
25	Front Yard LOS (Sq Ft and %)	N/C	N/C	N/C
26	*** Native Plant Species %	*Please refer to TOPB Landscape Legend.*		

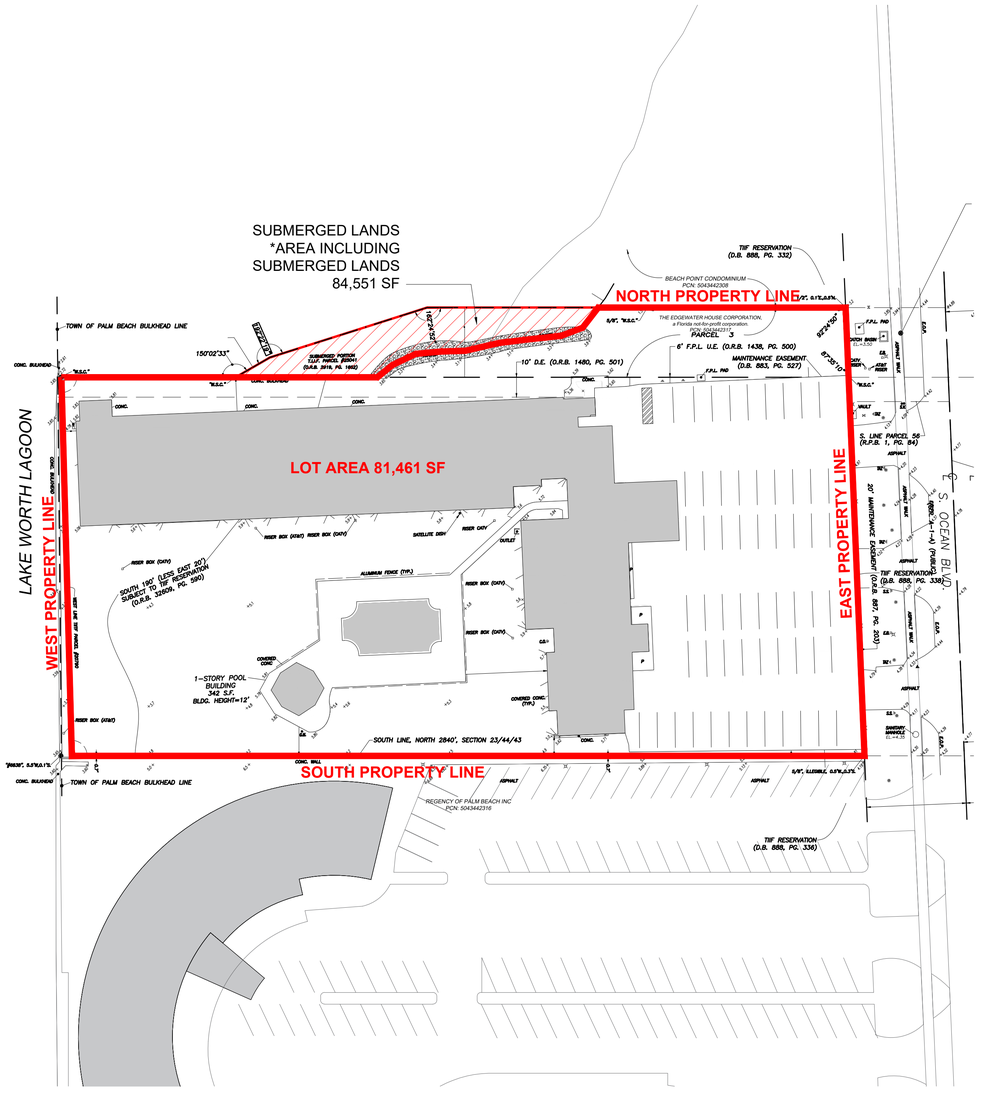
** Indicate each yard area with cardinal direction (N,S,E,W)*

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

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

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

REV BF 20230626



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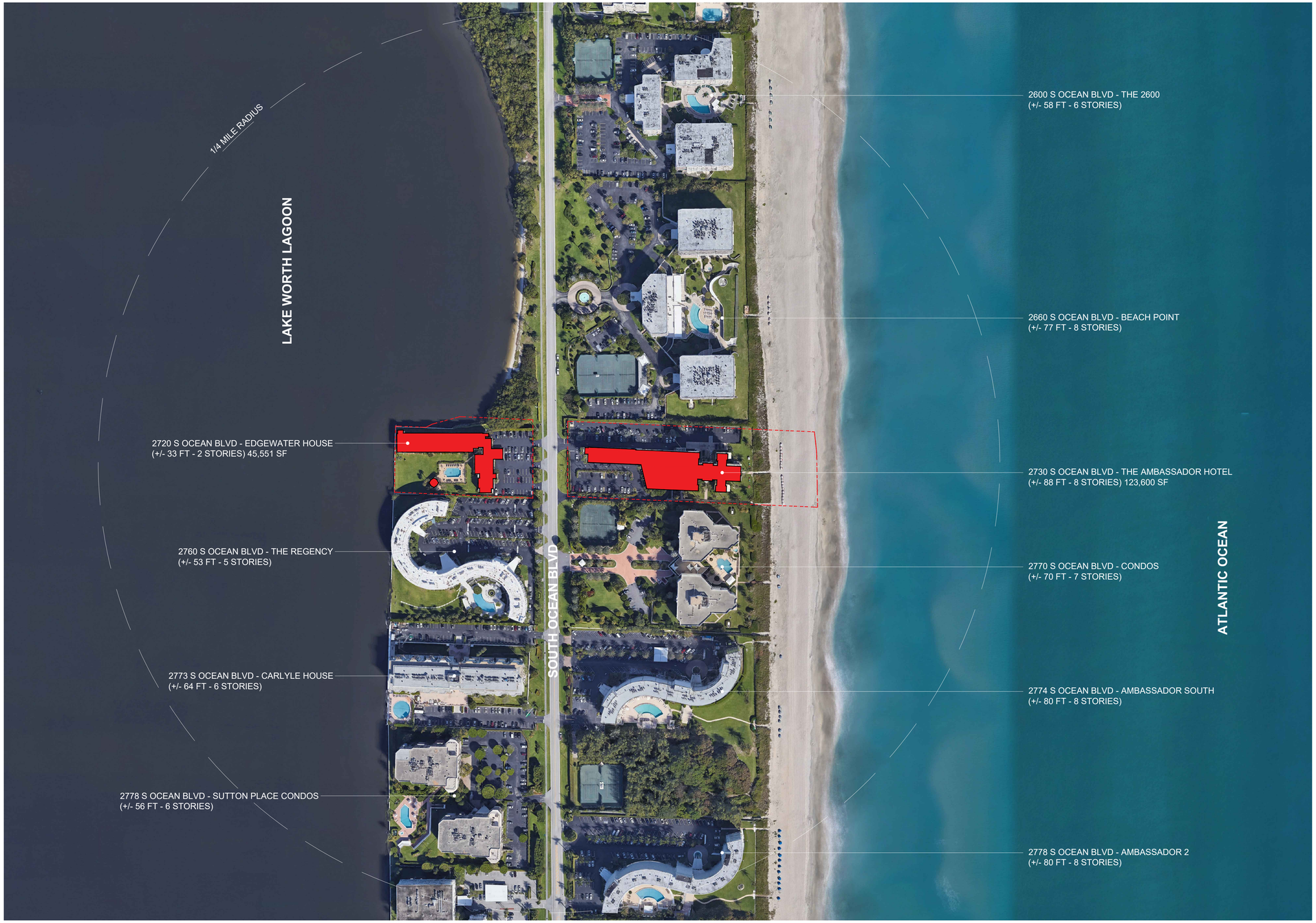
Revisions:
FINAL SUBMITTAL 10-07-2025

Project no: 22049
Date: 10-07-25
Drawn by: Author
Project Architect: Checker

G-005

ZONING DATA



01 SITE AERIAL
NOT TO SCALE

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Project no:	22049
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Drawn by:	Author
Project Architect:	Checker

G-006

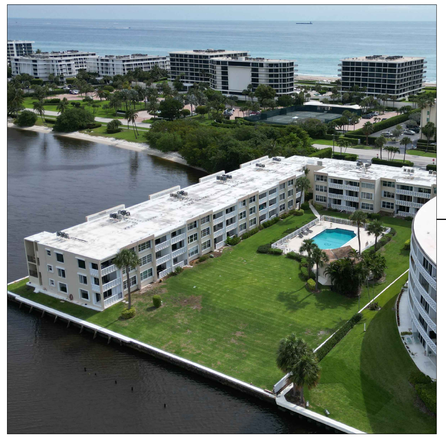
CONTEXT LOCATION PLAN



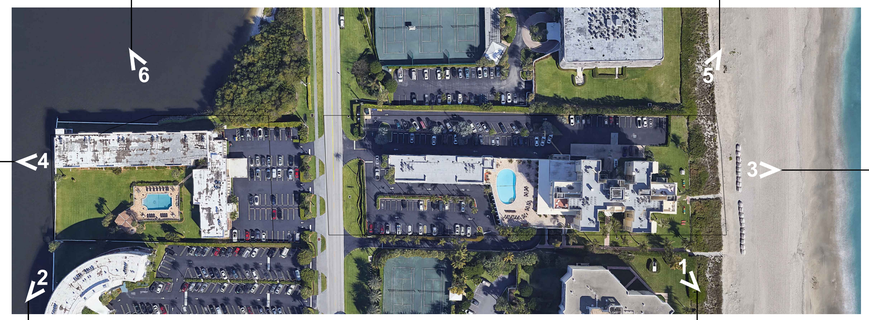
6 NORTHWEST LAGOON VIEW
16/01/2024

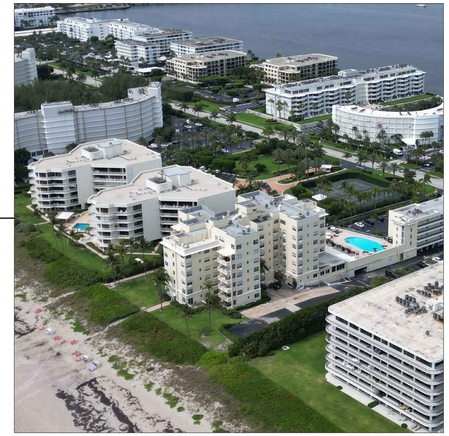


4 FRONTAL LAGOON VIEW
16/01/2024



2 SOUTHWEST LAGOON VIEW
16/01/2024

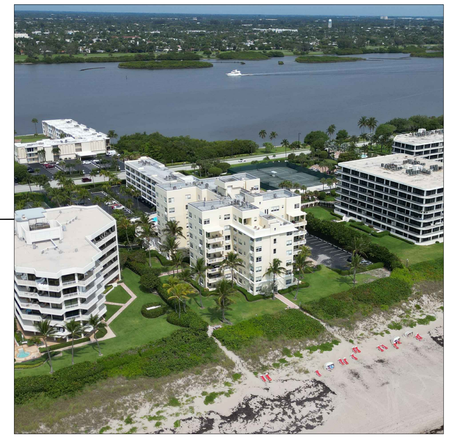




5 NORTHEAST BEACH VIEW
16/01/2024



3 FRONTAL BEACH VIEW
16/01/2024



1 SOUTHEAST BEACH VIEW
16/01/2024

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Drawn by: Author
Project Architect: Checker

G-007

AERIAL VIEWS



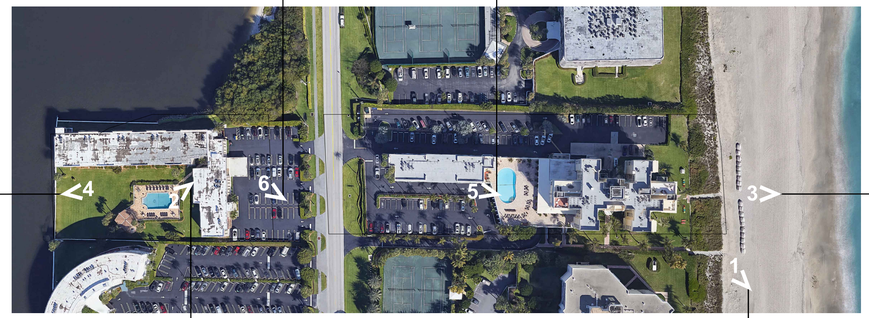
6 PARKING LOT VIEW
16/01/2024

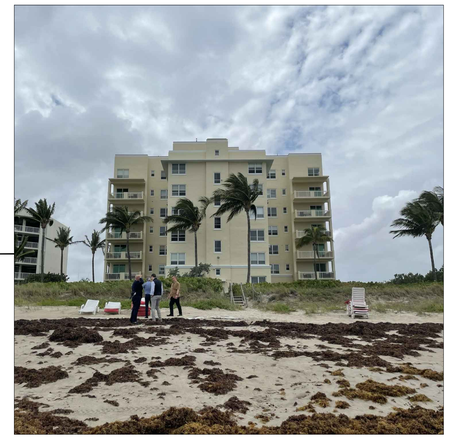


5 POOL PARKING VIEW
16/01/2024



4 LAGOON LAWN VIEW
16/01/2024





3 FRONTAL BEACH VIEW
16/01/2024



2 SOUTHWEST LAGOON VIEW
16/01/2024



1 SOUTHEAST BEACH VIEW
16/01/2024

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FINAL SUBMITTAL 10-07-2025

Project no: 22049
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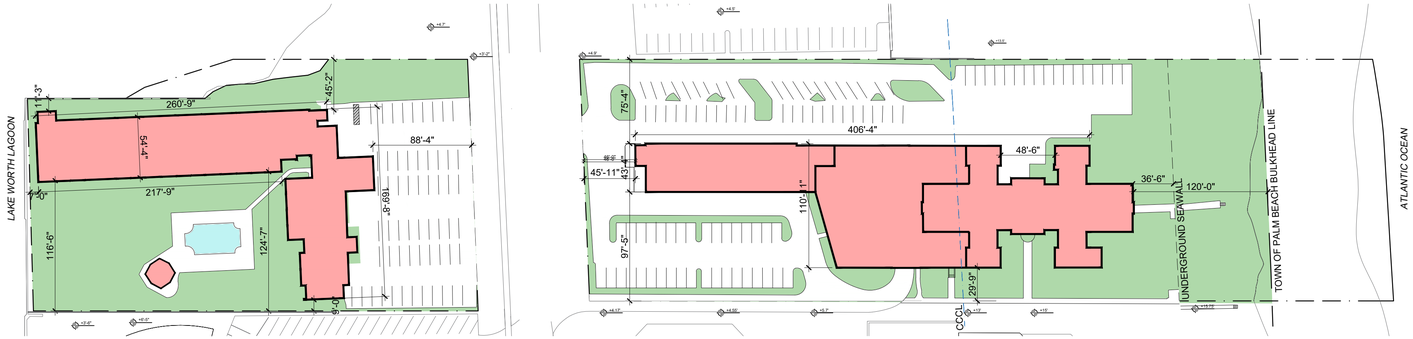
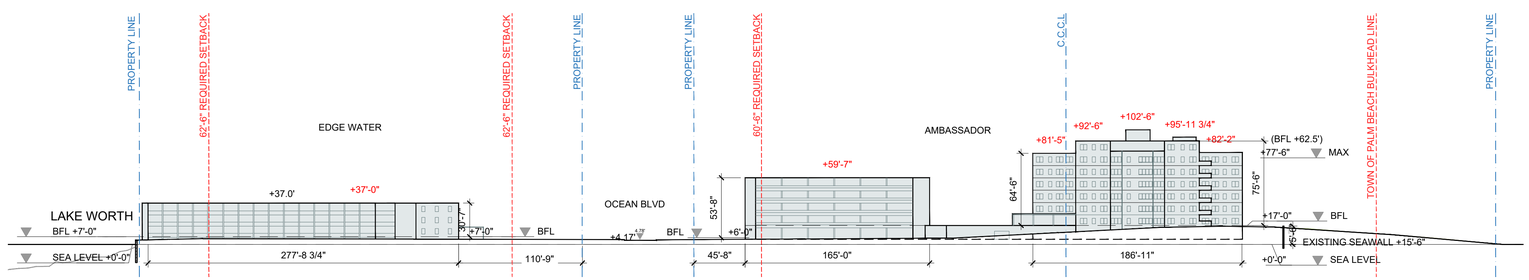
Project Architect: Checker

G-008

EYE LEVEL VIEWS



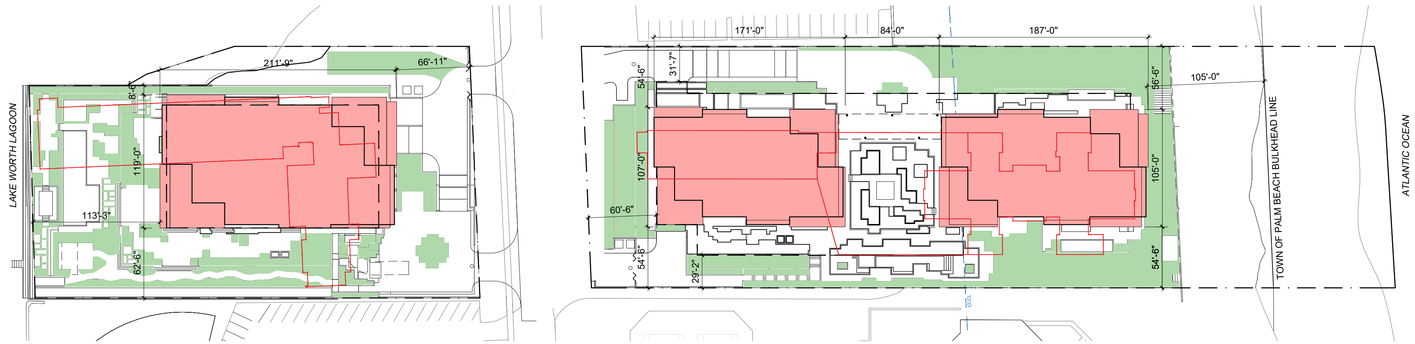
04 EXISTING SITE PLAN
SCALE: 1/64" = 1'-0"



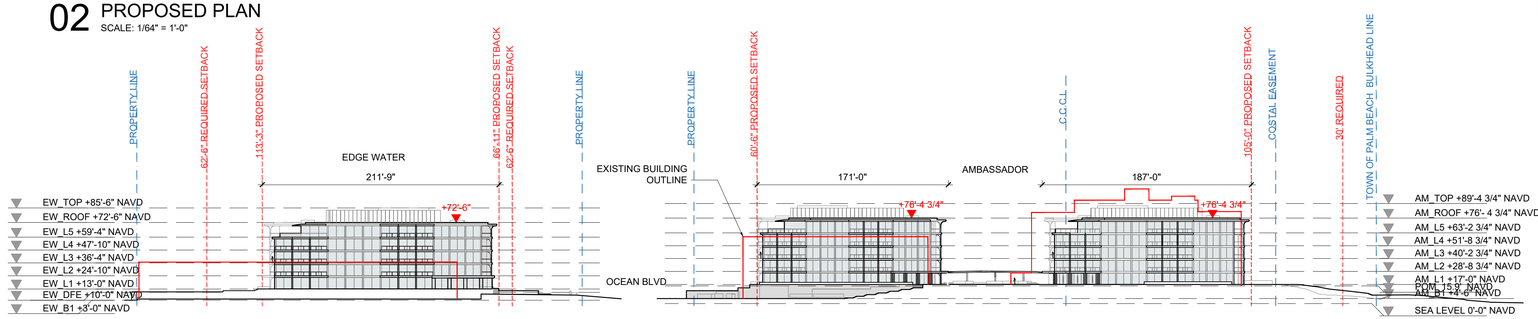
03 EXISTING SITE SECTION
SCALE: 1/64" = 1'-0"



EXISTING AERIAL VIEW



02 PROPOSED PLAN
SCALE: 1/64" = 1'-0"



01 PROPOSED SITE ELEVATION
SCALE: 1/64" = 1'-0"



PROPOSED AERIAL VIEW

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West Palm Beach, Florida 33401
561.684.6844 • Fax: 561.684.3594
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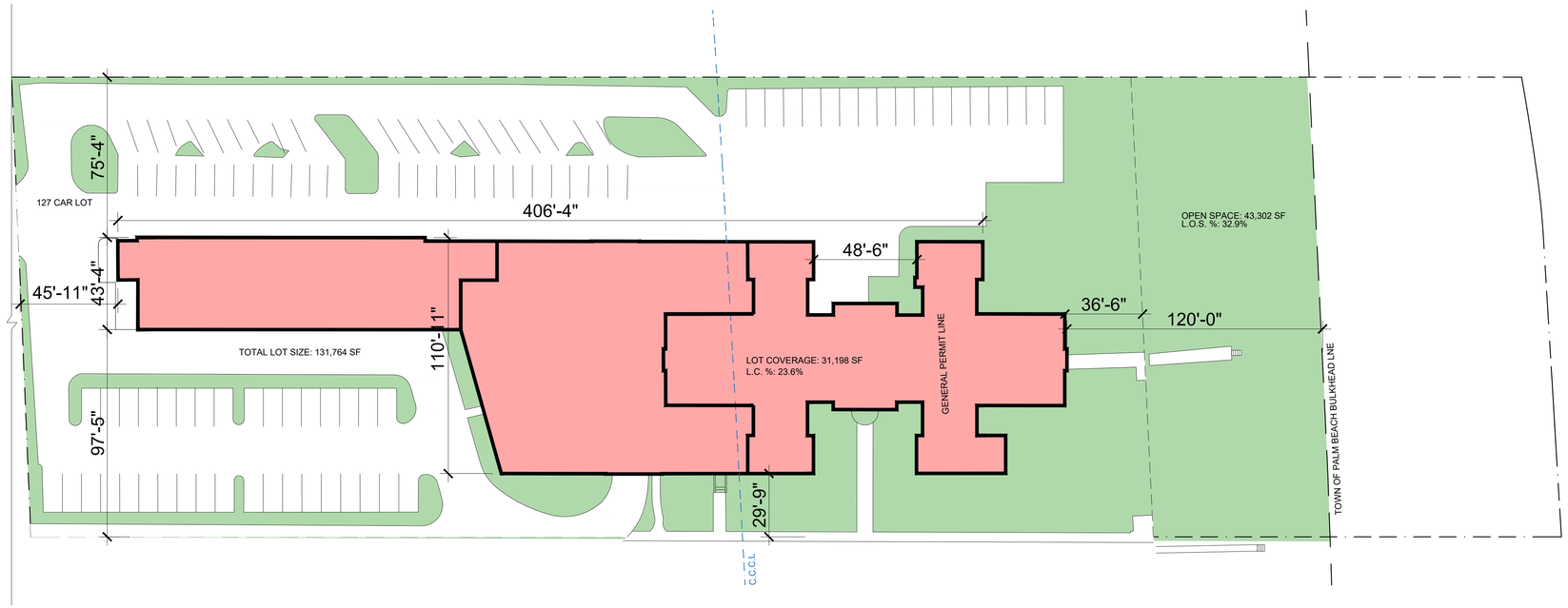
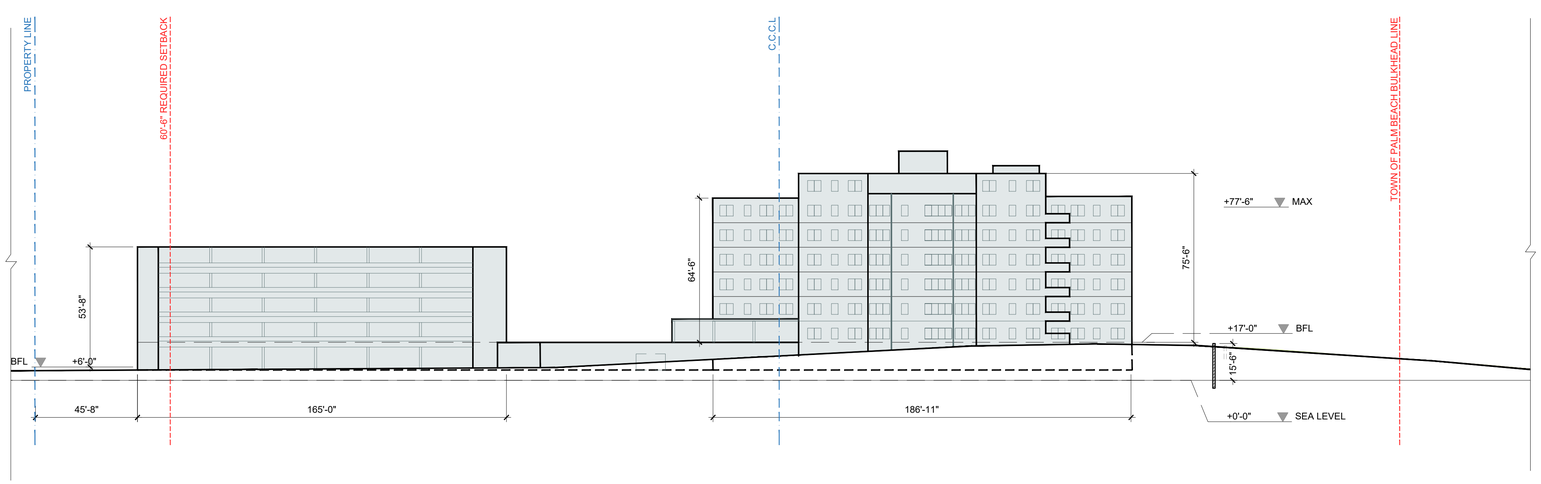
Project no: 22049
Date: 10-07-25
Drawn by: Author
Project Architect: Checker

G-009

CURRENT VS. PROPOSAL COMPARISON





FLOOR	FtF (ft)
Roof	
7	11'-0"
6	11'-0"
5	11'-0"
4	11'-0"
3	11'-0"
2	11'-0"
1	11'-0"
AMBASSADOR TOTAL	
LOT COVERAGE %	

BLDG 1& 2
GSF (sf)
2,000
4,535
18,466
18,466
18,466
19,984
31,198
113,115
23.7%

General	Site Area sf	131,764	
	Lot Coverage sf	31,198	23.7%
	Open Space	43,302	32.9%
	Number of Units	91	
Setback	Front	45'-11"	
	Rear	120'-0"	
	N Side	75'-4"	
	S Side	29'-9"	
Building	Height	77'-0"	
	Stories	7 stories	
	Length	443'-0"	

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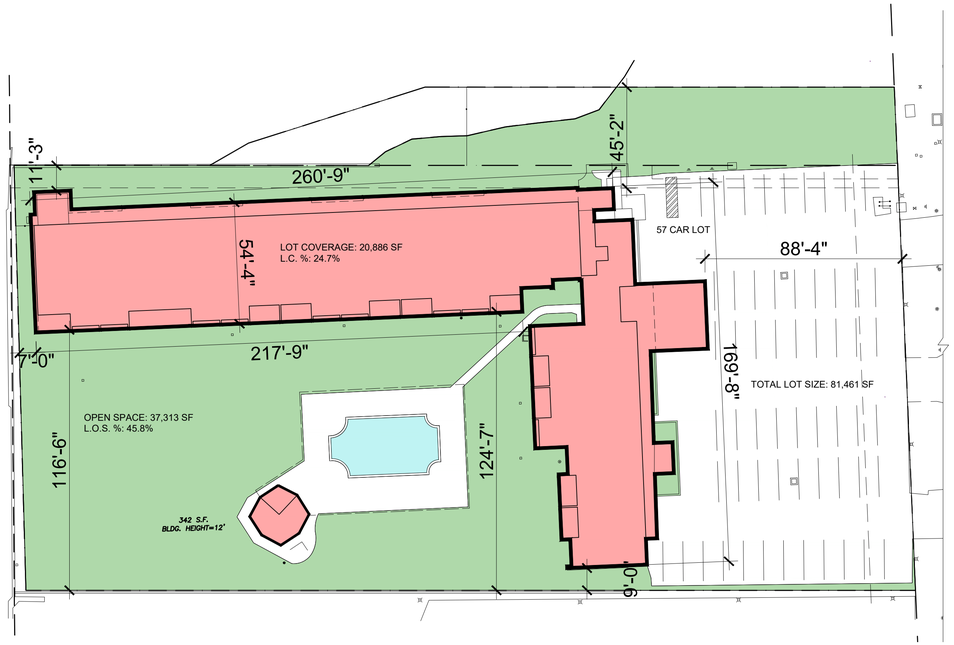
Revisions:

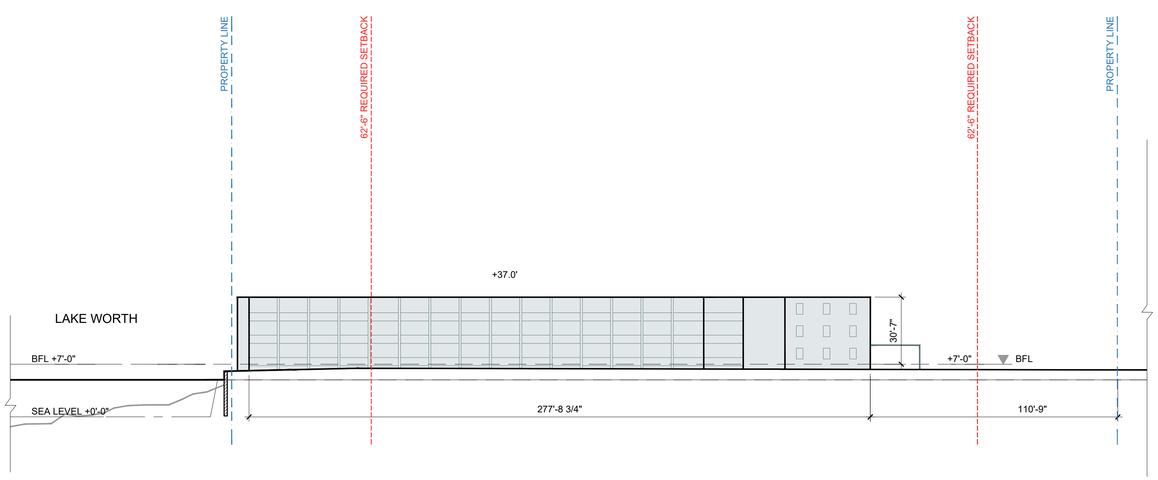
FINAL SUBMITTAL 10-07-2025

Project no: 22049
Date: 10-07-25
Drawn by: Author
Project Architect: Checker

G-010

EXISTING CONDITIONS - AMBASSADOR





FLOOR	FtF (ft)
Roof	
3	10'-0"
2	10'-0"
1	10'-0"
EDGEWATER TOTAL	
LOT COVERAGE %	

BLDG 3
GSF (sf)
20,436
20,436
20,886
61,758
25.6%

General	Site Area sf	81,461	
	Lot Coverage sf	20,886	25.6%
	Open Space	37,313	45.8%
	Number of Units	36	
Setback	Front	88'-4"	
	Rear	7'-0"	
	N Side	11'-13"	
	S Side	9'-0"	
Building	Height	30'-0"	
	Stories	3 stories	
	Length	299'-0"	

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FINAL SUBMITTAL 10-07-2025

Project no: 22049
Date: 10-07-25
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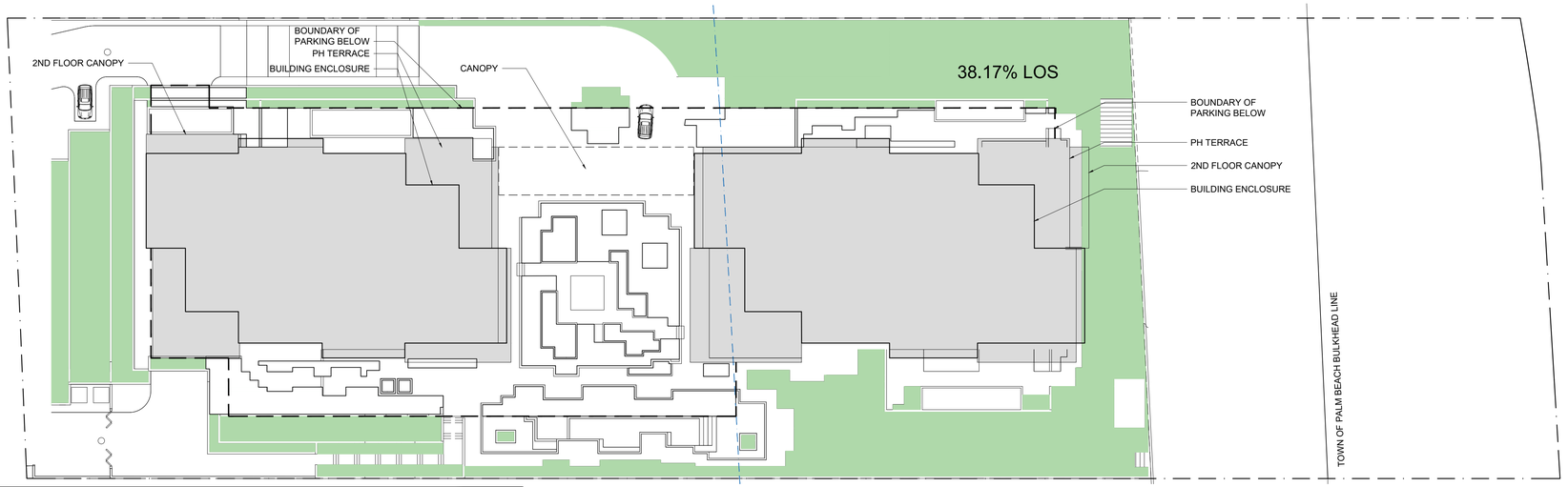
Project Architect: Checker

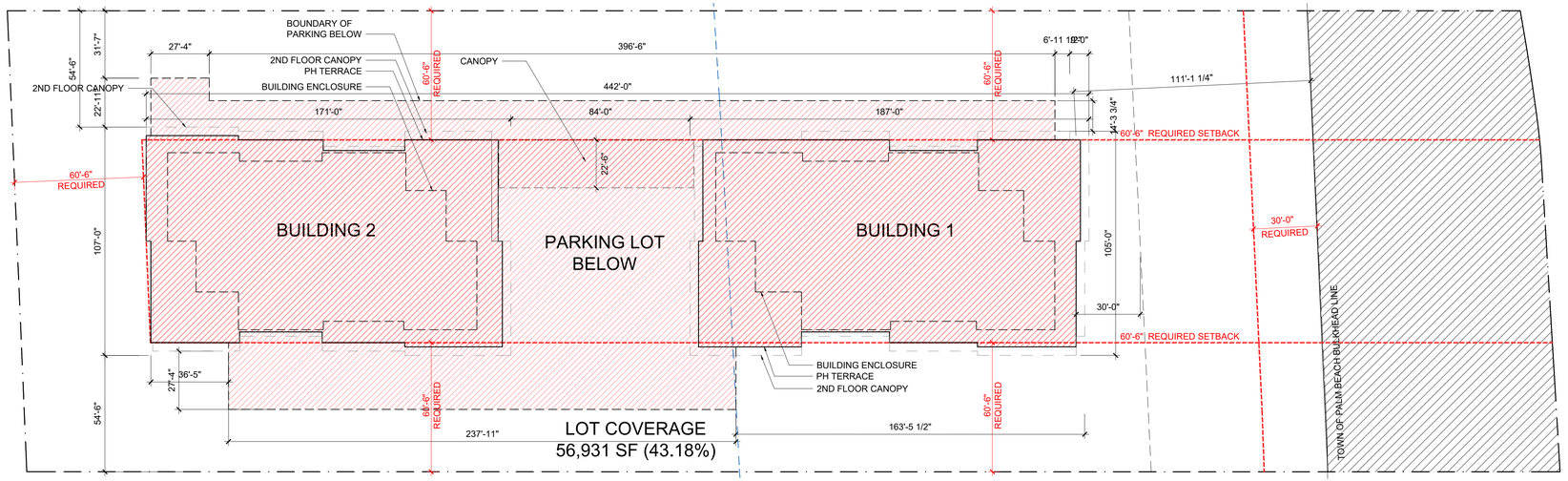
G-011

EXISTING CONDITIONS - EDGEWATER



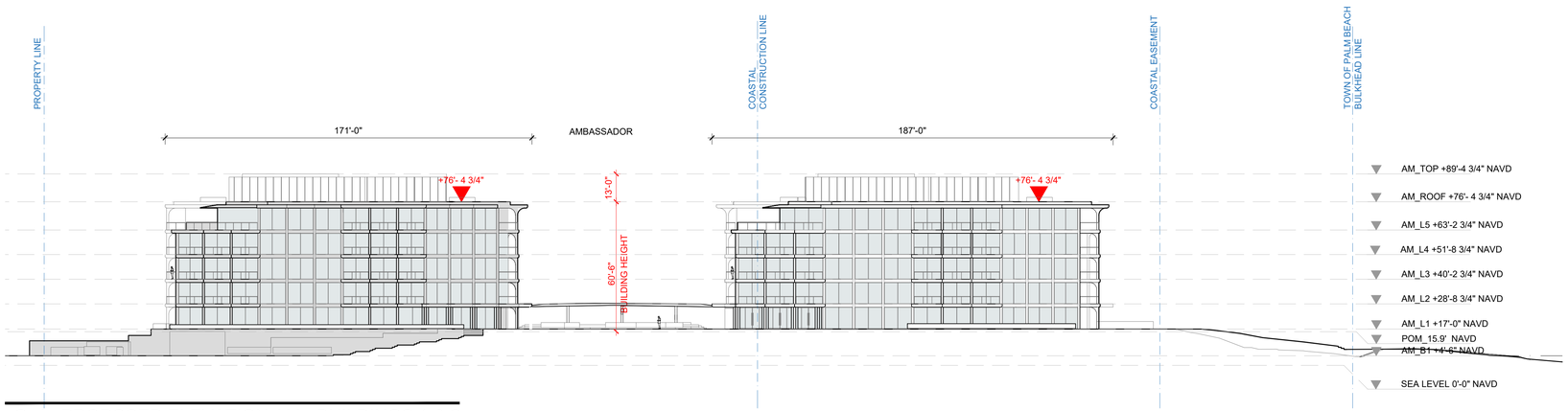
03 PROPOSED LANDSCAPE OPEN SPACE - AMBASSADOR

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



02 PROPOSED LOT COVERAGE - AMBASSADOR

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



01 PROPOSED ELEVATION AM - BUILDINGS 1 & 2

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

FLOOR	FtF (ft)
Roof	
5	13'-2"
4	11'-6"
3	11'-6"
2	11'-6"
1	11'-8 3/4"
TOTAL	

BLDG 1	
GSF Floor (sf)	GSF Enclosed(sf)
15,640	10,746
14,981	13,206
14,981	13,206
17,294	13,206
17,294	13,639
80,190	**64,003**

FLOOR	FtF (ft)
Roof	
5	13'-2"
4	11'-6"
3	11'-6"
2	11'-6"
1	11'-8 3/4"
TOTAL	

BLDG 2	
GSF Floor (sf)	GSF Enclosed(sf)
14,737	9,893
14,090	12,221
14,090	12,221
15,924	12,221
15,924	12,956
74,765	**59,512**

AMBASSADOR TOTAL	**154,955**	**123,515**

	Area	Percentage	
COVERAGE			
LOT COVERAGE	56,895	43.18%	
ABOVE GRADE	34,063	25.85%	*including entry canopy
ABOVE GRADE BUILDING COVERAGE*	31,919	24.22%	*excluding entry canopy & park

General	Site Area sf		131,764
	Lot coverage	56,895	43.18%
	Open Space	50,302	38.18%
	Number of Units		24
Setback	Front		60' - 6"
	Rear		N/A
	N Side		31' - 7"
	S Side		29' - 2"
Building	Height		60' - 6"
	Stories		5
	Length		442'-0"

04 AREA TABLE: BUILDINGS 1&2

NOT TO SCALE

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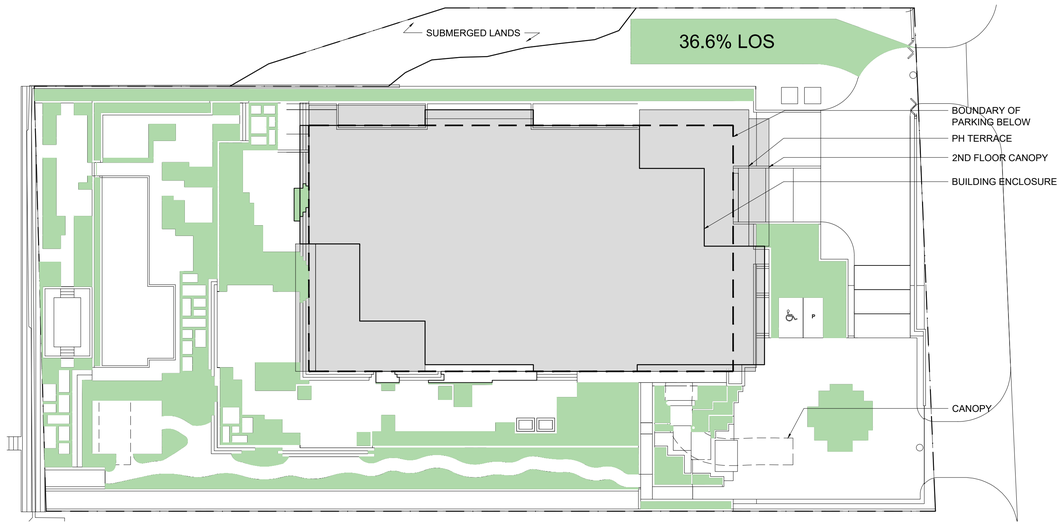
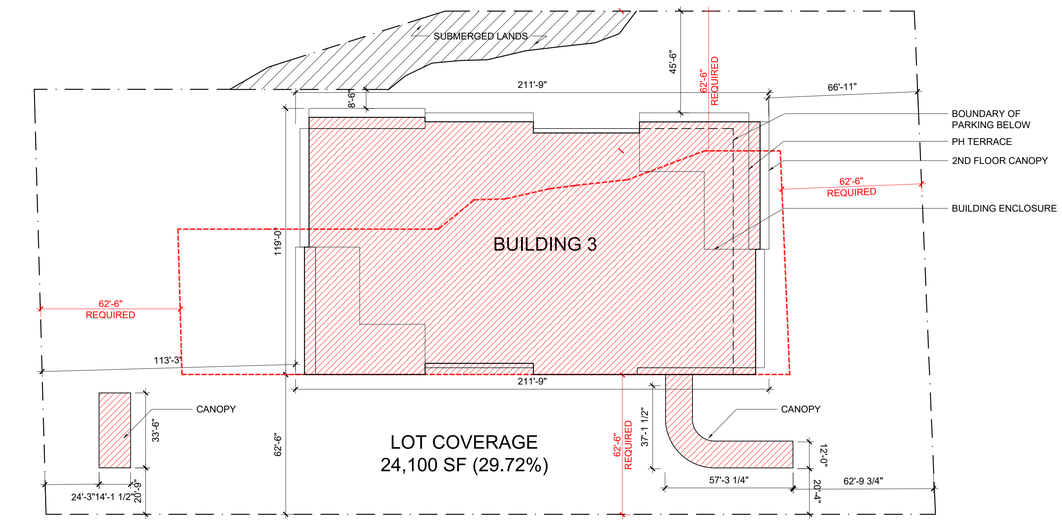
Revisions:
FINAL SUBMITTAL 10-07-2025

Project no: 22049
Date: 10-07-25
Drawn by: Author
Project Architect: Checker

G-012

PROPOSED CONDITIONS - AMBASSADOR







FLOOR	FtF (ft)
Roof	
5	13'-1"
4	11'-6"
3	11'-6"
2	11'-6"
1	11'-10"
EDGEWATER TOTAL	

BLDG 3	
GSF Floor (sf)	GSF Enclosed(sf)
21,220	14,892
20,671	18,195
20,671	18,195
22,993	18,195
22,993	18,958
108,548	**88,435**

COVERAGE	Area	Percentage	
LOT COVERAGE	24,212	29.72%	
ABOVE GRADE	24,212	29.72%	*including canopies
ABOVE GRADE BUILDING COVERAGE*	22,424	27.53%	*excluding canopies & parking

General	Site Area sf		81,461
	Lot coverage sf	24,212	29.7%
	Open Space	29,834	36.6%
	Number of Units		17
Setback	Front		66' - 11"
	Rear		103'-3"
	N Side		8'-6"
	S Side		62'-6"
Building	Height		62' - 6"
	Stories		5
	Length		211' - 9"

04 AREA TABLE: BUILDING 3
NOT TO SCALE

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Revisions:
FINAL SUBMITTAL 10-07-2025

Project no: 22049
Date: 10-07-25
Drawn by: Author
Project Architect: Checker

G-013

PROPOSED CONDITION - EDGEWATER

FLOOR	FtF (ft)
Roof	
5	13'-2"
4	11'-6"
3	11'-6"
2	11'-6"
1	11'-8 3/4"
TOTAL	

BLDG 1

GSF Floor (sf)	GSF Enclosed(sf)	Residential (sf)	Amenity (sf)	Core (sf)	Exterior(sf)	Units	2BD	3BD	4BD	4BD+	PH
15,640	10,746	9,866	0	880	4,894	2	0	0	0	0	1
14,981	13,206	12,326	0	880	1,775	2	0	0	0	2	0
14,981	13,206	12,326	0	880	1,775	2	0	0	0	2	0
17,294	13,206	12,326	0	880	4,088	2	0	0	0	2	0
17,294	13,639	7,027	3,693	2,919	3,655	2	0	1	1	0	0
80,190	**64,003**	**53,871**	**3,693**	6,439	16,187	**10**	**0**	1	1	6	1

FLOOR	FtF (ft)
Roof	
5	13'-2"
4	11'-6"
3	11'-6"
2	11'-6"
1	11'-8 3/4"
TOTAL	

BLDG 2

GSF Floor (sf)	GSF Enclosed(sf)	Residential (sf)	Amenity (sf)	Core (sf)	Exterior (sf)	Units	2BD	3BD	4BD	4BD+	PH
14,737	9,893	8,428	0	1,465	4,844	3	0	3	0	0	2
14,090	12,221	10,755	0	1,466	1,869	3	0	3	0	0	0
14,090	12,221	10,755	0	1,466	1,869	3	0	3	0	0	0
15,924	12,221	10,755	0	1,466	3,703	3	0	3	0	0	0
15,924	12,956	6,663	3,294	2,999	2,968	2	1	1	0	0	0
74,765	**59,512**	**47,356**	3,294	8,862	15,253	**14**	**1**	13	0	0	2

AMBASSADOR TOTAL	**154,955**	**123,515**	**101,227**	6,987	15,301	31,440	**24**	**1**	14	1	6	3

COVERAGE	Area	Percentage	
LOT COVERAGE	56,895	43.18%	
ABOVE GRADE	34,063	25.85%	*including entry canopy
ABOVE GRADE BUILDING COVERAGE*	31,919	24.22%	*excluding entry canopy & parking

01 AREA TABLE: BUILDINGS 1&2
NOT TO SCALE

FLOOR	FtF (ft)
Roof	
5	13'-1"
4	11'-6"
3	11'-6"
2	11'-6"
1	11'-10"
EDGEWATER TOTAL	

BLDG 3

GSF Floor (sf)	GSF Enclosed(sf)	Residential (sf)	Amenity (sf)	Core (sf)	Exterior (sf)	Units	2BD	3BD	4BD	4BD+	PH
21,220	14,892	13,427	0	1,465	6,328	3	0	0	0	0	2
20,671	18,195	16,729	0	1,466	2,476	4	0	0	4	0	0
20,671	18,195	16,729	0	1,466	2,476	4	0	0	4	0	0
22,993	18,195	16,729	0	1,466	4,798	4	0	0	4	0	0
22,993	18,958	8,636	3,508	6,814	4,035	2	0	2	0	0	0
108,548	**88,435**	**72,250**	3,508	12,677	20,113	**17**	**0**	2	12	0	2

COVERAGE	Area	Percentage	
LOT COVERAGE	24,212	29.72%	
ABOVE GRADE	24,212	29.72%	*including canopies
ABOVE GRADE BUILDING COVERAGE*	22,424	27.53%	*excluding canopies & parking

02 AREA TABLE: BUILDING 3
NOT TO SCALE

TOTAL

GSF Floor (sf)	GSF Enclosed(sf)	Residential (sf)	Amenity (sf)	Core (sf)	Terraces (sf	Units	2BD	3BD	4BD	4BD+	PH
263,503.0	**211,950**	**173,477**	10,495	27,978	51,553	**41**	1	16	13	6	5

TOTAL SELLABLE	**183,972**

TOTAL COVERAGE	Area	Percentage	
BUILDING COVERAGE*	54,343	25.49%	*excluding canopies & parking
LOT COVERAGE	81,107	38.04%	

	AREA (sf)	SPOTS	UNITS	SPOTS/UNIT
PARKING AMBASSADOR	51,673	89	24	3.7
PARKING EDGEWATER	20,872	35	17	2.1
PARKING TOTAL	72,545	**124**	41	3.0

03 AREA SUMMARY + PARKING
NOT TO SCALE

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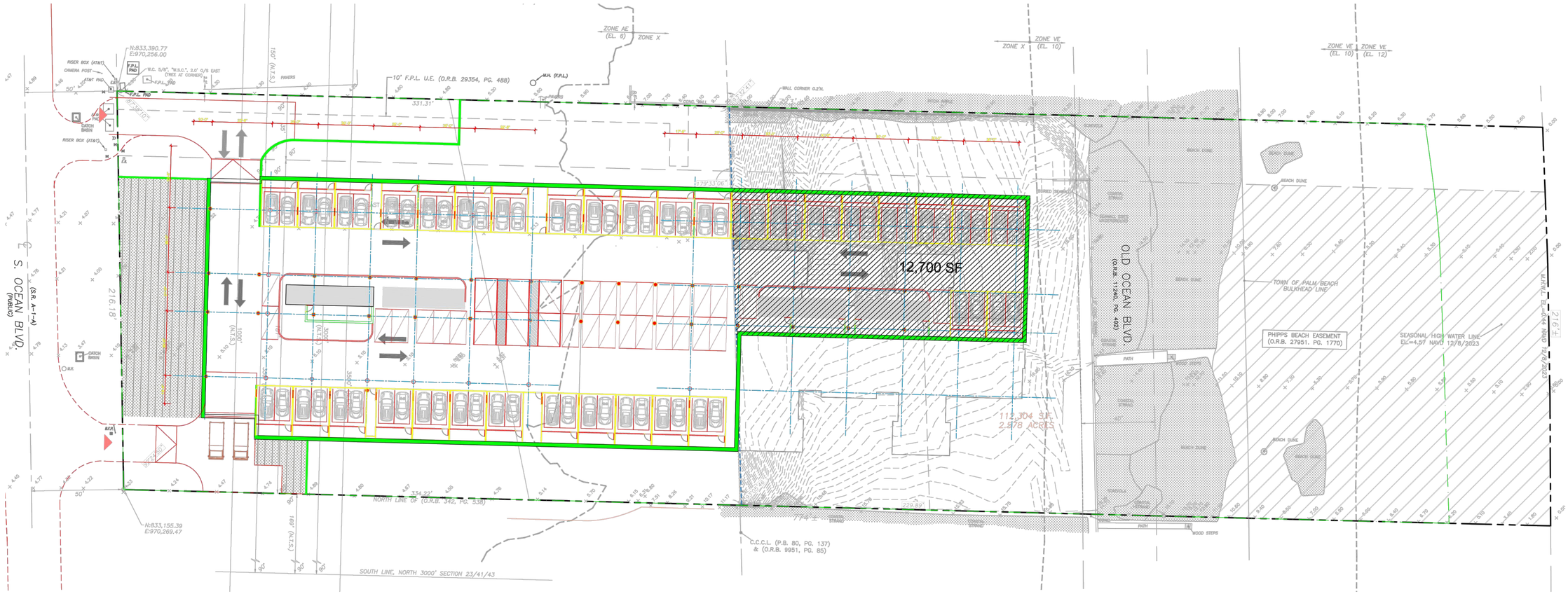
Project Architect: Checker

G-014

AREA SUMMARY



Cut/Fill Summary						
Name	Cut Factor	Fill Factor	2D Area	Cut	Fill	Net
Volume	1	1	0.96 Acres	4089.16 Cu. Yd.	3769.40 Cu. Yd.	319.76 Cu. Yd. <Cut>

01 CUT/FILL SUMMARY
NOT TO SCALE

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Revisions:
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Project no: 22049
Date: 10-07-25
Drawn by: Author
Project Architect: Checker

G-014b

CUT & FILL SUMMARY

EDGEWATER VARIANCE SUMMARY

Number	Site	Sheet	Topic	Issue		Requirement	Request	Notes
1	Edgewater	G-023	Lot Coverage	**Relief from maximum lot coverage**	**Sec. 134-1060 (9)**	Max 22% lot coverage	To exceed the maximum lot coverage by 8% for new five-story building with 29.72% lot coverage in lieu of the 22% permitted.	Portion of structure above grade is 27.53% lot coverage.
2	Edgewater	G-023b	Building Length	**Relief from maximum building length**	**Sec. 134-1060 (10) Sec. 134-1874**	175'	To exceed the maximum building length from 175 ft. to 211'-9" ft.	Inclusive of the subgrade garage and terraces.
3	Edgewater	G-024	Fill	**Relief from Fill Permitted**	**Sec. 134-1600**	Max Fill	To exceed by 6'-5" the maximum amount of fill in required yards to permit 9.0 ft. of max fill in lieu of 2.60 ft. permitted.	COR = 4.8 NAVD FFE = 10.00 NAVD (per Point of Measure Definitions) **10.00-4.8 = 5.2 / 2 = 2.60 FEET MAX FILL**
4	Edgewater	G-023b	Setbacks	**Relief from Side Yard Setback North**	**Sec. 134-1060 (6)(d)**	Minimum Setback of 62'-6"	To reduce the required minimum side yard setback to 8'-6" in lieu of 62'-6" required and 11'-3" ft. existing.	
5	Edgewater	G-025	Other	**Rooftop mechanical equipment**	**Sec. 134-1607(1)**	Max Height	To allow an increase in height of the rooftop mechanical equipment from 48 inches to 108 inches.	Screening provided
6	Edgewater	G-025	Other	**Rooftop generator**	**Sec. 134-1729**	Max Height Rooftop Location Exceed 100 KW	To allow generators on roofs and to increase in the height of generators greater than 100 kw from 84 inches to 138 inches and permitted to be mounted on the roof of the building.	Screening provided
7	Edgewater	G-026	Other	**Mechanical Equipment Area**	**Sec. 134-845**	Max Area	To exceed by 15.04% the rooftop area greater than 10% of the rooftop area, to permit 25.04% for building 3.	Screening provided
8	Edgewater	G-027	Other	**Overall Building Height**	**Sec. 134-1064 (b)(3)**	5'-0" above permitted buiding height for flat roof	To increase the overall building height for the mechanical level by 8' to 75.5 ft. in lieu of the permitted 67.5ft. (Building height is for mechanical equipment screening only)..	Additional Overall building height is for mechanical equipment screening only.
9	Edgewater	G-027	Other	**Perimeter Wall Height**	**Sec. 134-1667 Sec. 134-1670 (a)**	6'-0" above permitted above adjacent grade	To exceed by 1' for 6'10" in front yard and 7'-6" in side yards.	Hedges and additional planting provided

AMBASSADOR VARIANCE SUMMARY

Number	Site	Sheet	Topic	Issue		Requirement	Request	Notes
10	Ambassador	G-016, G-017, G-017b	Lot Coverage	**Relief from maximum lot coverage**	**Sec. 134-1064 (9)**	Max 22% lot coverage	To exceed the maximum lot coverage by 21.2% for new five-story building with 43.18% in lieu of the 22% permitted-inclusive of the subgrade garage and terraces.	Portion of structure above grade is 24.22% lot coverage.
11	Ambassador	G-016	Building Length	**Relief from maximum building length**	**Sec. 134-1060 (10) Sec. 134-1874**	175'	To exceed the maximum building length from 175 ft. to 442' ft. inclusive of the subgrade garage and terraces.	Portions of the structure above grade does not exceed 175' (Building #2 @ 171')
12	Ambassador	G-018	Fill	**Relief from Fill Permitted**	**Sec. 134-1600**	Max Fill	to exceed by 6.4 the maximum amount of fill in required yards to permit 12.5 ft. of max fill in lieu of 6.1 ft permitted.	COR = 4.8 NAVD FFE = 17.00 NAVD **17.00-4.8 = 12.2 / 2 = 6.1 FEET MAX FILL**
13	Ambassador	G-018	Setbacks	**Relief from Side Yard Setback North**	**Sec. 134-1060 (6)(d)**	Minimum Setback of 60'-6"	To reduce the required minimum side yard setback to 31'-7" ft. in lieu of 60'-6" ft. required.	
14	Ambassador	G-019	Setbacks	**Relief from Side Yard Setback South**	**Sec. 134-1060 (6)(d)**	Minimum Setback of 60'-6"	To reduce the required minimum side yard setback to 29'-2" in lieu of 60'-6" required and 29'-9" existing.	
15	Ambassador	G-20	Other	**Rooftop mechanical equipment**	**Sec. 134-1607(1)**	Max Height	To allow an increase in height of the rooftop mechanical equipment from 48 inches to 108 inches.	Screening provided
16	Ambassador	G-20	Other	**Rooftop generator**	**Sec. 134-1729**	Max Height Rooftop Location Exceed 100 KW	To allow generators on roofs and to increase in the height of generators greater than 100 kw from 84 inches to 138 inches and permitted to be mounted on the roof of the building.	Screening provided
17	Ambassador	G-20	Other	**Mechanical Equipment Area**	**Sec. 134-845**	Max Area	To exceed by 23.8% the rooftop area greater than 10% of the rooftop area, to permit 33.8% for building 2 and to exceed by 21.7% to permit 31.7% for building 1.	Screening provided
18	Ambassador	G-021	Other	**Overall Building Height**	**Sec. 134-1064 (b)(3)**	5'-0" above permitted buiding height for flat roof	To increase the overall building height for the mechanical level by 8' to 73.5' for the portion of the building East of the CCCL and 14.9'' to 80.4' for the portion of the building West of the CCCL in lieu of the permitted from 65.5' for rooftop	Additional Overall building height is for mechanical equipment screening only. Difference East and West of the CCCL is due to varying point of measure.
19	Ambassador	G-021	Other	**Building Height**	**Sec. 134-1060 (8)**	60'-6" Building Max Height	To increase the overall building height building 2 by 6'-10 3/4" in lieu of the permitted from 60'-6" from 9' NAVD for the portion of the building located west of the CCCL.	There is no change to the elevation of the top of the building. The Point of measure for this portion of the building is 9.00 NAVD in lieu of 15.90 NAVD for the portion East of the CCCL.
20	Ambassador	G-022	Other	**Perimeter Wall Height**	**Sec. 134-1667 Sec. 134-1670 (a)**	6'-0" at front yard setback 7'-0" within 10 ft of side property line permitted wall	To exceed by 1-6"' for 7'-2" in front yard and 8'-6" for 15'-4" in side yards.	Hedges and additional planting provided

01 VARIANCE SUMMARY
SCALE: N.T.S.

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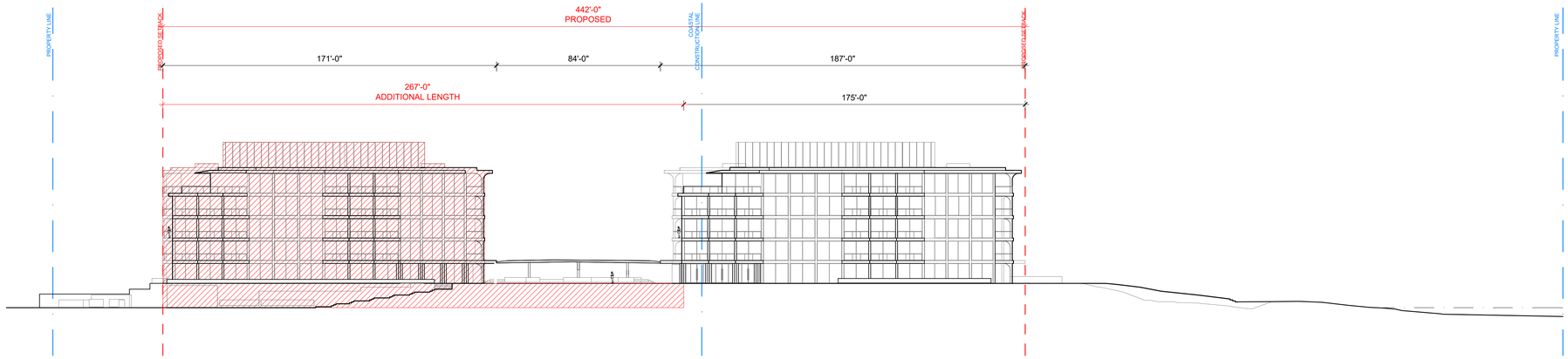
Revisions:
FINAL SUBMITTAL 10-07-2025

Project no: 22049
Date: 10-07-25
Drawn by: Author
Project Architect: Checker

G-015

VARIANCE SUMMARY

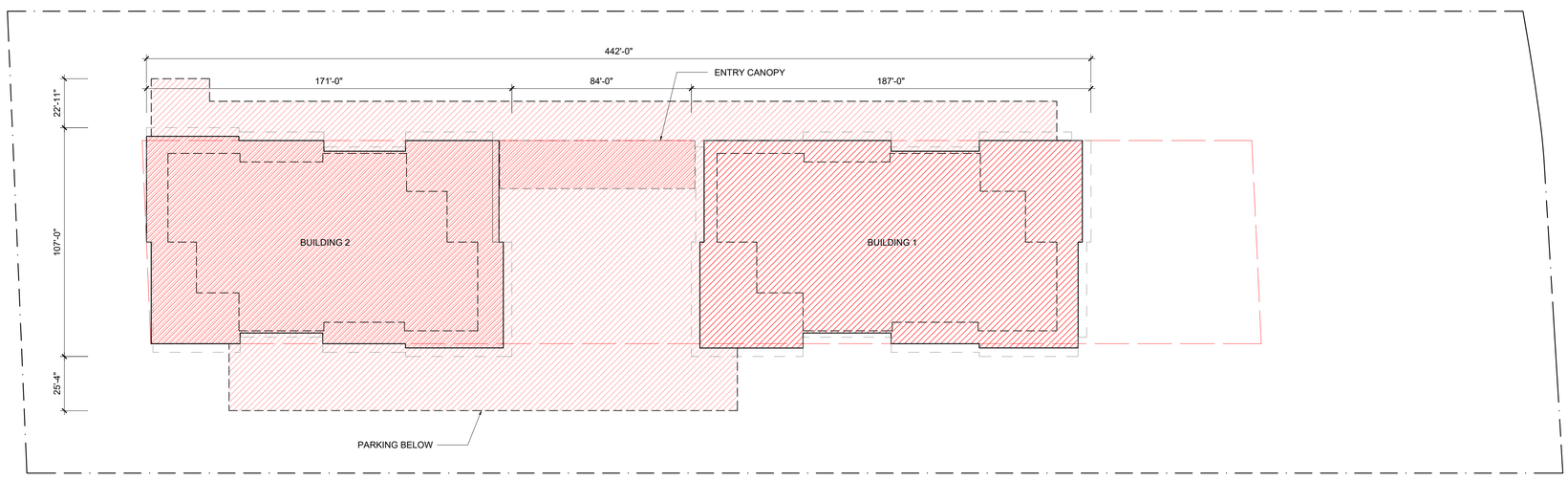


02 VARIANCE #11 - RELIEF FROM MAXIMUM BUILDING LENGTH

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

PERMITTED = 175'-0"

PROPOSED = 442'-0"



01 VARIANCE #10 - RELIEF FROM MAXIMUM LOT COVERAGE

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

PERMITTED = 22%

PROPOSED = 43.18%

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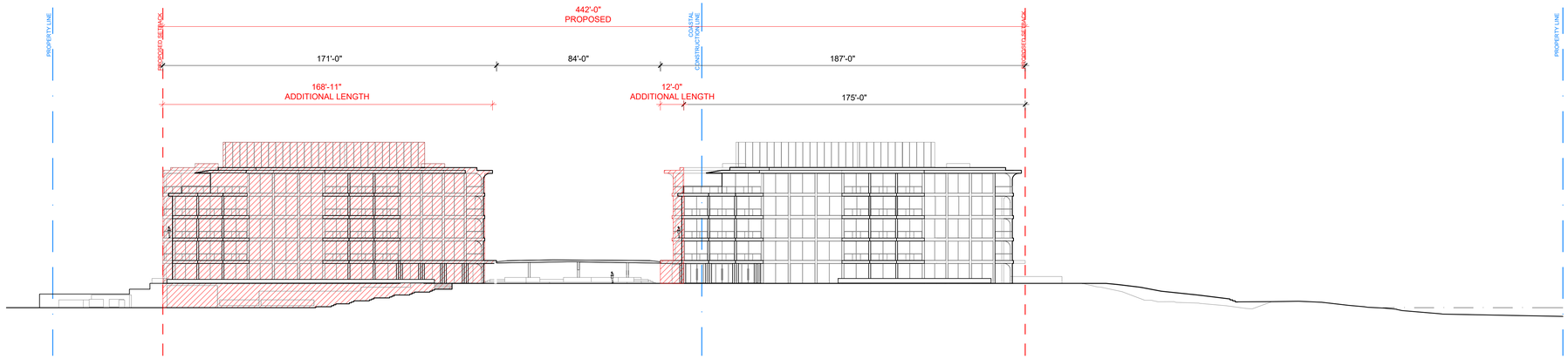
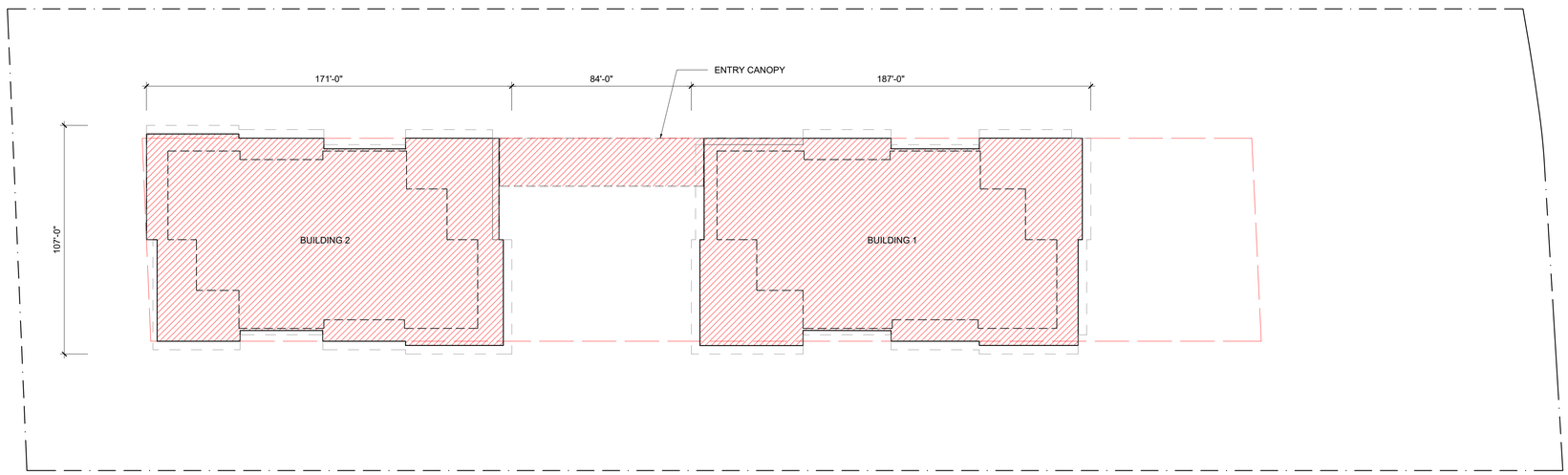
VARIANCE DIAGRAMS - AM



02 VARIANCE #11 - RELIEF FROM MAXIMUM BUILDING LENGTH, ABOVE GRADE
SCALE: 1/32" = 1'-0"
PERMITTED = 175'-0"
PROPOSED = 442'-0"



01 VARIANCE #10 - REFLIEF FROM MAXIMUM LOT COVERAGE - ABOVE GRADE
SCALE: 1/32" = 1'-0"
PERMITTED = 22%
PROPOSED = 25.85%

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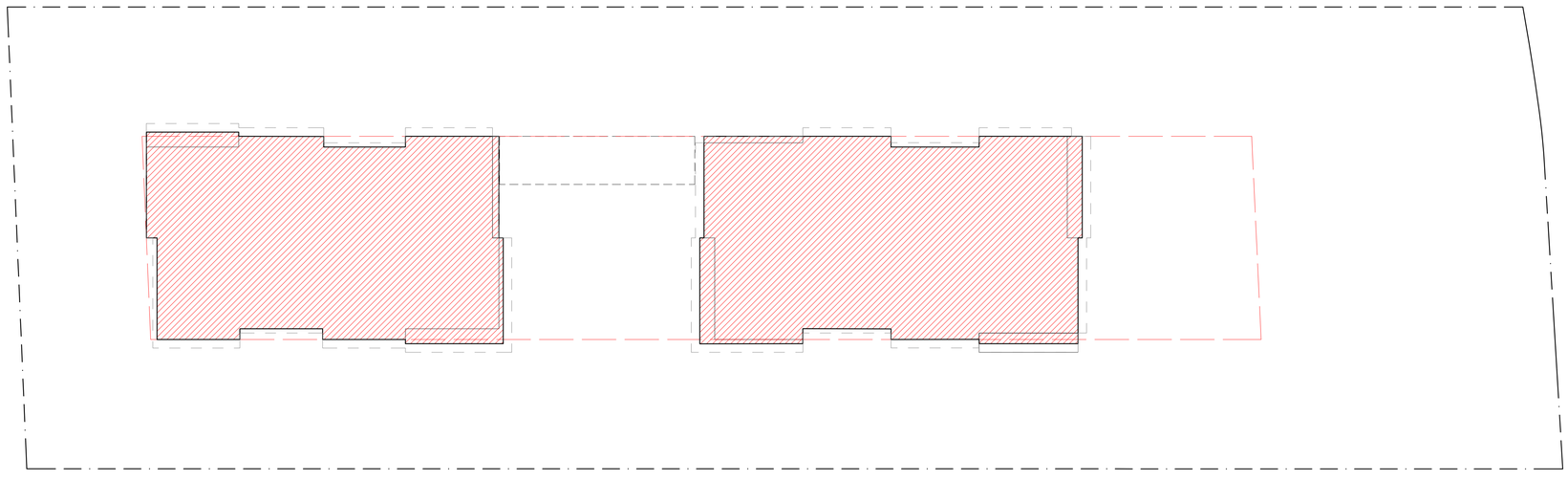
VARIANCE DIAGRAMS - AM



01 VARIANCE #10 - REFLIEF FROM MAXIMUM LOT COVERAGE - ABOVE GRADE - BUILDING COVERAGE EXCLUDING CANOPY
SCALE: 1/32" = 1'-0"

PERMITTED = 22%
PROPOSED = 24.22%

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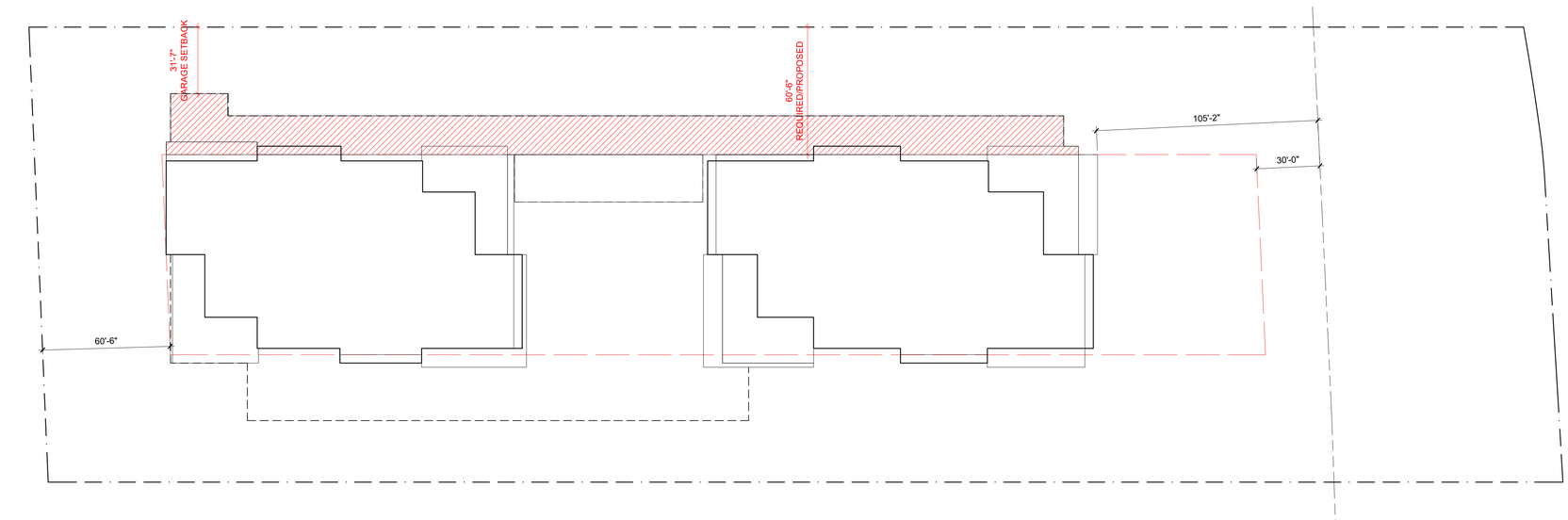
G-017b

VARAINCE DIAGRAMS - AM

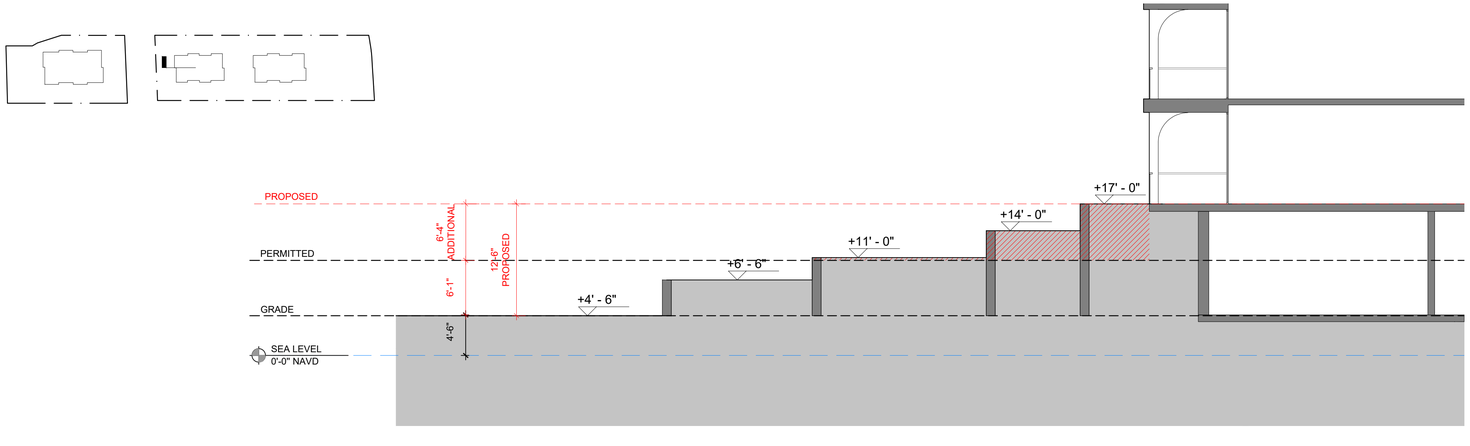


02 VARIANCE #13 - RELIEF FROM SIDE YARD SETBACK NORTH

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

REQUIRED = 60'-6"

PROPOSED = 31'-7"



01 VARIANCE #12 - RELIEF FROM FILL PERMITTED

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

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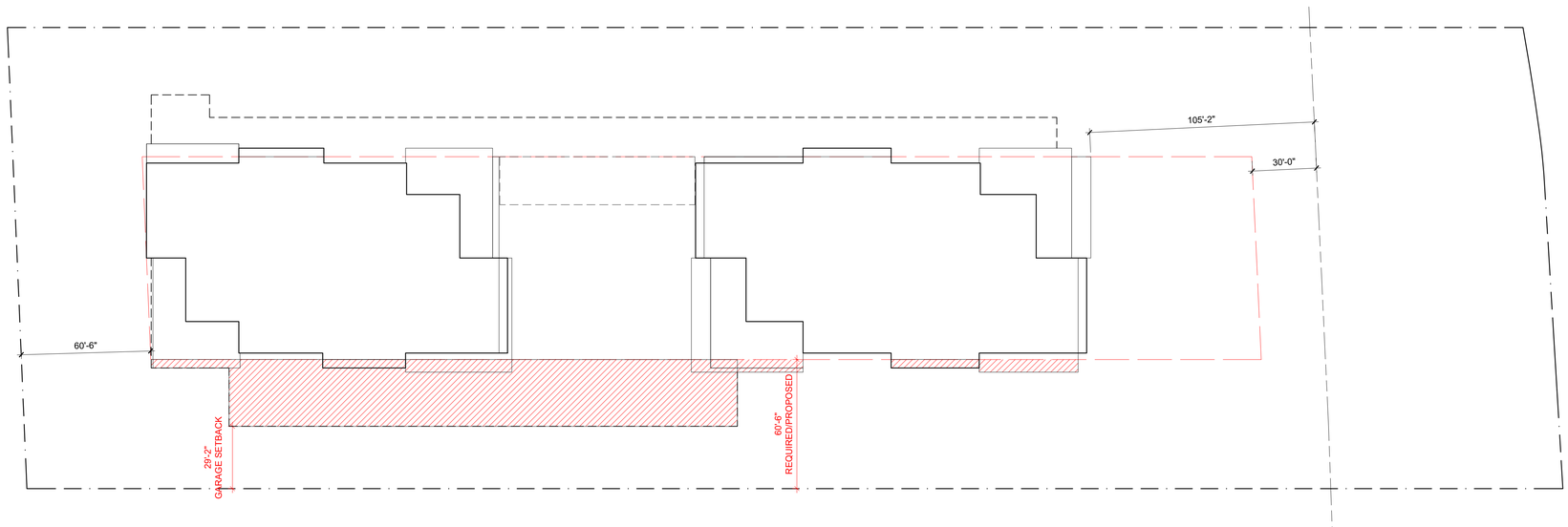
VARIANCE DIAGRAMS - AM



01 VARIANCE #14 - RELIEF FROM SIDE YARD SETBACK SOUTH

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

REQUIRED = 60'-6"

PROPOSED = 29'-2"

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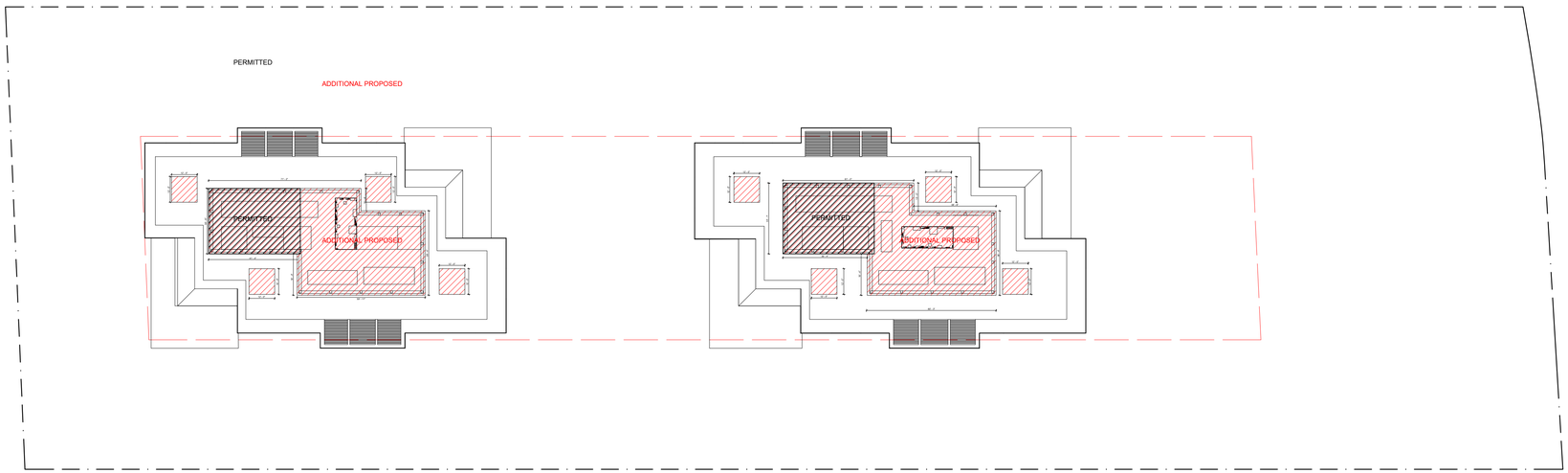
VARIANCE DIAGRAMS - AM



BUILDING 2 ROOF AREA = 13,309 SF
PERMITTED = 10% (1,309 SF)
ADDITIONAL PROPOSED = 3,201 SF
TOTAL PROPOSED = 33.8% (4,510 SF)

BUILDING 1 ROOF AREA = 14,310 SF
PERMITTED = 10% (1,431 SF)
ADDITIONAL PROPOSED = 3,104 SF
TOTAL PROPOSED = 31.69% (4,535 SF SF)

02 VARIANCE #17 - MECHANICAL EQUIPMENT AREA
SCALE: 1/32" = 1'-0"



02 VARIANCE #16 - ROOFTOP GENERATOR
SCALE: 1/16" = 1'-0"

PERMITTED = 7'-0" (84"')
PROPOSED = 11'-6" (138")



01 VARIANCE #15 - ROOFTOP MECHANICAL EQUIPMENT
SCALE: 1/16" = 1'-0"

PERMITTED = 4'-0" (48"')
PROPOSED = 9'-0" (108")

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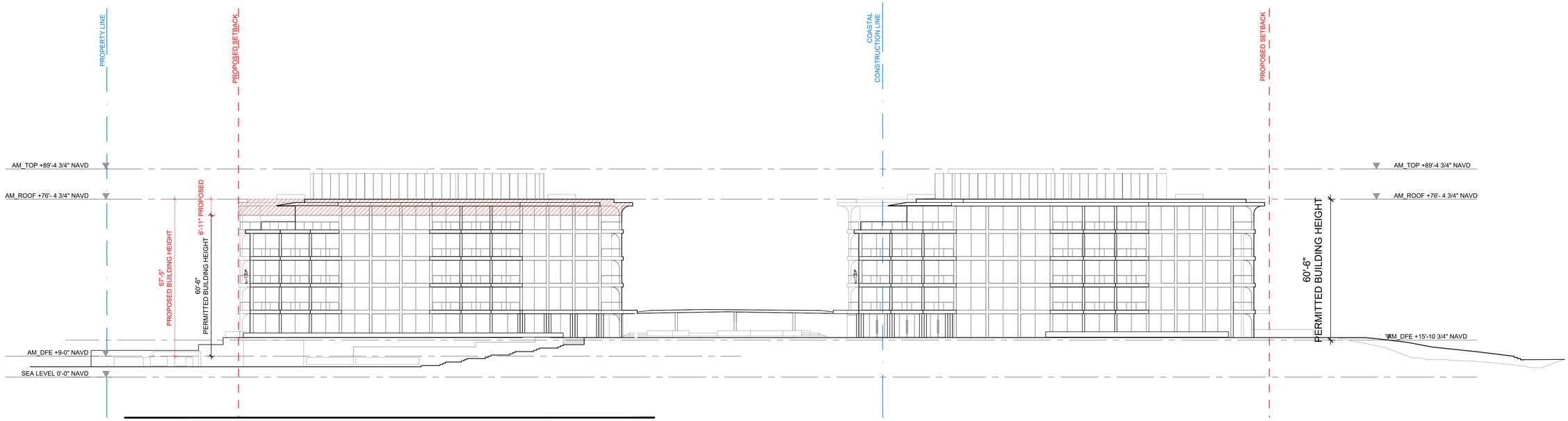
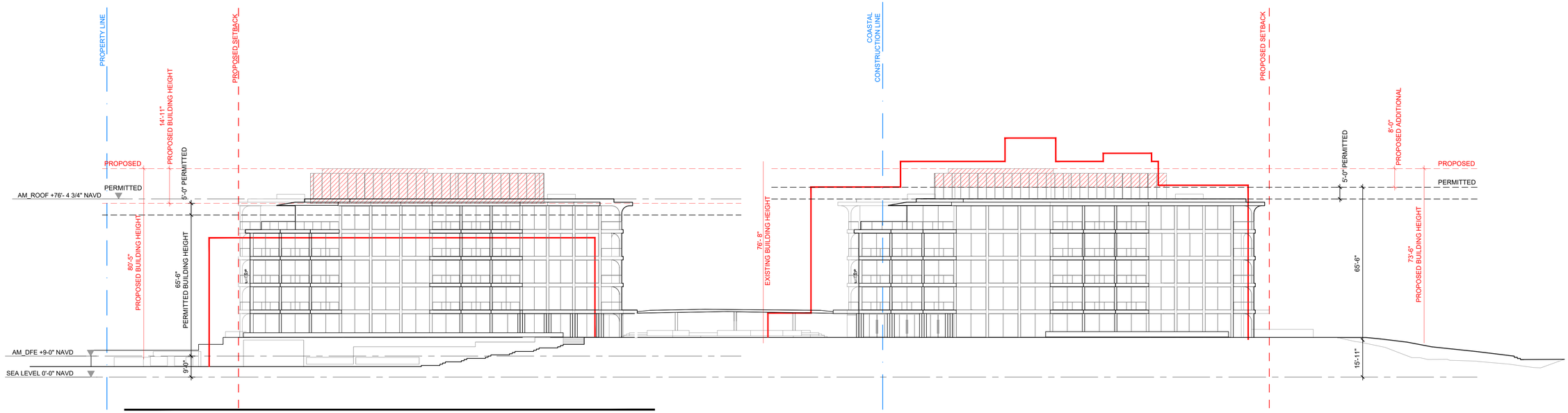
VARIANCE DIAGRAMS - AM



02 VARIANCE #19 - BUILDING HEIGHT
SCALE: 3/64" = 1'-0"



01 VARIANCE #18 - OVERALL BUILDING HEIGHT
SCALE: 3/64" = 1'-0"

PERMITTED = 65'-6" (65.5')
PROPOSED = EAST OF CCL: 73'-6" (73.5'), WEST OF CCL 80'-4 3/4" (80.4')

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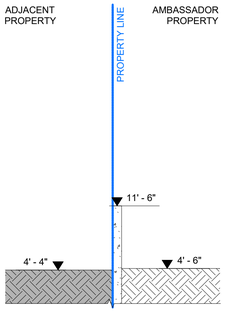
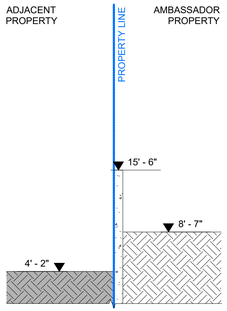
G-021

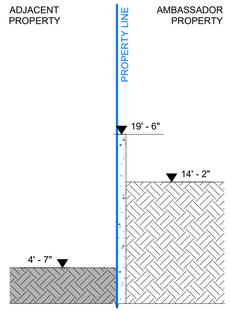
VARIANCE DIAGRAMS - AM



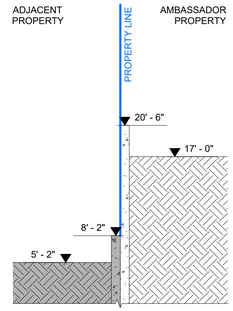
12 PERIMETER WALL SECTION
SCALE: 1/8" = 1'-0"



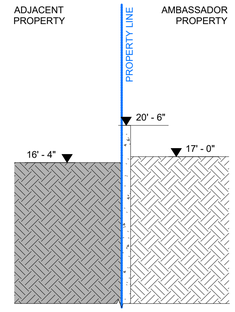
11 PERIMETER WALL SECTION
SCALE: 1/8" = 1'-0"



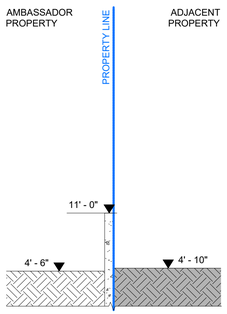
10 PERIMETER WALL SECTION
SCALE: 1/8" = 1'-0"



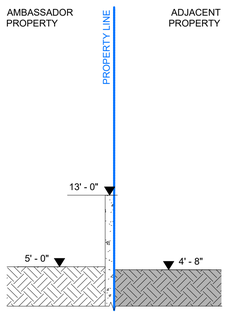
09 PERIMETER WALL SECTION
SCALE: 1/8" = 1'-0"



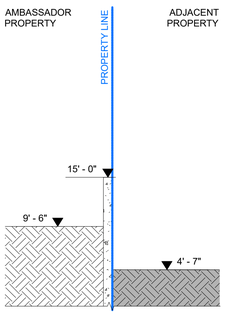
08 PERIMETER WALL SECTION
SCALE: 1/8" = 1'-0"



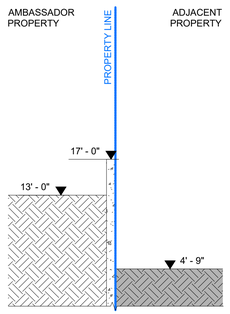
07 PERIMETER WALL SECTION
SCALE: 1/8" = 1'-0"



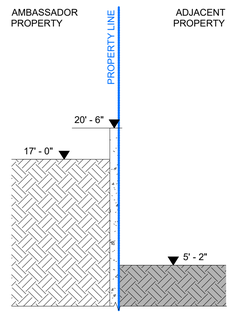
06 PERIMETER WALL SECTION
SCALE: 1/8" = 1'-0"



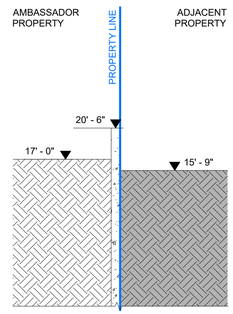
05 PERIMETER WALL SECTION
SCALE: 1/8" = 1'-0"



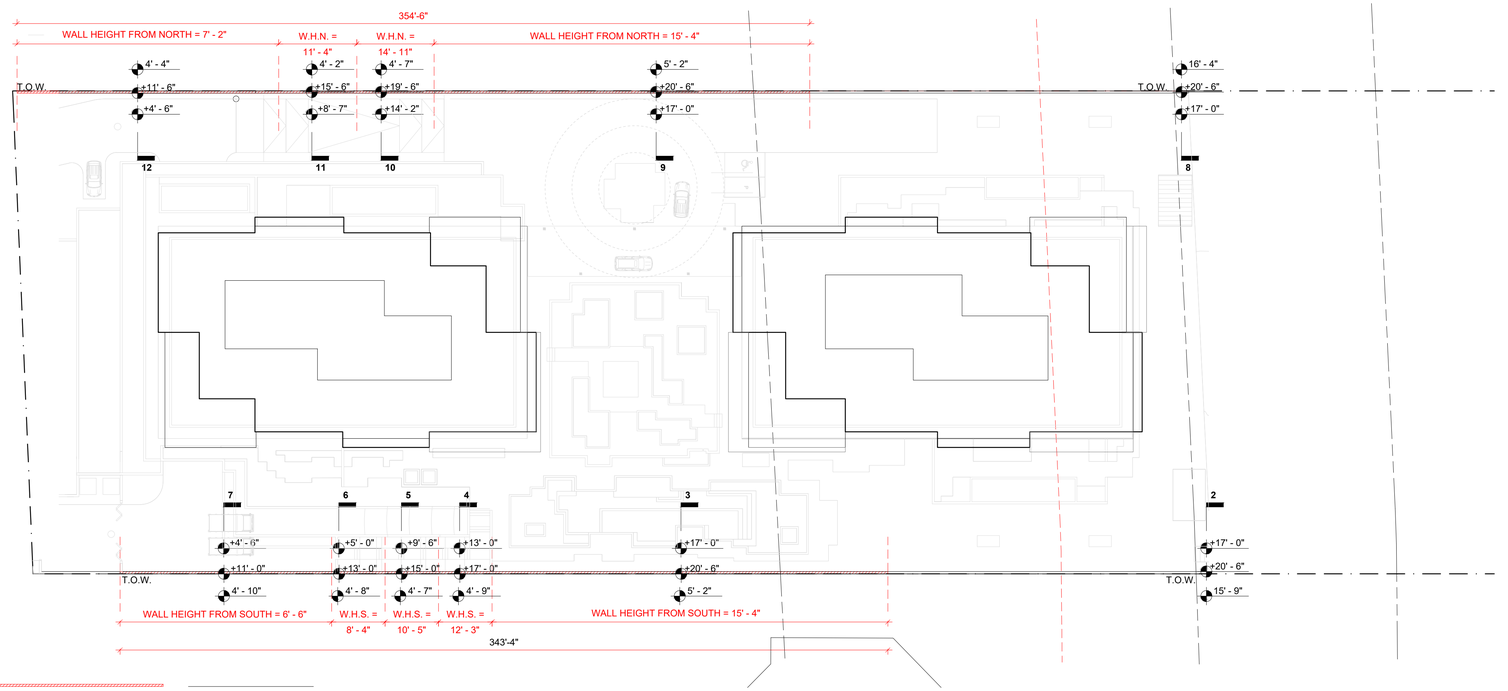
04 PERIMETER WALL SECTION
SCALE: 1/8" = 1'-0"



03 PERIMETER WALL SECTION
SCALE: 1/8" = 1'-0"



02 PERIMETER WALL SECTION
SCALE: 1/8" = 1'-0"



AREA OF PERIMETER WALL GREATER THAN 6'-0" TO ADJACENT GRADE

TOP OF WALL (T.O.W.)

WALL HEIGHT FROM SOUTH (W.H.S.)

WALL HEIGHT FROM NORTH (W.H.N.)

01 VARIANCE #20 - PERIMETER WALL HEIGHT
SCALE: 1/32" = 1'-0"

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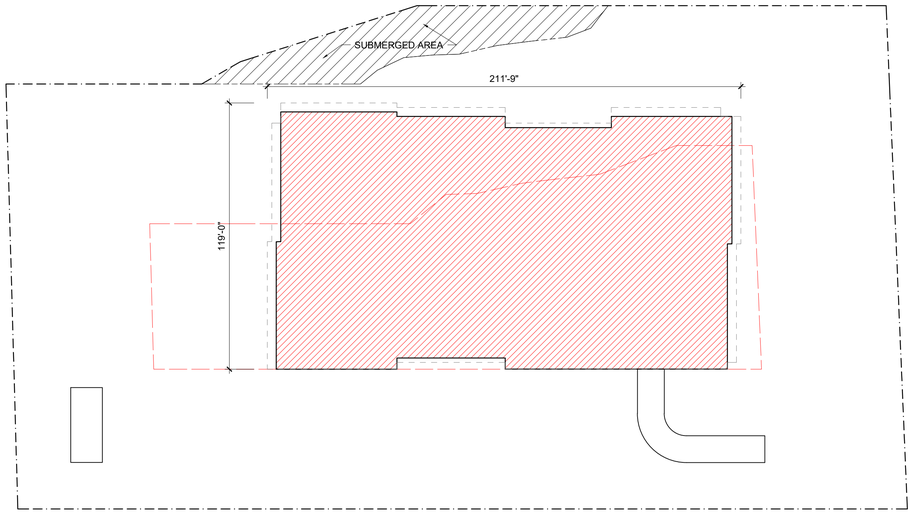
VARIANCE DIAGRAMS - AM

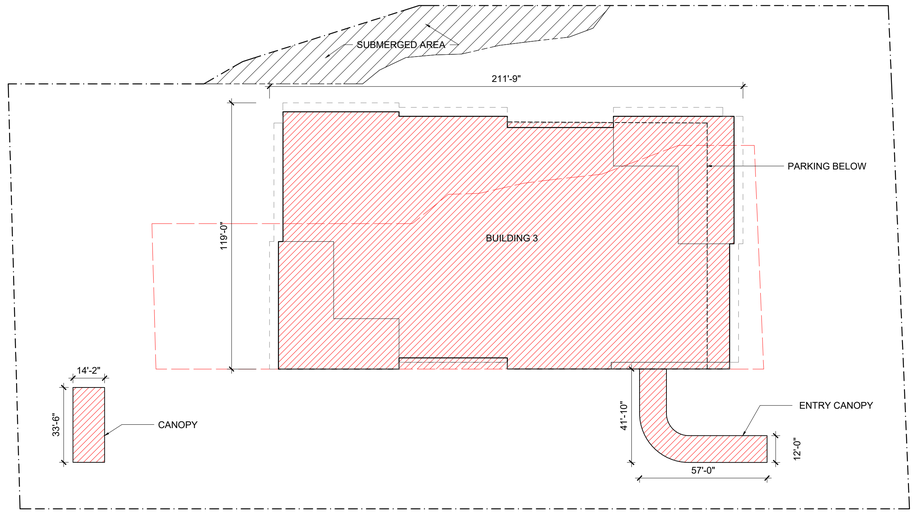


02 VARIANCE #1 - RELIEF FROM MAXIMUM LOT COVERAGE - ABOVE GRADE - BUILDING COVERAGE EXCLUDING CANOPIES

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

PERMITTED = 22%

PROPOSED = 27.53%



01 VARIANCE #1 - RELIEF FROM MAXIMUM LOT COVERAGE

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

PERMITTED = 22%

PROPOSED = 29.72%

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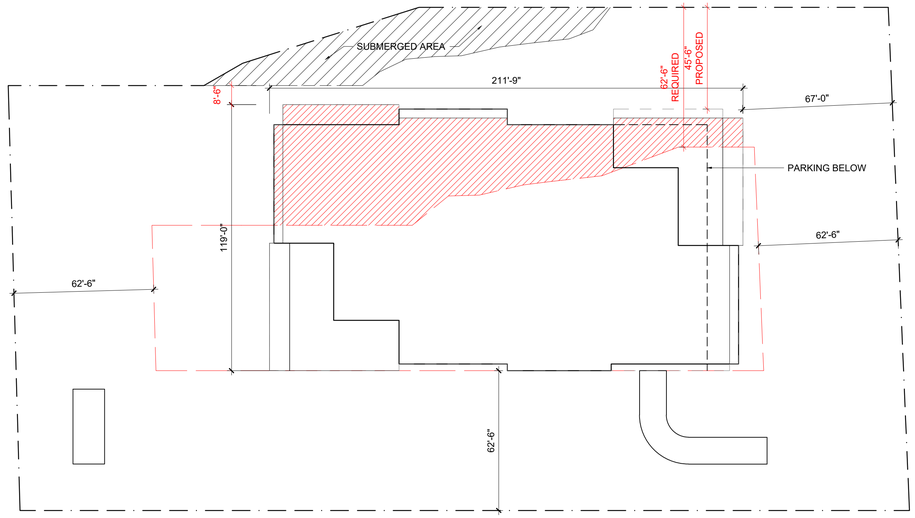
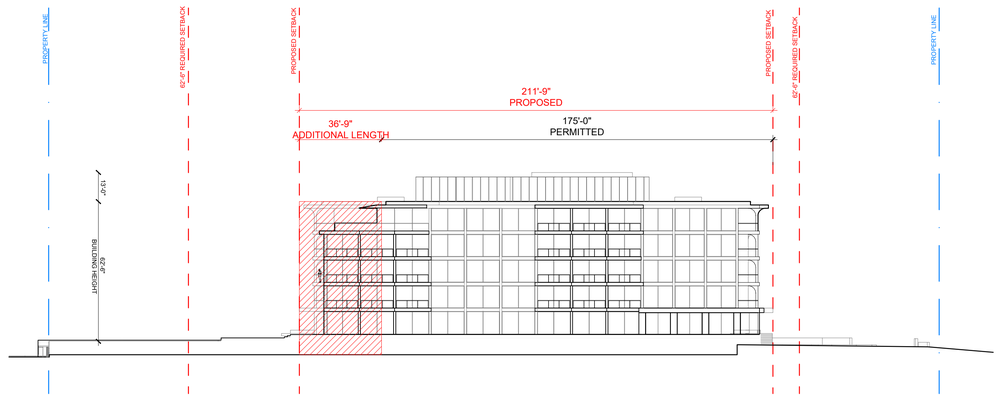
G-023

VARIANCE DIAGRAMS - EW



02 VARIANCE #4 - RELIEF FROM SIDE YARD SETBACK NORTH
SCALE: 1/32" = 1'-0"

REQUIRED = 62'-6" (EXISTING NORTH 11'-3")
PROPOSED = NORTH 8'-6"



01 VARIANCE #2 - RELIEF FROM MAXIMUM BUILDING LENGTH
SCALE: 1/32" = 1'-0"

PERMITTED = 175'-0"
PROPOSED = 211'-9"

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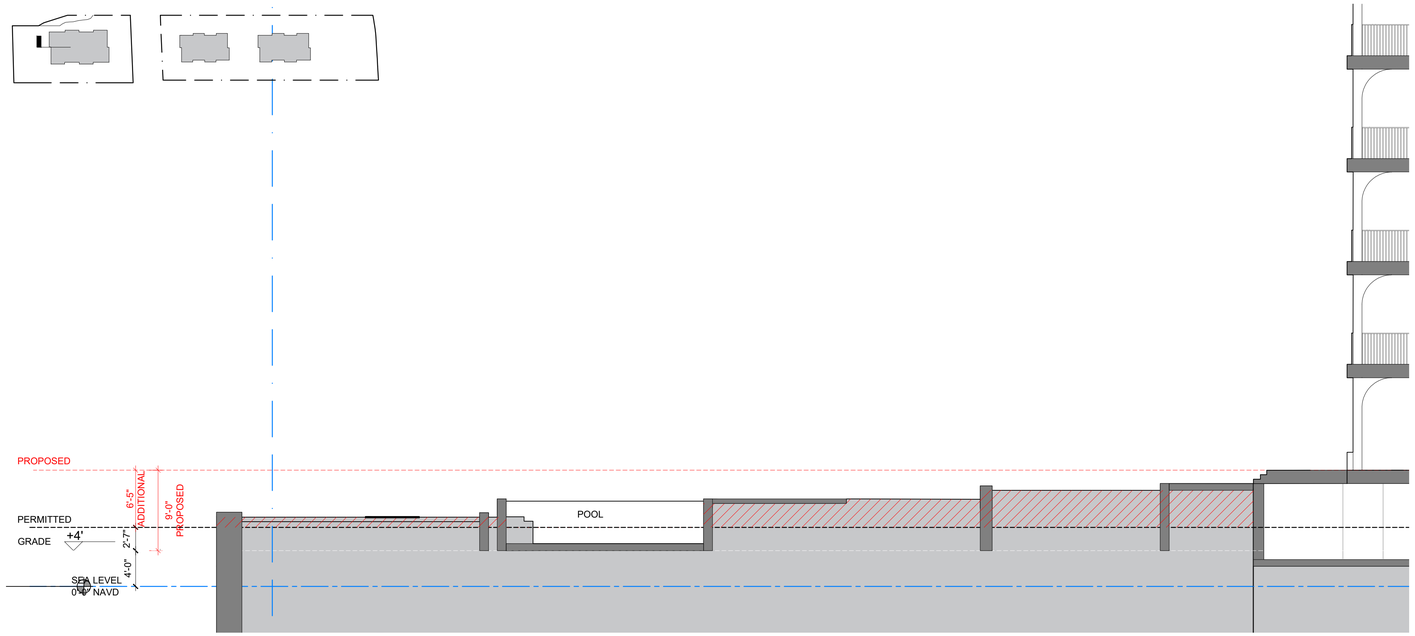
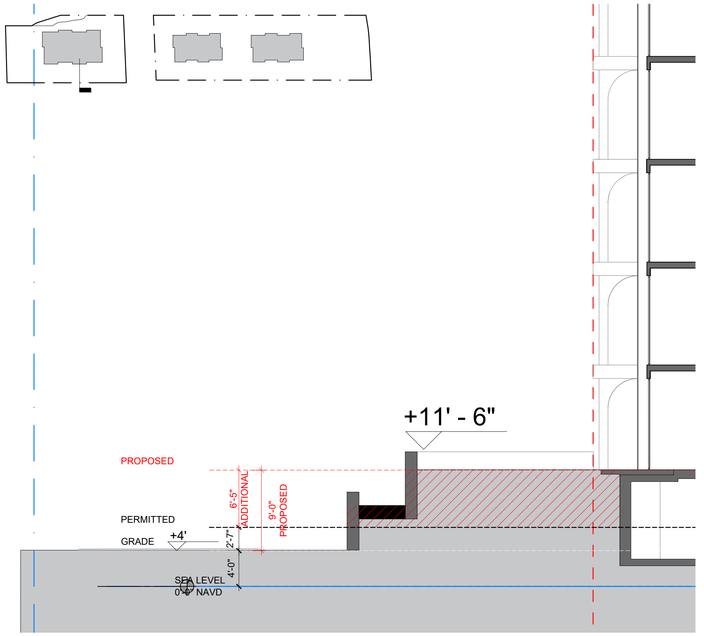
G-023b

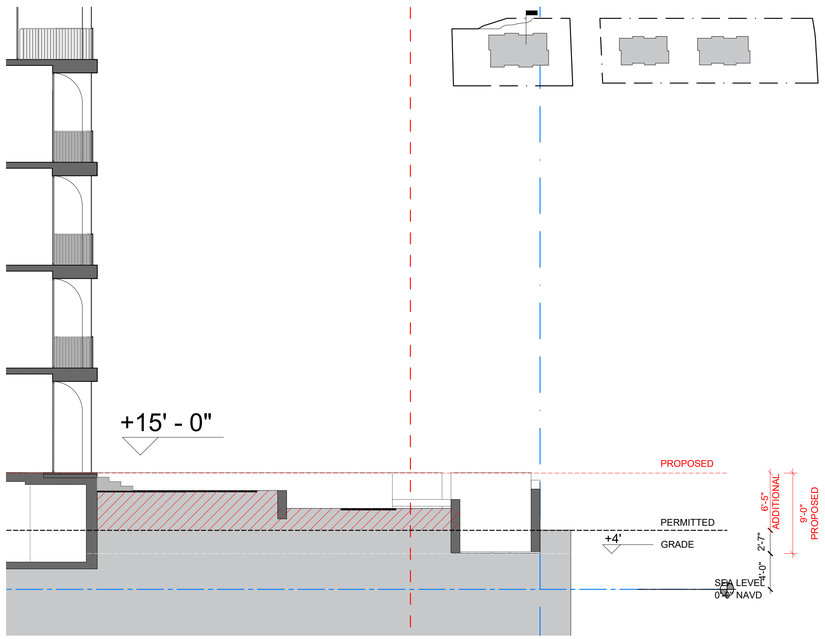
VARIANCE DIAGRAMS - EW



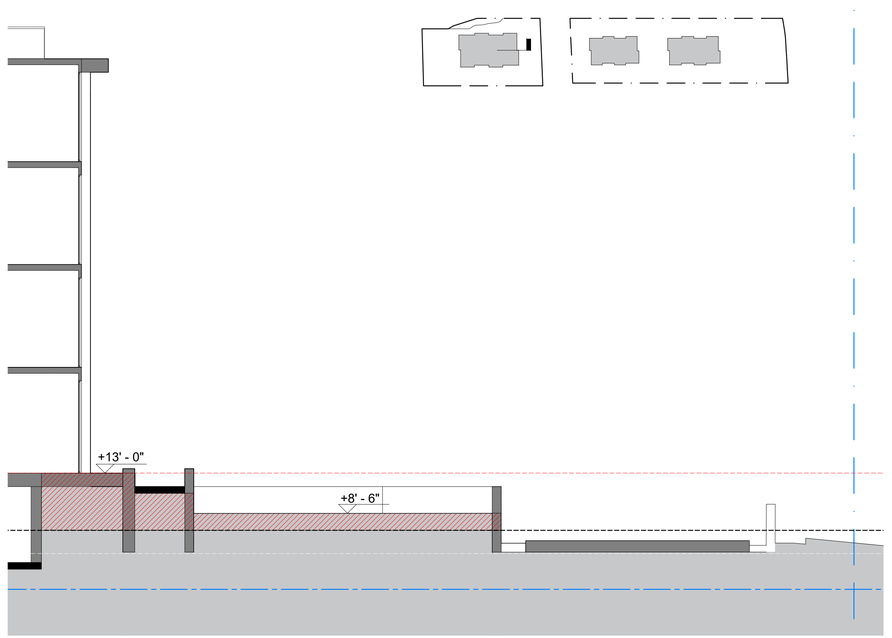
04 VARIANCE #3 - RELIEF FROM FILL PERMITED - REAR YARD
SCALE: 1/8" = 1'-0"



03 VARIANCE #3 - RELIEF FROM FILL PERMITED - SOUTH YARD
SCALE: 1/8" = 1'-0"



02 VARIANCE #3 - RELIEF FROM FILL PERMITED - NORTH YARD
SCALE: 1/8" = 1'-0"



01 VARIANCE #3 - RELIEF FROM FILL PERMITED - FRONT YARD
SCALE: 1/8" = 1'-0"

PERMITTED = 2'-7 1/4" (2.6')
PROPOSED = 9'-0" (9.0')

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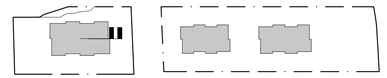
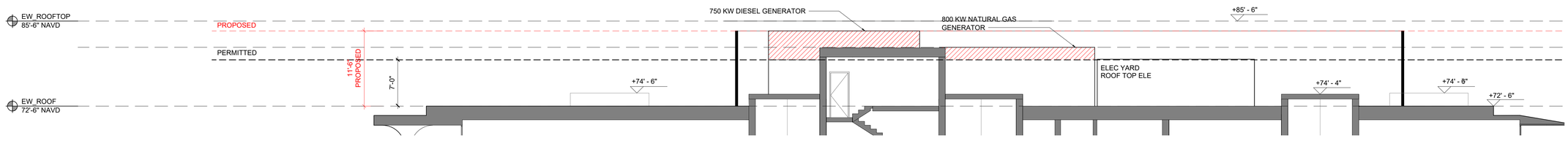
VARIANCE DIAGRAMS - EW





02 VARIANCE #6 - ROOFTOP GENERATOR

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

PERMITTED = 7'-0" (84'")
PROPOSED = 11'-6" (138")



01 VARIANCE #5 - ROOFTOP MECH. EQUIPMENT

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

PERMITTED = 4'-0" (48'")
PROPOSED = 9'-0" (108")

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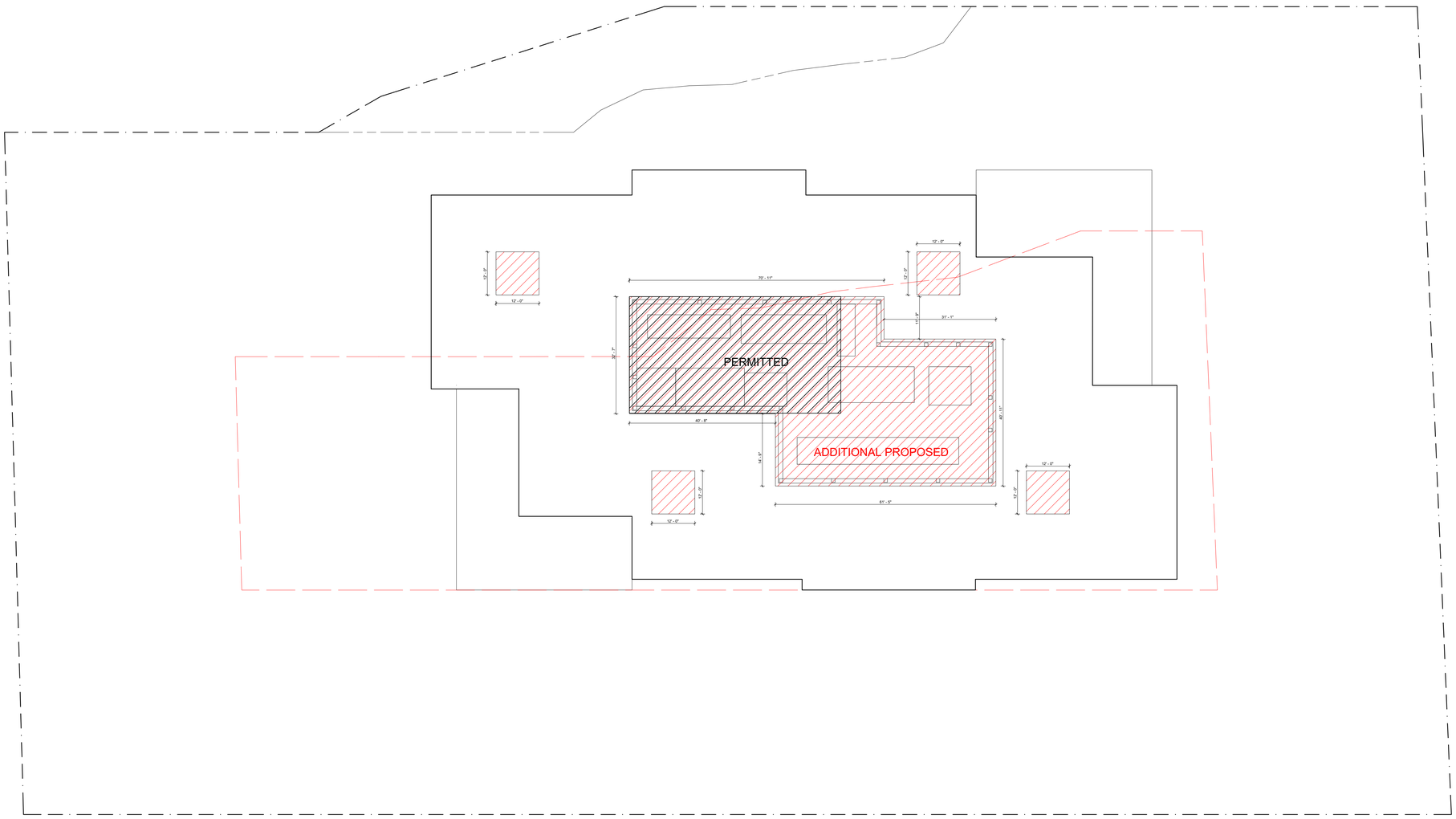
VARIANCE DIAGRAMS - EW



BUILDING 3 ROOF AREA = 19,061 SF
PERMITTED = 10% (1,906 SF)
ADDITIONAL PROPOSED = 2,867 SF
TOTAL PROPOSED = 25.04% (4,773 SF)

03 VARIANCE #7 - MECHANICAL EQUIPMENT AREA

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

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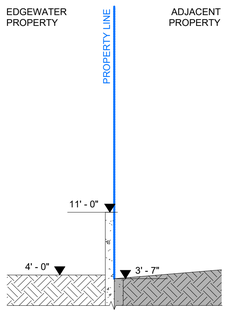
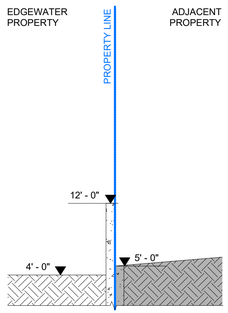
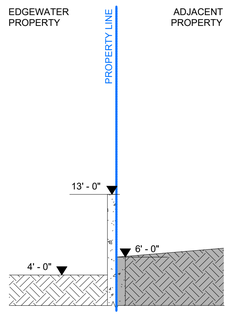
VARIANCE DIAGRAMS EW



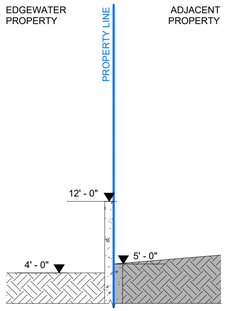
08 PERIM. SECTION
SCALE: 1/8" = 1'-0"



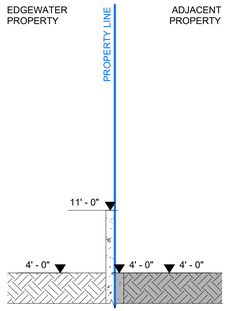
07 PERIM. SECTION
SCALE: 1/8" = 1'-0"



06 PERIM. SECTION
SCALE: 1/8" = 1'-0"



05 PERIM. SECTION
SCALE: 1/8" = 1'-0"



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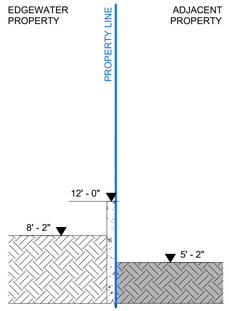
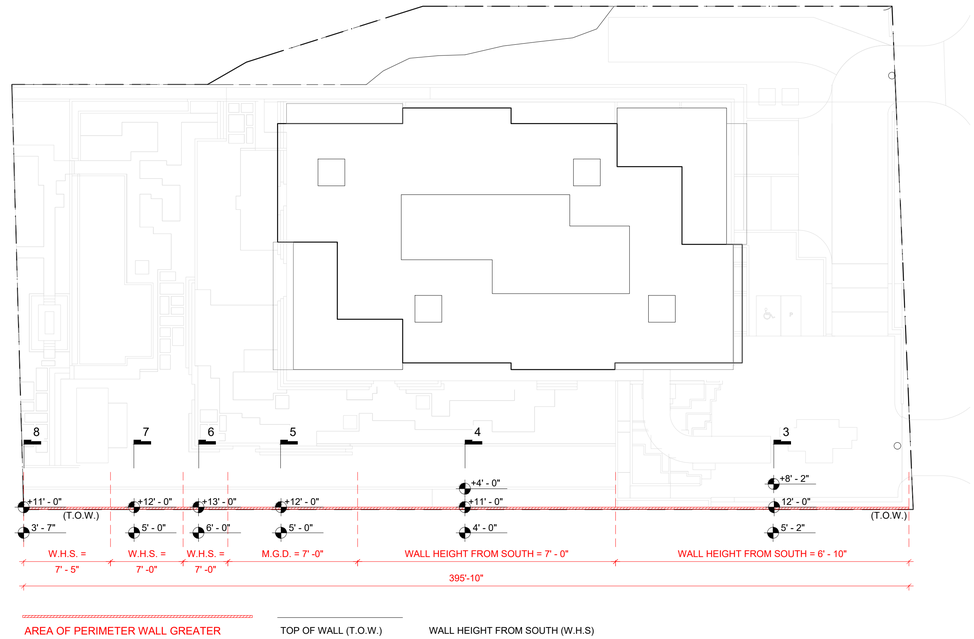
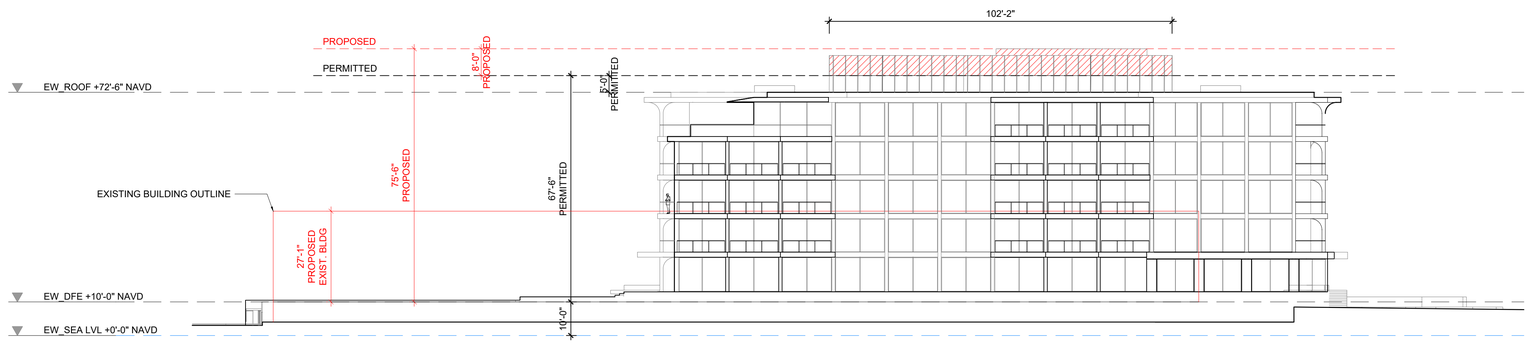


03 PERIM. SECTION
SCALE: 1/8" = 1'-0"



02 VARIANCE #9 - PERIMETER WALL HEIGHT
SCALE: 1/32" = 1'-0"



01 VARIANCE #8 - OVERALL BUILDING HEIGHT
SCALE: 1/32" = 1'-0"
PERMITTED = 67'-6"
PROPOSED = 75'-6"

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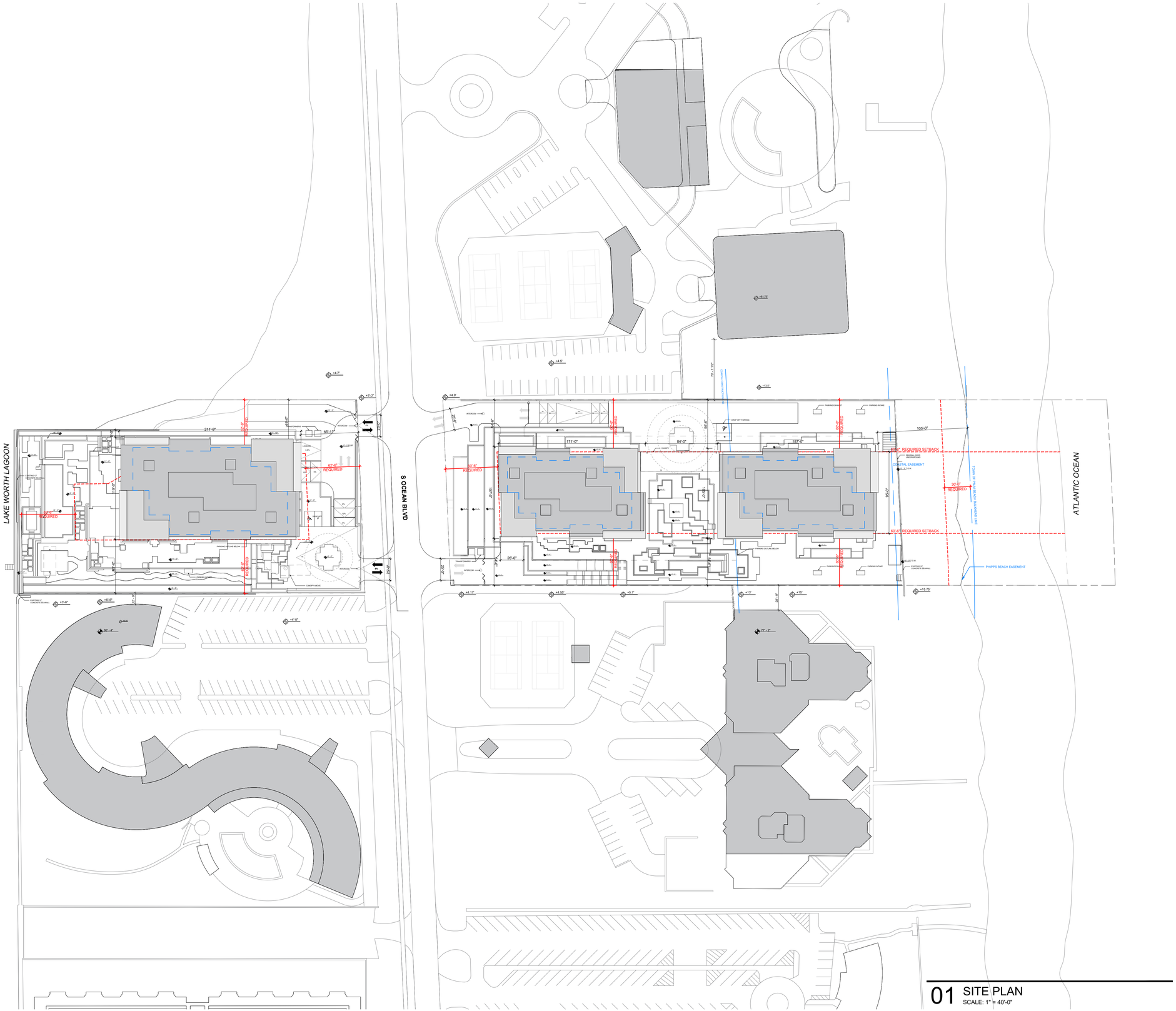
VARIANCE DIAGRAMS - EW



01 SITE PLAN
SCALE: 1" = 40'-0"

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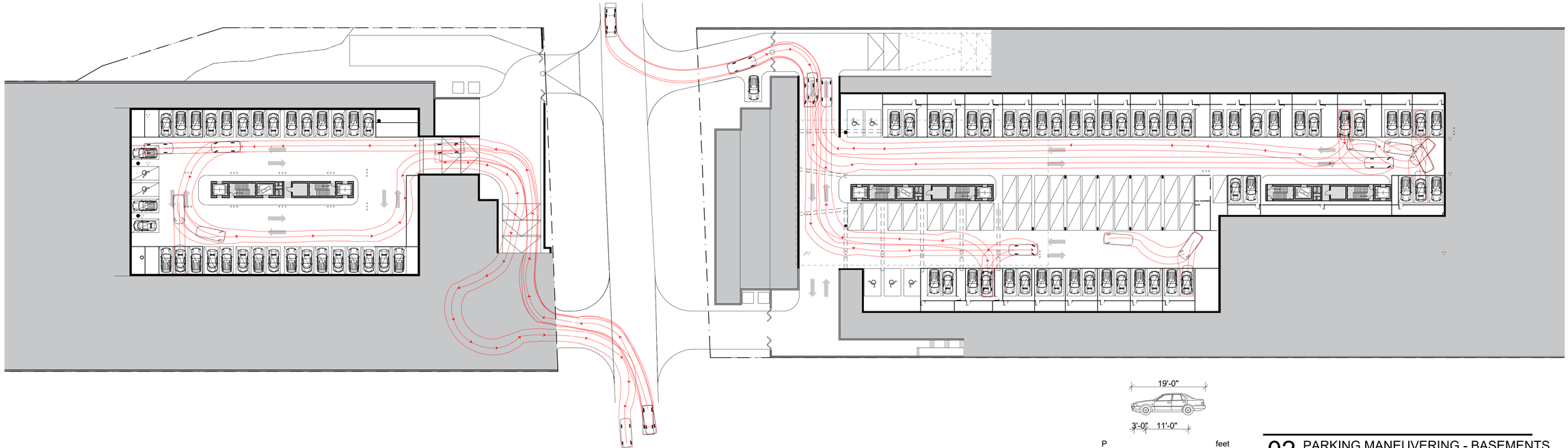
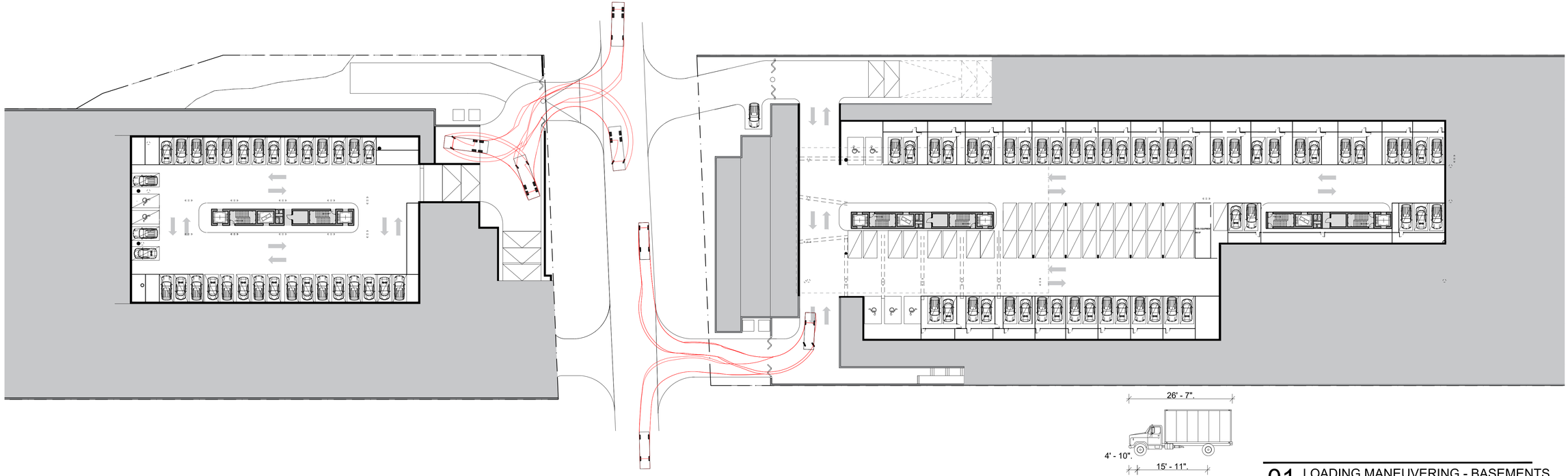
A-010

SITE PLAN



P	feet
WIDTH	: 7.00
TRACK	: 6.00
LOCK TO LOCK TIME	: 6.00
STEERING ANGLE	: 31.0

02 PARKING MANEUVERING - BASEMENTS
SCALE: 1/32" = 1'-0"



RIGID VAN 17T	feet
WIDTH	: 8.20
TRACK	: 8.20
LOCK TO LOCK TIME	: 6.00
STEERING ANGLE	: 38.8

01 LOADING MANEUVERING - BASEMENTS
SCALE: 1/32" = 1'-0"

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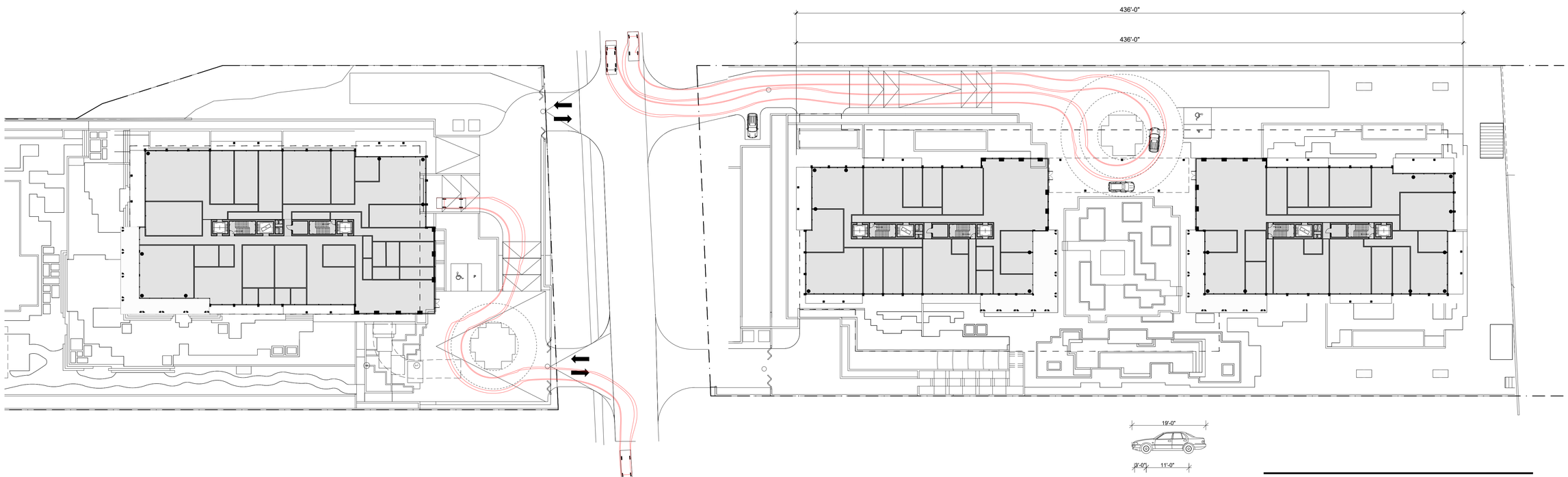
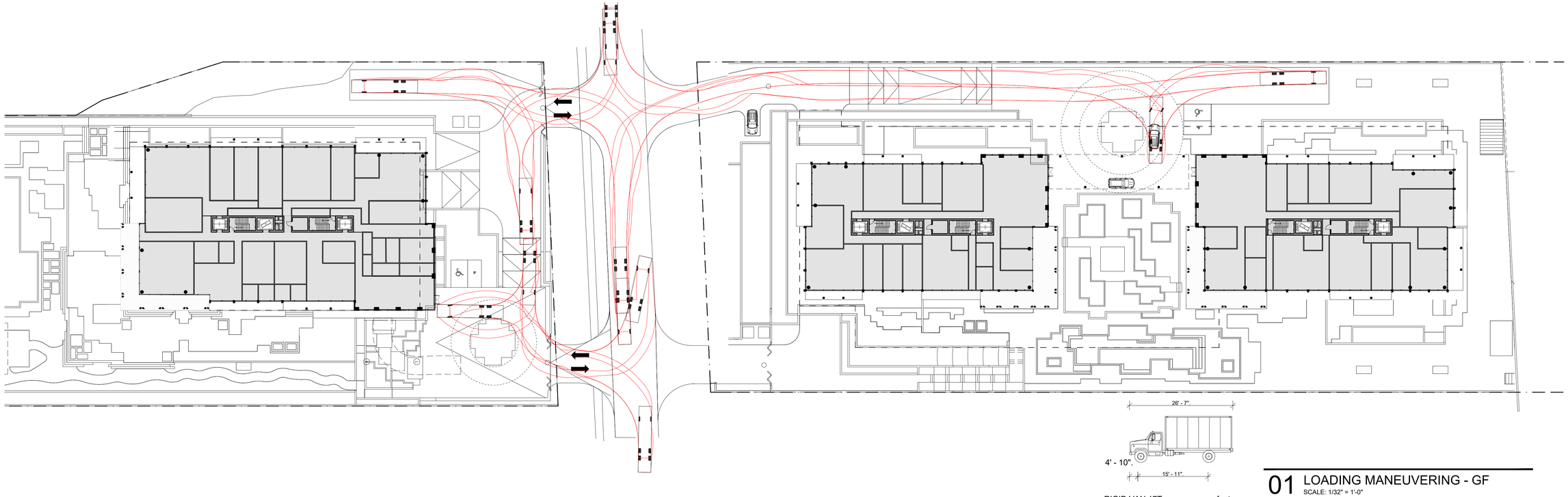
MANEUVERING PLANS 1



P	feet
WIDTH	: 7.00
TRACK	: 6.00
LOCK TO LOCK TIME	: 6.00
STEERING ANGLE	: 31.0

02 PARKING MANEUVERING - GF

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



RIGID VAN 17T	feet
WIDTH	: 8.20
TRACK	: 8.20
LOCK TO LOCK TIME	: 6.00
STEERING ANGLE	: 38.8

01 LOADING MANEUVERING - GF

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

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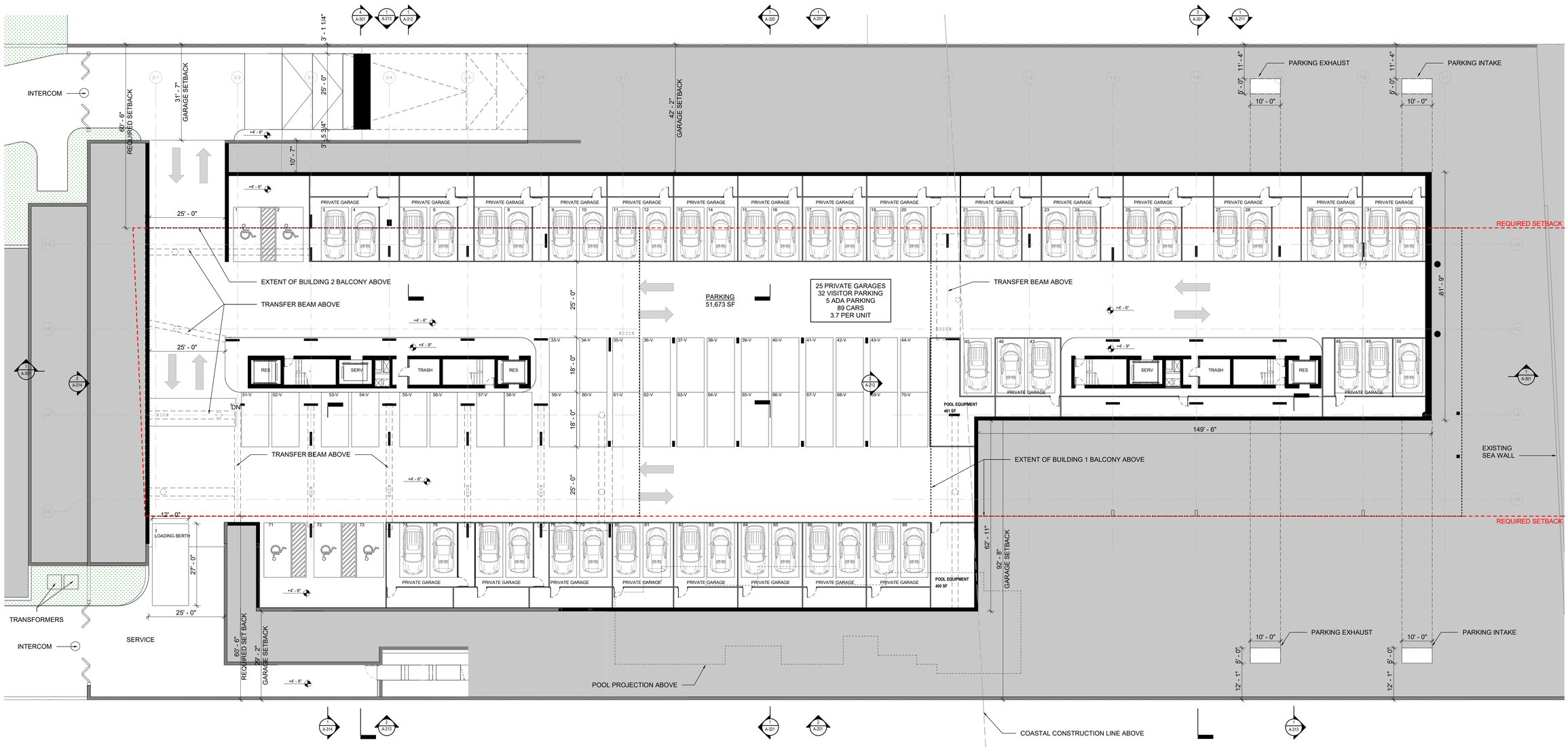
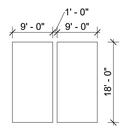
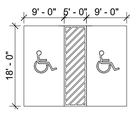
MANEUVERING PLANS 2





3 TYP. STANDARD PARKING
SCALE: 1/16" = 1'-0"



2 TYP. ADA PARKING
SCALE: 1/16" = 1'-0"

1 BLDG 1&2 B1 FLOOR PLAN
SCALE: 1/16" = 1'-0"

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BLDG 1 & 2 LEVEL B01



1 BLDG 1&2 GROUND FLOOR PLAN

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

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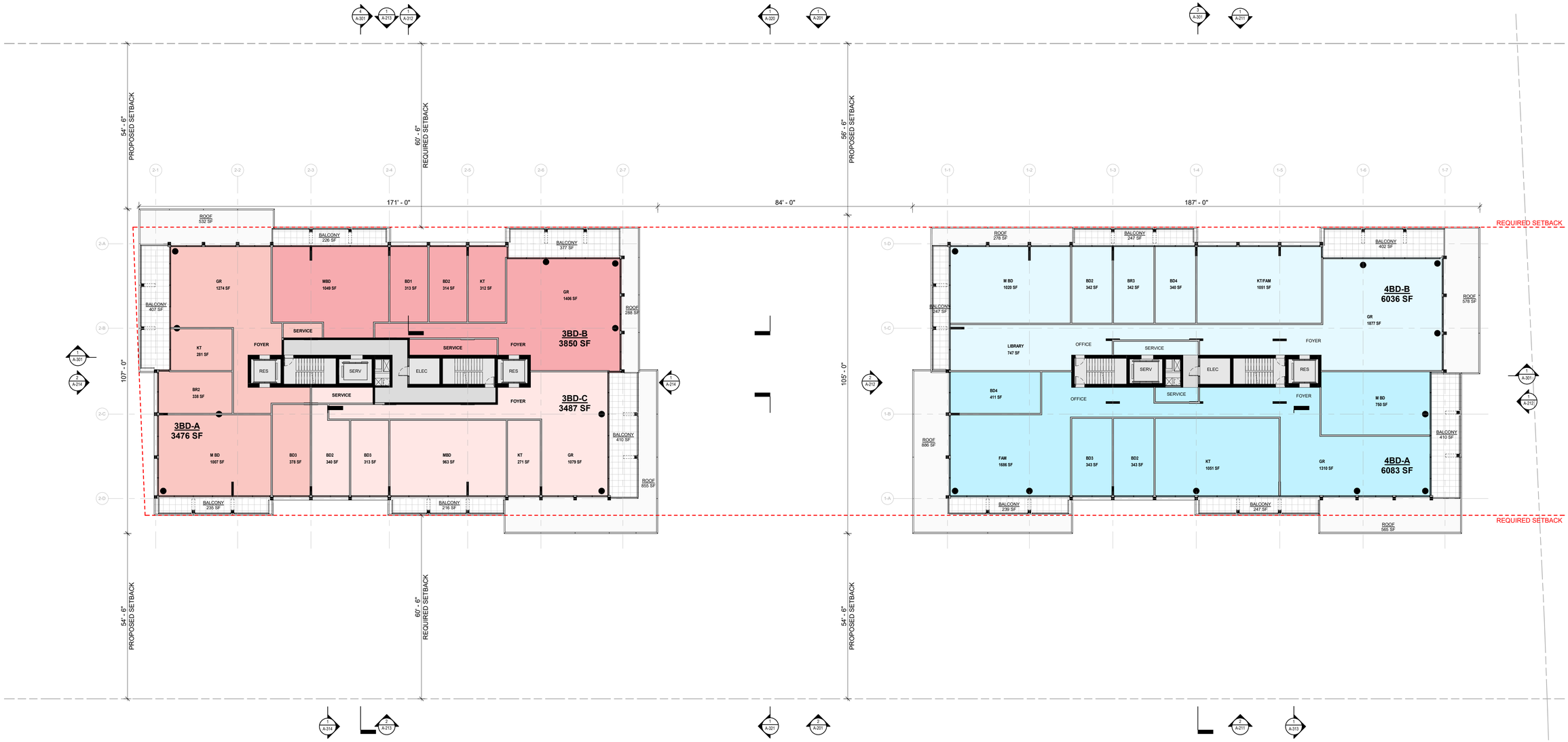
BLDG 1 & 2 GROUND FLOOR



1 BLDG 1&2 LEVEL 2 PLAN
SCALE: 1/16" = 1'-0"

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Project no:	22049
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Drawn by:	Author
Project Architect:	Checker

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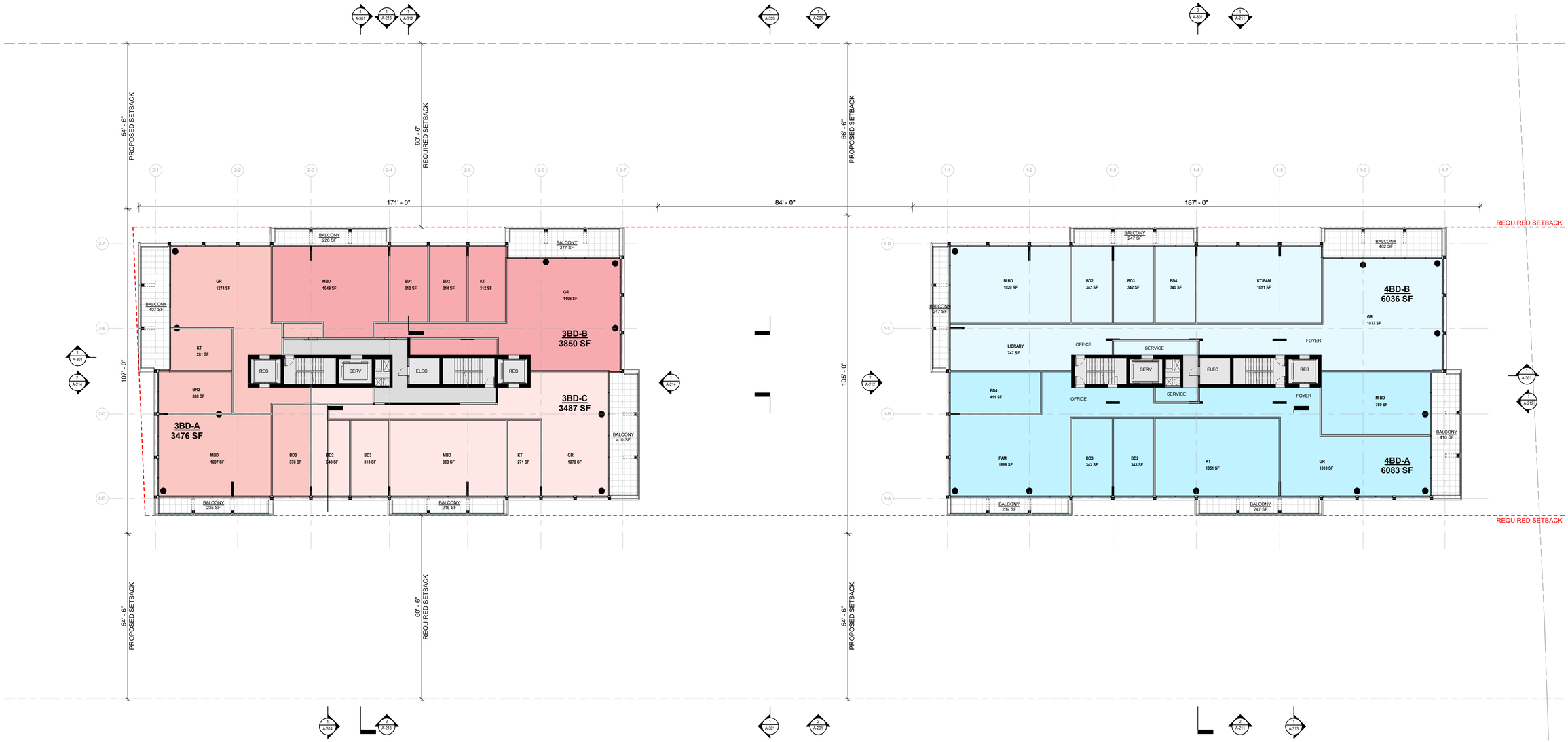
BLDG 1 & 2 LEVEL 02



1 BLDG 1&2 LEVEL 3 & 4 PLAN
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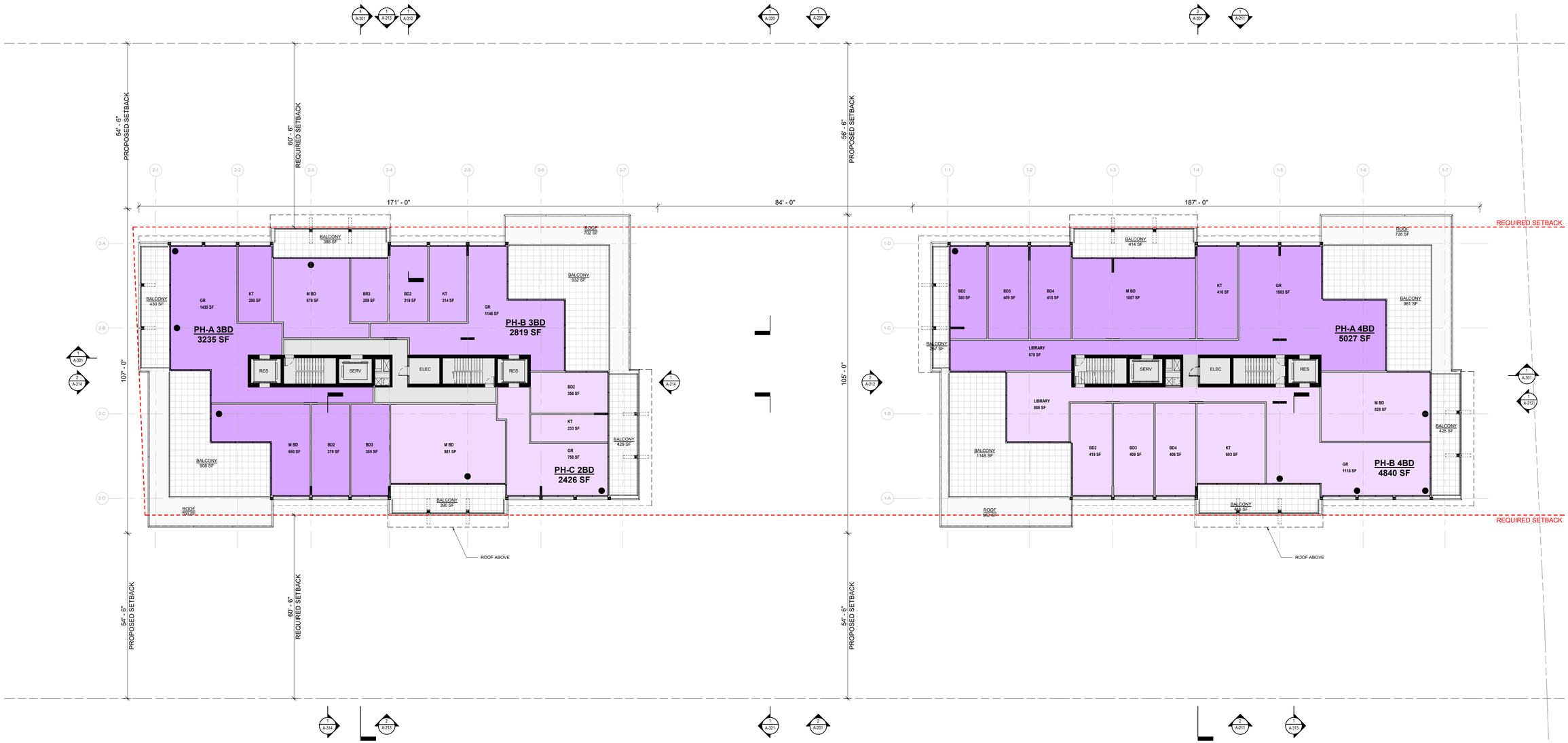
BLDG 1 & 2 TYP. LEVEL 03 & 04



1 BLDG 1&2 LEVEL 5 PLAN
SCALE: 1/16" = 1'-0"

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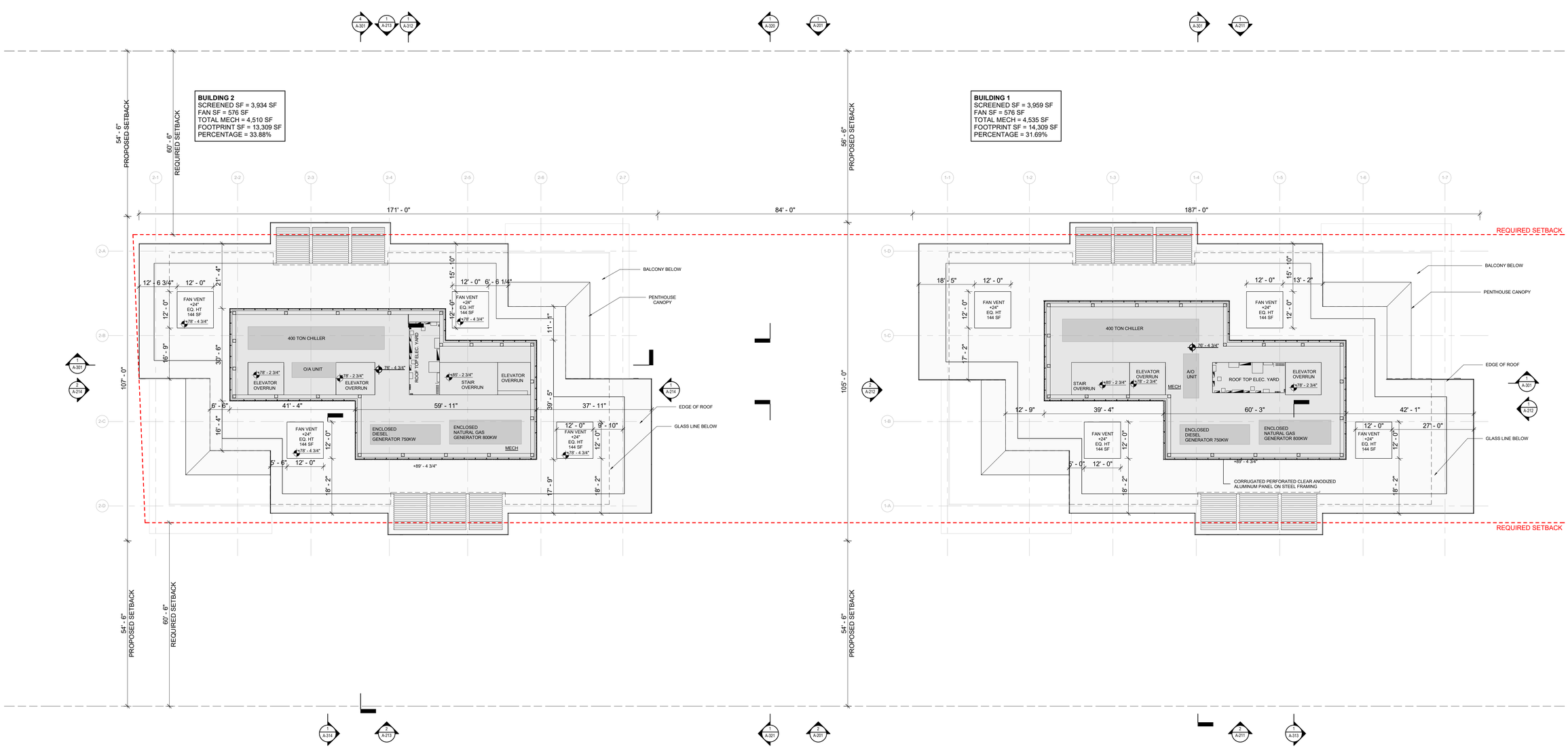
BLDG 1 & 2 LEVEL 5



MECHNICAL EQUPIMENT SCHEDULE

	L x W x H
1. NATURAL GAS GENERATOR 800kW	23'-1" x 6'-6" x 9'-0"
2. DIESEL GENERATOR 750kW	23'-9" x 8'-0" x 11'-6"
3. O/A UNIT	14'-6" x 5'-0" x 10'-6"
4. 400 TON CHILLER	45'-0" x 7'-6" x 13'-0"
5. ROOF TOP ELECTRICAL YARD	24'-0" x 10'-8" x 8'-0"

1 BLDG 1&2 ROOF PLAN
SCALE: 1/16" = 1'-0"

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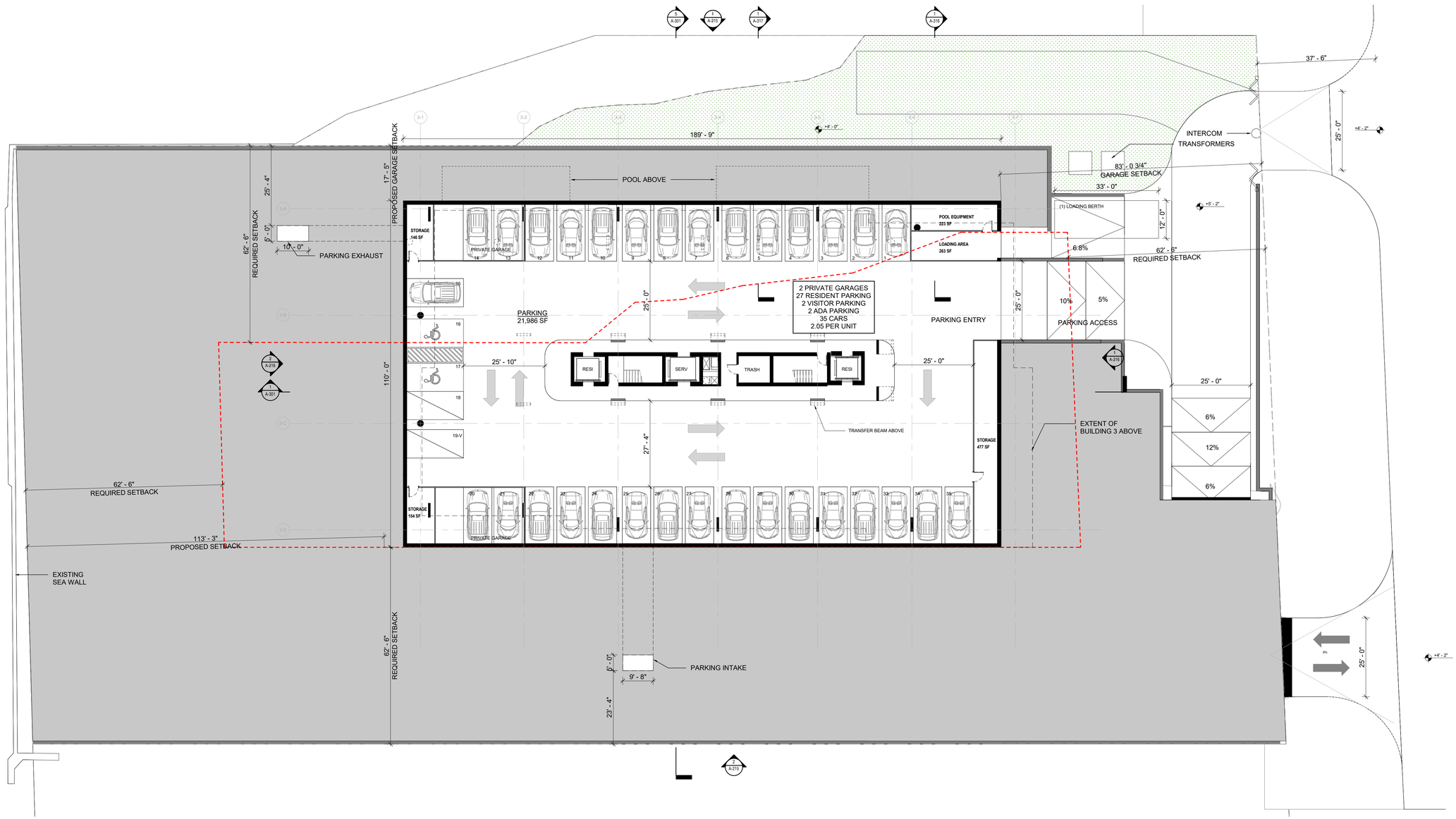
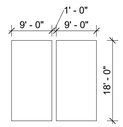
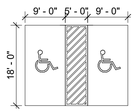
BLDG 1 & 2 ROOF LEVEL





3 TYP. STANDARD PARKING
SCALE: 1/16" = 1'-0"



2 TYP. ADA PARKING
SCALE: 1/16" = 1'-0"

1 BLDG 3 B1 FLOOR PLAN
SCALE: 1/16" = 1'-0"

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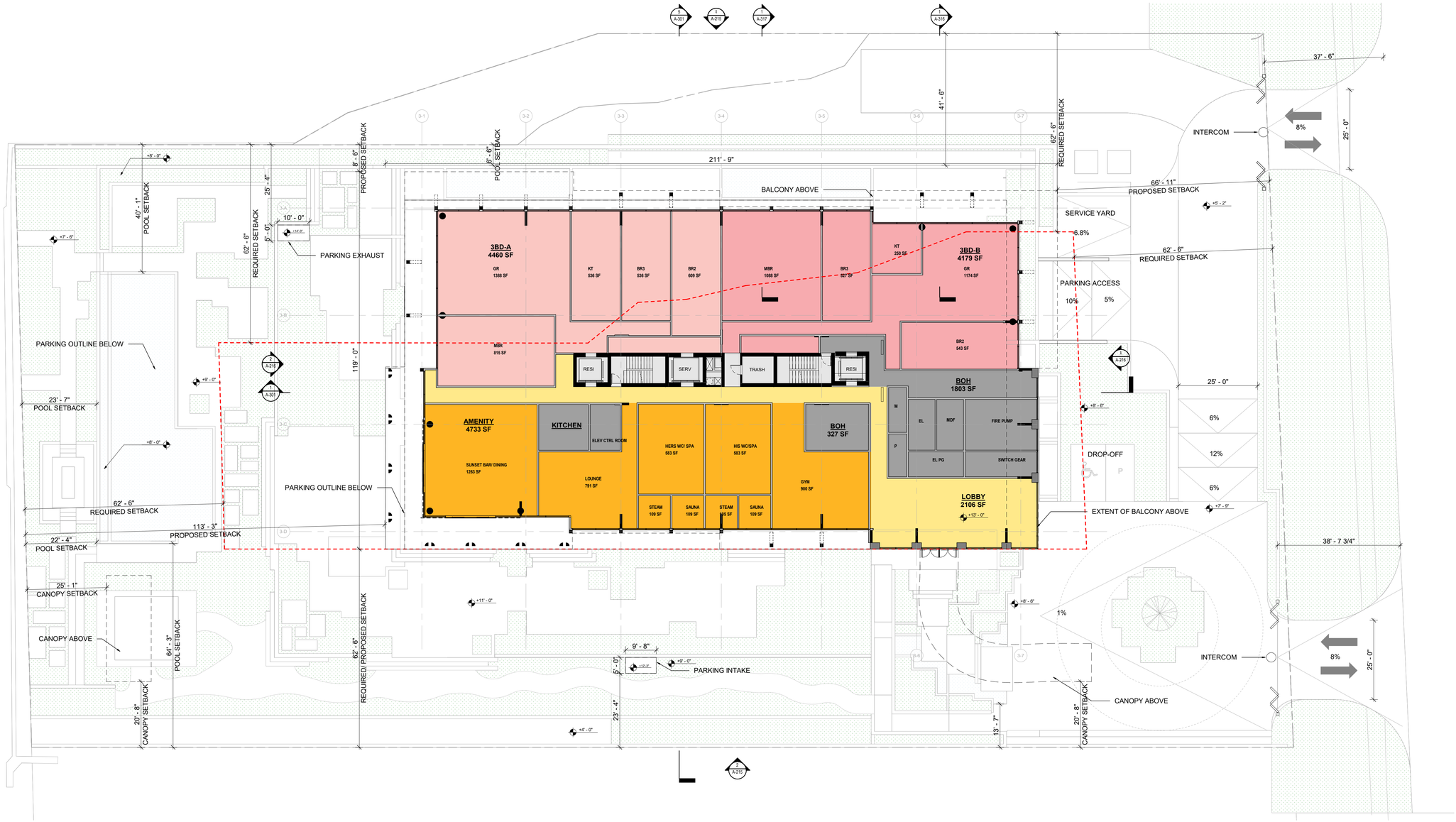
BLDG 3 LEVEL B01



1 BLDG 3 GROUND FLOOR PLAN
SCALE: 1/16" = 1'-0"

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BLDG 3 GROUND FLOOR



1 BLDG 3 LEVEL 2 PLAN
SCALE: 1/16" = 1'-0"

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BLDG 3 LEVEL 02



1 BLDG 3 LEVEL 3 & 4 PLAN
SCALE: 1/16" = 1'-0"

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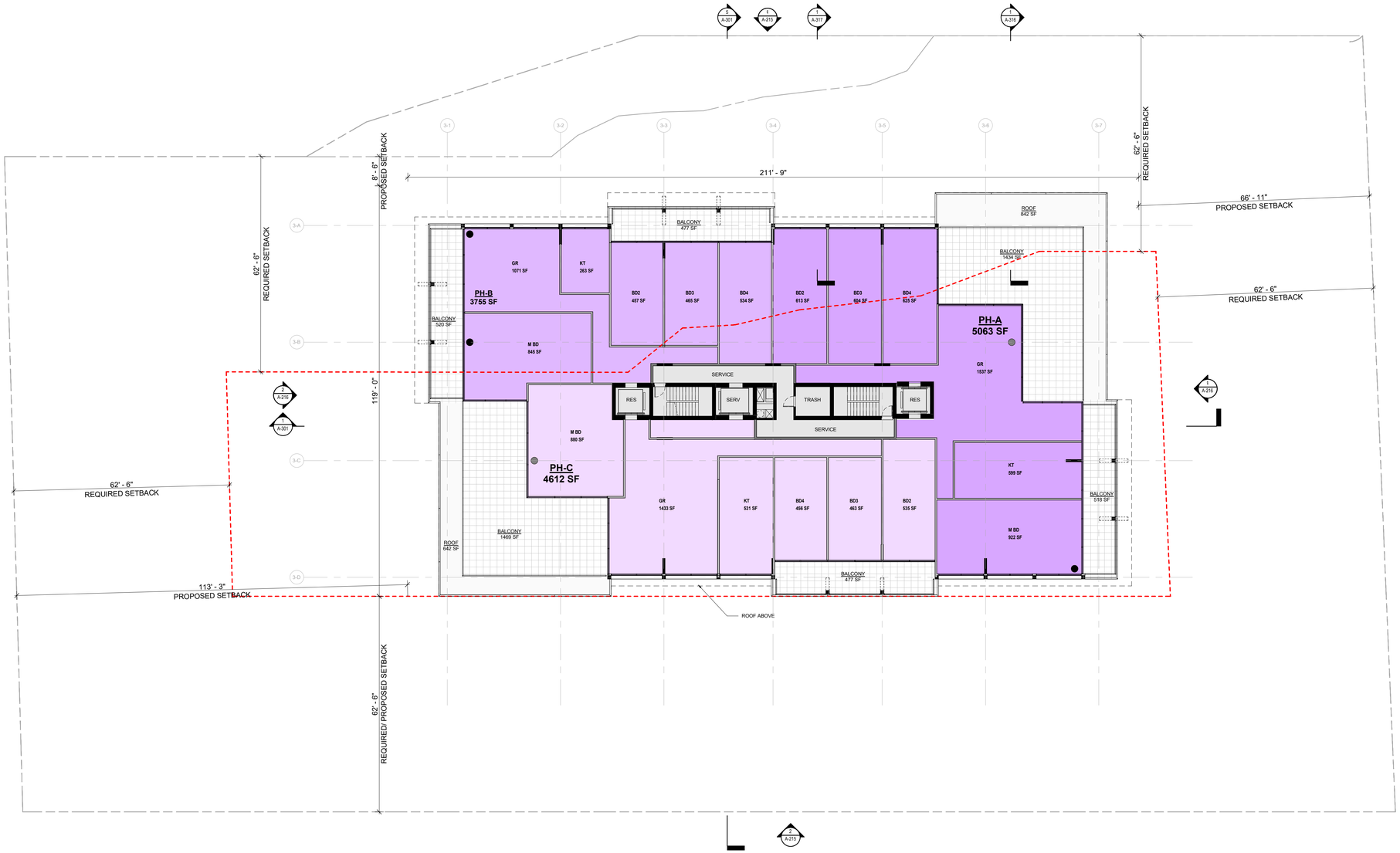
BLDG 3 TYP. LEVEL 03 & 04



1 BLDG 3 LEVEL 5 PLAN
SCALE: 1/16" = 1'-0"

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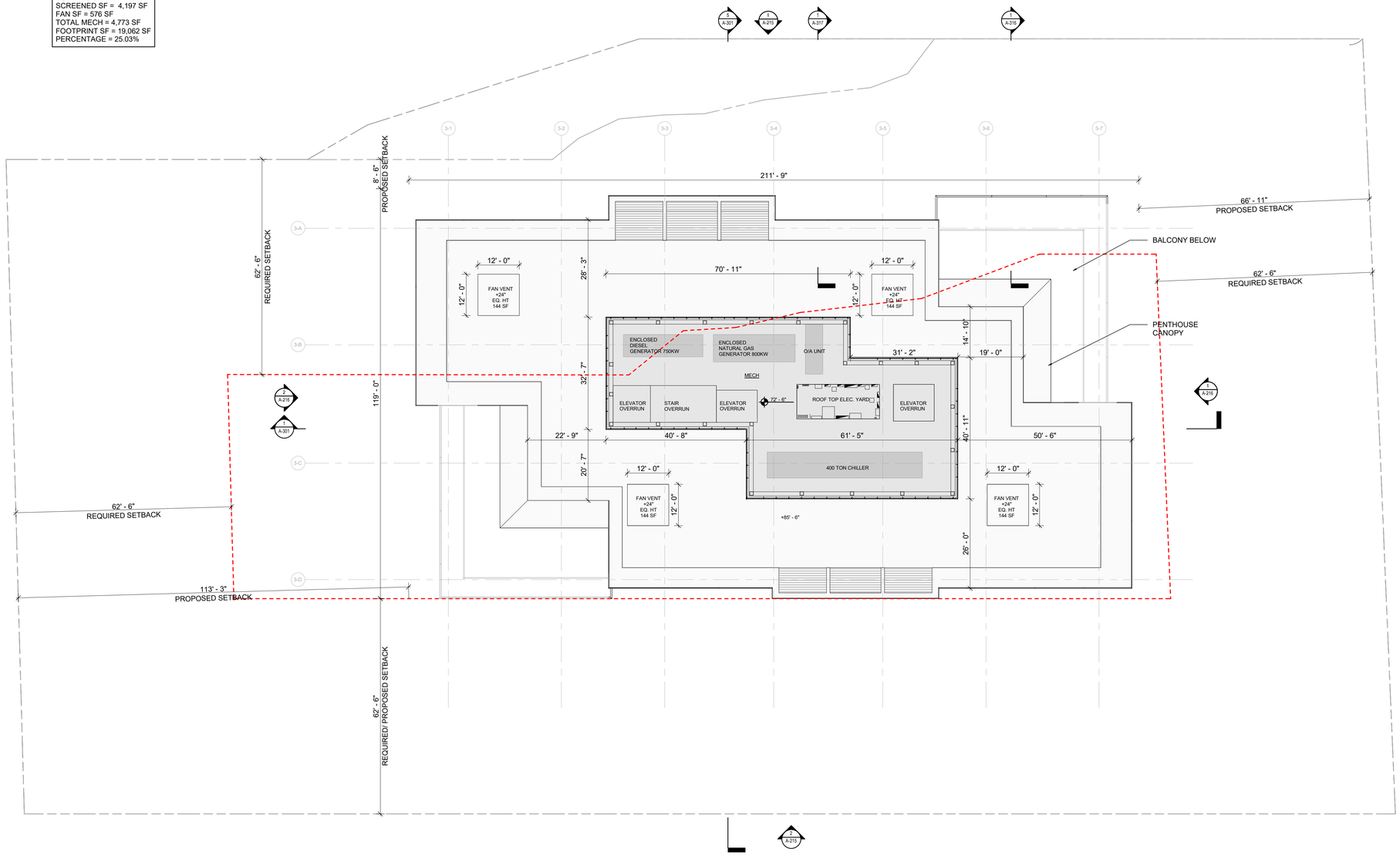
BLDG 3 LEVEL 05

BUILDING 3
SCREENED SF = 4,197 SF
FAN SF = 576 SF
TOTAL MECH = 4,773 SF
FOOTPRINT SF = 19,062 SF
PERCENTAGE = 25.03%



MECHNICAL EQUIPMENT SCHEDULE

	L x W x H
1. NATURAL GAS GENERATOR 800kW	23'-1" x 6'-6" x 9'-0"
2. DIESEL GENERATOR 750kW	23'-9" x 8'-0" x 11'-6"
3. O/A UNIT	14'-6" x 5'-0" x 10'-6"
4. 400 TON CHILLER	45'-0" x 7'-6" x 13'-0"
5. ROOF TOP ELECTRICAL YARD	24'-0" x 10'-8" x 8'-0"

1 BLDG 3 ROOF PLAN
SCALE: 1/16" = 1'-0"

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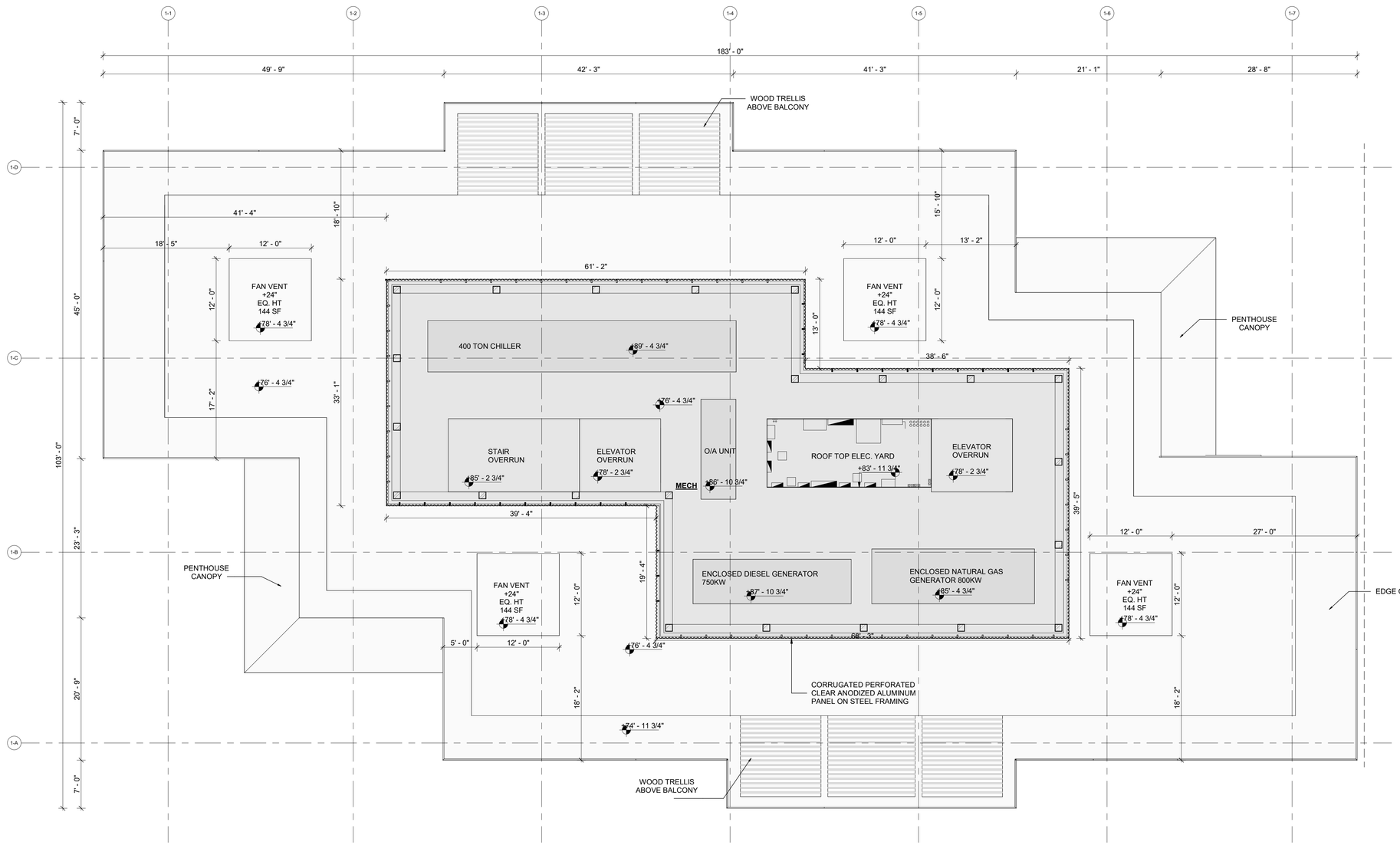
BLDG 3 ROOF LEVEL



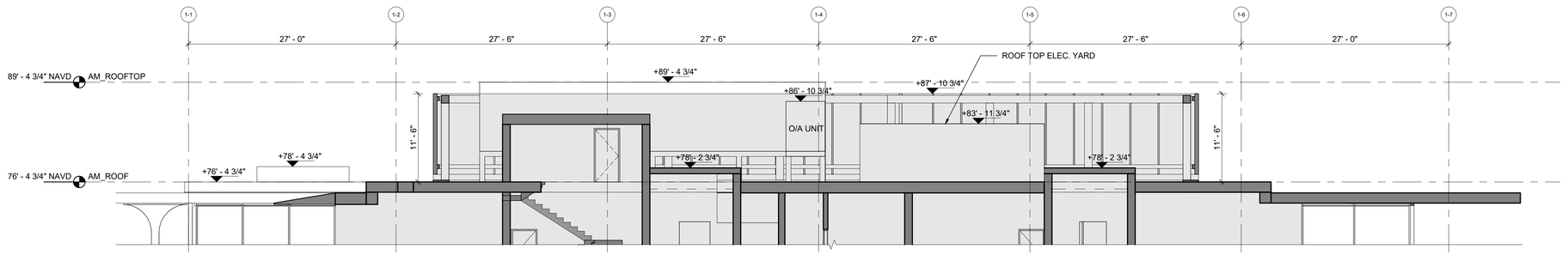
2 BLDG 1 ROOF PLAN

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

BUILDING 1
SCREENED SF = 3,959 SF
FAN SF = 576 SF
TOTAL MECH = 4,535 SF
FOOTPRINT SF = 14,309 SF
PERCENTAGE = 31.69%

MECHNICAL EQUPIMENT SCHEDULE

	L x W x H
1. NATURAL GAS GENERATOR 800kW	23'-1" x 6'-6" x 9'-0"
2. DIESEL GENERATOR 750kW	23'-9" x 8'-0" x 11'-6"
3. O/A UNIT	14'-6" x 5'-0" x 10'-6"
4. 400 TON CHILLER	45'-0" x 7'-6" x 13'-0"
5. ROOF TOP ELECTRICAL YARD	24'-0" x 10'-8" x 8'-0"



1 BLDG 1 ROOF SECTION

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

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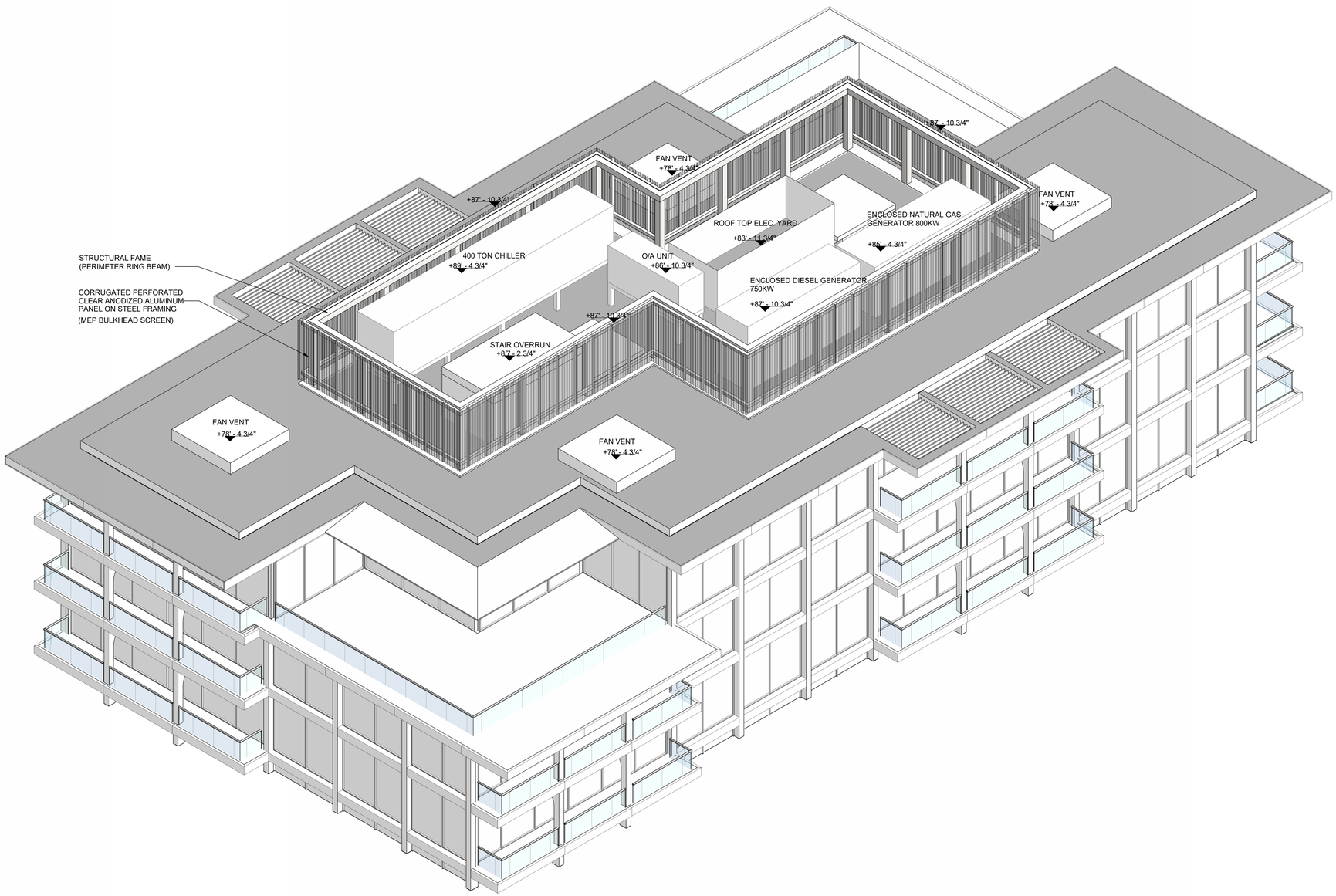
BLDG 1 ROOF LEVEL



1 BLDG 1 ROOF AXON VIEW W MECHANICAL SCREEN
SCALE:

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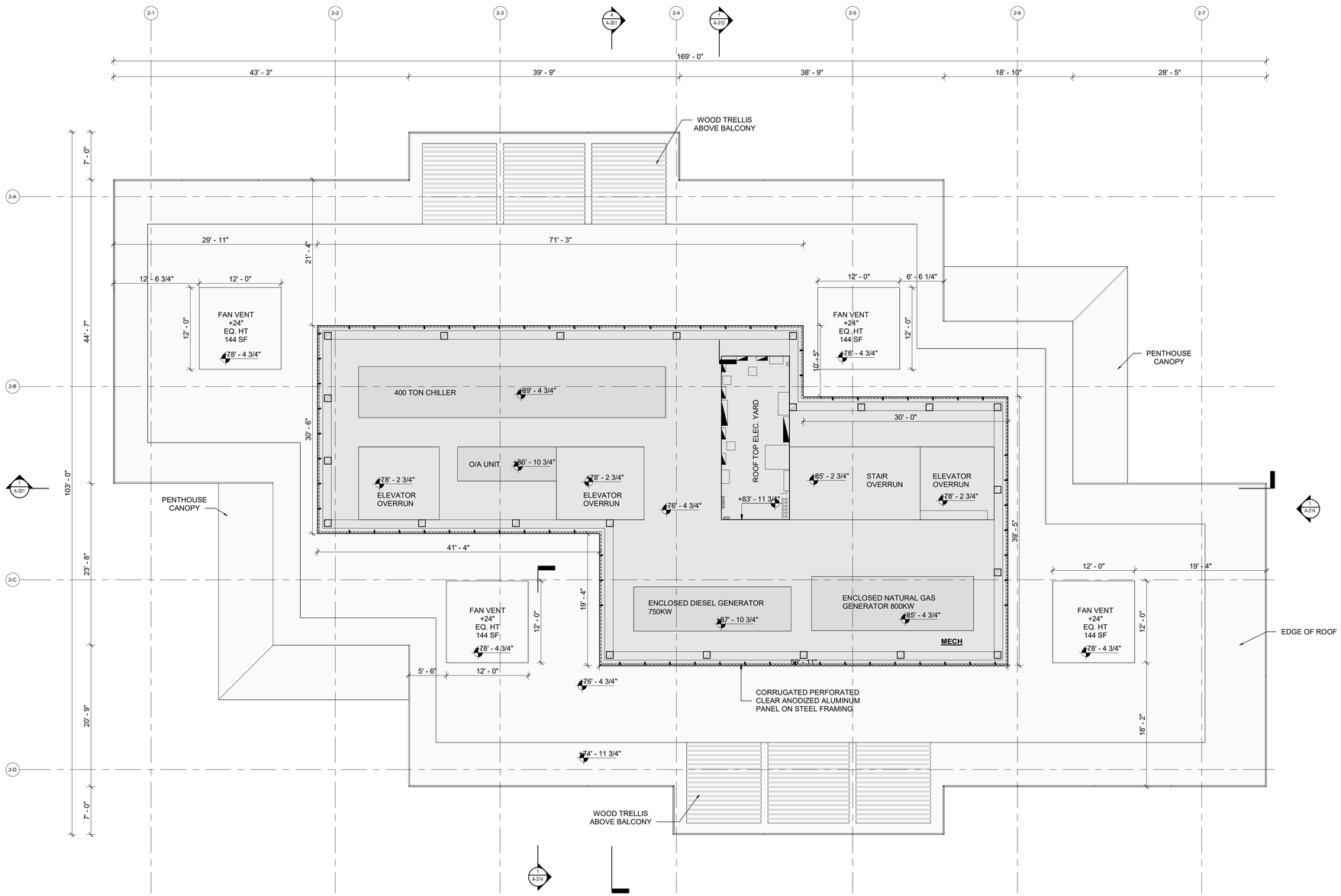
BLDG 1 ROOF AXON VIEW W MECHANICAL SCREEN



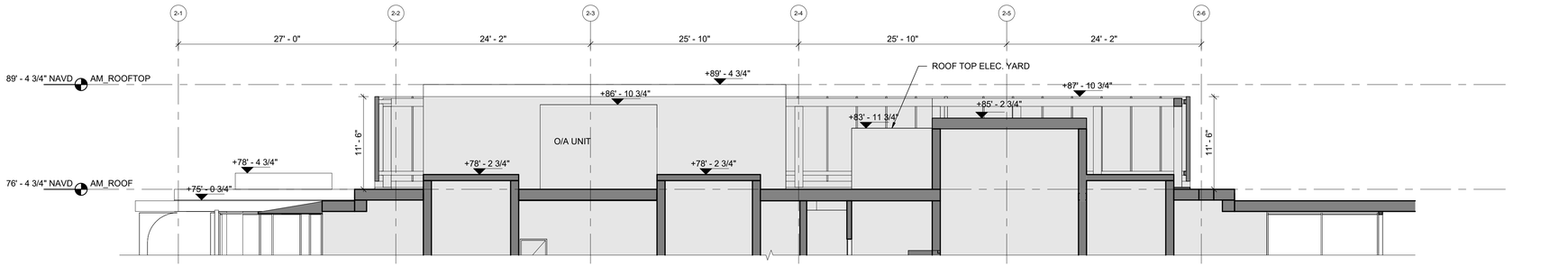
2 BLDG 2 ROOF PLAN

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

BUILDING 2
SCREENED SF = 3,934 SF
FAN SF = 576 SF
TOTAL MECH = 4,510 SF
FOOTPRINT SF = 13,309 SF
PERCENTAGE = 33.88%

MECHNICAL EQUPIMENT SCHEDULE

	L x W x H
1. NATURAL GAS GENERATOR 800kW	23'-1" x 6'-6" x 9'-0"
2. DIESEL GENERATOR 750kW	23'-9" x 8'-0" x 11'-6"
3. O/A UNIT	14'-6" x 5'-0" x 10'-6"
4. 400 TON CHILLER	45'-0" x 7'-6" x 13'-0"
5. ROOF TOP ELECTRICAL YARD	24'-0" x 10'-8" x 8'-0"



1 BLDG 2 ROOF SECTION

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

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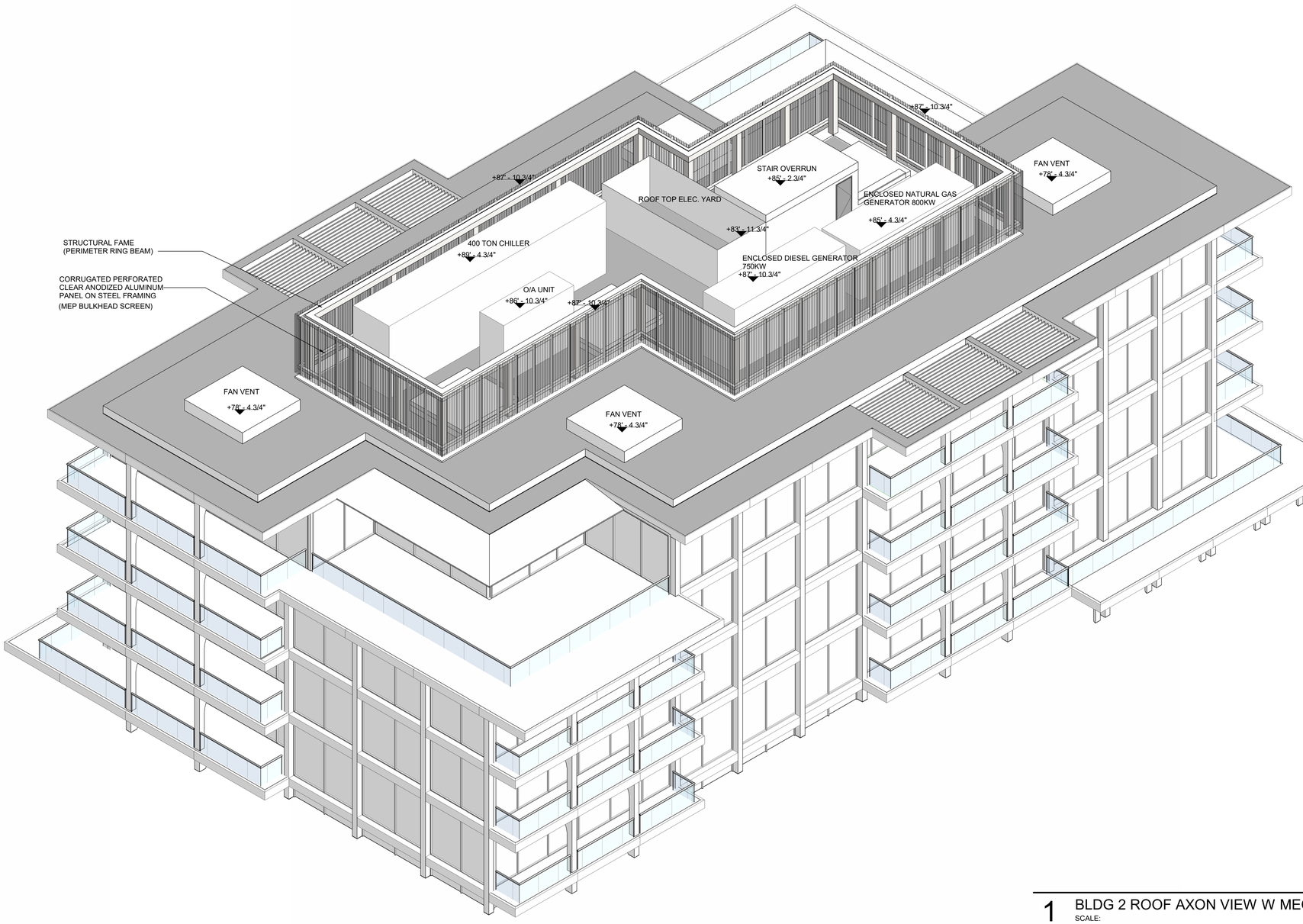
BLDG 2 ROOF LEVEL



1 BLDG 2 ROOF AXON VIEW W MECHANICAL SCREEN
SCALE:

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Project Architect:	Checker

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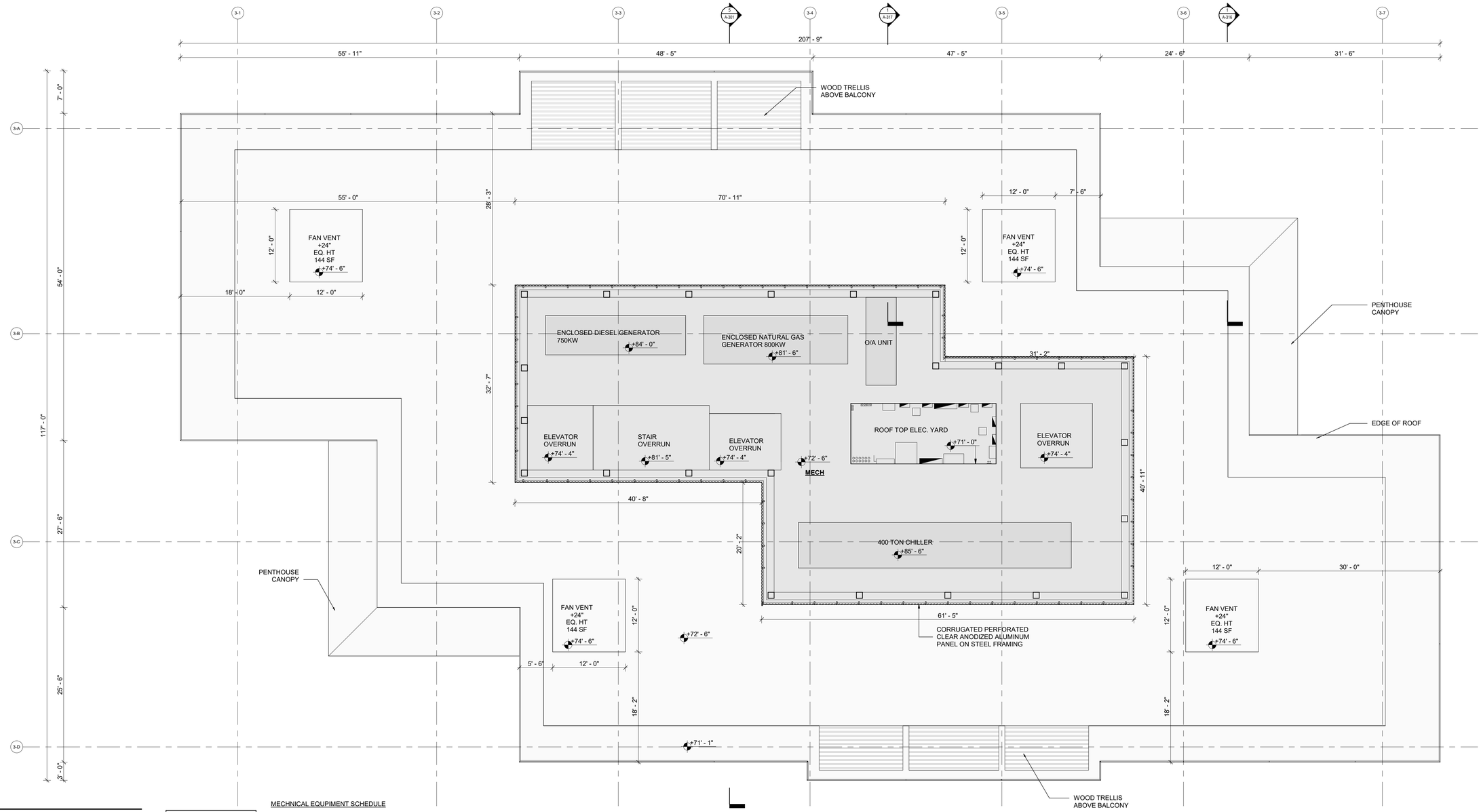
BLDG 2 ROOF AXON VIEW W MECHANICAL SCREEN



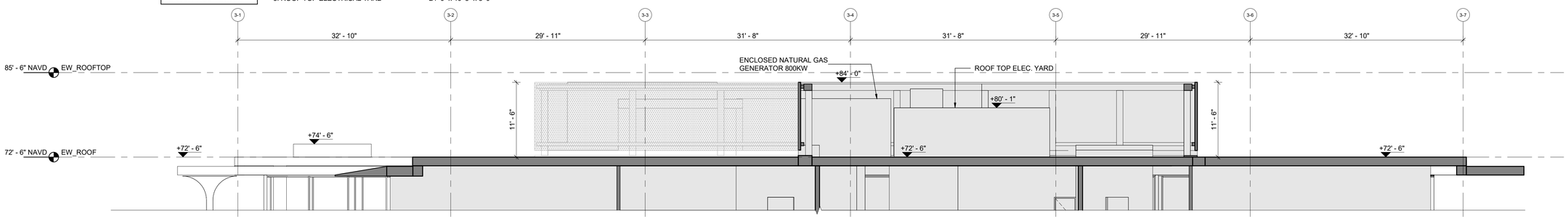
2 BLDG 3 ROOF PLAN

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

BUILDING 3
SCREENED SF = 4,197 SF
FAN SF = 576 SF
TOTAL MECH = 4,773 SF
FOOTPRINT SF = 19,062 SF
PERCENTAGE = 25.03%

MECHNICAL EQUPIMENT SCHEDULE

	L x W x H
1. NATURAL GAS GENERATOR 800kW	23'-1" x 6'-6" x 9'-0"
2. DIESEL GENERATOR 750kW	23'-9" x 8'-0" x 11'-6"
3. O/A UNIT	14'-6" x 5'-0" x 10'-6"
4. 400 TON CHILLER	45'-0" x 7'-6" x 13'-0"
5. ROOF TOP ELECTRICAL YARD	24'-0" x 10'-8" x 8'-0"



1 BLDG 3 ROOF SECTION

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

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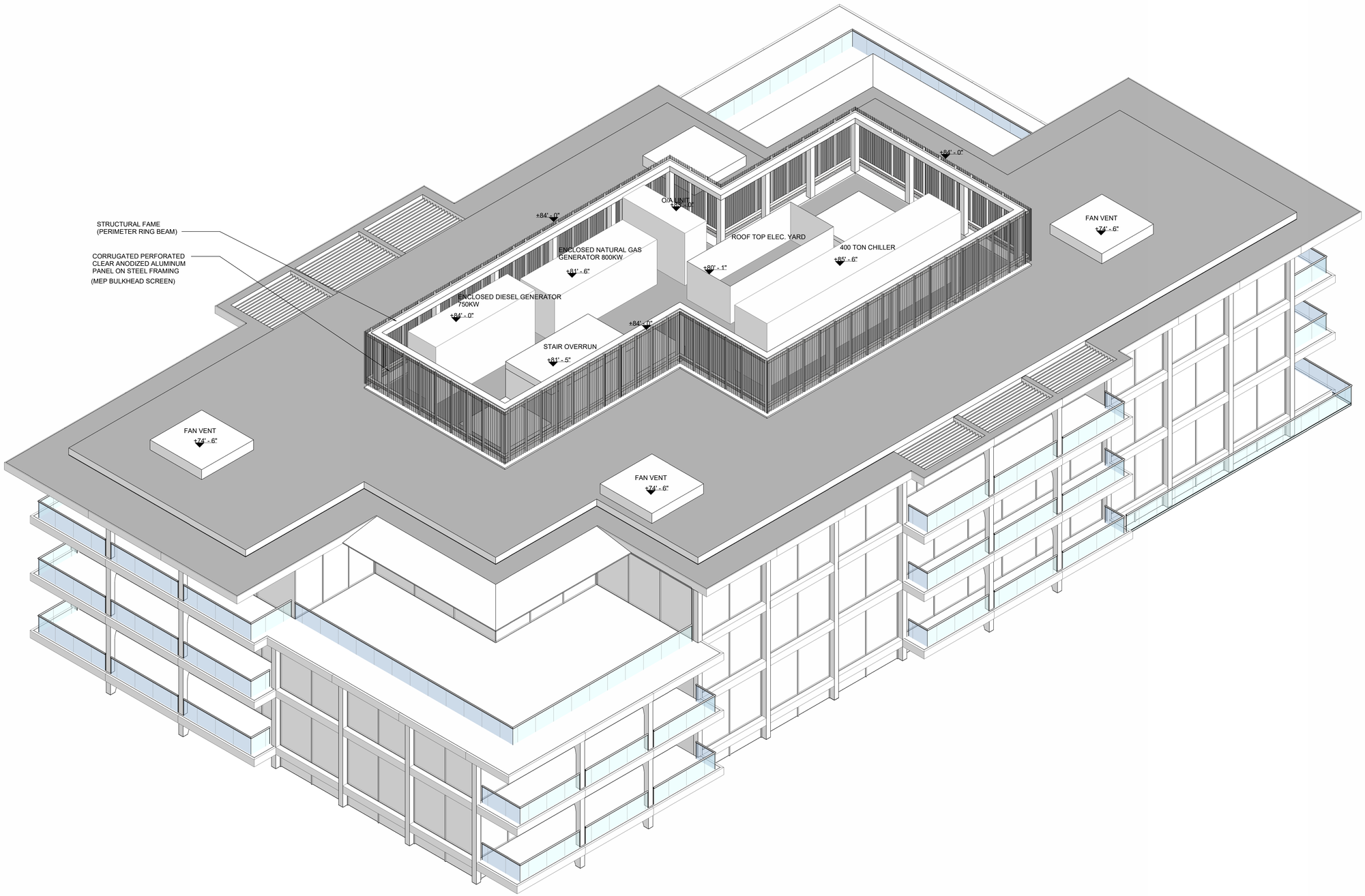
Drawn by:	Author
Project Architect:	Checker

A-113

BLDG 3 ROOF LEVEL



1 BLDG 3 ROOF AXON VIEW W MECHANICAL SCREEN
SCALE:

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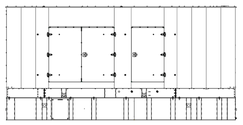
BLDG 3 ROOF AXON VIEW W MECHANICAL SCREEN

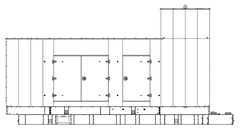
KOHLER.

Industrial Generator Set Accessories

Sound Enclosure and Subbase Fuel Tank Package



Level 1 and Level 2 Sound Enclosure with Subbase Fuel Tank



Level 3 Sound Enclosure with Discharge Section and Subbase Fuel Tank

Enclosure and Subbase Fuel Tank Combinations

Three enclosure configurations are available with the subbase fuel tanks:

- Sound Enclosure Level 1
- Sound Enclosure Level 2
- Sound Enclosure Level 3

Available Approvals and Listings

- ❑ UL 2200 Listing
- ❑ UL142 Listing (fuel tanks)
- ❑ CSA Approval
- ❑ cUL Listing (fuel tanks only)
- ❑ Hurricane Rated Enclosure - Available on aluminum Sound Level 2 and sound level 3 enclosures, KD700- KD750 models
  (Impact rated for Large Missile Level E and Wind load rated per Florida Building Code, testted to TAS201- 94, TAS202- 94 and TAS203- 94 standards)

NOTE: Hurricane rated enclosures are not available with emergency stop switch.

NOTE: Some models may have limited third-party approvals; see your local distributor for details.

Applicable to the following models:
KD700 - KD750

Sound Level 1 Enclosure Standard Features

- Internal silencers with flexible exhaust connectors and exhaust elbows.
- Optional subbase fuel tank.
- Aluminum construction with six large, hinged doors for easy maintenance.
- Fade-, scratch-, and corrosion-resistant Kohler® Power Armor™ automotive-grade textured finish.
- Lockable, flush-mounted door latches.
- Air inlet louvers to reduce rain and snow entry.
- Acoustic insulation that meets UL 94 HF1 flammability classification.
- Vertical outlet hood with 90 degree angles to redirect air and reduce noise.
- Steel weather enclosure is analyzed to150 mph (241 kph) wind load rating.

Sound Level 2 Enclosure Standard Features

- Includes all of the sound level 1 enclosure features with the addition of up to 51 mm (2 in.) acoustic insulation material, intake sound baffles, secondary silencers, and vertical air discharge with rain caps.
- Sound level 2 enclosure is certified to 200 mph (322 kph) wind load rating for KD700- KD750 models.

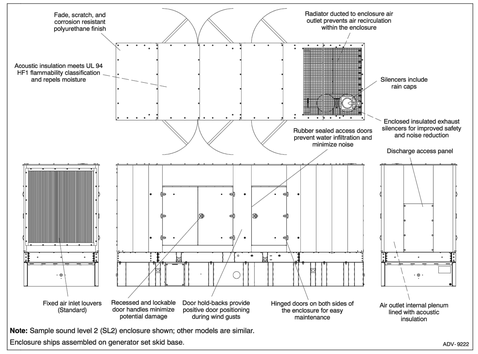
Sound Level 3 Enclosure Standard Features

- Includes all of the sound level 1 and sound level 2 enclosure features.
- Sound level 3 enclosure has extended intake baffles, extended discharge with sound baffles.

Subbase Fuel Tank Features

- The fuel tank has a Power Armor Plus™ textured epoxy-based rubberized coating.
- The above-ground rectangular secondary containment tank mounts directly to the generator set, below the generator set skid (subbase).
- Both the inner and outer tanks have UL-listed emergency relief vents.
- Flexible fuel lines are provided with subbase fuel tank selection.
- The containment tank's construction protects against fuel leaks or ruptures. The inner (primary) tank is sealed inside the outer (secondary) tank. The outer tank contains the fuel if the inner tank leaks or ruptures.
- The above ground secondary containment subbase fuel tank meets UL 142 requirements.
- State tanks with varying capacities are available. Florida Dept. of Environmental Protection (FDEP) File No. EQ-634 approved.

Aluminum Sound Enclosures



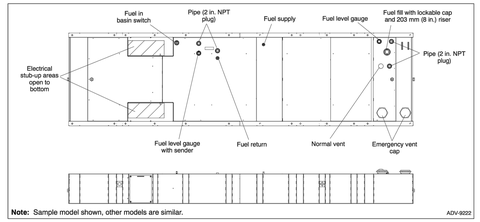
Note: Sample sound level 2 (SL2) enclosure shown; other models are similar.
Enclosure ships assembled on generator set skid base.

ADV- 9222

Level 1 and Level 2 Sound Enclosure Features

- Heavy-duty formed panels, solid construction. Preassembled package offering corrosion resistant, dent resilient structure mounting directly to lift base or fuel tank.
- Power Armor™ automotive-grade finish resulting in advanced corrosion and abrasion protection as well as enhanced edge coverage and color retention.
- Internal exhaust silencers offering maximum component life and operator safety.
- Service access. Multiple personnel doors on both sides for easy access to generator set control and servicing of the fuel fill, fuel gauge, oil fill, and battery.
- Interchangeable modular panel construction. Allows complete serviceability or replacement without compromising enclosure design.
- Bolted panels facilitate service, future modification upgrades, or field replacement.
- Cooling/combustion air intake. Fixed air intake louvers.
- Sound-attenuating design using additional secondary silencers and up to 51 mm (2 inches) of added acoustic insulation, UL 94 HF1 listed for flame resistance.
- Vertical air discharge. Vertical air discharge design that redirects exhaust and cooling air up and above the enclosure to reduce noise.

Subbase Fuel Tank



Note: Sample model shown, other models are similar.

ADV-9222

Subbase Fuel Tank Standard Features

- Extended operation. State tanks with various capacities for multiple hour requirements.
- UL listed. Secondary containment generator set base tank meeting UL 142 requirements.
- NFPA compliant. Designed to comply with the installation standards of NFPA 30 and NFPA 37.
- Integral external lift lugs. Enables crane with spreader-bar lifting of the complete package (empty tank, mounted generator set, and enclosure) to ensure safety.
- Emergency pressure relief vents. Vents ensure adequate venting of inner and outer tank under extreme pressure and/or emergency conditions.
- Normal vent with cap. Vent is raised above lockable fuel fill.
- Fuel level gauge with sender.
- Mechanical fuel level gauge.
- Leak detection switch. Annunciates a contained primary tank fuel leak condition at generator set control.
- Electrical stub-up area open to bottom.
- Additional 2 in. NPT fittings for optional accessories.

Subbase Fuel Tank Options

Bottom Clearance

❑ I-beams, provide 102 mm (4 in.) of ground clearance

Fuel in Basin Options

❑ Fuel in basin switch, Florida Dept. of Environmental Protection (FDEP) File No. EQ-682 approved
❑ 100% engine fluid containment

Fuel Supply Options

❑ Fire safety valve (installed on fuel supply line)
❑ Ball valve (installed on fuel supply line)

Fuel Fill Options

❑ Fill pipe extension to within 152 mm (6 in.) of bottom of fuel tank
❑ 18.9 L (5 gallon) spill containment
❑ 18.9 L (5 gallon) spill containment with 95% shutoff
❑ 18.9 L (5 gallon) spill containment fill to within 152 mm (6 in.) of bottom of fuel tank
❑ 28.4 L (7.5 gallon) spill containment, Florida Dept. of Environmental Protection (FDEP) File No. EQ-345 approved
❑ 28.4 L (7.5 gallon) spill containment with 90% shutoff, Florida Dept. of Environmental Protection (FDEP) File No. EQ-345/EQ-257 approved
❑ 28.4 L (7.5 gallon) spill containment with 95% shutoff, Florida Dept. of Environmental Protection (FDEP) File No. EQ-345/EQ-257 approved

High Fuel Level Switch

❑ High fuel level switch, 24V
❑ High fuel level switch, 24V, Florida Dept. of Environmental Protection (FDEP) File No. EQ-682 approved
❑ Fuel tank panel, 3 alarm, 24 V
❑ Fuel tank panel, 3 alarm, 24 V, Florida Dept. of Environmental Protection (FDEP) File No. EQ-682 approved

Normal Vent Options

❑ 3.7 m (12 ft.) above grade (without spill containment)
❑ 3.7 m (12 ft.) above grade (with spill containment)

Freestanding Stairs

❑ Stairs with catwalk, full length of enclosure

Tank Marking Options

❑ Decal, Combustible Liquids - Keep Fire Away (qty. 2)
❑ Decal, NFPA 704 identification (qty. 2)
❑ Decal, tank number and safe fuel fill height (qty. 2)

02 750K DIESEL GENERATOR SPECS
SCALE: N.T.S

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BLUE STAR Power Systems

Gaseous Product Line

NG800-01

800 kWe

208-4160 Volt

60 Hz / 1800 RPM

Standby

Ratings

	208V	240V	480V	600V	4160V
Phase	3	3	3	3	3
PF	0.8	0.8	0.8	0.8	0.8
Hz	60	60	60	60	60
Generator Model	S6L1D-D	S6L1D-D	S6L1D-C	S6L1D-C	MVWI734E
Connection	12 LEAD WYE	12 LEAD DELTA	12 LEAD WYE	4 LEAD WYE	6 LEAD WYE
kWe Nat (LP)	800 (475)	800 (475)	800 (475)	800 (475)	800 (475)
AMPS Nat (LP)	2779 (1650)	2408 (1430)	1204 (715)	963 (572)	139 (83)
Temp Rise	125°C / 40°C	125°C / 40°C	125°C / 40°C	125°C / 40°C	125°C / 40°C

Standard Equipment

Engine
- Radiator Cooled Unit Mounted (50°C)
- Radiator Duct Flange (OPU Only)
- Blower Fan & Fan Drive
- Starter & Alternator
- Oil Pump & Filter
- Oil Drain Extension w/Valve
- Governor - Electronic Isochronous
- 24V Battery System & Cables
- Air Cleaner (Dry Single Stage)
- Catalyst / Silencer Mounted
- Flexible Fuel Connector
- EPA Certified

Generator
- Brushless Single Bearing
- Automatic Voltage Regulator
- ± 0.50% Voltage Regulation
- 4 Pole, Rotating Field
- 125°C Standby Temperature Rise
- 100% of Rated Load - One Step
- 5% Maximum Harmonic Content
- NEMA MG 1, IEEE and ANSI Standards Compliance for Temperature Rise

Additional
- Single Source Supplier
- UL 2200 & cUL Listed through 600VAC
- CSA Certified through 600VAC
- Seismic Certified to IBC 2021
- NFPA 110 / CSA C282 Compliant
- Microprocessor Based Digital Control Panel Mounted in NEMA 12 Enclosure
- Base - Structural Steel
- Main Line Circuit Breaker Mounted & Wired
- Battery Charger 24V 5 Amp
- Jacket Water Heater (Qty 2) -20°F 6000W 240V w/Isolation Valves
- Vibration Isolation Mounts (Pad Type)
- 2 Year / 2000 Hour Standby Warranty
- Standard Colors - White / Gray

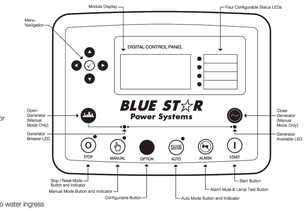
BLUE STAR Power Systems

Gaseous Product Line

800 kWe

DCP7310 Control Panel

Standard Features
- Digital Metering
- Engine Parameters
- Generator Protection Functions
- Engine Protection
- CAN Bus (J1939) ECU Communications
- Windows-Based Software
- Multilingual Capability
- Remote Communications to DSE2548 Remote Annunciator
- 8 Programmable Contact Inputs
- 10 Contact Outputs
- RS485 Communicator Interface
- cULus Listed, CE Approved
- Event Recording
- IP 65 rating (with supplied gasket) offers increased resistance to water ingress
- NFPA 110 Level 1 Compatible

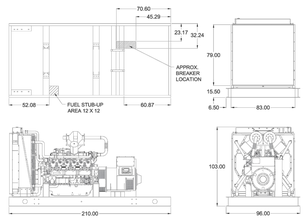


Weights / Dimensions / Sound Data

	L x W x H	Weight lbs
OPU	210 x 96 x 103 in	16,975
Level 1	210 x 96 x 108 in	18,225
Level 2	210 x 96 x 108 in	18,425
Level 3	285 x 96 x 108 in	19,875

Please allow 6-12 inches for height of exhaust stack.

	No Load	Full Load
OPU	87 dBA	90 dBA
Level 1	85 dBA	88 dBA
Level 2	80 dBA	83 dBA
Level 3	75 dBA	78 dBA



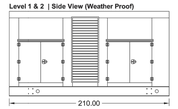
BLUE STAR Power Systems

Gaseous Product Line

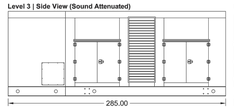
800 kWe

Enclosures

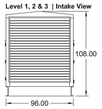
Level 1 & 2 | Side View (Weather Proof)



Level 3 | Side View (Sound Attenuated)



Level 1, 2 & 3 | Intake View



- All enclosure models are 200 MPH wind rating certified in accordance with IBC2021 and ASCE/SEI 7-16 standards.
- Level 2 & 3 enclosures include sound attenuation foam
- Level 3 enclosure includes frontal sound & exhaust hood.
- Enclosure height does not include exhaust stack.

Notes
- All specification sheet dimensions are represented in inches.
- All drawings based on standard 480 volt standby generator. Lengths may vary with other voltages. All drawings and dimensions subject to change without notice.
- All enclosures are based on the standard unit configuration. Any requested deviation can change dimensions.
- Sound data is measured at 23 feet (7 meters) in accordance with ISO 8528-10.
- All materials and specifications subject to change without notice.

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A DEUTZ COMPANY

01 800K NATURAL GAS GENERATOR SPECS
SCALE: N.T.S

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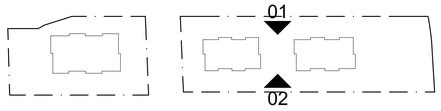
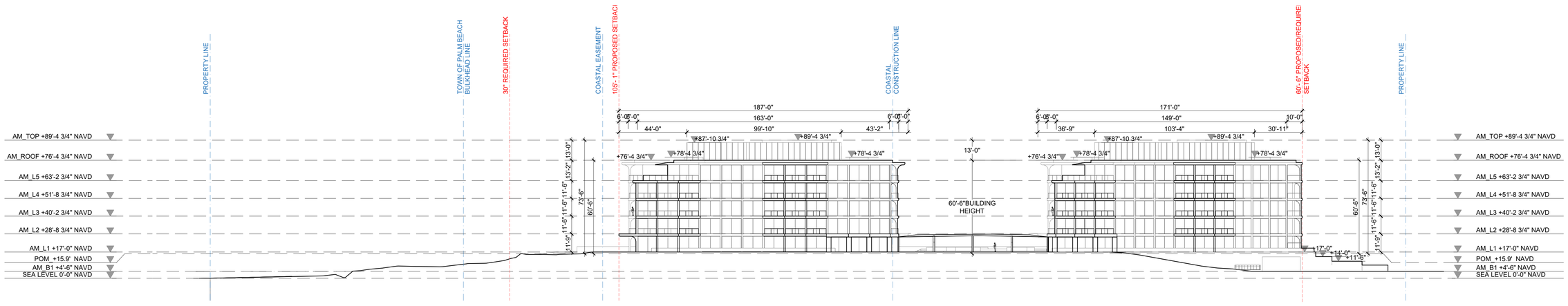
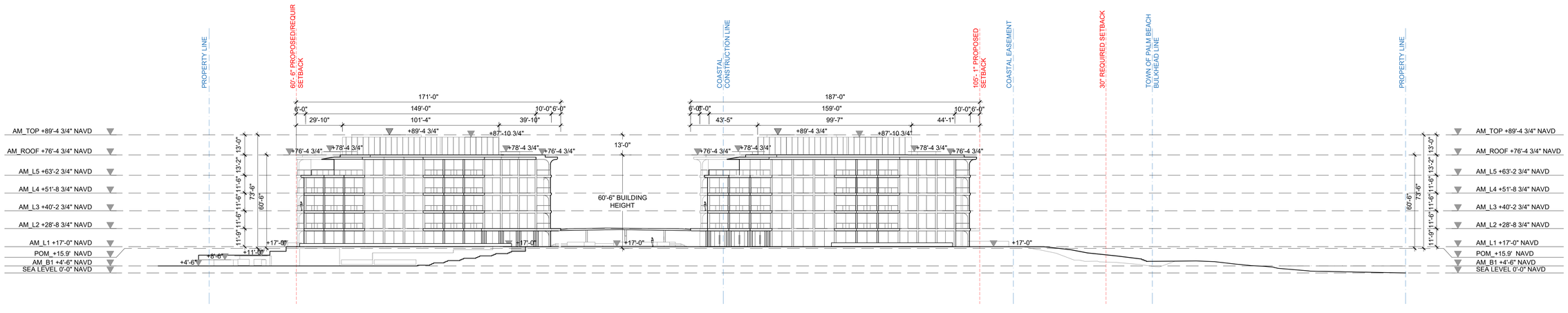
GENERATOR SPEC SHEET





01 AMBASSADOR ELEVATION NORTH
SCALE: 1/32" = 1'-0"



02 AMBASSADOR ELEVATION SOUTH
SCALE: 1/32" = 1'-0"

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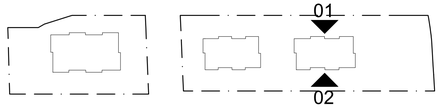
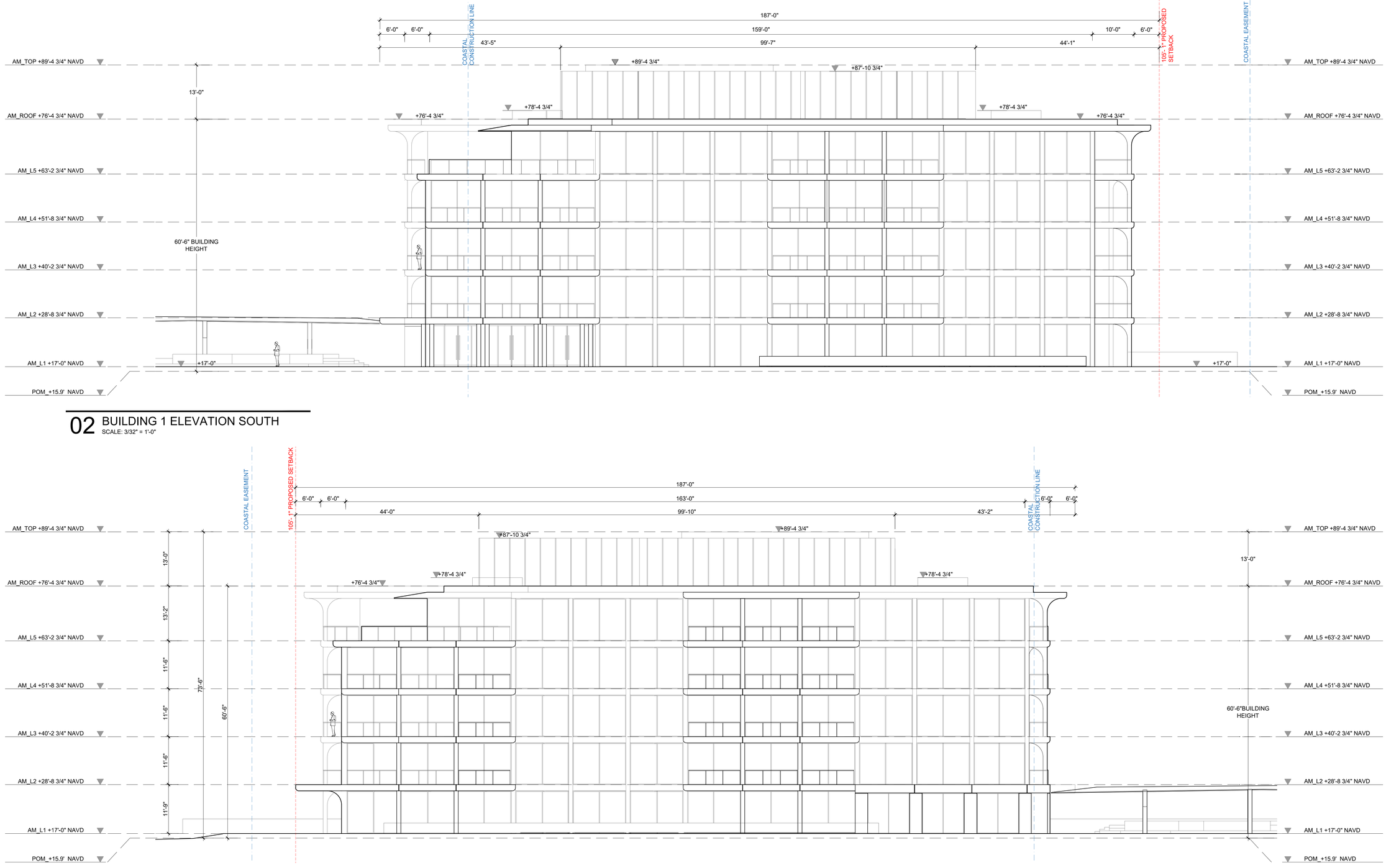
PROJECT ELEVATIONS





02 BUILDING 1 ELEVATION SOUTH

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

01 BUILDING 1 ELEVATION NORTH

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

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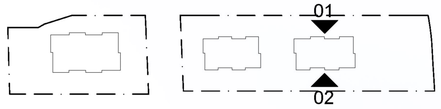
ENLARGED ELEVATIONS - AM 1





02 BUILDING 1 ELEVATION SOUTH

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



01 BUILDING 1 ELEVATION NORTH

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

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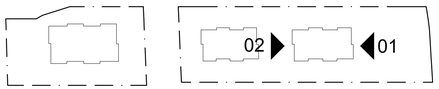
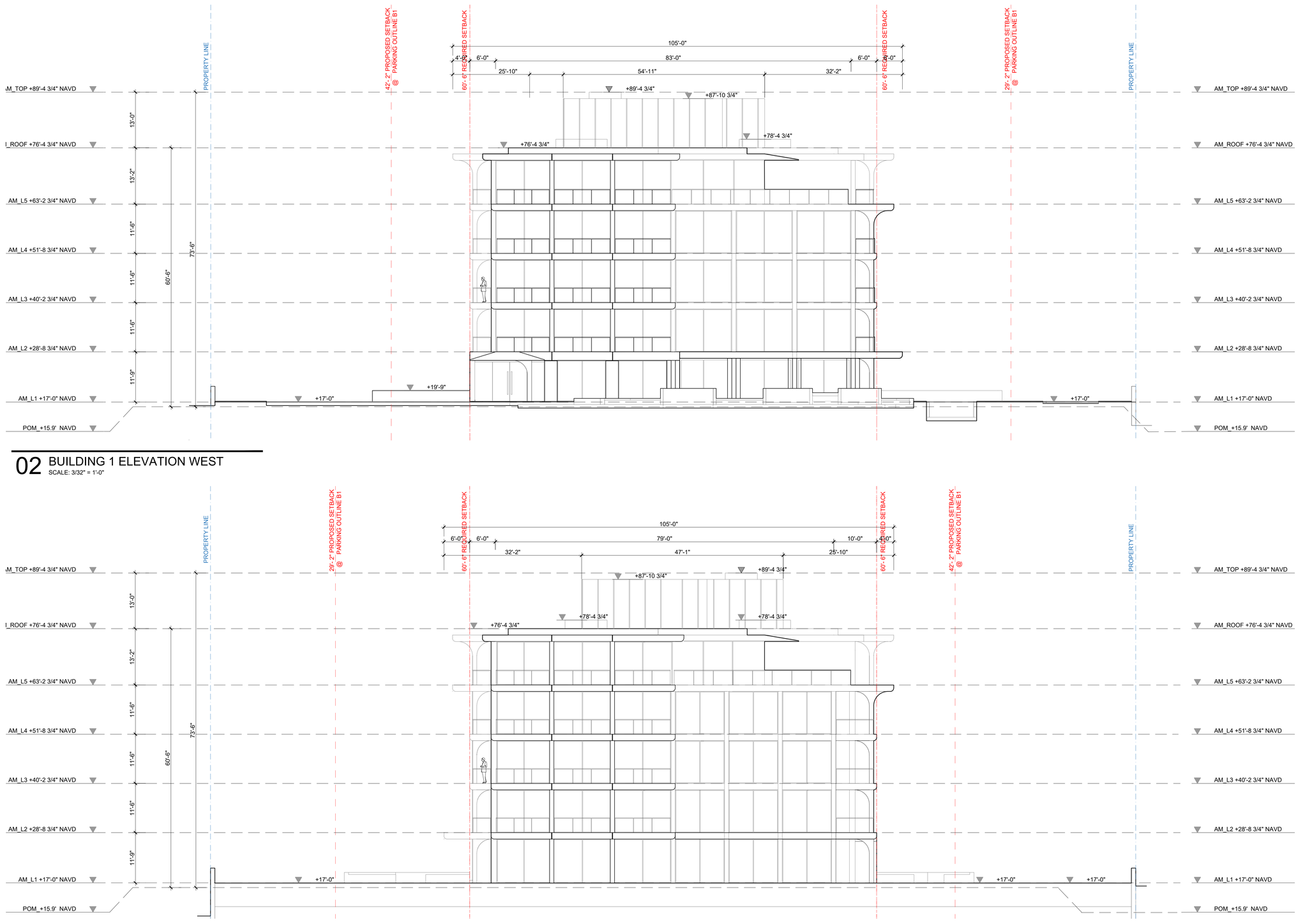
Revisions:
FINAL SUBMITTAL 10-07-2025

Project no: 22049
Date: 10-07-25
Drawn by: Author
Project Architect: Checker

A-211R

RENDERED ELEVATIONS - AM 1





02 BUILDING 1 ELEVATION WEST
SCALE: 3/32" = 1'-0"

01 BUILDING 1 ELEVATION EAST
SCALE: 3/32" = 1'-0"

285 BANYAN BLVD
West Palm Beach, Florida 33401
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www.spinaorourke.com
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Architecture+Interior Design

Keith M. Spina # AR13419

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T: +1 212 337 0770

NEVERA WILLIAMS
DESIGN

625 N. Flagler Drive
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T: 561 659 2820

Submittal for:
Ambassador
2720 S. Ocean Blvd &
2730 S. Ocean Blvd
Palm Beach, Florida 33480

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Revisions:
FINAL SUBMITTAL 10-07-2025

Project no: 22049
Date: 10-07-25
Drawn by: Author
Project Architect: Checker

A-212

ENLARGED ELEVATIONS - AM 1



02 BUILDING 1 ELEVATION WEST
SCALE: 3/32" = 1'-0"

01 BUILDING 1 ELEVATION EAST
SCALE: 3/32" = 1'-0"

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Revisions:
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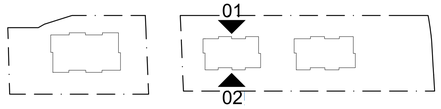
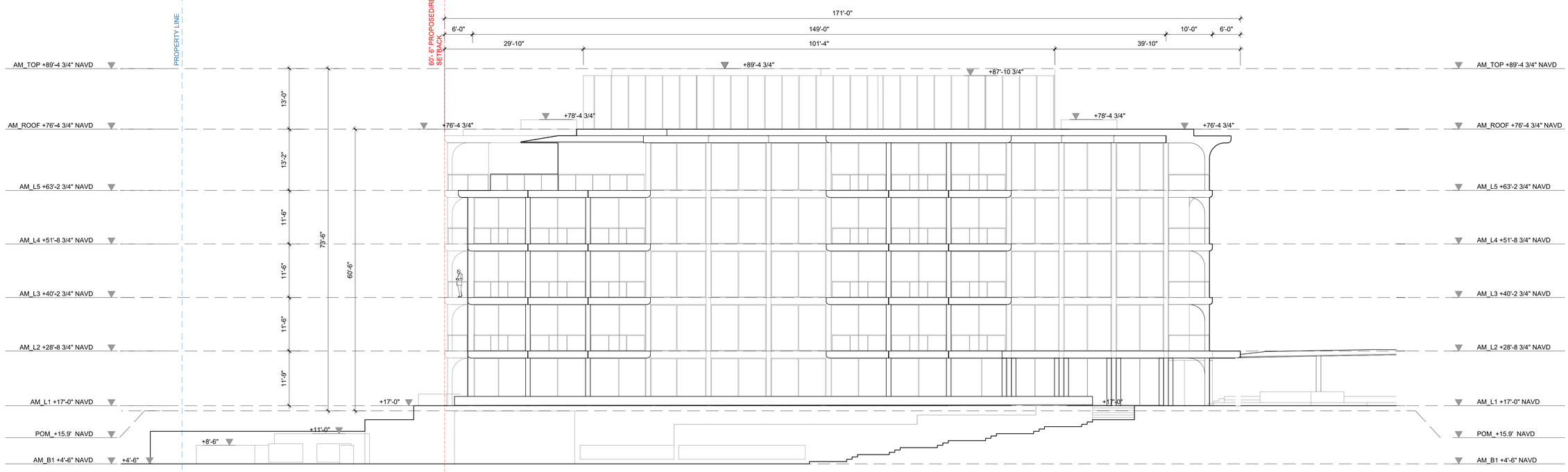
Project no: 22049
Date: 10-07-25
Drawn by: Author
Project Architect: Checker

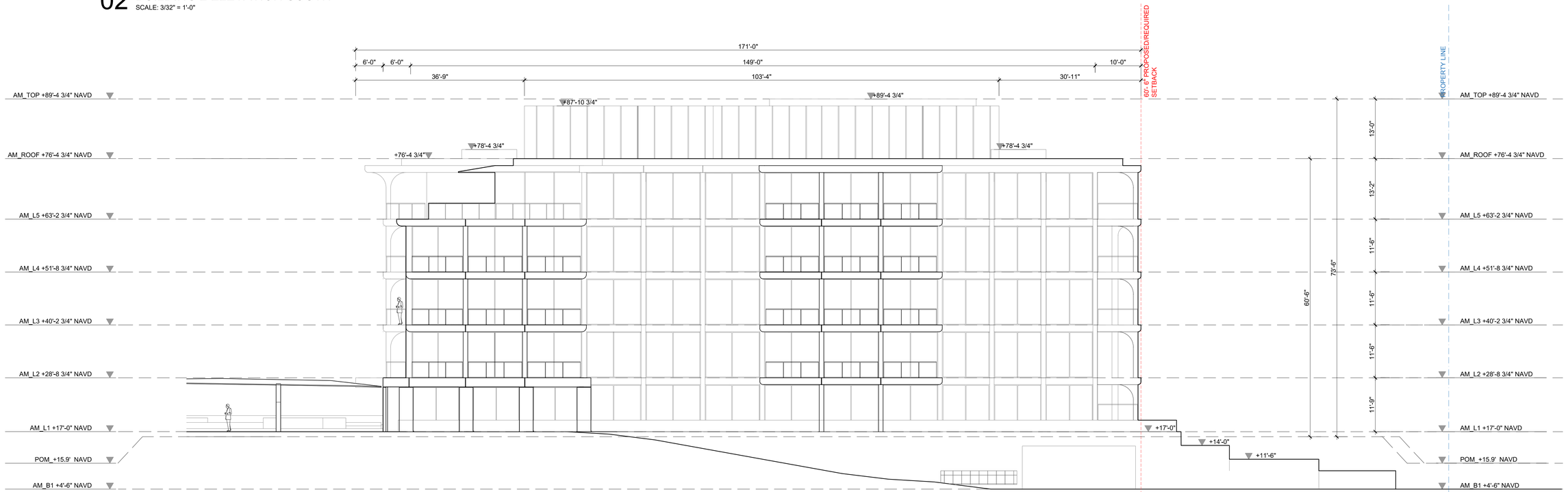
A-212 R

RENDERED ELEVATIONS - AM 1





02 BUILDING 2 ELEVATION SOUTH
SCALE: 3/32" = 1'-0"



01 BUILDING 2 ELEVATION NORTH
SCALE: 3/32" = 1'-0"

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2730 S. Ocean Blvd
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FINAL SUBMITTAL 10-07-2025

Project no: 22049
Date: 10-07-25
Drawn by: Author
Project Architect: Checker

A-213

ENLARGED ELEVATIONS - AM 2



02 BUILDING 2 ELEVATION SOUTH

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



01 BUILDING 2 ELEVATION NORTH

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

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2730 S. Ocean Blvd
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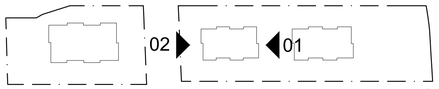
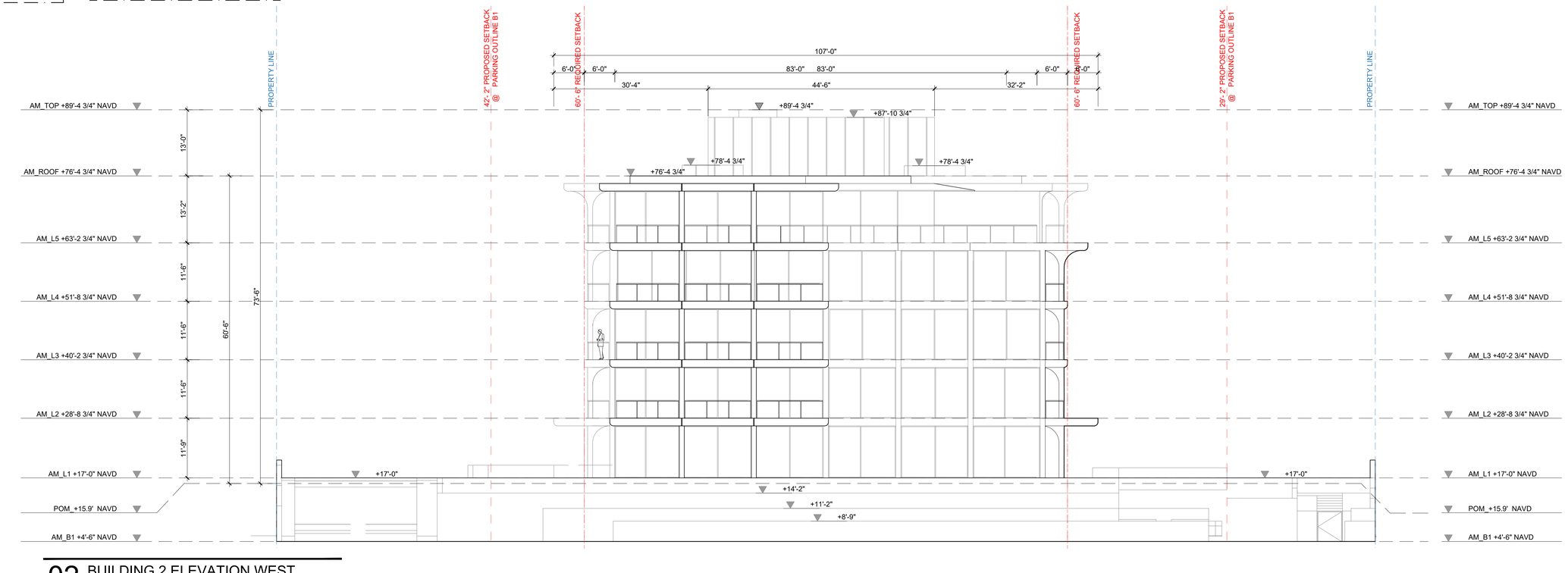
Project Architect: Checker

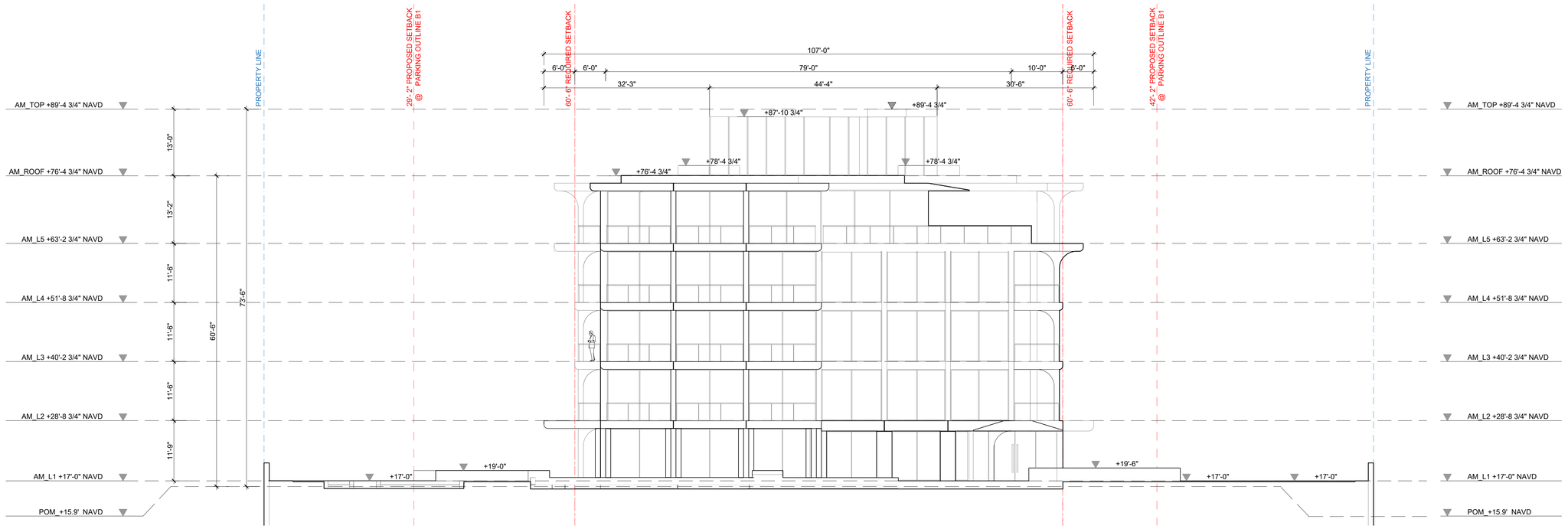
A-213 R

RENDERED ELEVATIONS - AM 2





02 BUILDING 2 ELEVATION WEST
SCALE: 3/32" = 1'-0"



01 BUILDING 2 ELEVATION EAST
SCALE: 3/32" = 1'-0"

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2730 S. Ocean Blvd
Palm Beach, Florida 33480

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A-214

ENLARGED ELEVATIONS - AM 2

L0

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NIEVERA WILLIAMS
DESIGN

15 SEPTEMBER 2025

OVERALL HARDSCAPE PLAN
AMBASSADOR

2730 S OCEAN BLVD, PALM BEACH, FL. 33480

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

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



MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

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

HARDSCAPE PLAN

AMBASSADOR

2730 S OCEAN BLVD, PALM BEACH, FL. 33480

20 DEC 2024

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NIEVERAWILLIAMS.COM

L4



MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
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SCALE: 1/8" = 1'-0"

HARDSCAPE PLAN

AMBASSADOR

2730 S OCEAN BLVD, PALM BEACH, FL. 33480

12 DEC 2024

NIEVERA WILLIAMS
DESIGN

625 N. Flagler Drive
Suite 502
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L5



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

N
W
E
S

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

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

HARDSCAPE PLAN

AMBASSADOR

2750 S OCEAN BLVD, PALM BEACH, FL. 33480

12 DEC 2024

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L2

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

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

AMBASSADOR

LANDSCAPE PLAN

2730 S OCEAN BLVD, PALM BEACH, FL. 33480

15 SEPTEMBER 2025

NIEVERA WILLIAMS
DESIGN

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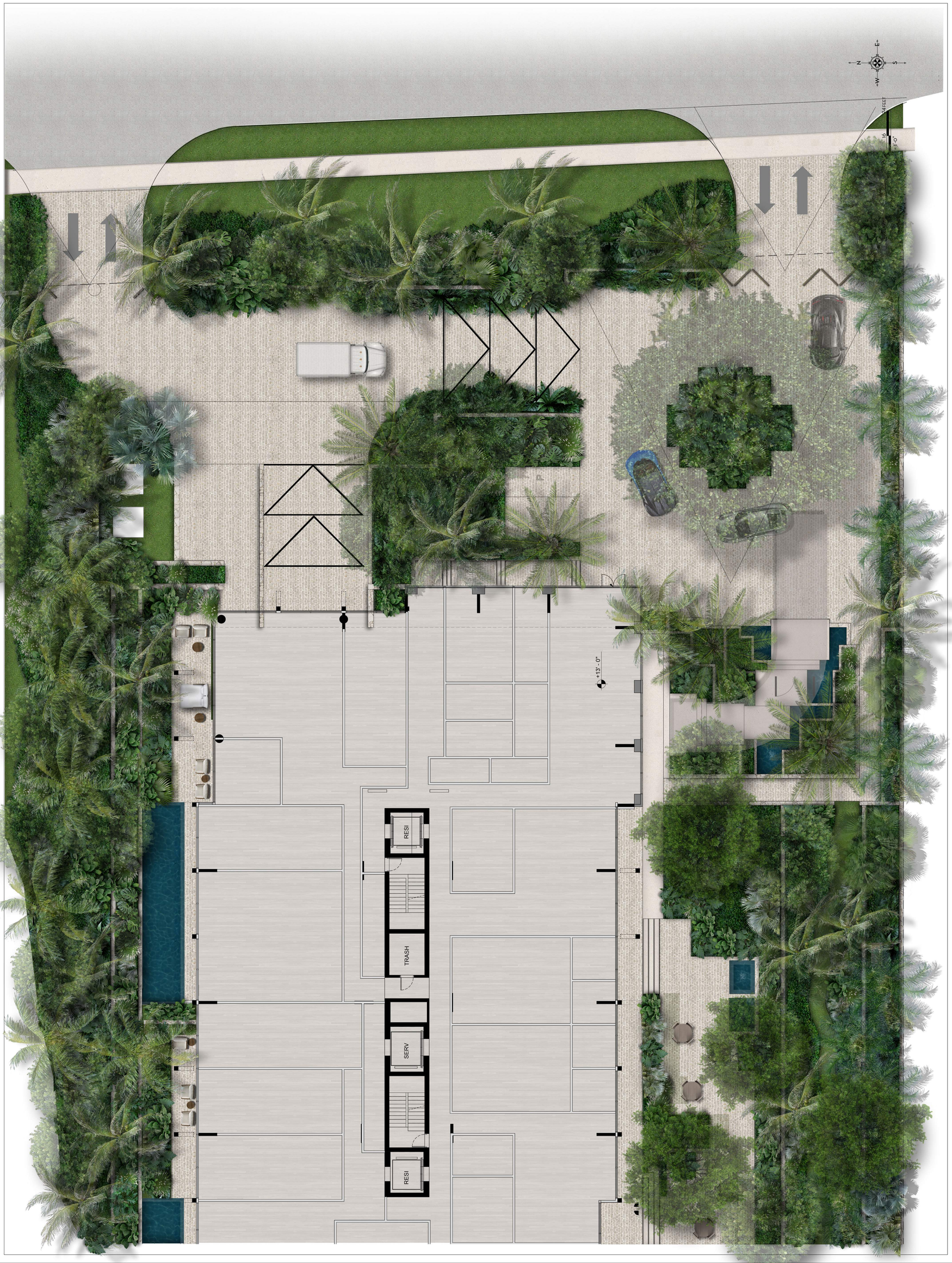



MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

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

SEPTEMBER 23, 2025

LANDSCAPE PLAN

AMBASSADOR

2730 S OCEAN BLVD, PALM BEACH, FL. 33480

NIEVERA WILLIAMS
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Drawings resized to fit 24x36 format; original scale modified. NTS

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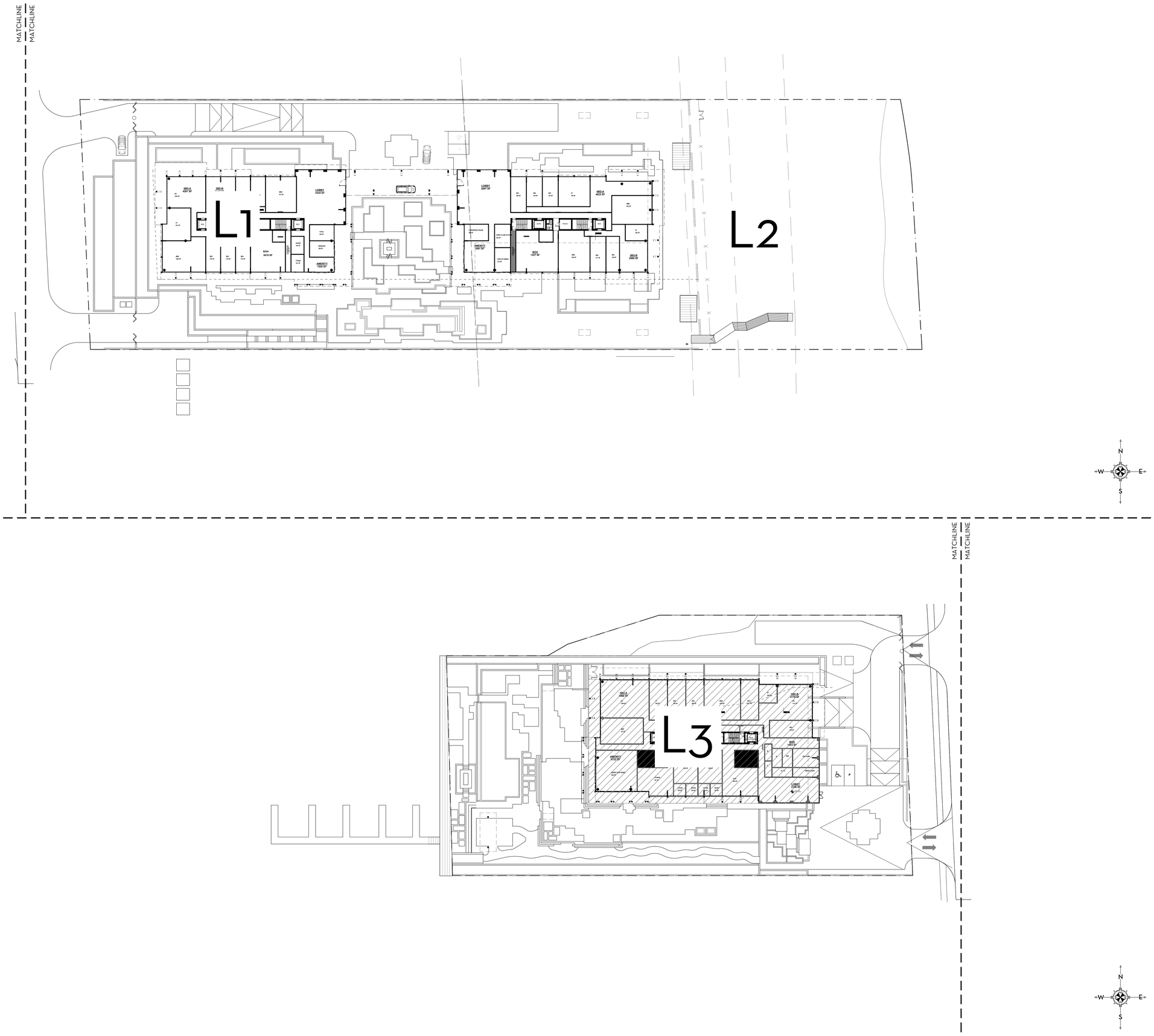
L6



MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

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

OVERALL HARDSCAPE PLAN

AMBASSADOR

2730 S OCEAN BLVD, PALM BEACH, FL. 33480

15 SEPTEMBER 2025

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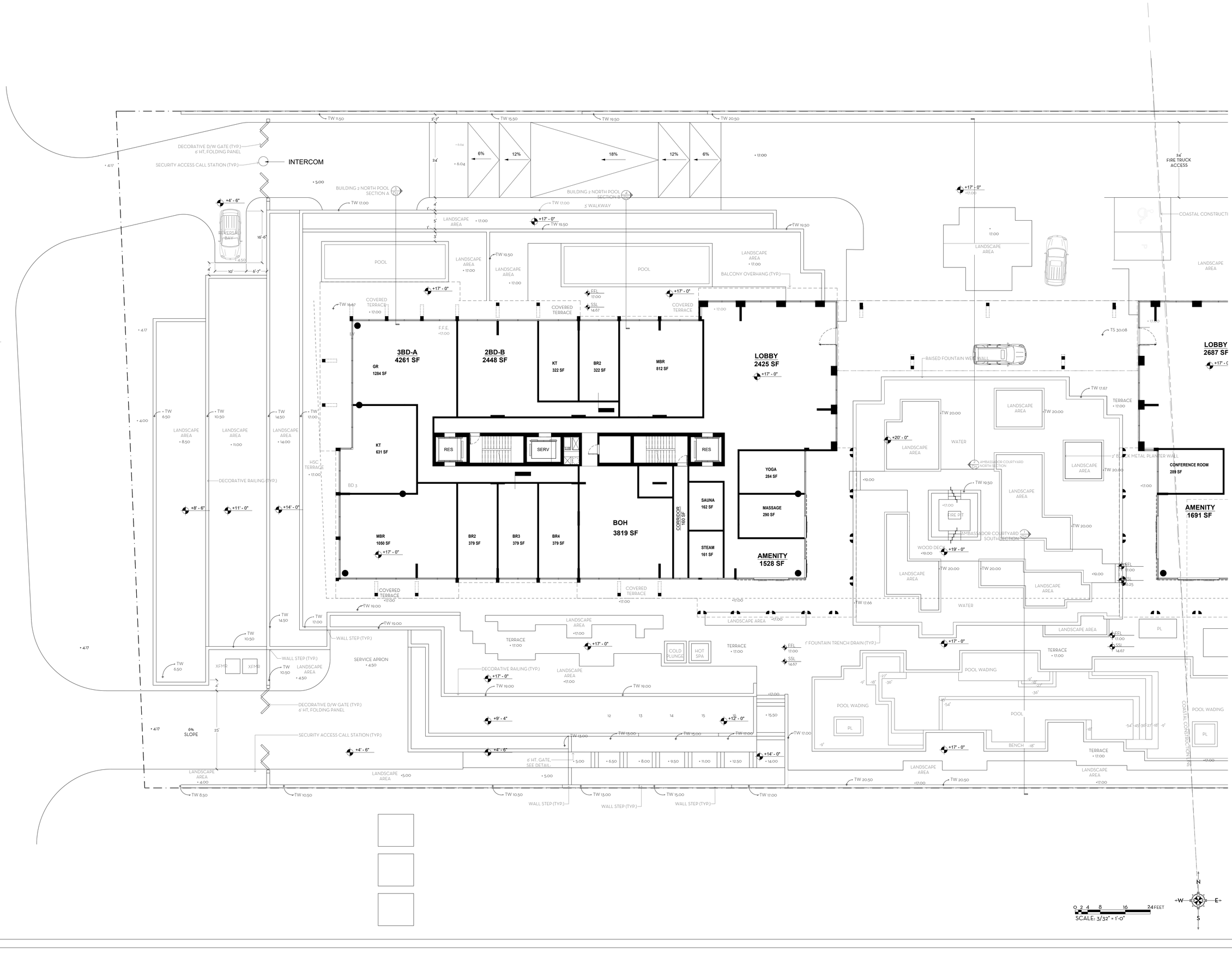
Lo



MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

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

HARDSCAPE PLAN

AMBASSADOR

2730 S OCEAN BLVD, PALM BEACH, FL. 33480

15 SEPTEMBER 2025

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

NIEVERAWILLIAMS.COM

L1

2660 BEACH POINT CONDOMINIUM
P.C.N. = 5043442308

2770 SOUTH OCEAN BLVD CONDOMINIUM
P.C.N. = 5043442318

LOBBY
2687 SF

AMENITY
1691 SF

CONFERENCE ROOM
289 SF

OPEN/ CLOSE KITCHEN
262 SF

PRIVATE DINING
279 SF

CORRIDOR
170 SF

BOH
1327 SF

SERV

TRASH

RES

4BD-A
4023 SF

BR4
408 SF

BR3
345 SF

BR2
343 SF

KT
700 SF

MBR
853 SF

KT
262 SF

3BD-B
2960 SF

MBR
949 SF

BR3
411 SF

BR2
346 SF

FIRE LANE
STABILIZED GRASS

24'
FIRE TRUCK
ACCESS

COASTAL CONSTRUCTION CONTROL LINE

PARKING EXHAUST

PARKING INTAKE

PEDESTRIAN GATE (TYP.)

BUILDING 1
NORTH POOL SECTION

BUILDING 1
SOUTH POOL SECTION

AMBASSADOR COURTYARD
NORTH SECTION

AMBASSADOR COURTYARD
SOUTH SECTION

POOL

LSC PL

TERRACE
+ 17.00

WOODEN
DECK
TERRACE
FFL + 17.00

LANDSCAPE
PLANTER

LANDSCAPE
AREA

LAWN

WATER

POOL WADING

POOL
TERRACE
+ 17.00

FIRE PIT

WOOD DECK
+19.00

RAISED FOUNTAIN WALL

2' BLACK METAL PLANTER WALL

6' HT PRIVACY FENCE (TYP.)

40' COASTAL
EASEMENT

TOWN OF PALM BEACH
BULKHEAD LINE

EX. UNDERGROUND SEAWALL (TYP.)

WOOD DECK (TYP.)
BEACH DUNE WALKOVER

FOOTWASH STATION

PHIPPS

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

0 2 4 8 16 24 FEET

N
W
E
S

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

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

HARDSCAPE PLAN

AMBASSADOR

2730 S OCEAN BLVD, PALM BEACH, FL. 33480

15 SEPTEMBER 2025

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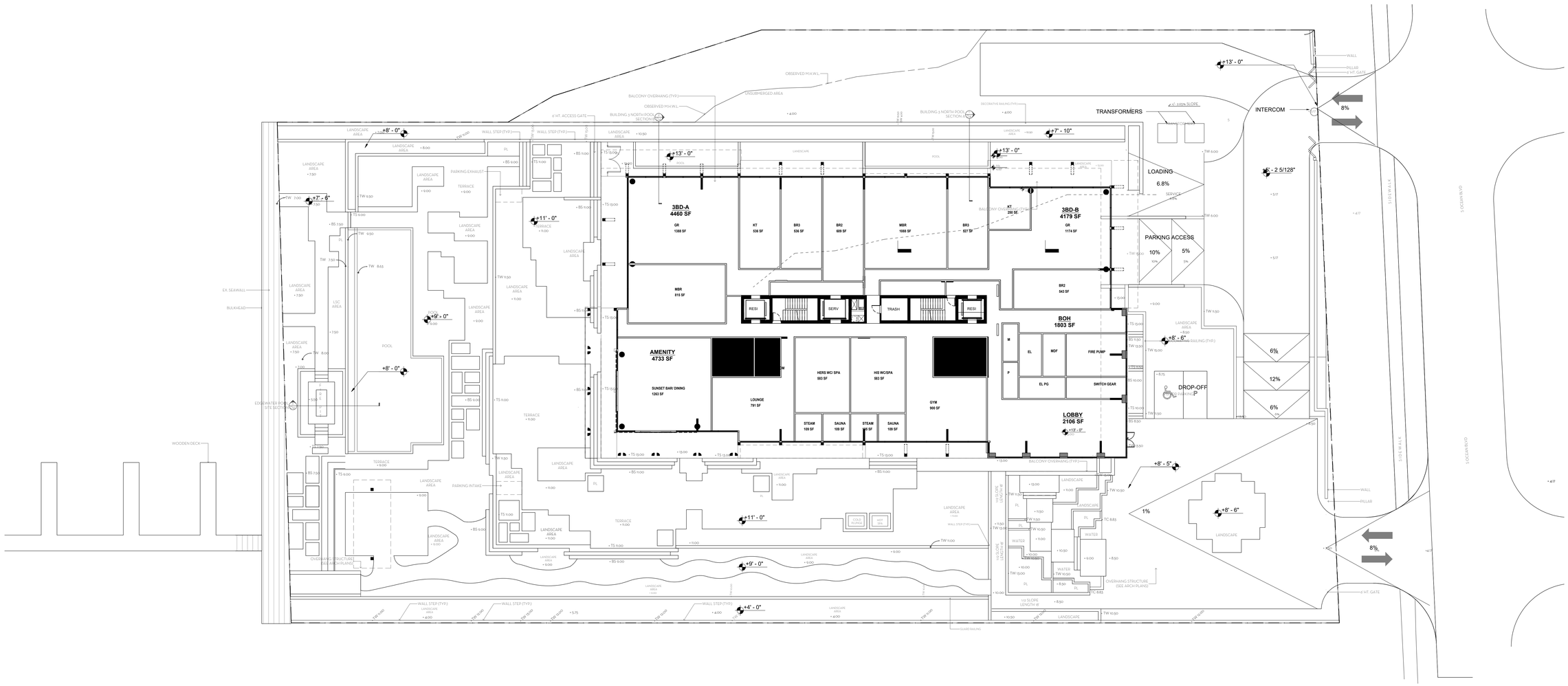
L2



MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

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

HARDSCAPE PLAN
AMBASSADOR
2730 S OCEAN BLVD, PALM BEACH, FL. 33480

15 SEPTEMBER 2025

NIEVERA WILLIAMS
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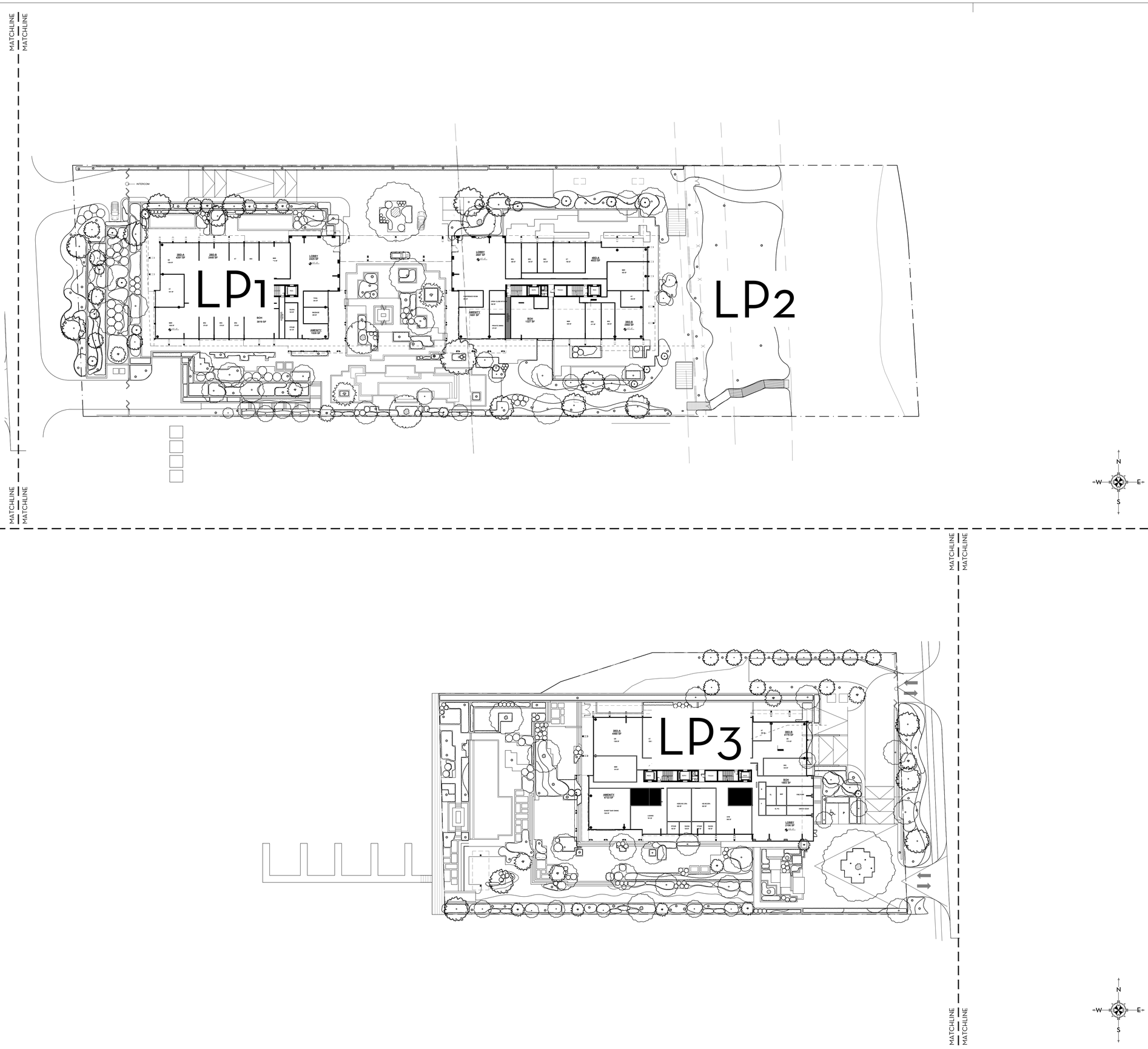
L3



MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

LANDSCAPE PLAN

AMBASSADOR

2730 S OCEAN BLVD, PALM BEACH, FL. 33480

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

15 SEPTEMBER 2025

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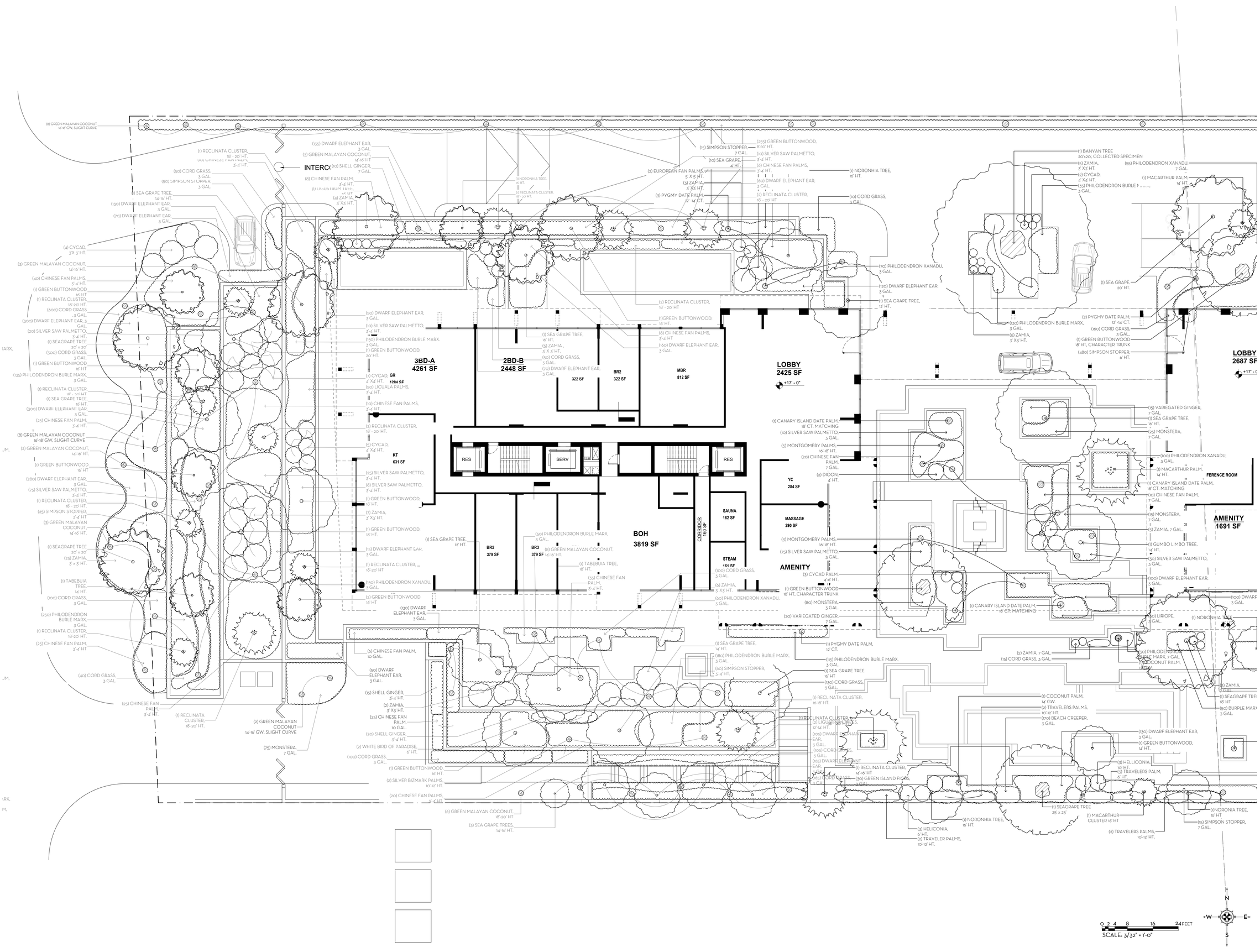
LP0



MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

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

LANDSCAPE PLAN

AMBASSADOR

2730 S OCEAN BLVD, PALM BEACH, FL. 33480

15 SEPTEMBER 2025

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LP1

(1) BANYAN TREE
20'x20', COLLECTED SPECIMEN.
(5) ZAMIA,
3' X 3' HT.
(2) CYCAD,
4' X 4' HT.
(35) PHILODENDRON BURLE M...
3 GAL.
(55) PHILODENDRON XANADU,
7 GAL.
(1) MACARTHUR PALM,
14' HT.
(10) COCONUT PALMS
16' - 20' GW, VARIED HEIGHTS
(1) NORONHIA TREE
15' HT
(3) COCONUT PALMS
16' - 20' GW, VARIED HEIGHTS
(50) SIMPSON STOPPER,
5' HT.
(120) ZAMIA,
3 GAL.
(80) SIMPSON STOPPER,
5' HT.
(80) GINGER,
7 GAL.
(275) SEAGRAPE,
3 GAL.
(1) SEAGRAPE TREE
18' HT
(4) THRINAX,
6'-8' CT.
(1) GREEN BUTTONWOOD TREE
14' HT
(145) SEAGRAPE,
3 GAL.
(150) SILVER SAW PALMETTO,
7 GAL.
SEA LAVENDER
BEACH DUNE
BEACH PATHWAY
SEA LAVENDER
BEACH DUNE
(1) SEA GRAPE,
20' HT.
(2) PYGMY DATE PALM,
12'-14' CT.
(160) CORD GRASS,
3 GAL.
(1) GREEN BUTTONWOOD
18' HT, CHARACTER TRUNK
(480) SIMPSON STOPPER,
6' HT.
(130) PHILODENDRON BURLE MARX,
3 GAL.
(6) ZAMIA,
3' X 3' HT.
LOBBY
2687 SF
+17' - 0"
BR4
408 SF
BR3
345 SF
BR2
343 SF
KT
700 SF
4BD-A
4023 SF
MBR
853 SF
(1) SEA GRAPE TREE,
16' HT.
(7) SIMPSON STOPPER,
5' HT.
(15) VARIEGATED GINGER,
7 GAL.
(1) SEA GRAPE TREE,
16' HT.
(25) MONSTERA,
7 GAL.
(100) PHILODENDRON XANADU,
3 GAL.
(1) MACARTHUR PALM,
14' HT.
FERENCE ROOM
(1) CANARY ISLAND DATE PALM,
18' CT. MATCHING
(10) CHINESE FAN PALM,
7 GAL.
(15) MONSTERA,
7 GAL.
(5) ZAMIA, 7 GAL.
(1) GUMBO LIMBO TREE,
14' HT.
(30) SILVER SAW PALMETTO,
3 GAL.
(100) DWARF ELEPHANT EAR,
3 GAL.
AMENITY
1691 SF
OPEN/ CLOSE KITCHEN
262 SF
CORRIDOR
170 SF
PRIVATE DINING
279 SF
BOH
1327 SF
SERV
TRASH
RES
MBR
949 SF
BR3
411 SF
BR2
KT
262 SF
3BD-B
2960 SF
+17' - 0"
(1) THRINAX PALM,
5'-6' HT.
(300) GREEN ISLAND FICUS
3 GAL
(300) SIMPSON STOPPER,
3 GAL.
(80) SIMPSON STOPPER,
3 GAL.
(3) ZAMIA,
7 GAL.
(1) SEA GRAPE TREE,
18'-20' HT..
TERRACE
(40) GREEN ISLAND FICUS MOUNDS,
3 GAL.
SEA LAVENDER
(6) COCONUT PALMS
10' - 12' GW, VARIED HEIGHTS
(24) SIMPSON STOPPER,
5' HT.
(12) SIMPSON STOPPER,
3 GAL.
(30) SIMPSON STOPPER,
3 GAL.
(4) COCONUT PALMS
16' - 20' GW, VARIED HEIGHTS
SEA LAVENDER
BEACH DUNE
(11) COCONUT PALMS
16' - 20' GW, VARIED HEIGHTS
(3) SAW PALMETTO
7 GAL
(150) SIMPSON STOPPER,
3 GAL.
(4) COCONUT PALMS
16' - 20' GW, VARIED HEIGHTS
SEA LAVENDER
BEACH DUNE
(100) DWARF ELEPHANT EAR,
3 GAL.
(1) NORONHIA TREE
(1) CHINESE FAN PALM,
15 GAL.
(250) GREEN ISLAND FICUS,
3 GAL.
(5) ZAMIA,
7 GAL.
(2) ZAMIA, 7 GAL
(15) CORD GRASS, 3 GAL.
(50) PHILODENDRON
BURLE MARX, 7 GAL.
(2) COCONUT PALM,
14' GW.
(1) COCONUT PALM,
14' GW.
(2) TRAVELERS PALMS,
10'-12' HT.
(170) BEACH CREEPER,
3 GAL.
(3) ZAMIA,
7 GAL.
(1) SEAGRAPE TREE
18' HT
(50) BURPLE MARX
3 GAL.
(1) GUMBO LIMBO,
14' HT
(130) DWARF ELEPHANT EAR,
3 GAL.
(1) GREEN BUTTONWOOD,
14' HT.
(1) CANARY ISLAND DATE PALM,
14' C.T.
(3) HELLICONIA,
10' HT.
(3) TRAVELERS PALM,
6' HT.
(1) SEAGRAPE TREE
25' x 25'
(1) NORONHIA TREE,
16' HT.
(3) HELICONIA,
7' HT.
(2) TRAVELER PALMS,
10'-12' HT.
(1) MACARTHUR
CLUSTER 16' HT
(2) TRAVELERS PALMS,
10'-12' HT.
(1)NORONHIA TREE,
16' HT
(15) SIMPSON STOPPER,
7 GAL.
(5) ZAMIA,
7 GAL.
(20) SEA GRAPE,
6' HT.
(1) SEAGRAPE TREE,
(2) SEAGRAPE HEDGE, 25' X25' HT.
8'-10' HT.
(160) CORD GRASS,
3 GAL.
(150) GREEN ISLAND FICUS MOUNDS,
3 GAL.
(1) SEA GRAPE TREE,
16'-18' HT.
(1) KOPSIA TREE,
12' HT.
(1) SEA GRAPE TREE,
16'-18' HT.
(2) SEA GRAPE TREE,
14'-16' HT.
(25) SEA GRAPE HEDGE,
7 GAL.
(150) GREEN ISLAND FICUS,
3 GAL.
(1) SEA GRAPE TREE,
16-18 HT.
(1)GREEN BUTTONWOOD TREE,
16' HT.
(6) SEA GRAPE,
3 GAL.

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

N
W E
S

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

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

LANDSCAPE PLAN

AMBASSADOR

2730 S OCEAN BLVD, PALM BEACH, FL. 33480

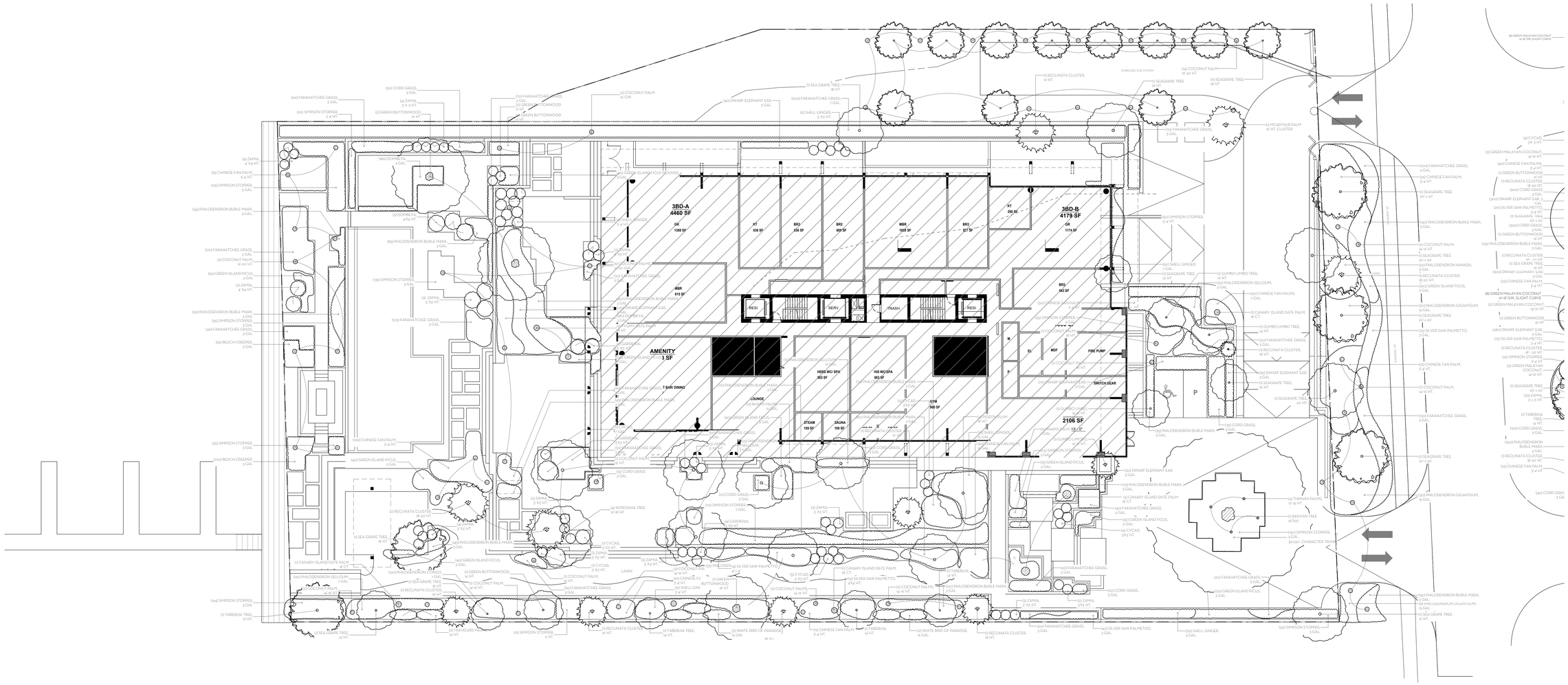
15 SEPTEMBER 2025

NIEVERA WILLIAMS
DESIGN

625 N. Flagler Drive
Suite 502
West Palm Beach, FL 33401
P: 561-659-2820
F: 561-659-2113

NIEVERAWILLIAMS.COM

LP2



MARIO F. NIEVERA

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

LANDSCAPE PLAN

AMBASSADOR

2730 S OCEAN BLVD, PALM BEACH, FL. 33480

15 SEPTEMBER 2025

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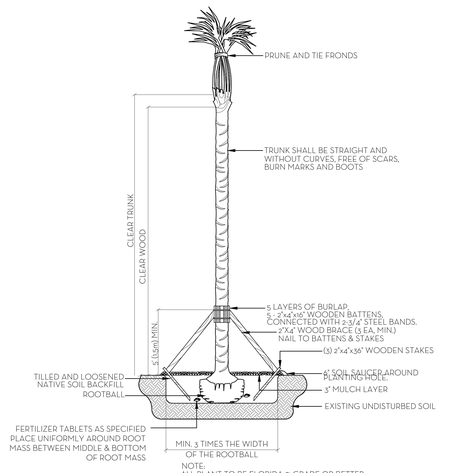
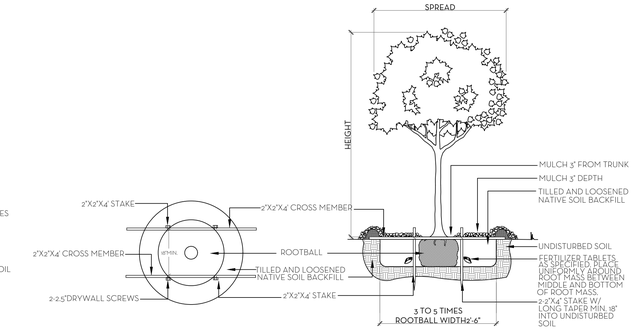
LP3



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

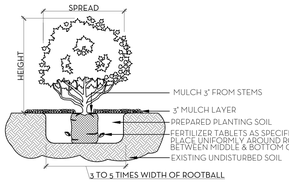
PALM PLANTING DETAIL
N.T.S.

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



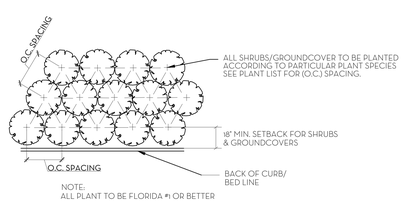
NOTE:
ALL PLANT TO BE FLORIDA #1 GRADE OR BETTER

TREE PLANTING DETAIL
N.T.S.



NOTE:
ALL MATERIAL TO BE FLORIDA #1 OR BETTER

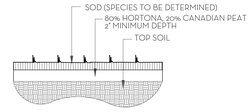
SHRUB & GROUNDCOVER PLANTING DETAIL
N.T.S.



NOTE:
ALL PLANT TO BE FLORIDA #1 OR BETTER

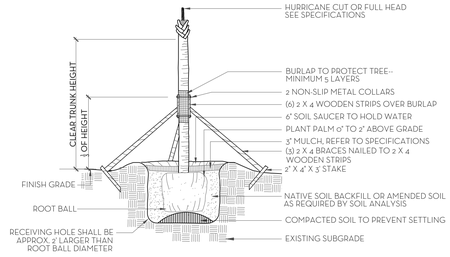
PLANT SPACING DETAIL
N.T.S.

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



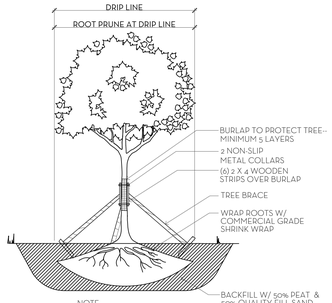
SOD PLANTING DETAIL
N.T.S.

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



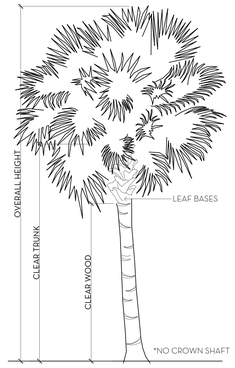
NOTES: STAKING & GUYING REQUIRED FOR PALMS, IF NECESSARY, OR AS DIRECTED BY THE LANDSCAPE ARCHITECT. ALL PLANT TO BE FLORIDA #1 OR BETTER

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



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

TREE ROOT PRUNING DETAIL
N.T.S.



PALM SPECIFICATION DETAIL
N.T.S.

FERTILIZATION

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

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

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

Line #	Landscape Legend		
1	Property Address:	Ambassador	
2	Lot Area (sq. ft.):	131,764 sq ft	
3		REQUIRED	PROPOSED
4	ndscape Open Space (LOS) (Sq Ft and %)	46,098 sq ft (35%)	50,302 SF (38.17%)
5	LOS to be altered (Sq FT and %)	N/A	N/A
6	Perimeter LOS (Sq Ft and %)	N/A	N/A
7	Front Yard LOS (Sq Ft and %)	4,540 sq ft (35%)	6,507 sq ft (50.2%)
8	Native Trees %	30% (number of trees)	75%
9	Native Shrubs & Vines %	30% (number of shrubs & vines)	43%
10	Native Groundcover %	30% (groundcover area)	89%

To determine qualifying native vegetation use either:
the Institute for Regional Conservation Natives for Your Neighborhood FL Statewide Plant List
OR
the Florida Native Plant Society Native Plants for Your Area List
Note: Modificaiton of >50% of existing landscape/greenscape are subject to minimum native plant requirements and must submit a landscape and irrigation plan for review.
This table shall be included on the landscape species index sheet as prepared by a licensed landscape architect and landscape openspace data shall be incorporated on to corresponding zoning legend.
See Ord. 003-2023 *REV BF 20230727*

Line #	Landscape Legend		
1	Property Address:	Ambassador-Edgewater	
2	Lot Area (sq. ft.):	81,461 sq ft	
3		REQUIRED	PROPOSED
4	ndscape Open Space (LOS) (Sq Ft and %)	29,593 sq ft (35%)	29,834 sq ft (36.6%)
5	LOS to be altered (Sq FT and %)	N/A	N/A
6	Perimeter LOS (Sq Ft and %)	N/A	N/A
7	Front Yard LOS (Sq Ft and %)	4,729 sq ft (35%)	7,939 sq ft (58.8%)
8	Native Trees %	30% (number of trees)	75%
9	Native Shrubs & Vines %	30% (number of shrubs & vines)	43%
10	Native Groundcover %	30% (groundcover area)	89%

To determine qualifying native vegetation use either:
the Institute for Regional Conservation Natives for Your Neighborhood FL Statewide Plant List
OR
the Florida Native Plant Society Native Plants for Your Area List
Note: Modificaiton of >50% of existing landscape/greenscape are subject to minimum native plant requirements and must submit a landscape and irrigation plan for review.
This table shall be included on the landscape species index sheet as prepared by a licensed landscape architect and landscape openspace data shall be incorporated on to corresponding zoning legend.
See Ord. 003-2023 *REV BF 20230727*

Landscape Material Schedule — October 6, 2025

ITEM NO.	COMMON NAME	BOTANICAL NAME	QUANTITY	NATIVE	SPECIFICATION	COVERED AREA
1	**TREES**					
2	Noronhia Tree	Noronhia emarginata	6		16' HT.	
3	Noronhia Tree	Noronhia emarginata	1		15' HT.	
4	Noronhia Tree	Noronhia emarginata	2		18' HT.	
5	Noronhia Tree	Noronhia emarginata	4		16' -18' HT.	
6	Sea Grape Tree	Coccoloba uvifera	1	✓	12' HT.	
7	Sea Grape Tree	Coccoloba uvifera	2	✓	12' HT.	
8	Sea Grape Tree	Coccoloba uvifera	4	✓	14' HT.	
9	Sea Grape Tree	Coccoloba uvifera	8	✓	16' HT.	
10	Sea Grape Tree	Coccoloba uvifera	1	✓	18' HT.	
11	Sea Grape Tree	Coccoloba uvifera	3	✓	8'-10' HT.	
12	Sea Grape Tree	Coccoloba uvifera	4	✓	14'-16' HT	
13	Sea Grape Tree	Coccoloba uvifera	1	✓	16' - 18' HT.	
14	Sea Grape Tree	Coccoloba uvifera	1	✓	18' - 20' HT.	
15	Sea Grape Tree	Coccoloba uvifera	1	✓	18' - 20' HT.	
16	Sea Grape Tree	Coccoloba uvifera	2	✓	20' HT.	
17	Sea Grape Tree	Coccoloba uvifera	6	✓	20' X 20'	
18	Sea Grape Tree	Coccoloba uvifera	2	✓	25'X 25'	
19	Green Buttonwood Tree	Conocarpus erectus	3	✓	14' HT.	
20	Green Buttonwood Tree	Conocarpus erectus	9	✓	16' HT.	
21	Green Buttonwood Tree	Conocarpus erectus	20	✓	18' HT.	
22	Green Buttonwood Tree	Conocarpus erectus	1	✓	20' HT.	
23	Kopsia Tree	Kopsia fruticosa	1		12' HT.	
24	Pigeon Plum Tree	Coccoloba diversifolia	5	✓	18' HT.	
25	Tabebuia Tree	Tabebuia caraiba	4		14' HT.	
26	Tabebuia Tree	Tabebuia caraiba	1		16' HT.	
27	Tabebuia Tree	Tabebuia caraiba	1		18' HT.	
28	Banyan Tree	Ficus benghalensis	1		20' x 20'	
29	Banyan Tree	Ficus benghalensis	1		30' x 30'	
30	Gumbo Limbo Tree	Bursera simaruba	1	✓	14'-16' HT.	
31	Gumbo Limbo Tree	Bursera simaruba	4	✓	14' HT.	
32	Gumbo Limbo Tree	Bursera simaruba	1	✓	16' HT.	
33	Ligustrum Tree	Ligustrum japonicum	2		16' HT.	
34	Ligustrum Tree	Ligustrum japonicum	3		12'-14' HT.	
35			107	75%		
36	**PALMS**					
37	Coconut Palm	Cocos nucifera	2		12' GW	
38	Coconut Palm	Cocos nucifera	4		14' GW	
39	Coconut Palm	Cocos nucifera	6		14' HT.	
40	Coconut Palm	Cocos nucifera	3		16' HT.	
41	Coconut Palm	Cocos nucifera	2		16' GW	
42	Coconut Palm	Cocos nucifera	2		18' HT.	
43	Coconut Palm	Cocos nucifera	6		10'-12' HT.	
44	Coconut Palm	Cocos nucifera	8		14'-16' HT.	
45	Coconut Palm	Cocos nucifera	62		16'-20' HT.	
46	Thrinax Palm	Thrinax radiata	4		6'-8' CT	
47	Thrinax Palm	Thrinax radiata	4		12'-14' HT.	
48	Green Malayan Coconut	Cocos nucifera 'Green Malayan'	21		14'-16' HT.	
49	Green Malayan Coconut	Cocos nucifera 'Green Malayan'	18		16'-18' HT.	
50	Green Malayan Coconut	Cocos nucifera 'Green Malayan'	6		18'-20' HT.	
51	Travellers Palm	Ravenala madagascariensis	3		6' HT.	
52	Travellers Palm	Ravenala madagascariensis	6		10'-12' HT.	
53	Licuala Palm	Licuala grandis	50		5'-6' HT.	
54	Reclinata Cluster	Phoenix reclinata	4		16' HT.	
55	Reclinata Cluster	Phoenix reclinata	2		18' HT.	
56	Reclinata Cluster	Phoenix reclinata	1		16'-18' HT.	
57	Reclinata Cluster	Phoenix reclinata	18		18'-20' HT.	
58	Silver Bizmarck Palm	Bismarckia nobilis	2		10'-12' HT.	
59	European Fan Palm	Chamaerops humilis	2		5' x5'	
60	Chinese Fan Palm	Livistona chinensis	537		5'-6' HT.	
61	Chinese Fan Palm	Livistona chinensis	30		7 GAL.	
62	Chinese Fan Palm	Livistona chinensis	6		10 Gal.	
63	Chinese Fan Palm	Livistona chinensis	21		15 Gal.	
64	Montgomery Palm	Veitchia arecina	7		16'-18' HT.	
65	Pygmy Date Palm	Phoenix roebelenii hybrid	5		12'-14' CT	
66	Pygmy Date Palm	Phoenix roebelenii hybrid	3		12' HT.	
67	Pygmy Date Palm	Phoenix roebelenii hybrid	2		18' HT.	
68	Canary Island Date Palm	Phoenix canariensis	1		14' CT	
69	Canary Island Date Palm	Phoenix canariensis	8		18' CT	
70	Macarthur Cluster	Ptychosperma macarthurii	2		14' HT.	
71	Macarthur Cluster	Ptychosperma macarthurii	2		16' HT.	
72	**HEDGE / SHRUB**					
73	Silver Saw Palmetto	Serenoa repens	240	✓	3 Gal.	
74	Silver Saw Palmetto	Serenoa repens	12	✓	7 Gal.	
75	Chinese Fan Palm	Livistona chinensis	85		7 Gal.	
76	Silver Saw Palmetto	Serenoa repens	148	✓	5'-6' HT.	
77	Silver Saw Palmetto	Serenoa repens	188	✓	7 Gal.	
78	Silver Saw Palmetto	Serenoa repens	15	✓	4' x 4'	
79	Simpson Stopper	Myrcianthes fragrans	1,496	✓	3 Gal.	
80	Simpson Stopper	Myrcianthes fragrans	180	✓	5'-6' HT.	
81	Simpson Stopper	Myrcianthes fragrans	204	✓	5' HT.	
82	Simpson Stopper	Myrcianthes fragrans	480	✓	6' HT.	
83	Simpson Stopper	Myrcianthes fragrans	105	✓	7 Gal.	
84	Philodendron Xanadu	Thaumatophyllum xanadu	485		3 Gal.	
85	Philodendron 'Burle Marx'	Philodendron burle-marxii	2,087		3 Gal.	
86	Elephant Ear	Philodendron Giganteum	157		15 Gal.	
87	Monstera deliciosa	Monstera	305		3 Gal.	
88	Monstera deliciosa	Monstera	115		7 Gal.	
89	Philodendron Congo	Philodendron hybrid-cultivar 'Rojo Congo'	120		7 Gal.	
90	Philodendron Selloum	Thaumatophyllum bipinnatifidum	86		3 Gal.	
91	Philodendron Selloum	Thaumatophyllum bipinnatifidum	90		7 Gal.	
92	Philodendron Selloum	Thaumatophyllum bipinnatifidum	15		15 Gal.	
93	White Bird of Paradise	Strelitzia nicolai	2		6' HT.	
94	White Bird of Paradise	Strelitzia nicolai	2		15 Gal.	
95	Dombeya	Dombeya seminole	400		3 Gal.	
96	Dombeya	Dombeya seminole	3		4' x 4'	
97	Sea Grape	Coccoloba uvifera	420	✓	3 Gal.	
98	Sea Grape	Coccoloba uvifera	25	✓	7 Gal.	
99	Sea Grape	Coccoloba uvifera	10	✓	4' HT.	
100	Sea Grape	Coccoloba uvifera	20	✓	6' HT.	
101	Shell Ginger	Alpinia zerumbet	150		3 Gal.	
102	Shell Ginger	Alpinia zerumbet	59		5'-6' HT.	
103	Shell Ginger	Alpinia zerumbet	75		15 Gal.	
104	Shell Ginger	Alpinia zerumbet	70		7 Gal.	
105	Varigated Ginger	Alpinia zerumbet	35		7 Gal.	
106	Ginger	Alpinia purpurata	80		7 Gal.	
107	Zamia	Zamia integrifolia	120	✓	3 Gal.	
108	Zamia	Zamia integrifolia	24	✓	7 Gal.	
109	Zamia	Zamia integrifolia	110	✓	5' x 5'	
110	Zamia	Zamia integrifolia	120	✓	5'-6' HT.	
111	Dwarf Elephant Ear	Alocasia cucullata	2,996		3 Gal.	
112	Gardenia	Gardenia jasminoides	4		5' x 5'	
113	Green Island Ficus	Ficus microcarpa	1,485		3 Gal.	
114	Green Island Ficus 'Mounds'	Ficus microcarpa 'Mounds'	80		3 Gal.	
115	Green Island Ficus 'Mounds'	Ficus microcarpa 'Mounds'	2		5' HT.	
116	Green Buttonwood	Conocarpus erectus	255	✓	8'-10' HT.	
117	Heliconia	Heliconia Psittacorum	626		6' HT.	
118	Fakahatchee Grass	Tripsacum dactyloides	1,058	✓	3 Gal.	
119	Cord Grass	Sporobolus pumilus	2,111	✓	3 Gal.	
120	Cycad	Cycadales	7		7 Gal.	
121	Cycad	Cycadales	7		4' x 4'	
122	Cycad	Cycadales	19		5' x 5'	
123	Cycad	Cycadales	3		4'-6' HT.	
124	Dioon	Dioon edule	2		4' HT.	
125			16,993	43%		
126	**VINES/GROUNDCOVERS**					
127	Liriope	Liriope muscari	60		3 Gal.	90
128	Beach Creeper	Ernodea littoralis	485	✓	3 Gal.	1240
129			545	80%		2030
130	**SOD**					
131	Diamond Zoysia Sod	Zoysia japonica			Solid sod, 2" 80/20 base soil mix, roll, top-dress, stg joints, qty tbfv by contractor	

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

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

PLANT LIST AND DETAILS
AMBASSADOR
2730 S OCEAN BLVD, PALM BEACH, FL 33480

07 OCTOBER 2027-FINAL SBMITTAL

NIEVERA WILLIAMS DESIGN
625 N. Flagler Drive
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West Palm Beach, FL 33401
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LP4

TOWN OF PALM BEACH

Information for Architectural Commission Meeting on: October 29, 2025

To: Architectural Commission

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

From: Planning, Zoning & Building

Re: ARC-25-0043 250 INDIAN RD. The applicant, Frances Sweeney (Dailey Janssen Architects), has filed an application requesting Architectural Commission review and approval for a two-story addition to an existing residence, new detached garage with sitewide landscape and hardscape modifications.

Date: 10/22/2025

ATTACHMENTS
- PZB Staff Report
- Letter of Intent
- Plans

STRATEGIC PLAN
Strategic Priorities:
Community Culture and Character

Strategic Focus Areas:
Quality of Life

FUNDING
No Fiscal Impact

ARC-25-0043 250 INDIAN RD. The applicant, Frances Sweeney (Dailey Janssen Architects), has filed an application requesting Architectural Commission review and approval for a two-story addition to an existing residence, new detached garage with sitewide landscape and hardscape modifications.

Property Owner: Frances Sweeney
Architect: Dailey Janssen Architects
Landscape: Nievera Williams Design

HISTORY:
The property owner of 250 and 220 Indian Road is completing a Unity of Title to combine the two parcels. Once finalized, the existing residence at 220 Indian Road will be demolished, and an addition will be constructed to the existing home at 250 Indian Road, which was originally built in 2020. The application was first heard at the August ARCOM hearing and deferred with direction to applicant for restudy of the proposed design.

THE PROJECT:
The applicant has submitted plans, entitled "Proposed Additions and Alterations at 250 Indian Rd", as prepared by Dailey Janssen Architects, uploaded October 7, 2025.

The following is the scope of work for the Project:

- A new one and two story addition to an existing residence.
- New detached garage.
- Sitewide landscape and hardscape.

Site Data			
Zoning District	R-B	**Future Land Use**	SINGLE-FAMILY
Lot Area	22,703 SF	**Flood Zone**	AE-6
Lot Width	175'	**Lot Depth**	130'
Cubic Content Ratio	Permitted: 3.869 Existing: 2.334 Proposed: 3.698	**Lot Coverage**	Required: 25% Existing: 14.1% Proposed: 25%
Landscape Open Space (LOS)	Required: 50% Proposed: 51%	**Front Yard Landscape Open Space (LOS)**	Required: 45% Proposed: 54.3%

Surrounding Properties / Zoning	
North	225 Indian Rd | Single-Family Residence / R-B
South	225 Arabian Rd | Single-Family Residence/ R-B
East	202 Indian Rd | Single-Family Residence/ R-B
West	300 Indian Rd | Single-Family Residence/ R-B

STAFF ANALYSIS:

The application proposes to combine two parcels. The existing residence at 220 Indian Road will be demolished, and the lots will be unified. An approximately 2,800-square-foot addition will be constructed onto the existing two-story residence at 250 Indian Road. The project also includes a detached two-car garage. The proposed addition will feature a one-story extension on the north side of the property, which connects to a two-story section. A covered walkway will link the residence to the new garage, situated in the southeast corner of the property.

The proposed site plan extends the existing front driveway eastward along the new addition and southward along the east property line, connecting the new garage addition to a motor court gate near the rear of the property. The driveway will feature tabby concrete with a natural stone border. The 250 Indian Road parcel will retain the existing swimming pool and most of the landscaping west of the residence. On the east side, the current driveway will be removed and replaced with an open lawn, accented by coral-flagstone walkways.

Taking into considertion commisioner commets made at the August ARCOM thje applicant has made several modifications to the proposed addition. Mutiple fenestrations changes have been made, the roof picthes have been modified and the covered roof over the balcony was elminated. The propsoed detached garage papapet and cupla were removed and replaced with a hippped roof. Landsape and hardscape changes were also included with the addition of a front yard fountain, a terrace in the courtyard as well as a shift in the new curb cut previosuly proposed.





PREVIOUSLY PROPOSED



CURRENTLY PROPOSED

CONCLUSION:

Approval of the project will require one (1) separate motion to be made by the Architectural Commission:

1. for the overall design of the project in accordance with Sec. 18-205 criteria, subject to any imposed conditions.

WRB:JGM:SCP

D J A DAILEY JANSSEN ARCHITECTS, P.A.

ROGER PATTON JANSSEN, A.I.A.

250 AND 220 Indian Road
Palm Beach, Florida 33480

Date: August 4, 2025

DAILEY JANSSEN ARCHITECTS

LETTER OF INTENT RELATED TO ALTERATIONS AND ADDITIONS AT 250 AND 220 INDIAN ROAD, PALM BEACH

We are pleased to submit the accompanying drawings for review of our project at 250 and 220 Indian Road. The site is currently comprised of two independent parcels that will be unified contingent on approval of this application. The site is currently occupied by a two-story residence and pool at the west end (250 Indian) and a one-story residence and pool at the east end (220 Indian). The one-story residence and pool at 220 Indian will be demolished. The proposed project includes a new one- and two-story addition to the existing primary residence at 250 Indian and a new detached rear garage accessory, alterations to the existing primary residence, new landscape and hardscape.

LANDMARKS PRESERVATION COMMISSION 54-122 & 54-161

Not applicable

A) ARCOM 18-205

We request a hearing before the Architectural Commission. The proposed project includes a new one- and two-story addition to the existing primary residence at 250 Indian and a new detached rear garage accessory, alterations to the existing primary residence, new landscape and hardscape. The existing two-story residence at 250 Indian will be increased from 4,987 SF of enclosed space to 7,790 SF of enclosed space. The additions and alterations will be rendered in the Bermuda West Indies style to match the existing.

B) ARCOM 18-206

Not applicable

C) SPECIAL EXCEPTION 134-229

Not applicable

D) SITE PLAN REVIEW 134-329

Not applicable

A) VARIANCES 134-201

Not applicable

B) OTHER

Not applicable

PROPOSED ADDITIONS AND ALTERATIONS AT:

250 INDIAN ROAD

TOWN OF PALM BEACH — PALM BEACH COUNTY, FLORIDA

ARC - 25- 0043

FIRST SUBMITTAL 6.26.25

SECOND SUBMITTAL 7.14.25

FINAL DROP OFF 8.4.25

REV 01 ARCOM MEETING DATE: 10.29.25



DAILEY JANSSEN ARCHITECTS, P.A.

400 Clematis Street, Suite #200 West Palm Beach, Florida 33401 TEL: 561-833-4707

CONSULTANTS AND ENGINEERS:			
SURVEYOR: WALLACE SURVEYING CORP 5553 VILLAGE BOULEVARD WEST PALM BEACH, FL 33407 561-640-4551	LANDSCAPE ARCHITECT: NIEVERA WILLIAMS DESIGN 625 N .FLAGLER DRIVE, SUITE 502 WEST PALM BEACH, FL 33401 561-654-2820	CIVIL ENGINEER: GRUBER CONSULTING ENGINEERS, INC. 2475 MERCER AVE. SUITE 305 WEST PAL M BEACH, FL 33401 561-312-2041	JOB NUMBER:21-109 ISSUED FOR ARCOM APPROVAL: 8.4.25 ARCOM APPROVAL: ISSUED FOR PERMIT: ISSUED FOR CONSTRUCTION:

PROPOSED ADDITIONS AND ALTERATIONS AT:
250 INDIAN ROAD
PALM BEACH COUNTY
TOWN OF PALM BEACH

DAILEY JANSSEN ARCHITECTS
400 CLEMATIS STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401, TEL: 561-833-4707, LICENSE #AA-C001814

DATE: 2025.6.26
DRAWN: PM
REVISIONS:
- SECOND SUBMIT 7.14.25
- FINAL SUBMIT 8.4.25
- REV 01 10.29.25

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STATE OF FLORIDA
ROGER PATTON JANSSEN
AR0014785
REGISTERED ARCHITECT

ROGER P. JANSSEN AR-14785

DRAWING NO.

A0.00

JOB NUMBER: 21-109

PROPOSED ADDITIONS AND ALTERATIONS AT:

250 INDIAN ROAD

TOWN OF PALM BEACH — PALM BEACH COUNTY, FLORIDA

ARC - 25- 0043

FIRST SUBMITTAL 6.26.25

SECOND SUBMITTAL 7.14.25

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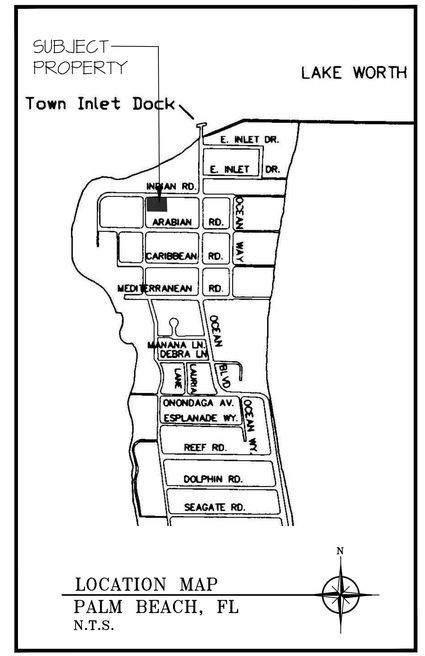
INDEX OF DRAWINGS

A-0.00 - 0.09	COVER SHEET/NEIGHBORHOOD
SP-1.01-1.02	SITE PLANS/ZONING LEGEND
SP-1.03	ZONING DIAGRAMS
A-1.01-1.04	LEVEL 1/LEVEL 2
A-1.05-1.06	ROOF PLAN
A-2.01-2.22	PROPOSED ELEVATIONS / SECTIONS
A-2.23-2.25	YARD SECTIONS
A-2.26	MATERIALS/COLORS
A-2.27-2.34	RENDERINGS/DETAILS

SCOPE OF WORK:

CONSTRUCTION OF ONE AND TWO-STORY ADDITION AND DETACHED REAR ACCESSORY, ALTERATIONS TO EXISTING RESIDENCE, LANDSCAPE, HARDSCAPE



LOCATION MAP
PALM BEACH, FL
N.T.S.

DAILEY JANSSEN ARCHITECTS, P.A.

400 Clematis Street, Suite #200 West Palm Beach, Florida 33401 TEL: 561-833-4707

CONSULTANTS AND ENGINEERS:			
SURVEYOR: WALLACE SURVEYING CORP 5553 VILLAGE BOULEVARD WEST PALM BEACH, FL 33407 561-640-4551	LANDSCAPE ARCHITECT: NIEVERA WILLIAMS DESIGN 625 N .FLAGLER DRIVE, SUITE 502 WEST PALM BEACH, FL 33401 561-659-2820	CIVIL ENGINEER: GRUBER CONSULTING ENGINEERS, INC. 2475 MERCER AVE. SUITE 305 WEST PAL M BEACH, FL 33401 561-312-2041	JOB NUMBER: 21-109 ISSUED FOR ARCOM APPROVAL: 8.4.25 ARCOM APPROVAL: ISSUED FOR PERMIT: ISSUED FOR CONSTRUCTION:

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250 INDIAN ROAD
PALM BEACH COUNTY
TOWN OF PALM BEACH

DAILEY JANSSEN ARCHITECTS
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ROGER P. JANSSEN AR-14785

DRAWING NO.

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Roger Patton Janssen
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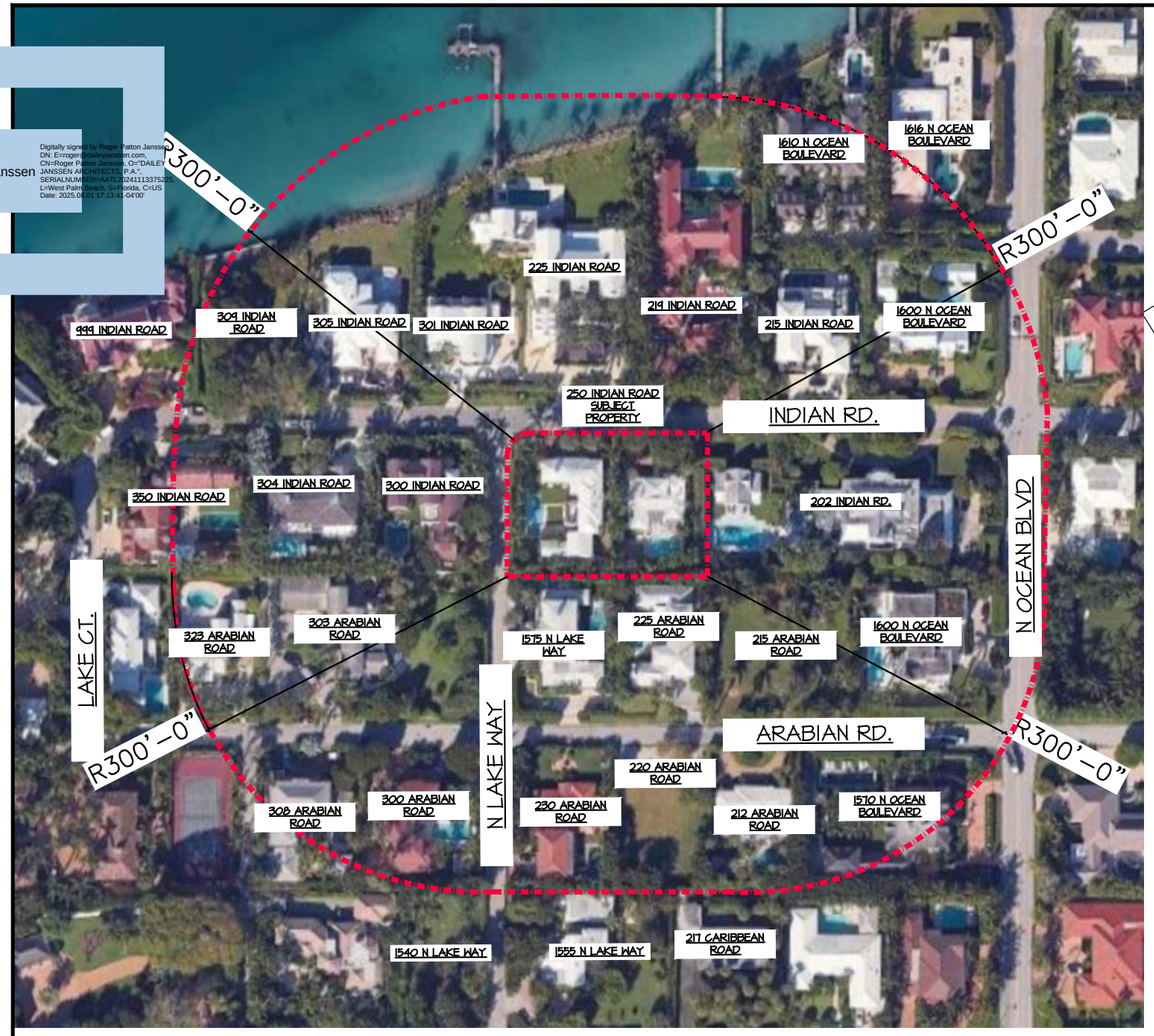

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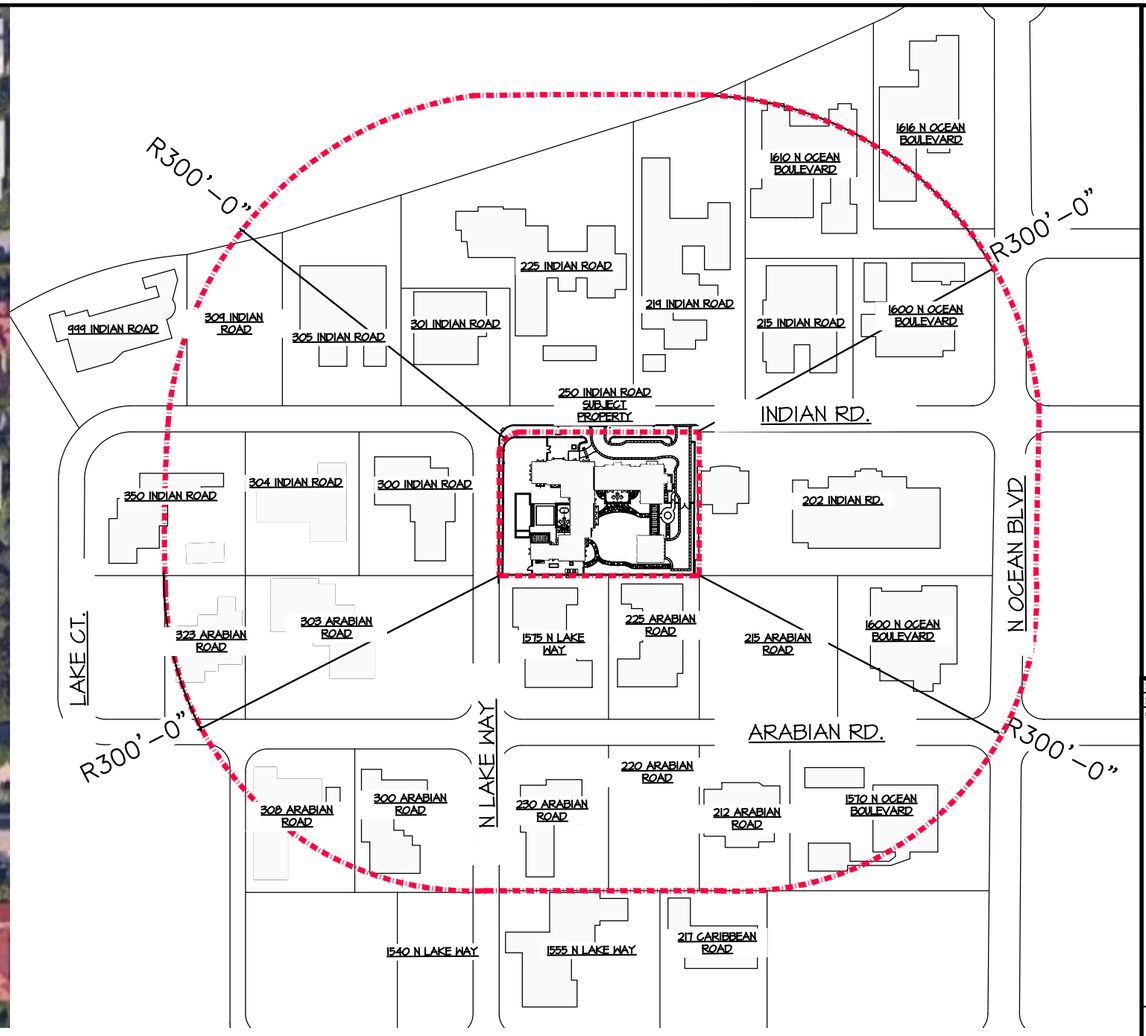

LOCATION PLAN



INDIAN ROAD STREET SCAPE

250 INDIAN ROAD

PROPOSED ADDITIONS AND ALTERATIONS AT:

PALM BEACH COUNTY

TOWN OF PALM BEACH

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ROGER P. JANSSEN AR-14785

21-163

DRAWING NO.

A0.02

JOB NUMBER: 21-109



NORTH ELEVATION



NORTHEAST CORNER



WEST ELEVATION



SOUTHEAST CORNER



SOUTHWEST CORNER



NORTHWEST CORNER

EXISTING SITE PHOTOS
250 INDIAN ROAD

PROPOSED ADDITIONS AND ALTERATIONS AT:

250 INDIAN ROAD

PALM BEACH COUNTY

TOWN OF PALM BEACH

DAILEY JANSSEN ARCHITECTS
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NORTH ELEVATION



NORTHEAST CORNER



NORTHWEST CORNER

EXISTING SITE PHOTOS
220 INDIAN ROAD

PROPOSED ADDITIONS AND ALTERATIONS AT:

250 INDIAN ROAD

PALM BEACH COUNTY

TOWN OF PALM BEACH

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A0.04

JOB NUMBER: 21-109



1616 N OCEAN BLVD



1610 N Ocean Blvd



201 Indian Rd



215 Indian Rd



219 Indian Rd



225 Indian Rd

PROPOSED ADDITIONS AND ALTERATIONS AT:

250 INDIAN ROAD

PALM BEACH COUNTY

TOWN OF PALM BEACH

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JOB NUMBER: 21-109



301 Indian Rd



305 Indian Rd



309 Indian Rd



999 Indian Rd



350 Indian Rd



304 Indian Rd

PROPOSED ADDITIONS AND ALTERATIONS AT:

250 INDIAN ROAD

PALM BEACH COUNTY

TOWN OF PALM BEACH

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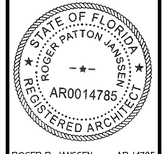

ROGER P. JANSSEN AR-14785

DRAWING NO.

A0.06

JOB NUMBER: 21-109



300 Indian Rd



202 Indian Rd



215 Arabian Rd



225 Arabian Rd



1575 N Lake Way



303 Arabian Rd

PROPOSED ADDITIONS AND ALTERATIONS AT:

250 INDIAN ROAD

PALM BEACH COUNTY

TOWN OF PALM BEACH

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ROGER P. JANSSEN AR-14785

DRAWING NO.

A0.07

JOB NUMBER: 21-109



323 Arabian Rd



1600 N Ocean Blvd



308 Arabian Rd



300 Arabian Rd



230 Arabian Rd



220 Arabian Rd

PROPOSED ADDITIONS AND ALTERATIONS AT:

250 INDIAN ROAD

PALM BEACH COUNTY

TOWN OF PALM BEACH

DAILEY JANSSEN ARCHITECTS
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ROGER P. JANSSEN AR-14785

DRAWING NO.

A0.08

JOB NUMBER: 21-109



212 Arabian Rd



1570 N Ocean Blvd



1540 N Lake Way



1555 N Lake Way



217 Caribbean Rd

PROPOSED ADDITIONS AND ALTERATIONS AT:

250 INDIAN ROAD

PALM BEACH COUNTY

TOWN OF PALM BEACH

DAILEY JANSSEN ARCHITECTS
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Roger Patton Janssen

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Location: West Palm Beach, FLORIDA, 33401
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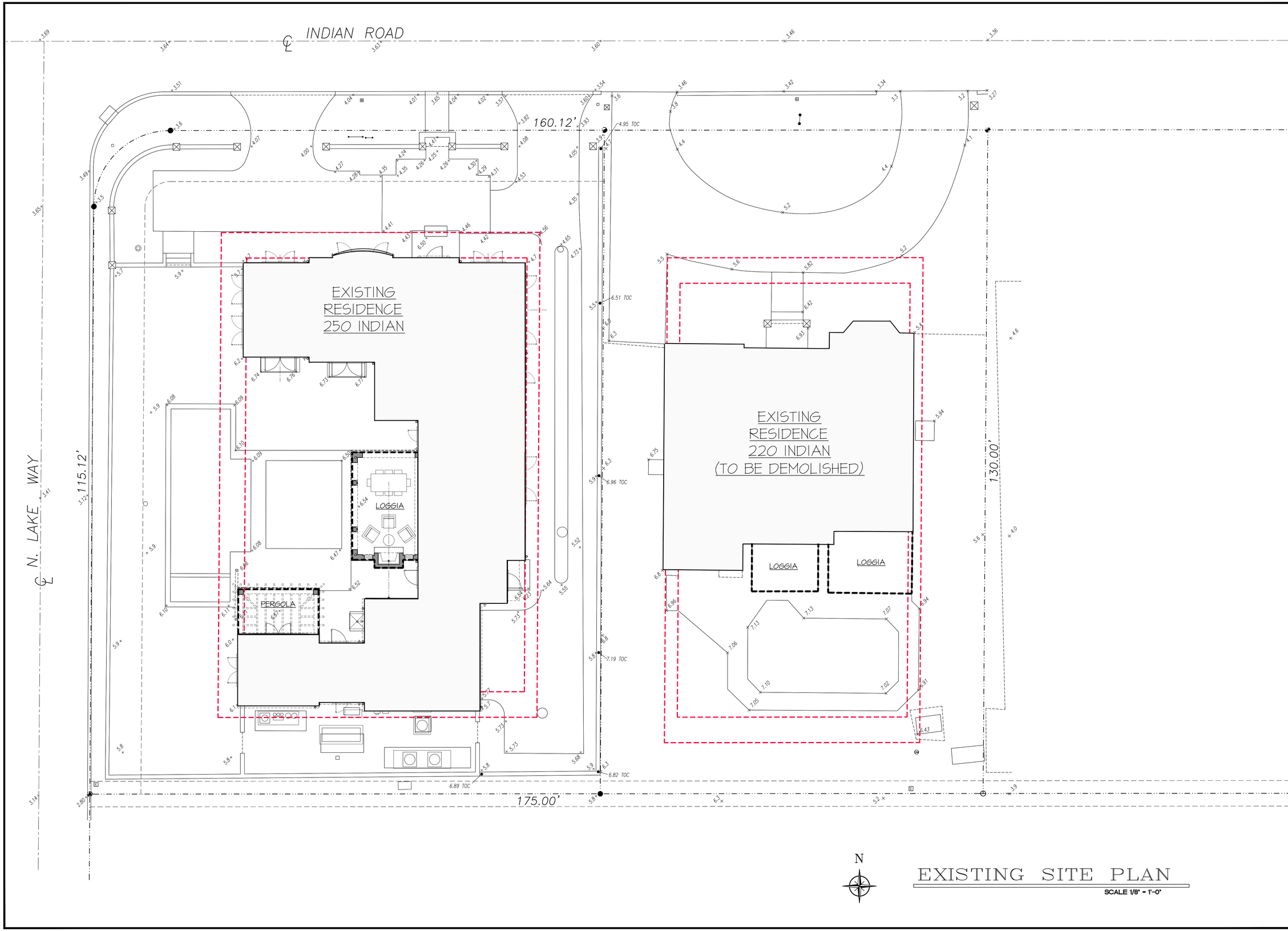

EXISTING SITE PLAN

SCALE 1/8" = 1'-0"

PROPOSED ADDITIONS AND ALTERATIONS AT:

250 INDIAN ROAD

PALM BEACH COUNTY

TOWN OF PALM BEACH

DAILEY JANSSEN ARCHITECTS
400 CLEMATIS STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401, TEL: 561-833-4707, LICENSE #AA-C001974

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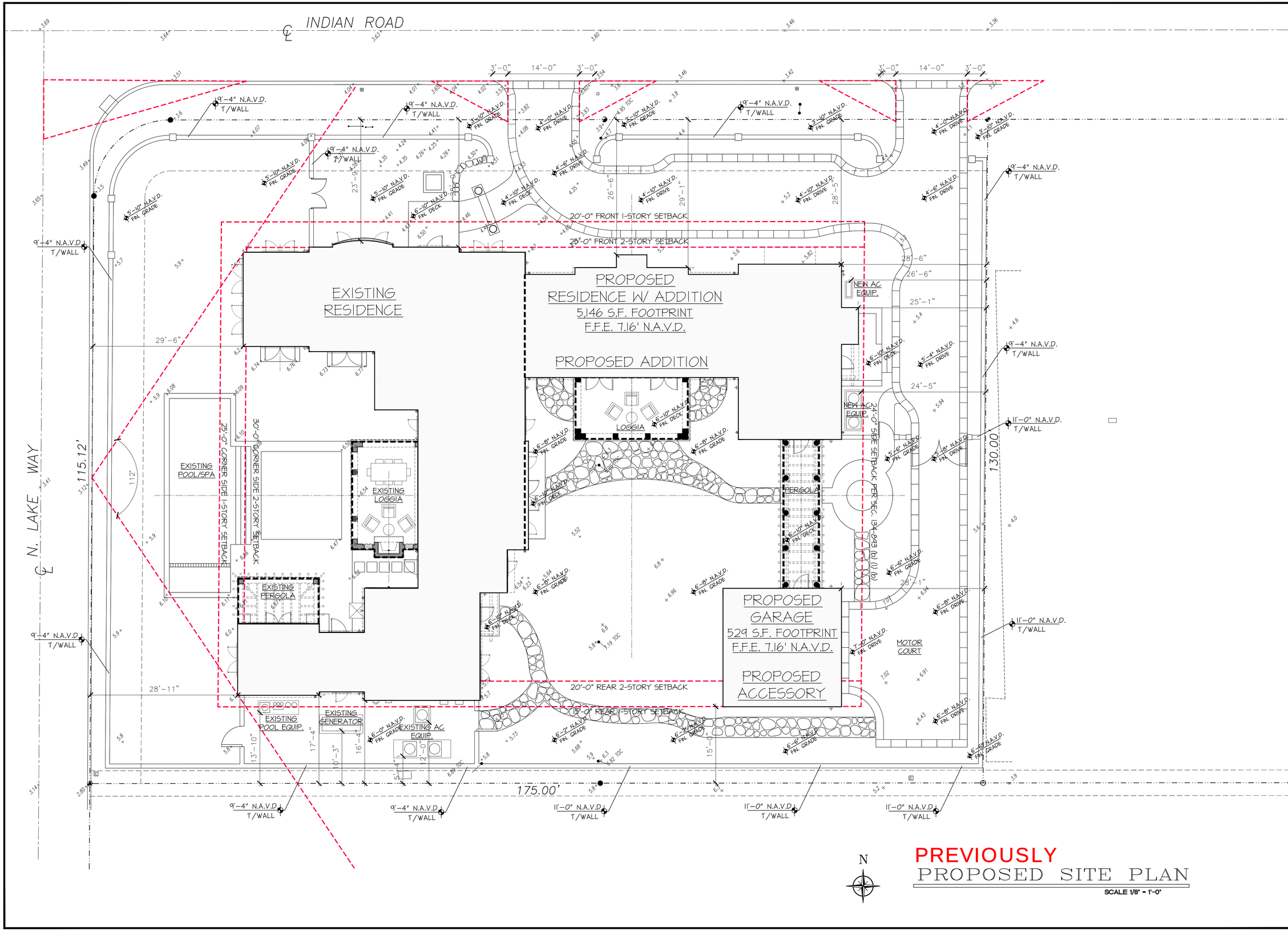
STATE OF FLORIDA ROGER PATTON JANSSEN AR0014785 REGISTERED ARCHITECT

ROGER P. JANSSEN AR-14785

DRAWING NO.

SP1.01

JOB NUMBER: 21-109



PREVIOUSLY

PROPOSED SITE PLAN

SCALE 1/8" = 1'-0"

PROPOSED ADDITIONS AND ALTERATIONS AT:

250 INDIAN ROAD

PALM BEACH COUNTY

TOWN OF PALM BEACH

DAILEY JANSSEN ARCHITECTS

400 CLEMATIS STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401, TEL: 561-833-4707, LICENSE #AA-C001974

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ROGER P. JANSSEN AR-14785

DRAWING NO.

SP1.02

JOB NUMBER: 21-109

CURRENTLY PROPOSED SITE PLAN

SCALE 1/8" = 1'-0"

N

INDIAN ROAD

N. LAKE WAY

115.12'

175.00'

130.00

EXISTING RESIDENCE

PROPOSED RESIDENCE W/ ADDITION
5,146 S.F. FOOTPRINT
F.F.E. 7.16' N.A.V.D.

PROPOSED ADDITION

PROPOSED GARAGE
529 S.F. FOOTPRINT
F.F.E. 7.16' N.A.V.D.

PROPOSED ACCESSORY

20'-0" FRONT 1-STORY SETBACK

25'-0" FRONT 2-STORY SETBACK

20'-0" REAR 2-STORY SETBACK

15'-0" REAR 1-STORY SETBACK

25'-0" CORNER SIDE 1-STORY SETBACK

30'-0" CORNER SIDE 2-STORY SETBACK

24'-0" SIDE SETBACK PER SEC. 134-893 (b) (1) (a)

EXISTING POOL/SPA

EXISTING LOGGIA

EXISTING PERGOLA

EXISTING POOL EQUIP.

EXISTING GENERATOR

EXISTING AC EQUIP.

LOGGIA

PERGOLA

NEW AC EQUIP.

MOTOR COURT

9'-4" N.A.V.D. T/WALL

11'-0" N.A.V.D. T/WALL

5'-10" N.A.V.D. FIN. GRADE

4'-0" N.A.V.D. FIN. DRIVE

4'-6" N.A.V.D. FIN. DRIVE

5'-4" N.A.V.D. FIN. DRIVE

7'-0" N.A.V.D. FIN. DRIVE

6'-10" N.A.V.D. FIN. DECK

6'-8" N.A.V.D. FIN. GRADE

6'-2" N.A.V.D. FIN. GRADE

6'-0" N.A.V.D. FIN. GRADE

6'-6" N.A.V.D. FIN. GRADE

5'-6" N.A.V.D. FIN. GRADE

5'-10" N.A.V.D. FIN. DRIVE

6'-8" N.A.V.D. FIN. DRIVE

---

250 INDIAN ROAD

PROPOSED ADDITIONS AND ALTERATIONS AT:

PALM BEACH COUNTY

TOWN OF PALM BEACH

DAILEY JANSSEN ARCHITECTS
400 CLEMATIS STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401, TEL: 561-833-4707, LICENSE #AA-C001814

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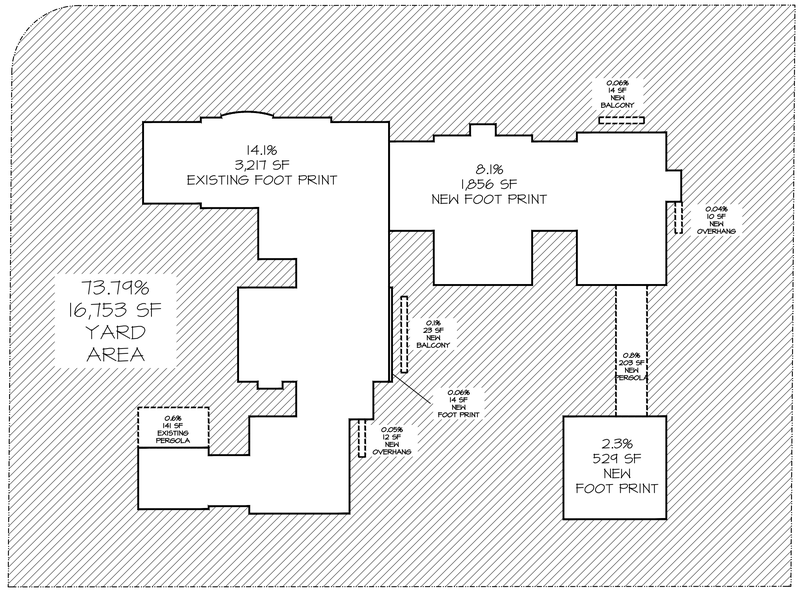
ROGER P. JANSSEN AR-14785

DRAWING NO.

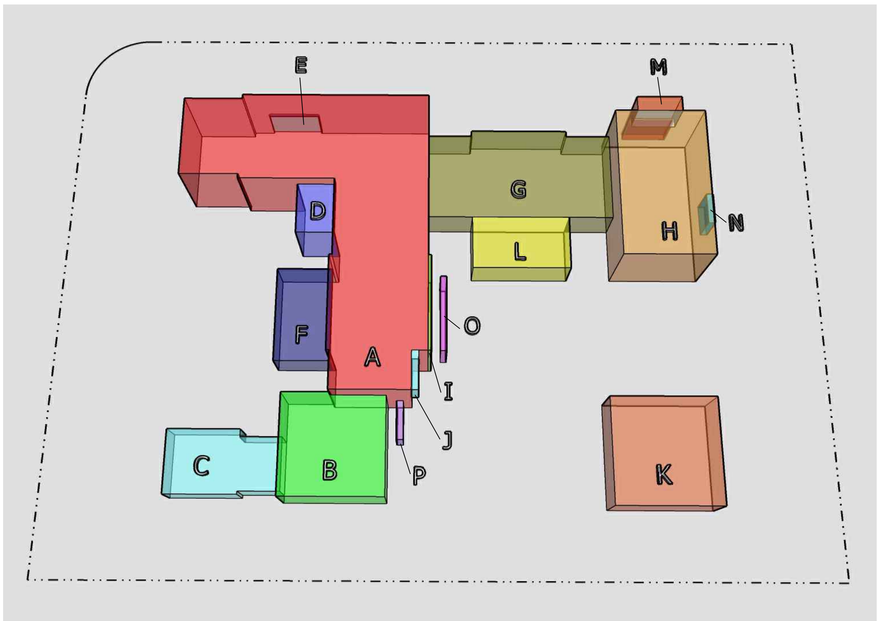
SP1.02

JOB NUMBER: 21-109

LOT COVERAGE DIAGRAM



CUBIC CONTENT DIAGRAM



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:**	250 INDIAN ROAD AND 220 INDIAN ROAD		
2	**Zoning District:**	R-B		
3	**Lot Area (sq. ft.):**	22,703 S.F.		
4	**Lot Width (W) & Depth (D) (ft.):**	175' X 130'		
5	**Structure Type:** (Single-Family, Multi-Family, Comm., Other)	SINGLE-FAMILY		
6	**FEMA Flood Zone Designation:**	AE 6		
7	**Zero Datum for point of meas. (NAVD)**	7'-0" NAVD		
8	**Crown of Road (COR) (NAVD)**	3'-6" NAVD		
9		REQ'D / PERMITTED	EXISTING	PROPOSED
10	Lot Coverage (Sq Ft and %)	5,675 S.F. (25%)	3,217 S.F. (14.1%)	5,675 S.F. (25%)
11	Enclosed Square Footage (1st & 2nd Fl., Basement, Accs. Structure, etc)		4,987 S.F.	7,790 S.F.
12	*Front Yard Setback (Ft.)	20' FIRST; 25' SECOND	23'-9"; 25'-0"	23'-9"; 25'-0"
13	* Side Yard Setback (1st Story) (Ft.)	24'	90'-1"	28'-1"
14	* Side Yard Setback (2nd Story) (Ft.)	24'	90'-1"	28'-6"
15	*Rear Yard Setback (Ft.)	15' FIRST; 20' SECOND	16'-4"; 37'-4"	15'-0"; 37'-4"
16	Angle of Vision (Deg.)	112	112	N/C
17	Building Height (Ft.)	22'	19'-6"	N/C
18	Overall Building Height (Ft.)	30'	30'	N/C
19	Cubic Content Ratio (CCR) (R-B ONLY)	87,860	53,005	83,969
20	** Max. Fill Added to Site (Ft.)	21"	N/A	
21	Finished Floor Elev. (FFE)(NAVD)	7'-2" NAVD	7'-2" NAVD	N/C
22	Base Flood Elevation (BFE)(NAVD)	7'-0" NAVD	N/A	N/A
23	Landscape Open Space (LOS) (Sq Ft and %)	11,352 S.F. (50%)		11,637 S.F. (51.3%)
24	Perimeter LOS (Sq Ft and %)	N/A	N/A	N/A
25	Front Yard LOS (Sq Ft and %)	2,735 S.F. (45%)		3,312 S.F. (54.4%)
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

CUBIC CONTENT TABULATION

	MASS	AREA	HEIGHT	VOLUME
A	EXISTING TWO STORY	2,040 SF	19.5'	39,780 CF
B	EXISTING ONE STORY	479 SF	13.66'	6,543 CF
C	EXISTING ONE STORY	320 SF	7.83'	2,505 CF
D	EXISTING TWO STORY	97 SF	16.16'	1,567 CF
E	EXISTING BAY WINDOW	11 SF	9'	99 CF
F	EXISTING LOGGIA	260 SF	9.66'	2,511 CF *APPLYING UNENCLOSED CREDIT*
G	NEW ONE STORY	869 SF	9.66'	8,394 CF
H	NEW TWO STORY	682 SF	19.16'	13,067 CF
I	NEW TWO STORY	14 SF	19.5'	273 CF
J	NEW TWO STORY *CANTILEVER*	13 SF	8'	104 CF
K	NEW ONE STORY	529 SF	10.83'	5,729 CF
L	NEW LOGGIA	266 SF	9.66'	2,569 CF *APPLYING UNENCLOSED CREDIT*
M	NEW COVERED BALCONY + (OVERHANG BELOW)	34 SF (14 SF)	7' (11')	392 CF *APPLYING UNENCLOSED CREDIT*
N	NEW PORCH OVERHANG	10 SF	8'	80 CF *APPLYING UNENCLOSED CREDIT*
O	NEW BALCONY OVERHANG BELOW	23 SF	11.33'	260 CF *APPLYING UNENCLOSED CREDIT*
P	NEW PORCH OVERHANG	12 SF	8'	96 CF *APPLYING UNENCLOSED CREDIT*
				SUM=83,969 CF −4,393 CF (UNENCLOSED CREDIT) =79,576 CF (87,860 CF ALLOWED)

ZONING LEGEND AND DIAGRAMS

PROPOSED ADDITIONS AND ALTERATIONS AT:
250 INDIAN ROAD
PALM BEACH COUNTY
TOWN OF PALM BEACH

DAILEY JANSSEN ARCHITECTS
400 CLEMATIS STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401, TEL: 561-833-4707, LICENSE #AA-C001914

DATE: 2025.6.26
DRAWN: PM
REVISIONS:
- SECOND SUBMIT 7.14.25
- FINAL SUBMIT 8.4.25

Roger Patton Janssen — Digitally signed by Roger Patton Janssen DN: E=rjanssen@palmbeachdail.com, CN=Roger Patton Janssen, O=DAILEY JANSSEN ARCHITECTS, P.A., OU=Not Valid without signature, L=West Palm Beach, S=Florida, C=US Date: 2025.08.04 07:14:34-04'00'

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SEAL
STATE OF FLORIDA · ROGER PATTON JANSSEN · AR0014785 · REGISTERED ARCHITECT
ROGER P. JANSSEN AR-14785

DRAWING NO.
SP1.03

JOB NUMBER: 21-109

℄ INDIAN ROAD

160.12'

℄ N. LAKE WAY

115.12'

130.00'

175.00'

N

EXISTING FIRST FLOOR PLAN

SCALE 1/8" = 1'-0"

PROPOSED ADDITIONS AND ALTERATIONS AT:

250 INDIAN ROAD

PALM BEACH COUNTY

TOWN OF PALM BEACH

DAILEY JANSSEN ARCHITECTS
400 CLEMATIS STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401, TEL: 561-833-4707, LICENSE #AA-C001814

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REVISIONS:

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- FINAL SUBMIT 8.4.25

Roger Patton Janssen

Digitally signed by Roger Patton Janssen
DN: E=rjanssen@janssenarch.com, C=US, O=DAILEY JANSSEN ARCHITECTS, P.A., CN=Roger Patton Janssen, L=West Palm Beach, S=Florida
Date: 2025.09.03 17:14:10-04'00'

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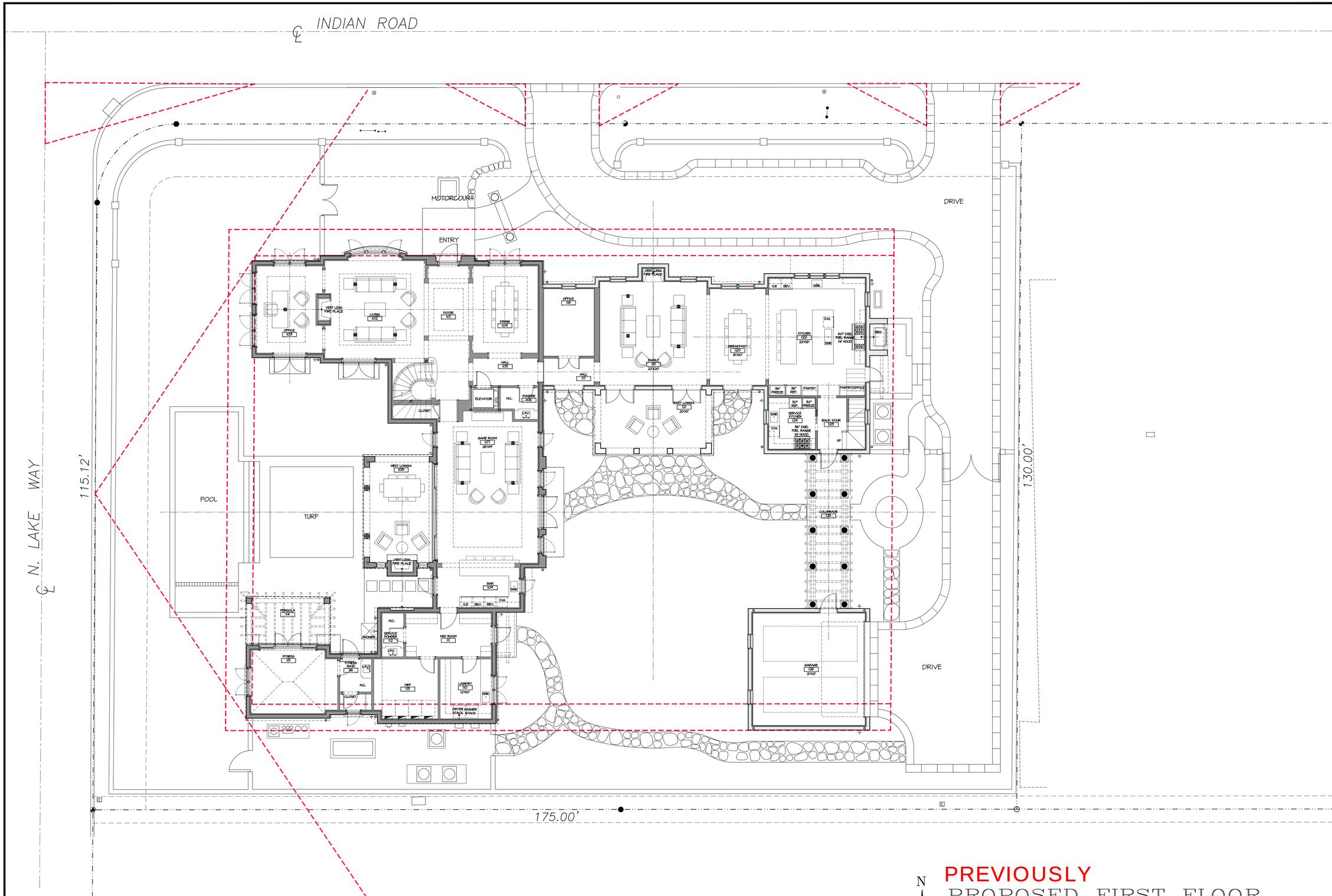
STATE OF FLORIDA
ROGER PATTON JANSSEN
AR0014785
REGISTERED ARCHITECT

ROGER P. JANSSEN AR-14785

DRAWING NO.

A1.01

JOB NUMBER: 21-109



PREVIOUSLY

PROPOSED FIRST FLOOR PLAN

SCALE 1/8" = 1'-0"

PROPOSED ADDITIONS AND ALTERATIONS AT:

250 INDIAN ROAD

PALM BEACH COUNTY

TOWN OF PALM BEACH

DAILEY JANSSEN ARCHITECTS

400 CLEMATIS STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401, TEL: 561-833-4707, LICENSE #AA-C001974

DATE: 2025.6.26

DRAWN: PM

REVISIONS:

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Roger Patton Janssen

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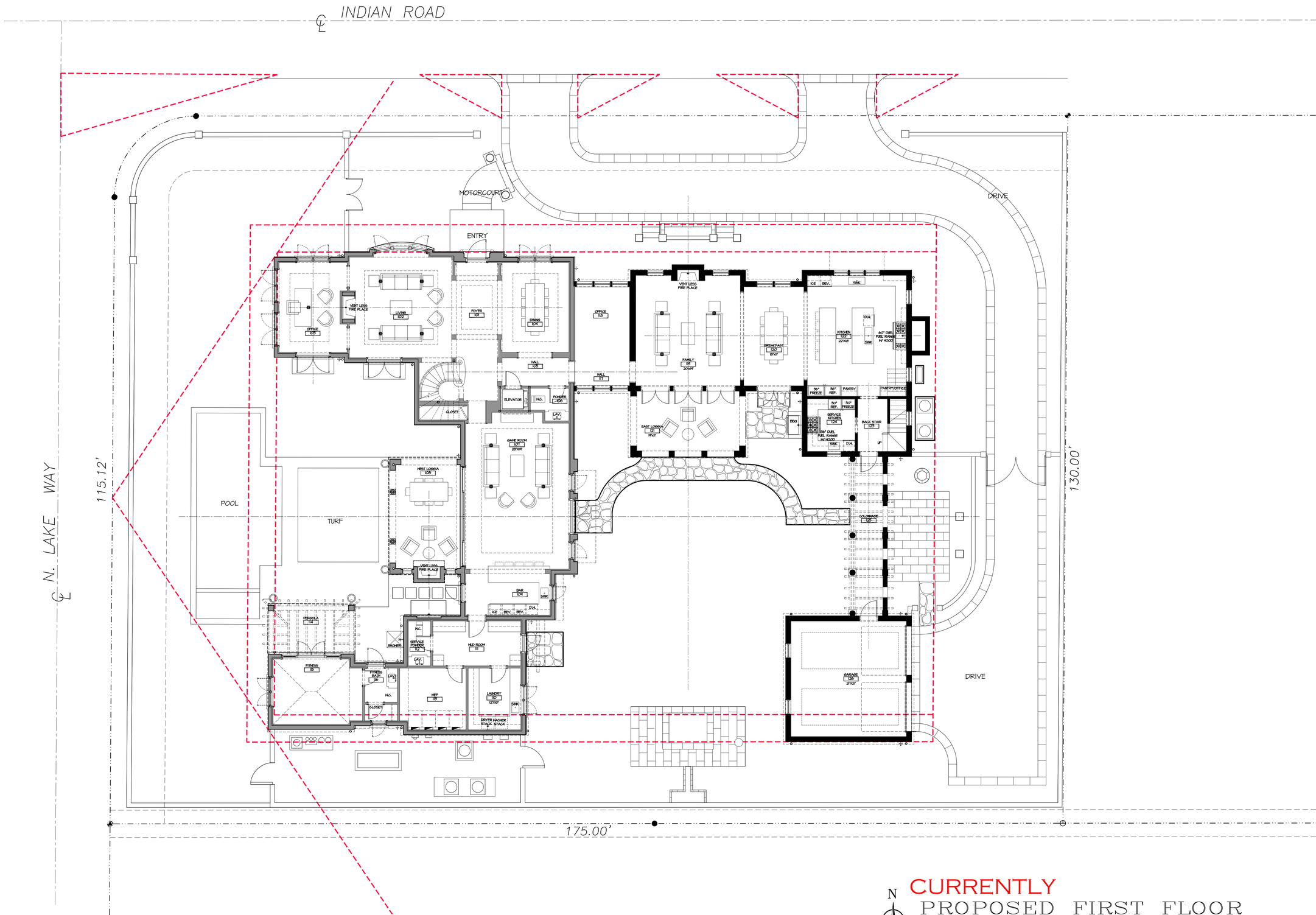
ROGER P. JANSSEN AR-14785

DRAWING NO.

A1.02

JOB NUMBER: 21-109



CURRENTLY
PROPOSED FIRST FLOOR PLAN
SCALE 1/8" = 1'-0"

PROPOSED ADDITIONS AND ALTERATIONS AT:

250 INDIAN ROAD

PALM BEACH COUNTY

TOWN OF PALM BEACH

DAILEY JANSSEN ARCHITECTS
400 CLEMATIS STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401, TEL: 561-833-4707, LICENSE #AA-C001974

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ROGER P. JANSSEN AR-14785

DRAWING NO.

A1.02

JOB NUMBER: 21-109

℄ INDIAN ROAD

160.12'

℄ N. LAKE WAY

115.12'

130.00'

175.00'

N

EXISTING SECOND FLOOR PLAN

SCALE 1/8" = 1'-0"

PROPOSED ADDITIONS AND ALTERATIONS AT:

250 INDIAN ROAD

PALM BEACH COUNTY

TOWN OF PALM BEACH

DAILEY JANSSEN ARCHITECTS
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DATE: 2025.6.26

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Date: 2025.08.04 17:41:34 -04'00'

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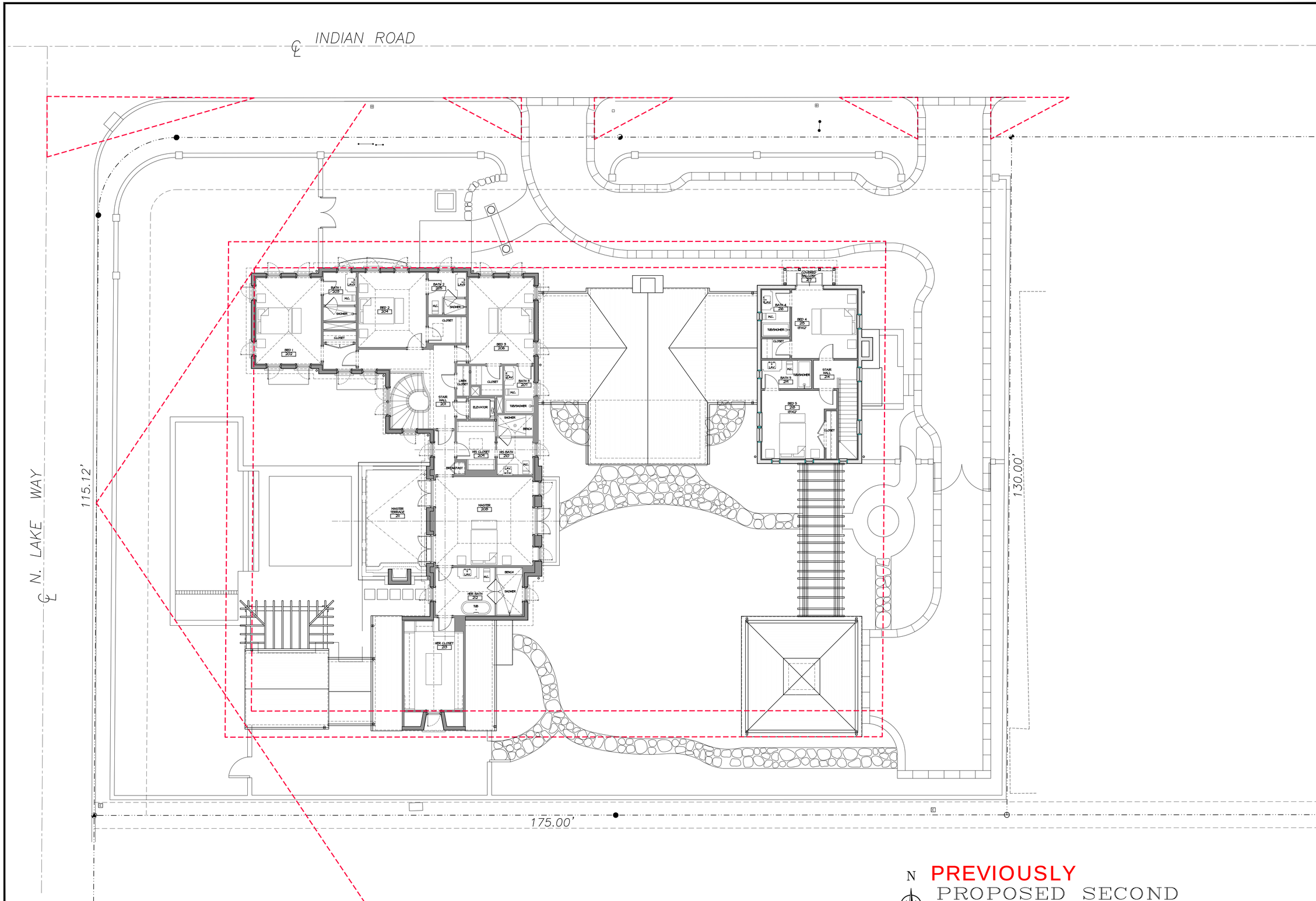
ROGER P. JANSSEN AR-14785

DRAWING NO.

A1.03

JOB NUMBER: 21-104



PREVIOUSLY
PROPOSED SECOND
FLOOR PLAN
SCALE 1/8" = 1'-0"

PROPOSED ADDITIONS AND ALTERATIONS AT:

250 INDIAN ROAD

PALM BEACH COUNTY

TOWN OF PALM BEACH

DAILEY JANSSEN ARCHITECTS
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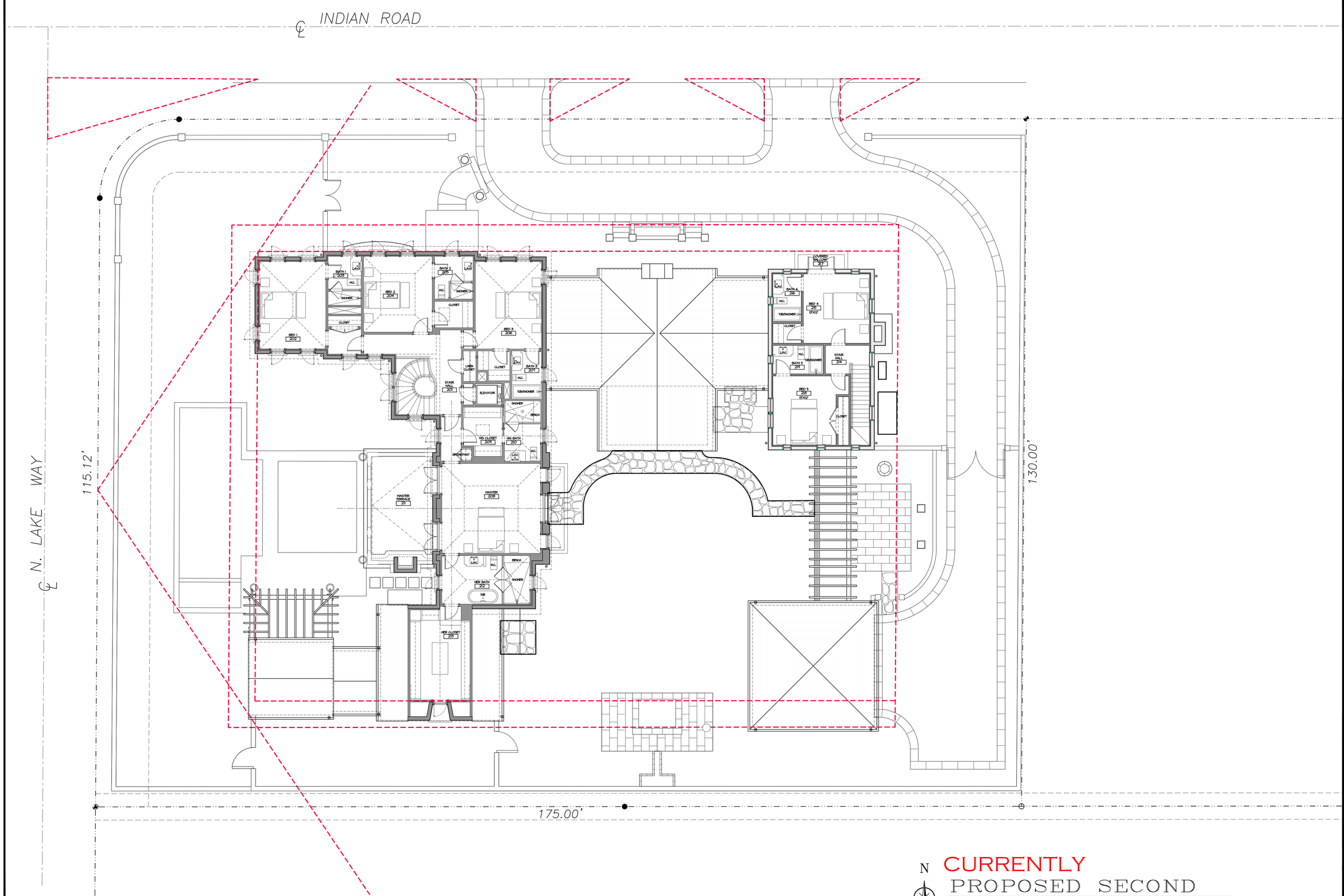
DRAWING NO.

A1.04

JOB NUMBER: 21-104



N

CURRENTLY PROPOSED SECOND FLOOR PLAN

SCALE 1/8" = 1'-0"

PROPOSED ADDITIONS AND ALTERATIONS AT:

250 INDIAN ROAD

PALM BEACH COUNTY

TOWN OF PALM BEACH

DAILEY JANSSEN ARCHITECTS
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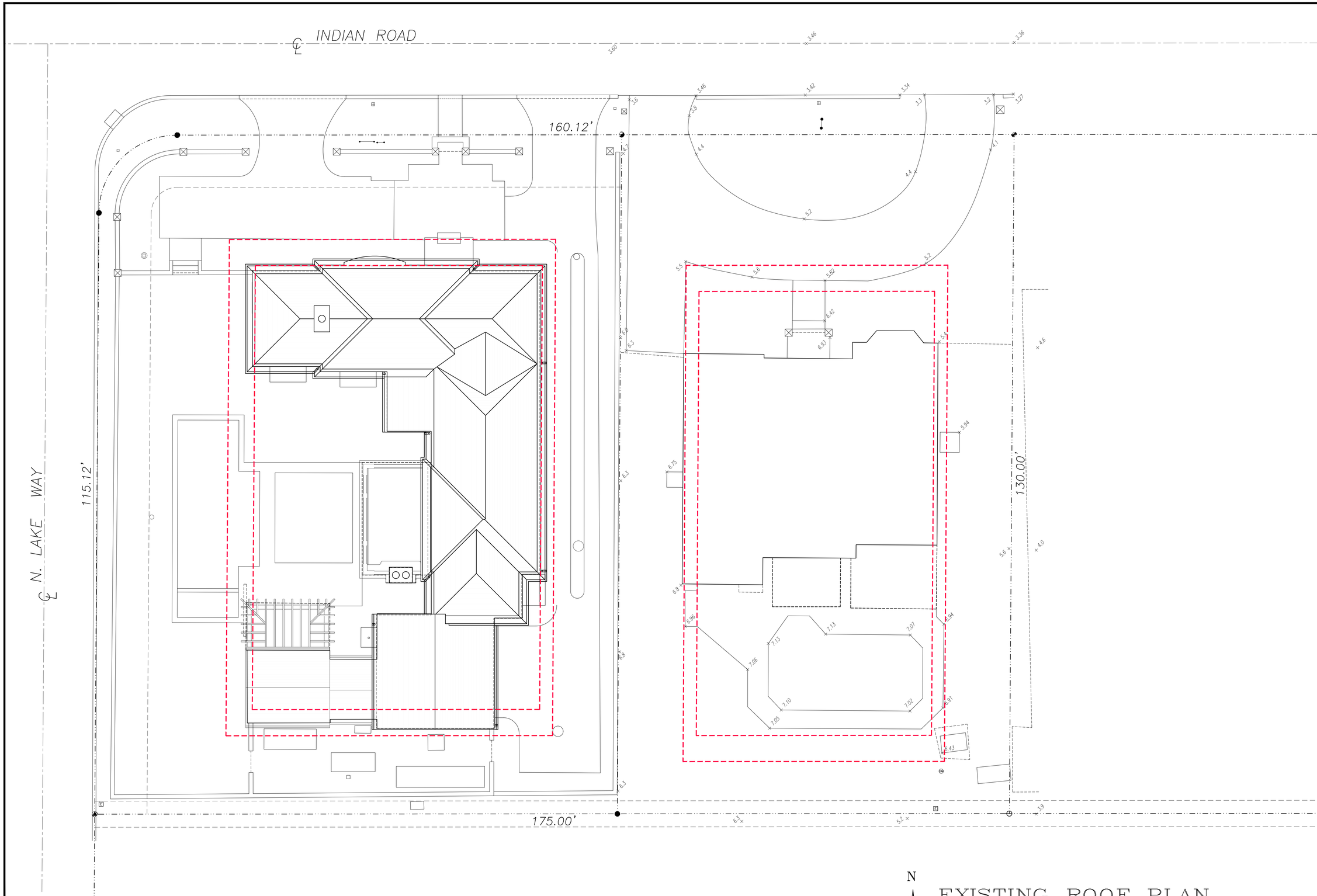
ROGER P. JANSSEN AR-14785

DRAWING NO.

A1.04

JOB NUMBER: 21-104



EXISTING ROOF PLAN

SCALE 1/8" = 1'-0"

PROPOSED ADDITIONS AND ALTERATIONS AT:

250 INDIAN ROAD

PALM BEACH COUNTY

TOWN OF PALM BEACH

DAILEY JANSSEN ARCHITECTS
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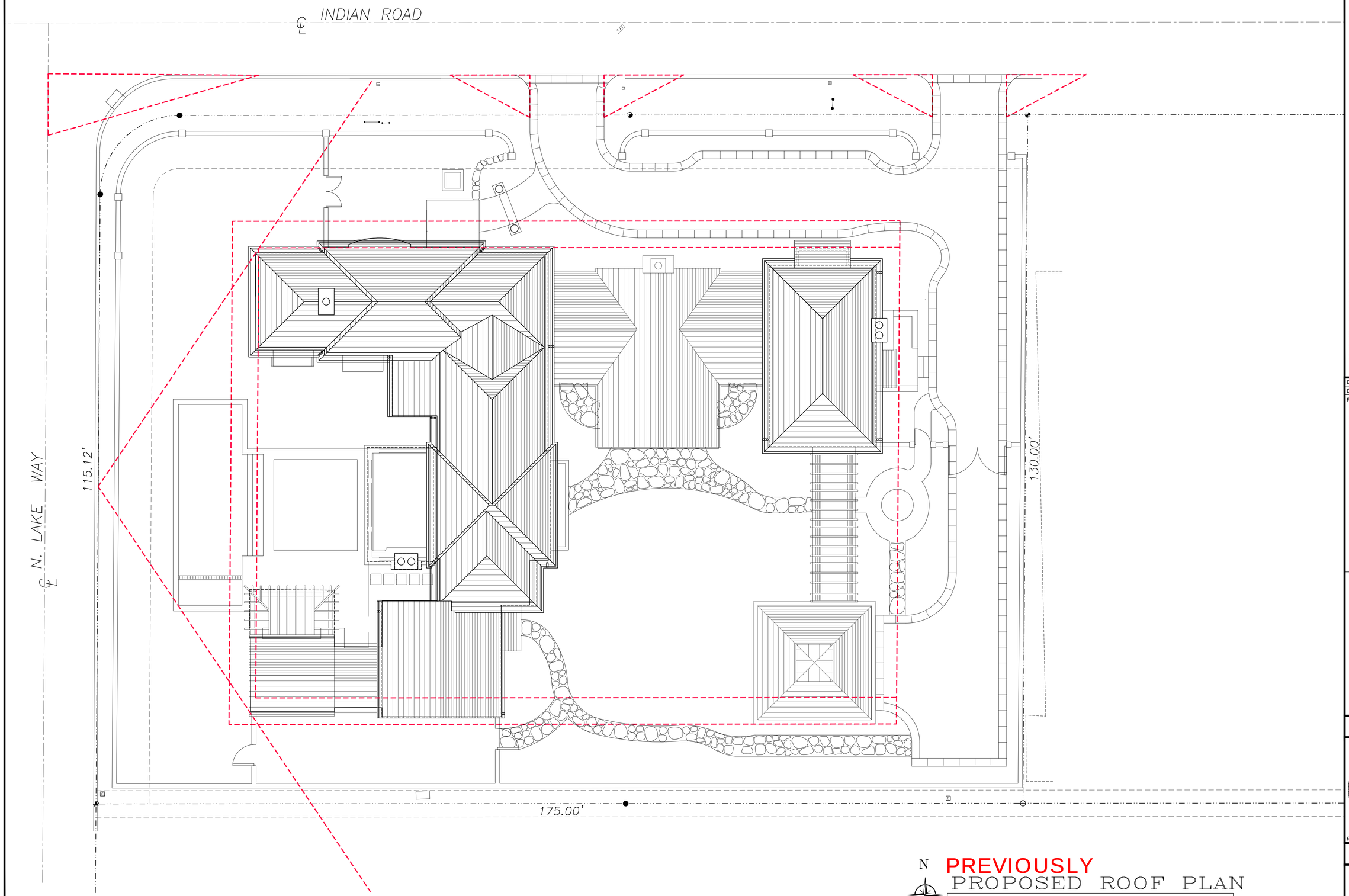

PREVIOUSLY
PROPOSED ROOF PLAN
SCALE 1/8" = 1'-0"

PROPOSED ADDITIONS AND ALTERATIONS AT:

250 INDIAN ROAD

PALM BEACH COUNTY

TOWN OF PALM BEACH

DAILEY JANSSEN ARCHITECTS
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ROGER P. JANSSEN AR-14785

DRAWING NO.

A1.06

JOB NUMBER: 21-104

℄ INDIAN ROAD

3.60

℄ N. LAKE WAY

115.12'

130.00'

175.00'

N CURRENTLY

PROPOSED ROOF PLAN

SCALE 1/8" = 1'-0"

PROPOSED ADDITIONS AND ALTERATIONS AT:

250 INDIAN ROAD

PALM BEACH COUNTY

TOWN OF PALM BEACH

DAILEY JANSSEN ARCHITECTS
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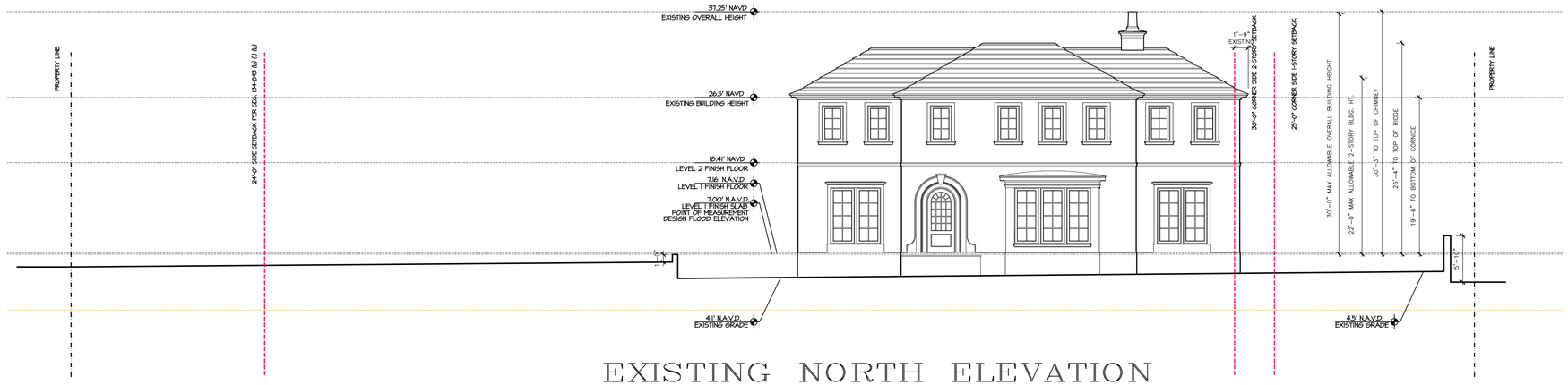
ROGER P. JANSSEN AR-14785

DRAWING NO.

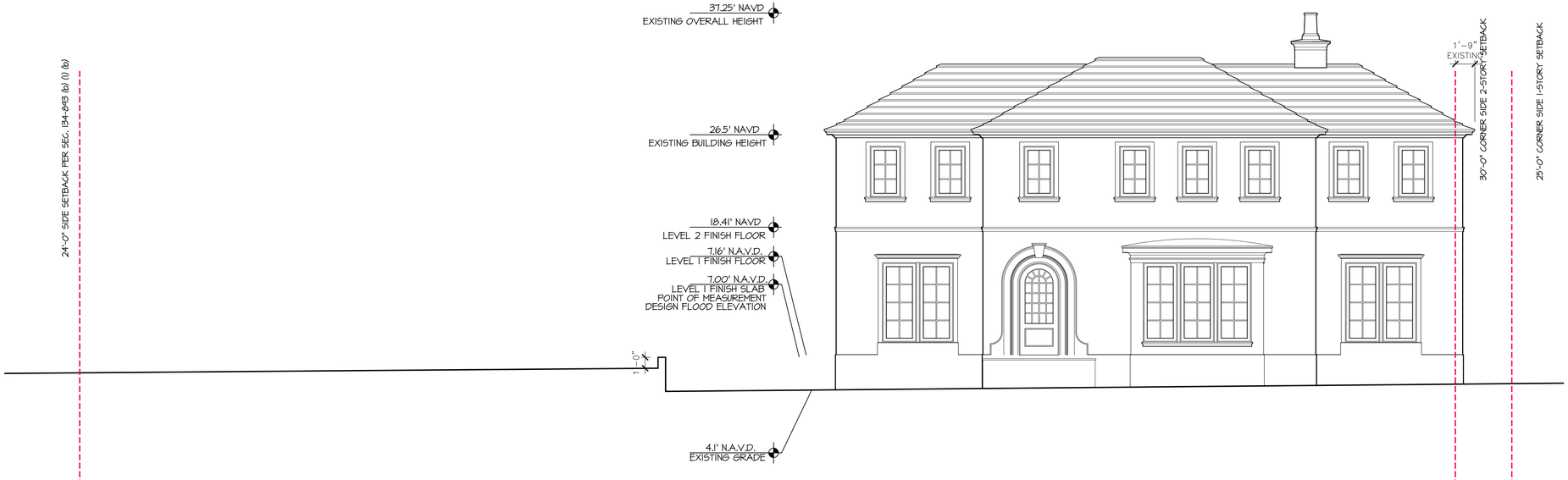
A1.06

JOB NUMBER: 21-109



EXISTING NORTH ELEVATION

SCALE 1/8" = 1'-0"



EXISTING NORTH ELEVATION

SCALE 3/16" = 1'-0"

250 INDIAN ROAD

PROPOSED ADDITIONS AND ALTERATIONS AT:

PALM BEACH COUNTY

TOWN OF PALM BEACH

DAILEY JANSSEN ARCHITECTS
400 CLEMATIS STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401, TEL: 561-833-4707, LICENSE #AA-C001814

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STATE OF FLORIDA
ROGER PATTON JANSSEN
AR0014785
REGISTERED ARCHITECT

ROGER P. JANSSEN AR-14785

DRAWING NO.

A2.01

JOB NUMBER: 21-109



PREVIOUSLY PROPOSED NORTH ELEVATION

SCALE 3/16" = 1'-0"



CURRENTLY PROPOSED NORTH ELEVATION

SCALE 3/16" = 1'-0"

PROPOSED ADDITIONS AND ALTERATIONS AT:

250 INDIAN ROAD

PALM BEACH COUNTY

TOWN OF PALM BEACH

DAILEY JANSSEN ARCHITECTS
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AR0014785
REGISTERED ARCHITECT

ROGER P. JANSSEN AR-14785

DRAWING NO.

A2.02

JOB NUMBER: 21-109



PREVIOUSLY PROPOSED NORTH ELEVATION



CURRENTLY PROPOSED NORTH ELEVATION

PROPOSED ADDITIONS AND ALTERATIONS AT:

250 INDIAN ROAD

PALM BEACH COUNTY

TOWN OF PALM BEACH

DAILEY JANSSEN ARCHITECTS
400 CLEMATIS STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401, TEL: 561-833-4107, LICENSE #AA-C001814

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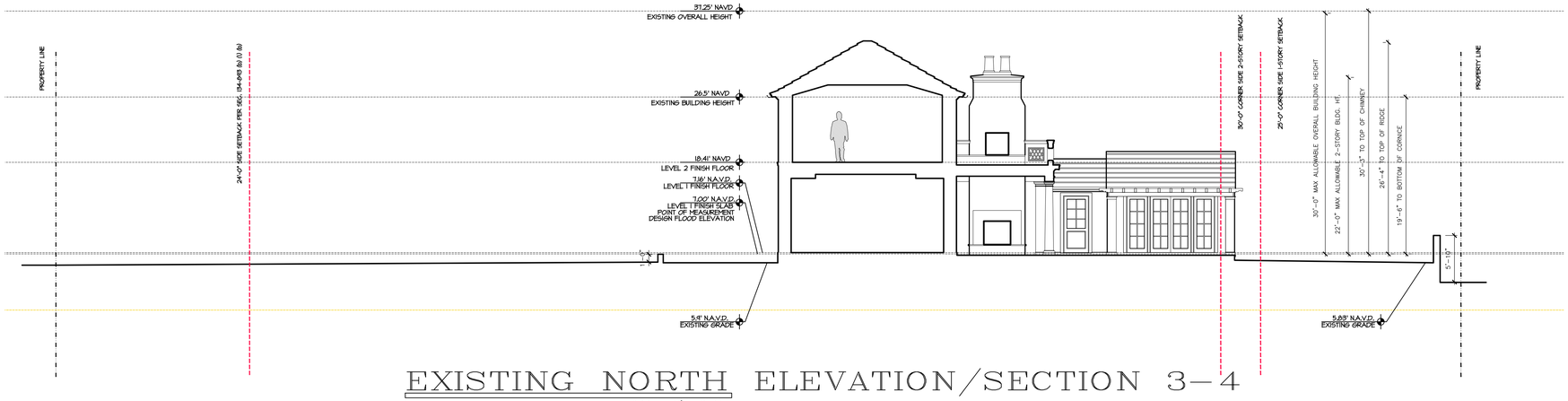
ROGER P. JANSSEN AR-14785

DRAWING NO.

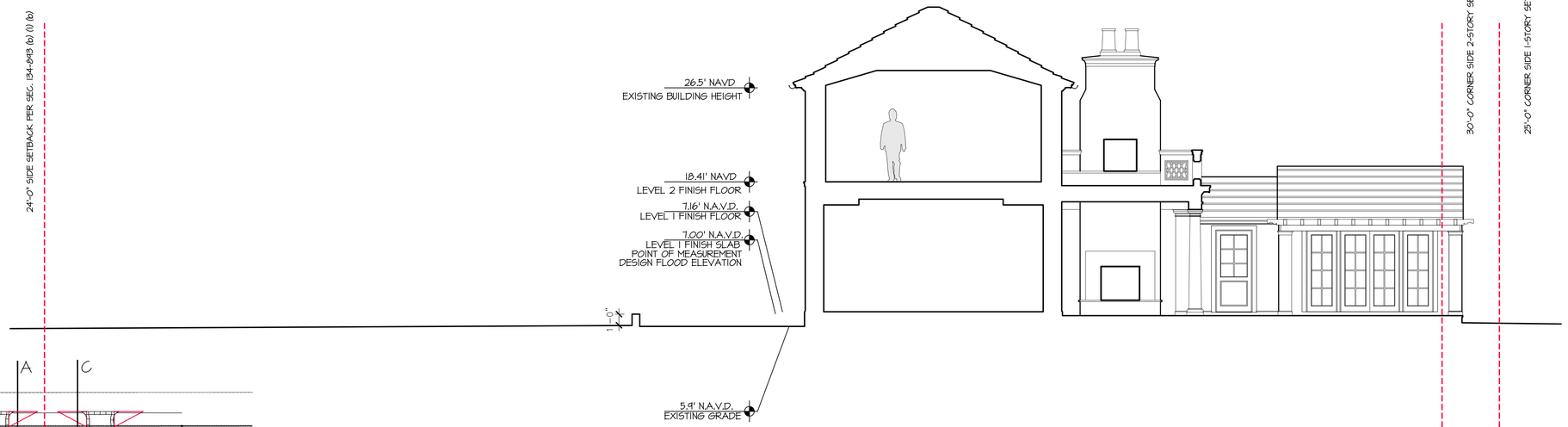
A2.03

JOB NUMBER: 21-109



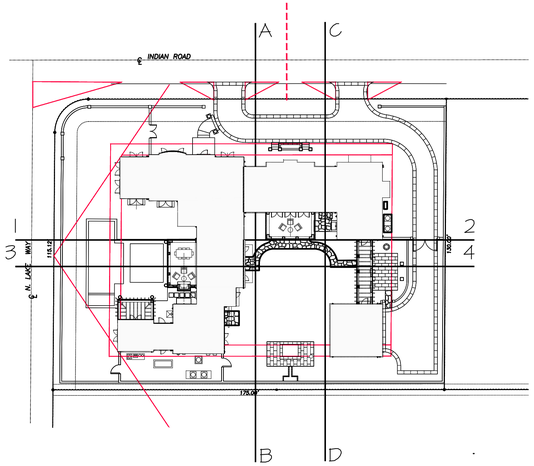
EXISTING NORTH ELEVATION/SECTION 3–4

SCALE 1/8" = 1'-0"



EXISTING NORTH ELEVATION/SECTION 3–4

SCALE 3/16" = 1'-0"



PROPOSED ADDITIONS AND ALTERATIONS AT:

250 INDIAN ROAD

PALM BEACH COUNTY

TOWN OF PALM BEACH

DAILEY JANSSEN ARCHITECTS
400 CLEMATIS STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401, TEL: 561-833-4107, LICENSE #AA-C001814

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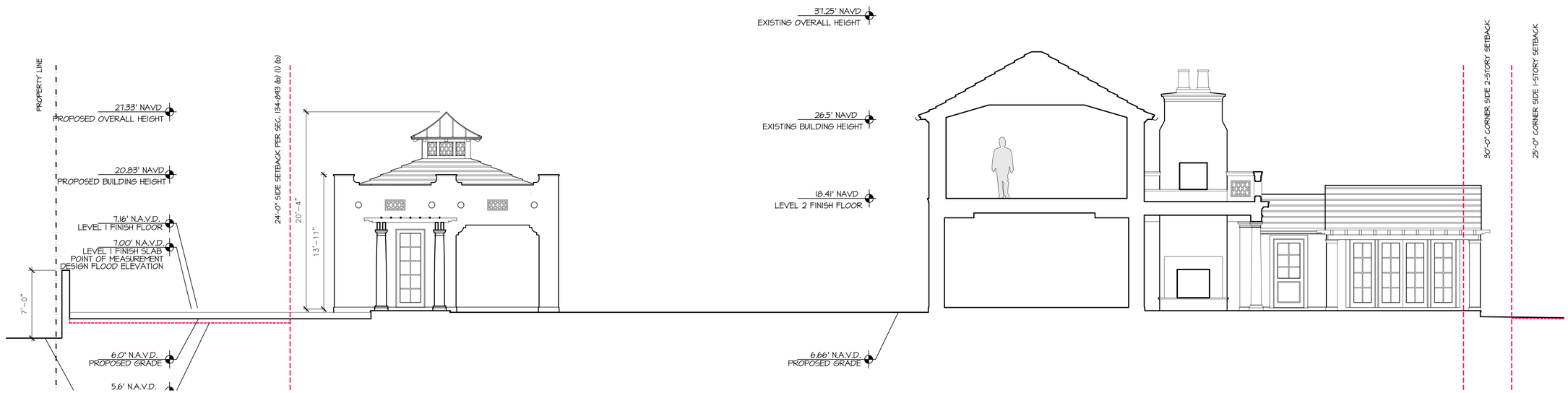
ROGER PATTON JANSSEN
AR0014785
REGISTERED ARCHITECT

ROGER P. JANSSEN AR-14785

DRAWING NO.

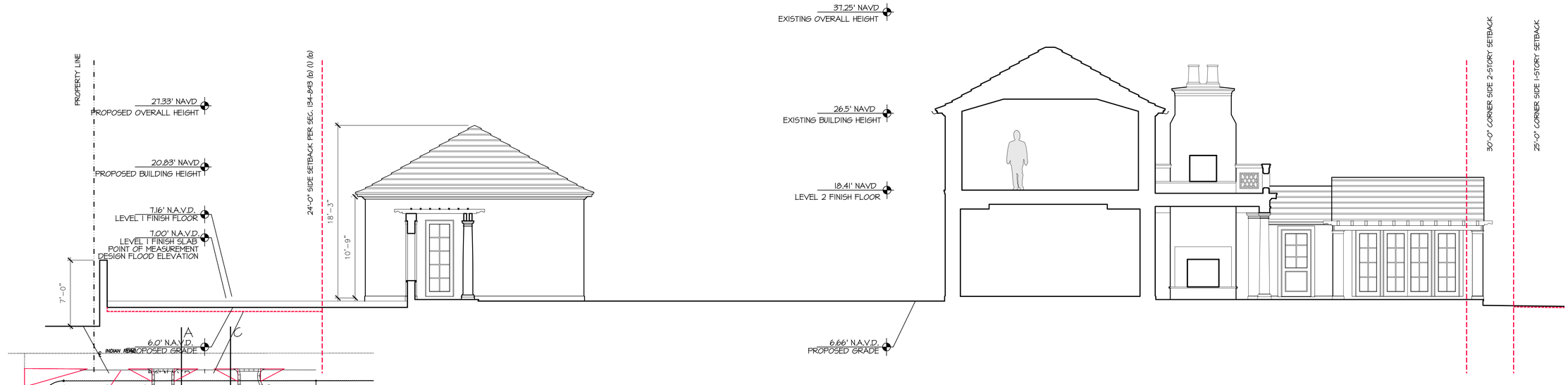
A2.04

JOB NUMBER: 21-109



PREVIOUSLY PROPOSED NORTH ELEVATION/SECTION 3-4

SCALE 3/16" = 1'-0"



CURRENTLY PROPOSED NORTH ELEVATION/SECTION 3-4

SCALE 3/16" = 1'-0"

250 INDIAN ROAD

PROPOSED ADDITIONS AND ALTERATIONS AT:

PALM BEACH COUNTY

TOWN OF PALM BEACH

DAILEY JANSSEN ARCHITECTS
400 CLEMATIS STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401, TEL: 561-833-4707, LICENSE #AA-C001814

DATE: 2025.8.26

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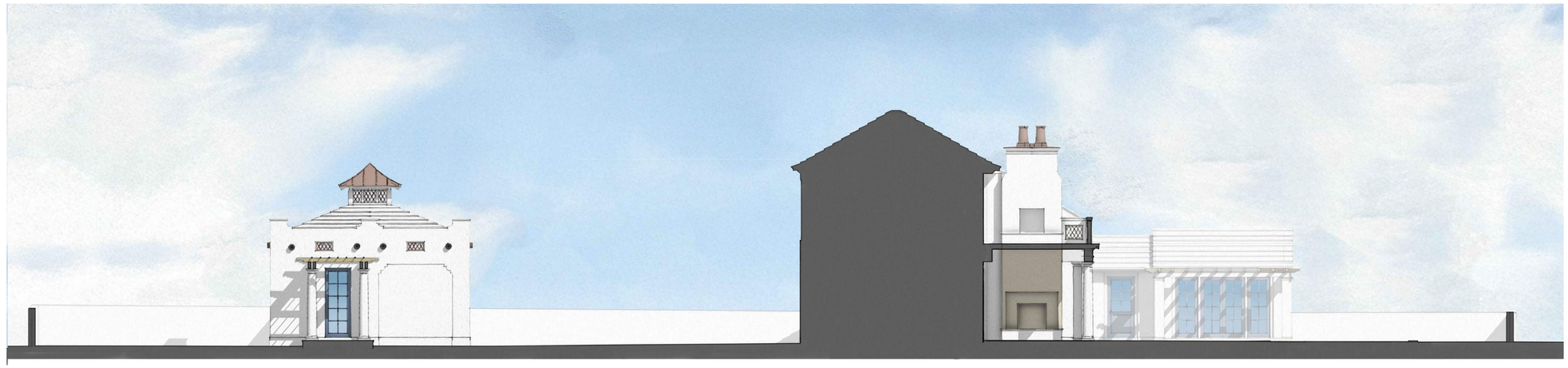
STATE OF FLORIDA
ROGER PATTON JANSSEN
AR0014785
REGISTERED ARCHITECT

ROGER P. JANSSEN AR-14785

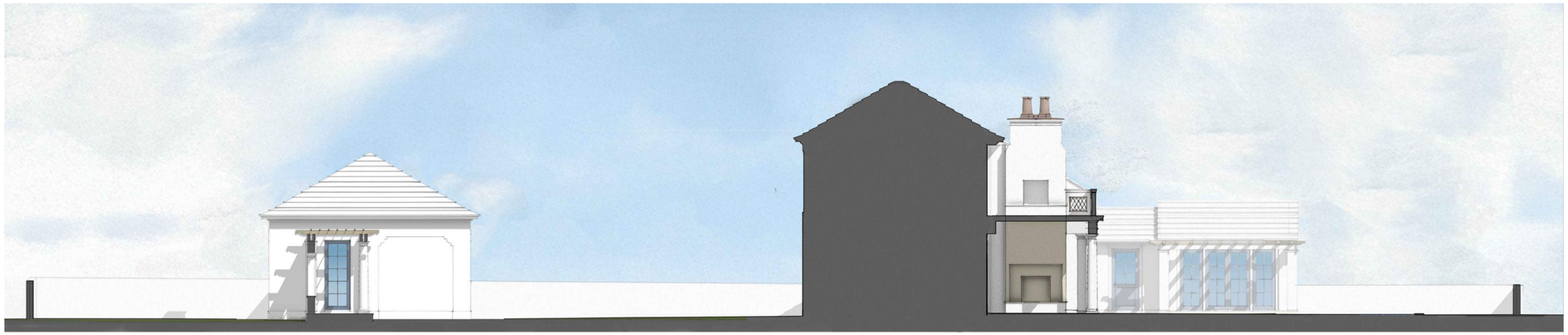
DRAWING NO.

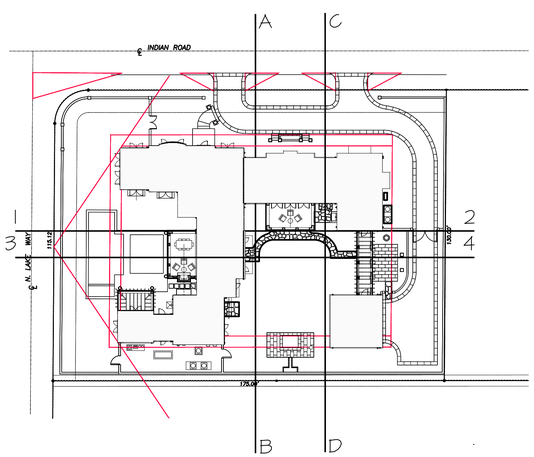
A2.05

JOB NUMBER: 21-109



PREVIOUSLY PROPOSED NORTH ELEVATION/SECTION 3–4





CURRENTLY PROPOSED NORTH ELEVATION/SECTION 3–4

PROPOSED ADDITIONS AND ALTERATIONS AT:

250 INDIAN ROAD

PALM BEACH COUNTY

TOWN OF PALM BEACH

DAILEY JANSSEN ARCHITECTS

400 CLEMATIS STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401, TEL: 561-833-4707, LICENSE #AA-C001914

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STATE OF FLORIDA
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REGISTERED ARCHITECT

ROGER P. JANSSEN AR-14785

DRAWING NO.

A2.06

JOB NUMBER: 21-109



EXISTING WEST ELEVATION

SCALE 3/16" = 1'-0"

PROPOSED ADDITIONS AND ALTERATIONS AT:

250 INDIAN ROAD

PALM BEACH COUNTY

TOWN OF PALM BEACH

DAILEY JANSSEN ARCHITECTS
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REGISTERED ARCHITECT

ROGER P. JANSSEN AR-14785

DRAWING NO.

A2.07

JOB NUMBER: 21-109



PROPOSED WEST ELEVATION

SCALE 3/16" = 1'-0"

PROPOSED ADDITIONS AND ALTERATIONS AT:

250 INDIAN ROAD

PALM BEACH COUNTY

TOWN OF PALM BEACH

DAILEY JANSSEN ARCHITECTS
400 CLEMATIS STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401, TEL: 561-833-4107, LICENSE #AA-C001814

DATE: 2025.6.26

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REVISIONS:

- SECOND SUBMIT 7.14.25
- FINAL SUBMIT 8.4.25
- REV 01 10.29.25

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STATE OF FLORIDA
ROGER PATTON JANSSEN
AR0014785
REGISTERED ARCHITECT

ROGER P. JANSSEN AR-14785

DRAWING NO.

A2.08

JOB NUMBER: 21-109



PREVIOUSLY PROPOSED WEST ELEVATION



CURRENTLY PROPOSED WEST ELEVATION

PROPOSED ADDITIONS AND ALTERATIONS AT:

250 INDIAN ROAD

PALM BEACH COUNTY

TOWN OF PALM BEACH

DAILEY JANSSEN ARCHITECTS
400 CLEMATIS STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401, TEL: 561-833-4107, LICENSE #AA-C001814

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ROGER PATTON JANSSEN
AR0014785
REGISTERED ARCHITECT

ROGER P. JANSSEN AR-14785

DRAWING NO.

A2.09

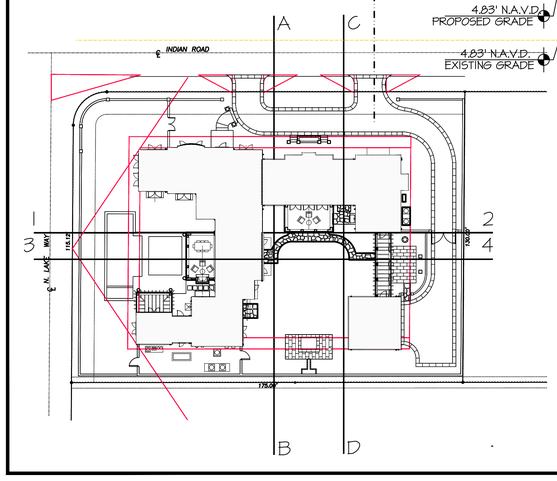
JOB NUMBER: 21-109



PREVIOUSLY PROPOSED WEST ELEVATION/SECTION C–D

SCALE 3/16" = 1'-0"





CURRENTLY PROPOSED WEST ELEVATION/SECTION C–D

SCALE 3/16" = 1'-0"

PROPOSED ADDITIONS AND ALTERATIONS AT:

250 INDIAN ROAD

PALM BEACH COUNTY

TOWN OF PALM BEACH

DAILEY JANSSEN ARCHITECTS
400 CLEMATIS STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401, TEL: 561-833-4707, LICENSE #AA-C001814

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AR0014785
REGISTERED ARCHITECT

ROGER P. JANSSEN AR-14785

DRAWING NO.

A2.10

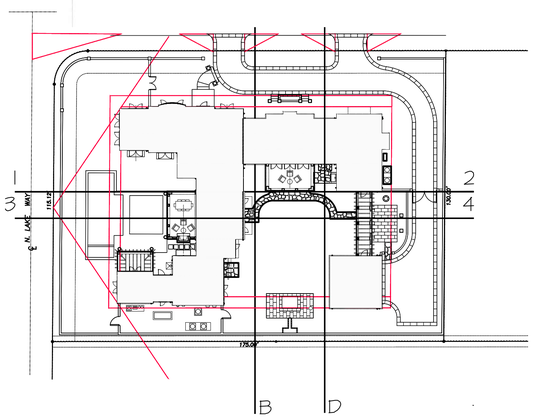
JOB NUMBER: 21-109



PREVIOUSLY PROPOSED WEST ELEVATION/SECTION C–D



CURRENTLY PROPOSED WEST ELEVATION/SECTION C–D



PROPOSED ADDITIONS AND ALTERATIONS AT:

250 INDIAN ROAD

PALM BEACH COUNTY

TOWN OF PALM BEACH

DAILEY JANSSEN ARCHITECTS
400 CLEMATIS STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401, TEL: 561-833-4707, LICENSE #AA-C001914

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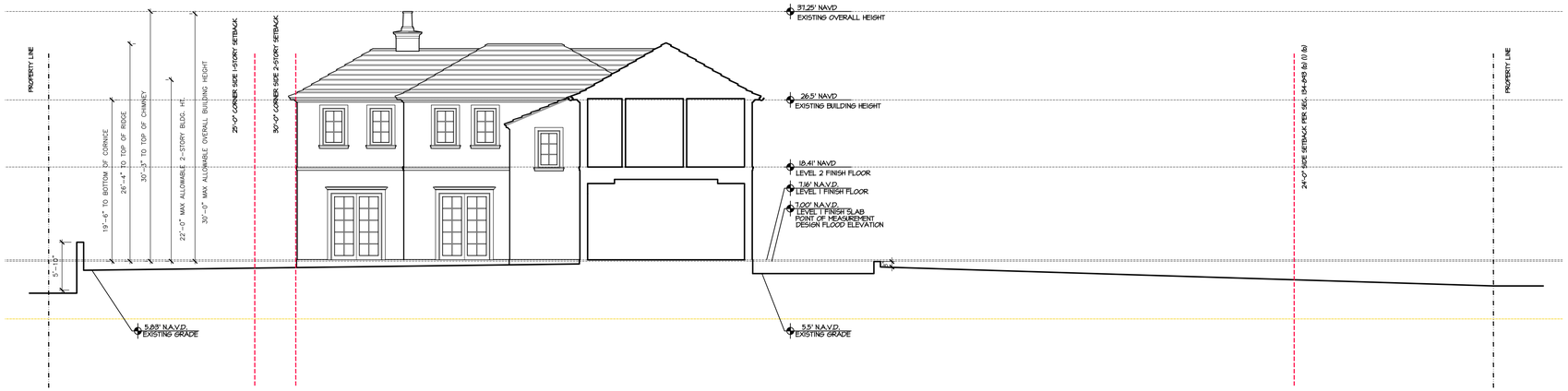
ROGER P. JANSSEN AR-14785

DRAWING NO.

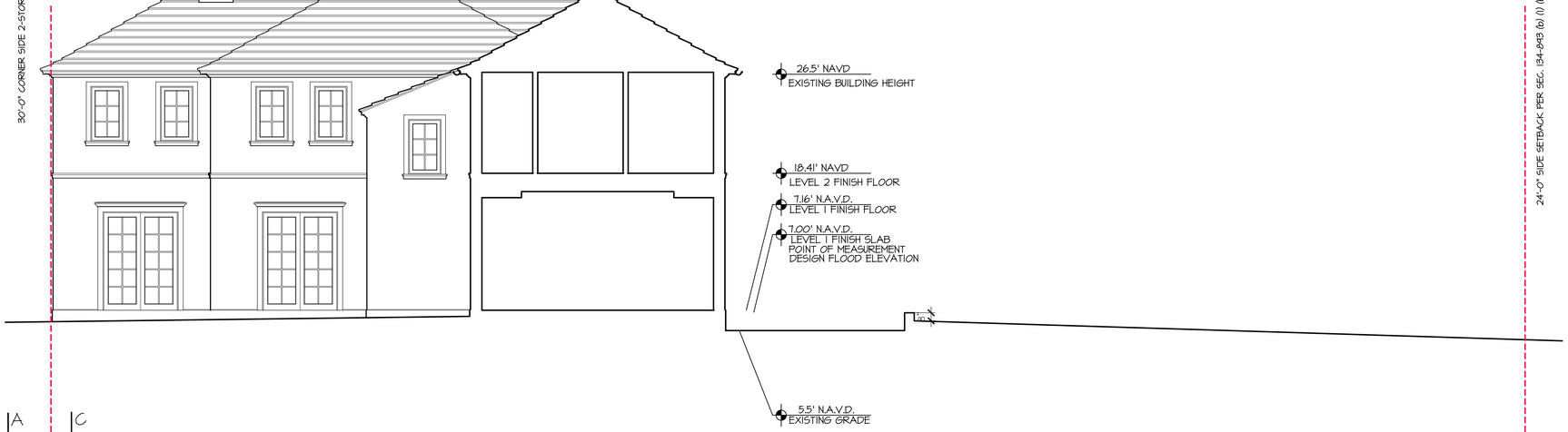
A2.11

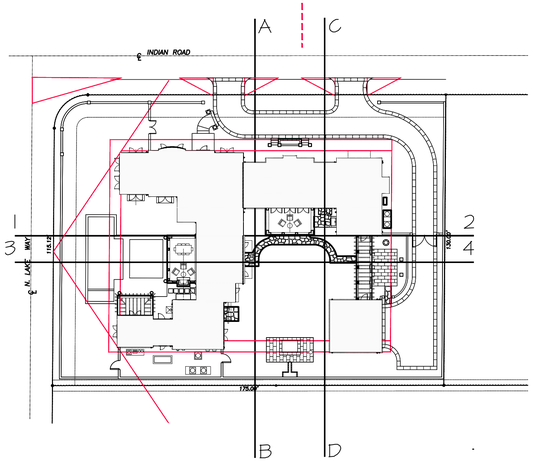
JOB NUMBER: 21-109



EXISTING SOUTH ELEVATION/SECTION 1-2

SCALE 1/8" = 1'-0"





EXISTING SOUTH ELEVATION/SECTION 1-2

SCALE 3/16" = 1'-0"

250 INDIAN ROAD

PROPOSED ADDITIONS AND ALTERATIONS AT:

PALM BEACH COUNTY

TOWN OF PALM BEACH

DAILEY JANSSEN ARCHITECTS
400 CLEMATIS STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401, TEL: 561-833-4107, LICENSE #AA-C001914

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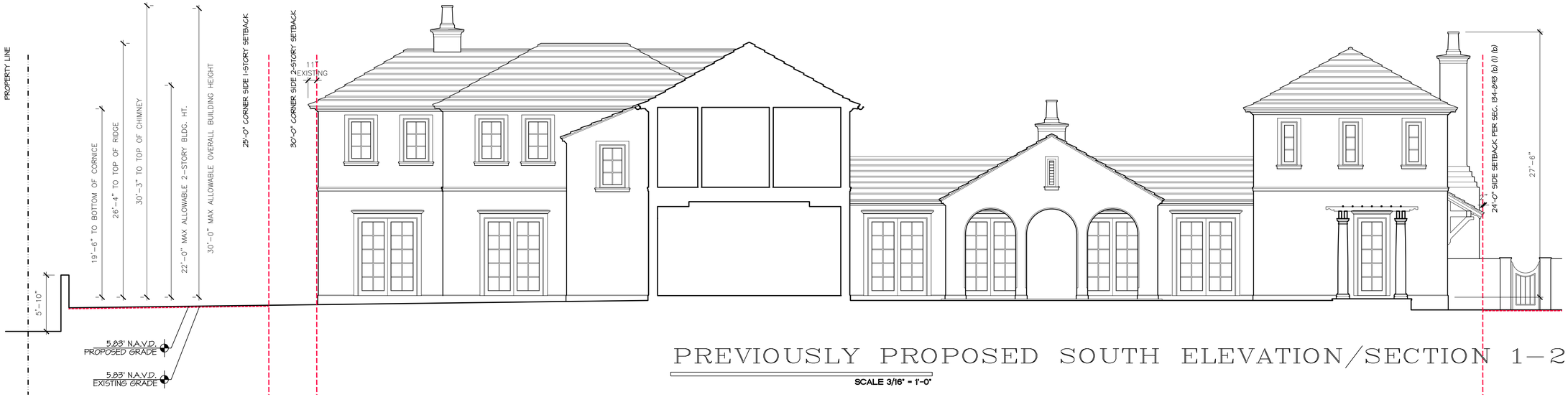
ROGER P. JANSSEN AR-14785

DRAWING NO.

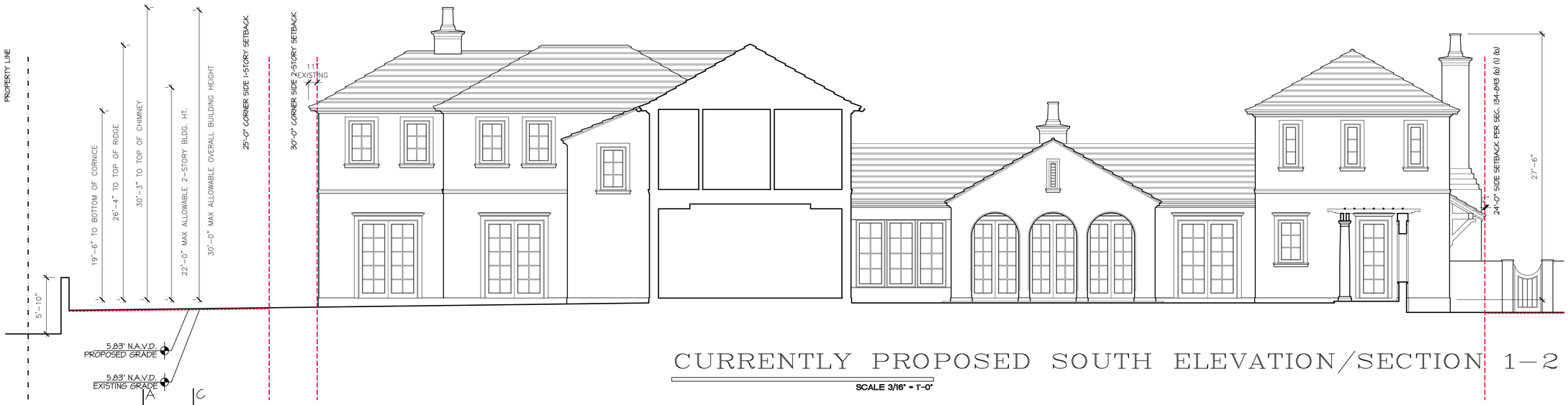
A2.12

JOB NUMBER: 21-109



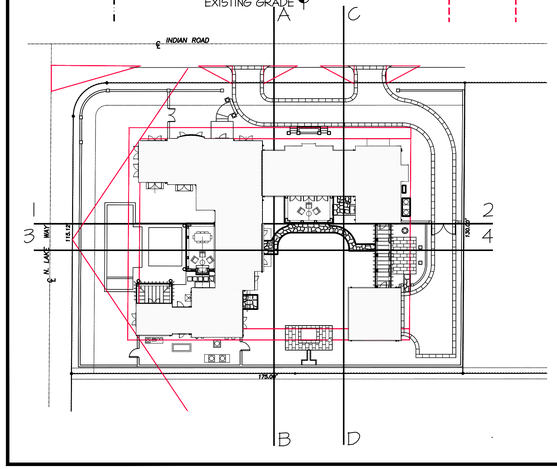
PREVIOUSLY PROPOSED SOUTH ELEVATION/SECTION 1-2

SCALE 3/16" = 1'-0"



CURRENTLY PROPOSED SOUTH ELEVATION/SECTION 1-2

SCALE 3/16" = 1'-0"



PROPOSED ADDITIONS AND ALTERATIONS AT:

250 INDIAN ROAD

PALM BEACH COUNTY

TOWN OF PALM BEACH

DAILEY JANSSEN ARCHITECTS
400 CLEMATIS STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401, TEL: 561-833-4107, LICENSE #AA-C001814

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ROGER P. JANSSEN AR-14785

DRAWING NO.

A2.13

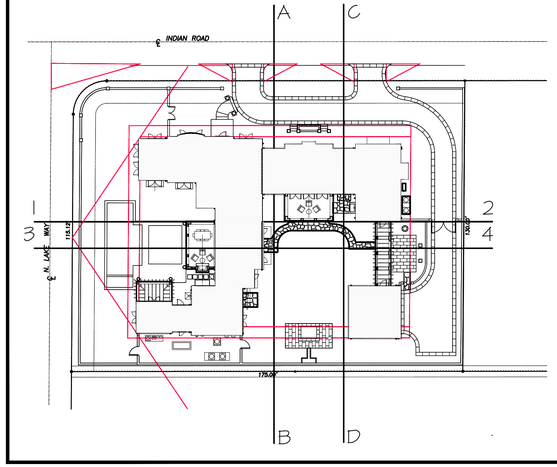
JOB NUMBER: 21-109



PREVIOUSLY PROPOSED SOUTH ELEVATION/SECTION 1–2



CURRENTLY PROPOSED SOUTH ELEVATION/SECTION 1–2



PROPOSED ADDITIONS AND ALTERATIONS AT:

250 INDIAN ROAD

PALM BEACH COUNTY

TOWN OF PALM BEACH

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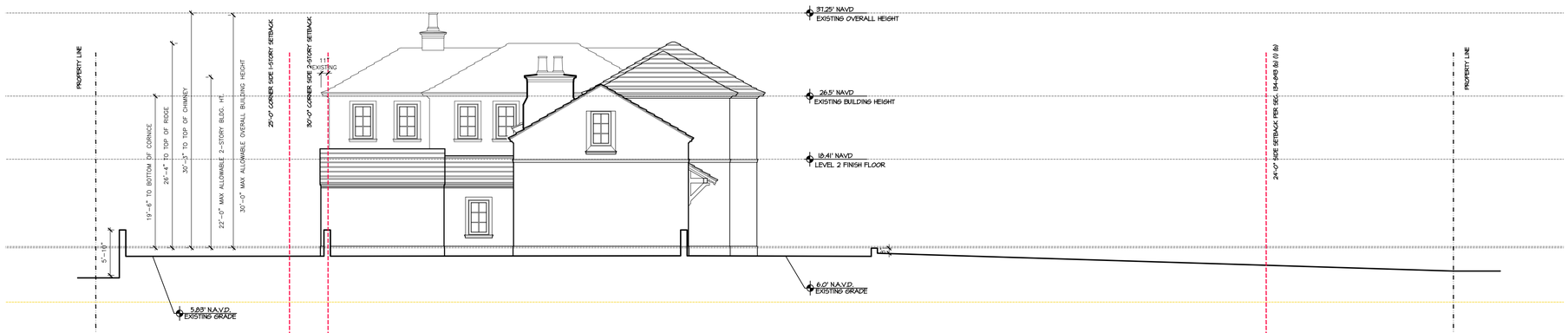
ROGER P. JANSSEN AR-14785

DRAWING NO.

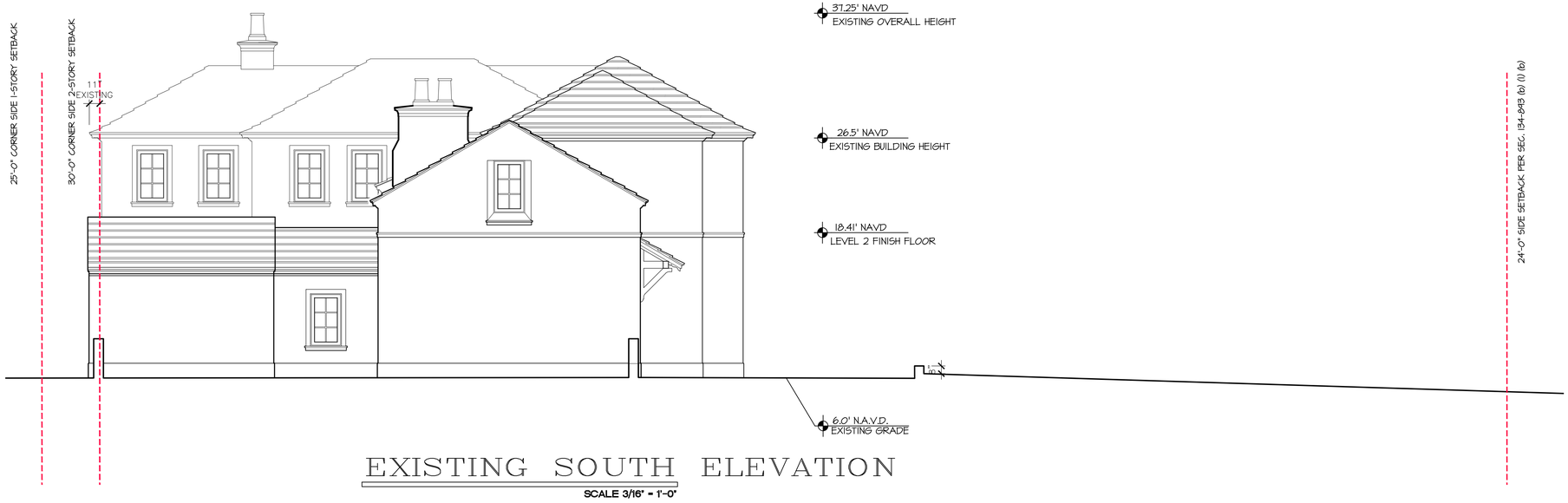
A2.14

JOB NUMBER: 21-104



EXISTING SOUTH ELEVATION

SCALE 1/8" = 1'-0"



EXISTING SOUTH ELEVATION

SCALE 3/16" = 1'-0"

PROPOSED ADDITIONS AND ALTERATIONS AT:

250 INDIAN ROAD

PALM BEACH COUNTY

TOWN OF PALM BEACH

DAILEY JANSSEN ARCHITECTS
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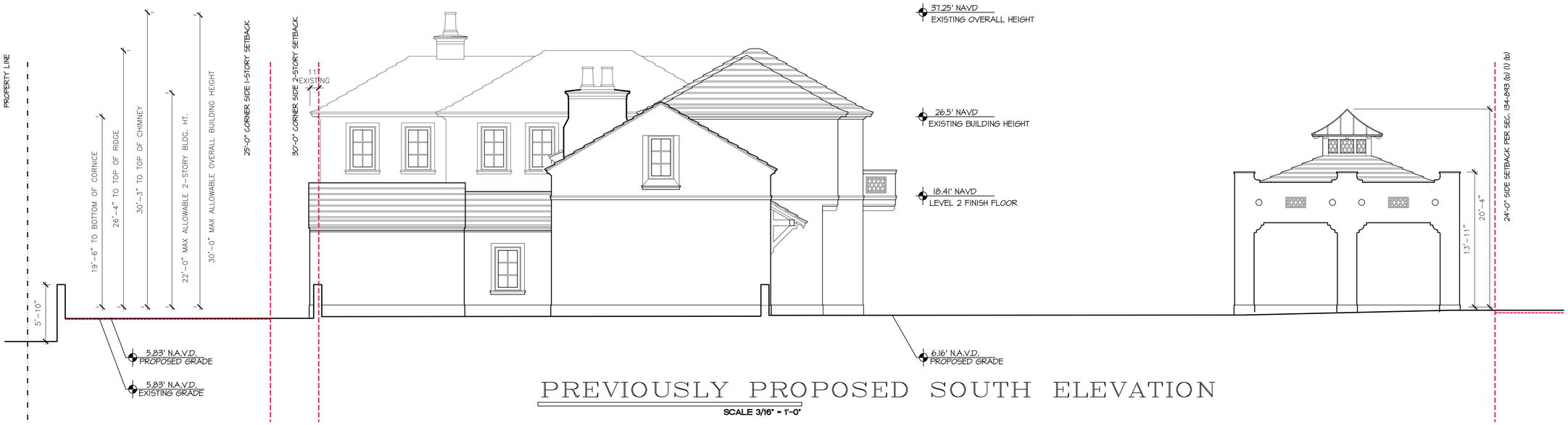
ROGER P. JANSSEN AR-14785

DRAWING NO.

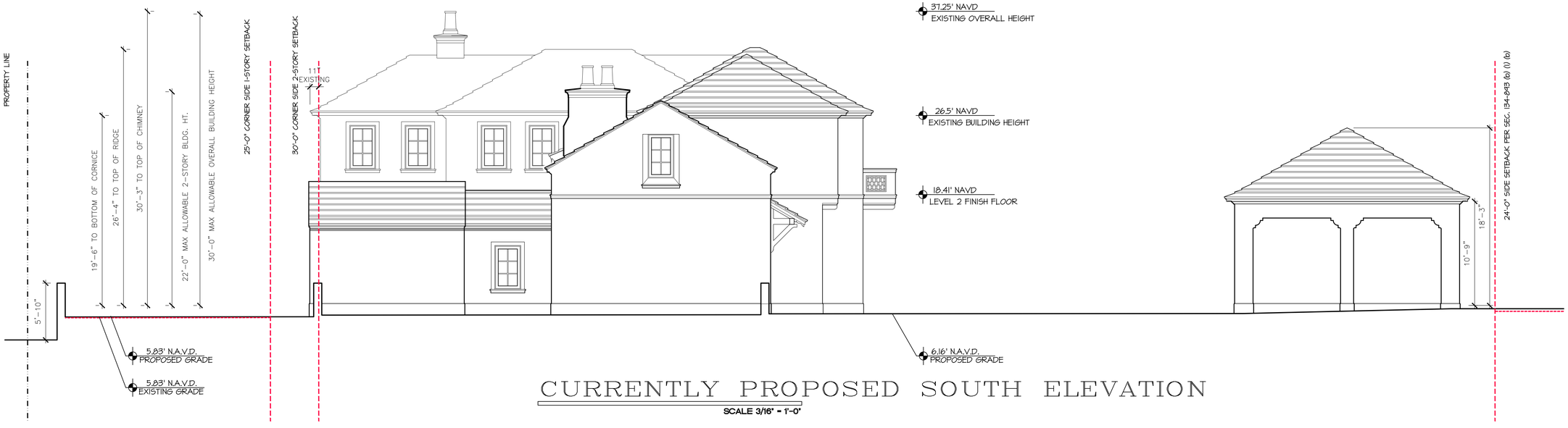
A2.15

JOB NUMBER: 21-109



PREVIOUSLY PROPOSED SOUTH ELEVATION

SCALE 3/16" = 1'-0"



CURRENTLY PROPOSED SOUTH ELEVATION

SCALE 3/16" = 1'-0"

PROPOSED ADDITIONS AND ALTERATIONS AT:

250 INDIAN ROAD

PALM BEACH COUNTY

TOWN OF PALM BEACH

DAILEY JANSSEN ARCHITECTS
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ROGER P. JANSSEN AR-14785

DRAWING NO.

A2.16

JOB NUMBER: 21-109



PREVIOUSLY PROPOSED SOUTH ELEVATION



CURRENTLY PROPOSED SOUTH ELEVATION

PROPOSED ADDITIONS AND ALTERATIONS AT:

250 INDIAN ROAD

PALM BEACH COUNTY

TOWN OF PALM BEACH

DAILEY JANSSEN ARCHITECTS
400 CLEMATIS STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401, TEL: 561-833-4107, LICENSE #AA-C001814

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AR0014785
REGISTERED ARCHITECT

ROGER P. JANSSEN AR-14785

DRAWING NO.

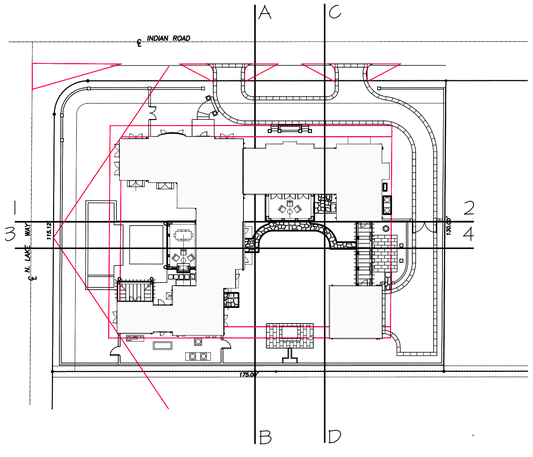
A2.17

JOB NUMBER: 21-109



EXISTING EAST ELEVATION

SCALE 3/16" = 1'-0"



PROPOSED ADDITIONS AND ALTERATIONS AT:

250 INDIAN ROAD

PALM BEACH COUNTY

TOWN OF PALM BEACH

DAILEY JANSSEN ARCHITECTS
400 CLEMATIS STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401, TEL: 561-833-4107, LICENSE #AA-C001814

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AR0014785
REGISTERED ARCHITECT

ROGER P. JANSSEN AR-14785

DRAWING NO.

A2.18

JOB NUMBER: 21-109



PREVIOUSLY PROPOSED EAST ELEVATION/SECTION A-B

SCALE 3/16" = 1'-0"



CURRENTLY PROPOSED EAST ELEVATION/SECTION A-B

SCALE 3/16" = 1'-0"

250 INDIAN ROAD

PROPOSED ADDITIONS AND ALTERATIONS AT:

PALM BEACH COUNTY

TOWN OF PALM BEACH

DAILEY JANSSEN ARCHITECTS
400 CLEMATIS STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401, TEL: 561-833-4707, LICENSE #AA-C001814

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REGISTERED ARCHITECT

ROGER P. JANSSEN AR-14785

DRAWING NO.

A2.19

JOB NUMBER: 21-109



PREVIOUSLY PROPOSED EAST ELEVATION/SECTION A–B



CURRENTLY PROPOSED EAST ELEVATION/SECTION A–B

PROPOSED ADDITIONS AND ALTERATIONS AT:

250 INDIAN ROAD

PALM BEACH COUNTY

TOWN OF PALM BEACH

DAILEY JANSSEN ARCHITECTS
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AR0014785
REGISTERED ARCHITECT

ROGER P. JANSSEN AR-14785

DRAWING NO.

A2.20

JOB NUMBER: 21-109



PREVIOUSLY PROPOSED EAST ELEVATION

SCALE 3/16" = 1'-0"



CURRENTLY PROPOSED EAST ELEVATION

SCALE 3/16" = 1'-0"

PROPOSED ADDITIONS AND ALTERATIONS AT:

250 INDIAN ROAD

PALM BEACH COUNTY

TOWN OF PALM BEACH

DAILEY JANSSEN ARCHITECTS
400 CLEMATIS STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401, TEL: 561-833-4107, LICENSE #AA-C001814

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AR0014785
REGISTERED ARCHITECT

ROGER P. JANSSEN AR-14785

DRAWING NO.

A2.21

JOB NUMBER: 21-109



PREVIOUSLY PROPOSED EAST ELEVATION



CURRENTLY PROPOSED EAST ELEVATION

PROPOSED ADDITIONS AND ALTERATIONS AT:

250 INDIAN ROAD

PALM BEACH COUNTY

TOWN OF PALM BEACH

DAILEY JANSSEN ARCHITECTS
400 CLEMATIS STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401, TEL: 561-833-4107, LICENSE #AA-C001814

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AR0014785
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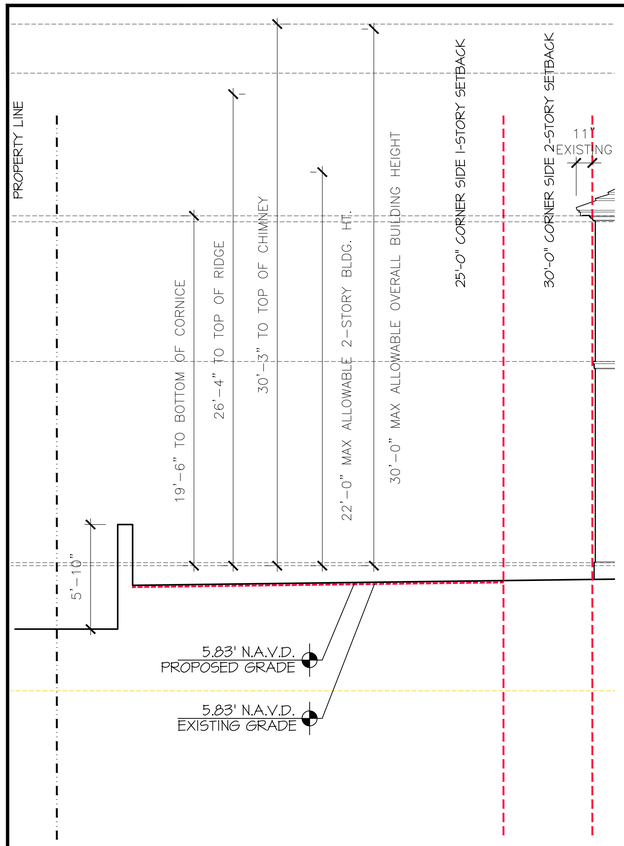
ROGER P. JANSSEN AR-14785

DRAWING NO.

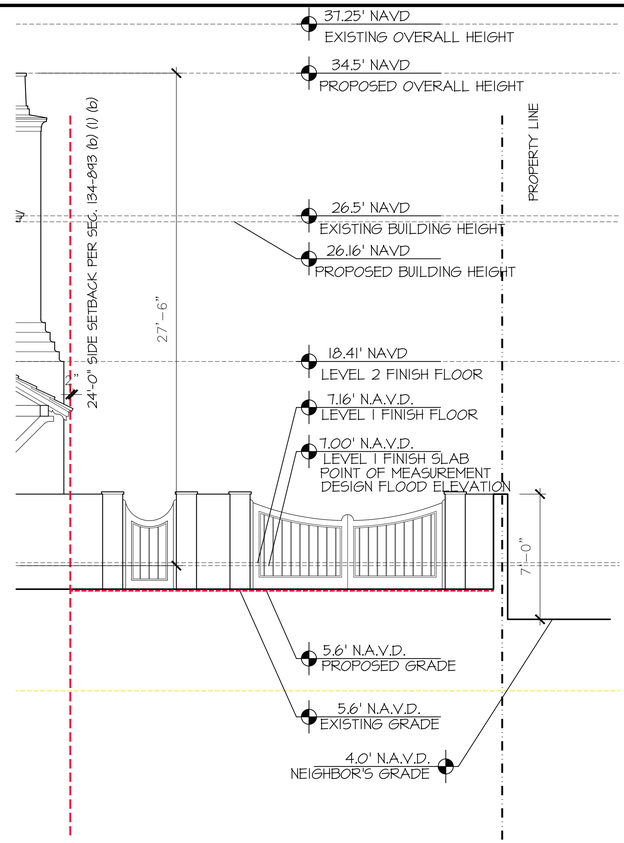
A2.22

JOB NUMBER: 21-109



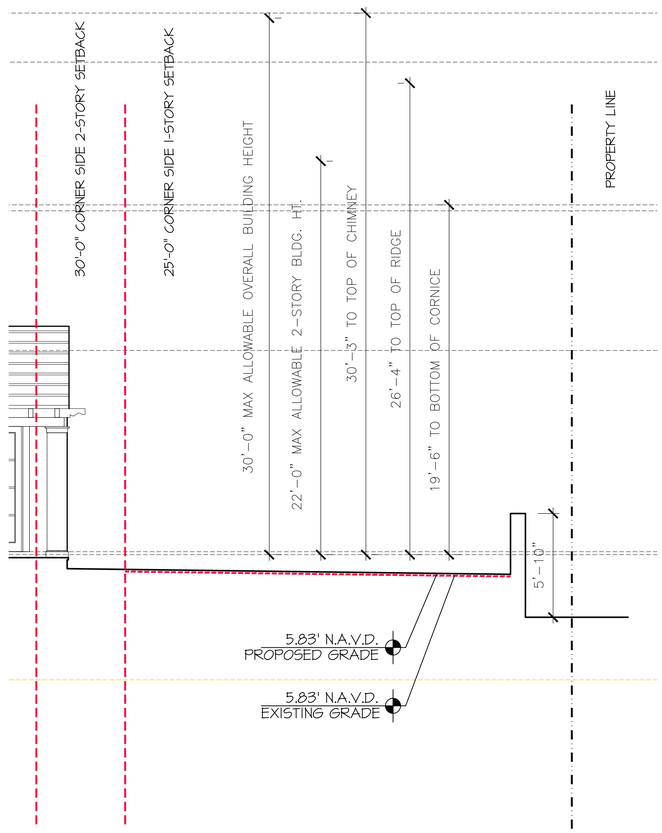
YARD SECTION 1

SCALE 1/4" = 1'-0"



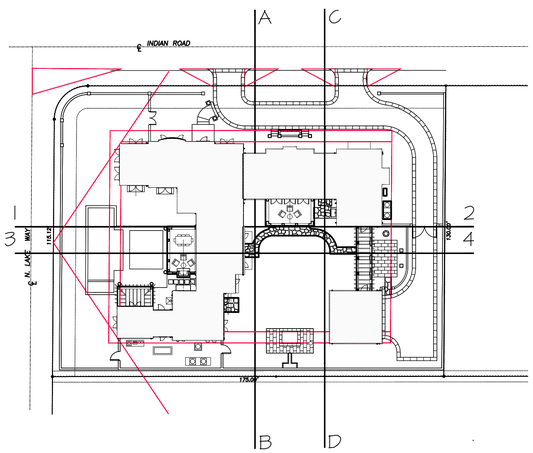
YARD SECTION 2

SCALE 1/4" = 1'-0"



YARD SECTION 3

SCALE 1/4" = 1'-0"



PROPOSED ADDITIONS AND ALTERATIONS AT:

250 INDIAN ROAD

PALM BEACH COUNTY

TOWN OF PALM BEACH

DAILEY JANSSEN ARCHITECTS
400 CLEMATIS STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401, TEL: 561-833-4107, LICENSE #AA-C001814

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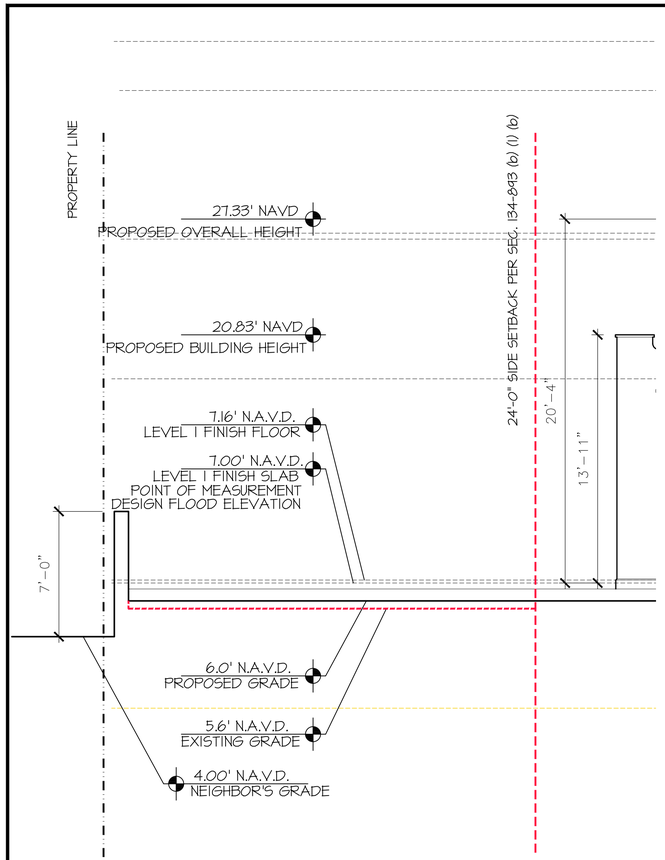
AR0014785
REGISTERED ARCHITECT

ROGER P. JANSSEN AR-14785

DRAWING NO.

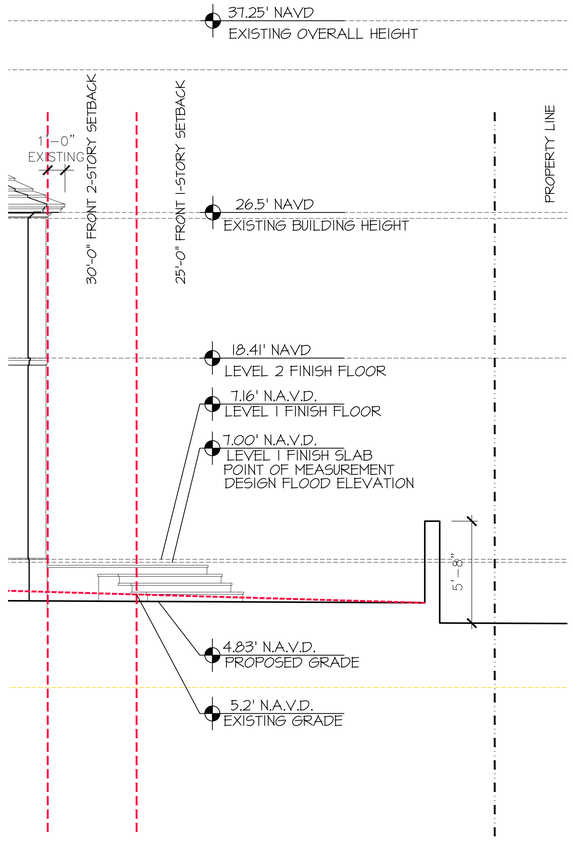
A2.23

JOB NUMBER: 21-109



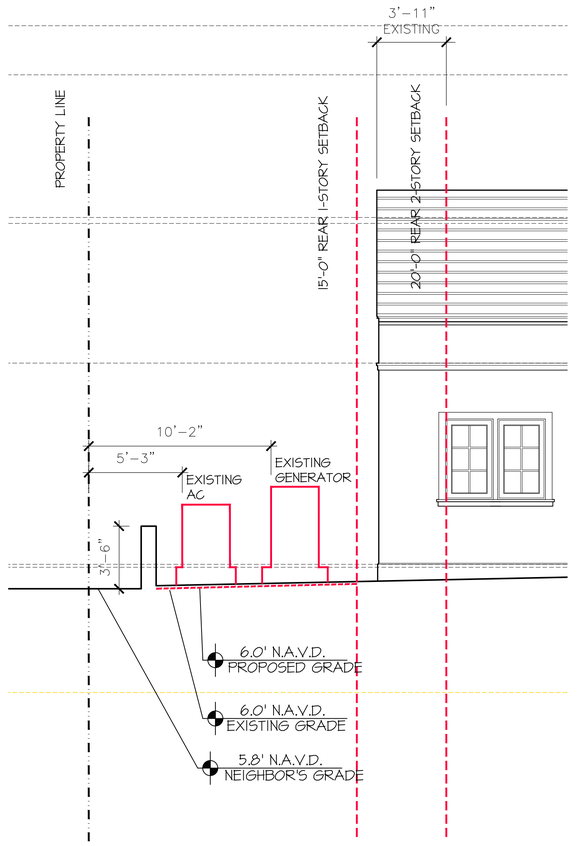
YARD SECTION 4

SCALE 1/4" = 1'-0"



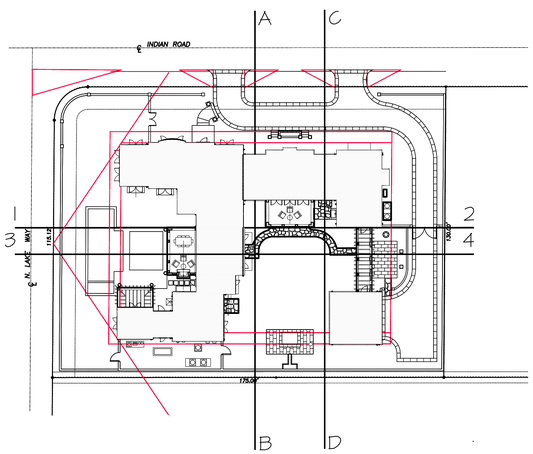
YARD SECTION A

SCALE 1/4" = 1'-0"



YARD SECTION B

SCALE 1/4" = 1'-0"



250 INDIAN ROAD

PROPOSED ADDITIONS AND ALTERATIONS AT:

PALM BEACH COUNTY

TOWN OF PALM BEACH

DAILEY JANSSEN ARCHITECTS
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SEAL

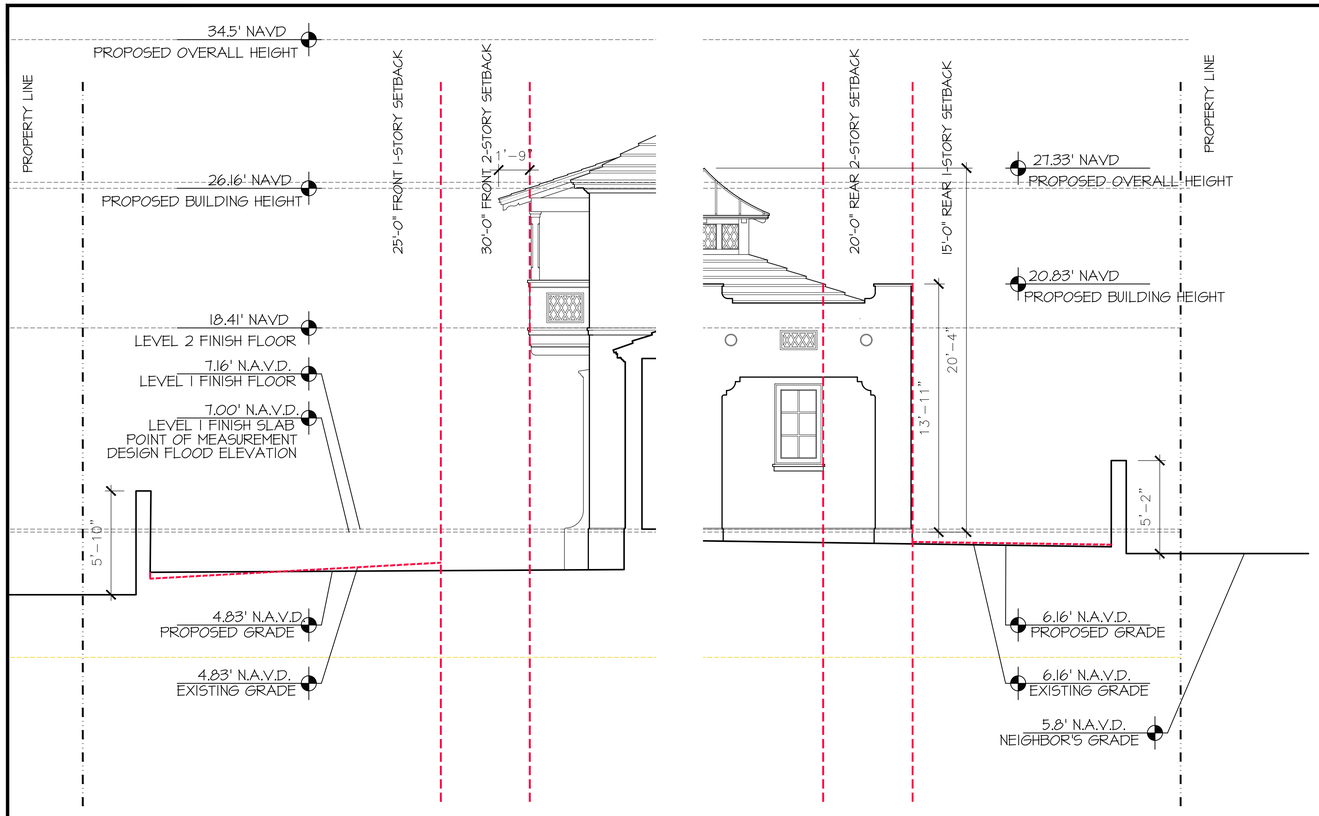
STATE OF FLORIDA
ROGER PATTON JANSSEN
AR0014785
REGISTERED ARCHITECT

ROGER P. JANSSEN AR-14785

DRAWING NO.

A2.24

JOB NUMBER: 21-109

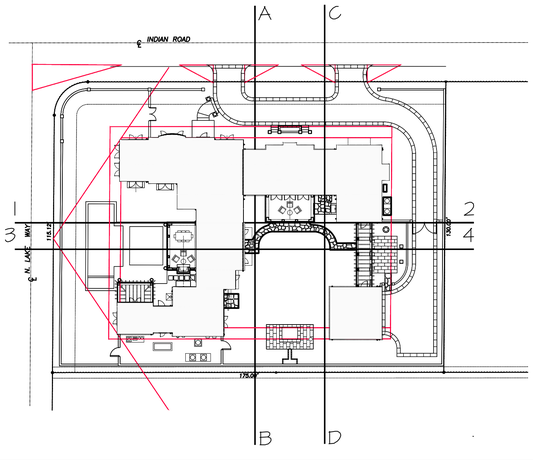


YARD SECTION C

SCALE 1/4" = 1'-0"

YARD SECTION D

SCALE 1/4" = 1'-0"



PROPOSED ADDITIONS AND ALTERATIONS AT:

250 INDIAN ROAD

PALM BEACH COUNTY

TOWN OF PALM BEACH

DAILEY JANSSEN ARCHITECTS
400 CLEMATIS STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401, TEL: 561-833-4107, LICENSE #AA-C001814

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ROGER P. JANSSEN AR-14785

DRAWING NO.

A2.25

JOB NUMBER: 21-109



STUCCO- WHITE TO MATCH EXISTING

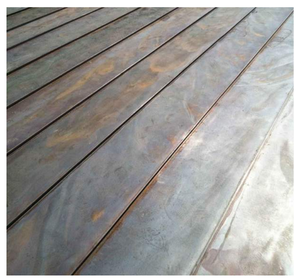
SASHES- BLUE TO MATCH EXISTING

ROOF- WHITE CEMENT TILE TO MATCH EXISTING

GUTTERS- *COPPER*

ENTRY DOORS- MAHOGANY TO MATCH EXISTING

GARAGE DOORS- WHITE TO MATCH EXISTING



COPPER STANDING SEAM AT CUPOLA



CORAL STONE ACCENTS: ENTRY DOOR SURROUND AND TAPERED COLUMN CAPITALS AND BASES



LIME WASHED CYPRESS ACCENTS: BRACKETED OVERHANGS AND BREEZEWAY

COLORS AND MATERIALS

PROPOSED ADDITIONS AND ALTERATIONS AT:

250 INDIAN ROAD

PALM BEACH COUNTY

TOWN OF PALM BEACH

DAILEY JANSSEN ARCHITECTS
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JOB NUMBER: 21-109



EXISTING STREET VIEW

PROPOSED ADDITIONS AND ALTERATIONS AT:

250 INDIAN ROAD

PALM BEACH COUNTY

TOWN OF PALM BEACH

DAILEY JANSSEN ARCHITECTS
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DRAWING NO.

A2.27

JOB NUMBER: 21-109



PREVIOUSLY PROPOSED STREET VIEW

PROPOSED ADDITIONS AND ALTERATIONS AT:

250 INDIAN ROAD

PALM BEACH COUNTY

TOWN OF PALM BEACH

DAILEY JANSSEN ARCHITECTS
400 CLEMATIS STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401, TEL: 561-833-4107, LICENSE #AA-C001814

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A2.28

JOB NUMBER: 21-109



CURRENTLY PROPOSED STREET VIEW

PROPOSED ADDITIONS AND ALTERATIONS AT:

250 INDIAN ROAD

PALM BEACH COUNTY

TOWN OF PALM BEACH

DAILEY JANSSEN ARCHITECTS
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REGISTERED ARCHITECT

ROGER P. JANSSEN AR-14785

DRAWING NO.

A2.29

JOB NUMBER: 21-109



PREVIOUSLY PROPOSED STREET VIEW

PROPOSED ADDITIONS AND ALTERATIONS AT:

250 INDIAN ROAD

PALM BEACH COUNTY

TOWN OF PALM BEACH

DAILEY JANSSEN ARCHITECTS
400 CLEMATIS STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401, TEL: 561-833-4107, LICENSE #AA-C001814

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ROGER P. JANSSEN AR-14785

DRAWING NO.

A2.30

JOB NUMBER: 21-109



CURRENTLY PROPOSED STREET VIEW

PROPOSED ADDITIONS AND ALTERATIONS AT:

250 INDIAN ROAD

PALM BEACH COUNTY

TOWN OF PALM BEACH

DAILEY JANSSEN ARCHITECTS
400 CLEMATIS STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401, TEL: 561-833-4107, LICENSE #AA-C001814

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REGISTERED ARCHITECT

ROGER P. JANSSEN AR-14785

DRAWING NO.

A2.31

JOB NUMBER: 21-109



PREVIOUSLY PROPOSED STREET VIEW

PROPOSED ADDITIONS AND ALTERATIONS AT:

250 INDIAN ROAD

PALM BEACH COUNTY

TOWN OF PALM BEACH

DAILEY JANSSEN ARCHITECTS
400 CLEMATIS STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401, TEL: 561-833-4107, LICENSE #AA-C001814

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ROGER P. JANSSEN AR-14785

DRAWING NO.

A2.32

JOB NUMBER: 21-104



CURRENTLY PROPOSED STREET VIEW

PROPOSED ADDITIONS AND ALTERATIONS AT:

250 INDIAN ROAD

PALM BEACH COUNTY

TOWN OF PALM BEACH

DAILEY JANSSEN ARCHITECTS
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ROGER P. JANSSEN AR-14785

DRAWING NO.

A2.33

JOB NUMBER: 21-109



PREVIOUSLY PROPOSED STREET VIEW

PROPOSED ADDITIONS AND ALTERATIONS AT:

250 INDIAN ROAD

PALM BEACH COUNTY

TOWN OF PALM BEACH

DAILEY JANSSEN ARCHITECTS
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DRAWING NO.

A2.34

JOB NUMBER: 21-109



CURRENTLY PROPOSED STREET VIEW

PROPOSED ADDITIONS AND ALTERATIONS AT:

250 INDIAN ROAD

PALM BEACH COUNTY

TOWN OF PALM BEACH

DAILEY JANSSEN ARCHITECTS
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ROGER P. JANSSEN AR-14785

DRAWING NO.

A2.35

JOB NUMBER: 21-109



PREVIOUSLY PROPOSED STREET VIEW

PROPOSED ADDITIONS AND ALTERATIONS AT:

250 INDIAN ROAD

PALM BEACH COUNTY

TOWN OF PALM BEACH

DAILEY JANSSEN ARCHITECTS
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DRAWING NO.

A2.36

JOB NUMBER: 21-104



CURRENTLY PROPOSED STREET VIEW

PROPOSED ADDITIONS AND ALTERATIONS AT:

250 INDIAN ROAD

PALM BEACH COUNTY

TOWN OF PALM BEACH

DAILEY JANSSEN ARCHITECTS
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ROGER P. JANSSEN AR-14785

DRAWING NO.

A2.37

JOB NUMBER: 21-109



PREVIOUSLY PROPOSED STREET VIEW

PROPOSED ADDITIONS AND ALTERATIONS AT:

250 INDIAN ROAD

PALM BEACH COUNTY

TOWN OF PALM BEACH

DAILEY JANSSEN ARCHITECTS
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DRAWING NO.

A2.38

JOB NUMBER: 21-109



CURRENTLY PROPOSED STREET VIEW

PROPOSED ADDITIONS AND ALTERATIONS AT:

250 INDIAN ROAD

PALM BEACH COUNTY

TOWN OF PALM BEACH

DAILEY JANSSEN ARCHITECTS
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ROGER P. JANSSEN AR-14785

DRAWING NO.

A2.39

JOB NUMBER: 21-109



EXISTING AERIAL VIEW

PROPOSED ADDITIONS AND ALTERATIONS AT:

250 INDIAN ROAD

PALM BEACH COUNTY

TOWN OF PALM BEACH

DAILEY JANSSEN ARCHITECTS
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DRAWING NO.

A2.40

JOB NUMBER: 21-109



PROPOSED AERIAL VIEW

PROPOSED ADDITIONS AND ALTERATIONS AT:

250 INDIAN ROAD

PALM BEACH COUNTY

TOWN OF PALM BEACH

DAILEY JANSSEN ARCHITECTS
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DRAWING NO.

A2.41

JOB NUMBER: 21-109



EXISTING AERIAL VIEW

PROPOSED ADDITIONS AND ALTERATIONS AT:

250 INDIAN ROAD

PALM BEACH COUNTY

TOWN OF PALM BEACH

DAILEY JANSSEN ARCHITECTS
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ROGER P. JANSSEN AR-14785

DRAWING NO.

A2.42

JOB NUMBER: 21-104



PROPOSED AERIAL VIEW

PROPOSED ADDITIONS AND ALTERATIONS AT:

250 INDIAN ROAD

PALM BEACH COUNTY

TOWN OF PALM BEACH

DAILEY JANSSEN ARCHITECTS
400 CLEMATIS STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401, TEL: 561-833-4707, LICENSE #AA-C001914

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ROGER P. JANSSEN AR-14785

DRAWING NO.

A2.43

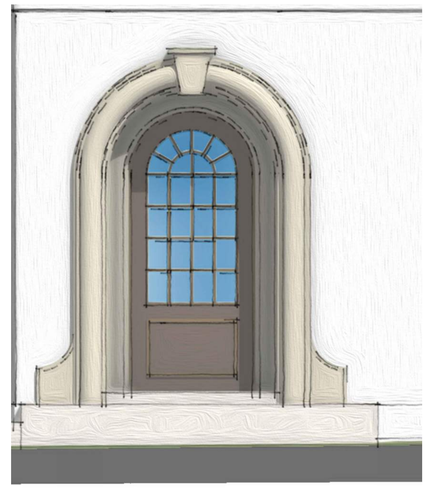
JOB NUMBER: 21-109



TRELLIS DETAIL

SCALE 3/4"= 1'-0"





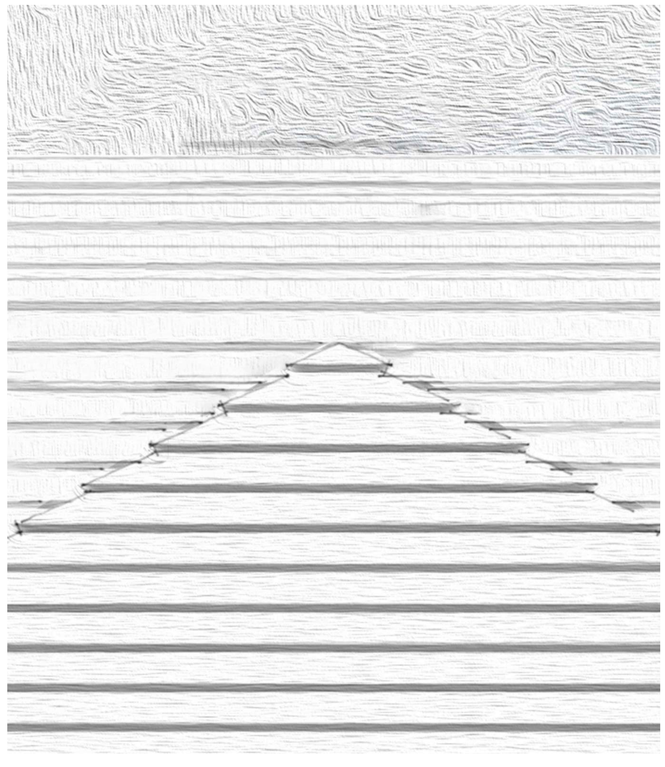
FRONT DOOR DETAIL

SCALE 1" = 1'-0"



COVERED BALCONY DETAIL

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



CUPOLA DETAIL

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



CORNICE DETAIL

SCALE 1" = 1'-0"

PROPOSED ADDITIONS AND ALTERATIONS AT:

250 INDIAN ROAD

PALM BEACH COUNTY

TOWN OF PALM BEACH

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DRAWING NO.

A2.44

JOB NUMBER: 21-109



BARBEQUE NOOK DETAIL

SCALE 1" = 1'-0"



LOGGIA DETAIL

SCALE 3/4" = 1'-0"



BALCONY DETAIL

SCALE 1" = 1'-0"



GARAGE DOOR DETAIL

SCALE 1" = 1'-0"

PROPOSED ADDITIONS AND ALTERATIONS AT:

250 INDIAN ROAD

PALM BEACH COUNTY

TOWN OF PALM BEACH

DAILEY JANSSEN ARCHITECTS
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ROGER P. JANSSEN AR-14785

DRAWING NO.

A2.45

JOB NUMBER: 21-109



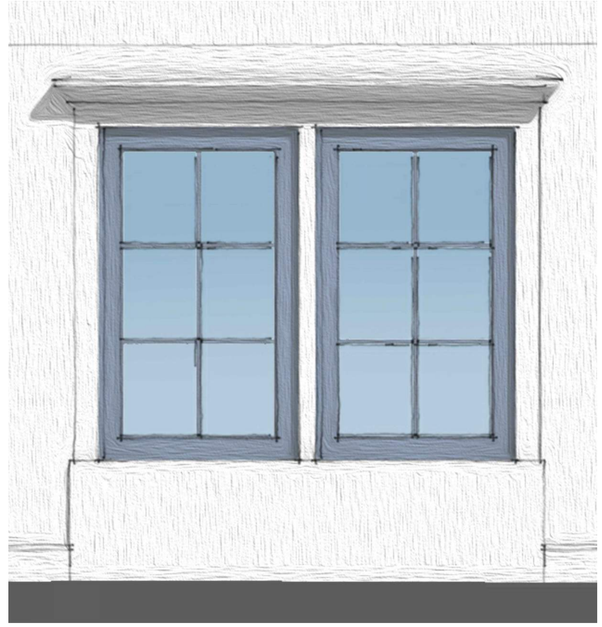
EAVE DETAIL

SCALE 3" = 1'-0"



WINDOW DETAIL

SCALE 3" = 1'-0"



DOUBLE WINDOW DETAIL

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



TRIPLE WINDOW DETAIL

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



BAY DETAIL

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

PROPOSED ADDITIONS AND ALTERATIONS AT:

250 INDIAN ROAD

PALM BEACH COUNTY

TOWN OF PALM BEACH

DAILEY JANSSEN ARCHITECTS
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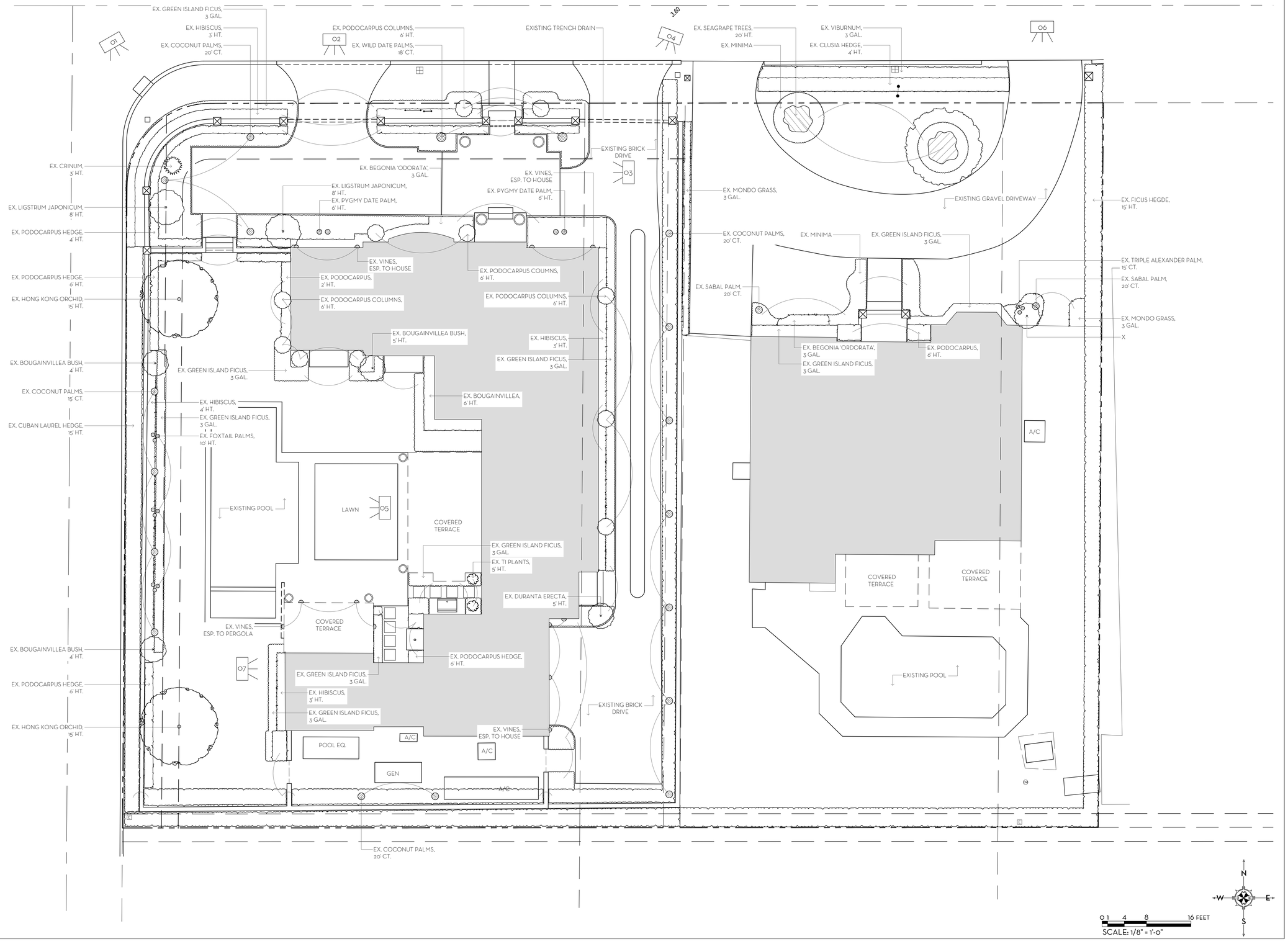
ROGER P. JANSSEN AR-14785

DRAWING NO.

A2.46

JOB NUMBER: 21-109

FINAL SUBMITTAL



MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

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

EXISTING CONDITIONS PLAN

RESIDENCE

250 INDIAN, PALM BEACH, FL.

06 OCT 2025
30 SEPT 2025
04 AUG 2025
30 JULY 2025
14 JULY 2025
26 JUNE 2025
07 MAR 2025

NIEVERA WILLIAMS
DESIGN

625 N. Flagler Drive
Suite 502
West Palm Beach, FL 33401
P: 561-659-2820
F: 561-659-2113

NIEVERAWILLIAMS.COM

EX1

FINAL SUBMITTAL



01



02



03



04



05



06



07

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

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

EXISTING CONDITION PHOTOS

RESIDENCE

250 INDIAN, PALM BEACH, FL.

06 OCT 2025
30 SEPT 2025
04 AUG 2025
30 JULY 2025
14 JULY 2025
26 JUNE 2025
07 MAR 2025

NIEVERA WILLIAMS
DESIGN

625 N. Flagler Drive
Suite 502
West Palm Beach, FL 33401
P: 561-659-2820
F: 561-659-2113

NIEVERAWILLIAMS.COM

EX2

FINAL SUBMITTAL

OVERALL R-A SITE CALCULATIONS:

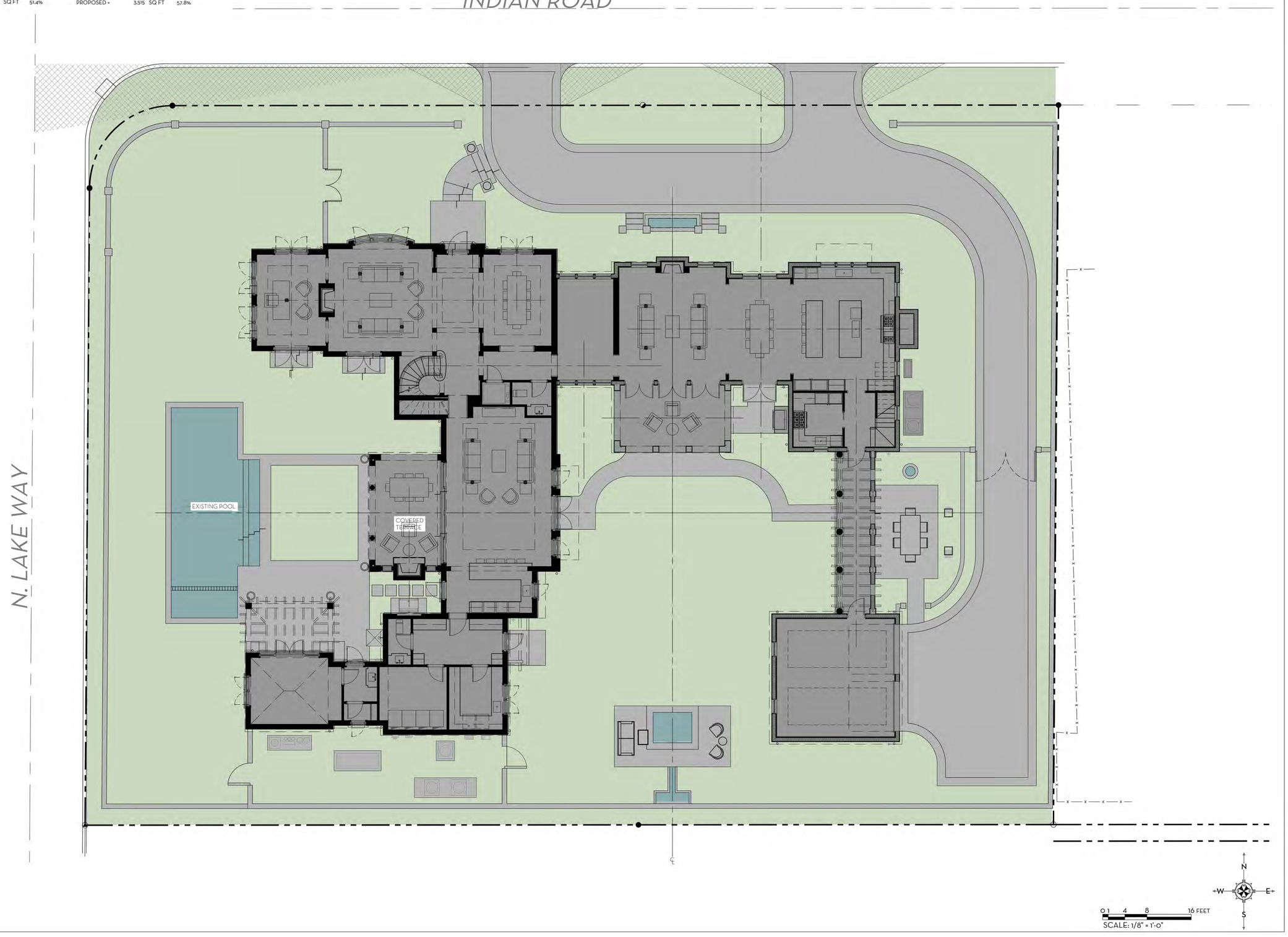
SITE AREA =	22,703	SQ FT	100%
MINIMUM LANDSCAPE:			
REQUIRED =	11,352	SQ FT	50%
EXISTING =	-	SQ FT	-
PROPOSED =	11,661	SQ FT	51.4%

FRONT SETBACK SITE CALCULATIONS:

35' SETBACK AREA =	6,078	SQ FT	100%
MINIMUM LANDSCAPE:			
REQUIRED =	2,735	SQ FT	45%
EXISTING =	-	SQ FT	-
PROPOSED =	3,515	SQ FT	57.8%

LEGEND

- HARDSCAPE
- LANDSCAPE
- BUILDING



MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

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

OVERALL OPEN SPACE DIAGRAM

RESIDENCE

250 INDIAN, PALM BEACH, FL.

30 SEPT 2025
04 AUG 2025
30 JULY 2025
14 JULY 2025
26 JUNE 2025
07 MAR 2025

NIEVERA WILLIAMS
DESIGN

625 N. Flagler Drive
Suite 502
West Palm Beach, FL 33401
P: 561-659-2820
F: 561-659-2113

NIEVERAWILLIAMS.COM

OS1

FINAL SUBMITTAL

OVERALL R-A SITE CALCULATIONS:

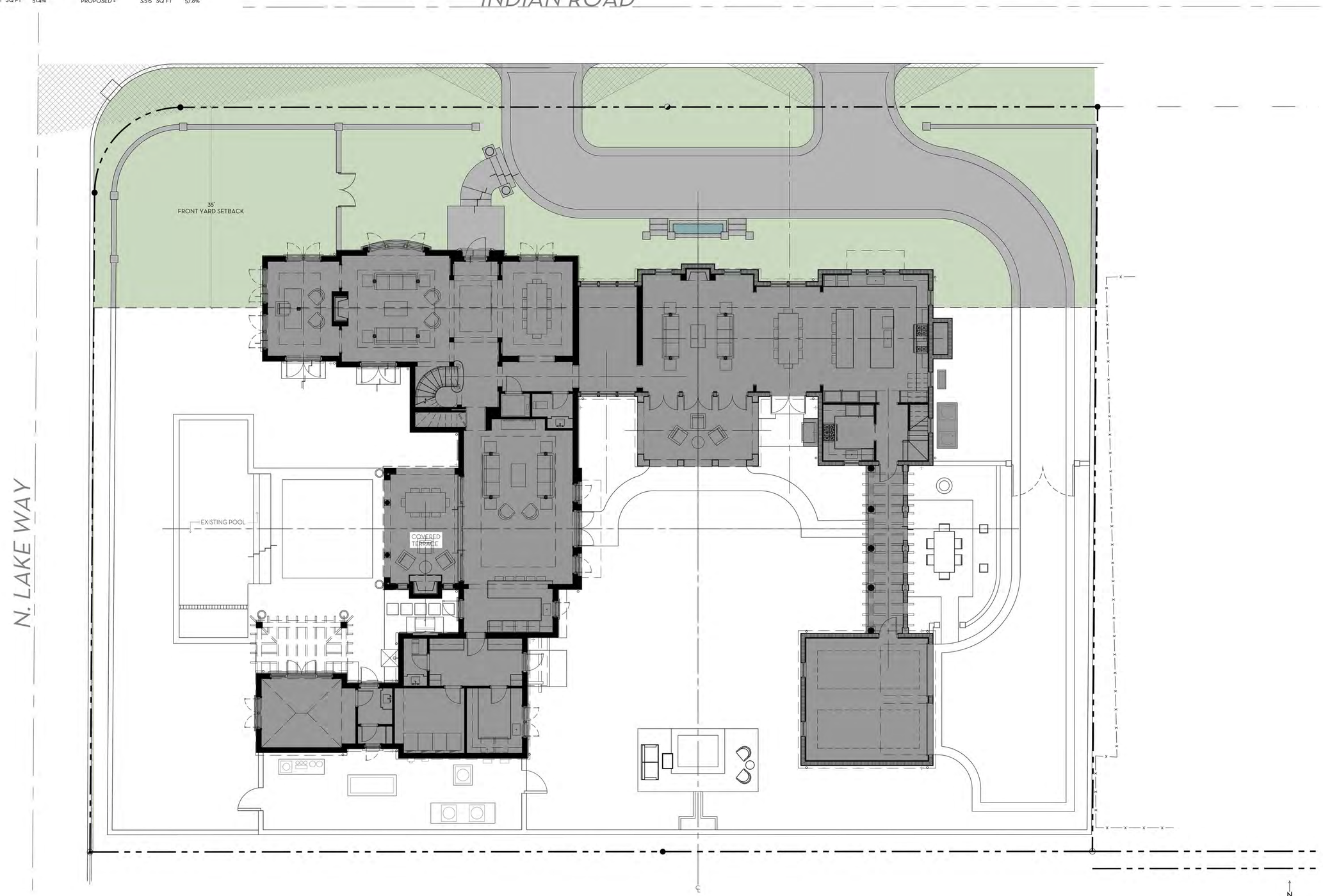
SITE AREA =	22,703	SQ FT	100%
MINIMUM LANDSCAPE:			
REQUIRED =	11,352	SQ FT	50%
EXISTING =	-	SQ FT	-
PROPOSED =	11,661	SQ FT	51.4%

FRONT SETBACK SITE CALCULATIONS:

35' SETBACK AREA =	6,078	SQ FT	100%
MINIMUM LANDSCAPE:			
REQUIRED =	2,735	SQ FT	45%
EXISTING =	-	SQ FT	-
PROPOSED =	3,515	SQ FT	57.8%

LEGEND

- HARDSCAPE
- LANDSCAPE
- BUILDING



0 1 4 8 16 FEET
SCALE: 1/8" = 1'-0"

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

35' FRONT SETBACK OPEN SPACE DIAGRAM

RESIDENCE

250 INDIAN, PALM BEACH, FL.

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

30 SEPT 2025
04 AUG 2025
30 JULY 2025
14 JULY 2025
26 JUNE 2025
07 MAR 2025

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OS2

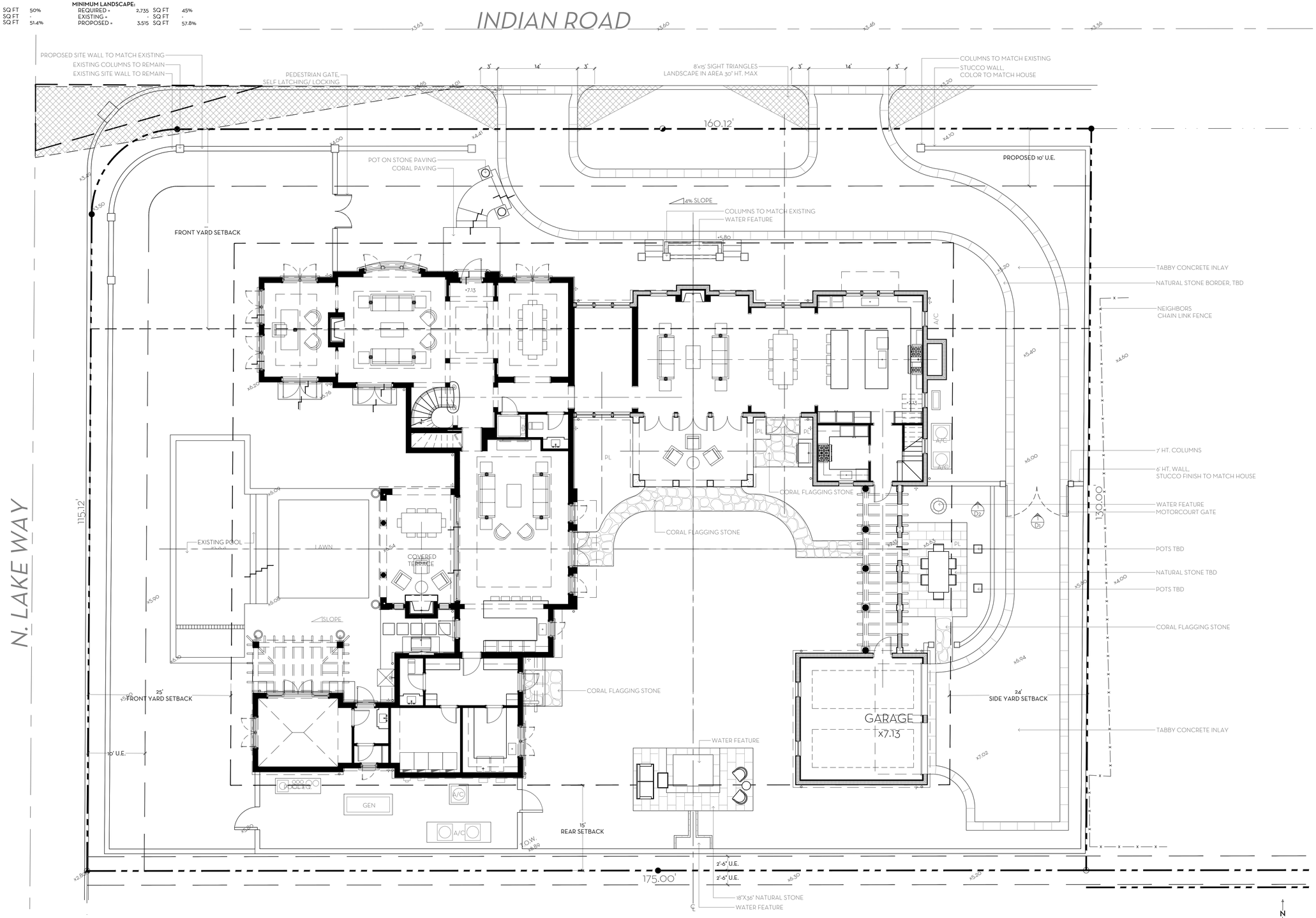
FINAL SUBMITTAL

OVERALL R-A SITE CALCULATIONS:

SITE AREA =	22,703	SQ FT	100%
MINIMUM LANDSCAPE:			
REQUIRED =	11,352	SQ FT	50%
EXISTING =	-	SQ FT	-
PROPOSED =	11,661	SQ FT	51.4%

FRONT SETBACK SITE CALCULATIONS:

35' SETBACK AREA =	6,078	SQ FT	100%
MINIMUM LANDSCAPE:			
REQUIRED =	2,735	SQ FT	45%
EXISTING =	-	SQ FT	-
PROPOSED =	3,515	SQ FT	57.8%



FILL CALCULATIONS
7.00' F.F.E. - 1.65' COR .2 = 1.67' (MAXIMUM LOT FILL)

N
W E
S

0 1 4 8 16 FEET
SCALE: 1/8" = 1'-0"

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

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

HARDSCAPE PLAN

RESIDENCE

250 INDIAN, PALM BEACH, FL.

06 OCT 2025
30 SEPT 2025
04 AUG 2025
30 JULY 2025
14 JULY 2025
26 JUNE 2025
07 MAR 2025

NIEVERA WILLIAMS
DESIGN

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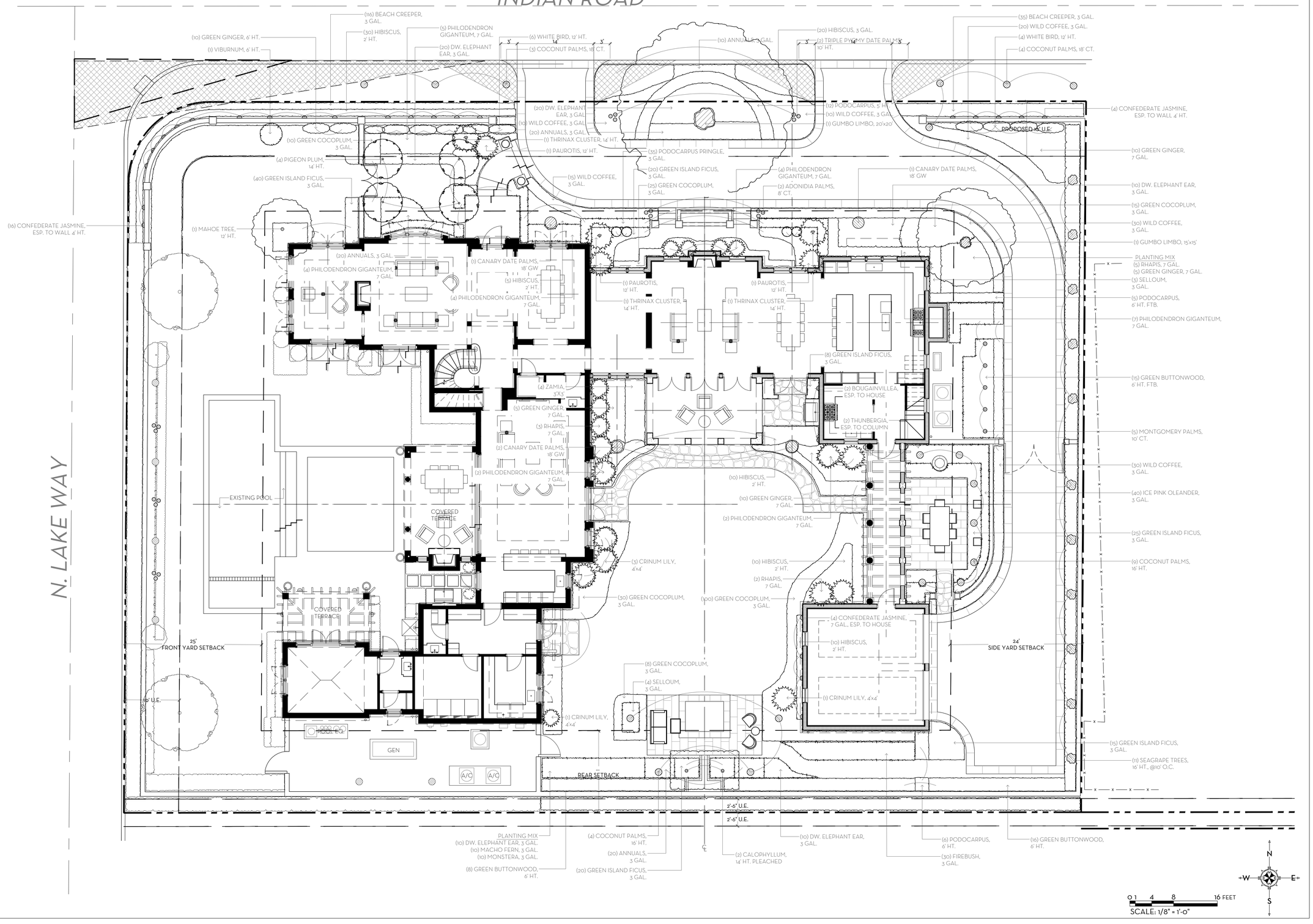
L1

FINAL SUBMITTAL



MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

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

LANDSCAPE PLAN

RESIDENCE

250 INDIAN, PALM BEACH, FL.

06 OCT 2025
30 SEPT 2025
04 AUG 2025
30 JULY 2025
14 JULY 2025
26 JUNE 2025
07 MAR 2025

NIEVERA WILLIAMS
DESIGN

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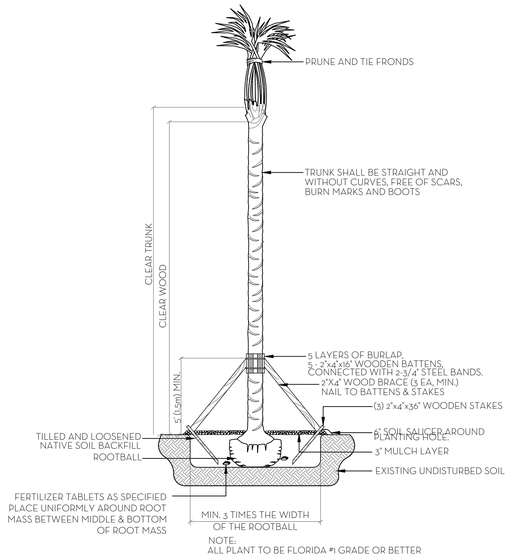
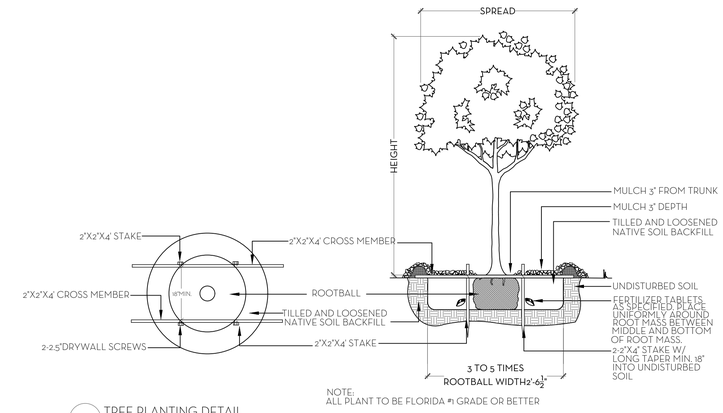
LP1



PALM PLANTING DETAIL
NTS

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



TREE PLANTING DETAIL
N.T.S.

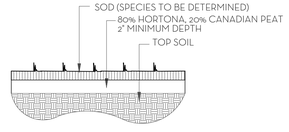
NOTE:
ALL MATERIAL TO BE FLORIDA #1 OR BETTER

SHRUB & GROUNDCOVER PLANTING DETAIL
N.T.S.

NOTE:
ALL PLANT TO BE FLORIDA #1 OR BETTER

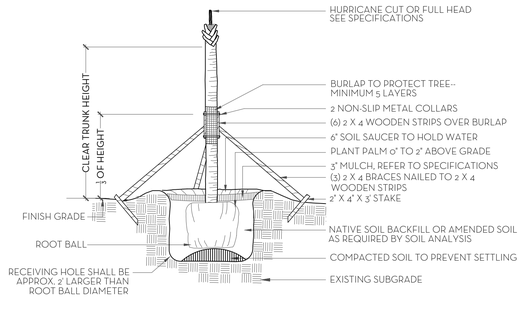
PLANT SPACING DETAIL
N.T.S.

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



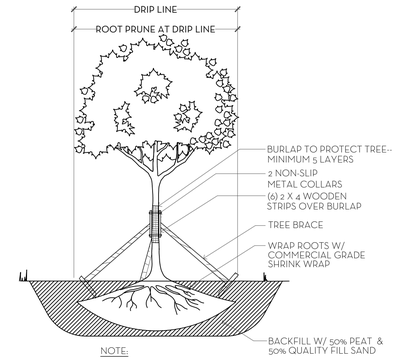
SOD PLANTING DETAIL
N.T.S.

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



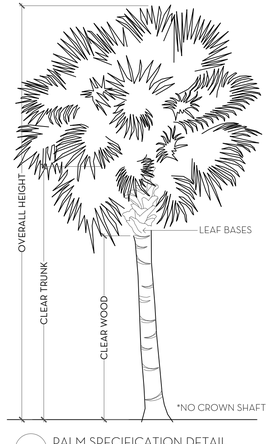
NOTES: STAKING & GUYING REQUIRED FOR PALMS, IF NECESSARY, OR AS DIRECTED BY THE LANDSCAPE ARCHITECT. ALL PLANT TO BE FLORIDA #1 OR BETTER

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



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

TREE ROOT PRUNING DETAIL
N.T.S.



PALM SPECIFICATION DETAIL
N.T.S.

FERTILIZATION

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

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

FINAL SUBMITTAL

NIEVERA WILLIAMS DESIGN

250 Indian, Palm Beach, FL 33480
10/5/2025

Landscape Material Schedule

ITEM NO.	COMMON NAME	BOTANICAL NAME	QTY	NATIVE	SPECIFICATION
	TREES				
1	Gumbo Limbo	Bursera simaruba	2	*	15'-20' Spread
2	Seagrape Tree	Coccoloba uvifera	11	*	16' HT
3	Mahoe Tree	Thespesia populnea	1		12' HT
4	Calophyllum (Pleached)	Calophyllum brasiliensis	2		14' HT
5	Pigeon Plum	Coccoloba diversifolia	4	*	14' HT
	Total:		20	17	
	PALMS				
1	Coconut Palm	Cocos nucifera	20		16'-18' CT
2	Pygmy Date Palm (Triple)	Phoenix roebelenii	2		10' HT
3	Canary Island Date Palm	Phoenix canariensis	4		18' GW
4	Montgomery Palm	Veitchia montgomeryana	5		10' CT
5	Adonidia Palm	Adonidia merrillii	2		8' CT
6	Thatch Palm Cluster	Thrinax morrisii	3		14' HT
7	Paurotis Palm	Acoelorrhaphe wrightii	3		12' HT
	Total:		39		
	HEDGE/SHRUB/VINES				
1	Green Buttonwood	Conocarpus erectus	39	*	6' HT
2	Green Cocoplum	Chrysobalanus icaco	188	*	3 Gal
3	Podocarpus	Podocarpus macrophyllus	35		3 Gal.
4	Podocarpus	Podocarpus macrophyllus / P. pringle	23		5'-6' HT
5	Green Island Ficus	Ficus microcarpa 'Green Island'	128		3 Gal
6	Ice Pink Oleander	Nerium oleander 'Ice Pink'	40		3 Gal
7	Hibiscus	Hibiscus rosa-sinensis	85		2' HT / 3 Gal
8	Wild Coffee	Psychotria nervosa	115	*	3 Gal
9	Firebush	Hamelia patens	30	*	3 Gal
10	Viburnum	Viburnum odoratissimum	1		6' HT
11	Confederate Jasmine	Trachelospermum jasminoides	24		4' HT / 7 Gal
12	Blue Sky Vine	Thunbergia grandiflora	2		—
13	Bougainvillea	Bougainvillea spp.	2		—
14	Crinum Lily	Crinum augustum	5		4' - 4'
15	Dwarf Elephant Ear	Colocasia esculenta	70		3 Gal
16	Green Ginger	Alpinia zerumbet	30		7 Gal
17	Green Ginger	Alpinia zerumbet	10		6' HT.
18	Macho Fern	Nephrolepis biserrata	10		3 Gal
19	Monstera	Monstera deliciosa	10		3 Gal
20	Philodendron Giganteum	Philodendron giganteum	28		7 Gal
21	Lady Palm	Rhapis excelsa	10		7 Gal
22	Selloum	Philodendron bipinnatifidum	7		3 Gal
23	White Bird of Paradise	Strelitzia nicolai	10		12' HT
	Total:		902	372	
	GROUND COVERS				
1	Annuals	Annuals	70		3 Gal
2	Beach Creeper	Scaevola plumieri	151	*	3 Gal
3	Coontie	Zamia furfuracea	4	*	3' - 3'
	Total:		225	155	
	SOD				
1	ZOYSIA				CONTRACTOR TO ESTIMATE AND VERIFY SQUARE FOOTAGE NEEDED

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

Line #	Landscape Legend		
1	Property Address:	250 Indian	
2	Lot Area (sq. ft.):	22,703 sq ft	
3		REQUIRED	PROPOSED
4	Landscape Open Space (LOS) (Sq Ft and %)	11,352 sq ft (50%)	11,604 sq ft (51.1%)
5	LOS to be altered (Sq FT and %)	N/A	N/A
6	Perimeter LOS (Sq Ft and %)	N/A	N/A
7	Front Yard LOS (Sq Ft and %)	2,735 sq ft (45%)	3,302 sq ft (54.3%)
8	Native Trees %	(7) 30%	(17) 85%
9	Native Shrubs & Vines %	(297) 30%	(372) 41%
10	Native Groundcover %	(77) 30%	(155) 68%

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

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

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

See Ord. 003-2023 *REV BF 20230727*

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

PLANT LIST AND DETAILS
RESIDENCE
250 INDIAN, PALM BEACH, FL.

08 OCT 2025
30 SEPT 2025
04 AUG 2025
30 JULY 2025
14 JULY 2025
26 JUNE 2025
07 MAR 2025

NIEVERA WILLIAMS
DESIGN

625 N. Flagler Drive
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West Palm Beach, FL 33401
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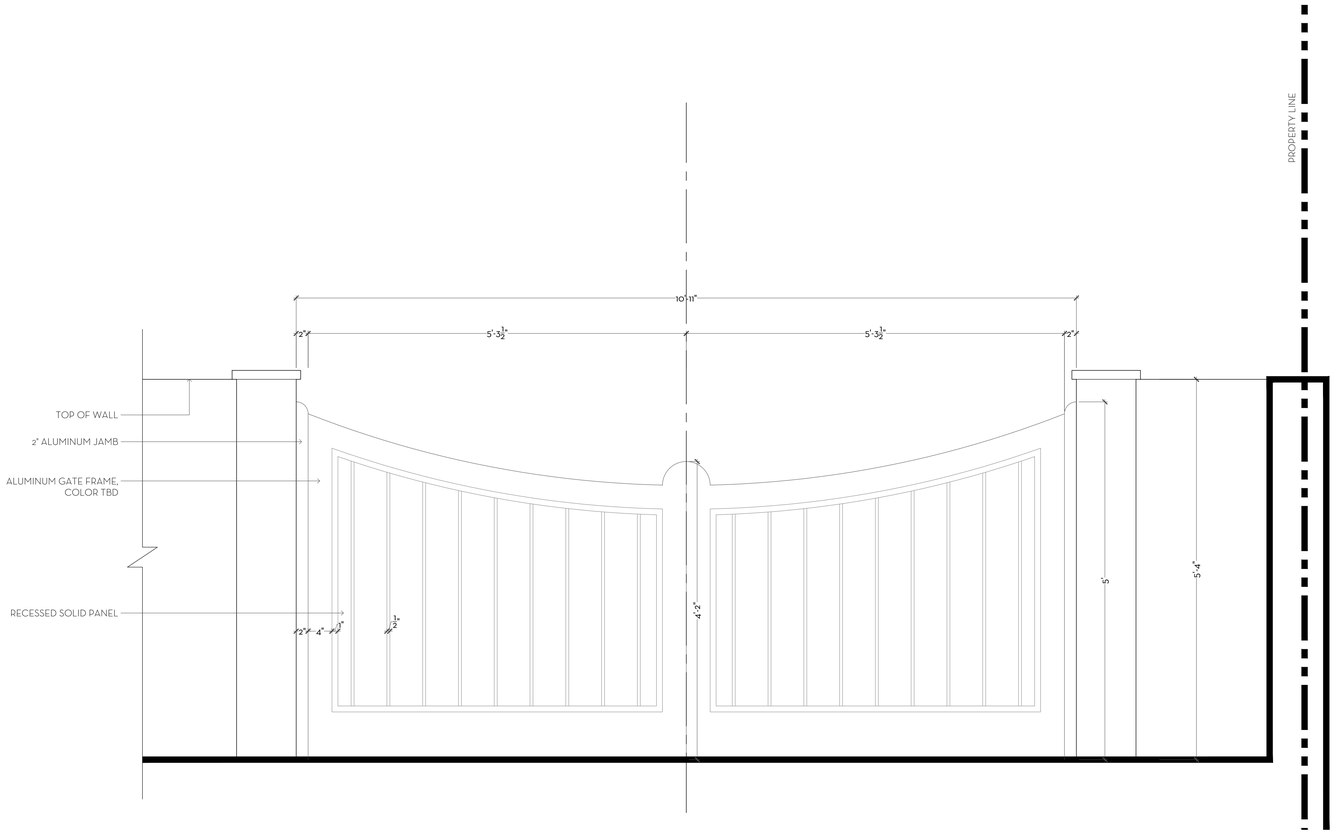
NIEVERAWILLIAMS.COM

LP2

FINAL SUBMITTAL



1/D1 MOTORCOURT GATE - ELEVATION
SCALE: 1"=1'-0"

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

SCALE: 1" = 1'-0"

GATES DETAILS
RESIDENCE
250 INDIAN, PALM BEACH, FL.

06 OCT 2025
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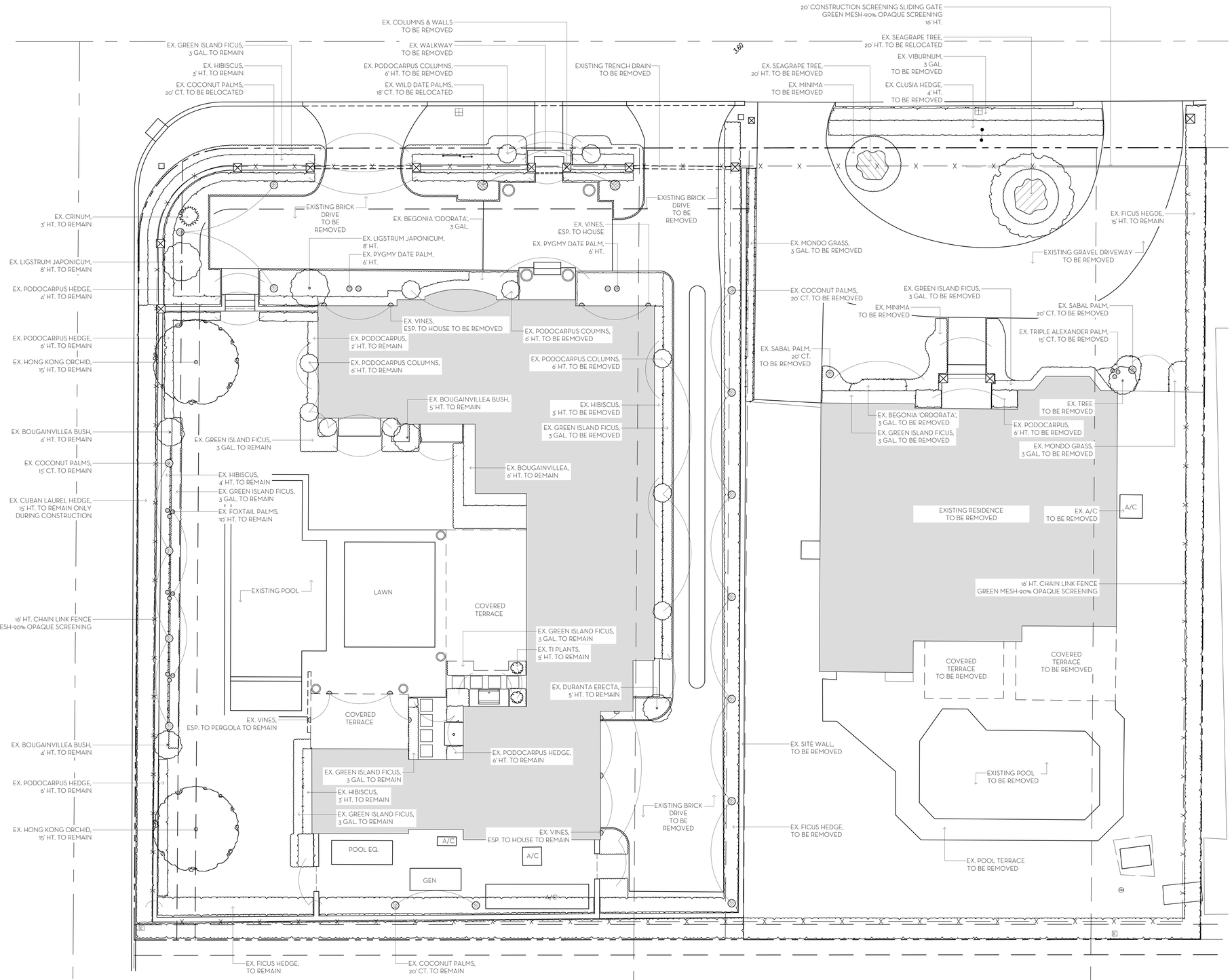
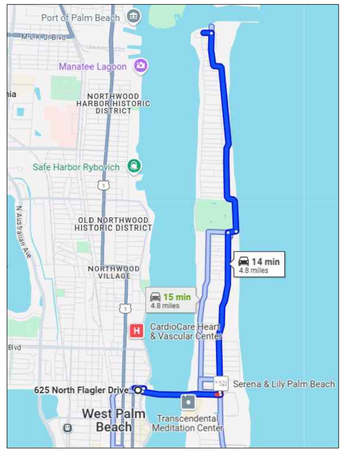
D1

FINAL SUBMITTAL





TRUCK ROUTE

TRUCK ROUTE MAP & LOGISTICS

MAXIMUM TRUCK SIZE: 30 FEET

BEST ROUTE TO PROPERTY:
FLAGLER MEMORIAL BRIDGE,
TURN LEFT ONTO NORTH COUNTY RD &
TURN LEFT ONTO INDIAN ROAD

ESTIMATED NUMBER OF LARGE TRUCK TRIPS: 50

0 1 4 8 16 FEET
SCALE: 1/8" = 1'-0"

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

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

CONSTRUCTION SCREENING PLAN

RESIDENCE

250 INDIAN, PALM BEACH, FL.

06 OCT 2025
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NIEVERAWILLIAMS.COM

CSP

TOWN OF PALM BEACH

Information for Architectural Commission Meeting on: October 29, 2025

To: Architectural Commission

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

From: Planning, Zoning & Building

Re: ARC-25-0055 100 CASA BENDITA The applicant, Villa Bendita LLC (Environment Design Group), has filed an application requesting Architectural Commission review and approval for installation of vehicular and pedestrian gates with sitewide landscape and hardscape modifications.

Date: 10/22/2025

ATTACHMENTS
- PZB Staff Report
- Letter of Intent
- Plans

STRATEGIC PLAN
Strategic Priorities:
Community Culture and Character

Strategic Focus Areas:
Quality of Life

FUNDING
No Fiscal Impact

ARC-25-0055 100 CASA BENDITA. The applicant, Villa Bendita LLC (Environment Design Group), has filed an application requesting Architectural Commission review and approval for installation of vehicular and pedestrian gates with sitewide landscape and hardscape modifications.

Applicant: Villa Bendita LLC
Architecture: Environment Design Group

HISTORY:
The single-family residence at 100 Casa Bendita, built in 1998, is currently undergoing extensive construction. Recently the property received approval for sitewide landscape and hardscape changes at the April 23, 2025 ARCOM hearing under application number ARCS-25-0723. Vehicular gates were proposed at that time and subsequently removed from the scope of the application.

The current application was heard at the September ARCOM meeting and deferred with direction to restudy the gate design proposed.

THE PROJECT:
The applicant has submitted plans, entitled "Private Residence" as prepared by Environment Design Group, uploaded October 7, 2025.

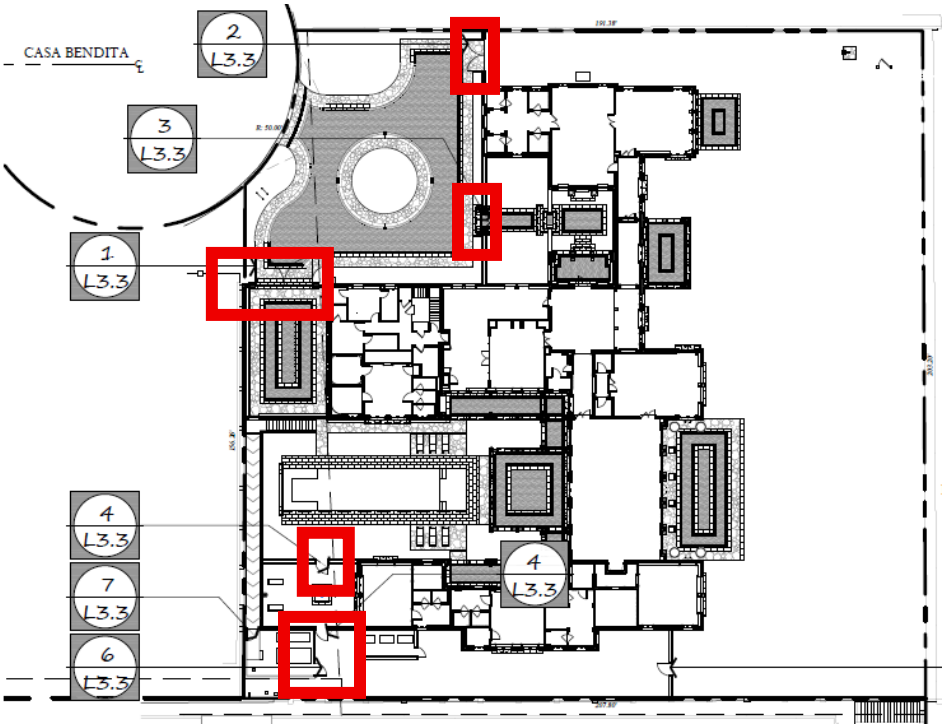
The following scope of work is proposed:

- Installation of pedestrian and vehicular gates.
- Minor alterations to approved site plan.

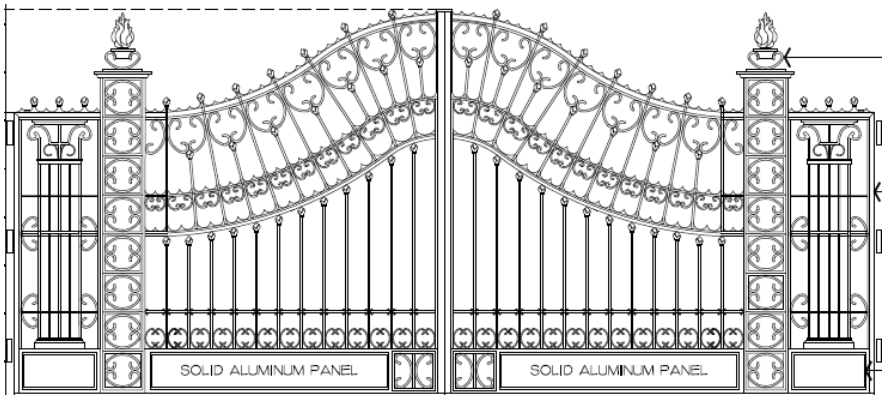
Site Data			
Zoning District	R-B	**Future Land Use**	SINGLE-FAMILY
Lot Size	20,000 SF	**Overall Landscape Open Space**	Required: 50% Previously Approved: 55.3% Proposed: 51.50%
Surrounding Properties / Zoning			
North	101 Casa Bendita/Residence / R-B		
South	120 Casa Bendita/Residence / R-B		
East	Atlantic Ocean		
West	120 Casa Bendita/ Residence / R-B		

STAFF ANALYSIS
The subject property is a single-family residence constructed in 1998. In recent years, the house has undergone significant restoration work, and the owners are now seeking approval for proposed site modifications. At the September ARCOM hearing, the applicant presented historical photographs of the property's previous gate design and details. The

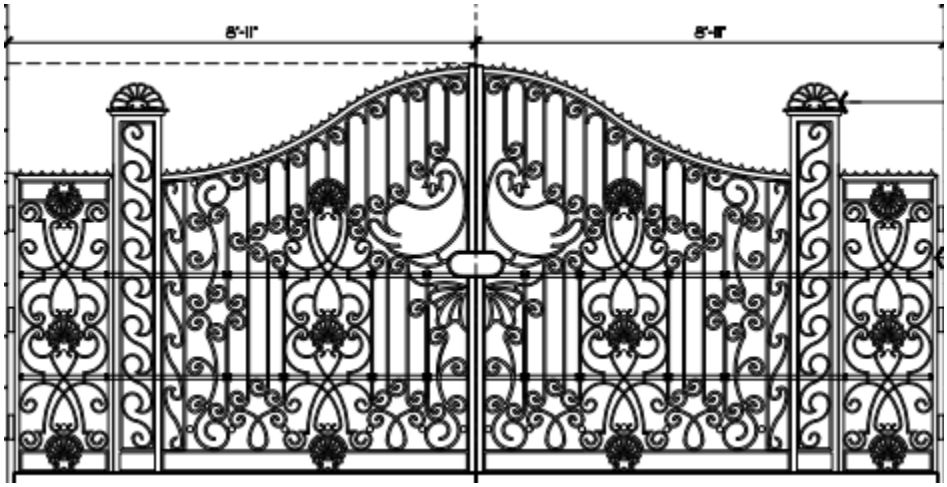
Commission directed the applicant to further study the proposal and develop a design more closely aligned with the historical precedent. The applicant has since submitted a revised design for all proposed gates, which are to be constructed of black powder-coated aluminum.



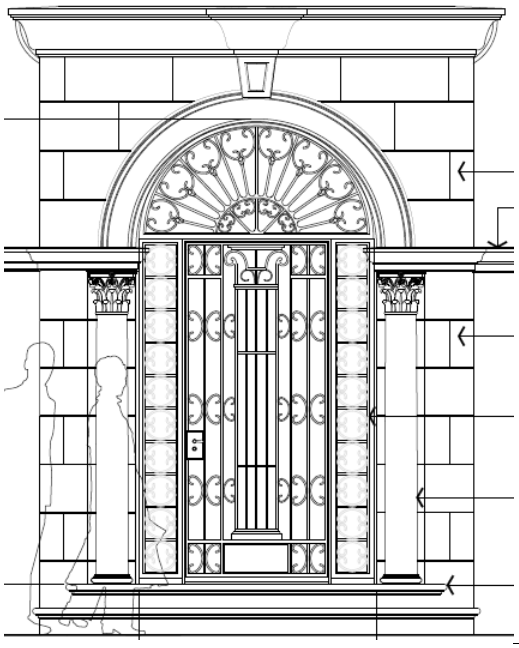
PROPOSED GATE LOCATIONS



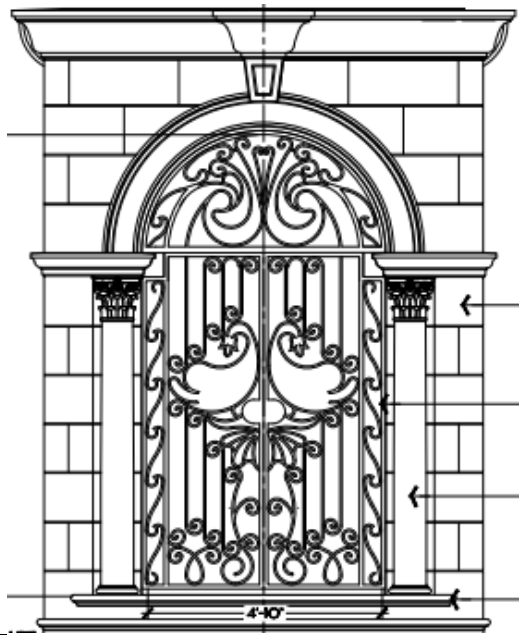
PREVIOUSLY PROPOSED VEHICULAR GATE



CURRENTLY PROPOSED VEHICULAR GATE



PREVIOUSLY PROPOSED FRONT ENTRY GATE



CURRENTLY PROPOSED FRONT ENTRY GATE

CONCLUSION:

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

(1) for the overall design of the project in accordance with Sec. 18-205 criteria, subject to any imposed conditions.

WRB:JGM:SCP

ENVIRONMENT
DESIGN
GROUP

Land Planning
Landscape Architecture
Landscape Management

October 7, 2025

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

ATTN: *ARCOM Staff*
Re: 100 Casa Bendita - Landscape Architecture
Our Ref # 24173.00 LA

LETTER OF INTENT

Current zoning for the project is R-A Estate Residential

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

The proposed changes include:

- Addition of Vehicular Motorcourt Gates
- Addition of Pedestrian Gates
- Updates to Front Entry Door to Match Gate Designs

The attached plan reflects the above-outlined revisions.

If there are any questions regarding this project, please feel free to reach out to our office.
Thank you for your assistance.

Dustin Mizell, MLA RLA #6666784
Environment **D**esign **G**roup

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

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

Private Residence
100 Casa Bendita
Palm Beach

F L O R I D A

Application #:
ARC-25-0055
Deferred Submittal

Comments as per ARCOM / LPC Meeting 09.25.25

*Motor court, front entry, north, and south gates to be restudied to match previously approved gate design at front entry
*Addition of updated front entry door detail per updated gate designs

Modifications to Previously Presented Plans

** Updated gate & front door details to match design of previously approved front entry gate design --See Sheet L1.0 - L1.2

Scope of Work

* Addition of Vehicular Motocourt Gate
* Addition of Pedestrian Gates
* Updates to Front Entry Door to Match Gate Designs

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

Private Residence
100 Casa Bendita
Palm Beach
F L O R I D A

Deferred Submittal
October 7, 2025
Projected Hearing Date: 10/29/2025
Application #: ARC-25-0055

Sheet Index

Cover Sheet
Survey
L1.0 - Site Details
L1.1 - Site Details
L1.2 - Equipment Screening Details

Landscape Legend

PROPERTY ADDRESS:	100 CASA BENDITA	
LOT AREA (SQ FT)	41,650 S.F.	
	REQUIRED	PROPOSED
LANDSCAPE OPEN SPACE (LOS) (SQ FT AND %)	20,756 S.F. (MIN. 50%)	21,451 S.F. (51.50%)
LOS TO BE ALTERED (SQ FT AND %)	NA	NA
PERIMTETER LOS (SQ FT AND %)	NA	NA
FRONT YARD LOS (SQ FT AND %)	817 S.F. (MIN. 45% FRONT YARD)	820 S.F. (45.2%)
NATIVE TREES %	30% (NUMBER OF TREES)	(40.82%) 20 TREES
NATIVE SHRUBS & VINES %	30% (NUMBER OF SHRUBS & VINES)	(51.15%) 647 SHRUBS
NATIVE GROUNDCOVER %	30% (GROUNDCOVER AREA)	(63.64%) 1,275 S.F.

Design Team/Consultants

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

Architects
BI ARCHITECT
139 NORTH COUNTY ROAD SUITE 18C
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404.510.0434

Interior Designer
JP MOLYNEUX STUDIO
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Civil Engineer
GRUBER CONSULTING ENGINEERS
2475 MERCER AVE
WEST PALM BEACH, FL 33401
561.312.2041

Surveyor
WALLACE SURVEYING
5553 VILLAGE BOULEVARD
WEST PALM BEACH, FL 33407
561.640.4551

NOT FOR CONSTRUCTION

BOUNDARY SURVEY FOR:
VILLA BENDITA LLC

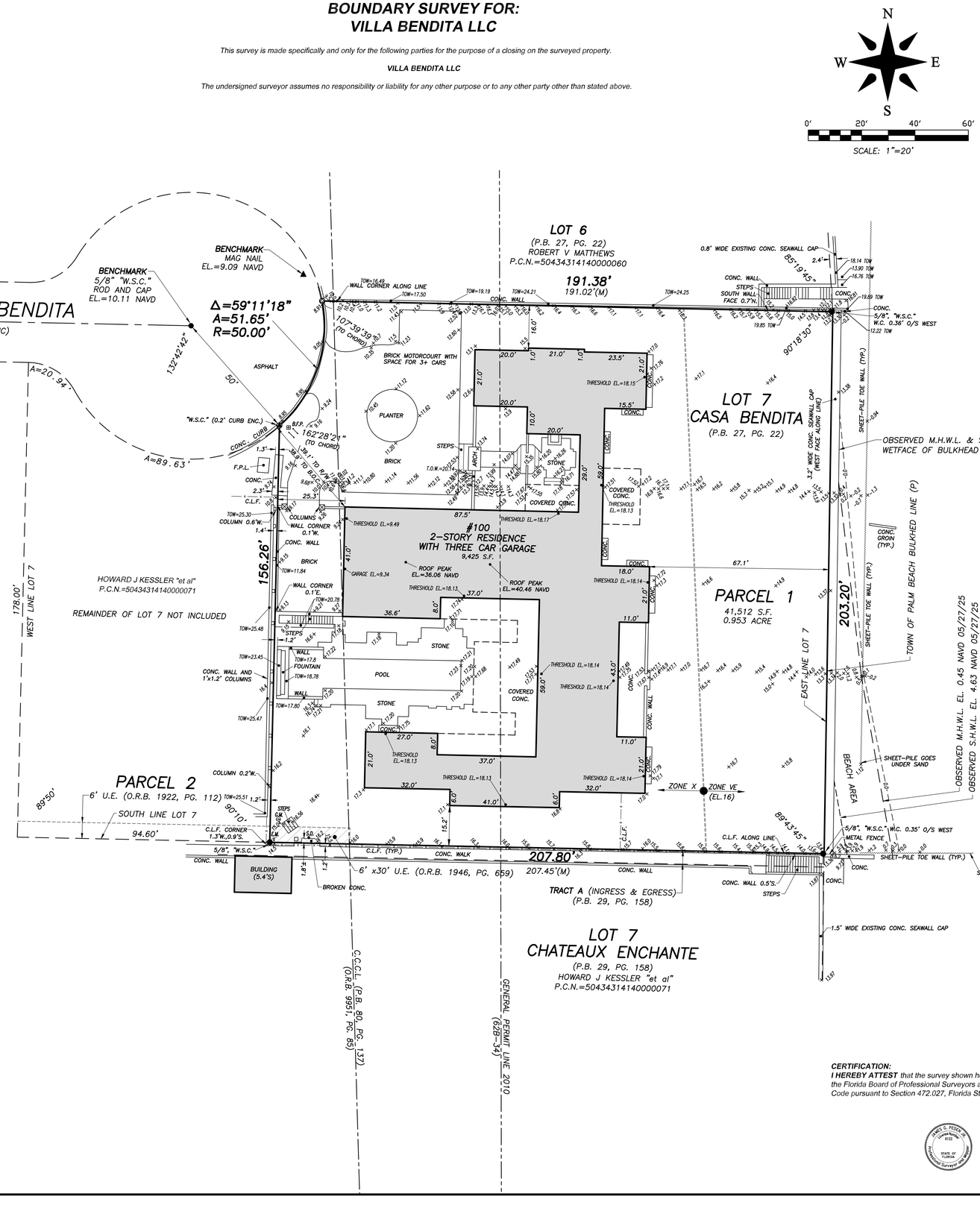
This survey is made specifically and only for the following parties for the purpose of a closing on the surveyed property.

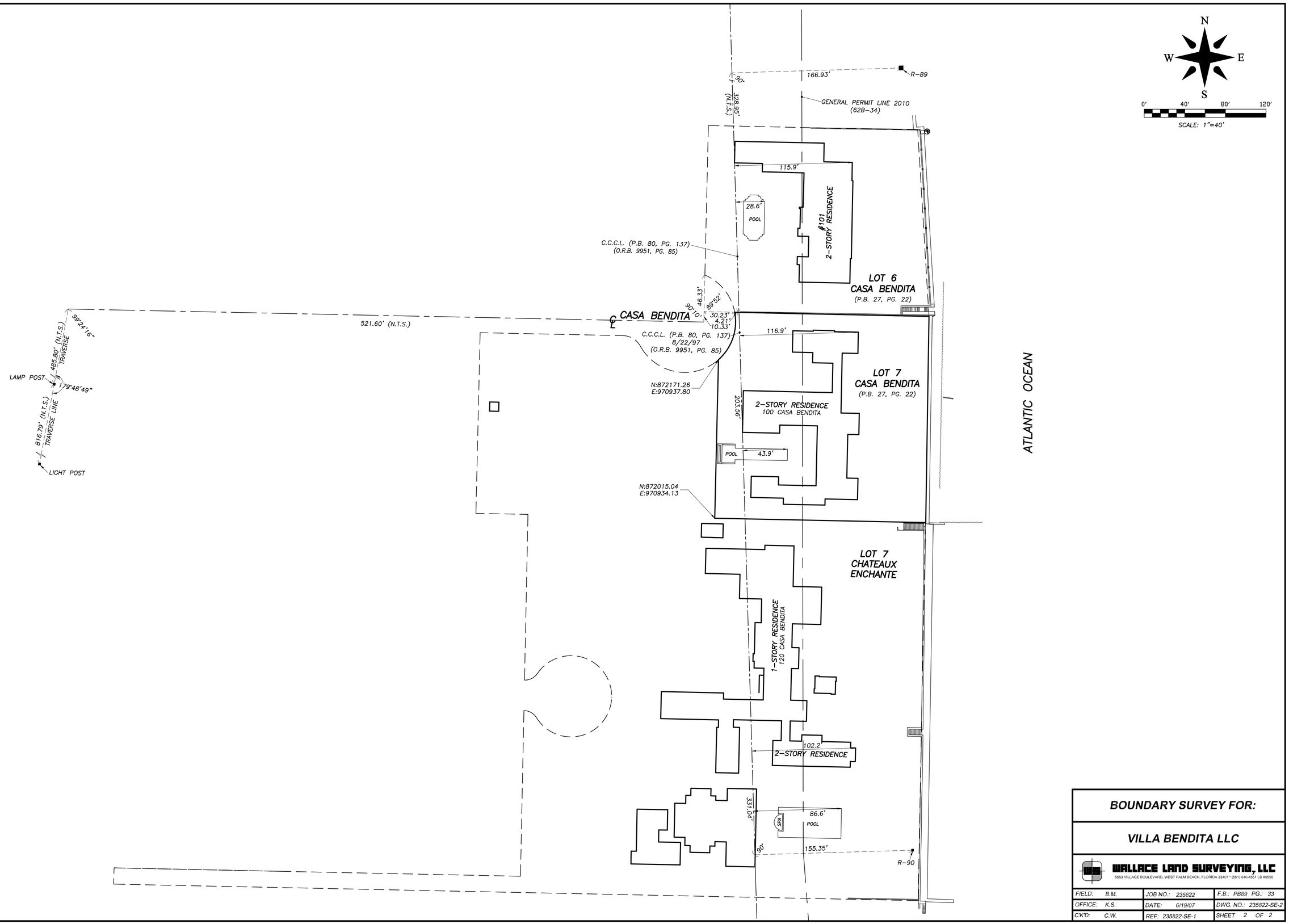
VILLA BENDITA LLC

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

LEGEND

A	= ARC LENGTH
A/C	= AIR CONDITIONING
A.E.	= ACCESS EASEMENT
A.K.A.	= ALSO KNOWN AS
ASPH.	= ASPHALT
B.F.P.	= BACKFLOW PREVENTOR
BLDG.	= BUILDING
B.M.	= BENCHMARK
B.O.C.	= BACK OF CURB
B.O.W.	= BACK OF WALK
(C)	= CALCULATED
CATV	= CABLE ANTENNA TELEVISION
C.B.	= CHORD BEARING
C.B.S.	= CONCRETE BLOCK STRUCTURE
C.C.C.L.	= COASTAL CONSTRUCTION CONTROL LINE
CH	= CHORD
C.L.F.	= CHAIN LINK FENCE
CLR.	= CLEAR
C.M.P.	= CORRUGATED METAL PIPE
CONC.	= CONCRETE
(D)	= DESCRIPTION DATUM
D.B.	= DEED BOOK
D.C.D.A.	= DOUBLE CHECK DETECTOR ASSEMBLY
D.E.	= DRAINAGE EASEMENT
D.H.	= DRILL HOLE
D/W	= DRIVEWAY
EL.	= ELEVATION
ENC.	= ENCROACHMENT
E.O.P	= EDGE OF PAVEMENT
E.O.W.	= EDGE OF WATER
ESM'T	= EASEMENT
F.D.C.	= FIRE DEPARTMENT CONNECTION
FFE	= FINISHED FLOOR ELEVATION
FND.	= FOUND
H.C.S.	= HANDICAP SIGN
I.D.	= INSIDE DIAMETER
INV.	= INVERT
I.T.W.C.D.	= INDIAN TRAIL WATER CONTROL DISTRICT
L.A.E.	= LIMITED ACCESS EASEMENT
L.B.	= LICENSE BOARD
L.W.D.D.	= LAKE WORTH DRAINAGE DISTRICT
(M)	= FIELD MEASUREMENT
M.H.	= MANHOLE
M.H.W.L.	= MEAN HIGH WATER LINE
MIN.	= MINIMUM
M.L.W.L.	= MEAN LOW WATER LINE
N.A.V.D.	= NORTH AMERICAN VERTICAL DATUM
N.G.V.D.	= NATIONAL GEODETIC VERTICAL DATUM
N.P.B.C.I.D.	= NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT
N.T.S.	= NOT TO SCALE
O.A.	= OVERALL
O.D.	= OUTSIDE DIAMETER
O/H	= OVERHEAD UTILITY LINE
O.R.B.	= OFFICIAL RECORDS BOOK
O/S	= OFFSET
P	= PLANTER
(P)	= PLAT DATUM
P.B.	= PLAT BOOK
P.B.C.	= PALM BEACH COUNTY
P.C.	= POINT OF CURVATURE
P.C.C.	= POINT OF COMPOUND CURVATURE
P.E.	= POOL EQUIPMENT
PG.	= PAGE
P.I.	= POINT OF INTERSECTION
P/O	= PART OF
P.O.B.	= POINT OF BEGINNING
P.O.C.	= POINT OF COMMENCEMENT
P.R.C.	= POINT OF REVERSE CURVATURE
P.R.M.	= PERMANENT REFERENCE MONUMENT
PROP.	= PROPOSED
P.T.	= POINT OF TANGENCY
PVM'T	= PAVEMENT
(R)	= RADIAL
R	= RADIUS
RGE.	= RANGE
R.P.B.	= ROAD PLAT BOOK
R.P.Z.	= REDUCED PRESSURE ZONE
R/W	= RIGHT OF WAY
(S)	= SURVEY DATUM
S.B.	= SETBACK
SEC.	= SECTION
S/D	= SUBDIVISION
S.F.	= SQUARE FEET
S.F.W.M.D.	= SOUTH FLORIDA WATER MANAGEMENT DISTRICT
S.I.R.W.C.D.	= SOUTH INDIAN RIVER WATER CONTROL DISTRICT
S.R.	= STATE ROAD
STA.	= STATION
STY.	= STORY
S/W	= SIDEWALK
T.O.B.	= TOP OF BANK
T.O.C.	= TOP OF CURB
T.O.W.	= TOP OF WALL
TWP.	= TOWNSHIP
TYP.	= TYPICAL
U/C	= UNDER CONSTRUCTION
U.E.	= UTILITY EASEMENT
U.R.	= UNRECORDED
W.C.	= WITNESS CORNER
W.M.E.	= WATER MANAGEMENT EASEMENT
W.M.M.E.	= WATER MANAGEMENT MAINTENANCE EASEMENT
W.M.T.	= WATER MANAGEMENT TRACT
YD	= YARD DRAIN
℄	= BASELINE
℄	= CENTERLINE
△	= CENTRAL ANGLE/DELTA
■	= CONCRETE MONUMENT FOUND (AS NOTED)
□	= CONCRETE MONUMENT SET (LB #8598)
●	= ROD & CAP FOUND (AS NOTED)
○	= 5/8" IRON ROD & CAP SET (LB #8598)
◎	= IRON PIPE FOUND (AS NOTED)
◕	= IRON ROD FOUND (AS NOTED)
▲	= NAIL FOUND (AS NOTED)
⊕	= NAIL & DISK FOUND (AS NOTED)
⊙	= MAG NAIL & DISK SET (LB #8598)
	= PROPERTY LINE
	= UTILITY POLE
	= FIRE HYDRANT
	= WATER METER
	= WATER VALVE
	= LIGHT POLE
TV	= CABLE TV RISER
E	= ELECTRIC BOX
GM	= GAS METER
S	= SANITARY MANHOLE
	= SANITARY CLEAN OUT
	= YARD DRAIN


N
W
E
S
0'
20'
40'
60'
SCALE: 1"=20'
CASA BENDITA
(PUBLIC)
℄
BENCHMARK
5/8" "W.S.C." ROD AND CAP EL.=10.11 NAVD
BENCHMARK
MAG NAIL EL.=9.09 NAVD
Δ=59°11'18"
A=51.65'
R=50.00'
107°39'39" (TO CHORD)
132°42'42"
50'
A=20.94'
A=89.63'
162°28'21" (TO CHORD)
"W.S.C." (0.2' CURB ENC.)
B.F.P.
CONC. CURB
ASPHALT
F.P.L.
C.L.F.
CONC.
BRICK
PLANTER
STEPS
ARCH
STONE
COVERED CONC.
COLUMNS 0.7'W.
WALL CORNER 0.1'W.
CONC. WALL
BRICK
WALL CORNER 0.1'E.
STEPS
WALL
FOUNTAIN
POOL
STONE
COVERED CONC.
CONC. WALL AND 1'x1.2' COLUMNS
WALL
STONE
CONC.
COLUMN 0.2'W.
STEPS
C&M
"W.S.C." 1.2'
5/8", "W.S.C."
CONC. WALL
BUILDING (5.4'S)
BROKEN CONC.
C.L.F. CORNER 1.3'W., 0.9'S.
C.L.F. (TYP.)
CONC. WALK
CONC. WALL
6' U.E. (O.R.B. 1922, PG. 112)
SOUTH LINE LOT 7
94.60'
89°50'
90°10'
6' x30' U.E. (O.R.B. 1946, PG. 659)
207.45'(M)
207.80'
156.26'
178.00'
WEST LINE LOT 7
HOWARD J KESSLER "et al"
P.C.N.=50434314140000071
REMAINDER OF LOT 7 NOT INCLUDED
LOT 6
(P.B. 27, PG. 22)
ROBERT V MATTHEWS
P.C.N.=50434314140000060
191.38'
191.02'(M)
BRICK MOTORCOURT WITH SPACE FOR 3+ CARS
#100
2-STORY RESIDENCE
WITH THREE CAR GARAGE
9,425 S.F.
ROOF PEAK EL.=36.06 NAVD
ROOF PEAK EL.=40.46 NAVD
GARAGE EL.=9.34
THRESHOLD EL.=18.13
THRESHOLD EL.=18.17
THRESHOLD EL.=18.14
THRESHOLD EL.=18.13



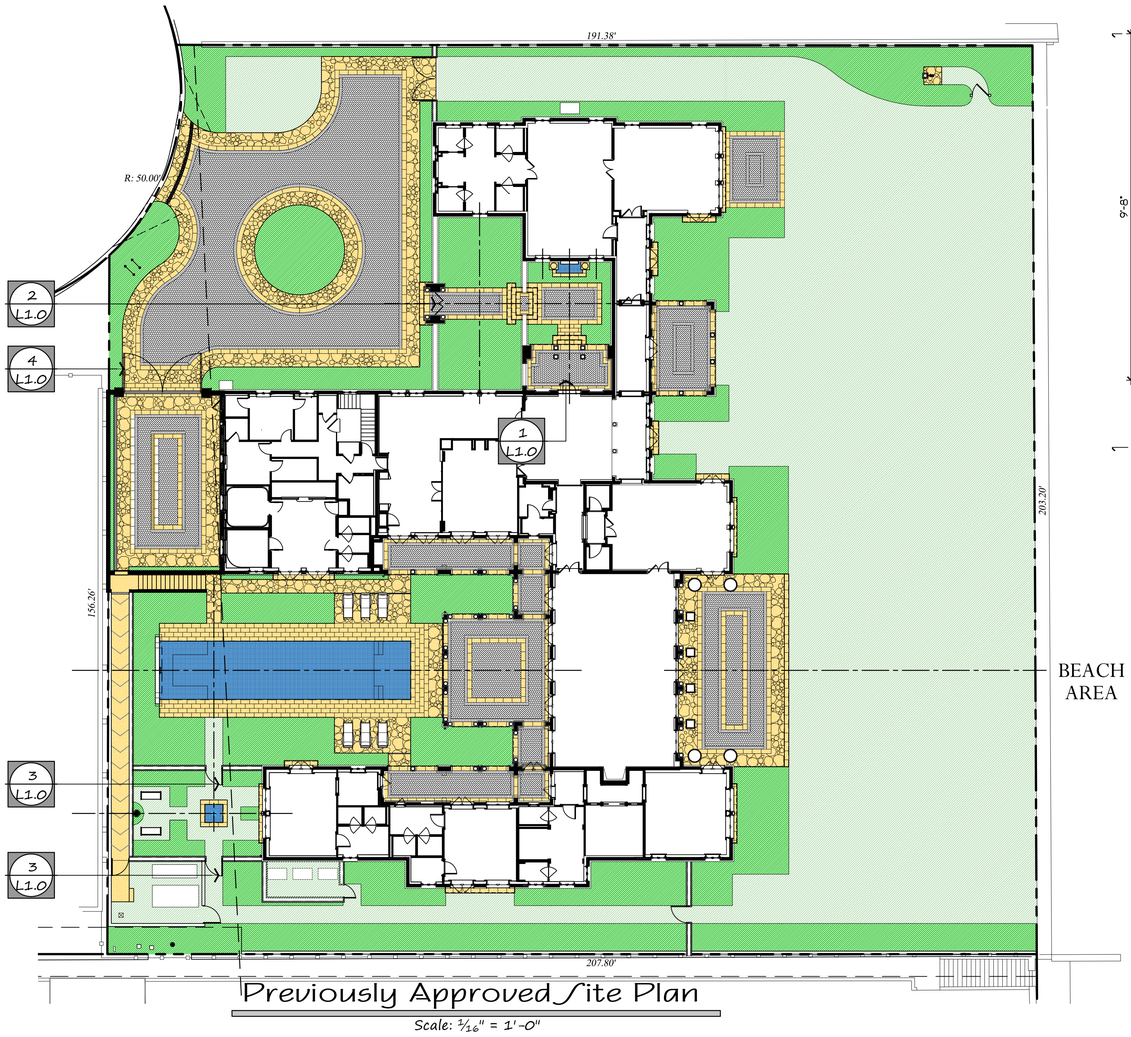
BOUNDARY SURVEY FOR:

VILLA BENDITA LLC

WALLACE LAND SURVEYING, LLC

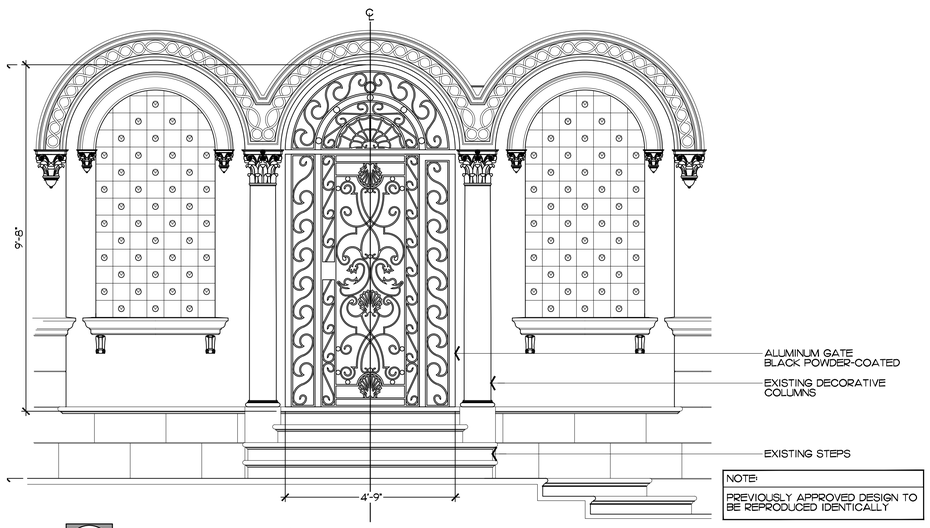
5553 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 * (561) 640-4551 LB #6598

FIELD: B.M.	JOB NO.: 235822	F.B.: PB89 PG.: 33
OFFICE: K.S.	DATE: 6/19/07	DWG. NO.: 235822-SE-2
C'K'D: C.W.	REF: 235822-SE-1	SHEET 2 OF 2



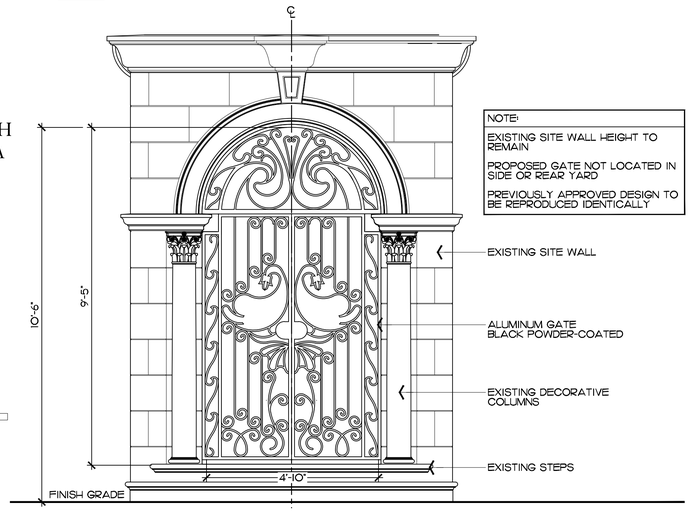
Previously Approved Site Plan

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



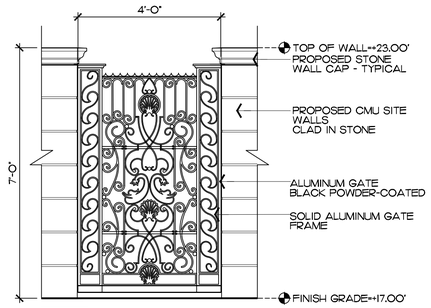
1 L1.0 Front Entrance Door Elevation

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



2 L1.0 Front Entry Gate Elevation

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



3 L1.0 East Pool Gate - Typical

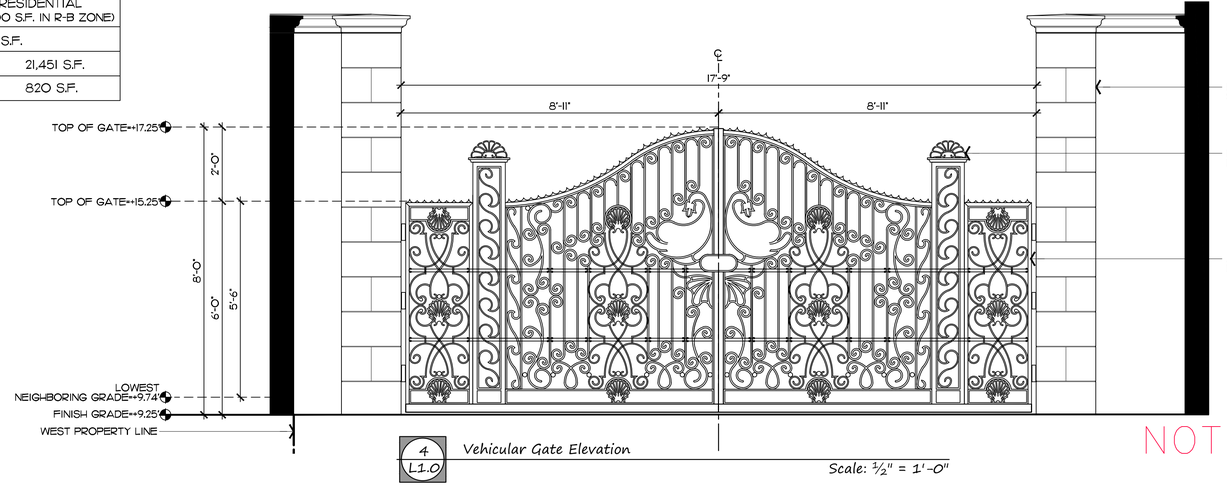
Scale: 1/2" = 1'-0"

Previously Approved Site Data

DESCRIPTION	REQUIRED		PROPOSED	
LOT ZONE			R-A - ESTATE RESIDENTIAL (SITE EXCEEDS 20,000 S.F. IN R-B ZONE)	
LOT AREA	20,000 S.F. MINIMUM		41,650 S.F.	
OPEN / PERMEABLE SPACE	MINIMUM 50%	20,756 S.F.	51.50%	21,451 S.F.
FRONT YARD LANDSCAPE	MINIMUM 45% OF FRONT YARD	817 S.F.	45.2%	820 S.F.

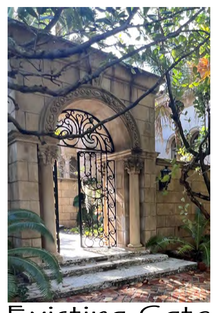
Site Legend

- PROPOSED LAWN AREA
- PROPOSED LANDSCAPE / PLANTING AREA
- PROPOSED DOMINICAN CORAL STONE
- PROPOSED BRICK INFILL
- PROPOSED POOL / WATER FEATURE



4 L1.0 Vehicular Gate Elevation

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



Existing Gate

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Private Residence
1000 Casa Bendita
Palm Beach

FLORIDA

ARC-25-0055

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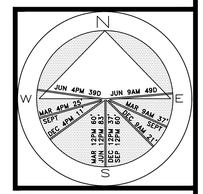
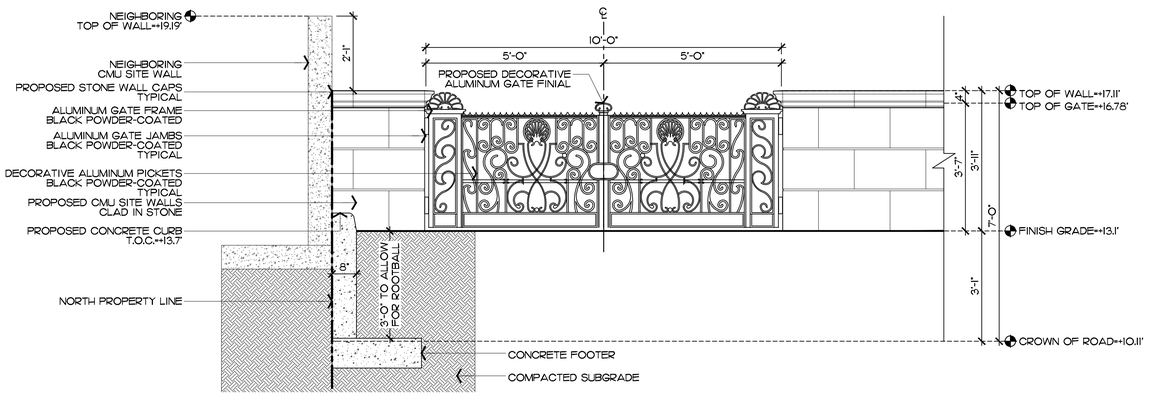
Site Details



JOB NUMBER: # 24080.00 LA
DRAWN BY: Lauren Freeman

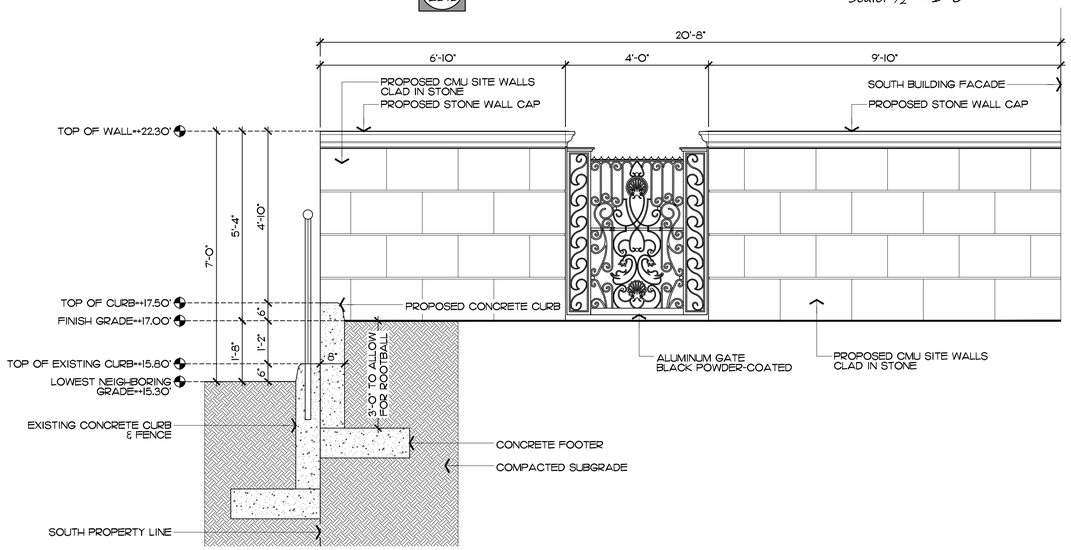
DATE: 10.07.2025

SHEET L1.0



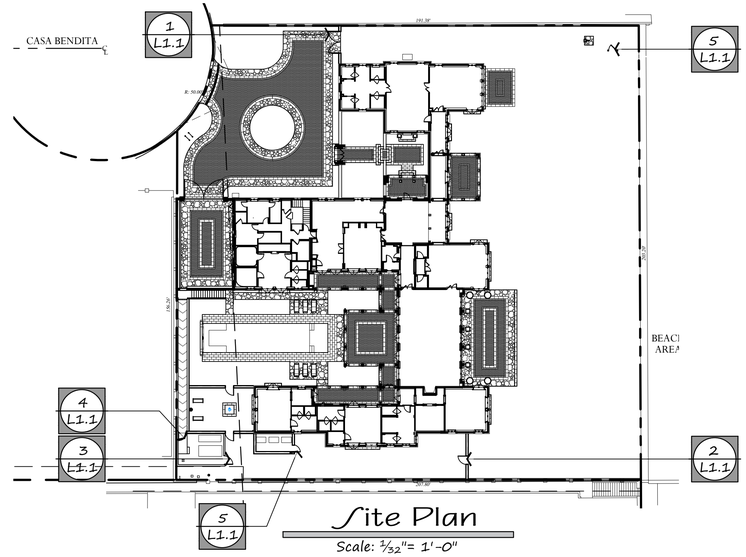
1 L1.1 North Side Yard Gate Elevation

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



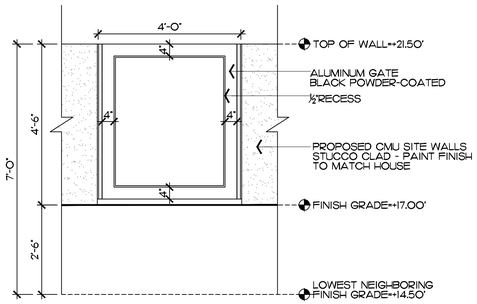
2 L1.1 South Side Yard Gate Elevation

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



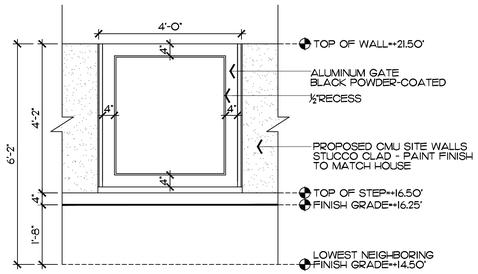
Site Plan

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



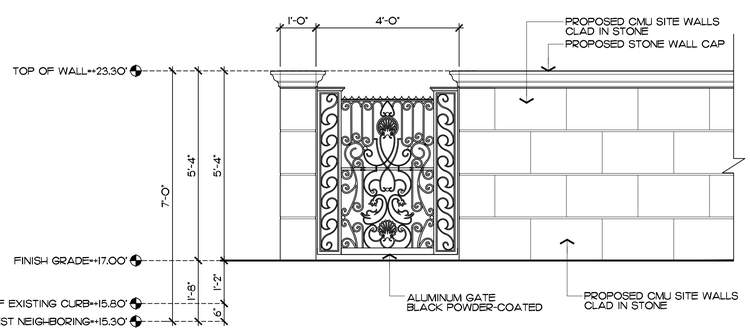
3 L1.1 South Equipment Gate

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



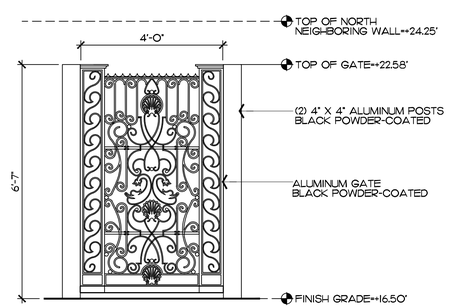
4 L1.1 West Equipment Gate

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



5 L1.1 South Equipment Gate

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



6 L1.1 North Shower Gate

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

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Dustin@environmentdesigngroup.com

Private Residence
100 Casa Bendita
Palm Beach
FLORIDA

JOB NUMBER: # 24080.00 LA
DRAWN BY: Lauren Freeman

DATE: 10.07.2025

SHEET L1.1

ARC-25-0055

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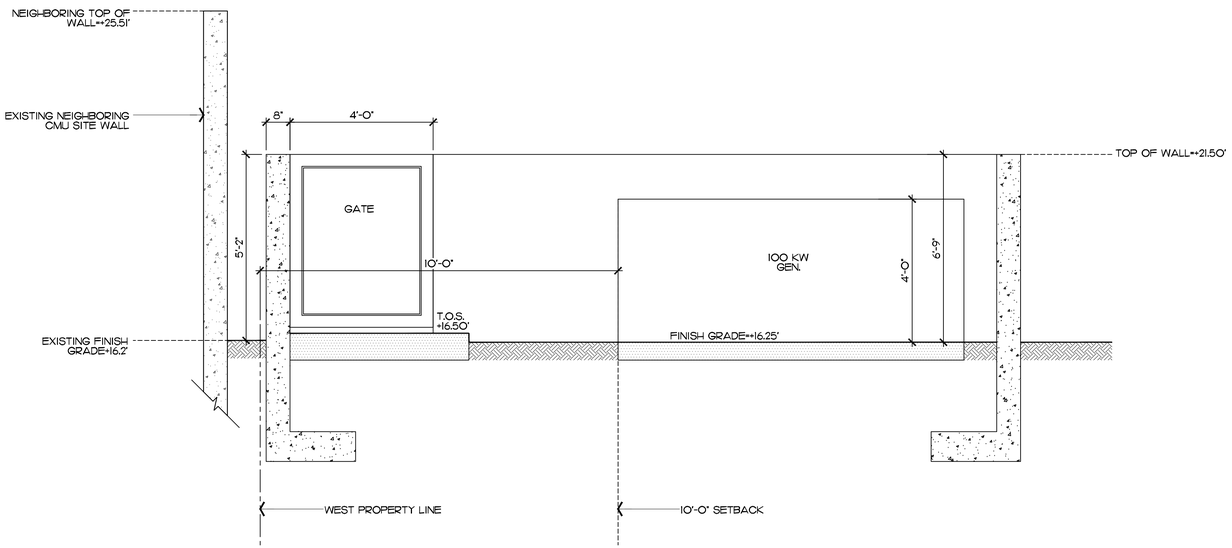
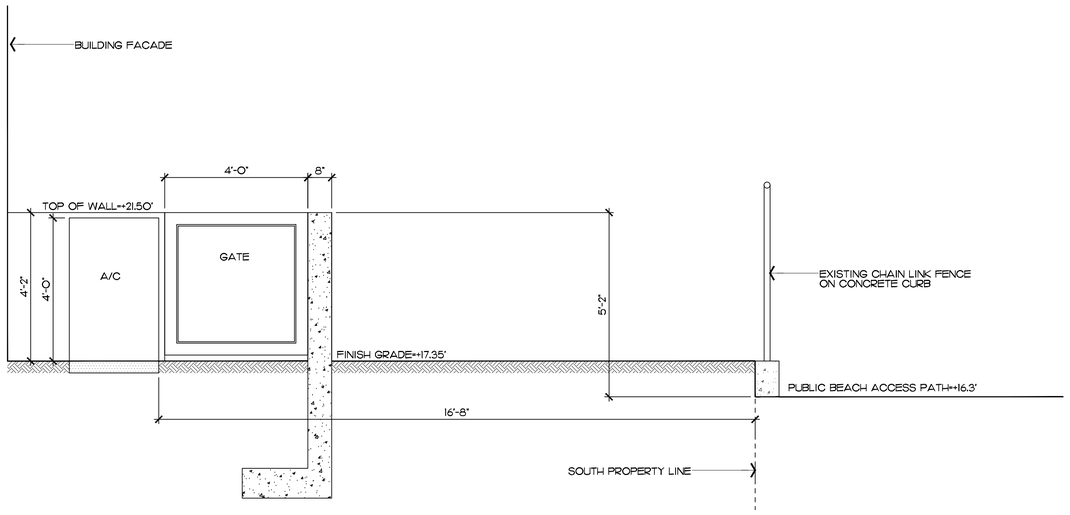
Site Details



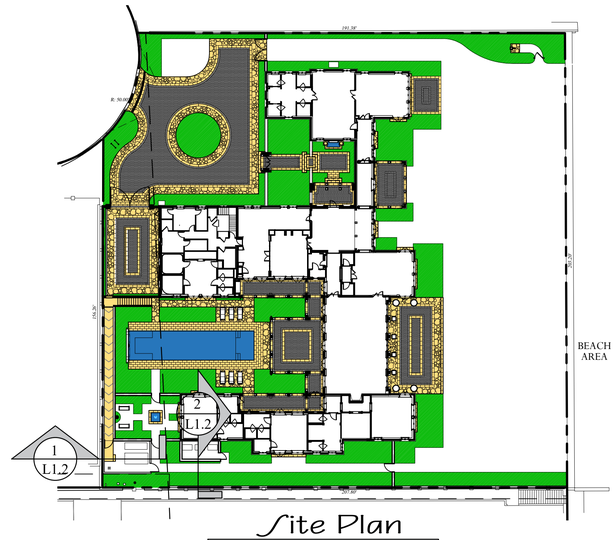
1 / L1.2 Southwest Equipment Section Detail

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



2 / L1.2 South Equipment Section Detail

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



Site Plan

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

ENVIRONMENT DESIGN GROUP
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JOB NUMBER: # 24080.00 LA
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DATE: 10.07.2025

SHEET L1.2

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ARC-25-0055

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Equipment Screening Details

TOWN OF PALM BEACH

Information for Architectural Commission Meeting on: October 29, 2025

To: Architectural Commission

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

From: Planning, Zoning & Building

Re: ARC-24-0122 239 WELLS RD. The applicant, 239 WELLS ROAD, LLC (Michael Perry, Representative), has filed an application requesting Architectural Commission review and approval for construction of a new, two-story residence with final hardscape, landscape and swimming pool improvements.

Date: 10/22/2025

ATTACHMENTS
- PZB Staff Report
- Letter of Intent
- Plans

STRATEGIC PLAN
Strategic Priorities:
Community Culture and Character

Strategic Focus Areas:
Quality of Life

FUNDING
No Fiscal Impact

ARC-24-0122 239 WELLS RD. The applicant, 239 WELLS ROAD, LLC (Michael Perry, Representative), has filed an application requesting Architectural Commission review and approval for construction of a new, two-story residence with final hardscape, landscape and swimming pool improvements.

Property Owner: 239 Wells Road, LLC (Michael Perry, Representative)
Professional: MP Design & Architecture (Michael Perry)
Landscape: Nievera Williams Design (Mario Nievera)

THE PROJECT:

The applicant has submitted plans, entitled "New Residence for 239 Wells Road", as prepared by **MP Design & Architecture**, uploaded September 08, 2025.

The following is the scope of work for the application:

- New two-story, single-family residence with cabana.
- Final hardscape, landscape and swimming pool.

Site Data			
Zoning District	R-B	**Future Land Use**	SINGLE-FAMILY
Lot Size	14,000 Sq. Ft.	**Enclosed Sq. Ft.**	5,036 Sq. Ft.
Lot Width	100'	**Lot Depth**	140'
Lot Coverage	Permitted: 30% Proposed: 30%	**Landscape Open Space:**	Required: 45% Proposed: 45%

Surrounding Properties / Zoning	
North	226 Coral Ln | Residence / R-B
South	246 Wells Rd | Residence / R-B
East	235 Wells Rd | Residence / R-B
West	247 Wells Rd | Residence / R-B

STAFF ANALYSIS:

The applicant is seeking approval for a new, two-story, single-family residence with final hardscape, landscape and swimming pool improvements. The application does not require town council relief or approval and appears zoning compliant, as proposed. The residence is designed in a mediterranean style with a one and two story mass at the front and a one story wing along the east side which leads to a side loaded garage at the rear. A pool cabana is proposed at the north-west and is connected to the garage by a pergola structure along the north-rear of the property. Between the residence, garage, pergola and cabana create an inverted "C" shape with swimming pool centered in the middle. The building is proposed in a white-beige color with cypress outlookers and doors. Roof material proposed is handmade barrel tile. Windows, doors and shutters are proposed in a dark green color with railings

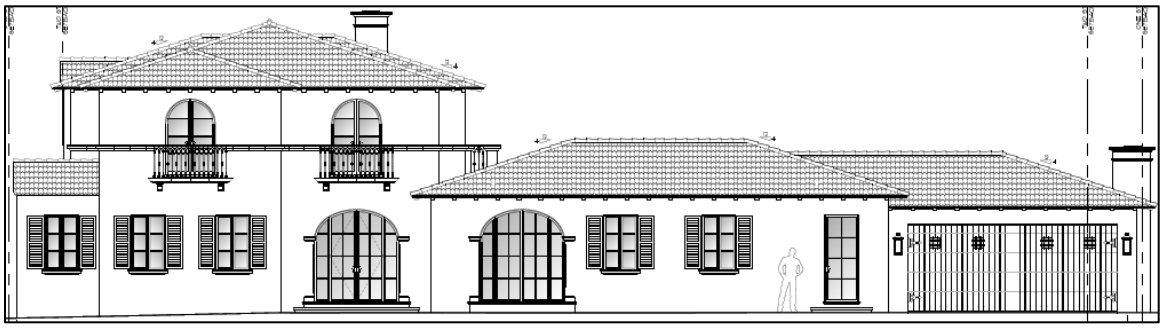
proposed in black iron. The landscape and hardscape program features a circular driveway with a ribbon drive that traverses to the rear of the property and the side loaded garage. Open lawn is proposed in central courtyard and perimeter plantings are proposed.



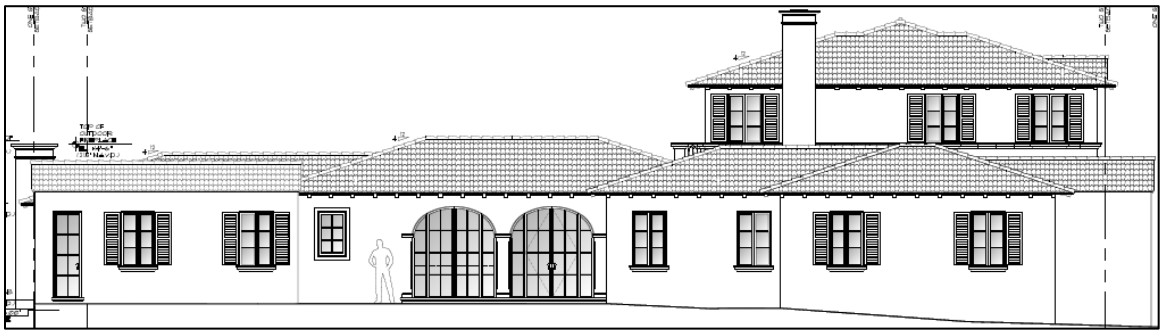
Proposed front (south) elevation.



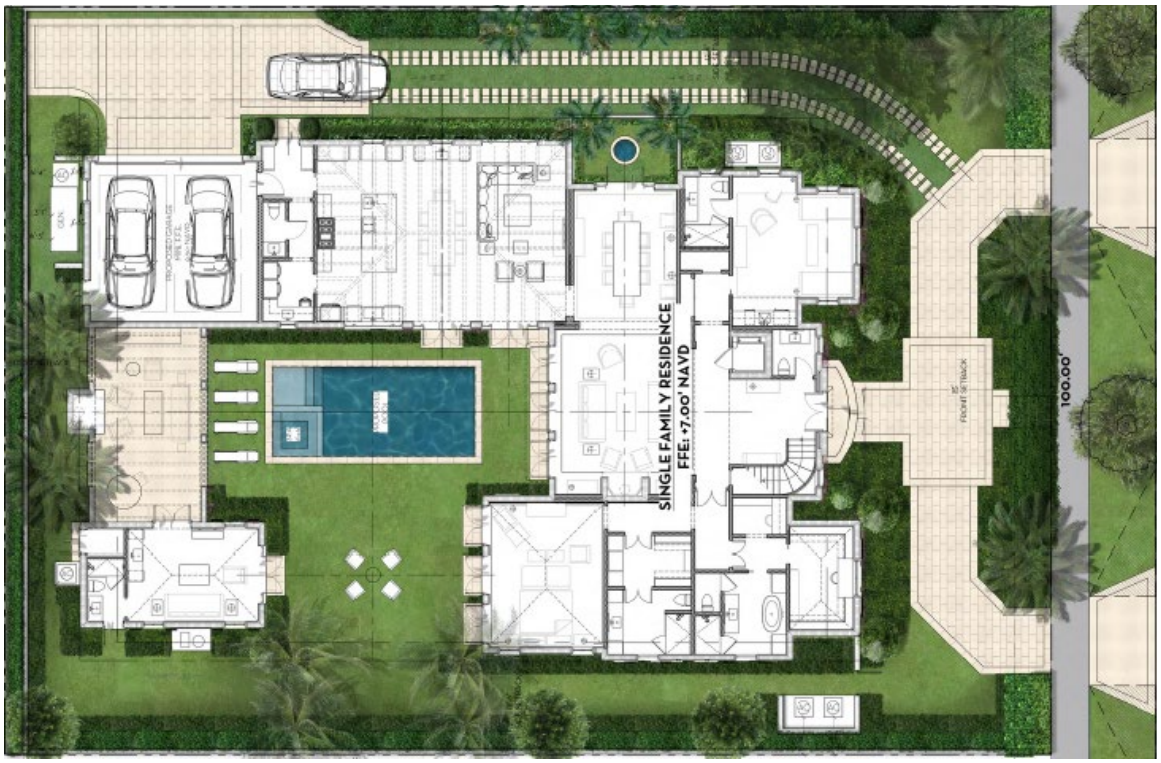
Proposed rear (north) elevation.



Proposed side (east) elevation.



Proposed side (west) elevation.



Color landscape rendering.

CONCLUSION:

Approval of the project will require one (1) separate motion to be made by the Architectural Commission:

1. for the overall design of the project in accordance with Sec. 18-205 criteria, subject to any imposed conditions.

WRB:JGM:BMF

MP Design & Architecture, Inc.

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

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

June 16, 2025

Re: 239 Wells Rd. Palm Beach, FL 33480
ARC-24-0122

We are submitting the attached drawings and application for the review of our project at 239 Wells Rd. Palm Beach, FL 33480.
The Scope of Work includes the following:

1. Proposed New Two-Story Residence at 239 Wells Rd. The Structure is not listed under "Designated Landmarks" nor "Properties Under Consideration".
2. New Landscape, Hardscape and Pool.
3. There are no historically significant trees present at the site.

Please note the following:

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

B. ARCHITECTURAL REVIEW – Section 18-205
Proposed new 4,878 SF house.
Proposed new 232 SF pool cabana.
Proposed new pool, new landscape and hardscape.

CRITERIA FOR BUILDING PERMIT.

(a) The architectural commission may approve, approve with conditions, or disapprove the issuance of a building permit in any matter subject to its jurisdiction only after consideration of whether the following criteria are complied with:

(1) The plan for the proposed building or structure is in conformity with good taste and design and in general contributes to the image of the town as a place of beauty, spaciousness, balance, taste, fitness, charm and high quality.

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(2) The plan for the proposed building or structure indicates the manner in which the structures are reasonably protected against external and internal noise, vibrations, and other factors that may tend to make the environment less desirable.

(3) The proposed building or structure is not, in its exterior design and appearance, of inferior quality such as to cause the nature of the local environment to materially depreciate in appearance and value.

(4) The proposed building or structure is in harmony with the proposed developments on land in the general area, with the comprehensive plan for the town, and with any precise plans adopted pursuant to the comprehensive plan.

(5) The proposed building or structure is not excessively similar to any other structure existing or for which a permit has been issued or to any other structure included in the same permit application within 200 feet of the proposed site in respect to one or more of the following features of exterior design and appearance:
   a. Apparently visibly identical front or side elevations;
   b. Substantially identical size and arrangement of either doors, windows, porticos or other openings or breaks in the elevation facing the street, including reverse arrangement; or
   c. Other significant identical features of design such as, but not limited to, material, roof line and height of other design elements.

(6) The proposed building or structure is not excessively dissimilar in relation to any other structure existing or for which a permit has been issued or to any other structure included in the same permit application within 200 feet of the proposed site in respect to one or more of the following features:
   a. Height of building or height of roof.
   b. Other significant design features including, but not limited to, materials or quality of architectural design.
   c. Architectural compatibility.
   d. Arrangement of the components of the structure.
   e. Appearance of mass from the street or from any perspective visible to the public or adjoining property owners.
   f. Diversity of design that is complimentary with size and massing of adjacent properties.
   g. Design features that will avoid the appearance of mass through improper proportions.
   h. Design elements that protect the privacy of neighboring property.

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(7) The proposed addition or accessory structure is subservient in style and massing to the principal or main structure.
(8) The proposed building or structure is appropriate in relation to the established character of other structures in the immediate area or neighboring areas in respect to significant design features such as material or quality or architectural design as viewed from any public or private way (except alleys).
(9) The proposed development is in conformity with the standards of this Code and other applicable ordinances insofar as the location and appearance of the buildings and structures are involved.
(10) The project's location and design adequately protects unique site characteristics such as those related to scenic views, rock outcroppings, natural vistas, waterways, and similar features.

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

D. SPECIAL EXCEPTION – Section 134-22
Not applicable

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

F. VARIANCE – Section 134-201
Not applicable

G. OTHER
Not applicable.

Respectfully,



Michael Perry

MP Design & Architecture, Inc.

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Not applicable.

Respectfully,



Michael Perry

New Residence for:
239 Wells Road
Palm Beach Fl. 33480

DESIGN & ARCHITECTURE

ARCHITECURE

MP DESIGN & ARCHITECURE

LANDSCAPE

NIEVERA + WILLIAMS DESIGN

ARC-24-0122

1st SUBMIT 06-26-2025
2nd SUBMIT 09-15-2025
FINAL SUBMIT 10-07-2025
MEETING DATE 10-29-2025

PROPOSED SCOPE OF WORK

- Proposed New Two-Story Residence with a Two-Car Garage, Pergola, Pool Cabana, New Pool, & New Hardscape.

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	LOCATION MAP
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PHOTOS 3	SURROUNDING PROPERTY PHOTOS
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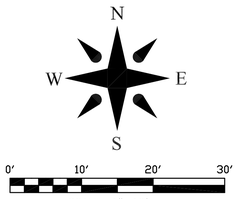
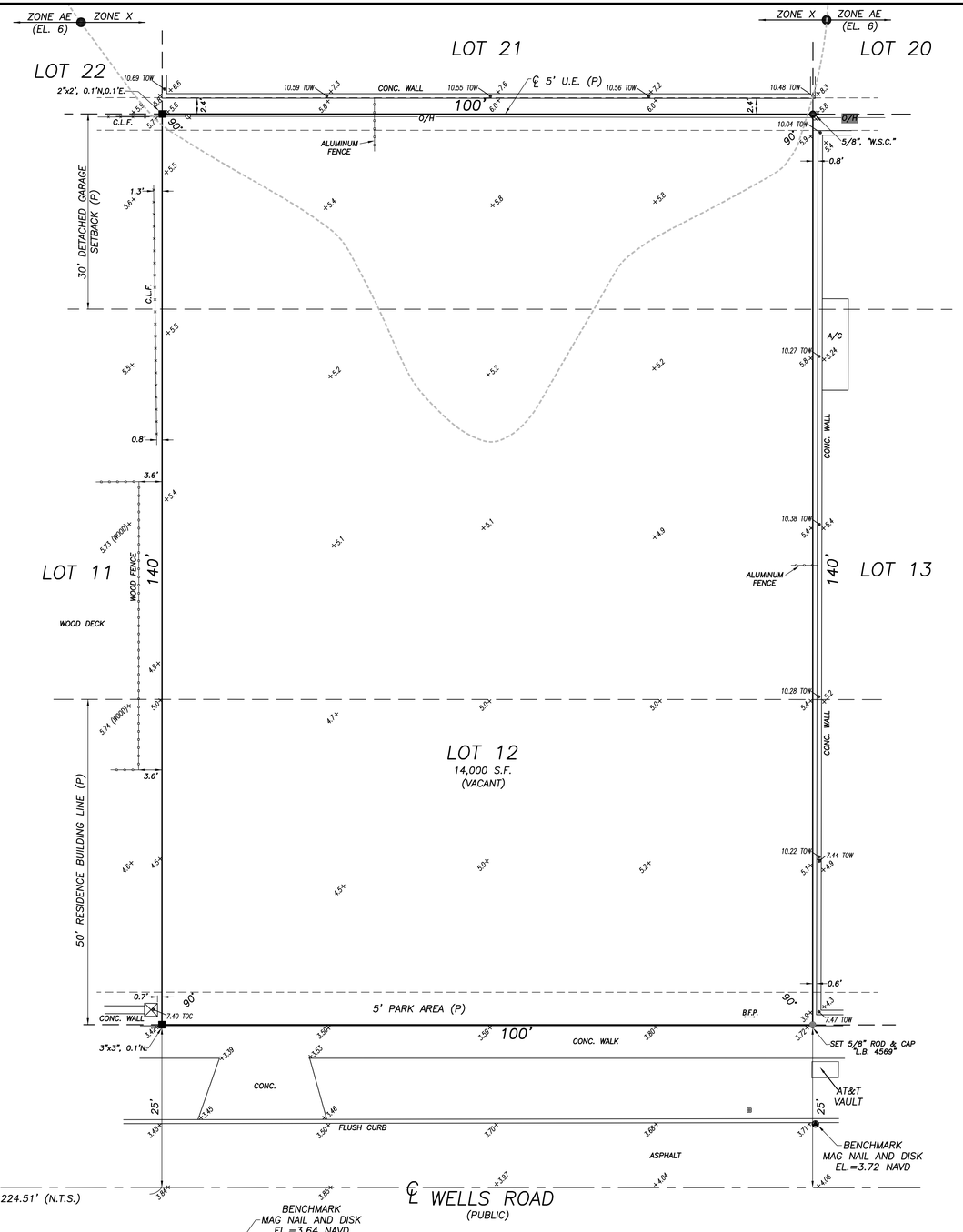
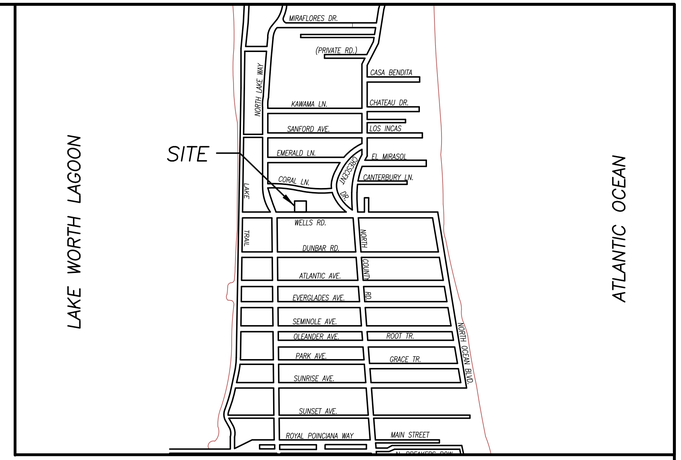
	ENTRY ELEVATION DETAIL
	GREAT ROOM ELEVATION DETAIL\PROPOSED JULIET BALCONY SECTION
	DINING ROOM ELEVATION DETAIL







VICINITY SKETCH N.T.S.

LEGEND

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

BOUNDARY SURVEY FOR:
239 WELLS ROAD LLC

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

239 Wells Road LLC, a Florida limited liability company
Bank of America, N.A., ISAOA
Robert E. Korn, Esq.
Bernstein Hodsdon Tannen & Korn, P.A.
Old Republic National 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:
239 Wells Rd
Palm Beach, FL 33480

LEGAL DESCRIPTION:
*Lot 12, Revised Plat of **STOTESBURY PARK**, an addition to the Town of 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, recorded in Plat Book 20, Page 42.*

FLOOD ZONE:
This property is located in Flood Zone X & AE (EL 6) according to F.I.R.M. (Flood Insurance Rate Map) No. 12099C 0581G, dated 12/20/2024.

TITLE COMMITMENT REVIEW

CLIENT: LaurieSlifka		COMMITMENT NO. : PT220242	DATE: 10/31/22			
REVIEWED BY: Craig Wallace		JOB NO. : 22-1403.2				
B2 ITEM NO.	**DOCUMENT**	**DESCRIPTION**	**AFFECTS AND PLOTTED**	**AFFECTS AND NOT PLOTT-ABLE**	**DOES NOT AFFECT**	**NOT A SURVEY MATTER**
1-5	N/A	Standard Exceptions				●
6	PB 20, PG 42	All matters contained on the Plat of Revised Plat of Stotesbury Park.	●			
7	N/A	Standard Exceptions				●

NOTES:

1. *All information regarding record easements, adjoiners, and other documents that might affect the quality of title to tract shown hereon was gained from commitment number PT220242, issued by Old Republic National Title Insurance Company, dated October 31, 2022. This office has made no search of the Public Records.*
2. *Elevations shown hereon, if any, are in feet and decimal parts thereof and are based on NAVD-88. The expected accuracy of the elevations shown hereon is 0.03' for the hard surface elevations (shown thus x 0.00) and 0.1' (shown thus x 0.0) for the soft surface elevations. Elevations shown hereon are U.S. survey feet unless otherwise noted.*
3. *Description furnished by client or client's agent.*
4. *Unless presented in digital form with electronic seal and electronic signature this survey must bear the signature and the original raised seal of a Florida licensed surveyor or mapper this drawing, sketch, plat or map is for informational purposes only and is not valid.*
5. *This survey cannot be transferred or assigned without the specific written permission of Wallace Land Surveying, LLC. Certificate of Authorization Number LB 8598.*
6. *Except as shown, underground and overhead improvements are not located. Underground foundations not located.*
7. *The survey sketch shown hereon does not necessarily contain all of the information obtained or developed by the undersigned surveyor in his field work, office work or research.*
8. *No responsibility is assumed by this surveyor for the construction of improvements, from building ties shown on this survey.*
9. *Revisions shown hereon do not represent a "survey update" unless otherwise noted.*
10. *All dates shown within the revisions block hereon are for interoffice filing use only and in no way affect the date of the field survey stated herein.*
11. *In some instances, graphic representations have been exaggerated to more clearly illustrate the relationships between physical improvements and/or lot lines. In all cases, dimensions shown shall control the location of the improvements over scaled positions.*
12. *It is a violation of Rule 5J-17 of the Florida Administrative Code to alter this survey without the express prior written consent of the Surveyor. Additions and/or deletions made to the face of this survey will make this survey invalid.*
13. *The ownership of fences, perimeter walls and/or hedges shown hereon are not known and thus are not listed as encroachments. Fences, hedges and/or perimeter walls are shown in their relative position to the boundary.*
14. *The expected horizontal accuracy of the information shown hereon is +/- 0.10'.*

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

DATE OF LAST FIELD SURVEY: 7/15/2025

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

JAMES G. PEDEN JR. LICENSED PROFESSIONAL SURVEYOR AND MAPPER 6122 STATE OF FLORIDA

REVISIONS

07/17/25 SURVEY AND TIE-IN UPDATE J.M./J.F. 209109 JOE5/36
05/21/24 SURVEY AND TIE-IN UPDATE B.M./M.B. 209109 PB364/29

BOUNDARY SURVEY FOR:

239 WELLS ROAD LLC

WALLACE LAND SURVEYING, LLC
5553 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 * (561) 640-4551 LB #8598

FIELD:	B.M.	JOB NO.: 22-1403	F.B. PB336 PG. 47
OFFICE:	M.B.	DATE: 9/10/22	DWG. NO. 22-1403-1
C'K'D:	C.W.	REF: 22-1403-1.DWG	SHEET 1 OF 1

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:**	239 WELLS ROAD		
2	**Zoning District:**	RB		
3	**Lot Area (sq. ft.):**	14,000 SF		
4	**Lot Width (W) & Depth (D) (ft.):**	100' x 140'		
5	**Structure Type:** (Single-Family, Multi-Family, Comm., Other)	SINGLE-FAMILY		
6	**FEMA Flood Zone Designation:**	Flood Zone AE (Elevation: 6'-0")		
7	**Zero Datum for point of meas. (NAVD)**	7'-0"		
8	**Crown of Road (COR) (NAVD)**	4.04'		
9		REQ'D / PERMITTED	EXISTING	PROPOSED
10	Lot Coverage (Sq Ft and %)	30%	-	30%(4,202SF)
11	Enclosed Square Footage (1st & 2nd Fl., Basement, Accs. Structure, etc)	-	-	5,036 SF
12	*Front Yard Setback (Ft.)	25' 1st, 30' 2nd	-	25'-8" 1st, 30' 2nd
13	* Side Yard Setback (1st Story) (Ft.)	12'-6"	-	17'-11"E, 12'-7"W
14	* Side Yard Setback (2nd Story) (Ft.)	15'-0"	-	22'-0" E,34'-9"W
15	*Rear Yard Setback (Ft.)	10' 1st, 15' 2nd	-	10' 1st, 72'-9" 2nd
16	Angle of Vision (Deg.)	100°	-	100°
17	Building Height (Ft.)	22'	-	20'
18	Overall Building Height (Ft.)	30'	-	25'-10"
19	Cubic Content Ratio (CCR) (R-B ONLY)	3.96(55,440 CCR)	-	3.93 (54,995CCR)
20	** Max. Fill Added to Site (Ft.)	1.48'	-	-
21	Finished Floor Elev. (FFE)(NAVD)	7'	-	7.16'
22	Base Flood Elevation (BFE)(NAVD)	-	-	6'-0"
23	Landscape Open Space (LOS) (Sq Ft and %)	6,300 S.F. (45%)	-	6,378 S.F. (45%)
24	Perimeter LOS (Sq Ft and %)	3,150 S.F.	-	3,383 S.F.
25	Front Yard LOS (Sq Ft and %)	1,000 S.F. (40%)	-	1,222 S.F. (48%)
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

ARC-24-0122

COMM NO.
2311

DATE
10/6/2025

REVISIONS

A New Residence at
239 Wells Road
Palm Beach FL 33480

239 Wells Road

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

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

SHEET NO.
Zoning
Legend

SUBJECT PROPERTY



Vicinity Location Map

Scale n.t.s.

ARC-24-0122

MP DESIGN & ARCHITECTURE

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SHEET NO.
Vicinity Location Map



Location Map

Scale n.t.s.

ARC-24-0122

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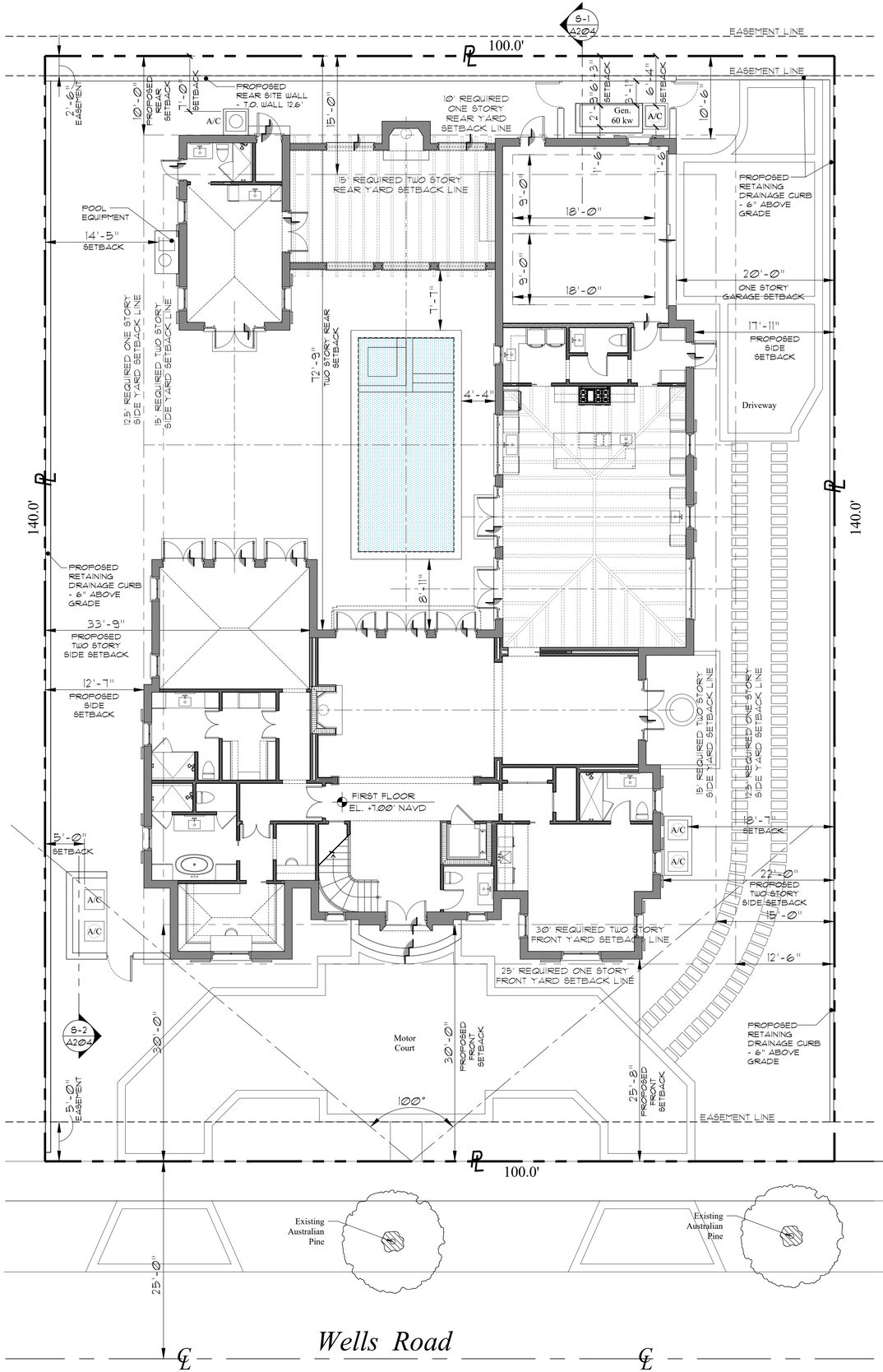
SHEET NO.
Location Map



Proposed Site Plan

Scale 1/8" = 1'-0"

ZONING & SITE CALCULATIONS

Zoning Item	Required/Allowed	Proposed
Zoning District	RB	RB
Lot Area	10,000 SF	14,000 SF
Lot Width Lot Depth	100' 100'	100' 140'
Front Yard Setback	25' 1-Story 30' 2-Story	25'-8" 30'
Side Yard Setback	12'-6" 1-Story 15' 2-Story	17'-11" East 12'-7" West 22'-0" East 34'-9" West
Rear Yard Setback	10' 1-Story 15'- 2-Story	10' 72'-9"
Maximum Building Height	14' 1-Story 22' 2-Story	10'-0" 20'-0"
Maximum Overall Height	30'	25'-10"
Lot Coverage	30% 2-Story (4,200 SF)	30% (4,202 SF)
Landscape Open Space	45% (6,300 SF)	45% (6,378 SF)
Perimeter Landscape Open Space	(3,150 SF)	(3,383 SF)
Required Front Yard	40% (1,000 SF)	48% (1,222 SF)
Cubic Content Ratio	3.96 (55,440 Cu.Ft.)	3.93 (54,995 Cu.Ft.)
Angle of Vision	100 °	100°

AREAS SF CALCULATIONS

First Floor AC	3,319 SF
Pool Cabana	327 SF
Second Floor AC	1,390 SF
Total AC	5,036 SF
Garage	515 SF
Pergolas	420 SF

LEGAL DESCRIPTION

Lot 12, of **STOTESBURY PARK**, an addition to the Town of 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, recorded in Plat Book 20, Page 42.

ARC-24-0122

MP DESIGN & ARCHITECTURE

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REVISIONS

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239 Wells Road

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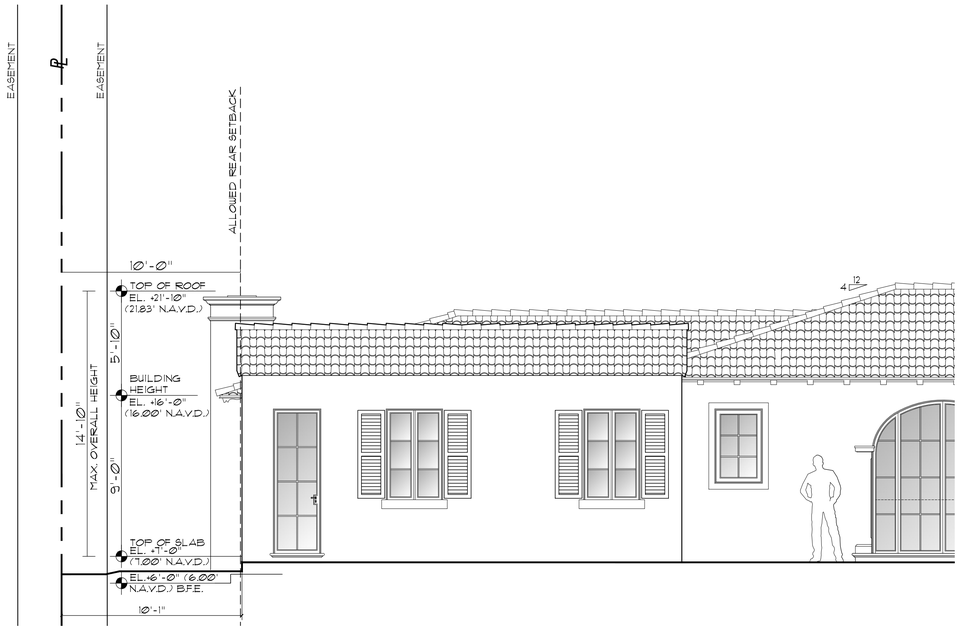
SHEET NO. A000



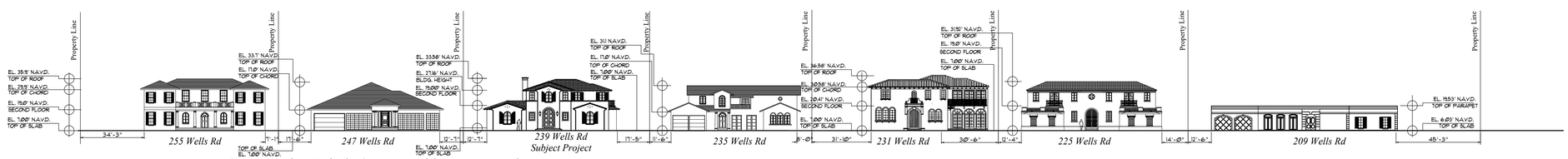
Rear Height Plane Diagram

Scale 1/4" = 1'-0"



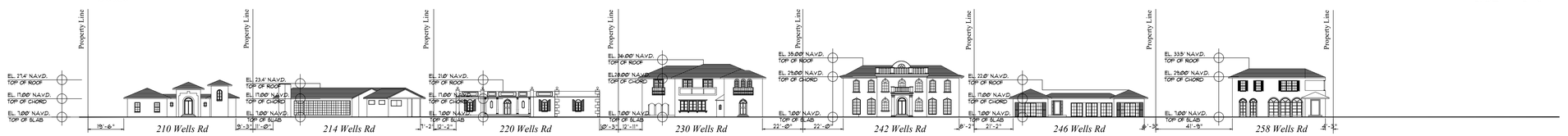
Sitescape

Scale n.t.s



Streetscape (North Side) Wells Road

Scale 1/32" = 1'-0"



Streetscape (South Side) Wells Road

Scale 1/32" = 1'-0"

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239 Wells Road

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#AR0016639

SHEET NO.
A001



255 Wells Rd



247 Wells Rd



239 Wells Road
Subject Property



235 Wells Road

ARC-24-0122

MP DESIGN & ARCHITECTURE

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SHEET NO.
Photos 1



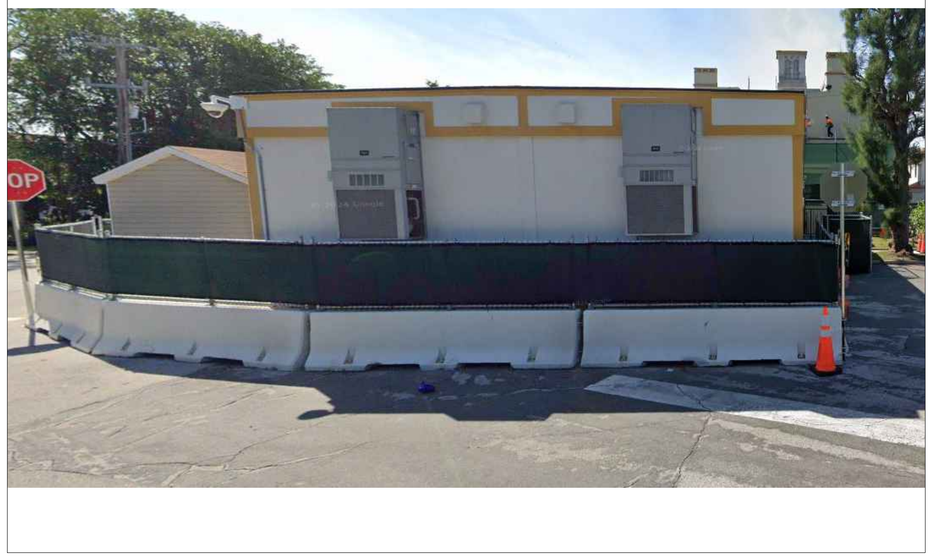
231 Wells Rd



225 Wells Rd



209 Wells Road



300 N County Rd

ARC-24-0122

COMM NO.
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239 Wells Road

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SHEET NO.
Photos 2



210 Wells Rd



214 Wells Rd



220 Wells Road



230 Wells Road

ARC-24-0122

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REVISIONS

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239 Wells Road

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SHEET NO.
Photos 3



242 Wells Rd



246 Wells Rd



258 Wells Road



272 Wells Road

ARC-24-0122

COMM NO.
2311

DATE
10/6/2025

REVISIONS

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239 Wells Road

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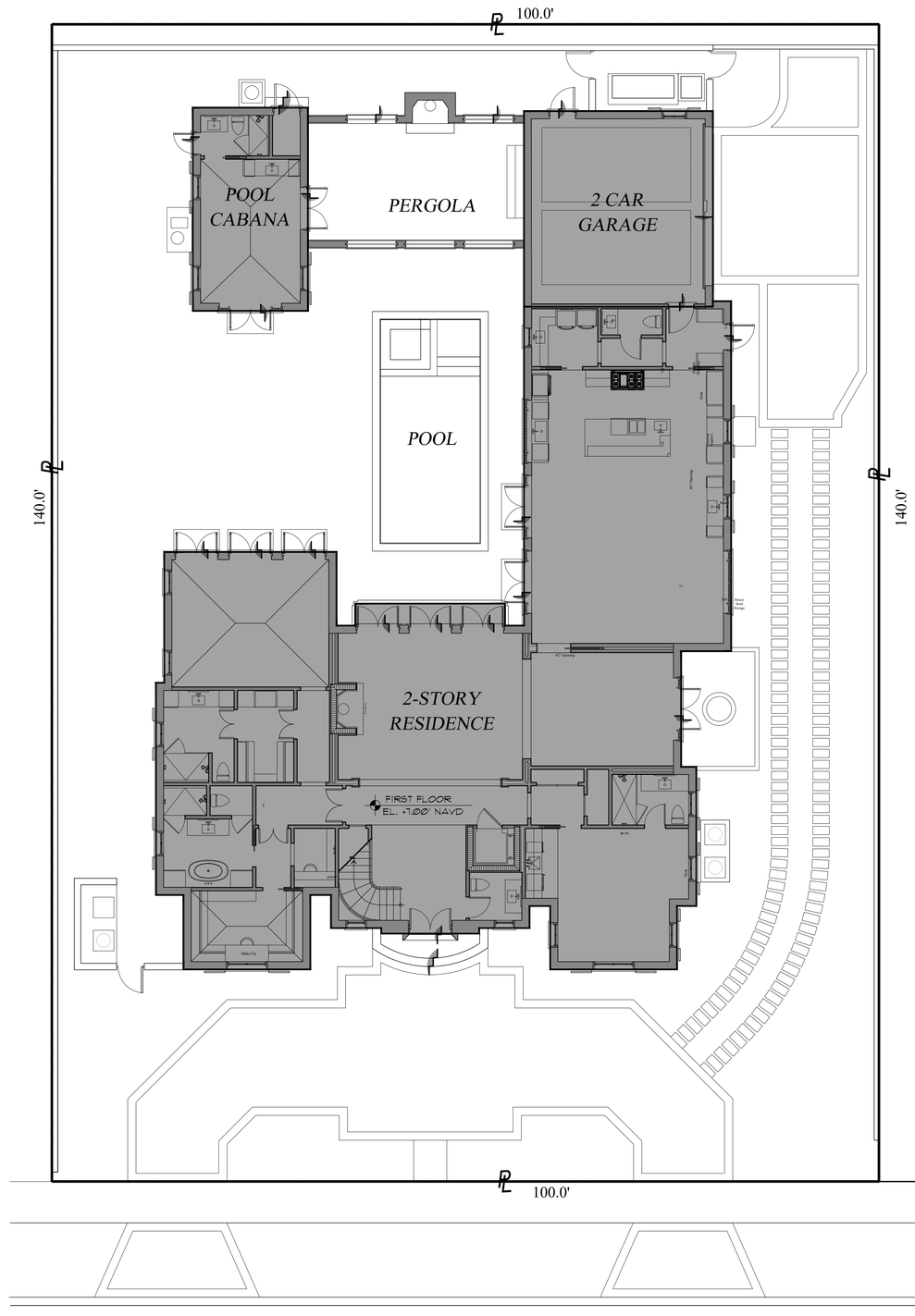
SHEET NO.
Photos 4

LOT AREA = 14,000 SF

MAIN HOUSE - 3,319 SF
BALCONY - 41 SF
GARAGE - 515 SF
POOL HOUSE - 327 SF
TOTAL FOOT PRINT - 4,199 SF

PROPOSED LOT COVERAGE
4,202 SF (30 %)



Proposed Lot Coverage Diagram

Scale 1/8"=1'-0"

ARC-24-0122

COMM NO.
2311

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REVISIONS

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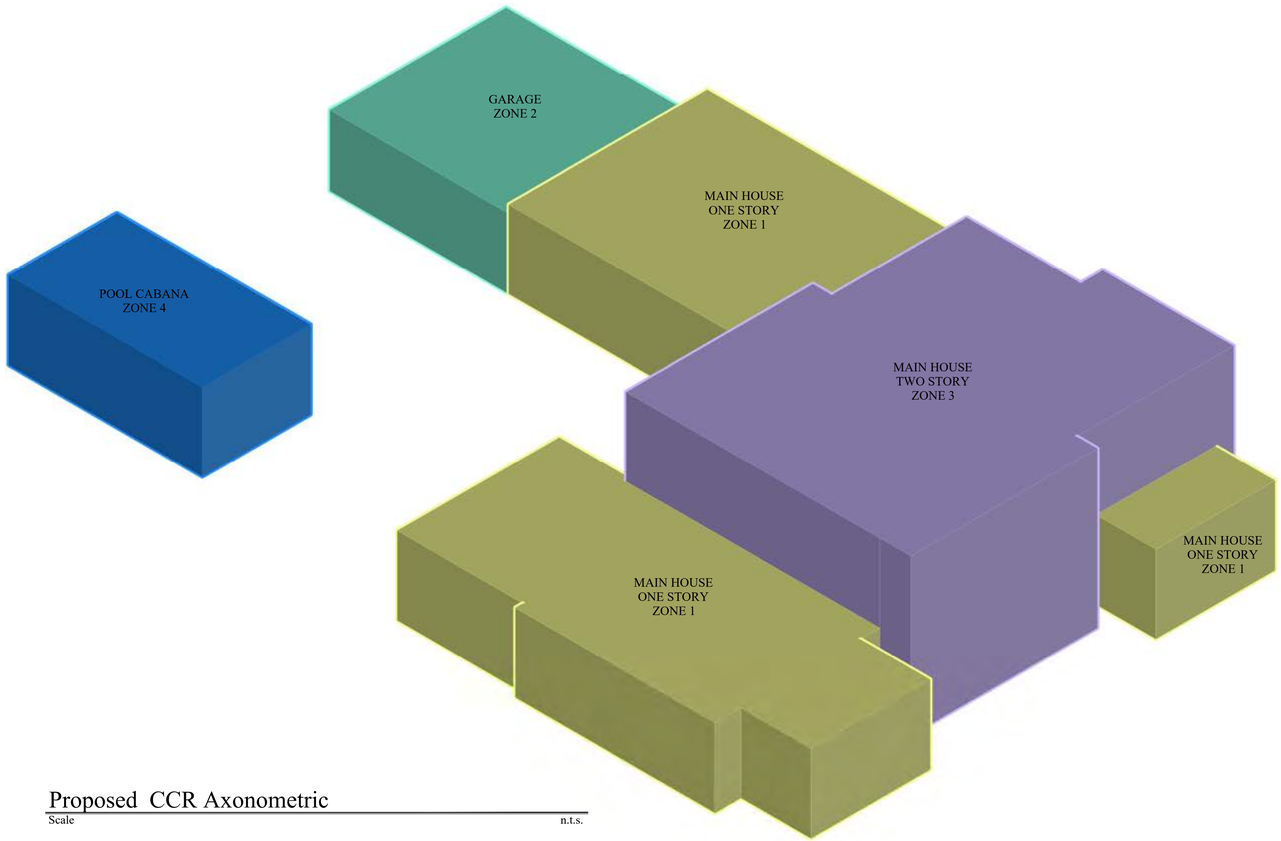
SHEET NO.
A002



Proposed CCR Axonometric

Scale n.t.s.

LEGEND

ZONE 1
ONE STORY
MAIN HOUSE

ZONE 2
ONE STORY
GARAGE

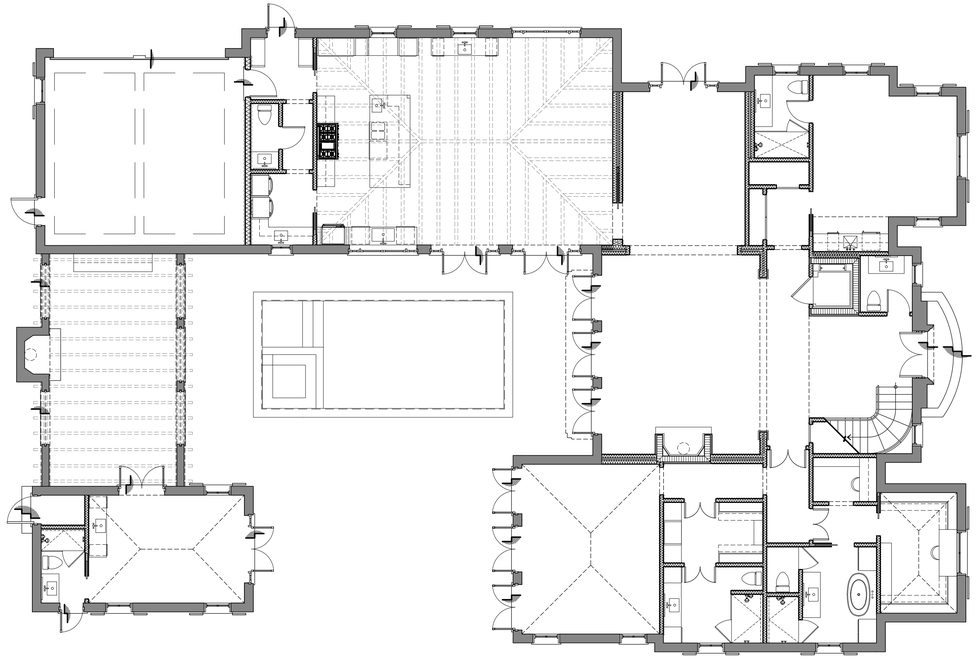
ZONE 3
TWO STORY
MAIN HOUSE

ZONE 4
POOL CABANA

CCR CALCULATIONS

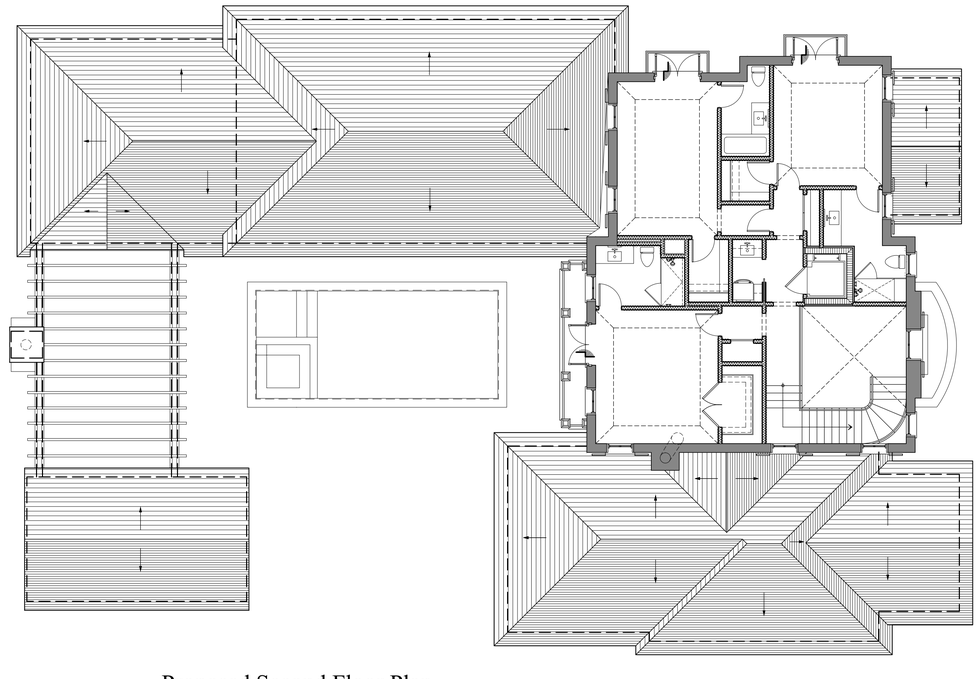
	ZONE	PROPOSED	
MAIN HOUSE ONE STORY	ZONE 1	1,929 SF x 10'	= 19,290 CU. FT.
GARAGE ONE STORY	ZONE 2	515 SF x 9'	= 4,635 CU. FT.
MAIN HOUSE TWO STORY	ZONE 3	1,390 SF x 20'	= 27,800 CU. FT.
POOL CABANA	ZONE 4	327 SF x 10'	= 3,270 CU. FT.
TOTAL			54,935 CU. FT.

LOT AREA		14,000 SF
MAX ALLOWED CCR	3.96	55,440 CU. FT.
TOTAL PROPOSED CCR	3.93	54,995 CU. FT.



Proposed First Floor Plan

Scale 1/8"=1'-0"



Proposed Second Floor Plan

Scale 1/8"=1'-0"

ARC-24-0122

MP DESIGN & ARCHITECTURE

COMM NO.
2311

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REVISIONS

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239 Wells Road

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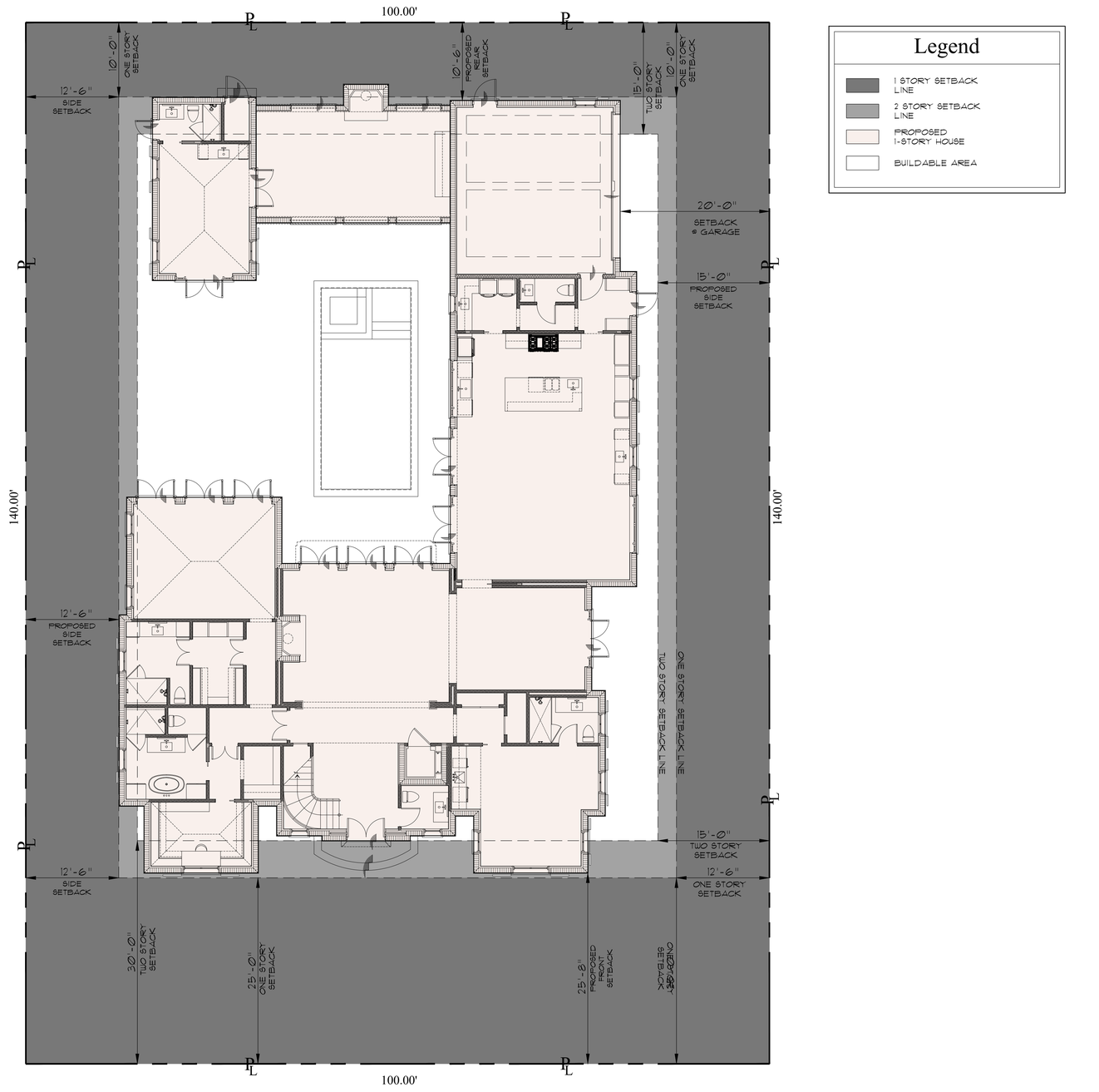
SHEET NO.
A003



Legend

- 1 STORY SETBACK LINE
- 2 STORY SETBACK LINE
- PROPOSED 1-STORY HOUSE
- BUILDABLE AREA

Proposed First Floor Zoning Diagram

Scale 1/8" = 1'-0"

ARC-24-0122

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SHEET NO.
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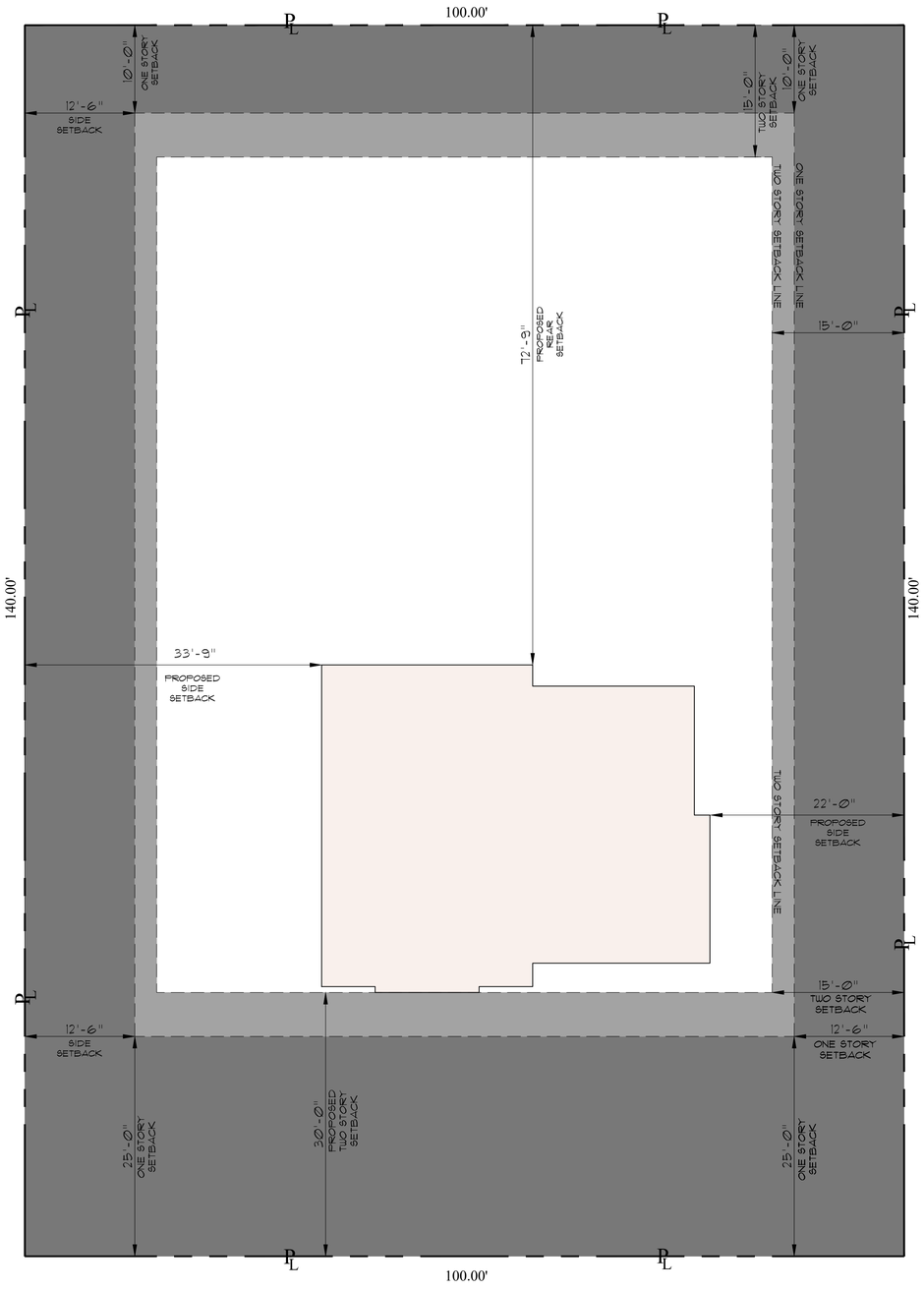

Legend

- 1 STORY SETBACK LINE
- 2 STORY SETBACK LINE
- PROPOSED 2-STORY HOUSE
- BUILDABLE AREA

Proposed Second Floor Zoning Diagram

Scale 1/8" = 1'-0"

COMM NO.
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SHEET NO.
A005

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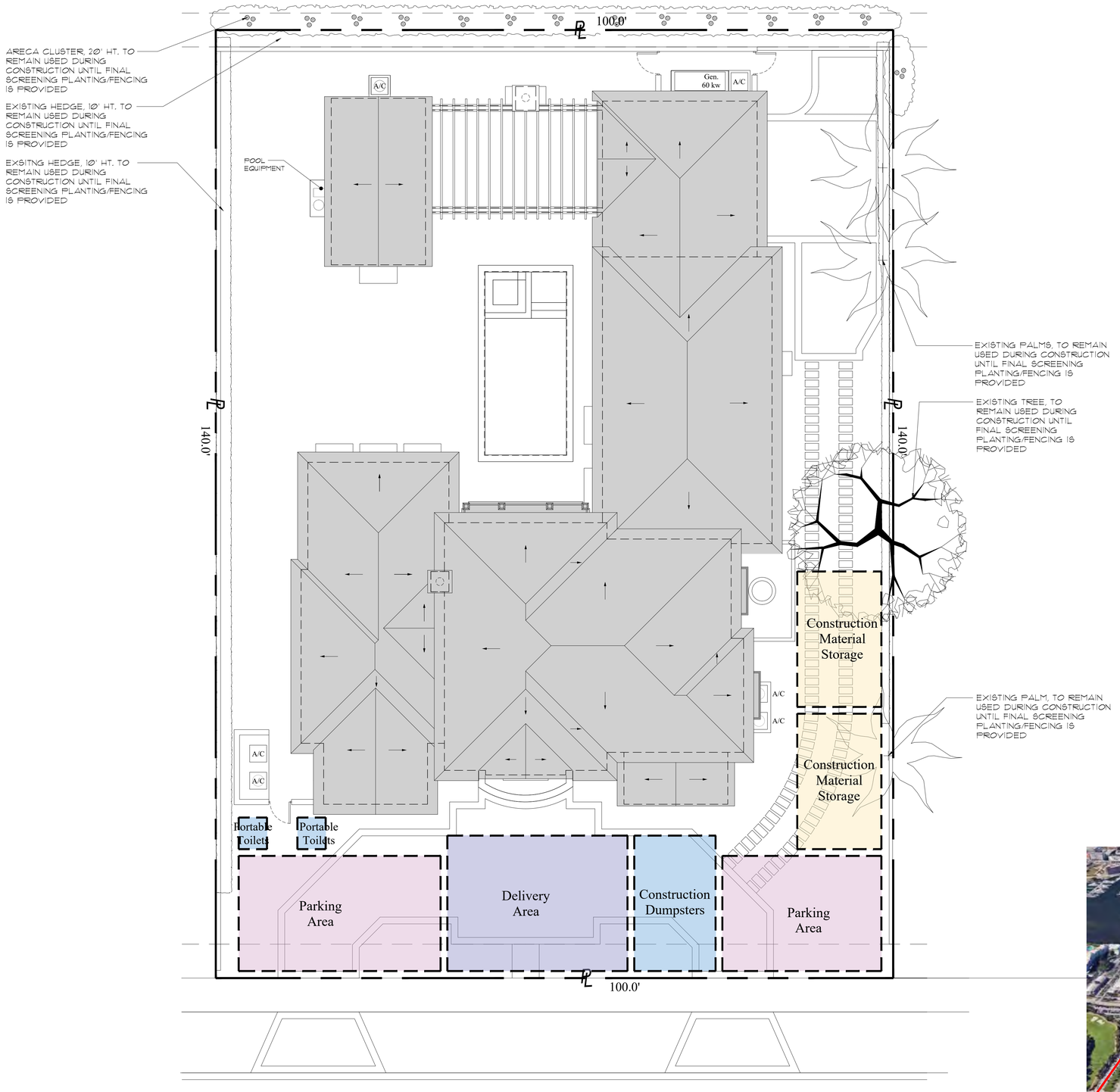


Truck Logistics & Construction Screening Plan

Scale 1/8" = 1'-0"

Route To Property:

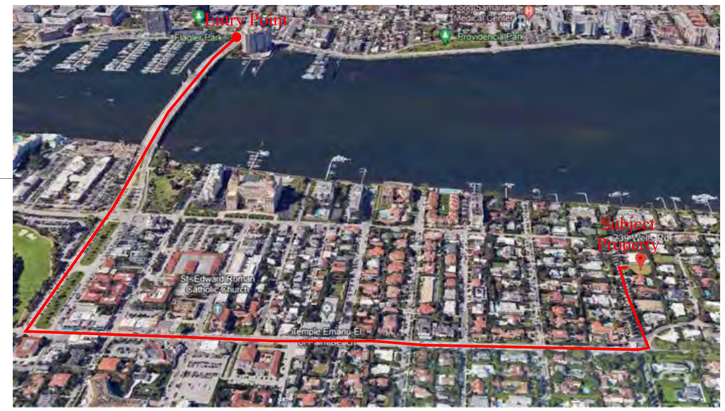
Enter the Town of Palm Beach thru Royal Ponciana Way over the Flagler Memorial Bridge. Turn left on N County Road heading North. Turn left on Wells Road heading West to Wells Road until reaching subject property.

Max. Number Of Trips to Subject Property:

80 Building material and dumpster trucks

Maximum Truck Length:

60'



Truck Traffic Map

Scale NTS

ARC-24-0122

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239 Wells Road

SHEET NO.
A006

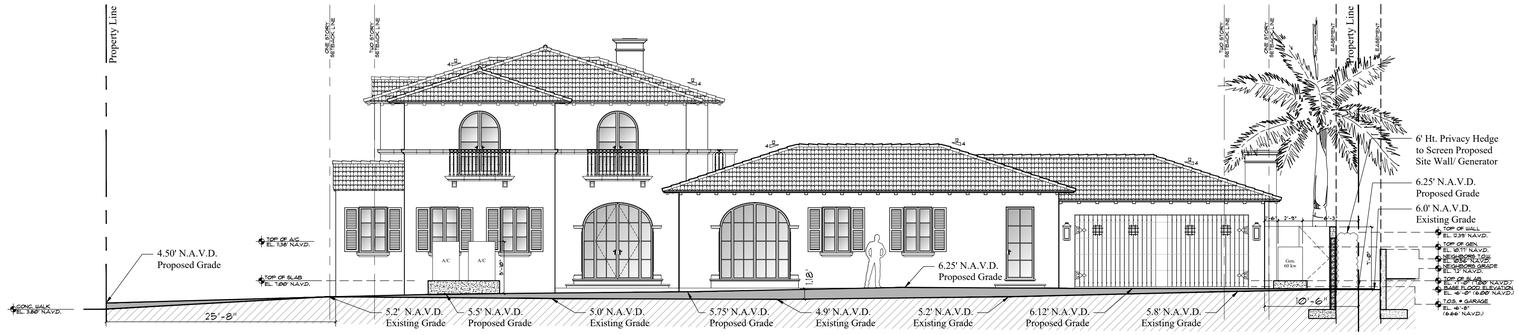
LEGEND

Existing Fill

Area of Fill

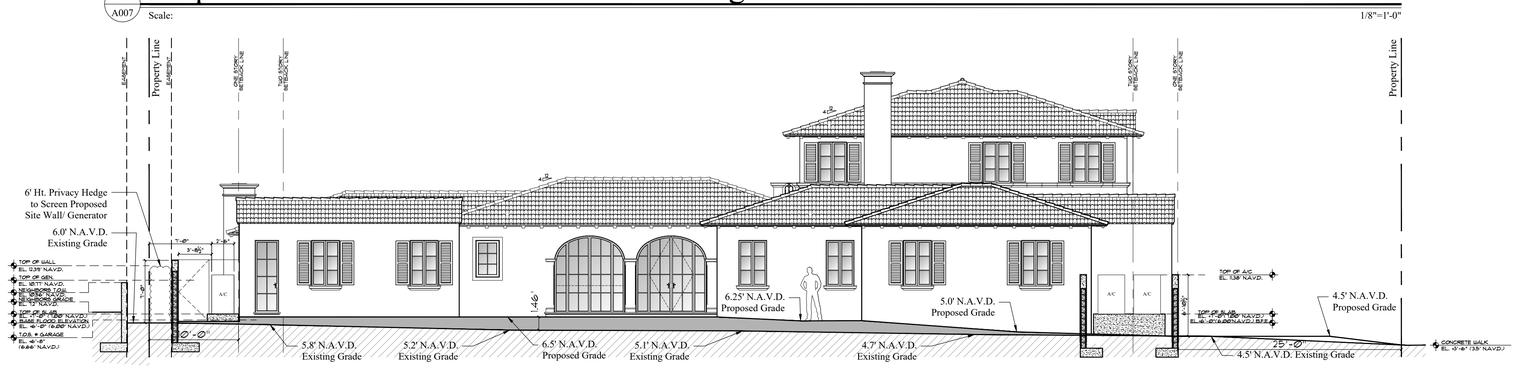
Key Plan

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



1 A007 Proposed East Elevation - Yard Section Diagram

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



2 A007 Proposed West Elevation - Yard Section Diagram

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



3 A007 Proposed South Elevation - Yard Section Diagram

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



4 A007 Proposed North Elevation - Yard Section Diagram

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

ARC-24-0122

MP DESIGN & ARCHITECTURE

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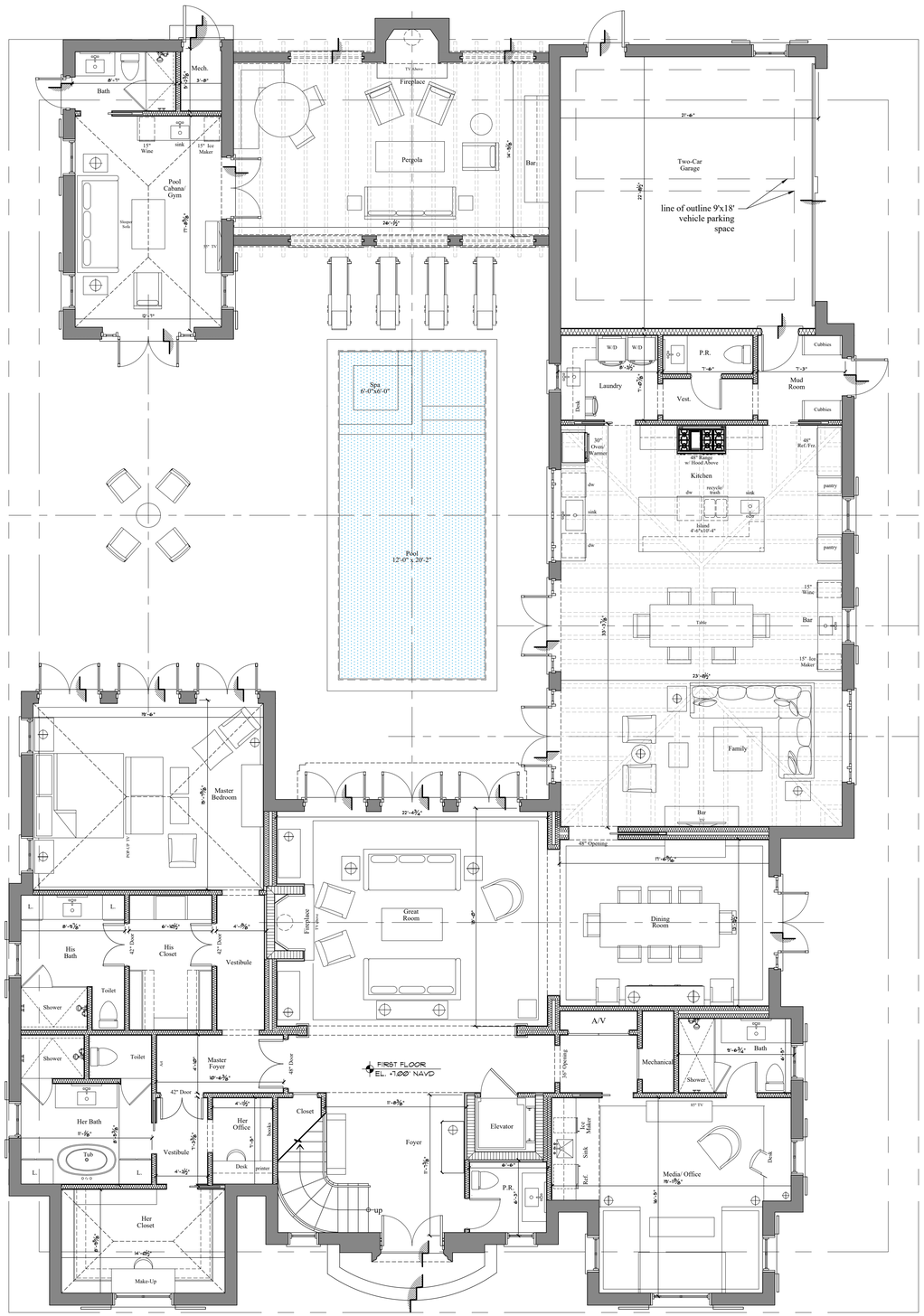
SHEET NO. A007



Proposed First Floor Plan

Scale 3/16" = 1'-0"

ARC-24-0122

MP DESIGN & ARCHITECTURE

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239 Wells Road

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REGISTERED ARCH.
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SHEET NO.
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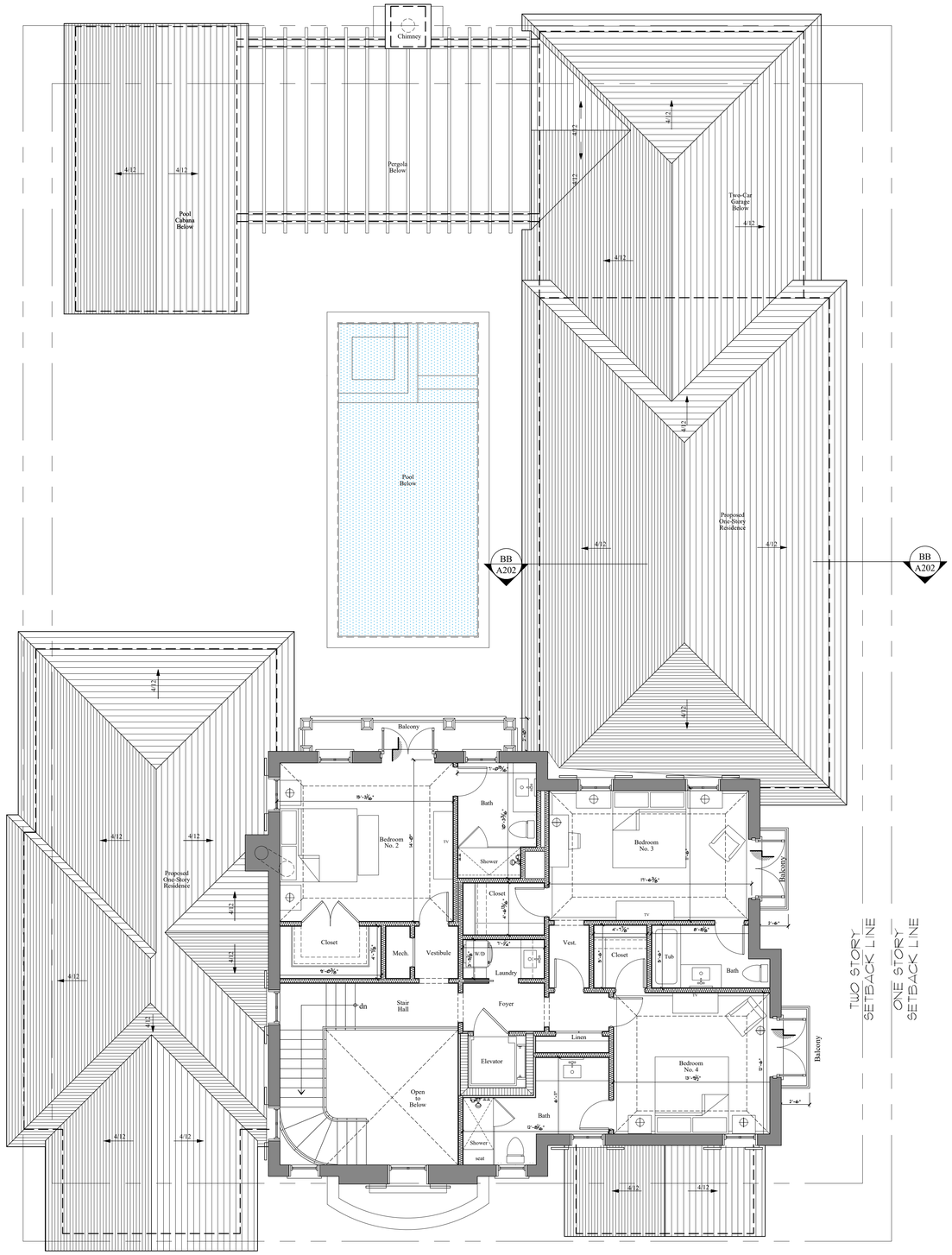

Proposed Second Floor Plan

Scale 3/16" = 1'-0"

ARC-24-0122

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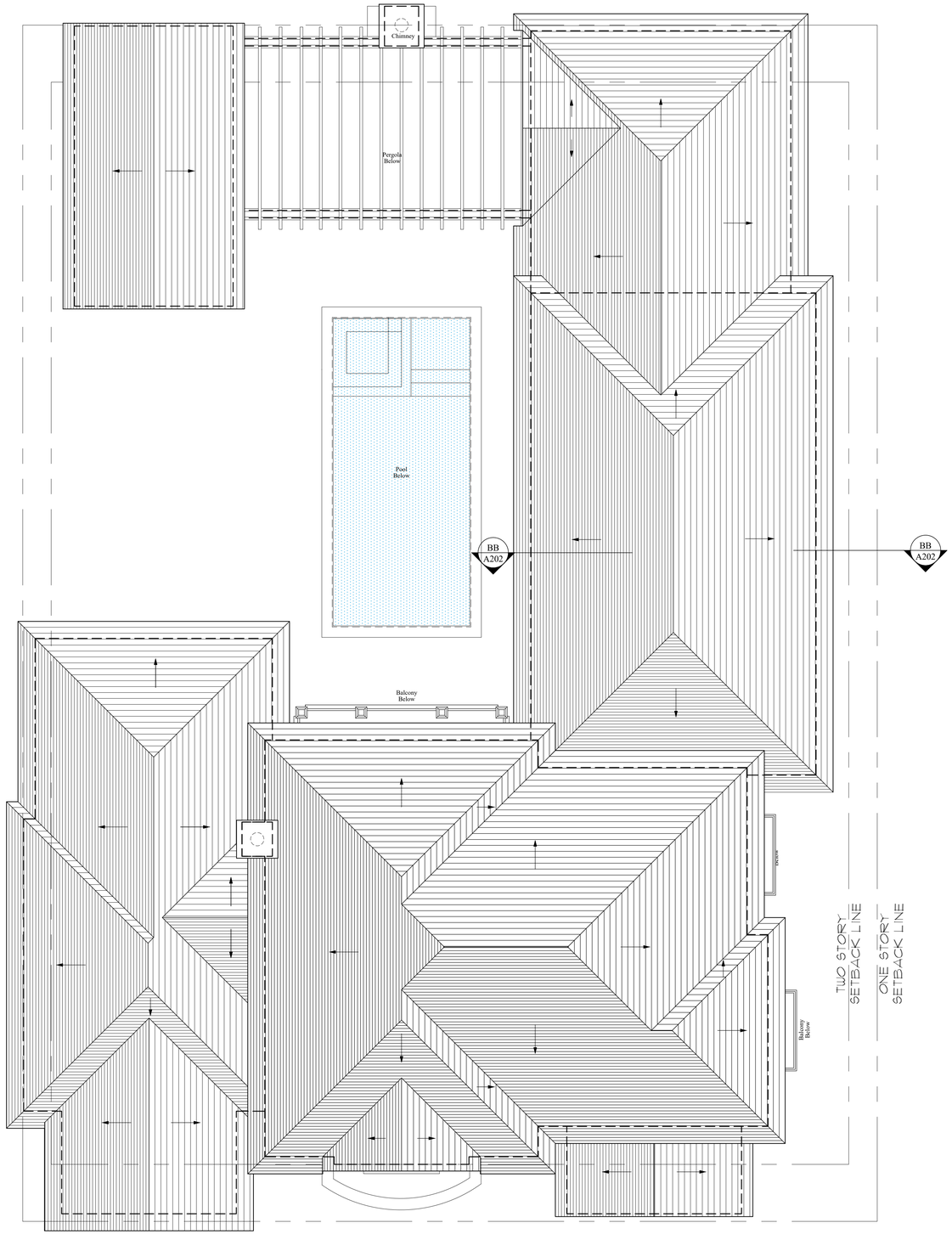
SHEET NO.
A101



Proposed Roof Plan

Scale 1/4" = 1'-0"

ARC-24-0122

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AA26001667

SHEET NO.
A102



Proposed North Elevation

Scale 1/4" = 1'-0"



Proposed South Elevation

Scale 1/4" = 1'-0"

ARC-24-0122

MP DESIGN & ARCHITECTURE

COMM NO.
2311

DATE
10/6/2025

REVISIONS

A New Residence at
239 Wells Road
Palm Beach FL 33480

239 Wells Road

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

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

SHEET NO.
A200



Proposed South Elevation with Glass Entry Door

Scale 1/4" = 1'-0"

ARC-24-0122

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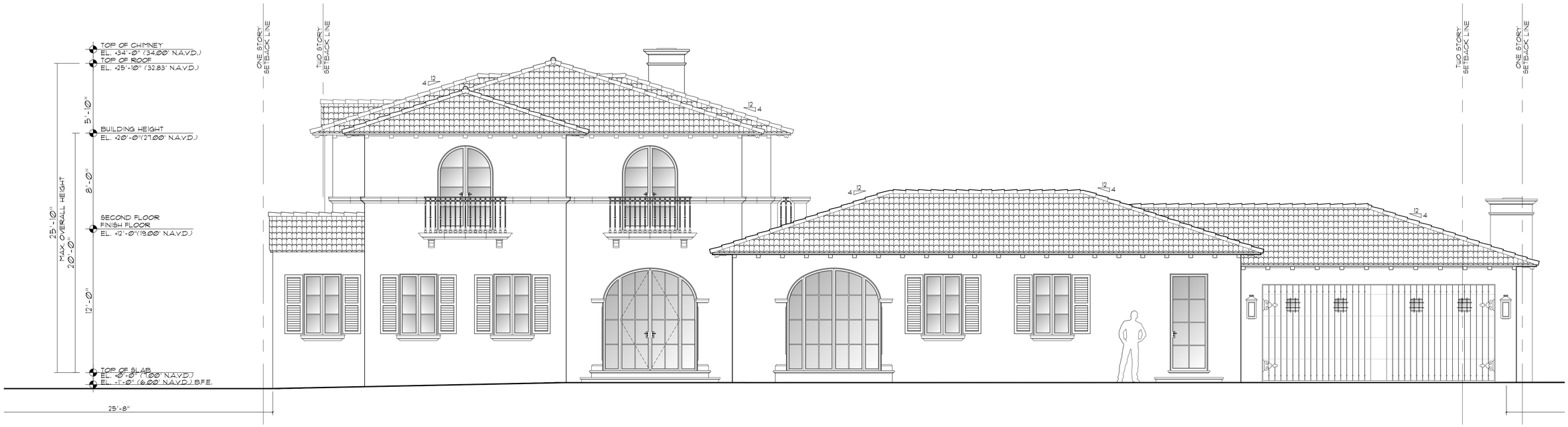
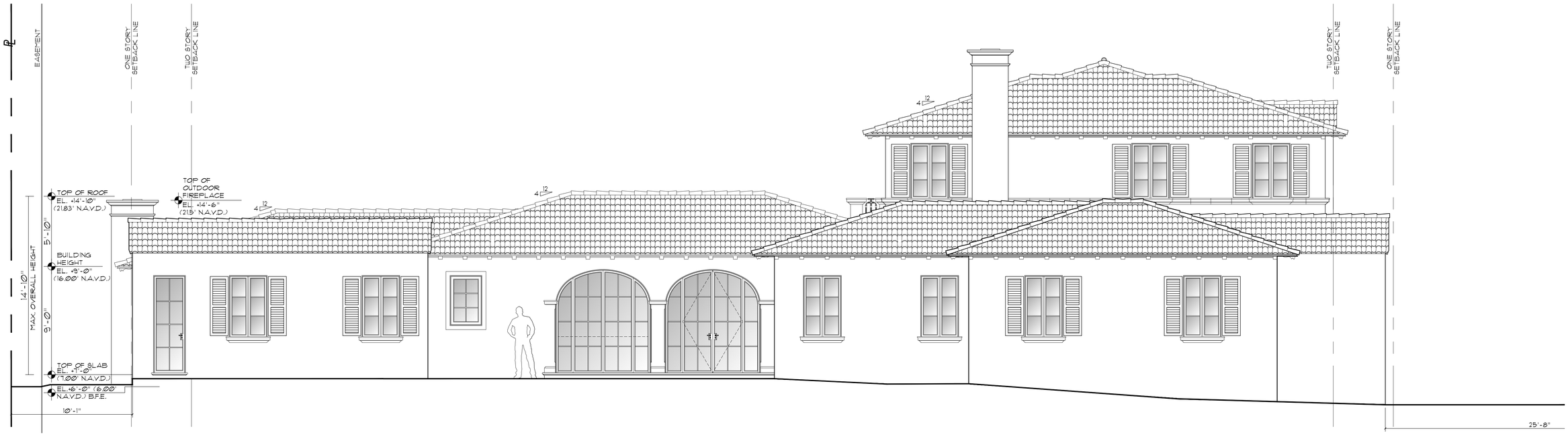
WEST PALM BEACH, FLORIDA 33401
561.833.7575
AA26001667

SHEET NO.
A200.1



Proposed East Elevation

Scale 1/4" = 1'-0"



Proposed West Elevation

Scale 1/4" = 1'-0"

ARC-24-0122

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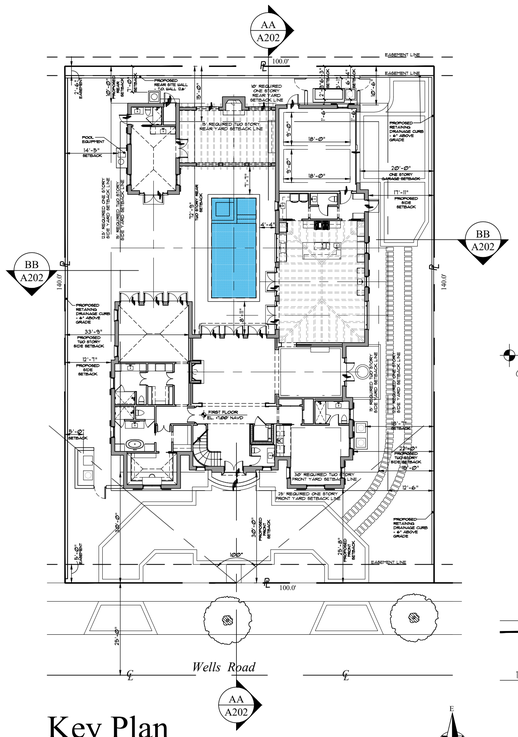
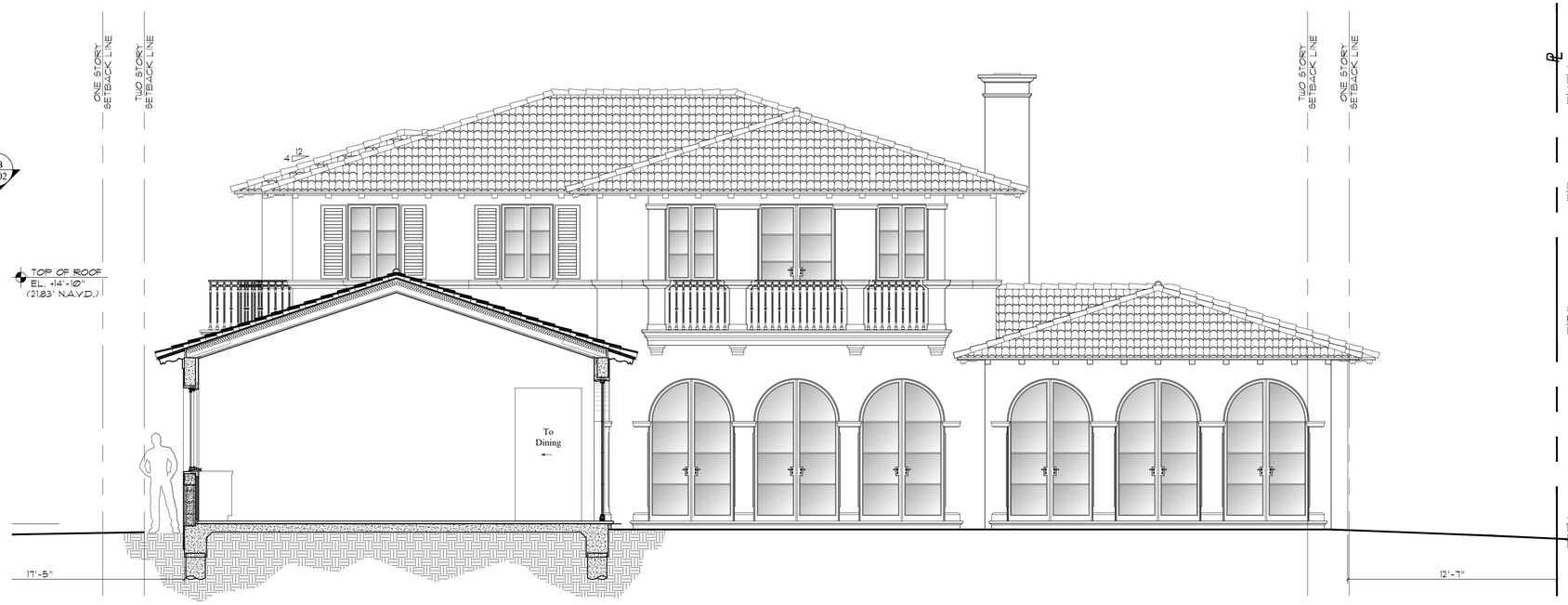
561.833.7575
AA26001667

SHEET NO.
A201



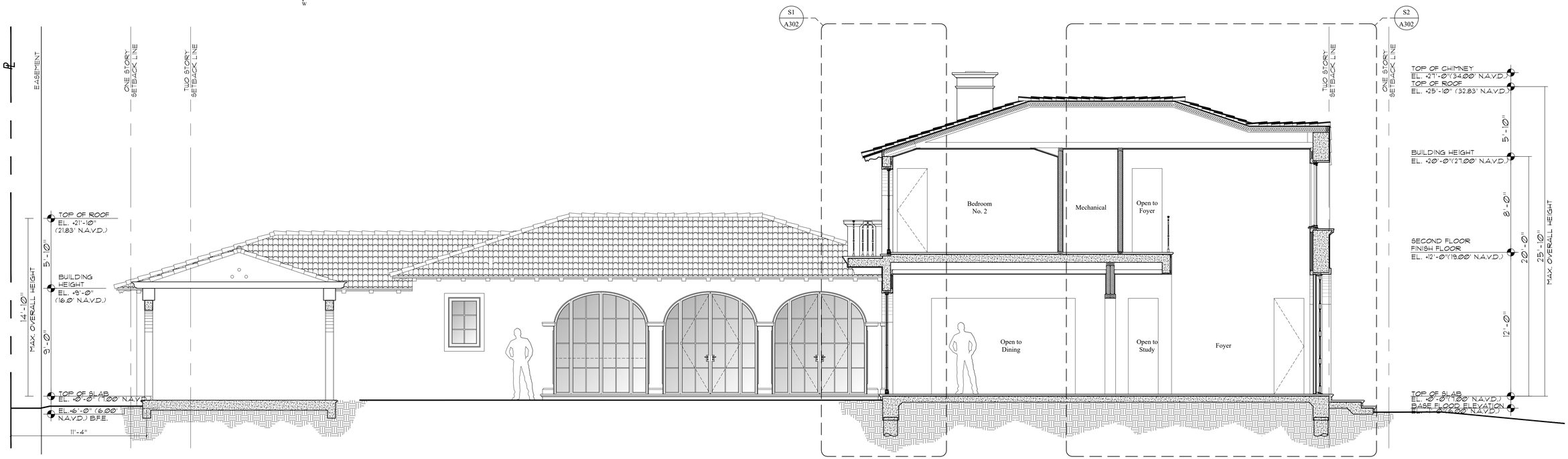
Key Plan

Scale: n.t.s.



Proposed North Elevation / Schematic Building Cross Section - BB

Scale 1/4" = 1'-0"



Proposed West Elevation / Schematic Building Cross Section - AA

Scale 1/4" = 1'-0"

ARC-24-0122

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A New Residence at

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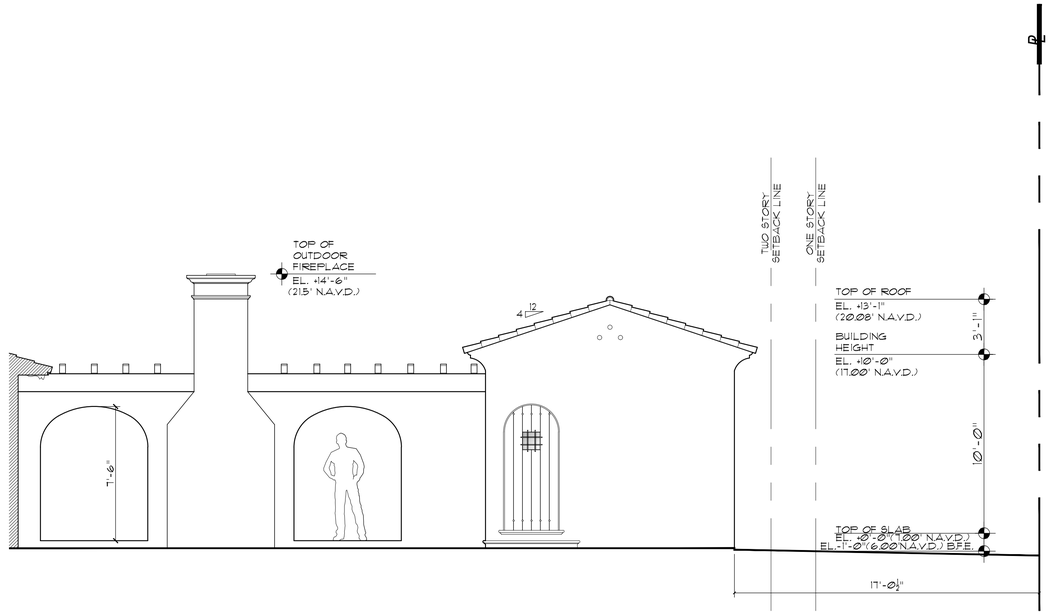
STATE OF FLORIDA — ANGELO L. DAVILA — AR0016639

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

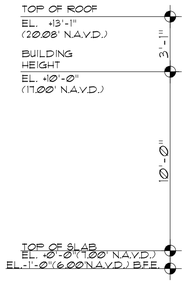
SHEET NO.

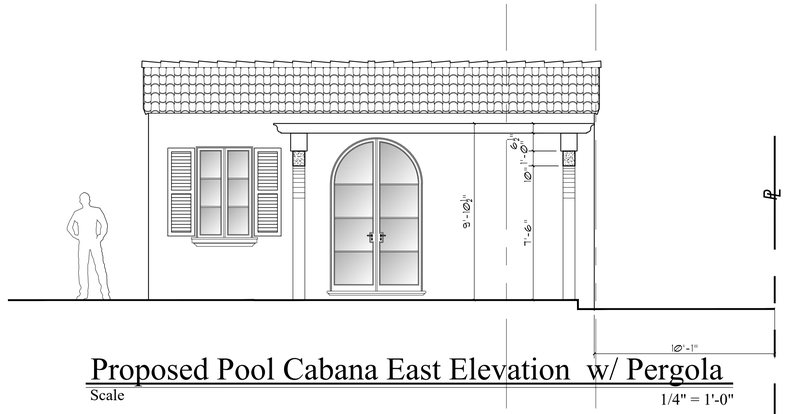
A202



Proposed Pool Cabana North Elevation

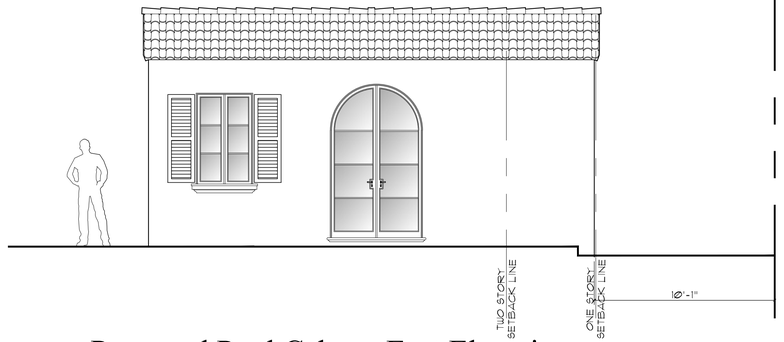
Scale 1/4" = 1'-0"





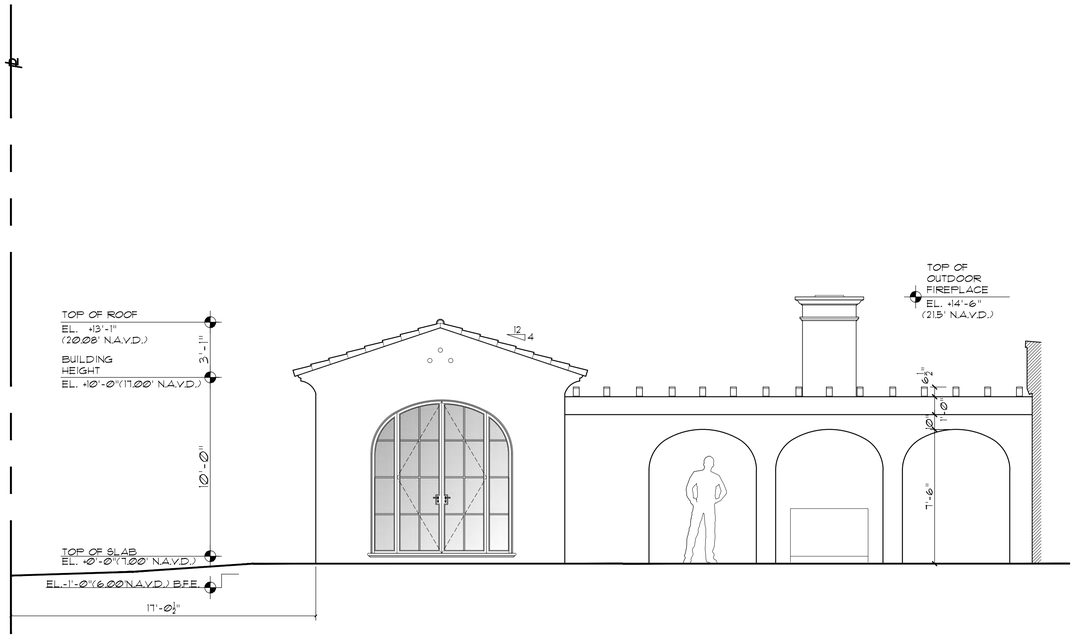
Proposed Pool Cabana East Elevation w/ Pergola

Scale 1/4" = 1'-0"



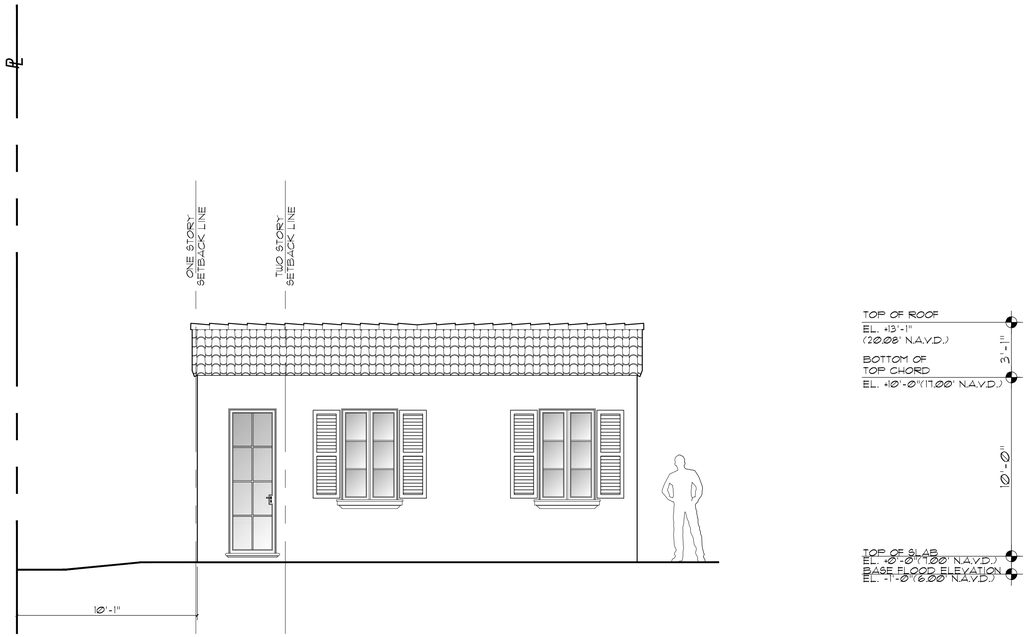
Proposed Pool Cabana East Elevation

Scale 1/4" = 1'-0"



Proposed Pool Cabana South Elevation

Scale 1/4" = 1'-0"



Proposed Pool Cabana West Elevation

Scale 1/4" = 1'-0"

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ANGELO L. DAVILA R.A.
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319 CLEMATIS STREET
10TH FLOOR - SUITE 1000
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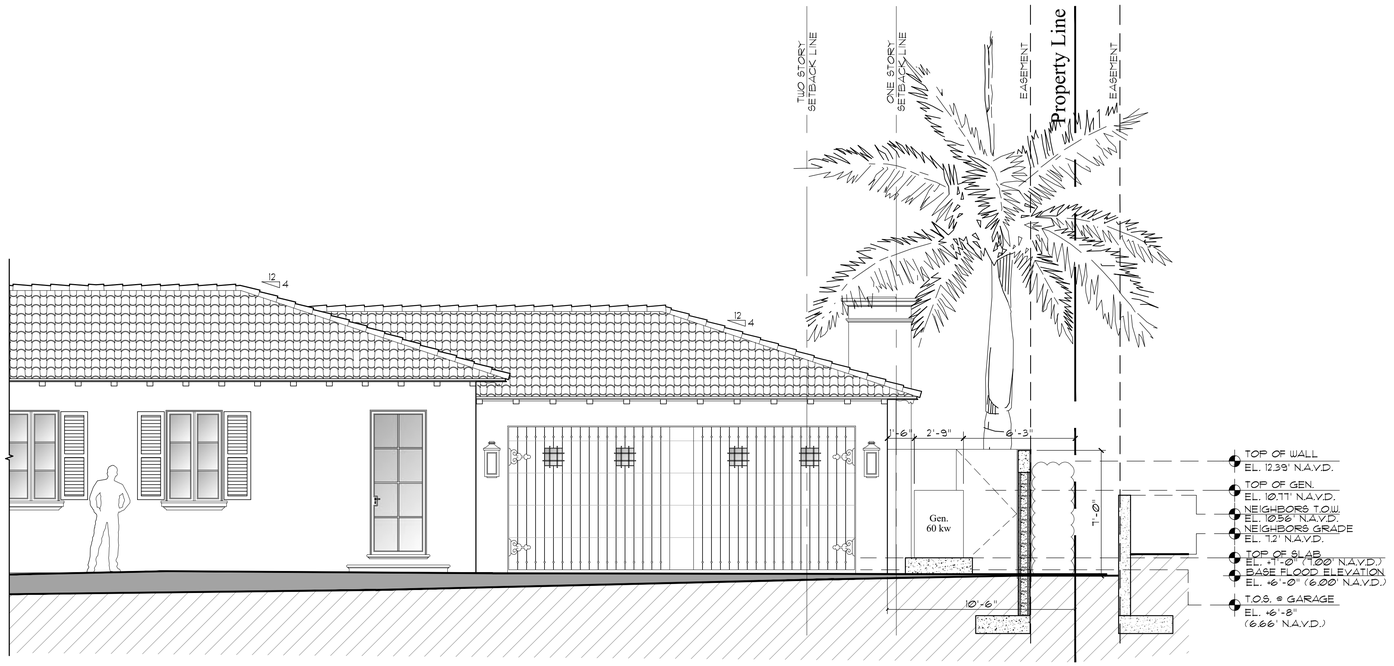
561.833.7575
AA26001667

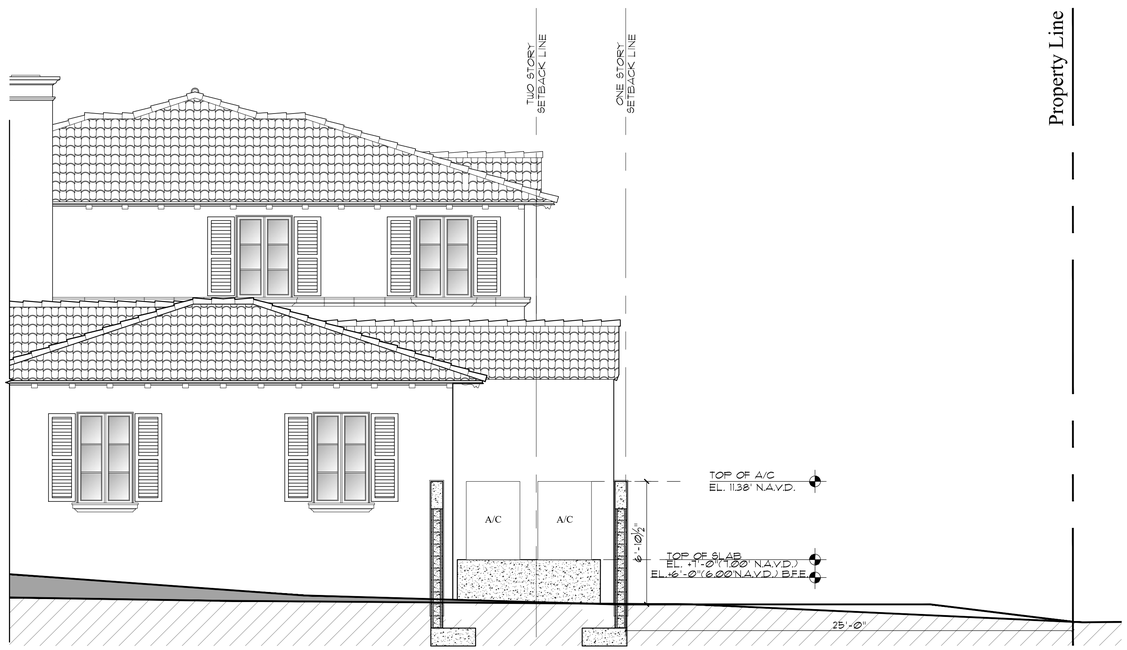
SHEET NO.
A203



Generator Enclosure Section @ South Side

S-1 / A204

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



A/C Wall Section @ West Side

S-2 / A204

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

ARC-24-0122

MP DESIGN & ARCHITECTURE

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SHEET NO.
A204























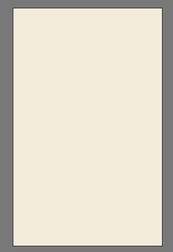












Linen White OC-146

Benjamin Moore

Building Color



Cypress

Outlookers, Entry & Garage Doors and Brackets



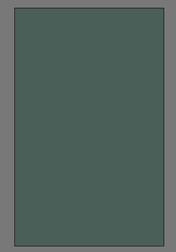
Handmade Barrel Tile

Main House Roof & Pool Cabana



Stone

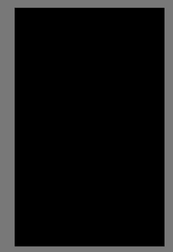
Water Table & Trims



Lafayette Green HC-135

Benjamin Moore

Doors, Windows, Shutters



Black Iron

Railings

Proposed Building Colors

ARC-24-0122

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STATE OF FLORIDA
ANGELO L. DAVILA
AR0016639
REGISTERED ARCH.
ANGELO DAVILA, R.A.
FLORIDA REG. NO.
AR0016639

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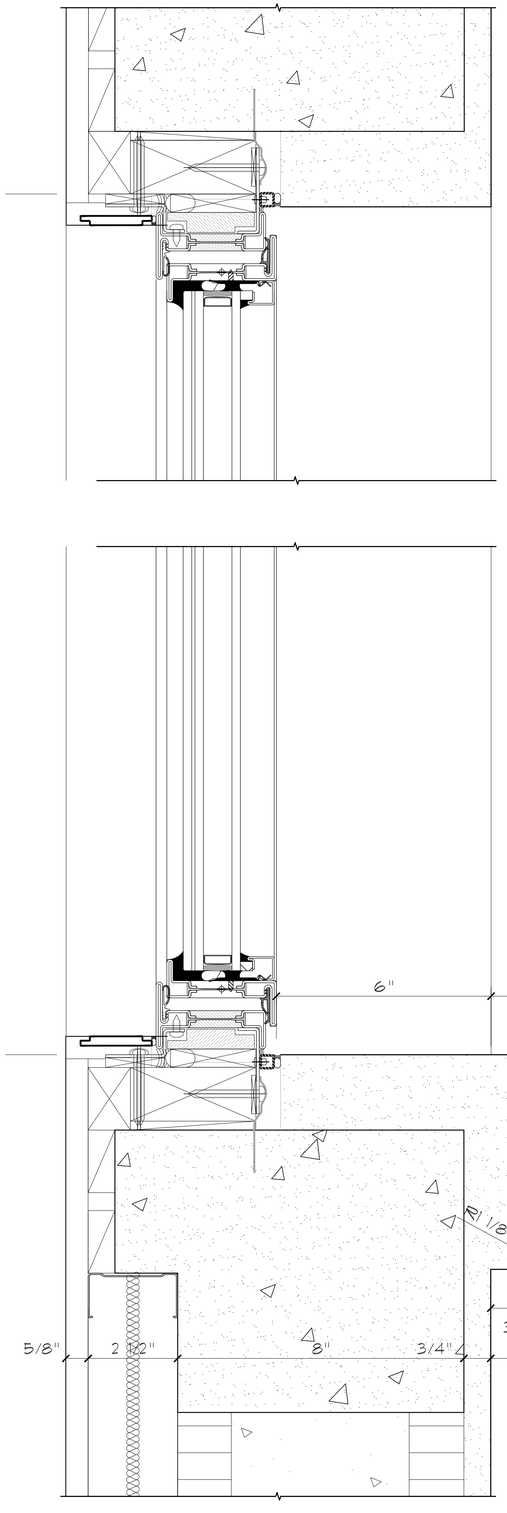
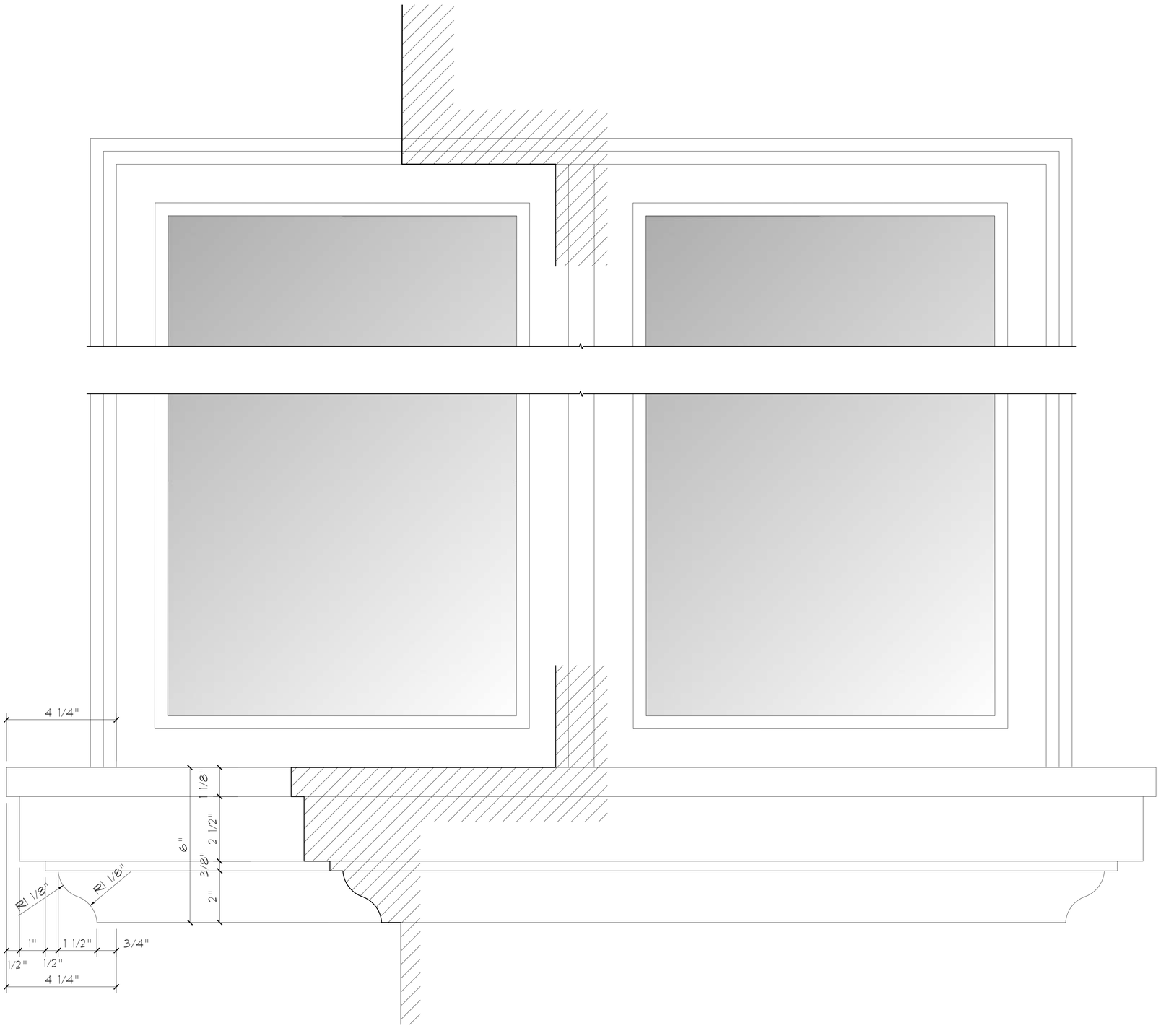
SHEET NO.
Material



Window Sill Detail

Scale: 6" = 1'-0"



Window Sill Elevation Detail

Scale: 6" = 1'-0"

ARC-24-0122

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REVISIONS

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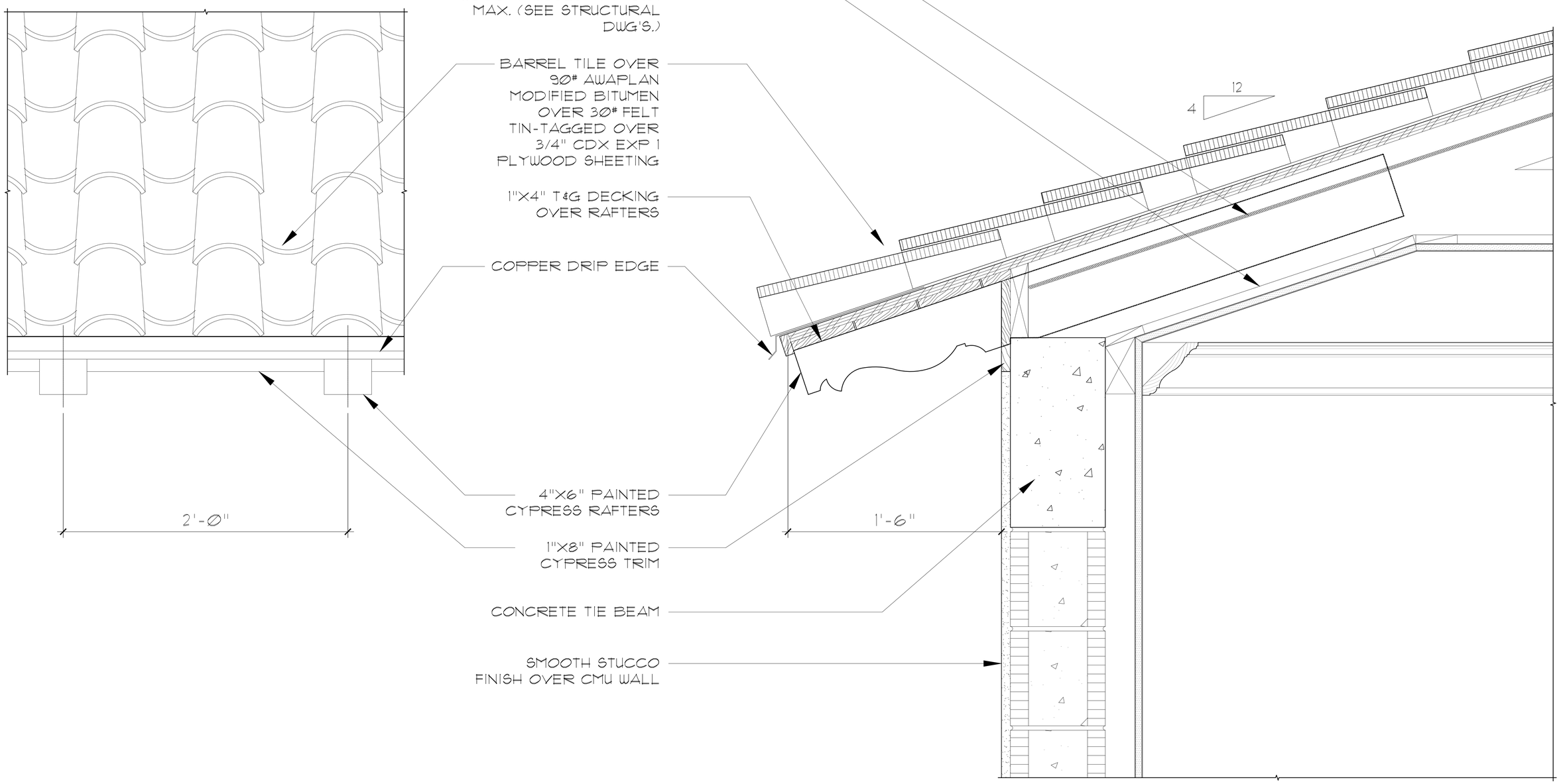
239 Wells Road

STATE OF FLORIDA
ANGELO L. DIVILA
AR0016639
ANGELO DIVILA JR.
FLORIDA REG. ARCH.
#AR0016639

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

SHEET NO.
Window Sill Detail



Typical Overhang Elevation Detail

Scale 3" = 1'-0"

D-1 / A303

Typical Overhang Detail

Scale 3" = 1'-0"

ARC-24-0122

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319 CLEMATIS STREET
10TH FLOOR - SUITE 1000
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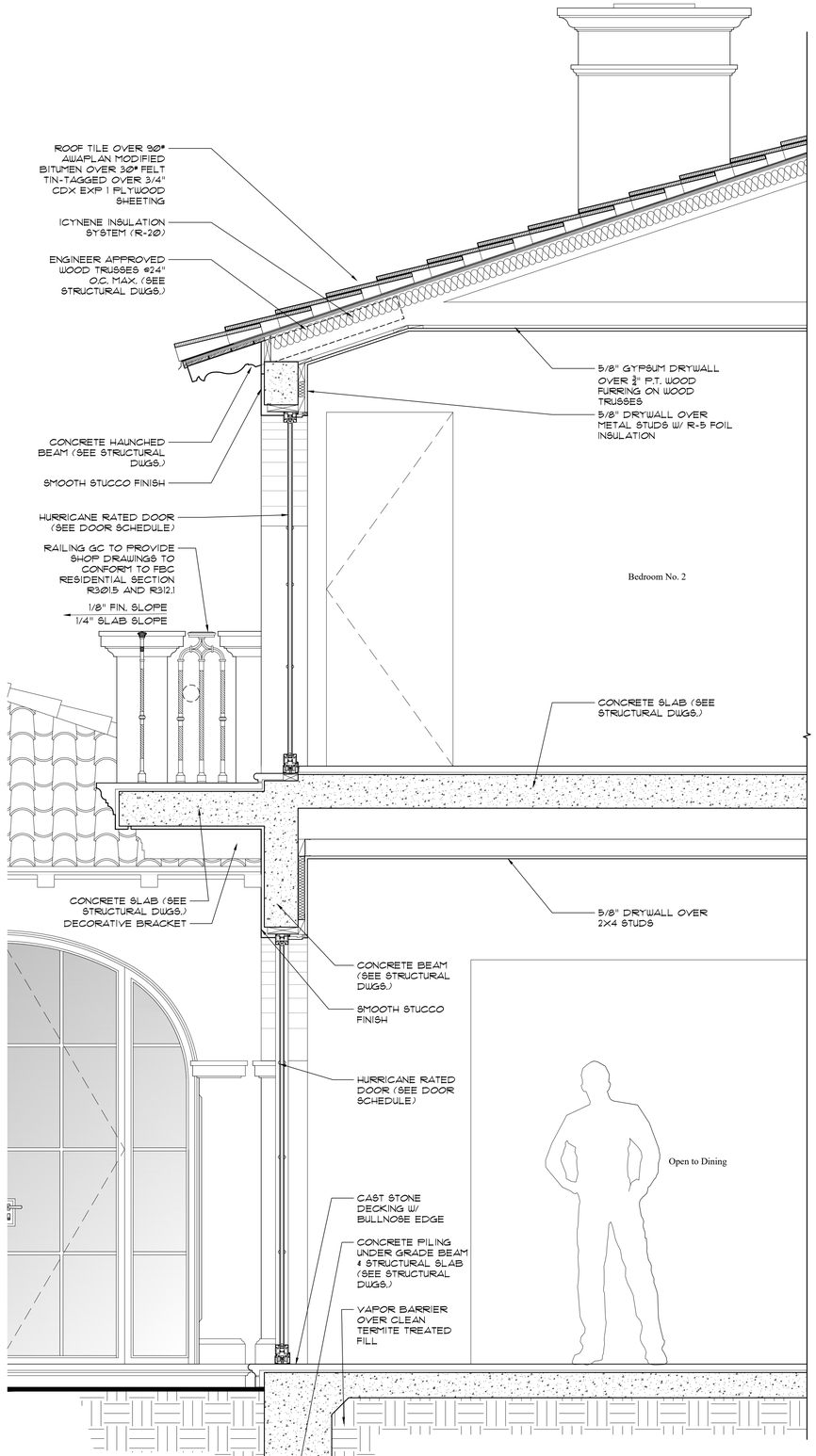
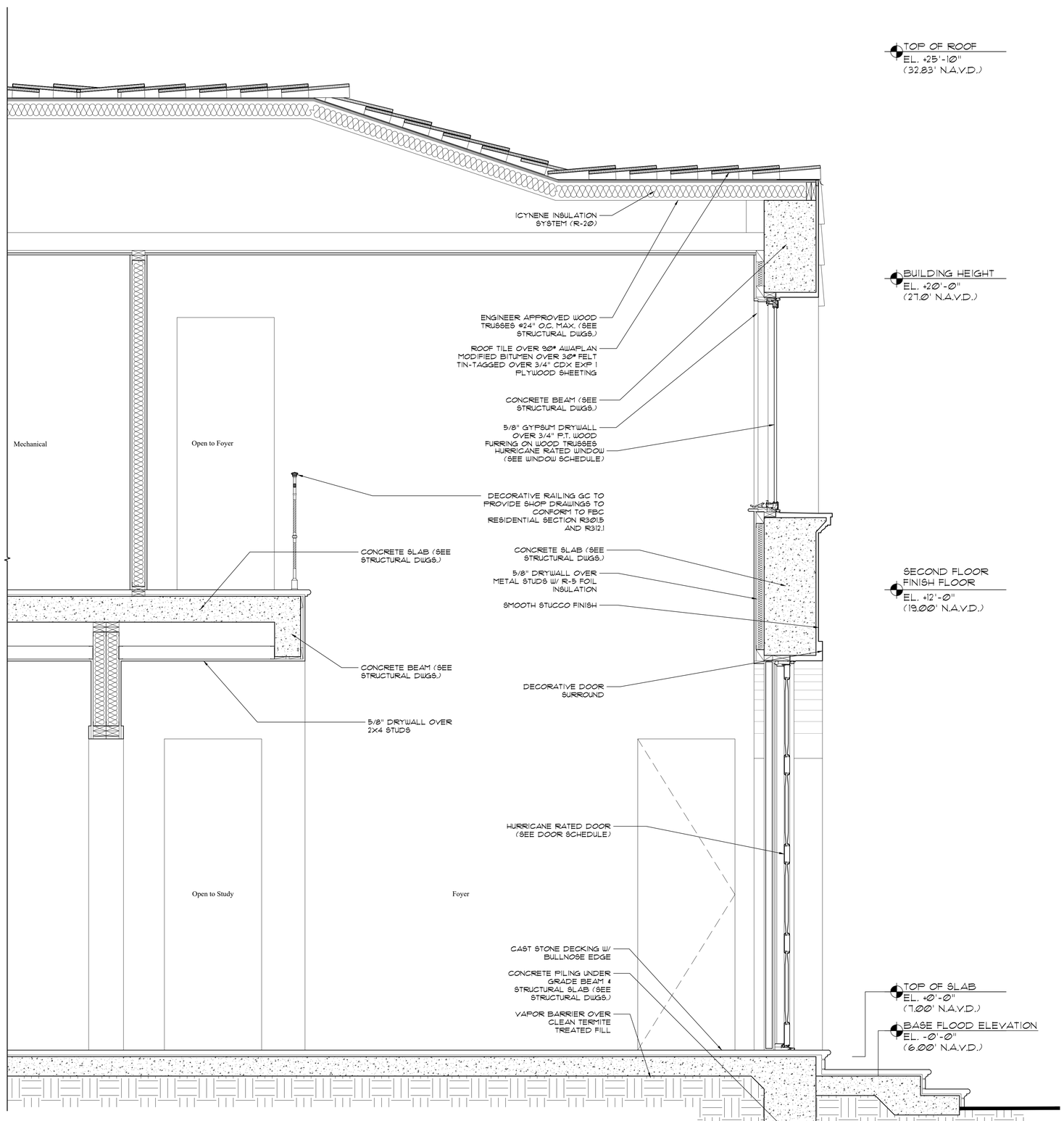
SHEET NO. A301



S1 / A302 **Wall Section @ Great Room**

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



S1 / A302 **Wall Section @ Foyer**

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

ARC-24-0122

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

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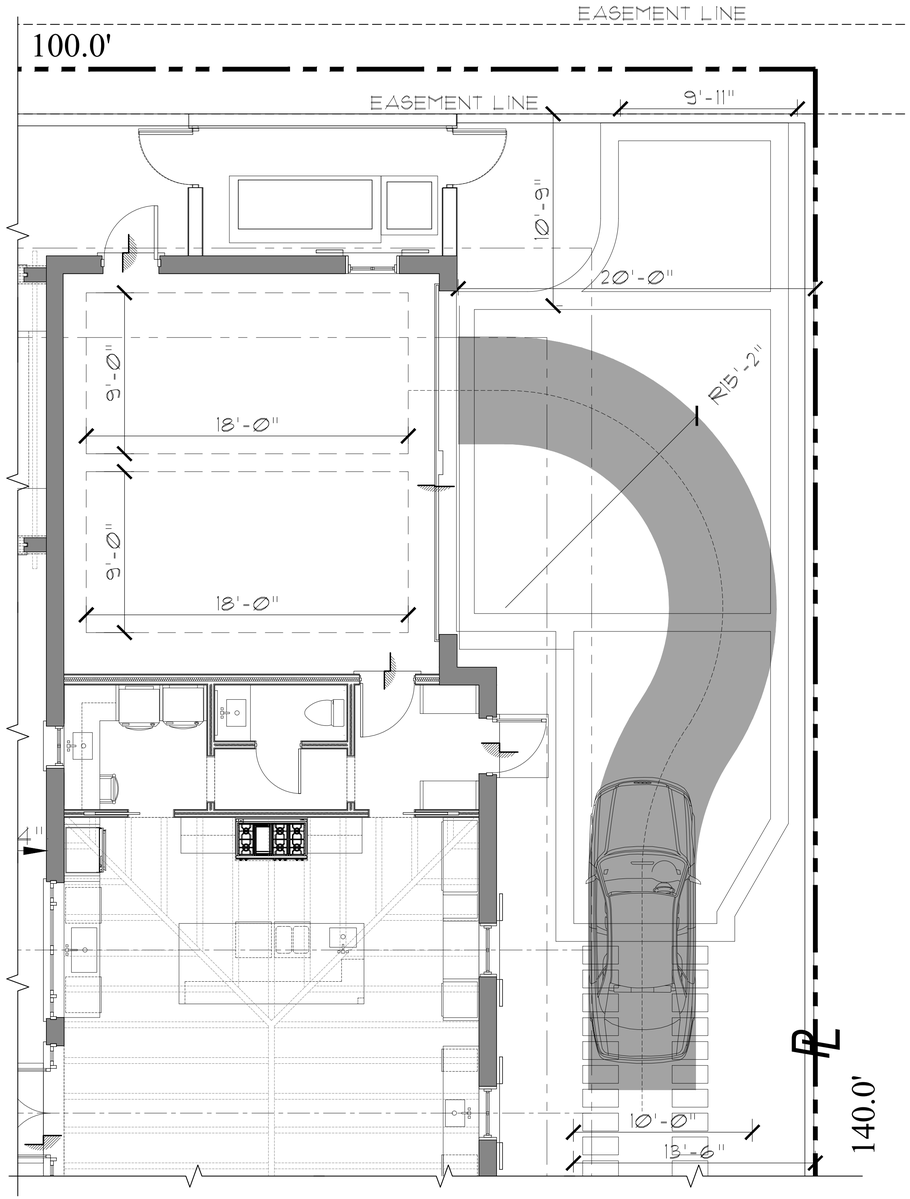
561.833.7575
AA26001667

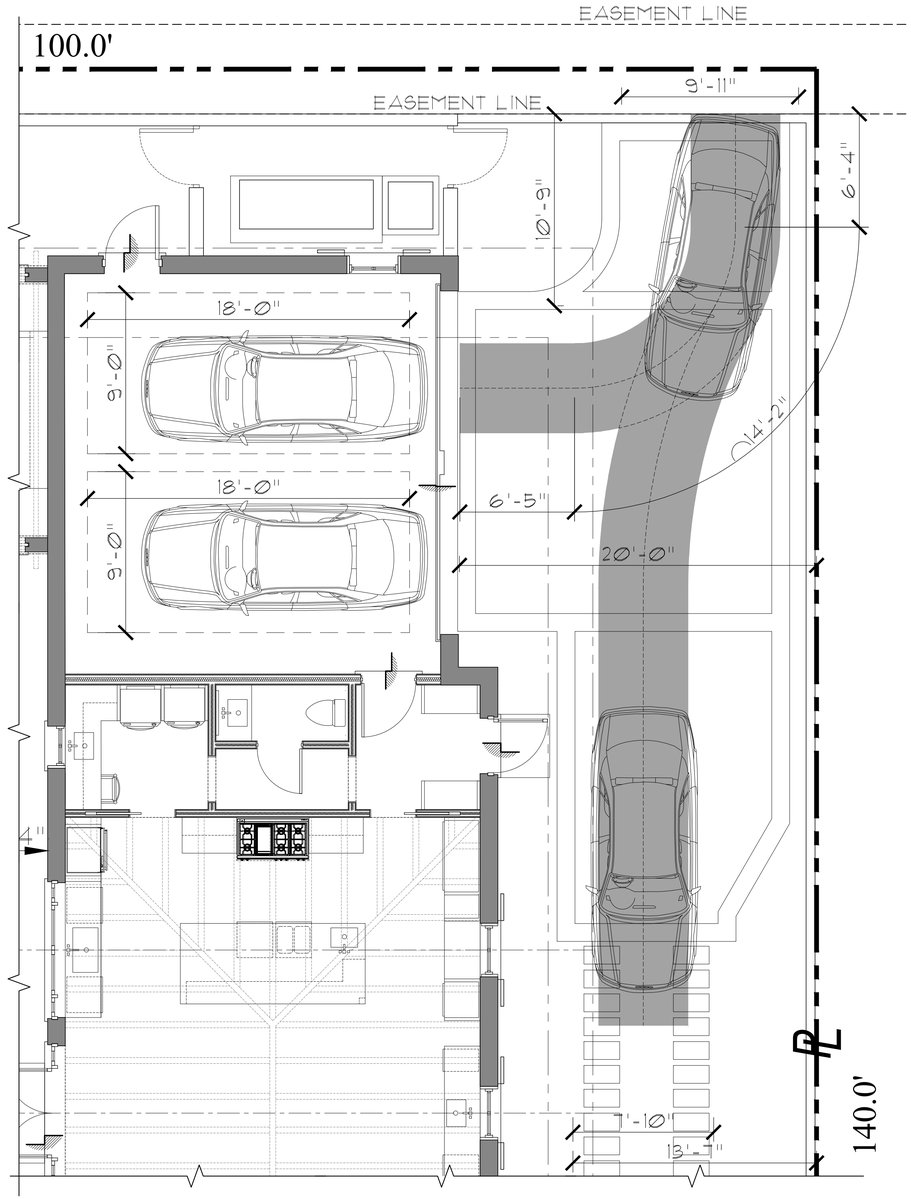
SHEET NO.

A302



Garage Pulling-In Diagram - North Parking Spot

Scale 1/4" = 1'-0"



Garage Backing-Out Diagram - North Parking Spot

Scale 1/4" = 1'-0"

ARC-24-0122

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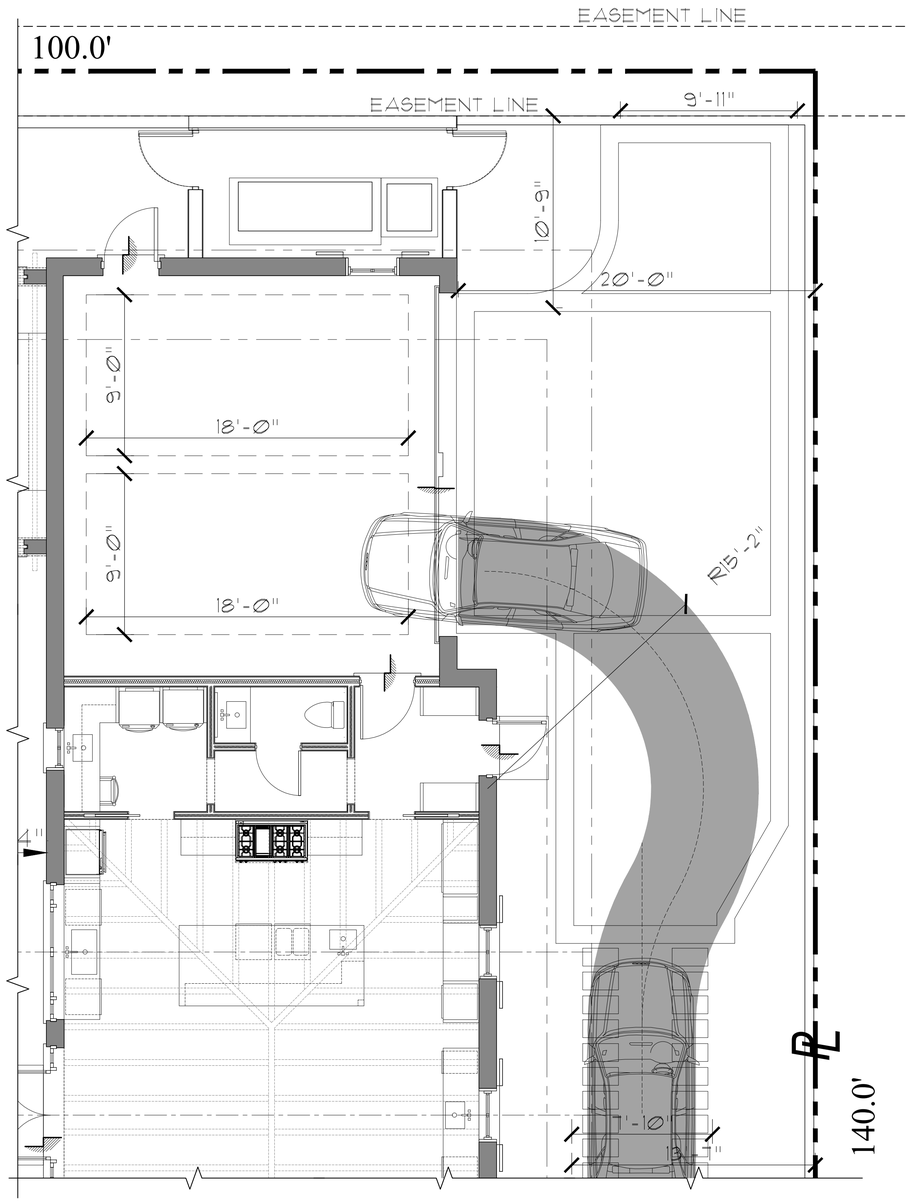
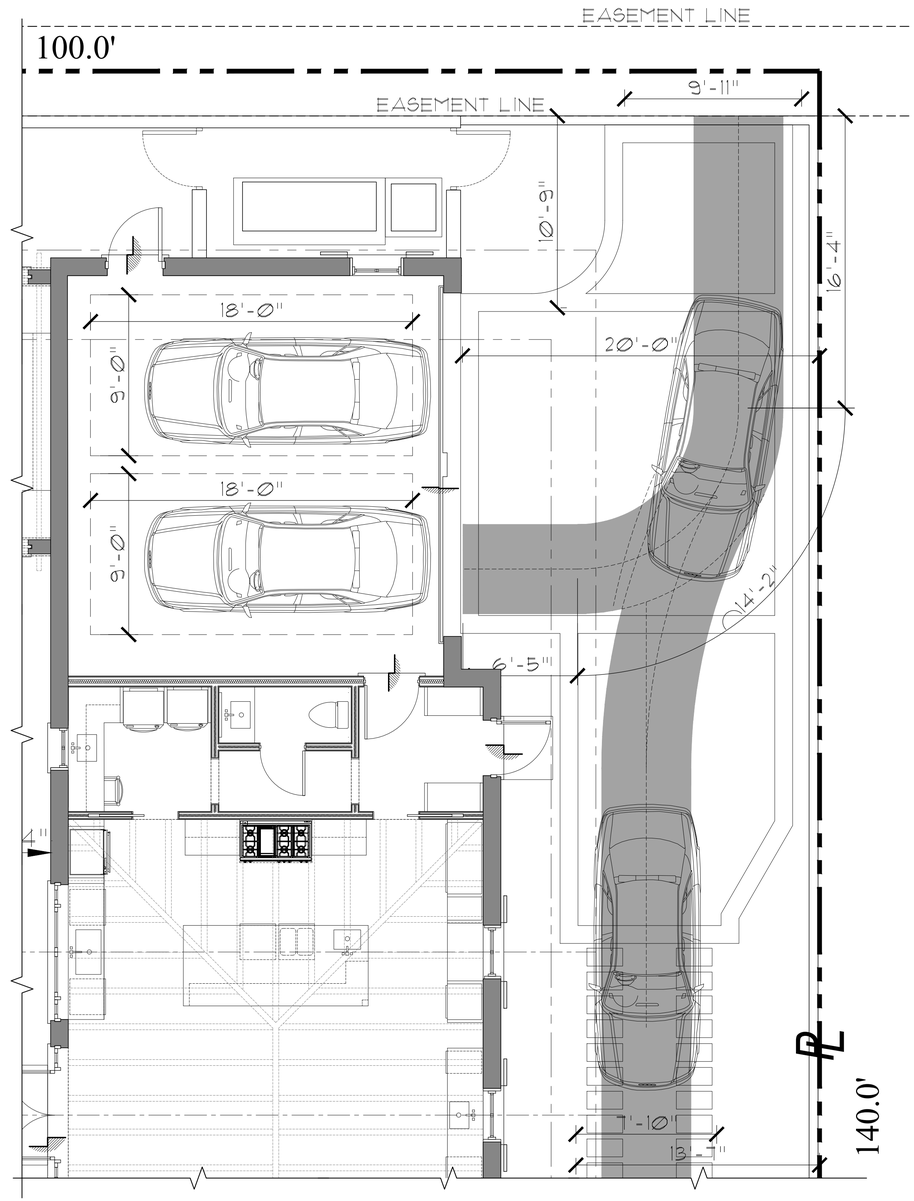
SHEET NO.
A000.1



Garage Pulling-In Diagram - South Parking Spot

Scale 1/4" = 1'-0"



Garage Backing-Out Diagram - South Parking Spot

Scale 1/4" = 1'-0"

ARC-24-0122

COMM NO.
2311

DATE
10/6/2025

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239 Wells Road

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AR0016639
ANGELO DAVILA R.A.
FLORIDA REG. NBR.
AR0016639

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319 CLEMATIS STREET
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SHEET NO.
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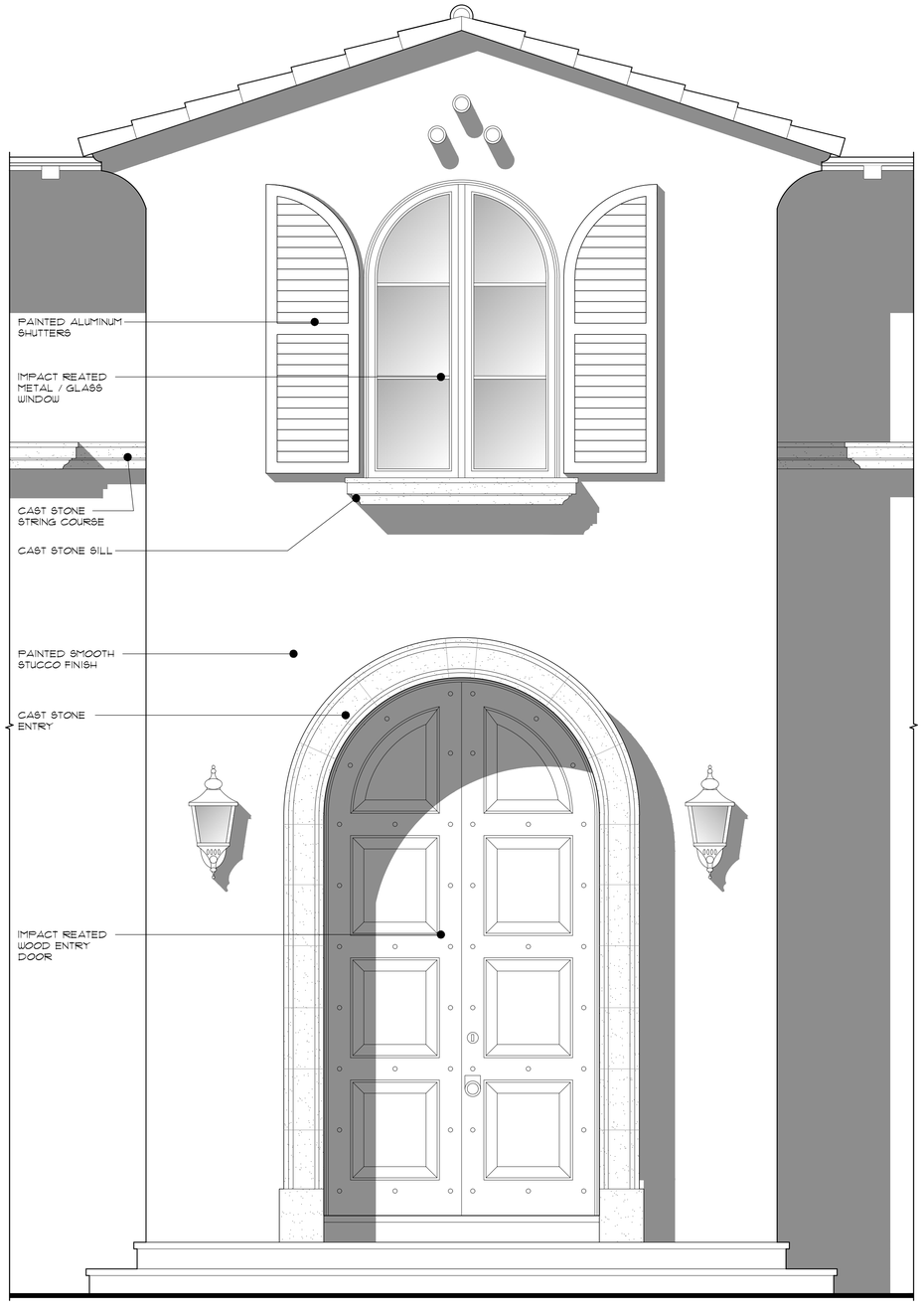
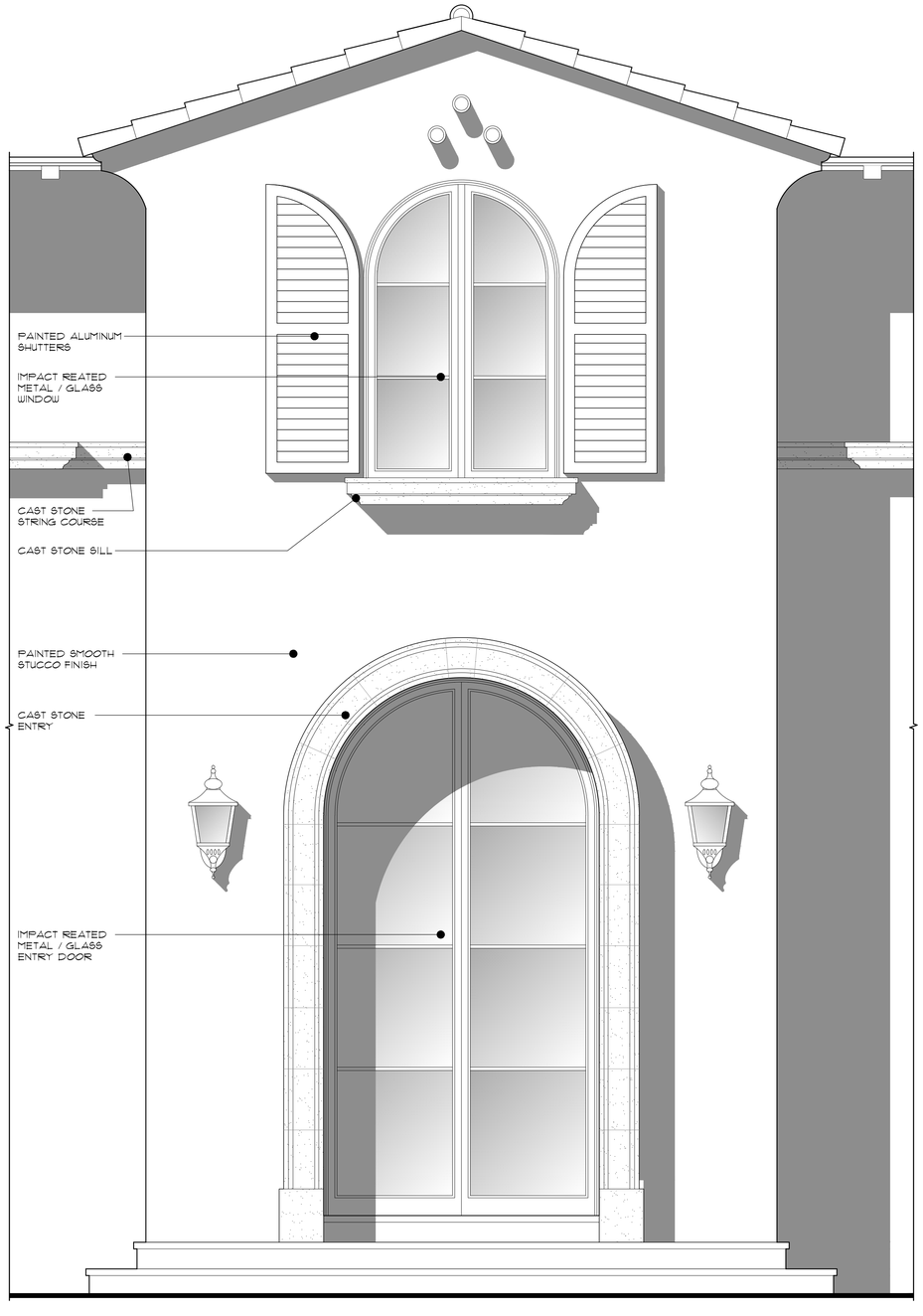


Entry Elevation Detail with Entry Wood Door

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



Entry Elevation Detail with Entry Glass Door

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

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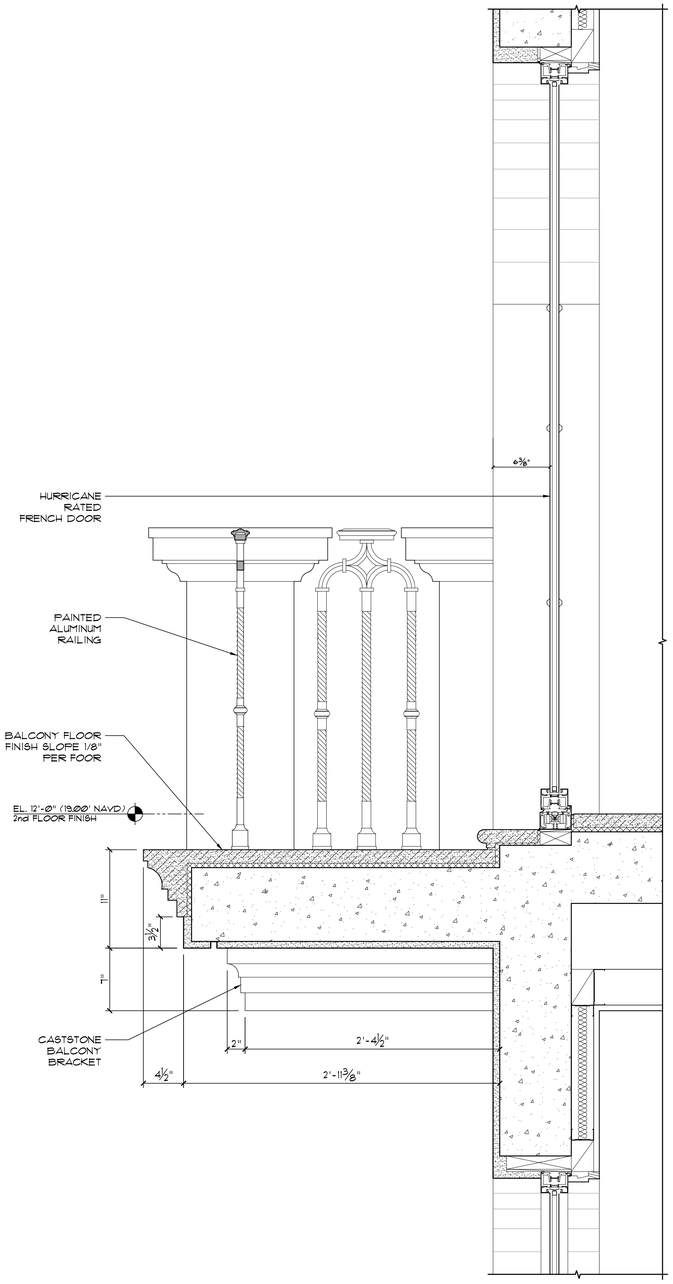
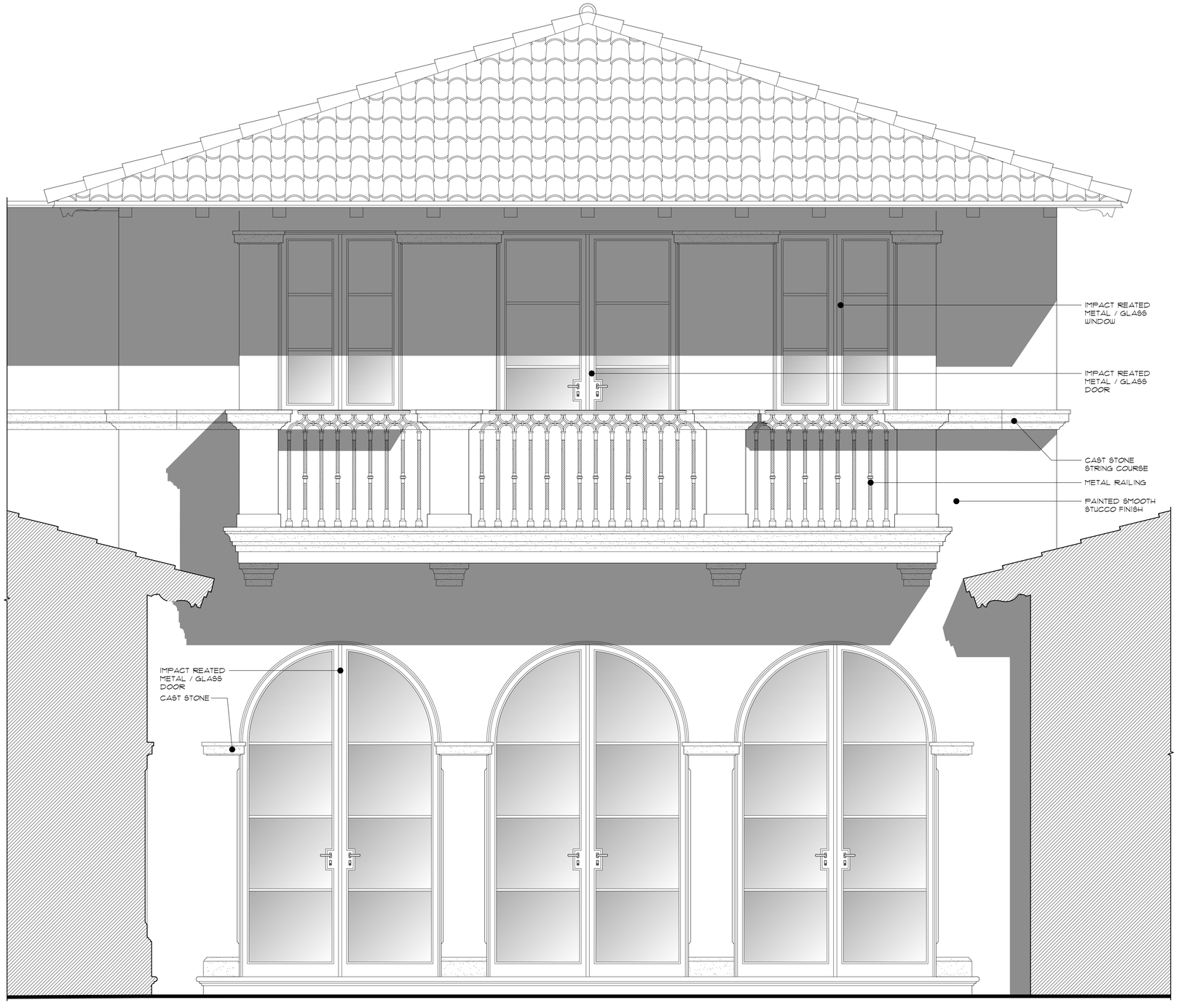
SHEET NO.
Entry Elevation Detail



Proposed Juliet Balcony Section

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



Great Room Elevation Detail

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

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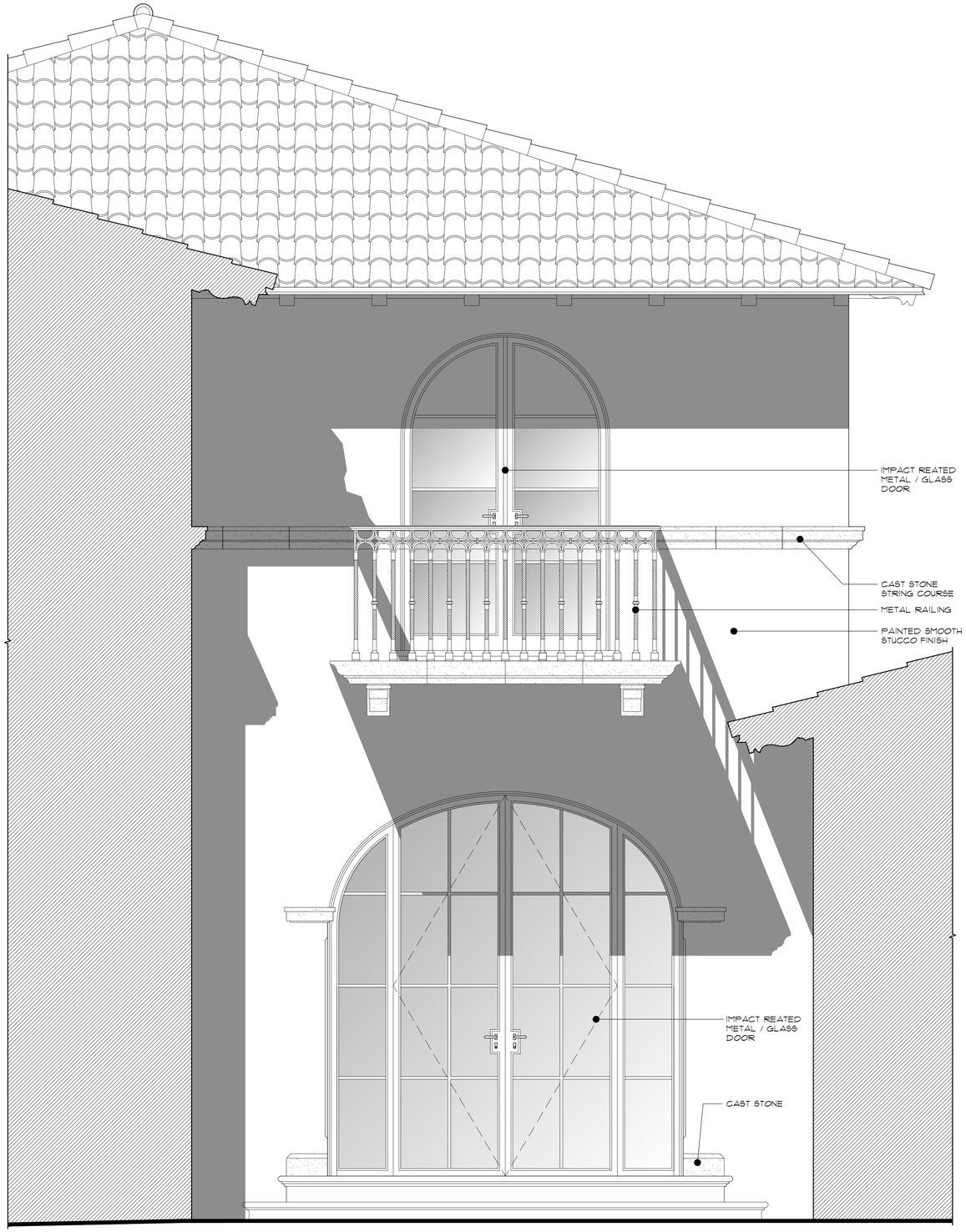
SHEET NO.
Great Room Elevation Detail



Dining Room Elevation Detail

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

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SHEET NO.
Dining Room Elevation Detail

ARC-24-0122

OVERALL R-B SITE CALCULATIONS:

SITE AREA =	14,000	SQ FT	100%

MINIMUM LANDSCAPE:

REQUIRED =	6,300	SQ FT	45%
EXISTING =	-	SQ FT	-
PROPOSED =	6,336	SQ FT	45%

FRONT SETBACK SITE CALCULATIONS:

25' SETBACK AREA =	2,500	SQ FT	100%

MINIMUM LANDSCAPE:

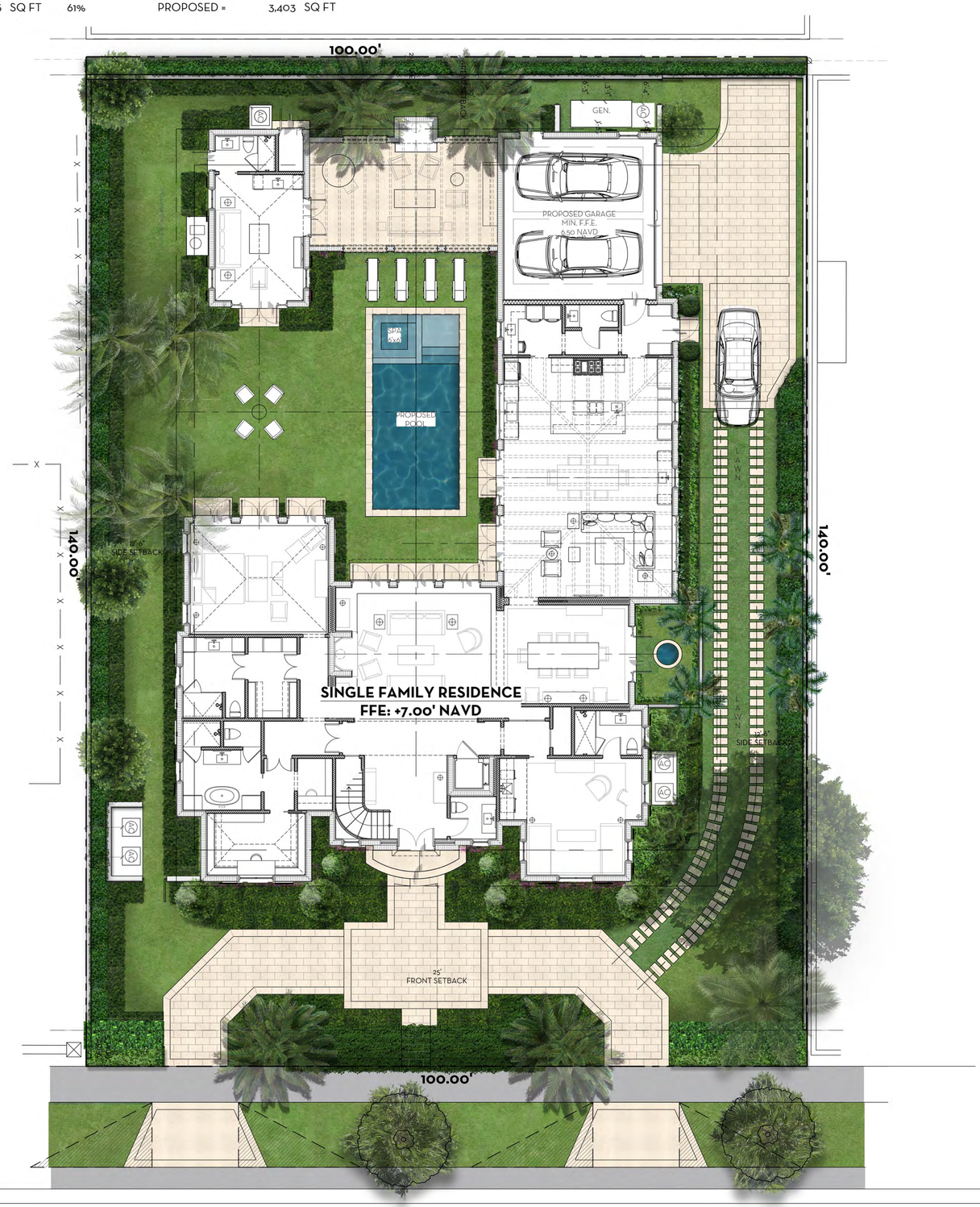
REQUIRED =	1,000	SQ FT	40%
EXISTING =	-	SQ FT	-
PROPOSED =	1,525	SQ FT	61%

10' PERIMETER SITE CALCULATIONS:

PERIMETER AREA =	4,400	SQ FT

MINIMUM LANDSCAPE:
(50% OF 6,300 SF) = 3,150 SF REQUIRED

EXISTING =	-	SQ FT
PROPOSED =	3,403	SQ FT



0 1 4 8 16 FEET
SCALE: 1/8" = 1'-0"

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

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

OVERALL SITE PLAN

239 WELLS RD LLC

239 WELLS RD, PALM BEACH, FL.

07 OCT 2025
30 SEPT 2025
12 SEPT 2025
11 AUG 2025
08 AUG 2025
05 AUG 2025
14 JUL 2025
26 JUN 2025

NIEVERA WILLIAMS
DESIGN

625 N. Flagler Drive
Suite 502
West Palm Beach, FL 33401
P: 561-659-2820
F: 561-659-2113

NIEVERAWILLIAMS.COM

SITE

ARC-24-0122



EL1 FRONT (SOUTH) ELEVATION - EXTERIOR
SCALE: 3/16"=1'-0"



EL1 FRONT (SOUTH) ELEVATION - INTERIOR
SCALE: 3/16"=1'-0"

0 1 2 4 8 12 FEET
SCALE: 3/16" = 1'-0"

E
W
S

MARIO F. NIEVERA

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

SOUTH ELEVATION

239 WELLS RD LLC

239 WELLS RD, PALM BEACH, FL.

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EL1

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SIDE (EAST) ELEVATION
EL2 SCALE: 3/16"=1'-0"



SIDE (WEST) ELEVATION
EL2 SCALE: 3/16"=1'-0"

0 1 2 4 8 12 FEET
SCALE: 3/16" = 1'-0"

E
Z S
W

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

EAST & WEST ELEVATIONS

239 WELLS RD LLC

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EL2

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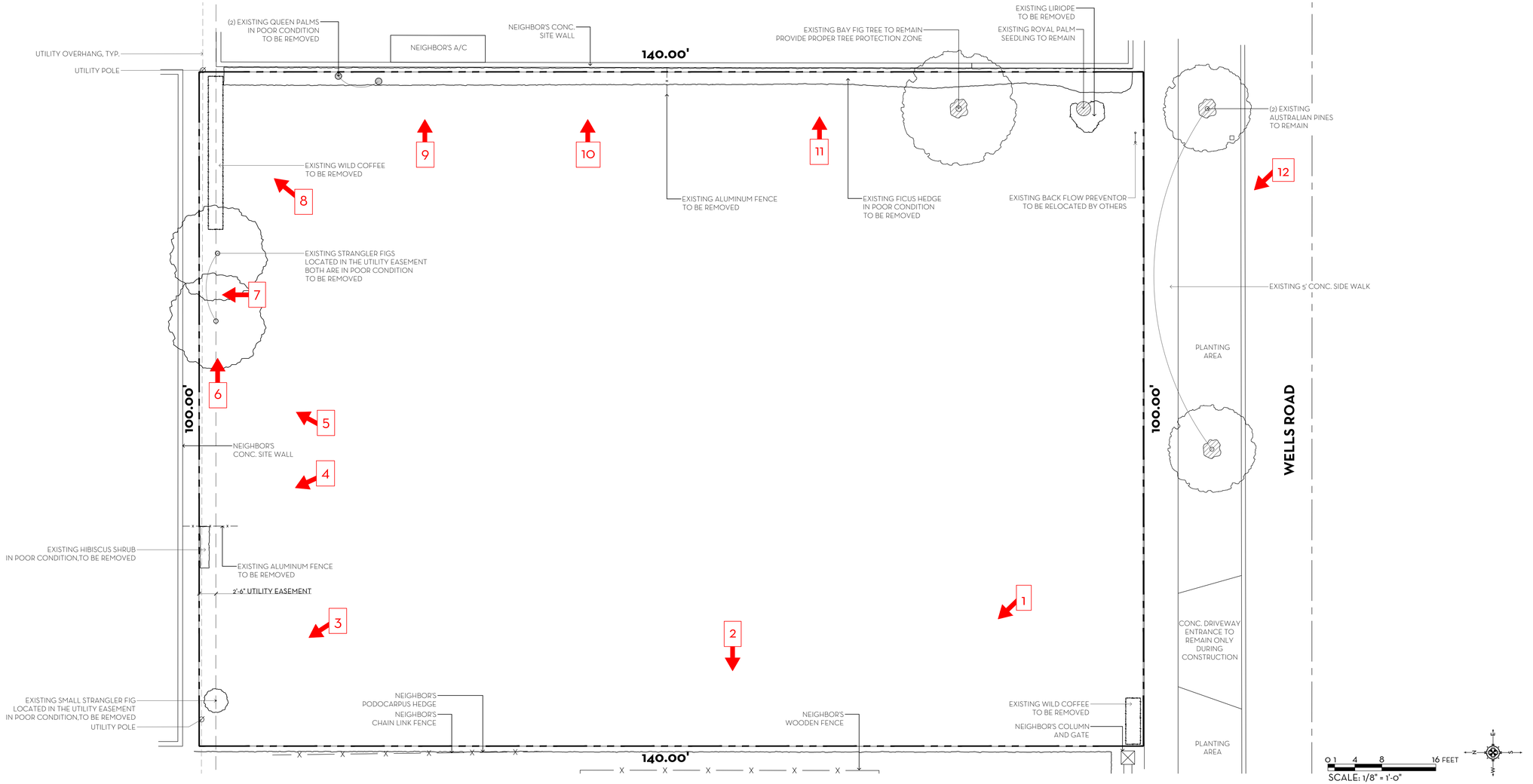


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12

MARIO F. NIEVERA

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

EXISTING CONDITION PLAN

239 WELLS RD LLC

239 WELLS RD, PALM BEACH, FL.

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EX

ARC-24-0122

OVERALL R-B SITE CALCULATIONS:

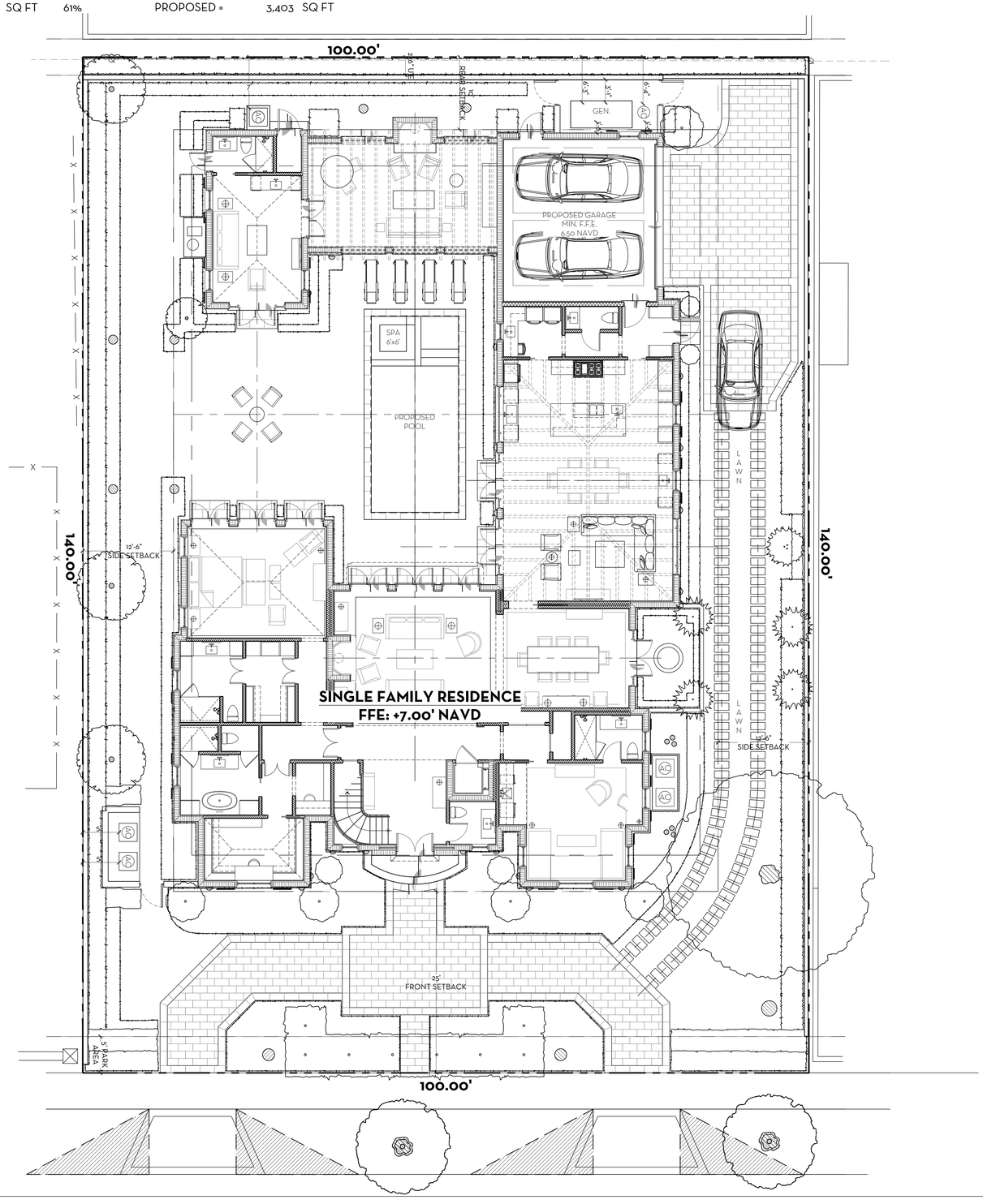
SITE AREA =	14,000	SQ FT	100%
MINIMUM LANDSCAPE:			
REQUIRED =	6,300	SQ FT	45%
EXISTING =	-	SQ FT	-
PROPOSED =	6,336	SQ FT	45%

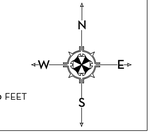
FRONT SETBACK SITE CALCULATIONS:

25' SETBACK AREA =	2,500	SQ FT	100%
MINIMUM LANDSCAPE:			
REQUIRED =	1,000	SQ FT	40%
EXISTING =	-	SQ FT	-
PROPOSED =	1,525	SQ FT	61%

10' PERIMETER SITE CALCULATIONS:

PERIMETER AREA =	4,400	SQ FT
MINIMUM LANDSCAPE:		
(50% OF 6,300 SF) = 3,150 SF REQUIRED		
EXISTING =	-	SQ FT
PROPOSED =	3,403	SQ FT





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OVERALL SITE PLAN

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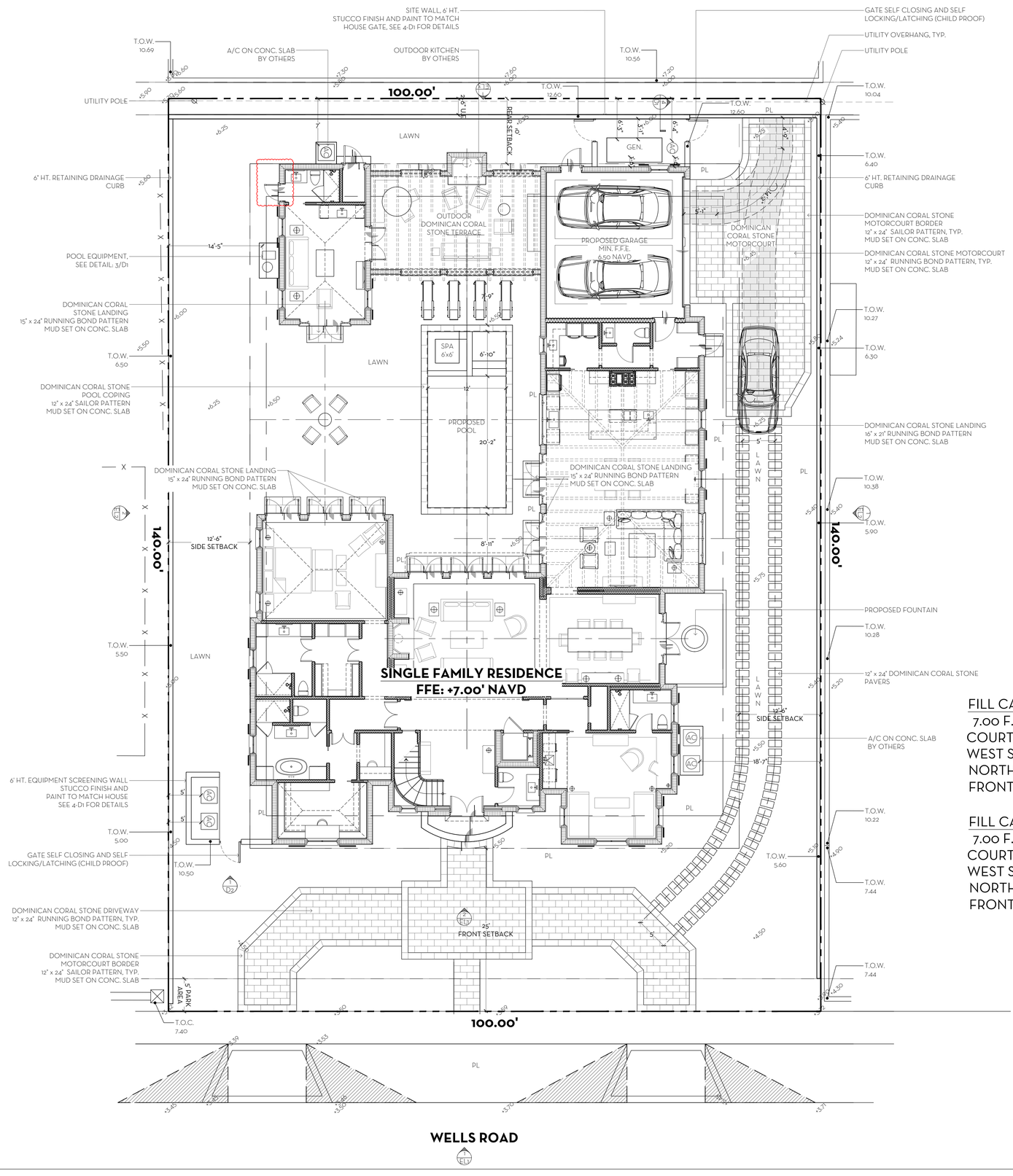

FILL CALCULATIONS

7.00 F.F.E. - 4.06 COR ÷ 2 = 1.47' (MAXIMUM LOT FILL)
COURTYARD AREA (EAST SETBACK) 4.65-2.78= 1.87
WEST SETBACK 4.66-2.82= 1.84
NORTH SETBACK 4.91-2.87=2.04
FRONT (SOUTH) SETBACK 4.00-2.5=1.5

FILL CALCULATIONS

7.00 F.F.E. - 5.10 COR ÷ 2 = 0.95' (MAXIMUM LOT FILL)
COURTYARD AREA (EAST SETBACK) 4.65-2.78= 1.87
WEST SETBACK 4.66-2.82= 1.84
NORTH SETBACK 4.91-2.87=2.04
FRONT (SOUTH) SETBACK 4.00-2.5=1.5



DOMINICAN CORAL

0 1 4 8 16 FEET
SCALE: 1/8" = 1'-0"

N W E S

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

HARDSCAPE PLAN

239 WELLS RD LLC

239 WELLS RD, PALM BEACH, FL.

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L1

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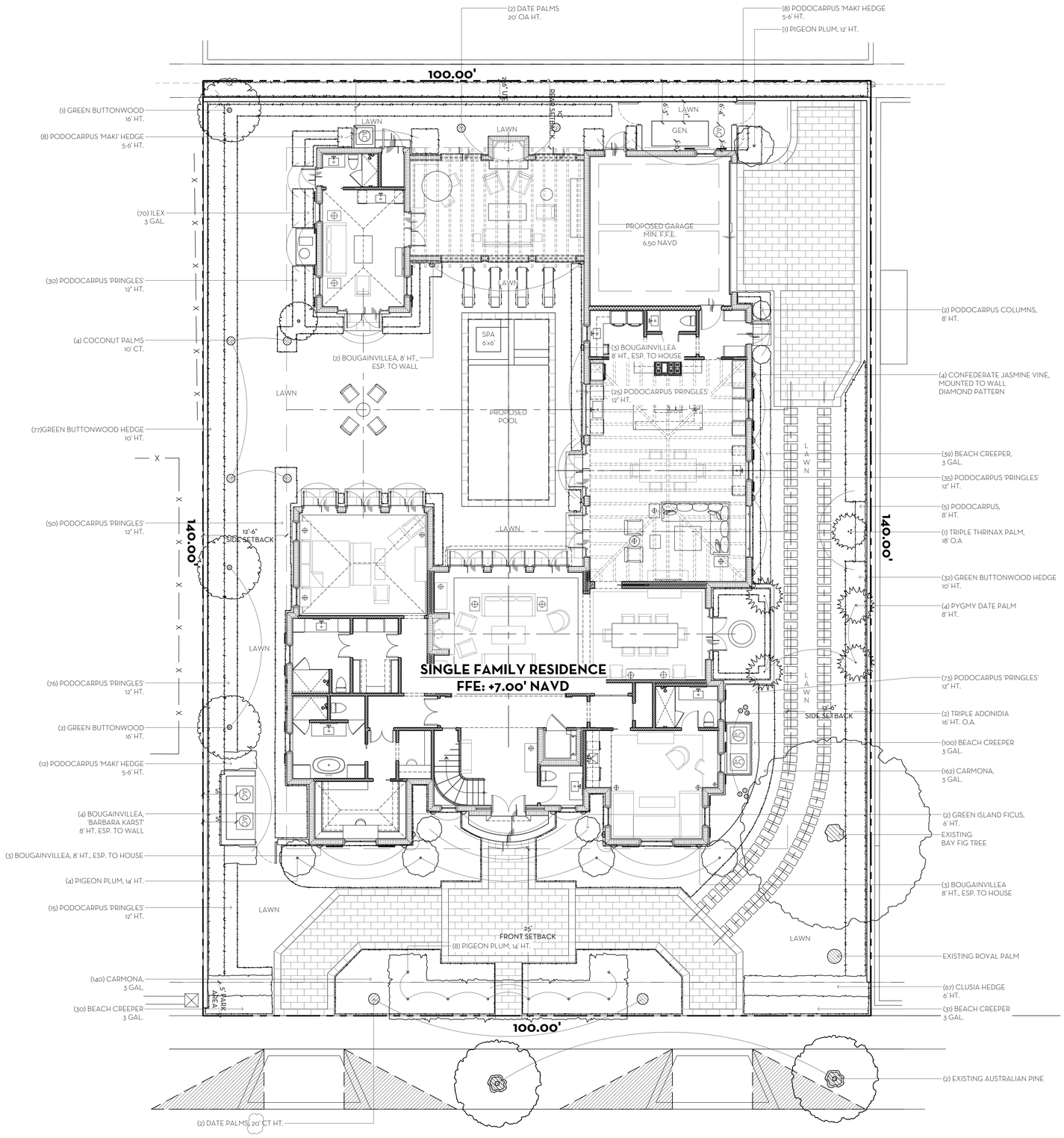

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SCALE: 1/8" = 1'-0"

LANDSCAPE PLAN

239 WELLS RD LLC

239 WELLS RD, PALM BEACH, FL.

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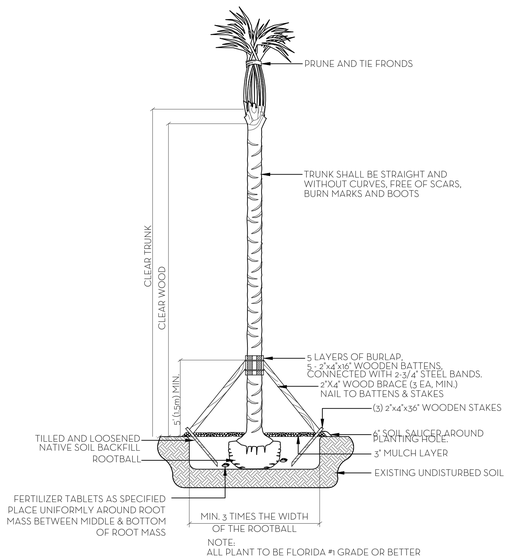
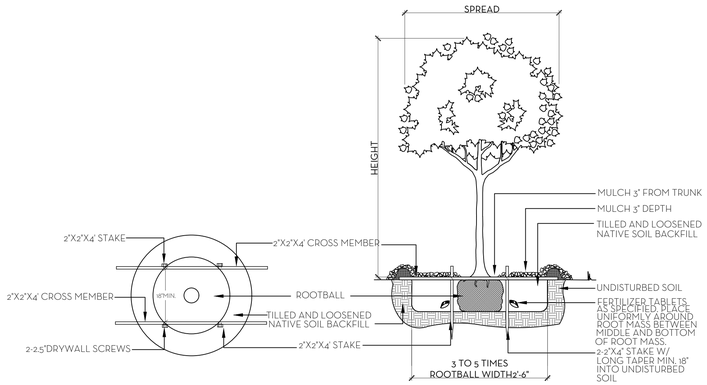


NOTE:
ALL PLANT TO BE FLORIDA #1 GRADE OR BETTER

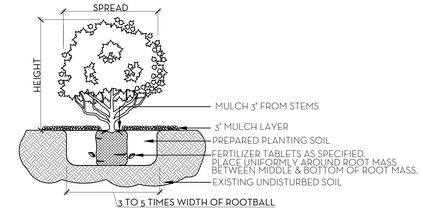
PALM PLANTING DETAIL
N.T.S.

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



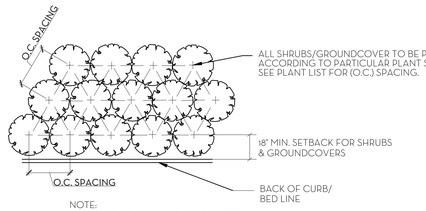
NOTE:
ALL PLANT TO BE FLORIDA #1 GRADE OR BETTER

TREE PLANTING DETAIL
N.T.S.



NOTE:
ALL MATERIAL TO BE FLORIDA #1 OR BETTER

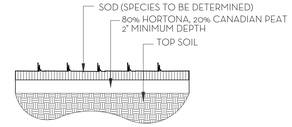
SHRUB & GROUNDCOVER PLANTING DETAIL
N.T.S.



NOTE:
ALL PLANT TO BE FLORIDA #1 OR BETTER

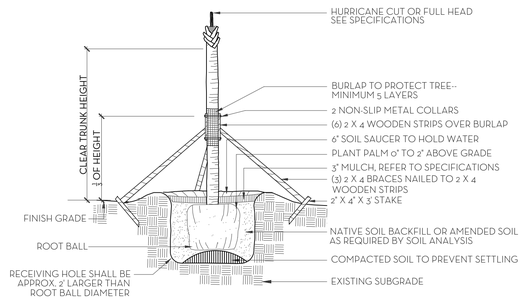
PLANT SPACING DETAIL
N.T.S.

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



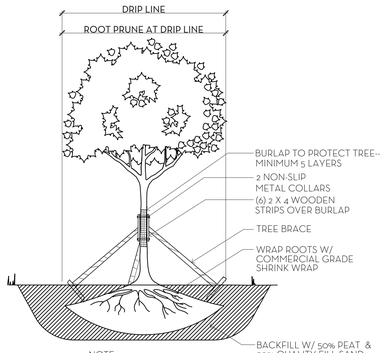
SOD PLANTING DETAIL
N.T.S.

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



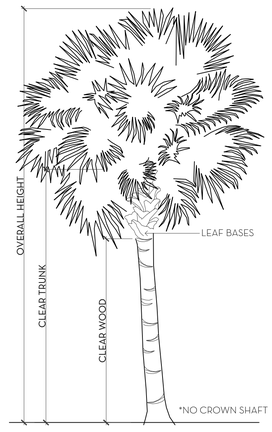
NOTES: STAKING & GUYING REQUIRED FOR PALMS, IF NECESSARY, OR AS DIRECTED BY THE LANDSCAPE ARCHITECT. ALL PLANT TO BE FLORIDA #1 OR BETTER

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



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

TREE ROOT PRUNING DETAIL
N.T.S.



PALM SPECIFICATION DETAIL
N.T.S.

FERTILIZATION

SHRUBS AND TREES
ALL TREES AND SHRUBS SHALL BE FERTILIZED WITH "AGRIFORM" 20-15-5 PLANTING TABLETS AT TIME OF INSTALLATION AND PRIOR TO COMPLETION OF PIT BACKFILLING. TABLETS SHALL BE PLACED UNIFOMLY AROUND THE ROOT MASS OF A DEPTH THAT IS BETWEEN THE MIDDLE AND BOTTOM OF THE ROOT MASS.
APPLICATION RATE:
1 GALLON CAN: 1 - 21 GRAM TABLET
3 GALLON CAN: 2 - 21 GRAM TABLETS
5 GALLON CAN: 3 - 21 GRAM TABLETS
7 GALLON CAN: 4 - 21 GRAM TABLETS
TREES: 3 - 21 GRAM TABLETS EACH 1/2" OF CALIPER
PALMS: 7 - 21 GRAM TABLETS

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

NIEVERA WILLIAMS DESIGN

239 Wells Road, Palm Beach, FL

09.11.2025

Common Name	Botanical Name	Quantity	Install Specification	Native Status
TREES				
Green Buttonwood	Conocarpus erectus	3	16' HT., STD	*
Pigeon Plum	Coccoloba diversifolia	1	12' HT.	*
Pigeon Plum	Coccoloba diversifolia	12	14' HT.	*
		16		100%
PALMS				
Adonidia Palm, Triple	Adonidia merrillii	2	16' HT., O.A.	
Coconut Palm	Cocos Nucifera	4	10' C.T.	
Date Palm	Phoenix dactylifera	4	20' HT. O.A.	
Pygmy Date Palm	Phoenix roebelenii	4	8' HT.	
Triple Thrinax Palm	Thrinax radiata	1	18' O.A.	
		14		
SHRUBS & VINES				
Clusia	Clusia Guttifera	67	6' HT. HEDGE	
Green Buttonwood	Conocarpus erectus	109	10' HT. HEDGE	*
Podocarpus 'Maki'	Podocarpus macrophyllus var. 'Maki'	28	5'-6' HT. HEDGE	
Podocarpus	Podocarpus macrophyllus	5	8' HT.	
Podocarpus Column	Podocarpus macrophyllus	2	8' HT.	
Green Island Ficus	Ficus microcarpa 'Green Island'	2	6' HT.	
Bougainvillea	Bougainvillea ssp.	9	8' HT., ESPALIER TO HOUSE	
Bougainvillea	Bougainvillea ssp.	2	8' HT., ESPALIER TO WALL	
Bougainvillea 'Barbara Karst'	Bougainvillea spectabilis	4	8' HT., ESPALIER TO WALL	
Confederate Jasmine Vine	Trachelospermum jasminoides	6	ESP TO WALL, DIAMOND PATTERN	
Carmona	Carmona microphylla	302	3 GAL.	
Ilex	Ilex cassine	70	3 GAL.	*
		606		30%
GROUND COVER				
Beach Creeper	Ernodea littoralis	200	3 GAL.	*
Podocarpus 'Pringles'	Podocarpus macrophyllus var. 'Pringles'	304	12" HT.	
		504		40%

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

Line #	Landscape Legend		
1	Property Address:	239 Wells Road	
2	Lot Area (sq. ft.):	14,000 sq ft	
3		REQUIRED	PROPOSED
4	Landscape Open Space (LOS) (Sq Ft and %)	6,300 sq ft (45%)	6,378 sq ft (45%)
5	LOS to be altered (Sq FT and %)	N/A	N/A
6	Perimeter LOS (Sq Ft and %)	3,150 sq ft	3,383 sq ft
7	Front Yard LOS (Sq Ft and %)	1,000 sq ft (40%)	1,222 sq ft (48%)
8	Native Trees %	30% (number of trees)	100%
9	Native Shrubs & Vines %	30% (number of shrubs & vines)	30%
10	Native Groundcover %	30% (groundcover area)	40%

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

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

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

See Ord. 003-2023 *REV BF 20230727*

MARIO F. NIEVERA

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PLANT LIST AND DETAILS

239 WELLS RD LLC

239 WELLS RD, PALM BEACH, FL.

07 OCT 2025
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ARC-24-0122

OVERALL R-B SITE CALCULATIONS:

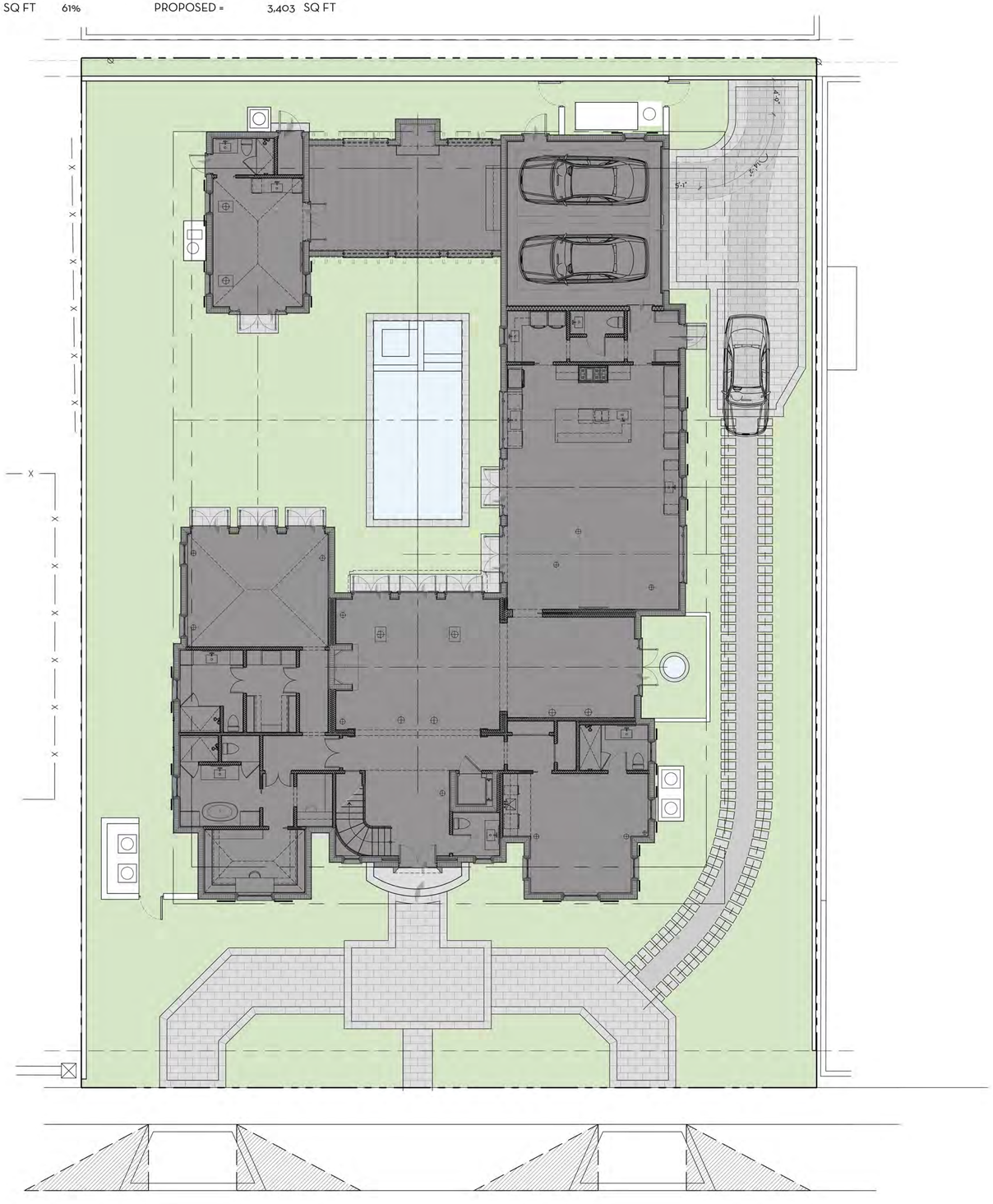
SITE AREA =	14,000	SQ FT	100%
MINIMUM LANDSCAPE:			
REQUIRED =	6,300	SQ FT	45%
EXISTING =	-	SQ FT	-
PROPOSED =	6,336	SQ FT	45%

FRONT SETBACK SITE CALCULATIONS:

25' SETBACK AREA =	2,500	SQ FT	100%
MINIMUM LANDSCAPE:			
REQUIRED =	1,000	SQ FT	40%
EXISTING =	-	SQ FT	-
PROPOSED =	1,525	SQ FT	61%

10' PERIMETER SITE CALCULATIONS:

PERIMETER AREA =	4,400	SQ FT
MINIMUM LANDSCAPE:		
(50% OF 6,300 SF) = 3,150 SF REQUIRED		
EXISTING =	-	SQ FT
PROPOSED =	3,403	SQ FT



LEGEND
OPEN SPACE
HARDSCAPE
BUILDING/STRUCTURE

0 1 4 8 16 FEET
SCALE: 1/8" = 1'-0"

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OPEN SPACE DIAGRAMS - OVERALL

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239 WELLS RD, PALM BEACH, FL.

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OS1

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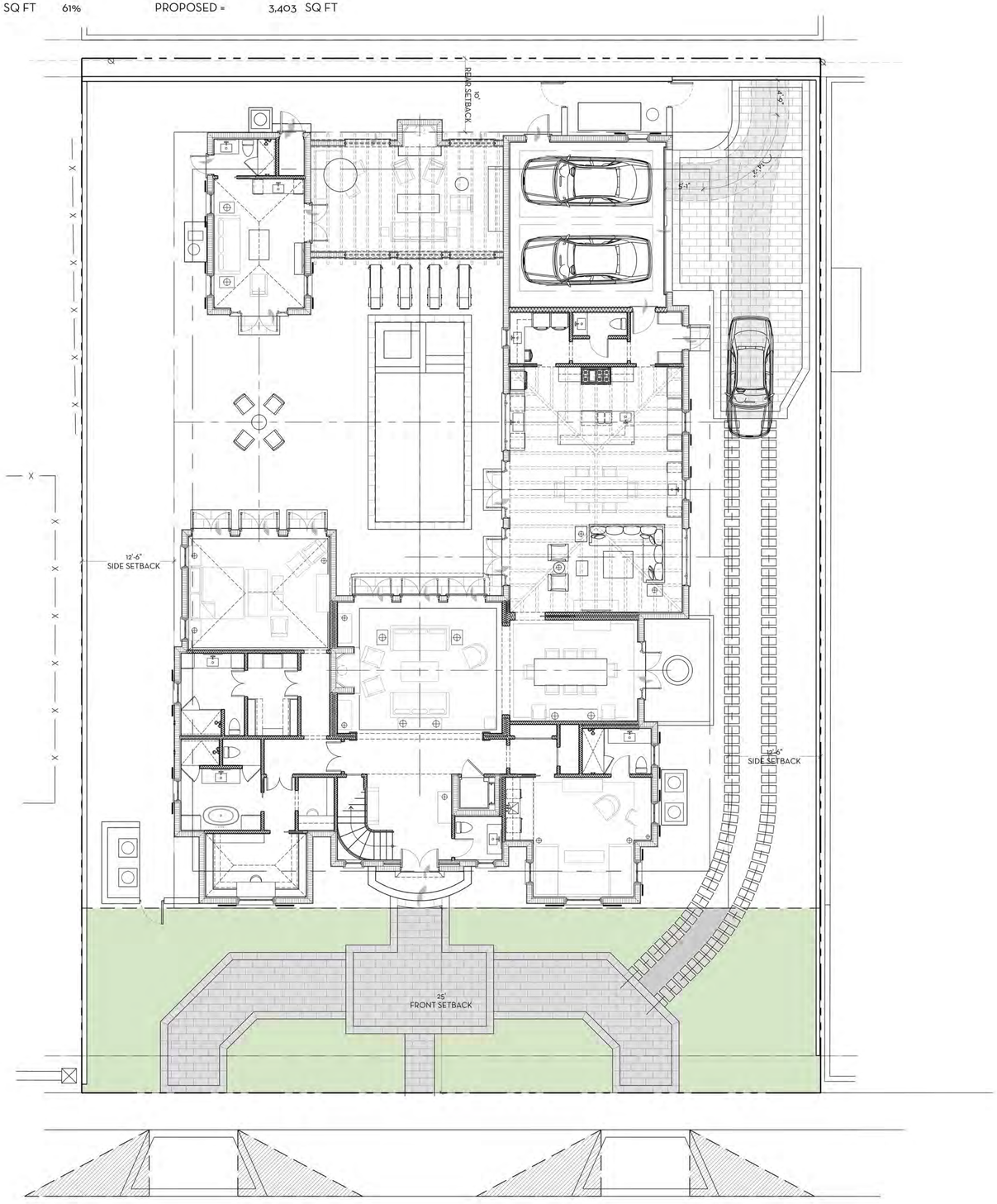

LEGEND	
OPEN SPACE	
HARDSCAPE	
BUILDING/STRUCTURE	

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

N W E S

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OPEN SPACE DIAGRAMS - FRONT SETBACK

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OS2

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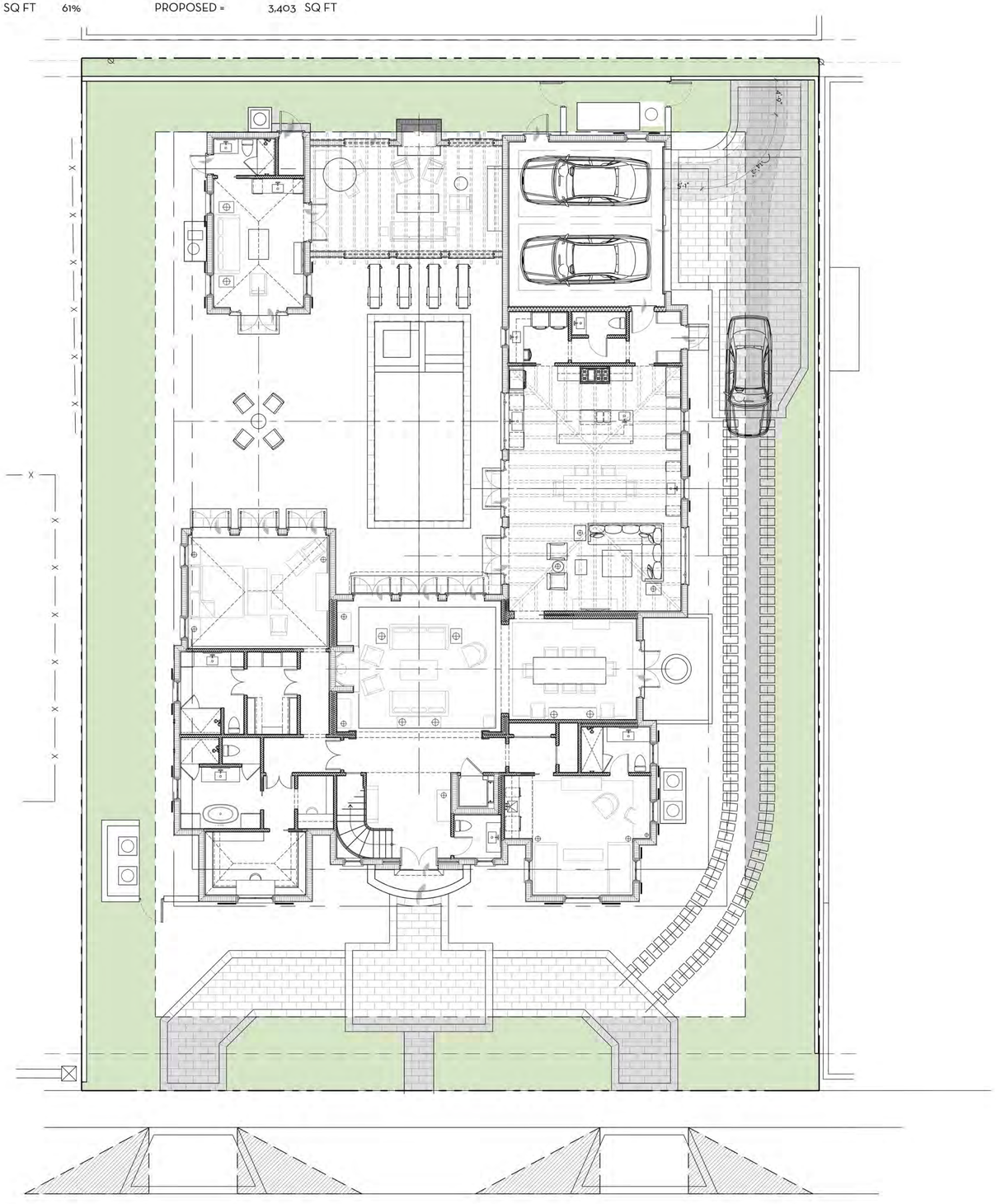

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HARDSCAPE
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6666856

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

OPEN SPACE DIAGRAMS - 10' PERIMETER

239 WELLS RD LLC

239 WELLS RD, PALM BEACH, FL.

07 OCT 2025
30 SEPT 2025
12 SEPT 2025
11 AUG 2025
08 AUG 2025
05 AUG 2025
14 JUL 2025
26 JUN 2025

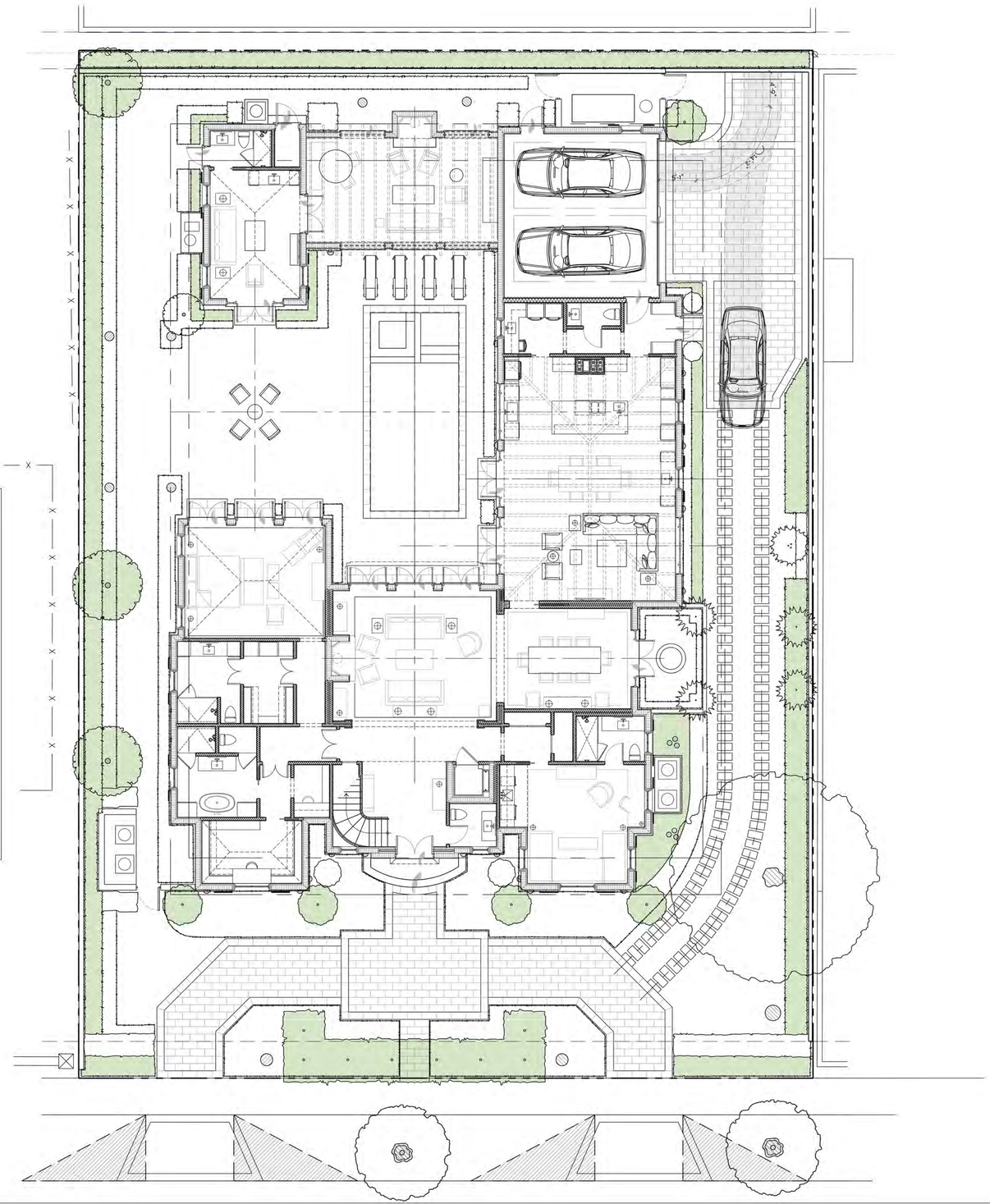
NIEVERA WILLIAMS
DESIGN

625 N. Flagler Drive
Suite 502
West Palm Beach, FL 33401
P: 561-659-2820
F: 561-659-2113

NIEVERAWILLIAMS.COM

OS3

ARC-24-0122



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

Line #	Landscape Legend		
1	**Property Address:**	239 Wells Road	
2	**Lot Area (sq. ft.):**	14,000 sq ft	
3		REQUIRED	PROPOSED
4	Landscape Open Space (LOS) (Sq Ft and %)	6,300 sq ft (45%)	6,378 sq ft (45%)
5	LOS to be altered (Sq FT and %)	N/A	N/A
6	Perimeter LOS (Sq Ft and %)	3,150 sq ft	3,383 sq ft
7	Front Yard LOS (Sq Ft and %)	1,000 sq ft (40%)	1,222 sq ft (48%)
8	Native Trees %	30% (number of trees)	100%
9	Native Shrubs & Vines %	30% (number of shrubs & vines)	30%
10	Native Groundcover %	30% (groundcover area)	40%

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

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

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

See Ord. 003-2023 *REV BF 20230727*

LEGEND	
NATIVE PLANTING	

0 1 4 8 16 FEET
SCALE: 1/8" = 1'-0"

N
W E
S

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

OPEN SPACE DIAGRAMS - NATIVE PLANTS

239 WELLS RD LLC

239 WELLS RD. PALM BEACH, FL.

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

07 OCT 2025
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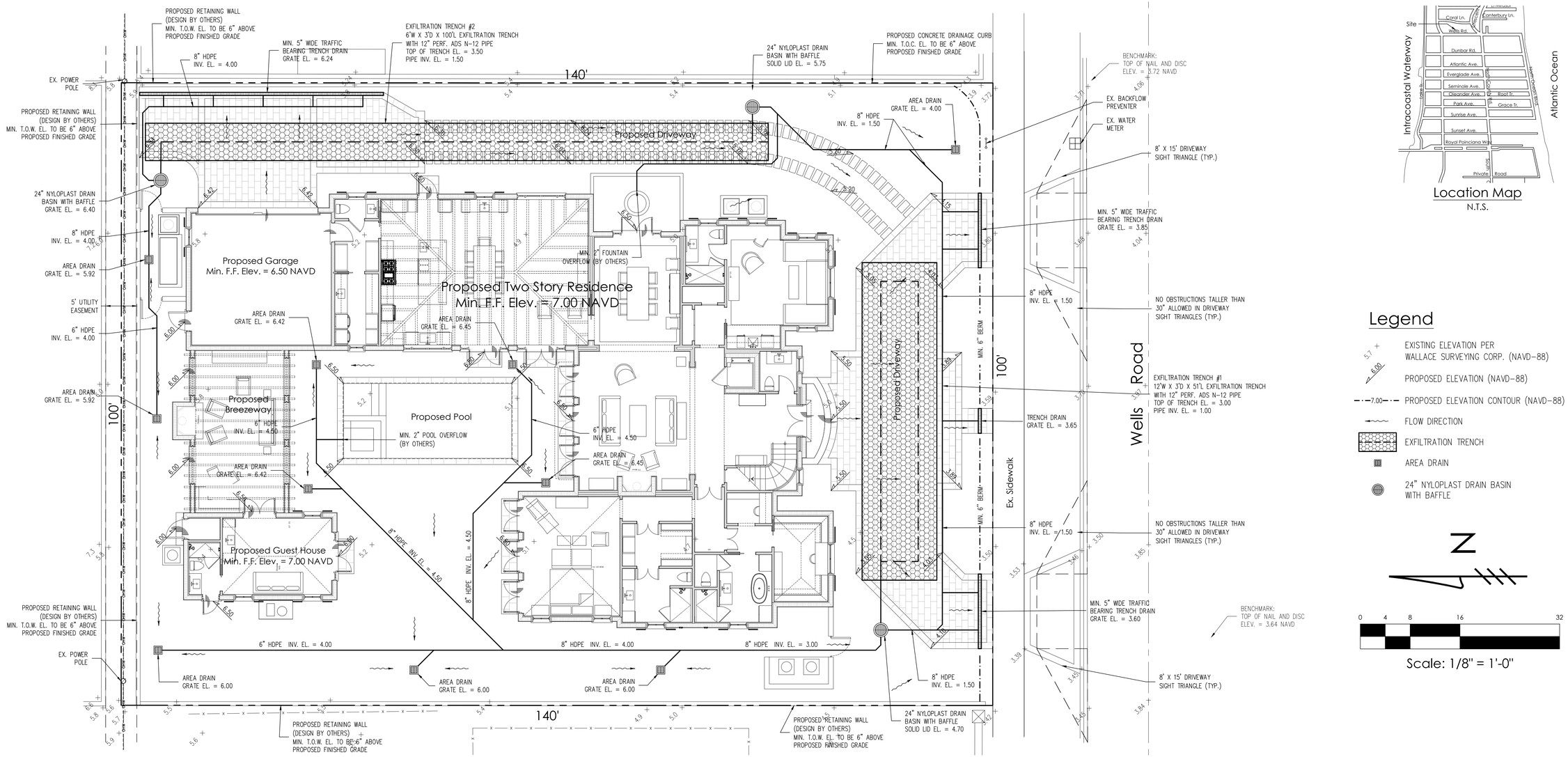

Location Map
N.T.S.

Legend

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

N

0 4 8 16 32

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

Notes:

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

STORMWATER RETENTION CALCULATIONS

A. SITE INFORMATION

Total Property Area = 13,986 sq.ft.

Drainage Area Impervious Surface = 7,692 sq.ft.

Drainage Area Pervious Surface = 6,294 sq.ft.*

* Min. required by code without a zoning variance.

B. ESTIMATED STORMWATER RETENTION VOLUME

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

Impervious Surface Runoff Volume:
1.0 x 2 in/hr x 7,692 sq.ft. x 1 ft./12 in. = 1,282 cu.ft.

Pervious Runoff Volume:
0.2 x 2 in/hr x 6,294 sq.ft. x 1 ft./12 in. = 210 cu.ft.

Total Volume to be Retained = 1,492 cu.ft.

C. PROPOSED EXFILTRATION TRENCH SIZING

Exfiltration Trench #1

L	=	Total Length of Trench Provided	=	51	ft
W	=	Trench Width	=	12	ft
K	=	Hydraulic Conductivity	=	0.00005	cfs/sq.ft./ft. of head
H2	=	Depth to Water Table	=	2.10	ft
DU	=	Un-Saturated Trench Depth	=	1.50	ft
DS	=	Saturated Trench Depth	=	1.50	ft
V	=	Volume Treated	=	792	cu.ft.

Exfiltration Trench #2

L	=	Total Length of Trench Provided	=	100	ft
W	=	Trench Width	=	6	ft
K	=	Hydraulic Conductivity	=	0.00005	cfs/sq.ft./ft. of head
H2	=	Depth to Water Table	=	2.10	ft
DU	=	Un-Saturated Trench Depth	=	2.00	ft
DS	=	Saturated Trench Depth	=	1.00	ft
V	=	Volume Treated	=	990	cu.ft.
Total Volume Retained			=	1,782	cu.ft

Plan Background from Hardscape Plan by Nievera Williams Design Received 9/12/25

ARC-24-0122

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

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

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

Conceptual Site Grading & Drainage Plan For:

PROPOSED RESIDENCE

239 Wells Road
Palm Beach, Florida

PROJECT INFORMATION:

Project No.	2023-0037
Issue Date	09/12/2025
Scale	1/8" = 1'-0"

REVISIONS:

1	
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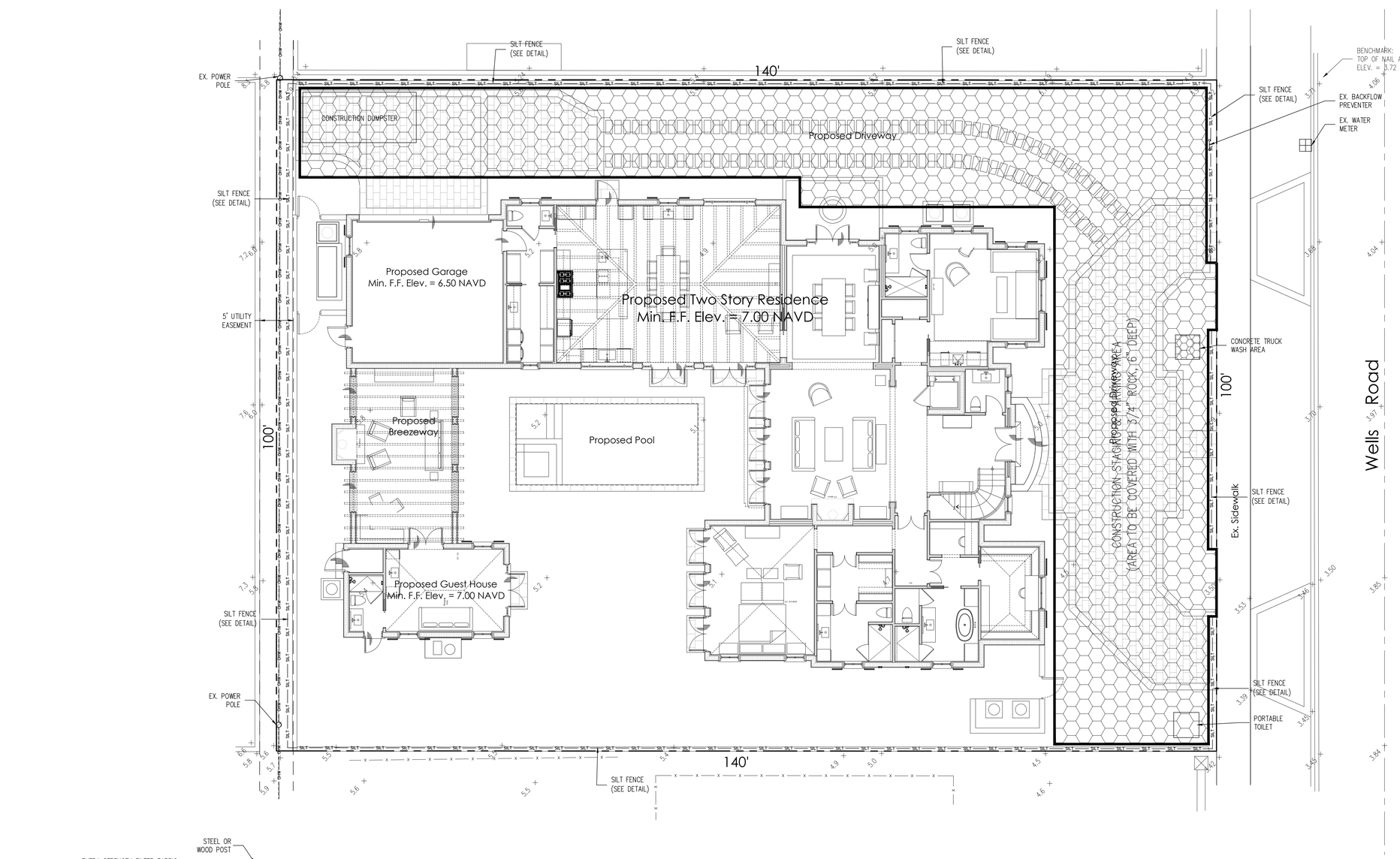
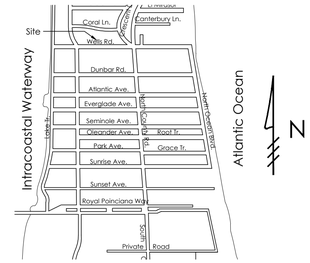
CHAD M. GRUBER
FLORIDA P.E. NO. 57466

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

SHEET NUMBER:

C-1





Location Map
N.T.S.

Legend

CONSTRUCTION STAGING AREA

SILT SILT SILT FENCE (SEE DETAIL)

N

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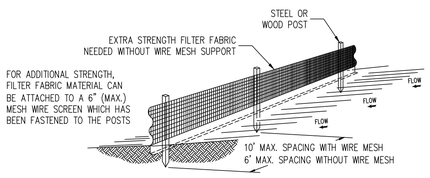
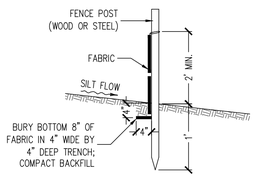
Scale: 1/8" = 1'-0"



Notes:

1) The height of a silt fence shall not exceed 36".
2) Filter fabric shall be purchased in a continuous roll cut to the length of the barrier to avoid the use of joints.
3) Posts shall be spaced a maximum of 10' apart at the barrier location and driven securely into the ground a minimum of 12". When extra strength fabric is used without the wire support fence, post spacing shall not exceed 6'.
4) A trench shall be excavated approximately 4" wide and 4" deep along the line of posts and upslope from the barrier.
5) When standard strength filter fabric is used, a wire mesh support fence shall be fastened securely to the upslope side of the posts using heavy duty wire staples at least 1" long, tie wires, or hog rings. The wire shall extend into the trench a minimum of 2" and shall not extend more than 36" above the original ground surface.
6) The standard strength filter fabric shall be stapled or wired to the fence, and 8" of the fabric shall be extended into the trench. The fabric shall not extend more than 36" above the original ground surface.
7) The trench shall be backfilled and the soil compacted over the filter fabric.

SILT FENCE DETAIL
N.T.S.



SILT FENCE SECTION
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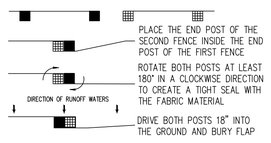

ATTACHING TWO SILT FENCES
N.T.S.

Notes:

1) Contractor is responsible for installing and maintaining erosion control measures during construction.
2) Contractor to investigate condition of existing sewer service prior to building permit submittal. If existing service is cast iron, or in poor condition, service will be replaced to main per Town of Palm Beach standards.

Plan Background from Hardscape Plan by Nievera Williams Design Received 9/12/25

ARC-24-0122

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office@gruberengineers.com

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

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

Construction Staging/Parking & Erosion Control Plan For:

PROPOSED RESIDENCE

239 Wells Road
Palm Beach, Florida

PROJECT INFORMATION:

Project No.	2023-0037
Issue Date	09/12/2025
Scale	1/8" = 1'-0"

REVISIONS:

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

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SHEET NUMBER:

EC-1

TOWN OF PALM BEACH

Information for Architectural Commission Meeting on: October 29, 2025

To: Architectural Commission

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

From: Planning, Zoning & Building

Re: ARC-25-0041 (ZON-25-0044) 337 BRAZILIAN AVE. (COMBO) The applicant, FRIESE FAMILY TRUST (Paul Friese, Trustee) has filed an application requesting Architectural Commission review and approval for construction of a new, two-story residence and detached accessory structure with final hardscape, landscape and swimming pool with variances requested related to redevelopment of the existing nonconforming parcel configuration and for additional grade fill within setback areas. Town Council shall review the application as it pertains to zoning relief/approval.

Date: 10/22/2025

ATTACHMENTS
- PZB Staff Report
- Letter of Intent
- Plans

STRATEGIC PLAN
Strategic Priorities:
Community Culture and Character

Strategic Focus Areas:
Quality of Life

FUNDING
No Fiscal Impact

ARC-25-0041 (ZON-25-0044) 337 BRAZILIAN AVE (COMBO). The applicant, FRIESE FAMILY TRUST (Paul Friese, Trustee) has filed an application requesting Architectural Commission review and approval for construction of a new, two-story residence and detached accessory structure with final hardscape, landscape and swimming pool with variances requested related to redevelopment of the existing nonconforming parcel configuration and for additional grade fill within setback areas. The Town Council shall review the application as it pertains to zoning relief/approval.

ZON-25-0044 (ARC-25-0041) 337 BRAZILIAN AVE (COMBO) – VARIANCES. The applicant, FRIESE FAMILY TRUST (Paul Friese, Trustee), has filed an application requesting Town Council review and approval of three (3) variances related to redevelopment of an existing nonconforming residential parcel including (1) a variance for existing nonconforming lot width, (2) a variance for existing nonconforming lot area, and (3) a variance to exceed the maximum amount of grade fill permitted within setback areas. The Architectural Commission shall perform design review of the application.

Property Owner:	Friese Family Trust (Paul Friese, Trustee)
Professional:	Portuondo Perotti Architecture (Rafael Portuondo)
Landscape:	Environment Design Group (Dustin Mizell)

HISTORY:
The existing structure was built by Theodore Eissfeldt in 1924 in the Mediterranean Revival Style and was considered for landmarking in 2014 with the owner objecting.

THE PROJECT:
The applicant has submitted plans, entitled "337 BRAZILIAN AVE RESIDENCE", as prepared by **Portuondo Perotti Architects**, uploaded October 06, 2025.

The following is the scope of work for the application:

- New two-story, single-family residence with attached two-story accessory structure and detached cabana with pergola.
- Final hardscape, landscape and swimming pool.

The following town council relief is requested:

- Variance 1: Sec. 134-948(1)a.: A variance to redevelop an existing nonconforming parcel with 9,000 square feet of lot area in lieu of the 10,000 square foot minimum lot area required in the R-C zoning district.
- Variance 2: Sec. 134-948(2)a.: A variance to redevelop an existing nonconforming parcel with a 50 foot lot width in lieu of the 75 foot minimum lot width required in the R-C zoning district.
- Variance 3: Sec. 134-1600(a): A variance to add up to 5.58 feet of grade fill within portions of the required setback areas, in lieu of the 2.63 feet maximum amount of fill permitted.

Site Data			
Zoning District	R-C	**Future Land Use**	SINGLE-FAMILY
Lot Size	Existing: 9,000 Sq. Ft. Required: 10,000 Sq. Ft. ***Variance Required***	**Enclosed Sq. Ft.**	4113.5 Sq. Ft.
Lot Width	Existing: 50 Ft. Required: 75 Ft. ***Variance Required***	**Lot Depth**	180’
		FEMA Flood Zone	AE +7’ NAVD *(+8’ NAVD Min. FFE)*
Lot Coverage	Permitted: 30% Proposed: 29%	**Landscape Open Space:**	Required: 45% Proposed: 45%
C-O-R	+2.74’ NAVD	**Max Fill**	+2.63’

Surrounding Properties / Zoning	
North	340 Royal Palm Way | Commercial / C-OPI
South	340 Brazilian Ave | Multi-Family / R-C
East	333 Brazilian Ave | Residence / R-B
West	341 Brazilian Ave | Residence / R-B

STAFF ANALYSIS:

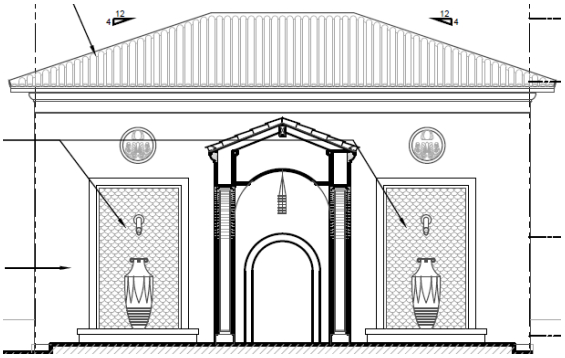
The applicant is seeking approval for a new, two-story, single-family residence, attached two-story accessory structure, detached cabana bath and pergola and final hardscape, landscape and swimming pool improvements. The application requires town council relief for three (3) variances, as proposed. The residence is designed in an eclectic style featuring a garage and storage room with second-story guest apartment centered at the front of the property. In-between the garage and storage bay is an open-air hallway which leads through the center of the structure to a covered walkway and then to the entrance to the primary residence. The primary residence is a two-story rectangular mass sited center on the parcel. A pool and terrace are proposed behind the residence with a detached cabana bath and pergola at the north rear of the property. A circular drive is proposed with a single garage bay.



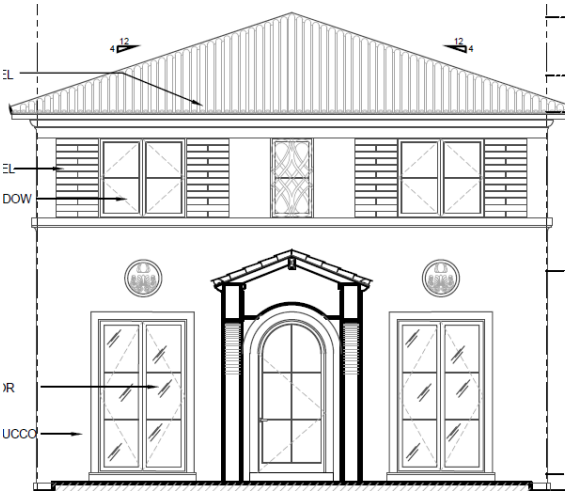
Color rendering of front (south) elevation.



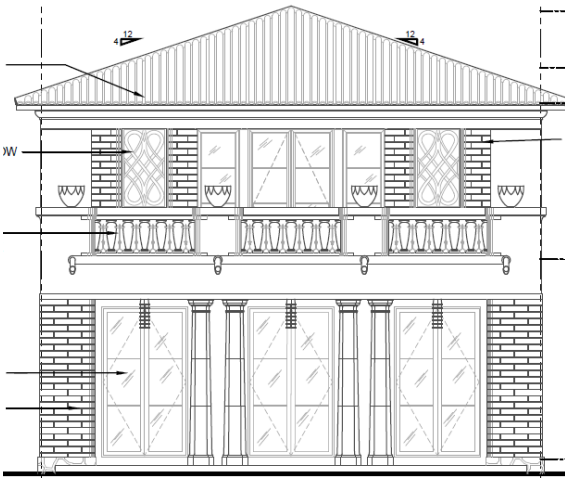
Proposed overall front (south) elevation at accessory structure.



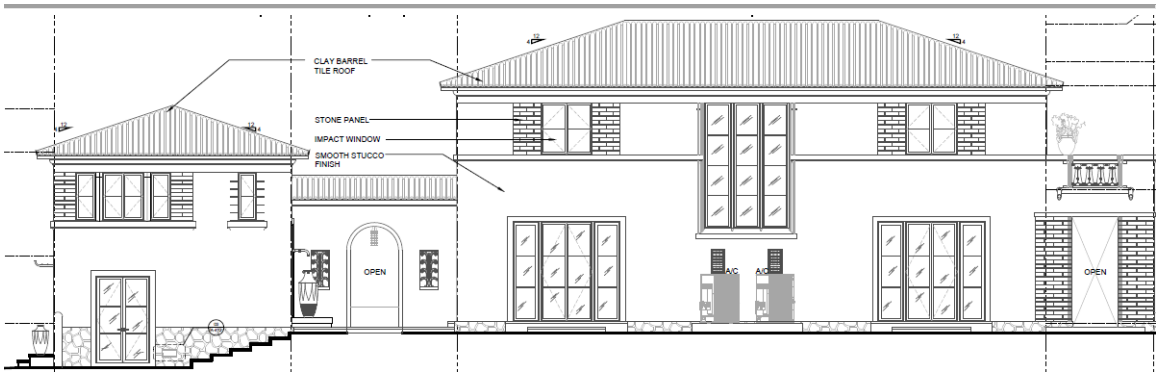
Proposed rear (north) elevation at accessory structure.



Proposed front (south) interior elevation at main house.



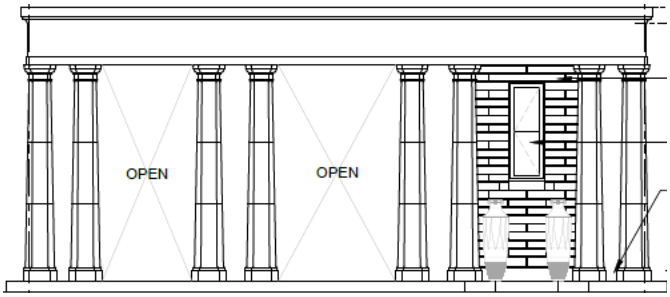
Proposed rear (north) elevation at main house.



Proposed side (east) elevation.



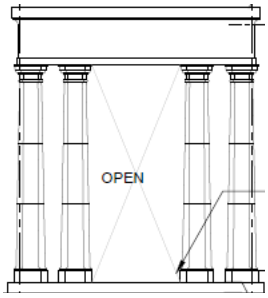
Proposed side (west) elevation



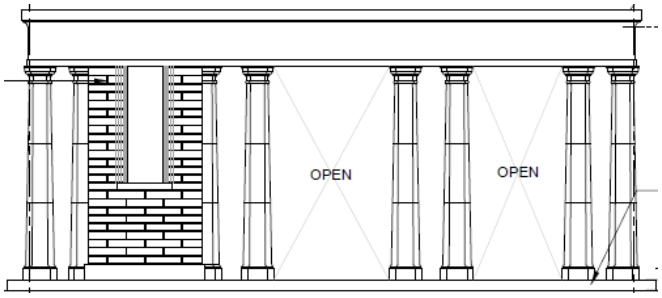
Cabana Bath & Pergola South Elevation.



Cabana Bath & Pergola East Elevation.



Cabana Bath & Pergola West Elevation.



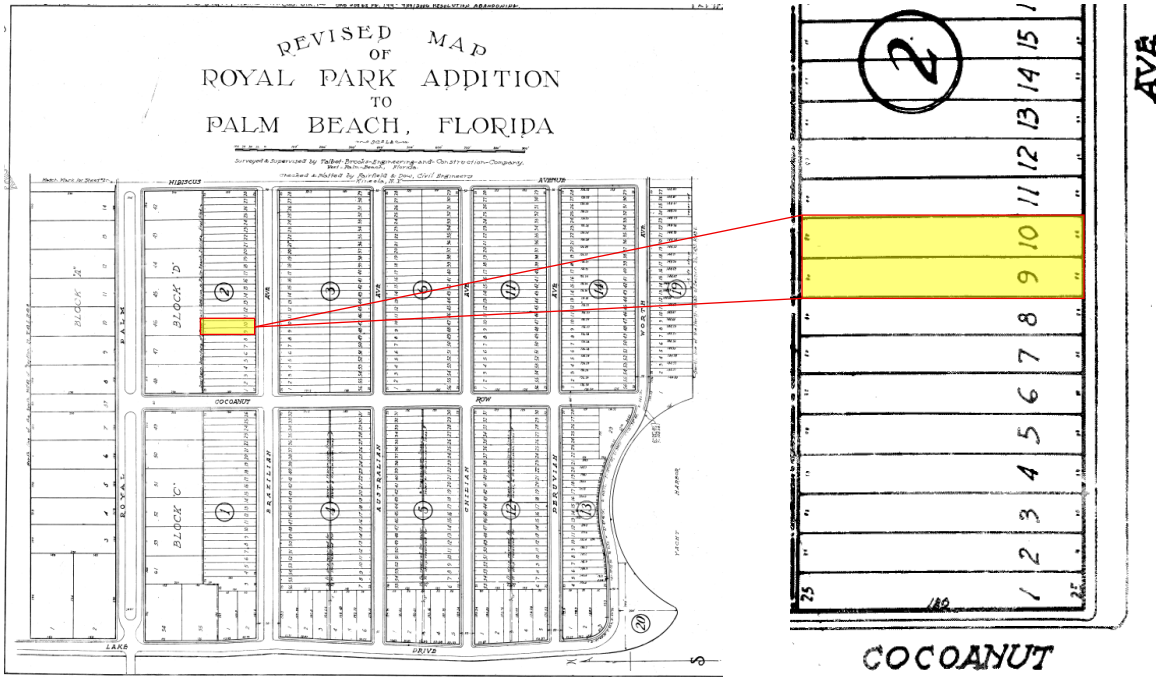
Cabana Bath & Pergola North Elevation.



Color rendering of landscape and hardscape plan.

VARIANCE REQUESTS

The applicant is requesting three (3) variances as part of this combo application. Two of the variances relate to the existing nonconforming configuration of the parcel in the R-C medium density residential zoning district. Because this parcel is deficient in lot width and lot area, variances are required to revest these nonconforming parcel attributes. The parcel configuration does consist of two 25' x 180' platted parcels of land; Lots 9 & 10, Block 2 of the Revised Map of Royal Park Addition to Palm Beach, Florida, shown below.



CODE SECTION	REQUIRED	PROPOSED	VARIANCE
Variance 1: Sec. 134-948(1)a.	Lot Area of 10,000 Square Feet	Lot Area of 9,000 Square Feet	**-1,000 Square Feet Lot Area**
Variance 2: Sec. 134-948(2)a.	Lot Width of 75 feet	Lot Width of 50 feet	**-25 ft lot width**

The third variance request relates to the amount of fill being proposed on the parcel. The existing elevation of the lot is below FEMA's minimum elevation requirement by 6.9' at its most extreme. The maximum amount of fill within any required yard area (front-yard, side-

yards, and rear-yard setbacks), is one half of the difference between the finished floor and the highest crown of road to be added at any point on the parcel. The applicant is proposing fill in certain parts of the parcel that will exceed this calculation to allow for a more uniform finished grade. The code calculation allows 2.63' of fill to be added and it's highest point, the applicant is proposing an additional 3.25' beyond that maximum. The existing grade on the parcels varies from +1.1' NAVD at it's lowest to +3.75' NAVD at it's highest. The applicant is proposing to maintain a lower elevation at the front of the parcel and will increase the grade to a be a more uniform level as you move north towards the middle and rear of the parcel. This type of design is convenient for property users, however, the amount of fill being proposed and the expanse of fill proposed to raise the grade is in conflict with the fill ordinance, which was to reduce the "house on a hill" effect caused when one property on the street is filled to be significantly higher than it's neighbors. The fill limit is only imposed on the required setback areas (front, sides and rear) and any useable yard area within the building envelope can be filled to meet the finished floor of the residence without limitations. Steps would be required at the sides of the residence to access the side yard areas but the rear yard area where the swimming pool, spa, and cabana are proposed are within the building envelope and could be maintained at a higher elevation.



Diagram indicating areas of parcel that are subject to maximum fill regulations.

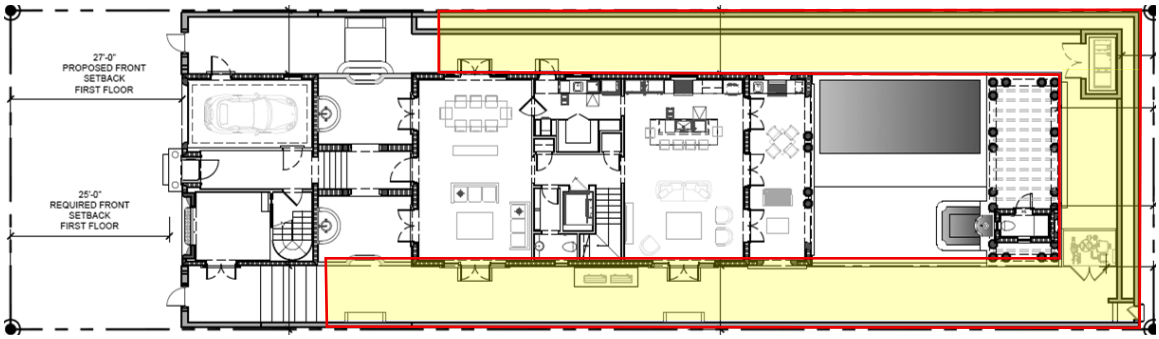
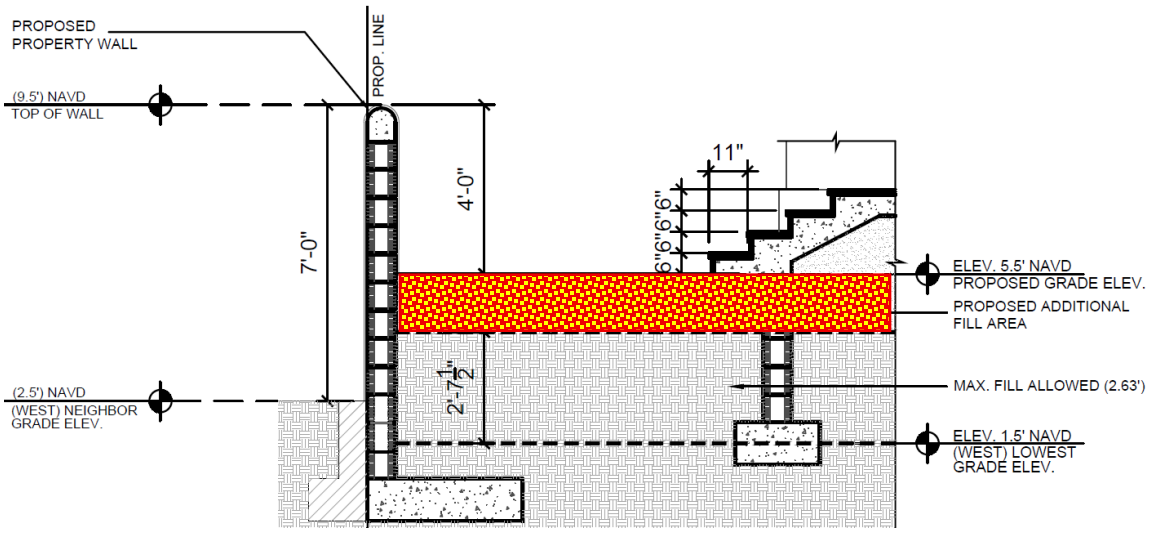
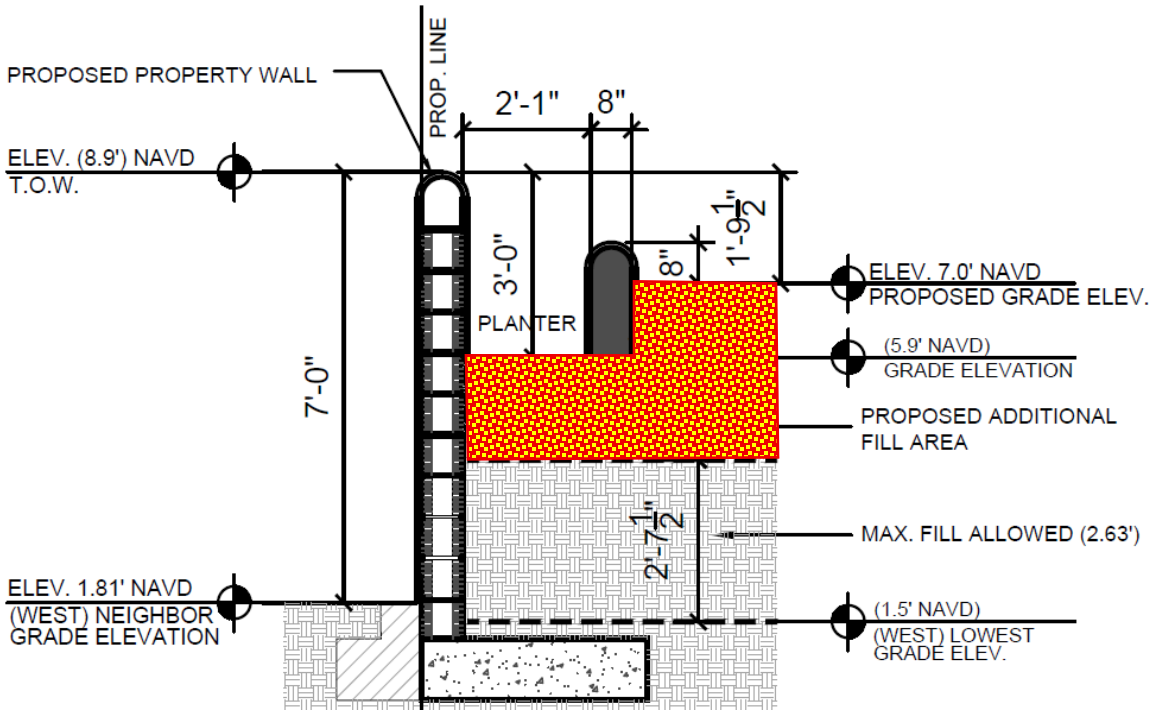


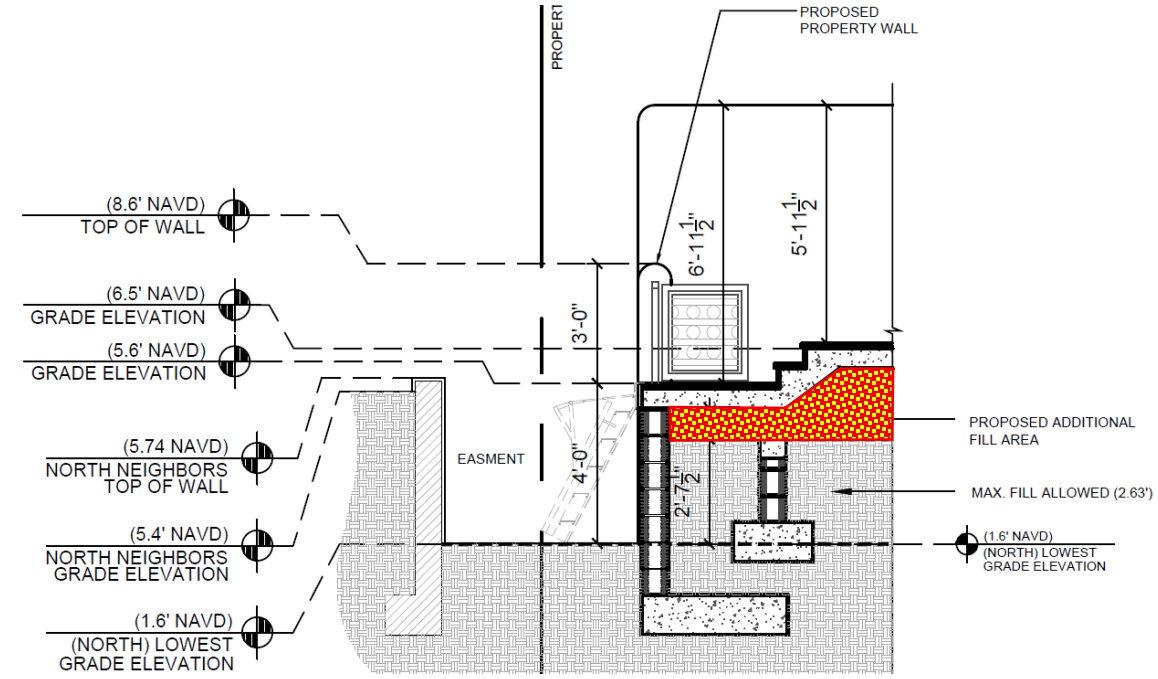
Diagram indicating approximate area of parcel that require fill variance.



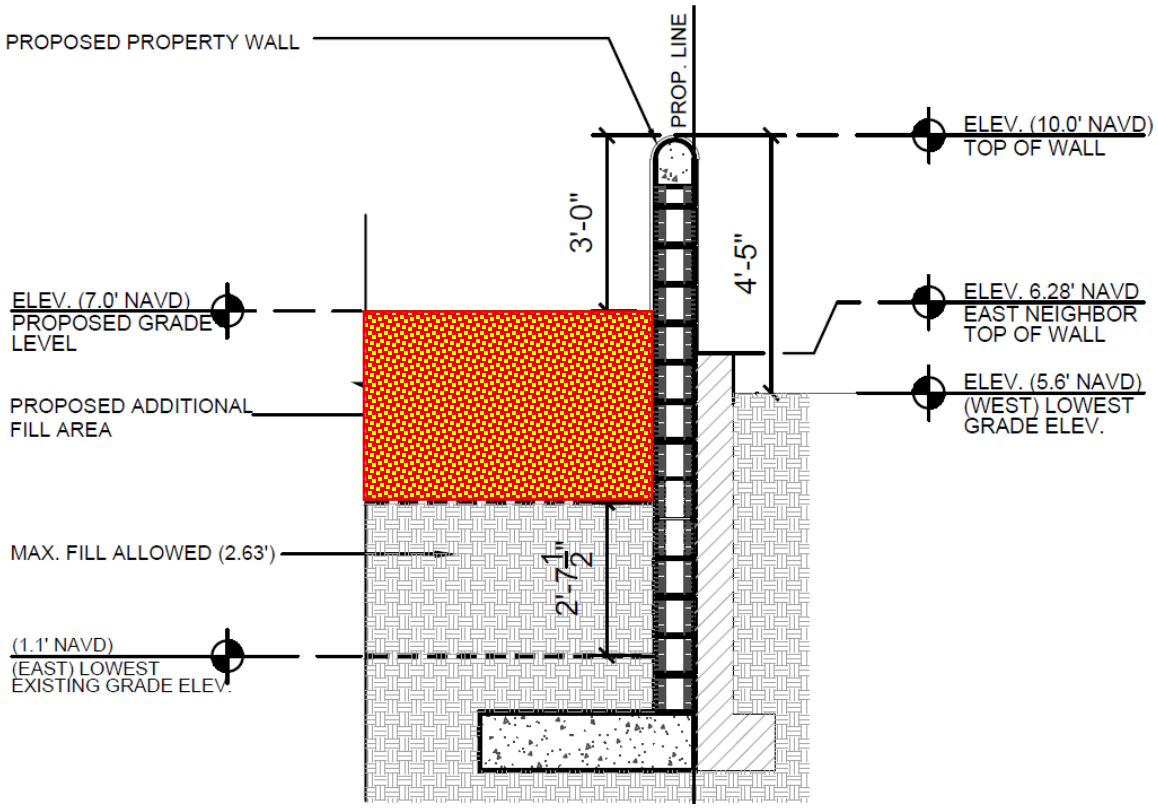
Least amount of fill in west side-yard requiring variance (+1.38' additional).



Most amount of fill in west side-yard requiring variance (+2.88' additional).



Amount of fill in north rear-yard requiring variance. (+2.27' additional).



Fill variance in east side yard setback (+3.25' above maximum) section

As mentioned earlier in the memo, modifications to the plan are feasible that would allow the rear yard area to be maintained at a higher elevation closer to the required finished floor

and with steps, terracing or retaining walls (or a combination thereof) to reduce or eliminate the fill variance request.

The property to the east is a newly built, two-story residence constructed in 2014. Construction began prior to the change in zoning regulations regarding the maximum amount of fill permitted in required yards. At that time, new construction sites were required to elevate the entire site up to 8" below the design floor elevation of the new residence. Following numerous complaints regarding neighboring drainage issues and water run-off, as well as the changing character of certain streets, the Town Council directed the PZB staff to analyze and amend this requirement. This is a good example of how increased fill can affect a neighborhood and its streetscape. In contrast, the property to the west contains a one-story home from the 1930s that was built at ground level. Ordinance #19-21, adopted by the Town Council on 13 September 2021, limited the amount of fill to the calculated standards. However, the applicant's proposed plan will add an additional 5' of grade within the required yards, which is almost 3.25 more fill than the permitted 2.63'. Staff believe that the proposed request is excessive and may lead to unintended consequences for the neighboring properties. Staff recommend that the Commission carefully consider this specific variance request and ask the applicant to reconsider the configuration of the elevation heights of all the side yards.

CODE SECTION	PERMITTED	PROPOSED	VARIANCE
Variance 3: Sec. 134-1600(a)	+ 2.63 feet of fill	+ 5.88 feet of fill	**Up to +3.25' of fill**

CONCLUSION:
Approval of the project will require two (2) separate motion(s) to be made by the Architectural Commission:

1. for the overall design of the project in accordance with Sec. 18-205 criteria, subject to any imposed conditions, and
2. that the implementation of the proposed variance **will** or **will not** cause negative architectural impacts to the subject property.

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

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

WRB:JGM:BMF

PORTUONDO PEROTTI
URBS
ARCHITECTS

June 25, 2025
Town of Palm Beach
Planning, Zoning & Building Dept.
360 South County Road
Palm Beach, FL 33480

RE: **Letter of Intent**
337 Brazilian Avenue

To whom it may concern,

Please find enclosed drawings illustrating the proposed new 2-story residence landscape/hardscape and pool at the above-referenced property. The property is currently vacant. The proposed residence is designed to be in keeping with the criteria outlined in section 18-205 of the Town of Palm Beach Code of Ordinances, and criteria listed as follows:

(1) The plan for the proposed building or structure is in conformity with good taste and design and in general contributes to the image of the town as a place of beauty, spaciousness, balance, taste, fitness, charm and high quality.

(2) The plan for the proposed building or structure indicates the manner in which the structures are reasonably protected against external and internal noise, vibrations, and other factors that may tend to make the environment less desirable.

(3) The proposed building or structure is not, in its exterior design and appearance, of inferior quality such as to cause the nature of the local environment to materially depreciate in appearance and value.

(4) The proposed building or structure is in harmony with the proposed developments on land in the general area, with the comprehensive plan for the town, and with any precise plans adopted pursuant to the comprehensive plan.

(5) The proposed building or structure is not excessively similar to any other structure existing or for which a permit has been issued or to any other structure included in the same permit application within 200 feet of the proposed site in respect to one or more of the following features of exterior design and appearance:

a. Apparently visibly identical front or side elevations.
b. Substantially identical size and arrangement of either doors, windows, porticos or other openings or breaks in the elevation facing the street, including reverse arrangement; or
c. Other significant identical features of design such as, but not limited to, material, roof line and height of other design elements.

5717 SW 8TH STREET · 2ND FLOOR · MIAMI, FLORIDA 33144 · AAC001407 · TEL.: 305.260.9331 · FAX: 305.260.9318
E-MAIL: INFO@PORTUONDO-PEROTTI.COM

(6) The proposed building or structure is not excessively dissimilar in relation to any other structure existing or for which a permit has been issued or to any other structure included in the same permit application within 200 feet of the proposed site in respect to one or more of the following features:

a. Height of building or height of roof.
b. Other significant design features including, but not limited to, materials or quality of architectural design.
c. Architectural compatibility.
d. Arrangement of the components of the structure.
e. Appearance of mass from the street or from any perspective visible to the public or adjoining property owners.
f. Diversity of design that is complimentary with size and massing of adjacent properties.
g. Design features that will avoid the appearance of mass through improper proportions.
h. Design elements that protect the privacy of neighboring property.

(7) A detached pool cabana bath and trellis is proposed in the rear yard.

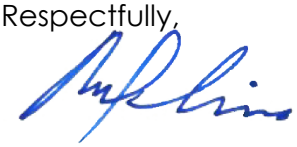
(8) The proposed building or structure is appropriate in relation to the established character of other structures in the immediate area or neighboring areas in respect to significant design features such as material or quality or architectural design as viewed from any public or private way (except alleys).

(10) The project's location and design adequately protects unique site characteristics such as those related to scenic views, rock outcroppings, natural vistas, waterways, and similar features.

(11) The property owner is requesting three variances for the property as follows:

1. Property Area
2. Property Width
3. Maximum Allowed Fill: Variance requested to provide 3.35' of fill in lieu of the 2.26' max. fill permitted which in an increase of 1.09'.

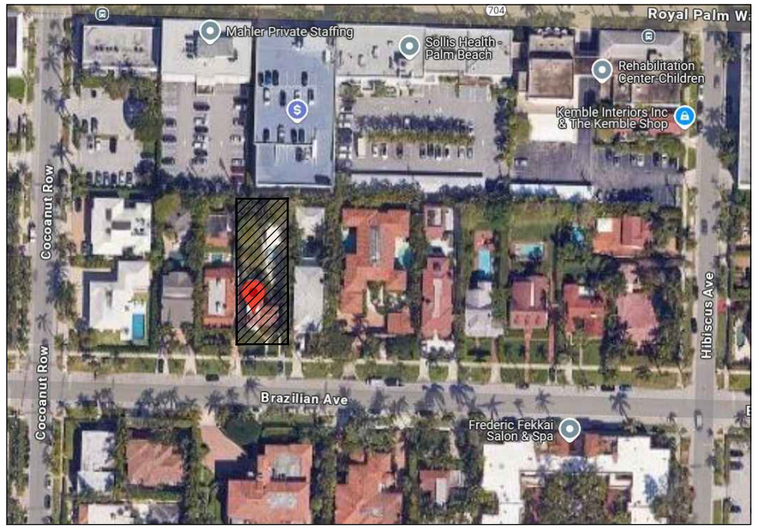
Respectfully,



Raul Lima, AIA, NCARB
Project Manager

337 BRAZILIAN AVE R E S I D E N C E

337 BRAZILIAN AVENUE - PALM BEACH - FLORIDA - 33480



LOCATION MAP

SECOND SUBMITTAL

09/15/2025

PROJECT No.: 2025-05

DATE OF HEARING: 10/29/2025

ARCOM# ARC-25-0041
ZON-25-0044

PORTUONDO PEROTTI ARCHITECTS, INC.
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E-MAIL: info@PORTUONDO-PEROTTI.COM

PROJECT DIRECTORY

OWNER

ARCHITECT

2. PORTUONDO PEROTTI ARCHITECTS
5717 SW 8th STREET
MIAMI, FLORIDA. 33144
PHONE (305) 260-9331 FAX (305) 260 9318
LICENSE # AAC001407

LANDSCAPE ARCHITECT

3. ENVIRONMENTAL DESIGN GROUP
139 NORTH COUNTY ROAD #20-B
PALM BEACH, FL. 33480
PH:(561) 832-4600
LICENSE # RLA 6666784

CIVIL ENGINEER

4. DOUG WINTER COMPANIES, INC.
DOUG WINTER, P.E.
4047 OKEECHOBEE BLVD., SUITE 222
WEST PALM BEACH, FL. 33409
561-471-9863
DWDAKOTA@BELLSOUTH.NET

BUILDING DEPARTMENT

5. TOWN OF PALM BEACH BUILDING DEPARTMENT
360 SOUTH COUNTY ROAD
PALM BEACH, FL. 33480
PH: (561) 838-5400

SCOPE OF WORK

NEW 2 STORY SINGLE FAMILY RESIDENCE WITH RELATED LANDSCAPE, HARDSCAPE & CIVIL WORK

INDEX OF DRAWINGS

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	SURVEY	X	
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A-002	NEIGHBORHOOD VICINITY. LOCATION MAP	X	
A-003	NEIGHBORHOOD VICINITY. STREET ELEVATIONS	X	
A-004	ANGLE OF VISIBILITY	X	
A-005	NEIGHBORHOOD VICINITY. PROPERTY EXISTING PHOTOS	X	
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ARCOM CASE
ARC-25-0041 / ZON-25-0044



01 VICINITY LOCATION MAP (1/4 MILE)
N.T.S.

PROJECT NUMBER: 2025-05
DATE: 05.05.2025
DRAWN BY: AP/RL
CHECKED BY: JLGP
REVISIONS:

ARCHITECTS
PORTUONDO PEROTTI ARCHITECTS INC.
Architecture . Planning . Interior Design
5717 S.W. 8th Street . Miami . Florida . 33144 . USA
Tel: (305) 260 - 9031 . Fax: (305) 260 - 9318
http://www.portuondo-perotti.com

337 BRAZILIAN AVE
PALM BEACH, FLORIDA 33480

OWNER
Paul Friese and Sharon Grosman
337 BRAZILIAN AVENUE
PALM BEACH, FL. 33480

TITLE: NEIGHBORHOOD VICINITY. LOCATION MAP
SCALE: N.T.S.

SHEET: A-001
OF
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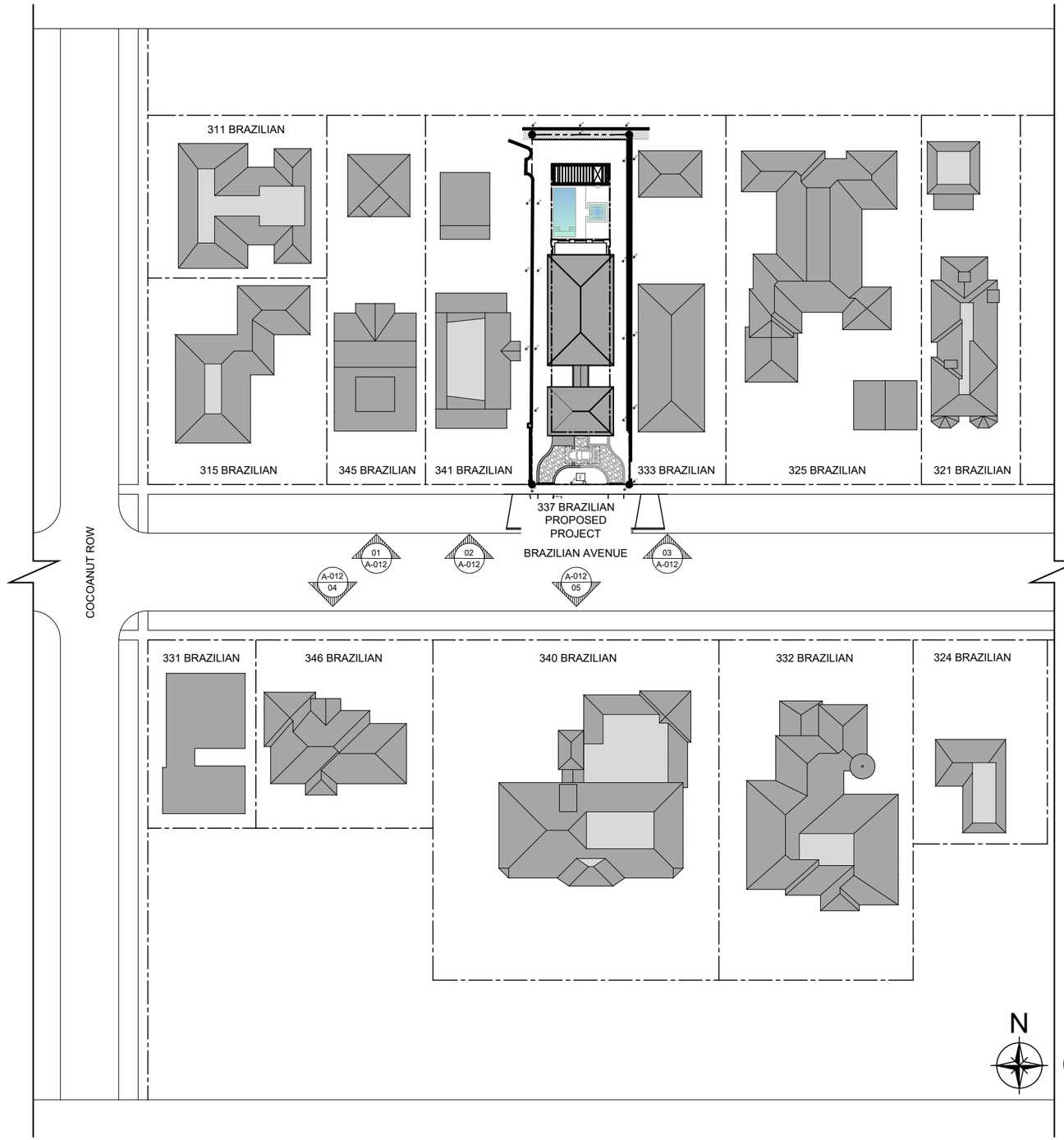
ARCOM CASE
ARC-25-0041 / ZON-25-0044



01 NEIGHBORHOOD VICINITY. LOCATION PLAN
SCALE 1/64" = 1'-0"

PROJECT NUMBER: 2025-05
DATE: 05.05.2025
DRAWN BY: AP/RL
CHECKED BY: JLGP
REVISIONS:

ARCHITECTS
PORTUONDO PEROTTI ARCHITECTS INC.
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OWNER
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PALM BEACH, FL, 33480

TITLE: NEIGHBORHOOD VICINITY PLAN
SCALE: N.T.S.

SHEET: A-002
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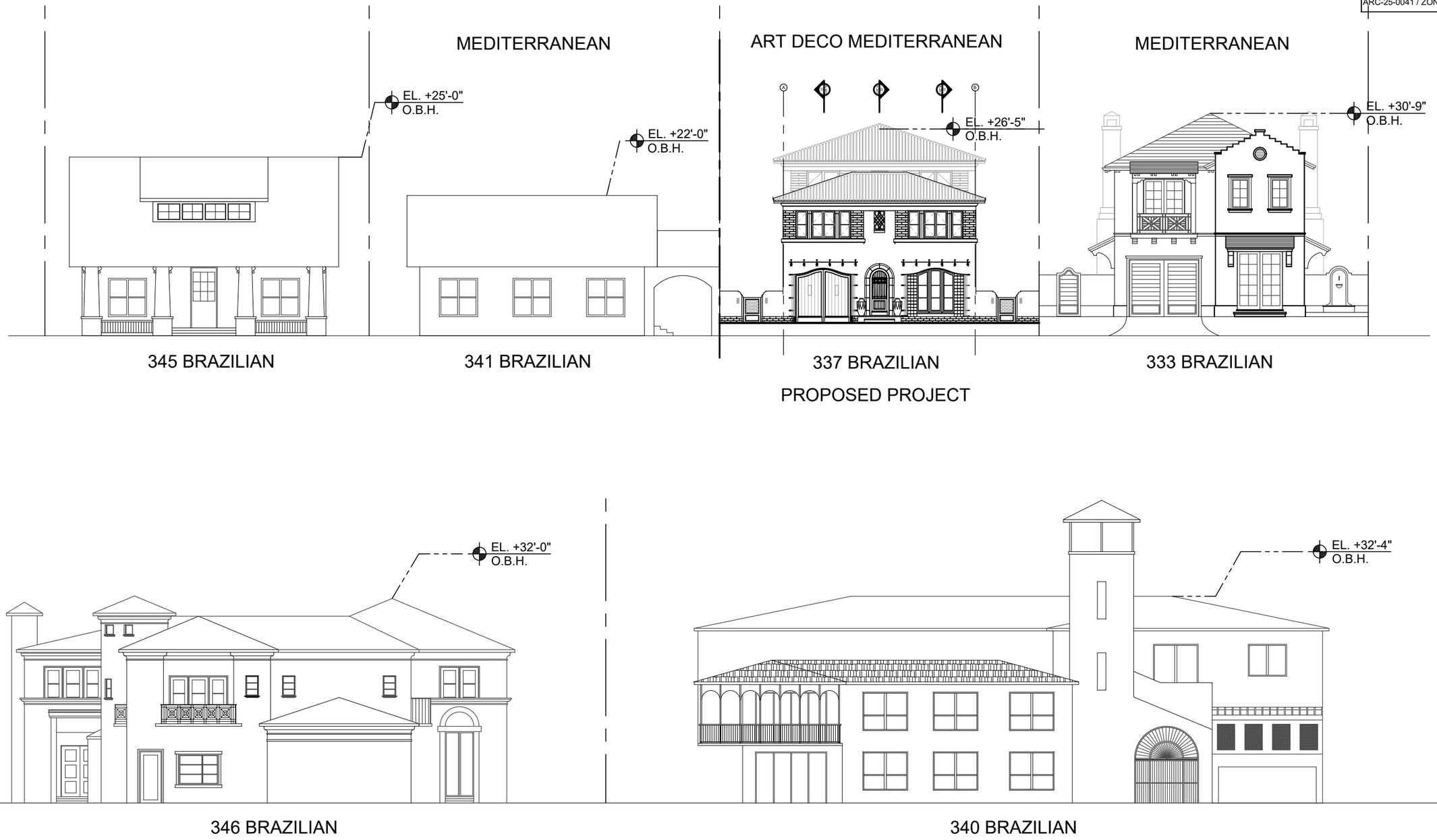

01 NEIGHBOORHOOD STREET ELEVATION
SCALE 1/16" = 1'-0"

PROJECT NUMBER: 2025-05
DATE: 05.05.2025
DRAWN BY: AP/RL
CHECKED BY: JLGP
REVISIONS:

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337 BRAZILIAN AVE
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OWNER
Paul Friese and Sharon Grosman
337 BRAZILIAN AVENUE
PALM BEACH, FL, 33480

TITLE: NEIGHBORHOOD STREE ELEVATION
SCALE: 1/16"=1'-0"

SHEET: A-003
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ARCOM CASE
ARC-25-0041 / ZON-25-0044



01 ANGLE OF VISIBILITY
SCALE 1/16" = 1'-0"

PROJECT NUMBER: 2025-05
DATE: 05.05.2025
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OWNER
Paul Friese and Sharon Grosman
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PALM BEACH, FL. 33480

TITLE: ANGLE OF VISIBILITY
SCALE: 1/16"=1'-0"

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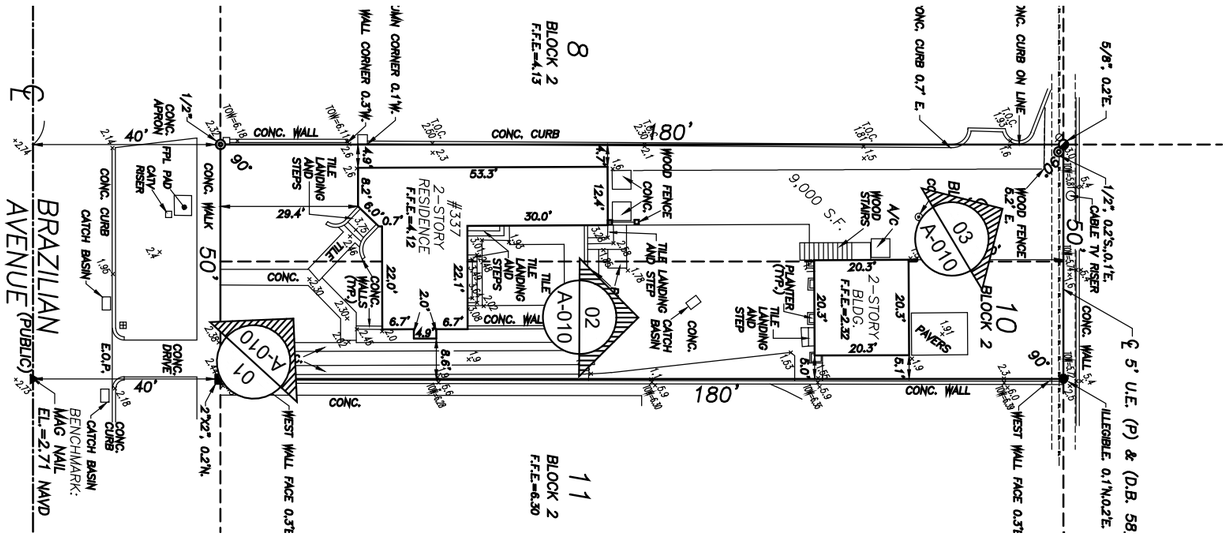
PROPERTY EXISTING PHOTOS

ARCOM CASE
ARC-25-0041 / ZON-25-0044



N

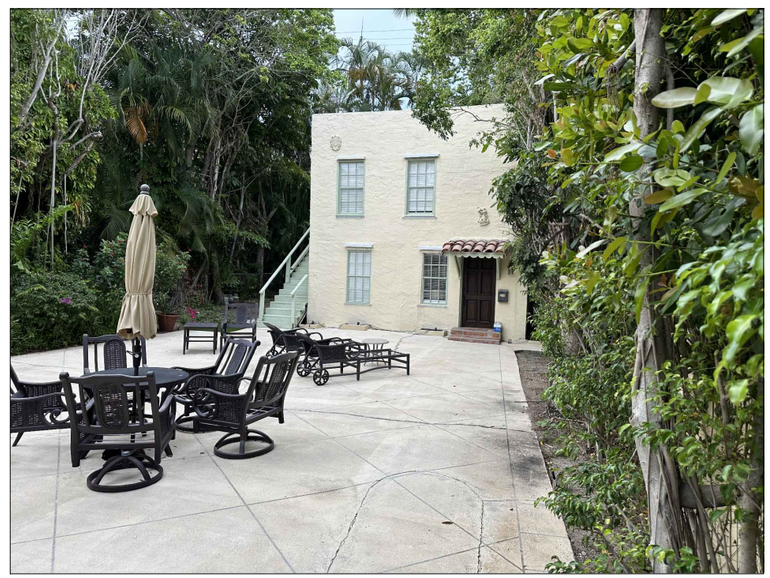
01 SURVEY
SCALE: 1/32" = 1'-0"



VIEW 01



VIEW 03



VIEW 02

ARCHITECTS
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PROJECT NUMBER: 2025-05
DATE: 05.05.2025
DRAWN BY: AP/RL
CHECKED BY: JLGP
REVISIONS:

337 BRAZILIAN AVE
PALM BEACH, FLORIDA 33480

OWNER
Paul Friese and Sharon Grosman
337 BRAZILIAN AVENUE
PALM BEACH, FL. 33480

TITLE: NEIGHBORHOOD VICINITY
PROPERTY
EXISTING PHOTOS
SCALE: N.T.S.

SHEET: A-005
OF

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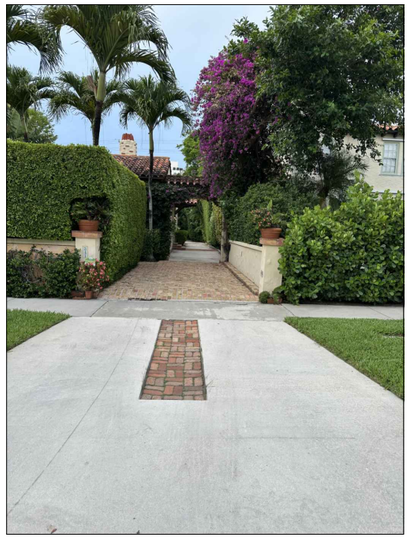
ADJACENT RESIDENCES

ARCOM CASE
ARC-25-0041 / ZON-25-0044



VIEW 1
345 BRAZILIAN AVE



VIEW 2
341 BRAZILIAN AVE



VIEW 3
333 BRAZILIAN AVE



VIEW 4
346 SEASPRAY AVE



VIEW 5
340 SEASPRAY AVE

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PROJECT NUMBER: 2025-05
DATE: 05.05.2025
DRAWN BY: AP/RL
CHECKED BY: JLGP
REVISIONS:

337 BRAZILIAN AVE
PALM BEACH, FLORIDA 33480

OWNER
Paul Friese and Sharon Grosman
337 BRAZILIAN AVENUE
PALM BEACH, FL. 33480

TITLE: NEIGHBORHOOD VICINITY
ADJACENT RESIDENCES
SCALE: N.T.S.

SHEET: A-006
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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:**	337 Brazilian Ave, Palm Beach, FL 33480		
2	**Zoning District:**	R-C MEDIUM DENSITY RESIDENTIAL		
3	**Lot Area (sq. ft.):**	9,000 SQ.FT.		
4	**Lot Width (W) & Depth (D) (ft.):**	50' & 180'		
5	**Structure Type:** (Single-Family, Multi-Family, Comm., Other)	SINGLE FAMILY RESIDENCE		
6	**FEMA Flood Zone Designation:**	AE 7.0		
7	**Zero Datum for point of meas. (NAVD)**	8.0 NAVD		
8	**Crown of Road (COR) (NAVD)**	2.74' (Highest Crown)		
9		REQ'D / PERMITTED	EXISTING	PROPOSED
10	Lot Coverage (Sq Ft and %)	30% (2,700)	N/A	29% (2,698.45)
11	Enclosed Square Footage (1st & 2nd Fl., Basement, Accs. Structure, etc)			4,113.5
12	*Front Yard Setback (Ft.)	25'-0" (S)	N/A	25'-0" (S)
13	* Side Yard Setback (1st Story) (Ft.)	10'-0"	N/A	10'-0"(W) / 10'-0" (E)
14	* Side Yard Setback (2nd Story) (Ft.)	10'-0"	N/A	10'-0" (W) / 10'-0" (E)
15	*Rear Yard Setback (Ft.)	15'-0" (N)	N/A	15'-0" (N)
16	Angle of Vision (Deg.)	N/A	N/A	N/A
17	Building Height (Ft.)	23'-6"	N/A	20'-9"
18	Overall Building Height (Ft.)	31'-6"	N/A	26'-5"
19	Cubic Content Ratio (CCR) (R-B ONLY)	N/A	N/A	N/A
20	** Max. Fill Added to Site (Ft.)	2.63'	N/A	4.41'
21	Finished Floor Elev. (FFE)(NAVD)	N/A	N/A	8'-0"
22	Base Flood Elevation (BFE)(NAVD)	7.0' NAVD	X	8.0' NAVD
23	Landscape Open Space (LOS) (Sq Ft and %)	45% (4,050 SF)	N/A	45% (4,050 SF)
24	Perimeter LOS (Sq Ft and %)	50% (2,025 SF)	N/A	76% (3,090 SF)
25	Front Yard LOS (Sq Ft and %)	40% (500 SF)	N/A	40% (500 SF)
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

LEGAL DESCRIPTION
FOLIO #: 0141280060300 / ROYAL PARK ADD LTS 9 & 10 BLK 2

PROPERTY ADDRESS
337 BRAZILIAN AVE, PALM BEACH, FLORIDA 33480

ZONING CLASSIFICATION
R-C-MEDIUM DENSITY RESIDENTIAL

FLOOD CRITERIA

FLOOD ZONE:	AE-7
BASE FLOOD ELEVATION:	7.00' NAVD
PROPOSED MAIN LEVEL T.O. SLAB ELEVATION (P.O.M):	8.00' NAVD

LOT AREA

GROSS LOT AREA =			9,000.00 SQ.FT.

LANDSCAPE OPEN SPACE

MINIMUM REQUIRED:		45% OF LOT AREA=	4,050.00 SQ.FT.
PROVIDED:		0.0% OF LOT AREA=	0.00 SQ.FT.
FRONT YARD AREA:	1,250.47 SQ. FT	30% OF FRONT YARD =	375 SQ.FT.
		0.0% PROPOSED:	0.00 SQ.FT.

LOT COVERAGE AREA

2 STORY BUILDINGS	**ALLOWED**	30%	2,700.00 SQ.FT.
MAIN LEVEL	**PROPOSED**	29.90%	2,691.40 SQ.FT.
TRELLIS	**PROPOSED**	2.77%	249.50 SQ.FT.

BUILDING SETBACKS	**GROUND FLOOR**		**SECOND FLOOR**	
	REQUIRED	**PROPOSED**	**REQUIRED**	**PROPOSED**
FRONT:	25'-0"	25'-0"	30'-0"	30'-0"
SIDE:	10'-0"	10'-0"	10'-0"	10'-0"
SIDE:	10'-0"	10'-0"	10'-0"	10'-0"
REAR:	15'-0"	15'-0"	15'-0"	15'-0"

BUILDING HEIGHT

BUILDING HEIGHT :	**ALLOWED:**		23'-6"
	PROPOSED:		20'-9"
MAXIMUM OVERALL HEIGHT	**ALLOWED:**	23-1/2'-0"+8'-0"=	31'-6"
	PROPOSED:		26'-5"

AREA TABULATION

	A/C	NON A/C	LOT COVERAGE
PRIMARY RESIDENCE			
MAIN LEVEL	1,587.50 SQ. FT.		1587.5 SQ. FT.
GARAGE		247.10 SQ. FT.	247.10 SQ. FT.
COTTAGE STORAGE & STAIR	247.10 SQ. FT.		247.10 SQ. FT.
OPEN TRELLIS		249.50 SQ. FT.	249.50 SQ. FT.
COVERED ENTRY		265.80 SQ. FT.	265.80 SQ. FT.
CABANA BATHROOM		51.40 SQ. FT.	51.40 SQ. FT.
COVERED TERRACE		292.5 SQ. FT.	292.5 SQ. FT.
UPPER LEVEL			
COTTAGE	640.00 SQ. FT.		
MAIN RESIDENCE	1,587.50 SQ. FT.		
TOTALS	4,062.10 SQ. FT.	1,106.30 SQ. FT.	2,940.90 SQ. FT.

ARCOM CASE
ARC-25-0041 / ZON-25-0044

PROJECT NUMBER: 2025-05
DATE: 05.09.2025
DRAWN BY: APRL
CHECKED BY: JLGP
REVISIONS

ARCHITECTS
PORTUONDO PEROTTI ARCHITECTS INC.
Architecture Planning Interior Design
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Tel: (305) 260 - 9331 Fax: (305) 260 - 9318
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337 BRAZILIAN AVE
PALM BEACH, FLORIDA 33480

OWNER
Paul Friese and Sharon Grosman
337 BRAZILIAN AVENUE
PALM BEACH, FL. 33480

TITLE ZONING DATA
SCALE N.T.S.

SHEET A-007
OF

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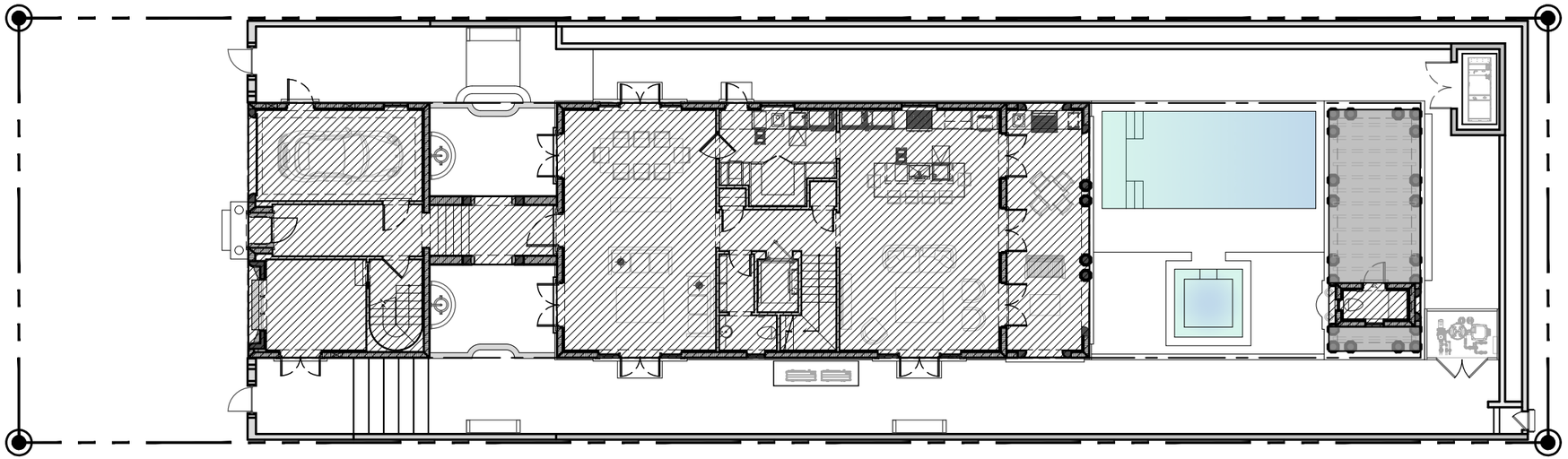
ARCOM CASE
ARC-25-0041 / ZON-25-0044



LOT COVERAGE AREA		
LOT COVERAGE ALLOWED	30% =	2,700.00 SQ. FT.
LOT COVERAGE AREA PROPOSED	29% =	2,698.45 SQ. FT.
OPEN TRELLIS AREA PROPOSED	2.73%=	241.67 SQ. FT.
PROPOSED LOT COVERAGE AREA TOTAL	31.73%=	2,940.12 SQ. FT.

LEGEND

- COVERED AREA
- OPEN TRELLIS

N

01 LOT COVERAGE DIAGRAM
SCALE 1/16" = 1'-0"

PROJECT NUMBER: 2025-05
DATE: 05.05.2025
REVISIONS:
DRAWN BY: AP/RL
CHECKED BY: JLGP

ARCHITECTS
PORTUONDO PEROTTI ARCHITECTS INC.
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TITLE: LOT COVERAGE DIAGRAM
SCALE: N.T.S.

SHEET: A-008
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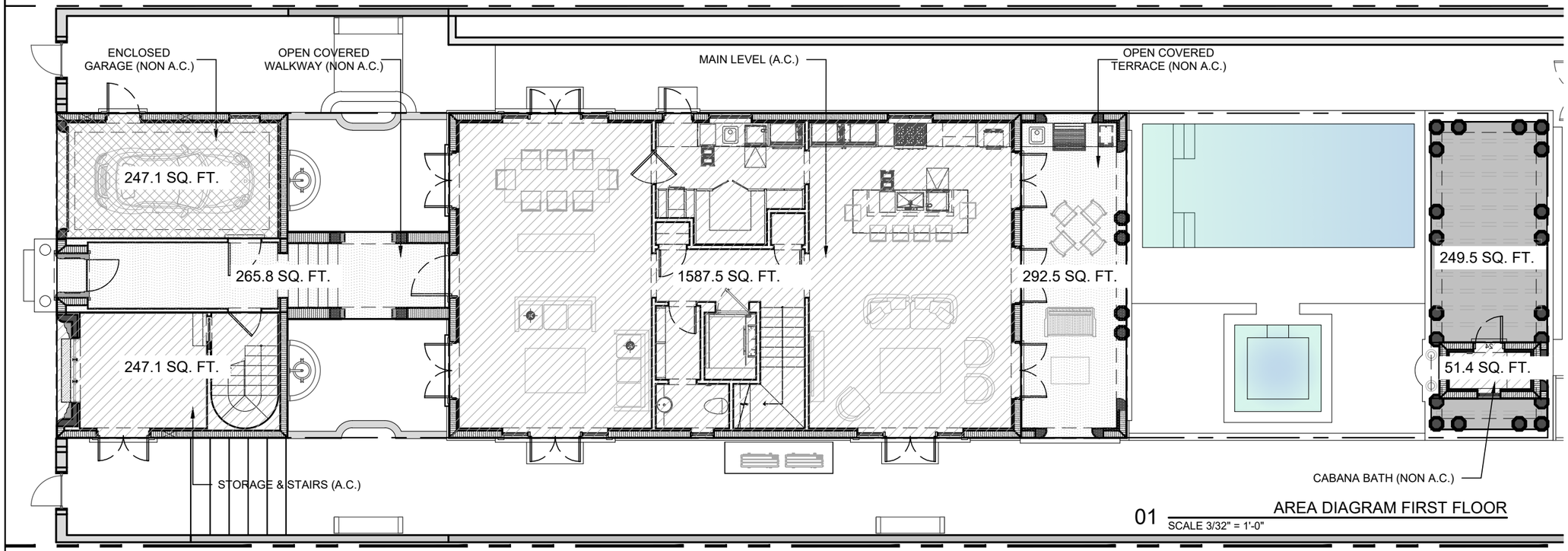
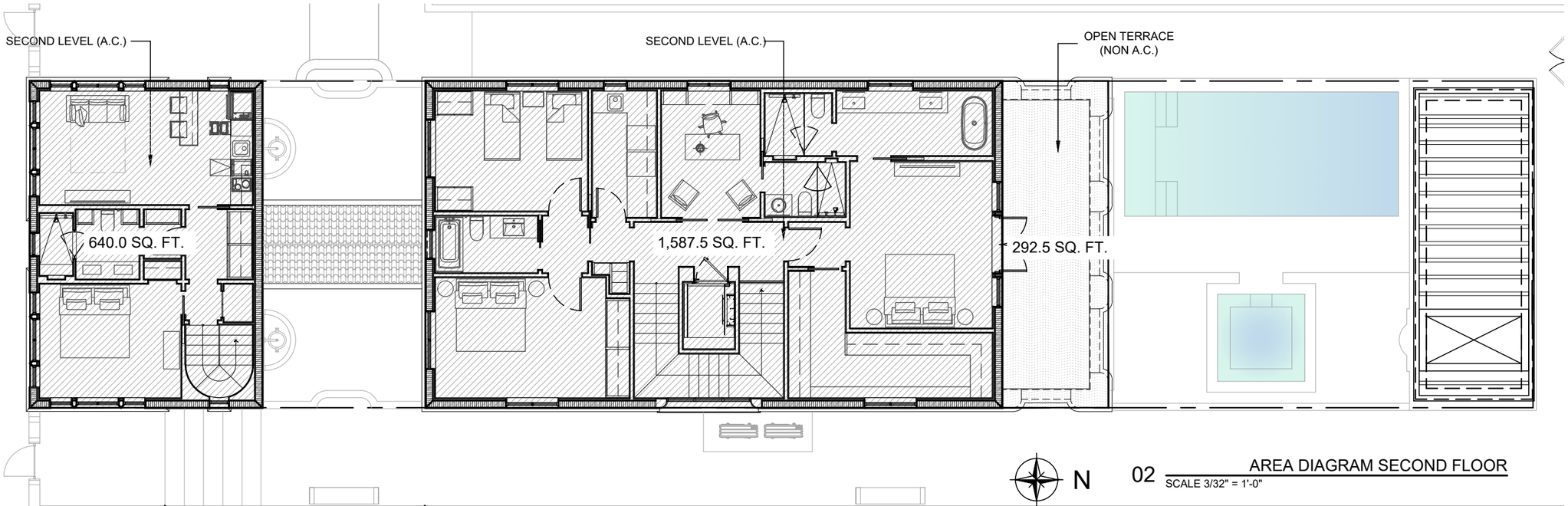
ARC-25-0041 / ZON-25-0044



01 AREA DIAGRAM FIRST FLOOR
SCALE 3/32" = 1'-0"



02 AREA DIAGRAM SECOND FLOOR
SCALE 3/32" = 1'-0"

LEGEND

- A/C AREA
- NON A/C CLOSE AREAS
- NON A/C OPEN AREAS
- OPEN TRELLIS

PROJECT NUMBER: 2025-05
DATE: 05.05.2025
DRAWN BY: AP/RL
CHECKED BY: JLGP
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TITLE: AREA DIAGRAM
SCALE: 3/32"=1'-0"

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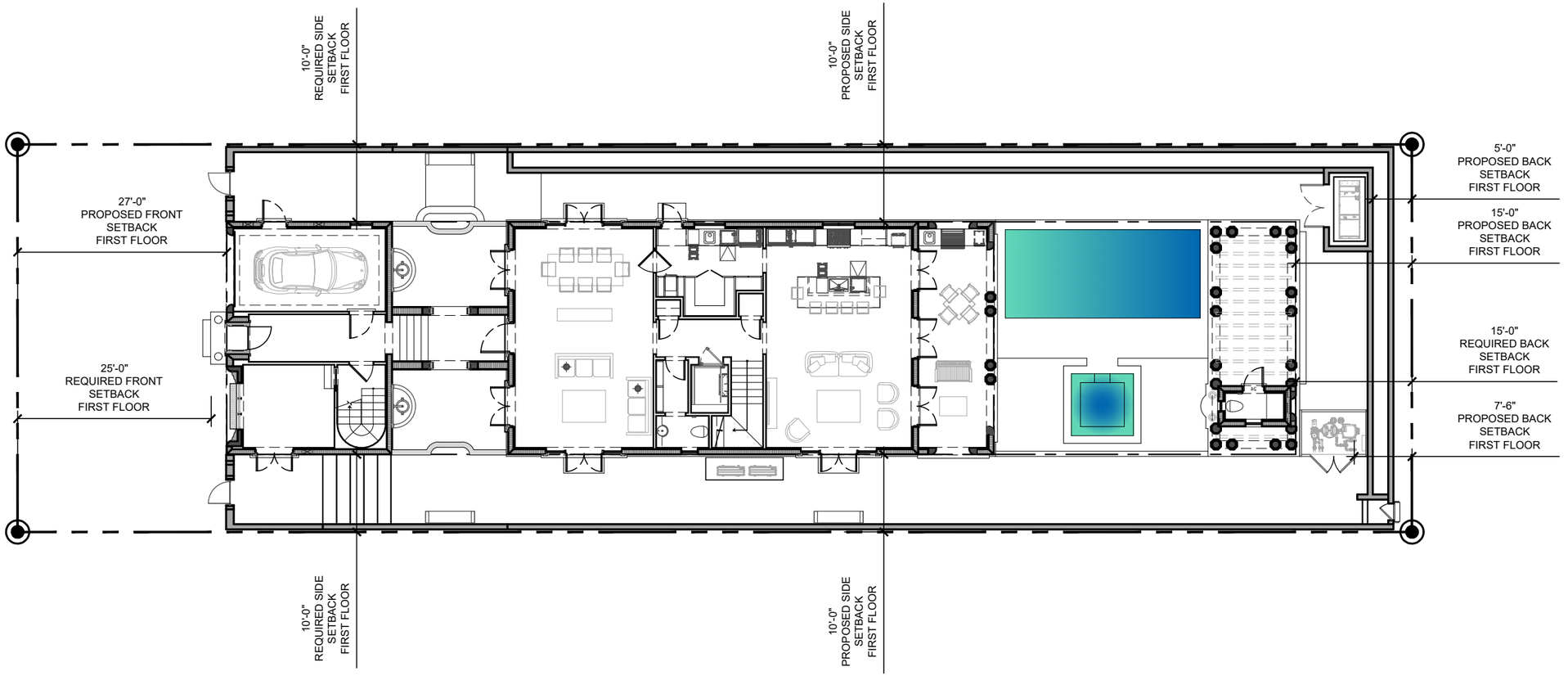
ARCOM CASE
ARC-25-0041 / ZON-25-0044



N

01 GROUND LEVEL SETBACK DIAGRAM
SCALE: 1/16" = 1'-0"

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PROJECT NUMBER: 2025-05
DATE: 05.09.2025
DRAWN BY: APRL
CHECKED BY: JLGP
REVISIONS:

337 BRAZILIAN AVE
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OWNER
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PALM BEACH, FL. 33480

TITLE: GROUND LEVEL SETBACK DIAGRAM
SCALE: 1/16"=1'-0"

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N

01 SECOND LEVEL SETBACK DIAGRAM
SCALE: 1/16" = 1'-0"

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PROJECT NUMBER: 2025-05
DATE: 05.09.2025
DRAWN BY: APR/L
CHECKED BY: JLGP
REVISIONS:

337 BRAZILIAN AVE
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PALM BEACH, FL. 33480

TITLE: SECOND LEVEL SETBACK DIAGRAM
SCALE: 1/16"=1'-0"

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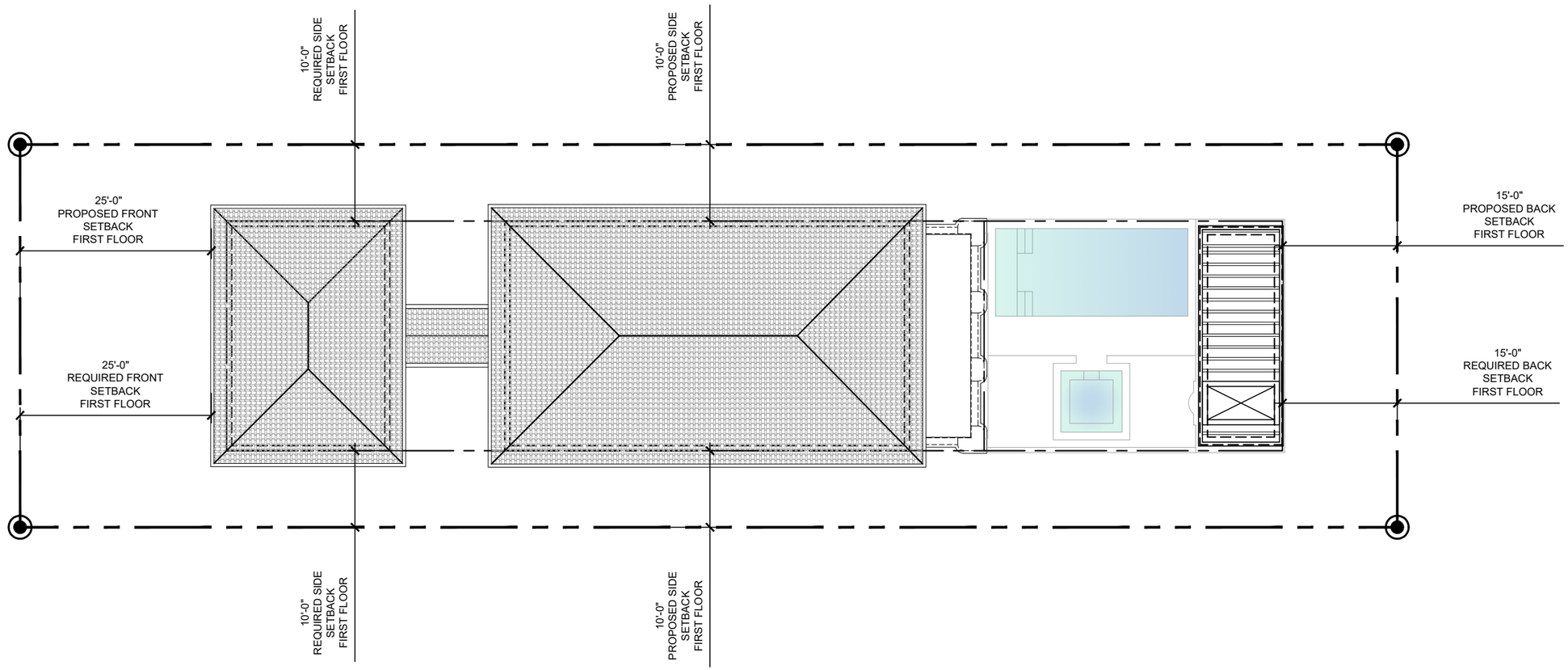
ARC-25-0041 / ZON-25-0044



N

01 ROOF LEVEL SETBACK DIAGRAM
SCALE: 3/32" = 1'-0"

PROJECT NUMBER: 2025-05
DATE: 05.05.2025
DRAWN BY: AP/RL
CHECKED BY: JLGP
REVISIONS:

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OWNER
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PALM BEACH, FL. 33480

TITLE: ROOF PLAN
SETBACK DIAGRAM
SCALE: N.T.S.

SHEET: A-012
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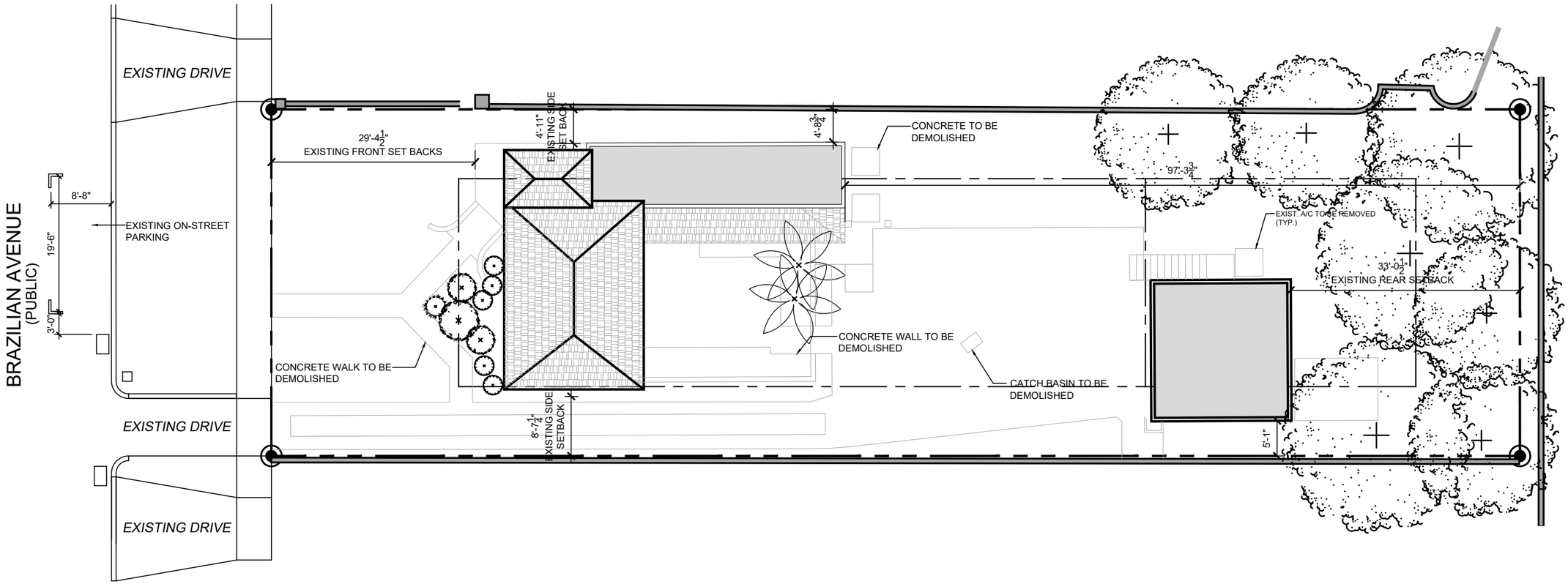

01 EXISTING SITE PLAN
SCALE 1/16" = 1'-0"

PROJECT NUMBER: 2025-05
DATE: 05.05.2025
DRAWN BY: AP/RL
CHECKED BY: JLGP
REVISIONS:

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OWNER
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PALM BEACH, FL, 33480

TITLE: SITE PLAN
SCALE: SCALE 1/16" = 1'-0"

SHEET: A-100.1
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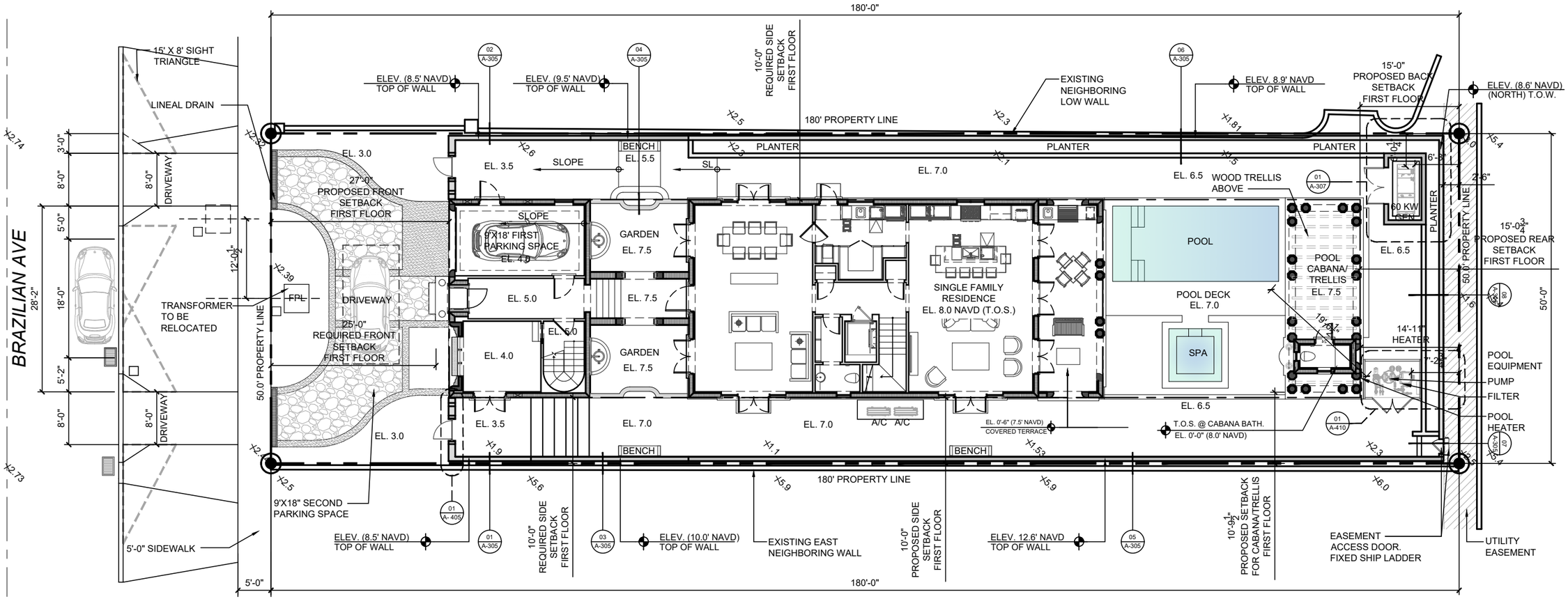

N

01 PROPOSED SITE PLAN
SCALE 1/16" = 1'-0"

PROJECT NUMBER: 2025-05
DATE: 06.05.2025
DRAWN BY: APIRL
CHECKED BY: JLGP
REVISIONS:

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OWNER
Paul Friese and Sharon Grosman
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PALM BEACH, FL. 33480

TITLE: SITE PLAN
SCALE: SCALE 1/16" = 1'-0"

SHEET: A-100.2
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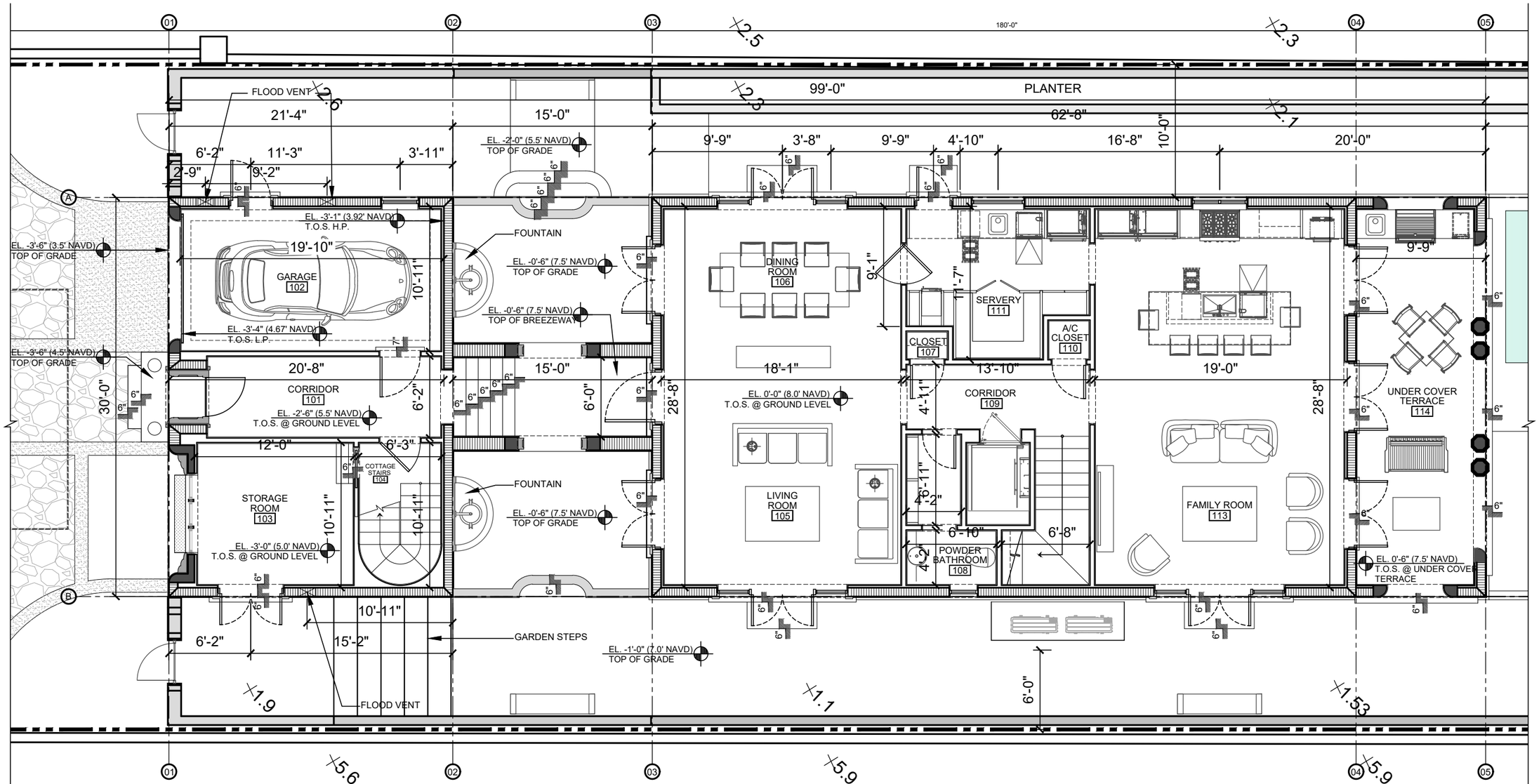

N

01 MAIN LEVEL FLOOR PLAN
SCALE: 1/8" = 1'-0"

PROJECT NUMBER: 2025-05
DATE: 05.05.2025
DRAWN BY: AP/RL
CHECKED BY: JLGP
REVISIONS:

ARCHITECTS
PORTUONDO PERROTTI ARCHITECTS INC.
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OWNER
Paul Friese and Sharon Grosman
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PALM BEACH, FL, 33480

TITLE: MAIN LEVEL FLOOR PLAN
SCALE: 3/32" = 1'-0"

SHEET: A-101
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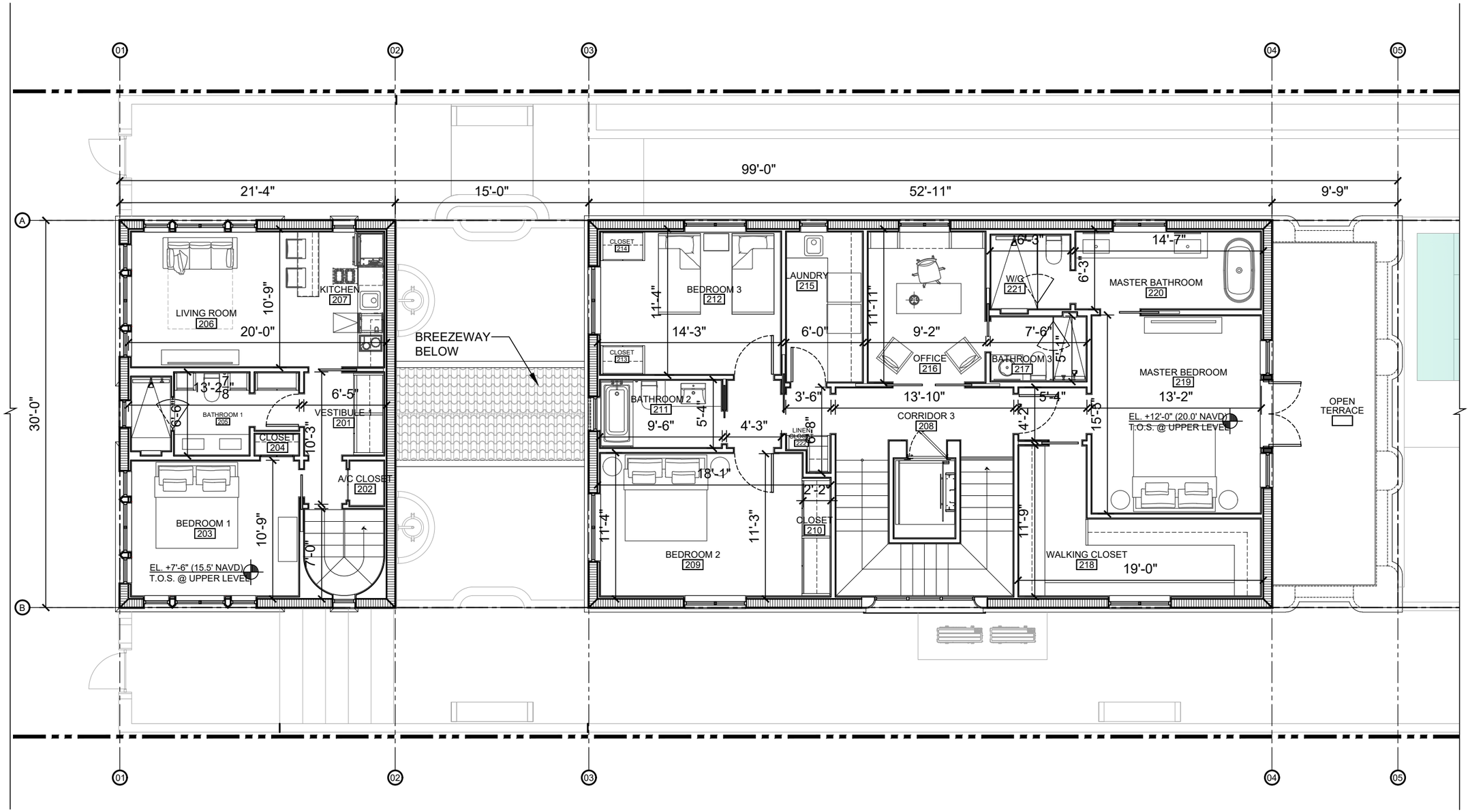
ARCOM CASE
ARC-25-0041 / ZON-25-0044



N

01 UPPER LEVEL FLOOR PLAN
SCALE: 1/8" = 1'-0"

PROJECT NUMBER: 2025-05
DATE: 05.09.2025
REVISIONS:
DRAWN BY: APRL
CHECKED BY: JLGP

ARCHITECTS
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OWNER
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TITLE: UPPER LEVEL FLOOR PLAN
SCALE: 3/32" = 1'-0"

SHEET: A-102
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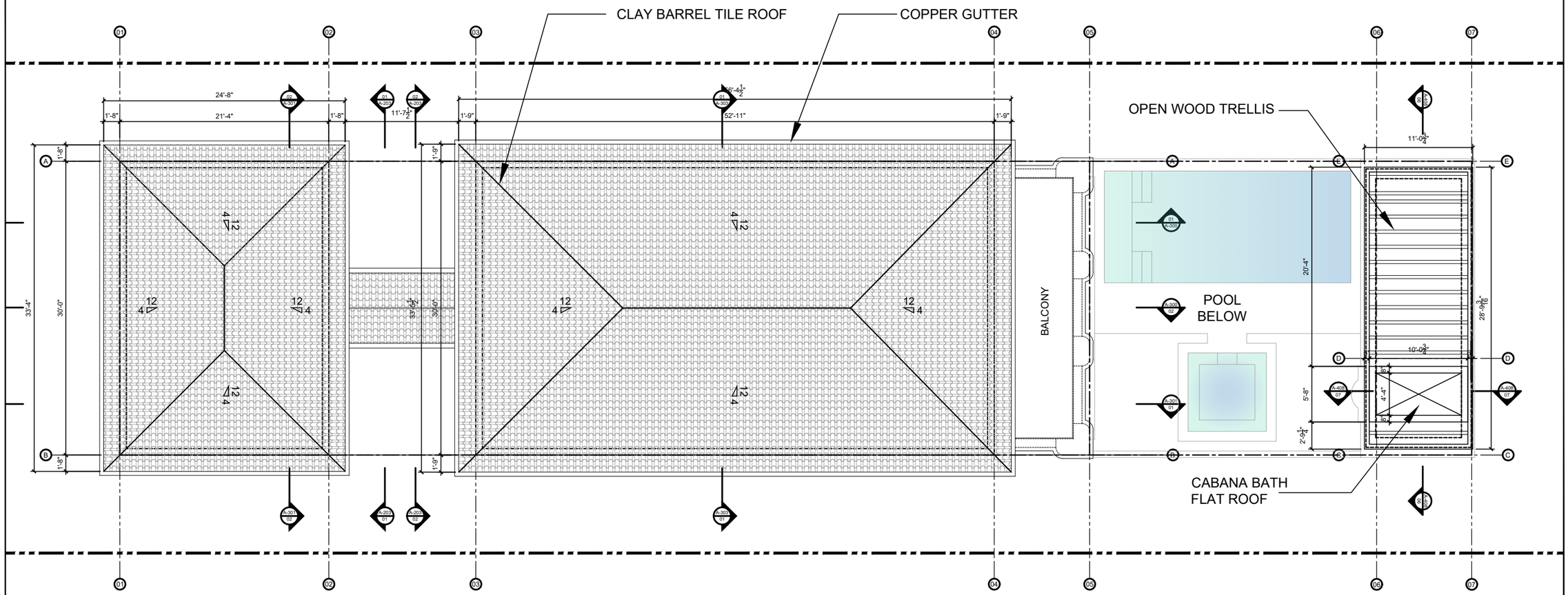
ARCOM CASE
ARC-25-0041 / ZON-25-0044



N

01 ROOF PLAN
SCALE: 3/32" = 1'-0"

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PROJECT NUMBER: 2025-05
DATE: 05.05.2025
DRAWN BY: AP/RL
CHECKED BY: JLGP
REVISIONS:

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OWNER
Paul Friese and Sharon Grosman
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PALM BEACH, FL. 33480

TITLE: ROOF PLAN
SCALE: 3/32" = 1'-0"

SHEET: A-103
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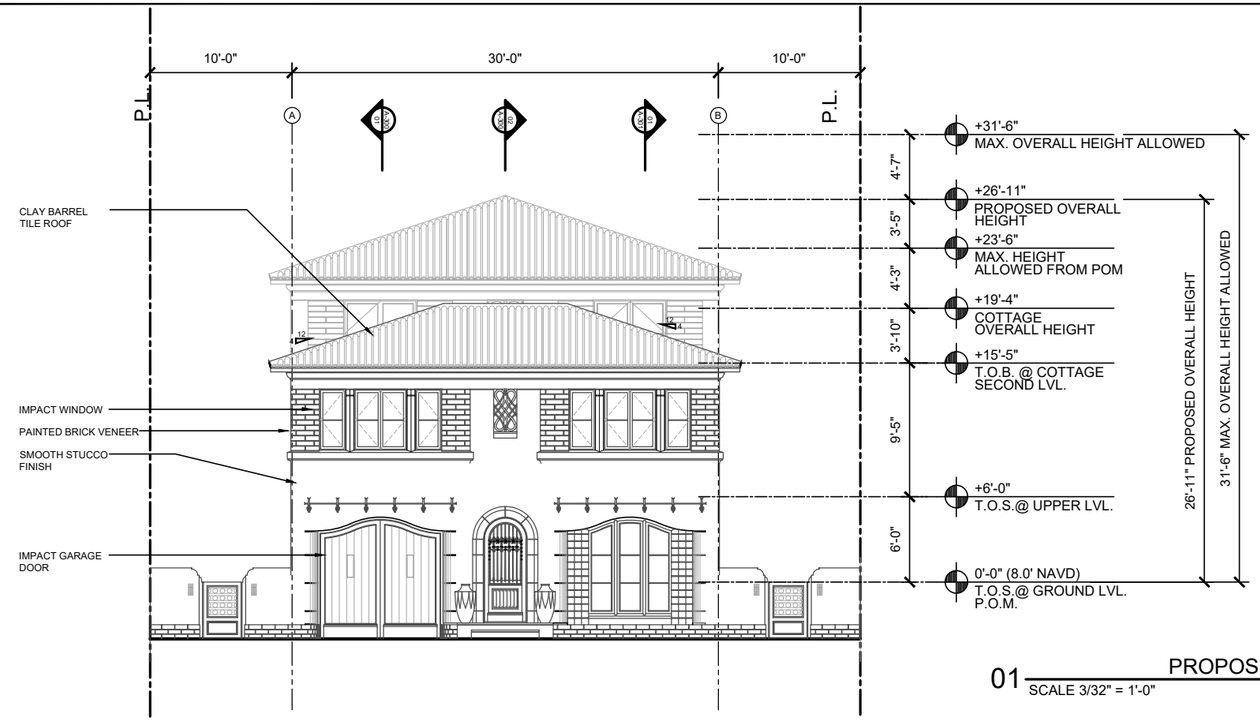
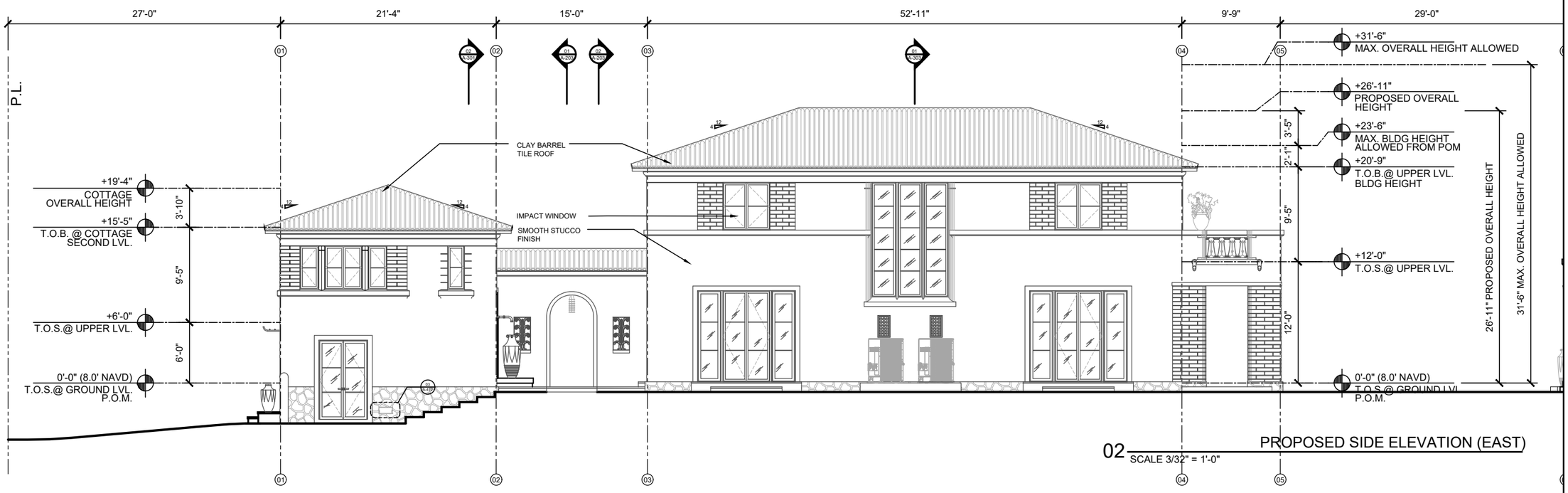


01 PROPOSED FRONT ELEVATION (NORTH)
SCALE 3/32" = 1'-0"



02 PROPOSED SIDE ELEVATION (EAST)
SCALE 3/32" = 1'-0"

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PROJECT NUMBER: 2025-05
DATE: 05.05.2025
DRAWN BY: AP/RL
CHECKED BY: JLGP
REVISIONS:

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PALM BEACH, FLORIDA 33480

OWNER
Paul Friese and Sharon Grosman
337 BRAZILIAN AVENUE
PALM BEACH, FL, 33480

TITLE: SOUTH ELEVATIONS
SCALE: 3/32" = 1'-0"

SHEET: A-201
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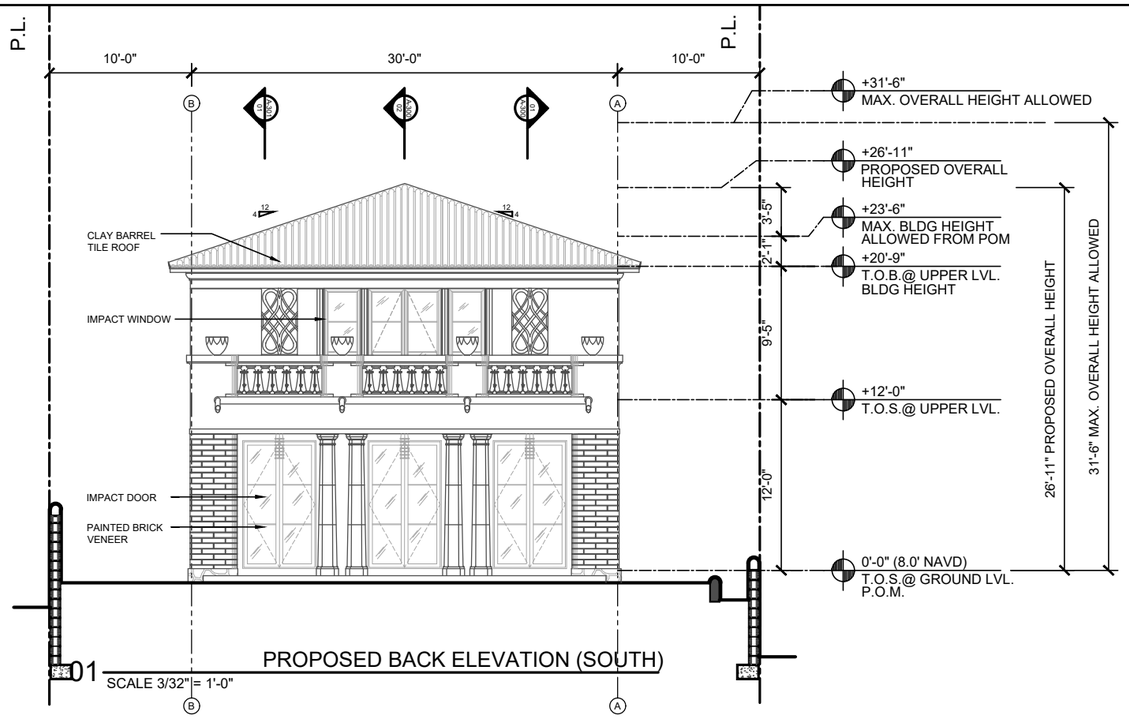

01 PROPOSED BACK ELEVATION (SOUTH)
SCALE 3/32" = 1'-0"



02 PROPOSED SIDE ELEVATION (WEST)
SCALE 3/32" = 1'-0"

PROJECT NUMBER: 2025-05
DATE: 05.05.2025
DRAWN BY: AP/RL
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REVISIONS:

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PALM BEACH, FL, 33480

TITLE: SOUTH ELEVATIONS
SCALE: 3/32" = 1'-0"

SHEET: A-202
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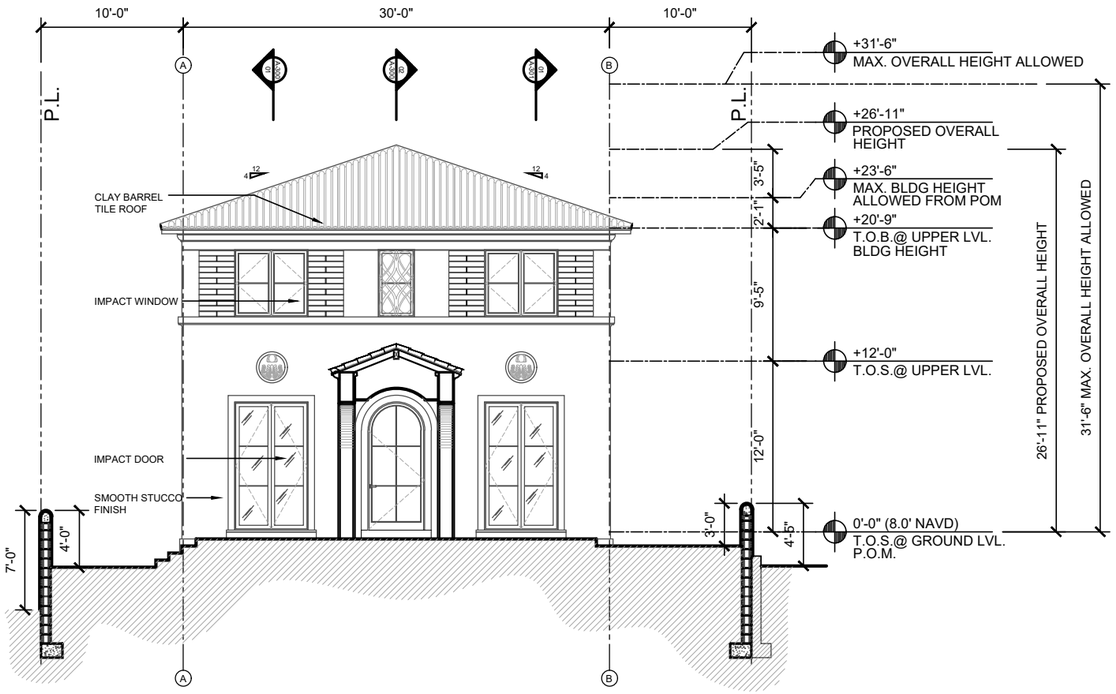
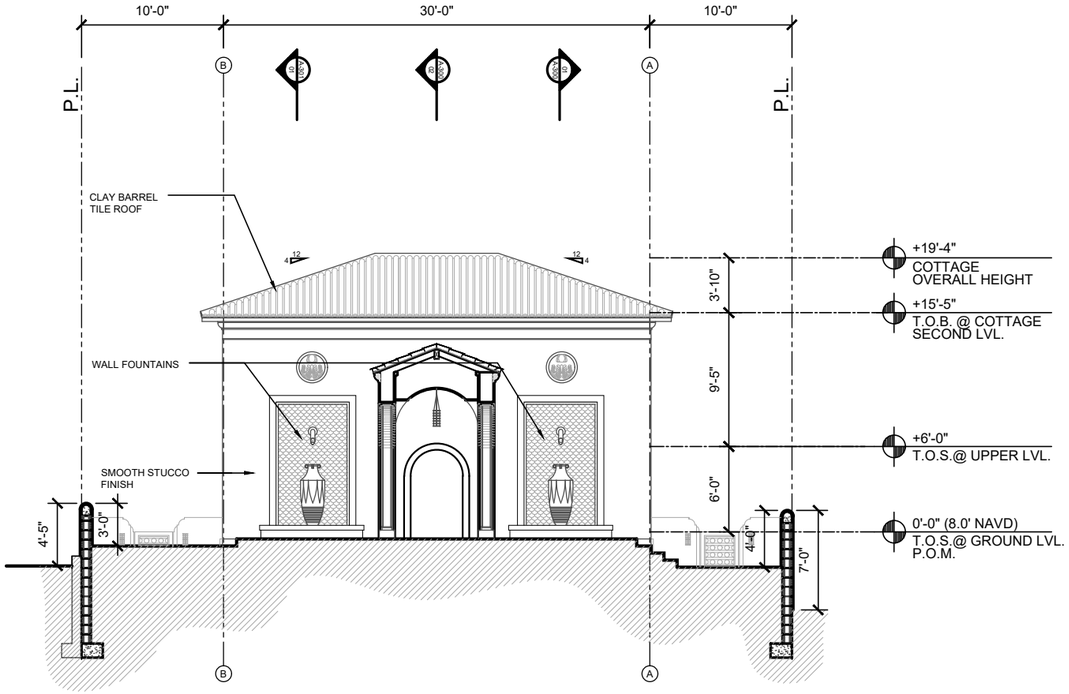


02 PROPOSED MAIN RESIDENCE FONT ELEVATION
SCALE 3/32" = 1'-0"



01 PROPOSED COTTAGE BACK ELEVATION
SCALE 3/32" = 1'-0"

PROJECT NUMBER: 2025-05
DATE: 05.05.2025
DRAWN BY: AP/RL
CHECKED BY: JLGP
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OWNER
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PALM BEACH, FL. 33480

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

SHEET: A-203
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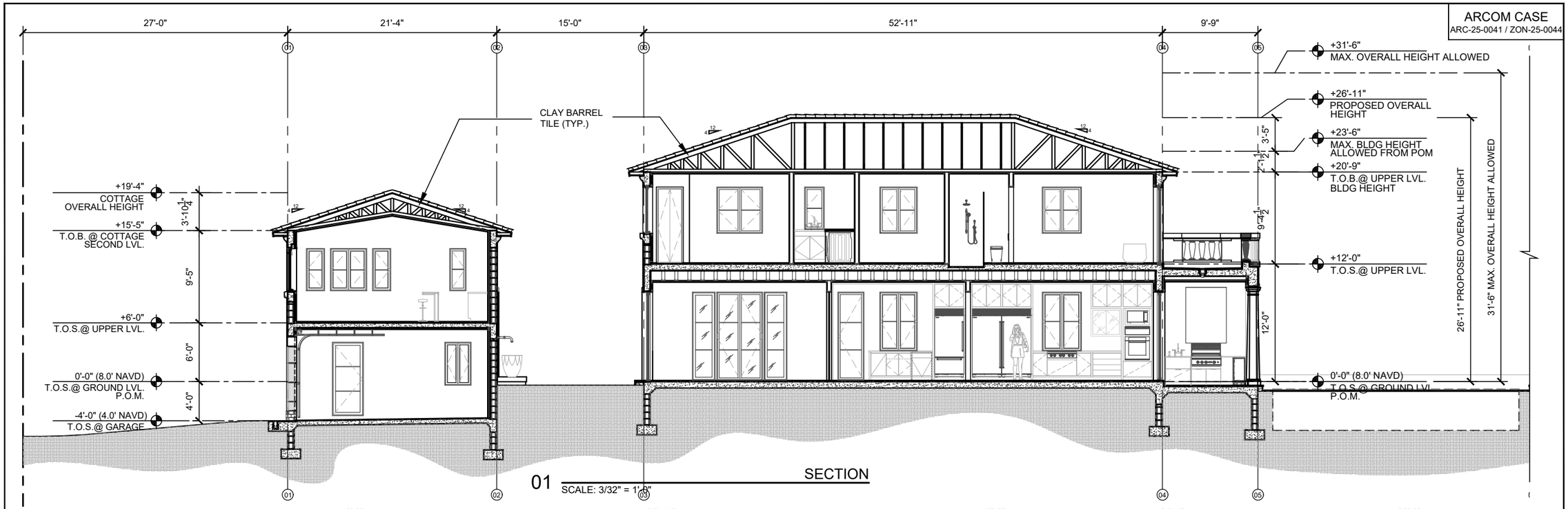
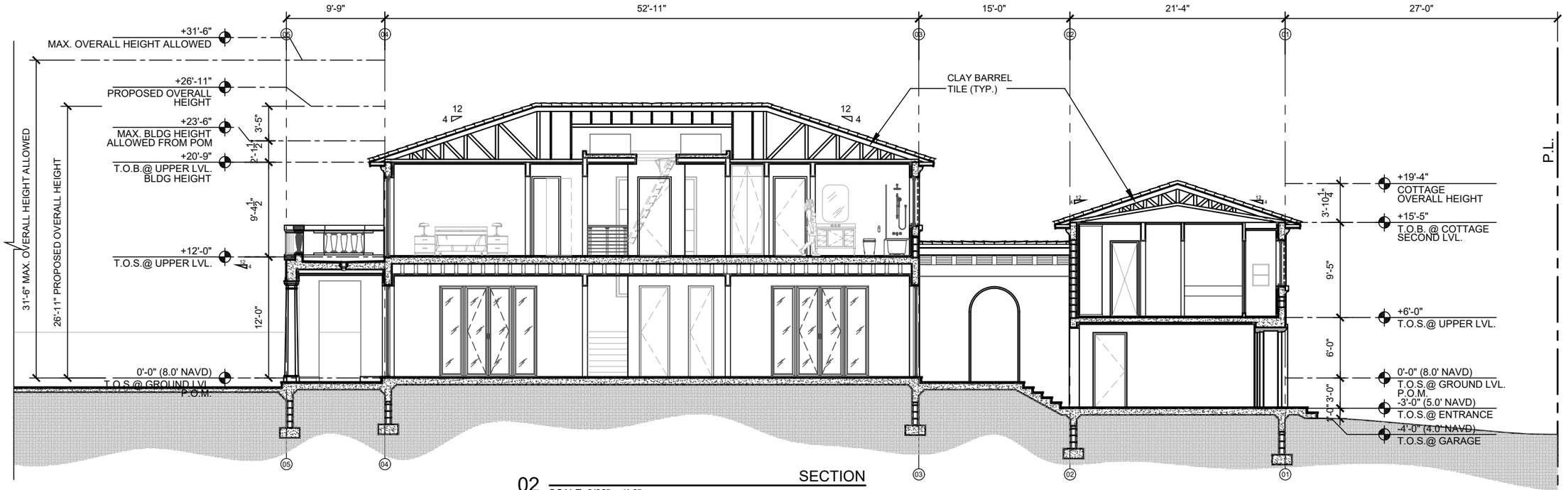
ARC-25-0041 / ZON-25-0044



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



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

PORTUONDO PEROTTI ARCHITECTS INC.
ARCHITECTS
Architecture • Planning Interior Design
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PROJECT NUMBER: 2025-05
DATE: 05.05.2025
DRAWN BY: AP/RL
CHECKED BY: JLGP
REVISIONS:

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PALM BEACH, FLORIDA 33480

OWNER
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PALM BEACH, FL, 33480

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

SHEET: A-301
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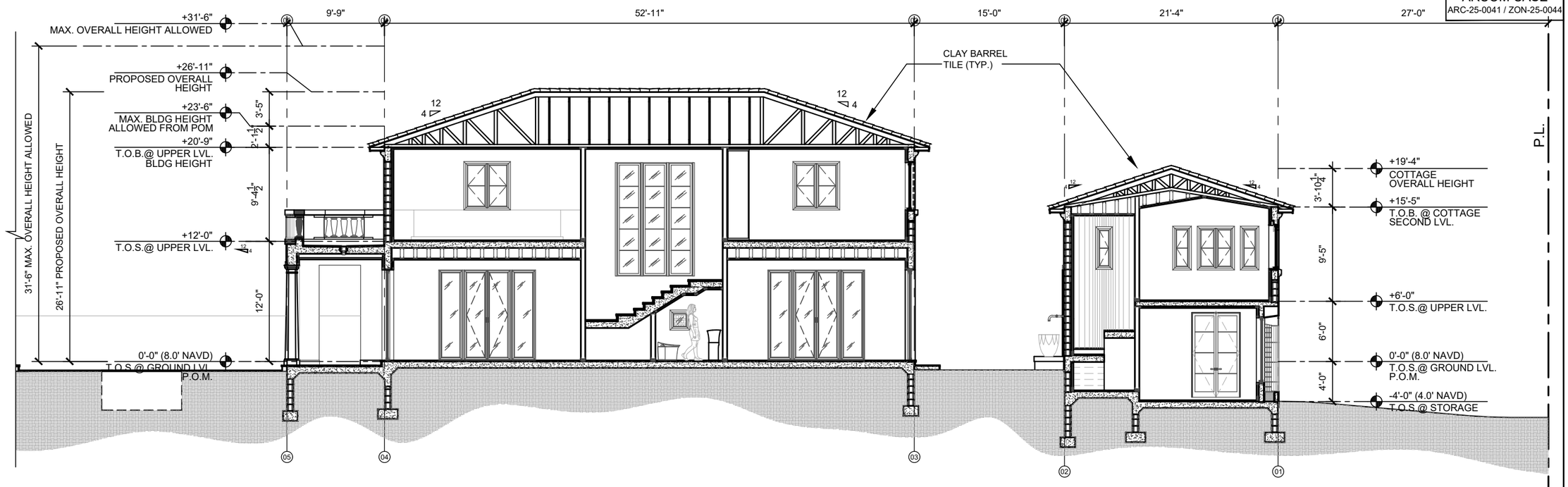
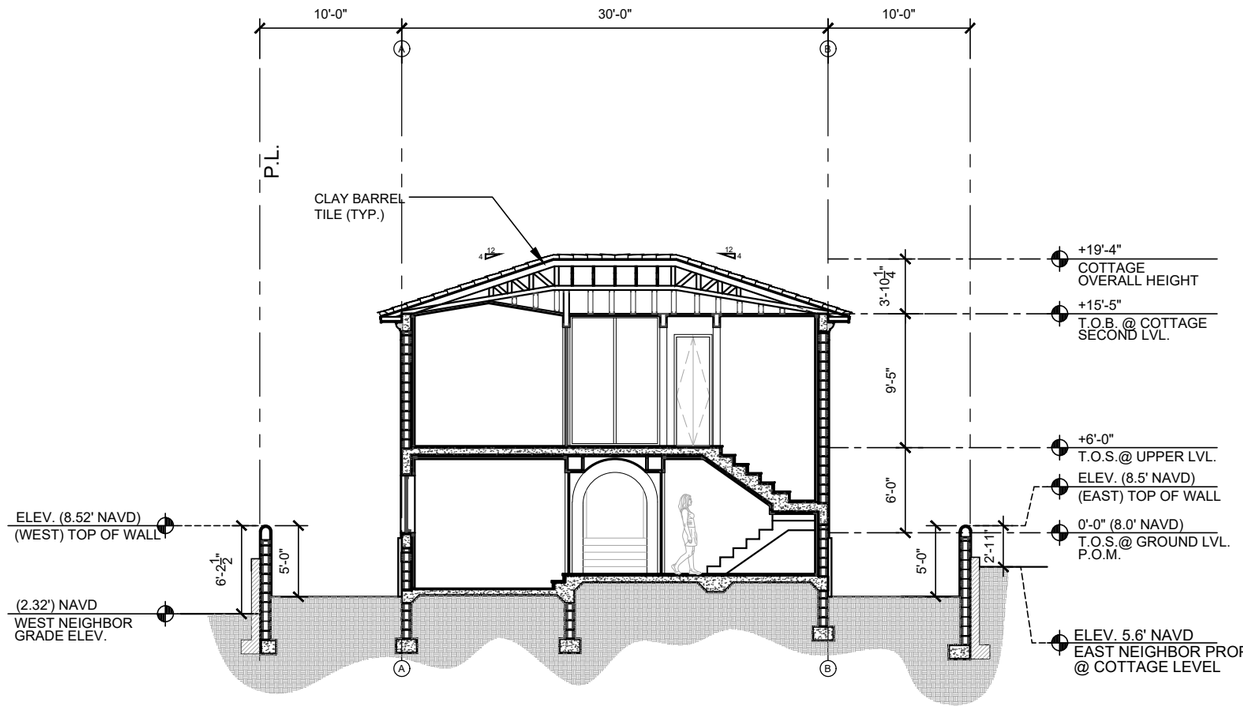


01 SECTION
SCALE: 3/32" = 1'-0"



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

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Architecture • Planning • Interior Design
571 7 S.W. 8th Street, Miami, Florida. 33144. USA
Tel: (305) 260 - 9331 - Fax: (305) 260 - 9318
http://www.portuondoperotti.com

PROJECT NUMBER: 2025-05
REVISIONS:
DATE: 05.05.2025
DRAWN BY: AP/RL
CHECKED BY: JLGP

337 BRAZILIAN AVE
PALM BEACH, FLORIDA 33480

OWNER
Paul Friese and Sharon Grosman
337 BRAZILIAN AVENUE
PALM BEACH, FL. 33480

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

SHEET: A-302
OF

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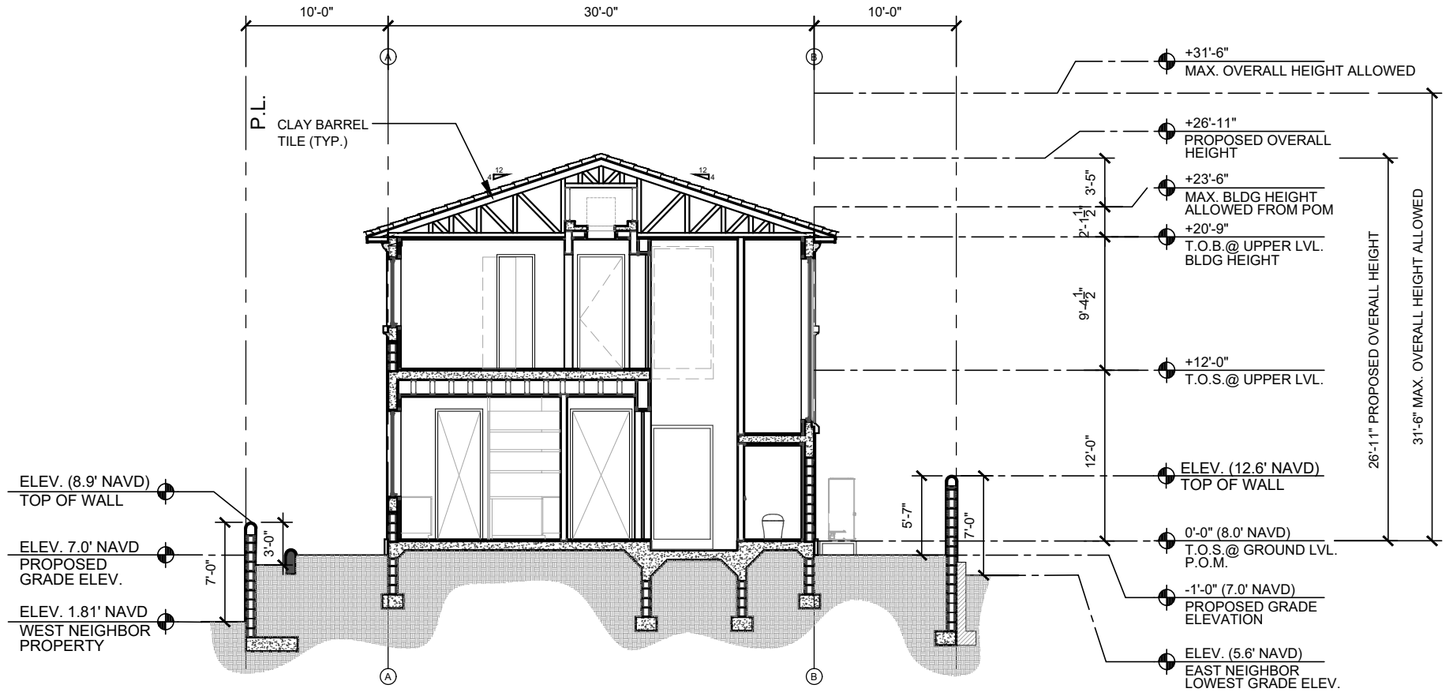
ARCOM CASE
ARC-25-0041 / ZON-25-0044



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

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OWNER
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PALM BEACH, FL. 33480

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

SHEET: A-303
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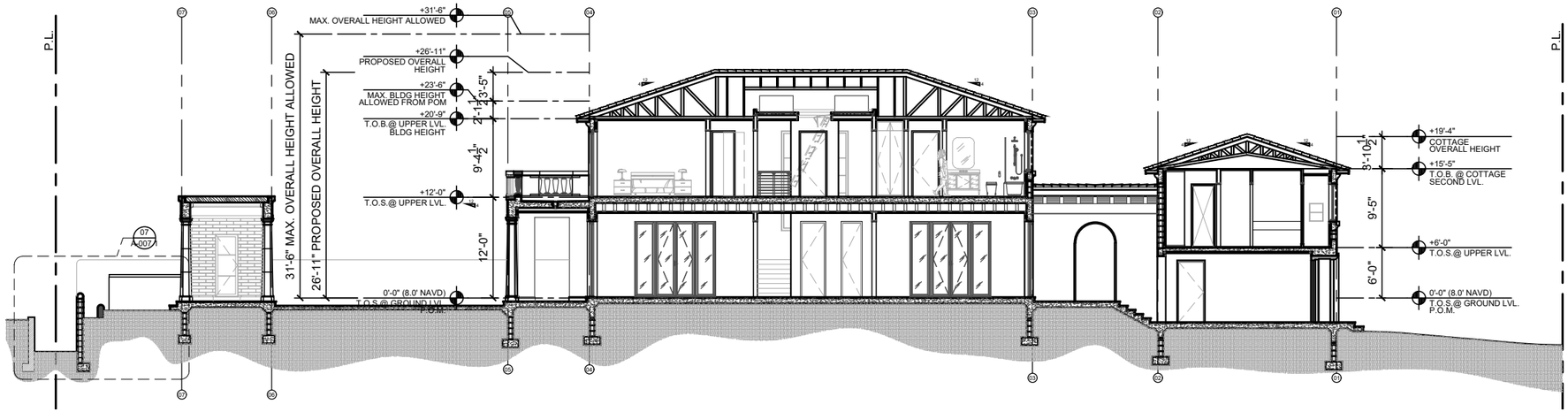
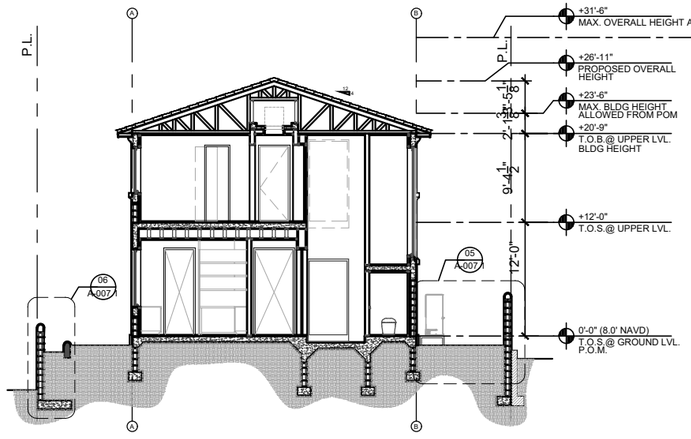


01 YARD SECTION 01
SCALE: 1/16" = 1'-0"



04 YARD SECTION 4
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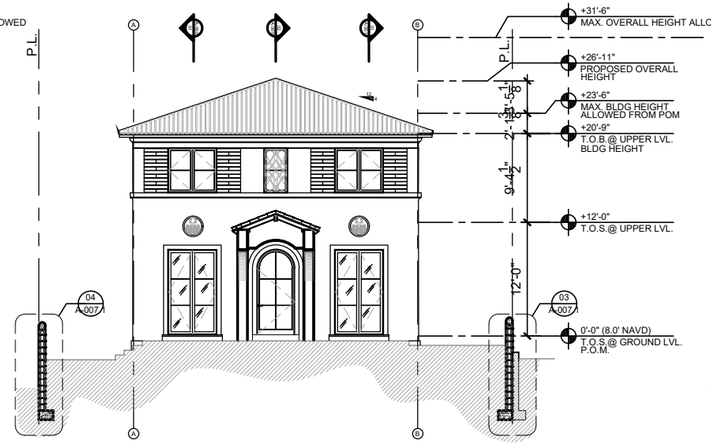
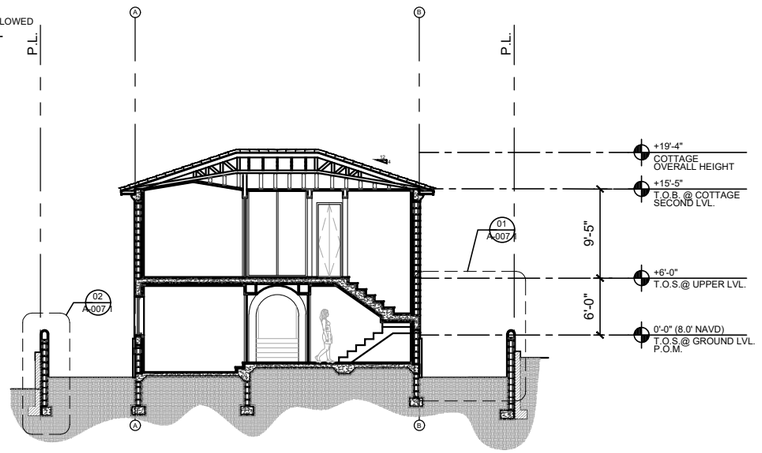
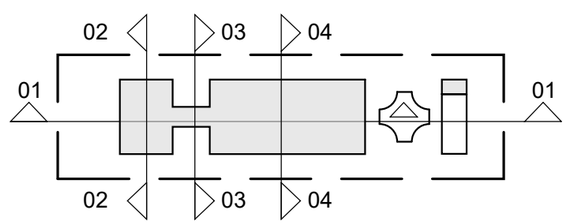


03 YARD SECTION 3
SCALE: 1/16" = 1'-0"



02 YARD SECTION 2
SCALE: 1/16" = 1'-0"



KEYPLAN N

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REVISIONS:

337 BRAZILIAN AVE
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OWNER
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TITLE YARD SECTIONS
SCALE 1/16"=1'-0"

SHEET A-304
OF

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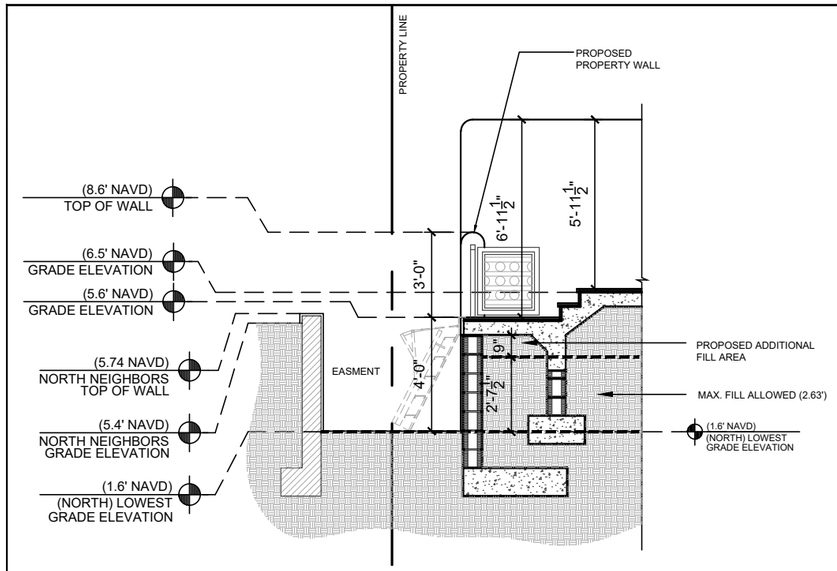
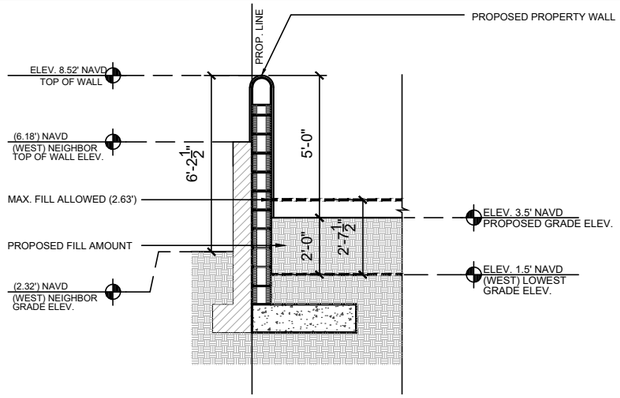


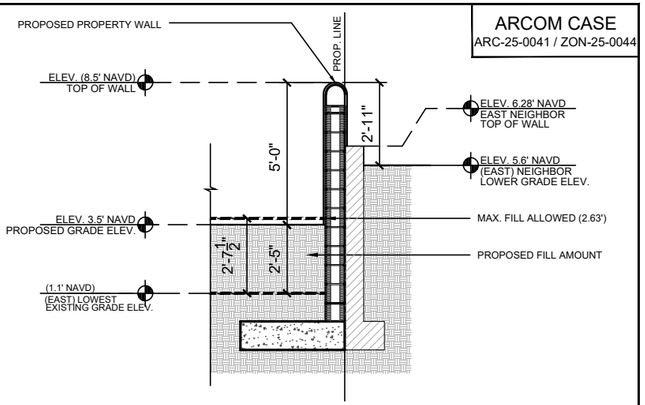
07 PROPOSED FILL - ACCESS TO EASEMENT

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



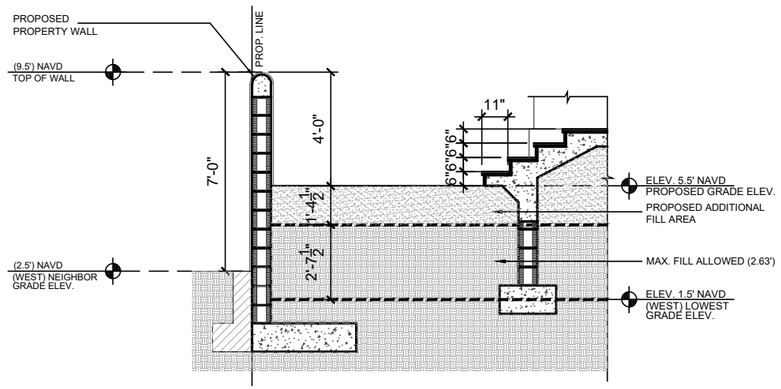
02 PROPOSED FILL AREA-WEST NEIGHBOR

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



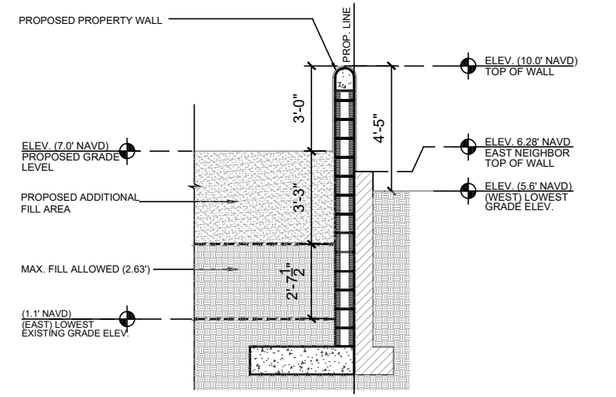
01 PROPOSED FILL AREA-EAST NEIGHBOR

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



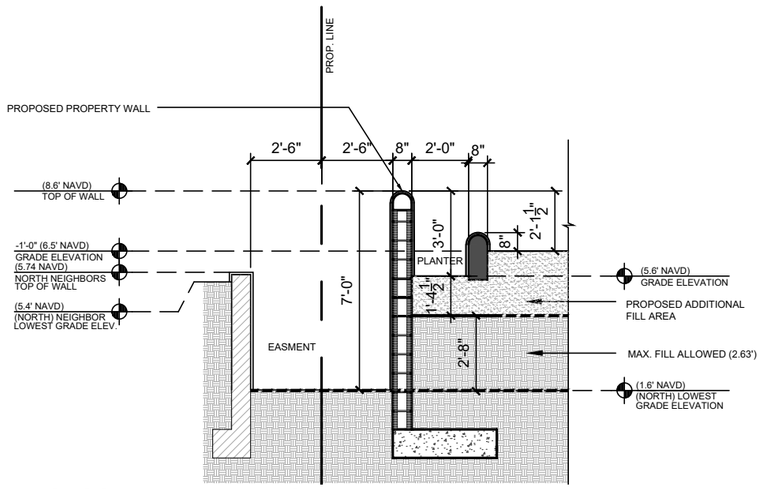
04 PROPOSED FILL AREA-WEST NEIGHBOR

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



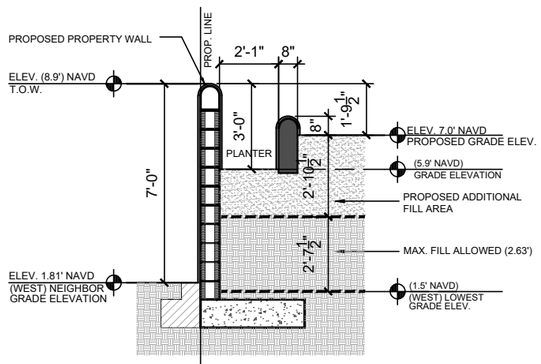
03 PROPOSED FILL AREA-EAST NEIGHBOR

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



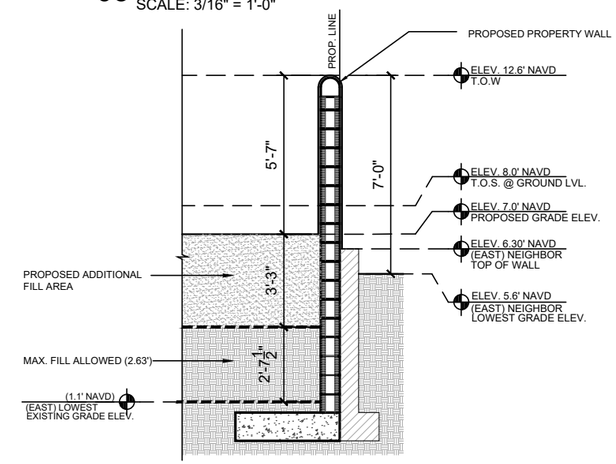
08 PROPOSED FILL AREA-NORTH NEIGHBOR

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



06 PROPOSED FILL AREA-WEST NEIGHBOR

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



05 PROPOSED FILL AREA-EAST NEIGHBOR

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

MAX FILL CALCULATION	
FINISH FLOOR ELEVATION	8.0'
MAX. CROWN OF ROAD	2.74'
HALF THE DIFFERENCE BETWEEN THE HABITABLE FINISH FLOOR AND THE HIGHEST CROWN OF ROAD.	(8-2.74) / 2 = 2.63
MAX. FILL	2.63'
PROPOSED ADDITIONAL FILL AREA	3.25'
TOTAL FILL PROPOSED	5.88'

ARCOM CASE
ARC-25-0041 / ZON-25-0044

REVISIONS:

PROJECT NUMBER: 2025-05
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DRAWN BY: APRL
CHECKED BY: JLGP

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PALM BEACH, FL 33480

TITLE: FILL GRADE SECTIONS
SCALE: 3/16"=1'-0"

SHEET: A-305
OF

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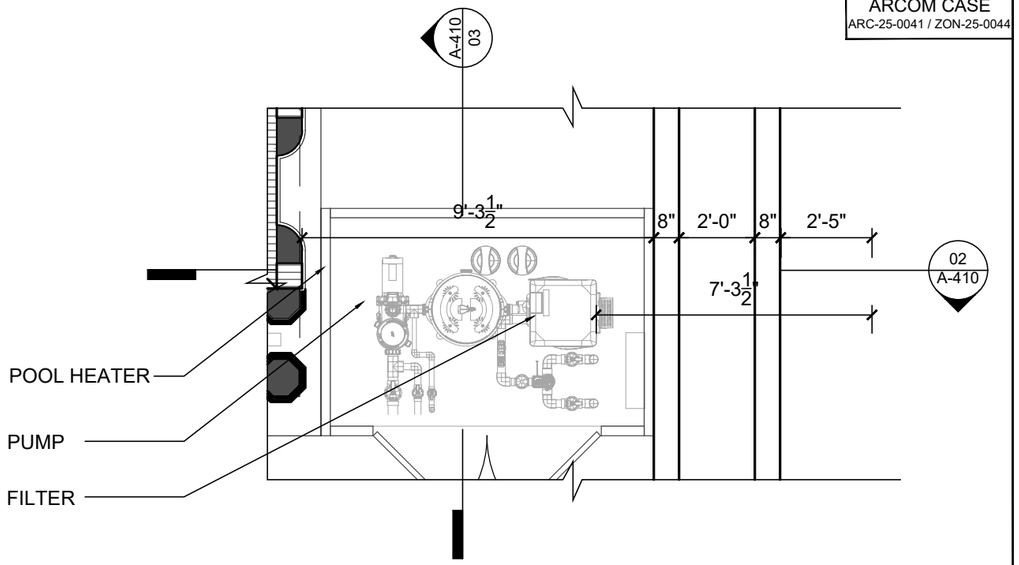
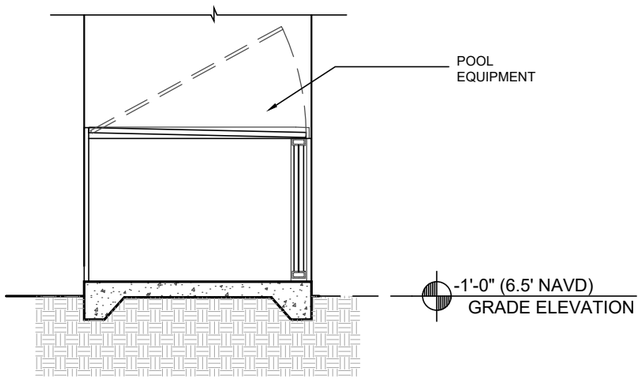
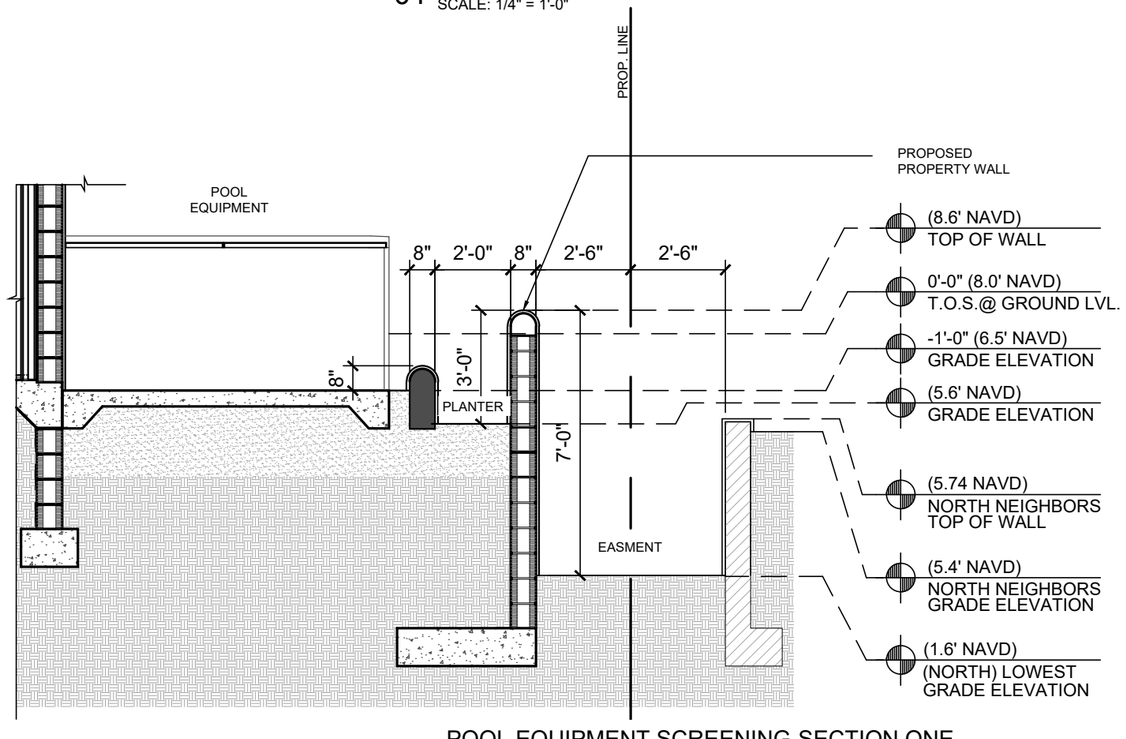
ARC-25-0041 / ZON-25-0044



01 POOL EQUIPMENT SCREENING-PLAN
SCALE: 1/4" = 1'-0"



03 POOL EQUIPMENT SCREENING-SECTION TWO
SCALE: 1/4" = 1'-0"



02 POOL EQUIPMENT SCREENING-SECTION ONE
SCALE: 1/4" = 1'-0"

PROJECT NUMBER: 2025-05
DATE: 05.05.2025
DRAWN BY: AP/RL
CHECKED BY: JLGP
REVISIONS:

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OWNER
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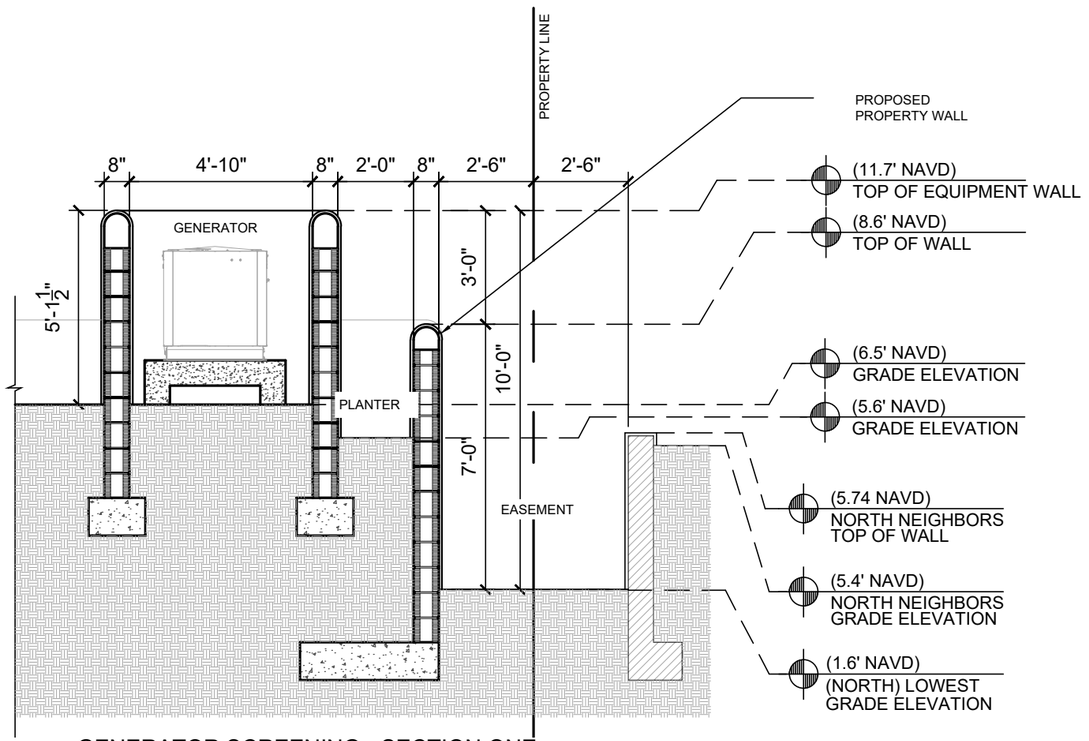
PALM BEACH, FL, 33480

TITLE: POOL EQUIPMENT SCREENING PLAN & SECTION
SCALE: AS SHOWN

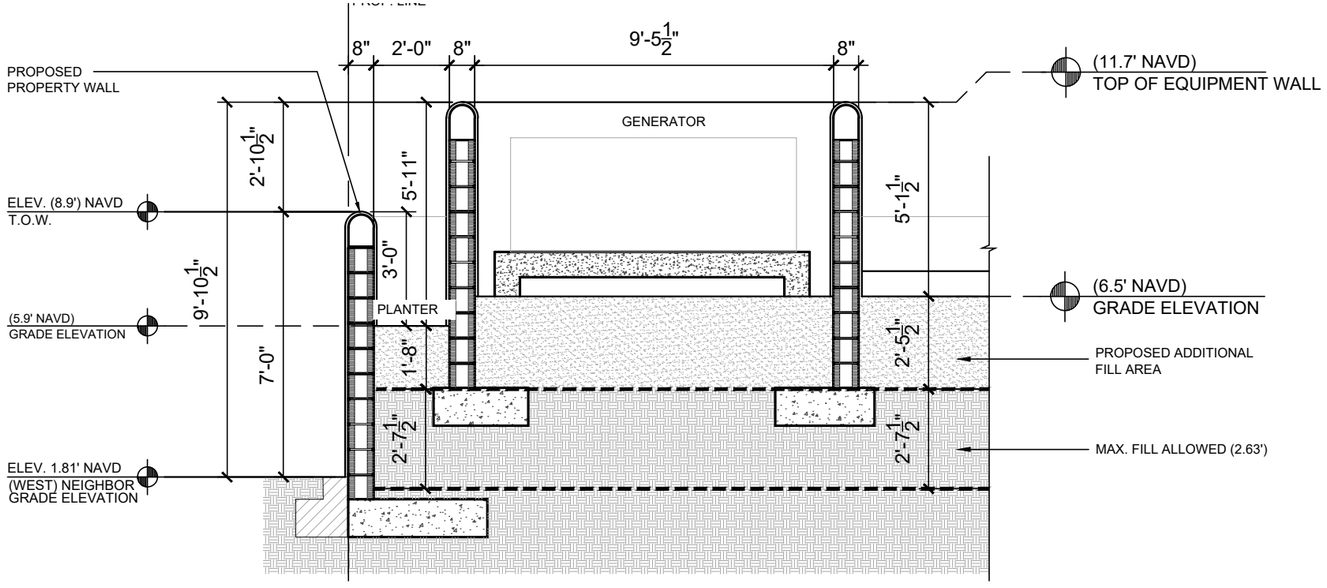
SHEET: A-306
OF

THE UNDERSIGNED HEREBY CERTIFIES THAT HE/SHE IS THE OWNER OF THE PROPERTY DESCRIBED HEREIN AND THAT HE/SHE HAS AUTHORIZED THE FILING OF THIS APPLICATION. THE UNDERSIGNED AUTHORIZES THE STAFF OF THE PLANNING, ZONING AND BUILDING DEPARTMENT OR ITS DESIGNEE TO ENTER UPON THE PROPERTY DURING NORMAL BUSINESS HOURS FOR THE PURPOSE OF GATHERING INFORMATION, EXAMINING AND SURVEYING THE SAME IN THE PROCESSING OF THIS APPLICATION. I HEREBY CERTIFY THAT I HAVE READ AND UNDERSTAND THE SCOPE OF WORK AND ALL STATEMENTS CONTAINED WITHIN THIS APPLICATION ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE. I UNDERSTAND THAT FALSE OR MISLEADING INFORMATION MAY CONSTITUTE GROUNDS FOR REVOCATION OF ANY ACTION TAKEN.

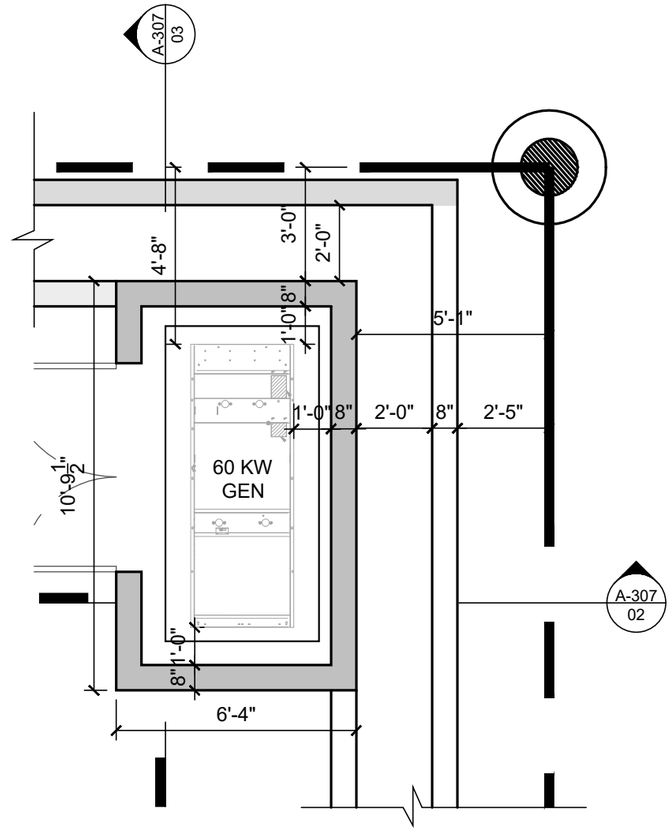
ARCOM CASE
ARC-25-0041 / ZON-25-0044



02 GENERATOR SCREENING - SECTION ONE
SCALE: 1/4" = 1'-0"



03 GENERATOR SCREENING - SECTION TWO
SCALE: 1/4" = 1'-0"



01 GENERATOR EQUIPMENT SCREENING - PLAN
SCALE: 1/4" = 1'-0"

PROJECT NUMBER: 2025-05
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PALM BEACH, FL, 33480

TITLE: EQUIPMENT SECTIONS
SCALE: AS SHOWN

SHEET: A-307
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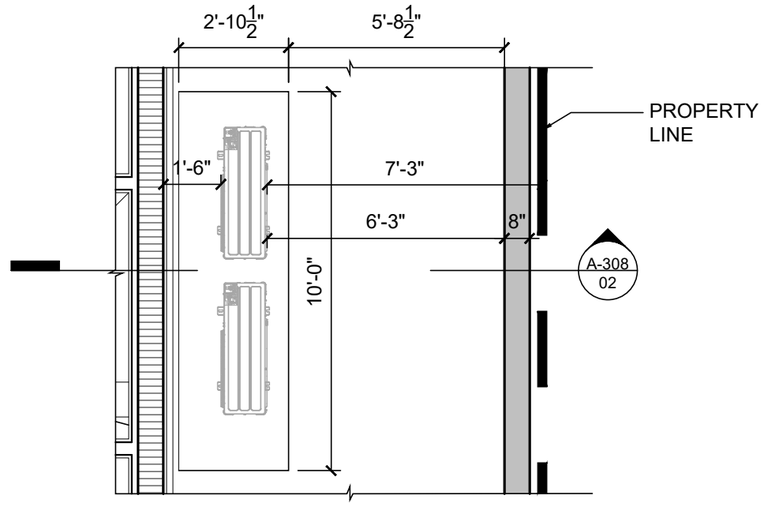
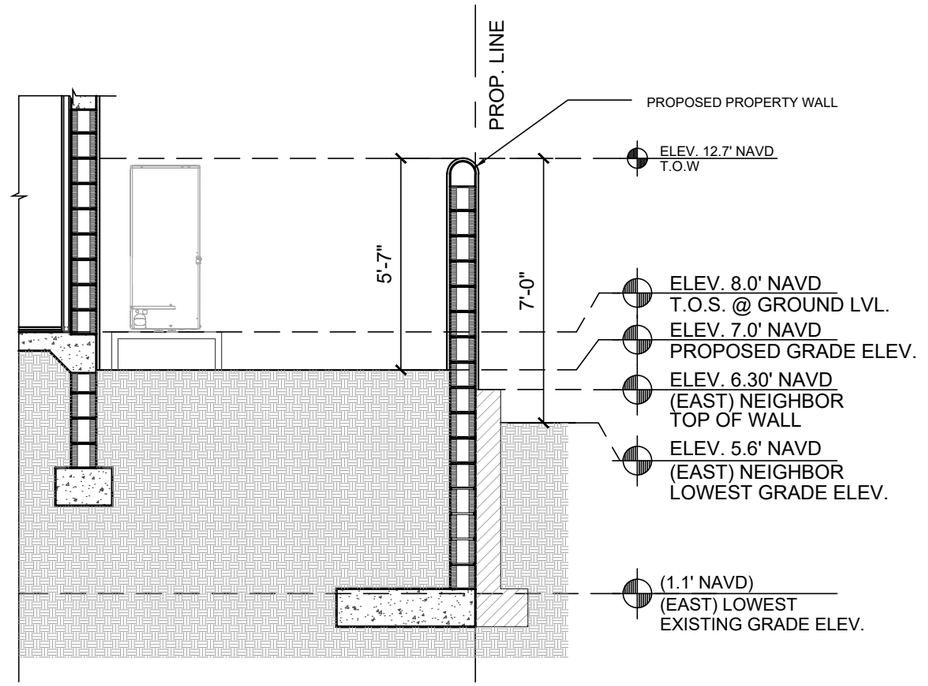
ARCOM CASE
ARC-25-0041 / ZON-25-0044



01 A/C EQUIPMENT SCREENING - PLAN
SCALE: 1/4" = 1'-0"



02 A/C EQUIPMENT SCREENING SECTION
SCALE: 1/4" = 1'-0"

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PORTUONDO PEROTTI ARCHITECTS INC.
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PALM BEACH, FLORIDA 33480

OWNER
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337 BRAZILIAN AVENUE
PALM BEACH, FL. 33480

TITLE: A/C EQUIPMENT AND VENT DETAILS
SCALE: AS SHOWN

SHEET: A-308
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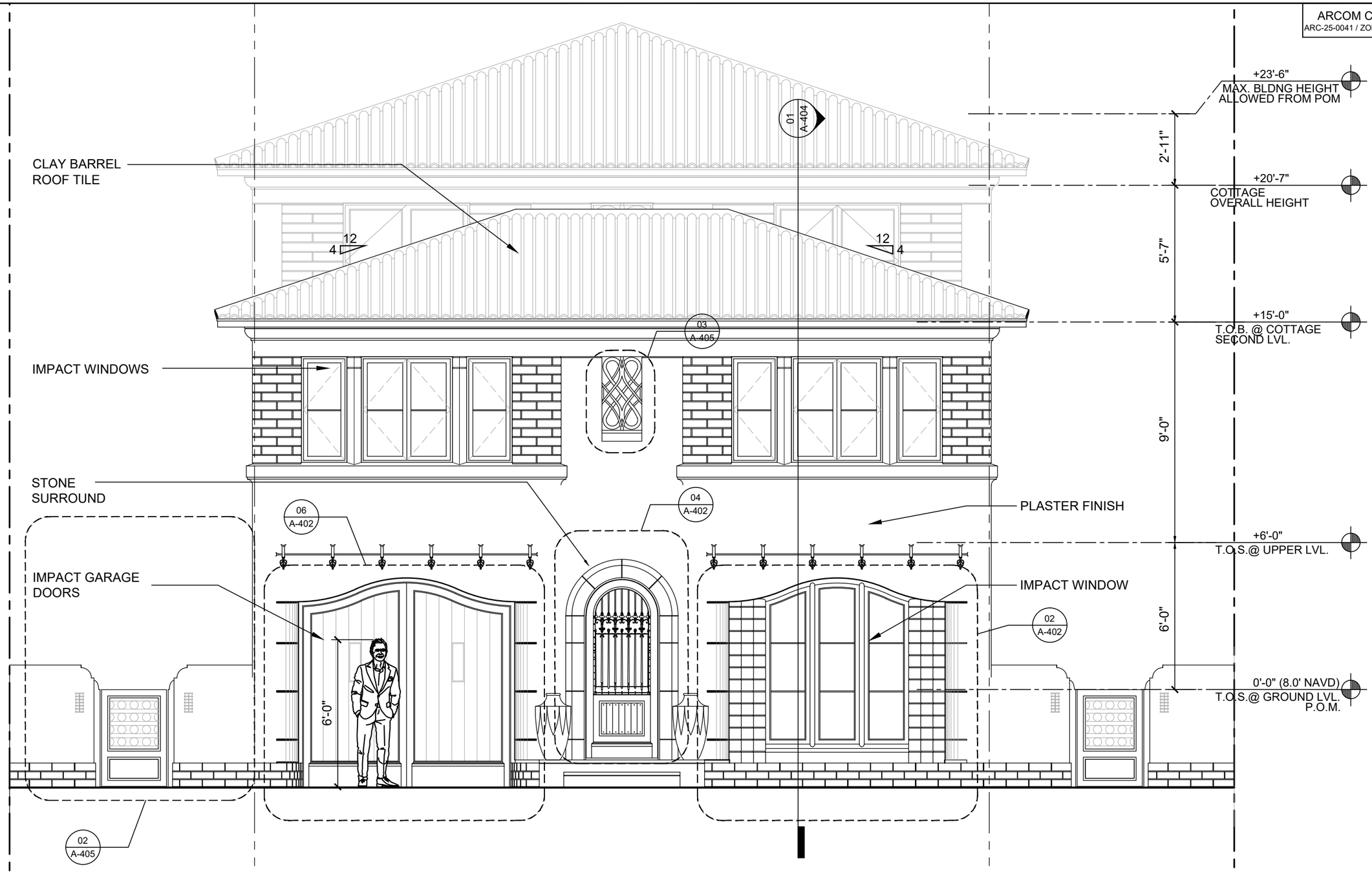

01 COTTAGE FRONT ELEVATION
SCALE: 1/4" = 1'-0"

PROJECT NUMBER: 2025-05
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OWNER
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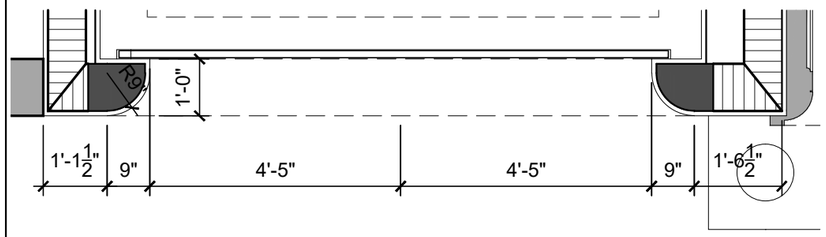
PALM BEACH, FL, 33480

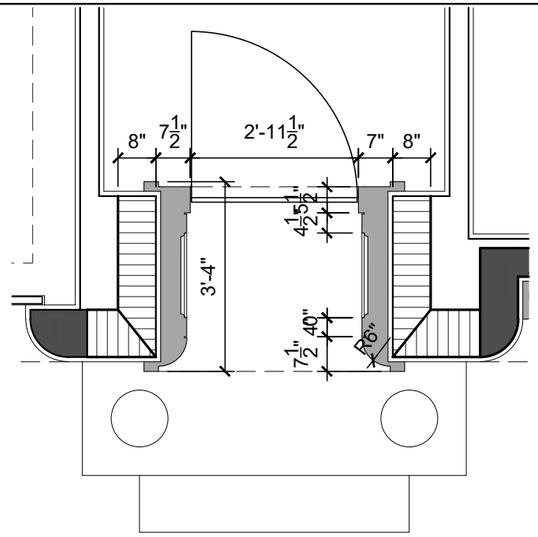
TITLE: COTTAGE ELEVATION
SCALE: 1/4"=1'-0"

SHEET: A-401
OF

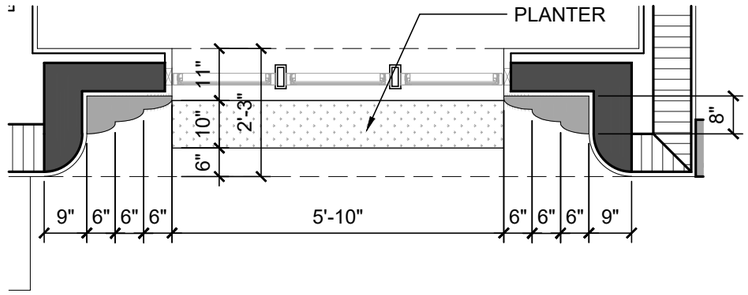
ARCOM CASE
ARC-25-0041 / ZON-25-0044



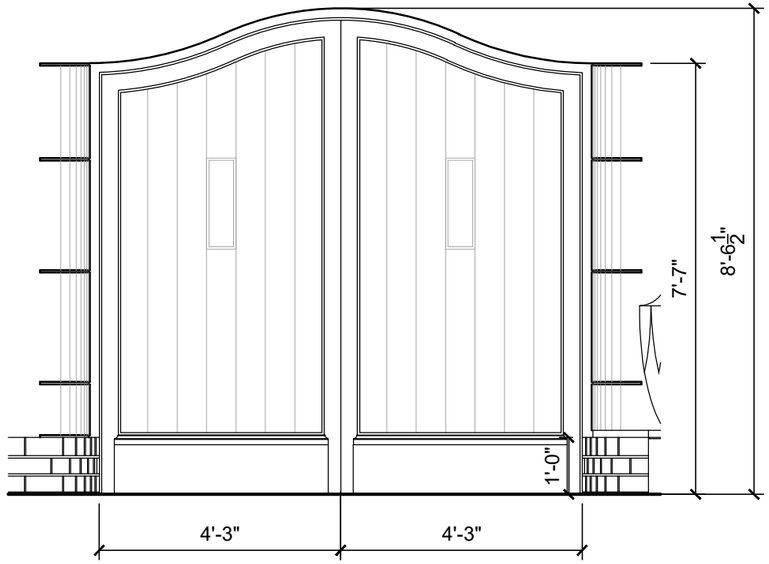
05 GARAGE DOOR - PLAN
SCALE: 3/8" = 1'-0"



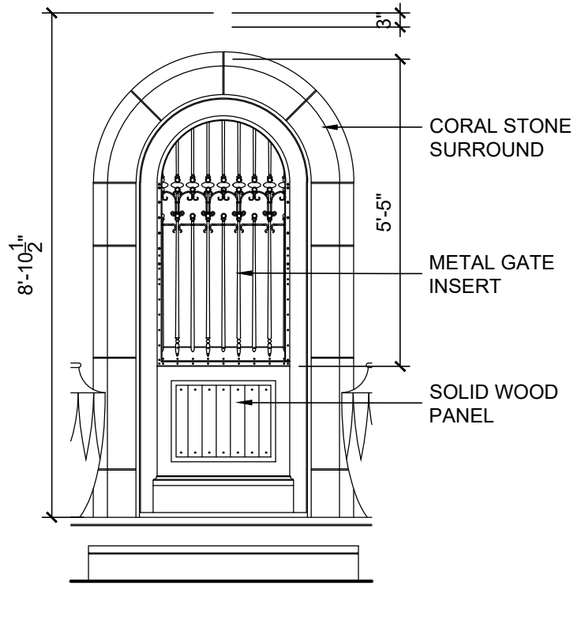
03 ENTRANCE DOOR - PLAN
SCALE: 3/8" = 1'-0"



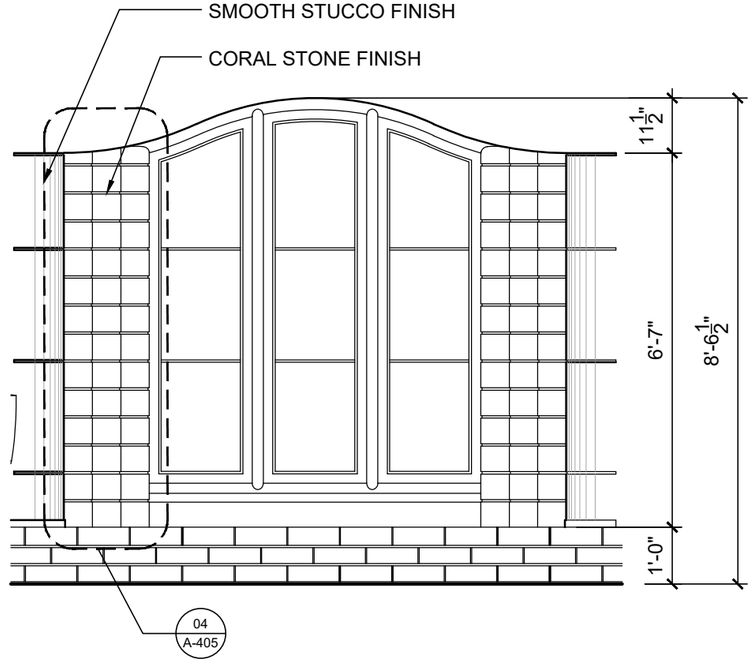
01 STORAGE WINDOW - PLAN
SCALE: 3/8" = 1'-0"



06 GARAGE DOOR - ELEVATION
SCALE: 3/8" = 1'-0"



04 ENTRANCE DOOR - ELEVATION
SCALE: 3/8" = 1'-0"



02 STORAGE WINDOW - ELEVATION
SCALE: 3/8" = 1'-0"

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OWNER
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PALM BEACH, FL. 33480

TITLE: COTTAGE FRONT ELEVATION
OPENING DETAILS
SCALE: AS SHOWN

SHEET: A-402
OF

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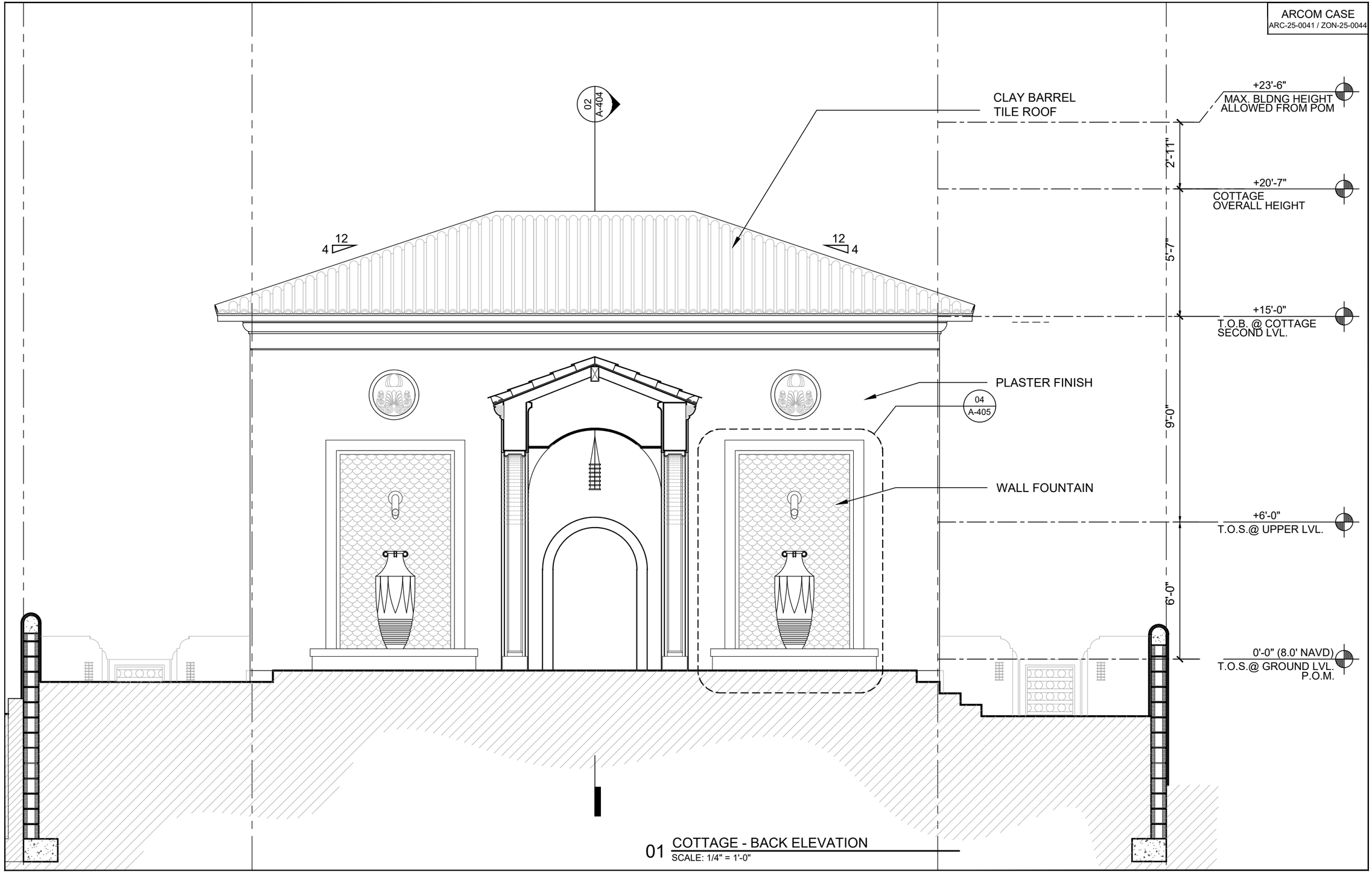

01 COTTAGE - BACK ELEVATION
SCALE: 1/4" = 1'-0"

PROJECT NUMBER: 2025-05
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DRAWN BY: AP/RL
CHECKED BY: JLGP

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PALM BEACH, FLORIDA 33480

OWNER
Paul Friese and Sharon Grosman
337 BRAZILIAN AVENUE
PALM BEACH, FL. 33480

TITLE ELEVATION DETAIL
SCALE: AS SHOWN

SHEET A-403
OF

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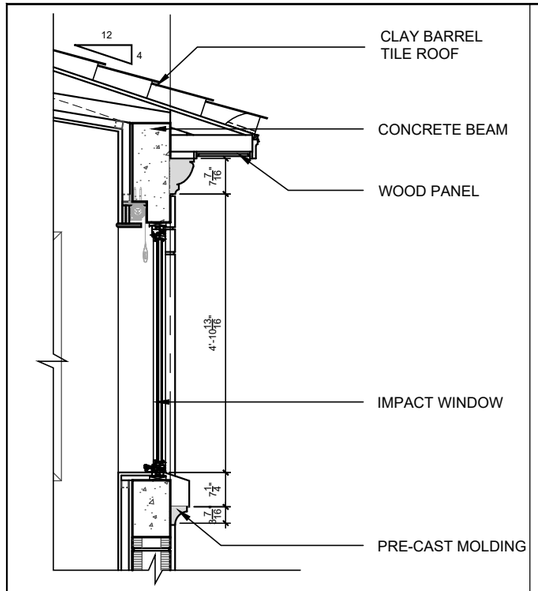
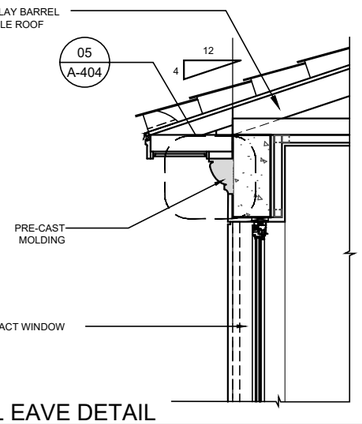
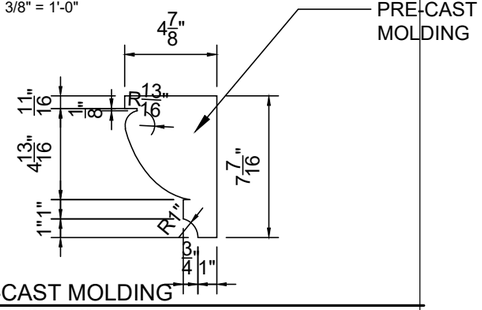
ARC-25-0041 / ZON-25-0044



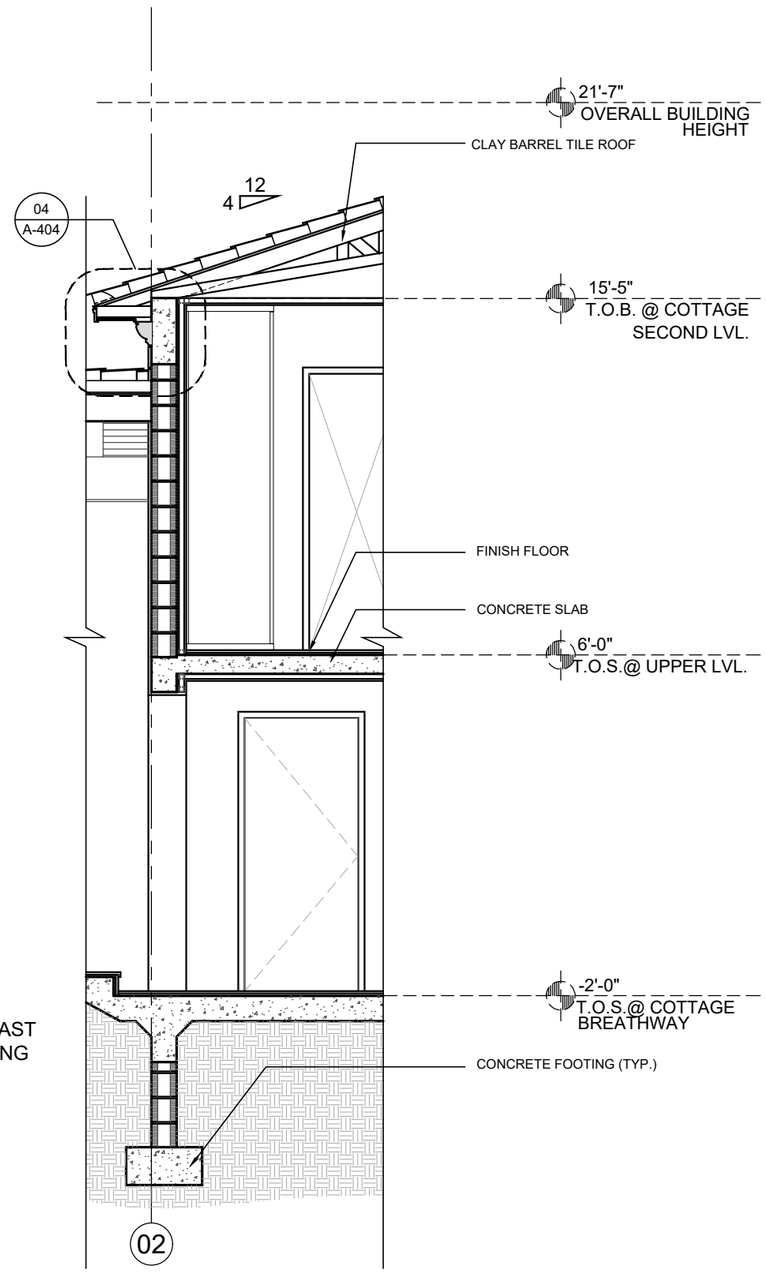
03 COTTAGE - WINDOW EAVE + LOUVRE
SCALE: 3/16" = 1'-0"



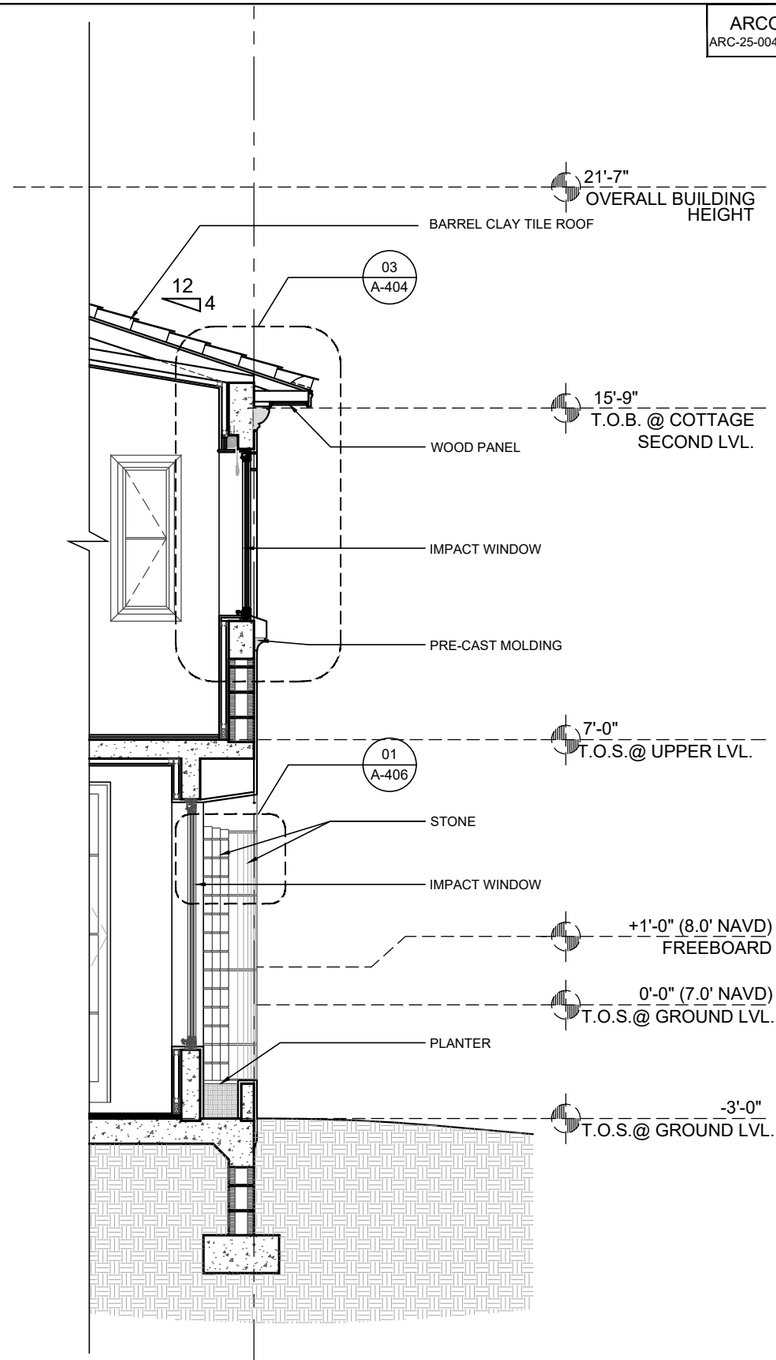
04 TYPICAL EAVE DETAIL
SCALE: 3/8" = 1'-0"



05 PRE-CAST MOLDING
SCALE: 1-1/2" = 1'-0"



02 COTTAGE - WALL SECTION 2
SCALE: 1/4" = 1'-0"



01 COTTAGE - WALL SECTION ONE
SCALE: 1/4" = 1'-0"

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PROJECT NUMBER: 2025-05
DATE: 06.05.2025
DRAWN BY: AP/RL
CHECKED BY: JLGP
REVISIONS:

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TITLE: FRON RESIDENCE ELEVATION
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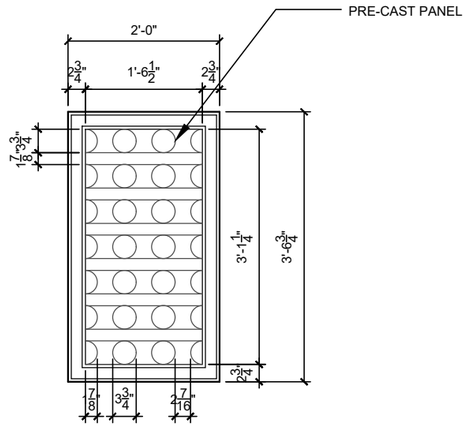
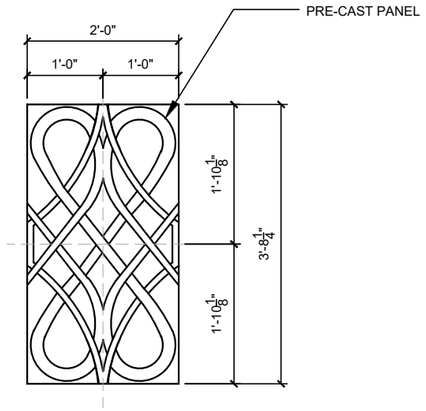
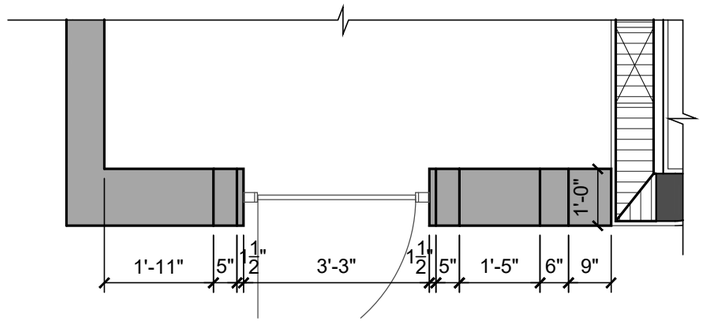


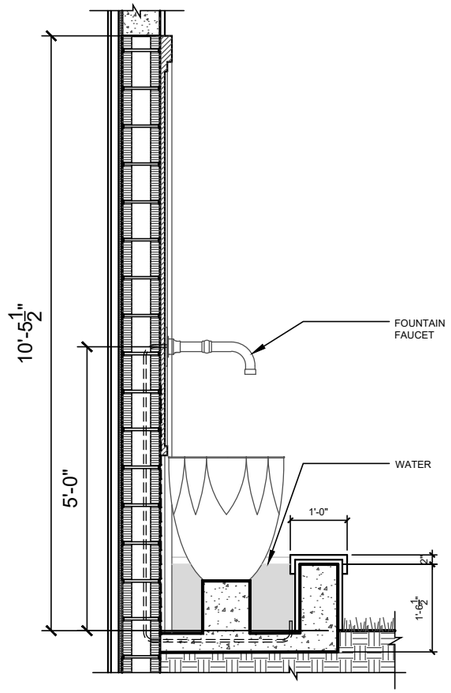
06 WINDOW FEATURE @ POWDER BATH.
SCALE: 3/8" = 1'-0"



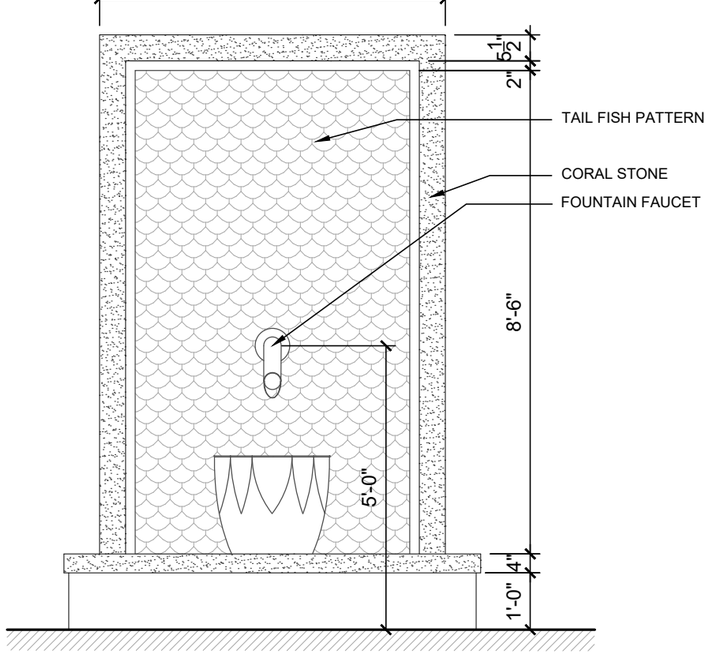
03 COTTAGE - OPENING DECORATION
SCALE: 3/8" = 1'-0"



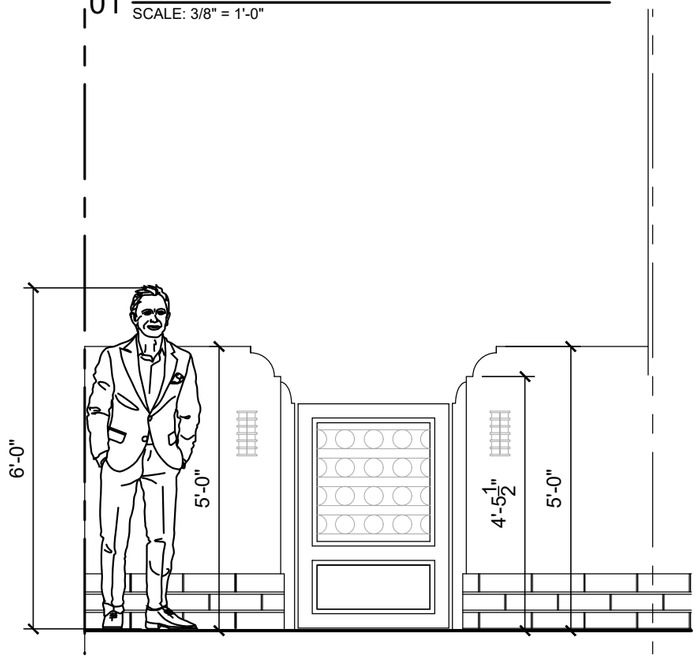
01 GATE - PLAN
SCALE: 3/8" = 1'-0"



05 WALL FOUNTAIN - SECTION
SCALE: 3/8" = 1'-0"



04 WALL FOUNTAIN - ELEVATION
SCALE: 3/8" = 1'-0"



02 GATE - ELEVATION
SCALE: 3/8" = 1'-0"

PROJECT NUMBER: 2025-05
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DRAWN BY: AP/RL
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TITLE: FRONT ELEVATION DETAILS
SCALE: AS SHOWN

SHEET: A-405
OF

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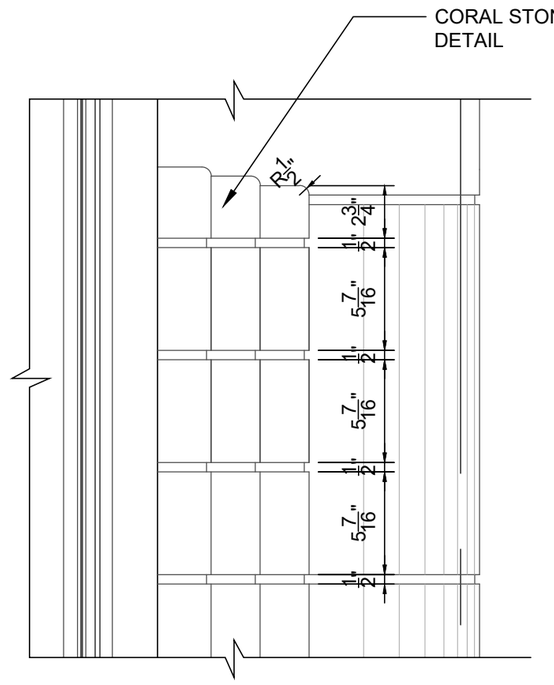
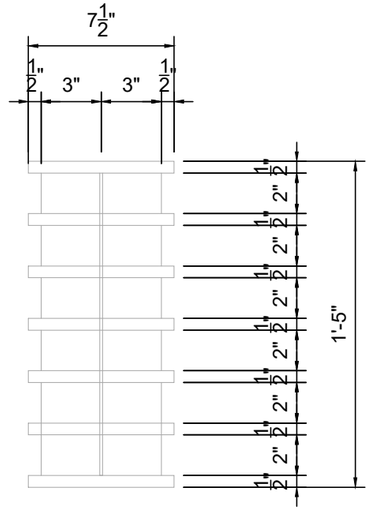


01 WINDOW BAY - DETAIL
SCALE: 3/8" = 1'-0"



02 WALL SCONCE DETAIL
SCALE: 3/8" = 1'-0"

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DRAWN BY: AP/RL
CHECKED BY: JLGP
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TITLE: FRONT ELEVATION DETAILS
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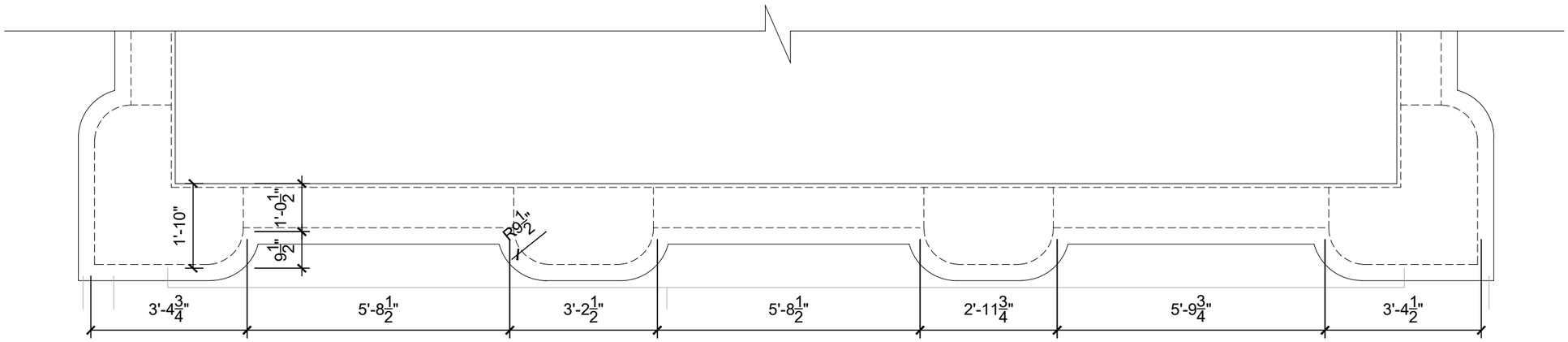
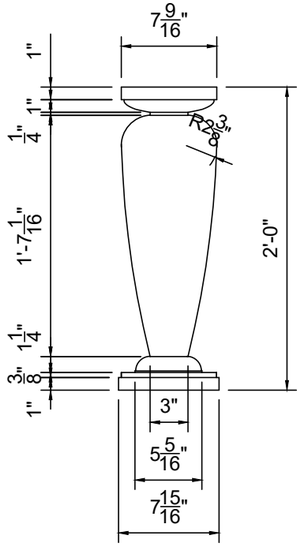
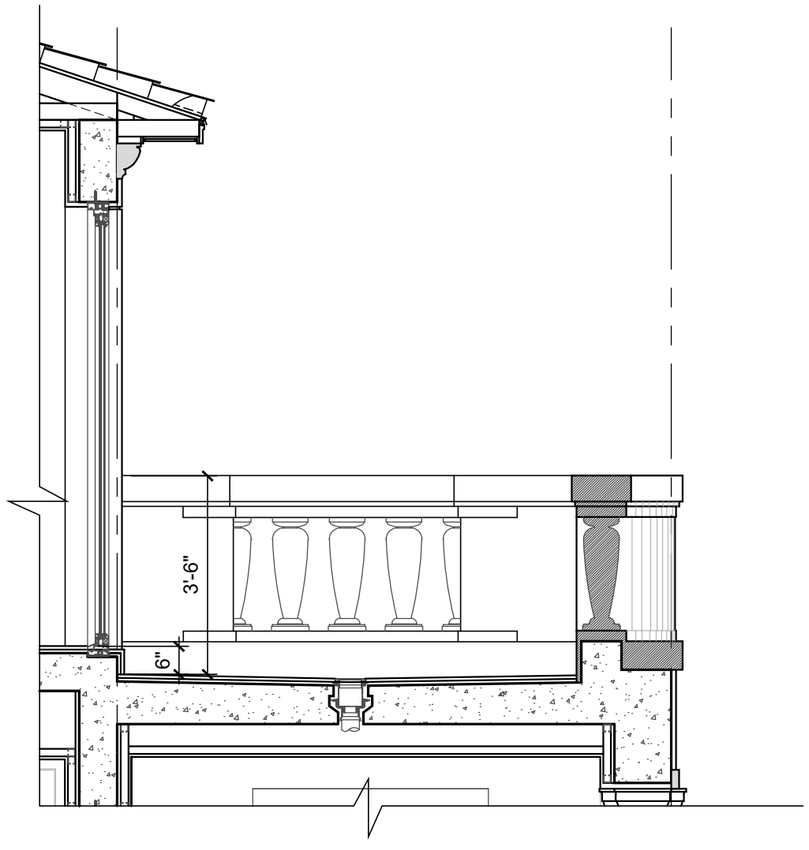


01 BALCONY - PLAN
SCALE: 1/2" = 1'-0"

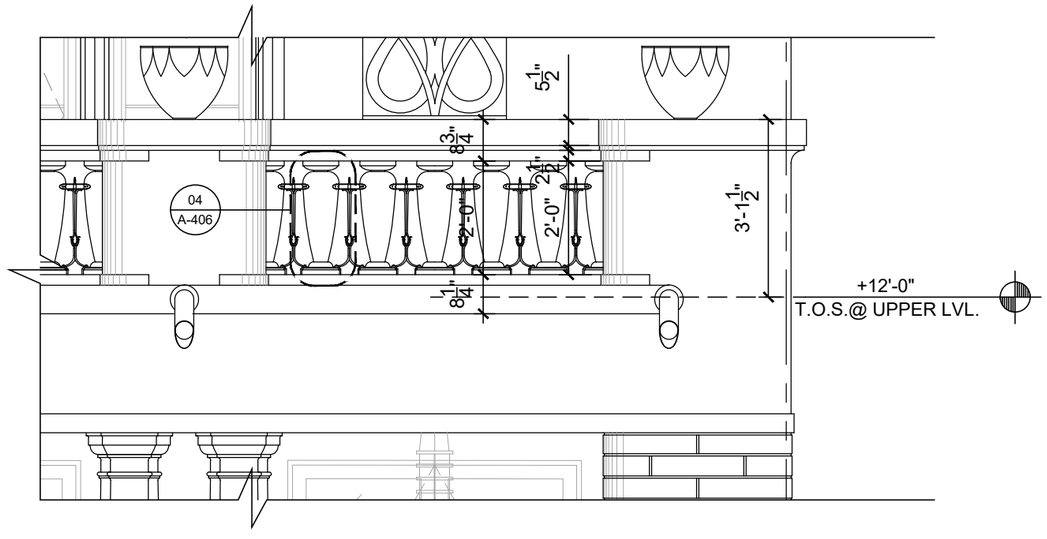
PRE-CAST DECORATION



04 BALCONY - DECORATION DETAIL
SCALE:1" = 1'-0"



03 BALCONY - SECTION
SCALE:3/8" = 1'-0"



02 BALCONY - ELEVATION
SCALE:3/8" = 1'-0"

PROJECT NUMBER: 2025-05
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TITLE: BALCONY AND EAVE DETAIL
SCALE: AS SHOWN

SHEET: A-407
OF

THE UNDERSIGNED HEREBY CERTIFIES THAT THE PLANS AND SPECIFICATIONS HEREIN ARE IN COMPLIANCE WITH THE APPLICABLE PROVISIONS OF THE FLORIDA BUILDING CODE AND THE APPLICABLE PROVISIONS OF ANSI A117.1. THE UNDERSIGNED ALSO CERTIFIES THAT THE PLANS AND SPECIFICATIONS HEREIN ARE IN COMPLIANCE WITH THE APPLICABLE PROVISIONS OF THE FLORIDA ENERGY CONSERVATION CODE.

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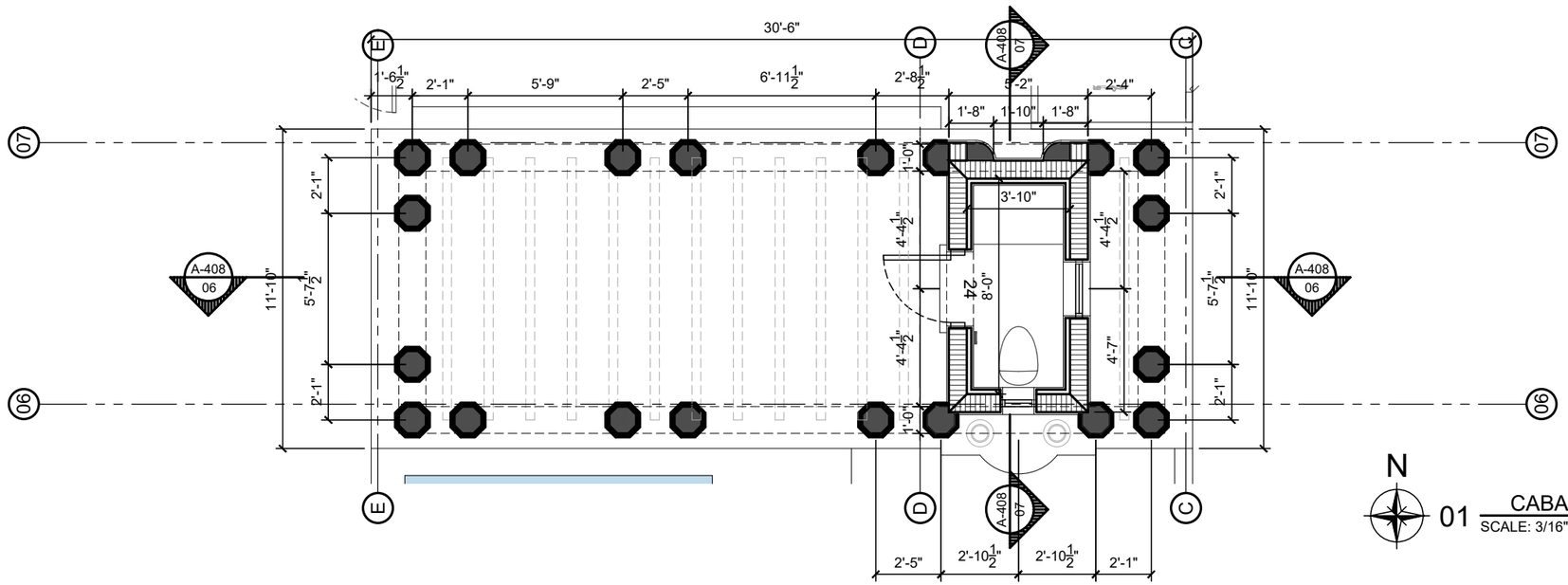
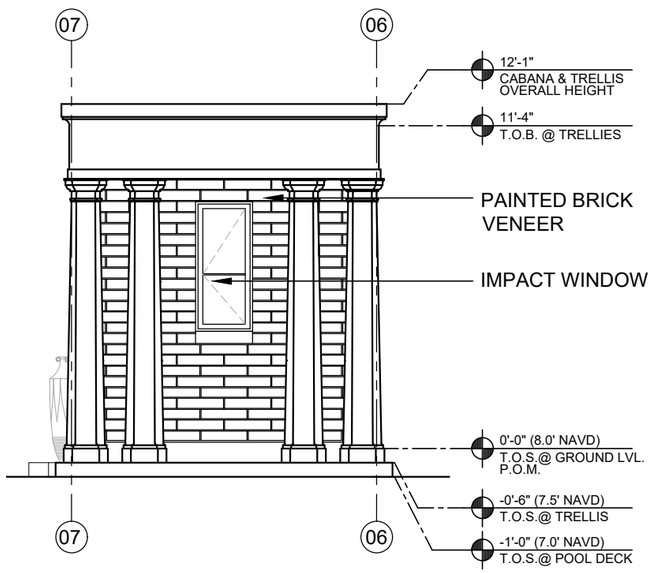
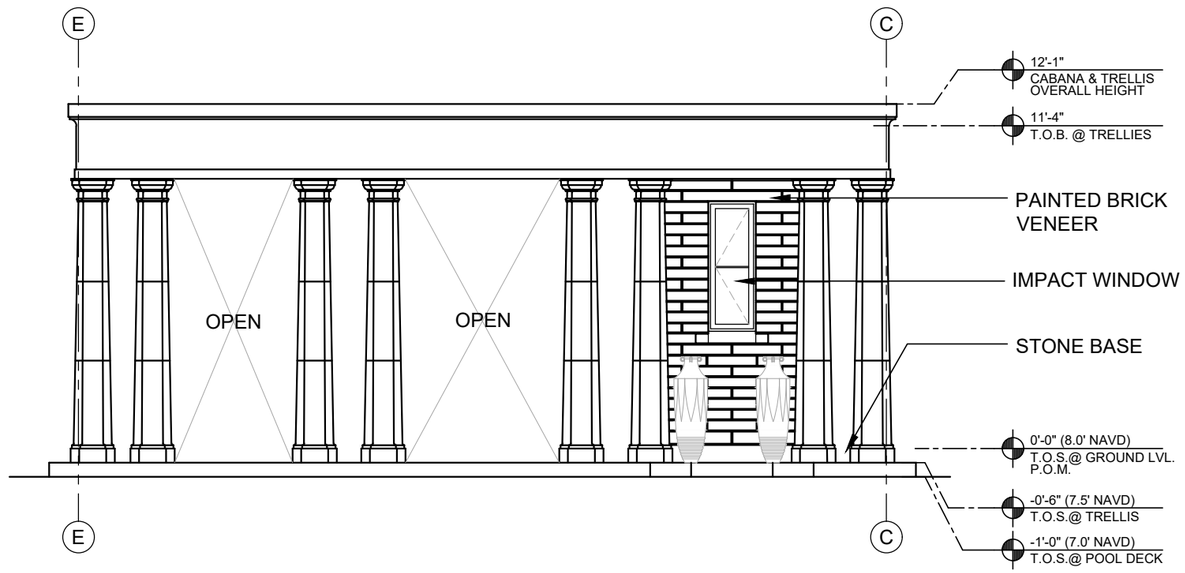


N

01 CABANA BATHROOM & TRELLIES - PLAN
SCALE: 3/16" = 1'-0"



03 TRELLIES - EAST ELEVATION
SCALE: 3/16" = 1'-0"



02 TRELLIES - SOUTH ELEVATION
SCALE: 3/16" = 1'-0"

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PROJECT NUMBER: 2025-05
DATE: 05.05.2025
DRAWN BY: AP/RL
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TITLE: CABANA BATHROOM PLAN, ELEVATIONS & SECTIONS
SCALE: AS SHOWN

SHEET: A-408
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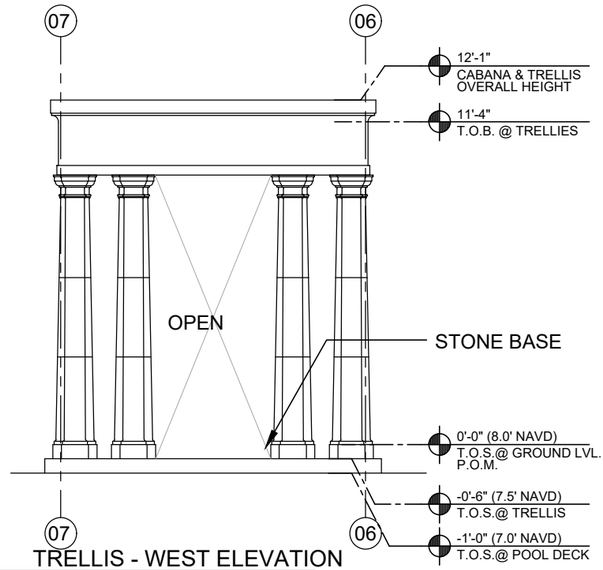
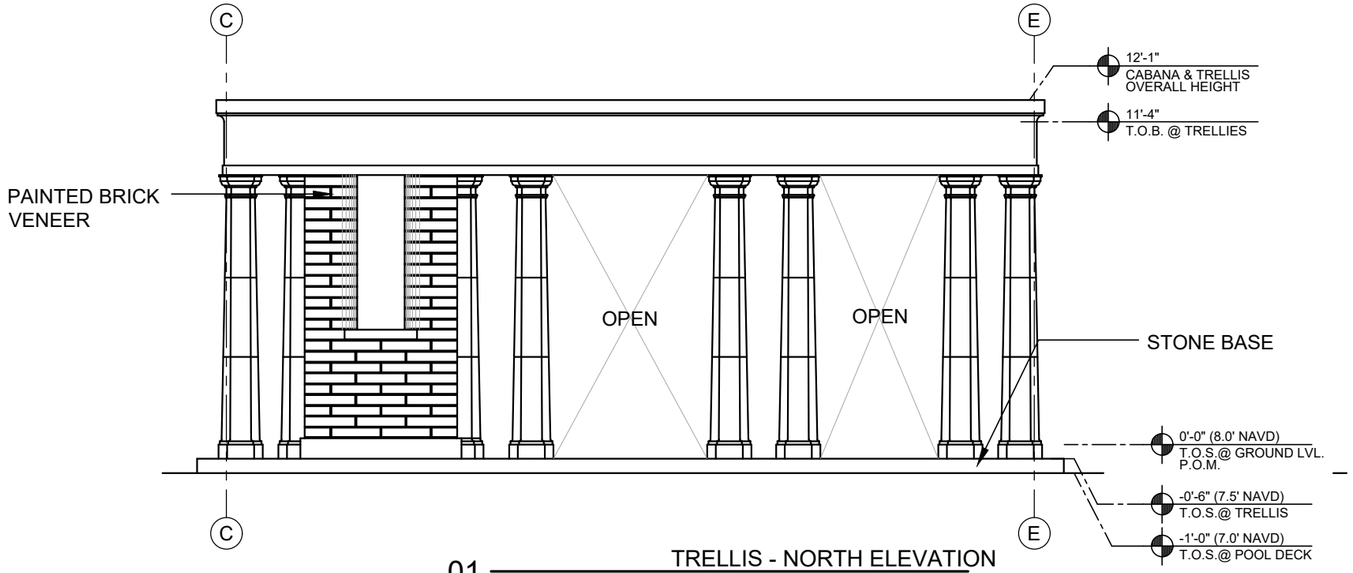
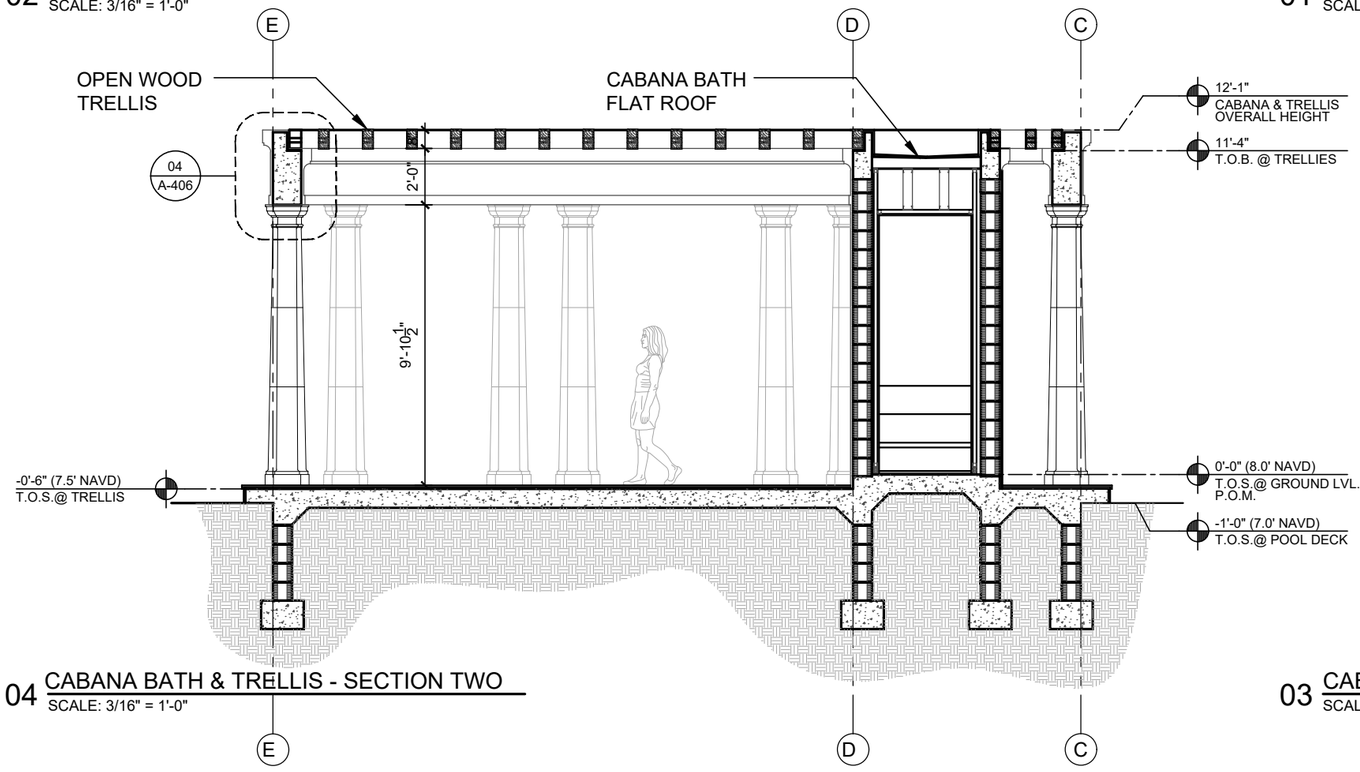


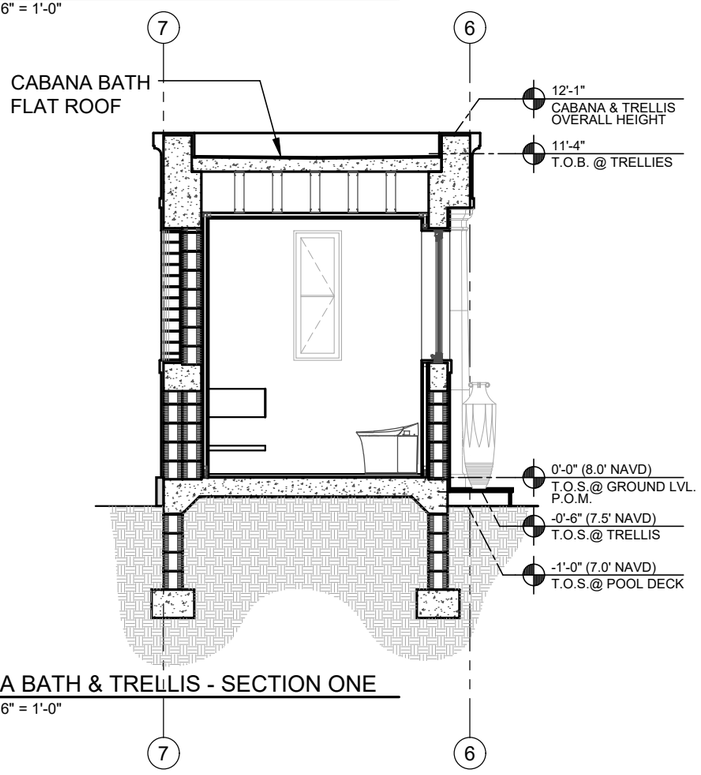
02 TRELLIS - WEST ELEVATION
SCALE: 3/16" = 1'-0"



01 TRELLIS - NORTH ELEVATION
SCALE: 3/16" = 1'-0"



04 CABANA BATH & TRELLIS - SECTION TWO
SCALE: 3/16" = 1'-0"



03 CABANA BATH & TRELLIS - SECTION ONE
SCALE: 3/16" = 1'-0"

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PROJECT NUMBER: 2025-05
DATE: 05.05.2025
DRAWN BY: AP/RL
CHECKED BY: JLGP
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PALM BEACH, FLORIDA 33480

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PALM BEACH, FL, 33480

TITLE: CABANA BATH & PERGOLA ELEVATION
SCALE: AS SHOWN

SHEET: A-409
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FLOOD VENT CALCULATIONS & NOTES
(PER FEMA SECTION 44 CFR 60.3)

STORAGE AREA: 123.47 SQ. FT.
GARAGE AREA: 208 SQ.FT

PROPOSED VENT COVERAGE AREA:

STORAGE 123.47 SQ. FT. COVERAGE TO BE OBTAINED BY PROVIDING:

SMART VENT. MODEL: 1540-520
QUANTITY: (1) 16" WIDE X 8" TALL CERTIFIED TO COVER 200 SQ/FT OF ENCLOSED AREA FOR FLOOD PROTECTION.

GARAGE 208 SQ.FT. COVERAGE TO BE OBTAINED BY PROVIDING:

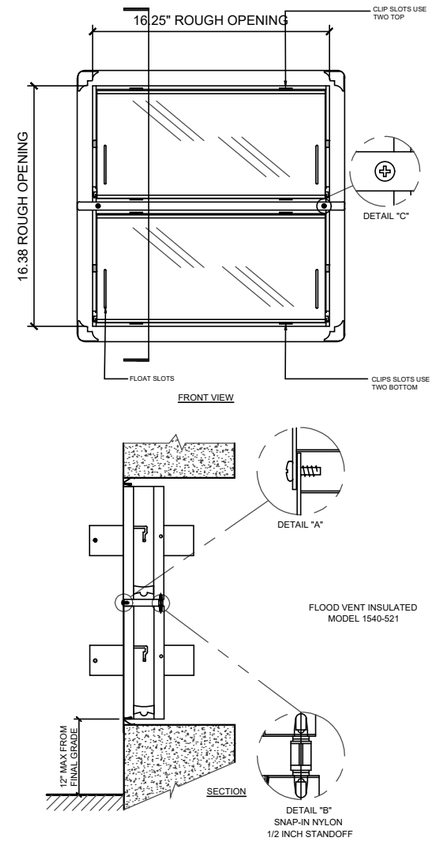
SMART VENT. MODEL: 1540-521
QUANTITY: (1) 16" WIDE X 16" TALL CERTIFIED TO COVER 400 SQ/FT OF ENCLOSED AREA FOR FLOOD PROTECTION.

NOTE:
1. DESIGN OF THE OPENINGS WILL PROVIDE FOR EQUALIZATION OF HYDROSTATIC FLOOD FORCES ON EXTERIOR WALLS BY ALLOWING FOR THE AUTOMATIC ENTRY AND EXIT OF FLOODWATERS AS SPECIFIED IN SECTION 2.7.2.2 OF ASCE 24.

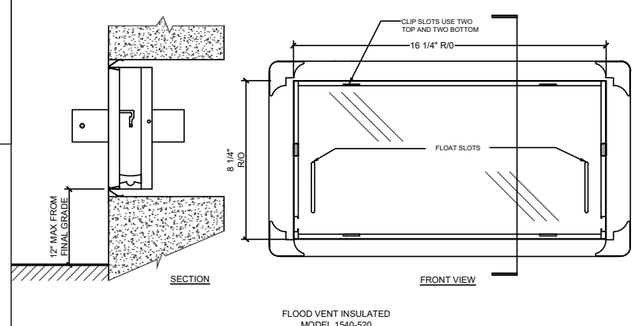
2. FLOOD OPENINGS SHALL NOT BE LESS THAN 3 INCHES IN ANY DIRECTION IN THE PLANE OF THE WALL.

3. FLOOD OPENING LOUVERS, SCREEN OR OTHER OPENING COVER SHALL NOT BLOCK OR IMPEDE THE AUTOMATIC FLOW OF FLOOD WATER INTO OR OUT OF ENCLOSED AREA.

4. THE BOTTOM OF EACH FLOOD OPENING SHALL BE NO HIGHER THAN 1'-0" ABOVE THE HIGHER OF EXTERIOR OR INTERIOR GRADE OR FLOOR IMMEDIATELY BELOW THE OPENING. SEE DETAILS ON SHEET A-508.



02 DOUBLE FLOOD VENT INSULATED DETAIL
SCALE: 1/2" = 1'-0"



02 SINGLE FLOOD VENT INSULATED DETAIL
SCALE: 1/2" = 1'-0"

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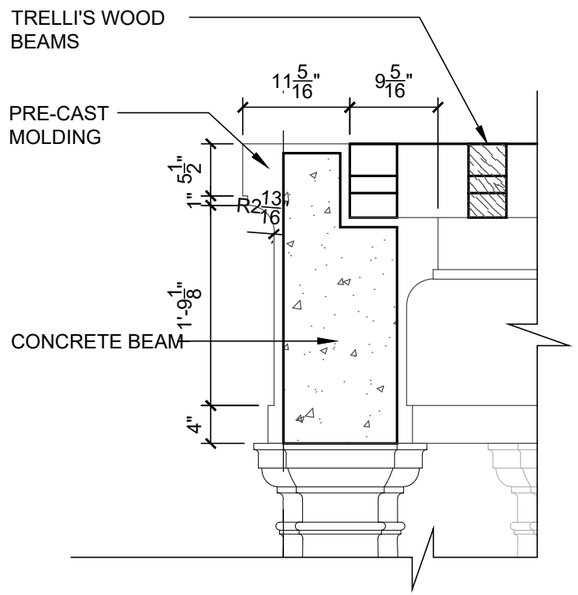

01 TRELLIS CONNECTION DETAIL
SCALE: 3/4" = 1'-0"

PROJECT NUMBER: 2025-05
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TITLE: VENTS DETAILS ELEVATION
SCALE: AS SHOWN

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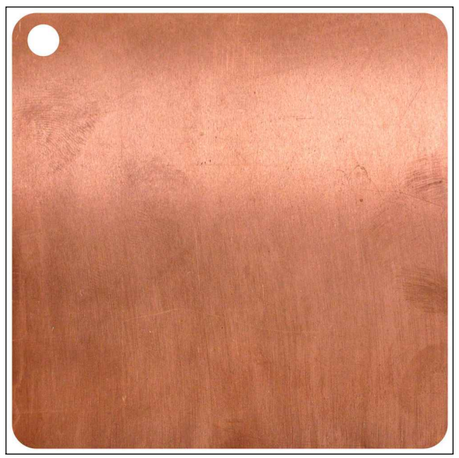
BENJAMIN MOORE CHINA WHITE



DARK BRONCE COLOR

WINDOWS & EXT. DOORS, METALWORK, GATES



COPPER

RAIN GUTTERS



CORAL STONE

EXTERIOR WALLS



TERRACOTA BARREL TILE

SLOPED ROOFS

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TITLE: MATERIALS AND FINISHES
SCALE:

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PALM BEACH, FL. 33480

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TITLE: FRONT ELEVATION
SCALE:

SHEET: A-503
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ARCOM CASE
ARC-25-0041 / ZON-25-0044

ARCHITECTS
PORTUONDO PEROTTI ARCHITECTS INC.
Architecture Planning Interior Design
517 S.W. 8th Street, Miami, Florida 33144 USA
Tel: (305) 260 - 9331 Fax: (305) 260 - 9318
http://www.portuondo-perotti.com

PROJECT NUMBER: 2025-05
REVISIONS:
DATE: 05.05.2025
DRAWN BY: AP/RL
CHECKED BY: JLGP

337 BRAZILIAN AVE
PALM BEACH, FLORIDA 33480

OWNER
Paul Friese and Sharon Grosman
337 BRAZILIAN AVENUE
PALM BEACH, FL. 33480

TITLE: RENDER SIDE ELEVATION
SCALE:

SHEET: A-504
OF

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337 BRAZILIAN AVE
PALM BEACH, FLORIDA 33480

OWNER
Paul Friese and Sharon Grosman
337 BRAZILIAN AVENUE
PALM BEACH, FL. 33480

TITLE: RENDER - BACK ELEVATION
SCALE:

SHEET: A-505
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PALM BEACH, FLORIDA 33480

OWNER
Paul Friese and Sharon Grosman
337 BRAZILIAN AVENUE
PALM BEACH, FL, 33480

TITLE: RENDER - SIDE ELEVATION
SCALE:

SHEET: A-506
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ARC-25-0041 / ZON-25-0044



ROUGH SCHEDULE OF CONSTRUCTION	
TASK:	DURATION (MONTHS)
SITE/BUILDING PREPARATION:	1
REINFORCING FOUNDATION:	2
BLOCK / STEEL DELIVERIES & CONCRETE POURS:	2
ROOF TRUSS DELIVERIES & TRUSS SETTING:	1
WINDOW/DOOR DELIVERIES & INSTALLATION:	1
DRY-IN:	2
INTERIOR FRAMING:	3
ROUGH-IN:	1
DRY WALL:	2
FINISHES:	4
LANDSCAPE/HARDSCAPE INSTALLATION:	2
FINAL INSPECTIONS:	1
TOTAL PROPOSED CONSTRUCTION TIME (FOLLOWING ISSUANCE OF BUILDING PERMIT):	22

PROPOSED TRUCK INGRESS/ EGRESS ROUTES MAP

SCHEDULE:
MONTH 1: DEMOLITION AND CLEAN UP (3-5 DAYS)

LARGEST TRUCK:

10-15 DUMP TRUCKS FOR DEBRIS REMOVAL TRAILER FOR EXCAVATOR/ DEMOLITION LANDSCAPE TRUCKS :
SOD
IRRIGATION

LEGEND

INGRESS

EGRESS

N

01 TRUCK LOGISTIC PLAN
N.T.S.

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TITLE: TRUCK LOGISTIC PLAN
SCALE:

SHEET: A-507
OF

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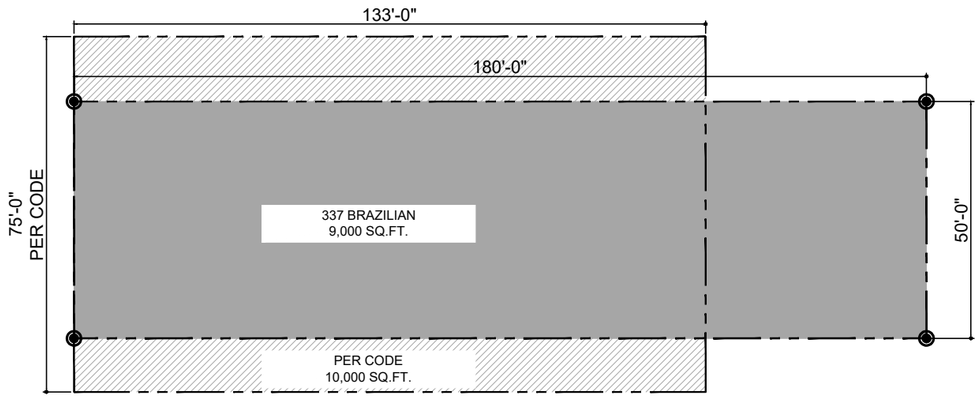
ARC-25-0041 / ZON-25-0044



LEGEND

PER CODE

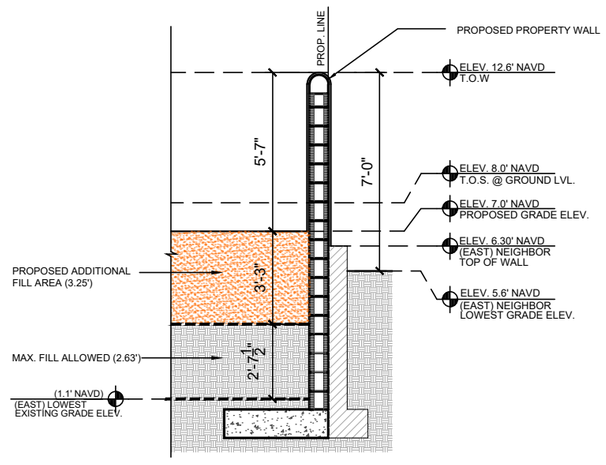
NON-CONFORMING LOT

N

01 VARIANCE FOR NON-CONFORMING LOT & WIDTH
SCALE 1/32" = 1'-0"

VARIANCE 1: VARIANCE TO REDEVELOP AN EXISTING NON-CONFORMING PARCEL WITH A 50' WIDTH IN LIEU OF THE 75' OF WIDTH MINIMUM REQUIRED IN THE R-C ZONING DISTRICT.

VARIANCE 2: VARIANCE TO REDEVELOP AN EXISTING NONCONFORMING PARCEL WITH 9,000 FT OF AREA IN LIEU OF THE 10,000 FEET OF AREA MINIMUM REQUIRED IN THE R-C ZONING DISTRICT.



MAX FILL CALCULATION	
FINISH FLOOR ELEVATION	8.0'
MAX. CROWN OF ROAD	2.74'
HALF THE DIFFERENCE BETWEEN THE HABITABLE FINISH FLOOR AND THE HIGHEST CROWN OF ROAD.	(8-2.74) / 2 = 2.63
MAX. FILL ALLOWED	2.63'
PROPOSED ADDITIONAL FILL AREA	3.25'
TOTAL FILL PROPOSED	5.88'

02 MAX. PROPOSED FILL AREA-EAST NEIGHBOR
SCALE: 3/16" = 1'-0"

VARIANCE 3: VARIANCE TO ADD AN ADDITIONAL OF 3.25' OF FILL WITHIN PORTIONS OF THE REQUIRED SETBACK AREAS, IN LIEU OF THE 2.63' MAXIMUM AMOUNT OF FILL PERMITTED.

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337 BRAZILIAN AVENUE
PALM BEACH, FL. 33480

TITLE: VARIANCES FOR NON-CONFORMING LOT
SCALE: N.T.S.

SHEET: A-601
OF

THE UNDERSIGNED HEREBY CERTIFIES THAT THE PLANS AND SPECIFICATIONS FOR THE PROJECT HAVE BEEN PREPARED IN ACCORDANCE WITH THE FLORIDA BUILDING CODE AND THE APPLICABLE MINIMUM BUILDING CODES AND ORDINANCES. THE UNDERSIGNED FURTHER CERTIFIES THAT THE PLANS AND SPECIFICATIONS FOR THE PROJECT HAVE BEEN PREPARED IN ACCORDANCE WITH THE FLORIDA BUILDING CODE AND THE APPLICABLE MINIMUM BUILDING CODES AND ORDINANCES. THE UNDERSIGNED FURTHER CERTIFIES THAT THE PLANS AND SPECIFICATIONS FOR THE PROJECT HAVE BEEN PREPARED IN ACCORDANCE WITH THE FLORIDA BUILDING CODE AND THE APPLICABLE MINIMUM BUILDING CODES AND ORDINANCES.

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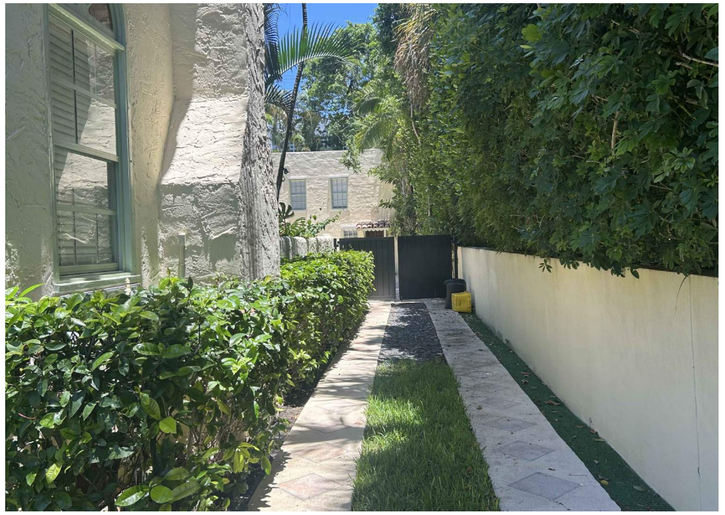
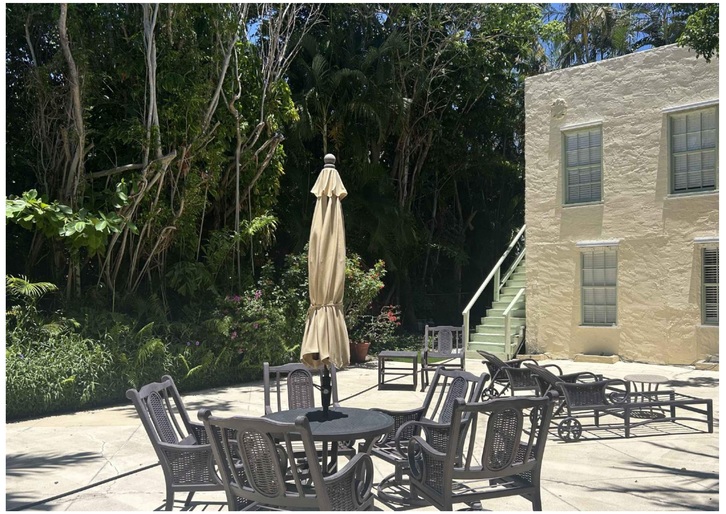
South Elevation



South Elevation



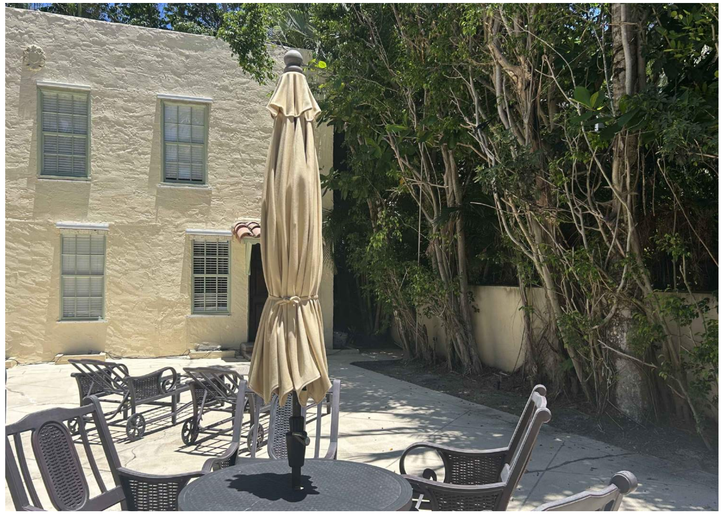
East Elevation



West Elevation



North Elevation



West Elevation

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

Private Residence
337 Brazilian Ave
Town of Palm Beach
FLORIDA

JOB NUMBER: # 25069.00 LA
DRAWN BY: Matt Jackman
DATE: 06.04.2025

SHEET L1.1

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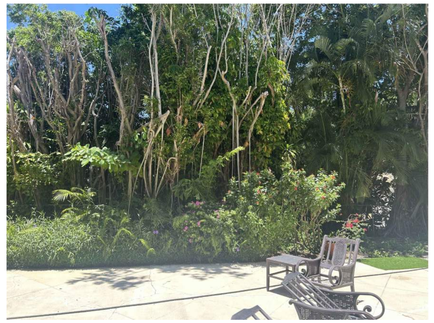
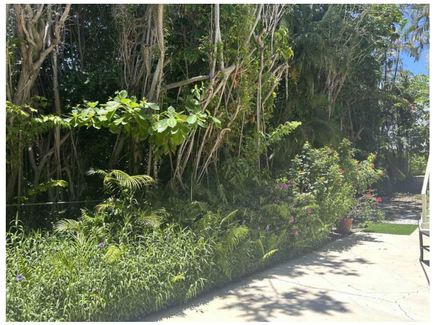
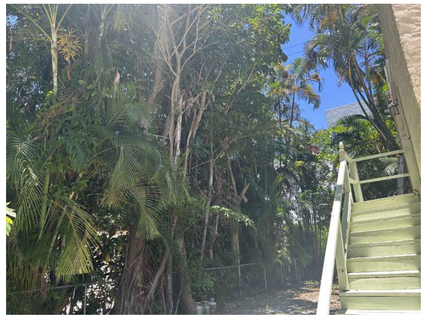
ARC-25-0041
ZON-25-0044

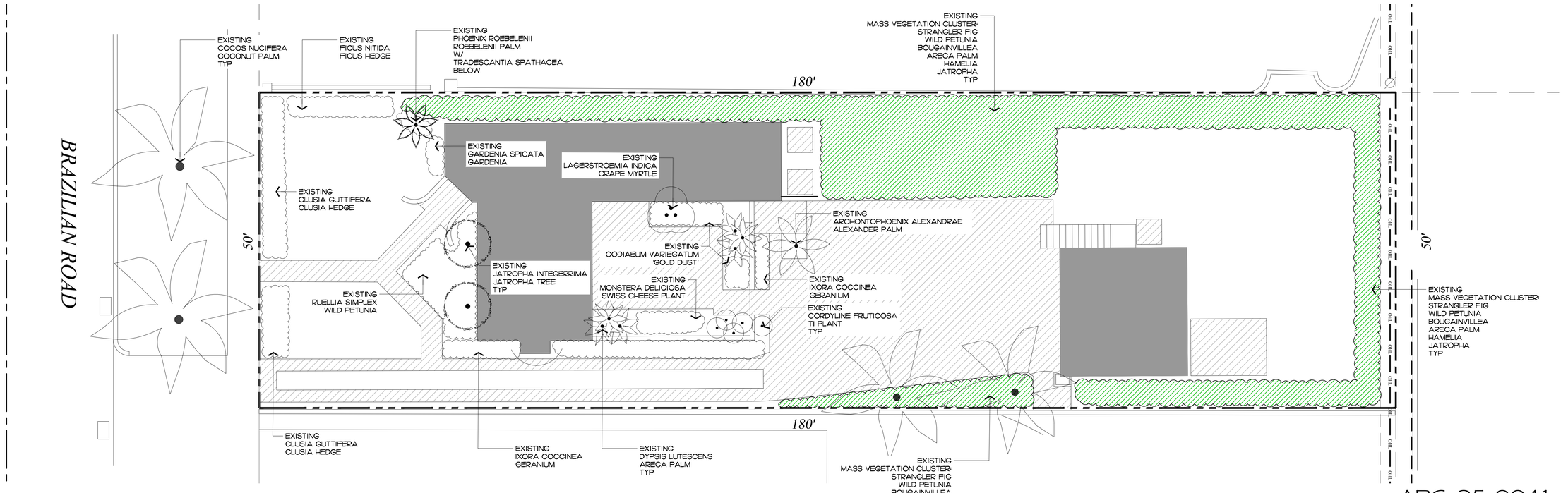
Existing Site Photos Exhibit

Existing Mass Vegetation Cluster




MASS VEGETATION CLUSTER:
STRANGLER FIG
WILD PETUNIA
BOUGAINVILLEA
ARECA PALM
HAMELIA
JATROPHA



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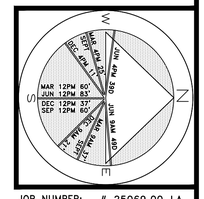

JOB NUMBER: # 25069.00 LA
DRAWN BY: Matt Jackman

DATE: 06.04.2025

SHEET L2.0

64 sf.
AREA IN SQ.FT.

ARC-25-0041
ZON-25-0044

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Existing Conditions / Inventory Plan

SCALE IN FEET 0' 8' 16' 24'

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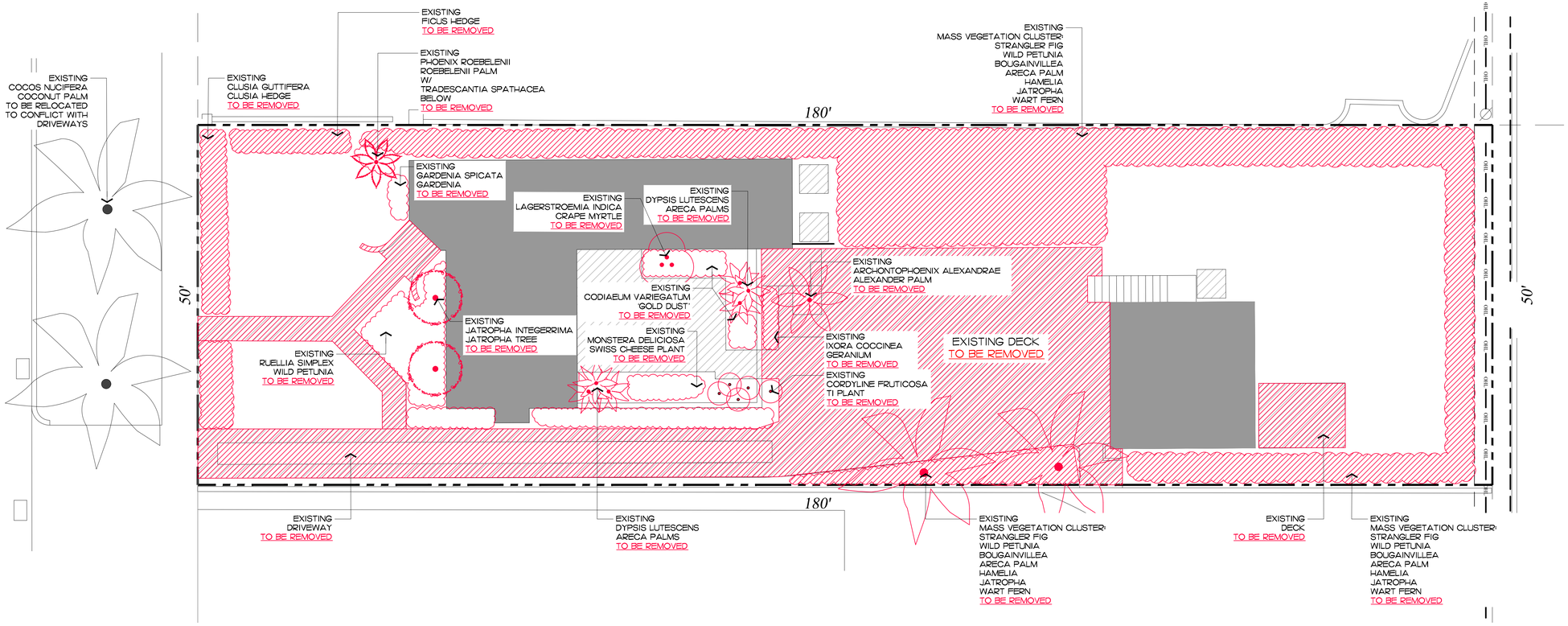
FLORIDA

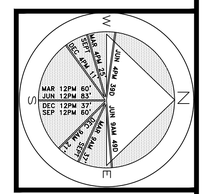


EXISTING
MASS VEGETATION CLUSTER:
STRANGLER FIG
WILD PETUNIA
BOUGAINVILLEA
ARECA PALM
HAMELIA
JATROPHA
WART FERN
TO BE REMOVED/PRUNED AS NEEDED



EXISTING
DECK
TO BE REMOVED





JOB NUMBER: # 25069.00 LA
DRAWN BY: Dustin Mizell

DATE: 06.04.2025

SHEET L2.1

64 sf.
AREA IN SQ.FT.

ARC-25-0041
ZON-25-0044

Demolition Plan

SCALE IN FEET 0' 8' 16' 24'

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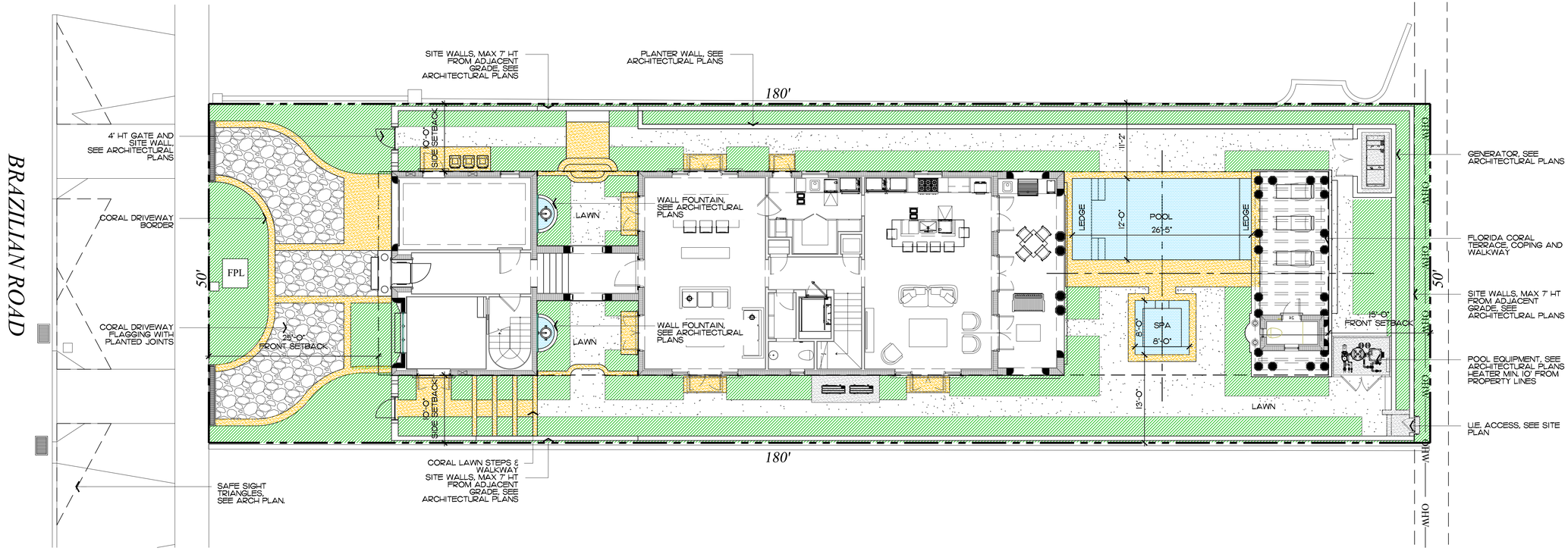


Legend

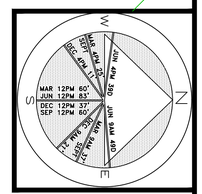
- IMPERVIOUS AREA- BY ARCHITECT
- PLANTING AREA
- DECORATIVE PAVING



Hardscape Materials
Florida Coral

Site Requirements

DESCRIPTION	REQUIRED		EXISTING		PROPOSED	
LOT ZONE			R-C - MEDIUM DENSITY RESIDENTIAL		R-C - MEDIUM DENSITY RESIDENTIAL	
LOT AREA	10,000 S.F. MINIMUM		9,000 S.F.		9,000 S.F.	
OPEN / PERMEABLE SPACE	MINIMUM 45%	4,050 S.F.	54%	4,905 S.F.	45%	4,053 S.F.
FRONT YARD LANDSCAPE	MINIMUM 40% OF FRONT YARD	500 S.F.	82	1,034 S.F.	41%	514 S.F.
PERIMETER LANDSCAPE WITHIN 10' OF PROPERTY LINE	MINIMUM 50% OF REQ'D OPEN SPACE	2,025 S.F.	71%	2,895 S.F.	81%	3,302 S.F.



JOB NUMBER: # 25069.00 LA
DRAWN BY: Matt Jackman
DATE: 06.04.2025

SHEET L1.0

ARC-25-0041
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Site Plan

SCALE IN FEET 0' 8' 16' 24'

64 sf.
AREA IN SQ.FT.

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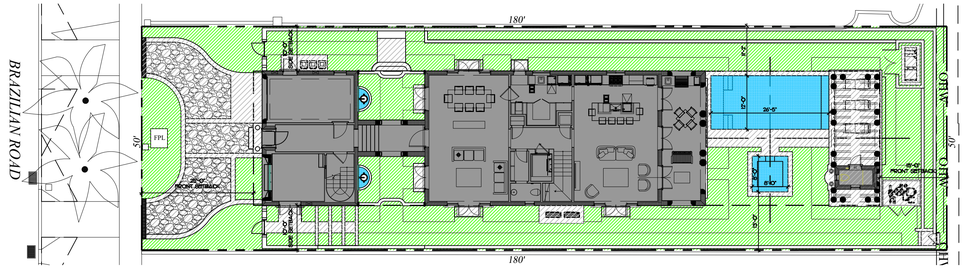
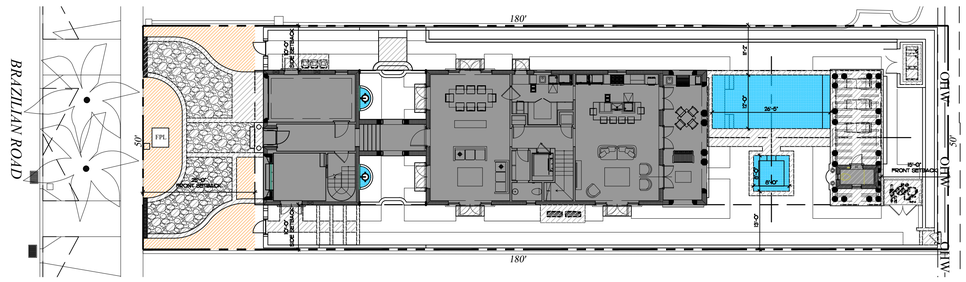
Legend

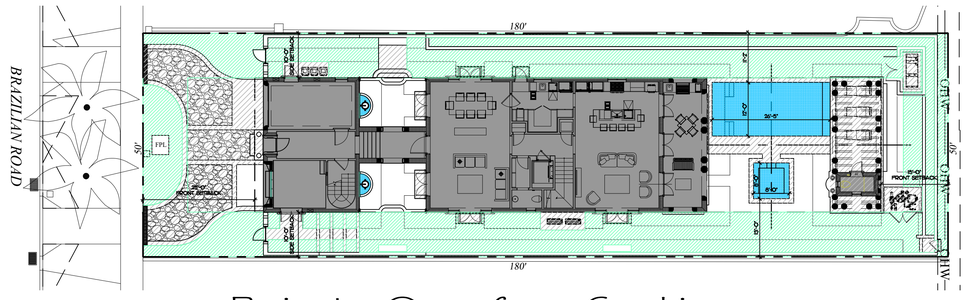
- IMPERVIOUS AREA (HOUSE/STRUCTURE)
- IMPERVIOUS AREA (HARDSCAPE)
- IMPERVIOUS AREA (WATER)
- PERVIOUS AREA / OPEN SPACE
- PERVIOUS AREA / OPEN SPACE
- PERVIOUS AREA / OPEN SPACE



Proposed Open Space Graphic



Front Yard Open Space Graphic



Perimeter Open Space Graphic

Site Requirements

DESCRIPTION	REQUIRED		EXISTING		PROPOSED	
LOT ZONE			R-C - MEDIUM DENSITY RESIDENTIAL		R-C - MEDIUM DENSITY RESIDENTIAL	
LOT AREA	10,000 S.F. MINIMUM		9,000 S.F.		9,000 S.F.	
OPEN / PERMEABLE SPACE	MINIMUM 45%	4,050 S.F.	54%	4,905 S.F.	45%	4,053 S.F.
FRONT YARD LANDSCAPE	MINIMUM 40% OF FRONT YARD	500 S.F.	8%	1,034 S.F.	41%	514 S.F.
PERIMETER LANDSCAPE WITHIN 10' OF PROPERTY LINE	MINIMUM 50% OF REQ'D OPEN SPACE	2,025 S.F.	71%	2,895 S.F.	81%	3,302 S.F.

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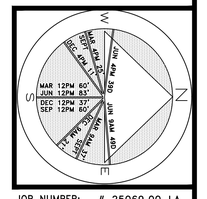


JOB NUMBER: # 25069.00 LA
DRAWN BY: Matt Jackman

DATE: 06.04.2025

SHEET L3.1

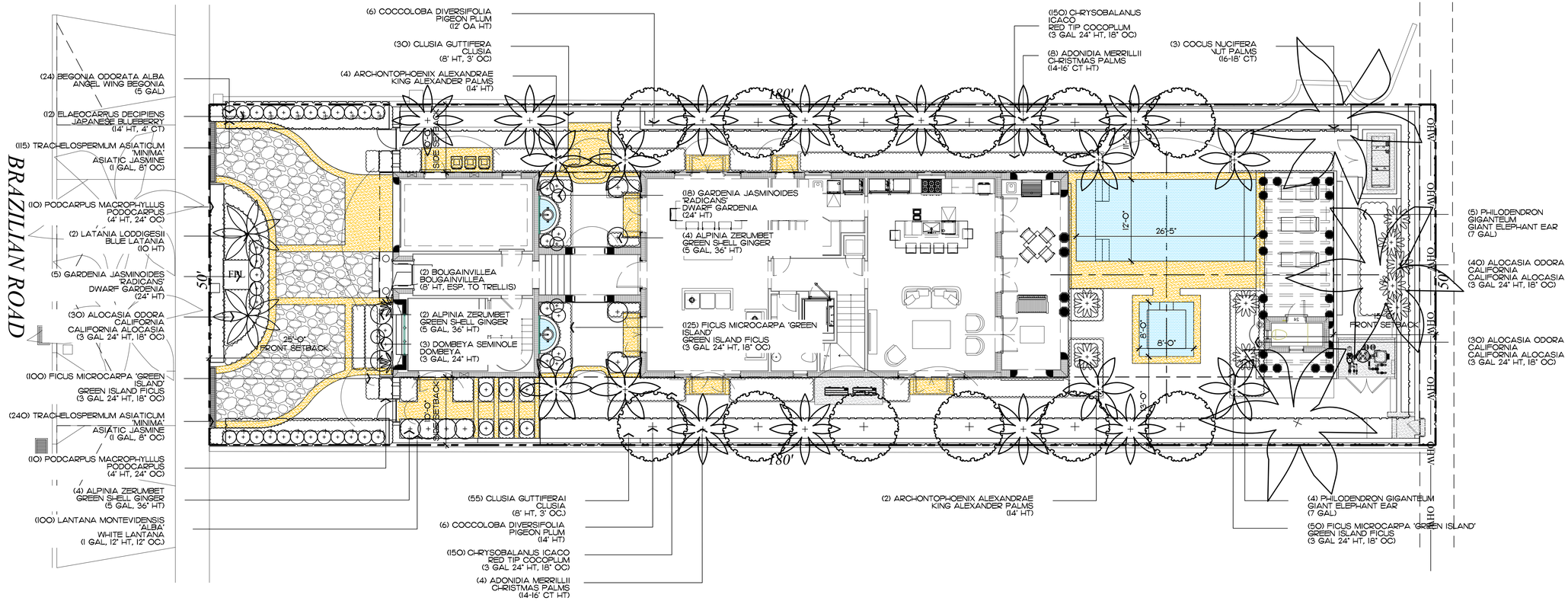
64 sf.
AREA IN SQ.FT.

ARC-25-0041
ZON-25-0044

Open Space Diagrams

SCALE IN FEET 0' 16' 32' 48'

NOTE:
EXISTING COCONUT PALMS IN THE ROW, TO BE RELOCATED AWAY FROM PROPOSED DRIVEWAYS. COORDINATE WITH THE LA AND TOPB



Landscape Legend

PROPERTY ADDRESS:	337 BRAZILIAN AVE	
LOT AREA (SQ FT)	9,000 SF	
	REQUIRED	PROPOSED
LANDSCAPE OPEN SPEACE (LOS) (SQ FT AND %)	4,050 - 45%	4,050 - 45%
LOS TO BE ALTERED (SQ FT AND %)	NA	9,000 SF - 100%
PERIMTETER LOS (SQ FT AND %)	2,025 - 50%	3,090 - 76%
FRONT YARD LOS (SQ FT AND %)	50 - 40%	500 - 40%
NATIVE TREES %	30% (NUMBER OF TREES)	10 - 62%
NATIVE SHRUBS & VINES %	30% (NUMBER OF SHRUBS & VINES)	300 - 35.2%
NATIVE GROUNDCOVER %	30% (GROUNDCOVER AREA)	115 - 31%

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Landscape Architecture
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Landscape Management
Dustin M. Mizell, MLA RLA #6666784
Dustin@environmentdesigngroup.com

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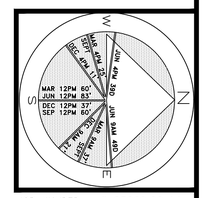
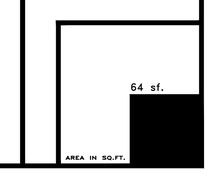
Town of Palm Beach
FLORIDA



JOB NUMBER: # 25069.00 LA
DRAWN BY: Matt Jackman

DATE: 06.04.2025

SHEET L4.0



ARC-25-0041
ZON-25-0044

Landscape Plan

SCALE IN FEET 0' 8' 16' 24'

Trees & Palms

SYMBOL	PLANT NAME	QTY.	DESCRIPTION	NATIVE
	ADONIDIA MERRILLII CHRISTMAS PALMS	11	14-16' CT HT	NO
	ARCHONTOPHOENIX ALEXANDRAE KING ALEXANDER PALMS	6	14' HT	NO
	COCCOLOBA DIVERSIFOLIA PIGEON PLUM	10	12' OA HT	YES
	COCOS NUCIFERA COCONUT PALM	3	16-18' CT	NO
	ELAEOCARPUS DECIPIENS JAPANESE BLUEBERRY	12	14' HT, 4' CT	NO
	LATANIA LODDIGESII BLUE LATANIA	2	10' HT	NO

TOTAL TREES:	44
NATIVE SPECIES:	14 (33%)

Groundcovers

SYMBOL/KEY	PLANT NAME	QTY.	DESCRIPTION	NATIVE
	LANTANA MONTEVIDENSIS 'ALBA' WHITE LANTANA	115	1 GAL, 12" HT, 12" OC	NO
	TRACHELOSPERMUM ASIATICUM 'MINIMA' ASIATIC JASMINE	255	1 GAL, 8" OC	NO

TOTAL:	370
NATIVE SPECIES:	115 (31%)

Lawn & Mulch

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

Shrubs & Vines

SYMBOL/KEY	PLANT NAME	QTY.	DESCRIPTION	NATIVE
	ALOCASIA ODORA 'CALIFORNIA' DWARF ELEPHANT EAR	100	3 GAL 24" HT, 18" OC	NO
	ALPINIA ZERUMBET GREEN SHELL GINGER	10	5 GAL, 36" HT	NO
	BOUGAINVILLEA SPP.	2	8' HT. ATTACHED TO TRELLIS	NO
	BEGONIA ODORATA ALBA ANGEL WING BEGONIA	24	5 GAL	NO
	CHRYSOBALANUS ICACO COCOPLUM	300	3 GAL 24" HT, 18" OC	YES
	CLUSIA GUTTIFERA CLUSIA HEDGE	85	8' HT, 3' OC.	NO
	DOMBEYA SEMINOLE DOMBEYA	3	3 GAL, 24" HT	NO
	FICUS MICROCARPA 'GREEN ISLAND' GREEN ISLAND FICUS	275	3 GAL 24" HT, 18" OC	NO
	PODCARPUS MACROPHYLLUS PODOCARPUS	20	4' HT, 24" OC	NO
	GARDENIA JASMINOIDES 'RADICANS' DWARF GARDENIA	23	24" HT	NO
	PHILODENDRON GIGANTEUM GIANT ELEPHANT EAR	9	7 GAL.	NO

TOTAL:	851
NATIVE SPECIES:	300 (35.2%)

Landscape Legend

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	REQUIRED	PROPOSED
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JOB NUMBER: # 25069.00 LA
DRAWN BY: Matt Jackman
DATE: 06.04.2025

SHEET L4.1

ARC-25-0041
ZON-25-0044

Plant Schedule



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ARC-25-0041
ZON-25-0044

Rendered Landscape Plan

SCALE IN FEET 0' 8' 16' 24'



1
L6.1
North Elevation
SCALE: 1/2" = 1'-0"

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DATE: 06.04.2025

SHEET L6.1

ARC-25-0041
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Rendered Landscape Elevations



1
L6.2

South Elevation

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

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Rendered Landscape Elevations

SCALE IN FEET

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DATE: 06.04.2025

SHEET L6.2



East Elevation

1
L6.3



West Elevation

2
L6.3

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Rendered Landscape Elevations

SCALE IN FEET

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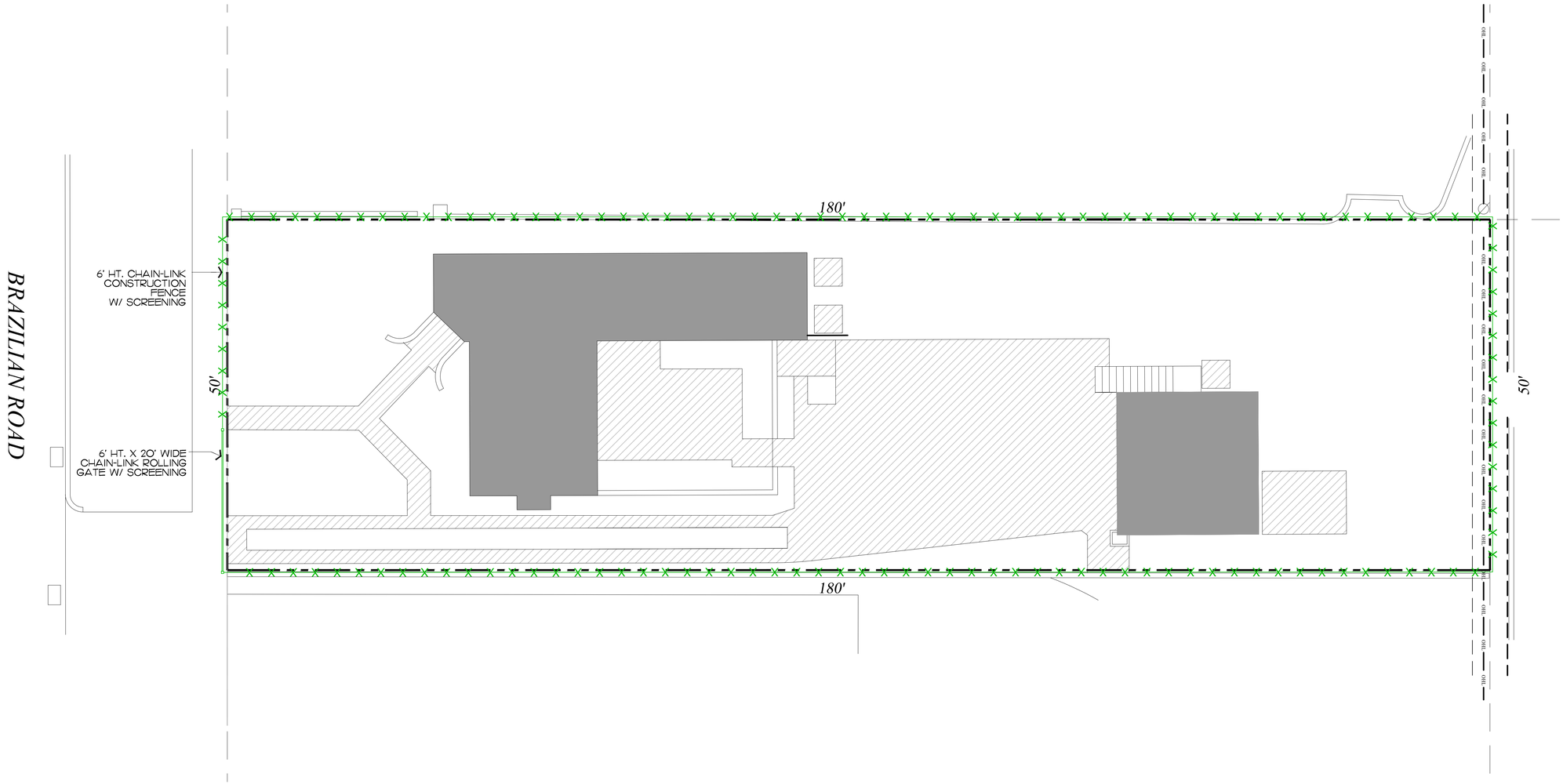
DATE: 06.04.2025

SHEET L6.2

NOTE:
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.



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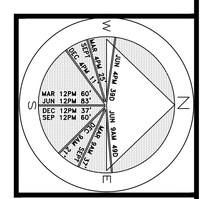

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ZON-25-0044

Construction Screening Plan

SCALE IN FEET 0' 8' 16' 24'

NOTE:
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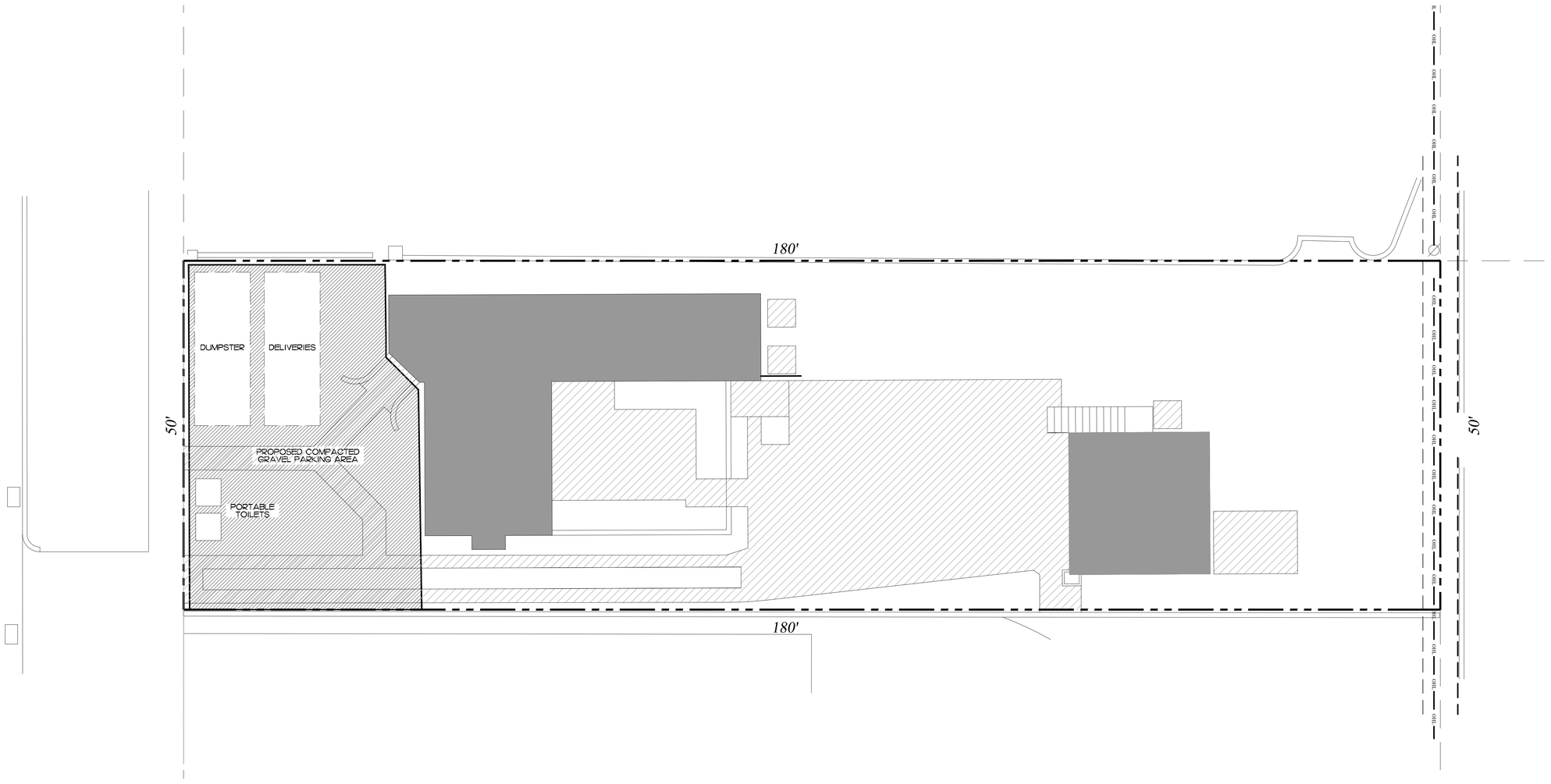

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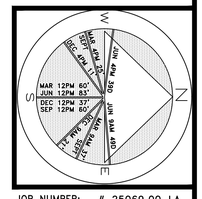

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Construction Staging Plan

SCALE IN FEET 0' 8' 16' 24'

TOWN OF PALM BEACH

Information for Architectural Commission Meeting on: October 29, 2025

To: Architectural Commission

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

From: Planning, Zoning & Building

Re: ARC-25-0059 (ZON-25-0053) 124 SEABREEZE AVE. (COMBO) The applicants, Matthew & Kristin Lipton, have filed an application requesting Architectural Commission review and approval for partial demolition and reconstruction of an existing nonconforming accessory structure requiring a structure separation variance, renovations and additions to an existing nonconforming residence requiring cubic content and setback variances, with full hardscape and landscape renovations including a new swimming pool requiring setback variances; on an existing nonconforming "Sea Street" parcel. Town Council shall review the application as it pertains to zoning relief/approval.

Date: 10/22/2025

Planning, Zoning & Building

STRATEGIC PLAN
Strategic Priorities:
Community Culture and Character

Strategic Focus Areas:
Quality of Life

FUNDING
No Fiscal Impact

ARC-25-0059 (ZON-25-0053) 124 SEABREEZE AVE (COMBO). The applicants, Matthew & Kristin Lipton, have filed an application requesting Architectural Commission review and approval for partial demolition and reconstruction of an existing nonconforming accessory structure requiring a structure separation variance, renovations and additions to an existing nonconforming residence requiring cubic content and setback variances, with full hardscape and landscape renovations including a new swimming pool requiring setback variances; on an existing nonconforming "Sea Street" parcel. Town Council shall review the application as it pertains to zoning relief/approval.

ZON-25-0053 (ARC-25-0059) 124 SEABREEZE AVE (COMBO) – SPECIAL EXCEPTION & VARIANCE(S). The applicants, Matthew & Kristin Lipton, have filed an application requesting Town Council review and approval for (1) special exception to revest an existing nonconforming "Sea Street" parcel in the R-B zoning district as well as six (6) variances related to renovations and additions to the existing nonconforming residence and accessory structure, including: (1) a variance for partial demolition and reconstruction of an existing nonconforming accessory structure that will be deficient in minimum required building separation; (2, 3, 4) variances for reduced west side yard setback, increased nonconforming lot coverage and increased nonconforming cubic content related to the addition of an unenclosed porte cochere; and (5, 6) variances for reduced east side and south rear yard swimming pool setbacks. The Architectural Commission shall perform design review of the application.

Property Owner:	Matthew & Kristin Lipton
Professional:	SKA Architect + Planner (Pat Segraves)
Landscape:	Nievera Williams Design (Mario Nievera)

THE PROJECT:

The applicant has submitted plans, entitled "PROPOSED RENOVATIONS FOR: MR. & MRS. LIPTON", as prepared by **SKA Architect + Planner**, uploaded October 07, 2025.

The following is the scope of work for the application:

- Reconstructed two-story accessory structure.
- Porte-cochere addition to main house with minor architectural adjustments.
- Hardscape and landscape renovations, including new swimming pool.

The following town council relief is requested:

- SPECIAL EXCEPTION: Sec. 134-893(a)(2): A special exception for partial demolition and reconstruction of an existing nonconforming accessory structure substantially within it's existing footprint on a lot 75 feet or less on a "Sea" Street (Seabreeze Ave).

- VARIANCE 1: Sec. 134-893(a)(3): A variance for building separation of 6'-11" and 7'-11" in lieu of the 10' minimum building separation required between the accessory structure and structures on the neighboring south parcels as required for partial demolition and reconstruction of an existing nonconforming accessory structure

substantially within its existing footprint on a lot 75 feet or less on a "Sea" Street (Seabreeze Ave).

- VARIANCE 2: Sec. 134-893(b)(7)(a): A variance for a west one-story side yard setback of 3.83' in lieu of the 16.7' existing and 12.5' minimum required; related to the addition of an unenclosed porte cochere.

- VARIANCE 3: Sec. 134-893(b)(11)b.: A variance for a lot coverage of 35.7% in lieu of the 34.7% existing and 30% maximum permitted; related to the addition of an unenclosed porte cochere.

- VARIANCE 4: Sec. 134-893(b)(13)(1): A variance for a Cubic Content Ratio of 6.33 in lieu of the 6.31 CCR existing and 4.39 CCR maximum permitted; related to the addition of an unenclosed porte cochere.

- VARIANCE 5: Sec. 134-1757: A variance for a swimming pool with a 7' east side yard setback in lieu of the 10' minimum side yard setback required for a swimming pool.

- VARIANCE 6: Sec. 134-1757: A variance for a swimming pool with a 7' south rear yard setback in lieu of the 10' minimum rear yard setback required for a swimming pool.

Site Data			
Zoning District	R-B	**Future Land Use**	SINGLE-FAMILY
Lot Size	Existing: 6,125.5 SF Required: 10,000 SF ***Special Exception***	**Enclosed Sq. Ft.**	Existing: 3,726 SF Proposed: 3,570 SF
Lot Width	Existing: 50 Ft. Required: 100 Ft. ***Special Exception***	**Lot Depth**	Existing: 122.5' Required: 100'
Lot Coverage	Permitted: 30% Existing: 34.7% Proposed: 35.7%	**Landscape Open Space:**	Required: 45% Existing: 45.95% Proposed: 46.7%

Surrounding Properties / Zoning	
North	111 Seabreeze Ave | Residence / R-B
South	127 Seabreeze Ave & 129 Seabreeze Ave | Residence(s) / R-B
East	120 Seabreeze Ave | Residence / R-B
West	128 Seabreeze Ave | Residence / R-B

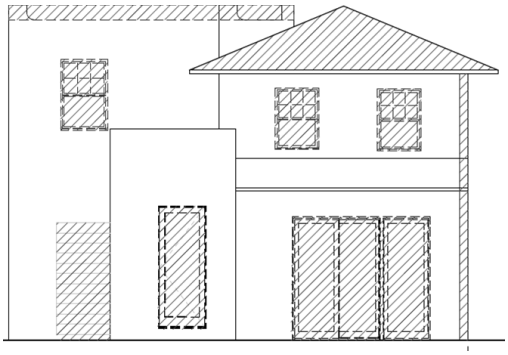
STAFF ANALYSIS:

The applicant is seeking approval for renovations and additions to an existing single-family residence and accessory structure, including substantial reconstruction of the two-story accessory structure, new porte-cochere addition to the main residence, new swimming

pool, and hardscape and landscape renovation. The application requires town council relief for a special exception to reconstruct the nonconforming accessory structure on a sea-street parcel and six (6) variances to achieve the scope of work, as proposed.

The existing residence was constructed in the 1920's and as is common with many residences in this neighborhood built in this era, there are several nonconforming aspects inherent to the parcel and to the improvements on the parcel. The zoning code allows for redevelopment of existing nonconforming Sea-Street structures provided that the reconstruction does not result in any additional nonconforming lot coverage or cubic content. The size of the proposed accessory structure is decreasing from an approximately 500 sq ft footprint to approximately 400 sq ft. But the accessory structure does require a variance for a reduced separation from structures on neighboring properties. The structures in question are also two-story, existing non-conforming accessory structures.

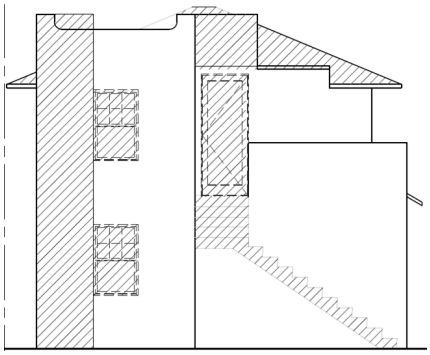






Existing north cabana elevation.

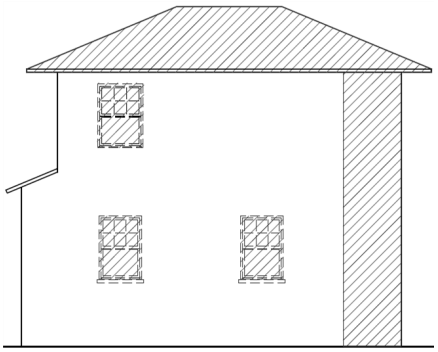
Proposed north cabana elevation.



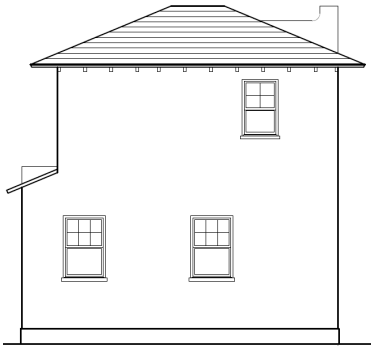
Existing east cabana elevation.



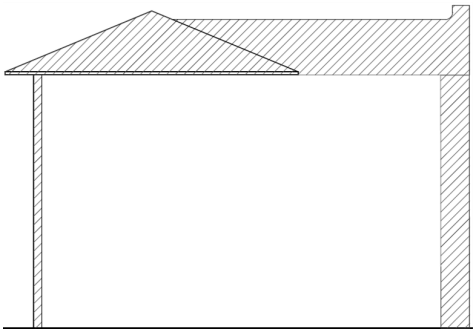
Proposed east cabana elevation.



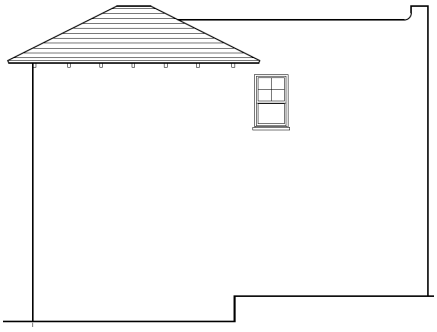
Existing west cabana elevation.



Proposed west cabana elevation.



Existing south cabana elevation.



Proposed south cabana elevation.

At the main residence, a porte-cochere addition is proposed. The lot coverage and CCR variances (Variance #2, #3, & #4) relate to the porte-cochere addition at the primary residence. Other modifications are proposed to fenestration on the sides and rear of the main residence as well. Sitewide hardscape and landscape modifications are proposed, including a new swimming pool. The swimming pool, however, does require variances to encroach into the side yard and rear yard setback areas.





Color rendering of proposed landscape plan.



Existing front north elevation.

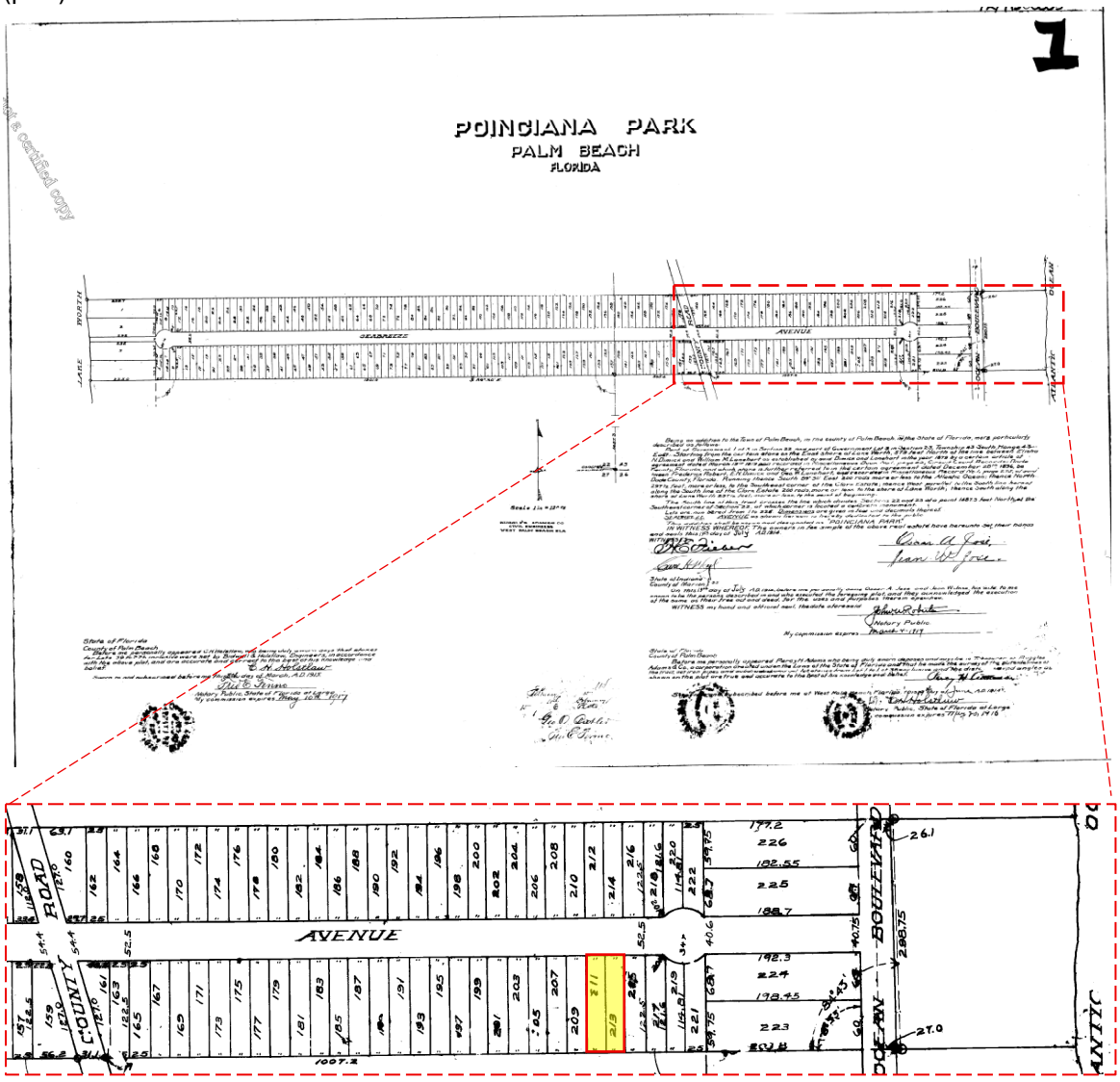


Proposed front north elevation

SPECIAL EXCEPTION

The application requires one special exception as proposed. The zoning code anticipates nonconformities on the "Sea Streets" and provides regulations "to protect the unique, residential character of Seaview Avenue, Seaspray Avenue, and Seabreeze Avenue" by allowing partial or complete demolition and reconstruction of single-family dwellings or accessory buildings on lots 75 feet in width or less that meet other minimum requirements. The code section also requires that if the parcel is nonconforming, it will need to apply for special exception or site plan review, whichever is relevant, to revest the nonconforming

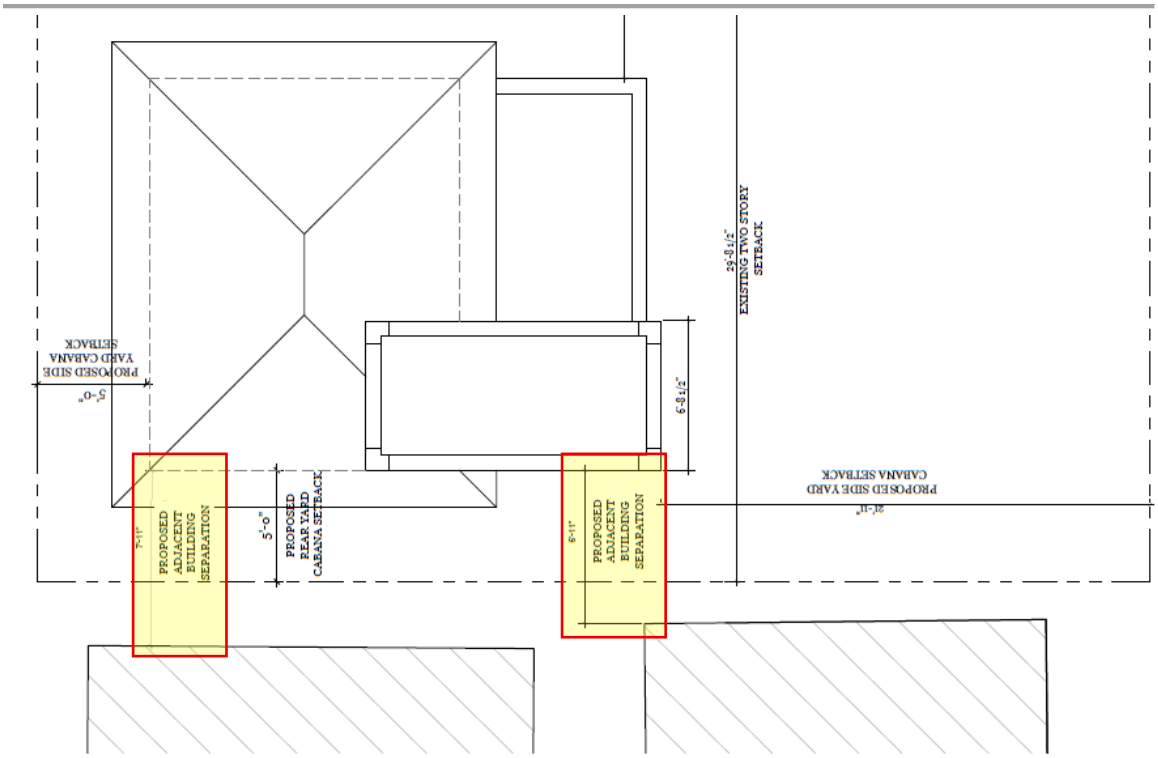
aspect of the property. In this case the parcel is composed of two underlying nonconforming parcels of land that are each 25' wide and 122.5' deep; Lots 211 & 213 of Poinciana Park (plat).



CODE SECTION	REQUIRED	EXISTING
SPECIAL EXCEPTION: Sec. 134-893(a)(2)	100 ft Lot Width 10,000 sq ft Lot Area	50 ft Lot Width 6125 Lot Area

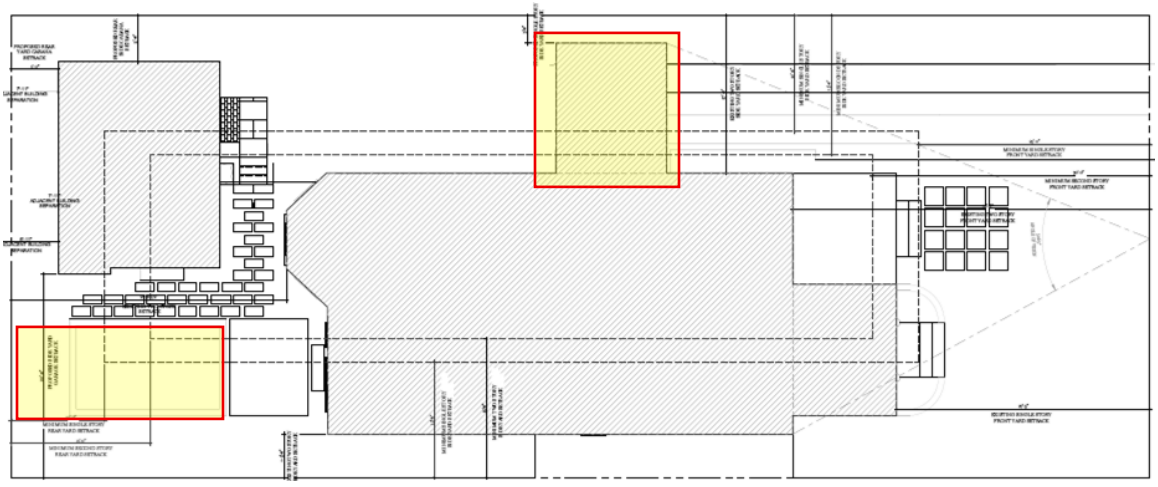
VARIANCES

The applicant is requesting six (6) variances related to the application. The first is to reconstruct the detached cabana structure closer than 10' to structures on neighboring properties. The subject parcel abuts two parcels at the south rear side and each of these parcels has their own existing nonconforming detached accessory structures that are near their rear property lines. In lieu of 10' separation, the applicant is proposing 6' – 11" and 7' – 11" setback from these structures.



CODE SECTION	REQUIRED	PROPOSED	VARIANCE
VARIANCE 1: Sec. 134-893(a)(3)	10’ distance separation	6.9’ & 7.9’ Distance Separation	**2.1’ & 3.1’**

Variances 2, 3 and 4 pertain to the proposed porte-cochere addition. While the cabana is being reconstructed on a smaller footprint, the porte-cochere addition is proposed within the west yard setback and causes an increase in lot coverage and CCR, making existing nonconforming conditions worsened.



CODE SECTION	REQ'D/PERMITTED	PROPOSED	VARIANCE
VARIANCE 2: Sec.134-893(b)(7)(a)	12.5' min side-yard setback	3.83' side yard setback	**8.67'**
VARIANCE 3: Sec. 134-893(b)(11)b	30% max lot coverage	35.7% (34.7 existing) Lot coverage	**5.7%**
VARIANCE 4: Sec.134-893(b)(13)(1)	4.39 max cubic content ratio	6.33 (6.31 existing) Cubic content ratio	**1.94 CCR**

The final two variances pertain to the location of the proposed swimming pool. The pool is proposed in the south-east portion of the property with 7' side and rear yard setbacks, where 10' minimum setbacks are required.

CODE SECTION	REQ'D/PERMITTED	PROPOSED	VARIANCE
VARIANCE 5: Sec. 134-1757	10' min pool Side-yard setback	7' pool side-yard setback	**3'**
VARIANCE 6: Sec. 134-1757	10' min pool Rear-yard setback	7' pool rear-yard setback	**3'**

CONCLUSION:

Approval of the project will require two (2) separate motion(s) to be made by the Architectural Commission:

1. for the overall design of the project in accordance with Sec. 18-205 criteria, subject to any imposed conditions, and
2. that the implementation of the proposed variance **will** or **will not** cause negative architectural impacts to the subject property.

Approval of the project will require two (2) separate motion(s) to be made by the Town Council:

1. For Special Exception request to redevelop a nonconforming parcel and meets the criteria set forth in Section 134-229 and finding that the approval of the Site Plan will not adversely affect the public interest, that all zoning requirements governing the use have been met and that satisfactory provision and arrangement has been made.
2. for final determination of approval or denial of the (1) variance by the Town Council, and that the variances **shall** or **shall not** be granted that all the criteria applicable to this application as set forth in Sec. 134-201(a), items 1 through 7 have been ~~not~~.

WRB:JGM:BMF

Date: Sep 14, 2025
Address: 124 Seabreeze Ave
Re: ARCOM - Second Submission
ARC-25-0059
ZON-25-0053

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

Letter of Intent – 124 Seabreeze Ave

On behalf of our clients, we respectfully submit this request for zoning variances for the property located at **124 Seabreeze Avenue**, a contributing residence originally constructed in 1927 and situated within the Sea Streets neighborhood of Palm Beach. The proposed scope includes selective architectural improvements to the main residence and the **reconstruction of the existing cabana**, with all work designed to remain consistent with the historic character of the home. This project is scheduled for presentation to ARCOM on **October 29, 2025** and to Town Council on **November 13, 2025** for relief.

The cabana is being rebuilt substantially within its existing footprint and is now brought into compliance with the required **5' setback**. In addition, the cabana's **cubic content ratio (CCR) and lot coverage have been reduced compared to existing conditions.** The CCR, lot coverage, and side setback variances listed below are **only triggered by the addition of the new porte cochere** and are not attributable to the cabana which has been reduced.

Accordingly, the following variances are requested:

1. **Cubic Content Ratio (CCR):** Per Town Code §134-893(b)(13)(a), allow a CCR of **6.33** (existing 6.31) in lieu of the maximum permitted. *This variance is solely the result of the porte cochere; the cabana CCR has been reduced.*

2. **Lot Coverage:** Per Town Code §134-893(b)(11)(b), allow **35.7% coverage** (existing 34.7%) in lieu of the 30% maximum. *This variance is solely the result of the porte cochere; the cabana lot coverage has been reduced.*

3. **Side Setback:** Per Town Code §134-893(b)(11)(b), allow a side setback of **3'-10"** in lieu of the required 12'-6". *This variance is solely the result of the porte*

cochere; the cabana setbacks have been brought into compliance.

4. **Adjacent Building Separation (South):** Per Town Code §134-893(3), allow the redeveloped cabana to be **6'-11" to 7'-11"** from two neighboring structures in lieu of the 10' minimum separation required.

5. **Pool Setback (West):** Per Town Code §134-893(b)(11)(b), allow a pool setback of **7'-0"** in lieu of the required 10'-0".

6. **Pool Setback (South):** Per Town Code §134-893(b)(11)(b), allow a pool setback of **7'-0"** in lieu of the required 10'-0".

These variances will allow the property to modernize and improve functionality while reducing cabana nonconformities, preserving the historic fabric of the residence, and maintaining the architectural character of the Sea Streets neighborhood.

We appreciate your consideration and look forward to presenting this project.

Sincerely,

Erik Broberg
Project Manager, SKA Architect + Planner

PROPOSED RENOVATIONS FOR:
MR. AND MRS. LIPTON



ARC-25-0059
ZON-25-0053

ARCOM / TC SCHEDULE OF SUBMISSIONS:

FIRST SUBMISSION: 08/28
SECOND SUBMISSION: 09/08
FINAL SUBMIT: 10/07
ARCOM MEETING: 10/29
TOWN COUNCIL: 11/13

INDEX OF DRAWINGS

CVR COVER
SRY SURVEY
C-1 CIVIL DRAINAGE PLAN
ZN ZONING LEGEND
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PR-2 CONTEXTUAL SITE PLAN
PR-3 CONTECTUAL SITE MPA
PR-4 CCR
PR-5 SETBACK + VARIANCES
PR-6 LOTCOVERAGE
SITE PHOTOS
SP-1 EXISTING/ DEMO SITE PLAN
SP-2 PROPOSED SITE PLAN
A-1.0 EXISITINF/DEMO FIRST FLOOR PLAN
A-1.1 EXISTING/DEMO SECOND FLOOR PLAN
A-1.3 PROPOSED SECOND FLOOR PLAN
A-1.4 EXISITING/DEMO ROOF PLAN
A-1.5 PROPOSED ROOF PLAN
A-2.0 NORTH + SOTH ELEVATIONS
A-2.1 EAST ELEVATIONS
A-2.2 WEST ELEVATIONS
A-2.3 NORTH + EAST CABANA ELEVATIONS

A-4.0 DETAILS + SECTIONS
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A-4.2 COLORED ELEVATIONS
A 4.3 MATERIAL + FINISHES
A4.4 NORTH + SOUTH COLORED CABANA ELEVATION
Lo OVERALL SITE PLAN
EL1 ELEVATION RENDERING
EL2 ELEVATION RENDERING
EL3 ELEVATION RENDERING
EL4 ELEVATION RENDERING
EX EXISITING CONDITIONS
CSP CONTECTUAL SCREENING PLAN
L1 HARDSCAPE PLAN
L2 LOT FILL DIAGRAM
L3 LANDSCAPE MATERIALS
LP1 LANDSCAPE PLAN
LP2 PLANT LIST + DETAILS
D1 SITE DETAILS
OS1 OPEN SPACE DIAGRAM
OS2 LANDSCAPE ALT. DIAGRAM

Project Summary

The project at 124 Seabreeze Avenue introduces a new porte cochere and reconstructs the cabana, which is reduced in cubic content ratio and lot coverage and brought into compliance with required setbacks. Variances are requested for the porte cochere, cabana separation, and pool setbacks. Importantly, the CCR, lot coverage, and side setback variances are triggered only by the porte cochere addition, not by the cabana reconstruction. The project is scheduled for ARCOM review on October 29, 2025 and Town Council variance review on November 13, 2025.

Variances Requested Include:

1. Cubic Content Ratio (CCR) – Per Town Code §134-893(b)(13)(a), allow a CCR of 6.33 (existing 6.31) in lieu of the maximum permitted. ONLY FOR PORT COCHERE. CABANA CCR HAS BEEN REDUCED

2. Lot Coverage – Per Town Code §134-893(b)(11)(b), allow 35.7% coverage (existing 34.7%) in lieu of the 30% maximum. ONLY FOR PORT COCHERE. CABANA CCR HAS BEEN REDUCED

3. Side Setback – Per Town Code §134-893(b)(11)(b), allow a side setback of 3'-10" in lieu of the required 12'-6". ONLY FOR PORT COCHERE. CABANA CCR HAS BEEN REDUCED

4. Adjacent Building Separation Per Town Meeting – Per Town Code §134-893(3), Variance request to allow the redeveloped home to be 6-11" – 7-11" feet from the neighboring lot's structure in lieu of the 10-foot minimum that is required to be apart from any structure on a neighboring lot.

5. Pool Setback (West) – Per Town Code §134-893(b)(11)(b), allow a pool setback of 7'-0" in lieu of the required 10'-0".

6. Pool Setback (South) – Per Town Code §134-893(b)(11)(b), allow a pool setback of 7'-0" in lieu of the required 10'-0".

DESIGN TEAM

SKA ARCHITECT + PLANNER
249 Peruvian Ave f2, Palm Beach, FL 33480
(561)-655-1116

NIEVERA WILLIAMS
625 N Flagler Dr Ste 502, West Palm Beach, FL 33401
(561)-659-2820

GRUBER CONSULTING
2475 Mercer Ave, West Palm Beach, FL 33401
(561)-312-2041

SKA
SKA ARCHITECT + PLANNER
249 PERUVIAN AVE. SUITE F2, PALM
A.A. #001345
A.R.#10,181

PROPOSED RENOVATIONS FOR:
MR. AND MRS. LIPTON
124 SEABREEZE AVE, PALM BEACH FL 33480

CONSULTANT:

REVISIONS:
△
△
△
△

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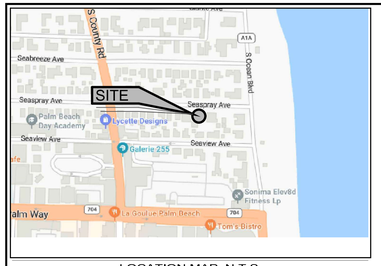
PROJECT #

SHEET NO.
CVR

09-15-25

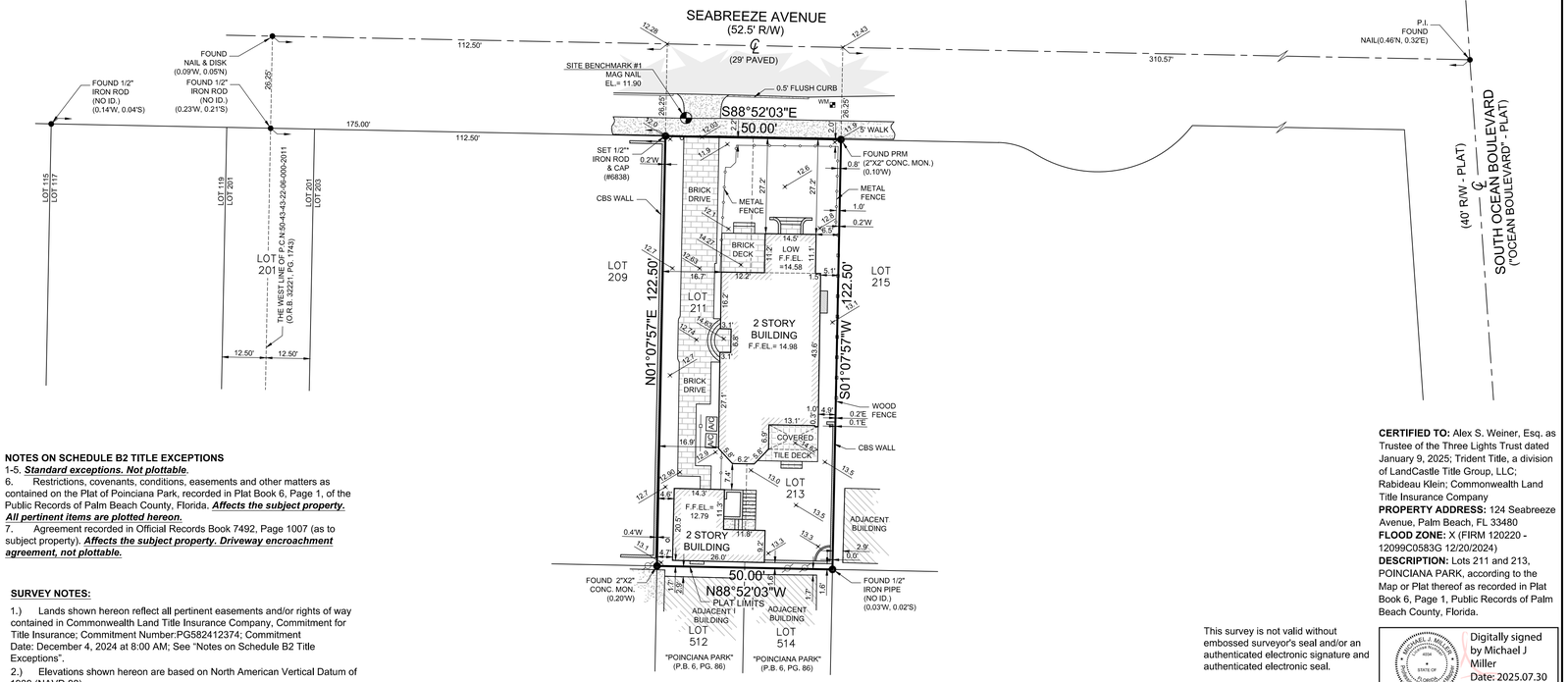


LOCATION MAP N.T.S.

NORTH

20 0 20 40 60

Scale 1" = 20'



NOTES ON SCHEDULE B2 TITLE EXCEPTIONS

1-5. ***Standard exceptions. Not plottable***.

6. Restrictions, covenants, conditions, easements and other matters as contained on the Plat of Poinciana Park, recorded in Plat Book 6, Page 1, of the Public Records of Palm Beach County, Florida. ***Affects the subject property. All pertinent items are plotted hereon.***

7. Agreement recorded in Official Records Book 7492, Page 1007 (as to subject property). ***Affects the subject property. Driveway encroachment agreement, not plottable.***

SURVEY NOTES:

1.) Lands shown hereon reflect all pertinent easements and/or rights of way contained in Commonwealth Land Title Insurance Company, Commitment for Title Insurance; Commitment Number:PG582412374; Commitment Date: December 4, 2024 at 8:00 AM; See "Notes on Schedule B2 Title Exceptions".

2.) Elevations shown hereon are based on North American Vertical Datum of 1988 (NAVD 88).

a) Originating benchmark = Leica Global Positioning System.

b) (00.00) = existing elevation (NAVD 88 typical).

3.) Area of subject property = 6,125 square feet (0.1406 acres).

4.) No underground improvements located.

5.) Bearings shown hereon are State Plane Grid (NAD 83/90 ADJUSTMENT, FLORIDA EAST ZONE). Distances are plat and measured unless otherwise shown.

6.) This firm's "Certificate of Authorization" number is "LB 6838".

LEGEND:

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

BOUNDARY SURVEY

SCALE:	1" = 20'
DRAWN BY:	PICARD
FIELD WK:	J.W. / B.M.
DATE:	07/08/2025

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

REF:	1-48/42 O-71/76
PREV. JOB NO'S.	Y241325
JOB NO.	Y250666
	M - 5371 - A

CERTIFIED TO: Alex S. Weiner, Esq. as Trustee of the Three Lights Trust dated January 9, 2025; Trident Title, a division of LandCastle Title Group, LLC; Rabideau Klein; Commonwealth Land Title Insurance Company
PROPERTY ADDRESS: 124 Seabreeze Avenue, Palm Beach, FL 33480
FLOOD ZONE: X (FIRM 120220 - 12099C0583G 12/20/2024)
DESCRIPTION: Lots 211 and 213, POINCIANA PARK, according to the Map or Plat thereof as recorded in Plat Book 6, Page 1, Public Records of Palm Beach County, Florida.

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

Digitally signed by Michael J Miller
Date: 2025.07.30 16:11:37 -04'00'
Registered Land surveyor, Florida Certificate No. MICHAEL J. MILLER #4034

CRD. FILE Y250666

REVISIONS:

SKA
SKA ARCHITECT + PLANNER
249 PERUVIAN AVE. SUITE F2, PALM BEACH, FL. 33480 PHONE: 561.655.1116

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

PROPOSED RENOVATIONS FOR:

MR. AND MRS. LIPTON

124 SEABREEZE AVE, PALM BEACH FL 33480

CONSULTANT:

REVISIONS:

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PROJECT #

SHEET NO.

SVY

07.23.25

STORMWATER RETENTION CALCULATIONS

A. SITE INFORMATION

Total Property Area = 6,125 sq.ft.

Drainage Area Impervious Surface = 3,335 sq.ft.

Drainage Area Pervious Surface = 2,790 sq.ft.

B. ESTIMATED STORMWATER RETENTION VOLUME

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

Impervious Surface Runoff Volume:
1.0 x 2 in/hr x 3,335 sq.ft. x 1 ft./12 in. = 556 cu.ft.

Pervious Runoff Volume:
0.2 x 2 in/hr x 2,790 sq.ft. x 1 ft./12 in. = 93 cu.ft.

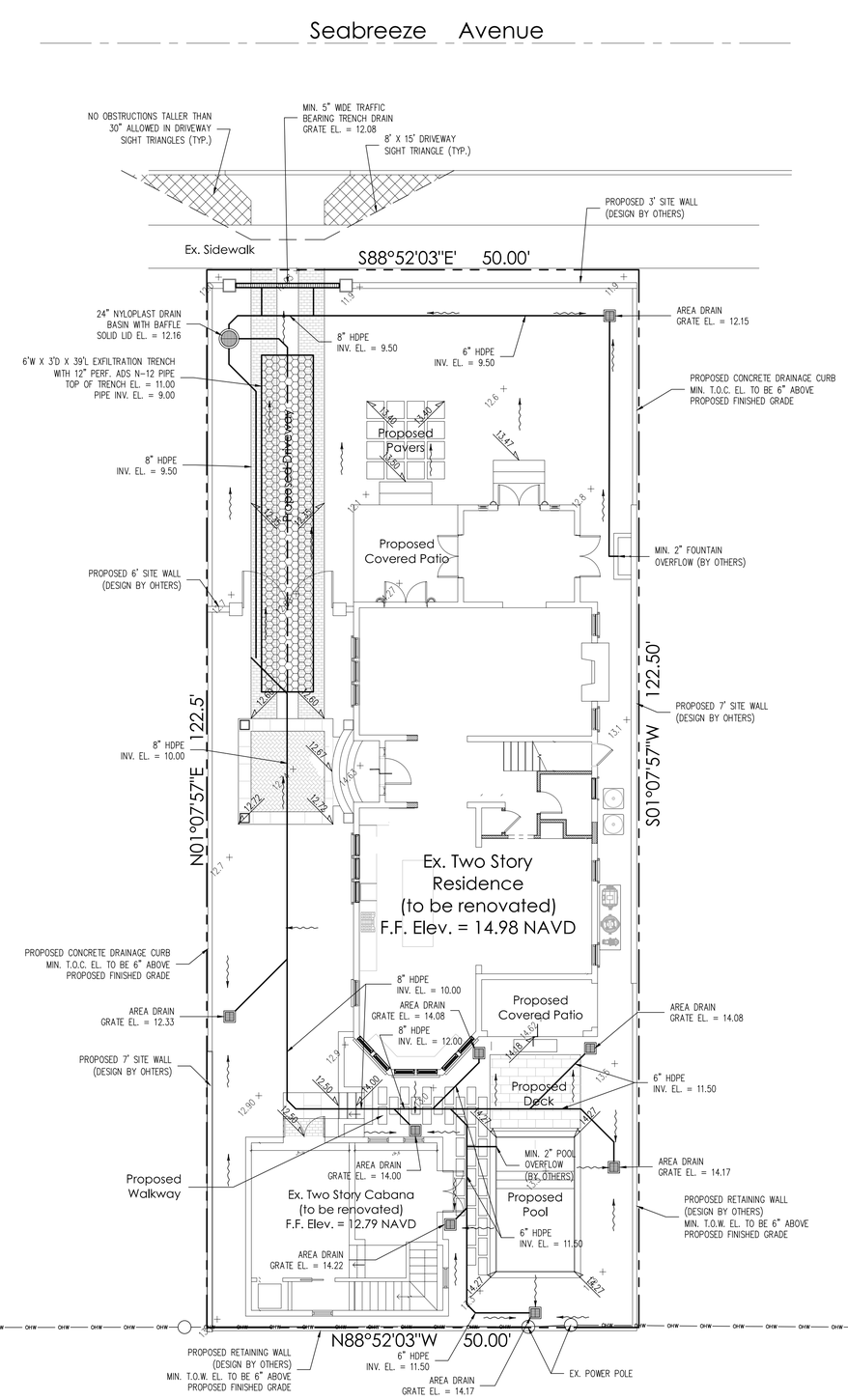
Total Volume to be Retained = 649 cu.ft.

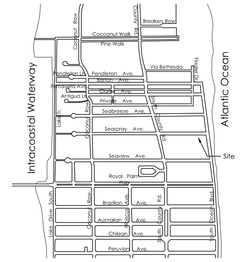
C. PROPOSED EXFILTRATION TRENCH SIZING

L	=	Total Length of Trench Provided	=	39	ft
W	=	Trench Width	=	6	ft
K	=	Hydraulic Conductivity	=	0.00005	cfs/sq.ft./ft. of head
H2	=	Depth to Water Table	=	6.00	ft
DU	=	Un-Saturated Trench Depth	=	3.00	ft
DS	=	Saturated Trench Depth	=	0.00	ft
V	=	Volume Treated	=	800	cu.ft.

Notes:

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

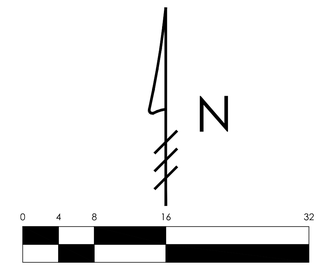




Location Map
N.T.S.

Legend

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



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

Plan Background from Hardscape
Plan by Nievera Williams Design
Received 8/7/25

ARC-25-____

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

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

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

Conceptual Site Grading & Drainage Plan For:

PROPOSED RENOVATION

124 Seabreeze Avenue
Palm Beach, Florida

PROJECT INFORMATION:

Project No.	2014-0055
Issue Date	08/09/2025
Scale	1/8" = 1'-0"

REVISIONS:

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

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

Digitally signed by Chad M Gruber
Date: 2025.08.09 16:17:17 -04'00'

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

SHEET NUMBER:

C-1

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:**	124 Seabreeze Ave		
2	**Zoning District:**	R-B		
3	**Lot Area (sq. ft.):**	6,125.5 SQ FT		
4	**Lot Width (W) & Depth (D) (ft.):**	50' W x 122.50' D		
5	**Structure Type:** (Single-Family, Multi-Family, Comm., Other)	Single Family		
6	**FEMA Flood Zone Designation:**	Zone VE		
7	**Zero Datum for point of meas. (NAVD)**	8.00' N.A.V.D.		
8	**Crown of Road (COR) (NAVD)**	12.43' N.A.V.D.		
9		REQ'D / PERMITTED	EXISTING	PROPOSED
10	Lot Coverage (Sq Ft and %)	30% (2,020.65 SQ FT)	34.7% (2126 SQ FT)	35.7% (2189.5 SQ FT)
11	Enclosed Square Footage (1st & 2nd Fl., Basement, Accs. Structure, etc)		3,726 SQ FT	3,570 SQ FT
12	*Front Yard Setback (Ft.)	25'(1) 30'(2)	27'-5"(1) 38'-8"(2)	EXIST
13	* Side Yard Setback (1st Story) (Ft.)	12'-6"	16'-10" E, 4'-9" W, 4'-6" Cabana W	3'-10" E, 4'-9" W, 5'-0" Cabana W
14	* Side Yard Setback (2nd Story) (Ft.)	15'-0"	16'-10" E, 4'-9" W	EXIST
15	*Rear Yard Setback (Ft.)	10'(1) 15'(2)	29'-8 1/2", 1'-10" Cabana	EXIST, 5'-0" Cabana
16	Angle of Vision (Deg.)	100 DEG	40 DEG	50.63 DEG
17	Building Height (Ft.)	14'(1) 22'(2)	19'-4"	EXIST
18	Overall Building Height (Ft.)	28' (2)	26'-11"	EXIST
19	Cubic Content Ratio (CCR) (R-B ONLY)	4.386	6.31	6.33
20	** Max. Fill Added to Site (Ft.)	.78'	N/A	.42'
21	Finished Floor Elev. (FFE)(NAVD)		14.98' N.A.V.D.	EXIST
22	Base Flood Elevation (BFE)(NAVD)	8' NAVD	8' NAVD	8' NAVD
23	Landscape Open Space (LOS) (Sq Ft and %)	2,766 SQ FT (45%)	2,825 SQ FT (45.95%)	2,871 SQ FT (46.7%)
24	Perimeter LOS (Sq Ft and %)	1,383 SQ FT (50%)	1,912 SQ FT	2,150 SQ FT
25	Front Yard LOS (Sq Ft and %)	499 SQ FT (40%)	971 SQ FT (77.86%)	996 SQ FT (79.87%)
26	*** Native Plant Species %	*Please refer to TOPB Landscape Legend.*		

Note: The increase in lot coverage is due solely to the addition of the porte cochere. The cabana lot coverage has been reduced from the existing condition.

Note: The increase CCR is due solely to the addition of the porte cochere. The cabana CCR has been reduced from the existing condition. See PR-3

** 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

SKA
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249 PERUVIAN AVE, SUITE F2, PALM
A.A. #001345
A.R.#10,181

PROPOSED RENOVATIONS FOR:
MR. AND MRS. LIPTON
124 SEABREEZE AVE, PALM BEACH FL 33480

CONSULTANT:

REVISIONS:

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PROJECT #

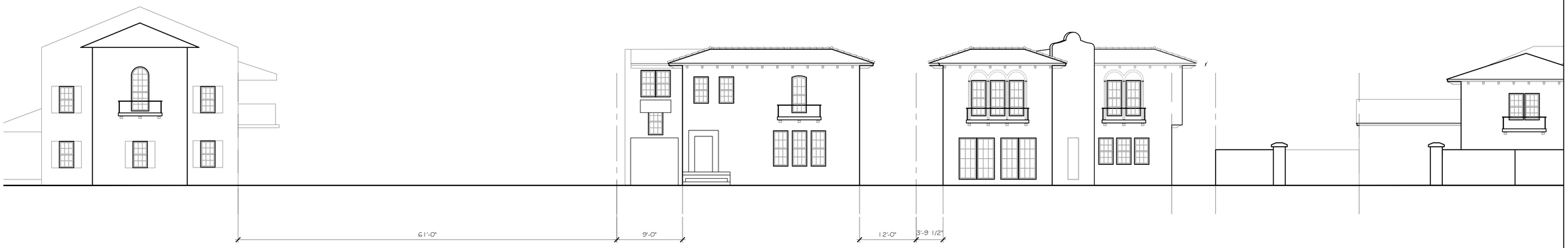
SHEET NO.
ZN

09-15-25



SOUTH STREETSCAPE

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



NORTH STREETSCAPE

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

SKA
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249 PERUVIAN AVE. SUITE F2, PALM
A.A. #001345
A.R.#10,181

PROPOSED RENOVATIONS FOR:

MR. AND MRS. LIPTON

124 SEABREEZE AVE, PALM BEACH FL 33480

CONSULTANT:

REVISIONS:

△
△
△
△

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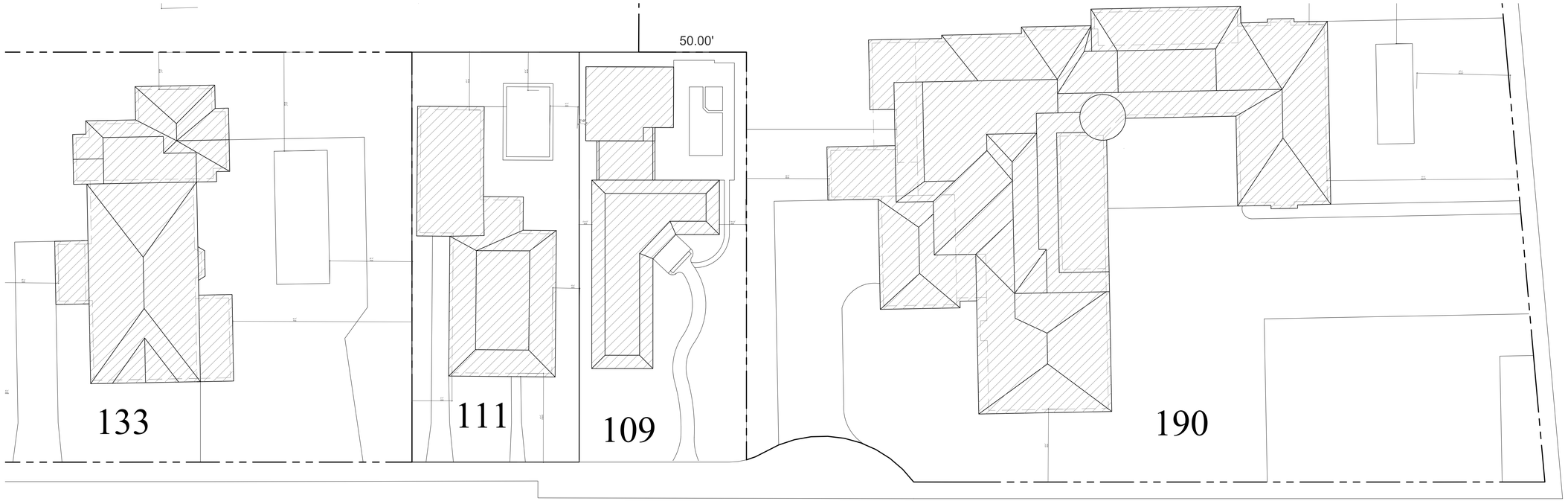
PROJECT #

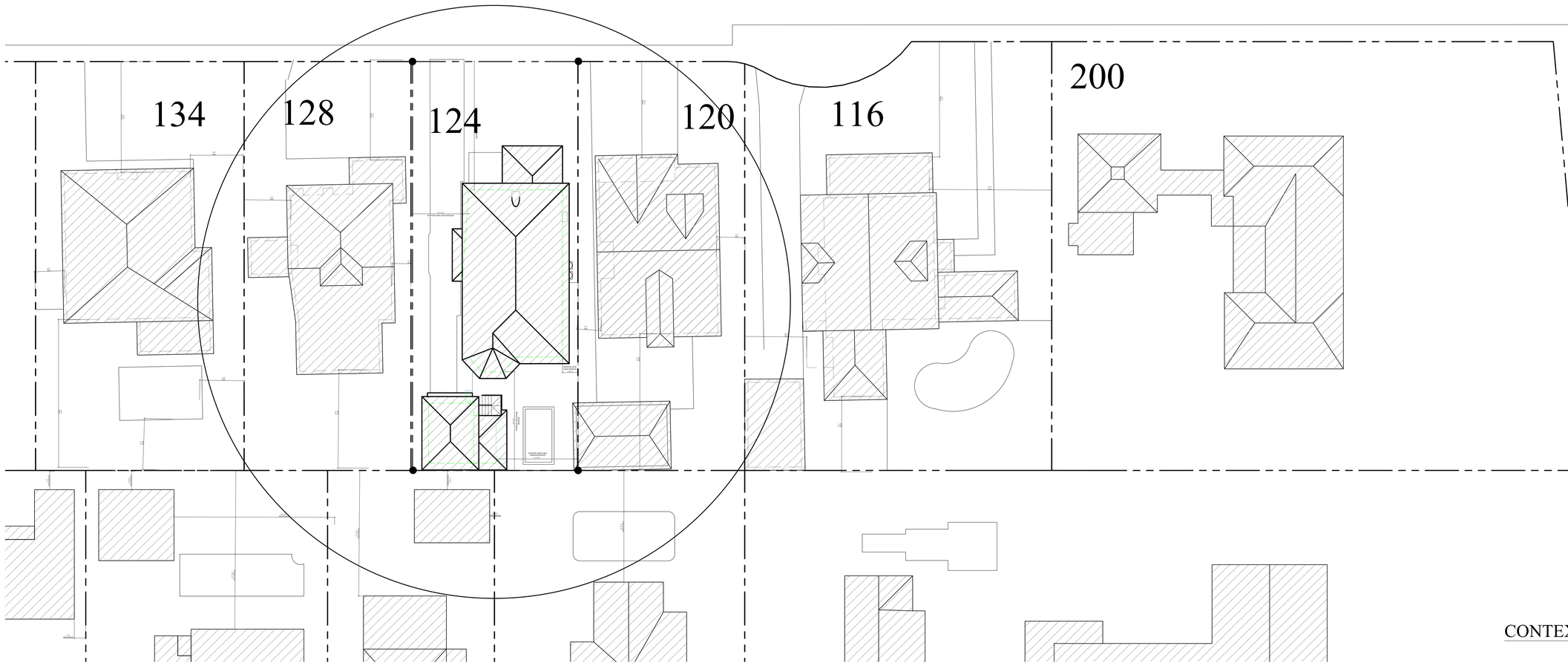
SHEET NO.

PR-1

08/28/25



SEABREEZE AVE



CONTEXTUAL SITE PLAN

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

SKA

SKA ARCHITECT + PLANNER
249 PERUVIAN AVE. SUITE F2, PALM BEACH, FL. 33480 PHONE: 561.655.1116

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

PROPOSED RENOVATIONS FOR:

MR. AND MRS. LIPTON

124 SEABREEZE AVE, PALM BEACH FL 33480

CONSULTANT:

REVISIONS:

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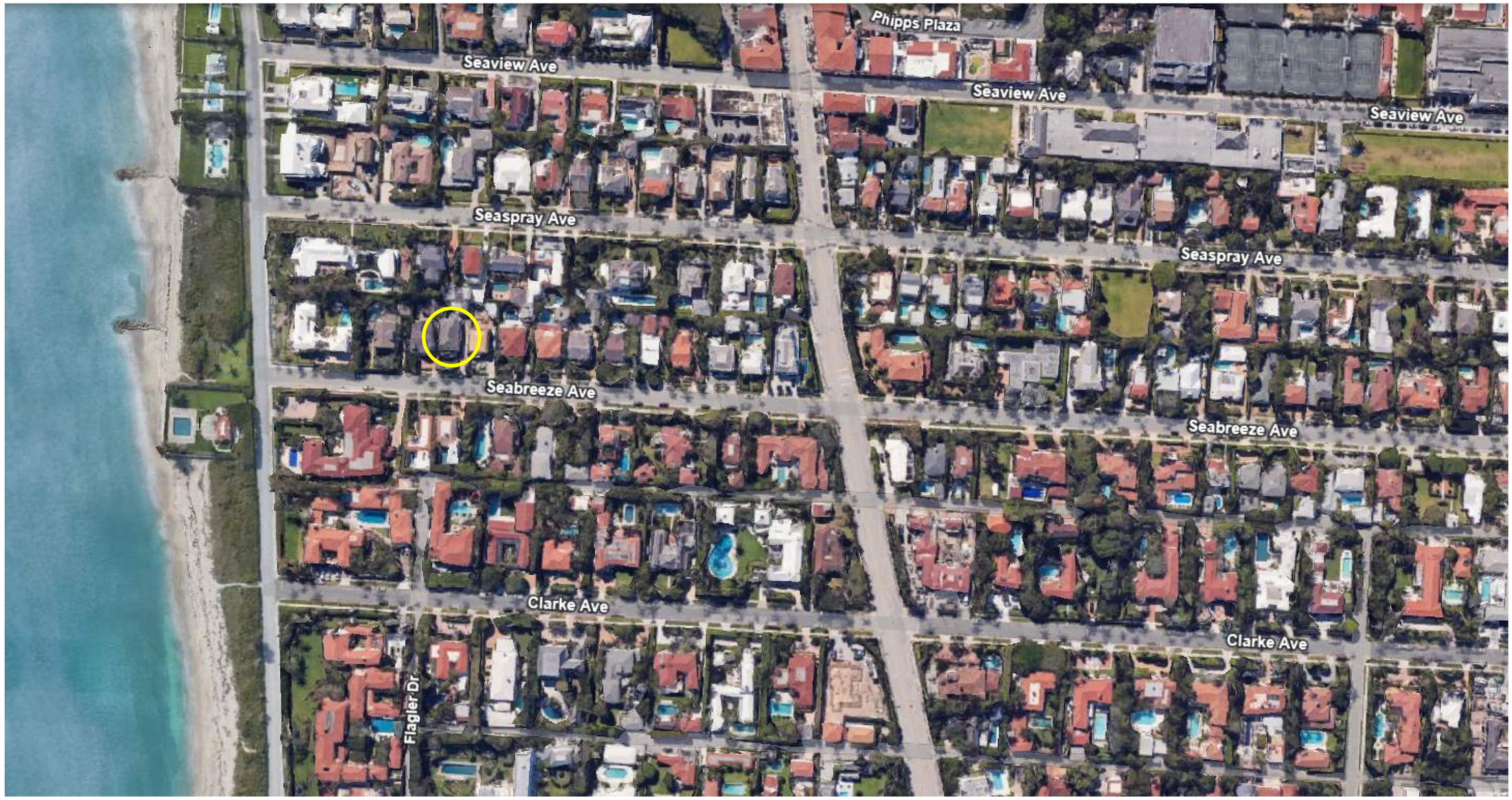
PROJECT #

SHEET NO.

PR-2

07.23.25



CONTEXTUAL SITE PLAN

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

SKA

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249 PERUVIAN AVE. SUITE F2, PALM BEACH, FL. 33480 PHONE: 561.655.1116

A.A. #001345
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PROPOSED RENOVATIONS FOR:

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124 SEABREEZE AVE, PALM BEACH FL 33480

CONSULTANT:

REVISIONS:

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PROJECT #

SHEET NO.

PR-3

07.23.25

INPUTS

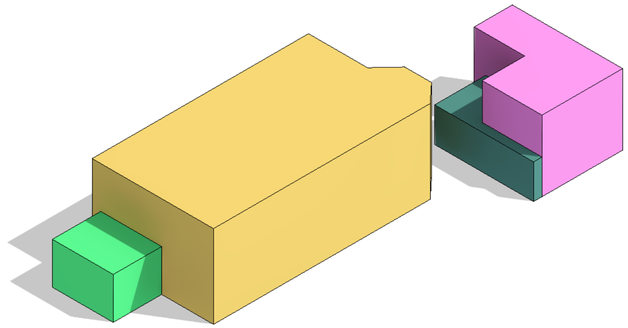
Site Square Footage	**6140**
Max CCR (auto)	4.386
Cubic Ft Max (auto)	26930.04
5% Loggia Deduction	1346.5

Existing BUILDING DATA

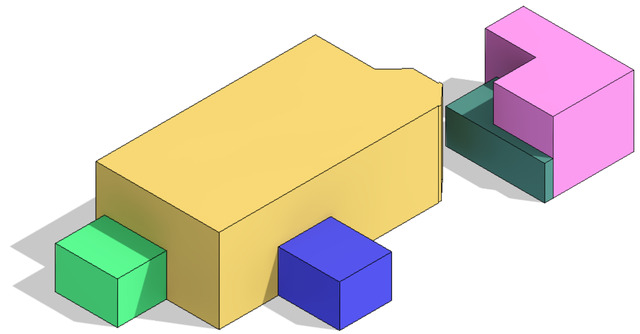
Space	Floor	SF	Height (ft)	CU. FT.
Main House	1st	1517	8.5	12894.5
Main House	2nd	1467	8.5	12469.5
Cabana	1st	500	7.5	3,750
Cabana	2nd	365	7.5	2,737.5
Loggia	1st	109	9	981
Adjusted CU. FT.				**32,832.5**
CCR				5.35

Proposed BUILDING DATA

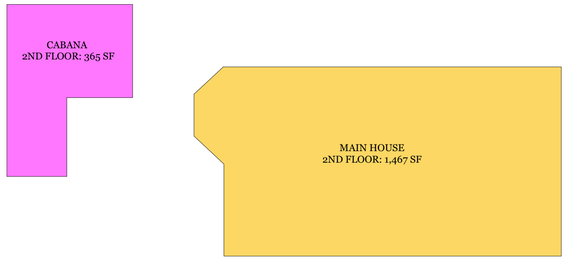
Space	Floor	SF	Height (ft)	CU. FT.
Main House	1st	1517	8.5	12894.5
Main House	2nd	1467	8.5	12469.5
Cabana	1st	395	7.5	2962.5
Cabana	2nd	285	7.5	2137.5
Loggia	1st	109	9	981
Porte Cochere	1st	215	9	1935
Adjusted CU. FT.				**33,380**
CCR				5.44



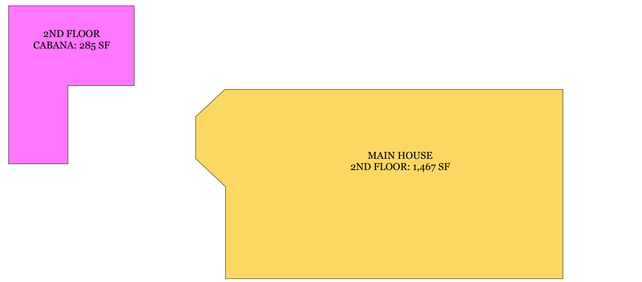
EXISTING CCR AXO



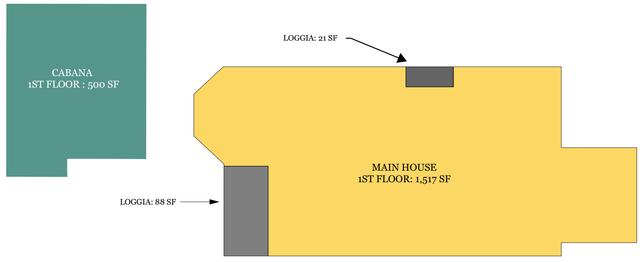
PROPOSED CCR AXO



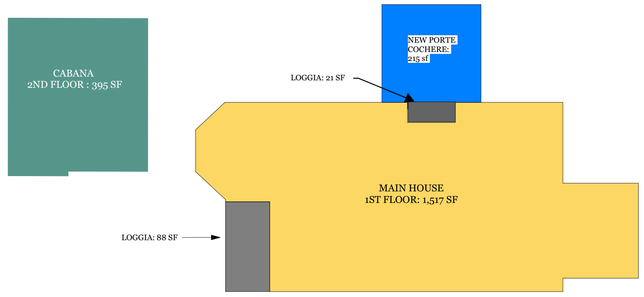
EXISTING SECOND FLOOR AREA CALCULATIONS



PROPOSED SECOND FLOOR AREA CALCULATIONS



EXISTING FIRST FLOOR AREA CALCULATIONS



PROPOSED FIRST FLOOR AREA CALCULATIONS

CCR CALCULATIONS

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249 PERUVIAN AVE. SUITE T2, PALM BEACH, FL. 33480 PHONE: 561.655.1116

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

PROPOSED RENOVATIONS FOR:

MR. AND MRS. LIPTON

124 SEABREEZE AVE, PALM BEACH FL 33480

CONSULTANT:

REVISIONS:

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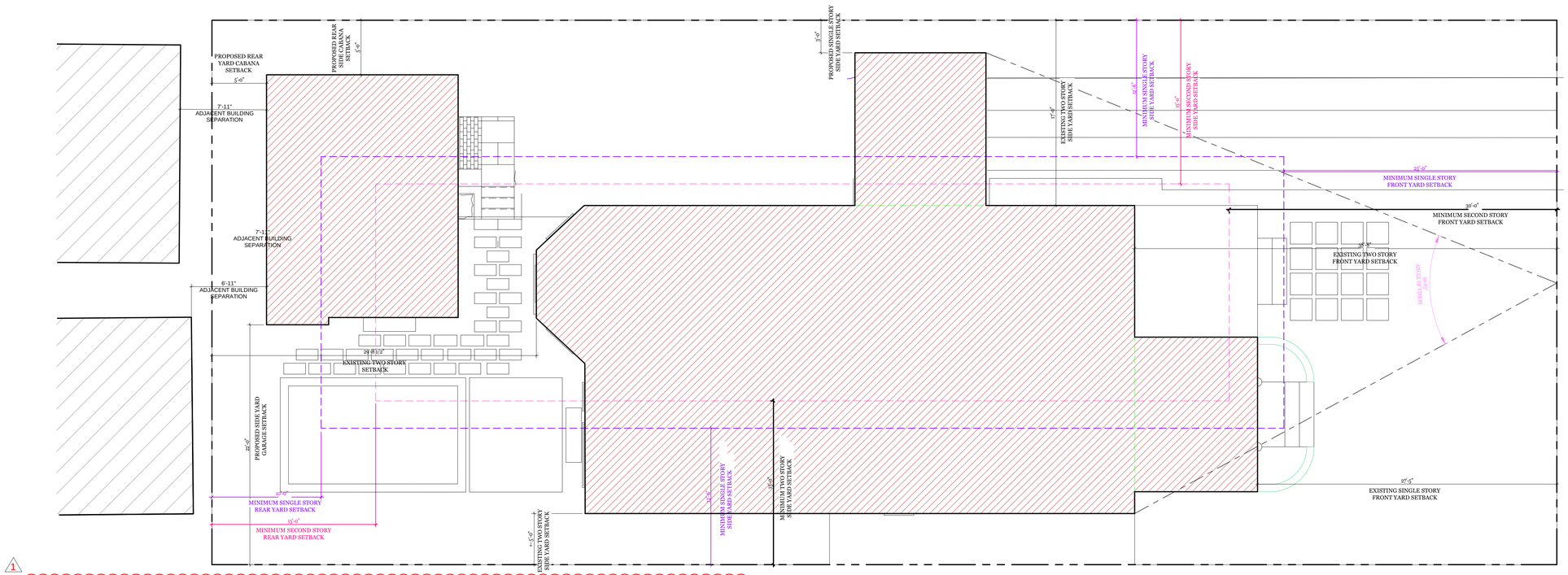
PROJECT #

SHEET NO.

PR-4

09-26-25



1

Requested Variances Include:

Special Exception: Sec. 134-893(a)(2): A special exception for partial demolition and reconstruction of an existing nonconforming accessory structure substantially within it's existing footprint on a 75 feet or less on a "Sea" Street (Seabreeze Ave.)

VARIANCE 1: Sec. 134-893(a)(3): A variance for building separation of 6'-11" and 7'-11" in lieu of the 10" minimum building separation required between the accessory structure and structure on the neighboring south parcels as required partial demolition and reconstruction of an existing nonconforming accessory structure substantially within its existing footprint on a lot 75 feet or less on a "Sea" Street (Seabreeze Ave.)

VARIANCE 2: Sec. 134-893(b)(7)(a): A variance for a west one-story side yard setback of 3.83' in lieu of the 16.7' existing and 12.5' minimum required: related to the addition of an unenclosed porte cochere.

VARIANCE 3: Sec. 134-893(b)(11)b.: A variance for a lot coverage of 35.7% in lieu of the 34.7% existing and 30% maximum permitted; related to the addition of an unenclosed porte cochere.

VARIANCE 4: Sec. 134-893(b)(13)(1): A variance for a Cubic Content Ratio of 6.33 in lieu of the 6.31 CCR existing and 4.39 CCR maximum permitted; related to the addition of an unenclosed porte cochere.

VARIANCE 5: Sec. 124-1757: A variance fro a swimming pool with a 7' east side yard setback in lieu of the 10' minimum side yard setback required for a swimming pool.

VARIANCE 6: Sec. 134-1757: A variance for a swimming pool with a 7' rear yard setback in lieu of the 10' minimum rear yard setback required for a swimming pool.

SETBACKS + VARIANCES

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

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

PROPOSED RENOVATIONS FOR:

MR. AND MRS. LIPTON

124 SEABREEZE AVE, PALM BEACH FL 33480

CONSULTANT:

REVISIONS:

1 TOPB FINAL SUBMIT COMMENTS

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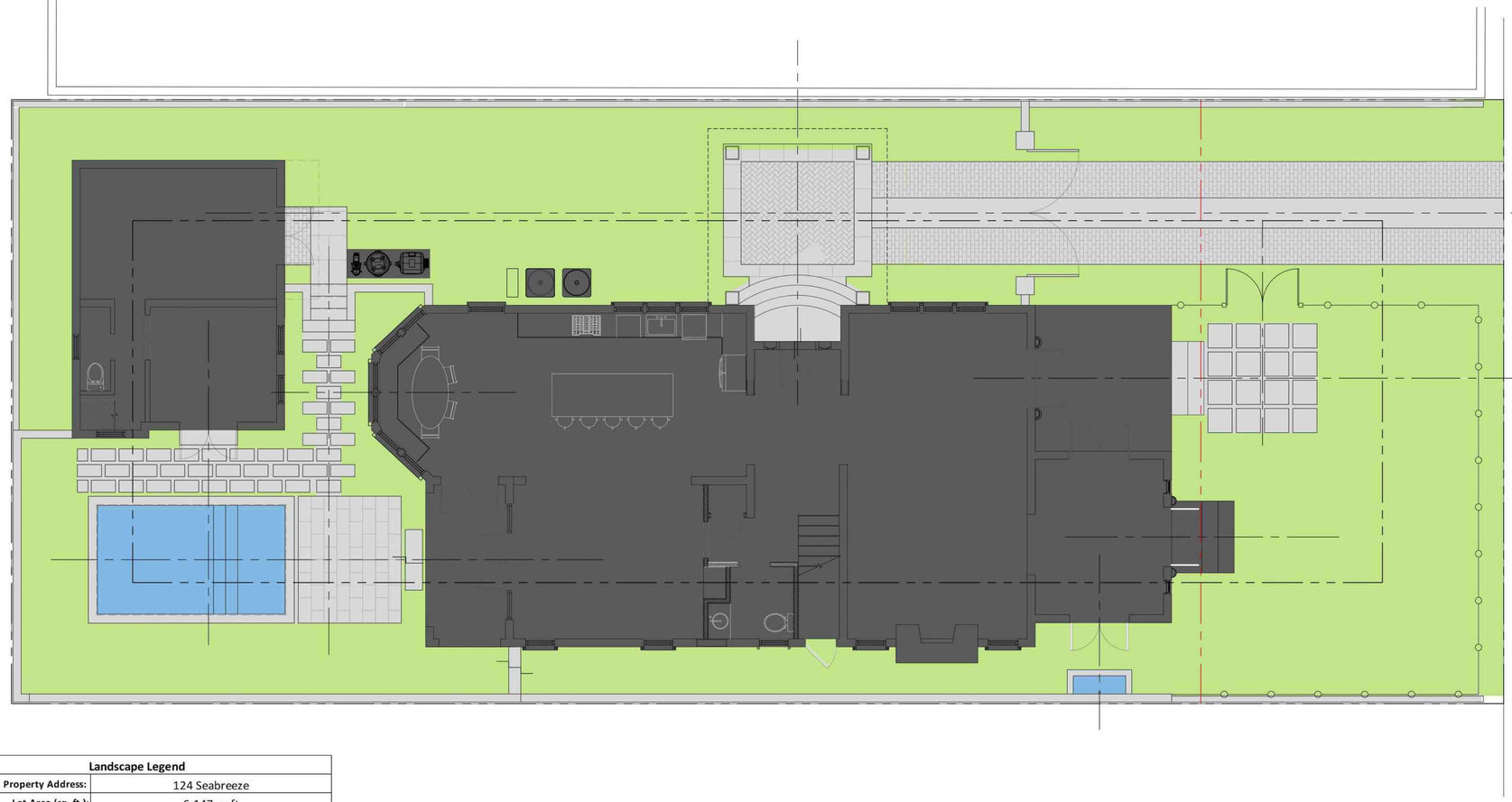
PROJECT #

SHEET NO.

PR-5

09-15-25



Line #	Landscape Legend		
1	**Property Address:**	124 Seabreeze	
2	**Lot Area (sq. ft.):**	6,147 sq ft	
3		REQUIRED	PROPOSED
4	ndscape Open Space (LOS) (Sq Ft and %)	2,766 SF (45%)	2,862 SF (46.7%)
5	LOS to be altered (Sq FT and %)	N/A	54%
6	Perimeter LOS (Sq Ft and %)	1,383 SF (50%)	1,995 SF (72.12%)
7	Front Yard LOS (Sq Ft and %)	499 SF (40%)	996 SF (79.87%)
8	Native Trees %	30% (number of trees)	86%
9	Native Shrubs & Vines %	30% (number of shrubs & vines)	40%
10	Native Groundcover %	30% (groundcover area)	71%
	To determine qualifying native vegetation use either:		
	the Institute for Regional Conservation Natives for Your Neighborhood FL Statewide Plant List		
	OR		
	the Florida Native Plant Society Native Plants for Your Area List		
	Note: Modificaiton of >50% of existing landscape/greenscape are subject to minimum native plant requirements and must submit a landscape and irrigation plan for review.		
	This table shall be included on the landscape species index sheet as prepared by a licensed landscape architect and landscape openspace data shall be incorporated on to corresponding zoning legend.		
	See Ord. 003-2023		*REVBF 20230727*

OVERALL R-B SITE CALCULATIONS:

SITE AREA =	6,147	SQ FT	100%
MINIMUM LANDSCAPE:			
REQUIRED =	2,766	SQ FT	45%
EXISTING =	2,825	SQ FT	45.95%
PROPOSED =	2,871	SQ FT	46.7%

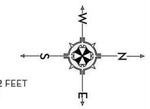
FRONT SETBACK SITE CALCULATIONS:

25' SETBACK AREA =	1,247	SQ FT	100%
MINIMUM LANDSCAPE:			
REQUIRED =	499	SQ FT	40%
EXISTING =	971	SQ FT	77.86%
PROPOSED =	996	SQ FT	79.87%

10' PERIMETER SITE CALCULATIONS:

PERIMETER AREA =	3,054	SQ FT
MINIMUM LANDSCAPE:		
(50% OF 2,766 SF) = 1,383 REQUIRED		
EXISTING =	1,912	SQ FT
PROPOSED =	2,150	SQ FT

LEGEND	
OPEN SPACE	
HARDSCAPE	
BUILDING / STRUCTURE	
WATER	



0 1 2 4 8 12 FEET

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

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

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MR. AND MRS. LIPTON

124 SEABREEZE AVE, PALM BEACH FL 33480

CONSULTANT:

REVISIONS:

1 TOPB FINAL SUBMIT COMMENTS

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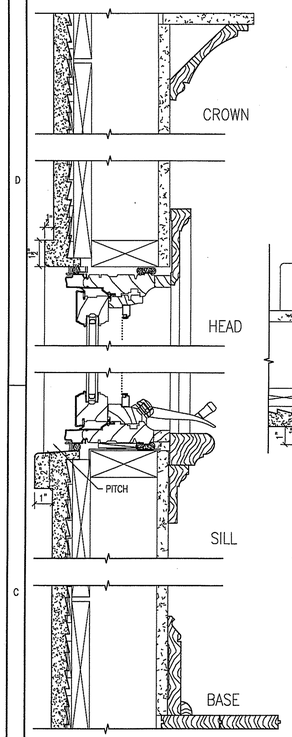
PROJECT #

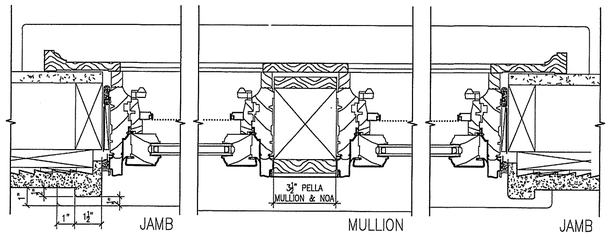
SHEET NO.

PR-6

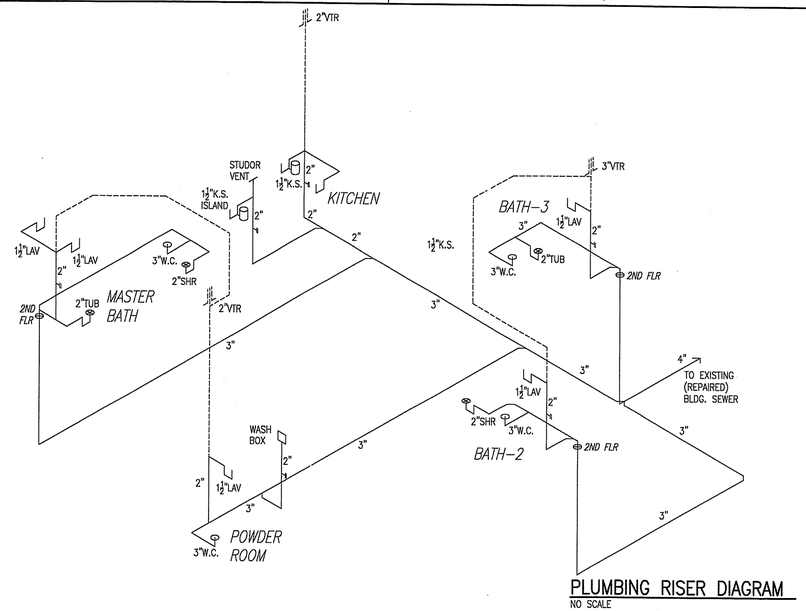
09-15-25



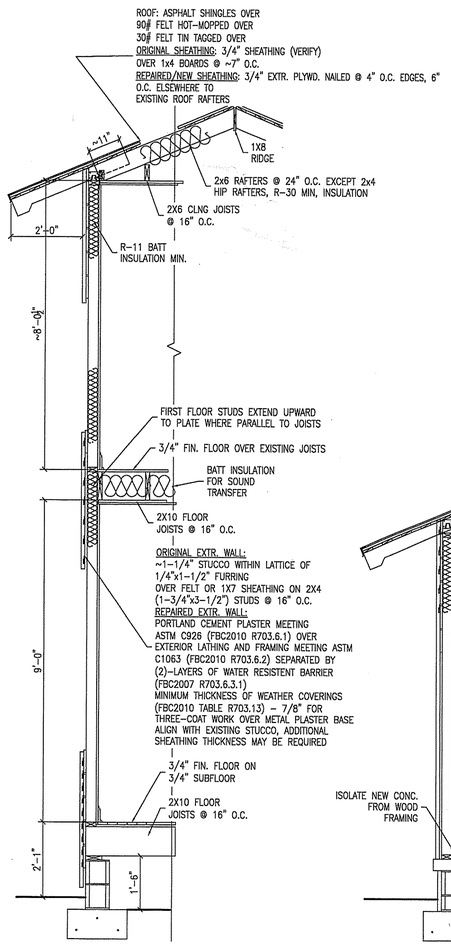
PELLA IMPACT CLAD CASEMENT WINDOWS
WINDOW & CASING DETAIL
3"=1'-0"



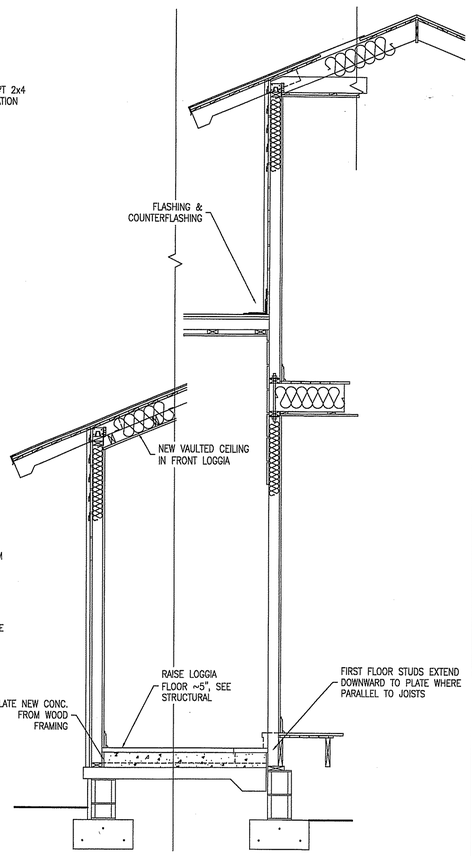
PELLA IMPACT CLAD CASEMENT WINDOWS
WINDOW MULLION DETAIL
3"=1'-0"



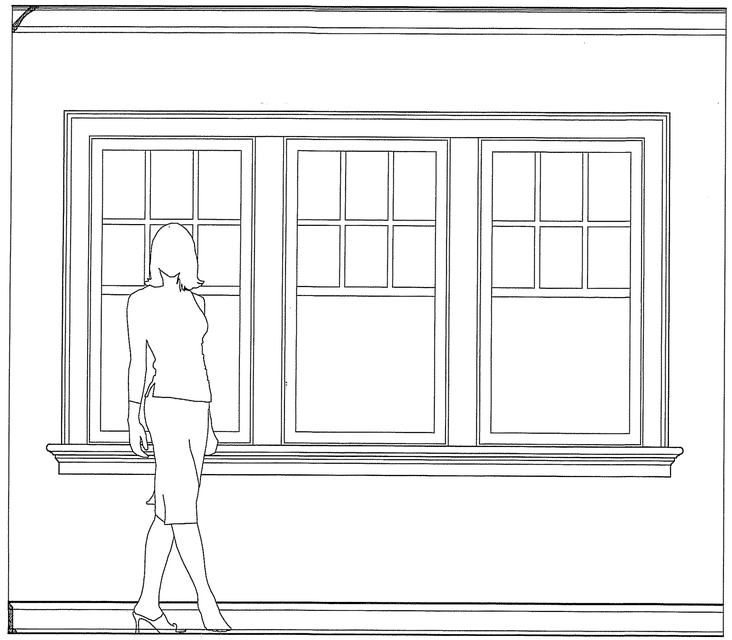
PLUMBING RISER DIAGRAM
NO SCALE



SECTION THRU WEST WALL (1/A301)
1/2"=1'-0"



SECTION THRU NORTH WALL (2/A301)
1/2"=1'-0"



LIVING ROOM ELEVATION
1"=1'-0"

ALL WORK MUST CONFORM TO THE 2010 FLORIDA BUILDING CODE

REVIEWED
SEP 17 2012
FPB PLAN EXAMINER

Ralph Cantin, AIA
FL.Lic. AR0015176

801 S. OLIVE. AVE. #1108
WEST PALM BEACH, FL 33401
561-310-8039 PH
772-409-8683 FAX
RalphCantin@gmail.com

9/14/12

9/14/12 - PERMIT
7/19/12 - DEMO PERMIT ONLY
7/6/12 - PRELIM. COSTS

PROJECT TITLE
DANESE RESIDENCE REPAIRS

124 SEABREEZE AVE.
PALM BEACH, FL 33480

ISSUED FOR - REVISIONS
- - -
1 - - -
2 - - -
3 - - -
4 - - -
5 - - -

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

SHEET TITLE
SECTIONS & DETAILS PLUMBING RISER
- - -

SECTIONS

DRAWN BY RTC
REVIEWED BY RTC

PROJ. NO.
760 DANESE

SHEET NO.
A301

FILE NAME: A301 SECTIONS.DWG - DATE: 9/14/2012



LOOKING SOUTHEAST ON SEABREEZE



LOOKING WEST ON SEABREEZE



LOOKING SOUTHWEST ON SEABREEZE



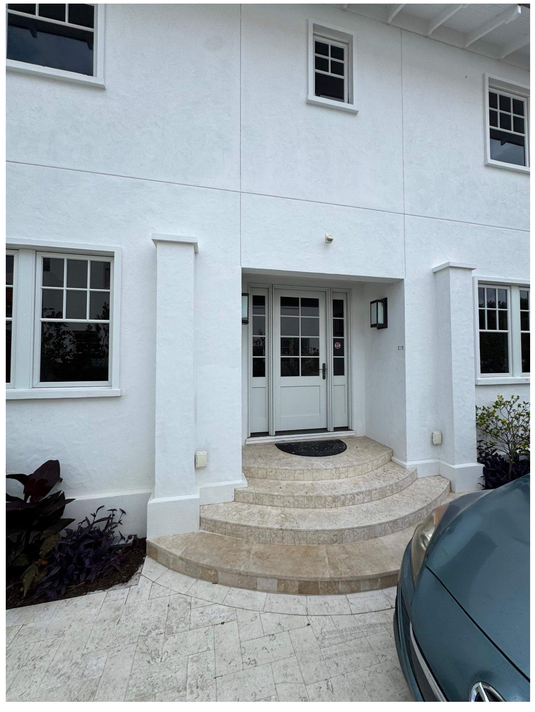
LOOKING WEST ON SEABREEZE



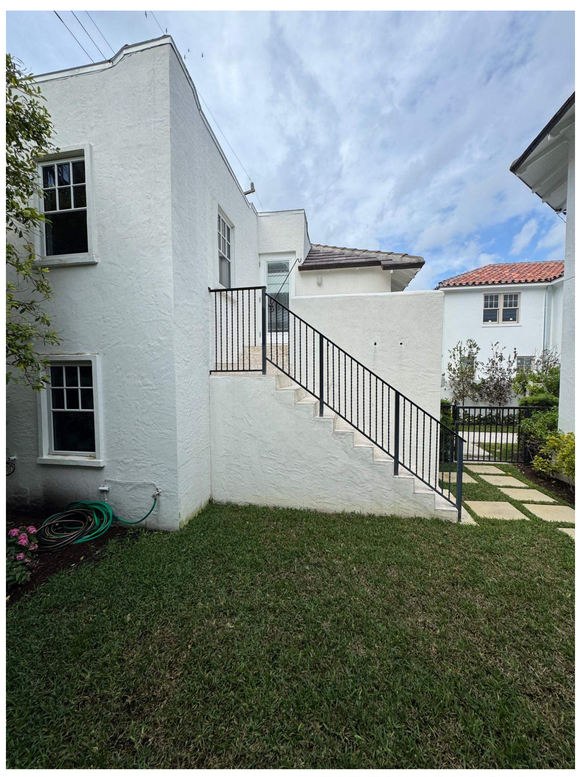
STREET VIEW



SOUTH TOWARDS CABANA



FRONT DOOR



WEST TOWARDS CABANA



FRONT YARD



REAR LOGGIA

07.23.25



KITCHEN LOOKING SOUTH



KITCHEN LOOKING EAST



KITCHEN LOOKING NORTH



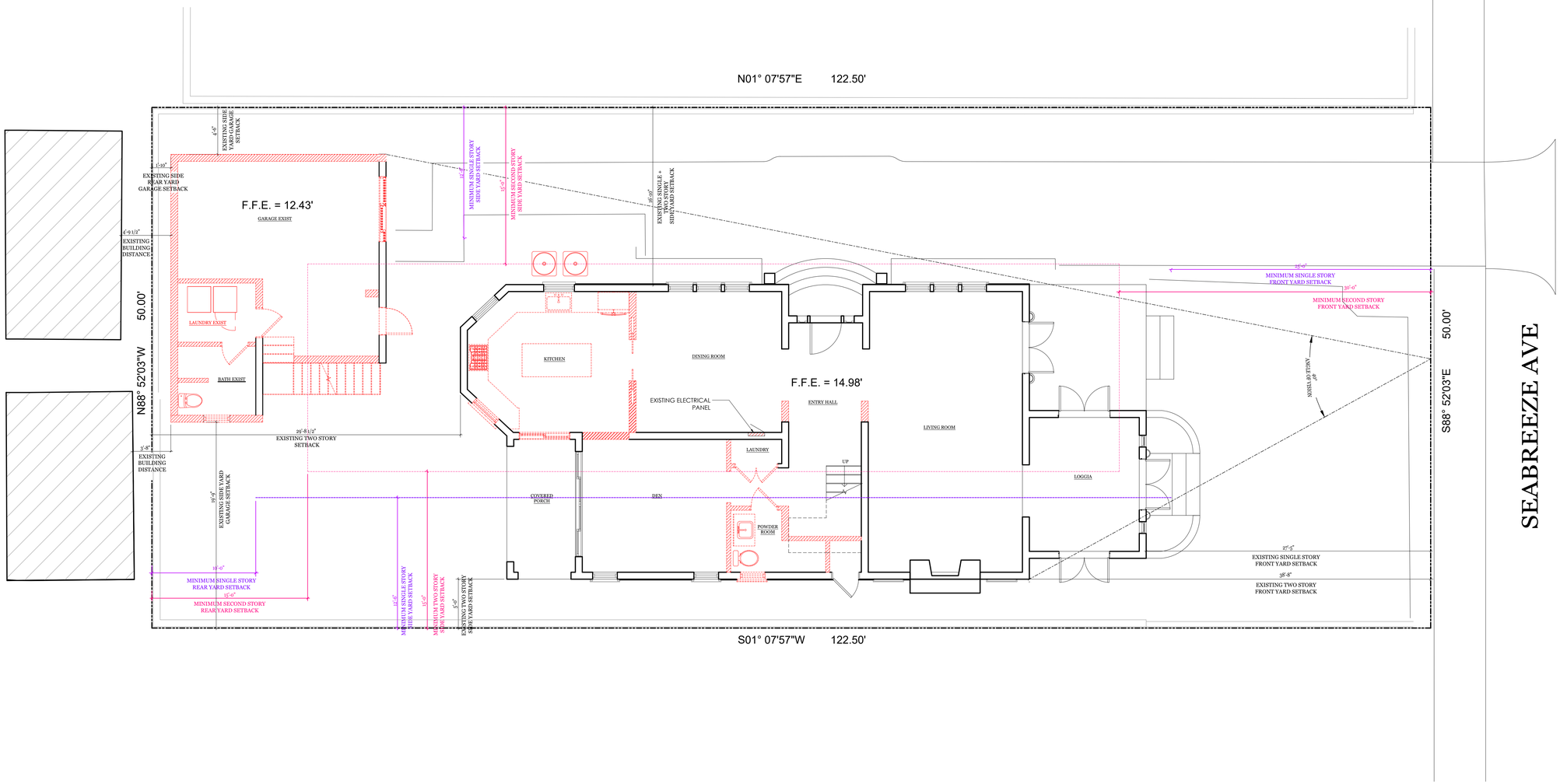
LIVING ROOM LOOKING NORTH



ENTRANCE HALL LOOKING EAST



DEN LOOKING SOUTH



EXISTING/DEMO SITE PLAN

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

SKA

SKA ARCHITECT + PLANNER
249 PERUVIAN AVE, SUITE F2, PALM BEACH, FL, 33480 PHONE: 561.655.1116

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

PROPOSED RENOVATIONS FOR:

MR. AND MRS. LIPTON

124 SEABREEZE AVE, PALM BEACH FL 33480

CONSULTANT:

REVISIONS:

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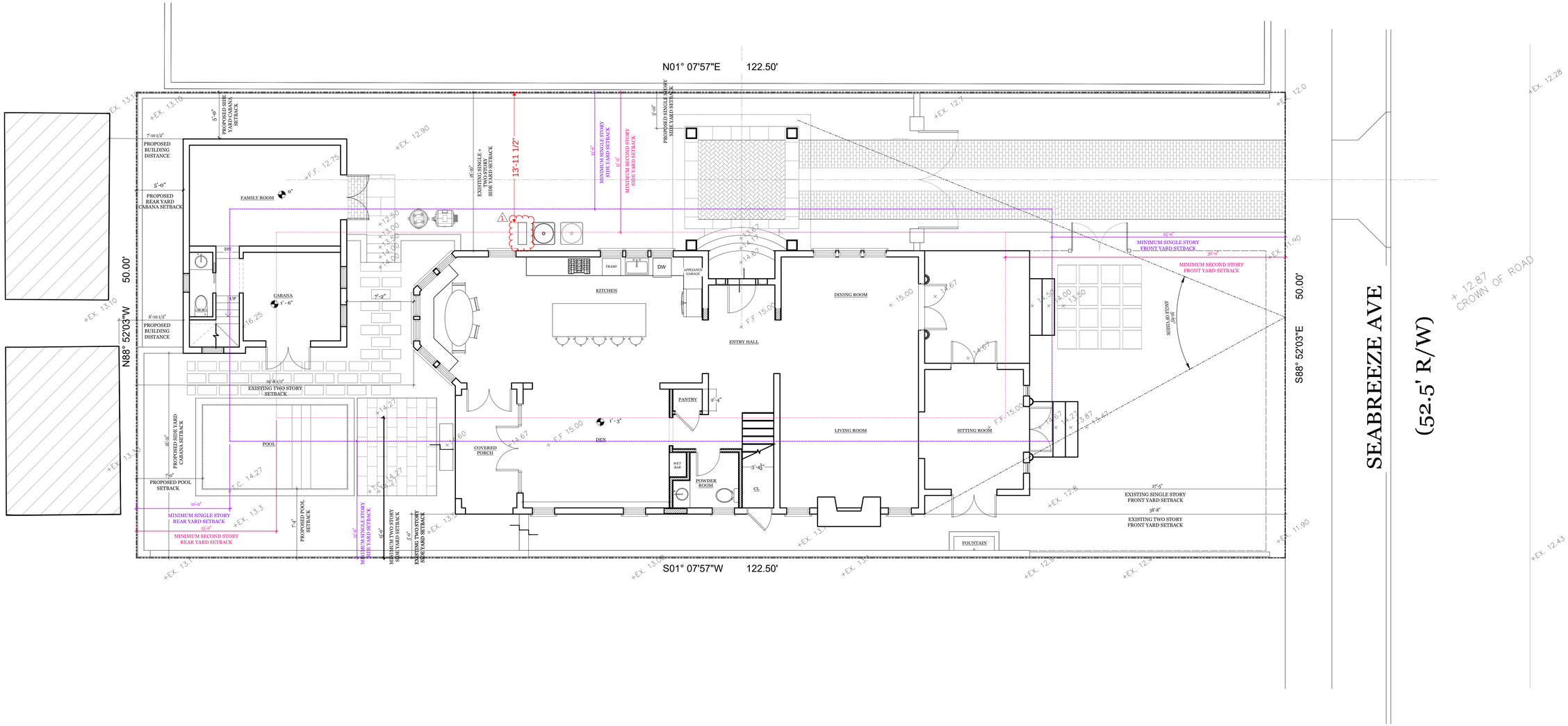
PROJECT #

SHEET NO.

SP-1

09-15-25



PROPOSED SITE PLAN

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

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PROPOSED RENOVATIONS FOR:

MR. AND MRS. LIPTON

124 SEABREEZE AVE, PALM BEACH FL 33480

CONSULTANT:

REVISIONS:

1 TOPB FINAL SUBMIT COMMENTS

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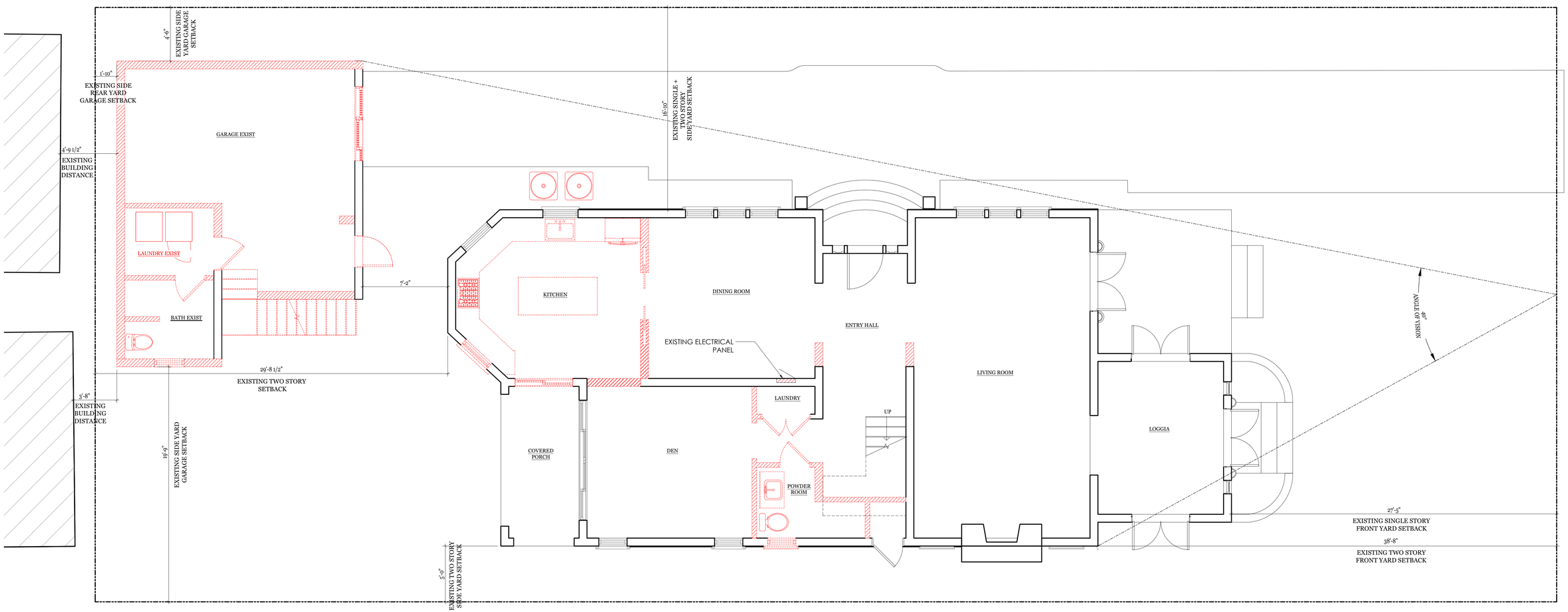
PROJECT #

SHEET NO.

SP-2

09.15.25



EXISTING / DEMO FIRST FLOOR PLAN

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

SKA
SKA ARCHITECT + PLANNER
249 PERUVIAN AVE, SUITE F2, PALM BEACH, FL. 33480 PHONE: 561.655.1116

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

PROPOSED RENOVATIONS FOR:

MR. AND MRS. LIPTON

124 SEABREEZE AVE, PALM BEACH FL 33480

CONSULTANT:

REVISIONS:

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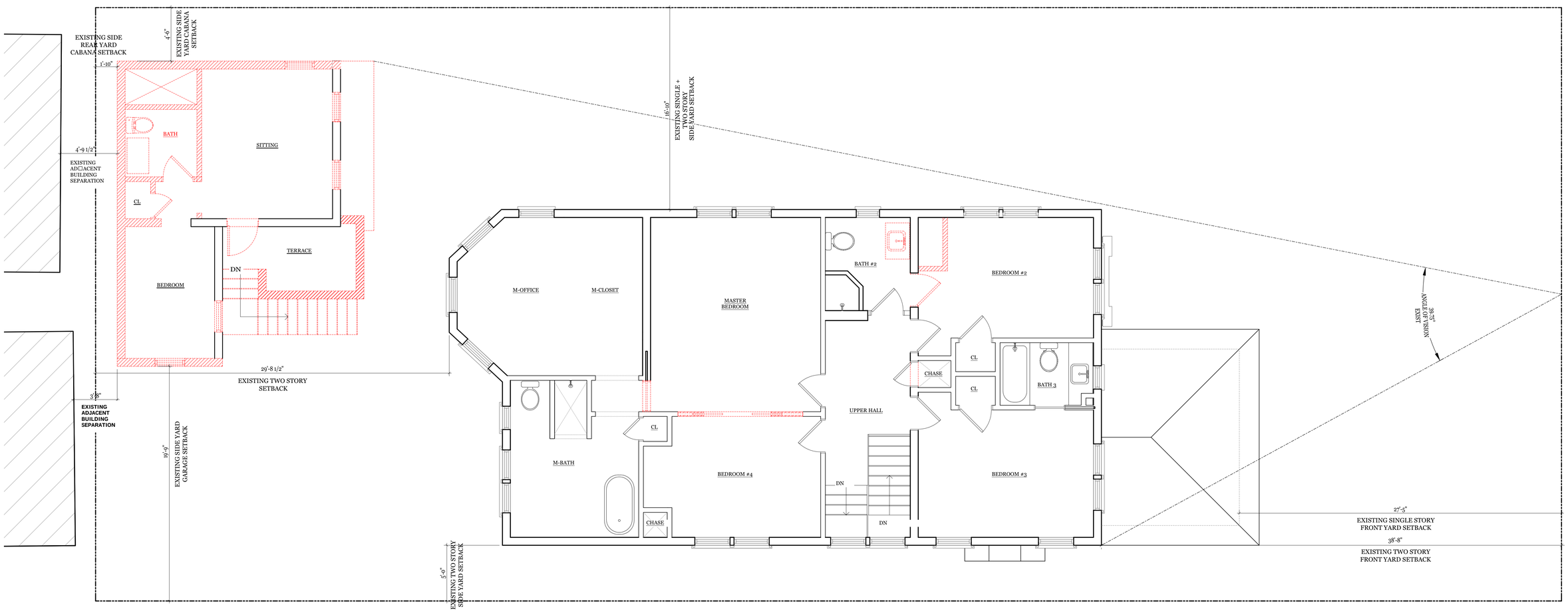
PROJECT #

SHEET NO.

A-1.0

09-15-25



EXISTING / DEMO SECOND FLOOR PLAN

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

SKA
SKA ARCHITECT + PLANNER
249 PERUVIAN AVE, SUITE F2, PALM BEACH, FL, 33480 PHONE: 561.655.1116

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

PROPOSED RENOVATIONS FOR:

MR. AND MRS. LIPTON

124 SEABREEZE AVE, PALM BEACH FL 33480

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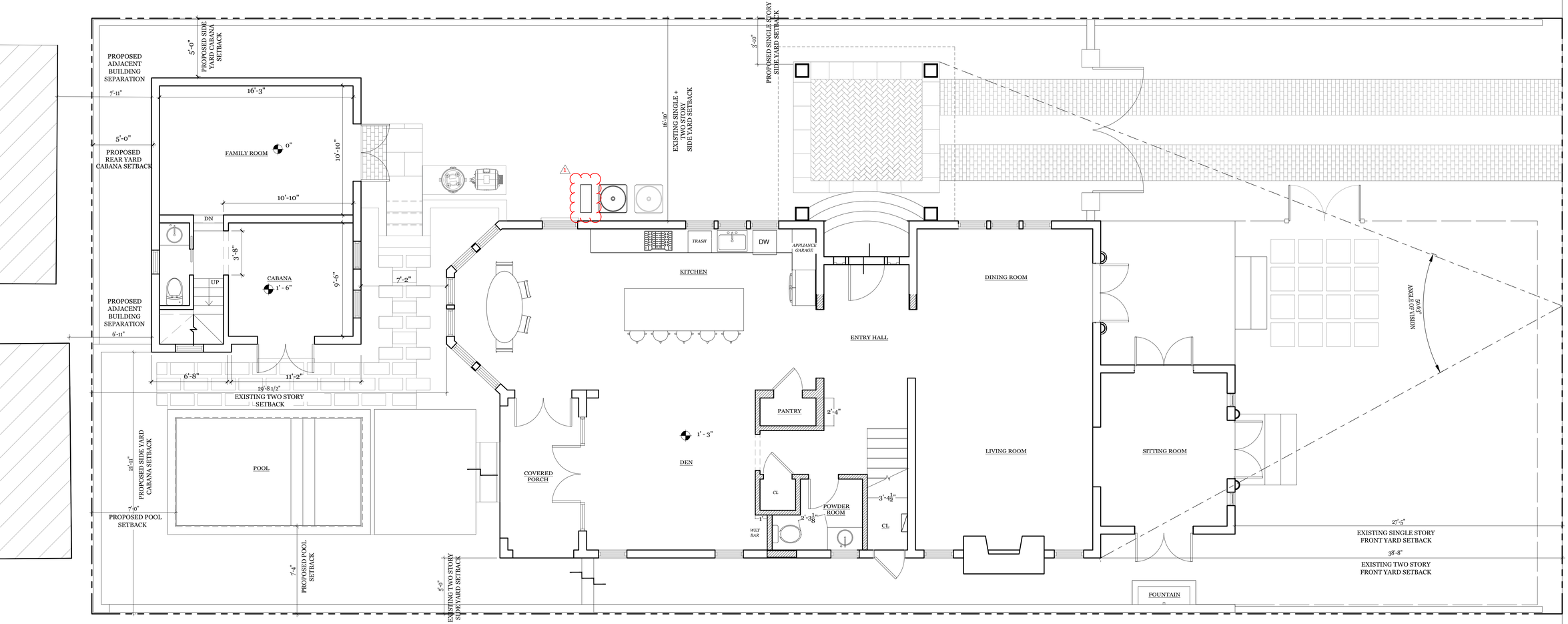
PROJECT #

SHEET NO.

A-1.1

09-15-25



PROPOSED FIRST FLOOR PLAN

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

SKA
SKA ARCHITECT + PLANNER
249 PERUVIAN AVE, SUITE F2, PALM BEACH, FL. 33480 PHONE: 561.655.1116

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

PROPOSED RENOVATIONS FOR:

MR. AND MRS. LIPTON

124 SEABREEZE AVE. PALM BEACH FL 33480

CONSULTANT:

REVISIONS:

1 TOPB FINAL SUBMIT COMMENTS

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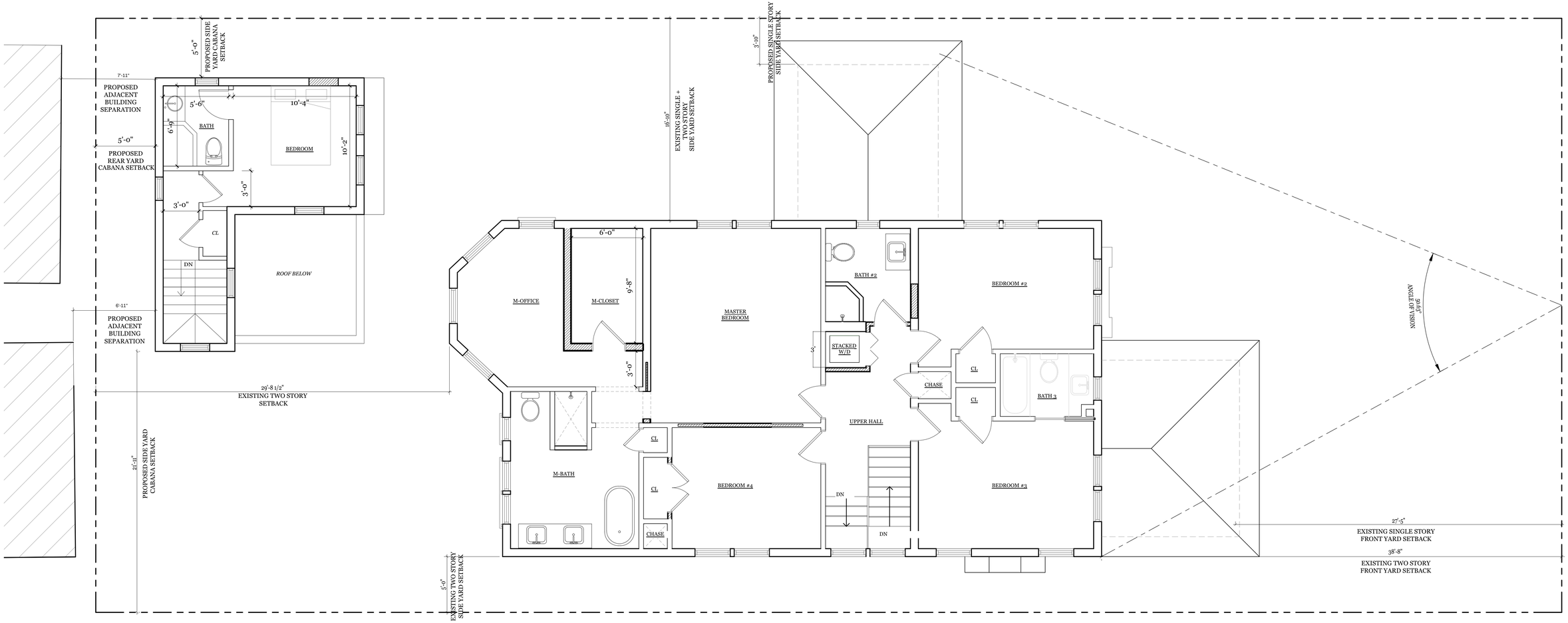
PROJECT #

SHEET NO.

A-1.2

09-15-25



PROPOSED SECOND FLOOR PLAN

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

SKA
SKA ARCHITECT + PLANNER
249 PERUVIAN AVE, SUITE F2, PALM BEACH, FL, 33480 PHONE: 561.655.1116

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

PROPOSED RENOVATIONS FOR:

MR. AND MRS. LIPTON

124 SEABREEZE AVE, PALM BEACH FL 33480

CONSULTANT:

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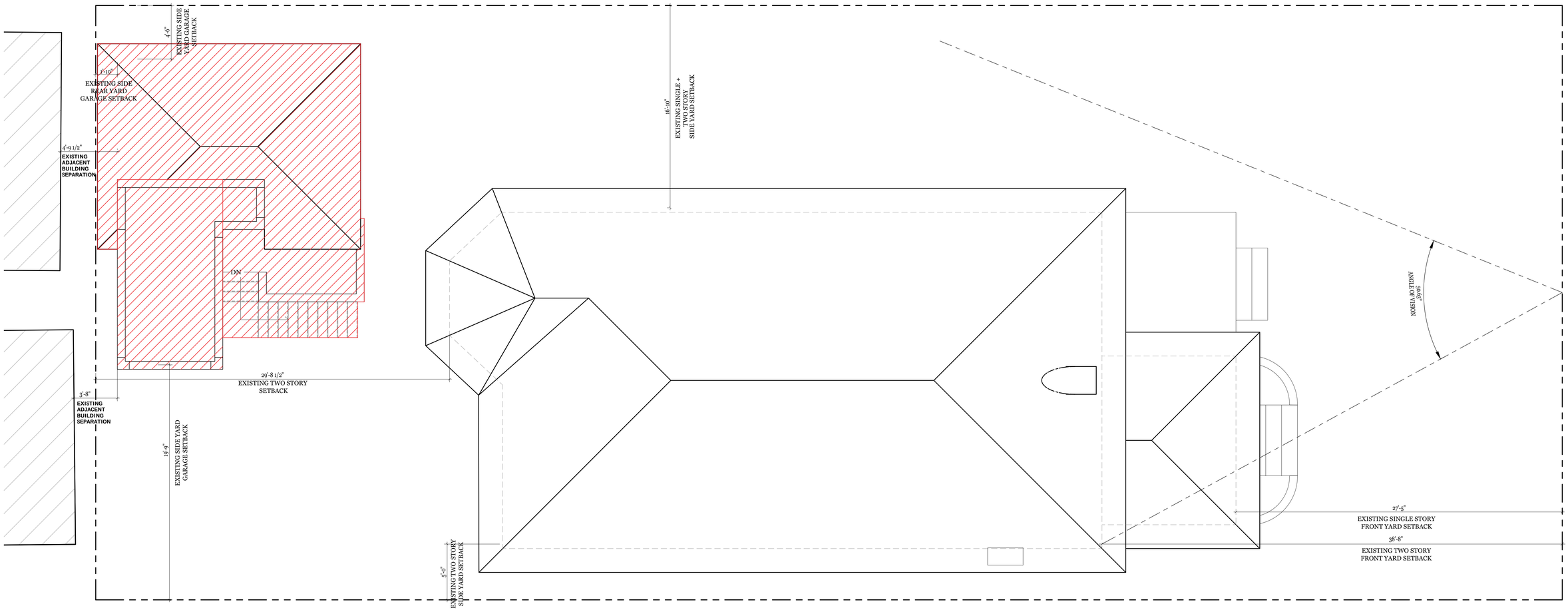
PROJECT #

SHEET NO.

A-1.3

09-15-25

ROOF DEMO 557 SQFT 100%



EXISTING/DEMO ROOF PLAN

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

SKA

SKA ARCHITECT + PLANNER
249 PERUVIAN AVE, SUITE F2, PALM BEACH, FL, 33480 PHONE: 561.655.1116

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

PROPOSED RENOVATIONS FOR:

MR. AND MRS. LIPTON

124 SEABREEZE AVE, PALM BEACH FL 33480

CONSULTANT:

REVISIONS:

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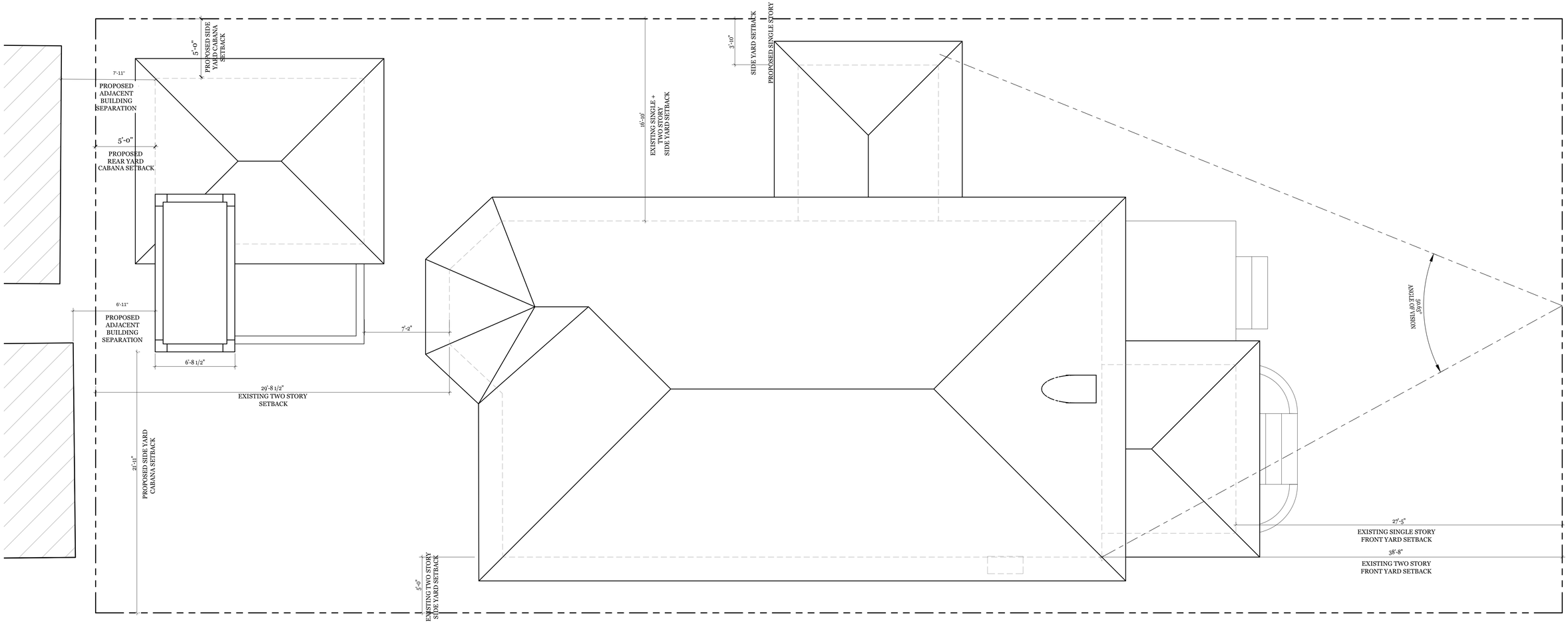
PROJECT #

SHEET NO.

A-1.4

09-15-25



PROPOSED ROOF PLAN

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

SKA
SKA ARCHITECT + PLANNER
249 PERUVIAN AVE, SUITE F2, PALM BEACH, FL, 33480 PHONE: 561.655.1116

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

PROPOSED RENOVATIONS FOR:

MR. AND MRS. LIPTON

124 SEABREEZE AVE, PALM BEACH FL 33480

CONSULTANT:

REVISIONS:

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PROJECT #

SHEET NO.

A-1.5

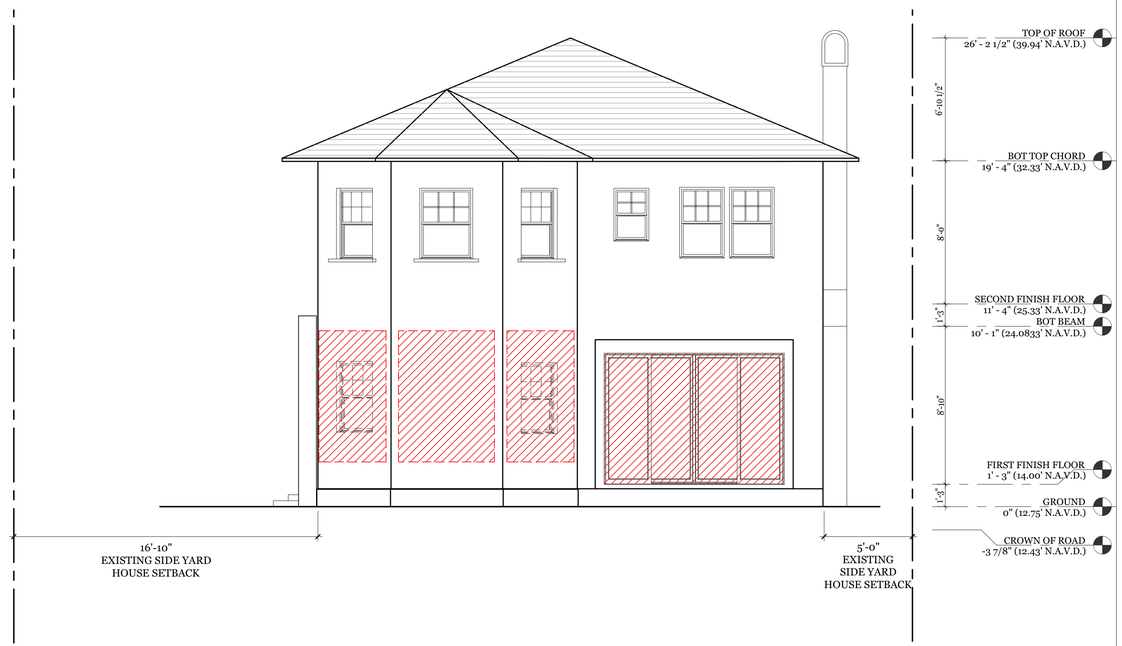
09-15-25



DEMO 0 SQ 0%

EXISTING/DEMO NORTH ELEVATION

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



DEMO 94.27 SQ 14.28%

EXISTING/DEMO SOUTH ELEVATION

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



PROPOSED NORTH ELEVATION

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



PROPOSED SOUTH ELEVATION

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

SKA
SKA ARCHITECT + PLANNER
249 PERUVIAN AVE, SUITE F2, PALM BEACH, FL. 33480 PHONE: 561.655.1116

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

PROPOSED RENOVATIONS FOR:

MR. AND MRS. LIPTON

124 SEABREEZE AVE. PALM BEACH FL 33480

CONSULTANT:

REVISIONS:

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PROJECT #

SHEET NO.

A-2.0

09.15.25



DEMO 66 SQ 4%

DEMO 119 SQ 34%

EXISTING / DEMO WEST ELEVATION

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



PROPOSED WEST ELEVATION

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

SKA ARCHITECT + PLANNER
249 PERUVIAN AVE, SUITE F2, PALM BEACH, FL, 33480 PHONE: 561.655.1116

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

PROPOSED RENOVATIONS FOR:

MR. AND MRS. LIPTON

124 SEABREEZE AVE, PALM BEACH FL 33480

CONSULTANT:

REVISIONS:

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PROJECT #

SHEET NO.

A-2.1

09.15.25



DEMO 66 SQ 4%

DEMO 119 SQ 34%

EXISTING / DEMO EAST ELEVATION

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



PROPOSED EAST ELEVATION

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

SKA
SKA ARCHITECT + PLANNER
249 PERUVIAN AVE, SUITE F2, PALM BEACH, FL, 33480 PHONE: 561.655.1116

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

PROPOSED RENOVATIONS FOR:

MR. AND MRS. LIPTON

124 SEABREEZE AVE, PALM BEACH FL 33480

CONSULTANT:

REVISIONS:

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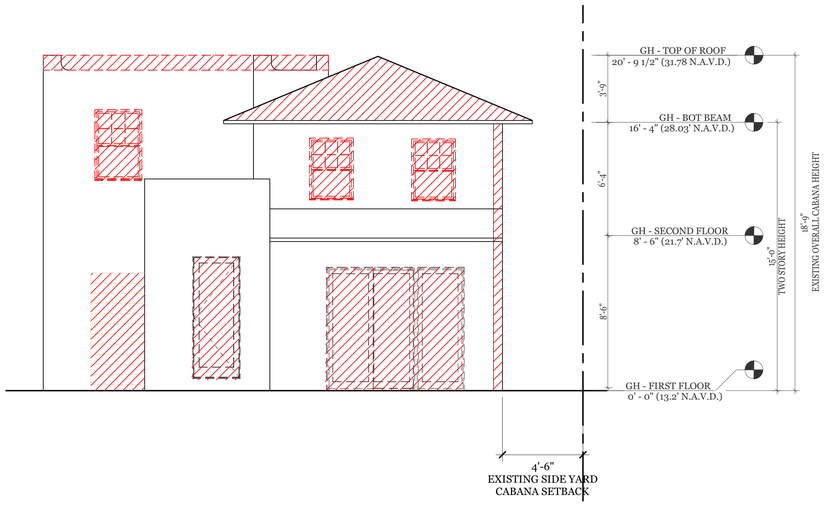
PROJECT #

SHEET NO.

A-2.2

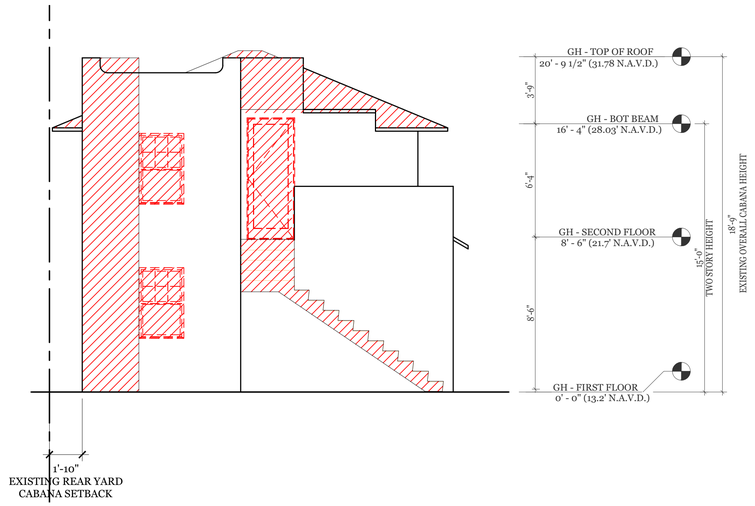
09.15.25



DEMO 0 SQ 0%

EXISTING NORTH CABANA ELEVATION

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



DEMO 94.27 SQ 14.28%

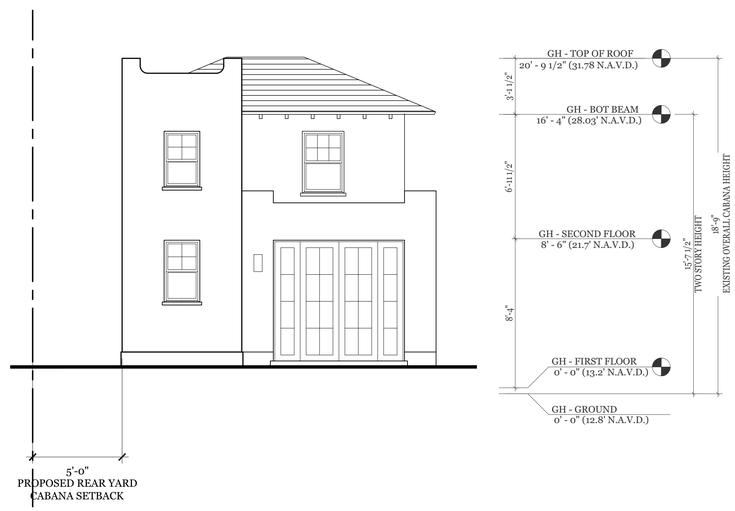
EXISTING EAST CABANA ELEVATION

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



PROPOSED NORTH CABANA ELEVATION

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



PROPOSED EAST CABANA ELEVATION

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

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SKA ARCHITECT + PLANNER
249 PERUVIAN AVE, SUITE F2, PALM BEACH, FL, 33480 PHONE: 561.655.1116

A.A. #001345
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PROPOSED RENOVATIONS FOR:

MR. AND MRS. LIPTON

124 SEABREEZE AVE, PALM BEACH FL 33480

CONSULTANT:

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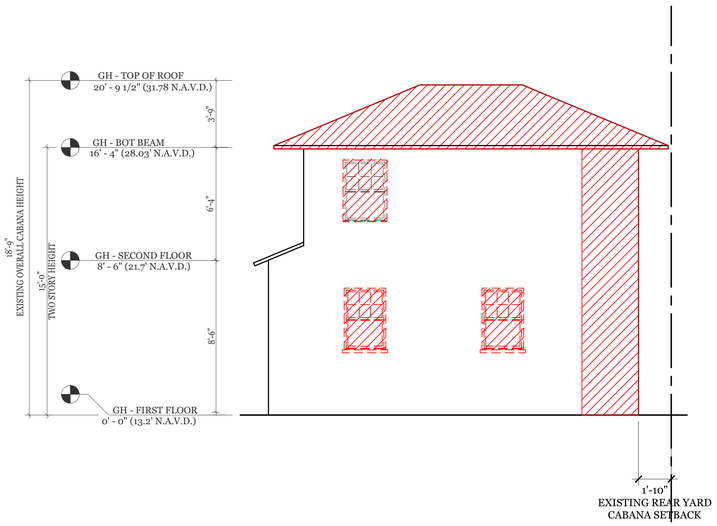
PROJECT #

SHEET NO.

A-2.3

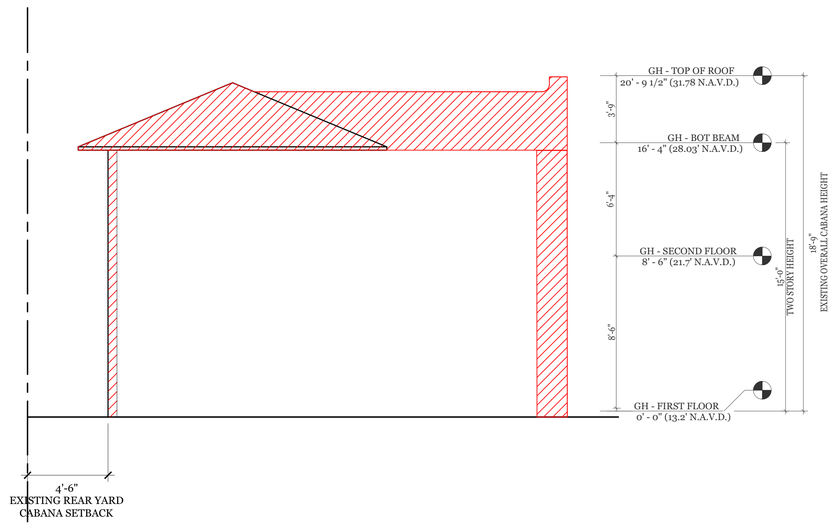
09.15.25



DEMO 119 SQ 34%

EXISTING WEST CABANA ELEVATION

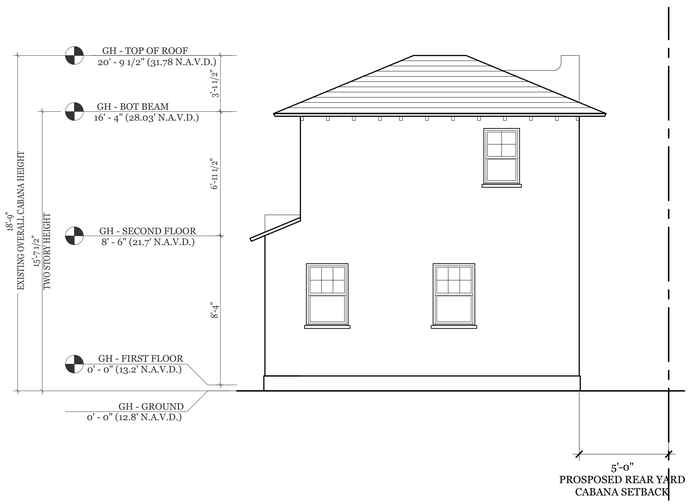
SCALE: 1/4" = 1'-0"



DEMO 112 sqft 24%

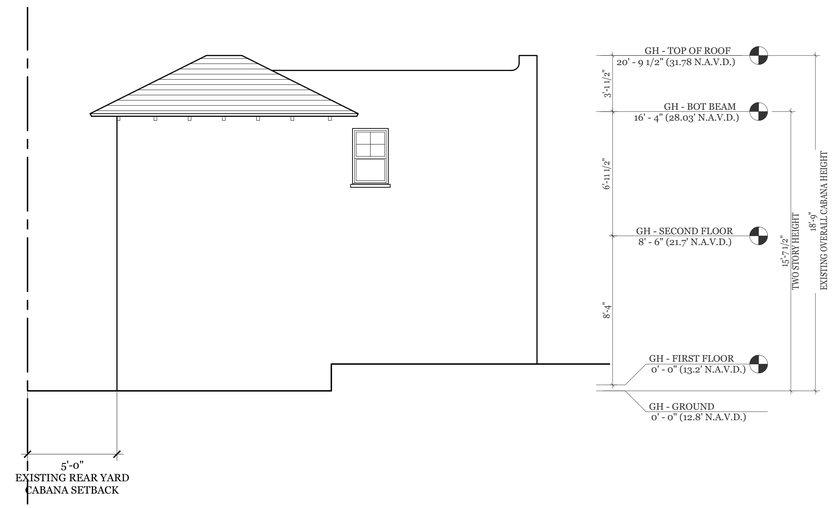
EXISTING SOUTH CABANA ELEVATION

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



PROPOSED WEST CABANA ELEVATION

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



PROPOSED SOUTH CABANA ELEVATION

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

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SKA ARCHITECT + PLANNER
249 PERUVIAN AVE, SUITE F2, PALM BEACH, FL, 33480 PHONE: 561.655.1116

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

PROPOSED RENOVATIONS FOR:

MR. AND MRS. LIPTON

124 SEABREEZE AVE, PALM BEACH FL 33480

CONSULTANT:

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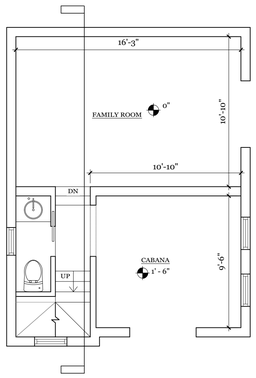
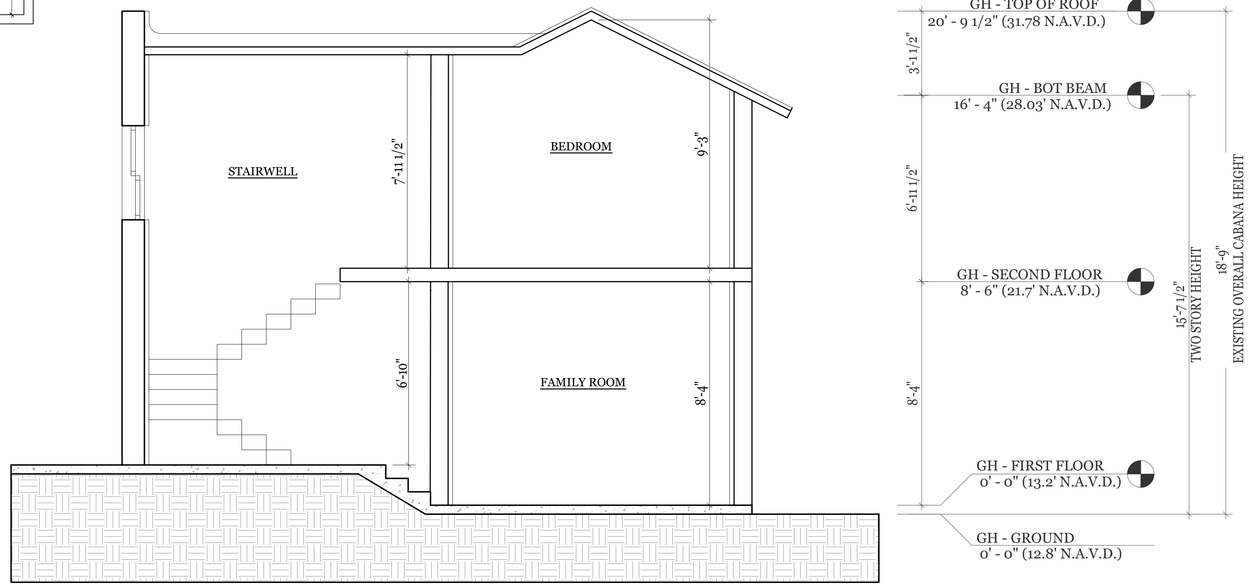
PROJECT #

SHEET NO.

A-2.4

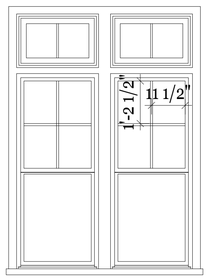
09.15.25





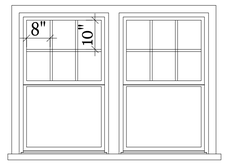
PROPOSED SECTION @ CABANA

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



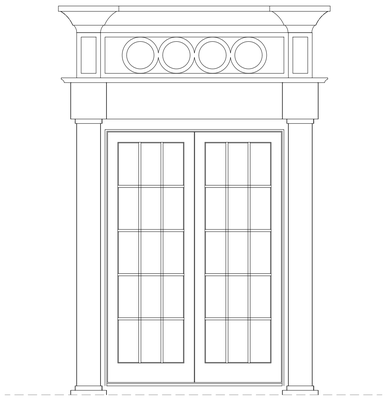
TRANSOM WINDOW @ KITCHEN

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



JOINED WINDOW TYP.

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



APPLIED ENTRY DETAIL

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

SKA
SKA ARCHITECT + PLANNER
249 PERUVIAN AVE, SUITE F2, PALM BEACH, FL. 33480 PHONE: 561.655.1116

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

PROPOSED RENOVATIONS FOR:

MR. AND MRS. LIPTON

124 SEABREEZE AVE. PALM BEACH FL 33480

CONSULTANT:

REVISIONS:

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PROJECT #

SHEET NO.

A-4.0

09-15-25



GREY CONCRETE ROOF TILE:
MFR. MONIER HORIZON



EXT. WALL:
WHITE STUCCO

WINDOWS:
WHITE SIERRA PACIFIC



COLORED NORTH ELEVATION

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



COLORED SOUTH ELEVATION

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

SKA
SKA ARCHITECT + PLANNER
249 PERUVIAN AVE, SUITE F2, PALM BEACH, FL, 33480 PHONE: 561.655.1116

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

PROPOSED RENOVATIONS FOR:

MR. AND MRS. LIPTON

124 SEABREEZE AVE, PALM BEACH FL 33480

CONSULTANT:

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PROJECT #

SHEET NO.

A-4.1

09-15-25



GREY CONCRETE ROOF TILE:
MFR. MONIER HORIZON

EXT. WALL:
WHITE STUCCO

WINDOWS:
WHITE SIERRA PACIFIC



COLORED EAST ELEVATION

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



COLORED WEST ELEVATION

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

SKA
SKA ARCHITECT + PLANNER
249 PERUVIAN AVE. SUITE F2, PALM BEACH, FL. 33480 PHONE: 561.655.1116

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

PROPOSED RENOVATIONS FOR:

MR. AND MRS. LIPTON

124 SEABREEZE AVE, PALM BEACH FL 33480

CONSULTANT:

REVISIONS:

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PROJECT #

SHEET NO.

A-4.2

09-15-25



* ALL FINISHES / MATERIALS TO MATCH EXISTING



GREY CONCRETE ROOF TILE:

TO MATCH EXISTING
MFR: MONIER HORIZON



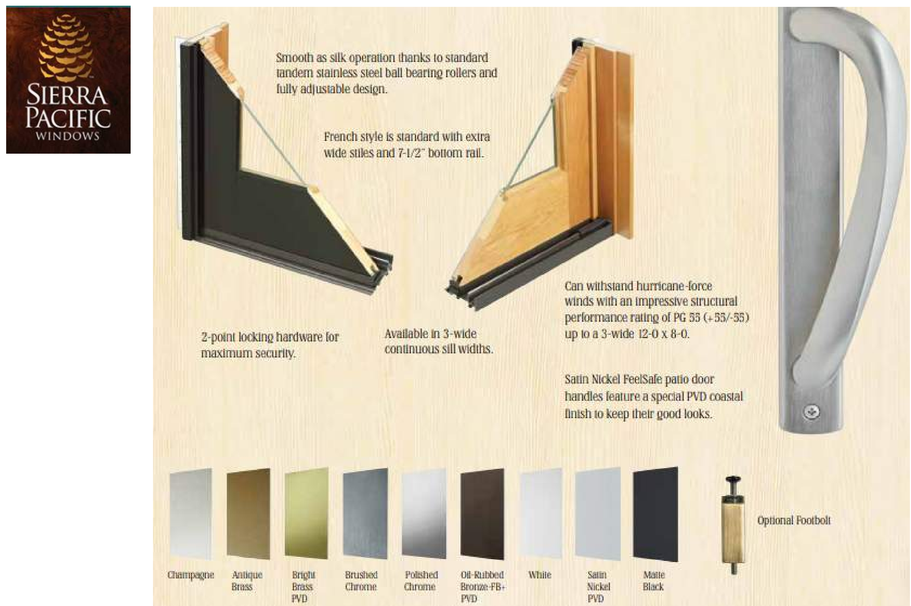
EXT WALL PAINT:
FARROW & BALL
WHITE TBD
TO MATCH EXISTING

WINDOWS:
WHITE SIERRA PACIFIC DOUBLE HUNG FEELSAFE ALUMINUM CLAD.
TO MATCH EXISTING

DOORS:
WHITE SIERRA PACIFIC
FEELSAFE ALUMINUM CLAD.
TO MATCH EXISTING



MONIER HORIZON CONCRETE TILE ROOF:
GREY TO MATCH EXISTING



SIERRA PACIFIC FEELSAFE DOUBLE HUNG WINDOWS:
WHITE TO MATCH EXISTING

SKA
SKA ARCHITECT + PLANNER
249 PERUVIAN AVE, SUITE F2, PALM BEACH, FL, 33480 PHONE: 561.655.1116
A.A. #001345
A.R.#10,181

PROPOSED RENOVATIONS FOR:
MR. AND MRS. LIPTON
124 SEABREEZE AVE. PALM BEACH FL 33480

CONSULTANT:

REVISIONS:

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PROJECT #

SHEET NO.
A-4.3

09-15-25





PROPOSED RENOVATIONS FOR:

MR. AND MRS. LIPTON

124 SEABREEZE AVE, PALM BEACH FL 33480

SKA

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249 PERUVIAN AVE, SUITE F2, PALM BEACH, FL, 33480 PHONE: 561.655.1116

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

CONSULTANT:

REVISIONS:

△

△

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PROJECT #

SHEET NO.

A-4.3

09-15-25





PROPOSED RENOVATIONS FOR:

MR. AND MRS. LIPTON

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CONSULTANT:

REVISIONS:

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SHEET NO.

A-4.3

09-15-25





PROPOSED RENOVATIONS FOR:

MR. AND MRS. LIPTON

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A.R.#10,181

CONSULTANT:

REVISIONS:

△

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PROJECT #

SHEET NO.

A-4.3

09-15-25



MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

OVERALL SITE PLAN

124 SEABREEZE AVENUE

PALM BEACH, FLORIDA

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

12 SEPTEMBER 2025 - SECOND SUBMITTAL

NIEVERA WILLIAMS
DESIGN

625 N. Flagler Drive
Suite 502
West Palm Beach, FL 33401
P: 561-659-2820
F: 561-659-2113

NIEVERAWILLIAMS.COM

ARC-25-0059
ZON-25-0053



0 1 2 4 8 FEET
SCALE: 1/4" = 1'-0"

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

NORTH ELEVATION RENDERING

124 SEABREEZE AVENUE

PALM BEACH, FLORIDA

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

12 SEPTEMBER 2025 - SECOND SUBMITTAL

NIEVERA WILLIAMS
DESIGN

625 N. Flagler Drive
Suite 502
West Palm Beach, FL 33401
P: 561-659-2820
F: 561-659-2113

NIEVERAWILLIAMS.COM

EL1

ARC-25-0059
ZON-25-0053



0 1 2 4 8 FEET
SCALE: 1/4" = 1'-0"

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

WEST ELEVATION RENDERING

124 SEABREEZE AVENUE

PALM BEACH, FLORIDA

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

12 SEPTEMBER 2025 - SECOND SUBMITTAL

NIEVERA WILLIAMS
DESIGN

625 N. Flagler Drive
Suite 502
West Palm Beach, FL 33401
P: 561-659-2820
F: 561-659-2113

NIEVERAWILLIAMS.COM

EL2

ARC-25-0059
ZON-25-0053



0 1 2 4 8 FEET
SCALE: 1/4" = 1'-0"

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

SOUTH ELEVATION RENDERING

124 SEABREEZE AVENUE

PALM BEACH, FLORIDA

12 SEPTEMBER 2025 - SECOND SUBMITTAL

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

NIEVERA WILLIAMS
DESIGN

625 N. Flagler Drive
Suite 502
West Palm Beach, FL 33401
P: 561-659-2820
F: 561-659-2113

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EL3

ARC-25-0059
ZON-25-0053



0 1 2 4 8 FEET
SCALE: 1/4" = 1'-0"

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

EAST ELEVATION RENDERING

124 SEABREEZE AVENUE

PALM BEACH, FLORIDA

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

12 SEPTEMBER 2025 - SECOND SUBMITTAL

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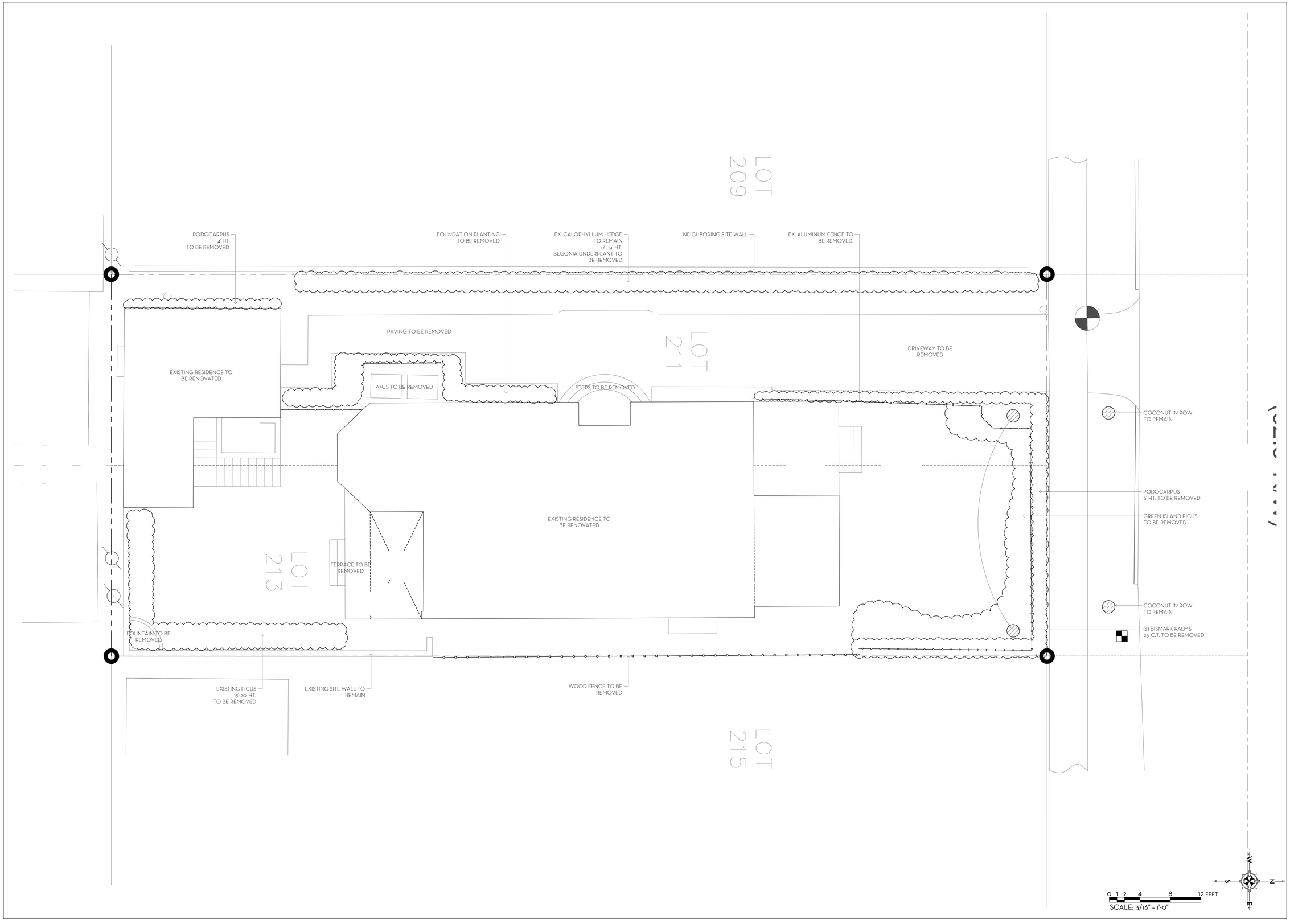

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

EXISTING CONDITIONS

124 SEABREEZE AVENUE

PALM BEACH, FLORIDA

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

12 SEPTEMBER 2025 - SECOND SUBMITTAL

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LOT 209

LOT 211

LOT 213

LOT 215

MESH TREE PROTECTION BATTER
4' HT.

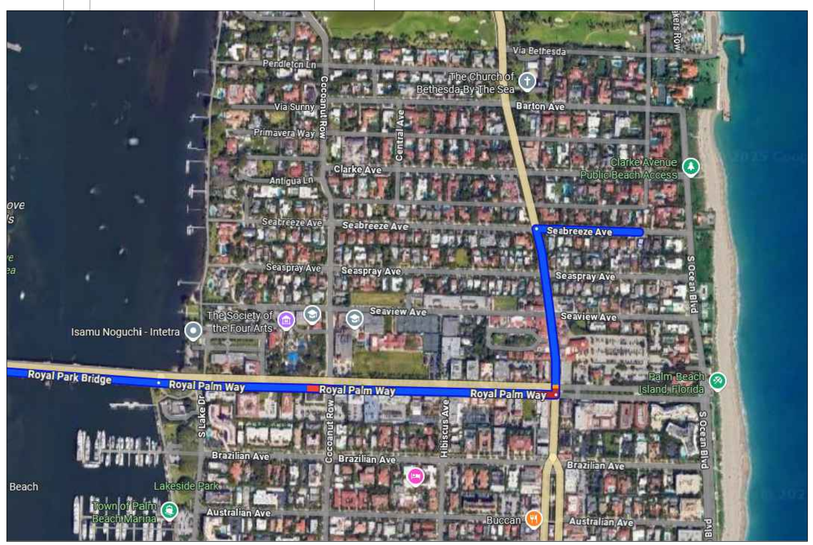
EXISTING CALOPHYLLUM HEDGE
14' HT. TO REMAIN

8' HT. CHAIN LINK GATE WITH BLACK/GREEN MESH ATTACHED TO THE OUTSIDE, MIN. 90% OPACITY

COCONUT IN ROW TO REMAIN

8' HT. CHAIN LINK FENCE WITH BLACK/GREEN MESH ATTACHED TO THE OUTSIDE, MIN. 90% OPACITY

COCONUT IN ROW TO REMAIN



TRUCK LOGISTICS PLAN

TRUCK ROUTE:
MIDDLE BRIDGE TO COUNTY RD.
COUNTY RD. TO SEABREEZE AVE.

MAX TRUCK SIZE: 30 FEET

NO WORK FROM R.O.W. PROPOSED AT THIS TIME

SCHEDULE TO BE PROVIDED BY CONTRACTOR AT PERMITTING

0 1 2 4 8 12 FEET
SCALE: 3/16" = 1'-0"

MARIO F. NIEVERA

State of Florida
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Registration No.
6666856

CONSTRUCTION SCREENING PLAN

124 SEABREEZE AVENUE

PALM BEACH, FLORIDA

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

12 SEPTEMBER 2025 - SECOND SUBMITTAL

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DESIGN

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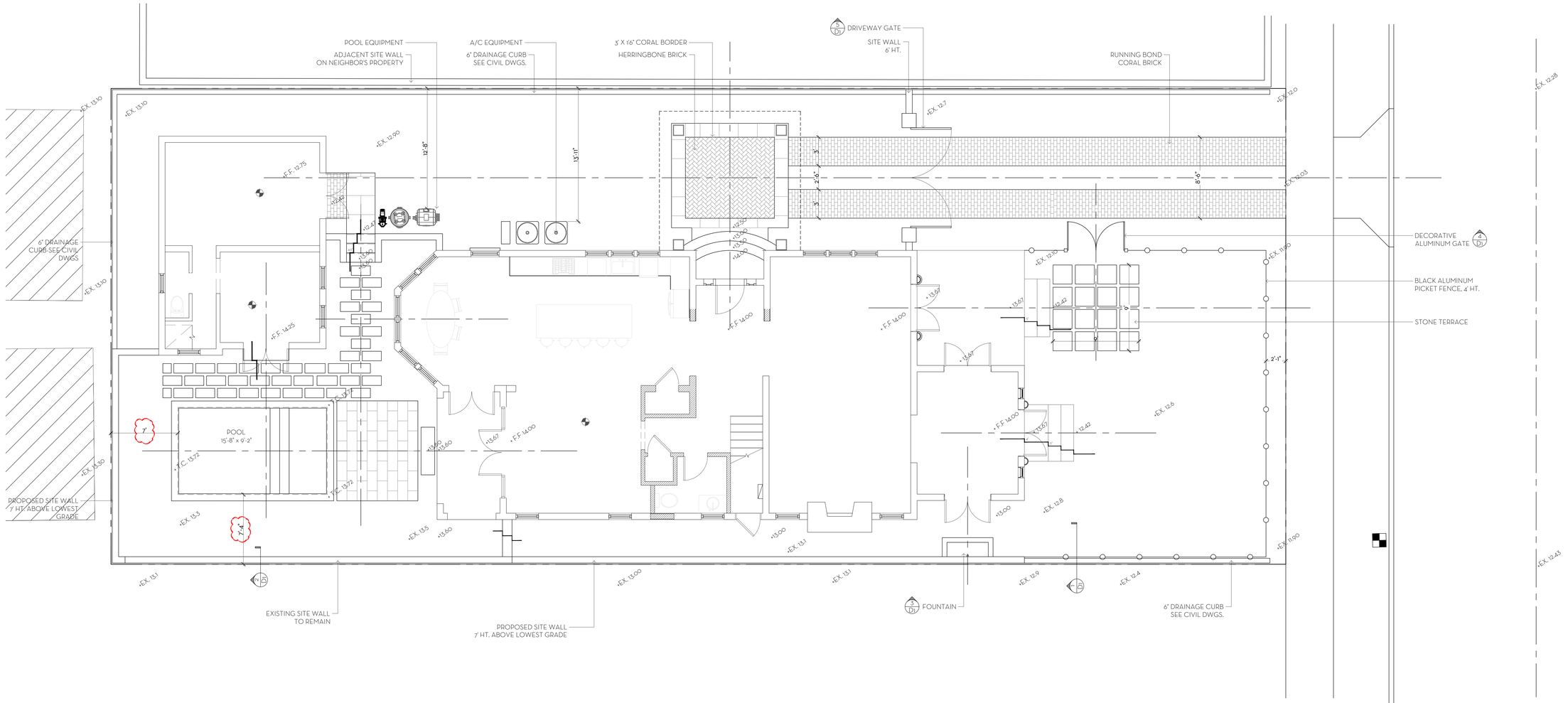

OVERALL R-B SITE CALCULATIONS:

SITE AREA =	6,147	SQ FT	100%
MINIMUM LANDSCAPE:			
REQUIRED =	2,766	SQ FT	45%
EXISTING =	2,825	SQ FT	45.95%
PROPOSED =	2,871	SQ FT	46.7%

FRONT SETBACK SITE CALCULATIONS:

25' SETBACK AREA =	1,247	SQ FT	100%
MINIMUM LANDSCAPE:			
REQUIRED =	499	SQ FT	40%
EXISTING =	971	SQ FT	77.86%
PROPOSED =	996	SQ FT	79.87%

10' PERIMETER SITE CALCULATIONS:

PERIMETER AREA =	3,054	SQ FT
MINIMUM LANDSCAPE:		
(50% OF 2,745 SF) = 1,383 REQUIRED		
EXISTING =	1,912	SQ FT
PROPOSED =	2,150	SQ FT

MAXIMUM FILL

HIGHEST CROWN OF ROAD: 12.43
FINISHED FLOOR: 14.00
14.00-12.43=1.57
1.57/2 = .78' FEET OF FILL PERMITTED

0 1 2 4 8 12 FEET
SCALE: 3/16" = 1'-0"

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

HARDSCAPE PLAN
124 SEABREEZE AVENUE
PALM BEACH, FLORIDA

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

12 SEPTEMBER 2025 - SECOND SUBMITTAL

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L1

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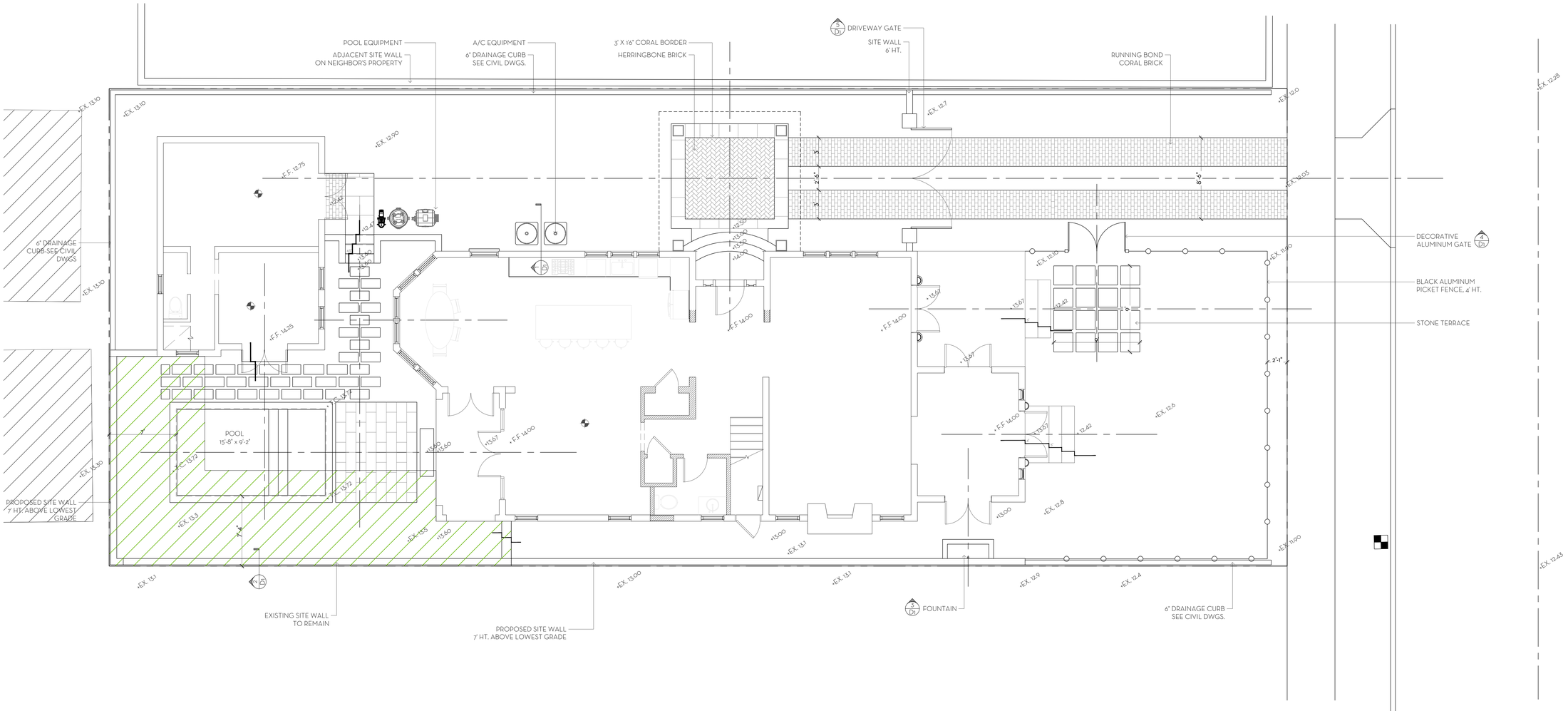
ZON-25-0053



OVERALL R-B SITE CALCULATIONS:

SITE AREA =	6,147	SQ FT	100%
MINIMUM LANDSCAPE:			
REQUIRED =	2,766	SQ FT	45%
EXISTING =	2,825	SQ FT	45.95%
PROPOSED =	2,871	SQ FT	46.7%

FRONT SETBACK SITE CALCULATIONS:

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MINIMUM LANDSCAPE:			
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EXISTING =	971	SQ FT	77.86%
PROPOSED =	996	SQ FT	79.87%

10' PERIMETER SITE CALCULATIONS:

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MINIMUM LANDSCAPE:		
(50% OF 2,765 SF) = 1,383 REQUIRED		
EXISTING =	1,912	SQ FT
PROPOSED =	2,150	SQ FT

MAXIMUM FILL

HIGHEST CROWN OF ROAD: 12.43
FINISHED FLOOR: 15.00
15.00-12.43=2.57
2.57/2=1.29 FEET OF FILL PERMITTED

AREA TO RECEIVE FILL

0 1 2 4 8 12 FEET
SCALE: 3/16" = 1'-0"

MARIO F. NIEVERA

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Registration No.
6666856

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

LOT FILL DIAGRAM

124 SEABREEZE AVENUE

PALM BEACH, FLORIDA

12 SEPTEMBER 2025 - SECOND SUBMITTAL

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L2

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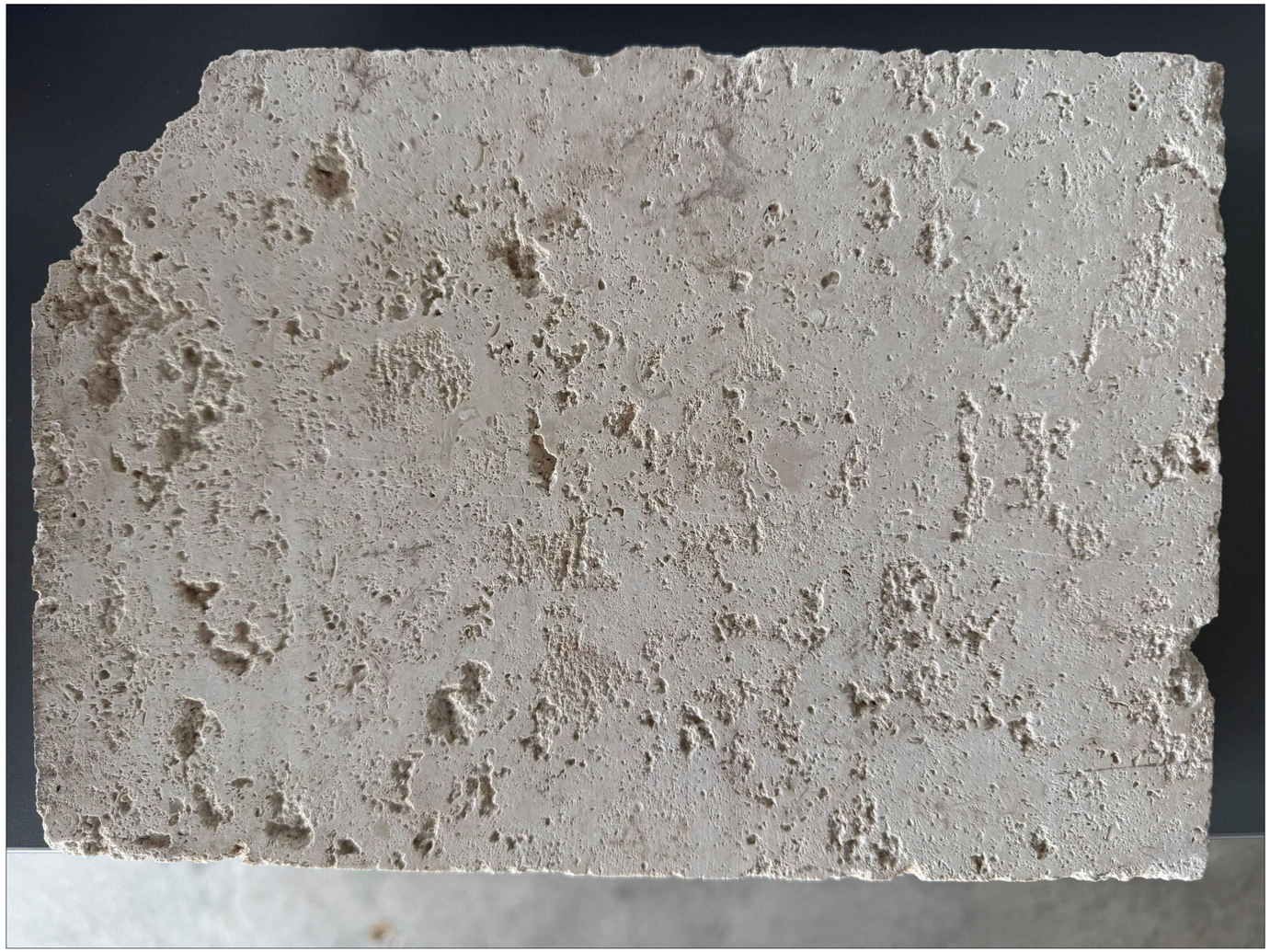

SAW CUT WHITE DOMINICAN CORAL

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

LANDSCAPE MATERIALS

124 SEABREEZE AVENUE

PALM BEACH, FLORIDA

12 SEPTEMBER 2025 - SECOND SUBMITTAL

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

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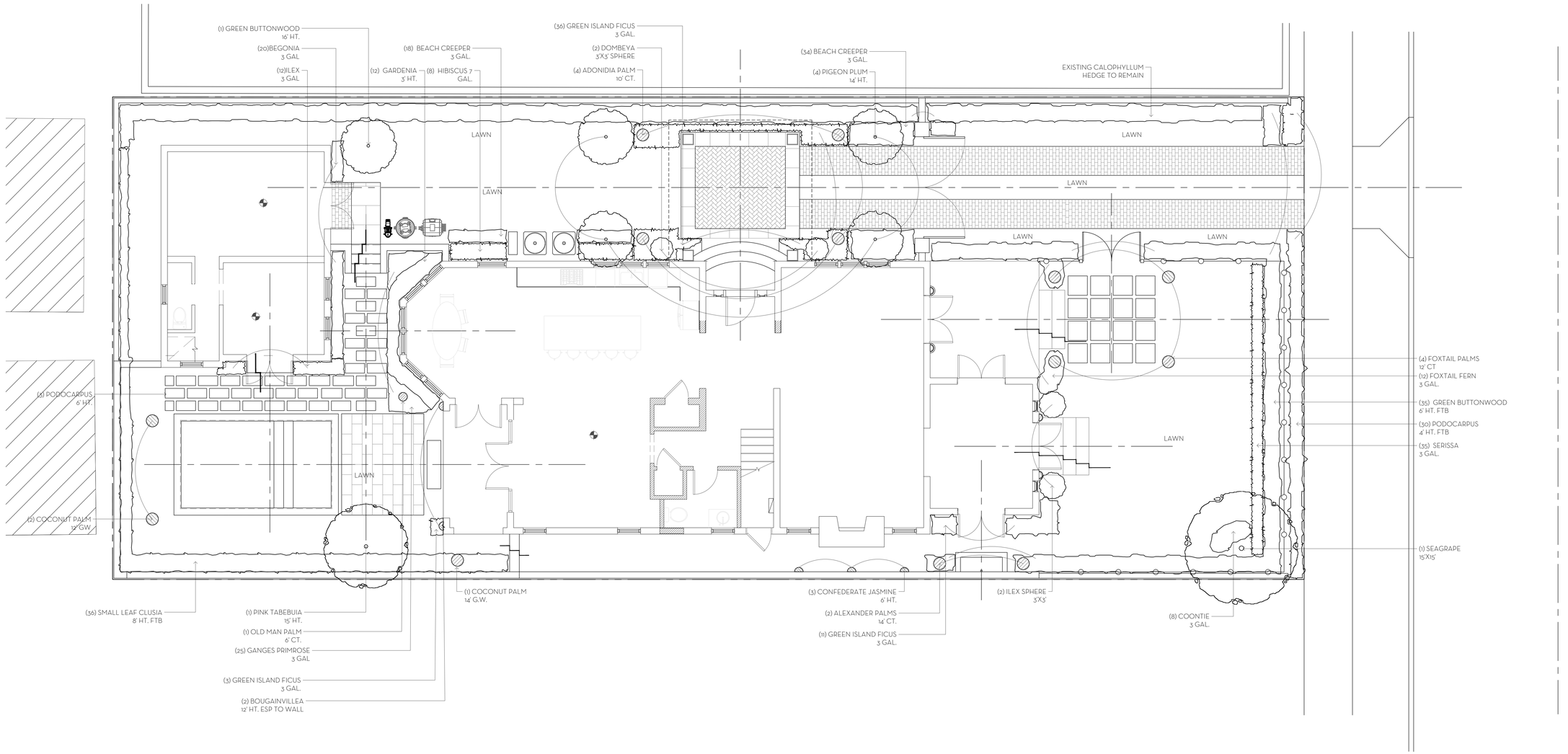

MARIO F. NIEVERA

State of Florida
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6666856

LANDSCAPE PLAN
124 SEABREEZE AVENUE

PALM BEACH, FLORIDA

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

12 SEPTEMBER 2025 - SECOND SUBMITTAL

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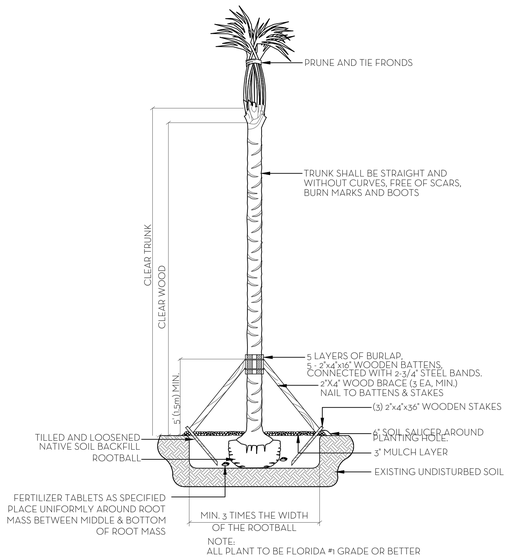
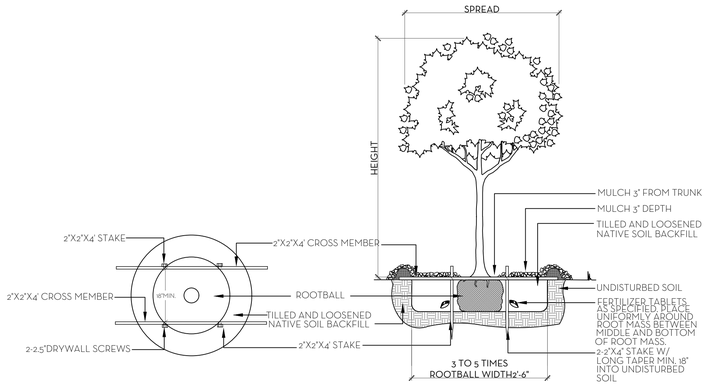


NOTE:
ALL PLANT TO BE FLORIDA #1 GRADE OR BETTER

PALM PLANTING DETAIL
N.T.S.

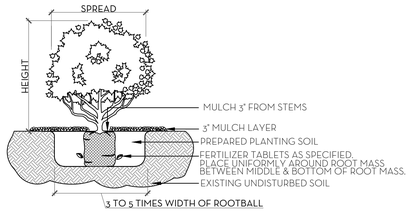
NOTES:
1. ALL WOOD SHALL BE SPRUCE OR PINE-NOT PRESSURE TREATED.
2. CROSS TIES SHALL NOT CROSS OVER WOODY ROOTS.
3. REMOVE ALL STRING &/OR WIRE WRAPPED AROUND TRUNK.
4. REMOVE ALL STRAPS, ROPES, WIRE, &/OR STRINGS USED TO LIFT THE ROOTBALL.
5. REMOVE ALL BURLAP &/OR WIRE FROM THE TOP OF THE ROOT BALL.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



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

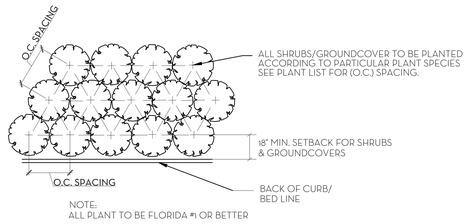
TREE PLANTING DETAIL
N.T.S.

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



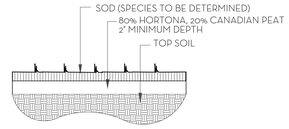
NOTE:
ALL MATERIAL TO BE FLORIDA #1 OR BETTER

SHRUB & GROUNDCOVER PLANTING DETAIL
N.T.S.



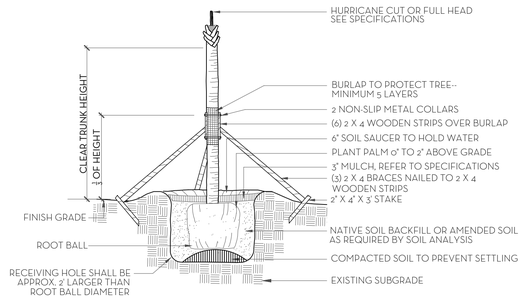
NOTE:
ALL PLANT TO BE FLORIDA #1 OR BETTER

PLANT SPACING DETAIL
N.T.S.



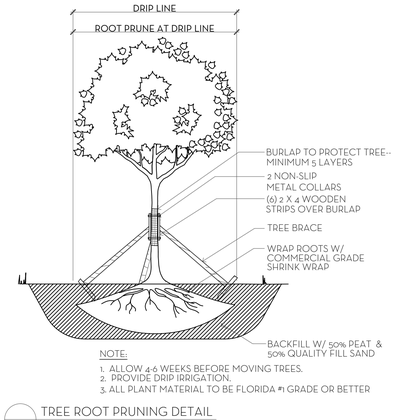
SOD PLANTING DETAIL
N.T.S.

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



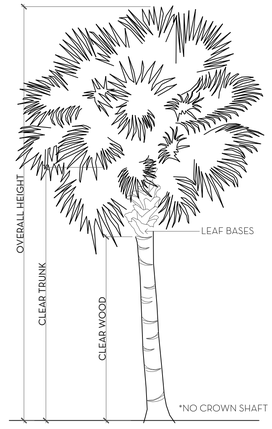
NOTES: STAKING & GUYING REQUIRED FOR PALMS, IF NECESSARY, OR AS DIRECTED BY THE LANDSCAPE ARCHITECT. ALL PLANT TO BE FLORIDA #1 OR BETTER

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



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

TREE ROOT PRUNING DETAIL
N.T.S.



PALM SPECIFICATION DETAIL
N.T.S.

FERTILIZATION

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

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

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

NIEVERA WILLIAMS DESIGN

124 Seabreeze

August 27, 2025

Landscape Material Schedule

Item No.	Common Name	Botanical Name	Quantity	Specification	Native	Covered Area (sf)
1	**TREES**					
2	Pink Tabebuia	Handroanthus gemmiflora	1	15' HT.		
3	Pigeon Plum	Coccoloba diversifolia	4	14' HT.	*	
4	Seagrape	Coccoloba uvifera	1	15'x15'	*	
5	Green Buttonwood	Conocarpus erectus	1	15' HT.	*	
6			7		86%	
7	**PALMS**					
8	Coconut Palm	Cocos nucifera	2	12' GW.		
9	Coconut Palm	Cocos nucifera	1	14' GW		
10	Adonidia Palm	Adonidia merrillii	4	10' CT.		
11	Old Man Palm	Coccothrinax crinita	1	6' CT.		
12	Foxtail Palm	Wodyetia bifurcata	4	12' CT.		
13	Alexander Palms	Archontophoenix alexandrae	2	14' CT		
14			14			
15	**SHRUB/VINE**					
16	Bougainvillea Vine	Bougainvillea ssp	2	12' HT. ESP TO WALL		
17	Green Buttonwood	Conocarpus erectus	35	6' HT. FTB	*	
18	Coontie	Zamia integrifolia	8	3 GAL.	*	
19	Small Leaf Clusia	Clusia guttifera	36	8' HT. FTB		
20	Foxtail Fern	Asparagus densiflorus	12	3 GAL.		
21	Hibiscus	Hibiscus ssp	8	7 GAL.	*	
22	Podocarpus	Podocarpus macrophyllus	30	4' HT. FTB		
23	Podocarpus	Podocarpus macrophyllus	3	6' HT FTB		
24	Gardenia	Gardenia jasminoides 'Miami Supreme'	12	3' HT. FTB		
25	Green Island Ficus	Ficus microcarpa 'Green island'	59	3 GAL.		
26	Dombeya	Dombeya x 'seminole'	2	3'x3'		
27	Ilex	Ilex vomitora	12	3 GAL.	*	
28	Ilex sphere	Ilex vomitora	2	3' x 3'	*	
29	Serissa	Serissa japonica	35	3 GAL.		
30	White Begonia	Begonia odorata 'Alba'	20	3 GAL.		
31			276		40%	
32	**GROUNDCOVERS**					
33	Ganges Primrose	Asystasia gangetica	25	3 GAL.		37.5
34	Beach Creeper	Ernodea littoralis	46	3 GAL.	*	92
35					71%	129.5
36	SOD					
37	Diamond Zoysia Sod		VIF			

Line #	Landscape Legend		
1	**Property Address:**	124 Seabreeze	
2	**Lot Area (sq. ft.):**	6,147 sq ft	
3	[redacted]	REQUIRED	PROPOSED
4	ndscape Open Space (LOS) (Sq Ft and %)	2,766 SF (45%)	2,862 SF (46.7%)
5	LOS to be altered (Sq FT and %)	N/A	54%
6	Perimeter LOS (Sq Ft and %)	1,383 SF (50%)	1,995 SF (72.12%)
7	Front Yard LOS (Sq Ft and %)	499 SF (40%)	996 SF (79.87%)
8	Native Trees %	30% (number of trees)	86%
9	Native Shrubs & Vines %	30% (number of shrubs & vines)	40%
10	Native Groundcover %	30% (groundcover area)	71%
	To determine qualifying native vegetation use either:		
	the Institute for Regional Conservation Natives for Your Neighborhood FL Statewide Plant List		
	OR		
	the Florida Native Plant Society Native Plants for Your Area List		
	Note: Modificaiton of >50% of existing landscape/greenscape are subject to minimum native plant requirements and must submit a landscape and irrigation plan for review.		
	This table shall be included on the landscape species index sheet as prepared by a licensed landscape architect and landscape openspace data shall be incorporated on to corresponding zoning legend.		
	See Ord. 003-2023		*REV BF 20230727*

MARIO F. NIEVERA

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PLANT LIST AND DETAILS

124 SEABREEZE AVENUE

PALM BEACH, FLORIDA

12 SEPTEMBER 2025 - SECOND SUBMITTAL

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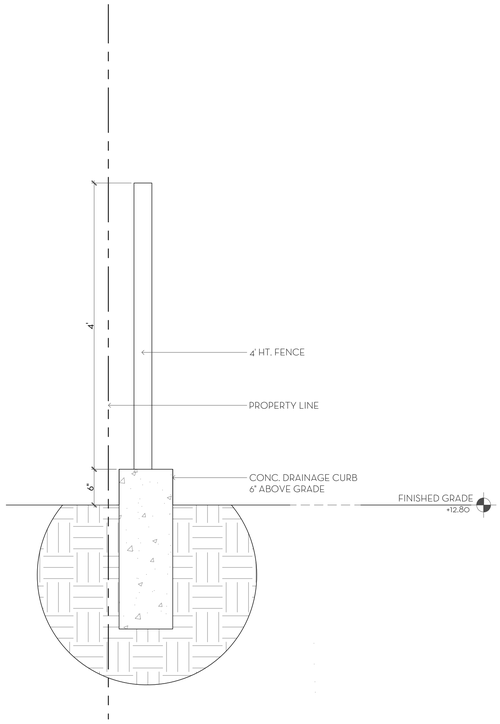

1 / D1 EAST FENCE SECTION
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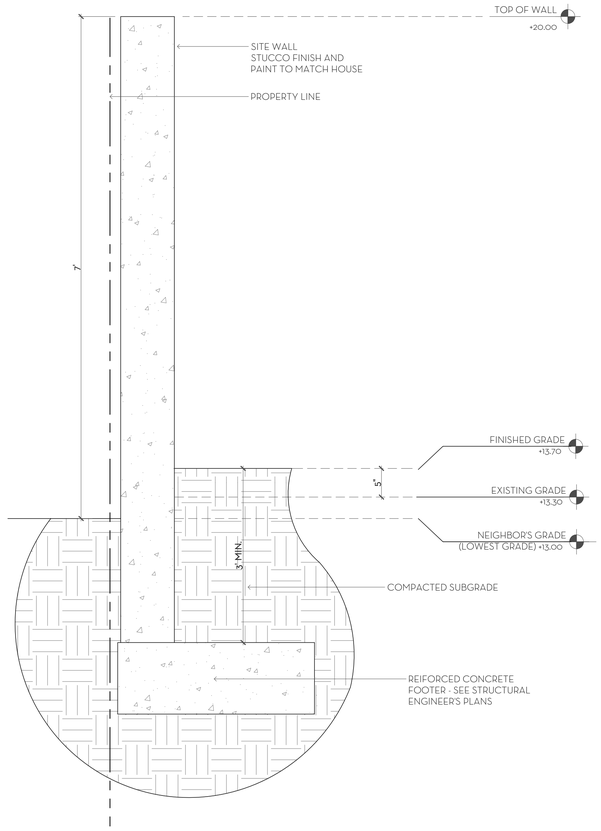
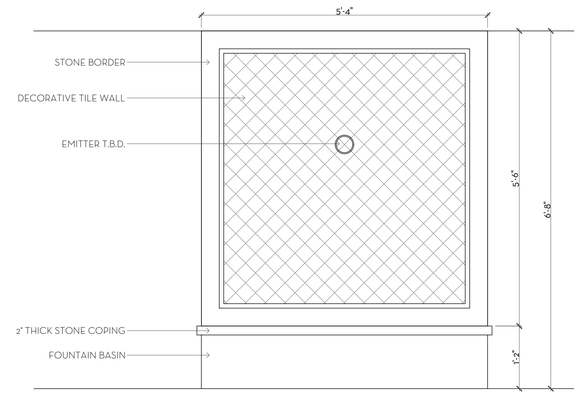
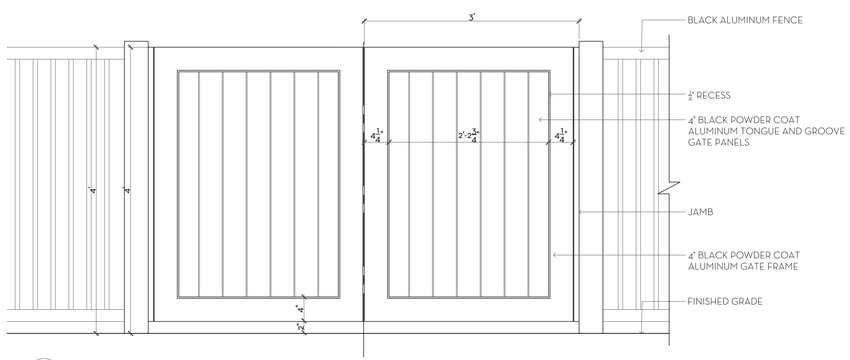


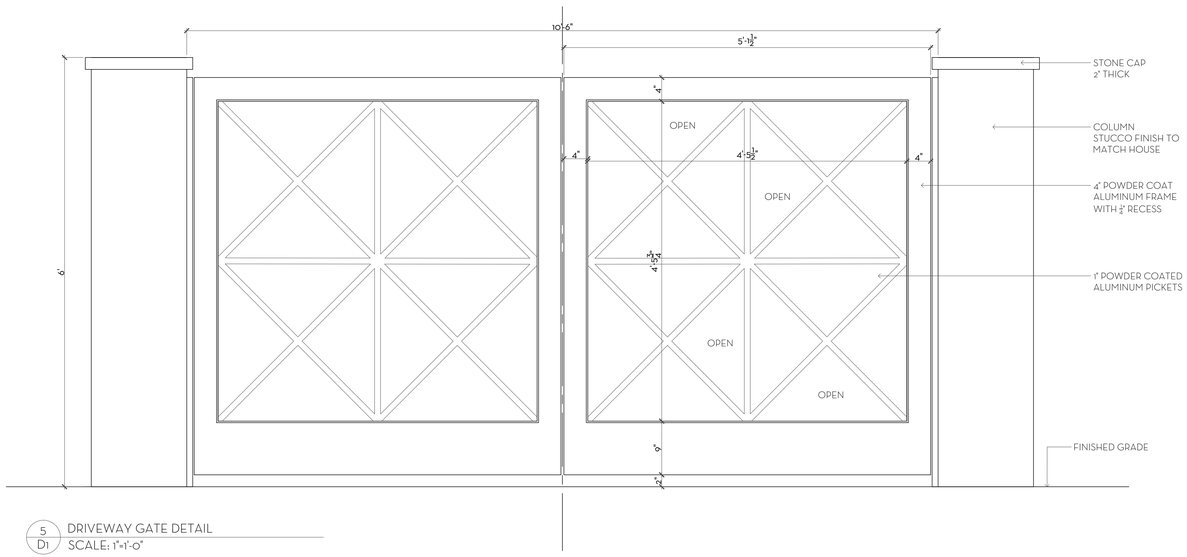
2 / D1 EAST/SOUTH SITE WALL DETAIL
SCALE: 1"=1'-0"



3 / D1 FOUNTAIN ELEVATION
SCALE: 3/4"=1'-0"



4 / D1 PEDESTRIAN GATE DETAIL
SCALE: 1"=1'-0"



5 / D1 DRIVEWAY GATE DETAIL
SCALE: 1"=1'-0"

MARIO F. NIEVERA

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6666856

SITE DETAILS

124 SEABREEZE AVENUE

PALM BEACH, FLORIDA

SCALE: AS NOTED

12 SEPTEMBER 2025 - SECOND SUBMITTAL

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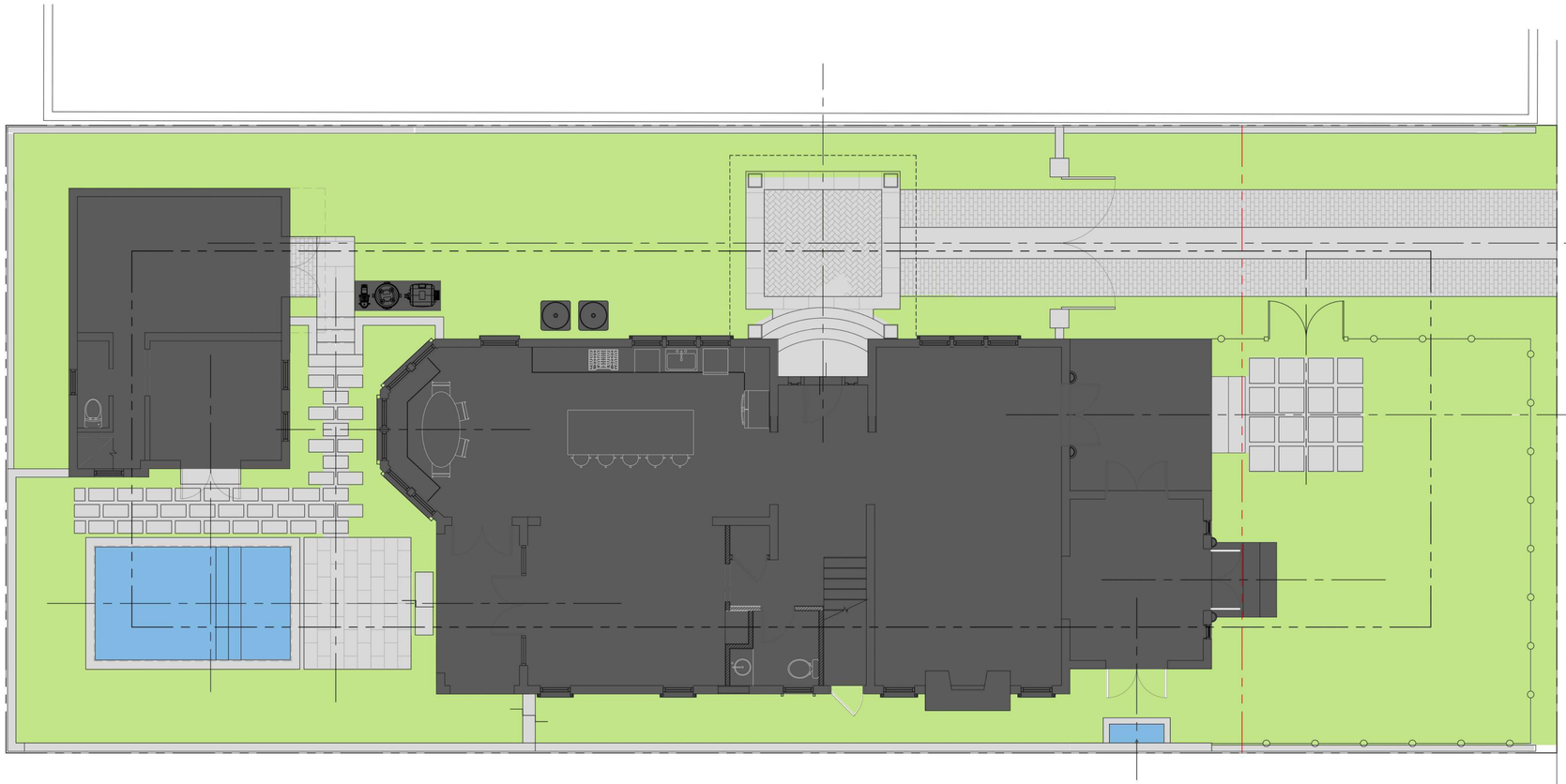

Line #	Landscape Legend		
1	**Property Address:**	124 Seabreeze	
2	**Lot Area (sq. ft.):**	6,147 sq ft	
3		REQUIRED	PROPOSED
4	ndscape Open Space (LOS) (Sq Ft and %)	2,766 SF (45%)	2,862 SF (46.7%)
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This table shall be included on the landscape species index sheet as prepared by a licensed landscape architect and landscape openspace data shall be incorporated on to corresponding zoning legend.

See Ord. 003-2023 *REVBF 20230727*

OVERALL R-B SITE CALCULATIONS:

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REQUIRED =	2,766	SQ FT	45%
EXISTING =	2,825	SQ FT	45.95%
PROPOSED =	2,871	SQ FT	46.7%

FRONT SETBACK SITE CALCULATIONS:

25' SETBACK AREA =	1,247	SQ FT	100%
MINIMUM LANDSCAPE:			
REQUIRED =	499	SQ FT	40%
EXISTING =	971	SQ FT	77.86%
PROPOSED =	996	SQ FT	79.87%

10' PERIMETER SITE CALCULATIONS:

PERIMETER AREA =	3,054	SQ FT
MINIMUM LANDSCAPE:		
(50% OF 2,766 SF) = 1,383 REQUIRED		
EXISTING =	1,912	SQ FT
PROPOSED =	2,150	SQ FT

LEGEND	
OPEN SPACE	
HARDSCAPE	
BUILDING / STRUCTURE	
WATER	

0 1 2 4 8 12 FEET

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

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

OPEN SPACE DIAGRAM

124 SEABREEZE AVENUE

PALM BEACH, FLORIDA

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

11 AUGUST 2025 SECOND SUBMITTAL

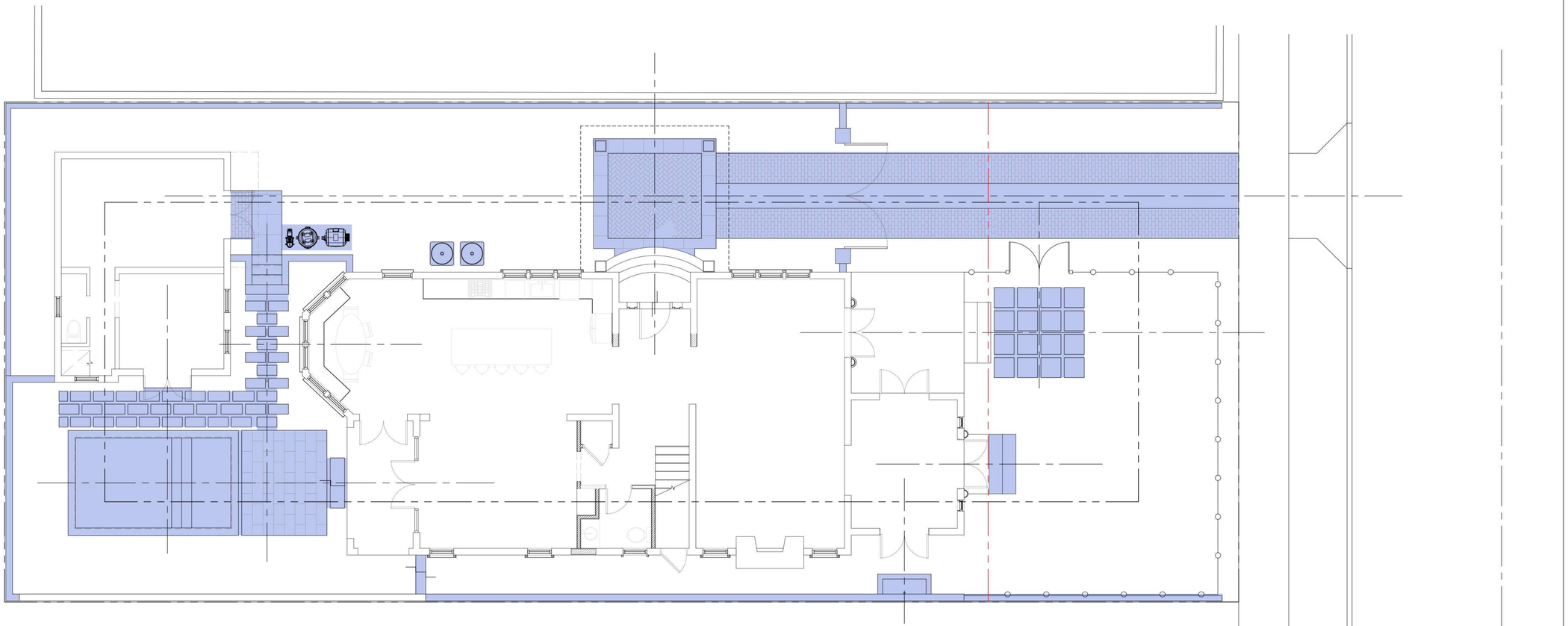
NIEVERA WILLIAMS
DESIGN

625 N. Flagler Drive
Suite 502
West Palm Beach, FL 33401
P: 561-659-2820
F: 561-659-2113

NIEVERAWILLIAMS.COM

OS1

ARC-25-0059
ZON-25-0053



Line #	Landscape Legend		
1	**Property Address:**	124 Seabreeze	
2	**Lot Area (sq. ft.):**	6,147 sq ft	
3		REQUIRED	PROPOSED
4	ndscape Open Space (LOS) (Sq Ft and %)	2,766 SF (45%)	2,772 SF (45.09%)
5	LOS to be altered (Sq FT and %)	N/A	54%
6	Perimeter LOS (Sq Ft and %)	1,383 SF (50%)	1,995 SF (72.12%)
7	Front Yard LOS (Sq Ft and %)	499 SF (40%)	992 SF (79.55%)
8	Native Trees %	30% (number of trees)	86%
9	Native Shrubs & Vines %	30% (number of shrubs & vines)	43%
10	Native Groundcover %	30% (groundcover area)	73%
	To determine qualifying native vegetation use either:		
	the Institute for Regional Conservation Natives for Your Neighborhood FL Statewide Plant List		
	OR		
	the Florida Native Plant Society Native Plants for Your Area List		
	Note: Modificaiton of >50% of existing landscape/greenscape are subject to minimum native plant requirements and must submit a landscape and irrigation plan for review.		
	This table shall be included on the landscape species index sheet as prepared by a licensed landscape architect and landscape openspace data shall be incorporated on to corresponding zoning legend.		
	See Ord. 003-2023		*REVBF 20230727*

OVERALL R-B SITE CALCULATIONS:

SITE AREA =	6,147	SQ FT	100%
MINIMUM LANDSCAPE:			
REQUIRED =	2,766	SQ FT	45%
EXISTING =	2,825	SQ FT	45.95%
PROPOSED =	2,871	SQ FT	46.7%

FRONT SETBACK SITE CALCULATIONS:

25' SETBACK AREA =	1,247	SQ FT	100%
MINIMUM LANDSCAPE:			
REQUIRED =	499	SQ FT	40%
EXISTING =	971	SQ FT	77.86%
PROPOSED =	996	SQ FT	79.87%

10' PERIMETER SITE CALCULATIONS:

PERIMETER AREA =	3,054	SQ FT
MINIMUM LANDSCAPE:		
(50% OF 2,765 SF) - 1,383 REQUIRED		
EXISTING =	1,912	SQ FT
PROPOSED =	2,150	SQ FT

ALTERED LANDACAPE

0 1 2 4 8 12 FEET

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

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

LANDSCAPE ALTERATION DIAGRAM

124 SEABREEZE AVENUE

PALM BEACH, FLORIDA

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

11 AUGUST 2025 SECOND SUBMITTAL

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DESIGN

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OS2

ARC-25-0059
ZON-25-0053

TOWN OF PALM BEACH

Information for Architectural Commission Meeting on: October 29, 2025

To: Architectural Commission

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

From: Planning, Zoning & Building

Re: ARC-25-0062 (ZON-25-0059) 222 CHERRY LN. (COMBO) The applicant, Nancy Clifford, has filed an application requesting Architectural Commission review and approval for construction of a new, two-story, single-family residence with final landscape, hardscape, and swimming pool improvements on an existing nonconforming parcel of land, requiring site plan review for redevelopment. Town Council shall review the application as it pertains to zoning relief/approval.

Date: 10/22/2025

ATTACHMENTS
- PZB Staff Report
- Letter of Intent
- Plans

STRATEGIC PLAN
Strategic Priorities:
Community Culture and Character

Strategic Focus Areas:
Quality of Life

FUNDING
No Fiscal Impact

ARC-25-0062 (ZON-25-0059) 222 CHERRY LN (COMBO). The applicant, Nancy Clifford, has filed an application requesting Architectural Commission review and approval for construction of a new, two-story, single-family residence with final landscape, hardscape and swimming pool improvements on an existing nonconforming parcel of land, requiring site plan review for redevelopment. Town Council shall review the application as it pertains to zoning relief/approval.

ZON-25-0059 (ARC-25-0062) 222 CHERRY LN (COMBO) – SITE PLAN REVIEW. The applicant, Nancy Clifford, has filed an application requesting Town Council review and approval for Site Plan Review as it relates to the redevelopment of an existing nonconforming platted parcel of land which is deficient in lot depth. The Architectural Commission shall perform design review of the application.

Applicant: Nancy Clifford
Architecture: Varnava Design Studio (Yianni Varnava)
Landscape: Environment Design Group (Dustin Mizell)

THE PROJECT:
The applicant has submitted plans, entitled "Clifford Residence 222 Cherry Lane Palm Beach, FL. 33480" as prepared by **Varnava Design Studio,** date uploaded to the Town 10/06/25.

The following scope of work is proposed:

- Proposed two-story residence with final hardscape, landscape and swimming pool improvements.

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

- **SITE PLAN REVIEW**: Sec. 134-893(c). Site plan review to allow redevelopment of a platted parcel which is 80’ in depth in lieu of the 100’ in depth required in the R-B zoning district.

Site Data			
Zoning District	R-B	**Future Land Use**	SINGLE-FAMILY
Lot Size	10,000 SF	**Crown of Road**	5.62’ NAVD
Lot Depth	80’ ***Site Plan Review***	**Lot Width**	125’
Lot Coverage	Permitted: 30% Proposed: 25.32%	**Enclosed Square Footage**	Proposed: 3,767 SF
CCR	Permitted: 4.00 Proposed: 3.91	**FEMA Flood Zone**	Zone AE 6’ NAVD
Surrounding Properties / Zoning			
North	4 Windsor Ct & 6 Windsor Ct | Residence(s) / R-B		
South	217 W Indies Dr & 225 W Indies Dr | Residence(s) / R-B		

East	212 Cherry Ln | Residence / R-B
West	232 Cherry Ln | Residence / R-B

STAFF ANALYSIS

The applicant is proposing the construction of a new two-story residence with final hardscape, landscape, and swimming pool on a parcel with nonconforming lot depth. A permit for demolition has been issued for the existing one-story residence built in 1951. A preliminary review of the project indicates that the application, as proposed, is consistent with the Town zoning code but requires one (1) site plan review approval to achieve the application as proposed.



The site is located three parcels west of N County Rd on the south side of Cherry Lane. The proposed residence is sited as easterly as permitted on the site with a single-story garage before the two-story main residence as you move west, which is sited roughly center on the parcel. The curb cut is located on the eastern end of the parcel and leads to a front-loaded double-bay garage. The swimming pool and outdoor recreation area is sited on the west side of the house. The exterior of the structure will be finished in painted stucco with a shake style roof material and louver shutters to be painted green. Equipment is proposed in the east yard next to the garage. Site walls are proposed to enclose the side yard, rear yard and outdoor area located along the west side of the parcel.



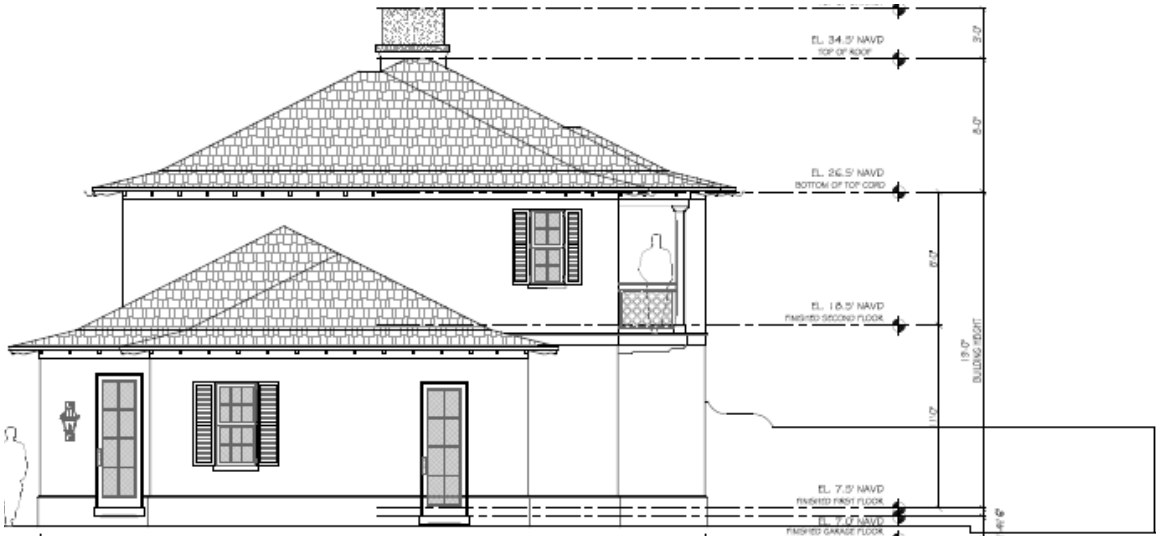
Proposed front (north) elevation.



Proposed rear (south) elevation.



Proposed side (west) elevation.



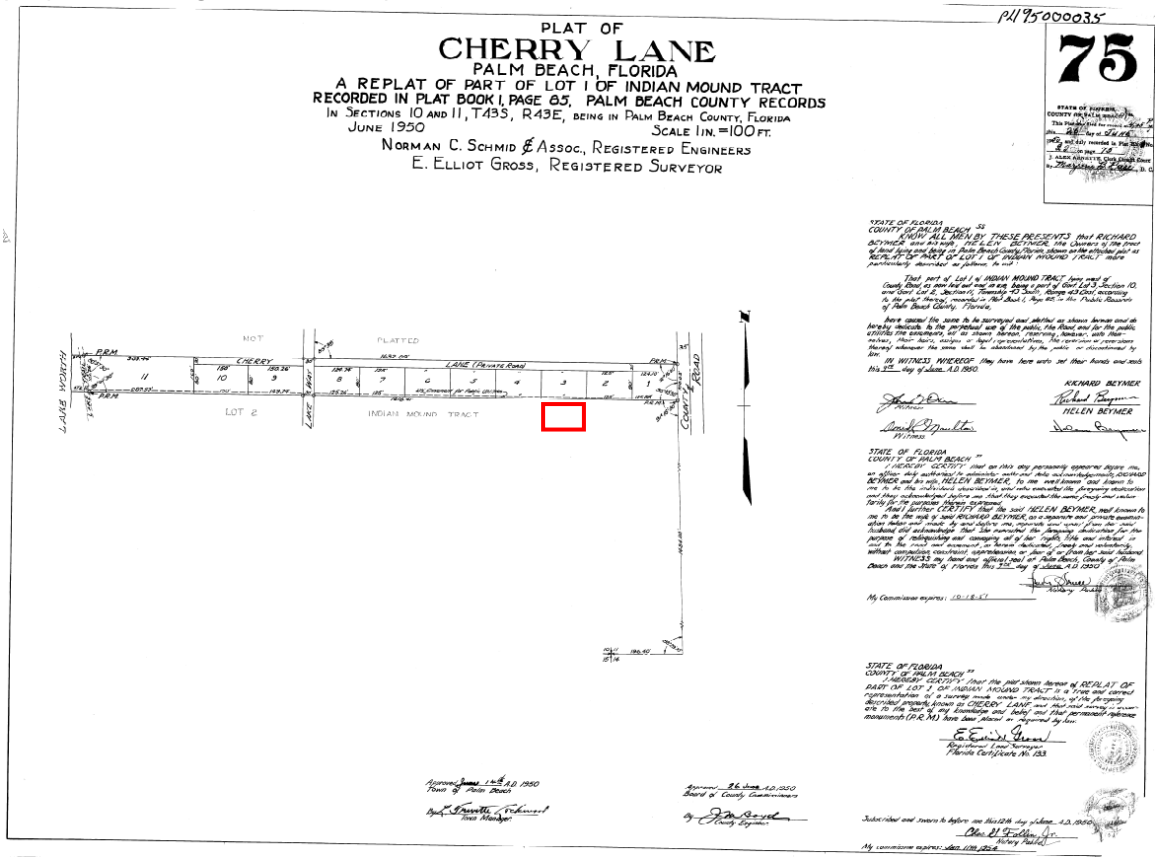
Proposed side (east) elevation



Landscape plan rendering.

SITE PLAN REVIEW REQUEST

The need for Site Plan Review stems from the existing underlying configuration of the plat and parcel. This parcel of land, Lot 3 of the Plat of Cherry Lane, was platted with 80' lot depth and 125' lot width with town approval in 1950, and the platted condition reflects the existing and proposed configuration of the parcel.



PLAT OF
CHERRY LANE
PALM BEACH, FLORIDA
A REPLAT OF PART OF LOT 1 OF INDIAN MOUND TRACT
RECORDED IN PLAT BOOK 1, PAGE 85, PALM BEACH COUNTY RECORDS
IN SECTIONS 10 AND 11, T43S, R43E, BEING IN PALM BEACH COUNTY, FLORIDA
JUNE 1950 SCALE 1 IN. = 100 FT.
NORMAN C. SCHMID & ASSOC., REGISTERED ENGINEERS
E. ELLIOT GROSS, REGISTERED SURVEYOR

PL1950000035

75

As part of the Planning, Zoning and Building Department's Tranche 1 of the 'quick fixes' of the zoning code, Ordinance 10-2025 was recently approved at First Reading at the 09/10/25 Town Council meeting and at second reading at the 10/15/25 Town Council Meeting, and this is an example of one of the lots that would be covered under the zoning text amendment. Since the subject property remains unchanged in its geometry, was platted as such, and contained an existing residence, this will no longer require Town Council review.

CONCLUSION:

Approval of the project will require one (1) separate motion(s) to be made by the Architectural Commission:

(1) for the overall design of the project in accordance with Sec. 18-205 criteria, subject to any imposed conditions.

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

(1) For Special Exception request to redevelop a nonconforming parcel and meets the criteria set forth in Section 134-229 and finding that the approval of the Site Plan will not adversely affect the public interest, that all zoning requirements governing the use have been met and that satisfactory provision and arrangement has been made.

WRB:JGM:BMF

Letter of intent

September 11th, 2025

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

RE: **222 Cherry Lane**
ARCOM: **ARC-25-0062**
Site Plan Review: **ZON-25-0059**

We respectfully submit this request for approval of a new two-story residence located at **222 Cherry Lane, Palm Beach, Florida**. The project scope includes the construction of a new two-story home, installation of impact-rated exterior openings, a complete interior buildout with high-quality finishes and design, along with associated new hardscape and landscape improvements.

The following points address the Town's standards for architectural review and conformity:

1. **Conformity with Town Image**
   The proposed residence is in harmony with the established architectural character of Palm Beach. Its design emphasizes beauty, spaciousness, balance, taste, fitness, and charm, contributing positively to the Town's reputation for high-quality residential development.
2. **Environmental Protections**
   The home will incorporate modern building systems and materials to ensure proper insulation and protection from external and internal noise, vibration, and other environmental factors that could diminish the comfort and desirability of the property.
3. **Quality of Exterior Design**
   The exterior appearance of the home reflects a high standard of architectural quality. Durable, elegant materials and refined design features have been selected to ensure that the project will not detract from, but rather enhance, the visual environment and value of the surrounding neighborhood.
4. **Neighborhood Harmony**
   The design is consistent with the comprehensive plan of the Town and aligns with the

scale, aesthetic, and residential character of nearby homes. It respects the existing context while offering a distinguished architectural contribution to the community.

5. **Avoidance of Excessive Similarity**
   The proposed home has been carefully designed to avoid excessive similarity with adjacent properties within 200 feet. It achieves individuality through variation in façade composition, arrangement of windows and openings, rooflines, and material choices, ensuring distinction while maintaining compatibility.
6. **Avoidance of Excessive Dissimilarity**
   The project avoids excessive dissimilarity to neighboring homes by maintaining a compatible height, massing, roofline, and material palette. The home incorporates architectural features and proportions that integrate seamlessly with its context, while ensuring privacy for neighboring properties and a thoughtful relationship to the street.
7. **Appropriateness of Character**
   The design draws upon the established architectural traditions of the Palm Beach community, utilizing quality materials and a refined design vocabulary consistent with the surrounding neighborhood as viewed from public and private vantage points.
8. **Conformity with Applicable Codes**
   The project fully complies with the standards of the Town Code and other applicable ordinances, including setbacks, height regulations, and flood elevation requirements. The design and location of the home conform to all applicable standards for safety, aesthetics, and community compatibility.
9. **Site-Specific Considerations**
   The siting and design of the home respect unique site characteristics, including natural vistas and the surrounding neighborhood context. Views are preserved and enhanced where possible, while landscaping and architectural elements are incorporated to harmonize with the property's setting.

Response to Site Plan Review and Non-Conforming Lot Depth Criteria

1. **Special Conditions and Circumstances**
   The property located at **222 Cherry Lane** lies within the R-B Zoning District and is non-

conforming in lot depth, as it does not meet the minimum dimensional requirements of the district. This reduced depth is a condition that is unique to the property and is not generally applicable to other conforming lots within the same zoning district. Despite this limitation, the proposed residence has been designed to comply with all applicable zoning standards, including height, setbacks, and lot coverage and cubic content.

2. **Absence of Self-Created Circumstances**
   The special condition of the non-conforming lot depth is not the result of any action taken by the Applicant. The reduced depth is an inherent characteristic of the property that has existed since the subdivision and original platting of the land. The Applicant did not create the dimensional non-conformity, and the design has been carefully planned to respect both the existing constraints of the property and the intent of the Town's zoning code.

Conclusion

The proposed new two-story residence at **222 Cherry Lane**, with its carefully considered architectural design, associated new hardscape and landscape, and attention to detail and quality, will serve as a lasting asset to the Island of Palm Beach. Although the property is non-conforming in lot depth, the project has been thoughtfully planned to meet the spirit and intent of the Town's zoning and design standards. It is our intent that this project not only meet but exceed the requirements of site plan and architectural review, ensuring that it enhances the character, charm, and beauty of the Town while integrating harmoniously into its surrounding neighborhood.
Respectfully submitted,

Yianni Varnava



Varnava Design Studio LLC.

Clifford Residence
222 Cherry Lane
Palm Beach, FL. 33480

FIRST SUBMITTAL	08.28.25
SECOND SUBMITTAL	09.15.25
FINAL SUBMITTAL	10.07.25
ARCOM	10.29.25
TOWN COUNCIL	11.13.25

ARC-25-0062
ZON-25-0059

SCOPE OF WORK

- NEW TWO STORY RESIDENCE
- NEW HARDSCAPE AND LANDSCAPE
- SITE PLAN REVIEW FOR NON CONFORMING LOT



ARCHITECT	LANDSCAPE ARCHITECT	CIVIL ENGINEER
VARNAVA DESIGN STUDIO, LLC 2875 South Ocean Blvd. Suite 200-33 Palm Beach, Florida 33480 PH. 561.302.5853	ENVIRONMENT DESIGN GROUP 139 N. County Road Suite 20B Palm Beach, Florida 33480 PH. 561.332.4600	GRUBER CONSULTING ENGINEERS, INC. 2475 Mercer Ave. Suite 305 West Palm Beach FL 33401 PH. 561.312.2041

DRAWING INDEX

CP-001 COVER PAGE
SP-001 SITE PLAN
SP-002 LOT COVERAGE CALCULATIONS
SP-003 CUBIC CONTENT CALCULATIONS
SP-004 NEIGHBORING PROPERTIES
SP-005 STREETSCAPE ELEVATIONS
A-001 FIRST FLOOR PLAN
A-002 SECOND FLOOR PLAN
A-003 ROOF PLAN
A-004 NORTH ELEVATION
A-005 SOUTH ELEVATION
A-006 WEST ELEVATION
A-007 EAST ELEVATION
A-008 FINISHES & BROCHURES
A-009 EXTERIOR MATERIAL AND FINISHES
A-010 ARCHITECTURAL DETAILS
A-011 YARD SECTION DIAGRAMS
A-012 FENCES, WALLS & GATES
A-013 3D RENDERINGS
A-014 3D RENDERINGS
A-015 3D RENDERINGS

SURVEY BY WALLACE SURVEYING

L 1.0 EXISTING SITE PHOTOS EXHIBIT
L 2.0 EXISTING CONDITIONS / INVENTORY PLAN
L 2.1 DEMOLITION PLAN / LANDSCAPE
L 3.0 SITE PLAN
L 3.1 OPEN SPACE DIAGRAMS
L 4.0 LANDSCAPE PLAN
L 4.1 PLANT PALLET
L 4.2 PLANT SCHEDULE
L 4.3 PLANTING DETAILS AND SPECIFICATIONS
L 5.0 RENDERED LANDSCAPE PLAN
L 6.0 RENDERED LANDSCAPE ELEVATIONS
L 6.1 RENDERED LANDSCAPE ELEVATIONS
L 6.2 RENDERED LANDSCAPE ELEVATIONS
L 7.0 CONSTRUCTION SCREENING & STAGING PLAN
L 8.0 TRUCK LOGISTICS PLAN DEMOLITION

VARNAVA DESIGN STUDIO
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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

CLIFFORD RESIDENCE

222 CHERRY LANE
PALM BEACH FL, 33480

ARC-25-0062
ZON-25-0059

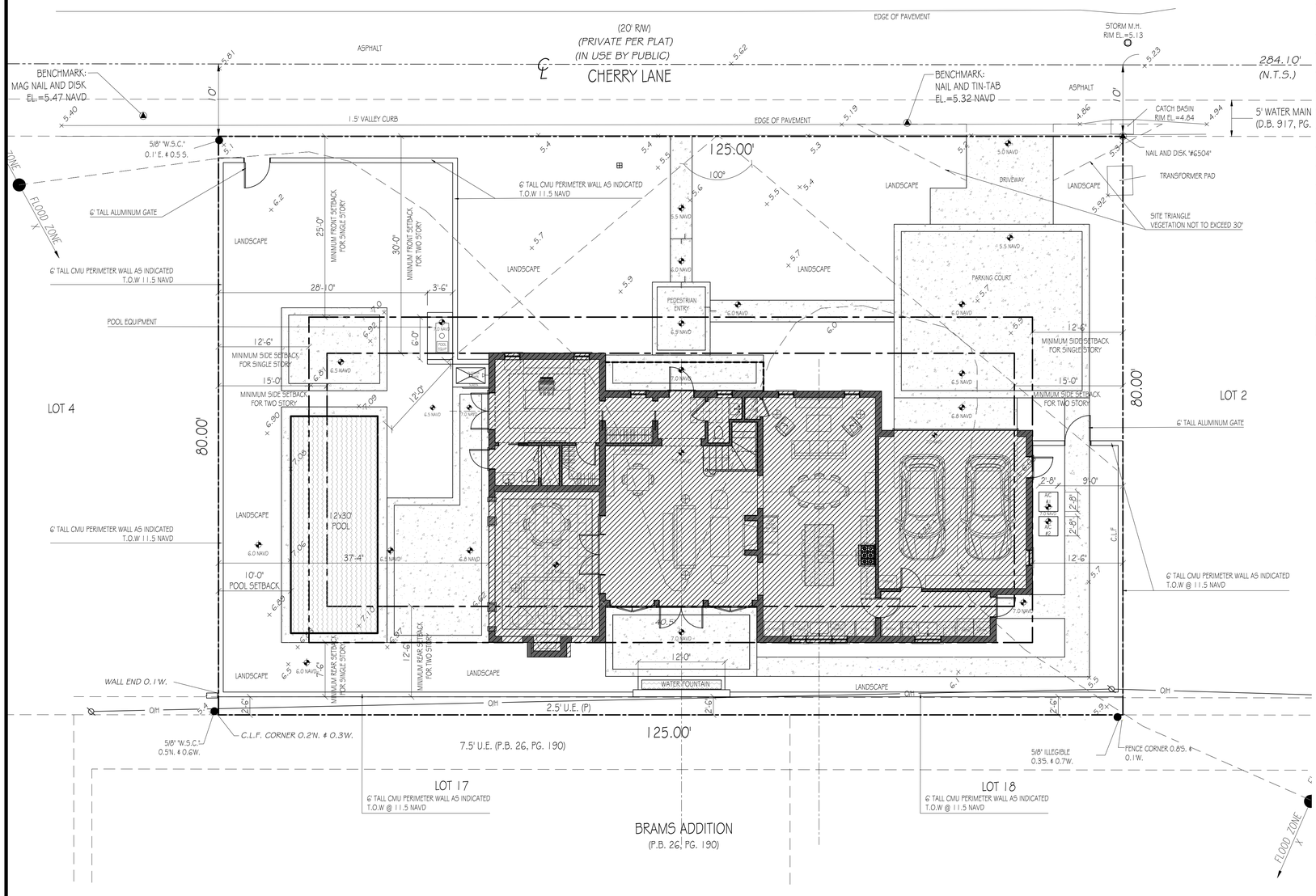
FOR REVIEW ONLY
NOT FOR CONSTRUCTION

MARK	DATE	DESCRIPTION

PROJECT NO:	##
CAD DWG FILE:	222 CHERRY LANE - PROPOSED FLOOR PLANS - UPDATED 09-1-25.DWG
DRAWN BY:	Y.V M.C
CHK'D BY:	M.C
PERMIT PLOT:	09.14.25

SHEET TITLE
COVER PAGE

CP-001



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

Line #	Zoning Legend			
1	**Property Address:**	222 Cherry Lane		
2	**Zoning District:**	R-B		
3	**Lot Area (sq. ft.):**	10,000		
4	**Lot Width (W) & Depth (D) (ft.):**	125' (W) 80' (D)		
5	**Structure Type:** (Single-Family, Multi-Family, Comm., Other)	SINGLE FAMILY		
6	**FEMA Flood Zone Designation:**	AE		
	7 Zero Datum for point of meas. (NAVD)	POINT OF MEASUREMENT 7.0 NAVD		
8	**Crown of Road (COR) (NAVD)**	COR 5.62 NAVD		
9		REQD / PERMITTED	EXISTING	PROPOSED
10	Lot Coverage (Sq Ft and %)	30% (3,000 SQ. FT.)		25.32% (2,532 SQ. FT.)
11	Enclosed Square Footage (1st & 2nd Fl., Basement, Accs. Structure, etc)	N/A		3,767 sq. ft.
12	*Front Yard Setback (Ft.)	25' + 30' N		30' N
13	* Side Yard Setback (1st Story) (Ft.)	12.5' E,W		12.5' E
14	* Side Yard Setback (2nd Story) (Ft.)	15' E,W		37.3' W
15	*Rear Yard Setback (Ft.)	10' S		10' S
16	Angle of Vision (Deg.)	100 (Deg.)		100 (Deg.)
17	Building Height (Ft.)	22'		19'-6"
18	Overall Building Height (Ft.)	30'		27'-6"
19	Cubic Content Ratio (CCR) (R-B ONLY)	4.00 MAX CCR		3.91
20	** Max. Fill Added to Site (Ft.)	7.5-5.62/2=.94		0.94'
21	Finished Floor Elev. (FFE)(NAVD)	7.0 NAVD	7.38 NAVD	7.5 NAVD
22	Base Flood Elevation (BFE)(NAVD)	BFE=6 FT NAVD	BFE=6 FT NAVD	BFE=6 FT NAVD
23	Landscape Open Space (LOS) (Sq Ft and %)	45% (4500)		45.0% (4511)
24	Perimeter LOS (Sq Ft and %)	25% (2550)		60.62% (2440)
25	Front Yard LOS (Sq Ft and %)	40% (1249)		78.10% (2440)
26	*** Native Plant Species %	*Please refer to TOPB Landscape Legend.*		

VARNAVA DESIGN STUDIO
AR1010123
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CLIFFORD RESIDENCE

222 CHERRY LANE
PALM BEACH FL, 33480

ARC-25-0062
ZON-25-0059

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PERMIT PLOT:	09.14.25

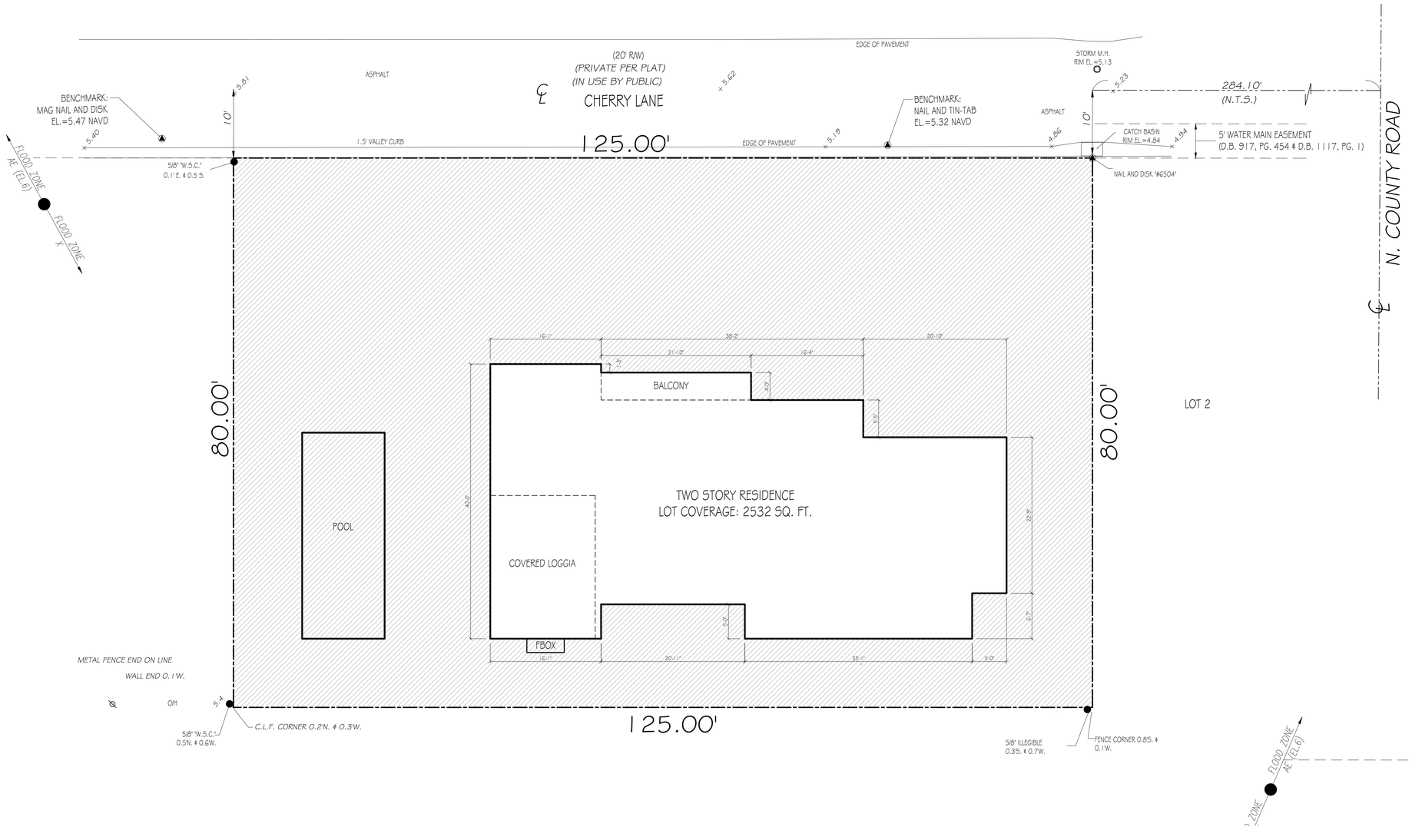
SHEET TITLE
PROPOSED SITE PLAN

SCALE AS NOTED

SP-001

LOT COVERAGE CALCULATIONS

ALLOWABLE	PROPOSED
TWO STORY 30% 10000 X.3= 3000 SQ. FT. OPEN PERGOLA/AWNING 3% 10000 X.03= 300 SQ. FT.	MAIN HOUSE: 2532 SQ. FT. TOTAL: 2532 SQ. FT. PROPOSED LOT COVER : 25.32% NO PERGOLA OR AWNING



1 PROPOSED LOT COVERAGE DIAGRAM
1/8" = 1'-0"

SCALE AS NOTED

VARNAVA DESIGN STUDIO
AR1010123

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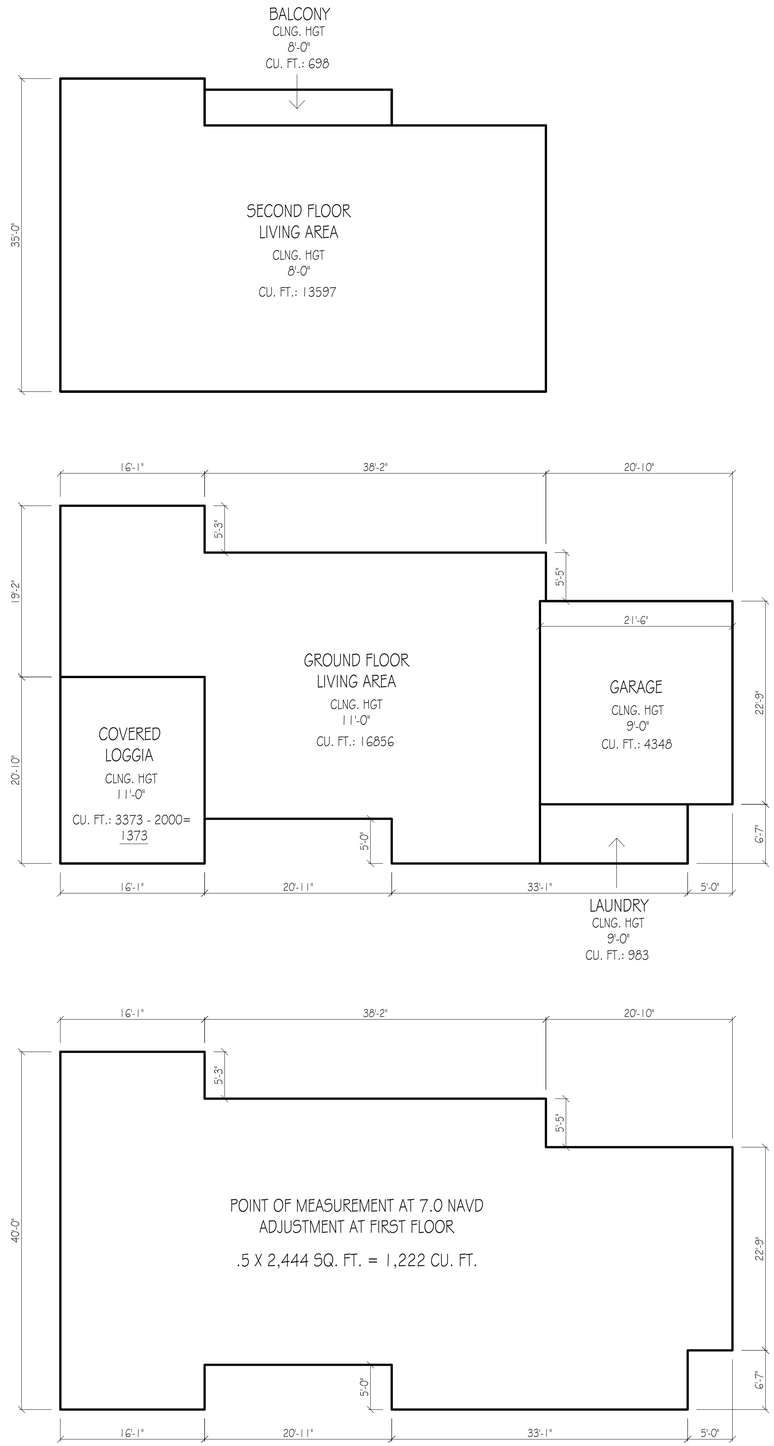
CHK'D BY:	M.C
PERMIT PLOT:	09.14.25

SHEET TITLE
LOT COVERAGE CALCULATIONS

SP-002



1 FLOOR PLAN OUTLINES AND CUBIC MEASUREMENTS
1/8" = 1'-0"

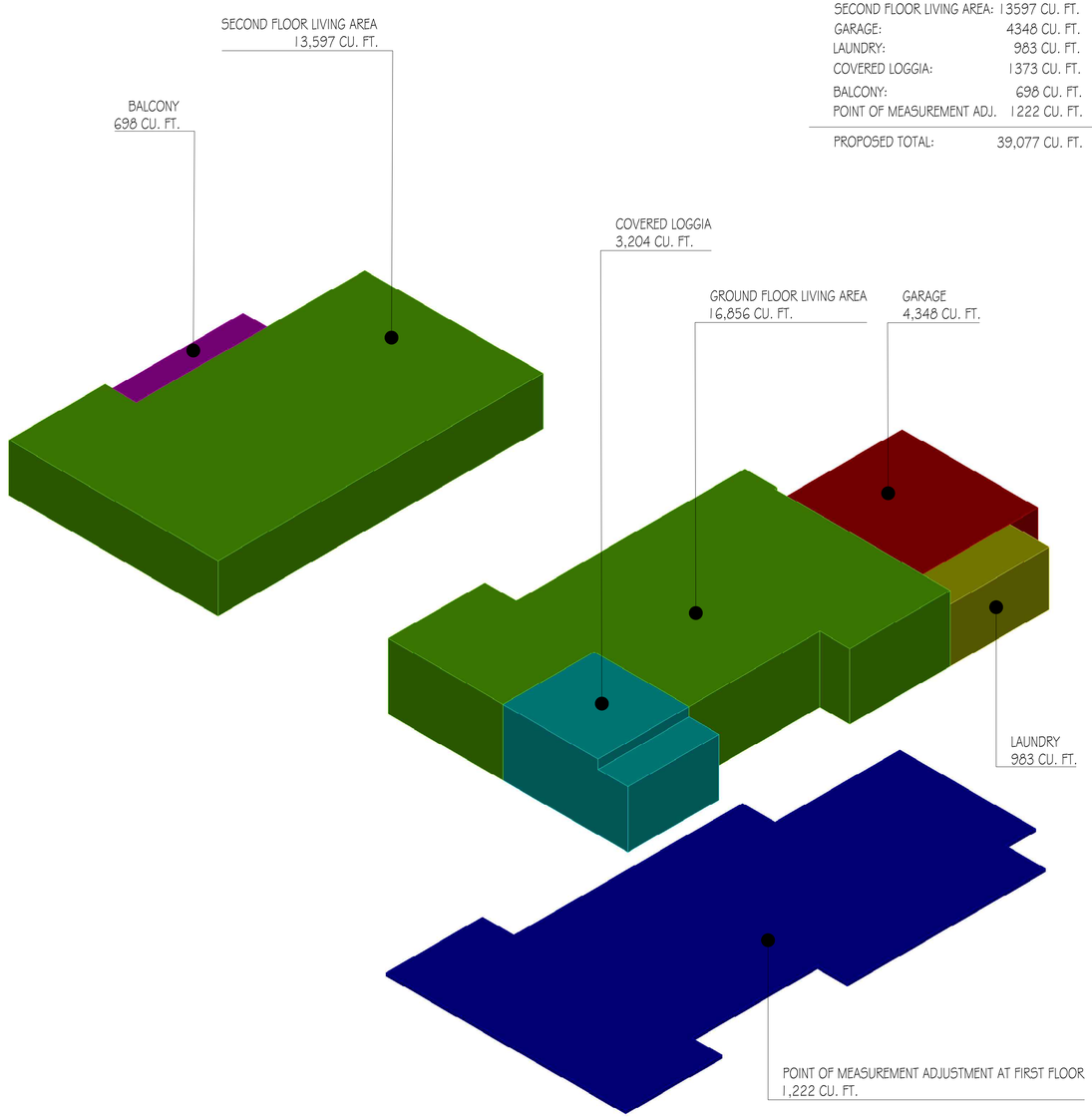
CUBIC CONTENT CALCULATIONS

CUBIC CONTENT RATIO = 4.00 + [(10,000-10,000) ÷ 10,000] = 4

MAXIMUM ALLOWABLE CUBIC CONTENT = 4 x 10,000 SQ FT. = 40,000 CU FT.

	MAX ALLOW.	PROPOSED
CUBIC CONTENT	4 CCR 40,000 CU FT.	3.91 CCR 39,077 CU FT.

GROUND FLOOR LIVING AREA:	16856 CU. FT.
SECOND FLOOR LIVING AREA:	13597 CU. FT.
GARAGE:	4348 CU. FT.
LAUNDRY:	983 CU. FT.
COVERED LOGGIA:	1373 CU. FT.
BALCONY:	698 CU. FT.
POINT OF MEASUREMENT ADJ.	1222 CU. FT.
PROPOSED TOTAL:	39,077 CU. FT.



2 3D VOLUMES AND CUBIC MEASUREMENTS
N.T.S

SCALE AS NOTED

VARNAVA DESIGN STUDIO
AR10023
PALM BEACH
2875 SOUTH OCEAN BLVD
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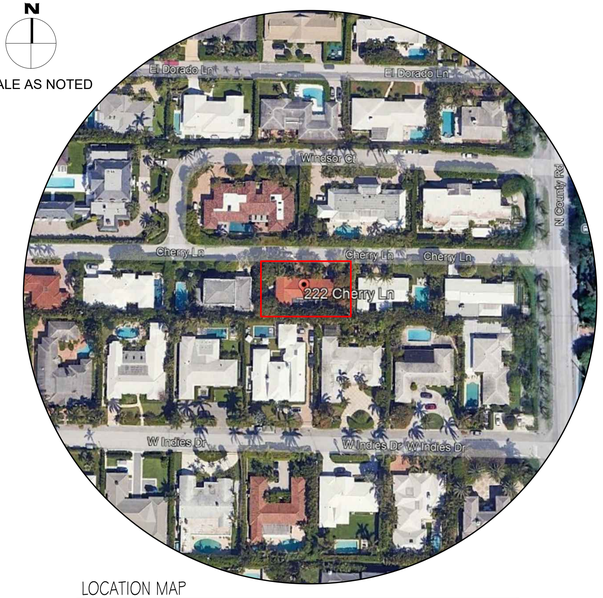
PERMIT PLOT:	09.14.25
SHEET TITLE	

CUBIC CONTENT CALCULATIONS

SP-002

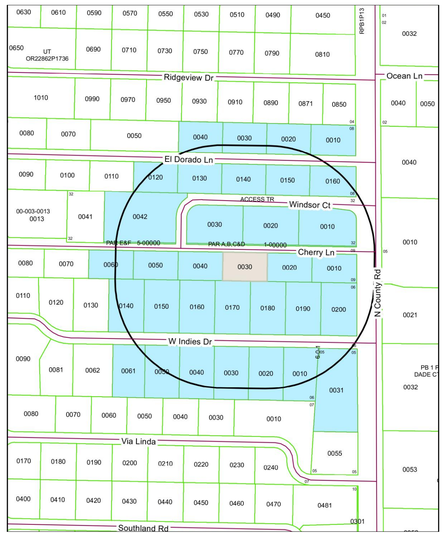
N

SCALE AS NOTED



LOCATION MAP

N.T.S



300 FT RADIUS - TAX MAP

N.T.S



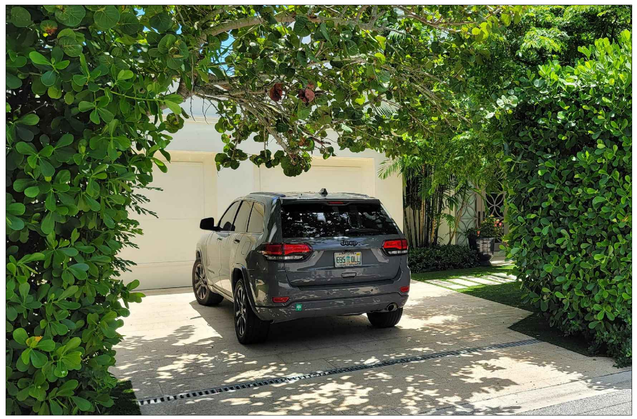
8 WINDSOR CT - TWO STORY RESIDENCE



212 CHERRY LANE - SINGLE STORY RESIDENCE



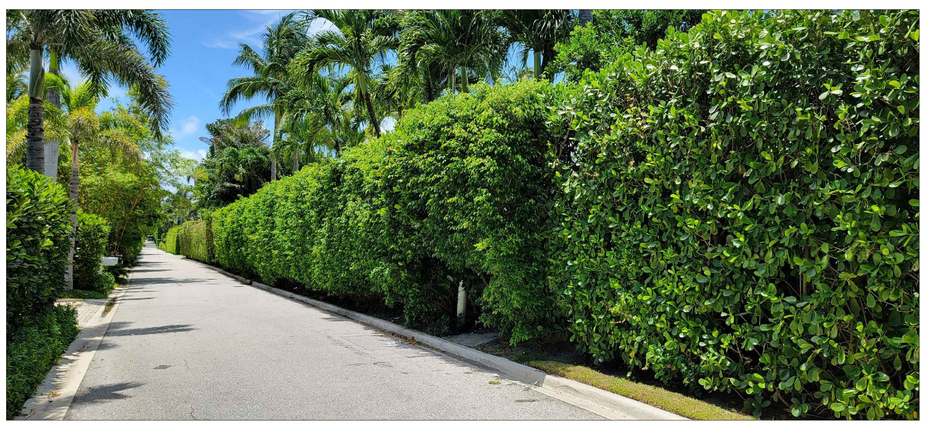
SUBJECT PROPERTY
222 CHERRY LANE



232 CHERRY LANE - TWO STORY RESIDENCE



CHERRY LANE - NORTH SIDE OF THE STREET FROM WINDSOR CT TO N. COUNTY ROAD



CHERRY LANE - NORTH SIDE OF THE STREET FROM N. COUNTY ROAD TO WINDSOR CT AND BEYOND

VARNAVA DESIGN STUDIO
AR1010123
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

CLIFFORD RESIDENCE

222 CHERRY LANE
PALM BEACH FL, 33480

ARC-25-0062
ZON-25-0059

FOR REVIEW ONLY
NOT FOR CONSTRUCTION

MARK	DATE	DESCRIPTION

PROJECT NO:	###
CAD DWG FILE:	222 CHERRY LANE - PROPOSED FLOOR PLANS - UPDATED 09-15.DWG
DRAWN BY:	Y.V. M.C
CHKD BY:	M.C
PERMIT PLOT:	09.14.25
SHEET TITLE	

NEIGHBORING PROPERTIES

SP-004

N

SCALE AS NOTED



LOCATION MAP

N.T.S



200 CHERRY LANE - SINGLE STORY RESIDENCE



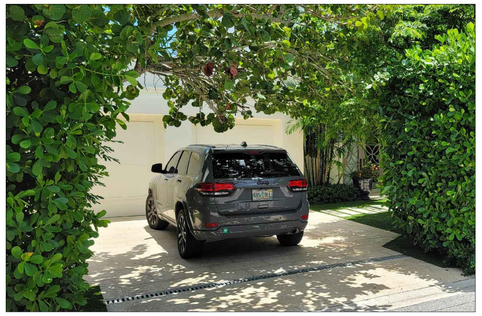
212 CHERRY LANE - SINGLE STORY RESIDENCE



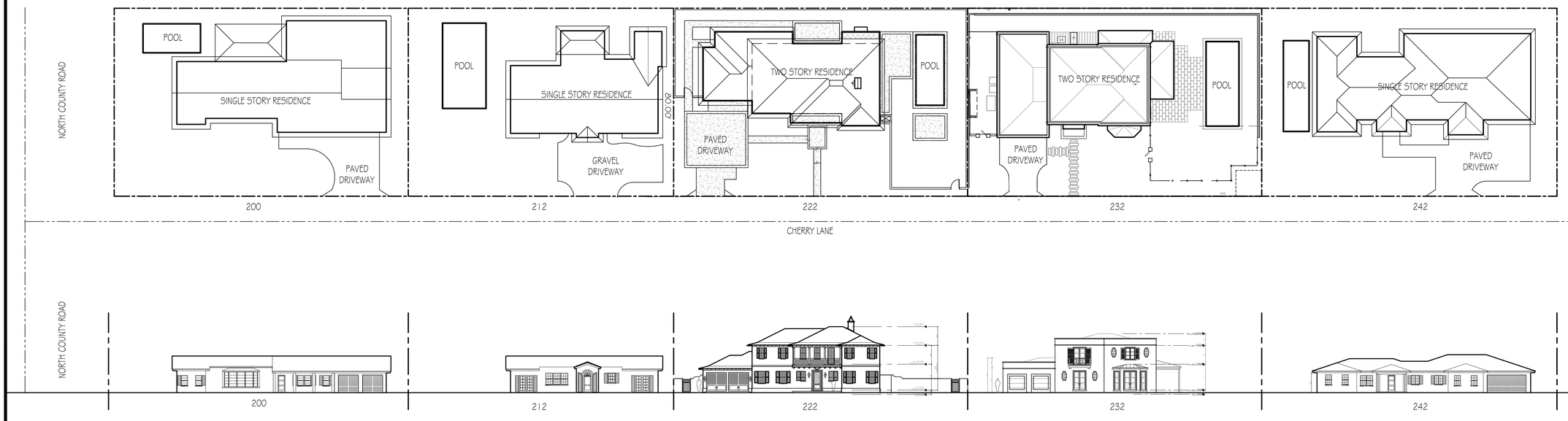
SUBJECT PROPERTY
222 CHERRY LANE



242 CHERRY LANE - SINGLE STORY RESIDENCE



232 CHERRY LANE - TWO STORY RESIDENCE



VARNAVA DESIGN STUDIO

AR10102З

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

CLIFFORD RESIDENCE

222 CHERRY LANE
PALM BEACH FL, 33480

ARC-25-0062
ZON-25-0059

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PROJECT NO:	###
CAD DWG FILE:	222 CHERRY LANE - PROPOSED FLOOR PLANS - UPDATED 09-11-25.DWG
DRAWN BY:	Y.V. M.C
CHKD BY:	M.C
PERMIT PLOT:	09.14.25

SHEET TITLE

STREETSCAPE

SP-005

GENERAL NOTES

CLASSIFICATION OF WORK: NEW SINGLE FAMILY RESIDENCE

OCCUPANCY GROUP: RESIDENTIAL (R-3)

CONSTRUCTION TYPE: VB

1. ALL WORK SHALL COMPLY WITH THE RESIDENTIAL 2023 ED. FLORIDA BUILDING CODE, TOWN OF PALM BEACH AMENDMENTS AND ALL OTHER PERTINENT CODES AND ORDINANCES.
2. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH THE WORK.
3. ALL WOOD IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE TREATED.
4. ISOLATE DISSIMILAR METALS FROM DIRECT CONTACT.
5. ALL FERROUS METALS SHALL HAVE A PREMIUM GALVANIZE COATING APPROPRIATE FOR COASTAL LOCATIONS.
6. CONSTRUCTION SHALL COMPLY WITH NFPA 241, STANDARD FOR SAFEGUARDING.
7. 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.
8. 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.
9. ALL EXTERIOR DOORS AND WINDOWS SHALL BE IMPACT RATED.
10. ALL DIMENSIONS ARE TO FACE OF STUD, FACE OF MASONRY OR CENTER OF COLUMNS.
11. REFER TO STRUCTURAL DWGS FOR STRUCTURAL CONNECTIONS & SUPPORTS
12. TERMITE PROTECTION SHALL BE PROVIDED BY REGISTERED TERMITICIDES, INCLUDING SOIL-APPLIED PESTICIDES, BAITING SYSTEMS AND PESTICIDES APPLIED TO WOOD, OR OTHER APPROVED METHODS OF TERMITE PROTECTION LABELED FOR USE AS A PREVENTATIVE TREATMENT TO NEW CONSTRUCTION.
13. COORDINATE LOCATION OF SMOKE / CO2 DETECTOR WITH ELECTRICAL PLANS

TYPICAL EXTERIOR WALL

INSTALL 5/8" GYPSUM WALL BOARD ON 7/8" METAL FURRING AT 16" O.C. ON EXTERIOR 8" C.M.U.

TYPICAL INTERIOR PARTITION

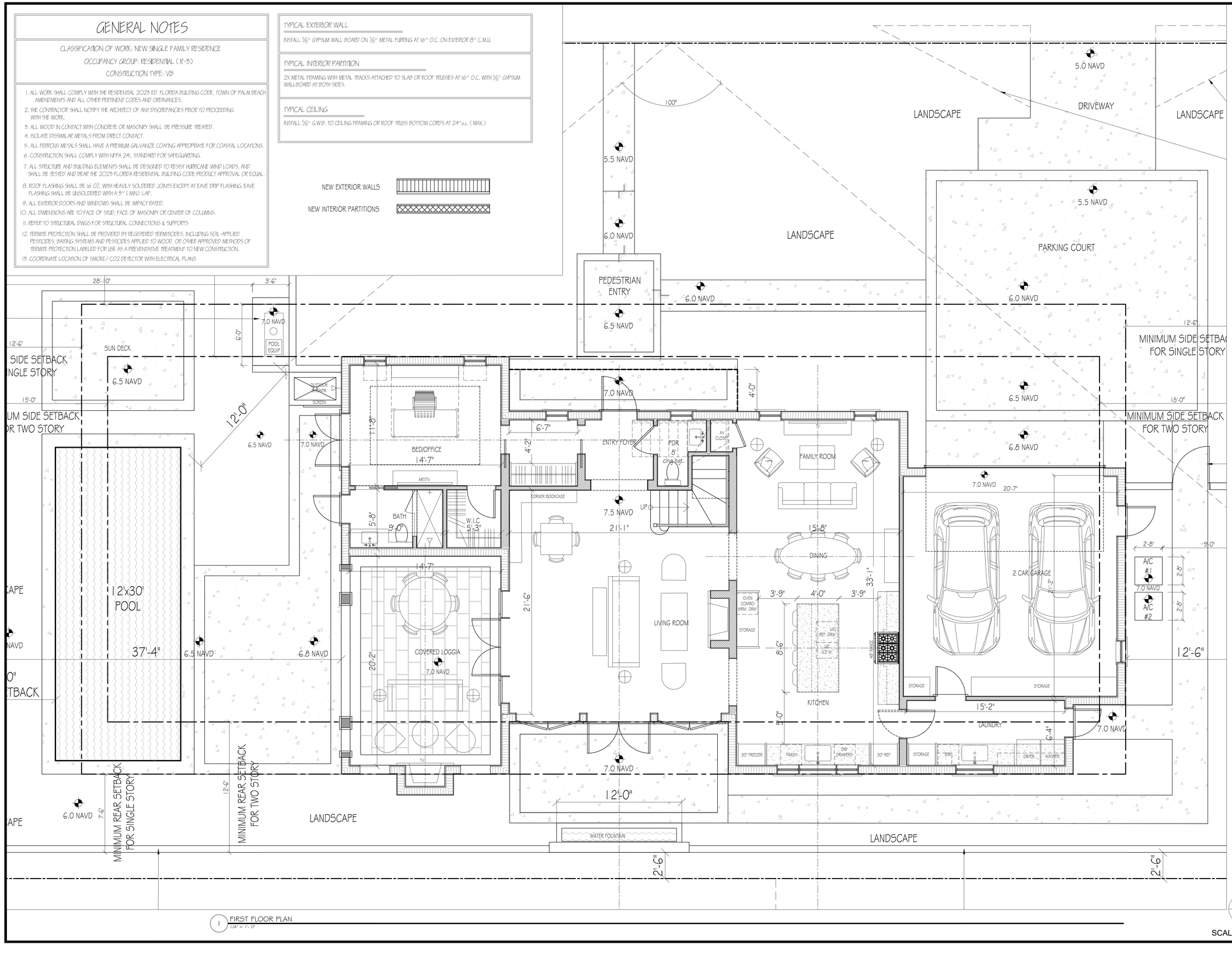
2X METAL FRAMING WITH METAL TRACKS ATTACHED TO SLAB OR ROOF TRUSSES AT 16" O.C. WITH 5/8" GYPSUM WALLBOARD AT BOTH SIDES.

TYPICAL CEILING

INSTALL 5/8" G.W.B. TO CEILING FRAMING OR ROOF TRUSS BOTTOM CORDS AT 24" o.c. (MAX.)

NEW EXTERIOR WALLS

NEW INTERIOR PARTITIONS



1 FIRST FLOOR PLAN
1/4" = 1'-0"

SCALE AS NOTED

VARNAVA DESIGN STUDIO

AR10023

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

CLIFFORD RESIDENCE

222 CHERRY LANE
PALM BEACH FL, 33480

ARC-25-0062
ZON-25-0059

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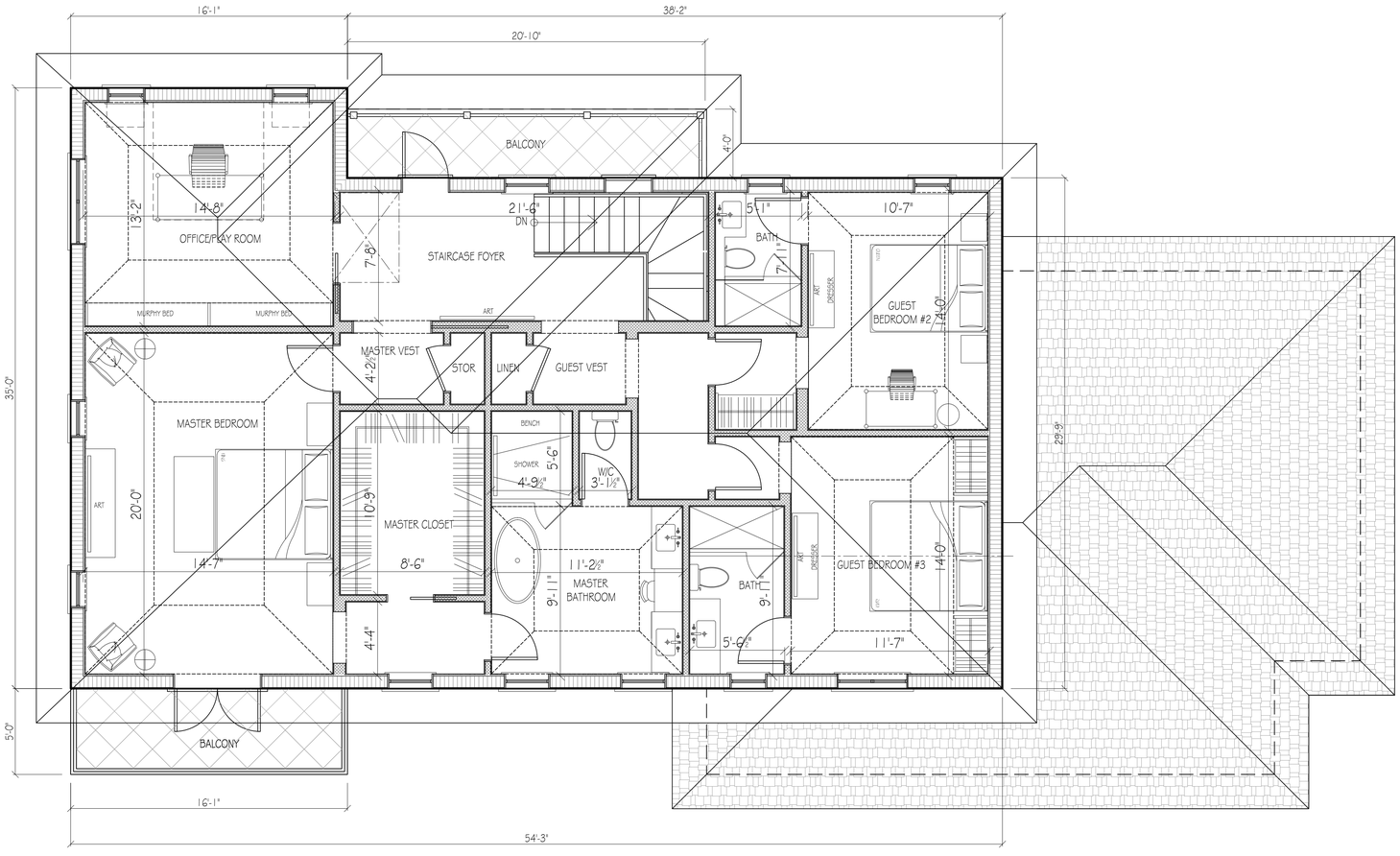
DRAWN BY:	Y.V M.C
CHK'D BY:	M.C
PERMIT PLOT:	09.14.25

SHEET TITLE

FIRST FLOOR PLAN

A-001



1 SECOND FLOOR PLAN
1/4" = 1'-0"

N

SCALE AS NOTED

VARNAVA DESIGN
STUDIO
AR1010123

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

CLIFFORD RESIDENCE

222 CHERRY LANE
PALM BEACH FL, 33480

ARC-25-0062
ZON-25-0059

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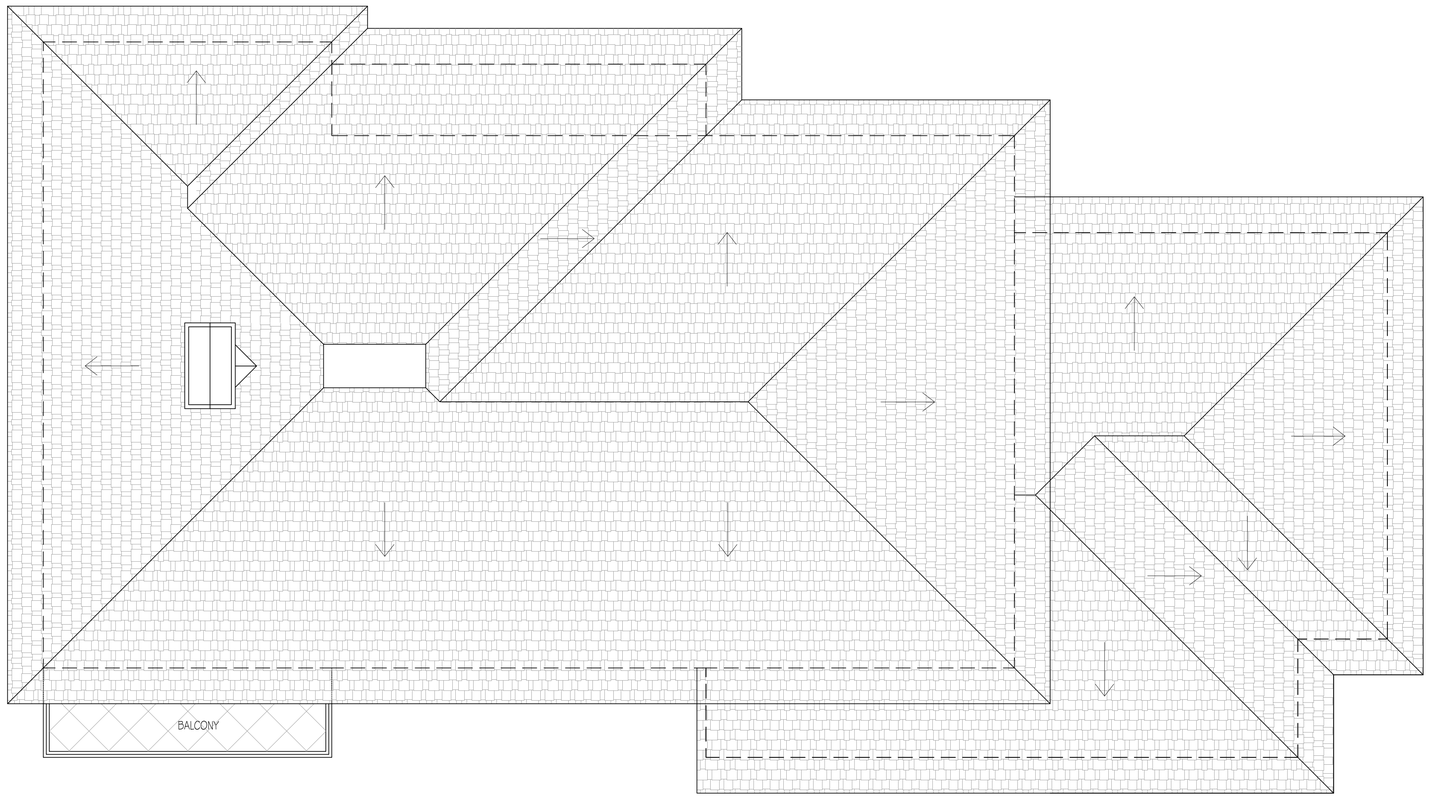
DRAWN BY:	Y.V M.C
CHKD BY:	M.C
PERMIT PLOT:	09.14.25

SHEET TITLE

SECOND FLOOR PLAN

A-002



1 ROOF PLAN
1/4" = 1'-0"

N

SCALE AS NOTED

VARNAVA DESIGN
STUDIO
AR1010123

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

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

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CLIFFORD RESIDENCE

222 CHERRY LANE
PALM BEACH FL, 33480

ARC-25-0062
ZON-25-0059

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DRAWN BY:	Y.V M.C
CHKD BY:	M.C
PERMIT PLOT:	09.14.25

SHEET TITLE

ROOF PLAN

A-003



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



2 NORTH ELEVATION - RENDERED
1/4" = 1'-0"

VARNAVA DESIGN STUDIO
AR1010123
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

CLIFFORD RESIDENCE

222 CHERRY LANE
PALM BEACH FL, 33480

ARC-25-0062
ZON-25-0059

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DRAWN BY:	Y.V. M.C.
CHKD BY:	M.C.
PERMIT PLOT:	09.14.25

SHEET TITLE
NORTH ELEVATION

A-004



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



2 SOUTH ELEVATION - RENDERED
1/4" = 1'-0"

VARNAVA DESIGN STUDIO
AR1010123
PALM BEACH
2875 SOUTH OCEAN BLVD
SUITE 200-33
PALM BEACH, FLORIDA 33480
FORT LAUDERDALE
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CLIFFORD RESIDENCE

222 CHERRY LANE
PALM BEACH FL, 33480

ARC-25-0062
ZON-25-0059

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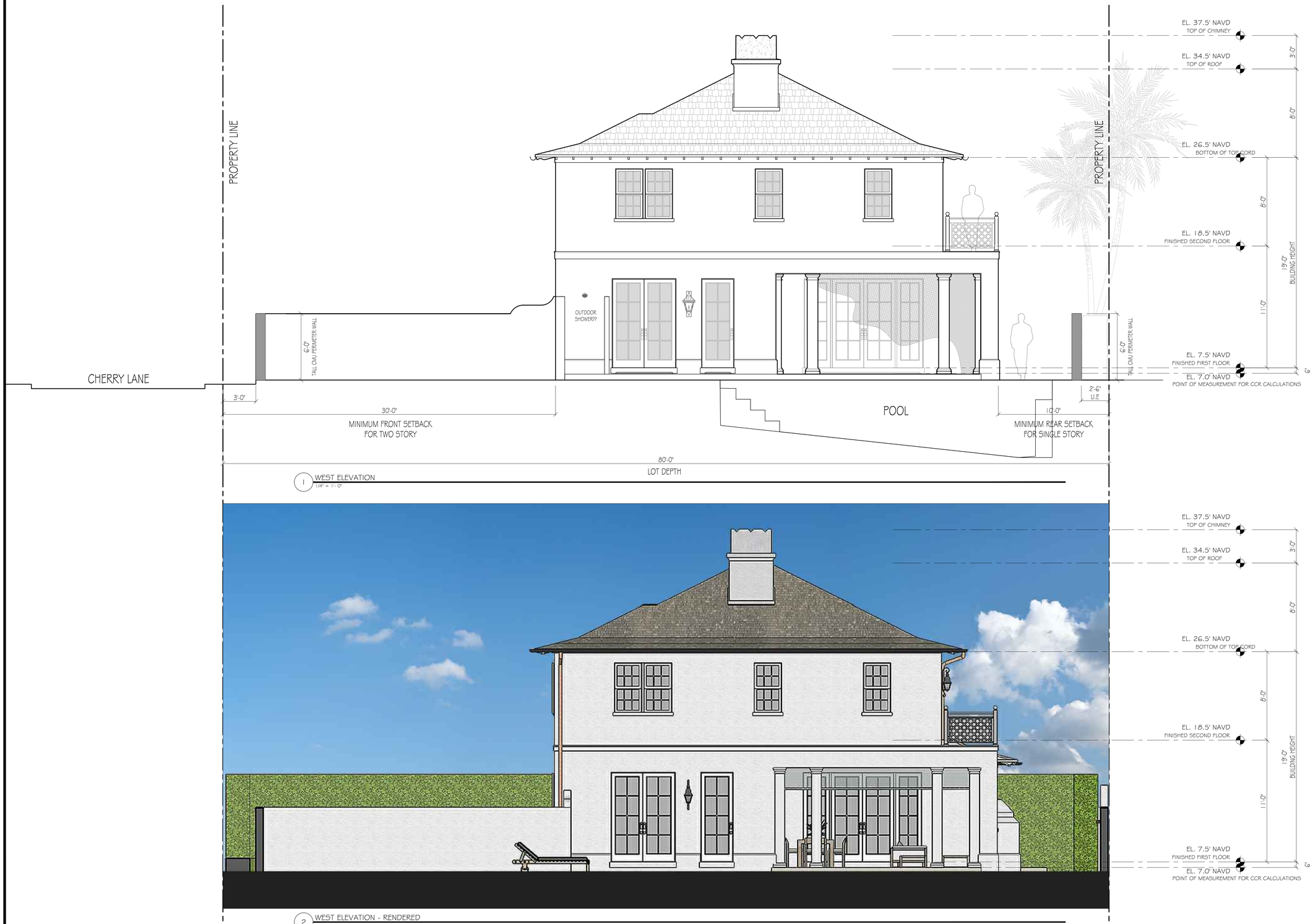
DRAWN BY:	Y.V M.C
CHKD BY:	M.C
PERMIT PLOT:	09.14.25
SHEET TITLE	

SOUTH ELEVATION

A-005



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

2 WEST ELEVATION - RENDERED
1/4" = 1'-0"

VARNAVA DESIGN STUDIO
AR1010123
PALM BEACH
2875 SOUTH OCEAN BLVD
SUITE 200-33
PALM BEACH, FLORIDA 33480
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CLIFFORD RESIDENCE

222 CHERRY LANE
PALM BEACH FL, 33480

ARC-25-0062
ZON-25-0059

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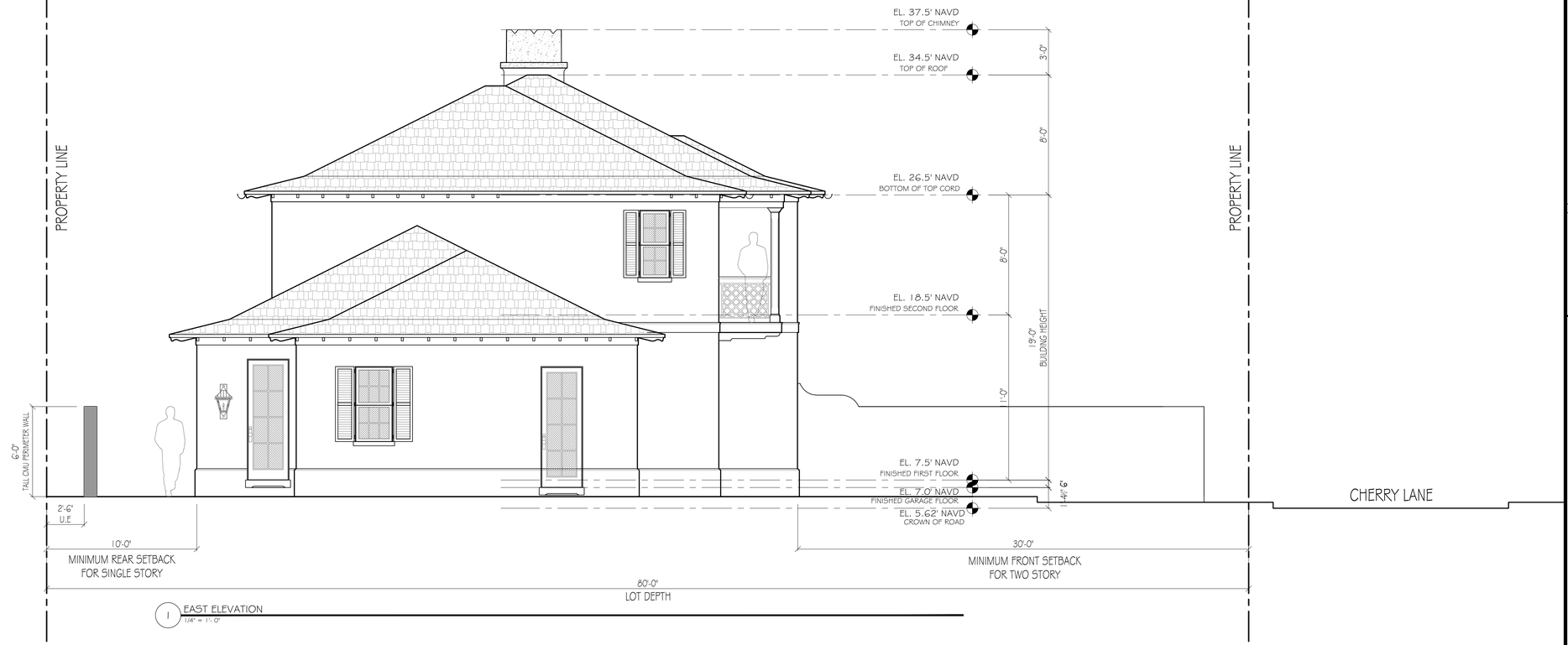
DRAWN BY:	Y.V. M.C
CHKD BY:	M.C
PERMIT PLOT:	09.14.25

SHEET TITLE

WEST ELEVATION

A-006



1 EAST ELEVATION
1/4" = 1'-0"



2 EAST ELEVATION - RENDERED
1/4" = 1'-0"

VARNAVA DESIGN STUDIO
AR1010123

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

CLIFFORD RESIDENCE

222 CHERRY LANE
PALM BEACH FL, 33480

ARC-25-0062
ZON-25-0059

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PROJECT NO:	##
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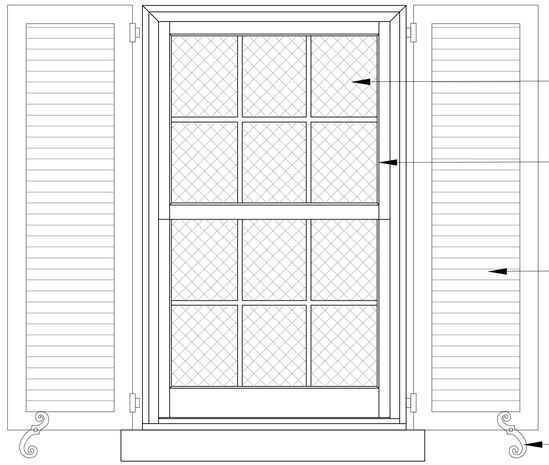
DRAWN BY:	Y.V M.C
CHK'D BY:	M.C
PERMIT PLOT:	09.14.25
SHEET TITLE	

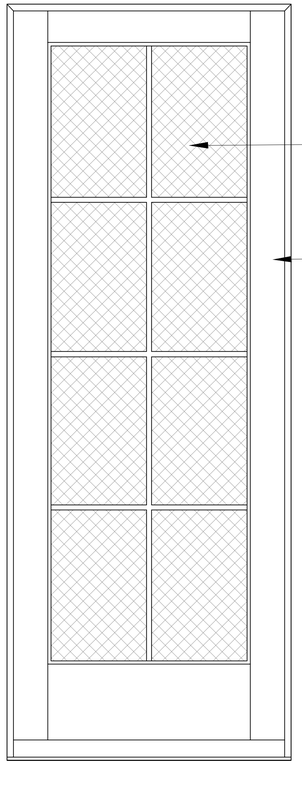
EAST ELEVATION

A-007

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



1 PROPOSED WINDOWS
N.T.S



2 PROPOSED EXTERIOR DOORS
N.T.S

MARVIN®

ULTIMATE DOUBLE HUNG G2

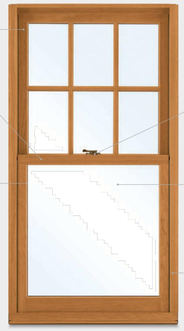
Engineered for performance and designed to inspire, each aspect of the Ultimate Double Hung G2 window was made with purpose. Our engineers consider every detail from the most innovative features to the most minute subtleties, all because the windows in your home help illuminate the most important parts of your life.

INTERIOR FEATURES AND PERFORMANCE

RICH WOOD INTERIOR
Offers beauty and warmth with six wood species and ten interior finish options.

NARROW CHECKRAIL
Provides a sleek aesthetic at 1 11/16 inches to maximize daylight opening while maintaining historical accuracy.

TILT WASH MODE
Allows easy access to exterior glass for cleaning and maintenance.



EXCLUSIVE AUTOLOCK
Activates when the sashes are closed, locking the window.

FIRST-RATE ENERGY EFFICIENCY
Meets ENERGY STAR® standards in energy efficiency with multiple glass options for various regions, climates, and weather needs.

SASH BALANCE SYSTEMS
Enables smooth operation at the largest sizes.

EXTERIOR FEATURES AND PERFORMANCE

DURABLE CLADDING
Extruded aluminum exterior cladding with an AAMA verified 2605 finish and backed by a 20-year warranty against chalking and fading.

EXPANSIVE SIZES
Larger than 5 feet wide by 10 feet high.

TRADITIONAL SILL BEVEL
The 14-degree bevel provides optimal water management while maintaining a classic look.



SUPERIOR WEATHER PERFORMANCE
LC-PG50 on most sizes. Optional commercial (CW) performance and IZ3 certified coastal performance on most sizes.

DESIGN VERSATILITY
An array of simulated divided lite patterns, interior and exterior color options, ten hardware finishes, and archtop models.

ALUMINUM INTER-LOCK
Eliminates drafts and improves the window's overall structural integrity.

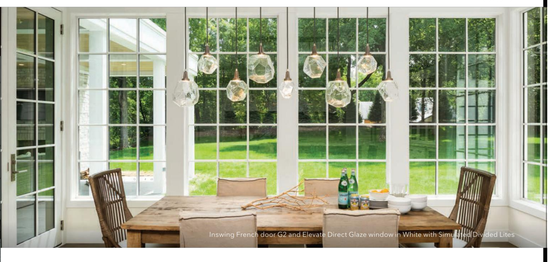
16 MARVIN SIGNATURE® COLLECTION 17

3 PROPOSED WINDOW BROCHURES
N.T.S

MARVIN®

ULTIMATE SWINGING FRENCH DOOR G2


Inswing French door G2 with Oil Rubbed Bronze hardware


Inswing French door G2 and Elevate Direct Glaze window in White with Simulated Divided Lites

ULTIMATE SWINGING FRENCH DOOR G2

The Ultimate Swinging French door G2, available in both Inswing and Outswing, delivers a traditional aesthetic with 4 ¾ inch top rail and 8 ⅛ inch bottom rail. Select sizes up to 10 feet high and 14 feet wide to maximize views and access to the outdoors. Choose up to 4 panels with an Ogee interior profile.


INSWING INTERIOR


INSWING EXTERIOR

Available with IZ3

72 MARVIN SIGNATURE® COLLECTION 73

4 PROPOSED DOOR BROCHURES
N.T.S

VARNAVA DESIGN STUDIO
AR1010123
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

CLIFFORD RESIDENCE

222 CHERRY LANE
PALM BEACH FL, 33480

ARC-25-0062
ZON-25-0059

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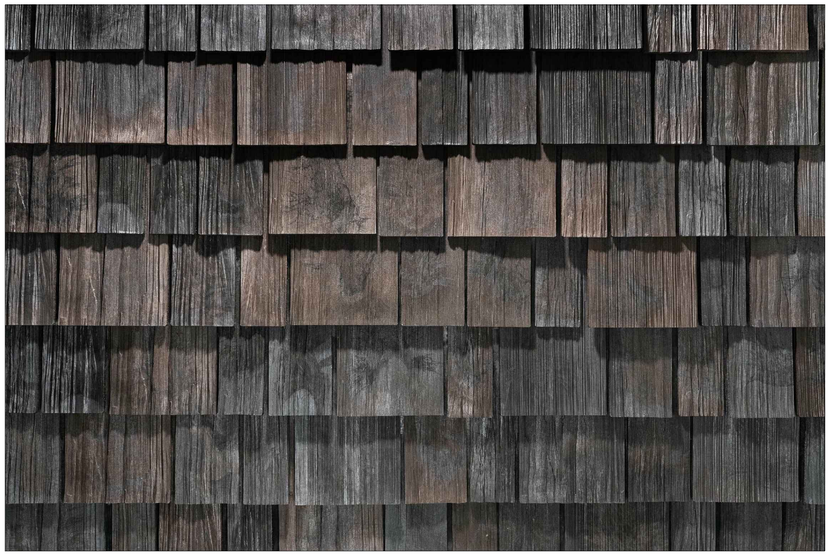
MARK	DATE	DESCRIPTION

PROJECT NO:	###
CAD DWG FILE:	222 CHERRY LANE FLORIDA SOLAR #5 - ROOFTOP 25.DWG
DRAWN BY:	Y.V. M.C.
CHKD BY:	M.C.
PERMIT PLOT:	09.14.23
SHEET TITLE	

FINISHES & BROCHURES

A-008



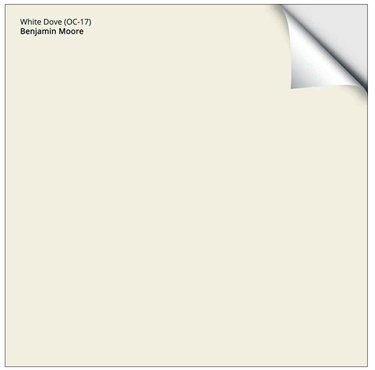
1 PROPOSED ROOF SHAKE BY BRAVA - SYNTHETIC SHAKE - FINISH TO BE "AGED CEDAR"
N.T.S



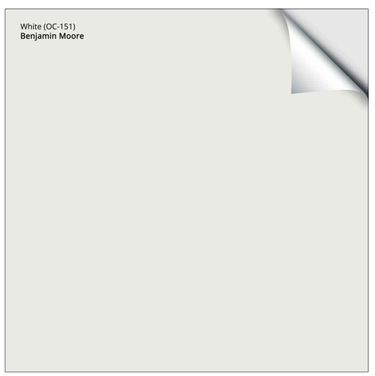
2 PROPOSED COPPER GUTTERS
N.T.S



SHUTTER FINISH TO BE BREAKFAST ROOM GREEN #81 BY FARROW AND BALL OR SIMILAR



STUCCO FINISH TO BE WHITE DOVE BY BJ OC-17 OR SIMILAR



DOOR AND WINDOW FINISH TO BE WHITE BY BJ OC-151 OR SIMILAR

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

CLIFFORD RESIDENCE

222 CHERRY LANE
PALM BEACH FL, 33480

ARC-25-0062
ZON-25-0059

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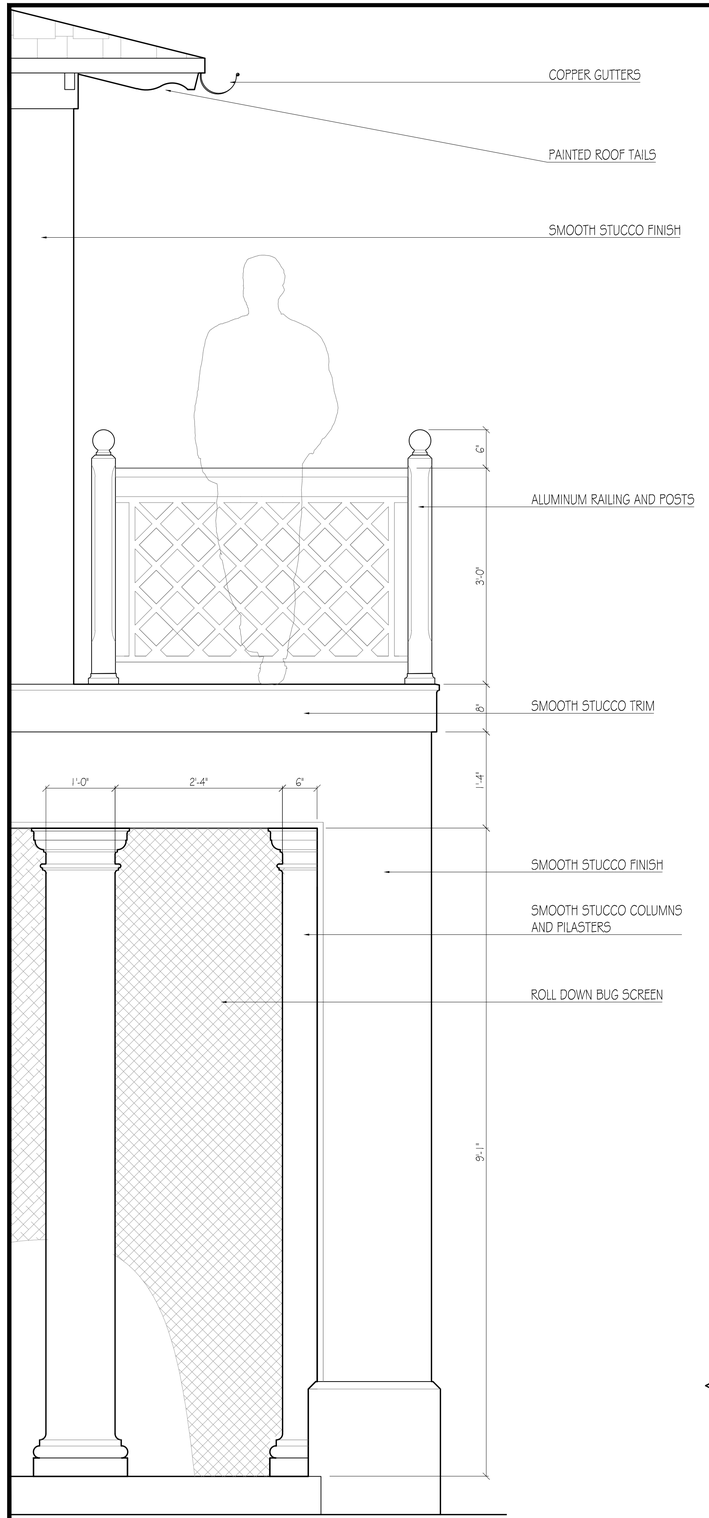
MARK	DATE	DESCRIPTION

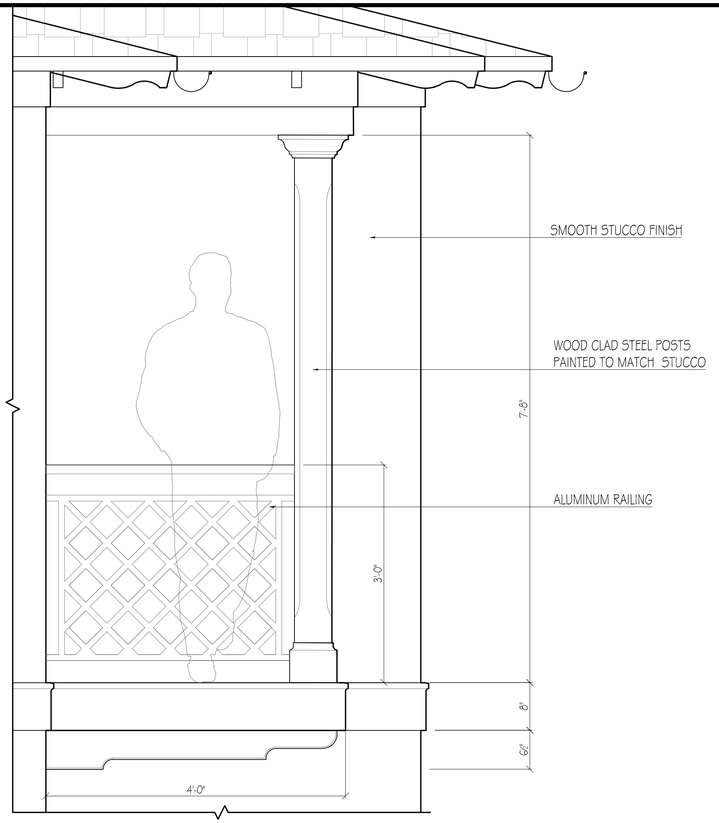
PROJECT NO:	###
CAD DWG FILE:	222 CHERRY LANE - PROPOSED ROOF # 4.5 - UPDATED 09.14.25
DRAWN BY:	Y.V. M.C
CHKD BY:	M.C
PERMIT PLOT:	09.14.25
SHEET TITLE	

EXTERIOR MATERIAL AND FINISHES

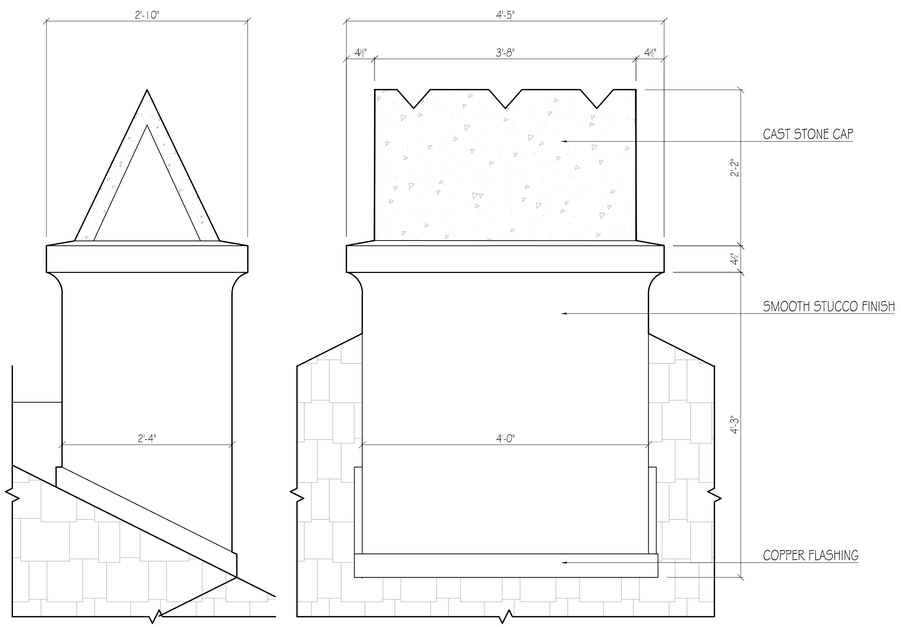
A-009



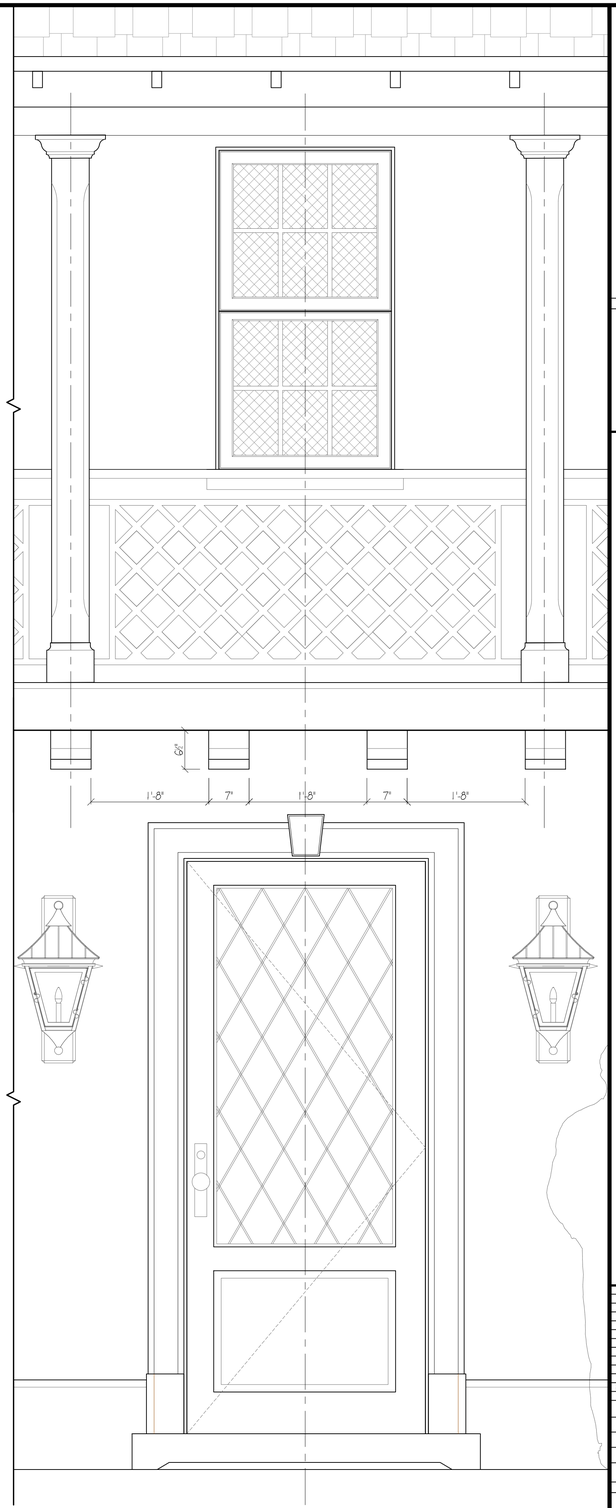
1 BUILDING, REAR BALCONY AND RAILING DETAILS
1" = 1'-0"



4 FRONT BALCONY DETAILS
1" = 1'-0"



2 CHIMNEY DETAILS
1" = 1'-0"



3 FRONT DOOR AND BALCONY DETAILS
1" = 1'-0"

VARNAVA DESIGN STUDIO
AR1010123
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

CLIFFORD RESIDENCE

222 CHERRY LANE
PALM BEACH FL, 33480

ARC-25-0062
ZON-25-0059

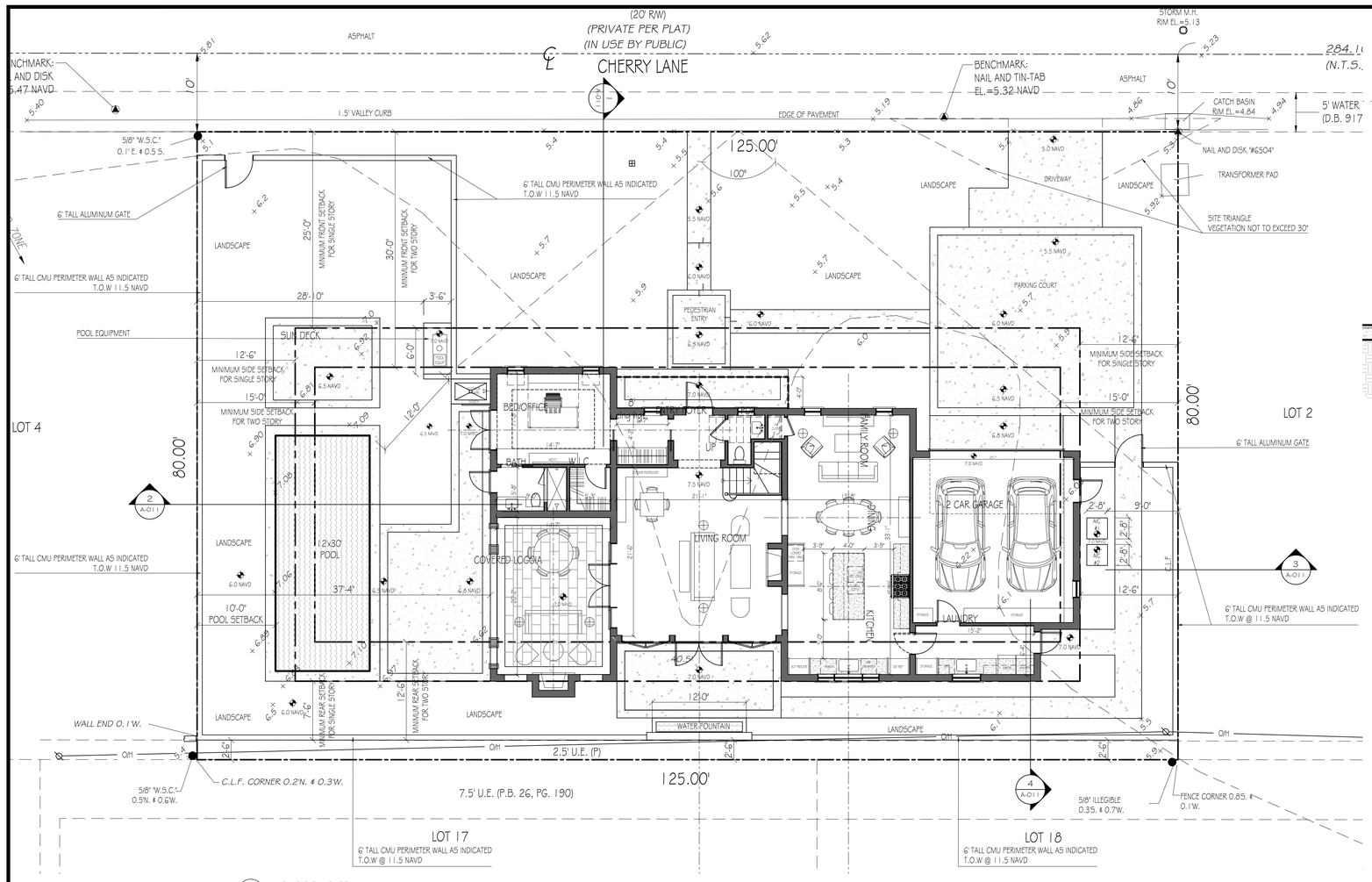
FOR REVIEW ONLY
NOT FOR CONSTRUCTION

MARK	DATE	DESCRIPTION

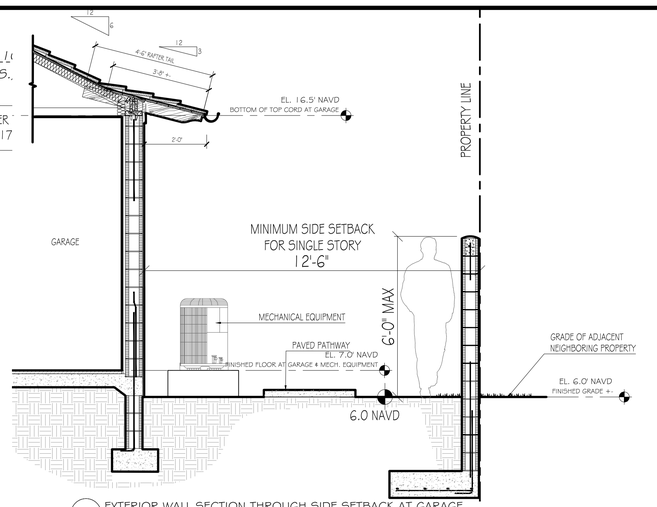
PROJECT NO:	###
CAD DWG FILE:	222 CHERRY LANE - PROPOSED FLOOR PLANS - UPDATED 09.11.25.DWG
DRAWN BY:	Y.V. M.C
CHK'D BY:	M.C
PERMIT PLOT:	09.11.4.25
SHEET TITLE	

ARCHITECTURAL DETAILS

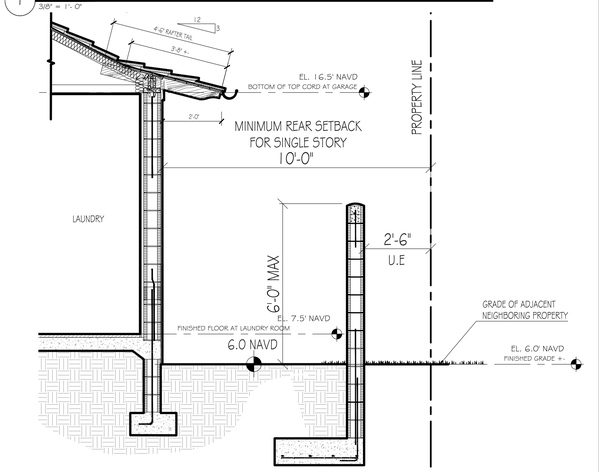
A-010



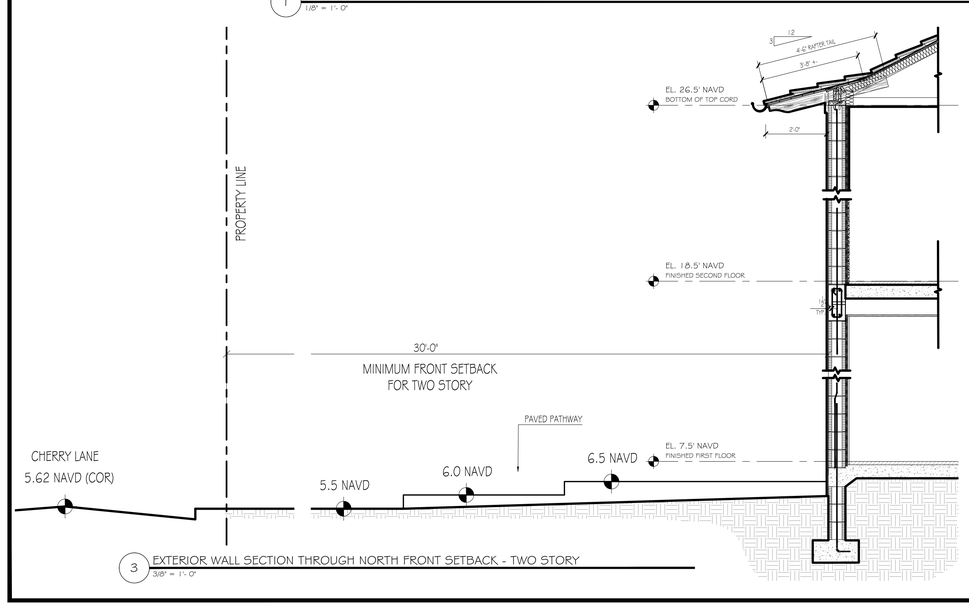
1 PROPOSED SITE PLAN
1/8" = 1'-0"



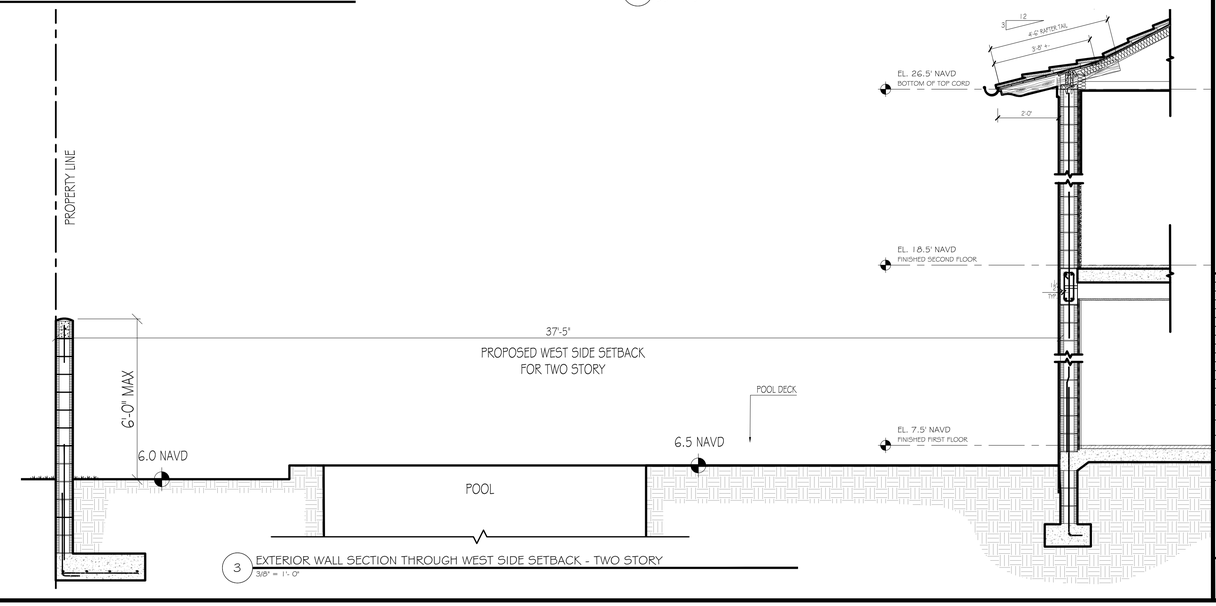
1 EXTERIOR WALL SECTION THROUGH SIDE SETBACK AT GARAGE
3/8" = 1'-0"



2 EXTERIOR WALL SECTION THROUGH REAR SETBACK AT LAUNDRY ROOM
3/8" = 1'-0"



3 EXTERIOR WALL SECTION THROUGH NORTH FRONT SETBACK - TWO STORY
3/8" = 1'-0"



3 EXTERIOR WALL SECTION THROUGH WEST SIDE SETBACK - TWO STORY
3/8" = 1'-0"

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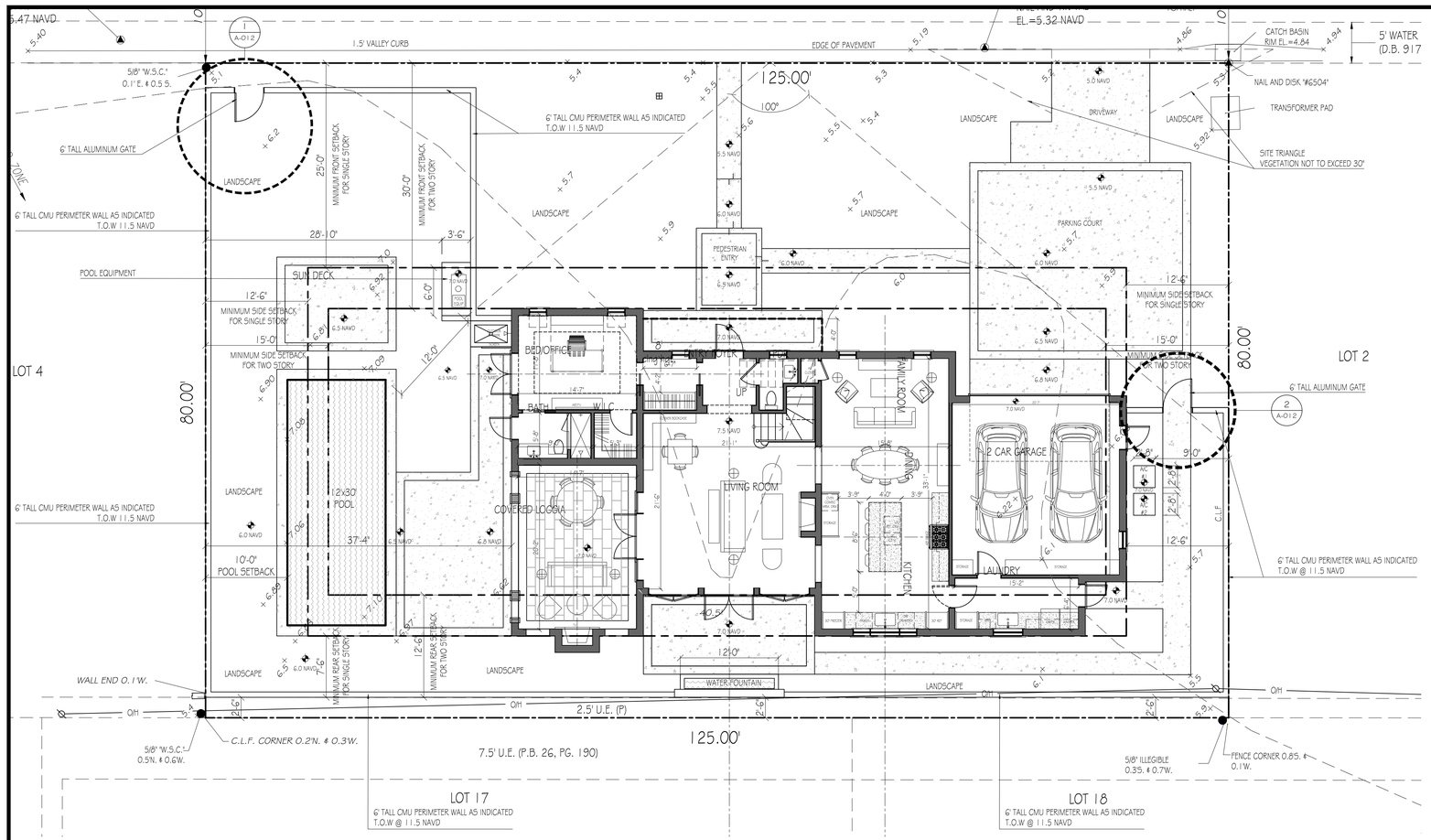
MARK	DATE	DESCRIPTION

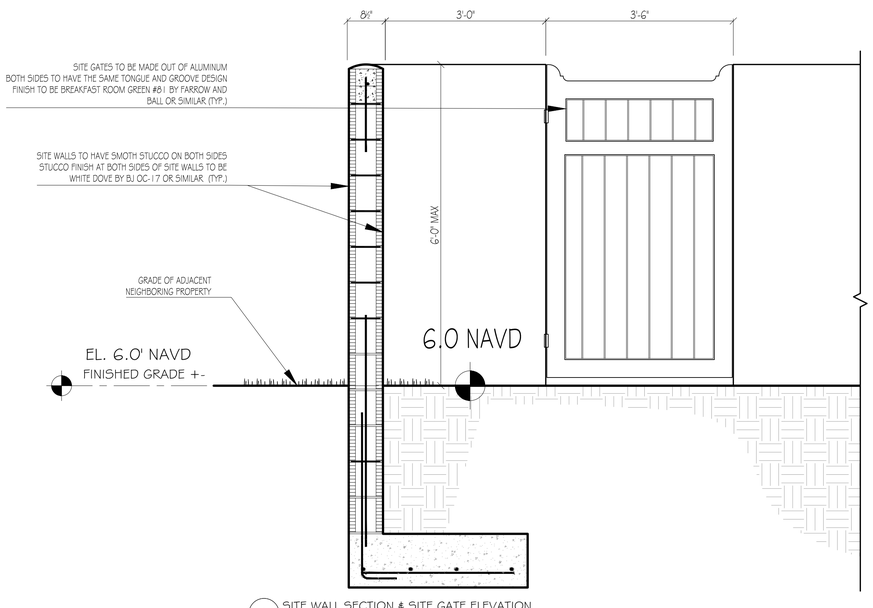
PROJECT NO:	###
CAD DWG FILE:	222 CHERRY LANE - PROPOSED FLOOR PLANS - UPDATED 09-15.DWG
DRAWN BY:	Y.V M.C
CHKD BY:	M.C
PERMIT PLOT:	09.14.25

SHEET TITLE
YARD SECTION DIAGRAMS

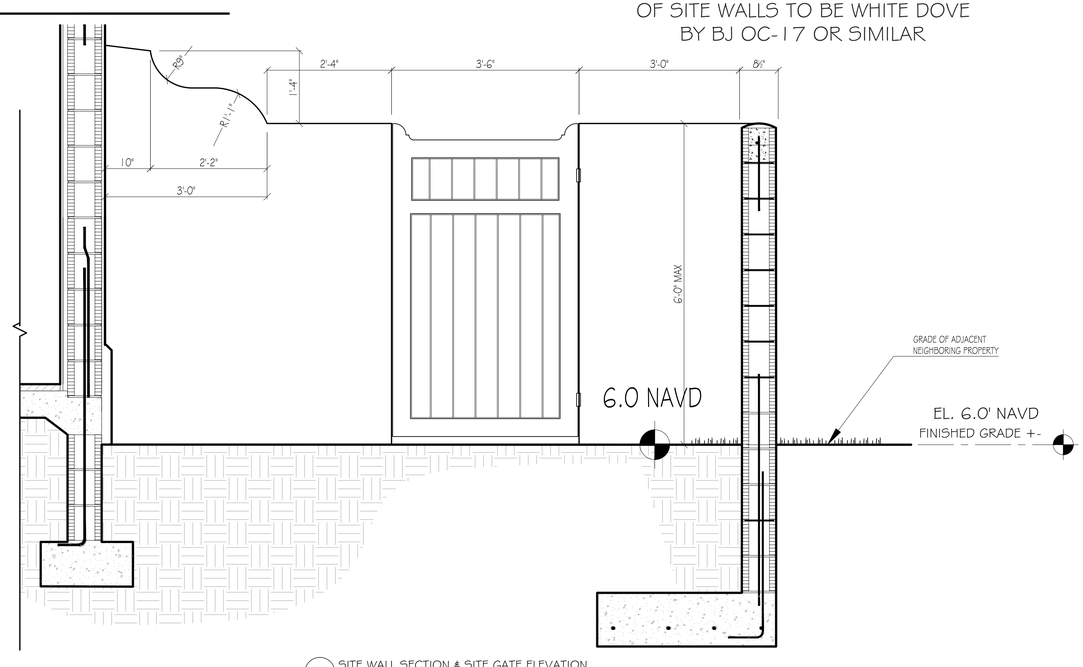
A-011



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



1 SITE WALL SECTION & SITE GATE ELEVATION
3/4" = 1'-0"



2 SITE WALL SECTION & SITE GATE ELEVATION
3/4" = 1'-0"



SITE GATE FINISH TO BE BREAKFAST ROOM GREEN #81 BY FARROW AND BALL OR SIMILAR

White Dove (OC-17)
Benjamin Moore

STUCCO FINISH AT BOTH SIDES OF SITE WALLS TO BE WHITE DOVE BY BJ OC-17 OR SIMILAR

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ARC-25-0062
ZON-25-0059

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MARK	DATE	DESCRIPTION

PROJECT NO:	###
CAD DWG FILE:	222 CHERRY LANE - PROPOSED FLOOR PLANS - UPDATED 09.11.25.DWG
DRAWN BY:	Y.V M.C
CHK'D BY:	M.C
PERMIT PLOT:	09.14.25
SHEET TITLE	

FENCES, WALLS & GATES

A-012



1 EXTERIOR RENDERING OF FRONT FACADE
NOT TO SCALE

VARNAVA DESIGN STUDIO
AR101023

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2875 SOUTH OCEAN BLVD
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ZON-25-0059

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MARK	DATE	DESCRIPTION

PROJECT NO:	###
CAD DWG FILE:	222 CHERRY LANE PROPOSED ROOF PLAN - UPDATED 2011 25.DWG
DRAWN BY:	Y.V. M.C
CHK'D BY:	M.C
PERMIT PLOT:	09.14.23
SHEET TITLE	

3D RENDERINGS

A-013



1 EXTERIOR RENDERING OF FRONT FACADE
NOT TO SCALE

VARNAVA DESIGN STUDIO
AR101023

PALM BEACH
2875 SOUTH OCEAN BLVD
SUITE 200-33
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ZON-25-0059

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MARK	DATE	DESCRIPTION

PROJECT NO:	###
CAD DWG FILE:	222 CHERRY LANE FLOYDSIDE ROOFF 4B5 - UPDATED 7/11 25.DWG
DRAWN BY:	Y.V M.C
CHKD BY:	M.C
PERMIT PLOT:	09.14.25
SHEET TITLE	

3D RENDERINGS

A-014



1 EXTERIOR RENDERING OF SIDE YARD
NOT TO SCALE

VARNAVA DESIGN STUDIO
AR101023

PALM BEACH
2875 SOUTH OCEAN BLVD
SUITE 200-33
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ZON-25-0059

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MARK	DATE	DESCRIPTION

PROJECT NO:	###
CAD DWG FILE:	222 CHERRY LANE FLOYDSIDE ROOFF AES - UPDATED 2011 25.DWG
DRAWN BY:	Y.V M.C
CHKD BY:	M.C
PERMIT PLOT:	08.14.23
SHEET TITLE	

3D RENDERINGS

A-015



Aerial View Key Map



Ⓐ North Buffer



Ⓑ West Side



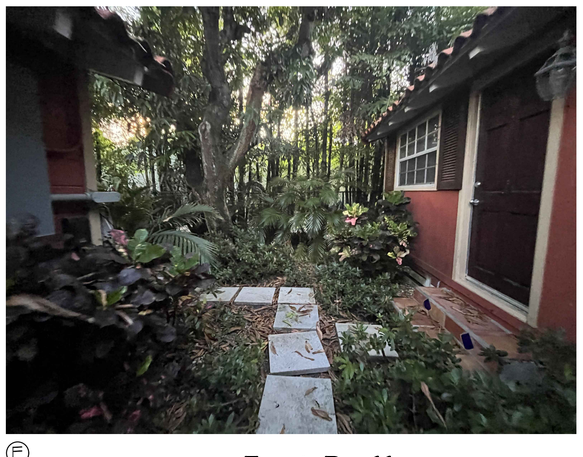
Ⓒ Southeast Corner



Ⓓ Southeast Corner



Ⓔ Southeast Corner



Ⓕ East Buffer

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

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222 Cherry Ln
Town of Palm Beach
FL

JOB NUMBER: # 25091.00 LA
DRAWN BY: Dustin Mizell
DATE: 09.15.2025

ARC-25-0062
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SHEET L1.0

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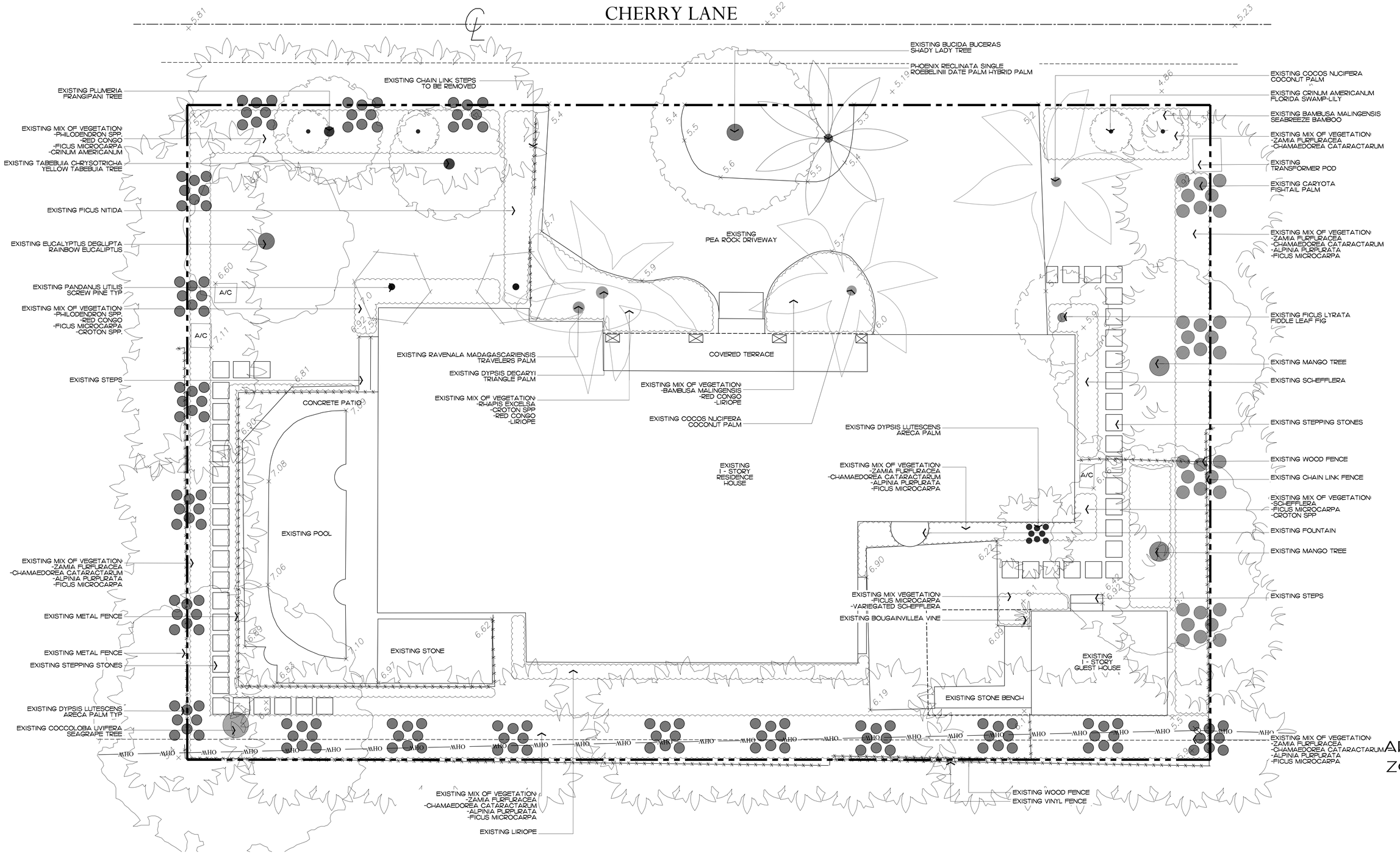
Existing Site Photos Exhibit



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Phone 561.832.4600 Mobile 561.313.4424
Landscape Architecture
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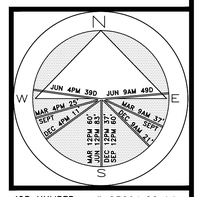
FLORIDA



JOB NUMBER: # 25091.00 LA
DRAWN BY: Dustin Mizell

DATE: 09.15.2025

ARC-25-0062
ZON-25-0059

SHEET L2.0

64 sf.
AREA IN SQ.FT.

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Existing Conditions / Inventory Plan

SCALE IN FEET: 3/16"=1'

CHERRY LANE

EXISTING PLUMERIA FRANGIPANI TREE TO BE REMOVED

EXISTING MIX OF VEGETATION -PHILODENDRON SPP. -RED CONGO -FICUS MICROCARPA -CRINUM AMERICANUM TO BE REMOVED

EXISTING TABEBUIA CHRYSOTRICHA YELLOW TABEBUIA TREE TO BE REMOVED

EXISTING FICUS NITIDA TO BE REMOVED

EXISTING EUCALYPTUS DEGLUPTA RAINBOW EUCALIPTUS TO BE REMOVED

EXISTING PANDANUS UTILIS SCREW PINE TYP TO BE REMOVED

EXISTING MIX OF VEGETATION -PHILODENDRON SPP. -RED CONGO -FICUS MICROCARPA -CROTON SPP. TO BE REMOVED

EXISTING A/C TYP TO BE REMOVED

EXISTING STEPS TO BE REMOVED

EXISTING MIX OF VEGETATION -ZAMIA FURFURACEA -CHAMAEDOREA CATARACTARUM -ALPINIA PURPURATA -FICUS MICROCARPA TO BE REMOVED

EXISTING METAL FENCE TO BE REMOVED

EXISTING METAL FENCE TO BE REMOVED

EXISTING STEPPING STONES TO BE REMOVED

EXISTING DYPSIS LUTESCENS ARECA PALM TYP TO BE REMOVED

EXISTING COCCOLOBA UVIFERA SEAGRAPE TREE TO BE REMOVED

EXISTING CHAIN LINK FENCE TO BE REMOVED

A/C

A/C

CONCRETE PATIO TO BE REMOVED

EXISTING POOL TO BE REMOVED

EXISTING STONE TO BE REMOVED

EXISTING BUCIDA BUCERAS SHADY LADY TREE TO BE REMOVED

PHOENIX RECLINATA SINGLE ROEBELINII DATE PALM HYBRID PALM TO BE REMOVED

EXISTING PEA ROCK DRIVEWAY TO BE REMOVED
NOTE:
EXISTING DRIVEWAY TO BE USED FOR DEMOLITION STAGING & PARKING (DRIVEWAY TO BE REMOVED UPON COMPLETION OF DEMOLITION OF STRUCTURES)

EXISTING RAVENALA MADAGASCARIENSIS TRAVELERS PALM TO BE REMOVED

EXISTING DYPSIS DECARYI TRIANGLE PALM TO BE REMOVED

EXISTING MIX OF VEGETATION -RHAPIS EXCELSA -CROTON SPP -RED CONGO -LIRIOPE TO BE REMOVED

EXISTING COVERED TERRACE TO BE REMOVED

EXISTING MIX OF VEGETATION -BAMBUSA MALINGENSIS -RED CONGO -LIRIOPE TO BE REMOVED

EXISTING COCOS NUCIFERA COCONUT PALM TO BE REMOVED

EXISTING DYPSIS LUTESCENS ARECA PALM TO BE REMOVED

EXISTING I - STORY RESIDENCE HOUSE TO BE REMOVED

EXISTING MIX OF VEGETATION -ZAMIA FURFURACEA -CHAMAEDOREA CATARACTARUM -ALPINIA PURPURATA -FICUS MICROCARPA TO BE REMOVED

EXISTING MIX VEGETATION -FICUS MICROCARPA -VARIEGATED SCHEFFLERA TO BE REMOVED

EXISTING BOUGAINVILLEA VINE TO BE REMOVED

EXISTING STONE BENCH TO BE REMOVED

EXISTING I - STORY GUEST HOUSE TO BE REMOVED

EXISTING COCOS NUCIFERA COCONUT PALM TO BE REMOVED

EXISTING CRINUM AMERICANUM FLORIDA SWAMP-LILY TO BE REMOVED

EXISTING BAMBUSA MALINGENSIS SEABREEZE BAMBOO TO BE REMOVED

EXISTING MIX OF VEGETATION -ZAMIA FURFURACEA -CHAMAEDOREA CATARACTARUM TO BE REMOVED

EXISTING TRANSFORMER POD TO REMAIN

EXISTING CARYOTA FISHTAIL PALM TYP TO BE REMOVED

EXISTING MIX OF VEGETATION -ZAMIA FURFURACEA -CHAMAEDOREA CATARACTARUM -ALPINIA PURPURATA -FICUS MICROCARPA TO BE REMOVED

EXISTING FICUS LYRATA FIDDLE LEAF FIG TO BE REMOVED

EXISTING MANGO TREE TO BE REMOVED

EXISTING SCHEFFLERA TO BE REMOVED

EXISTING STEPPING STONES TO BE REMOVED

EXISTING WOOD FENCE TO BE REMOVED

EXISTING CHAIN LINK FENCE TO BE REMOVED

EXISTING MIX OF VEGETATION -SCHEFFLERA -FICUS MICROCARPA -CROTON SPP TO BE REMOVED

EXISTING FOUNTAIN TO BE REMOVED

EXISTING MANGO TREE TO BE REMOVED

EXISTING STEPS TO BE REMOVED

EXISTING MIX OF VEGETATION -ZAMIA FURFURACEA -CHAMAEDOREA CATARACTARUM -ALPINIA PURPURATA -FICUS MICROCARPA TO BE REMOVED

EXISTING MIX OF VEGETATION -ZAMIA FURFURACEA -CHAMAEDOREA CATARACTARUM -ALPINIA PURPURATA -FICUS MICROCARPA TO BE REMOVED

EXISTING LIRIOPE TO BE REMOVED

EXISTING WOOD FENCE TO REMAIN
EXISTING VINYL FENCE TO REMIAN

NOTE:
THE SITE IS TO BE IRRIGATED AND SODDED WITHIN 10 WORKING DAYS OF THE DEMOLITION AND MAINTAINED SO AS NOT TO BE IN AN UNSIGHTLY CONDITION

ENVIROMENT DESIGN GROUP
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Dustin@environmentdesigngroup.com

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Town of Palm Beach
FL 0 I D A

JUN 4PM 39D | JUN 9AM 49D | MAR 9AM 37 | SEPT | DEC 9AM 21 | MAR 4PM 25 | SEPT 4PM 1 | MAR 12PM 60 | JUN 12PM 83 | DEC 12PM 60 | SEP 12PM 60

JOB NUMBER: # 25091.00 LA
DRAWN BY: Dustin Mizell

DATE: 09.15.2025

ARC-25-0062
ZON-25-0059

SHEET L2.1

64 sf.
AREA IN SQ.FT.

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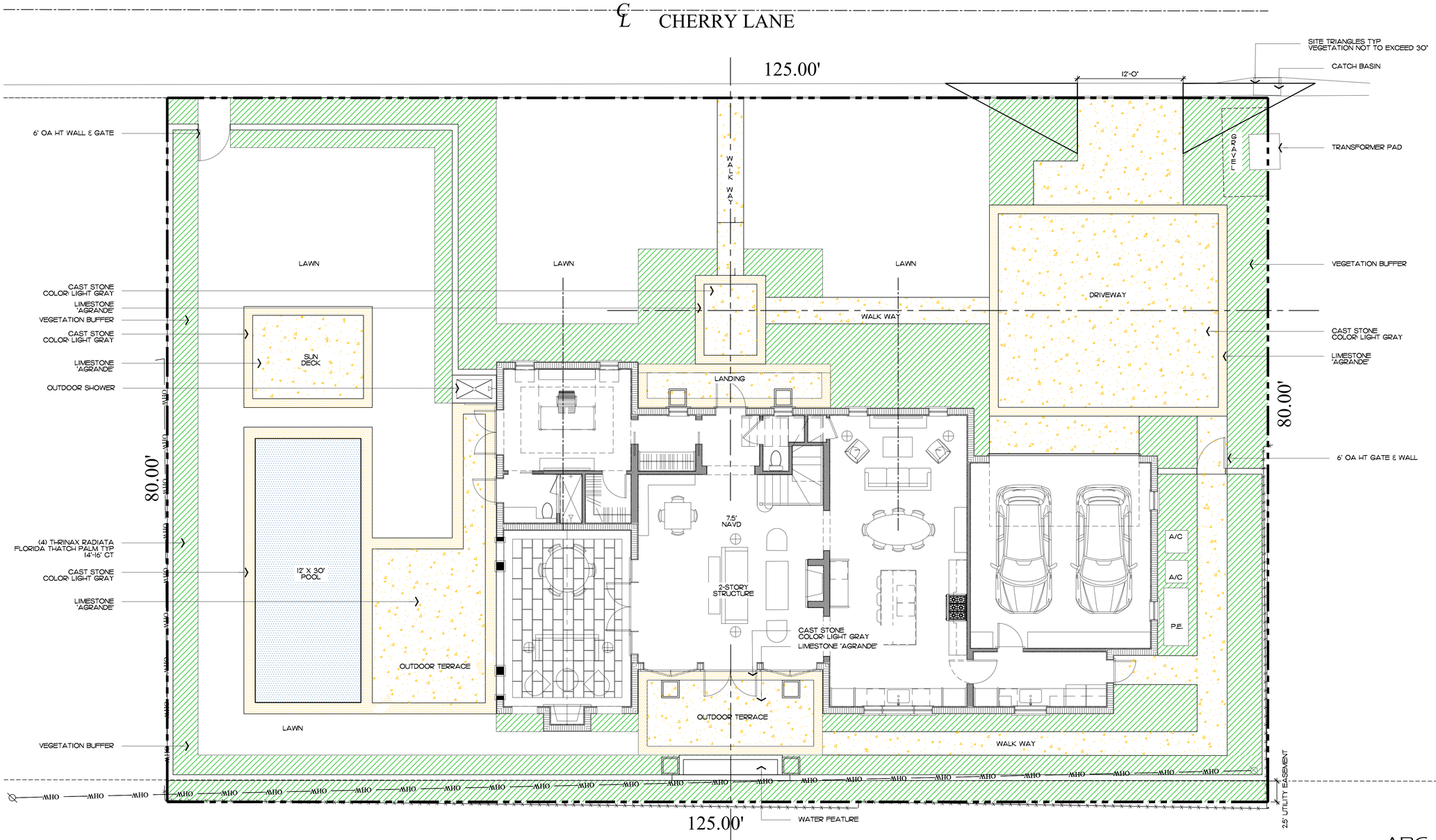
Demolition Plan

SCALE IN FEET: 3/16"=1'



Hardscape Materials

LIMESTONE
'AGRANDE'



CAST STONE
COLOR: LIGHT GRAY

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Phone 561.832.4600 Mobile 561.315.4424
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Landscape Manag ement
Dustin M. Mizell, MLA #6666784
Dustin@environmentdesigngroup.com

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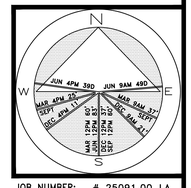

JOB NUMBER: # 25091.00 LA
DRAWN BY: Alex Bugrii
DATE: 09.15.2025

ARC-25-0062
ZON-25-0059

SHEET L3.0

64 sf.
AREA IN SQ.FT.

NOT FOR CONSTRUCTION

Site Plan

SCALE IN FEET: 3/16"=1'

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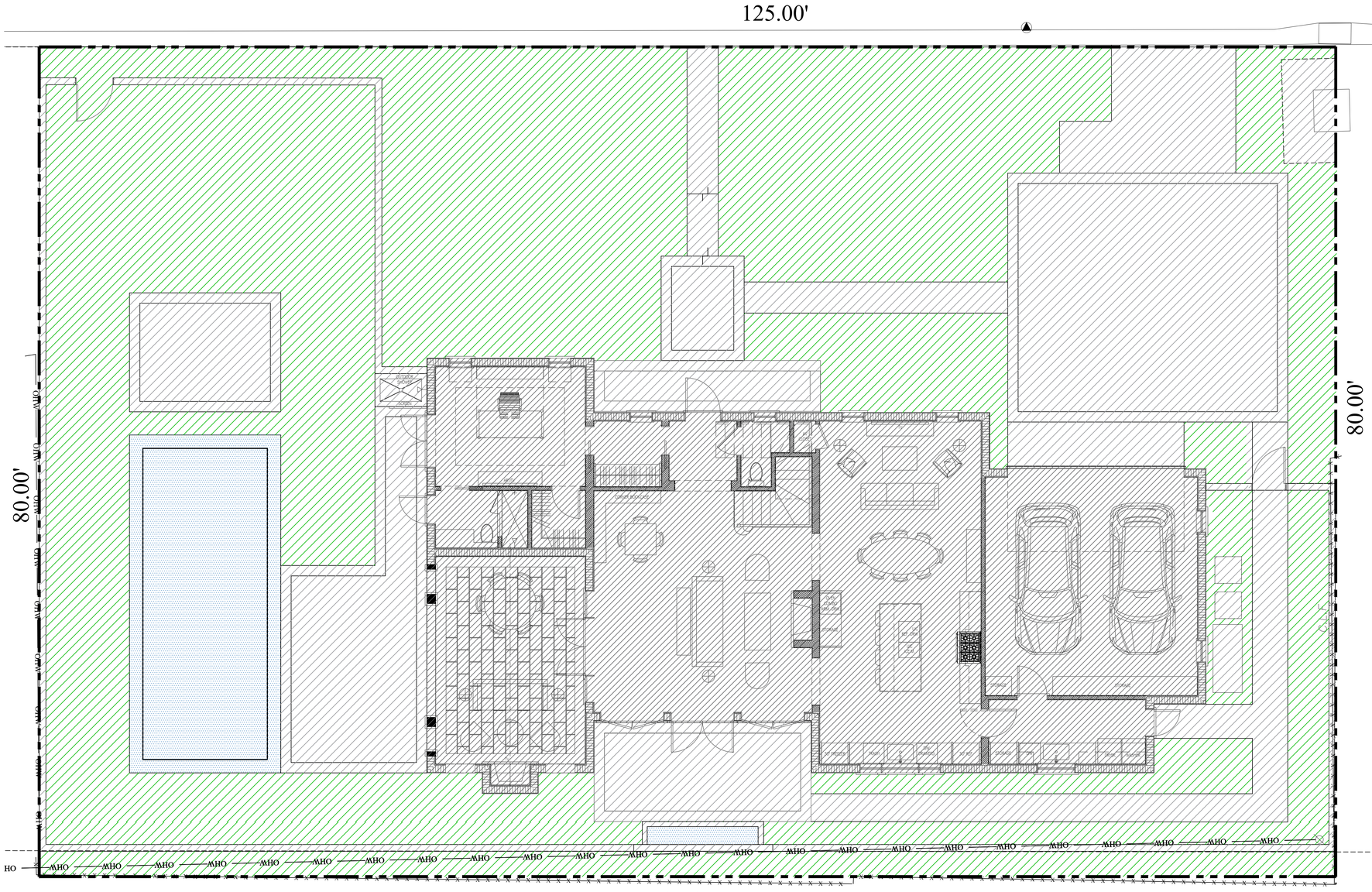

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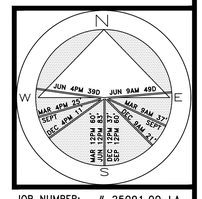

JOB NUMBER: # 25091.00 LA
DRAWN BY: Alex Bugril

DATE: 09.15.2025

ARC-25-0062
ZON-25-0059

Proposed Site Data

DESCRIPTION	REQUIRED		PROPOSED	
LOT ZONE			R-B - LOW DENSITY RESIDENTIAL	
LOT AREA	10,000 S.F. MINIMUM		10,000 S.F.	
OPEN / PERMEABLE SPACE	MINIMUM 45%	4,500 S.F.	45%	4,511 S.F.
FRONT YARD LANDSCAPE	MINIMUM 40% OF FRONT YARD	1,249 S.F.	78.10%	2,440 S.F.
PERIMETER LANDSCAPE WITHIN 10' OF PROPERTY LINE	MINIMUM 50% OF REQ'D OPEN SPACE	2,250 S.F.	60.62%	2,728 S.F.

Legend

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

SHEET L3.1

NOT FOR CONSTRUCTION

Open Space Diagrams

SCALE IN FEET 0' 8' 16' 24'

64 sf.

AREA IN SQ.FT.

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℄ CHERRY LANE

125.00'

(2) ADONIDIA MERRILLII
CHRISTMAS PALM
20'-22' OA HT TRIPLE TRUNK

(12) SYMPHYOTRICHUM DUMOSUM
RICE BUTTON ASTER
3 GAL 12" OC

(30) FICUS MICROCARPA
GREEN ISLAND FICUS
3 GAL 15" OC

(12) LIATRIS SPICATA
BLAZING STAR
7 GAL

SITE TRIANGLES TYP
VEGETATION NOT TO EXCEED 30"

12'-0"

(20) ILEX GLABRA
INKBERRY
3 GAL 18" OC

(4) THUNBERGIA GRANDIFLORA
BLUE SKY VINE
6' OA HT ATTACHED TO TIE WALL
TO BE MAINTAINED 6' HT

(30) RHAPIS EXCELSA
LADY PALM
7 GAL

(13) CALOPHYLLUM BRASILIENSE
CALOPHYLLUM BRASILIENSE
PLEACHED 14' OA HT

(16) FORESTIERA SEGREGATA
FLORIDA PRIVET
8' OA HT 36" OC

(8) MYRICA CERIFERA
WAX MYRTLE
6' HT 36" OC

(35) CLUSIA ROSEA 'NANA'
CLUSIA BORDER
3 GAL 12" OC

(16) MUHLENBERGIA CAPILLARIS
PINK MUHLY GRASS
7 GAL

(36) FICUS MICROCARPA
GREEN ISLAND FICUS
3 GAL 15" OC

(1) CONOCARPUS ERECTUS
GREEN BUTTONWOOD TREE
20'-22' OA HT SPECIMET
ALT: RELOCATED EXISTING
RAINBOW EUCALYPTUS

(8) SERENOA REPENS
SAW PALMETTO
7 GAL

(10) MYRICA CERIFERA
WAX MYRTLE
6' HT, 36" OC

(10) CLUSIA ROSEA 'NANA'
CLUSIA BORDER
3 GAL 12" OC

LAWN

LAWN

LAWN

80.00'

80.00'

(2) JATROPHA INTEGERRIMA
ROSE FLOWERED JATROPHA
6'-8' OA HT IN POTS

(4) SERENOA REPENS
SAW PALMETTO
7 GAL

(1) WALTER'S VIBURNUM
VIBURNUM OBOVATUM
25 GAL

(9) VALLESIA ANTILLANA
PERLBERRY
7 GAL

(48) FICUS MICROCARPA
GREEN ISLAND FICUS
3 GAL 15" OC

(48) ILEX GLABRA
INKBERRY
3 GAL 18" OC

DECORATIVE POTS
WITH PLANTS

(6) MUHLENBERGIA CAPILLARIS
PINK MUHLY GRASS
7 GAL

(4) POTS DECORATIVE
WITH PLANTS

(3) TRACHELOSPERMUM JASMINOIDES
STAR JASMINE VINE
6' OA HT ATTACHED TO WALL

(4) GARDENIA JASMINOIDE
FLORIDA GARDENIA
4' OA HT STANDARD

(18) FICUS MICROCARPA
GREEN ISLAND FICUS
3 GAL 15" OC

(1) GUAIACUM SANCTUM
LIGNUM VITAE
8'-10' OA HT

(16) FICUS MICROCARPA
GREEN ISLAND FICUS
3 GAL 15" OC

(4) FICUS MICROCARPA
GREEN ISLAND FICUS
3 GAL 15" OC

(5) SYMPHYOTRICHUM DUMOSUM
RICE BUTTON ASTER
3 GAL 12" OC

(6) CALOPHYLLUM BRASILIENSE
CALOPHYLLUM BRASILIENSE
PLEACHED 14' OA HT

(25) RHAPIS EXCELSA
LADY PALM
7 GAL

(3) THRINAX RADIATA
FLORIDA THATCH PALM TYP
14'-16' CT

(8) SERENOA REPENS
SAW PALMETTO
7 GAL

(12) ILEX GLABRA
INKBERRY
3 GAL 18" OC

25' UTILITY EASEMENT

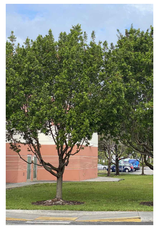
(4) THRINAX RADIATA
FLORIDA THATCH PALM TYP
14'-16' CT

(5) RHAPIS EXCELSA
LADY PALM
7 GAL

LAWN

MHO MHO MHO

Trees & Palms



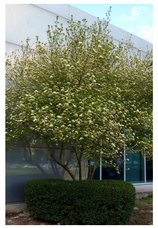
CONOCARPUS ERECTUS
GREEN BUTTONWOOD



LIGNUM VITAE
WOOD OF LIFE
▪ BLOOMS IN SPRING



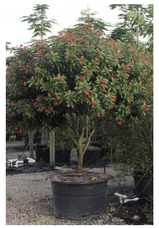
CALOPHYLLUM BRAZ.
CALOPHYLLUM



VIBURNUM OBOVATUM
WALTER'S VIBURNUM



PIMENTA RACEMOSA
BAY RUM



JATROPHA INTEGERRIMA
ROSE FLOWERED JAT.
▪ BLOOMS IN SUMMER



ADONIDIA MERRILLII
CHRISTMAS PALM



SABAL PALMETTO
SABAL PALM



RAVENALA MADAGASCARIENSIS
TRAVELER'S PALM

Shrubs



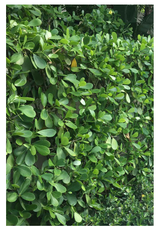
MUHLENBERGIA CAPILLARIS
MUHLY GRASS



SABAL PALMETTO
SABAL PALM



MYRICA CERIFERA
WAX MYRTLE



CLUSIA ROSEA
'NANA'



RHAPIS EXCELSA
LADY PALM



SERENOA REPENS
SAW PALMETTO



ILEX GLABRA
INKBERRY



VALLESIA ANTILLANA
PEARLBERRY



GARDENIA SPP
SPHERE



LIATRIS SPICATA
BLAZING STAR



SYMPHYOTRICHUM DUMOSUM
RICE BUTTON ASTER

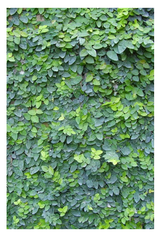


GARDENIA SPP
STANDARD

Vines



THUNBERGIA GRANDIFLORA
BLUE SKY VINE



FICUS PUMILA
CREEPING FIG VINE



CONFEDERATE JASMINE
STAR JASMINE VINE



▪ MEDINILLA IN POTS

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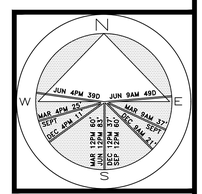

JOB NUMBER: # 25091.00 LA
DRAWN BY: Alex Bugril
DATE: 09.15.2025

ARC-25-0062
ZON-25-0059

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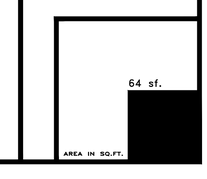
Plant Pallet
SCALE IN FEET: NTS



Trees & Palms

SYMBOL	PLANT NAME	QTY.	DESCRIPTION	NATIVE
	ADONIDIA MERRILLII CHRISTMAS PALM	2	20'-22' OA HT TRIPLE TRUNK	NO
	CALOPHYLLUM BRASILIENSIS CALOPHYLLUM BRASILIENSIS	19	14' OA HT, PLEACHED	NO
	CONOCARPUS ERECTUS GREEN BUTTONWOOD TREE	1	20-22' OA HT SPECIMEN	YES
	GUAIACUM SACTUM LIGNUM VITAE	1	8'-10' OA HT	YES
	JATROPHA INTEGERRIMA ROSE FLOWERED JATROPHA	2	6'-8' OA HT IN POTS	YES
	PIMENTA RACEMOSA BAY RUM TREE	6	18' OA HT	YES
	SABAL PALMETTO SABAL PALM	6	20' OA HT	YES
	RAVENALA AMDAGASCARIENSIS TRAVELERS PALM	1	22'-24' OA HT	NO
	VIBURNUM OBOVATUM WALTER'S VIBURNUM	1	25 GAL	YES
	THRINAX RADIATA FLORIDA THATCH PALM	7	14'-16' CT	YES

TOTAL TREES:	28
NATIVE SPECIES:	9 (32)

Groundcovers

SYMBOL/KEY	PLANT NAME	QTY.	DESCRIPTION	NATIVE
	CLUSIA ROSEA NANA CLUSIA BORDER	45	3 GAL, 12" O.C.	NO

TOTAL:	45
NATIVE SPECIES:	45 (100%)

Lawn & Mulch

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

Shrubs & Vines

SYMBOL/KEY	PLANT NAME	QTY.	DESCRIPTION	NATIVE
	FICUS PUMILA CREEPING FIG	13	3 GAL ATTACHED TO THE WALL	NO
	FICUS MICROCAROA GREEN ISLAND FICUS	158	3 GAL 15" OC	NO
	FORESTIERA SEGREGATA FLORIDA PRIVET HEDGE	16	8' OA HT, 36" O.C.	YES
	GARDENIA JASMINOIDE FLORIDA GARDENIA	4	4' OA HT STANDARD	NO
	LIATRIS SPICATA BLAZING STAR	12	7 GAL	YES
	MUHLENBERGIA CAPILLARIS PINK MUHLY GRASS	22	7 GAL	YES
	MYRICA CERIFERA WAX MYRTLE	18	6' HT, 36" O.C.	YES
	ILEX GLABRA INKBERRY	80	3 GAL, 18" O.C.	YES
	RHAPIS EXCELSA LADY PALM	66	7 GAL	NO
	SYMPHOTRICHUM DUMOSUM RICE BUTTON ASTER	24	3 GAL, 12" O.C.	YES
	SERENOA REPENS SAW PALMETTO	20	7 GAL	YES
	THUNBERGIA GRANDIFLORA BLUE SKY VINE	4	6' OA HT, ATTACHED TO WALL	NO
	TRACHELOSPERMUM JASMINOIDES STAR JASMINE VINE	3	6' OA HT ATTACHED TO WALL	NO
	VALLESIA ANTILLIANA PERLBERRY	9	7 GAL	YES

TOTAL:	449
NATIVE SPECIES:	201 (44.7%)

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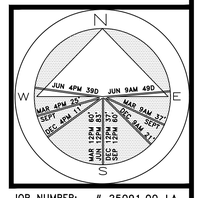

JOB NUMBER: # 25091.00 LA
DRAWN BY: Allison Padilla

DATE: 09.15.2025

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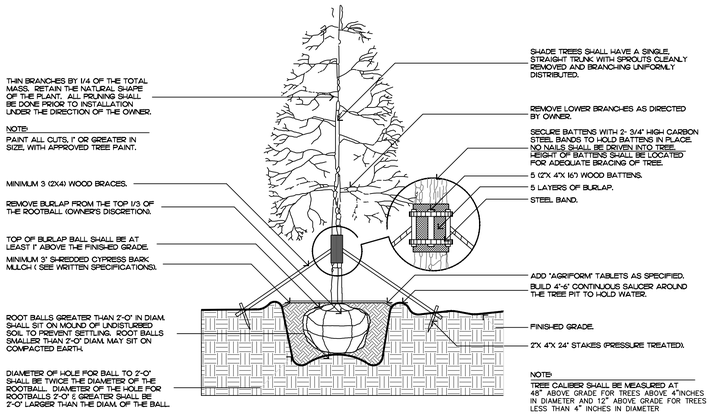
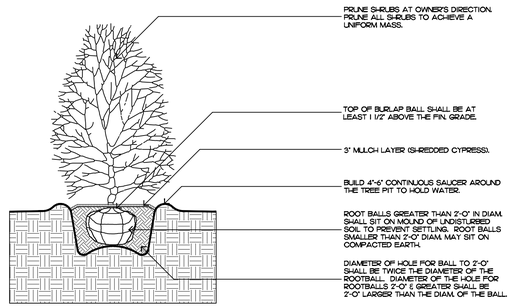
Plant Schedule



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

Tree Planting



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

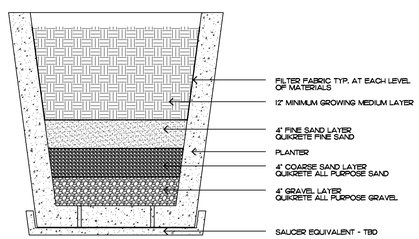
Shrub Planting

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

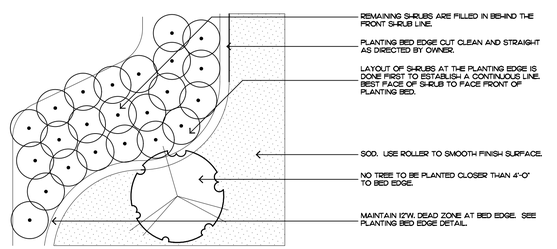
Irregular and Multi-stem Tree

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

Palm Tree Planting



Typical Planter Sediment Filtration Detail



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

MULCH:

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

SOD:

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

SUBSTITUTIONS:

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

MEASUREMENTS:

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

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

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

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

PALMS WITH MARRED OR BURNED TRUNKS WILL NOT BE ACCEPTED.

PLANTING SOIL AND BACKFILL:

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

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

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

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

PLANT MATERIALS:

PALMS, TREES, SHRUBS, GROUNDCOVERS AND VINES

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

CONTAINER GROWN STOCK:

1. ALL CONTAINER GROWN MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED PLANTS AND ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THE PLANTS SHALL HAVE TOPS OF GOOD QUALITY AND BE IN A HEALTHY GROWING CONDITION.
2. AN ESTABLISHED CONTAINER GROWN PLANT SHALL BE TRANSPLANTED INTO A CONTAINER AND GROWN IN THAT CONTAINER SUFFICIENTLY LONG ENOUGH FOR THE NEW FIBROUS ROOTS TO HAVE DEVELOPED SO THAT THE ROOT MASS WILL RETAIN ITS SHAPE AND HOLD TOGETHER WHEN REMOVED FROM THE CONTAINER.

WARRANTY:

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

MAINTENANCE:

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

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DRAWN BY: Dustin Mizell

DATE: 09.15.2025

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ZON-25-0059

SHEET L4.3

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Planting Details & Specifications

Cherry Ln



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

Private Residence
222 Cherry Ln
Town of Palm Beach
FLORIDA

JOB NUMBER: # 25091.00 LA
DRAWN BY: Alex Bugril
DATE: 09.15.2025

ARC-25-0062
ZON-25-0059

SHEET L5.0

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Rendered Landscape Plan

SCALE IN FEET: NTS



Front / North Elevation



Rear / South Elevation

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Rendered Landscape Elevations

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SHEET L6.0



East Elevation / Interior



East Elevation / Interior

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Rendered Landscape Elevations

SCALE IN FEET

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DRAWN BY: Dustin Mizell

DATE: 09.15.2025

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SHEET L6.1



West Elevation

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SHEET L6.2

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Rendered Landscape Elevations

SCALE IN FEET

CHERRY LANE

EXISTING PLUMERIA FRANGIPANI TREE TO BE REMOVED

EXISTING MIX OF VEGETATION -PHILODENDRON SPP. -RED CONGO -FICUS MICROCARPA -CRINUM AMERICANUM TO BE REMOVED

EXISTING TABEBUIA CHRYSOTRICHA YELLOW TABEBUIA TREE TO BE REMOVED

8' HT. CHAIN-LINK CONSTRUCTION FENCE W/ SCREENING

PORTABLE TOILETS

20' WIDE CHAIN-LINK ROLLING GATE W/ SCREENING

20' WIDE CHAIN-LINK ROLLING GATE W/ SCREENING

EXISTING PEA ROCK DRIVEWAY TO BE REMOVED
NOTE:
EXISTING DRIVEWAY TO BE USED FOR DEMOLITION STAGING & PARKING (DRIVEWAY TO BE REMOVED UPON COMPLETION OF DEMOLITION OF STRUCTURES)

EXISTING CRINUM AMERICANUM FLORIDA SWAMP-LILY TO BE REMOVED

EXISTING BAMBUSA MALINGENSIS SEABREEZE BAMBOO TO BE REMOVED

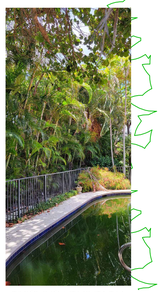
EXISTING MIX OF VEGETATION -ZAMIA FURFURACEA -CHAMAEDOREA CATARACTARUM TO BE REMOVED

EXISTING TRANSFORMER POD TO REMAIN

EXISTING CARYOTA FISHTAIL PALM TYP TO BE REMOVED

8' HT. CHAIN-LINK CONSTRUCTION FENCE W/ SCREENING

EXISTING MIX OF VEGETATION -ZAMIA FURFURACEA -CHAMAEDOREA CATARACTARUM -ALPINIA PURPURATA -FICUS MICROCARPA TO BE REMOVED



EXISTING PERIMETER VEGETATION ON WEST SIDE IS CURRENTLY VERY DENSE AND WILL BE REMAIN +/- 20' OA HT

EXISTING 20 FOOT TALL VEGETATION SCREEN TO REMAIN

EXISTING MIX OF VEGETATION -ZAMIA FURFURACEA -CHAMAEDOREA CATARACTARUM -ALPINIA PURPURATA -FICUS MICROCARPA TO BE REMOVED

EXISTING METAL FENCE TO REMAIN

EXISTING DYPSIS LUTESCENS ARECA PALM TYP TO BE REMOVED

NOTE:
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.

NOTE:
THE SITE IS TO BE IRRIGATED AND SODDED WITHIN 10 WORKING DAYS OF THE DEMOLITION AND MAINTAINED SO AS NOT TO BE IN AN UNSIGHTLY CONDITION

DUMPSTER

DELIVERIES



EXISTING PERIMETER VEGETATION ON SOUTH SIDE IS CURRENTLY VERY DENSE AND WILL BE REMAIN +/- 20' OA HT



EXISTING PERIMETER VEGETATION ON EAST SIDE IS CURRENTLY VERY DENSE AND WILL BE REMAIN +/- 20' OA HT

EXISTING 20 FOOT TALL VEGETATION SCREEN TO REMAIN

EXISTING CHAIN LINK FENCE TO REMAIN

MHO

EXISTING MIX OF VEGETATION -ZAMIA FURFURACEA -CHAMAEDOREA CATARACTARUM -ALPINIA PURPURATA -FICUS MICROCARPA TO BE REMOVED

EXISTING MIX OF VEGETATION -ZAMIA FURFURACEA -CHAMAEDOREA CATARACTARUM -ALPINIA PURPURATA -FICUS MICROCARPA TO BE REMOVED

EXISTING 20 FOOT TALL VEGETATION SCREEN TO REMAIN

EXISTING WOOD FENCE TO REMAIN

EXISTING VINYL FENCE TO REMIAN

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JOB NUMBER: # 25091.00 LA
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ARC-25-0062
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SHEET L7.0

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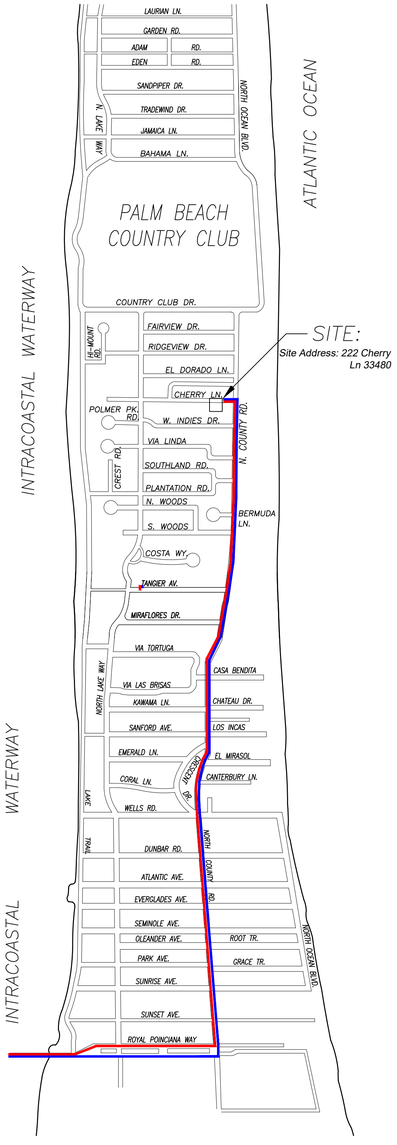
Construction Screening & Staging Plan

SCALE IN FEET: 3/16"=1'



CONCEPTUAL CONSTRUCTION SCHEDULE		
•	JULY 2025	– SUBMIT FOR PERMIT
•	1 MONTH –AUG 2025	– MOBILIZATION & DEMOLITION OF EXISTING STRUCTURES
•	.5 MONTHS	– SITE/BUILDING PREPARATION
•	.5 MONTHS	– FINAL INSPECTIONS
•	+/–2 MONTHS	– PROPOSED TOTAL CONSTRUCTION FOLLOWING BUILDING PERMIT

1 *PROPOSED TRUCK INGRESS / EGRESS ROUTES MAP*

SCHEDULE:

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

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

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

PROPOSED INGRESS TRUCK ROUTE

PROPOSED EGRESS TRUCK ROUTE

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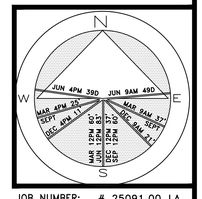

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Truck Logistics Plan

SCALE: NOT TO SCALE

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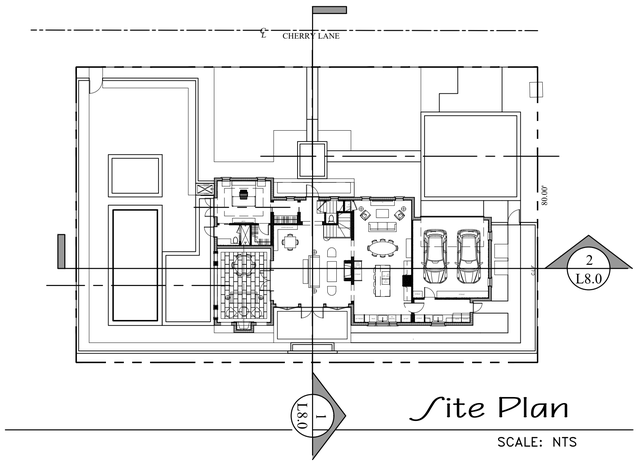
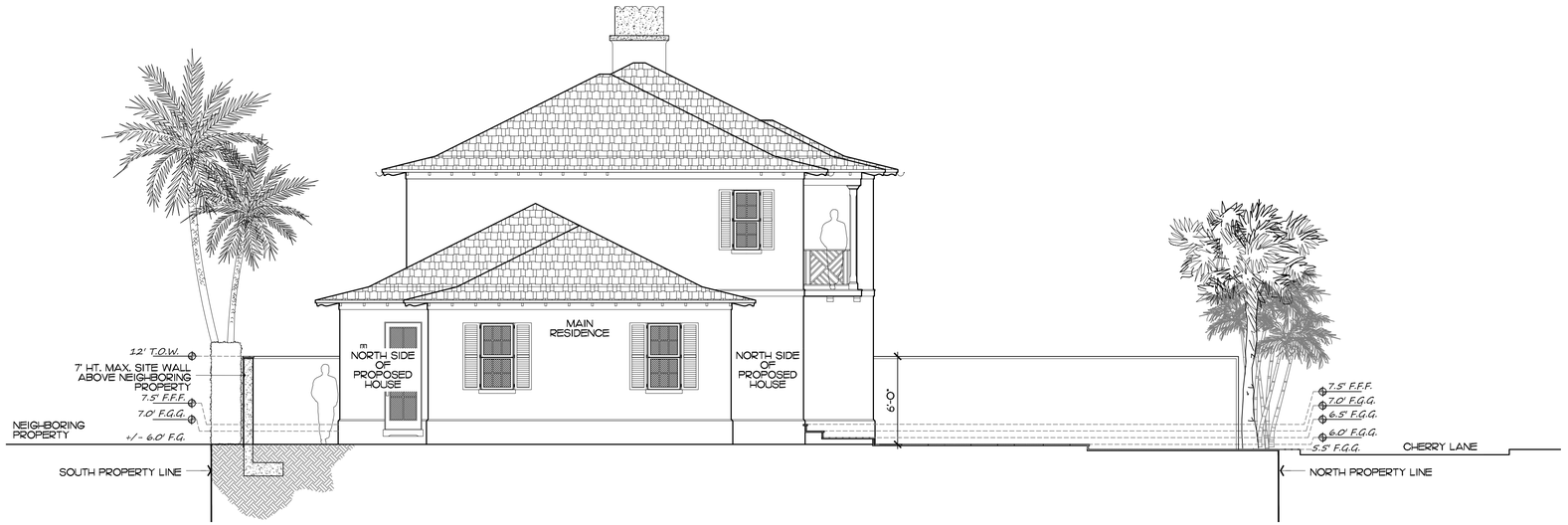


Site Plan

SCALE: NTS



North - South Yard Section Diagram

1 L8.0

SCALE: 3/16" = 1'



East - West Yard Section Diagram

2 L8.0

SCALE: 3/16" = 1'

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Yard Section Diagram

SCALE: NOT TO SCALE

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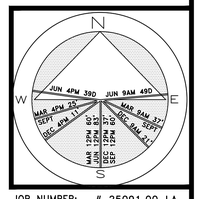

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DRAWN BY: Alex Bugril

DATE: 09.15.2025

ARC-25-0062
ZON-25-0059

SHEET L8.0

TOWN OF PALM BEACH

Information for Architectural Commission Meeting on: October 29, 2025

To: Architectural Commission

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

From: Planning, Zoning & Building

Re: ARC-25-0063 (ZON-25-0057) 226 OLEANDER AVE. VACANT (LOT 6 OF THE PLAT OF THE JEANETTE COURT ADDITION TO PALM BEACH) (COMBO) The applicant, Beach Gal LLC (Melissa Schorr, Manager), has filed an application requesting Architectural Commission review and approval for construction of a new, two-story, single family residence with final landscape and hardscape; variances are requested and required to develop the nonconforming parcel of land in the R-C zoning district and for town council to review the COMBO application prior to ARCOM review and approval. Review of the COMBO application is contingent on the applicant's appeal of administrative determination being upheld by the Town Council regarding the current configuration of the parcel. Town Council shall review the application as it pertains to zoning relief/approval.

Date: 10/22/2025

ATTACHMENTS
- PZB Staff Report
- Letter of Intent
- Plans

STRATEGIC PLAN
Strategic Priorities:
Community Culture and Character

Strategic Focus Areas:
Quality of Life

FUNDING
No Fiscal Impact

ARC-25-0063 (ZON-25-0057) 226 OLEANDER AVE VACANT (LOT 6 OF THE PLAT OF THE JEANETTE COURT ADDITION TO PALM BEACH) (COMBO). The applicant, Beach Gal LLC (Melissa Schorr, Manager), has filed an application requesting Architectural Commission review and approval for construction of a new, two-story, single-family residence with final landscape and hardscape; variances are requested and required to develop the nonconforming parcel of land in the R-C zoning district and for town council to review the COMBO application prior to ARCOM review and approval. Review of the COMBO application is contingent on the applicant's appeal of administrative determination being upheld by the Town Council regarding the current configuration of the parcel. The Town Council shall review the application as it pertains to zoning relief/approval.

Applicant:	Beach Gal LLC (Melissa Schorr, Manager)
Architecture:	Architectural Concepts Inc. (Rich Leja)
Landscape:	Environment Design Group (Dustin Mizell)
Representative:	David Klein, Esq.

HISTORY:

Review of this application was dependent on an appeal of an administrative determination made regarding the creation and configuration of the subject parcel, Lot 6 of the Jeanette Court Addition to Palm Beach, which shares an address of 226 Oleander Avenue with the neighboring parcel Lot 7 to the west. The Town Council found the appeal in favor of the appellant and overturned staff's administrative determination.

Additionally, The Town Council has already reviewed the combo portion of the application, finding in favor of the variance requests to redevelop the nonconforming parcel 5-0 at the October 15, 2025 hearing.

THE PROJECT:

The applicant has submitted plans entitled "NEW RESIDENCE LOT 6, JEANETTE COURT ADDITION TO PALM BEACH" as prepared by **Architectural Concepts Inc (ACI)**, uploaded and dated to the Town 09/22/25.

The following is the scope of work for the Project:

- Construction of a new, two-story single family residence. Final landscape and hardscape improvements.

The following Special Exception, Site Plan Review, and/or Variance(s) are required for the application:

- VARIANCE 1: Sec. 134-446(b): A variance for town council review of development or redevelopment of a parcel that is deficient in lot area or dimension prior to ARCOM review, in lieu of town council review subsequent to ARCOM completed review.
- VARIANCE 2: Sec. 134-948(1)(a): A variance for lot area of 4,250 square feet, in lieu of the 10,000 square foot minimum lot area required for a single-family use in the R-C Medium Density Residential District.
- VARIANCE 3: Sec. 134-948(2)(a): A variance for lot width of 50 feet, in lieu of the 75-

foot minimum lot width required for a single-family use in the R-C Medium Density Residential District.

- VARIANCE 4: Sec. 134-948(3)(a): A variance for lot depth of 85 feet, in lieu of the 100-foot lot depth required for a single-family use in the R-C Medium Density Residential District.

Site Data			
Zoning District	R-C	**Future Land Use**	MULTI-FAMILY – MODERATE DENSITY
Crown of Road	+2.99' NAVD	**FEMA Flood Zone**	AE (+6' NAVD)
Lot Width	50 FT Required: 75 FT ***Variance Required***	**Lot Depth**	85 Ft Required: 100 FT ***Variance Required***
Lot Area	4,250 SF Required: 10,000 SF ***Variance Required***	**Enclosed Square Footage**	2,510 SF
Lot Coverage	Permitted: 30% Proposed: 30%	**Landscape Open Space**	Required: 45% Proposed: 45%
Surrounding Properties / Zoning			
North	221 Oleander Ave / Residence | R-C 217 Oleander Ave / Residence | R-C		
South	223 Park Ave / Residence | R-C		
East	216 Oleander Ave / Residence | R-C		
West	226 Oleander Ave (Lot 7) / Residence | R-C		

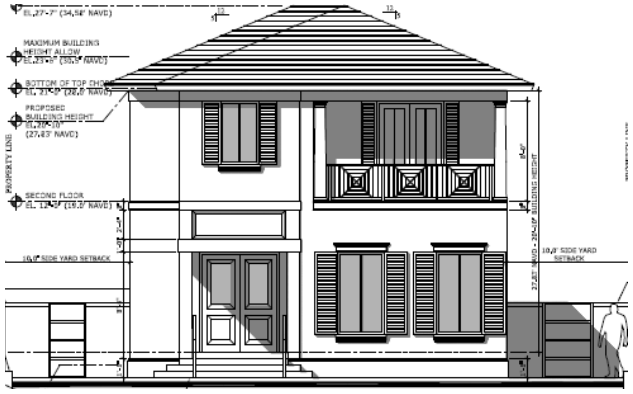
STAFF ANALYSIS

The applicant is proposing to develop an existing nonconforming parcel of land with a new, two-story, single-family residence with final hardscape and landscape improvements. The application, as proposed, is inconsistent with the zoning code and requires variance relief from town council.

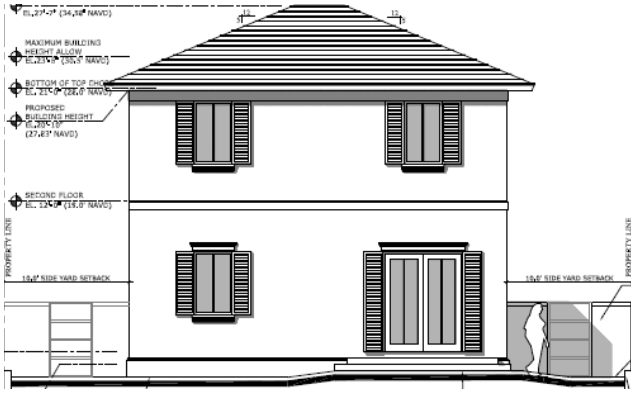


Color rendering of residence and landscaping from street.

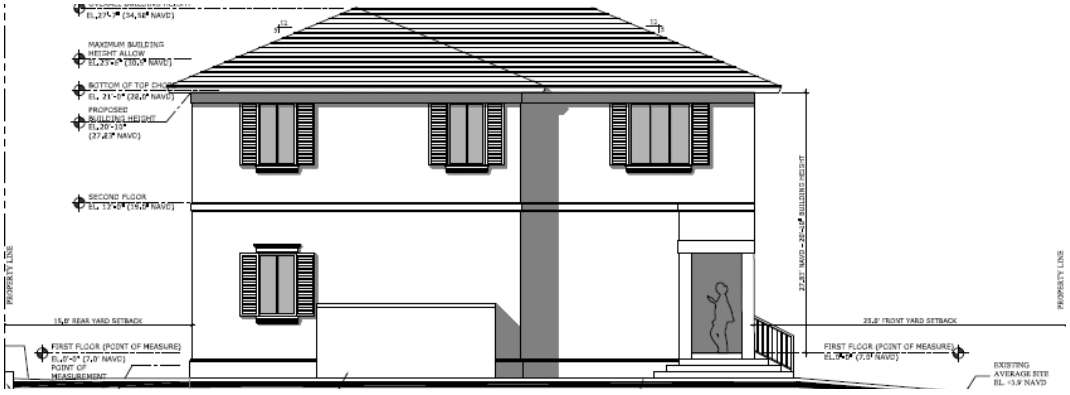
The combo application proposes construction of a simple two-story residence with surface parking and landscape improvements. The parcel is undersized for the zoning district requirements, however, the applicant's actual design does not require any variances. Variances are required, however, for the nonconforming parcel configuration.



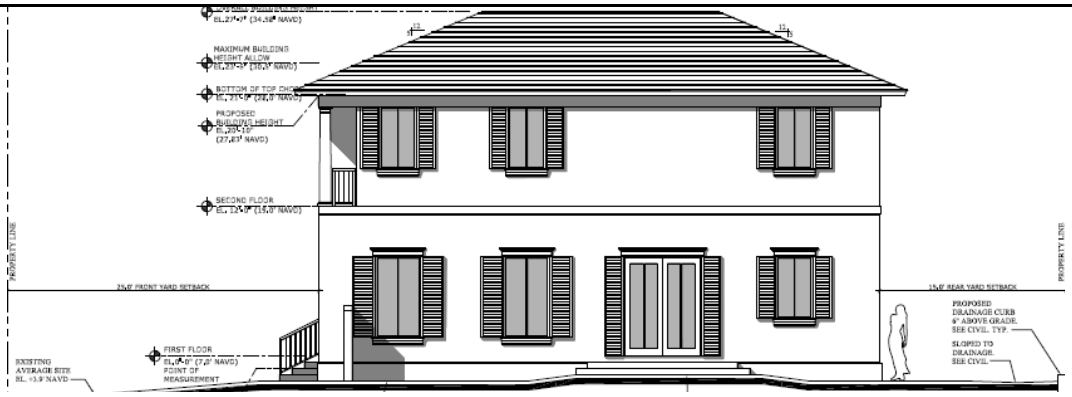
Proposed Front (North) Elevation.



Proposed Rear (South) Elevation.



Proposed Side (East) Elevation.



Proposed Side (West) Elevation.



Color landscape rendering.

TOWN COUNCIL RELIEF

Variance 1 pertains to the sequence of events regarding review of a COMBO application for construction of residence on a nonconforming parcel. Sec. 134-446(b) provides regulations for development and redevelopment of nonconforming residential lots, and is provided below. While some of this code section does pertain to the appeal of the administrative determination mentioned earlier, the code language that pertains to Variance 1 is indicated below. Variance 1 is procedural, requesting that the Town Council hear the application prior to ARCOM, in lieu of after ARCOM review.

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

Variances 2, 3 and 4 pertain to the nonconforming lot configuration. The applicant is proposing to develop this parcel in the exact configuration in which it was platted. The zoning code, however, does not give deference to nonconforming platted lots and requires that developable parcels must meet current zoning regulations. In practice this would be achieved by an agglomeration of platted parcel joined together under common ownership for use as a single parcel. In this particular instance, the development along the street is not much different than the underlying plat, with many small residences on small parcels.

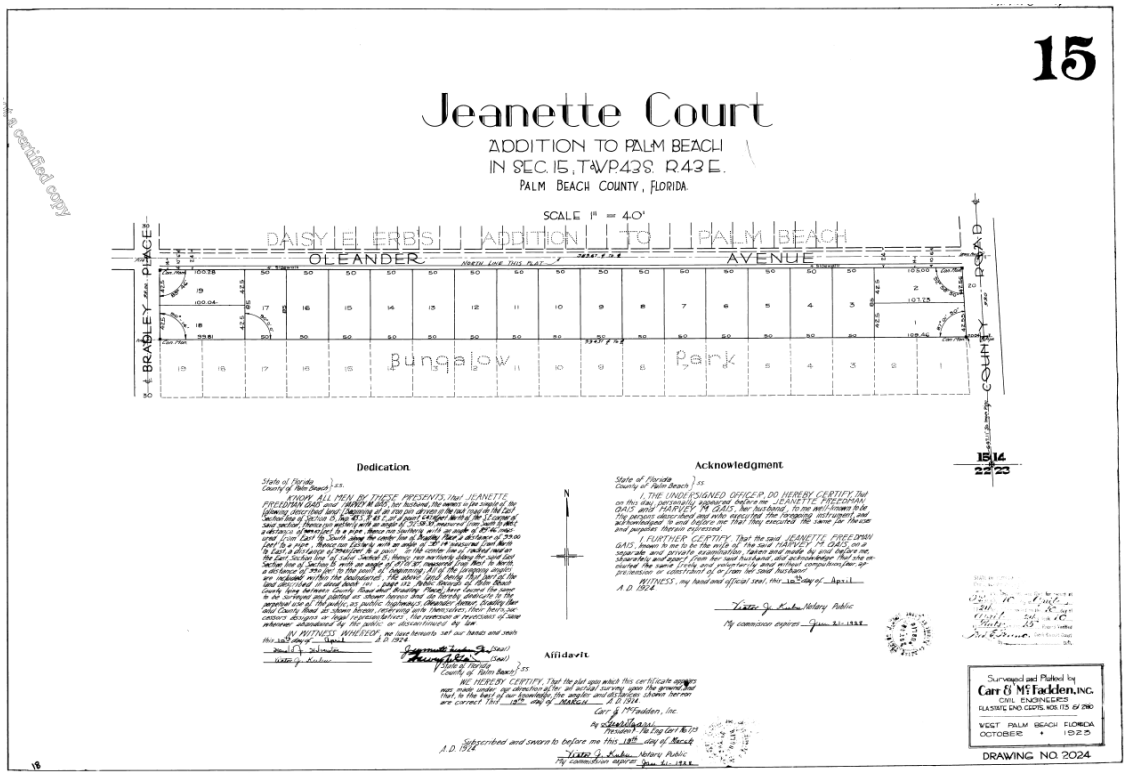
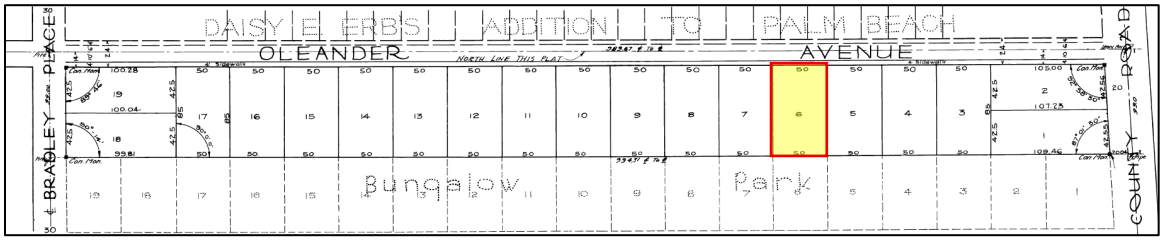


Image of the plat of Jeanette Court Addition to Palm Beach.



Enlarged screenshot of plat, with the subject parcel highlighted.

CODE SECTION	REQUIRED	EXISTING & PROPOSED	VARIANCE
Variance 2: Sec. 134-948(1)a.	Min. Lot Area 10,000 Sq. Ft.	Lot Area 4,250 Sq. Ft.	- 5,750 Sq. Ft.
Variance 3: Sec. 134-948(2)a.	Min. Lot Width 75 Ft.	Lot Width 50 Ft.	- 25 Ft.
Variance 4: Sec. 134-948(3)a.	Min. Lot Depth 100 Ft.	Lot Depth 85 Ft.	- 15 Ft.

CONCLUSION

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

1. for final determination of approval or denial of the (4) variance(s) by the Town Council, and that the variance(s) **shall** or **shall not** be granted and that all the criteria applicable to this application as set forth in Sec. 134-201(a), items 1 through 7 have been met.

Approval of the project will require one (1) separate motion(s) to be made by the Architectural Commission:

1. for the overall design of the project in accordance with Sec. 18-205 criteria, subject to any imposed conditions.

WRB:JGM:BMF

Architectural Concepts
INNOVATIVE DESIGN SOLUTIONS

2475 Mercer Ave Suite 201,
West Palm Beach, FL 33401

+561-655-0674

www.aci-architectural.com

August 18, 2025

ARC-25-0063 (ZON-25-0057)

Town of Palm Beach Planning, Zoning & Building Department
P.O. Box 2029
360 S. County Rd.
Palm Beach, FL 33480

RE: 226 Oleander Avenue
Palm Beach, FL
Letter of Intent

ACI Job Number: 2025-19

On behalf of our client, we are requesting approval to construct a new two story residence at 226 Oleander Avenue which is located in the R-C Zoning district.

The first floor area is 1,235 s.f. and the second floor area is 1,275 s.f.

The total air conditioned area is 2,510 s.f.

The Proposed Residence conforms to all Zoning requirements.

The existing site is a vacant parcel which is non-conforming in width, depth and area.

The following variances are required for approval:

1. Section 134-446(b): A variance for Town Council review of development or redevelopment of a parcel that is deficient in lot area or dimension prior to ARCOM review, in lieu of Town Council review subsequent to ARCOM completed review.
2. Section 134-948(1)(a): A variance for lot area of 4,250 square feet, in lieu of the 10,000 square foot minimum lot area required for a single-family use in the R-C Medium Density Residential District.
3. Section 134-948(2)(a): A variance for lot width of 50 feet, in lieu of the 75-foot minimum lot width required for a single-family use in the R-C Medium Density Residential District.

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4. Section 134-948(3)(a): A variance for lot depth of 85 feet, in lieu of the 100-foot lot depth required for a single-family use in the R-C Medium Density Residential District.

Section 134-201 – Findings prior to authorization.

1. The special conditions and circumstances related to the subject property is that the property, as platted and as acquired by the applicant, was non-conforming in area, width, and depth.
2. The special conditions and circumstances are not the result of the applicant as the property, as platted and as acquired by the applicant, was non-conforming in area, width, and depth.
3. Granting of the variances requested will not confer any special privilege that is denied to the neighboring properties as every other lot on the plat is non-conforming and most of the properties on the block are non-conforming as to area, width, and depth.
4. The hardship, which runs with the land, is that the is that the property, as platted and as acquired by the applicant, was non-conforming in area, width, and depth.
5. The variances requested are the minimum necessary to make reasonable use of the land to allow for development.
6. The granting of the variances will not be injurious to the neighborhood. Many of the surrounding properties are non-conforming in areal, width, and depth, and the proposed house itself does not trigger any variances.

Sincerely



Roger Hansrote, RA
Principal

FLAR License No. 14300

ARCOM APPLICATION
NEW RESIDENCE LOT 6, JEANETTE COURT ADDITION TO PALM BEACH
226 OLEANDER AVE - FIRST SUBMITTAL
PALM BEACH, FL

PROJECT TEAM

ARCHITECT: ARCHITECTURAL CONCEPTS INC.
2475 MERCER AVE, SUITE 201
WEST PALM BEACH, FL 33401
PH: 561-655-0674

LANDSCAPE ARCHITECT: ENVIRONMENTAL DESIGN GROUP
139 N COUNTY RD#20B
PALM BEACH, FL 33480
PH: 561.832.4600

CIVIL ENGINEER: GRUBER CONSULTING ENGINEERS
2475 MERCER AVE, SUITE 305
WEST PALM BEACH, FL 33404
PH: 561.312.2041

SCOPE OF WORK

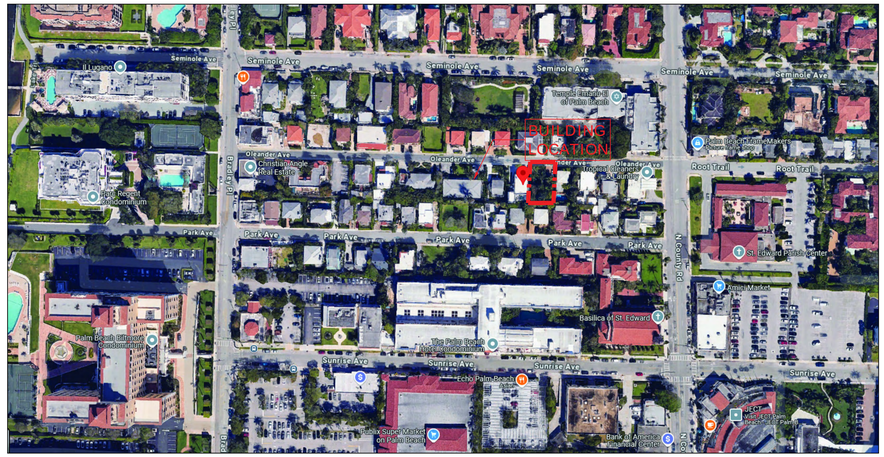
PROPOSED NEW RESIDENCE ON A VACANT LOT

THE FOLLOWING VARIANCES ARE REQUIRED FOR APPROVAL:

1. SECTION 134-446(B): A VARIANCE FOR TOWN COUNCIL REVIEW OF DEVELOPMENT OR REDEVELOPMENT OF A PARCEL THAT IS DEFICIENT IN LOT AREA OR DIMENSION PRIOR TO ARCOM REVIEW, IN LIEU OF TOWN COUNCIL REVIEW SUBSEQUENT TO ARCOM COMPLETED REVIEW.
2. SECTION 134-948(1)(A): A VARIANCE FOR LOT AREA OF 4,250 SQUARE FEET, IN LIEU OF THE 10,000 SQUARE FOOT MINIMUM LOT AREA REQUIRED FOR A SINGLE-FAMILY USE IN THE R-C MEDIUM DENSITY RESIDENTIAL DISTRICT.
3. SECTION 134-948(2)(A): A VARIANCE FOR LOT WIDTH OF 50 FEET, IN LIEU OF THE 75-FOOT MINIMUM LOT WIDTH REQUIRED FOR A SINGLE-FAMILY USE IN THE R-C MEDIUM DENSITY RESIDENTIAL DISTRICT.
4. SECTION 134-948(3)(A): A VARIANCE FOR LOT DEPTH OF 85 FEET, IN LIEU OF THE 100-FOOT LOT DEPTH REQUIRED FOR A SINGLE-FAMILY USE IN THE R-C MEDIUM DENSITY RESIDENTIAL DISTRICT.

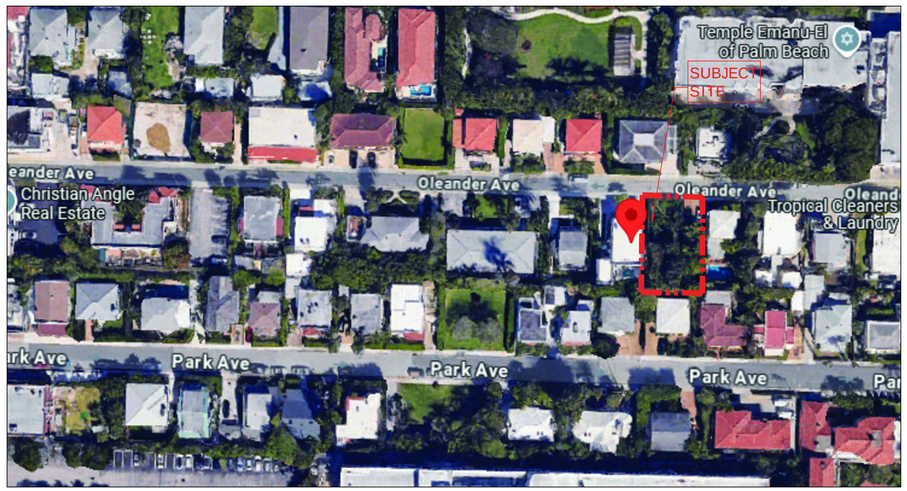
SECTION 134-201 - FINDINGS PRIOR TO AUTHORIZATION.

1. THE SPECIAL CONDITIONS AND CIRCUMSTANCES RELATED TO THE SUBJECT PROPERTY IS THAT THE PROPERTY, AS PLATTED AND AS ACQUIRED BY THE APPLICANT, WAS NON-CONFORMING IN AREA, WIDTH, AND DEPTH.
2. THE SPECIAL CONDITIONS AND CIRCUMSTANCES ARE NOT THE RESULT OF THE APPLICANT AS THE PROPERTY, AS PLATTED AND AS ACQUIRED BY THE APPLICANT, WAS NON-CONFORMING IN AREA, WIDTH, AND DEPTH.
3. GRANTING OF THE VARIANCES REQUESTED WILL NOT CONFER ANY SPECIAL PRIVILEGE THAT IS DENIED TO THE NEIGHBORING PROPERTIES AS EVERY OTHER LOT ON THE PLAT IS NON-CONFORMING AND MOST OF THE PROPERTIES ON THE BLOCK ARE NON-CONFORMING AS TO AREA, WIDTH, AND DEPTH.
4. THE HARDSHIP, WHICH RUNS WITH THE LAND, IS THAT THE IS THAT THE PROPERTY, AS PLATTED AND AS ACQUIRED BY THE APPLICANT, WAS NON-CONFORMING IN AREA, WIDTH, AND DEPTH.
5. THE VARIANCES REQUESTED ARE THE MINIMUM NECESSARY TO MAKE REASONABLE USE OF THE LAND TO ALLOW FOR DEVELOPMENT.
6. THE GRANTING OF THE VARIANCES WILL NOT BE INJURIOUS TO THE NEIGHBORHOOD. MANY OF THE SURROUNDING PROPERTIES ARE NON-CONFORMING IN AREAL, WIDTH, AND DEPTH, AND THE PROPOSED HOUSE ITSELF DOES NOT TRIGGER ANY VARIANCES.



LOCATION MAP

NOT TO SCALE



VICINITY LOCATION MAP

NOT TO SCALE

FIRST SUBMITTAL DATE: 08/18/25
SECOND SUBMITTAL DATE: 09/02/25
FINAL SUBMITTAL DATE: 09/22/25

PROJECTED HEARING DATE: 10/29/25 ARCOM
10/15/25 TOWN COUNCIL

SHEET INDEX

A0.0	COVER
B.S.	BOUNDARY SURVEY
A1.0	VICINITY LOCATION MAP
A2.0	LOCATION PLAN
A3.0	EXISTING PROPERTY PHOTOGRAPHS
A3.1	EXISTING NEIGHBORHOOD CONTEXT PHOTOGRAPHS
A3.2	EXISTING NEIGHBORHOOD CONTEXT PHOTOGRAPHS
A3.3	EXISTING NEIGHBORHOOD CONTEXT PHOTOGRAPHS
A4.0	STREETSCAPE
A5.0	SITE PLAN
A6.0	FLOOR PLANS
A7.0	ROOF PLAN
A8.0	EXTERIOR ELEVATIONS
A8.1	EXTERIOR ELEVATIONS
A9.0	COLORED EXTERIOR ELEVATIONS
A9.1	COLORED EXTERIOR ELEVATIONS
A9.2	3D COLOR RENDERING - BUILDING
A9.3	3D COLOR RENDERING - BUILDING
A9.4	3D COLOR RENDERING - BUILDING
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L2.0	EXISTING CONDITION INVENTORY PLAN
L2.1	EXISTING VEGETATION PLAN
L3.0	SITE PLAN
L3.1	OPEN SPACE DIAGRAMS
L4.0	LANDSCAPE PLAN
L4.1	PLAN IMAGES
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L5.0	PLANT SCHEDULE
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CIVIL DRAINAGE PLANS

C-1	SITE GRADING & DRAINAGE PLAN

Architectural Concepts

ARCHITECTURE / DESIGN
Lic. No. 26002046

2475 MERCER AVE. SUITE 201
West Palm Beach, FL 33401

Phone 561-655-0674

NEW RESIDENCE
AT LOT 6
JEANETTE COURT
ADDITION TO PLAM
BEACH
226 OLEANDER
AVENUE
PCN: 50-43-43-15-06-000-0060
PALM BEACH, FL. 3480

CONTRACTOR AND ALL SUBCONTRACTORS PERFORMING ANY WORK ON THIS PROJECT ARE TO VISIT THE SITE AND VERIFY ALL MEASUREMENTS INCLUDING BUT NOT LIMITED TO BUILDING HEIGHTS, ROOF SLOPES, ROOM DIMENSIONS ETC. TO CONFIRM ALL EXISTING CONDITIONS BEFORE ORDERING OR FABRICATING ANY MATERIALS. CONTRACTOR SHALL REPORT ANY INCONSISTENCIES WITH THE CONSTRUCTION DOCUMENTS TO THE ARCHITECT BEFORE CONTINUING WORK.

REV # DATE DESCRIPTION

SEAL

STATE OF FLORIDA · ROGER WILLIAM HANSROTE · REGISTERED ARCHITECT · 14300

ROGER HANSROTE, ARCHITECT
FLAR # 14300

JOB NUMBER: 2025-19
DATE: 08-18-2025
DRAWN BY: RL/MG
APPROVED BY: RH

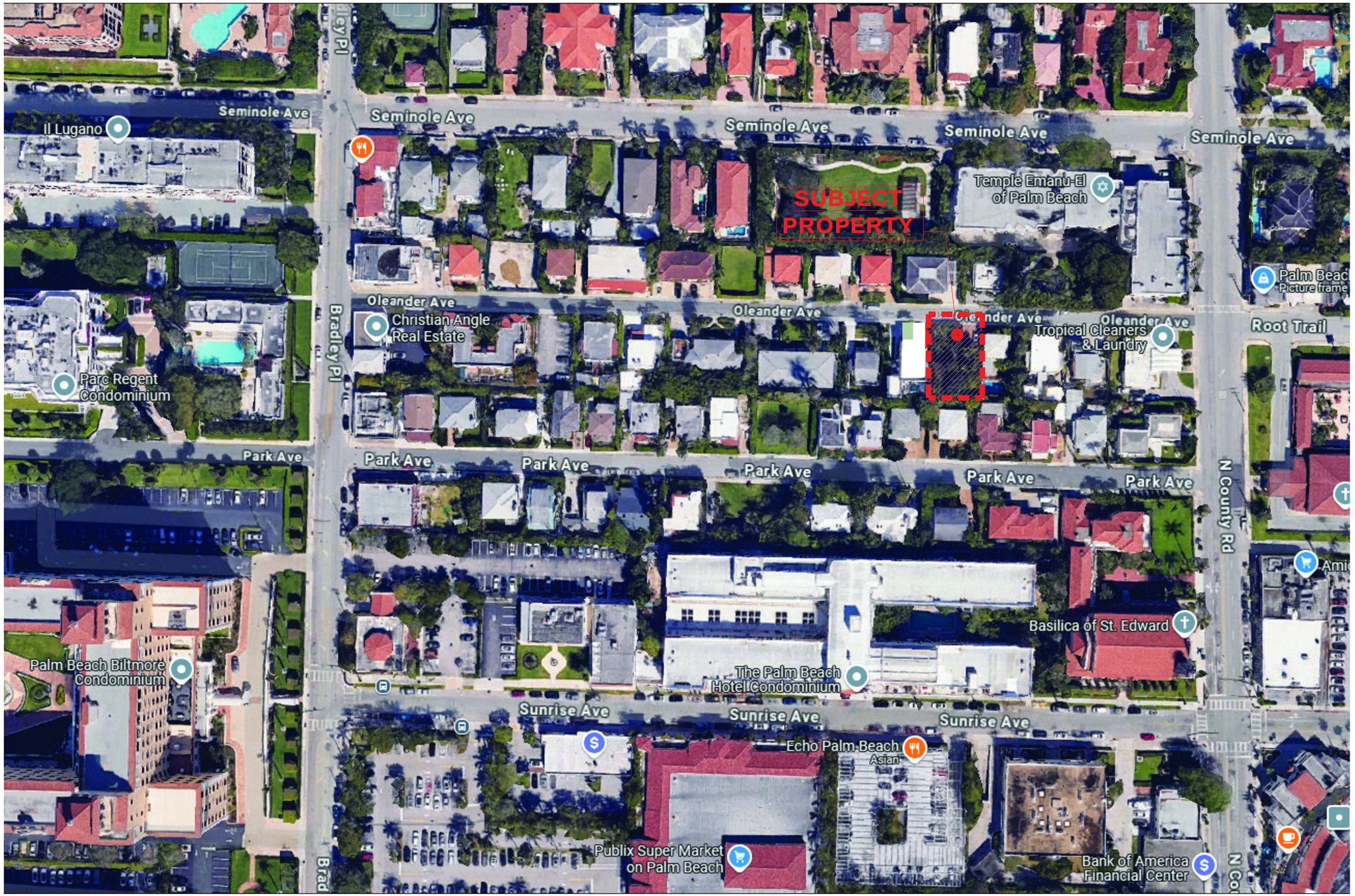
SHEET TITLE

COVER

SHEET NUMBER

A0.0

ARC-25-0063 AND ZON-25-0057



1 VICINITY LOCATION MAP

0' 100'
GRAPHIC SCALE

ARC-25-0063 AND ZON-25-0057

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ARCHITECTURE / DESIGN
Lic. No. 26002046
2475 MERCER AVE. SUITE 201
West Palm Beach, FL 33401
Phone 561-655-0674

NEW RESIDENCE
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SEAL

STATE OF FLORIDA · WILLIAM ROGER HANSROTE · REGISTERED ARCHITECT · 14300

ROGER HANSROTE, ARCHITECT
FLAR # 14300

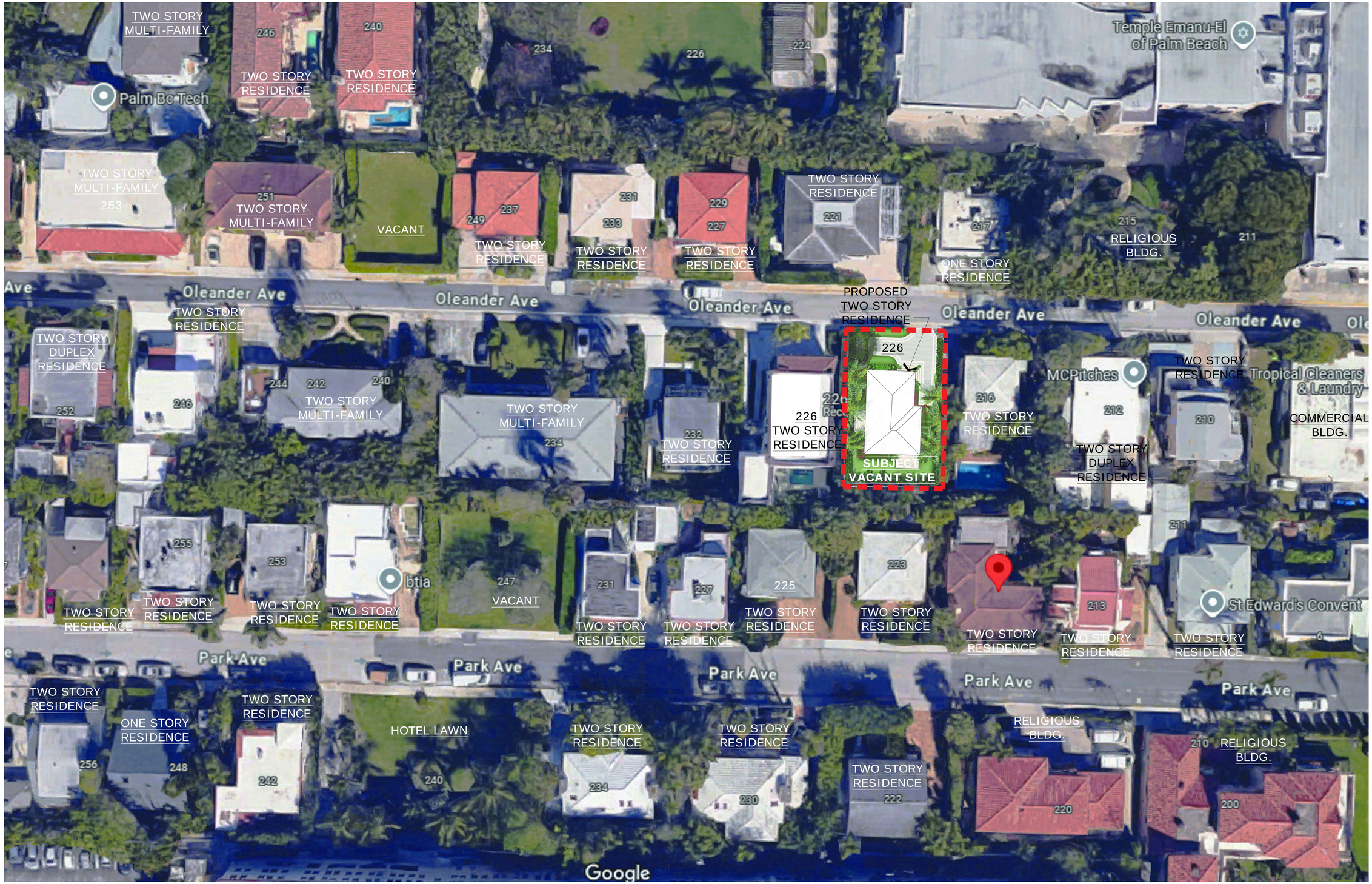
JOB NUMBER: 2025-19
DATE: 08-18-2025
DRAWN BY: RL/MG
APPROVED BY: RH

SHEET TITLE

VICINITY LOCATION MAP

SHEET NUMBER

A1.0



N

1 LOCATION PLAN / CONTEXTUAL PLAN

SCALE: 1" = 30'-0 "

0' 100'

GRAPHIC SCALE

ARC-25-0063 AND ZON-25-0057

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Lic. No. 26002046

2475 MERCER AVE. SUITE 201
West Palm Beach, FL 33401

Phone 561-655-0674

NEW RESIDENCE
AT LOT 6
JEANETTE COURT
ADDITION TO PLAM BEACH
226 OLEANDER AVENUE

PCN: 50-43-43-15-06-000-0060
PALM BEACH, FL. 3480

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REV # DATE DESCRIPTION

SEAL

STATE OF FLORIDA ROGER WILLIAM HANSROTE REGISTERED ARCHITECT 14300

ROGER HANSROTE, ARCHITECT
FLAR # 14300

JOB NUMBER: 2025-19
DATE: 08-18-2025
DRAWN BY: RL/MG
APPROVED BY: RH

SHEET TITLE

LOCATION PLAN/ CONTEXTUAL PLAN

SHEET NUMBER

A2.0



226 OLEANDER (VACANT LOT 6) EXISTING NORTH ELEVATION LOOKING SOUTHWEST



226 OLEANDER (VACANT LOT 6) EXISTING NORTH ELEVATION LOOKING SOUTH



226 OLEANDER (VACANT LOT 6) EXISTING NORTH ELEVATION LOOKING SOUTH



226 OLEANDER (VACANT LOT 6)
EXISTING NORTH ELEVATION
LOOKING SOUTH INSIDE VACANT LOT

EXISTING EXTERIOR ELEVATIONS/PHOTOGRAPHS

ACI Architectural Concepts

ARCHITECTURE / DESIGN
Lic. No. 26002046

2475 MERCER AVE. SUITE 201
West Palm Beach, FL 33401

Phone 561-655-0674

NEW RESIDENCE
AT LOT 6
JEANETTE COURT
ADDITION TO PLAM BEACH
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PCN: 50-43-43-15-06-000-0060
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SEAL

STATE OF FLORIDA
ROGER WILLIAM HANSROTE
14300
REGISTERED ARCHITECT

ROGER HANSROTE, ARCHITECT
FLAR # 14300

JOB NUMBER: 2025-19
DATE: 08-18-2025
DRAWN BY: RL/MG
APPROVED BY: RH

SHEET TITLE

EXISTING
PROPERTY
PHOTOGRAPHS

SHEET NUMBER

A3.0

ARC-25-0063 AND ZON-25-0057



178 N COUNTY RD



210 OLEANDER AVE



212 OLEANDER AVE



216 OLEANDER AVE



226 OLEANDER AVE LOT 6 - SUBJECT PROPERTY



226 OLEANDER AVE - LOT 7



232 OLEANDER AVE



234 OLEANDER AVE



240 OLEANDER AVE

EXISTING NEIGHBORHOOD CONTEXT PHOTOGRAPHS - LOOKING SOUTH

ARC-25-0063 AND ZON-25-0057

Architectural Concepts

ARCHITECTURE / DESIGN
Lic. No. 26002046

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Phone 561-655-0674

NEW RESIDENCE
AT LOT 6
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PCN: 50-43-43-15-06-000-0060
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STATE OF FLORIDA
WILLIAM ROGER HANSROTE
14300
REGISTERED ARCHITECT

ROGER HANSROTE, ARCHITECT
FLAR # 14300

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DRAWN BY: RL/MG
APPROVED BY: RH

SHEET TITLE

EXISTING NEIGHBORHOOD CONTEXT PHOTOGRAPHS

SHEET NUMBER

A3.1



246 OLEANDER AVE



252 OLEANDER AVE



260 OLEANDER AVE



179 BRADLEY PL

EXISTING NEIGHBORHOOD CONTEXT PHOTOGRAPHS - LOOKING SOUTH



189 BRADLEY PL



263 OLEANDER AVE



259 OLEANDER AVE

EXISTING NEIGHBORHOOD CONTEXT PHOTOGRAPHS - LOOKING NORTH

ARC-25-0063 AND ZON-25-0057

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ARCHITECTURE / DESIGN
Lic. No. 26002046

2475 MERCER AVE. SUITE 201
West Palm Beach, FL 33401

Phone 561-655-0674

NEW RESIDENCE
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BEACH
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AVENUE

PCN: 50-43-43-15-06-000-0060
PALM BEACH, FL. 3480

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REV # DATE DESCRIPTION

SEAL



ROGER HANSROTE, ARCHITECT
FLAR # 14300

JOB NUMBER: 2025-19
DATE: 08-18-2025
DRAWN BY: RL/MG
APPROVED BY: RH

SHEET TITLE

EXISTING
NEIGHBORHOOD
CONTEXT
PHOTOGRAPHS

SHEET NUMBER

A3.2



257 OLEANDER AVE



253 OLEANDER AVE



251 OLEANDER AVE



237 OLEANDER AVE



233 OLEANDER AVE



227 OLEANDER AVE



221 OLEANDER AVE



217 OLEANDER AVE



190 N COUNTY RD

EXISTING NEIGHBORHOOD CONTEXT PHOTOGRAPHS - LOOKING NORTH

Architectural Concepts

ARCHITECTURE / DESIGN
Lic. No. 26002046

2475 MERCER AVE. SUITE 201
West Palm Beach, FL 33401

Phone 561-655-0674

NEW RESIDENCE
AT LOT 6
JEANETTE COURT
ADDITION TO PLAM BEACH
226 OLEANDER AVENUE

PCN: 50-43-43-15-06-000-0060
PALM BEACH, FL. 3480

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REV # DATE DESCRIPTION

SEAL

STATE OF FLORIDA
ROGER WILLIAM HANSROTE
14300
REGISTERED ARCHITECT

ROGER HANSROTE, ARCHITECT
FLAR # 14300

JOB NUMBER: 2025-19
DATE: 08-18-2025
DRAWN BY: RL/MG
APPROVED BY: RH

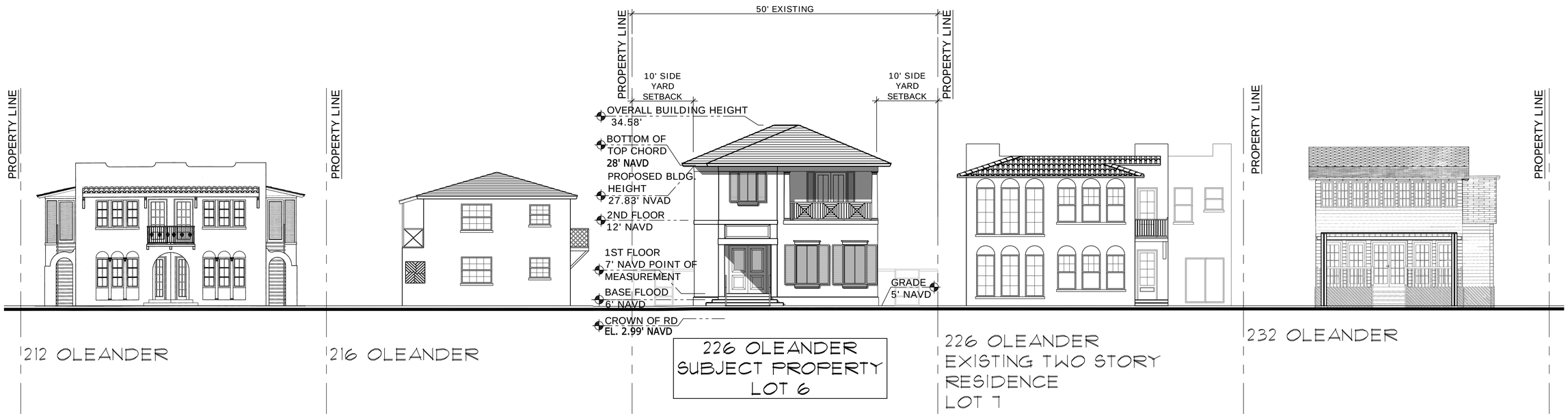
SHEET TITLE

EXISTING NEIGHBORHOOD CONTEXT PHOTOGRAPHS

SHEET NUMBER

A3.3

ARC-25-0063 AND ZON-25-0057



STREETSCAPE

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

Architectural Concepts

ARCHITECTURE / DESIGN
Lic. No. 26002046

2475 MERCER AVE. SUITE 201
West Palm Beach, FL 33401

Phone 561-655-0674

NEW RESIDENCE
AT LOT 6
JEANETTE COURT
ADDITION TO PLAM BEACH
226 OLEANDER AVENUE

PCN: 50-43-43-15-06-000-0060

PALM BEACH, FL. 3480

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REV # DATE DESCRIPTION

SEAL



ROGER HANSROTE, ARCHITECT
FLAR # 14300

JOB NUMBER: 2025-19
DATE: 08-18-2025
DRAWN BY: RL/MG
APPROVED BY: RH

SHEET TITLE

STREETSCAPE

SHEET NUMBER

A4.0

ARC-25-0063 AND ZON-25-0057

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:**	226 Oleander Avenue LOT 6		
2	**Zoning District:**	R-C Medium Density Residential		
3	**Lot Area (sq. ft.):**	4250 s.f. (NON-CONFORMING)		
4	**Lot Width (W) & Depth (D) (ft.):**	50' x 85' (NON-CONFORMING)		
5	**Structure Type:** (Single-Family, Multi-Family, Comm., Other)	Single Family		
6	**FEMA Flood Zone Designation:**	AE BFE = 6' NAVD		
7	**Zero Datum for point of meas. (NAVD)**	7'		
8	**Crown of Road (COR) (NAVD)**	2.99'		
9		REQ'D / PERMITTED	EXISTING	PROPOSED
10	Lot Coverage (Sq Ft and %)	1275 s.f. 30%	0	1275 s.f. - 30%
11	Enclosed Square Footage (1st & 2nd Fl., Basement, Accs. Structure, etc)	NA	0	1235 s.f.1st, 1275 s.f. 2nd
12	*Front Yard Setback (Ft.)	25'	0	25'
13	* Side Yard Setback (1st Story) (Ft.)	10'	0	10'
14	* Side Yard Setback (2nd Story) (Ft.)	10'	0	10'
15	*Rear Yard Setback (Ft.)	15'	0	15'
16	Angle of Vision (Deg.)	NA	NA	NA
17	Building Height (Ft.)	23.5'	0	21'
18	Overall Building Height (Ft.)	31.5'	0	28'
19	Cubic Content Ratio (CCR) (R-B ONLY)	NA	NA	NA
20	** Max. Fill Added to Site (Ft.)	2'	0	1'
21	Finished Floor Elev. (FFE)(NAVD)	7.0'	0	7.0'
22	Base Flood Elevation (BFE)(NAVD)	6.0'	6.0'	6.0'
23	Landscape Open Space (LOS) (Sq Ft and %)	1912 s.f. 45%	0	2040 s.f., 48%
24	Perimeter LOS (Sq Ft and %)	956 s.f.- 50%	0	1385 s.f. 68.7%
25	Front Yard LOS (Sq Ft and %)	500 s.f. 40%	0	629 s.f., 50%
26	*** Native Plant Species %	*Please refer to TOPB Landscape Legend.*		

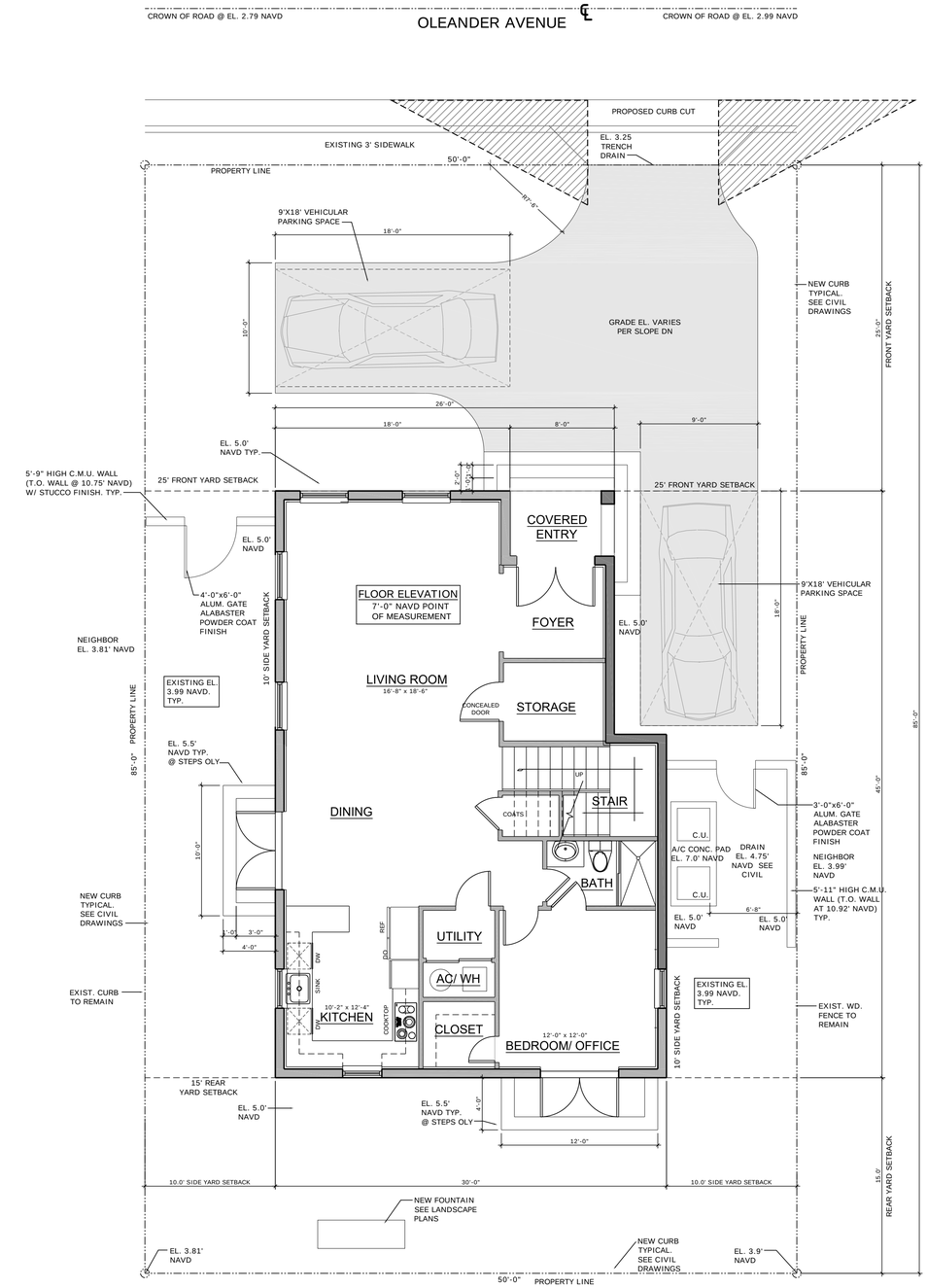
** Indicate each yard area with cardinal direction (N,S,E,W)*

*** 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



N

PROPOSED SITE PLAN

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

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ARCHITECTURE / DESIGN
Lic. No. 26002046
2475 MERCER AVE. SUITE 201
West Palm Beach, FL 33401
Phone 561-655-0674

NEW RESIDENCE
AT LOT 6
JEANETTE COURT
ADDITION TO PLAM BEACH
226 OLEANDER AVENUE
PCN: 50-43-43-15-06-000-0060
PALM BEACH, FL. 3480

CONTRACTOR AND ALL SUBCONTRACTORS PERFORMING ANY WORK ON THIS PROJECT ARE TO VISIT THE SITE AND VERIFY ALL MEASUREMENTS INCLUDING BUT NOT LIMITED TO BUILDING HEIGHTS, ROOF SLOPES, ROOM DIMENSIONS ETC. TO CONFIRM ALL EXISTING CONDITIONS BEFORE ORDERING OR FABRICATING ANY MATERIALS. CONTRACTOR SHALL REPORT ANY INCONSISTENCIES WITH THE CONSTRUCTION DOCUMENTS TO THE ARCHITECT BEFORE CONTINUING WORK.

REV # DATE DESCRIPTION

SEAL

STATE OF FLORIDA · WILLIAM HANSROTE · ROGER · 14300 · REGISTERED · ARCHITECT

ROGER HANSROTE, ARCHITECT
FLAR # 14300

JOB NUMBER: 2025-19
DATE: 08-18-2025
DRAWN BY: RL/MG
APPROVED BY: RH

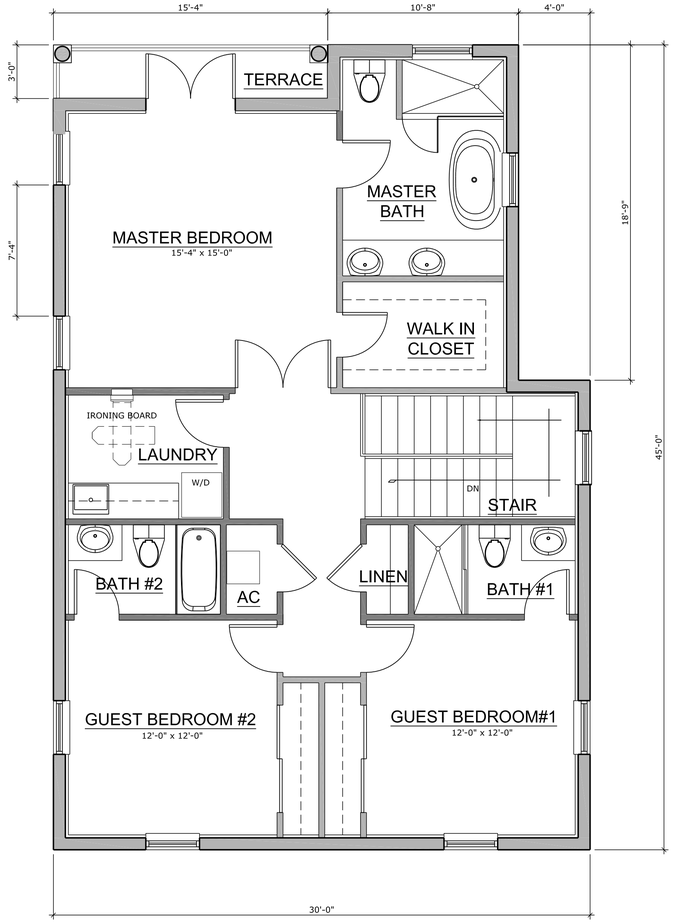
SHEET TITLE

SITE PLAN
PROPOSED

SHEET NUMBER

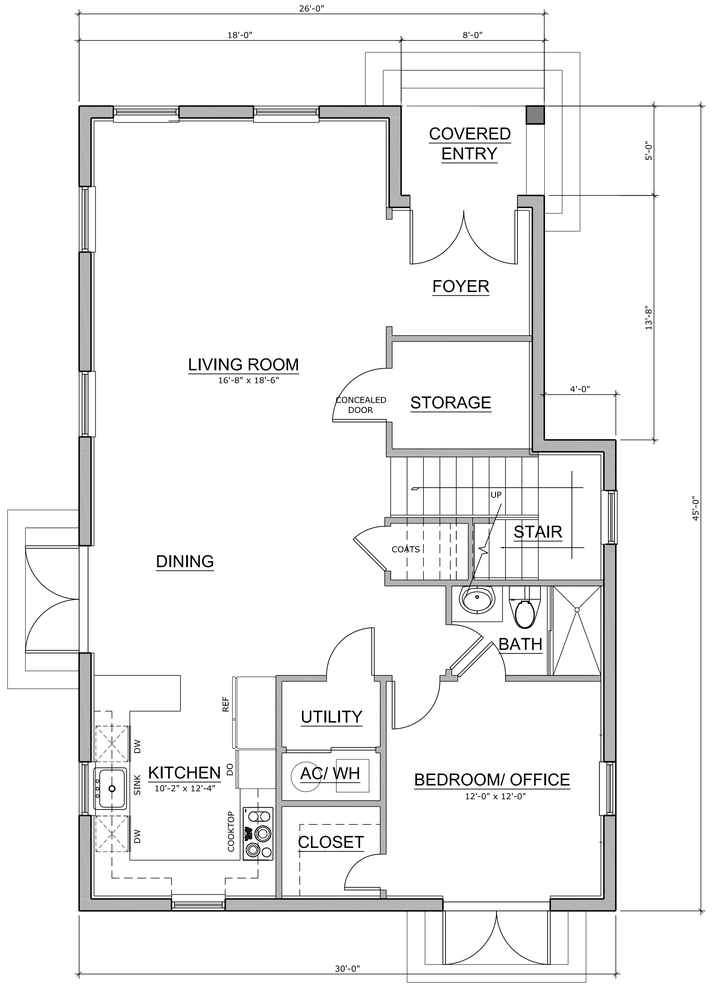
A5.0

ARC-25-0063 AND ZON-25-0057



SECOND FLOOR PLAN

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



FIRST FLOOR PLAN

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

AREAS UNDER A/C: 1ST FLOOR	= 1,235 S.F.
2ND FLOOR	= 1,275 S.F.
TOTAL AREA UNDER A/C	= 2,510 S.F.

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NEW RESIDENCE
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ADDITION TO PLAM BEACH

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PCN: 50-43-43-15-06-000-0060

PALM BEACH, FL. 3480

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SEAL

STATE OF FLORIDA · WILLIAM ROGER HANSROTE · 14300 · REGISTERED ARCHITECT

ROGER HANSROTE, ARCHITECT
FLAR # 14300

JOB NUMBER: 2025-19
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DRAWN BY: RL/MG
APPROVED BY: RH

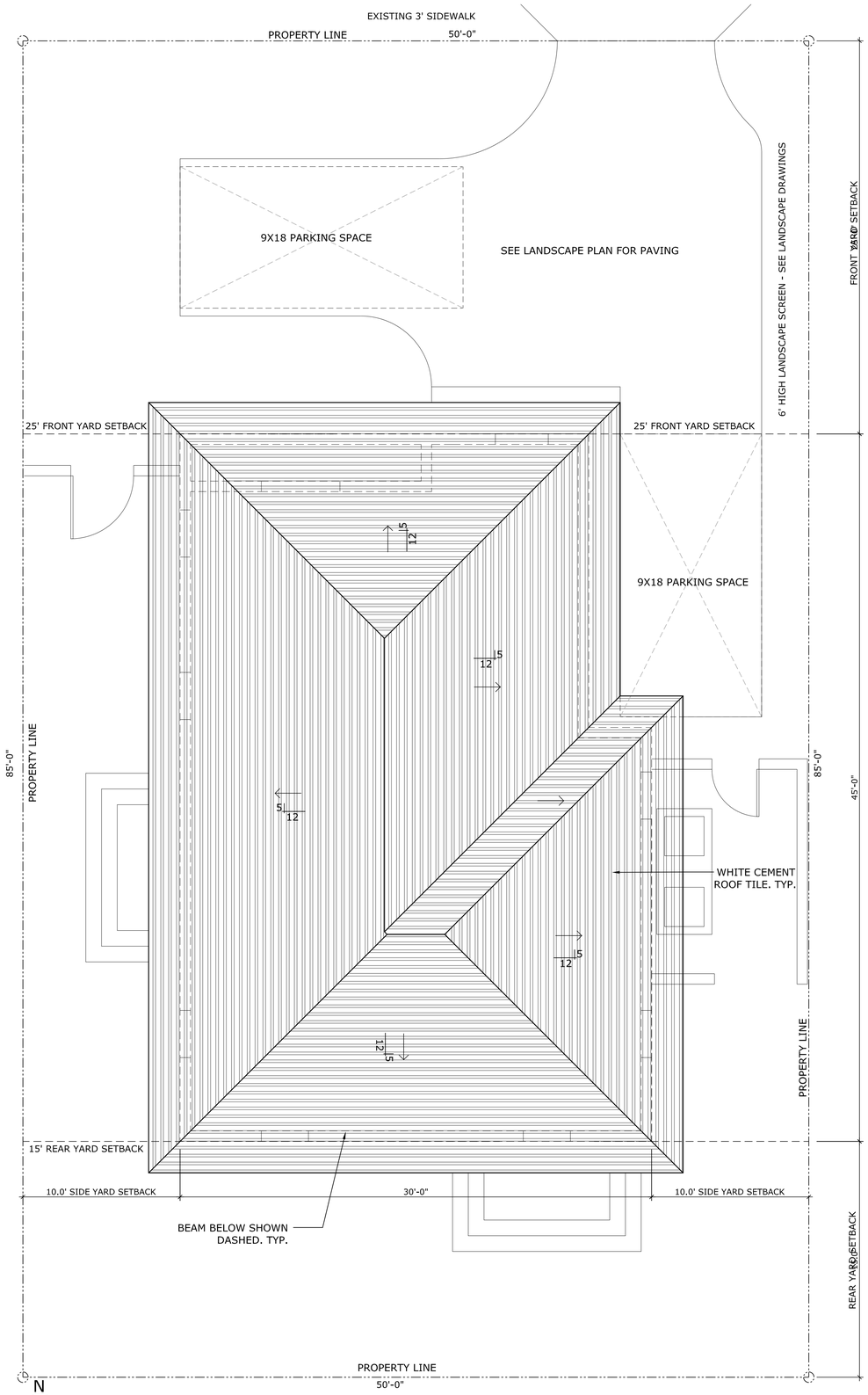
SHEET TITLE

PROPOSED FLOOR PLAN

SHEET NUMBER

A6.0

ARC-25-0063 AND ZON-25-0057



PROPOSED ROOF PLAN

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

COLOR COAT

WHITE

COLOR COAT* 1FMBS8001O



Stock

CRRC 0942-0027 / Ref:.75 / Emit:.91 / SRI:91 / Aged SRI: 88

SAXONY 900 ROOF TILE
NEW POINT CONCRETE ROOF TILE: OKEECHOBEE FLORIDA CONCRETE ROOF TILE COLLECTION

Architectural Concepts

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Lic. No. 26002046

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FLAR # 14300

JOB NUMBER: 2025-19
DATE: 08-18-2025
DRAWN BY: RL/MG
APPROVED BY: RH

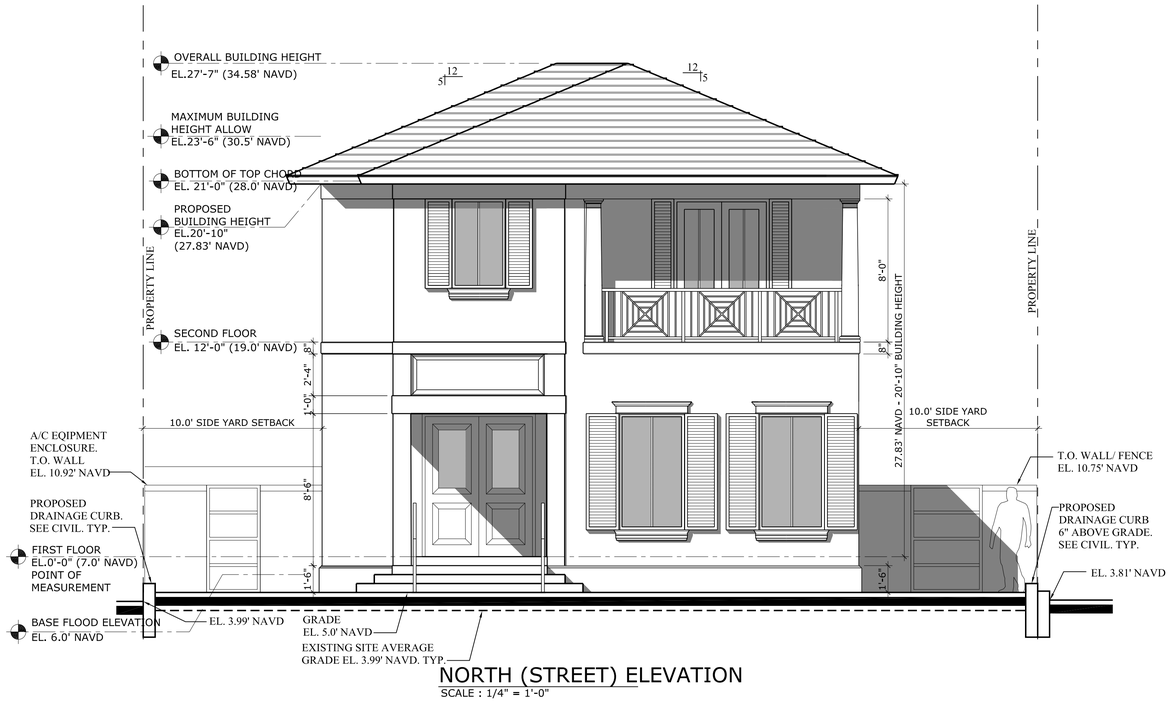
SHEET TITLE

PROPOSED ROOF PLAN

SHEET NUMBER

A7.0

ARC-25-0063 AND ZON-25-0057



NORTH (STREET) ELEVATION

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



WEST ELEVATION

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

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ROGER HANSROTE, ARCHITECT
FLAR # 14300

JOB NUMBER: 2025-19
DATE: 08-18-2025
DRAWN BY: RL/MG
APPROVED BY: RH

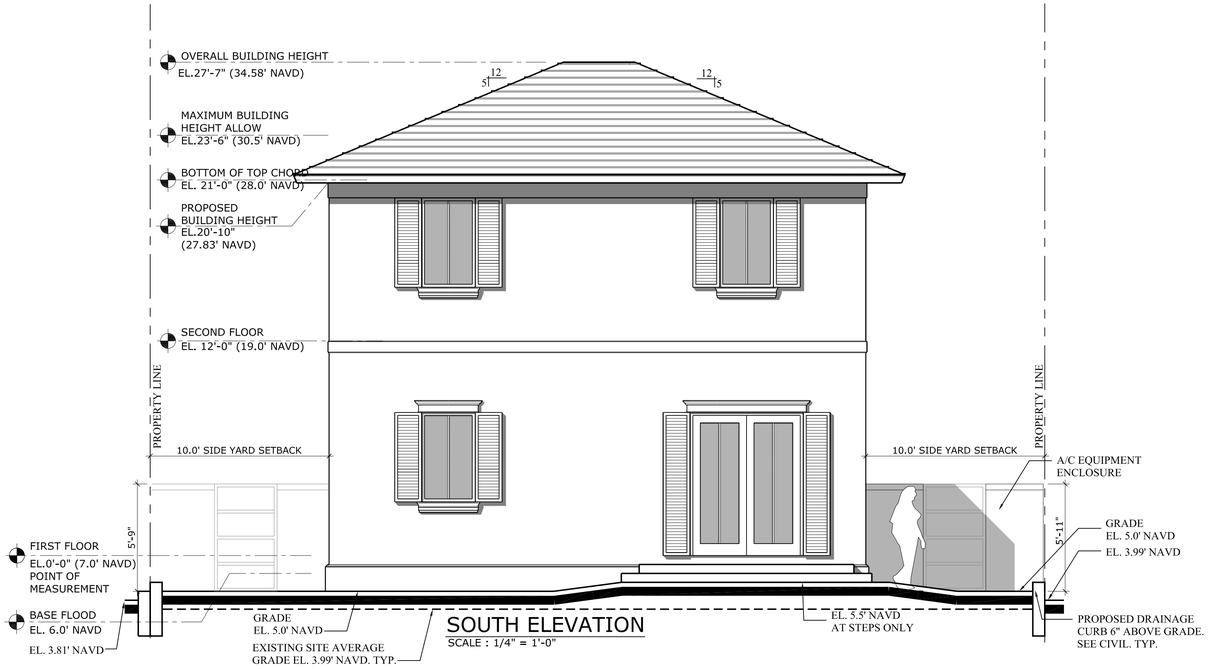
SHEET TITLE

EXTERIOR ELEVATIONS

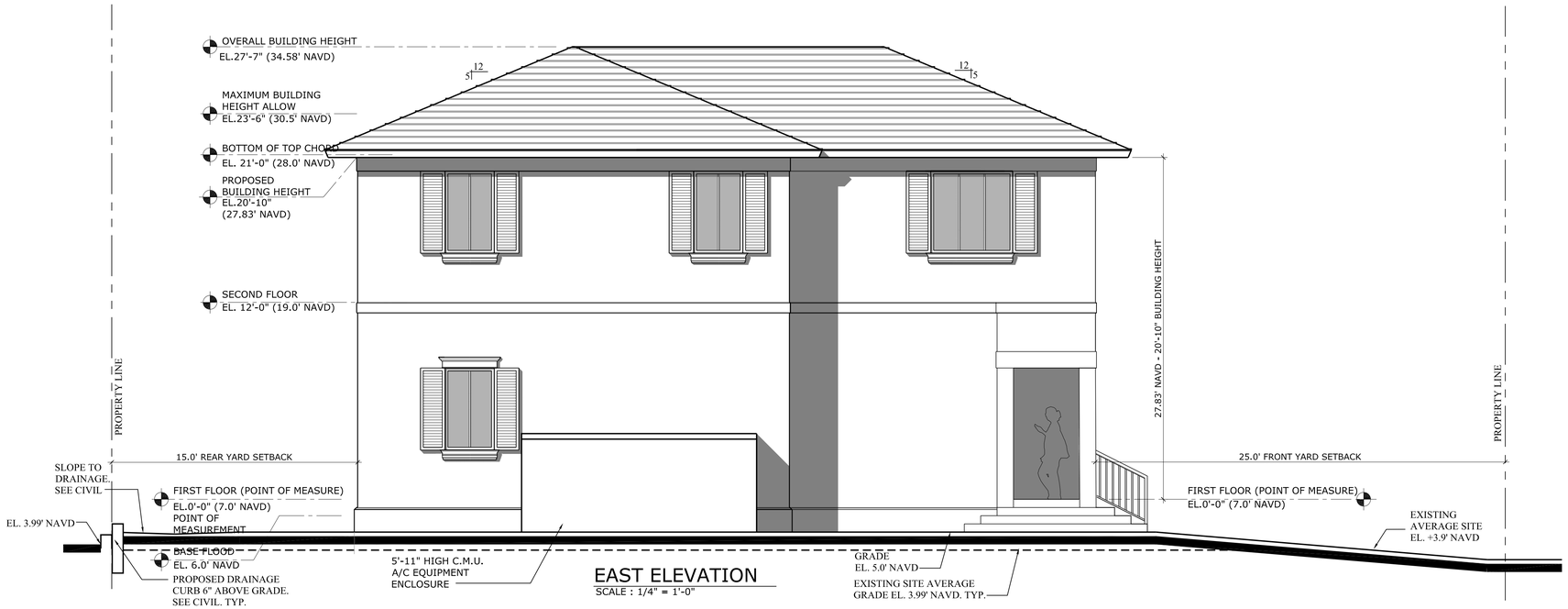
SHEET NUMBER

A8.0

ARC-25-0063 AND ZON-25-0057



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



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

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Lic. No. 26002046

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REV # DATE DESCRIPTION

SEAL

STATE OF FLORIDA ROGER WILLIAM HANSROTE REGISTERED ARCHITECT 14300

ROGER HANSROTE, ARCHITECT
FLAR # 14300

JOB NUMBER: 2025-19
DATE: 08-18-2025
DRAWN BY: RL/MG
APPROVED BY: RH

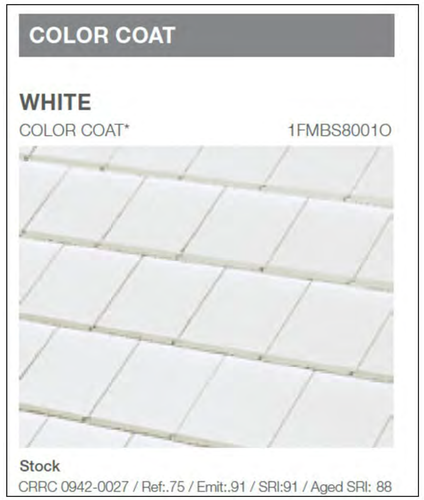
SHEET TITLE

EXTERIOR ELEVATIONS

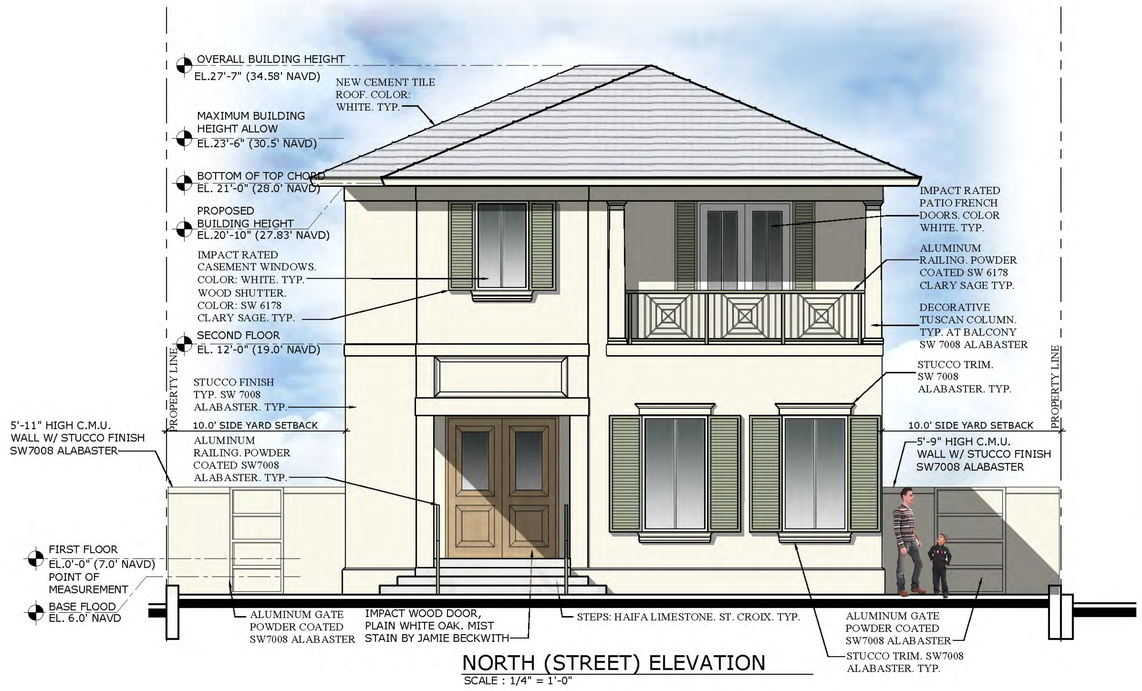
SHEET NUMBER

A8.1

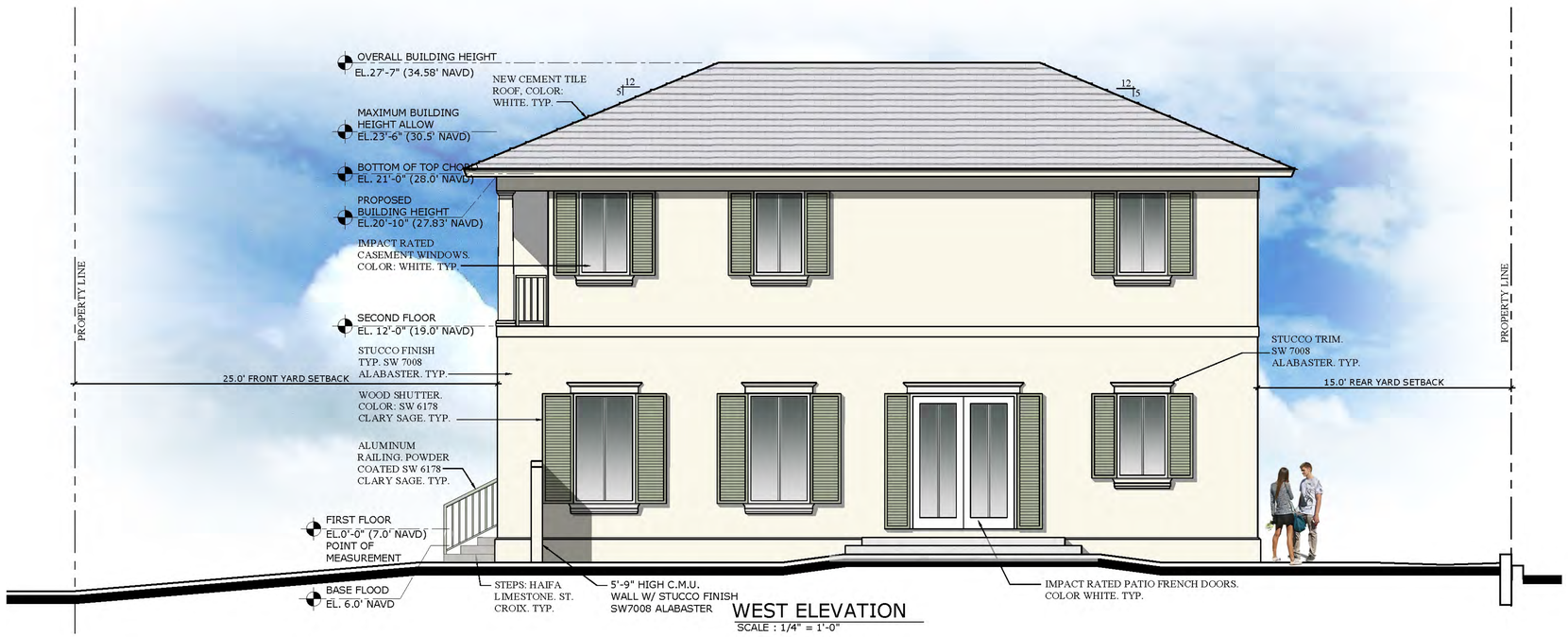
ARC-25-0063 AND ZON-25-0057



SAXONY 900 ROOF TILE
NEW POINT CONCRETE ROOF TILE: OKEECHOBEE FLORIDA CONCRETE ROOF TILE COLLECTION



NORTH (STREET) ELEVATION
SCALE : 1/4" = 1'-0"



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

COLORS:

FRONT ENTRY:

PLAIN WHITE OAK - MIST STAIN

SW 6178
Clary Sage
RAILINGS & SHUTTERS:

SW 7008
Alabaster
STUCCO FINISH & STUCCO TRIM:

Designer Color Collection

FRONT ENTRY STEPS:

HAIFA LIMESTONE: ST. CROIX

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NEW RESIDENCE
AT LOT 6
JEANETTE COURT
ADDITION TO PLAM BEACH
226 OLEANDER AVENUE
PCN: 50-43-43-15-06-000-0060
PALM BEACH, FL. 3480

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SEAL

STATE OF FLORIDA REGISTERED ARCHITECT 14300

ROGER HANSROTE, ARCHITECT
FLAR # 14300

JOB NUMBER: 2025-19
DATE: 08-18-2025
DRAWN BY: RL/MG
APPROVED BY: RH

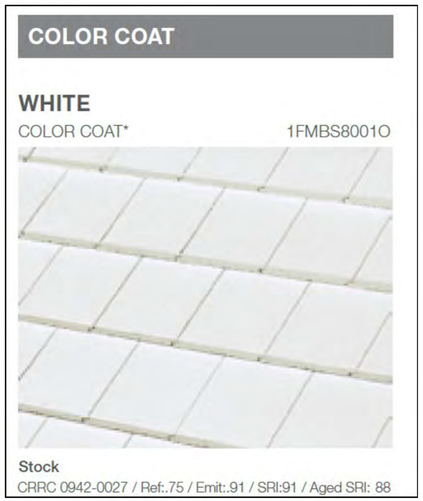
SHEET TITLE

COLOR EXTERIOR ELEVATIONS

SHEET NUMBER

A9.0

ARC-25-0063 AND ZON-25-0057



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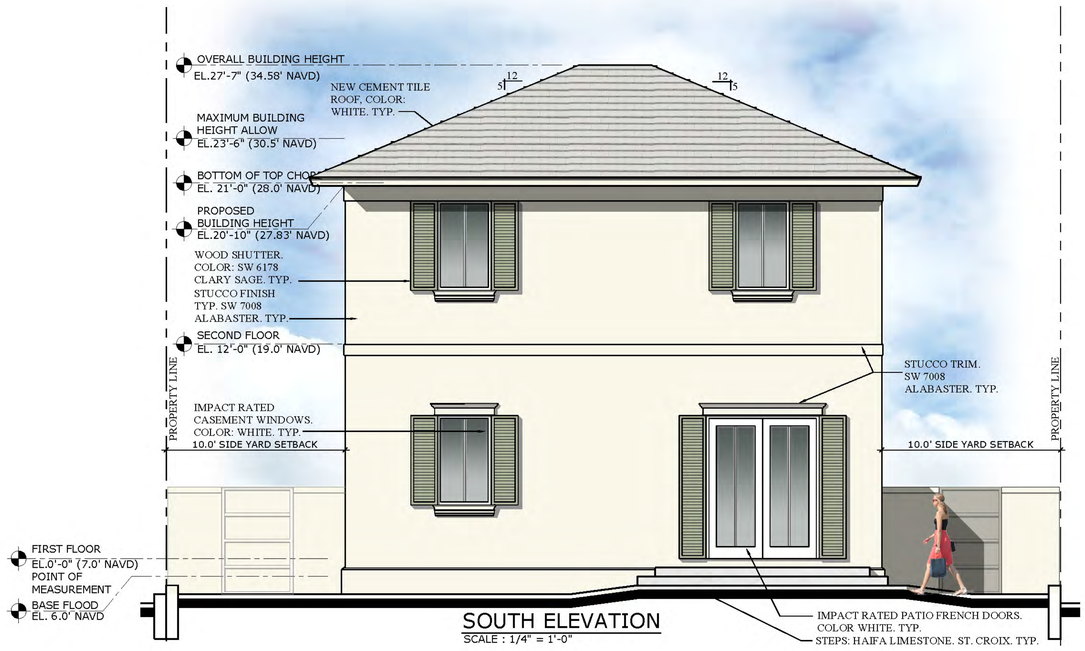
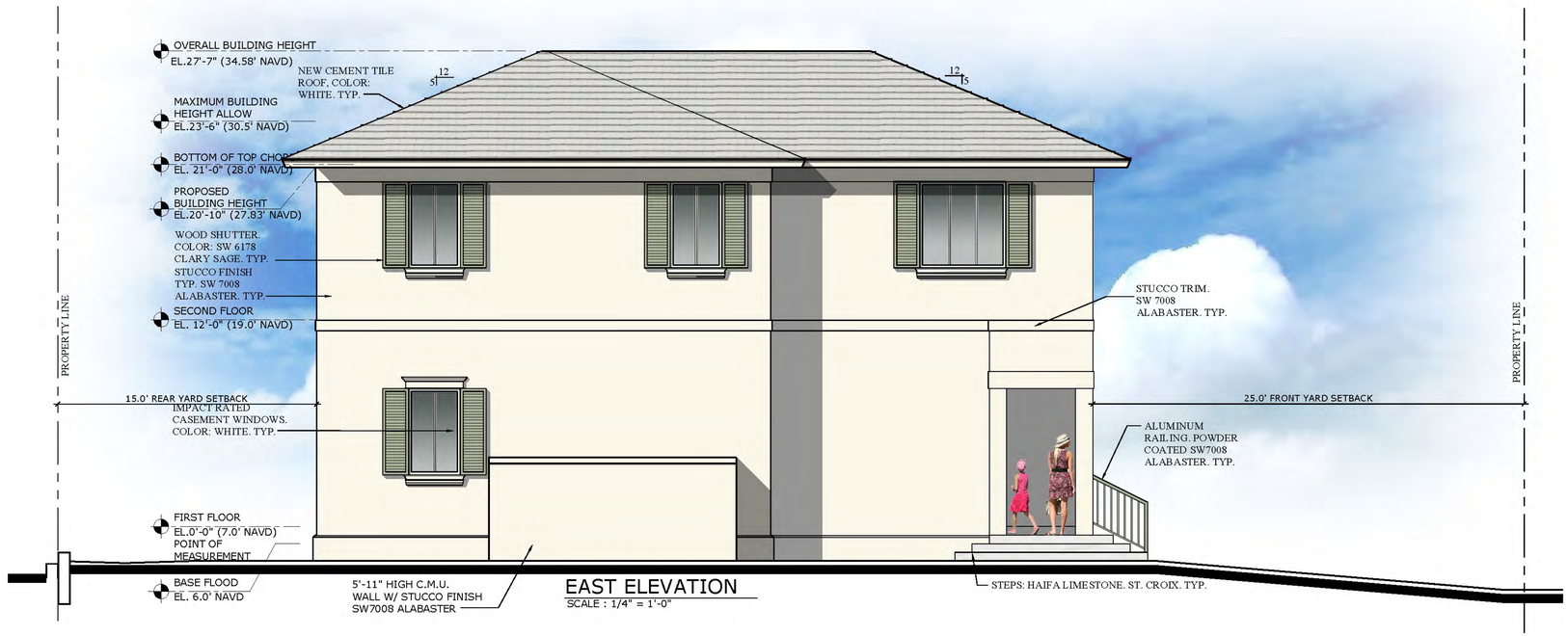


SOUTH ELEVATION
SCALE : 1/4" = 1'-0"



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

COLORS:



PLAIN WHITE OAK - MIST STAIN

SW 7008
Alabaster
STUCCO FINISH & STUCCO TRIM:

Designer Color Collection

SW 6178
Clary Sage
RAILINGS & SHUTTERS:



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NEW RESIDENCE
AT LOT 6
JEANETTE COURT
ADDITION TO PLAM BEACH
226 OLEANDER AVENUE
PCN: 50-43-43-15-06-000-0060
PALM BEACH, FL. 3480

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REV # DATE DESCRIPTION

SEAL



ROGER HANSROTE, ARCHITECT
FLAR # 14300

JOB NUMBER: 2025-19
DATE: 08-18-2025
DRAWN BY: RL/MG
APPROVED BY: RH

SHEET TITLE

COLOR EXTERIOR ELEVATIONS

SHEET NUMBER

A9.1

ARC-25-0063 AND ZON-25-0057



3D EXTERIOR RENDERING

(LOOKING SOUTHWEST)

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NEW RESIDENCE
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STATE OF FLORIDA · WILLIAM ROGER HANSROTE · 14300 · REGISTERED ARCHITECT

ROGER HANSROTE, ARCHITECT
FLAR # 14300

JOB NUMBER: 2025-19
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DRAWN BY: RL/MG
APPROVED BY: RH

SHEET TITLE

3D RENDERING
BUILDING ONLY

SHEET NUMBER

A9.2

ARC-25-0063 AND ZON-25-0057



3D EXTERIOR RENDERING

(LOOKING SOUTHEAST)

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Lic. No. 26002046

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West Palm Beach, FL 33401

Phone 561-655-0674

NEW RESIDENCE
AT LOT 6
JEANETTE COURT
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SEAL

STATE OF FLORIDA · ROGER WILLIAM HANSROTE · 14300 · REGISTERED ARCHITECT

ROGER HANSROTE, ARCHITECT
FLAR # 14300

JOB NUMBER: 2025-19
DATE: 08-18-2025
DRAWN BY: RL/MG
APPROVED BY: RH

SHEET TITLE

3D RENDERING
BUILDING ONLY

SHEET NUMBER

A9.3

ARC-25-0063 AND ZON-25-0057



3D EXTERIOR RENDERING

(LOOKING NORTHWEST)

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West Palm Beach, FL 33401

Phone 561-655-0674

NEW RESIDENCE
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STATE OF FLORIDA · ROGER WILLIAM HANSROTE · 14300 · REGISTERED ARCHITECT

ROGER HANSROTE, ARCHITECT
FLAR # 14300

JOB NUMBER: 2025-19
DATE: 08-18-2025
DRAWN BY: RL/MG
APPROVED BY: RH

SHEET TITLE

3D RENDERING
BUILDING ONLY

SHEET NUMBER

A9.4

ARC-25-0063 AND ZON-25-0057



3D EXTERIOR RENDERING WITH LANDSCAPE

(LOOKING SOUTHWEST)

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2475 MERCER AVE. SUITE 201
West Palm Beach, FL 33401

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NEW RESIDENCE
AT LOT 6
JEANETTE COURT
ADDITION TO PLAM BEACH

226 OLEANDER AVENUE

PCN: 50-43-43-15-06-000-0060
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REV # DATE DESCRIPTION

SEAL

STATE OF FLORIDA · ROGER WILLIAM HANSROTE · REGISTERED ARCHITECT · 14300

ROGER HANSROTE, ARCHITECT
FLAR # 14300

JOB NUMBER: 2025-19
DATE: 08-18-2025
DRAWN BY: RL/MG
APPROVED BY: RH

SHEET TITLE

3D RENDERING BUILDING WITH LANDSCAPE

SHEET NUMBER

A9.5

ARC-25-0063 AND ZON-25-0057



3D EXTERIOR RENDERING WITH LANDSCAPE

(LOOKING SOUTHEAST)

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NEW RESIDENCE
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FLAR # 14300

JOB NUMBER: 2025-19
DATE: 08-18-2025
DRAWN BY: RL/MG
APPROVED BY: RH

SHEET TITLE

3D RENDERING
BUILDING WITH
LANDSCAPE

SHEET NUMBER

A9.6

ARC-25-0063 AND ZON-25-0057



3D EXTERIOR RENDERING WITH LANDSCAPE

(LOOKING NORTHWEST)

Architectural Concepts

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NEW RESIDENCE
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PALM BEACH, FL. 3480

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REV # DATE DESCRIPTION

SEAL



ROGER HANSROTE, ARCHITECT
FLAR # 14300

JOB NUMBER: 2025-19
DATE: 08-18-2025
DRAWN BY: RL/MG
APPROVED BY: RH

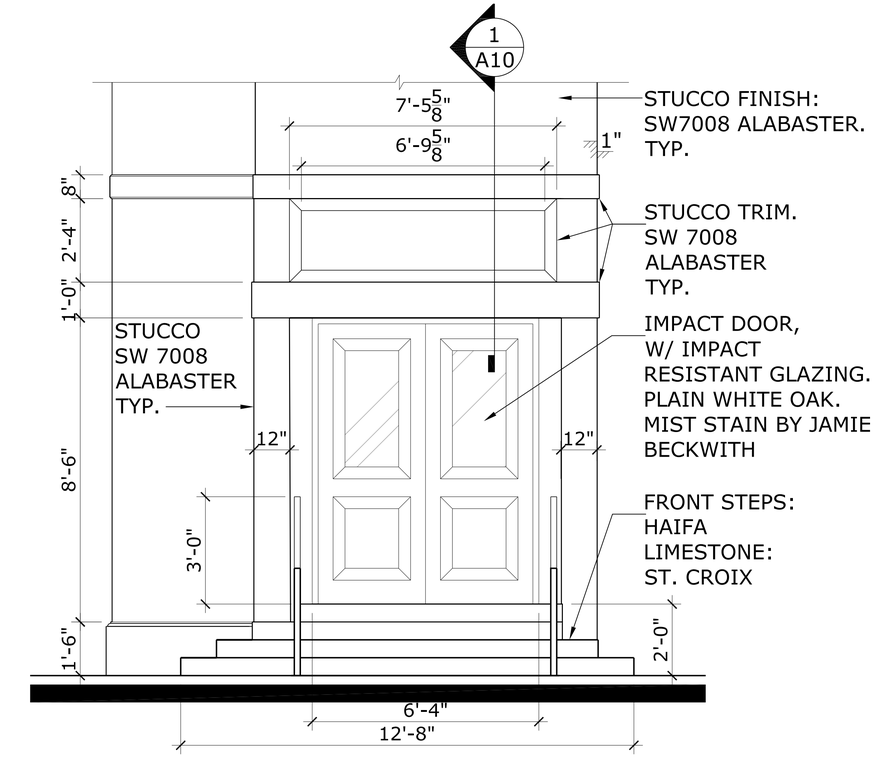
SHEET TITLE

3D RENDERING
BUILDING WITH
LANDSCAPE

SHEET NUMBER

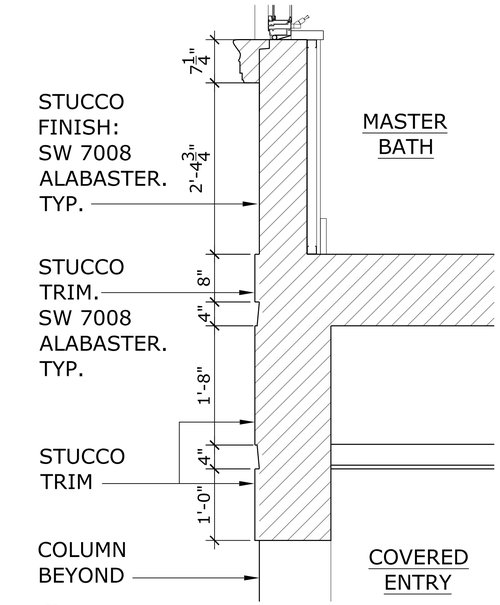
A9.7

ARC-25-0063 AND ZON-25-0057



FRONT ENTRY DETAIL

SCALE: N.T.S.



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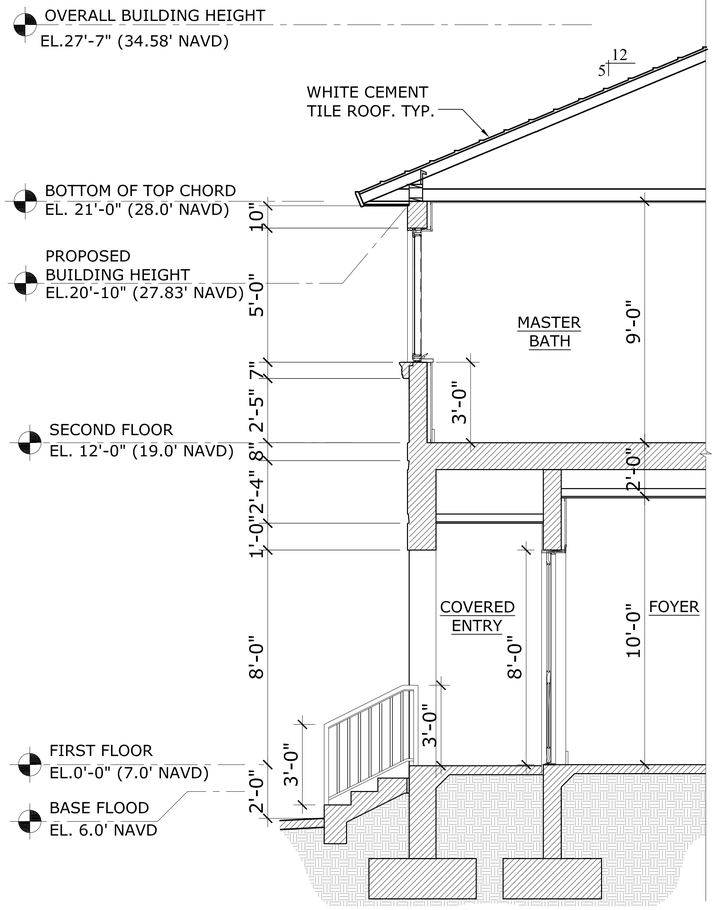
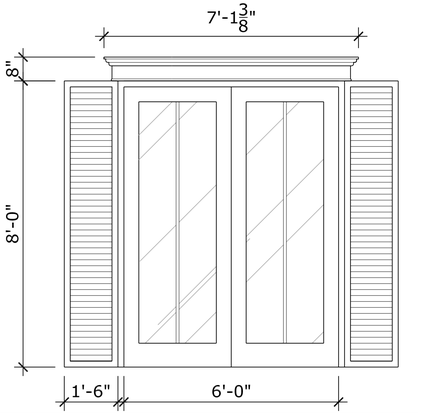
A10 FRONT ENTRY DETAIL

SCALE: N.T.S.

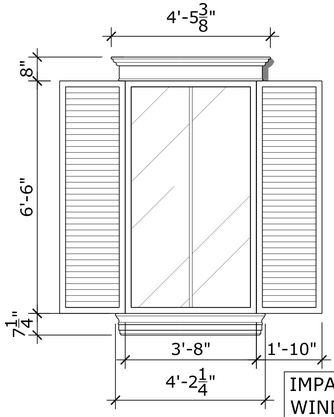


ENTRY SECTION

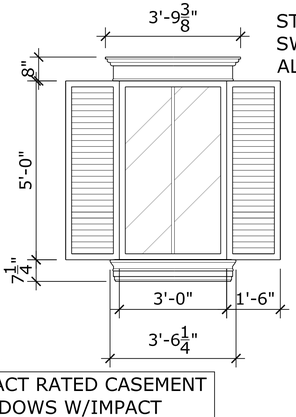
SCALE : 3/8" = 1'-0"



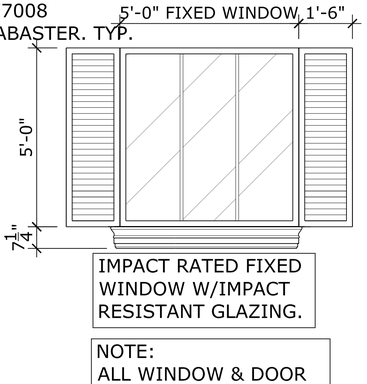
IMPACT RATED PATIO DOORS
W/IMPACT RESISTANT GLAZING. TYP.



IMPACT RATED CASEMENT
WINDOWS W/IMPACT
RESISTANT GLAZING. TYP.



STUCCO TRIM
SW7008
ALABASTER. TYP.



IMPACT RATED FIXED
WINDOW W/IMPACT
RESISTANT GLAZING.

NOTE:
ALL WINDOW & DOOR
FRAMES ARE WHITE

TYPICAL WINDOWS AND DOORS DETAILS

SCALE: N.T.S.



SAXONY 900 ROOF TILE
NEW POINT CONCRETE ROOF
TILE: OKEECHOBEE FLORIDA
CONCRETE ROOF TILE
COLLECTION

COLORS:

FRONT ENTRY:



PLAIN WHITE OAK
- MIST STAIN

STUCCO FINISH &
STUCCO TRIM:

SW 7008
Alabaster

Designer
Color
Collection

RAILINGS &
SHUTTERS:

SW 6178
Clary Sage

FRONT ENTRY
STEPS:



HAIFA LIMESTONE:
ST. CROIX

Architectural Concepts

ARCHITECTURE / DESIGN
Lic. No. 26002046

2475 MERCER AVE. SUITE 201
West Palm Beach, FL 33401

Phone 561-655-0674

NEW RESIDENCE
AT LOT 6
JEANETTE COURT
ADDITION TO PLAM
BEACH
226 OLEANDER
AVENUE
PCN: 50-43-43-15-06-000-0060
PALM BEACH, FL. 3480

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REV # DATE DESCRIPTION

SEAL



ROGER HANSROTE, ARCHITECT
FLAR # 14300

JOB NUMBER: 2025-19
DATE: 08-18-2025
DRAWN BY: RL/MG
APPROVED BY: RH

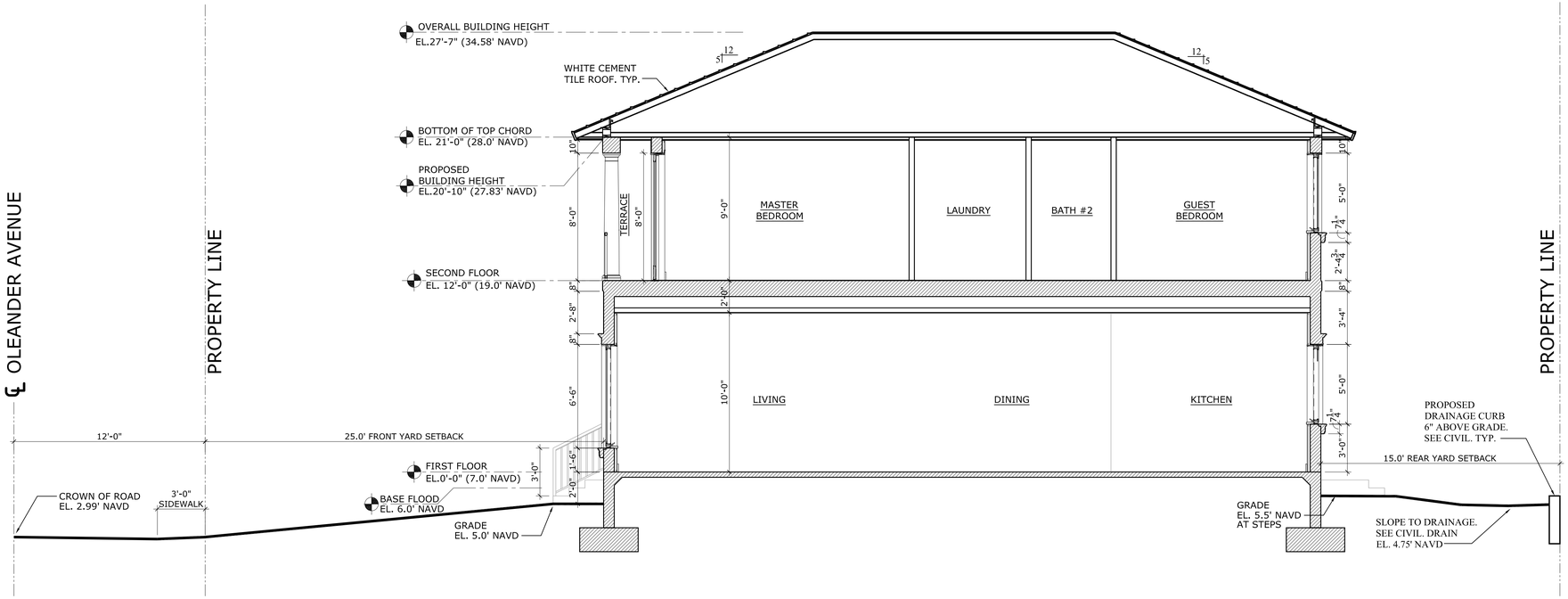
SHEET TITLE

DETAILS

SHEET NUMBER

A10

ARC-25-0063 AND ZON-25-0057



1 A10.1 BUILDING SECTION (NORTH/SOUTH SECTION)

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

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STATE OF FLORIDA
ROGER WILLIAM HANSROTE
14300
REGISTERED ARCHITECT

ROGER HANSROTE, ARCHITECT
FLAR # 14300

JOB NUMBER: 2025-19
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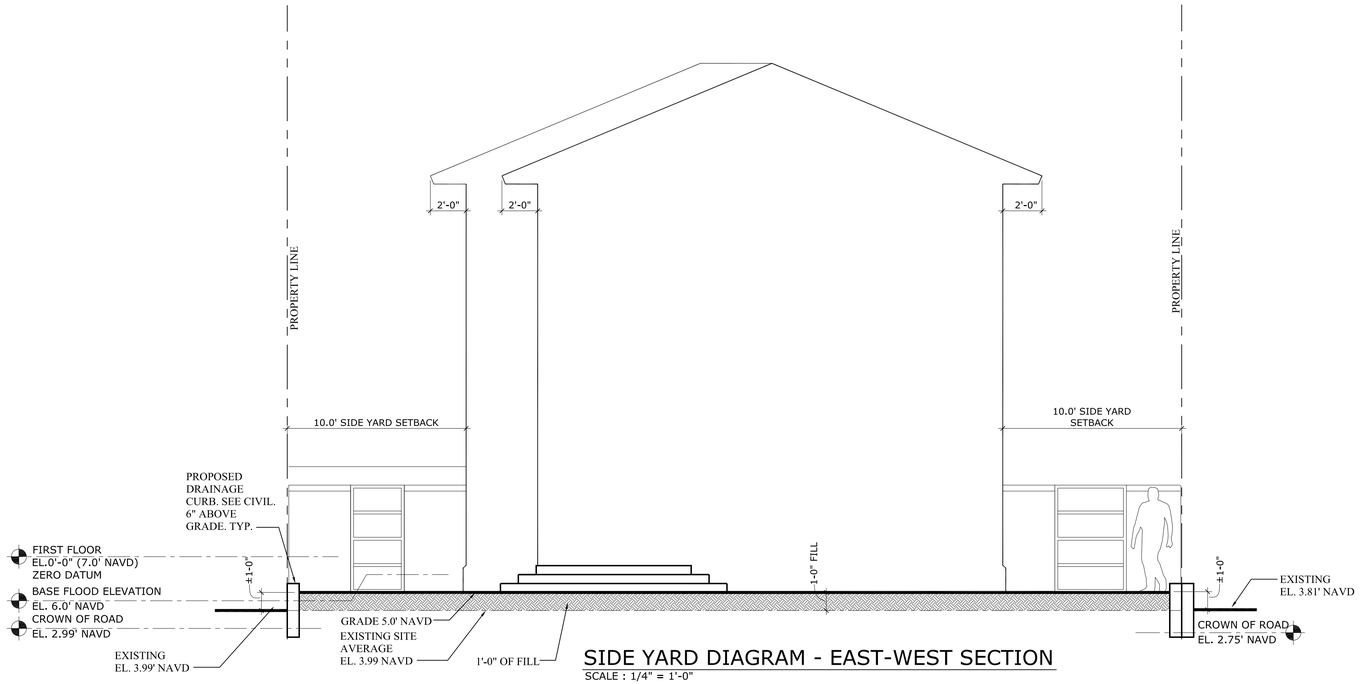
SHEET TITLE

BUILDING SECTION

SHEET NUMBER

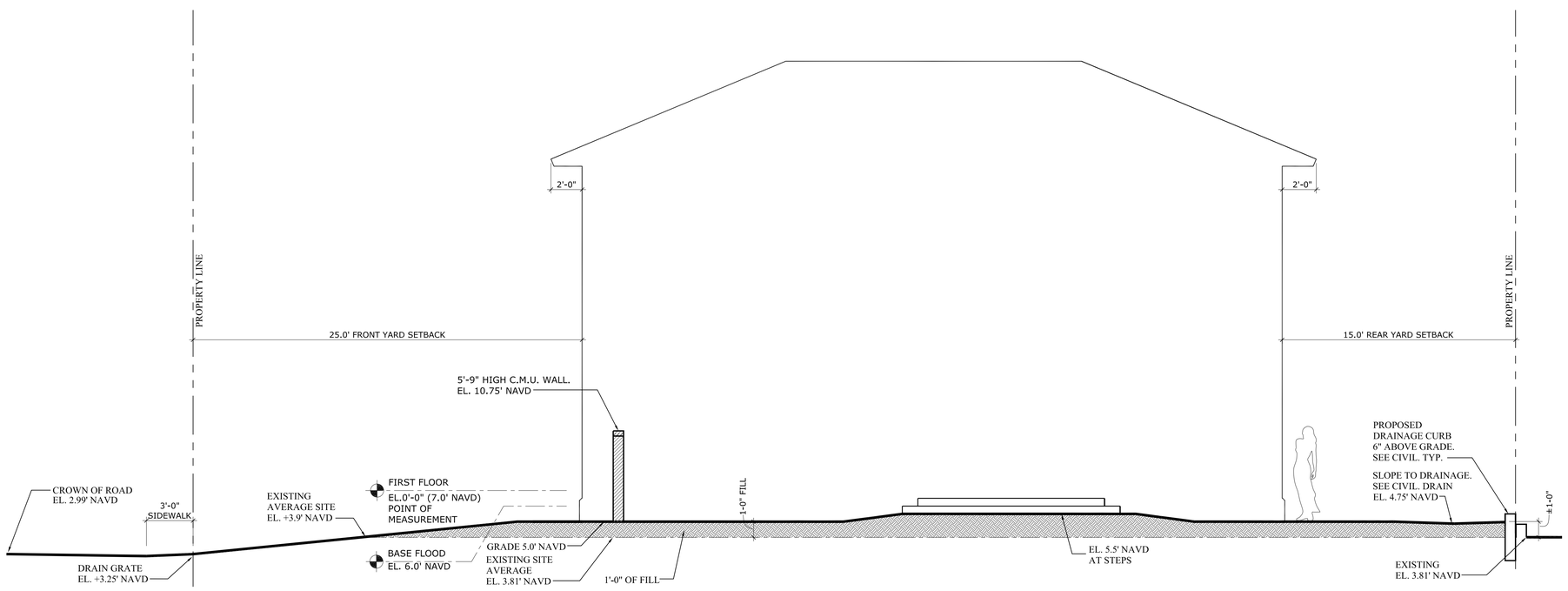
A10.1

ARC-25-0063 AND ZON-25-0057



SIDE YARD DIAGRAM - EAST-WEST SECTION

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



SIDE YARD DIAGRAM - NORTH-SOUTH SECTION

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

ARC-25-0063 AND ZON-25-0057

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NEW RESIDENCE
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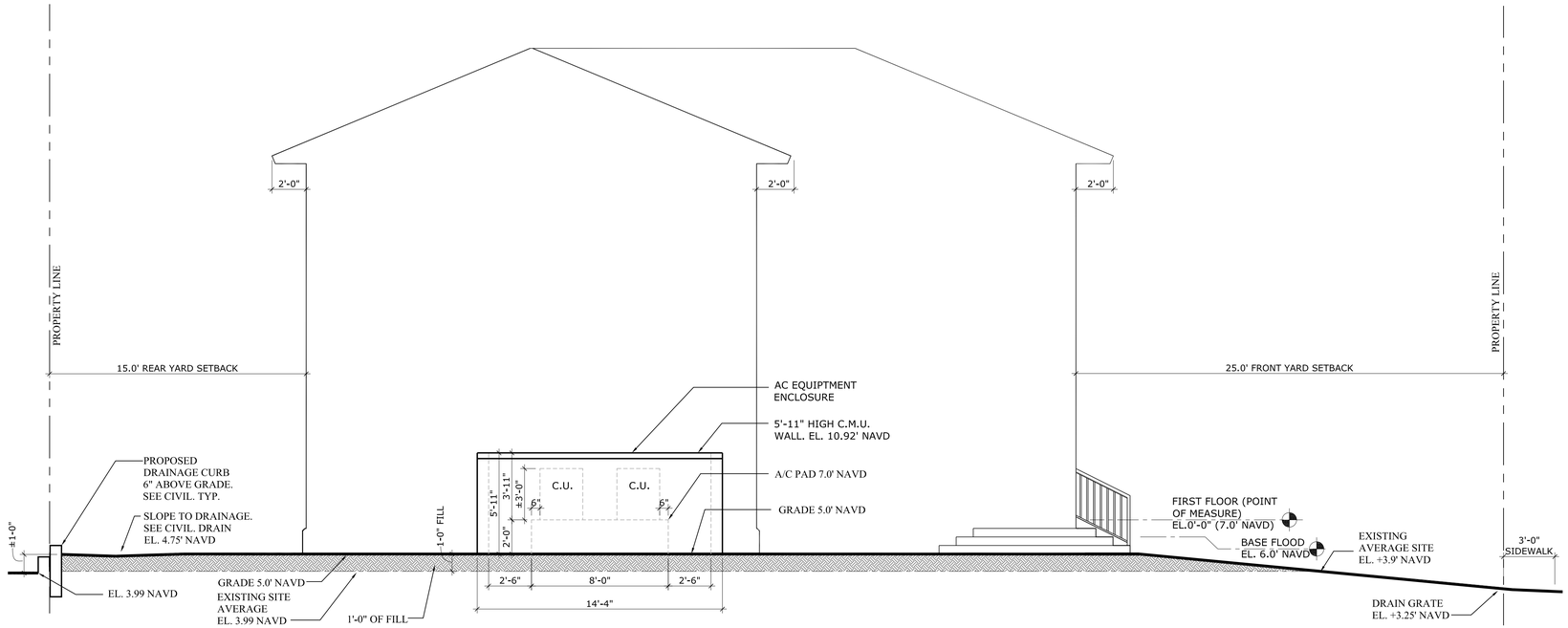
APPROVED BY: RH

SHEET TITLE

YARD SECTION DIAGRAM

SHEET NUMBER

A11



EAST (N-S) SITE SECTION - A/C EQUIPMENT

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

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APPROVED BY: RH

SHEET TITLE

YARD SECTION DIAGRAM, A/C EQUIPMENT

SHEET NUMBER

A11.1

ARC-25-0063 AND ZON-25-0057

ZONING DATA - LOT 6 JEANETTE COURT (226 OLEANDER)

	EXISTING	REQUIRED	REMARKS
LOT AREA	4250 S.F.	10,000 S.F. MIN.	NON-CONFORMING
LOT WIDTH	50’	75’ MIN.	NON-CONFORMING
LOT DEPTH	85’	100’ MIN.	NON-CONFORMING

VARIANCES NARRATIVE

THE FOLLOWING VARIANCES ARE REQUIRED FOR APPROVAL:

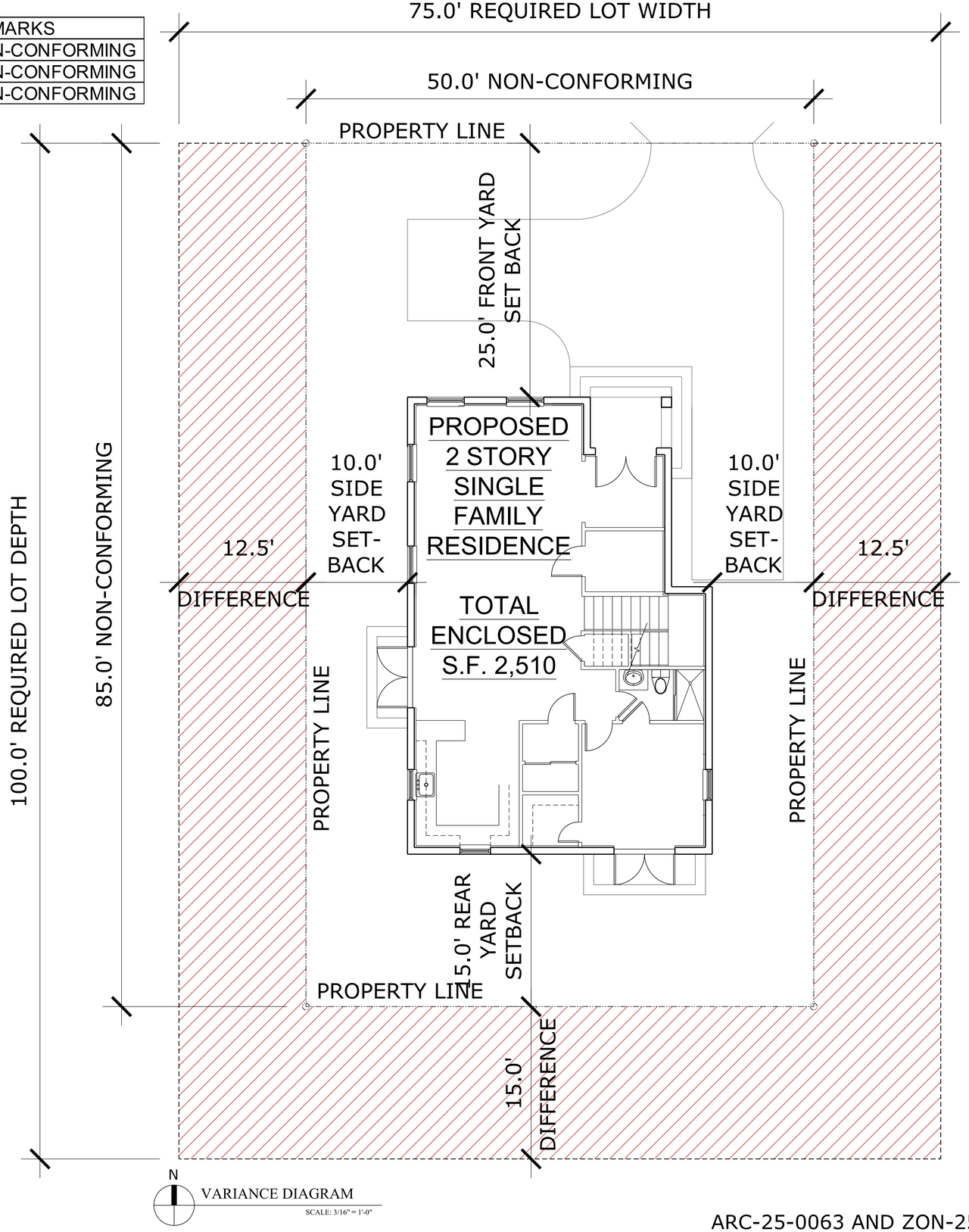
1. SECTION 134-446(B): A VARIANCE FOR TOWN COUNCIL REVIEW OF DEVELOPMENT OR REDEVELOPMENT OF A PARCEL THAT IS DEFICIENT IN LOT AREA OR DIMENSION PRIOR TO ARCOM REVIEW, IN LIEU OF TOWN COUNCIL REVIEW SUBSEQUENT TO ARCOM COMPLETED REVIEW.
2. SECTION 134-948(1)(A): A VARIANCE FOR LOT AREA OF 4,250 SQUARE FEET, IN LIEU OF THE 10,000 SQUARE FOOT MINIMUM LOT AREA REQUIRED FOR A SINGLE-FAMILY USE IN THE R-C MEDIUM DENSITY RESIDENTIAL DISTRICT.
3. SECTION 134-948(2)(A): A VARIANCE FOR LOT WIDTH OF 50 FEET, IN LIEU OF THE 75-FOOT MINIMUM LOT WIDTH REQUIRED FOR A SINGLE-FAMILY USE IN THE R-C MEDIUM DENSITY RESIDENTIAL DISTRICT.
4. SECTION 134-948(3)(A): A VARIANCE FOR LOT DEPTH OF 85 FEET, IN LIEU OF THE 100-FOOT LOT DEPTH REQUIRED FOR A SINGLE-FAMILY USE IN THE R-C MEDIUM DENSITY RESIDENTIAL DISTRICT.

SECTION 134-201 - FINDINGS PRIOR TO AUTHORIZATION.

1. THE SPECIAL CONDITIONS AND CIRCUMSTANCES RELATED TO THE SUBJECT PROPERTY IS THAT THE PROPERTY, AS PLATTED AND AS ACQUIRED BY THE APPLICANT, WAS NON-CONFORMING IN AREA, WIDTH, AND DEPTH.
2. THE SPECIAL CONDITIONS AND CIRCUMSTANCES ARE NOT THE RESULT OF THE APPLICANT AS THE PROPERTY, AS PLATTED AND AS ACQUIRED BY THE APPLICANT, WAS NON-CONFORMING IN AREA, WIDTH, AND DEPTH.
3. GRANTING OF THE VARIANCES REQUESTED WILL NOT CONFER ANY SPECIAL PRIVILEGE THAT IS DENIED TO THE NEIGHBORING PROPERTIES AS EVERY OTHER LOT ON THE PLAT IS NON-CONFORMING AND MOST OF THE PROPERTIES ON THE BLOCK ARE NON-CONFORMING AS TO AREA, WIDTH, AND DEPTH.
4. THE HARDSHIP, WHICH RUNS WITH THE LAND, IS THAT THE IS THAT THE PROPERTY, AS PLATTED AND AS ACQUIRED BY THE APPLICANT, WAS NON-CONFORMING IN AREA, WIDTH, AND DEPTH.
5. THE VARIANCES REQUESTED ARE THE MINIMUM NECESSARY TO MAKE REASONABLE USE OF THE LAND TO ALLOW FOR DEVELOPMENT.
6. THE GRANTING OF THE VARIANCES WILL NOT BE INJURIOUS TO THE NEIGHBORHOOD. MANY OF THE SURROUNDING PROPERTIES ARE NON-CONFORMING IN AREAL, WIDTH, AND DEPTH, AND THE PROPOSED HOUSE ITSELF DOES NOT TRIGGER ANY VARIANCES.

NON-CONFORMING LOT

CONFORMING LOT SIZE & DIFFERENCES



VARIANCE DIAGRAM

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

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Lic. No. 26002046

2475 MERCER AVE. SUITE 201
West Palm Beach, FL 33401

Phone 561-655-0674

NEW RESIDENCE
AT LOT 6
JEANETTE COURT
ADDITION TO PLAM BEACH
226 OLEANDER AVENUE
PCN: 50-43-43-15-06-000-0060
PALM BEACH, FL. 3480

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REV # DATE DESCRIPTION

SEAL

STATE OF FLORIDA · ROGER WILLIAM HANSROTE · 14300 · REGISTERED ARCHITECT

ROGER HANSROTE, ARCHITECT
FLAR # 14300

JOB NUMBER: 2025-19
DATE: 08-18-2025
DRAWN BY: RL/MG
APPROVED BY: RH

SHEET TITLE

VARIANCE DIAGRAM & NARRATIVE

SHEET NUMBER

A12

ARC-25-0063 AND ZON-25-0057

ZONING VARIANCES LEGEND: (R-C SINGLE FAMILY)

a. VARIANCE 1: SEC. 134-446(B): A VARIANCE FOR TOWN COUNCIL REVIEW OF DEVELOPMENT OR REDEVELOPMENT OF A PARCEL THAT IS DEFICIENT IN LOT AREA OR DIMENSION PRIOR TO ARCOM REVIEW, IN LIEU OF TOWN COUNCIL REVIEW SUBSEQUENT TO ARCOM COMPLETED REVIEW.

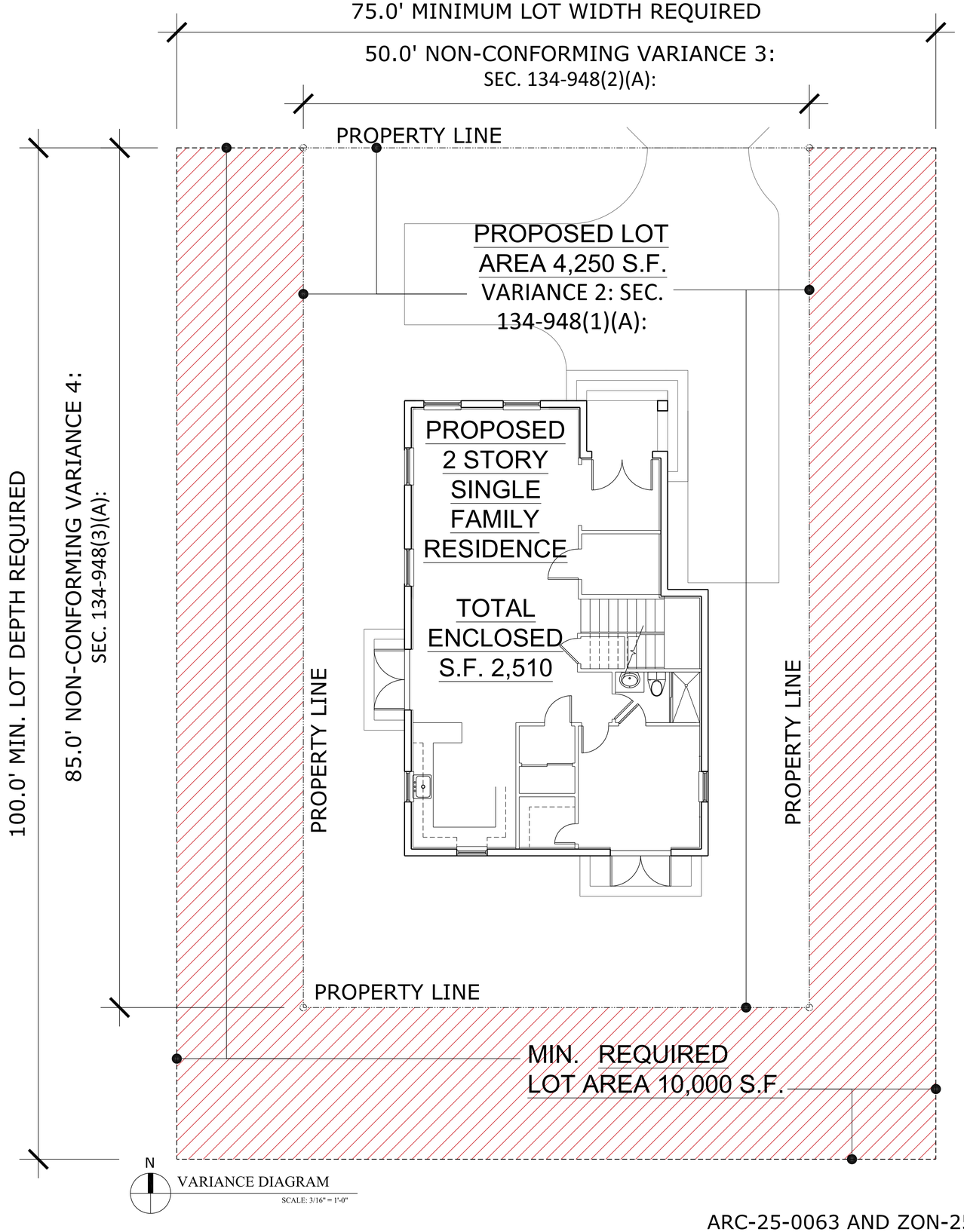
i. CODE LANGUAGE: (B) THE DEVELOPMENT OR REDEVELOPMENT OF LAND WHICH DOES NOT CONFORM TO THE REQUIREMENTS OF LOT DIMENSION OR LOT AREA REQUIREMENTS IN THE R-C, R-D(1), R-D(2), C-TS, C-WA, C-OPI, C-PC, C-B AND PUD ZONING DISTRICTS SHALL BE SUBJECT TO AN APPLICATION TO THE TOWN COUNCIL FOR A VARIANCE. *A VARIANCE TO DEVELOP OR REDEVELOP ON A LOT THAT IS DEFICIENT IN LOT AREA OR DIMENSION CANNOT BE CONSIDERED BY THE TOWN COUNCIL* ***UNTIL THE ARCHITECTURAL COMMISSION HAS COMPLETED REVIEW OF THE PROJECT***.

b. NON-CONFORMING LOT PER VARIANCE 2
SEC. 134-948(1)(A): A VARIANCE FOR LOT AREA OF 4,250 SQUARE FEET, IN LIEU OF THE 10,000 SQUARE FOOT MINIMUM LOT AREA REQUIRED FOR A SINGLE-FAMILY USE IN THE R-C MEDIUM DENSITY RESIDENTIAL DISTRICT.

CONFORMING LOT SIZE
10,000 SQUARE FOOT MINIMUM.

c. VARIANCE 3: SEC. 134-948(2)(A): A VARIANCE FOR LOT WIDTH OF 50 FEET, IN LIEU OF THE 75-FOOT MINIMUM LOT WIDTH REQUIRED FOR A SINGLE-FAMILY USE IN THE R-C MEDIUM DENSITY RESIDENTIAL DISTRICT.

d. VARIANCE 4: SEC. 134-948(3)(A): A VARIANCE FOR LOT DEPTH OF 85 FEET, IN LIEU OF THE 100-FOOT LOT DEPTH REQUIRED FOR A SINGLE-FAMILY USE IN THE R-C MEDIUM DENSITY RESIDENTIAL DISTRICT.



Architectural Concepts
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2475 MERCER AVE. SUITE 201
West Palm Beach, FL 33401
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NEW RESIDENCE
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SEAL

STATE OF FLORIDA · WILLIAM ROGER HANSROTE · REGISTERED ARCHITECT · 14300

ROGER HANSROTE, ARCHITECT
FLAR # 14300

JOB NUMBER: 2025-19
DATE: 08-18-2025
DRAWN BY: RL/MG
APPROVED BY: RH

SHEET TITLE

DIAGRAM
PER PROPOSED
VARIANCES

SHEET NUMBER

A12.1

ARC-25-0063 AND ZON-25-0057



Existing North Buffer



Existing SouthWest Corner



Existing South Side



Existing North Buffer



Existing East Side



Existing West Side

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

Private Residence
226 Oleander Ave
Town of Palm Beach
FLORIDA

JOB NUMBER: # 25102.00 LA
DRAWN BY: Alex Bugril

DATE: 09.22.2025

SHEET L1.0

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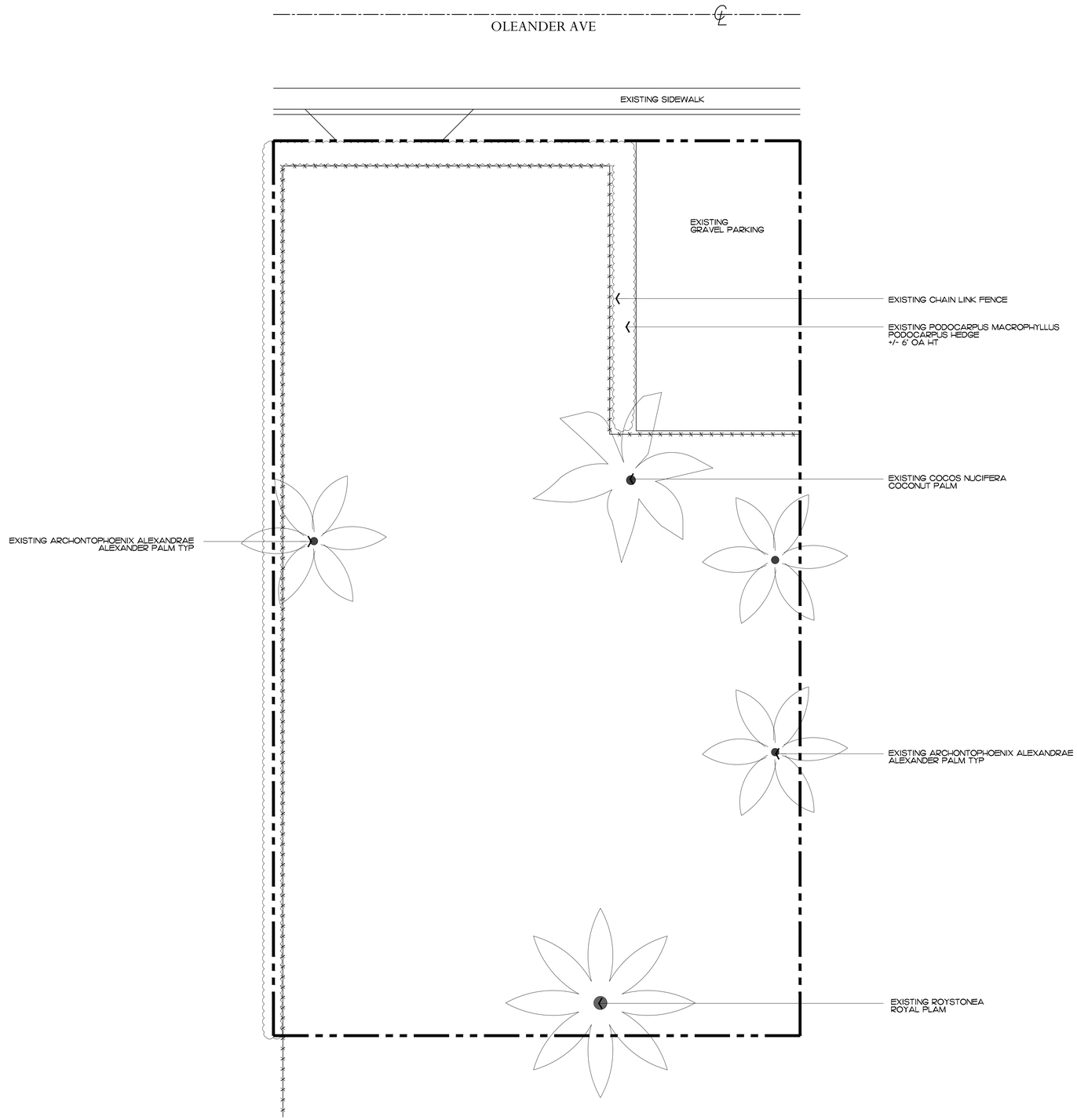
48 HOURS BEFORE DIGGING
CALL TOLL FREE
1-800-432-4770
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

ARC-25-0063
ZON-23-0063

NOT FOR CONSTRUCTION

Existing Site Photos Exhibit



ENVIRONMENT DESIGN GROUP
139 North County Road S#20-B Palm Beach, Fl 33480
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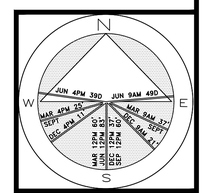

JOB NUMBER: # 25102.00 LA
DRAWN BY: Alex Bugrii
DATE: 09.22.2025

SHEET L2.0

NOT FOR CONSTRUCTION

Existing Conditions / Inventory Plan

SCALE IN FEET: 3/16"=1'

64 sf.
AREA IN SQ.FT.

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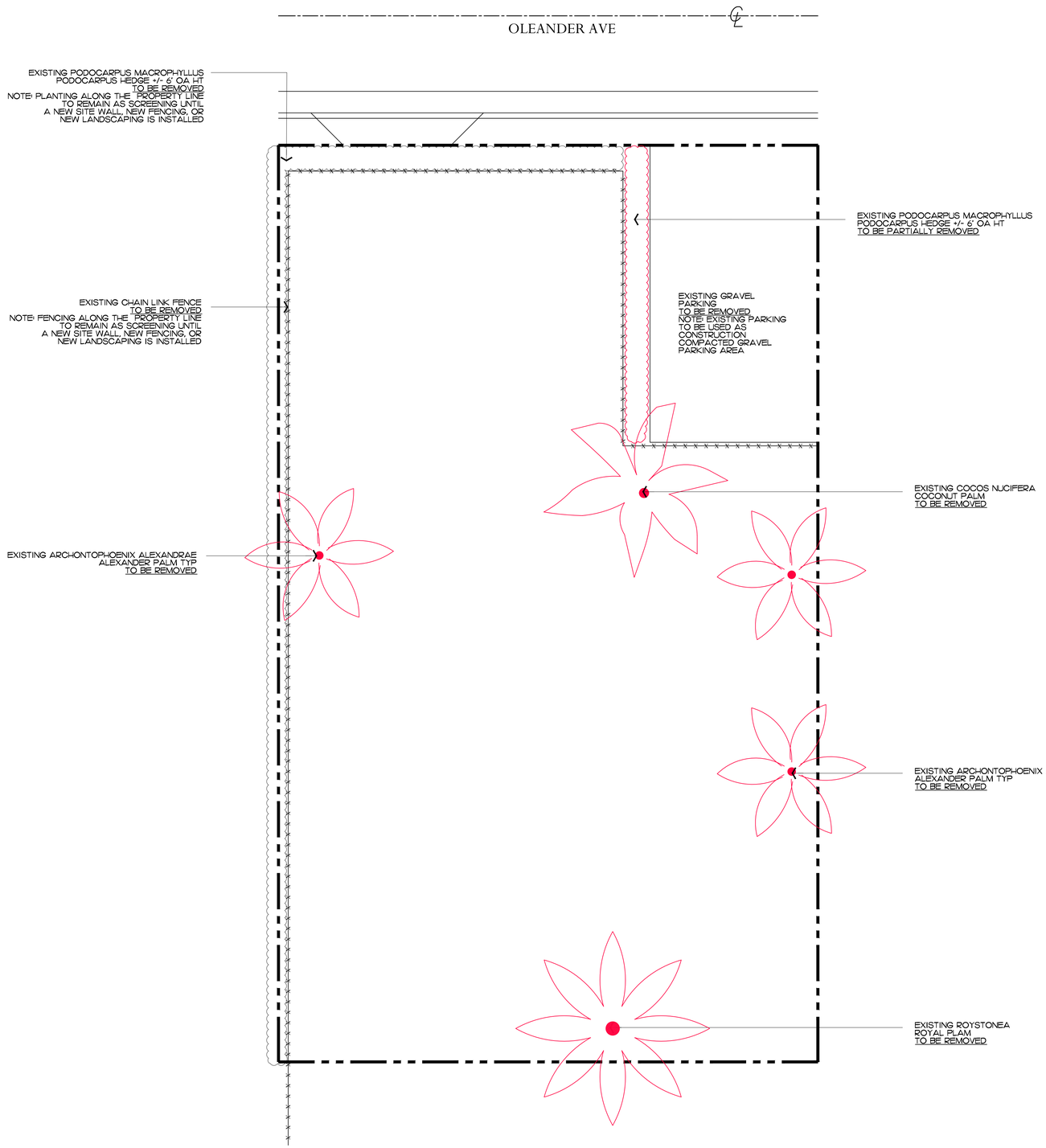
ARC-25-0063
ZON-23-0063



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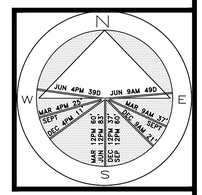

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SHEET L2.1

64 sf.
AREA IN SQ.FT.

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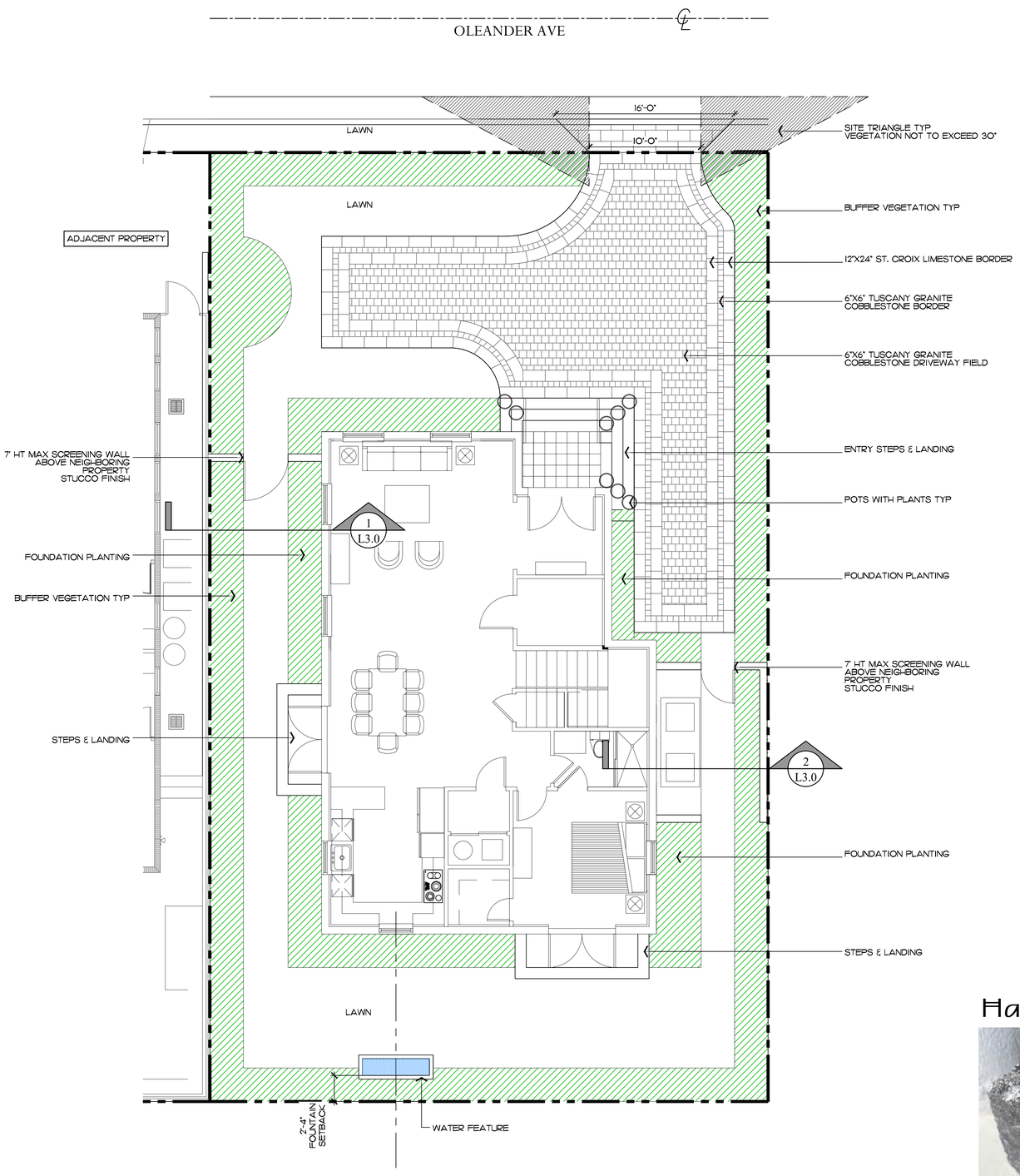
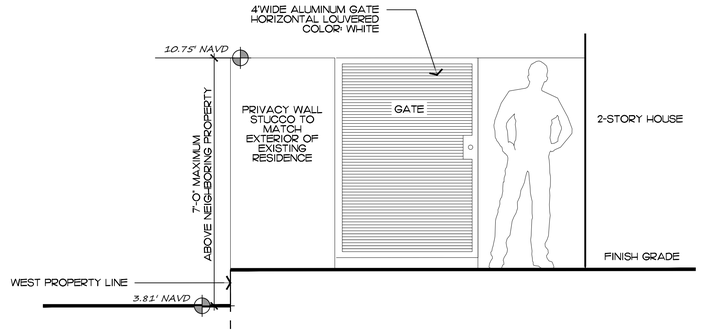
Existing Vegetation Action Plan

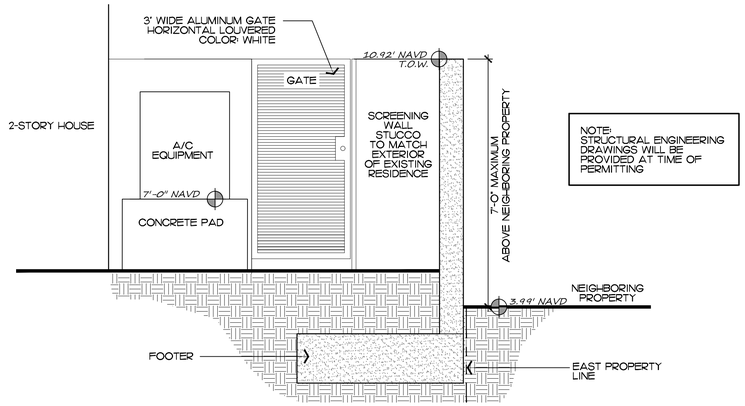
SCALE IN FEET: 3/16"=1'





1 L3.0 Wall & Gate Elevation

SCALE: 1/2" = 1'



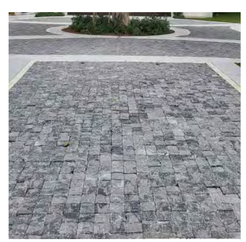
2 L3.0 Screening Wall & Gate -Section

SCALE: 1/2" = 1'

Hardscape Materials:







TUSCANY GRANITE COBBLESTONE - BORDER, ACCENT DRIVEWAY, AND DRIVEWAY FIELD



ST. CROIX LIMESTONE
-BORDER / ACCENT DRIVEWAY

NOT FOR CONSTRUCTION

Site Plan

SCALE IN FEET: 3/16"=1'

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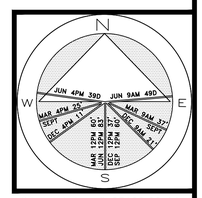

JOB NUMBER: # 25102.00 LA
DRAWN BY: Alex Bugril

DATE: 09.22.2025

SHEET L3.0

64 sf.

AREA IN SQ.FT.

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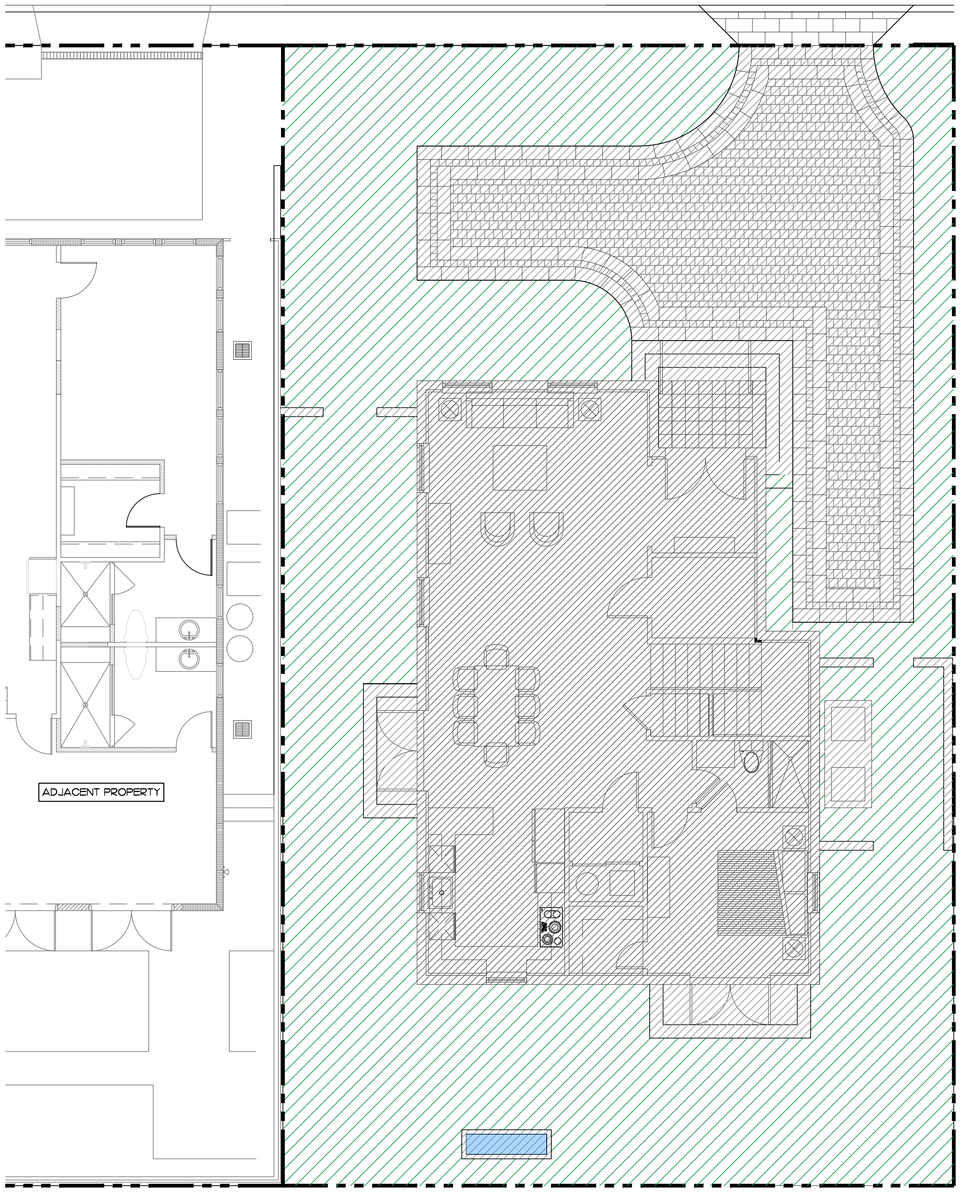
OLEANDER AVE



Legend

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

Proposed Site Data

DESCRIPTION	REQUIRED		PROPOSED	
LOT ZONE	R-C - MED DENSITY RESIDENTIAL			
LOT AREA	10,000 S.F. MINIMUM		4,250 S.F.	
OPEN / PERMEABLE SPACE	MINIMUM 45%	1,912 S.F.	48.00%	2,040 S.F.
FRONT YARD LANDSCAPE	MINIMUM 40% OF FRONT YARD	500 S.F.	49.7%	621 S.F.
PERIMETER LANDSCAPE WITHIN 10' OF PROPERTY LINE	MINIMUM 50% OF REQ'D OPEN SPACE	956 S.F.	96.12%	1,838 S.F.

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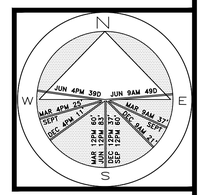
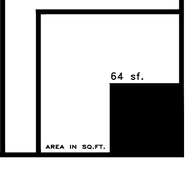


JOB NUMBER: # 25102.00 LA
DRAWN BY: Alex Bugrii

DATE: 09.22.2025

SHEET L3.1



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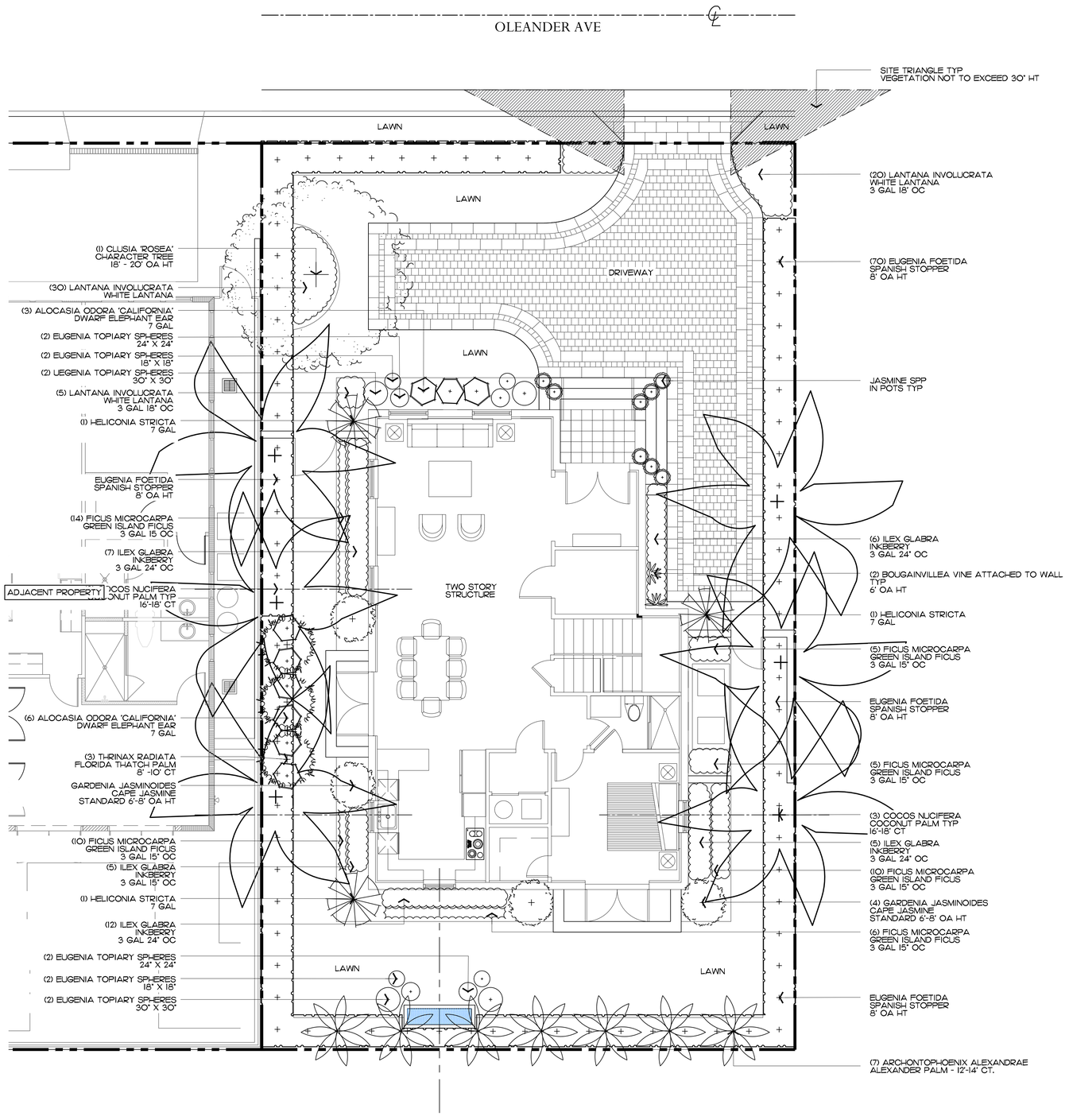
Open Space Diagrams
SCALE IN FEET: 3/16"=1'



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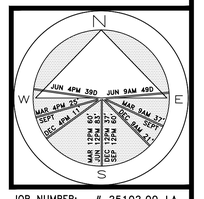

JOB NUMBER: # 25102.00 LA
DRAWN BY: Dustin Mizell

DATE: 09.22.2025

SHEET L4.0

64 sf.

AREA IN SQ.FT.

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Landscape Plan
SCALE IN FEET: 3/16"=1'



CLUSIA 'ROSEA' TREE



COCOS NUCIFERA
COCONUT PALM



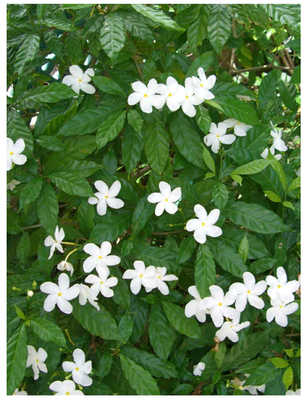
THRINAX RADIATA
FLORIDA THATCH PALM



ARCHONTOPHOENIX ALEXANDRAE
ALEXANDER PALM



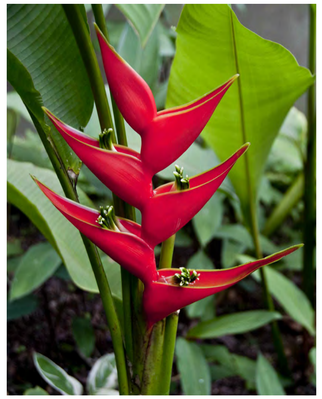
LANTANA INVOLUCRATA
WHITE LANTANA



GARDENIA JASMINOIDES
CAPE JASMINE



BOUGAINVILLEA VINE



HELICONIA 'STRICTA'



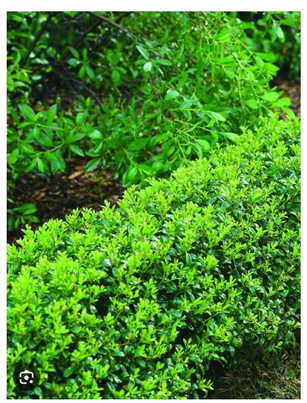
FICUS MICROCARPA
GREEN ISLAND FICUS



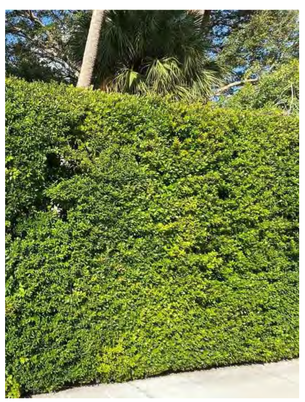
ALOCASIA 'CALIFORNIA'
DWARF ELEPHANT EAR



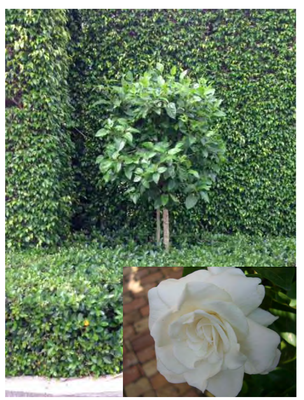
TOPIARY SPHERES



ILEX GLABRA
INKBERRY



EUGENIA FOETIDA
SPANISH STOPPER



GARDENIA JASMINOIDES
CAPE JASMINE
STANDARD TREE

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Dustin@environmentdesigngroup.com

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JOB NUMBER: # 25102.00 LA
DRAWN BY: Alex Bugril
DATE: 09.22.2025

SHEET L4.1

64 sf.
AREA IN SQ.FT.

Plant Images

Trees & Palms

SYMBOL	PLANT NAME	QTY.	DESCRIPTION	NATIVE
	ARCHONTOPHOENIX ALEXANDRAE ALEXANDER PALM	7	12'-14' CT.	NO
	CLUSIA 'ROSEA' CLUSIA	1	18'-20' OA HT	YES
	COCOS NUCIFERA COCONUT PALM	6	12'-18' CT	NO
	THRINAX RADIATA FLORIDA THATCH PALM	3	8'-10' CT	YES

TOTAL TREES:	1
NATIVE SPECIES:	1 (100%)

Lawn & Mulch

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

Shrubs & Vines

SYMBOL/KEY	PLANT NAME	QTY.	DESCRIPTION	NATIVE
	ALOCASIA ODORA 'CALIFORNIA' DWARF ELEPHANT EAR	9	7 GAL	NO
	EUGENIA TOPIARY SPHERES	4 4 4	30"X30" 18"X18" 24"X24"	NO
	ILEX GLABRA INKBERRY	35	3 GAL 24" OC	YES
	HELICONIA STRICTA	3	7 GAL	NO
	FICUS MICROCARPA GREEN ISLAND FICUS	50	3 GAL 15" OC	NO
	GARDENIA JASMINOIDES	3	6'-8' OA HT STANDARD	NO
	EUGENIA FOETIDA SPANISH STOPPER	70	8' OA HT. FTB	YES
	LANTANA INVOLUCRATA WHITE LANTANA	55	3 GAL 18" OC	YES

TOTAL:	237
NATIVE SPECIES:	160 (67.51%)

Landscape Legend

PROPERTY ADDRESS:	226 OLEANDER AVE	
LOT AREA (SQ FT)	4,250 SF	
	REQUIRED	PROPOSED
LANDSCAPE OPEN SPEACE (LOS) (SQ FT AND %)	1,912 SF	2040 SF
LOS TO BE ALTERED (SQ FT AND %)	NA	NA
PERIMTETER LOS (SQ FT AND %)	956 SF	1,838 SF
FRONT YARD LOS (SQ FT AND %)	500 SF	621 SF
NATIVE TREES %	30% (NUMBER OF TREES)	100%
NATIVE SHRUBS & VINES %	30% (NUMBER OF SHRUBS & VINES)	67.51%

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SHEET L5.0

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Plant Schedule



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JOB NUMBER: # 25102.00 LA
DRAWN BY: Alex Bugril
DATE: 09.22.2025

SHEET L6.0

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Rendered Landscape Plan
NOT TO SCALE



Front / North Elevation



Front / North Elevation - Interior View



Rear / South Elevation

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DRAWN BY: Alex Bugril

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SHEET L6.1

NOT FOR CONSTRUCTION

Rendered Landscape Elevations

NOT TO SCALE



West Elevation



East Elevation

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Rendered Landscape Elevations

NOT TO SCALE

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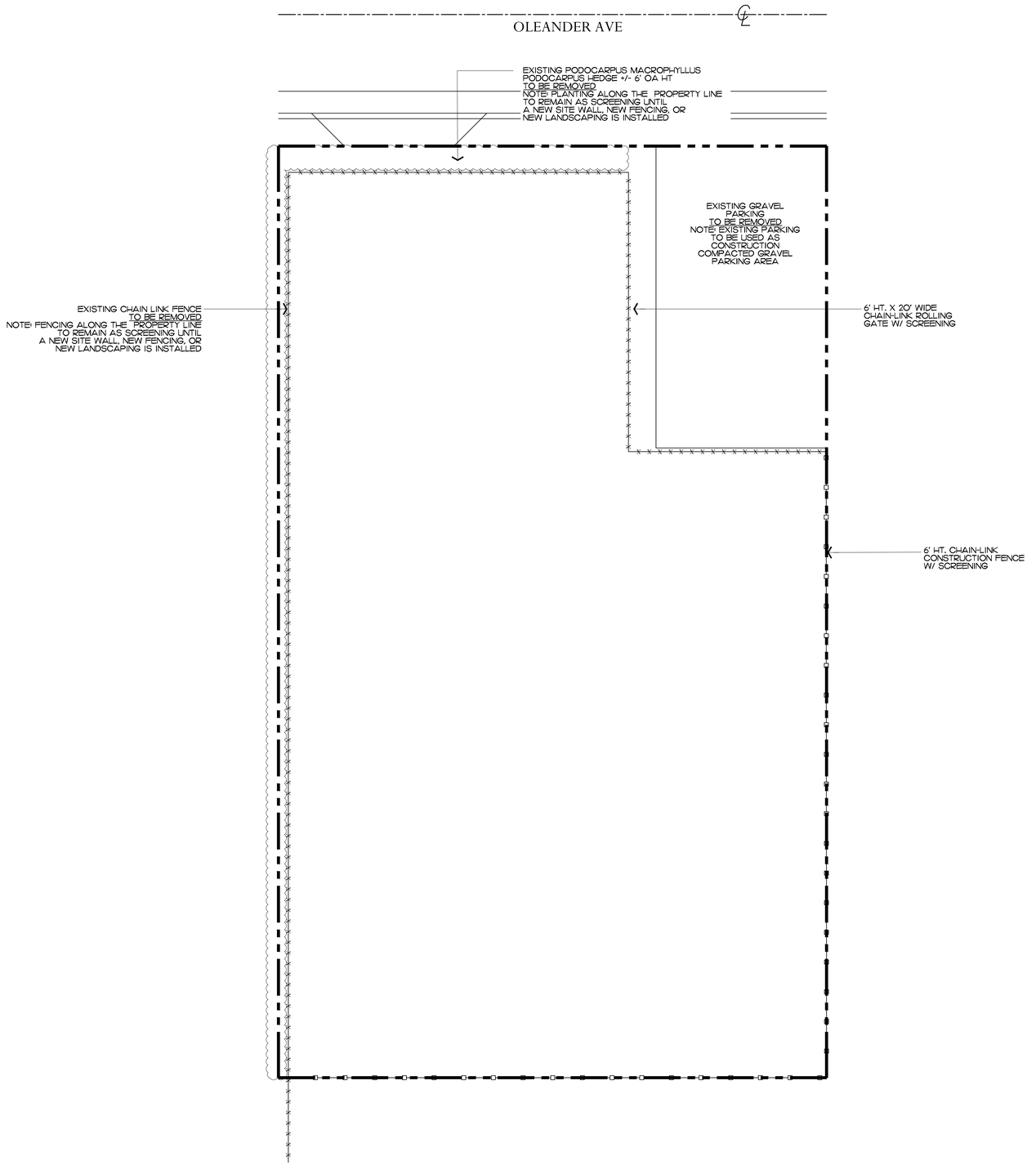
SHEET L6.2



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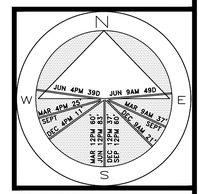

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DRAWN BY: Dustin Mizell

DATE: 09.22.2025

SHEET L7.0

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Construction Screening Plan

SCALE IN FEET: 3/16=1'



A



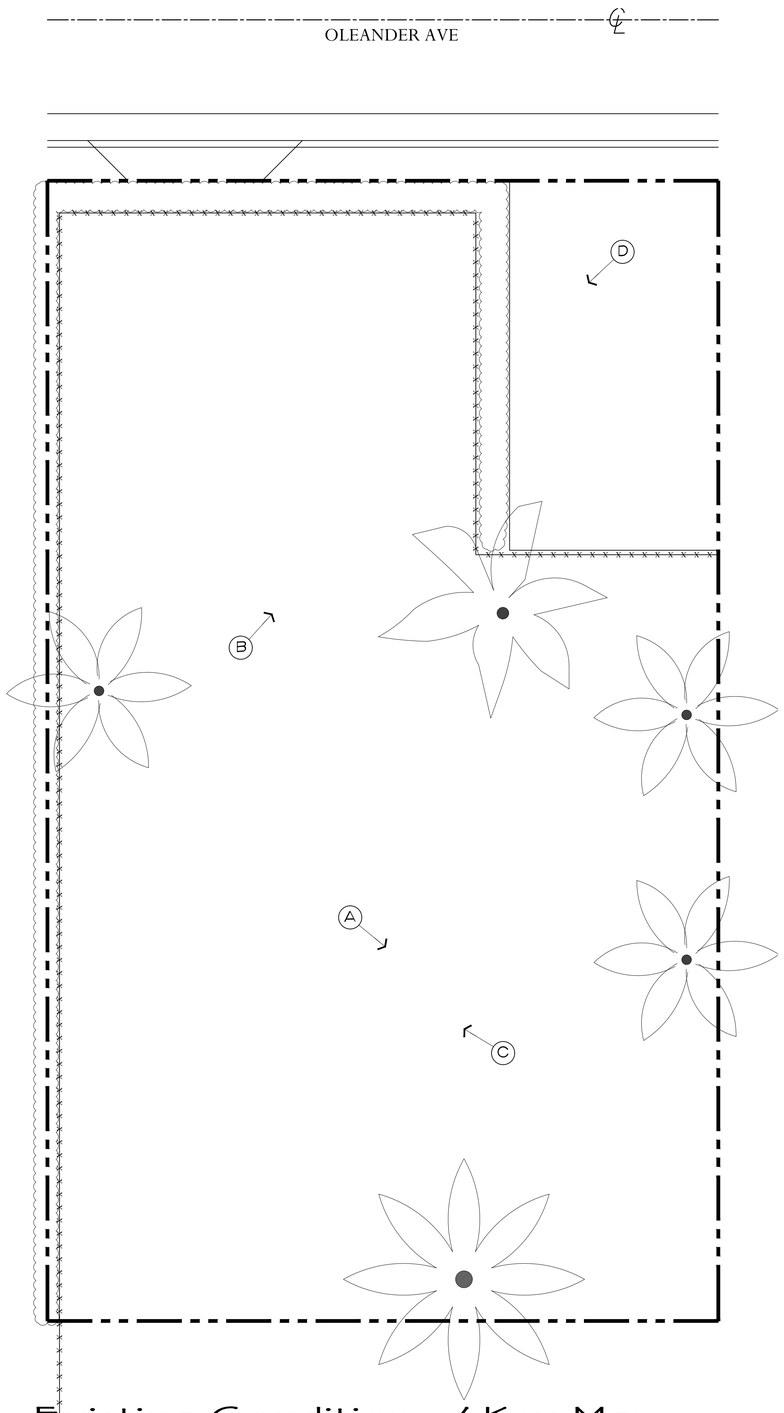
B



C



D



Existing Conditions / Key Map

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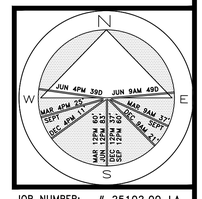
Landscape Management
Dustin M. Mizell, MLA FLA #6666784
Dustin@environmentdesigngroup.com

Private Residence
226 Oleander Ave
Town of Palm Beach
FLORIDA



JOB NUMBER: # 25102.00 LA
DRAWN BY: Dustin Mizell

DATE: 09.22.2025

SHEET L7.1

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SUNSHINE STATE ONE CALL OF FLORIDA, INC.

ARC-25-0063
ZON-23-0063

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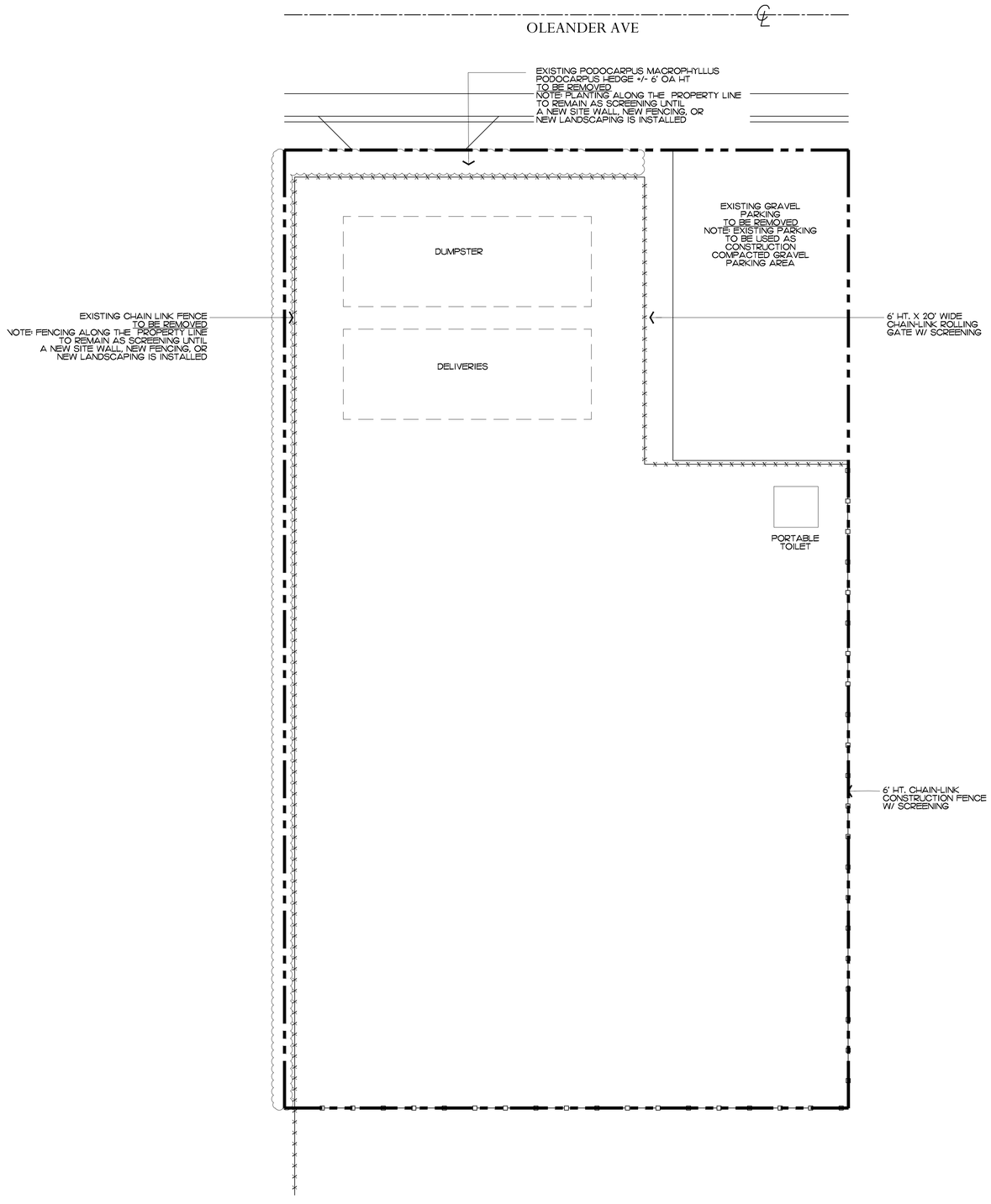
Existing Landscape Buffer Images

SCALE IN FEET: 3/16"=1'



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

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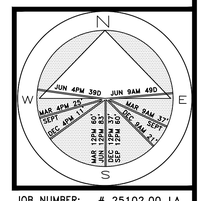
FL



JOB NUMBER: # 25102.00 LA
DRAWN BY: Alex Bugril
DATE: 09.22.2025

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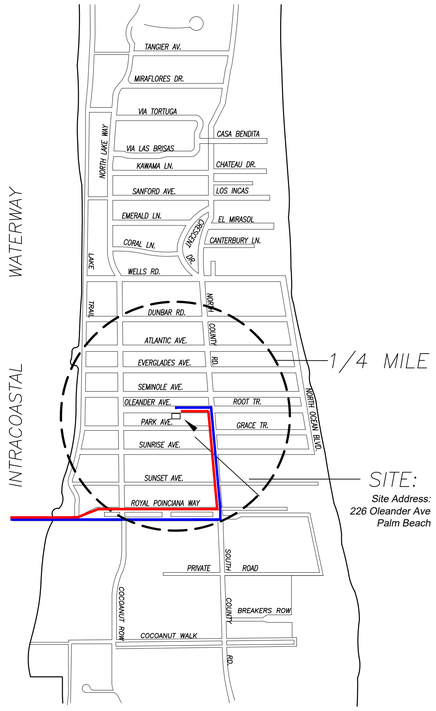
Construction Staging Plan

SCALE IN FEET: 3/16=1'



CONCEPTUAL CONSTRUCTION SCHEDULE

- SEP 25TH 2025 – ARCOM MEETING
- OCT 15TH 2025 – TOWN COUNCIL
- NOV–DEC 2025 – SUBMIT FOR PERMIT

- 1 MONTH – FEB 25 – MOBILIZATION & DEMOLITION OF EXISTING STRUCTURES
- 2 MONTHS – SITE/BUILDING PREPARATION
- 1.5 MONTHS – FOUNDATION
- 2.5 MONTHS – BLOCK DELIVERIES & CONC. POURS
- 1 MONTH – ROOF TRUSS DELIVERY AND SET TRUSSES
- 1.5 MONTHS – WINDOW/DOOR DELIVERIES AND INSTALLATION
- .5 MONTH – DRY–IN
- 1.5 MONTHS – INTERIOR FRAMING
- 2 MONTHS – ROUGH–IN
- .5 MONTH – DRY WALL
- 6 MONTHS – FINISHES
- 2 MONTHS – LANDSCAPE & HARDSCAPE INSTALLATION
- 2 MONTHS – FINAL INSPECTIONS

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

1 *PROPOSED TRUCK INGRESS / EGRESS ROUTES MAP*

SCHEDULE:

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

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

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

PROPOSED INGRESS TRUCK ROUTE

PROPOSED EGRESS TRUCK ROUTE

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Truck Logistics Plan

SCALE: NOT TO SCALE

STORMWATER RETENTION CALCULATIONS

A. SITE INFORMATION

Total Property Area = 4,250 sq.ft.

Drainage Area Impervious Surface = 2,289 sq.ft.

Drainage Area Pervious Surface = 1,916 sq.ft.

B. ESTIMATED STORMWATER RETENTION VOLUME

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

Impervious Surface Runoff Volume:
1.0 x 2 in/hr x 2,289 sq.ft. x 1 ft./12 in. = 382 cu.ft.

Pervious Runoff Volume:
0.2 x 2 in/hr x 1,916 sq.ft. x 1 ft./12 in. = 64 cu.ft.

Total Volume to be Retained = 446 cu.ft.

C. PROPOSED EXFILTRATION TRENCH SIZING

Exfiltration Trench #1

L	=	Total Length of Trench Provided	=	35	ft
W	=	Trench Width	=	10	ft
K	=	Hydraulic Conductivity	=	0.00005	cfs/sq.ft./ft. of head
H2	=	Depth to Water Table	=	1.75	ft
DU	=	Un-Saturated Trench Depth	=	1.00	ft
DS	=	Saturated Trench Depth	=	0.00	ft
V	=	Volume Treated	=	304	cu.ft.

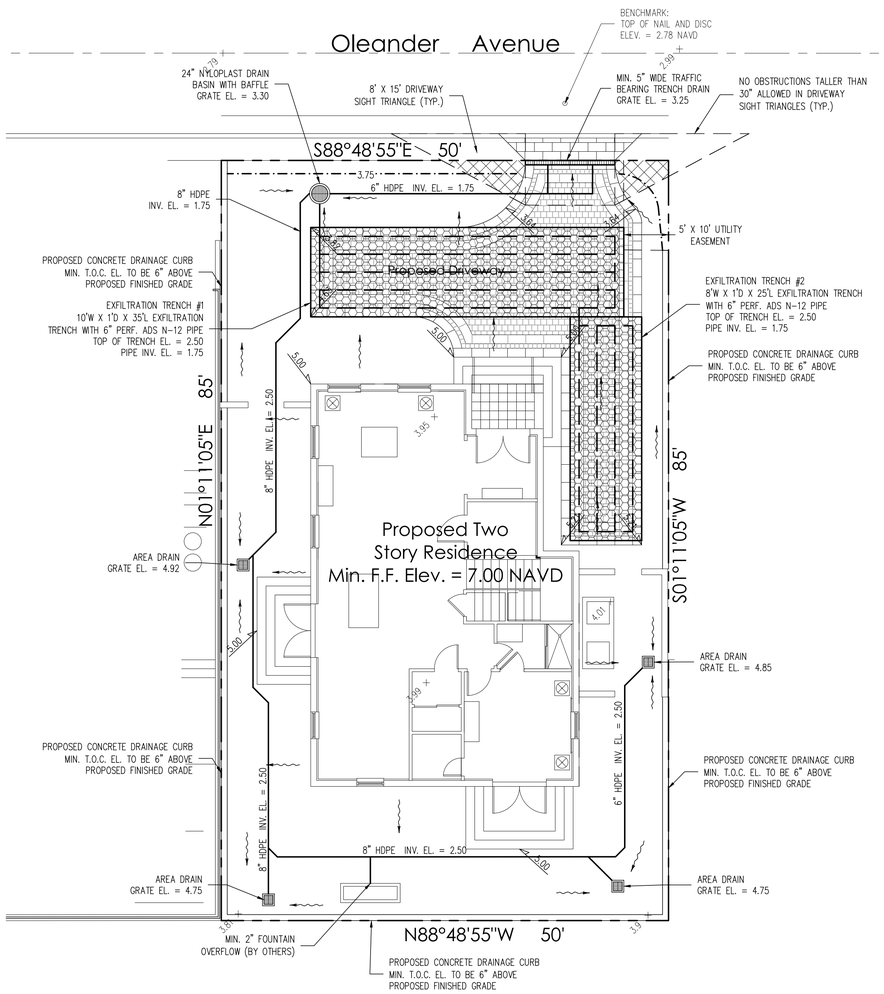
Exfiltration Trench #2

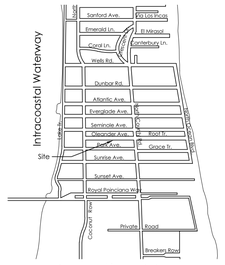
L	=	Total Length of Trench Provided	=	25	ft
W	=	Trench Width	=	8	ft
K	=	Hydraulic Conductivity	=	0.00005	cfs/sq.ft./ft. of head
H2	=	Depth to Water Table	=	1.75	ft
DU	=	Un-Saturated Trench Depth	=	1.00	ft
DS	=	Saturated Trench Depth	=	0.00	ft
V	=	Volume Treated	=	176	cu.ft.

Tototal Volume Retained = 480 cu.ft.

Notes:

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

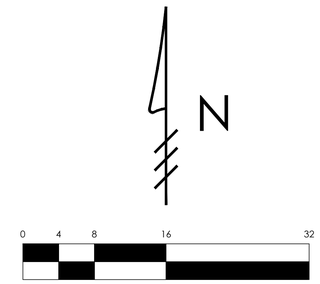




Location Map
N.T.S.

Legend

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



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

Plan Background from Hardscape Plan
by Environment Design Group
Received 8/15/25

ARC-25-____

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

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

Conceptual Site Grading & Drainage Plan For:

PROPOSED RESIDENCE

226 Oleander Avenue (East Lot)
Palm Beach, Florida

PROJECT INFORMATION:

Project No.	2025-0059
Issue Date	08/15/2025
Scale	1/8" = 1'-0"

REVISIONS:

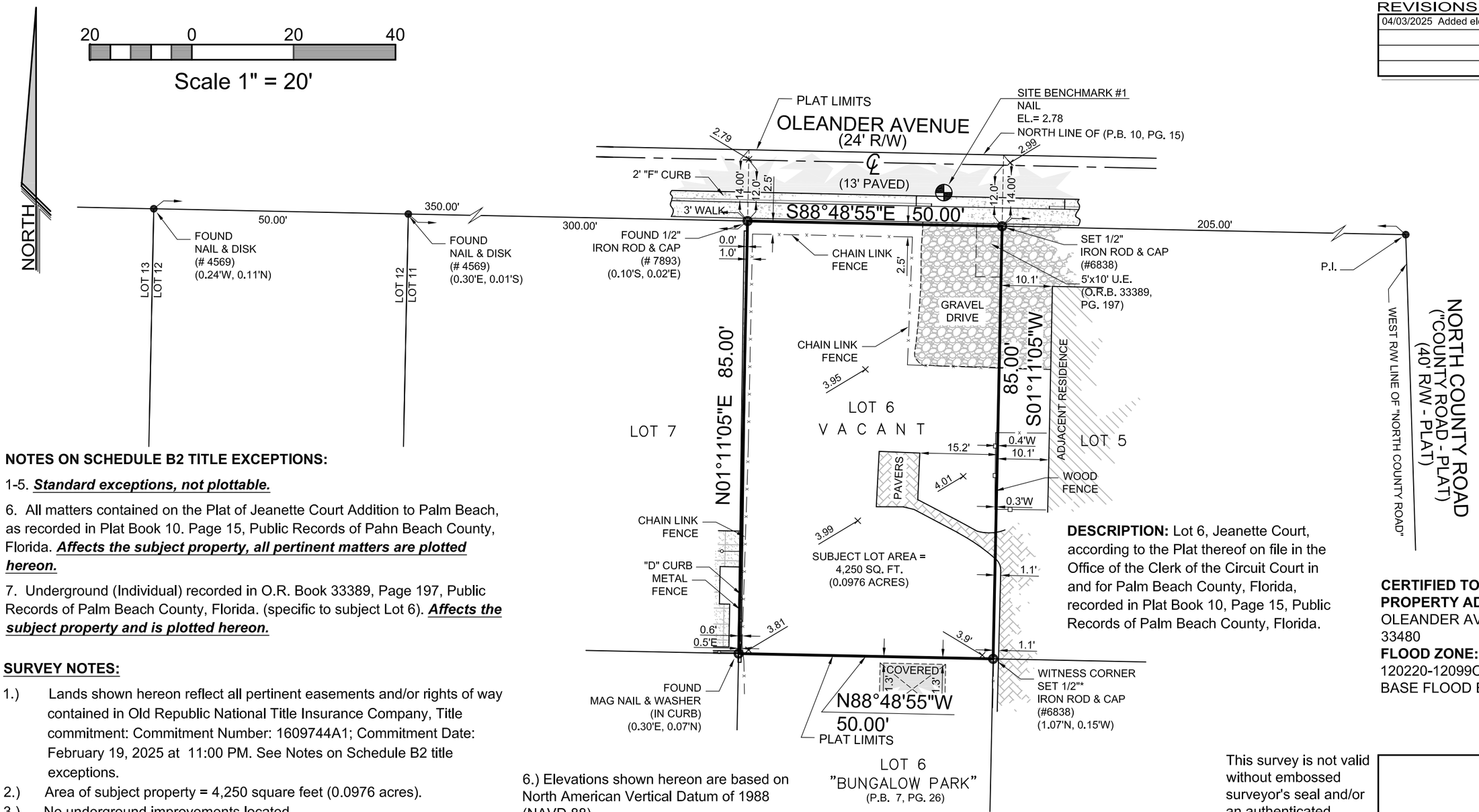
1	
2	
3	
4	
5	
6	
7	
8	
9	
10	
11	
12	

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

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

SHEET NUMBER:

C-1



REVISIONS:

04/03/2025 Added elevations & set corners.

NOTES ON SCHEDULE B2 TITLE EXCEPTIONS:

1-5. ***Standard exceptions, not plottable.***

6. All matters contained on the Plat of Jeanette Court Addition to Palm Beach, as recorded in Plat Book 10. Page 15, Public Records of Pahn Beach County, Florida. ***Affects the subject property, all pertinent matters are plotted hereon.***

7. Underground (Individual) recorded in O.R. Book 33389, Page 197, Public Records of Palm Beach County, Florida. (specific to subject Lot 6). ***Affects the subject property and is plotted hereon.***

SURVEY NOTES:

1.) Lands shown hereon reflect all pertinent easements and/or rights of way contained in Old Republic National Title Insurance Company, Title commitment: Commitment Number: 1609744A1; Commitment Date: February 19, 2025 at 11:00 PM. See Notes on Schedule B2 title exceptions.

2.) Area of subject property = 4,250 square feet (0.0976 acres).

3.) No underground improvements located.

4.) Bearings shown hereon are State Plane Grid (NAD 83/90 ADJUSTMENT, FLORIDA EAST ZONE). Distances are plat and measured unless otherwise shown.

5.) This firm's "Certificate of Authorization" number is "LB 6838".

6.) Elevations shown hereon are based on North American Vertical Datum of 1988 (NAVD 88).

a) Originating benchmark = Leica Global Positioning System.

b) 00.00 = existing elevation (NAVD 88 typical).

DESCRIPTION: Lot 6, Jeanette Court, according to the Plat thereof on file in the Office of the Clerk of the Circuit Court in and for Palm Beach County, Florida, recorded in Plat Book 10, Page 15, Public Records of Palm Beach County, Florida.

CERTIFIED TO: JERRY LUBLINER
PROPERTY ADDRESS: 226 OLEANDER AVE, PALM BEACH, FL 33480
FLOOD ZONE: AE (FIRM 120220-12099C0581G 12/20/24)
BASE FLOOD ELEVATION = 6'

LEGEND:

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

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

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

BOUNDARY SURVEY

CRD. FILE	Y250163

SCALE:	1" = 20'
DRAWN BY:	PICARD
FIELD WK:	MIKE
DATE:	03/27/2025

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

REF:	O-65/57
PREV. JOB NO'S.	Y250163
JOB NO.	Y250306
	S - 49,666

TOWN OF PALM BEACH

Information for Architectural Commission Meeting on: October 29, 2025

To: Architectural Commission

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

From: Planning, Zoning & Building

Re: ARC-25-0064 230 BARTON AVE. The applicant, RPI Corporation (Environment Design Group), has filed an application requesting Architectural Commission review and approval for installation of a generator.

Date: 10/22/2025

ATTACHMENTS
- PZB Staff Report
- Letter of Intent
- Plans

STRATEGIC PLAN
Strategic Priorities:
Community Culture and Character

Strategic Focus Areas:
Quality of Life

FUNDING
No Fiscal Impact

ARC-25-0064 230 BARTON AVE. The applicant, RPI Corporation (Environment Design Group), has filed an application requesting Architectural Commission review and approval for installation of a generator.

ZON-25-0078 (ARC-25-0064) 230 BARTON AVE (COMBO)–VARIANCES. The applicant, RPI Corporation (Environment Design Group), has filed an application requesting Town Council review and approval for one (1) variance to exceed the maximum wall height to completely screen a generator. The Architectural Commission will perform design review of the application.

Property Owner: RPI Corporation
Professional: Environment Design Group

THE PROJECT:
The applicant has submitted plans, entitled "Private Residence", as prepared by Environment Design Group, uploaded October 7, 2025.

The following is the scope of work for the Project:

- Installation of new generator with screening wall.

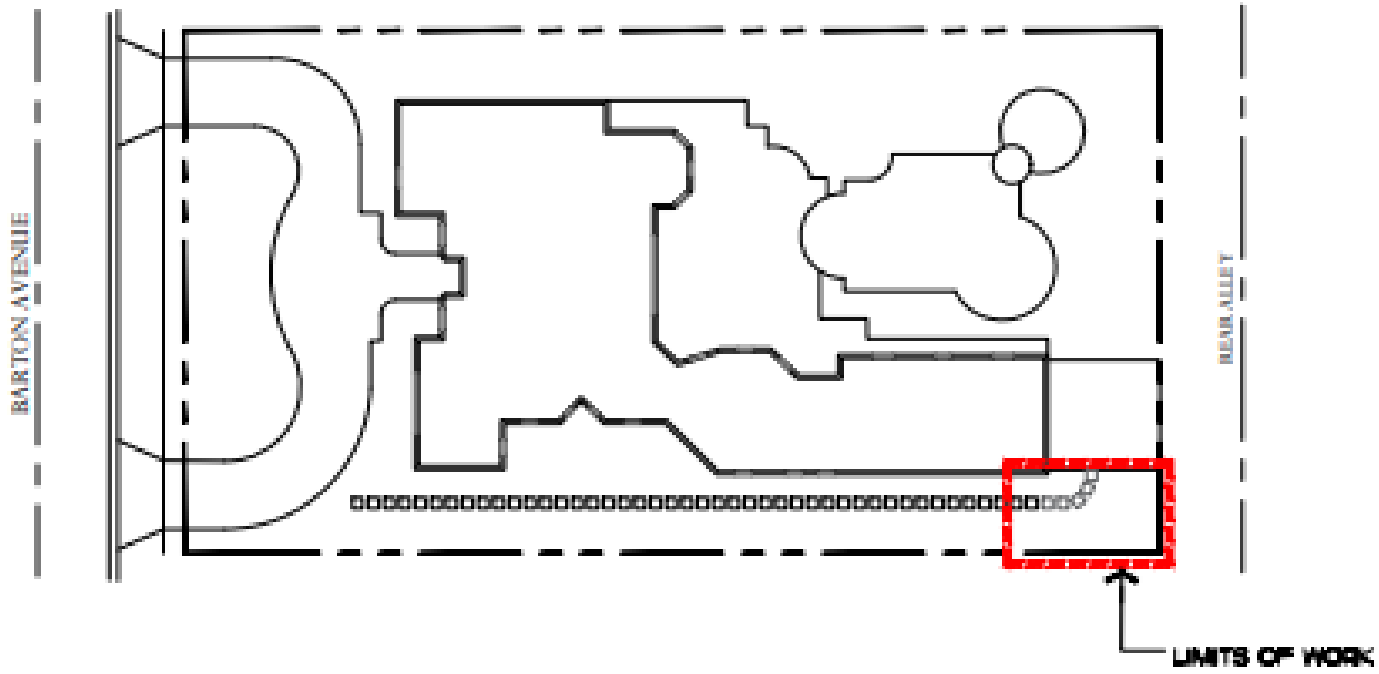
Site Data			
Zoning District	R-B	**Future Land Use**	SINGLE-FAMILY
Lot Size	18,666 Sq. Ft.	**Flood Zone**	AE-6 and AE-7
Landscape Open Space:	Required: 45% Proposed: 46.64%	**Front Yard Landscape Open Space**	Required: 40% Min. Proposed: 60.4%

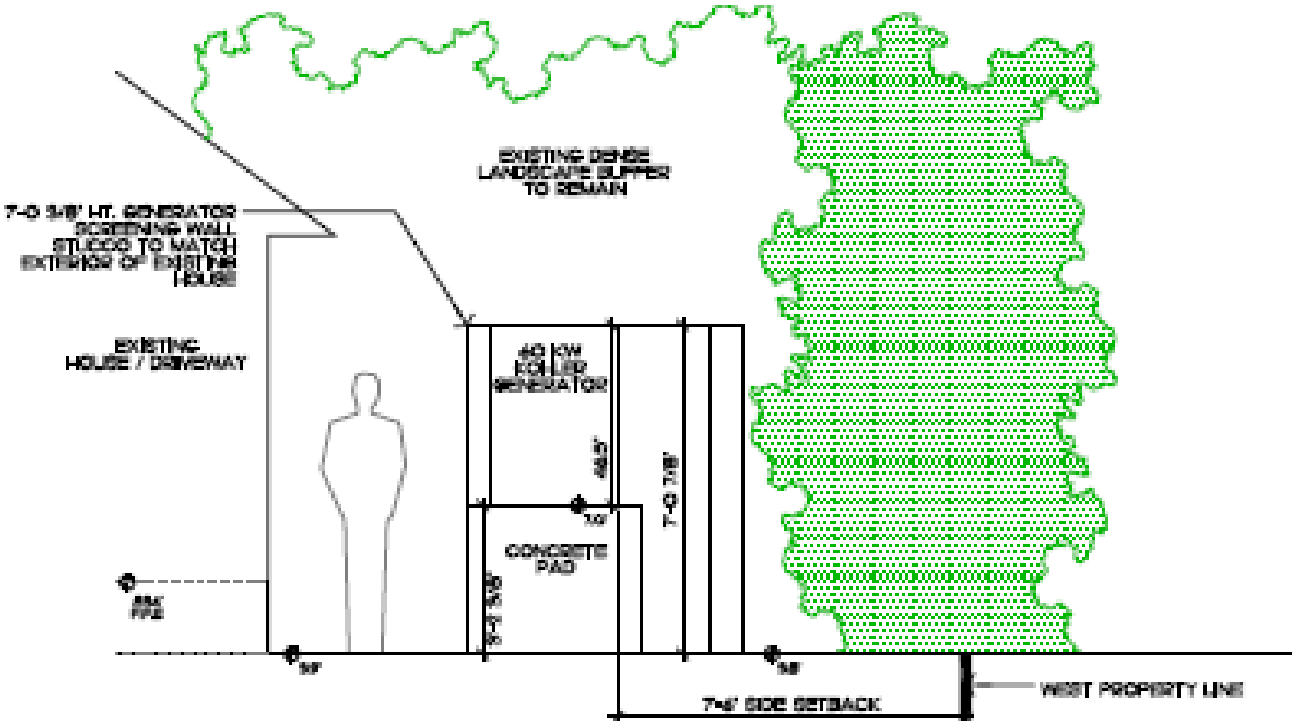
Surrounding Properties / Zoning	
North	233 Barton Ave (Residence) / R-B
South	243 Clarke Ave (Residence) / R-B
East	224 Barton Ave (Residence) / R-B
West	250 Barton Ave (Residence) / R-B

STAFF ANALYSIS:
A preliminary review of the project indicates that the application, as proposed, appears to be inconsistent with the following sections of the Town code:

- Variance: Sec.134-1729: a variance to exceed by 1'-3/8" in order to construct a 7'-3/8" high generator screening wall in the side yard setback in lieu of the 7'-0" maximum permitted.

The applicant is seeking approval for the installation of a 60 kW generator in the southwest corner of the property. The generator will be screened by an existing landscape buffer and a stucco wall matching the exterior of the residence.





During review of the application, it was determined that the generator must be elevated to comply with Florida Building Code elevation requirements. Barton Avenue is a low street

street, and the elevation of the site, varies, but is at 4.1 NAVD is the proposed location. The slab or stand for the equipment must be at a minimum of 8 NAVD. As a result, the height of the proposed screening wall must also be increased, but is limited in height to what the code permits. Therefore, applicant is requesting a variance from Section 134-1729 to allow an increase in the maximum wall height by 1' 3/8" to adequately screen the elevated generator. Staff has brought this zoning code issue to the Planning and Zoning Commission and the Town Council to find a fix for this contradiction.

CONCLUSION:

Approval of the project will require two (2) separate motion(s) to be made by the Architectural Commission:

1. for the overall design of the project in accordance with Sec. 18-205 criteria, subject to any imposed conditions, and
2. that the implementation of the proposed variance **will** or **will not** cause negative architectural impacts to the subject property.

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

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

WRB:JGM:SCP

ENVIRONMENT
DESIGN
GROUP

Land Planning
Landscape Architecture
Landscape Management

August 28th, 2025

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

ATTN: *ARCOM Staff*
Re: 230 Barton Avenue - Landscape Architecture
Our Ref # 25142.00 LA

LETTER OF INTENT

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

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

The proposed changes include:

1. Proposed 60 KW generator

The attached plan reflects the above-outlined revisions.

If there are any questions regarding this project, please feel free to reach out to our office.
Thank you for your assistance.

Dustin Mizell, MLA RLA #6666784
Environment Design Group

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

Scope of Work

* Addition of 60 KW Generator

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Private Residence
230 Barton Ave
Palm Beach

F L O R I D A

ARC-25-0064
Final Submittal: 10/07/25

Sheet Index

Cover Sheet
L1.0 - Existing Site Photos Exhibit
L2.0 - Existing Conditions Inventory Plan
L3.0 - Site Plan
L3.1 - Open Space Diagram
L4.0 - Construction Screening & Staging Plan
L5.0 - Truck Logistics Plan

Design Team/Consultants

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

NOT FOR CONSTRUCTION



Existing Southwest Area



Existing Southwest Area



Existing Southwest Area



Existing Northwest Area



Existing Northwest Area



Existing Southwest Area

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Town of Palm Beach
FLORIDA

JOB NUMBER: # 25142.00 LA
DRAWN BY: Alex Bugril

DATE: 08.26.2025

SHEET L1.0

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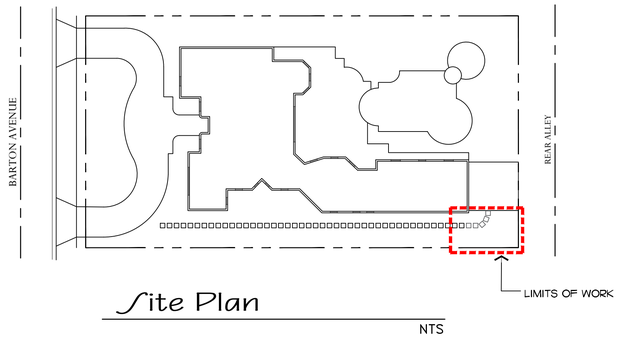
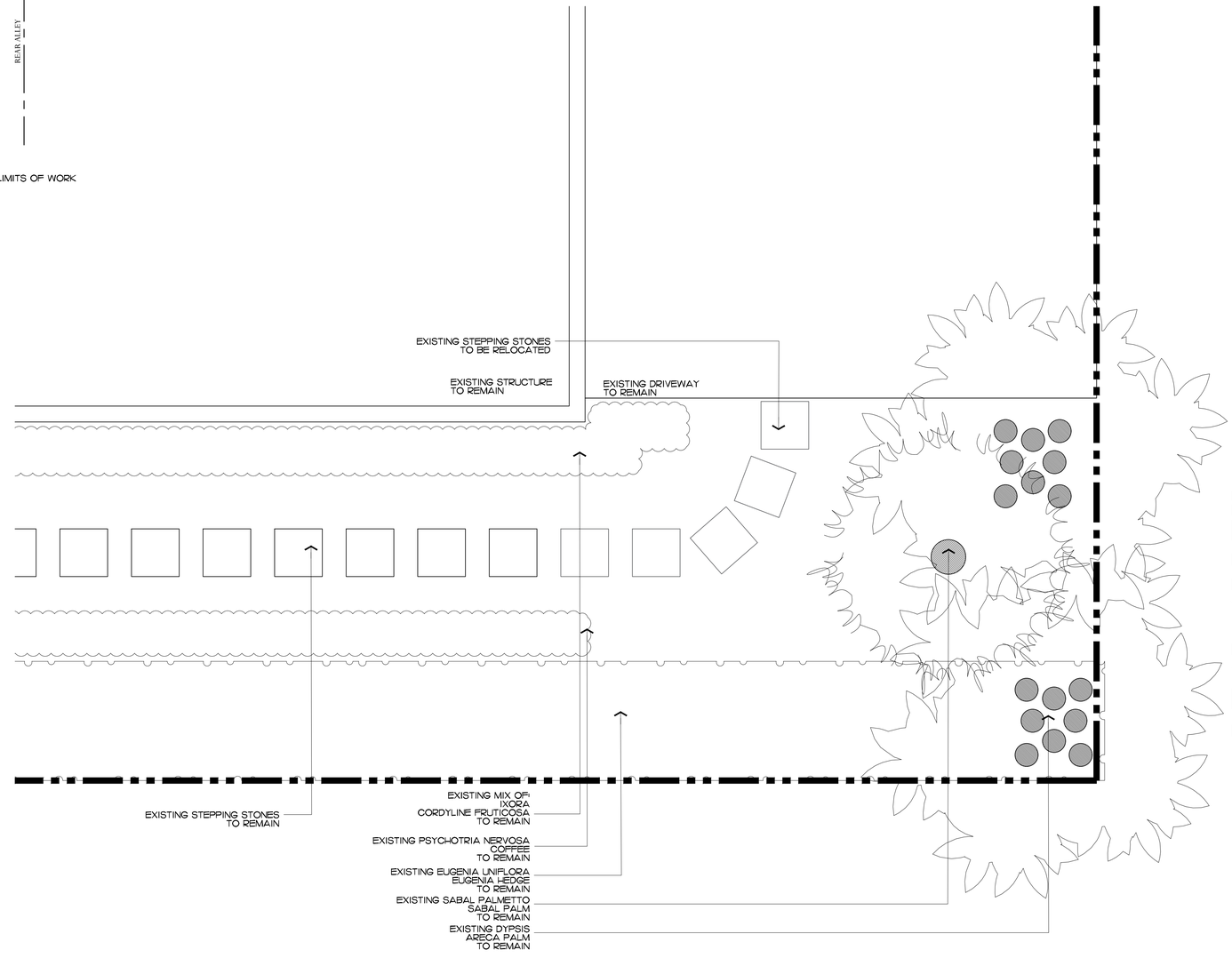
Existing Site Photos Exhibit



Site Plan

NTS



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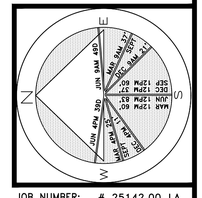
FLORIDA



JOB NUMBER: # 25142.00 LA
DRAWN BY: Alex Bugrii

DATE: 08.26.2025

SHEET L2.0

64 sf.

AREA IN SQ.FT.

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ARC-25-0064

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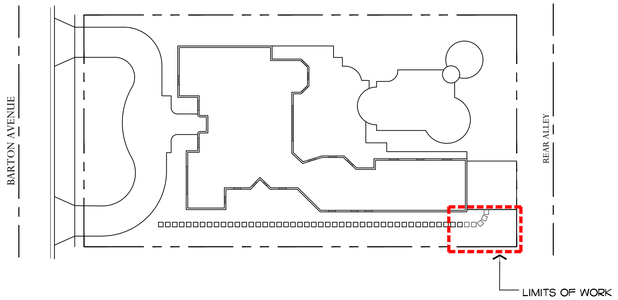
Existing Conditions / Inventory Plan

SCALE IN FEET: 3/8"=1'



Site Plan

NTS

KOHLER. **Model: 60RCLB**

Multi-Fuel
LPG/Natural Gas

ISO 9001 KOHLER NATIONALLY REGISTERED



The Kohler® Advantage

- **High Quality Power**
  Kohler generators provide advanced voltage and frequency regulation along with ultra-low levels of harmonic distortion for excellent generator power quality to protect your valuable electronics.
- **Extraordinary Reliability**
  Kohler is known for extraordinary reliability and performance and backs that up with a 5-year/2000-hour limited warranty.
- **Aluminum Enclosure**
  Attractive aluminum enclosure allows installation as close as 18 inches from your home or small business. Optional 291 kph (181 mph) wind-load-rated enclosure door kit is available for field installation.
- **Fast Response**
  Kohler's Fast-Response® X excitation system delivers excellent voltage response and short-circuit capability using a rare-earth permanent magnet (PM)-excited alternator.
- **Quiet Operation**
  Kohler home generators provide quiet, neighborhood-friendly performance.

Standard Features

- Kohler Co. provides one-source responsibility for the generating system and accessories.
- The generator set and its components are prototype-tested, factory-built, and production-tested.
- The generator set accepts rated load in one step.
- A standard 5-year/2000-hour limited warranty covers all systems and components.
- Quick-ship (QS) models with selected features are available. See your Kohler distributor for details.
- GFCI service outlet installed on the junction box.
- RDC2 Controller
  - One digital controller manages both the generator set and transfer switch functions (with optional Model RXT ATS).
  - Designed for today's most sophisticated electronics.
  - Electronic speed control responds quickly to changing demand.
  - Digital voltage regulation protects your valuable electronics from harmonic distortion and unstable power quality.
- Engine Features
  - Powerful and reliable Kohler 6.2L liquid-cooled engine
  - Electronic engine management system.
  - Simple field conversion between natural gas and LP vapor fuels while maintaining emission certification.
- Innovative Cooling System
  - Electronically controlled fan speeds minimize generator set sound signature.
- Approved for stationary standby applications in locations served by a reliable utility source.
- Certifications
  - The 60 Hz generator set engine is certified by the Environmental Protection Agency (EPA) to conform to the New Source Performance Standard (NSPS) for stationary spark-ignited emissions.
  - cUL/UL listing, CSA certification standard are available.
  - Accepted by the Massachusetts Board of Registration of Plumbers and Gas Fitters.
  - Meets NFPA 37 requirements for 18 in. offset for installation.

Generator Set Ratings

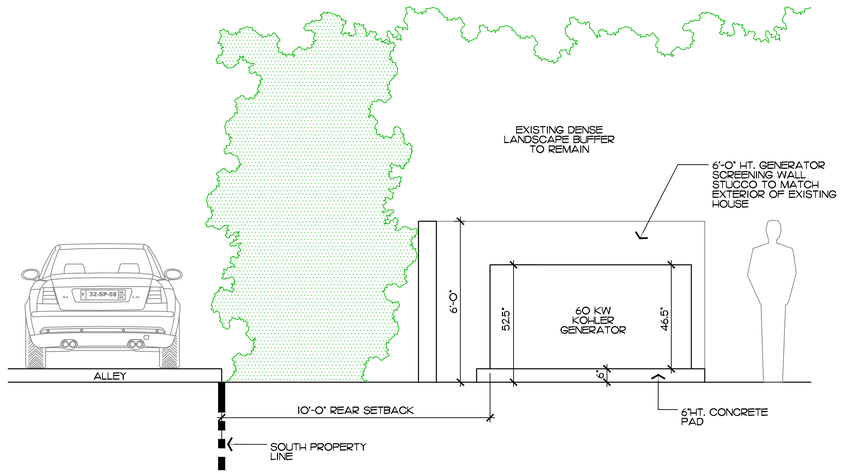
				Standby Ratings			
				Natural Gas		LPG	
Alternator	Voltage	Ph	Hz	kW/kVA	Amps	kW/kVA	Amps
4P10X	120/240	1	60	58/58	242	60/60	250
	120/208	3	60	60/75	209	60/75	209
	127/220	3	60	60/75	197	60/75	197
	120/240	3	60	60/75	181	60/75	181
	277/480	3	60	60/75	91	60/75	91
4Q10X	120/240	1	60	58/58	242	60/60	250

* 50 Hz options available. Contact your Customer Service representative.

RATINGS: All three-phase units are rated at 0.8 power factor. All single-phase units are rated at 1.0 power factor. Standby Ratings: Standby ratings apply to installations served by a reliable utility source. The standby rating is limited to the maximum power available during a variable power outage. Ratings are in accordance with ISO8528/1 and SAE J1349 standards. Generator set ratings with fan are net ratings. Additional ratings may be available for specific generator sets. Obtain technical information bulletin TIB-101 for ratings guidelines, complete ratings definitions, and site condition derates. The generator set manufacturer reserves the right to change the design or specifications without notice and without any obligation or liability whatsoever. Availability is subject to change without notice. Contact your local Kohler generator distributor for availability.

GA-9/07 (60RCLB) 6/21

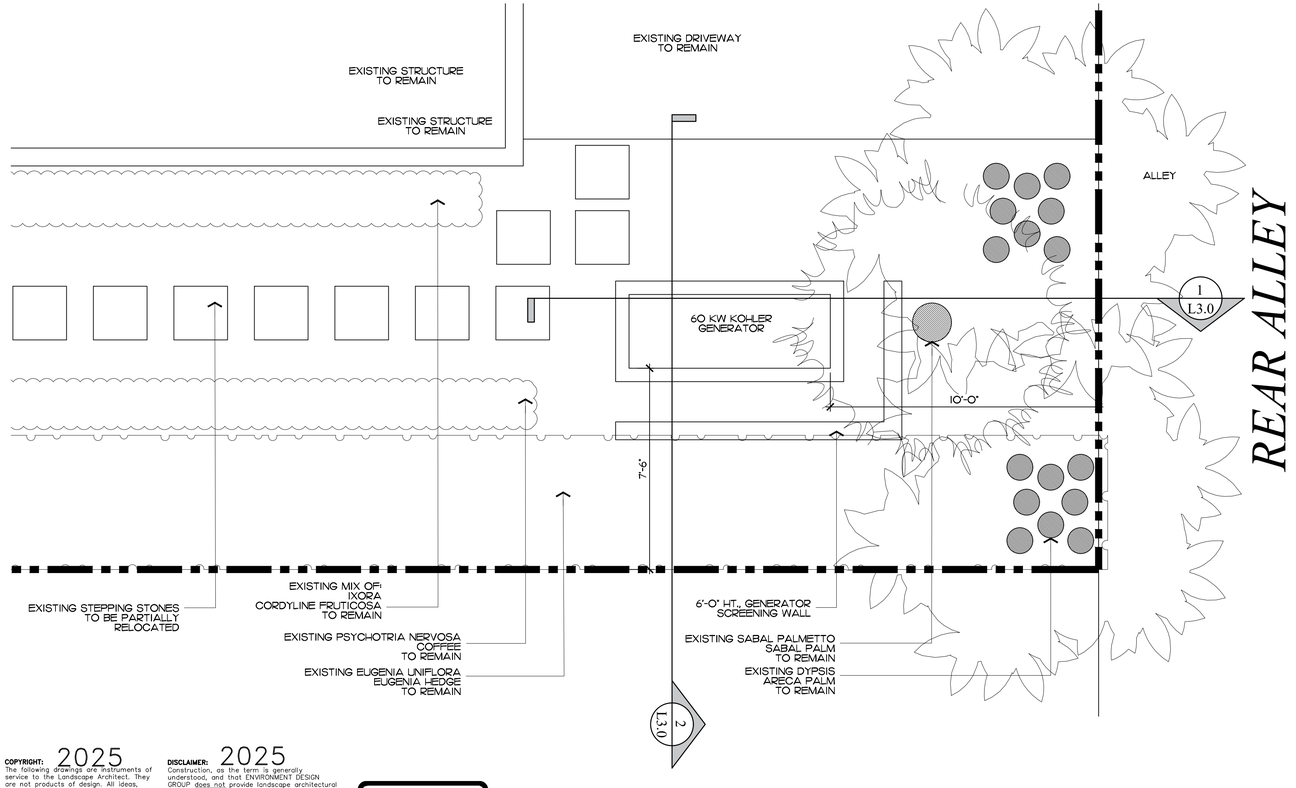
60 KW KOHLER GENERATOR

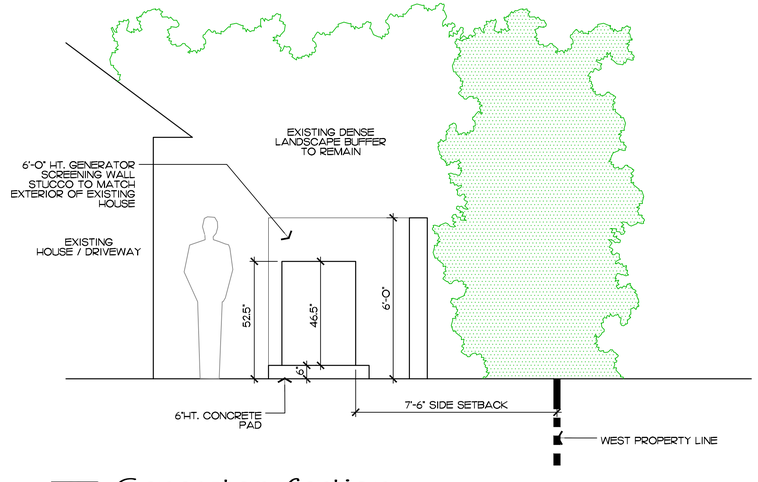


1 L3.0 Generator Section

NTS

NOTES:
- SCREENING WALL SHALL NOT EXCEED 6'-0" HEIGHT
- ANY EXISTING VEGETATION DAMAGED OR DESTROYED DURING CONSTRUCTION SHALL BE REPLACED





2 L3.0 Generator Section

NTS

NOT FOR CONSTRUCTION

Site Plan

SCALE: 3/8" = 1'-0"

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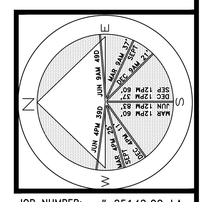
ARC-25-0064

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

Private Residence
230 Barton Ave
Town of Palm Beach
FL



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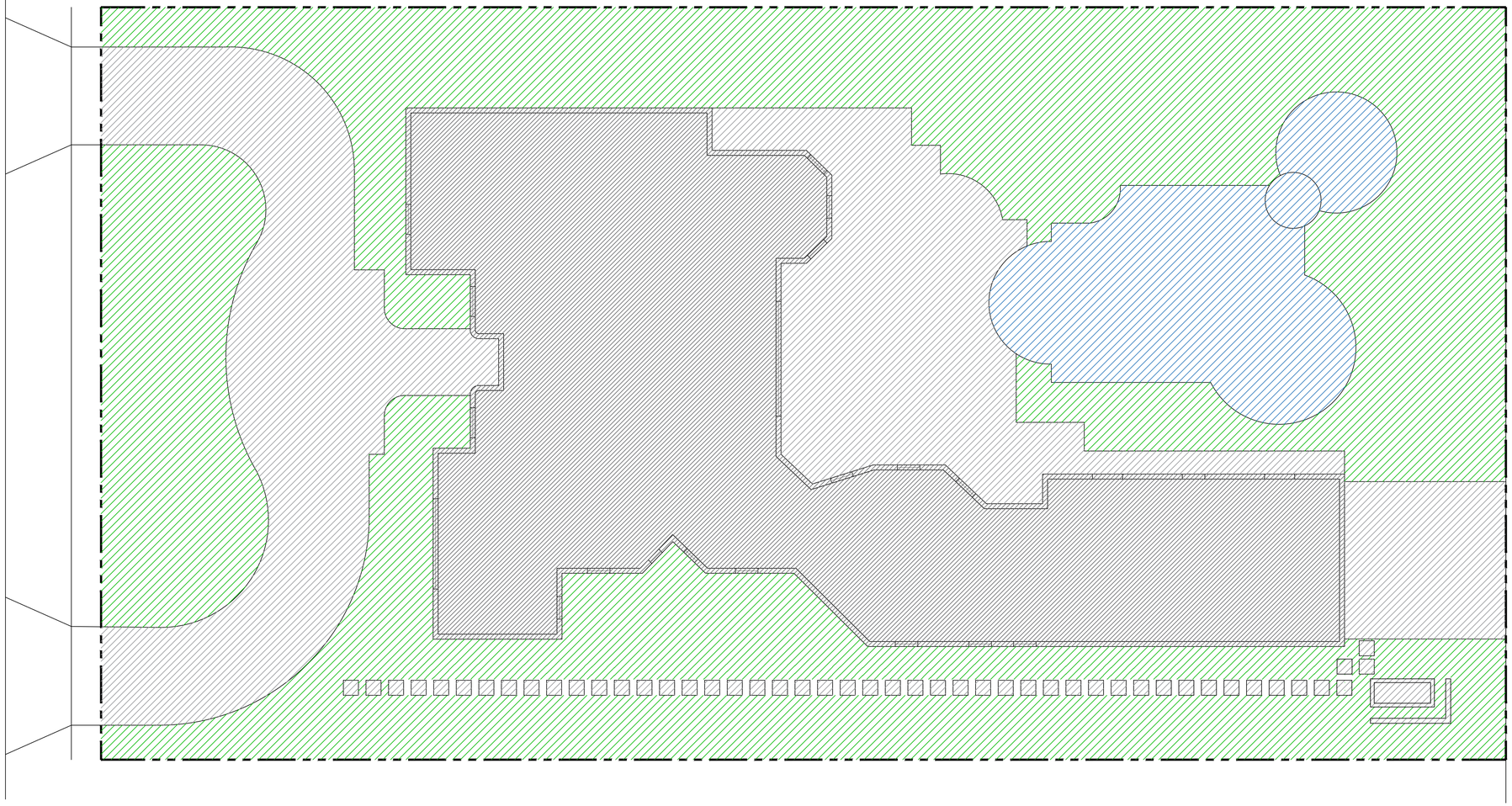
DRAWN BY: Alex Bugril

DATE: 08.26.2025

SHEET L3.0

BARTON AVENUE

REAR ALLEY



Proposed Lot Coverage Graphic

Proposed Site Data

DESCRIPTION	REQUIRED		PROPOSED	
LOT ZONE			R-B - LOW DENSITY RESIDENTIAL	
LOT AREA	10,000 S.F. MINIMUM		18,666 S.F.	
OPEN / PERMEABLE SPACE	MINIMUM 45%	8,399 S.F.	46.64%	8,707 S.F.
FRONT YARD LANDSCAPE	MINIMUM 40% OF FRONT YARD	1,000 S.F.	60.4%	1,510 S.F.
PERIMETER LANDSCAPE WITHIN 10' OF PROPERTY LINE	MINIMUM 50% OF REQ'D OPEN SPACE	4,199 S.F.	56.19%	4,720 S.F.

* 42.48 S.F. OF HARDSCAPE ADDED

Legend

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

NOT FOR CONSTRUCTION

Open Space Diagrams

SCALE IN FEET 0' 8' 16' 24'

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JOB NUMBER: # 25142.00 LA
DRAWN BY: Alex Bugrii
DATE: 08.26.2025

SHEET L3.1

64 sf.
AREA IN SQ.FT.

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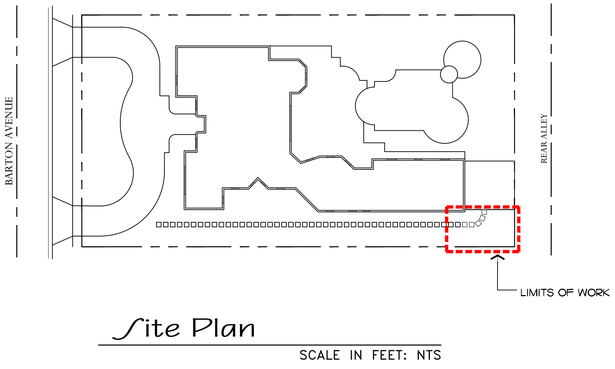
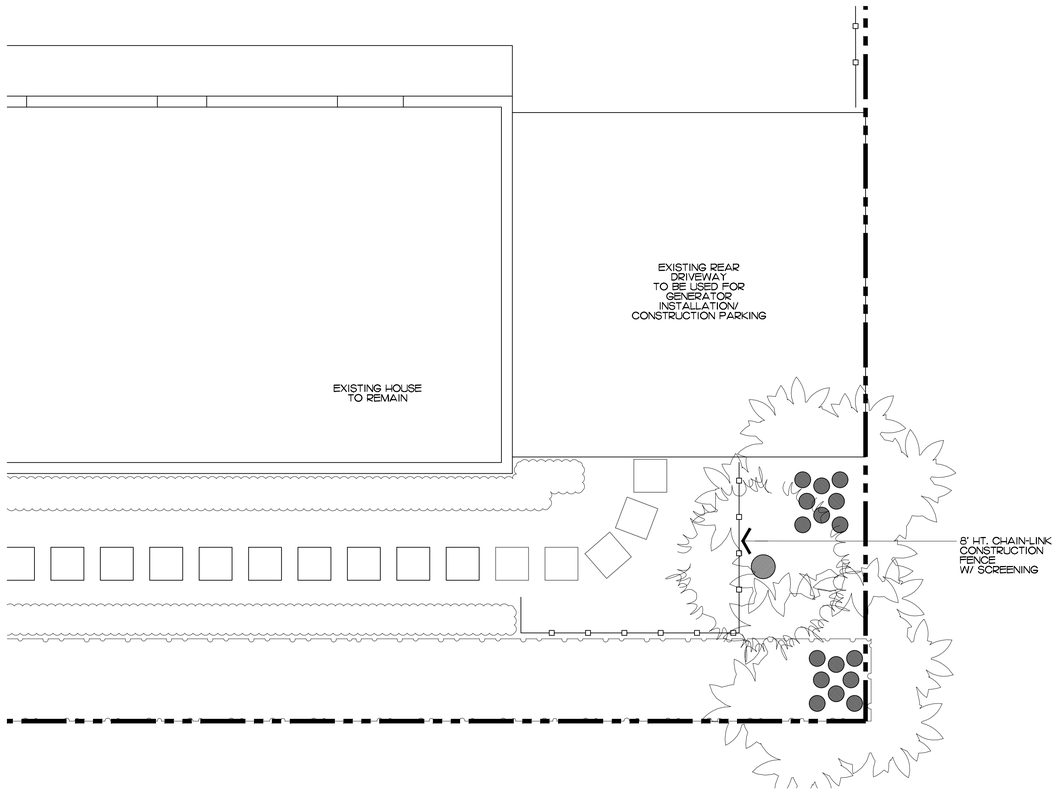


Site Plan

SCALE IN FEET: NTS



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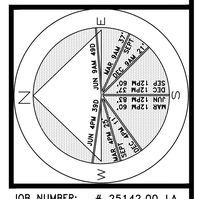

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DRAWN BY: Alex Bugril

DATE: 08.26.2025

SHEET L4.0

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ARC-25-0064

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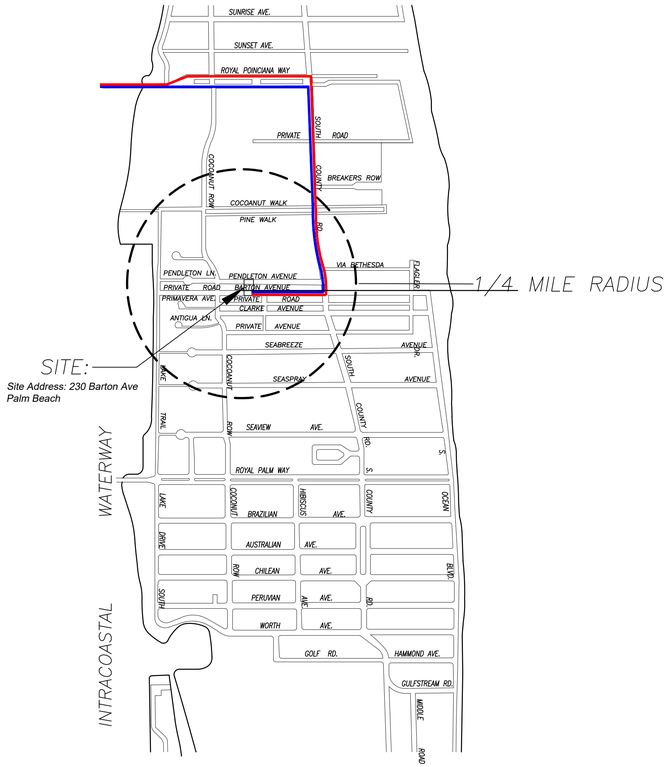
Construction Screening & Staging Plan

SCALE IN FEET 0' 8' 16' 24'



CONCEPTUAL CONSTRUCTION SCHEDULE

- OCT 29TH 2025 – ARCOM MEETING
- NOW 15TH 2025 – TOWN COUNCIL
- JAN 2026 – SUBMIT FOR PERMIT
- 1 MONTH –JAN 2026 – INSTALLATION OF GENERATOR & WALLS
- .5 MONTHS – FINAL INSPECTIONS
- +/–2 MONTHS – PROPOSED TOTAL CONSTRUCTION FOLLOWING BUILDING PERMIT

1 *PROPOSED TRUCK INGRESS / EGRESS ROUTES MAP*

SCHEDULE:

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

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

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

PROPOSED INGRESS TRUCK ROUTE

PROPOSED EGRESS TRUCK ROUTE

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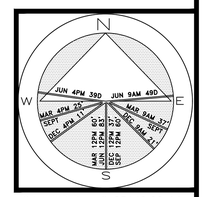

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SHEET L5.0

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Truck Logistics Plan

NOT TO SCALE

TOWN OF PALM BEACH

Information for Architectural Commission Meeting on: October 29, 2025

To: Architectural Commission

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

From: Planning, Zoning & Building

Re: ARC-25-0066 127 REEF RD. The applicant, 127 Reef Road Land Trust (Environment Design Group), has filed an application requesting Architectural Commission review and approval for a driveway replacement, installation of a terrace with sitewide landscape and hardscape modifications.

Date: 10/22/2025

ATTACHMENTS
- PZB Staff Report
- Letter of Intent
- Plans

STRATEGIC PLAN
Strategic Priorities:
Community Culture and Character

Strategic Focus Areas:
Quality of Life

FUNDING
No Fiscal Impact

ARC-25-0066 127 REEF RD. The applicant, 127 Reef Road Land Trust (Environment Design Group), has filed an application requesting Architectural Commission review and approval for a driveway replacement, installation of a terrace with sitewide landscape and hardscape modifications.

Property Owner: 127 Reef Road Land Trust
Professional: Environment Design Group

HISTORY:
The single-family residence at 127 Reef Rd was built in 2015. All recent permits on the property are limited to interior work.

THE PROJECT:
The applicant has submitted plans, entitled "Private Residence", as prepared by Environment Design Group, uploaded October 7, 2025.

The following is the scope of work for the Project:

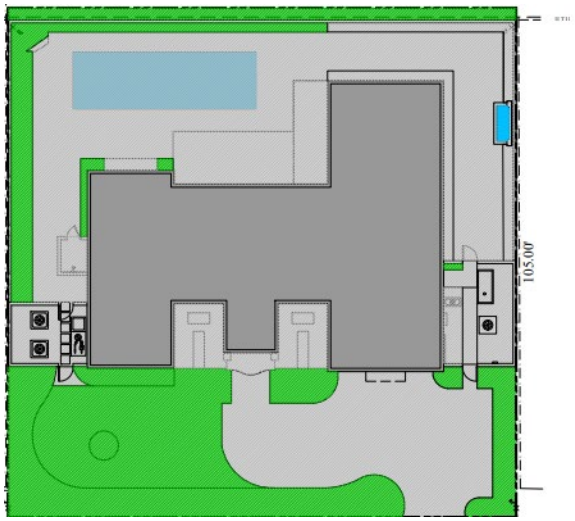
- Modifications to existing driveway including addition of a new curb cut.
- New rear terrace.
- Landscape and hardscape modifications.

Site Data			
Zoning District	R-B	**Future Land Use**	SINGLE-FAMILY
Lot Size	11,025 Sq. Ft.	**Flood Zone**	ZONE X
Landscape Open Space:	Required: 45% Existing: 24.6 Proposed: 45.5%	**Front Yard Landscape Open Space**	Required: 40% Existing 39.8 Proposed: 52.3%

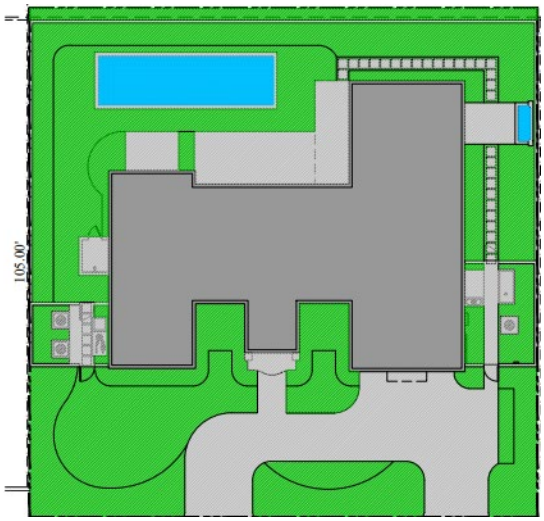
Surrounding Properties / Zoning	
North	210 Esplanade Way (Residence) / R-B
South	136 Reef Rd (Residence) / R-B
East	127 Reef Rd (Residence) / R-B
West	143 Reef Rd (Residence) / R-B

STAFF ANALYSIS:
The application at 127 Reef Road is for landscape and hardscape modifications across the entire property. In the front yard, the existing driveway and portions of surrounding landscape will be removed. A new curb cut is proposed to accommodate a reconfigured driveway, designed with Chattahoochee stone and a grey porcelain border. In the rear yard, the existing artificial turf will be replaced with sod, and the terrace will be extended with adjacent stepping stones. New plantings are proposed throughout the site. The overall modifications

will bring the property into compliance with required open space regulations.



Existing Site Plan



Proposed Site Plan

CONCLUSION:

Approval of the project will require one (1) separate motion to be made by the Architectural Commission:

1. for the overall design of the project in accordance with Sec. 18-205 criteria, subject to any imposed conditions.

WRB:JGM:SCP

ENVIRONMENT
DESIGN
GROUP

Land Planning
Landscape Architecture
Landscape Management

August 08, 2024

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

ATTN: *ARCOM Staff*
Re: 127 Reef Road - Landscape Architecture
Our Ref # 21111.00 LA
ARC-25-0066

LETTER OF INTENT

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

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

The proposed changes include:

- Extension of existing driveway with additional curb cut
- New rear terrace and walkway
- Removal of rear turf lawn and hardscape
- New Landscape

The attached plan reflects the above-outlined revisions.

If there are any questions regarding this project, please feel free to reach out to our office.
Thank you for your assistance.

Dustin Mizell, MLA RLA #6666784
Environment **D**esign **G**roup

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

Scope of Work

* Extension of existing driveway with additional curb cut
* New rear terrace and walkway
* Removal of rear turf lawn and hardscape
* New Landscape

ENVIRONMENT DESIGN GROUP
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Dustin@environmentdesigngroup.com

Private Residence
127 Reef Road
Town of Palm Beach

F L O R I D A

Application #:
ARC-25-0066
Second Submittal

Sheet Index

Cover Sheet
Survey
Location Map and Zoning Legend
L1.0 - Existing Site Photos Exhibit
L2.0 - Existing Conditions Inventory Plan
L2.1 - Demolition Plan
L3.0 - Site Plan
L4.0 - Landscape Plan
L4.1 - Plant Schedule
L5.0 - Open Space Diagram
L6.0 - Rendered Landscape Plan
L6.1Rendered Landscape Elevations
L6.2 - Rendered Landscape Elevations
L7.0 - Front Door Lighting Facade
L8.0 - Construction Screening Plan
L8.1 - Construction Staging Plan
L8.2 - Truck Logistics

Landscape Legend

PROPERTY ADDRESS:		
LOT AREA (SQ FT)	11,025 S.F	
	REQUIRED	PROPOSED
LANDSCAPE OPEN SPEACE (LOS) (SQ FT AND %)	4,961 S.F	5,024 S.F
LOS TO BE ALTERED (SQ FT AND %)	NA	NA
PERIMTETER LOS (SQ FT AND %)	1,900 S.F	2,951 S.F
FRONT YARD LOS (SQ FT AND %)	1,050 S.F	1,373 S.F
NATIVE TREES %	30% (NUMBER OF TREES)	NA
NATIVE SHRUBS & VINES %	30% (NUMBER OF SHRUBS & VINES)	34.9%
NATIVE GROUNDCOVER %	30% (GROUNDCOVER AREA)	33.0%

Design Team/Consultants

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

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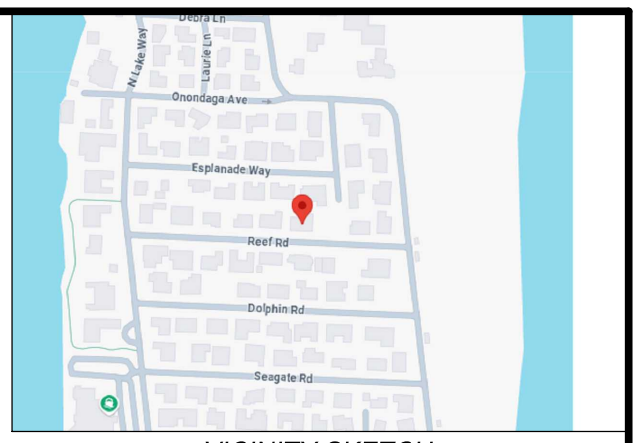


VICINITY SKETCH
(NOT TO SCALE)

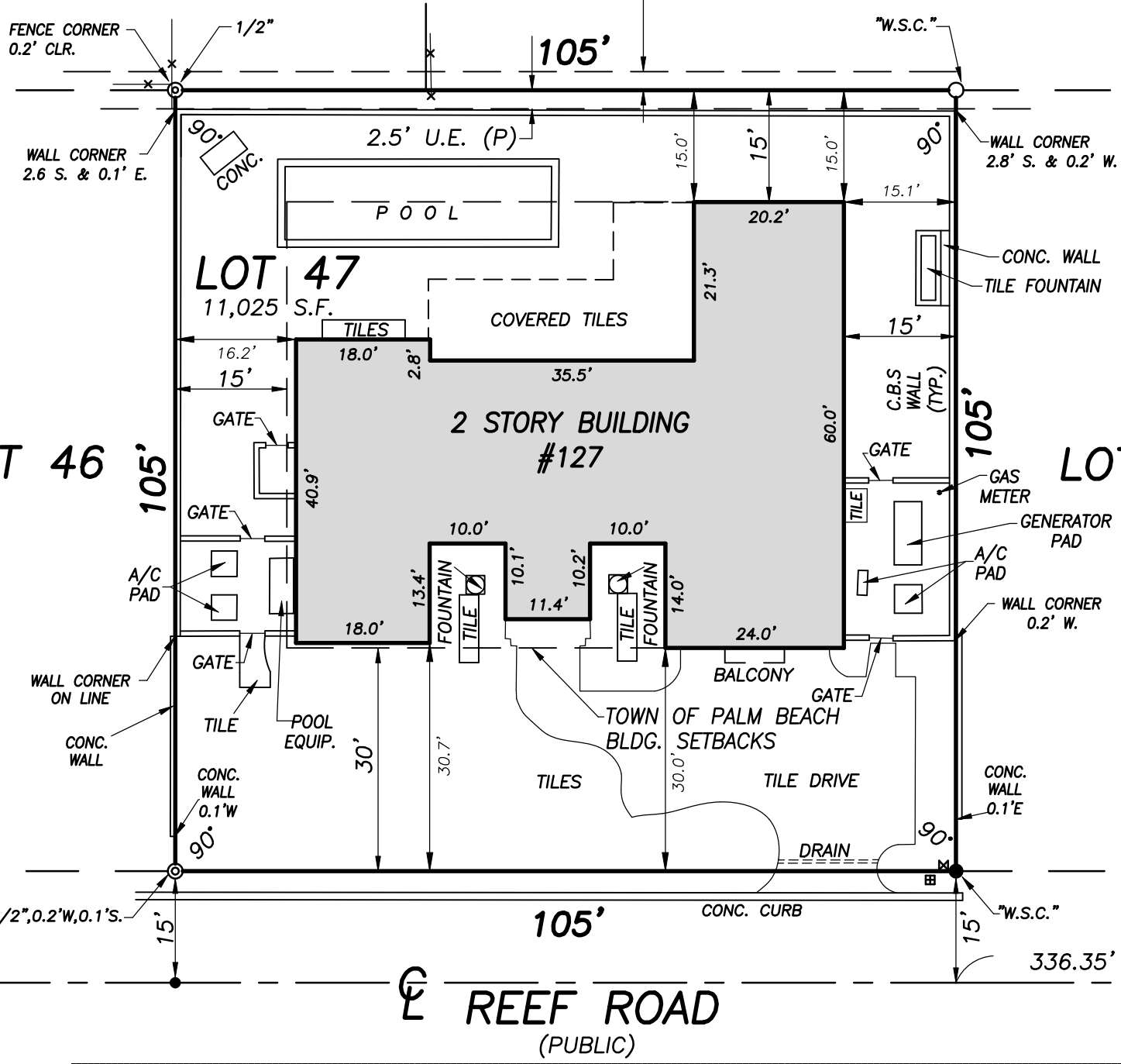
ESPLANADE ESTATES

(P.B. 12, PG.13)

LOT 19

LOT 18

2.5' U.E. (P.B. 12, PG.13)



℄ REEF ROAD
(PUBLIC)

℄ N. OCEAN BLVD.

SCALE: 1"=20'

TITLE COMMITMENT REVIEW

CLIENT: Jack B. Owen, Jr., Trustee of the 127 Reef Road Land Trust dated January 7, 2025		COMMITMENT NO. : 1596562	DATE:12/20/2024			
REVIEWED BY: JAMES G. PEDEN, JR.		JOB NO. : 231969-SE				
B2 ITEM NO.	**DOCUMENT**	**DESCRIPTION**	**AFFECTS AND PLOTTED**	**AFFECTS AND NOT PLOTT-ABLE**	**DOES NOT AFFECT**	**NOT A SURVEY MATTER**
1-4	N/A	Standard Exceptions				●
5	PB 20 , PG 39	All Matters contained on the Plat of North Shore Addition to Palm Beach	●			
6	DB 22 , PG 125	Easement in favor of West Palm Beach Telephone Company			●	
6a	DB 124 , PG 430	Transferred to Southern Bell Telephone & Telegraph Company				●

REVISIONS:

01/17/25 – TITLE COMMITMENT REVIEW – B.H./D.P.S.
12/26/24 SURVEY UPDATE – 231969–SE – E.G./D.P.S.
RECERTIFY B.H.
08/05/20 SURVEY & TIE IN FINAL J.O./J.P. 10–1244.15 PB 298/57
04/14/18 SURVEY & TIE–IN UPDATE J.C./S.W. 10–1244.13 PB256/59
12/24/14 FINAL SURVEY T.S./N.I. 10–1244.12 PB191/54
08/21/13 TIE BEAM EL. C.E./J.P. 10–1244.11 PB161/12
08/09/13 POOL F.B. TIE IN B.M./J.P. 10–1244.10 PB162/2
08/05/13 TIE–BEAM EL'S. B.M./R.C. 10–1244.9 PB158/49
07/15/13 U/C TIE IN & EL. C.K./J.P. 10–1244.8 PB155/75
07/09/13 FORMBOARD TIE–IN B.M./M.B. 10–1244.7 PB158/11
06/30/13 FORMBOARD TIE–IN J.P./M.B. 10–1244.6 PB156/50
06/19/13 U/C TIE–IN & EL. B.M./J.P. 10–1244.6 PB155/40
06/10/13 FORMBOARD TIE–IN C.E./M.B. 10–1244.5 PB152/80
05/14/13 TITLE REVIEW M.B. 08–1231.24

WALLACE SURVEYING CORP. LICENSED BUSINESS # 8598
5553 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 * (561) 640-4551

FIELD:	R.C.	JOB NO.:	10–1244	F.B. PB119 PG.	76
OFFICE:	M.B.	DATE:	10/07/10	DWG. NO.	10–1244
C'K'D:	C.W.	REF:	10–1244.DWG	SHEET 2	OF 2

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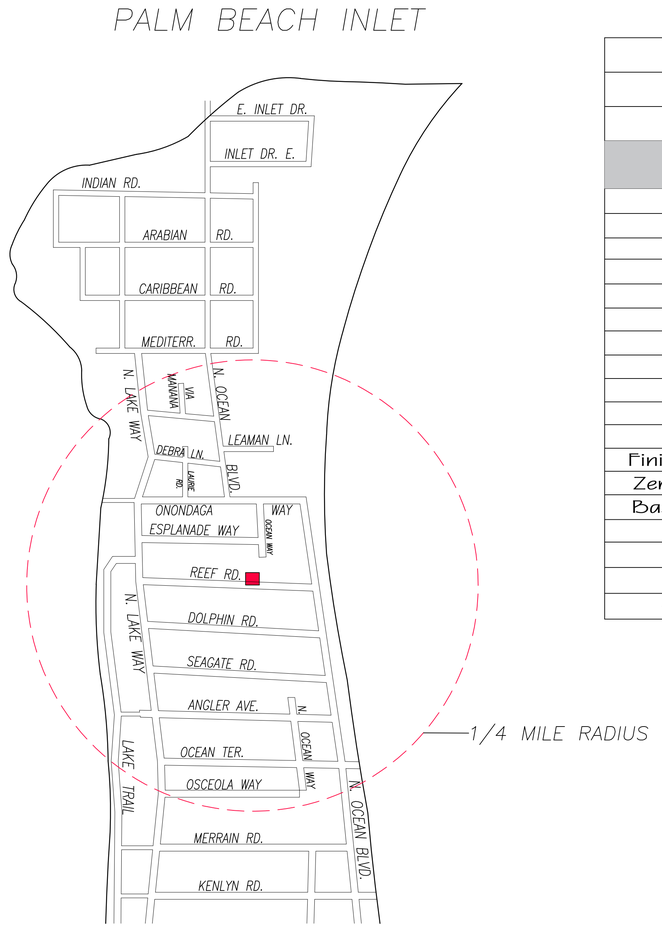
Landscape Architecture
Land Planning
Landscape Management
Dustin M. Mizell, MLA RLA #6666784
Dustin@environmentdesigngroup.com

Private Residence
127 Reef Road
Town of Palm Beach

Vicinity/Location Map



Aerial View



Zoning Legend

Property Address:	127 Reef Road
Zoning District:	R-B Low Density Residential
Structure Type:	

	Required/Allowed	Existing	Proposed
Lot Size:	<20,000 SF	11,025 SF	11,025 SF
Lot Depth:	FT	105 FT	105 FT
Lot Width:	FT	105 FT	105 FT
Lot Coverage:	N/A	N/A	N/A
Front Yard Setback:	N/A	N/A	N/A
Side Yard Setback (1st Story):	N/A	N/A	N/A
Side Yard Setback (2nd Story):	N/A	N/A	N/A
Rear Yard Setback:	N/A	N/A	N/A
Angle of Vision:	N/A	N/A	N/A
Building Height:	N/A	N/A	N/A
Overall Building Height:	N/A	N/A	N/A
Finish Floor Elevation (FFE) (NAVD):	N/A	N/A	N/A
Zero Datum for Pt of Measurement:	N/A	N/A	N/A
Base Flood Elevation (BFE) (NAVD)	NAVD	NAVD	NAVD
Landscape Open Space (LOS):	4,961 SF 45%	2,717 SF 24.6%	5,017 SF 45.5%
Perimeter LOS:	1,900 SF 50%	1,512 SF 39.8%	2,951 SF 77.6%
Front Yard LOS:	1,050 SF 40%	1,535 SF 58.5%	1,373 SF 52.3%
Native Plant Species Percentage:	N/A	N/A	N/A

NOT FOR CONSTRUCTION



Driveway Entrance/South Facade



Inside Perimeter Hedge Facing West



West Property Line Facing North



North Property Line Facing East



North Property Line Facing West



East Property Line Facing South

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FLORIDA

JOB NUMBER: # 25111.00 LA
DRAWN BY: Kerlinaelle Dorinvil
DATE: 10.06.2025

SHEET L1.0

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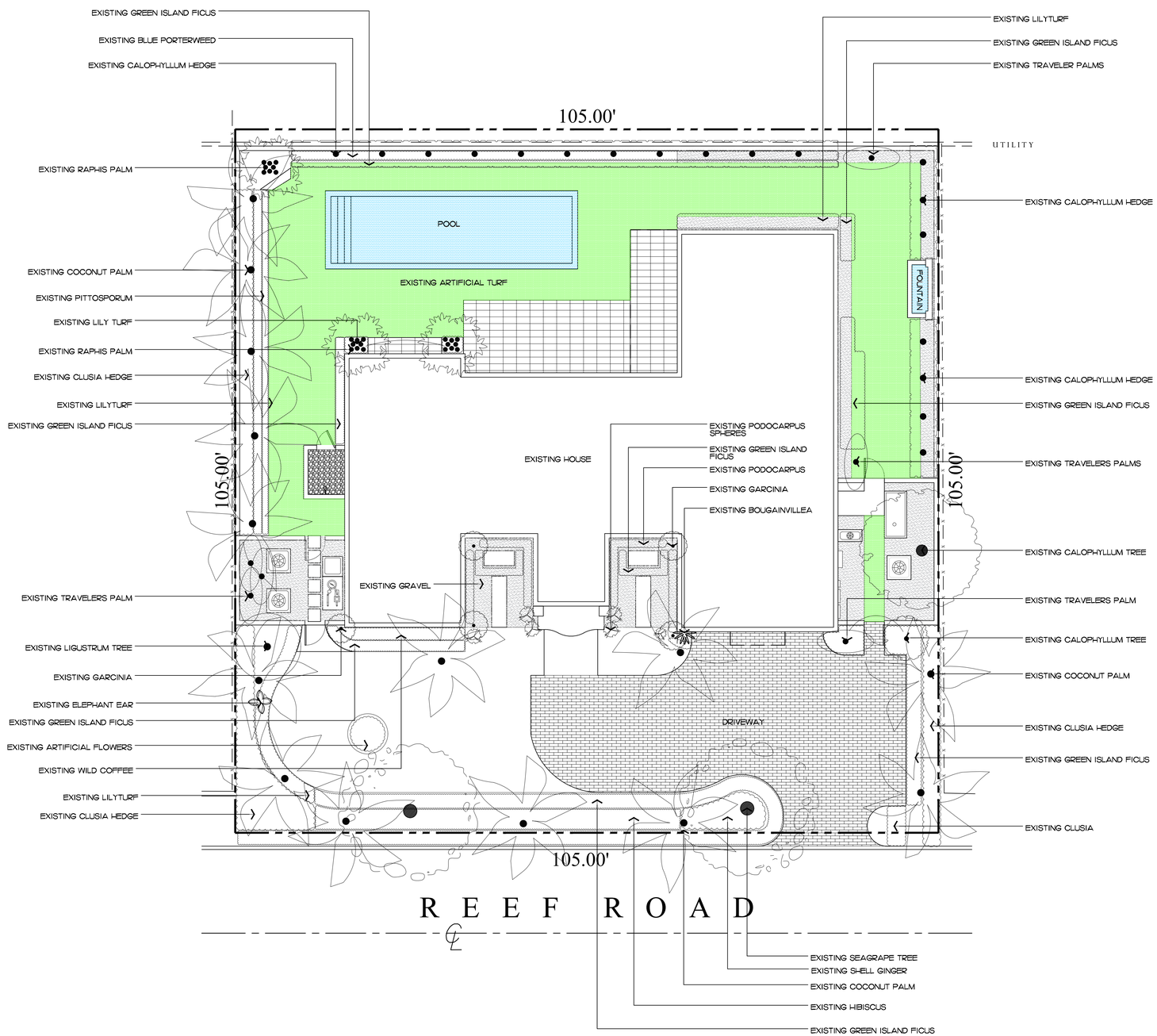
Existing Site Photos Exhibit



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FLORIDA

JOB NUMBER: # 25111.00 LA
DRAWN BY: Kerlinaelle Dorinvil
DATE: 07.18.2025

SHEET L2.0

NOT FOR CONSTRUCTION

Existing Conditions / Inventory Plan

SCALE IN FEET 0' 8' 16' 24'

64 sf.
AREA IN SQ.FT.

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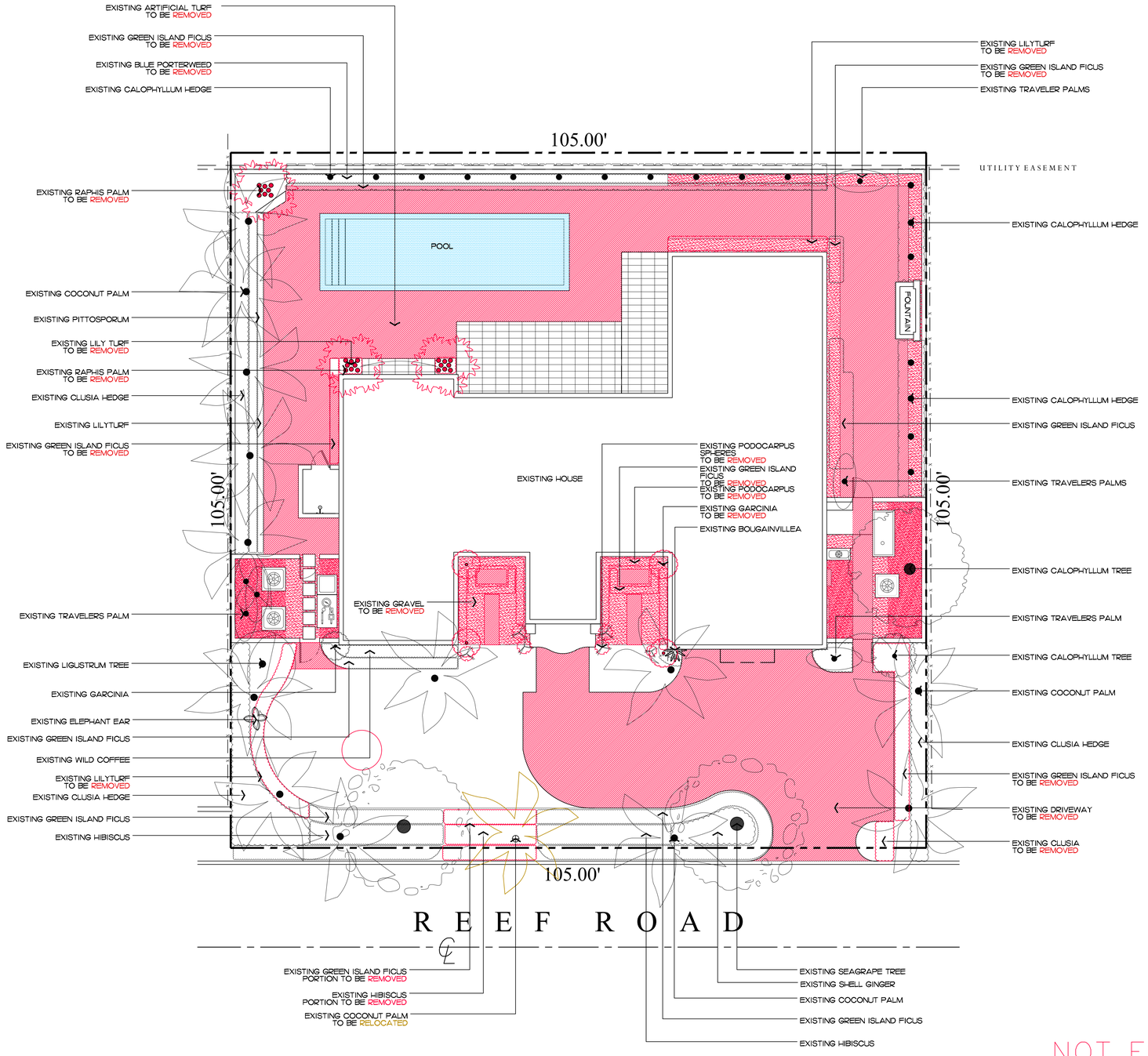

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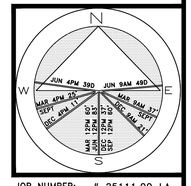

JOB NUMBER: # 25111.00 LA
DRAWN BY: Kerlinaelle Dorinvil
DATE: 10.06.2025

SHEET L2.1

64 sf.
AREA IN SQ.FT.

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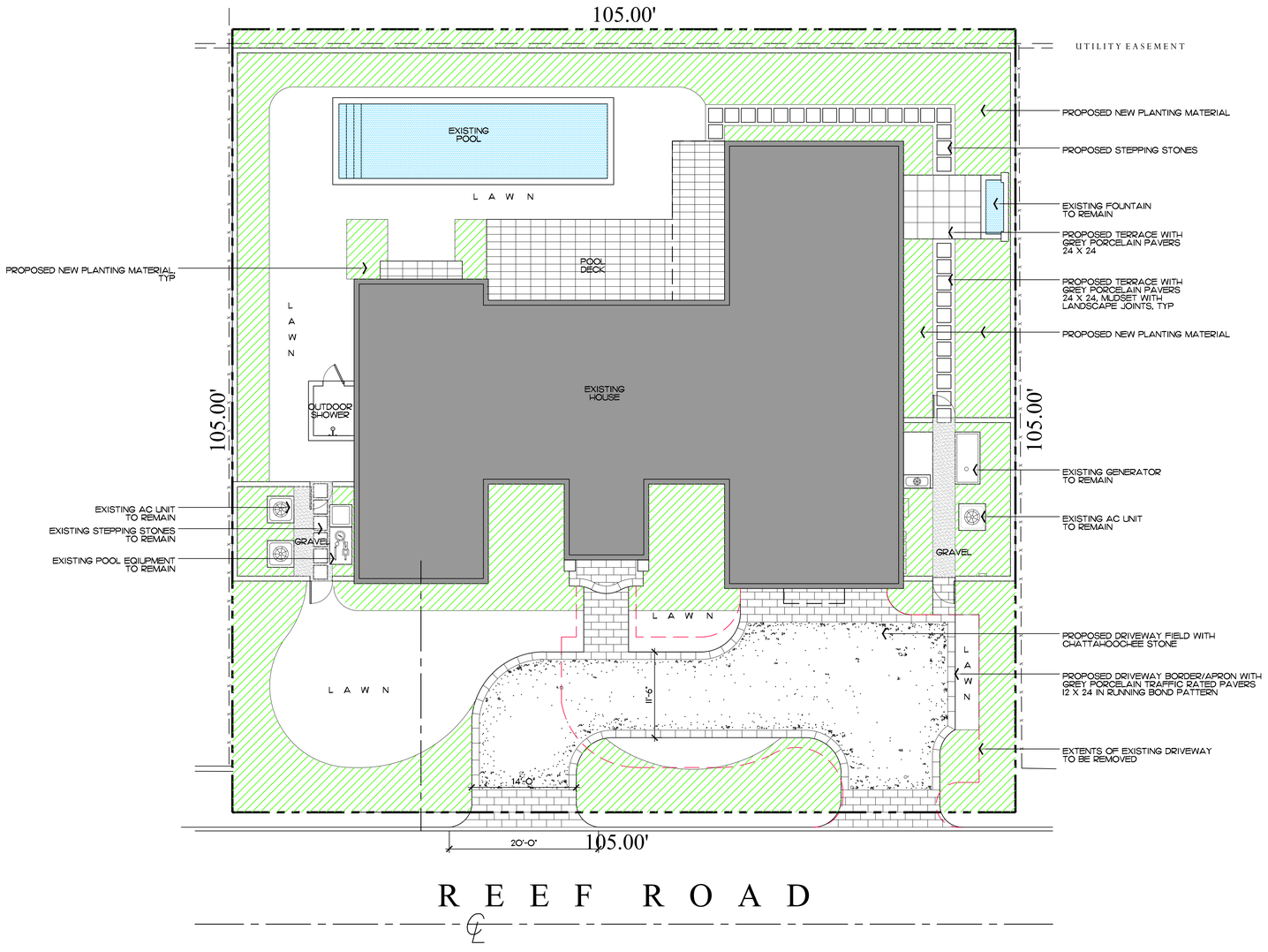
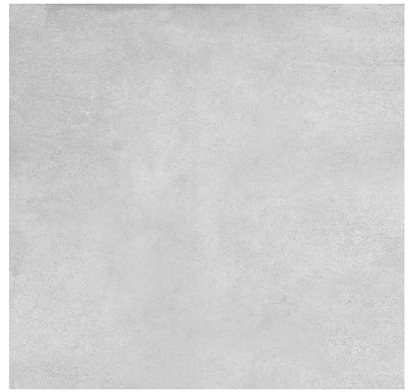
Demolition Plan

SCALE IN FEET 0' 8' 16' 24'



R E E F R O A D



PROPOSED DRIVEWAY BORDER/APRON:
GREY PORCELAIN TRAFFIC RATED PAVERS
12 X 24 IN RUNNING BOND PATTERN



PROPOSED DRIVEWAY FIELD:
CHATTAHOOCHEE STONE

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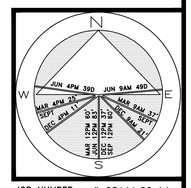

JOB NUMBER: # 25111.00 LA
DRAWN BY: Kerlinaelle Dorinvil
DATE: 10.06.2025
09.15.2025

SHEET L3.0

64 sf.
AREA IN SQ.FT.

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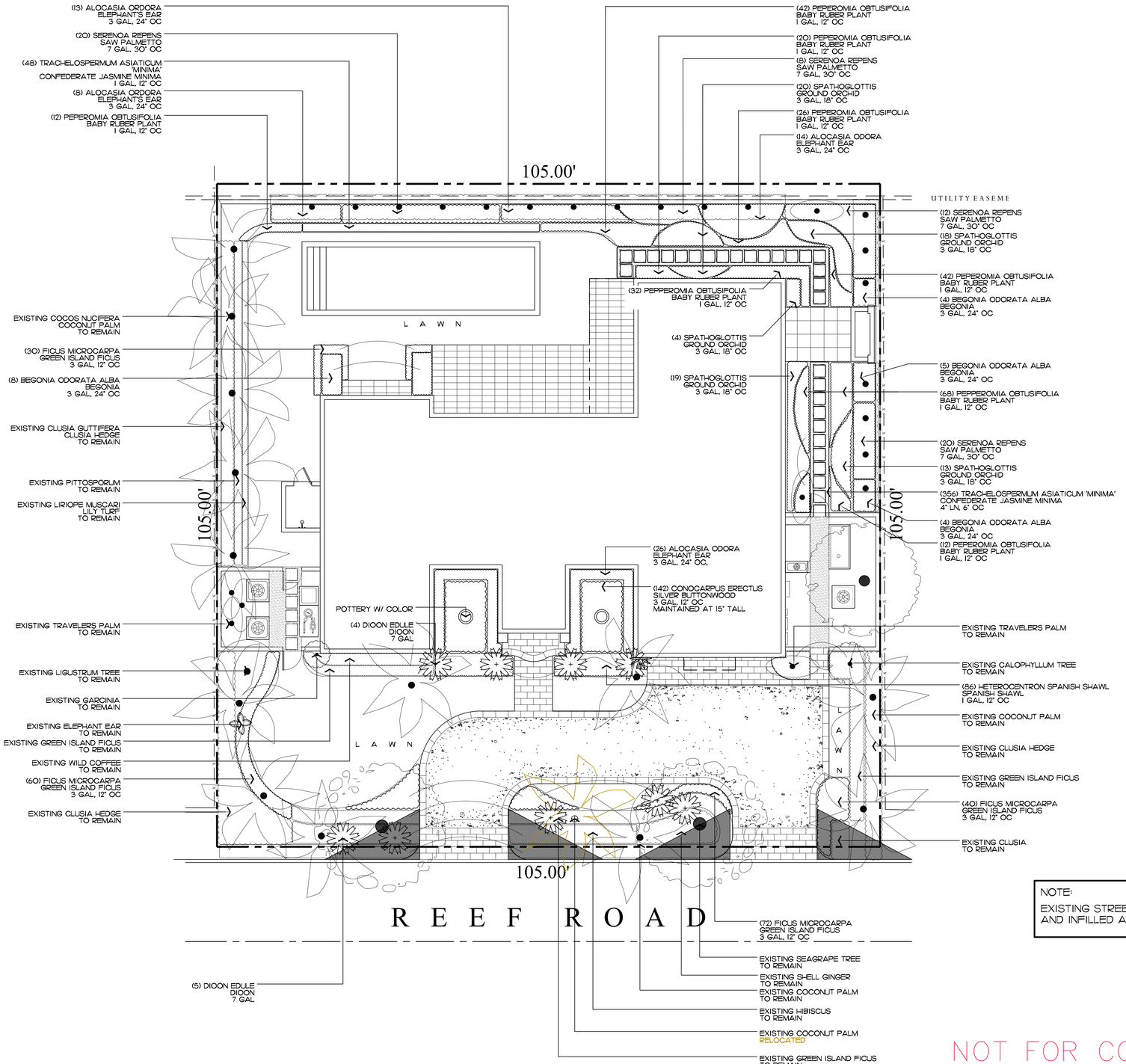
Site Plan
SCALE IN FEET 0' 8' 16' 24'



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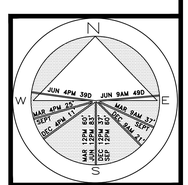

JOB NUMBER: # 25111.00 LA
DRAWN BY: Kerlinaelle Dorinvil
DATE: 09.24.2025

NOTE:
EXISTING STREETSCAPE TO BE PRESERVED AND INFILLED AS NEEDED.

SHEET L4.0

64 sf.
AREA IN SQ.FT.

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Landscape Plan

SCALE IN FEET 0' 8' 16' 24'

Groundcovers

SYMBOL/KEY	PLANT NAME	QTY.	DESCRIPTION	NATIVE
	TRACHELOSPERMUM ASIATICUM 'MINIMA' CONFEDERATE JASMINE MINIMA	356 50	4" LN, 6" OC 1 GAL, 12" OC	NO
	PEPEROMIA OBTUSIFOLIA BABY RUBER PLANT	242	1 GAL, 12" OC	YES
	HETEROCENTRON SPANISH SHAWL SPANISH SHAWL	86	1 GAL, 12" OC	NO
	TOTAL: NATIVE SPECIES:	734 242 (33.0%)		

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

PROPERTY ADDRESS:		
LOT AREA (SQ FT)	11,025 S.F	
	REQUIRED	PROPOSED
LANDSCAPE OPEN SPEACE (LOS) (SQ FT AND %)	4,961 S.F	5,024 S.F
LOS TO BE ALTERED (SQ FT AND %)	NA	NA
PERIMTETER LOS (SQ FT AND %)	1,900 S.F	2,951 S.F
FRONT YARD LOS (SQ FT AND %)	1,050 S.F	1,373 S.F
NATIVE TREES %	30% (NUMBER OF TREES)	NA
NATIVE SHRUBS & VINES %	30% (NUMBER OF SHRUBS & VINES)	34.9%
NATIVE GROUNDCOVER %	30% (GROUNDCOVER AREA)	33.0%

Shrubs & Vines

SYMBOL/KEY	PLANT NAME	QTY.	DESCRIPTION	NATIVE
	SERENOA REPENS SAW PALMETTO	60	7 GAL, 30" OC	YES
	ALOCASIA ODORA ELEPHANT EAR	61	3 GAL, 24" OC	NO
	SPATHOGLOTTIS GROUND ORCHID	74	3 GAL, 18" OC	NO
	BEGONIA ODORATA ALBA BEGONIA	21 12	3 GAL, 24" OC 1 GAL, 12" OC	NO
	DIOON EDULE DIOON	9	7 GAL	NO
	FICUS MICROCARPA GREEN ISLAND FICUS	202	3 GAL, 12" OC	NO
	CONOCARPUS ERECTUS SILVER BUTTONWOOD	142	3 GAL, 12" OC, MAINTAINED AT 15" TALL	YES
	TOTAL: NATIVE SPECIES:	581 202 (34.9%)		

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DRAWN BY: Kerlinaelle Dorinvil
DATE: 10.06.2025

SHEET L4.1

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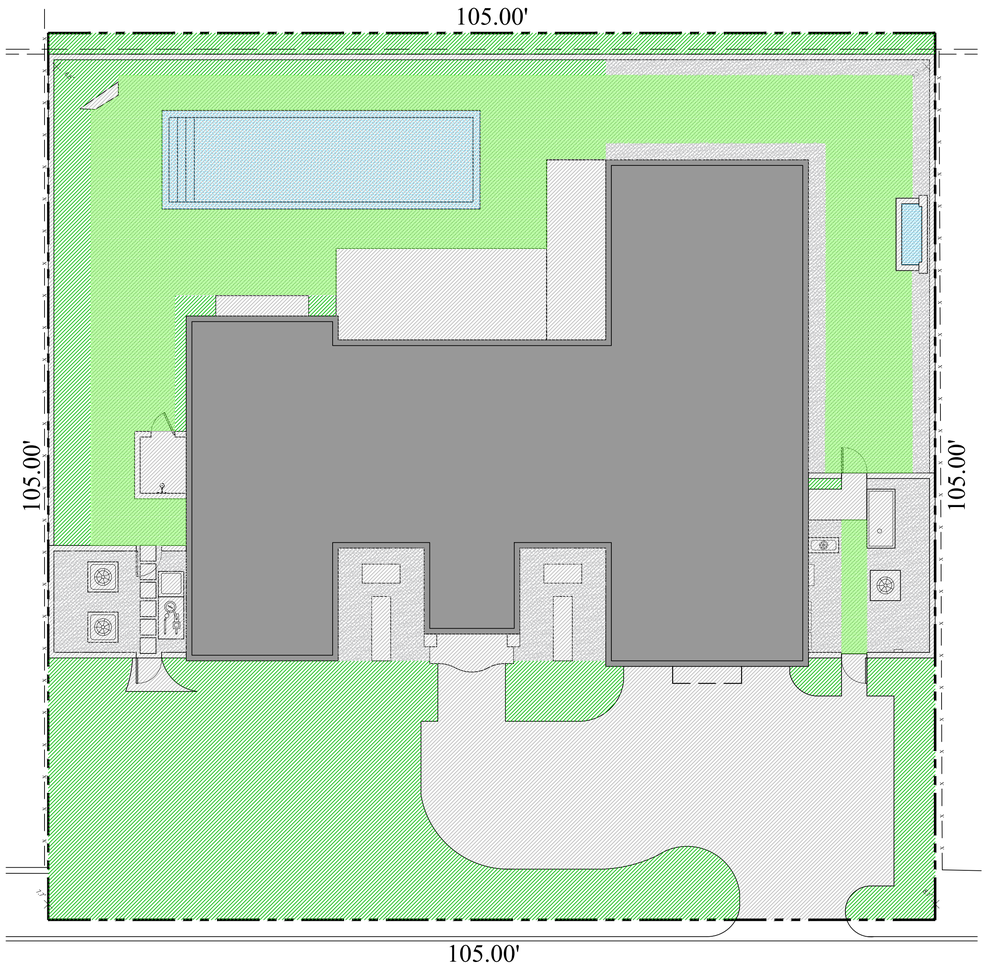
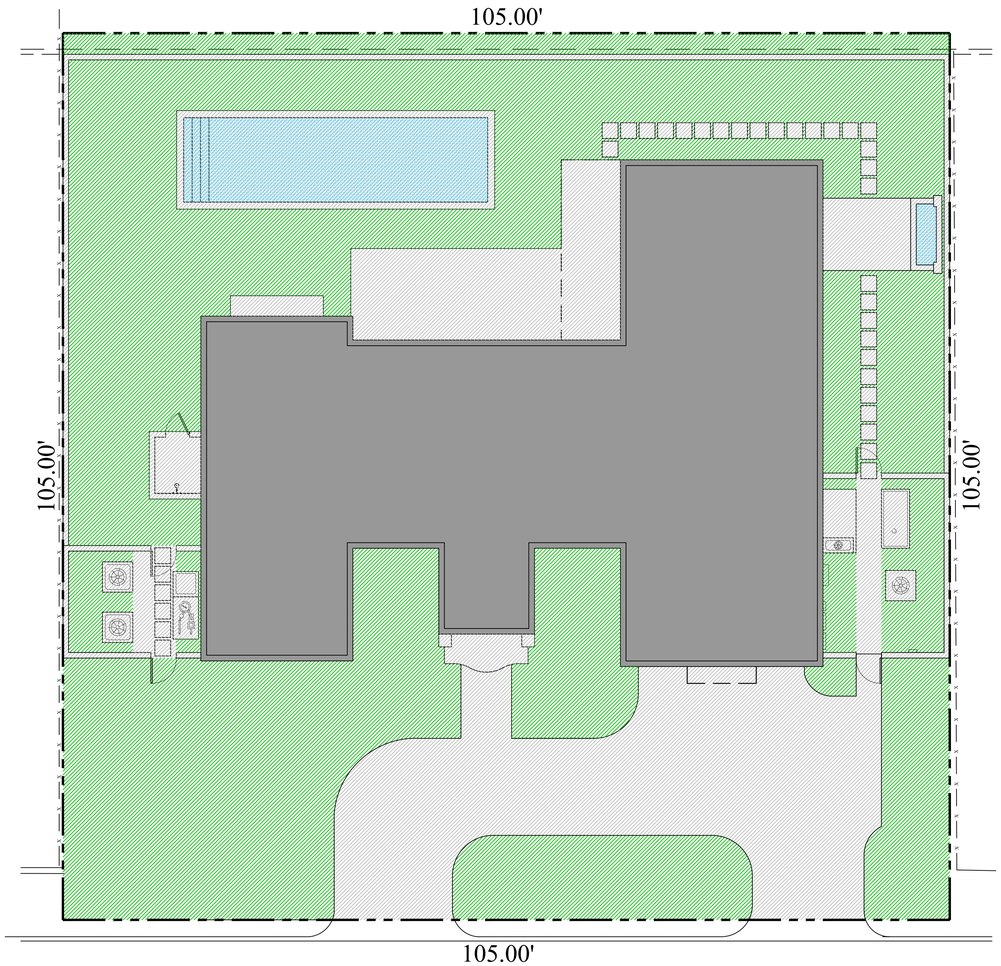
Plant Schedule





Existing Lot Coverage Graphic

Existing Site Data

DESCRIPTION	REQUIRED		EXISTING	
LOT ZONE			R-B - LOW DENSITY RESIDENTIAL	
LOT AREA	10,000 S.F. MINIMUM		11,025 S.F.	
OPEN / PERMEABLE SPACE	MINIMUM 45%	4,961 S.F.	24.6%	2,717 S.F.
FRONT YARD LANDSCAPE	MINIMUM 40% OF FRONT YARD	1,050 S.F.	58.5%	1,535 S.F.
PERIMETER LANDSCAPE WITHIN 10' OF PROPERTY LINE	MINIMUM 50% OF REQ'D OPEN SPACE	1,900 S.F.	39.8%	1,512 S.F.

Legend

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

Proposed Lot Coverage Graphic

Proposed Site Data

DESCRIPTION	REQUIRED		PROPOSED	
LOT ZONE			R-B - LOW DENSITY RESIDENTIAL	
LOT AREA	10,000 S.F. MINIMUM		11,025 S.F.	
OPEN / PERMEABLE SPACE	MINIMUM 45%	4,961 S.F.	45.6%	5,024 S.F.
FRONT YARD LANDSCAPE	MINIMUM 40% OF FRONT YARD	1,050 S.F.	52.3%	1,373 S.F.
PERIMETER LANDSCAPE WITHIN 10' OF PROPERTY LINE	MINIMUM 50% OF REQ'D OPEN SPACE	1,900 S.F.	77.6%	2,951 S.F.

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Open Space Diagrams

SCALE IN FEET 0' 8' 16' 24'

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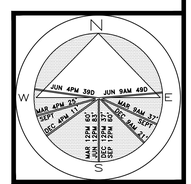

JOB NUMBER: # 25111.00 LA
DRAWN BY: Kerlinaelle Dorinvil

DATE: 09.10.2025

SHEET L5.0

64 sf.

AREA IN SQ.FT.



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JOB NUMBER: # 25111.00 LA
DRAWN BY: Kerlinaelle Dorin
DATE: 10.06.2025

SHEET L6.0

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Rendered Landscape Plan

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



North Elevation (Existing/Undisturbed)

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



South Elevation

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

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127 Reef Road
Town of Palm Beach
FLORIDA

JOB NUMBER: # 25111.00 LA
DRAWN BY: Adam Mills
Kerlinaelle Dorin
DATE: 10.06.2025

SHEET L6.1

NOT FOR CONSTRUCTION

Rendered Landscape Elevations

SCALE IN FEET



East Elevation (Existing/Undisturbed)

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



West Elevation (Existing/Undisturbed)

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

ENVIRONMENT DESIGN GROUP
139 North County Road SR20-B Palm Beach, Fl 33480
Phone 561.832.4600 Mobile 561.315.4424
Landscape Architecture
Land Planning
Landscape Management
Dustin M. Mizell, MLA, RLA #6666784
Dustin@environmentdesigngroup.com

Private Residence
127 Reef Road
Town of Palm Beach
FLORIDA

JOB NUMBER: # 25111.00 LA
DRAWN BY: Kerlinaelle Dorinvil

DATE: 10.06.2025

SHEET L6.2

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

NOT FOR CONSTRUCTION

Rendered Landscape Elevations



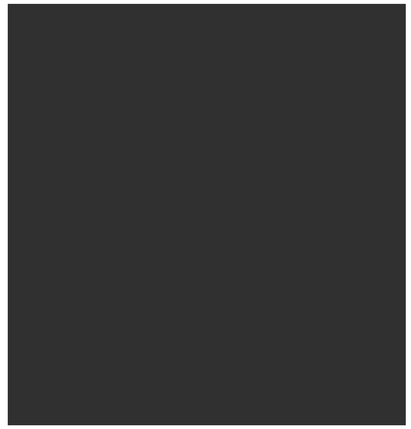
Existing Front Door



Proposed Front Door



AWNING FABRIC: SUNBRELLA, PAXTON DEW



FRONT DOOR PAINT COLOR TO MATCH EXISTING SHUTTERS
BENJAMIN MOORE "BLACK"

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Front Door Color and Awning

NOTE:
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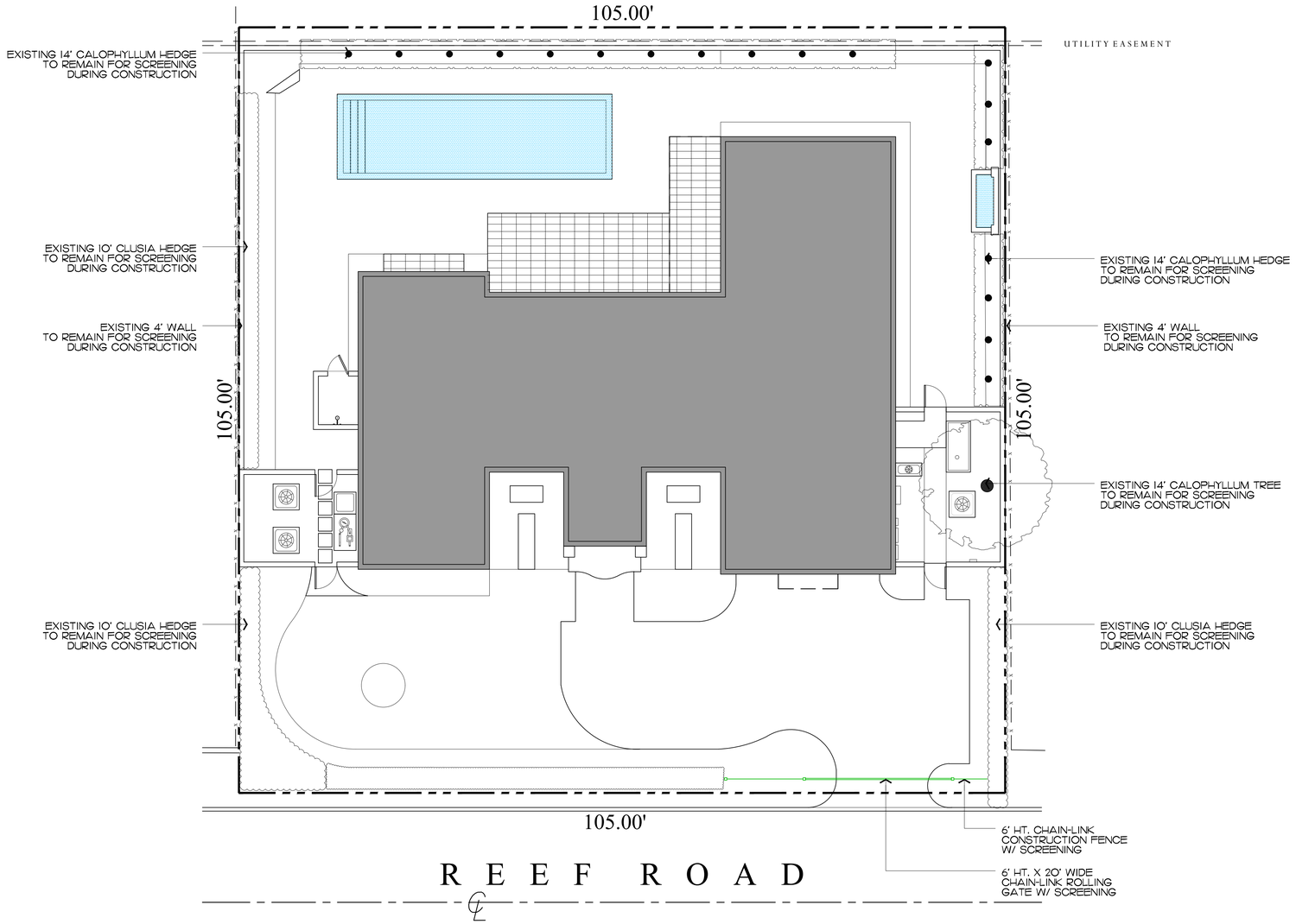

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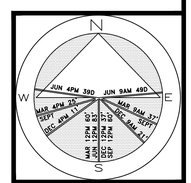

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Construction Screening

SCALE IN FEET 0' 8' 16' 24'

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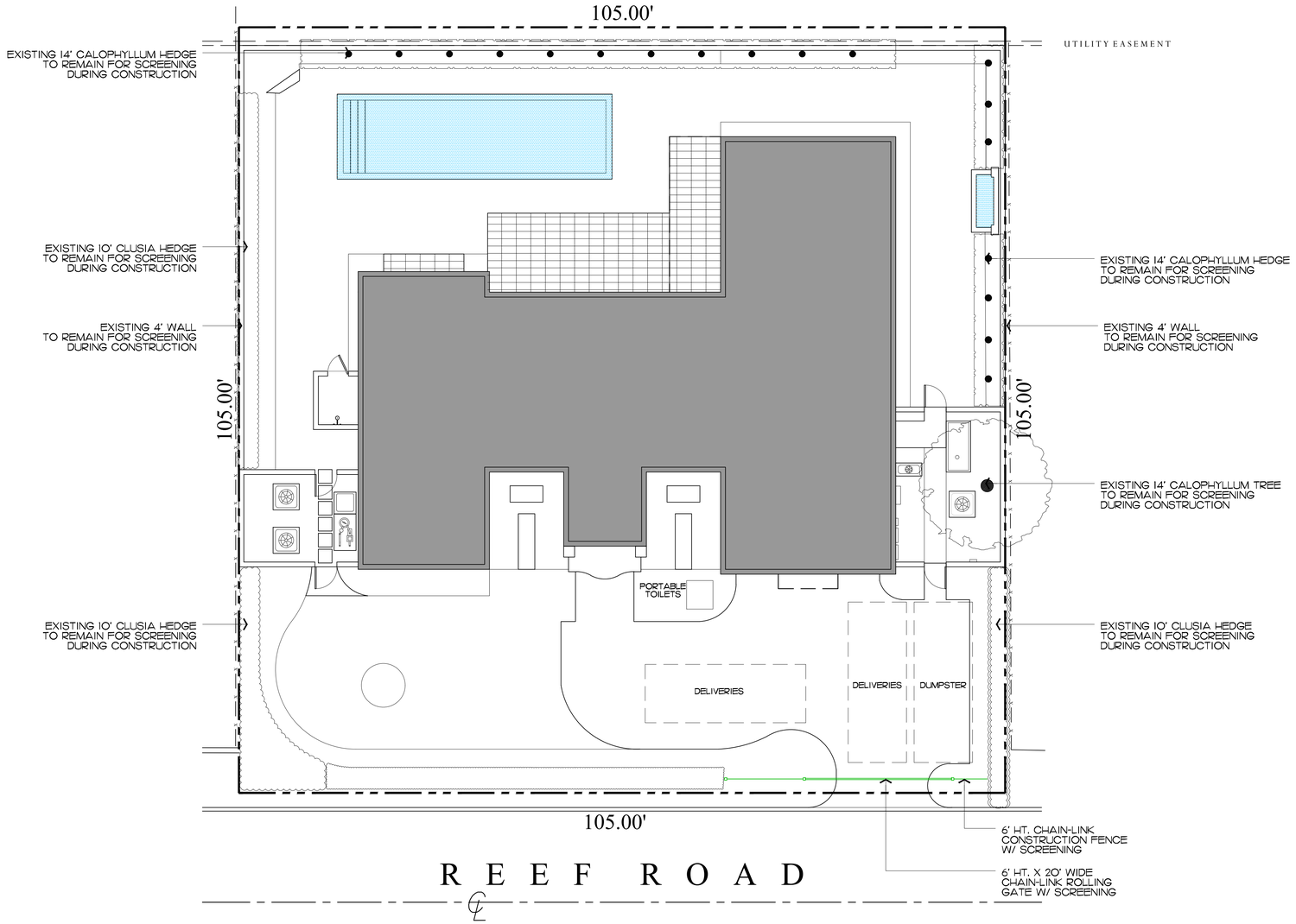

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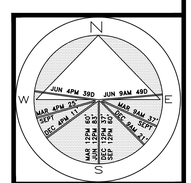

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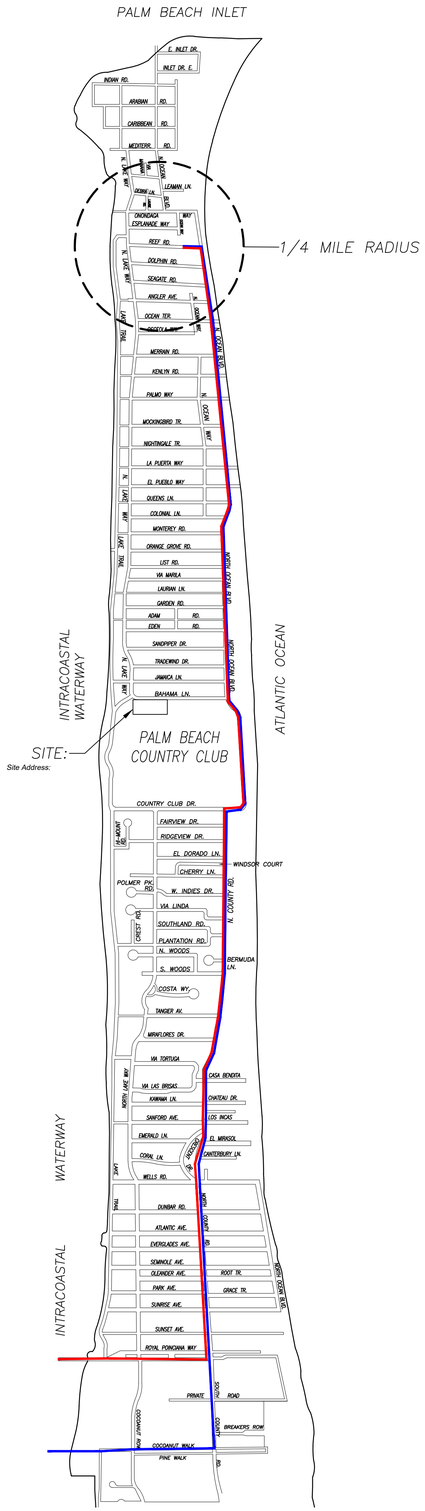
Construction Staging Plan

SCALE IN FEET 0' 8' 16' 24'



CONCEPTUAL CONSTRUCTION SCHEDULE

- JUL 1TH 2023 – ARCOM MEETING
- JUL 15TH 2023 – TOWN COUNCIL
- OCT–NOV 2023 – SUBMIT FOR PERMIT

- 1 MONTH –DEC 2023 – MOBILIZATION & DEMOLITION OF EXISTING STRUCTURES
- 2 MONTHS – SITE/BUILDING PREPARATION
- 1.5 MONTHS – FOUNDATION
- 2.5 MONTHS – BLOCK DELIVERIES & CONC. POURS
- 1 MONTH – ROOF TRUSS DELIVERY AND SET TRUSSES
- 1.5 MONTHS – WINDOW/DOOR DELIVERIES AND INSTALLATION
- .5 MONTH – DRY–IN
- 1.5 MONTHS – INTERIOR FRAMING
- 2 MONTHS – ROUGH–IN
- .5 MONTH – DRY WALL
- 6 MONTHS – FINISHES
- 2 MONTHS – LANDSCAPE & HARDSCAPE INSTALLATION
- 2 MONTHS – FINAL INSPECTIONS

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

1 *PROPOSED TRUCK INGRESS / EGRESS ROUTES MAP*

SCHEDULE:

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

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

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

PROPOSED INGRESS TRUCK ROUTE

PROPOSED EGRESS TRUCK ROUTE

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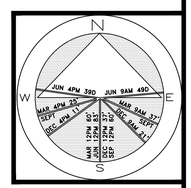

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Truck Logistics Plan

SCALE: NOT TO SCALE

TOWN OF PALM BEACH

Information for Architectural Commission Meeting on: October 29, 2025

To: Architectural Commission

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

From: Planning, Zoning & Building

Re: ARC-25-0067 (ZON-25-0061) 410 N LAKE WAY (COMBO) The applicant, North Lake Trust (Val Hawkins Architect, LLC), has filed an application requesting Architectural Commission review and approval for modification to an existing rear pergola into covered loggia with second story deck, installation of exterior staircase, skylights and window and door modifications. Town Council shall review the application as it pertains to zoning relief/approval.

Date: 10/22/2025

ATTACHMENTS
- PZB Staff Report
- Letter of Intent
- Plans

STRATEGIC PLAN
Strategic Priorities:
Community Culture and Character

Strategic Focus Areas:
Quality of Life

FUNDING
No Fiscal Impact

ARC-25-0067 (ZON-25-0061) 410 N LAKE WAY (COMBO). The applicant, North Lake Trust (Val Hawkins Architect, LLC), has filed an application requesting Architectural Commission review and approval for modification to an existing rear pergola into covered loggia with second story deck, installation of exterior staircase, skylights and window and door modifications. Town Council shall review the application as it pertains to zoning relief/approval.

ZON-25-0061 (ARC-25-0067) 410 N LAKE WAY - VARIANCE. The applicant, North Lake Trust (Val Hawkins Architect, LLC), has filed an application requesting Town Council review and approval for a side yard setback variance for installation an exterior staircase and second story deck. The Architectural Commission shall perform design review of the application.

Property Owner: North Lake Trust
Professional: Val Hawkins Architect
Landscape: Environment Design Group

THE PROJECT:
The applicant has submitted plans, entitled "410 N Lake Way", as prepared by **VHA**, uploaded October 07, 2025.

The following is the scope of work for the application:

- Conversion of an existing pergola into fixed roof and deck above rear patio.
- Rear glass door replacement.
- Addition of skylights.
- Landscape and hardscape modifications in the rear yard.

The following town council relief is requested:

- **Variance: Sec.134-893(b)(7)(b.):** Applicant requests a variance to allow for a southside yard second story setback of 9.7' in lieu of 12.5' minimum required for first story and 15' minimum required for second story.

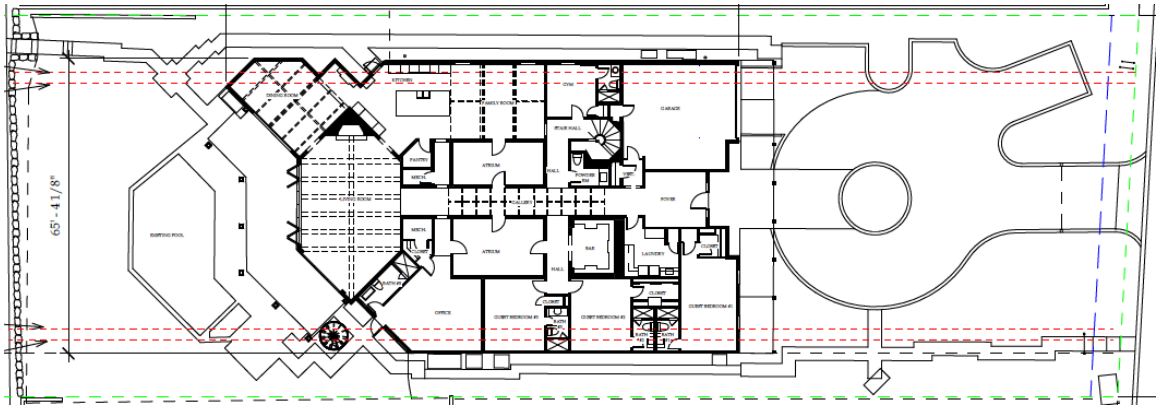
Site Data			
Zoning District	R-B	**Future Land Use**	SINGLE-FAMILY
Lot Size	23,706 Sq. Ft.	**Enclosed Sq. Ft.**	7,480 Sq. Ft.
Lot Width	84.64'	**Lot Depth**	283.21'
Lot Coverage	Permitted: 30% Existing: 29%	**Landscape Open Space:**	Required: 45% Existing: 42%

Surrounding Properties / Zoning	
North	430 N Lake Wat | Residence / R-B
South	405 N Lake Way | Residence / R-B

East	244 Via Las Brisas | Residence / R-B
West	Intercoastal Waterway

STAFF ANALYSIS:

The application proposes demolition of the existing rear pergola at the single-family residence located at 410 N Lake Way. Following demolition, the applicant intends to construct a new covered porch with an outdoor metal spiral staircase providing access to the second-floor roof deck. The proposed staircase is located within the required side yard setback and therefore requires a variance as noted below.

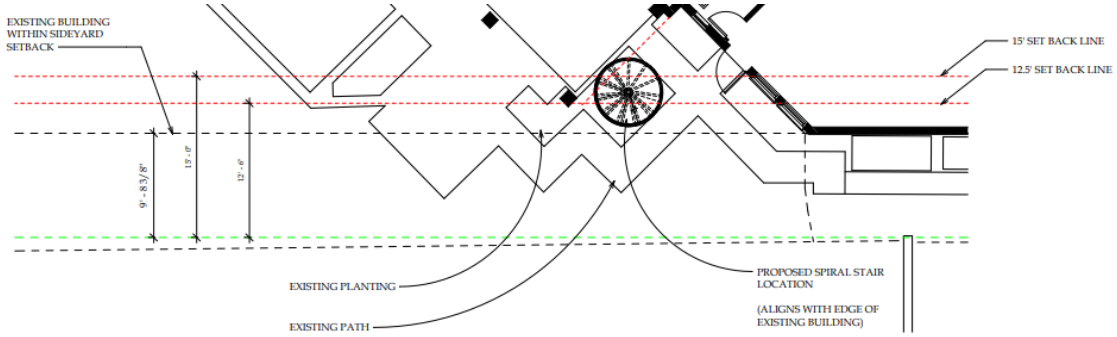


Additionally, the existing rear living room and dining room glass doors will be replaced in kind, and two new skylights are proposed on the second-story rear elevation. Portions of the existing walking path will be removed to accommodate the new staircase, and the existing hardscape will be replaced in kind with coral stone on the patio.





VARIANCE REQUEST



CODE SECTION	PERMITTED	PROPOSED	VARIANCE
Variance : Sec. 134-893	12.5' minimum setback for 1st story and 15' minimum for second story	9.7 feet	2.8 feet

CONCLUSION:

Approval of the project will require two (2) separate motion(s) to be made by the Architectural Commission:

1. for the overall design of the project in accordance with Sec. 18-205 criteria, subject to any imposed conditions, and
2. that the implementation of the proposed variance **will** or **will not** cause negative architectural impacts to the subject property.

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

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

WRB:JGM:SCP

LETTER OF INTENT

ARC-25-0067 and ZON-25-0061: We are pleased to submit the accompanying drawings for our project at 410 North Lake Way, Palm Beach, FL. The proposed work includes the following:

- Conversion of existing pergola into fixed roof and deck above rear patio near pool. New railing. Replacement of glass doors in rear. New skylights.

Please note the following as it relates to this application:

Section 18-205

1. The plan for the proposed building is in conformity with good tase and design and contributes to the image of the town. The proposed updates are invisible from neighboring properties and streets, but the architecture is to match and enhance what is existing.
2. The proposed work has been designed to maintain the current setbacks, building envelope, and significant landscape screening exists.
3. The proposed fixed roof/deck and associated materials maintain the style and character of what is existing.
4. The proposed structure is in harmony with the history and design of the street and surrounding properties.
5. The home is not excessively similar to any surrounding structure. We are maintaining the style of the existing home.
6. The home is not excessively dissimilar to any surrounding structure. No substantial architectural changes are proposed.
7. The proposed addition is subservient in style and massing to the principal structure. The proposal is to convert an existing pergola to a fixed roof with deck on top. This fixed roof previously existed but was changed recently to a pergola by a prior owner.
8. The house is appropriate in relation to the character of the street, neighborhood, and with design features the enhance the view from the street. The renovations are not visible to or from the street
9. The proposed development is in conformity with the standards of this Code and other applicable ordinances insofar as the location and appearance of the buildings and structures are involved.
10. The project's location and design maintain the existing site characteristics. The setback matches what is existing with the pergola and the setback for the existing home is less than what is proposed for the new deck (no further encroachment is proposed).

The following zoning relief is requested:

Sections 134-201, 134-205 and 134-893(b)(7)(b.). Applicant is requesting one variance as described below.

1. **Variance: Sec. 134-893(b)(7)(b.):** Applicant requests a variance to allow for a south side yard second story setback of 9.7' in lieu of 9.7' existing and 12.5' minimum required for first story and 15' minimum required for second story.

The hardship that runs with the property is that the existing fixed pergola and residence on the south side already encroach into the side yard setback. The proposal represents no change to the building envelope but rather just a conversion of the pergola into a fixed roof and deck with exterior circular stairs for access. The stairs encroach into the setback by a smaller amount than what exists today. The relief requested is very technical and de minimis in nature.

Granting of the variances will not be contrary to the public's interest because no negative impact to the neighbors will result. Granting of the variance will not be contrary to the public's interest because Applicant is proposing to convert a fixed pergola into a fixed roof and deck on top which will not be visible to any neighbor. The setbacks will remain as existing.

Criteria for Site Plan Review – N/A

Criteria for Special Exceptions – N/A

Criteria for Authorizing a Variance

1. List the special conditions and circumstances peculiar to the land, structure or building which are not applicable to other lands, structures or buildings in the same zoning district.

   The small setback encroachment already exists, so any change would trigger a variance required even if no new extension into the setback is proposed.

2. Indicate how the special conditions and circumstances do not result from the actions of the Applicant.

   The home was existing when Applicant purchased it, and a prior owner had the fixed roof (and deck) instead of the pergola.

3. Demonstrate that the granting of the variance will not confer on the Applicant any special privilege that is denied by this ordinance to other lands, buildings or structures in the same zoning district.

   No special privileges will be conferred on the Applicant if the variance is granted because the applicant is simply trying to modernize an existing home to fit the needs of the new owner that generally complies with all lot, yard and area requirements despite an existing small side yard setback non-conformity.

4. Demonstrate how literal interpretation of this ordinance would deprive the Applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of this ordinance and would work unnecessary and undue hardship on the Applicant.

   Literal interpretation of the ordinances would deprive Applicant of the right to return the rear patio roof to the condition that previously existed.

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

   The requested relief is the minimum necessary because building envelope will not change.

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

   N/A

7. Show how the granting of the variance will be in harmony with the general intent and purpose of this chapter, and such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.

   The granting of this variance is in harmony with the intent and purpose of the Zoning Code because the requested renovation does not involve any new extension of the home or roof into the side yard setback.

PROJECT NUMBER: ARC-25-0067 (ZON-25-0061)

ADDRESS: 410 N LAKE WAY, PALM BEACH, FL 33480

PROJECT TEAM:

ARCHITECT:
VAL HAWKINS ARCHITECT, LLC
1052 POTOMAC ST NW
WASHINGTON, DC 20007

LANDSCAPE ARCHITECT:
DUSTIN MIZELL
139 NORTH COUNTRY RD - SUITE 20-B
PALM BEACH, FL 22480

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

STRUCTURAL ENGINEER:
CARMO ENGINEERING ASSOCIATES
814 DIXIE HIGHWAY
LANTANA, FL 33462

PROJECT SCOPE:

- DEMO EXISTING PERGOLA AND REBUILT COVERED PORCH WITH ROOF DECK WITHIN SAME FOOTPRINT.
- EXTERIOR SPIRAL STAIR TO BE ADDED FOR ROOF ACCESS (APPLYING FOR VARIANCE TO LOCATE WITHIN SIDEYARD SETBECK)
- DROP-DOWN INTEGRATED SCREENS IN ROOF DECK STRUCTURE
- REPLACE LIVING AND DINING ROOM EXTERIOR DOORS IN KIND
- ADD 2 SKYLIGHTS TO WESTERN FACING ROOF OF LIVING ROOM, TO MATCH EXISTING EASTERN FACING SKYLIGHTS

SUBMITTAL DATE: 28 AUGUST 2025 (FIRST SUBMISSION)

PROJECTED HEARING DATE: 29 OCTOBER 2025

ZONING CALCULATIONS

PROPERTY ADDRESS	410 N LAKE WAY		
ZONING DISTRICT	R-B - LOW DENSITY RESIDENTIAL		
LOT AREA (SQ FT)	23,706 SF		
LOT WIDTH (W) & DEPTH (D) (ft.)	84.64' X 283.21'		
STRUCTURE TYPE	SINGLE-FAMILY		
FEMA FLOOD ZONE DESIGNATION	EL 6		
ZERO DATUM FOR POINT OF MEAS. (NAVD)	7.00 NAVD		
CROWN OF ROAD (COR) (NAVD)	3.56 NAVD		
	REQ'D/PREMITTED	EXISTING	PROPOSED
LOT COVERAGE	30% (7,112 SF)	6,978 SF (29%)	7,011 SF (29.6%)
ENCLOSED SQUARE FOOTAGE	-	7,480 SF	N/C
FRONT YARD SETBACK	25' (1ST FLR), 30' (2ND FLR)	76' - 5-3/4"	N/C
SIDE YARD SETBACK (1ST STORY)	12.5'	9.6' (N) 9.7' (S)	N/C
SIDE YARD SETBACK (2ND STORY)	15'	9.6' (N) 9.7' (S)	N/C
REAR YARD SETBACK	10' (1ST FLR) 15' (2ND FLR)	74' - 8-3/8"	N/C
ANGLE OF VISION	100 DEGREES PLUS 4 PER 10'	N/A	N/A
BUILDING HEIGHT	14' (1ST FLR) 22' (2ND FLR)	32' - 8"	N/C
OVERALL BUILDING HEIGHT	30' (MAX BLD HEIGHT + 8')	32' - 8"	N/C
CCR	4.50	N/A	N/A
MAX. FILL ADDED TO SITE (FT.)	N/A	N/A	N/A
FFE (NAVD)	N/A	5.58'	5.58'
BFE (NAVD)	N/A	6.00'	6.00'
LANDSCAPE OPEN SPACE (LOS)	10,667 SF (45%)	9,655 SF (41%)	9,860 SF (42%)
PERIMETER LOS	5,333 SF (50%)	4,906 SF (46%)	4,906 SF (46%)
FRONT YARD LOS	846 SF (40%)	1,550 SF (73%)	1,550 SF (73%)

SHEET INDEX:

A0.00 COVER SHEET
A0.02 PROPERTY SURVEY
A0.03 NOT USED
A0.04 EXISTING PHOTOS
A0.05 ZONING DIAGRAMS
A0.06 DEMO PLANS
A0.07 DEMO ELEVATIONS
A0.08 VARIANCE DIAGRAMS

A100.A SITE PLAN - EXISTING & PROPOSED
A101.A FIRST FLOOR PLAN - EXISTING
A101.B FIRST FLOOR PLAN - PROPOSED
A102.A SECOND FLOOR PLAN - EXISTING
A102.B SECOND FLOOR PLAN - PROPOSED
A103.A ROOF PLAN - EXISTING
A103.B ROOF PLAN - PROPOSED

A201 WEST ELEVATION - EXISTING & PROPOSED
A202 SOUTH ELEVATION - EXISTING & PROPOSED
A203 NORTH ELEVATION - EXISTING & PROPOSED
A204 EAST ELEVATION - EXISTING & PROPOSED
A301 DETAILS
A302 MATERIAL DETAILS
A401 BUILDING SECTION DIAGRAMS
A402 COLOR ELEVATIONS
A403 COLOR RENDERING

L1.0 EXISTING SITE PHOTOS EXHIBIT
L2.0 EXISTING CONDITIONS / INVENTORY PLAN
L2.1 DEMOLITION PLAN
L3.0 SITE PLAN
L3.1 OPEN SPACE DIAGRAMS
L4.0 LANDSCAPE PLAN
L4.1 PLANTING DETAILS & SPECIFICATIONS
L5.0 CONSTRUCTION SCREENING & STAGING PLAN
L6.0 TRUCK LOGISTICS PLAN
L7.0 NORTH LAKE TRAIL PERSPECTIVE

C-1 CONCEPTUAL SITE GRADING & DRAINAGE PLAN

2010 REMODEL DRAWINGS FOR REFERENCE

A100.1 FIRST FLOOR DEMO PLAN - BRAY 2010 REMODEL
A100.2 FIRST FLOOR PROPOSED PLAN - BRAY 2010 REMODEL
A201 EXTERIOR ELEVATIONS - BRAY 2010 REMODEL
A203 EXTERIOR ELEVATIONS - BRAY 2010 REMODEL

VICINITY MAP

410 N LAKE WAY & SURROUNDING PROPERTIES



8/21/2025

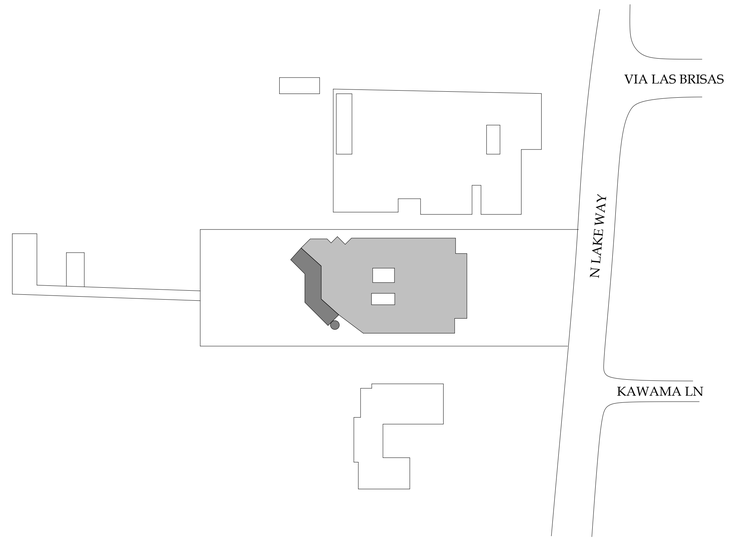
World Imagery
Low Resolution 15m Imagery
High Resolution 60cm Imagery
High Resolution 30cm Imagery
Citations

1:1,841
0 0.01 0.03 0.05 mi
0 0.02 0.04 0.08 km

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community, State of Florida, Maxar, Microsoft

KEY
1/4" MILE RADIUS
410 N LAKE WAY

LOCATION PLAN



***NOT TO SCALE

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STATE OF FLORIDA
VAL P. HAWKINS JR.
AR103036
REGISTERED ARCHITECT

410 N
LAKE WAY

ARC-25-0067 (ZON-25-0061)

- DRAWING TITLE -

COVER
SHEET

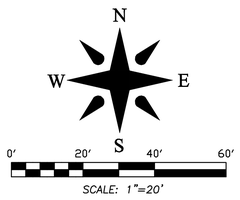
- DATE -
OCTOBER 29, 2025
- SCALE -
As indicated
- DRAWING TITLE -

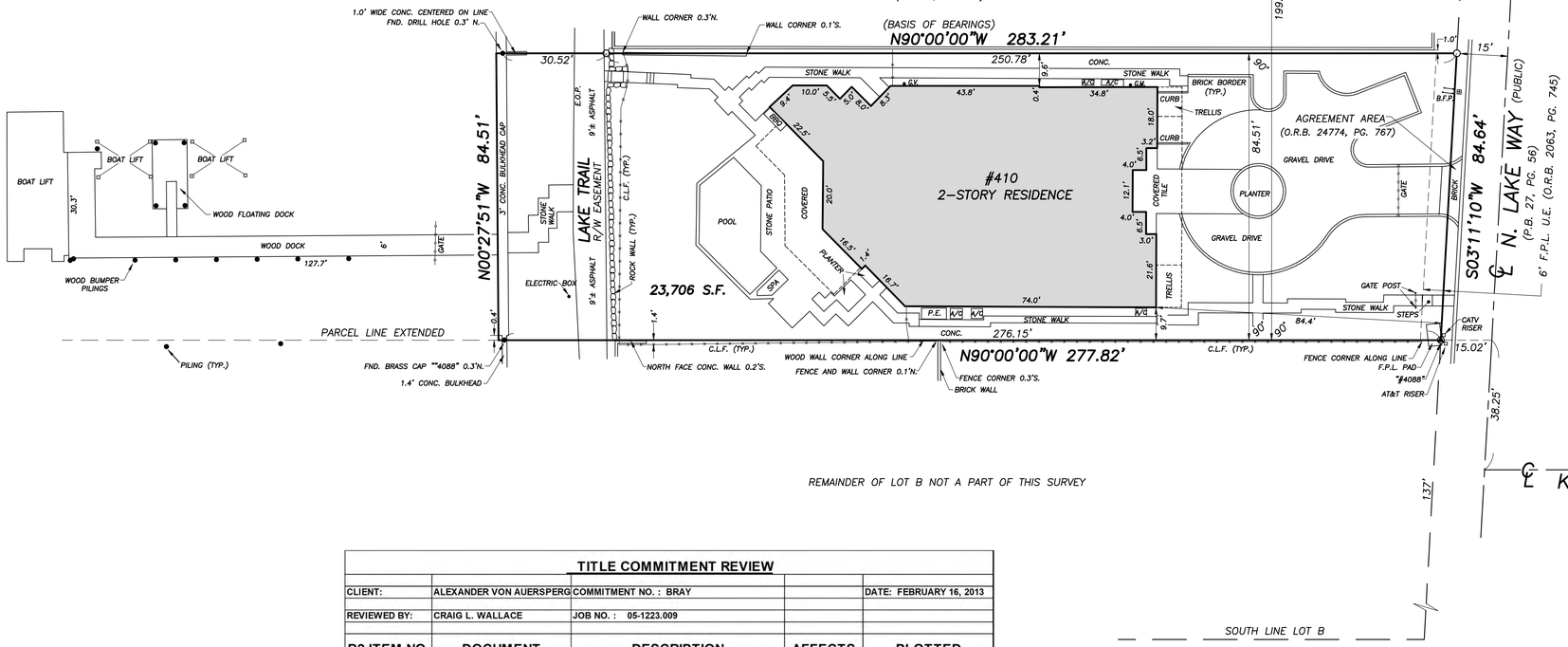
A0.00

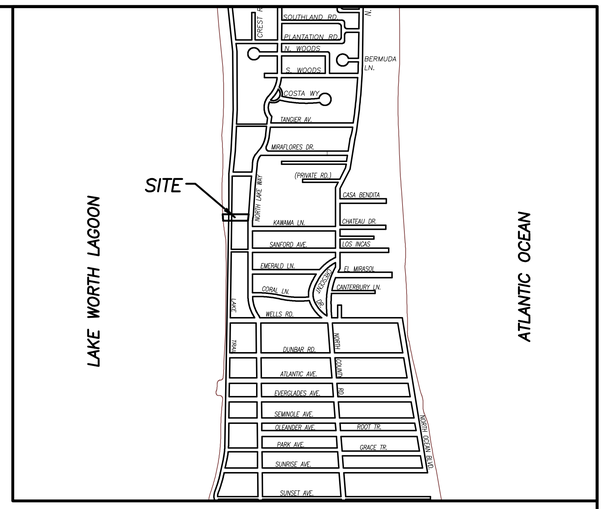
ARCOM FINAL SUBMISSION

LEGEND

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







VICINITY SKETCH N.T.S.

TITLE COMMITMENT REVIEW

CLIENT:	**ALEXANDER VON AUERSPERG**	**COMMITMENT NO. : BRAY**		**DATE: FEBRUARY 16, 2013**
REVIEWED BY:	**CRAIG L. WALLACE**	**JOB NO. : 05-1223.009**		
B2 ITEM NO.	**DOCUMENT**	**DESCRIPTION**	**AFFECTS**	**PLOTTED**
1-9	N/A	STANDARD EXCEPTIONS	Y	N
10	P.B. 6, PG. 55	Underlying Plat	Y	Y
11	O.R.B. 2063, PG. 745	FPL Easement	Y	Y
12	O.R.B. 24774, PG. 767	Agreement	Y	Y
13-15	N/A	STANDARD EXCEPTIONS	Y	N
16		As Shown Hereon		

FLOOD ZONE:
This property is located in Flood Zone AE (El. 6), according to F.I.R.M. (Flood Insurance Rate Map) No. 12099C0581F, dated 10/5/2017.

NOTES:
1. *All information regarding record easements, adjoiners, and other documents that might affect the quality of title to tract shown hereon was gained from commitment number BRAY, issued by First American title Insurance Company, dated 02/16/2013. This office has made no search of the Public Records.*
2. *Elevations shown hereon, if any, are in feet and decimal parts thereof and are based on NAVD-88. The expected accuracy of the elevations shown hereon is 0.03' for the hard surface elevations and 0.1' for the soft surface elevations. Elevations shown hereon are U.S. survey feet unless otherwise noted.*
3. *Description furnished by client or client's agent.*
4. *Unless it bears the signature and the original raised seal of a Florida licensed surveyor or mapper this drawing, sketch, plat or map is for informational purposes only and is not valid.*
5. *This survey cannot be transferred or assigned without the specific written permission of Wallace Surveying Corporation. This survey is not transferable by Owners Affidavit of Survey or similar instrument.*
6. *Except as shown, underground and overhead improvements are not located. Underground foundations not located.*
7. *The survey sketch shown hereon does not necessarily contain all of the information obtained or developed by the undersigned surveyor in his field work, office work or research.*
8. *No responsibility is assumed by this surveyor for the construction of improvements, from building ties shown on this survey.*
9. *Revisions shown hereon do not represent a "survey update" unless otherwise noted.*
10. *All dates shown within the revisions block hereon are for interoffice filing use only and in no way affect the date of the field survey stated herein.*
11. *In some instances, graphic representations have been exaggerated to more clearly illustrate the relationships between physical improvements and/or lot lines. In all cases, dimensions shown shall control the location of the improvements over scaled positions.*
12. *It is a violation of Rule 5J-17 of the Florida Administrative Code to alter this survey without the express prior written consent of the Surveyor. Additions and/or deletions made to the face of this survey will make this survey invalid.*
13. *The ownership of fences, perimeter walls and/or hedges shown hereon are not known and thus are not listed as encroachments. Fences, hedges and/or perimeter walls are shown in their relative position to the boundary.*
14. *The expected horizontal accuracy of the information shown hereon is +/- 0.10'.*

BOUNDARY SURVEY FOR: NORTH LAKE TRUST

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

North Lake Trust

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

PROPERTY ADDRESS:
410 N. Lake Way
Palm Beach, FL 33480

LEGAL DESCRIPTION:
*The South 84.51 feet of the North 199.51 feet of Lot B lying West of Lake Way, **AMENDED PLAT OF MIRAMAR PLAN** according to the Plat thereof, on file in the Office of the Clerk of the Circuit Court in and for Palm Beach County, Florida, recorded in Plat Book 6, Page 55.*

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

DATE OF LAST FIELD SURVEY: 3/5/2024

Craig L. Wallace
Professional Surveyor and Mapper
Florida Certificate No. 3357

REVISIONS:

03/05/24 SURVEY AND TIE-IN UPDATE B.M./M.B. 198724 PB360/3
04/02/13 SURVEY AND TIE-IN UPDATE C.E./M.B. 05-1223.9 PB151/11
11/04/11 ADD DOCK BUMPER PILINGS (6). R.C.
10/26/11 SURVEY AND TIE-IN UPDATE J.P./M.B. 05-1223.5 PB132/13
03/30/11 FOOTER FORM TIE-IN B.M./M.B. 05-1223.3 PB125/73

BOUNDARY SURVEY FOR:

NORTH LAKE TRUST

WALLACE SURVEYING CORP. LICENSED BUSINESS # 4569
5553 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 * (561) 640-4551

FIELD:	B.M.	JOB NO.: 05-1223.1	F.B. PB120 PG. 69
OFFICE:	M.B.	DATE: 9/27/10	DWG. NO. 05-1223-1
C'K'D:	C.W.	REF: 05-1223-1.DWG	SHEET 1 OF 1

KEY PLAN





A) VIEW OF N LAKE WAY ELEVATION



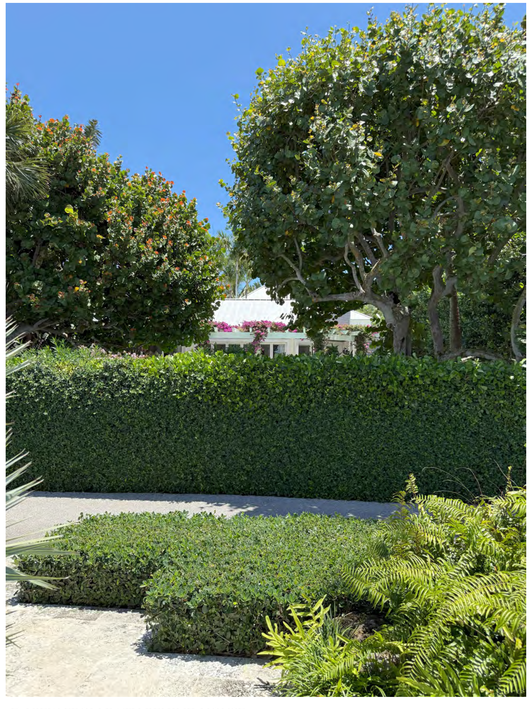
B) VIEW OF EXISTING PERGOLA FROM SW PART OF YARD



C) VIEW TOWARD EXISTING PERGOLA
(PROPOSED PLACEMENT FOR NEW SPIRAL STAIR)



D) VIEW OF NEIGHBOR TO THE NORTH



E) VIEW FROM PATH BEHIND HOUSE



F) VIEW FROM DOCK



G) VIEW OF NEIGHBOR TO THE SOUTH

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STATE OF FLORIDA
VAL P HAWKINS JR
AR103036
REGISTERED ARCHITECT

410 N
LAKE WAY

ARC-25-0067 (ZON-25-0061)

- DRAWING TITLE -

EXISTING
PHOTOS

- DATE -
OCTOBER 29, 2025

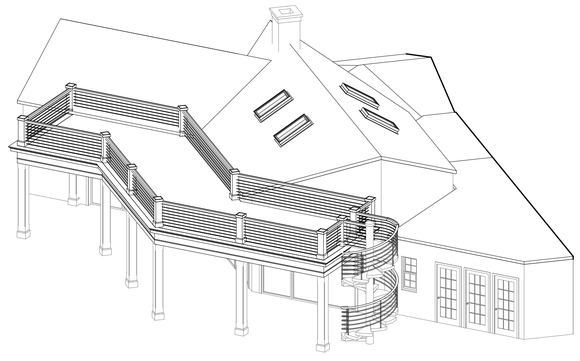
- SCALE -
12" = 1'-0"

- DRAWING TITLE -

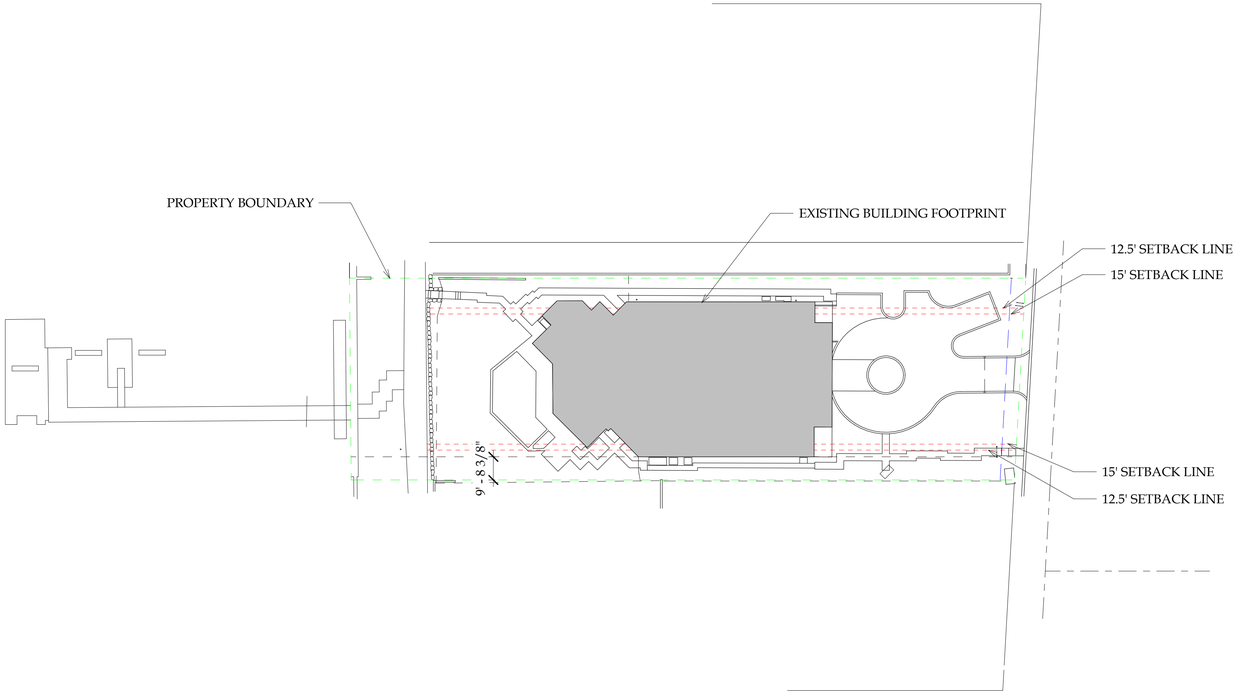
A0.04

ARCOM FINAL SUBMISSION

ZONING CALCULATIONS			
PROPERTY ADDRESS	410 N LAKE WAY		
ZONING DISTRICT	R-B - LOW DENSITY RESIDENTIAL		
LOT AREA (SQ FT)	23,706 SF		
LOT WIDTH (W) & DEPTH (D) (ft.)	84.64' X 283.21'		
STRUCTURE TYPE	SINGLE-FAMILY		
FEMA FLOOD ZONE DESIGNATION	EL 6		
ZERO DATUM FOR POINT OF MEAS. (NAVD)	7.00 NAVD		
CROWN OF ROAD (COR) (NAVD)	3.56 NAVD		
	REQ'D/PREMITTED	EXISTING	PROPOSED
LOT COVERAGE	30% (7,112 SF)	6,978 SF (29%)	7,011 SF (29.6%)
ENCLOSED SQUARE FOOTAGE	-	7,480 SF	N/C
FRONT YARD SETBACK	25' (1ST FLR), 30' (2ND FLR)	76' - 5-3/4"	N/C
SIDE YARD SETBACK (1ST STORY)	12.5'	9.6' (N) 9.7' (S)	N/C
SIDE YARD SETBACK (2ND STORY)	15'	9.6' (N) 9.7' (S)	N/C
REAR YARD SETBACK	10' (1ST FLR) 15' (2ND FLR)	74' - 8-3/8"	N/C
ANGLE OF VISION	100 DEGREES PLUS 4 PER 10'	N/A	N/A
BUILDING HEIGHT	14' (1ST FLR) 22' (2ND FLR)	32' - 8"	N/C
OVERALL BUILDING HEIGHT	30' (MAX BLD HEIGHT + 8')	32' - 8"	N/C
CCR	4.50	N/A	N/A
MAX. FILL ADDED TO SITE (FT.)	N/A	N/A	N/A
FFE (NAVD)	N/A	5.58'	5.58'
BFE (NAVD)	N/A	6.00'	6.00'
LANDSCAPE OPEN SPACE (LOS)	10,667 SF (45%)	9,655 SF (41%)	9,860 SF (42%)
PERIMETER LOS	5,333 SF (50%)	4,906 SF (46%)	4,906 SF (46%)
FRONT YARD LOS	846 SF (40%)	1,550 SF (73%)	1,550 SF (73%)



1 AXONOMETRIC VIEW OF ADDITION



3 ZONING DIAGRAM
1" = 30'-0"

VHA

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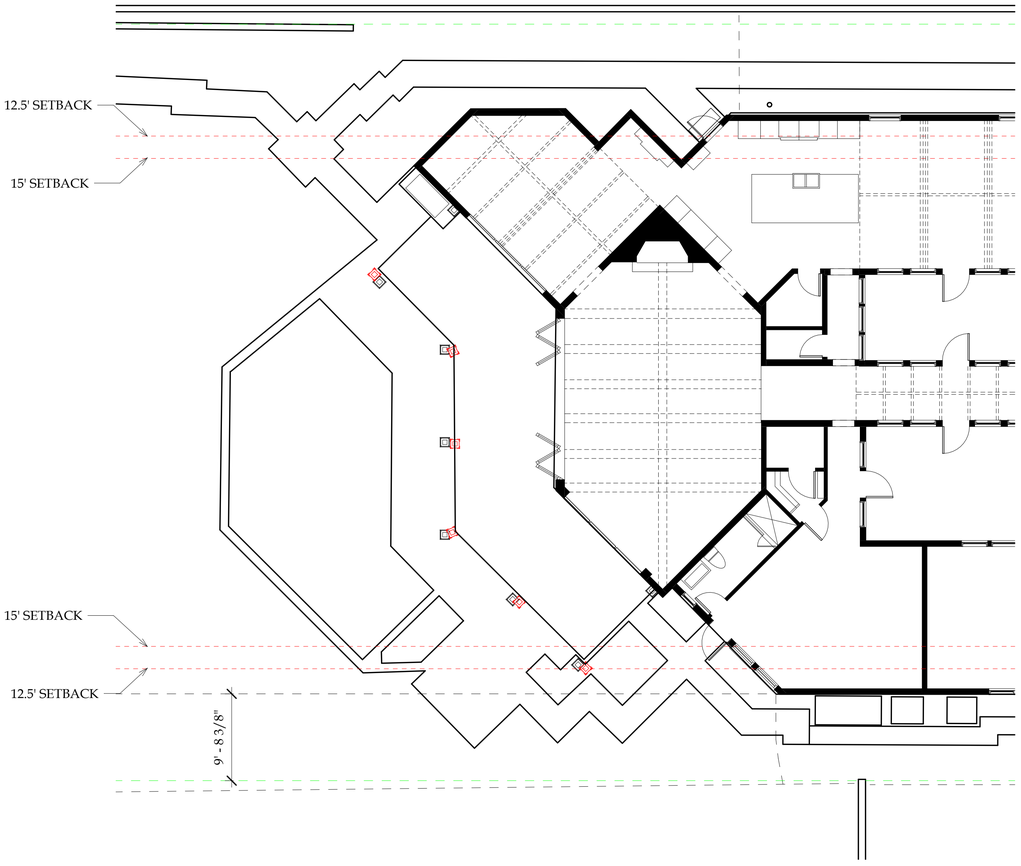
ZONING
DIAGRAMS

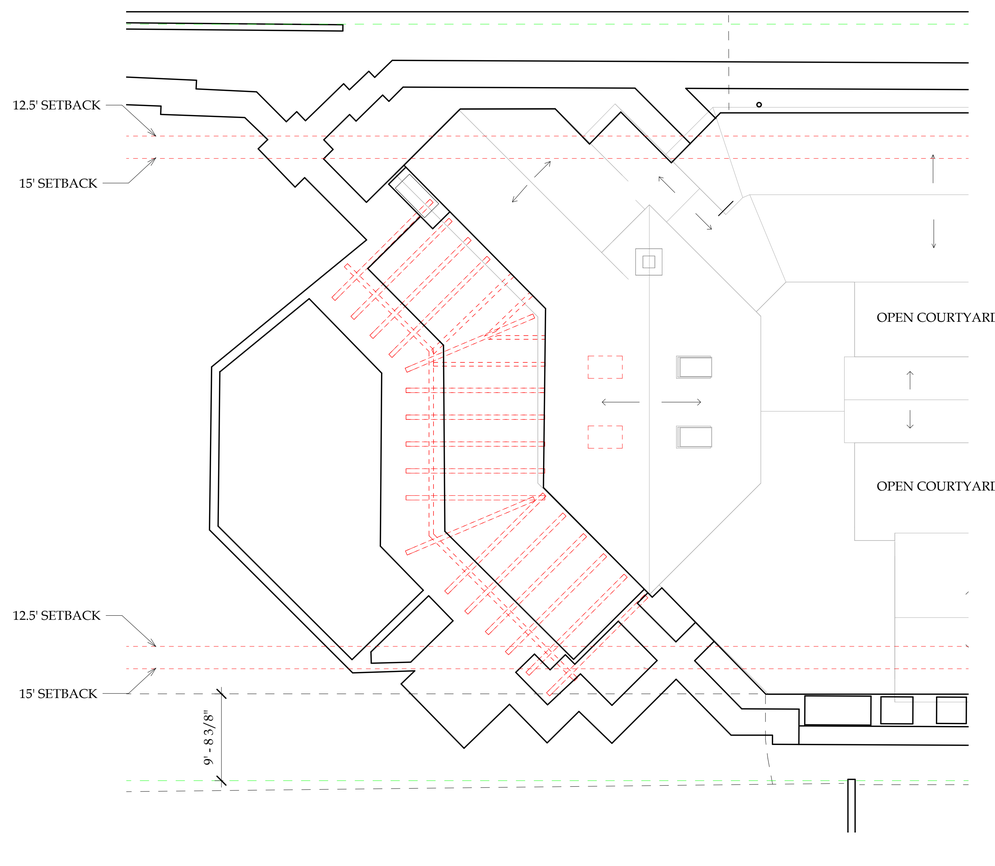
- DATE -
OCTOBER 29, 2025
- SCALE -
As indicated
- DRAWING TITLE -

A0.05

ARCOM FINAL SUBMISSION



1 FIRST FLOOR PLAN - DEMO
1/8" = 1'-0"



2 ROOF PLAN - DEMO
1/8" = 1'-0"

DEMOLITION CALCULATIONS	
	EXISTING FACADE AREA DEMO'D
SOUTH	4%
NORTH	1%
WEST	9%

DEMOLITION KEY	
	AREA TO BE DEMO

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410 N
LAKE WAY

ARC-25-0067 (ZON-25-0061)

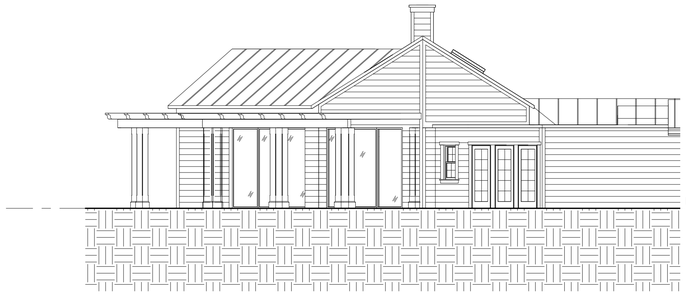
- DRAWING TITLE -

DEMOLITION
PLANS

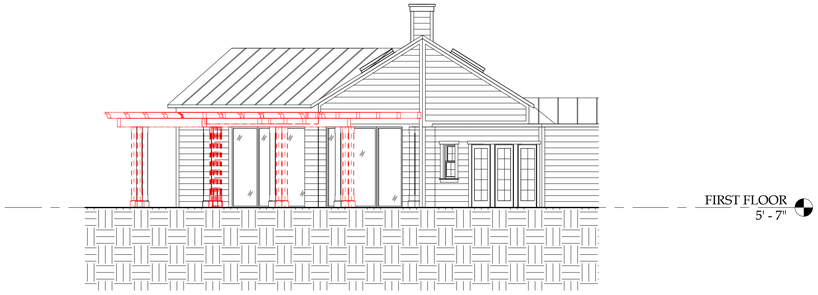
- DATE -
OCTOBER 29, 2025
- SCALE -
As indicated
- DRAWING TITLE -

A0.06

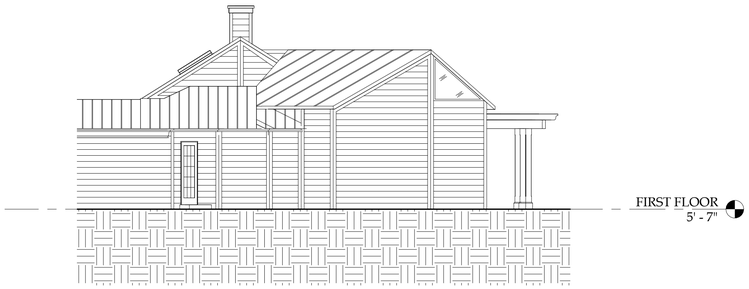
ARCOM FINAL SUBMISSION



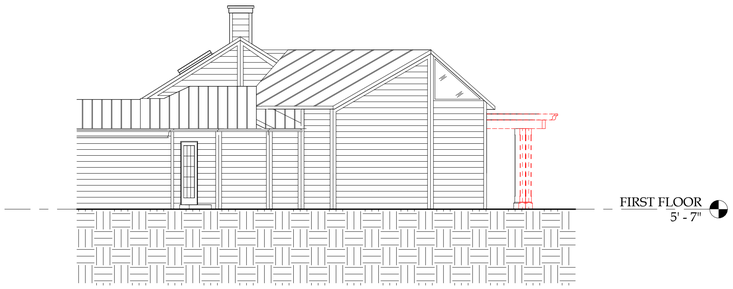
1 SOUTH ELEVATION - EXISTING
1/8" = 1'-0"



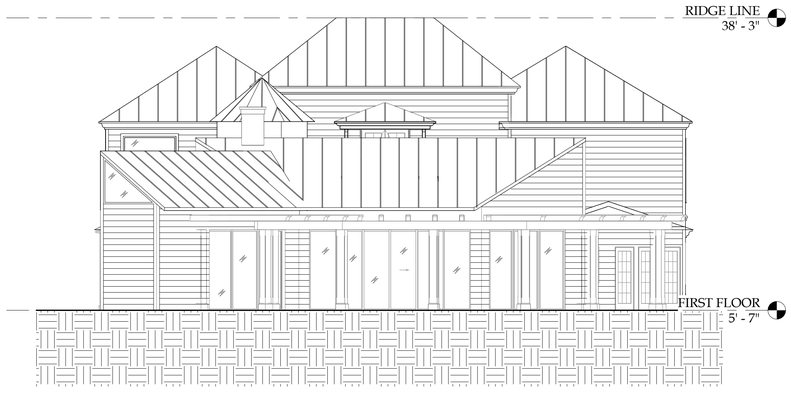
6 SOUTH ELEVATION - DEMO
1/8" = 1'-0"



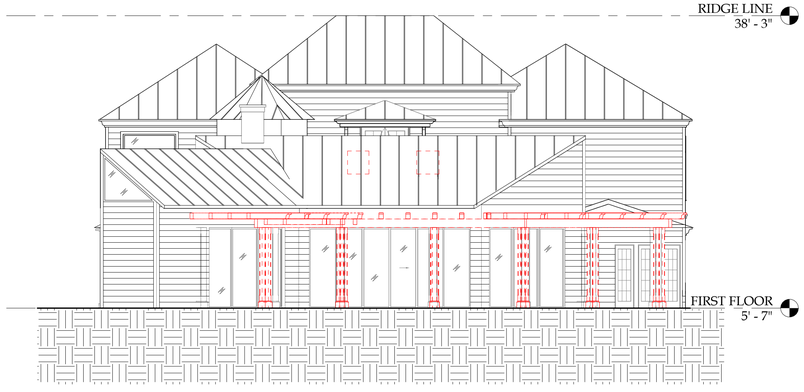
3 NORTH ELEVATION - EXISTING
1/8" = 1'-0"



4 NORTH ELEVATION - DEMO
1/8" = 1'-0"



2 WEST ELEVATION - EXISTING
1/8" = 1'-0"



5 WEST ELEVATION - DEMO
1/8" = 1'-0"

DEMOLITION CALCULATIONS	
	EXISTING FACADE AREA DEMO'D
SOUTH	4%
NORTH	1%
WEST	9%

DEMOLITION KEY	
	AREA TO BE DEMO

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- DRAWING TITLE -

DEMOLITION ELEVATIONS

- DATE -
OCTOBER 29, 2025

- SCALE -
As indicated

- DRAWING TITLE -

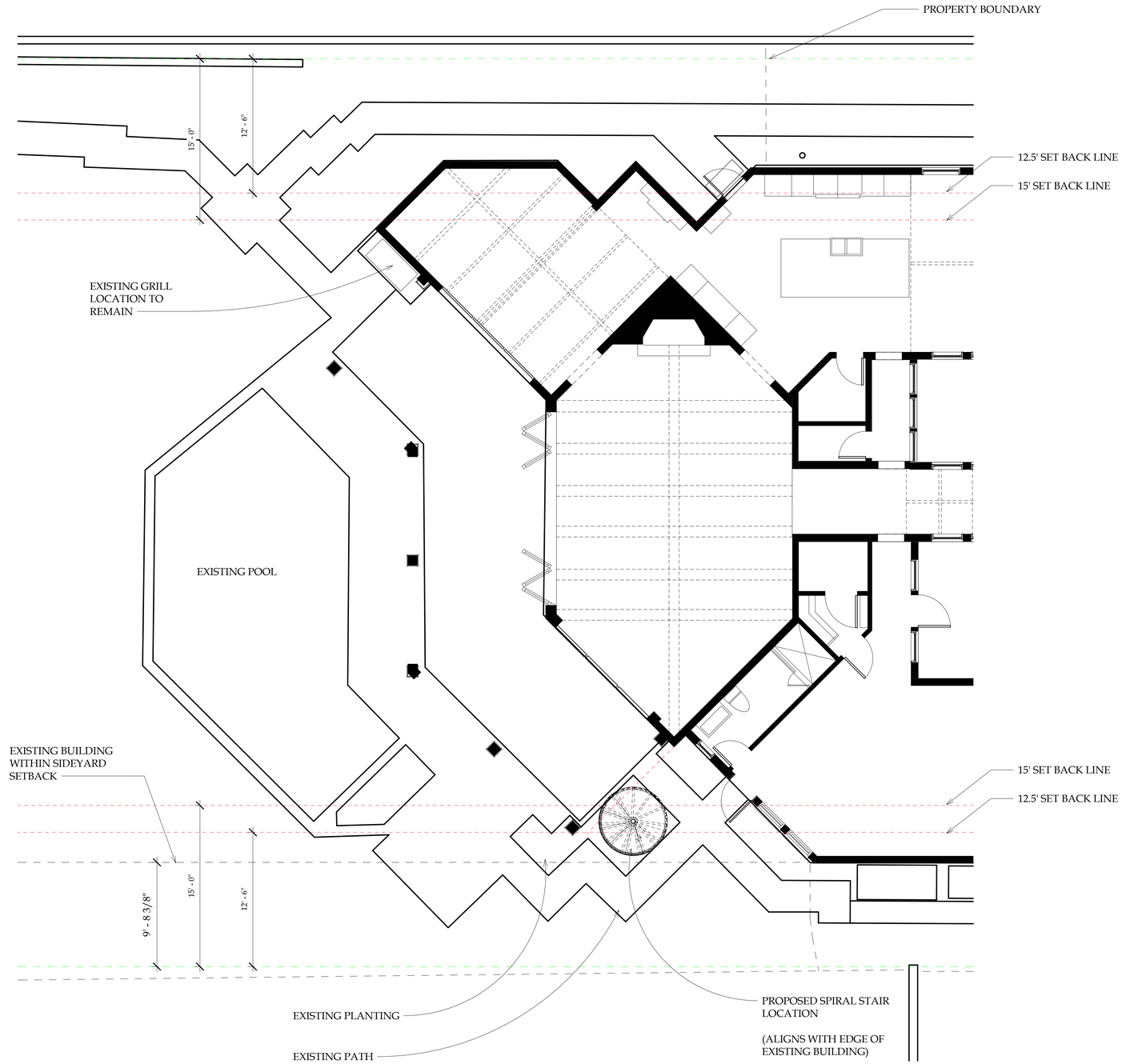
A0.07

ARCOM FINAL SUBMISSION

VARIANCE NARRATIVE:

1) LOCATE SPIRAL STAIRCASE WITHIN EXISTING SIDEYARD SETBACK, TO ALIGN WITH EDGE OF EXISTING BUILDING

2) SMALL CORNER OF PROPOSED SECOND FLOOR PORCH DECK LOCATED WITHIN 2ND STORY SETBACK



1 VARIANCE DIAGRAM
3/16" = 1'-0"

VHA

Val Hawkins Architect, LLC
1052 Potomac Street, NW
Washington, DC 20007
Telephone (202) 674-9226
www.valhawkins.com

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STATE OF FLORIDA
VAL P. HAWKINS JR.
AR103036
REGISTERED ARCHITECT

410 N
LAKE WAY

ARC-25-0067 (ZON-25-0061)

- DRAWING TITLE -

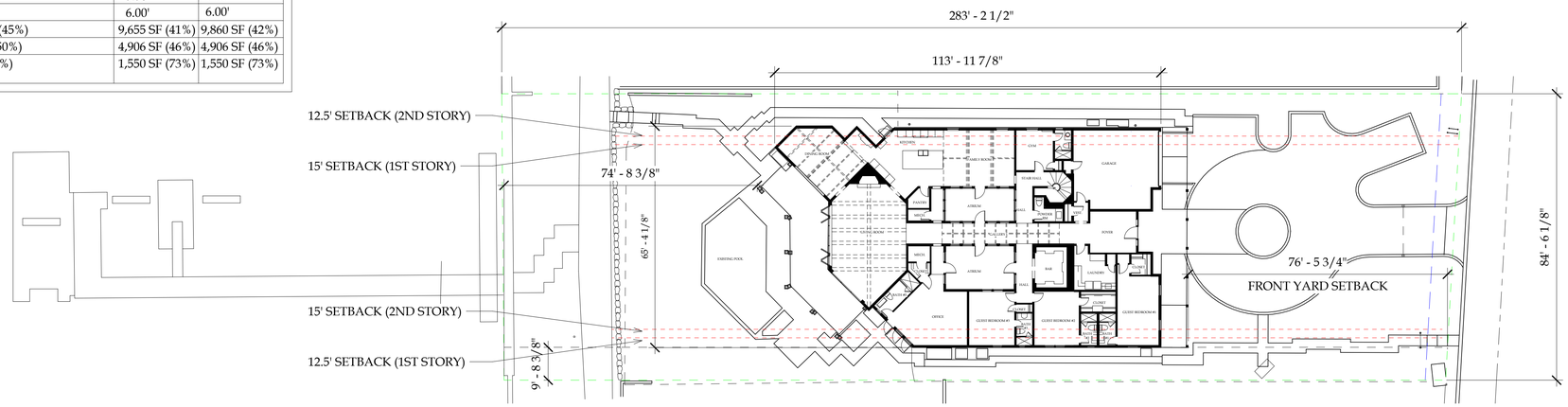
VARIANCE
DIAGRAMS

- DATE -
OCTOBER 29, 2025
- SCALE -
3/16" = 1'-0"
- DRAWING TITLE -

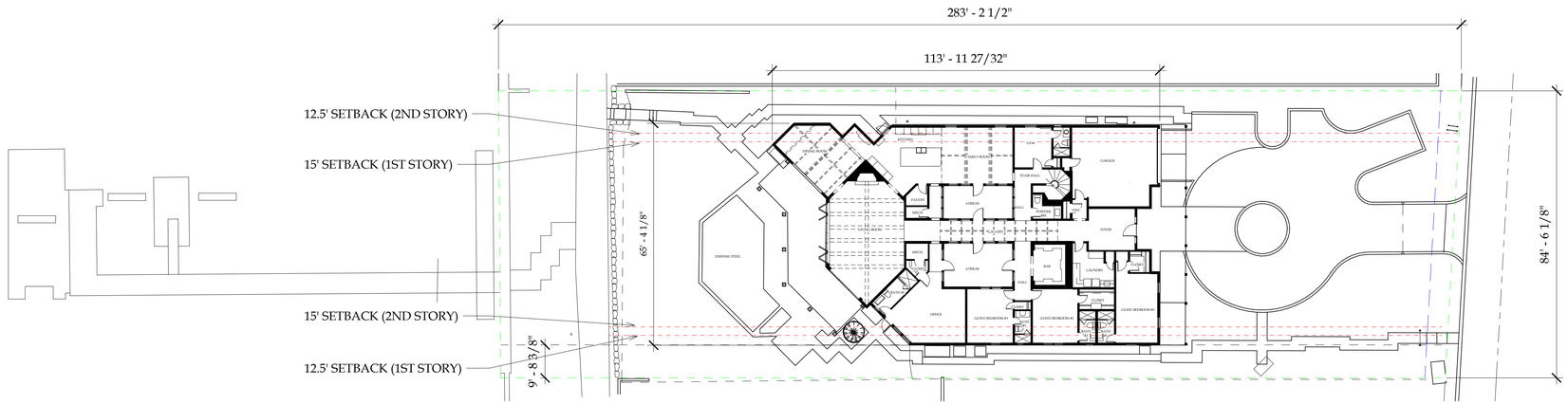
A0.08

ARCOM FINAL SUBMISSION

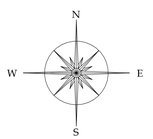
ZONING CALCULATIONS			
PROPERTY ADDRESS	410 N LAKE WAY		
ZONING DISTRICT	R-B - LOW DENSITY RESIDENTIAL		
LOT AREA (SQ FT)	23,706 SF		
LOT WIDTH (W) & DEPTH (D) (ft.)	84.64' X 283.21'		
STRUCTURE TYPE	SINGLE-FAMILY		
FEMA FLOOD ZONE DESIGNATION	EL 6		
ZERO DATUM FOR POINT OF MEAS. (NAVD)	7.00 NAVD		
CROWN OF ROAD (COR) (NAVD)	3.56 NAVD		
	REQ'D/PREMITTED	EXISTING	PROPOSED
LOT COVERAGE	30% (7,112 SF)	6,978 SF (29%)	7,011 SF (29.6%)
ENCLOSED SQUARE FOOTAGE	-	7,480 SF	N/C
FRONT YARD SETBACK	25' (1ST FLR), 30' (2ND FLR)	76' - 5-3/4"	N/C
SIDE YARD SETBACK (1ST STORY)	12.5'	9.6' (N) 9.7' (S)	N/C
SIDE YARD SETBACK (2ND STORY)	15'	9.6' (N) 9.7' (S)	N/C
REAR YARD SETBACK	10' (1ST FLR) 15' (2ND FLR)	74' - 8-3/8"	N/C
ANGLE OF VISION	100 DEGREES PLUS 4 PER 10'	N/A	N/A
BUILDING HEIGHT	14' (1ST FLR) 22' (2ND FLR)	32' - 8"	N/C
OVERALL BUILDING HEIGHT	30' (MAX BLD HEIGHT + 8')	32' - 8"	N/C
CCR	4.50	N/A	N/A
MAX. FILL ADDED TO SITE (FT.)	N/A	N/A	N/A
FFE (NAVD)	N/A	5.58'	5.58'
BFE (NAVD)	N/A	6.00'	6.00'
LANDSCAPE OPEN SPACE (LOS)	10,667 SF (45%)	9,655 SF (41%)	9,860 SF (42%)
PERIMETER LOS	5,333 SF (50%)	4,906 SF (46%)	4,906 SF (46%)
FRONT YARD LOS	846 SF (40%)	1,550 SF (73%)	1,550 SF (73%)



1 EXISTING SITE PLAN
1" = 20'-0"



2 SITE PLAN - PROPOSED
1" = 20'-0"



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STATE OF FLORIDA
VAL P HAWKINS JR
AR103036
REGISTERED ARCHITECT

410 N
LAKE WAY

ARC-25-0067 (ZON-25-0061)

- DRAWING TITLE -

SITE PLAN - EXISTING & PROPOSED

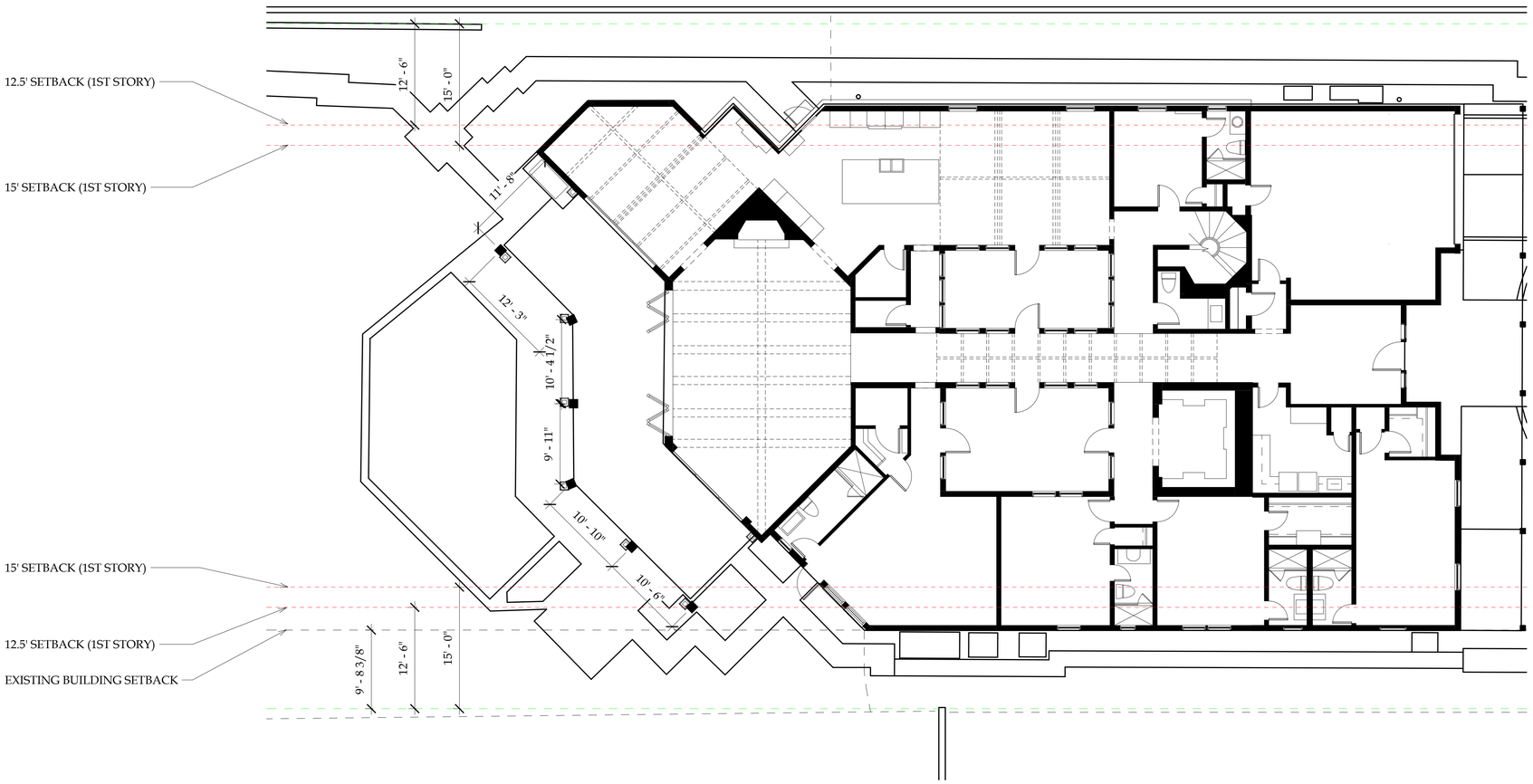
- DATE -
OCTOBER 29, 2025

- SCALE -
As indicated

- DRAWING TITLE -

A1.00.A

ARCOM FINAL SUBMISSION



1 FIRST FLOOR PLAN - EXISTING
1/8" = 1'-0"

0' 4' 8' 16' 32'

N W E S

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410 N LAKE WAY

ARC-25-0067 (ZON-25-0061)

- DRAWING TITLE -

FIRST FLOOR PLAN - EXISTING

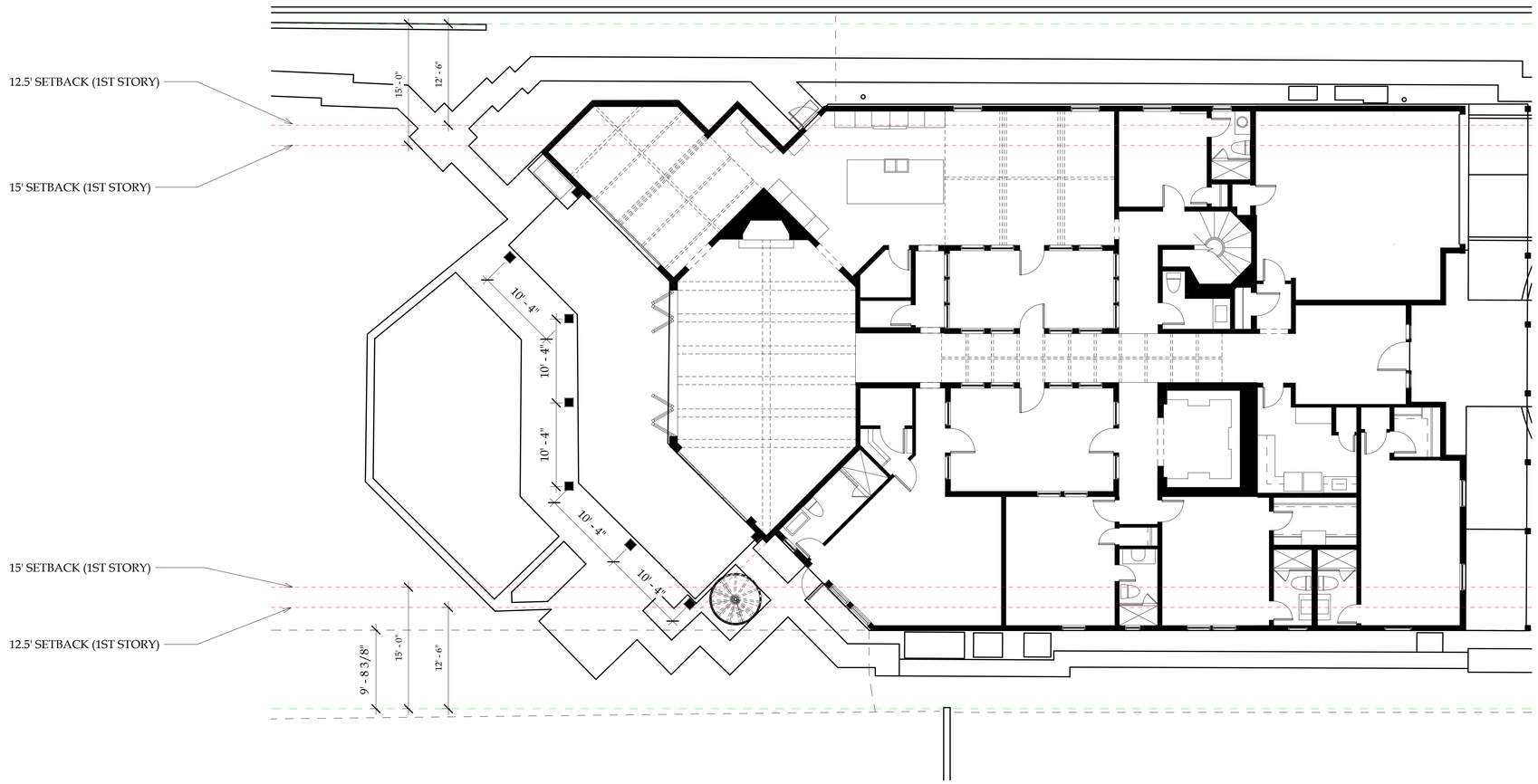
- DATE -
OCTOBER 29, 2025

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

- DRAWING TITLE -

A101.A

ARCOM FINAL SUBMISSION



1 FIRST FLOOR PLAN - PROPOSED
1/8" = 1'-0"

0' 4' 8' 16' 32'

N W E S

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LAKE WAY

ARC-25-0067 (ZON-25-0061)

- DRAWING TITLE -

FIRST FLOOR
PLAN -
PROPOSED

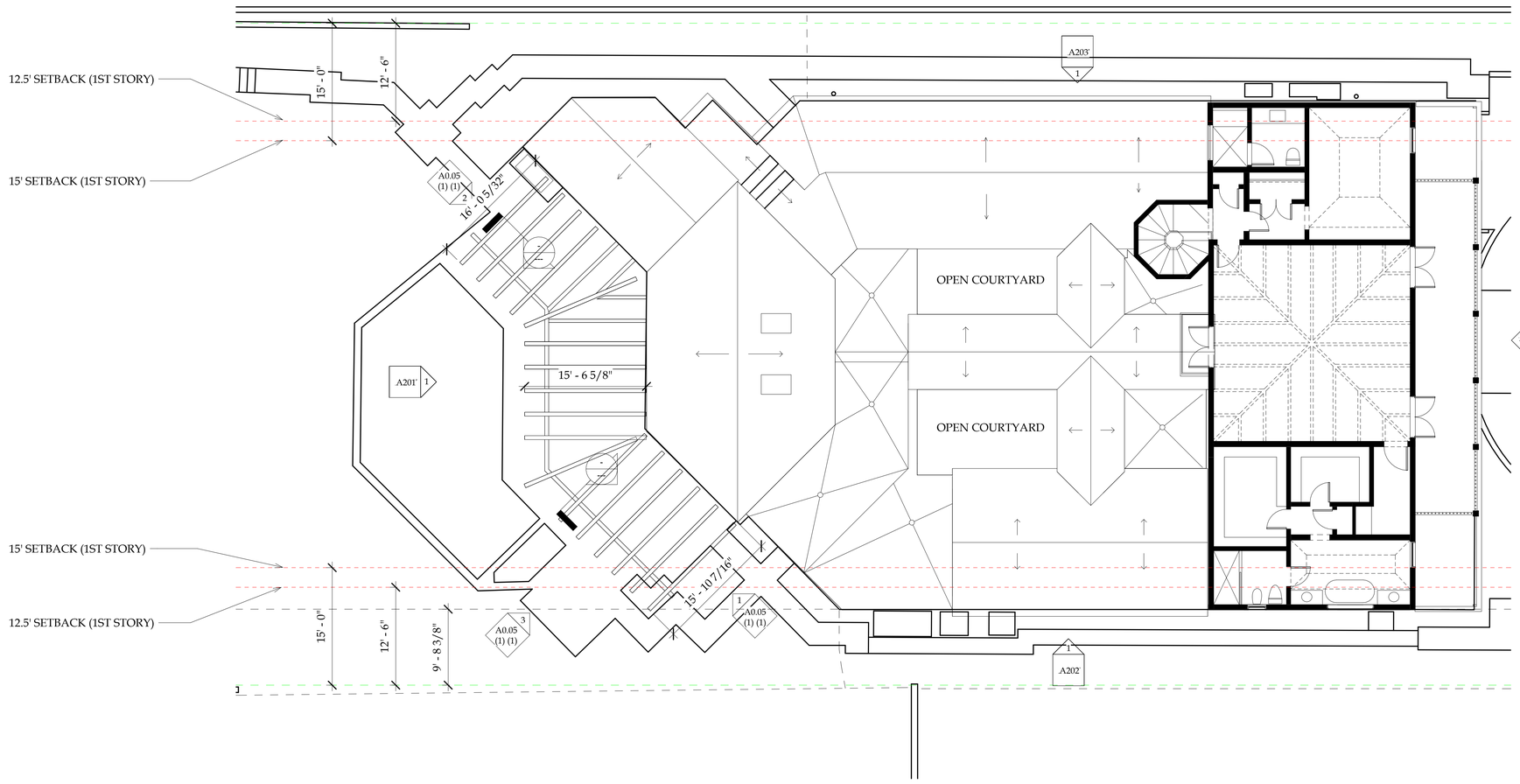
- DATE -
OCTOBER 29, 2025

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

- DRAWING TITLE -

A101.B

ARCOM FINAL SUBMISSION



1 SECOND FLOOR PLAN - EXISTING
1/8" = 1'-0"

0' 4' 8' 16' 32'

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LAKE WAY

ARC-25-0067 (ZON-25-0061)

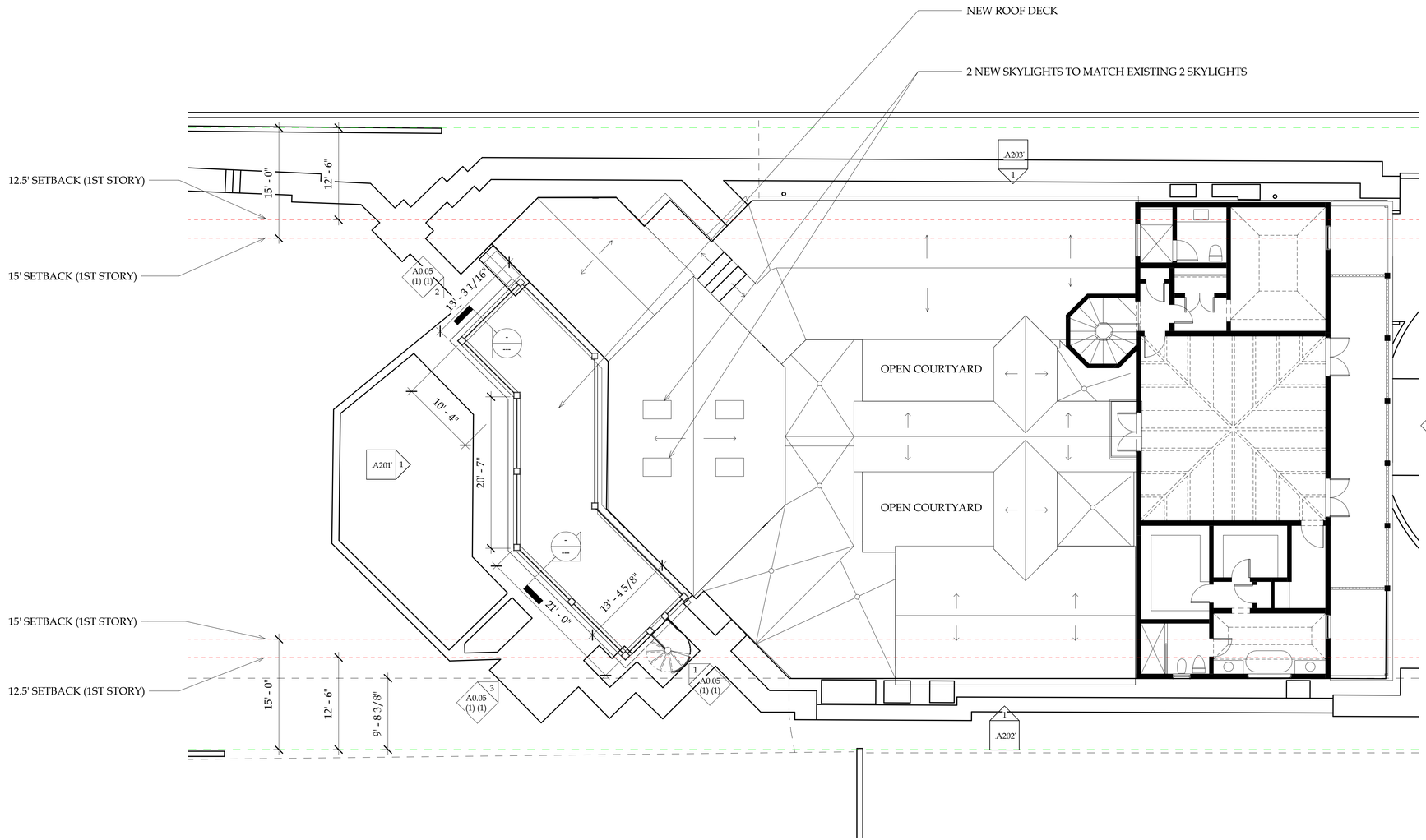
- DRAWING TITLE -

SECOND
FLOOR PLAN -
EXISTING

- DATE -
OCTOBER 29, 2025
- SCALE -
1/8" = 1'-0"
- DRAWING TITLE -

A102.A

ARCOM FINAL SUBMISSION



1 SECOND FLOOR PLAN - PROPOSED
1/8" = 1'-0"

0' 4' 8' 16' 32'

N W E S

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LAKE WAY

ARC-25-0067 (ZON-25-0061)

- DRAWING TITLE -

SECOND
FLOOR PLAN -
PROPOSED

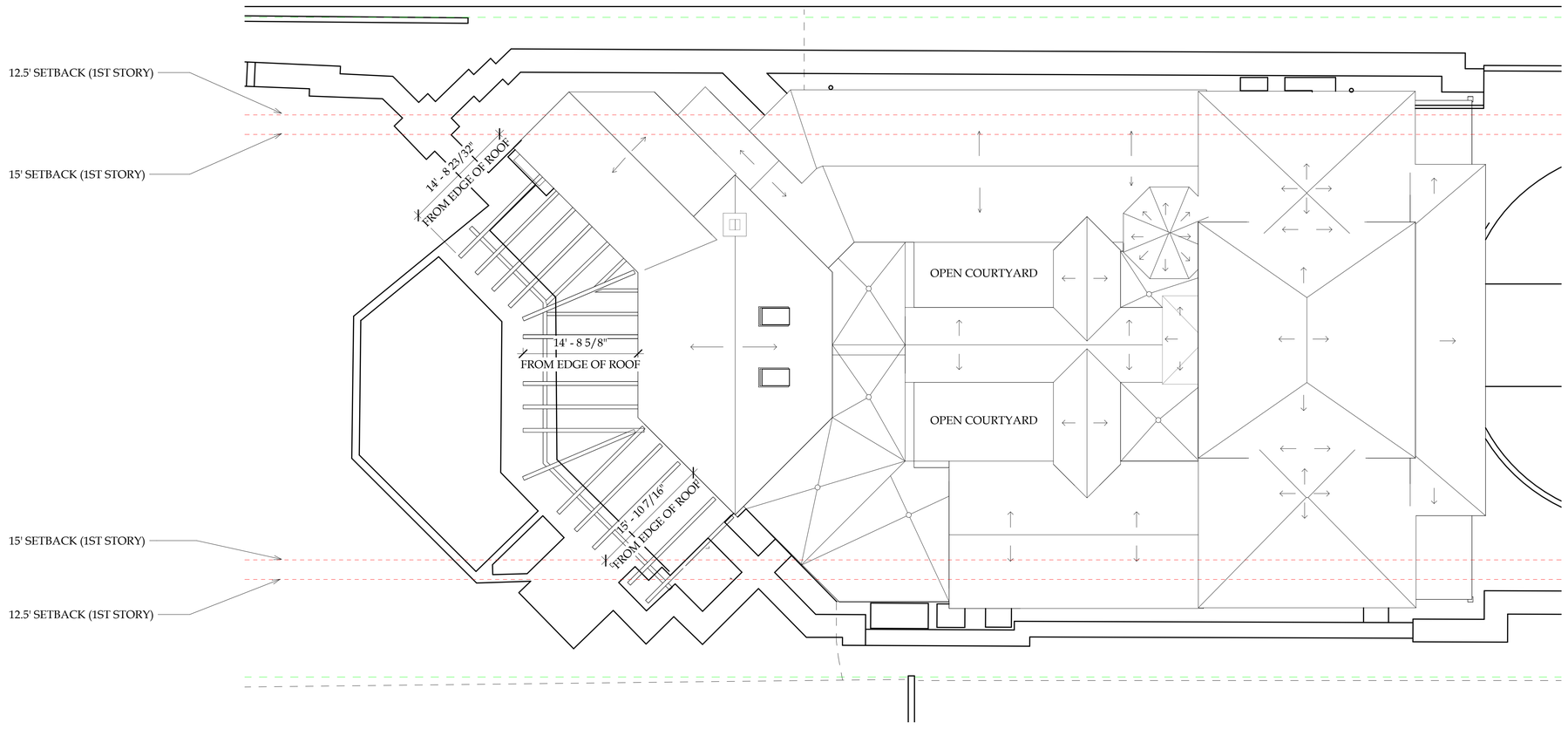
- DATE -
OCTOBER 29, 2025

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

- DRAWING TITLE -

A102.B

ARCOM FINAL SUBMISSION



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

0' 4' 8' 16' 32'

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- DRAWING TITLE -

ROOF PLAN - EXISTING

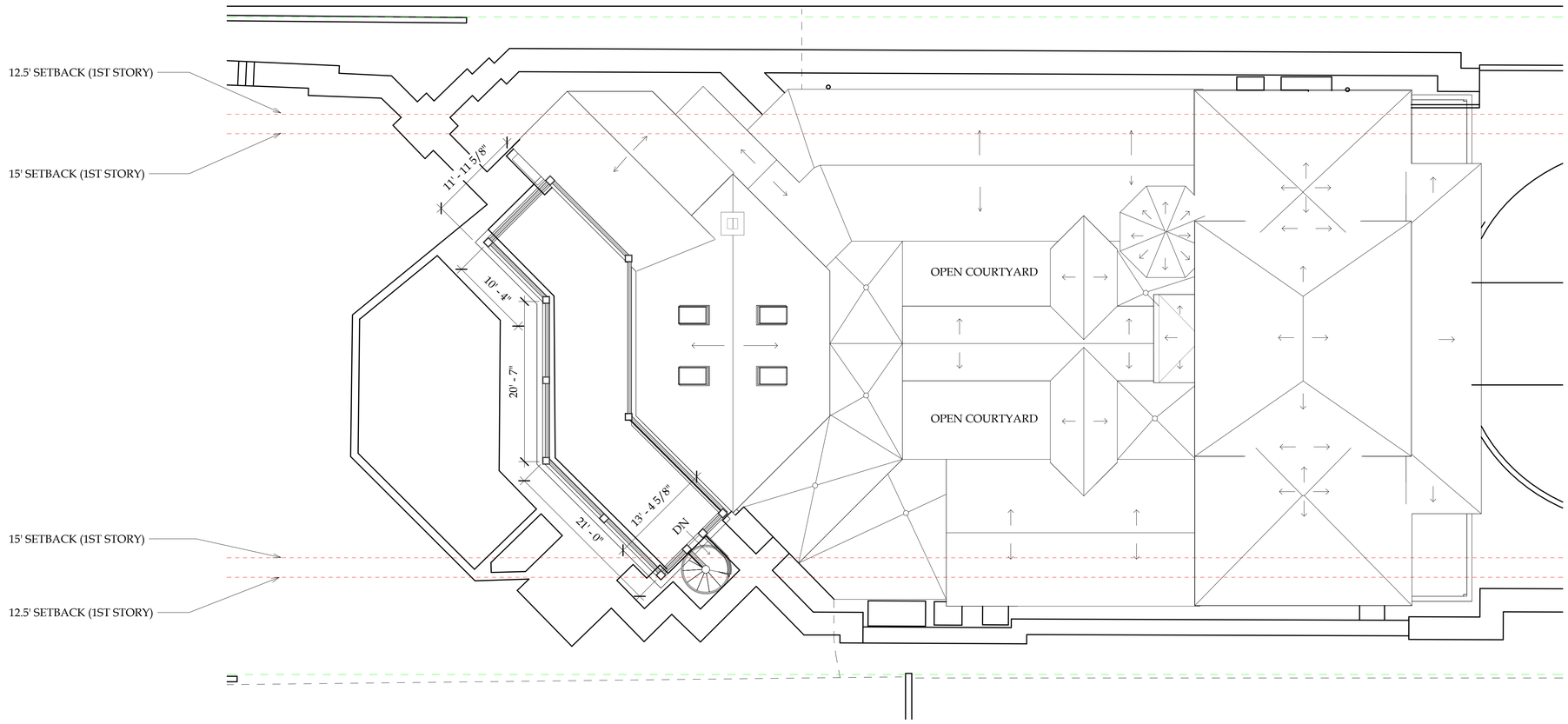
- DATE -
OCTOBER 29, 2025

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

- DRAWING TITLE -

A103.A

ARCOM FINAL SUBMISSION



1 ROOF PLAN - PROPOSED
1/8" = 1'-0"

0' 4' 8' 16' 32'

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LAKE WAY

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- DRAWING TITLE -

ROOF PLAN - PROPOSED

- DATE -
OCTOBER 29, 2025

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

- DRAWING TITLE -

A103.B

ARCOM FINAL SUBMISSION



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



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

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410 N
LAKE WAY

ARC-25-0067 (ZON-25-0061)

- DRAWING TITLE -

WEST
ELEVATION -
EXISTING &
PROPOSED

- DATE -
OCTOBER 29, 2025

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

- DRAWING TITLE -

A201

ARCOM FINAL SUBMISSION



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



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

0' 2' 4' 8' 16'

VHA

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REGISTERED ARCHITECT

410 N
LAKE WAY

ARC-25-0067 (ZON-25-0061)

- DRAWING TITLE -

SOUTH ELEVATION - EXISTING & PROPOSED

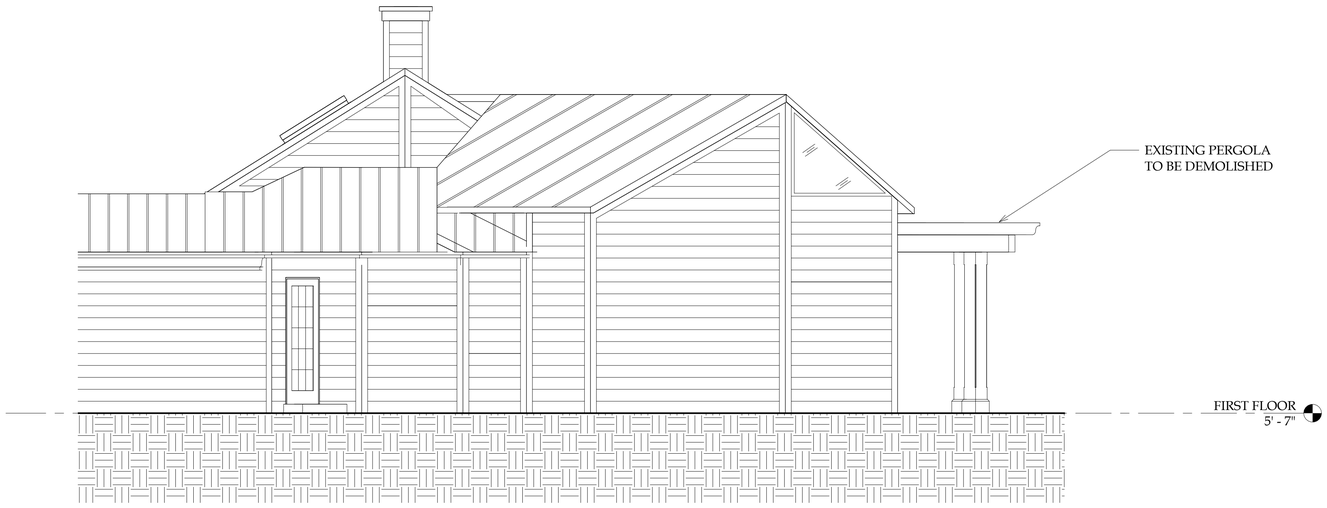
- DATE -
OCTOBER 29, 2025

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

- DRAWING TITLE -

A202

ARCOM FINAL SUBMISSION



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



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

0' 2' 4' 8' 16'

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REGISTERED ARCHITECT

410 N
LAKE WAY

ARC-25-0067 (ZON-25-0061)

- DRAWING TITLE -

NORTH
ELEVATION -
EXISTING &
PROPOSED

- DATE -
OCTOBER 29, 2025
- SCALE -
1/4" = 1'-0"
- DRAWING TITLE -

A203

ARCOM FINAL SUBMISSION

NOTE: EXISTING STREET FACADE TO REMAIN UNCHANGED



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

0' 2' 4' 8' 16'

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AR103036
REGISTERED ARCHITECT

410 N
LAKE WAY

ARC-25-0067 (ZON-25-0061)

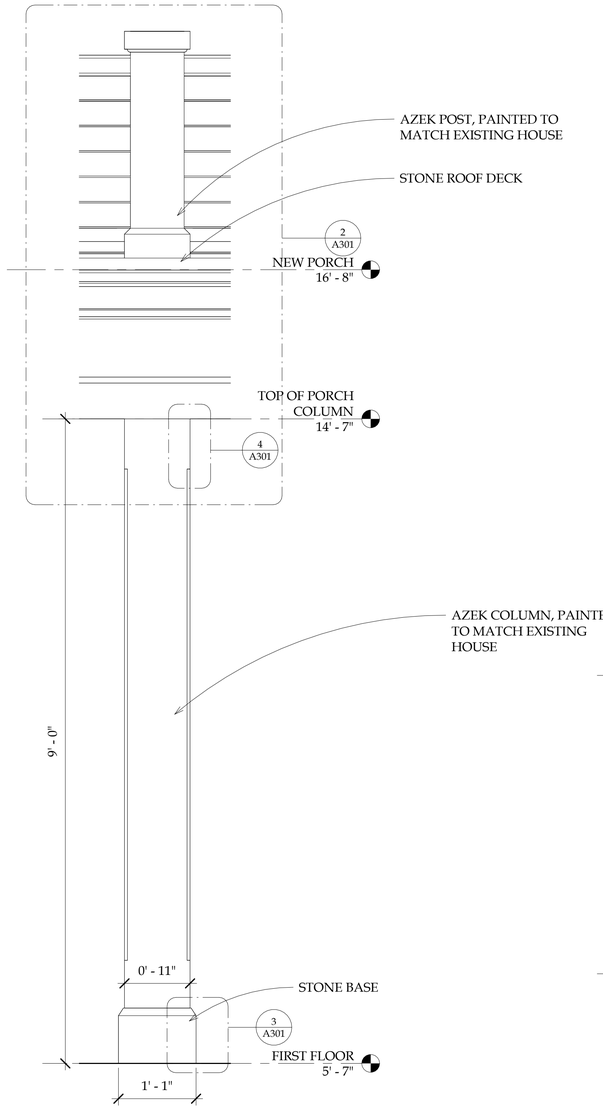
- DRAWING TITLE -

EAST
ELEVATION -
EXISTING &
PROPOSED

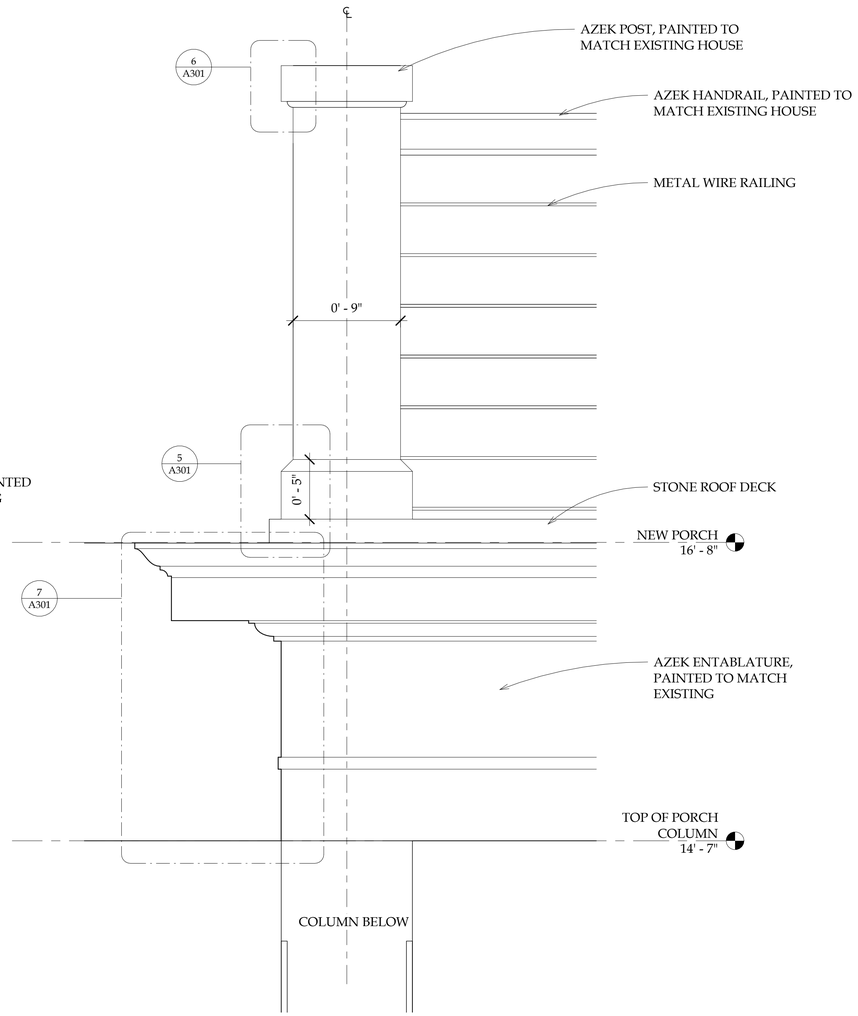
- DATE -
OCTOBER 29, 2025
- SCALE -
1/4" = 1'-0"
- DRAWING TITLE -

A204

ARCOM FINAL SUBMISSION



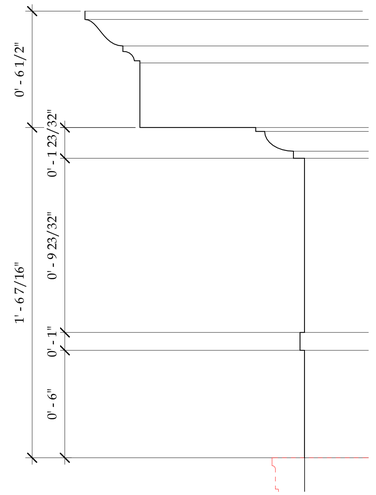
1 PROPOSED COLUMN ELEVATION
1" = 1'-0"



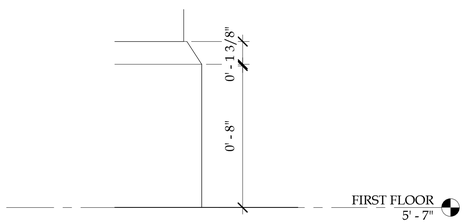
2 CORNICE & RAILING ELEVATION DETAIL
1 : 6



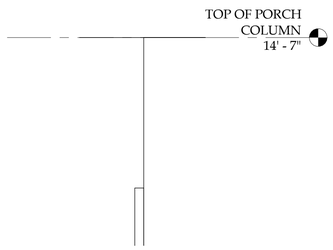
METAL WIRE RAILING PRECEDANT



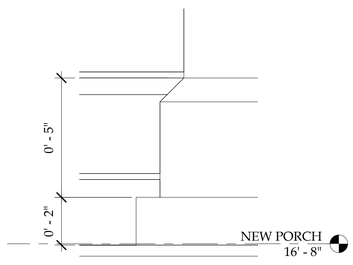
7 ENTABLATURE DETAIL
3" = 1'-0"



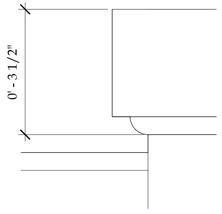
3 COLUMN BASE PROFILE
3" = 1'-0"



4 COLUMN CAPITAL PROFILE
3" = 1'-0"



5 POST BASE
1 : 3



6 POST CAPITAL
6" = 1'-0"

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STATE OF FLORIDA
VAL P HAWKINS JR
AR103036
REGISTERED ARCHITECT

410 N
LAKE WAY

ARC-25-0067 (ZON-25-0061)

- DRAWING TITLE -

DETAILS

- DATE -
OCTOBER 29, 2025

- SCALE -
As indicated

- DRAWING TITLE -

A301

ARCOM FINAL SUBMISSION



METAL WIRE RAILING
COLOR: SILVER METAL



METAL STAIR -
COLOR: POWDER COATED WHITE TO MATCH EXISTING HOUSE TRIM



DECK MATERIAL - FLORIDA CORAL
COLOR: TO MATCH EXISTING POOL DECK

NEW PORCH STRUCTURE: POWDER COATED AZEK
COLOR: PAINTED WHITE TO MATCH EXISTING HOUSE TRIM

SKY LIGHT WINDOWS: SAME AS EXISTING
COLOR: TO MATCH EXISTING SKYLIGHTS

NEW DOORS: NANAWALL SYSTEM
COLOR: TO MATCH EXISTING HOUSE TRIM

DROP DOWN SHADES: EAST COAST ELECTRIC INTEGRATED SCREENS

VHA

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AR103036
REGISTERED ARCHITECT

410 N
LAKE WAY

ARC-25-0067 (ZON-25-0061)

- DRAWING TITLE -

MATERIAL
DETAILS

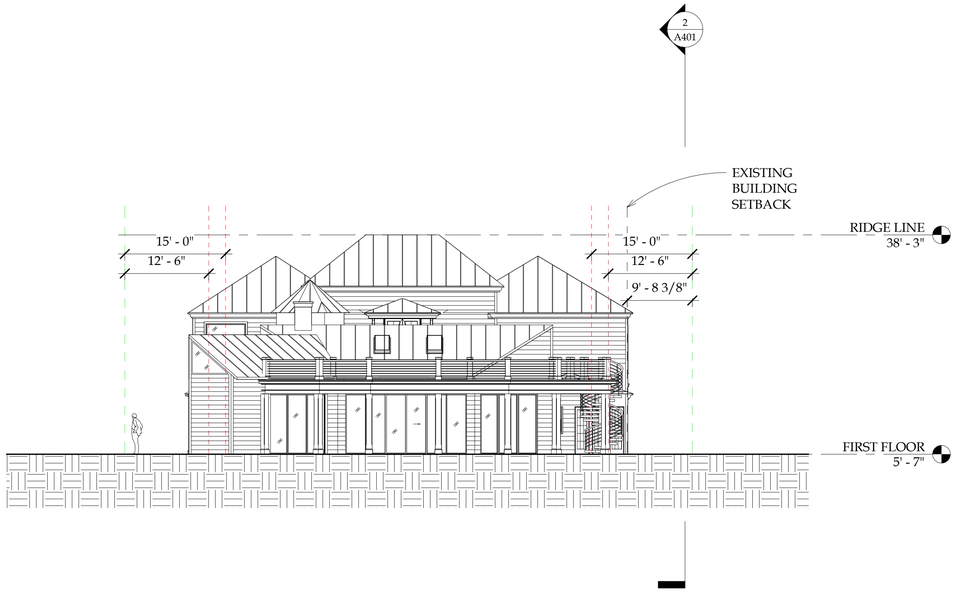
- DATE -
OCTOBER 29, 2025

- SCALE -
12" = 1'-0"

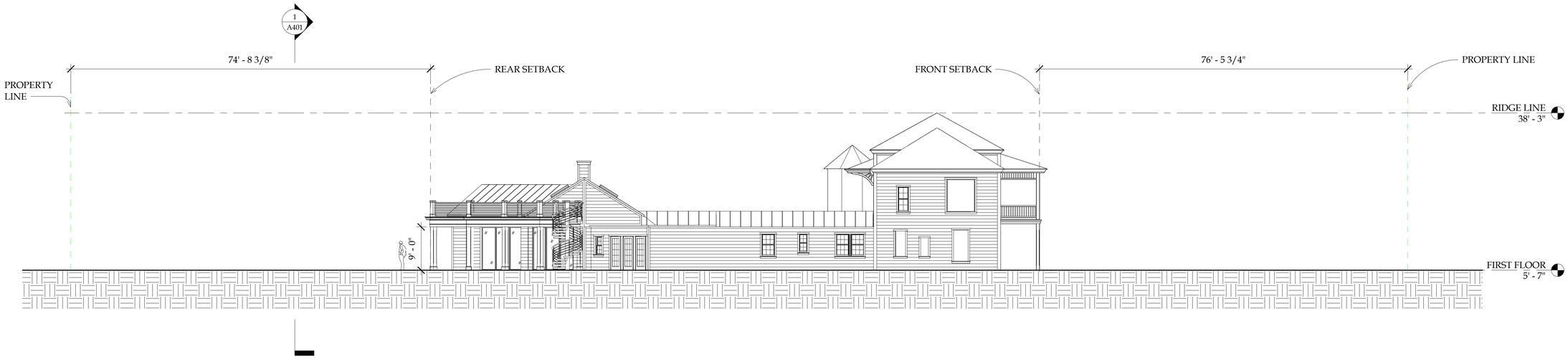
- DRAWING TITLE -

A302

ARCOM FINAL SUBMISSION



1 NORTH TO SOUTH SECTION DIAGRAM
3/32" = 1'-0"



2 EAST TO WEST - SECTION DIAGRAM
3/32" = 1'-0"

0' 4' 8' 16' 32'

VHA

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410 N LAKE WAY

ARC-25-0067 (ZON-25-0061)

- DRAWING TITLE -

SECTION DIAGRAMS

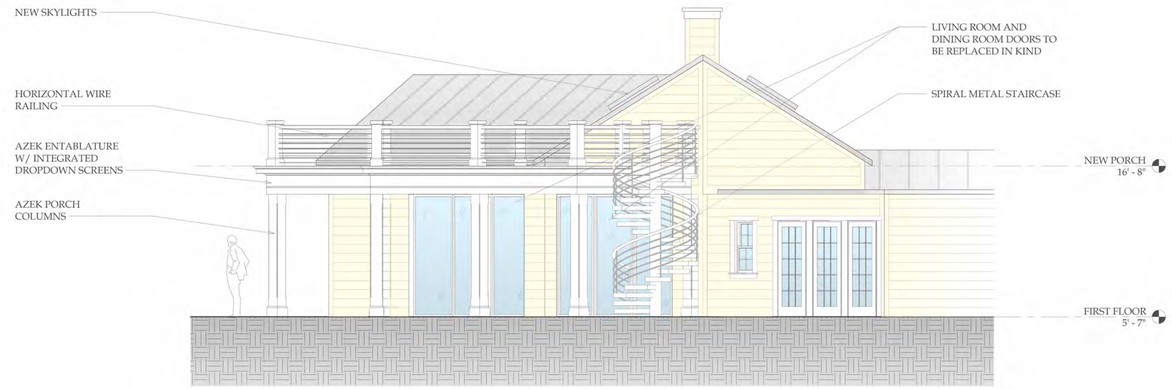
- DATE -
OCTOBER 29, 2025

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

- DRAWING TITLE -

A401

ARCOM FINAL SUBMISSION







1 PROPOSED COLOR ELEVATIONS
3/16" = 1'-0"

VHA

Val Hawkins Architect, LLC
1052 Potomac Street, NW
Washington, DC 20007
Telephone (202) 674-9226
www.valhawkins.com

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410 N
LAKE WAY

ARC-25-0067 (ZON-25-0061)

- DRAWING TITLE -

COLOR
ELEVATIONS

- DATE -
OCTOBER 29, 2025

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

- DRAWING TITLE -

A402

ACROM SUBMISSION 1



PROPOSED WEST ELEVATION - COLOR RENDERING

VHA

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410 N
LAKE WAY

ARC-25-0067 (ZON-25-0061)

- DRAWING TITLE -

COLOR
RENDERING

- DATE -
OCTOBER 29, 2025

- SCALE -

- DRAWING TITLE -

A403

ACROM SUBMISSION 1



Key Map



A



B



C



D



E



F

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

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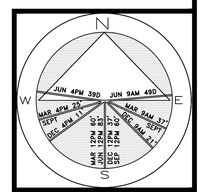

JOB NUMBER: 25144.00 LA
DRAWN BY: Alex Bugril

DATE: 08.26.2025

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ZON-25-0061

SHEET L1.0

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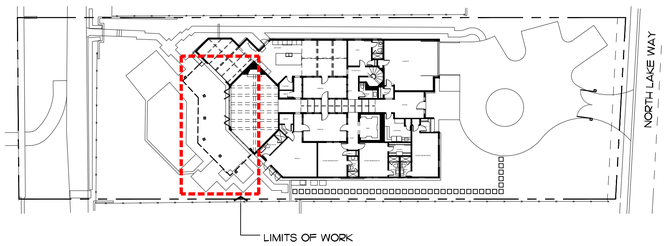
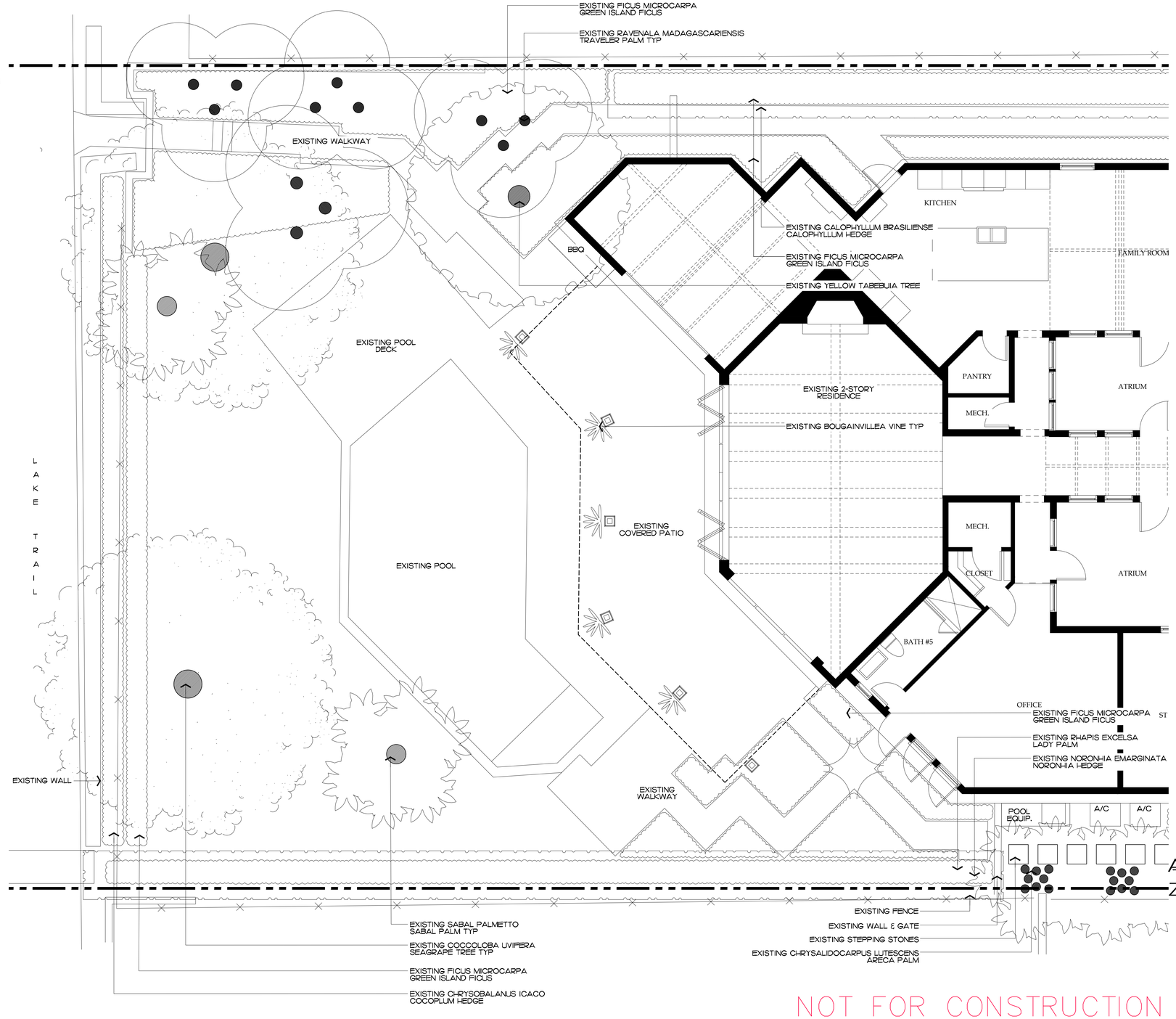
Existing Site Photos Exhibit



Site Plan

SCALE IN FEET: NTS



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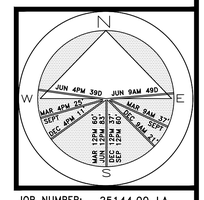

JOB NUMBER: 25144.00 LA
DRAWN BY: Dustin Mizell

DATE: 08.26.2025

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ZON-25-0061

SHEET L2.0

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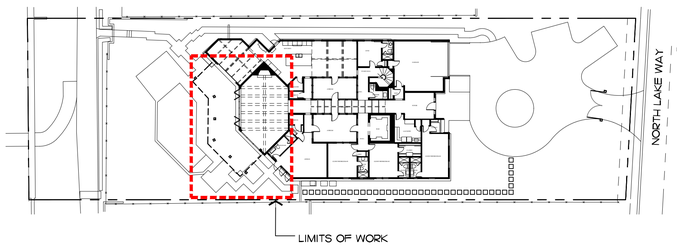
Existing Conditions / Inventory Plan

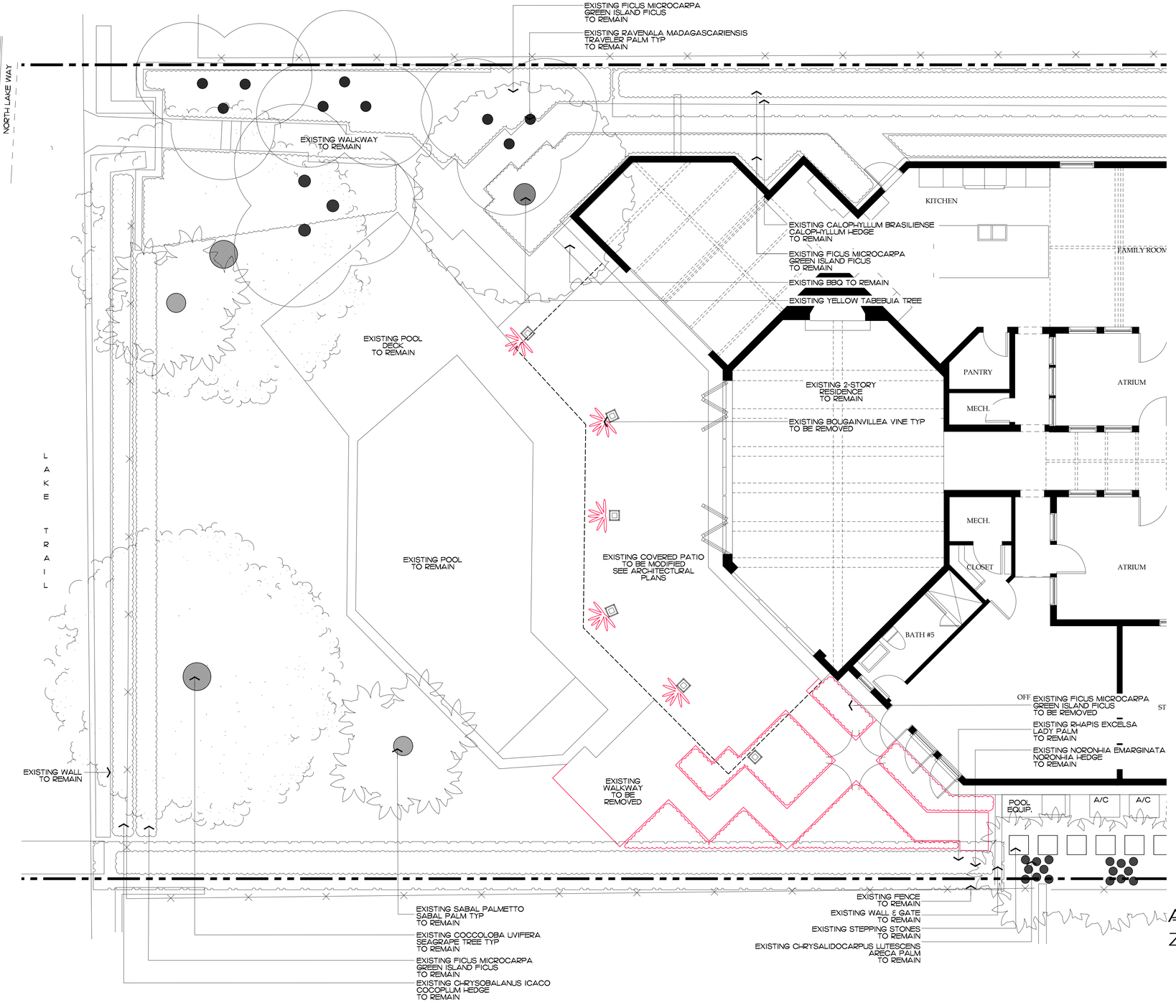
SCALE IN FEET: 3/16"=1'

AREA IN SQ.FT.



Site Plan

SCALE IN FEET: NTS



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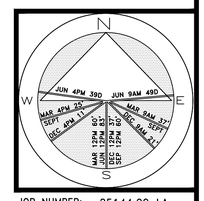

JOB NUMBER: 25144.00 LA
DRAWN BY: Alex Bugril
DATE: 08.26.2025

ARC-25-0067
ZON-25-0061

SHEET L2.1

NOT FOR CONSTRUCTION

Demolition Plan

SCALE IN FEET: 3/16"=1'

AREA IN SQ.FT.

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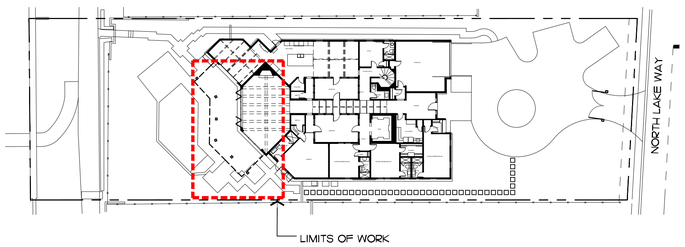


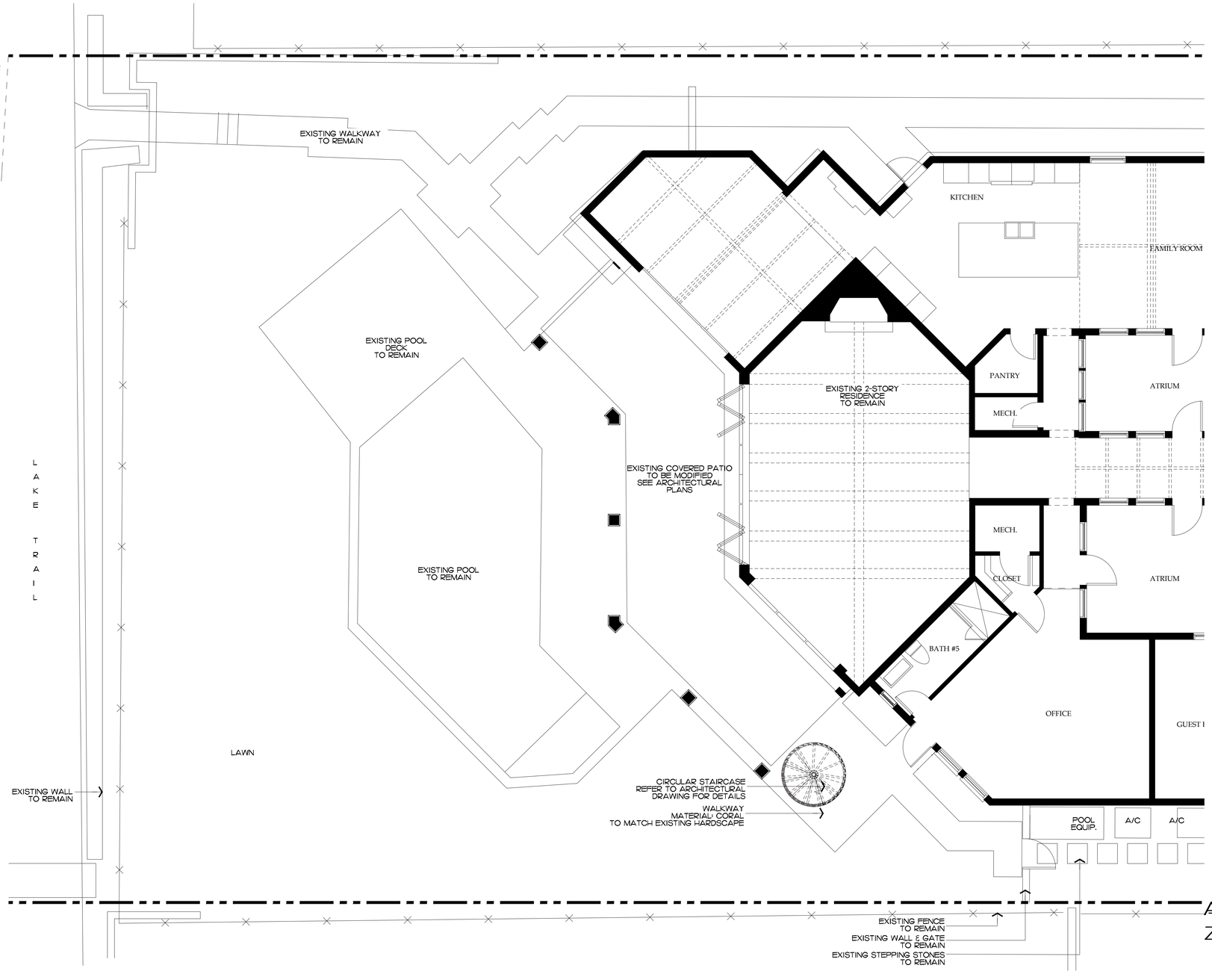
Site Plan

SCALE IN FEET: NTS

Hardscape Material:



CORAL STONE
TO MATCH EXISTING HARDSCAPE



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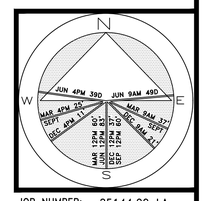

JOB NUMBER: 25144.00 LA
DRAWN BY: Dustin Mizell

DATE: 08.26.2025

ARC-25-0067
ZON-25-0061

SHEET L3.0

NOT FOR CONSTRUCTION

Site Plan

SCALE IN FEET 0' 8' 16' 24'

AREA IN SQ.FT.

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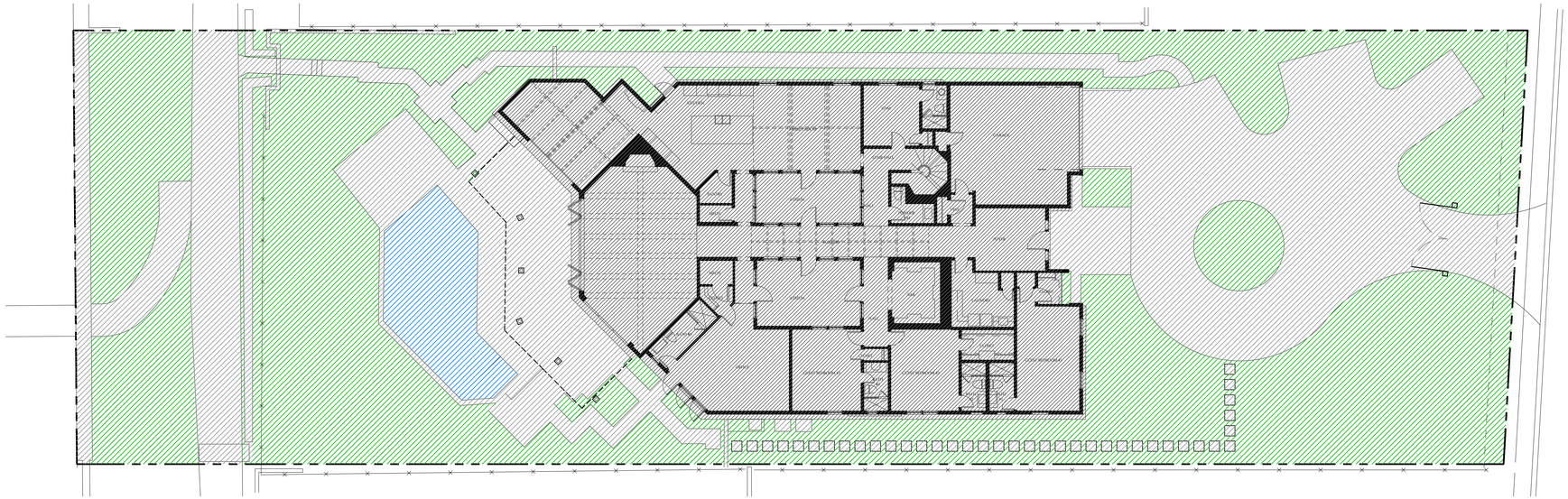
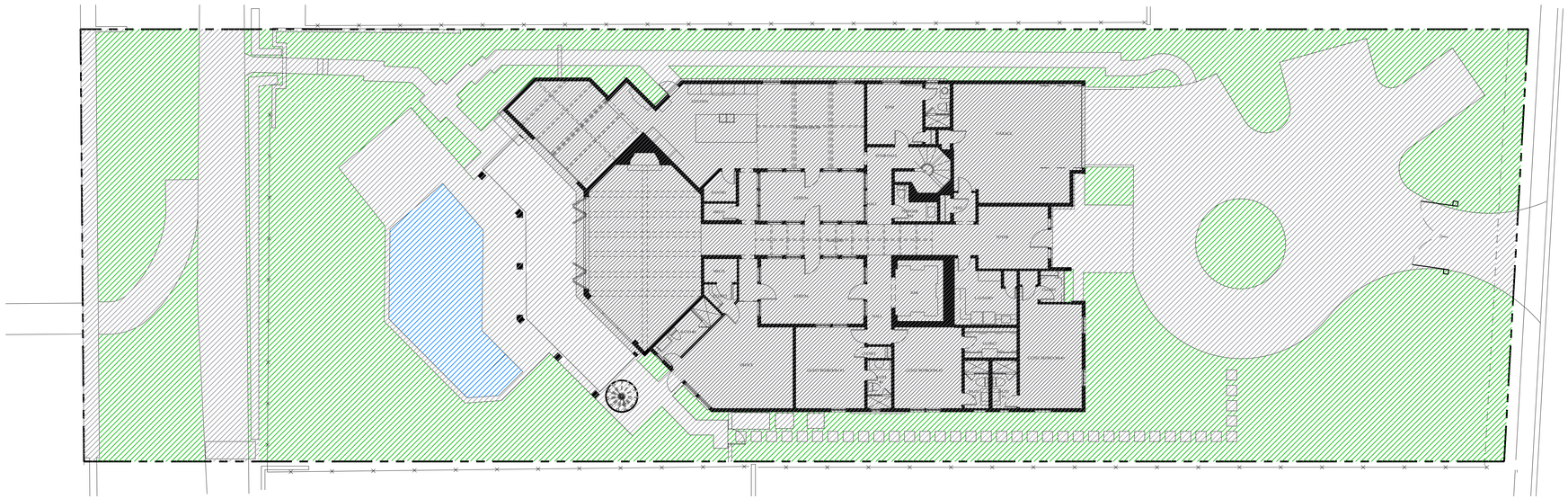


Existing Lot Coverage Graphic



Proposed Lot Coverage Graphic

Proposed Site Data

DESCRIPTION	REQUIRED		EXISTING		PROPOSED	
LOT ZONE			R-B - LOW DENSITY RESIDENTIAL			
LOT AREA	10,000 S.F. MINIMUM		23,706 S.F.			
OPEN / PERMEABLE SPACE	MINIMUM 45%	10,667 S.F.	40.72%	9,655 S.F.	41.59%	9,860 S.F.
FRONT YARD LANDSCAPE	MINIMUM 40% OF FRONT YARD	846 S.F.	73.3%	1,550 S.F.	73.3%	1,550 S.F.
PERIMETER LANDSCAPE WITHIN 10' OF PROPERTY LINE	MINIMUM 50% OF REQ'D OPEN SPACE	5,333 S.F.	46%	4,906 S.F.	46%	4,906 S.F.

Legend

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

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Open Space Diagrams

SCALE IN FEET: NTS

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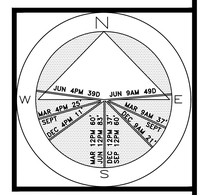
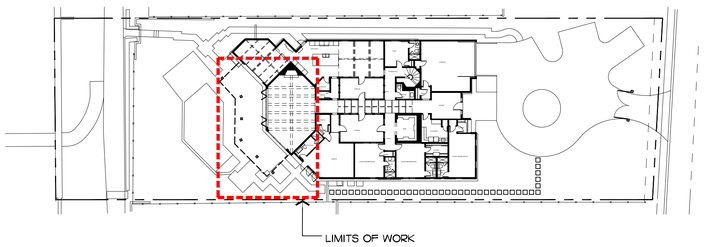


JOB NUMBER: 25144.00 LA
DRAWN BY: Alex Bugrii
DATE: 08.26.2025

ARC-25-0067
ZON-25-0061

SHEET L3.1

64 sf.
AREA IN SQ.FT.

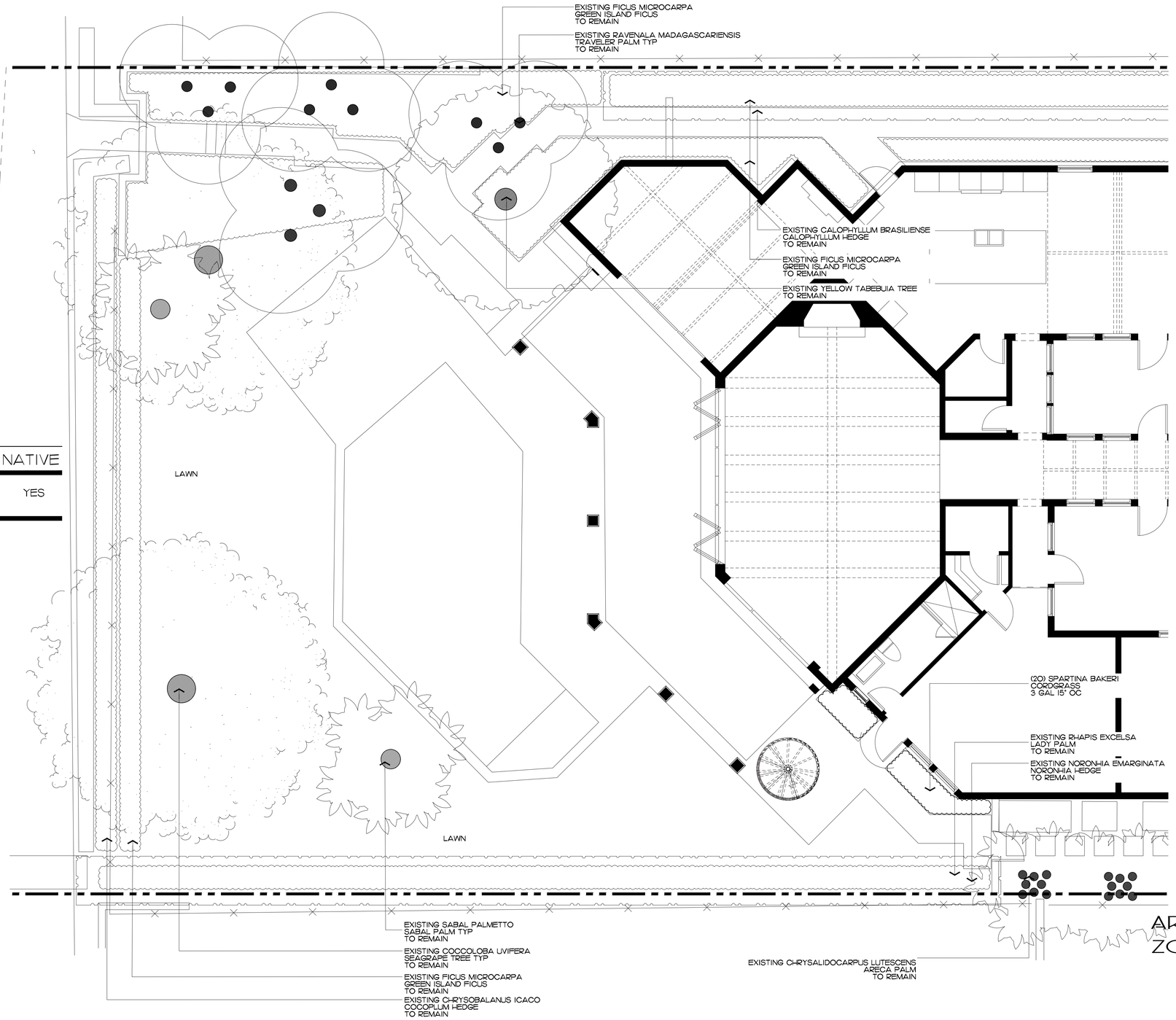


Site Plan

SCALE IN FEET: NTS

Shrubs

SYMBOL	PLANT NAME	QTY.	DESCRIPTION	NATIVE
	SPARTINA BAKERI CARDGRASS	20	3 GAL 15" OC	YES
	TOTAL: NATIVE SPECIES:	20 20 (100%)		



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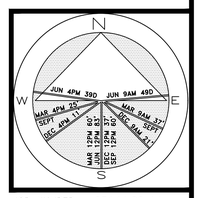

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DRAWN BY: Dustin Mizell

DATE: 08.26.2025

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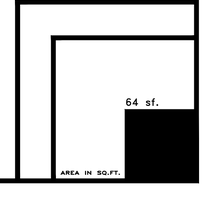
SHEET L4.0



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Landscape Plan

SCALE IN FEET 0' 8' 16' 24'

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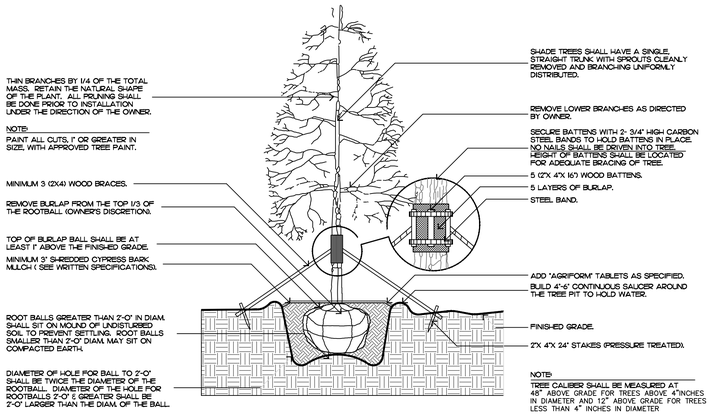
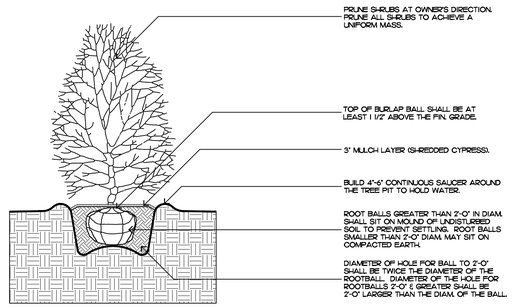


FILL MATERIAL SHALL CONSIST OF AT LEAST 1/3 NATIVE SOIL FROM THE HOLE DUG FOR THE PLANT. SEE SPECIFICATIONS FOR BACKFILL MIXTURE.

Tree Planting



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

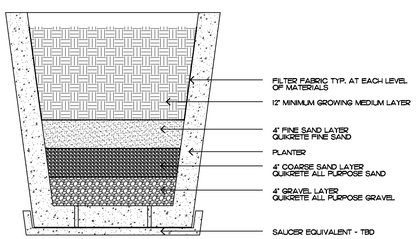
Shrub Planting

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

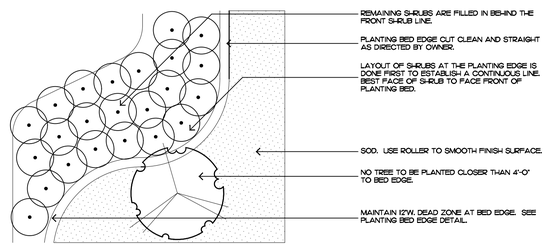
Irregular and Multi-stem Tree

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

Palm Tree Planting



Typical Planter Sediment Filtration Detail



Shrub & Groundcover Layout

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Planting Notes

COMMERCIAL FERTILIZER:

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

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

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

MULCH:

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

SOD:

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

SUBSTITUTIONS:

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

MEASUREMENTS:

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

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

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

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

PALMS WITH MARRED OR BURNED TRUNKS WILL NOT BE ACCEPTED.

PLANTING SOIL AND BACKFILL:

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

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

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

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

PLANT MATERIALS:

PALMS, TREES, SHRUBS, GROUNDCOVERS AND VINES

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

CONTAINER GROWN STOCK:

1. ALL CONTAINER GROWN MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED PLANTS AND ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THE PLANTS SHALL HAVE TOPS OF GOOD QUALITY AND BE IN A HEALTHY GROWING CONDITION.
2. AN ESTABLISHED CONTAINER GROWN PLANT SHALL BE TRANSPLANTED INTO A CONTAINER AND GROWN IN THAT CONTAINER SUFFICIENTLY LONG ENOUGH FOR THE NEW FIBROUS ROOTS TO HAVE DEVELOPED SO THAT THE ROOT MASS WILL RETAIN ITS SHAPE AND HOLD TOGETHER WHEN REMOVED FROM THE CONTAINER.

WARRANTY:

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

MAINTENANCE:

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

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

Private Residence
410 North Lake Way
Town of Palm Beach
FL

JOB NUMBER: 25144.00 LA
DRAWN BY: Dustin Mizell
DATE: 08.26.2025

ARC-25-0067
ZON-25-0061

SHEET L4.1

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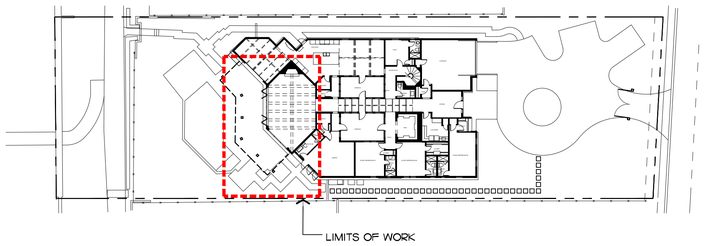
Planting Details & Specifications

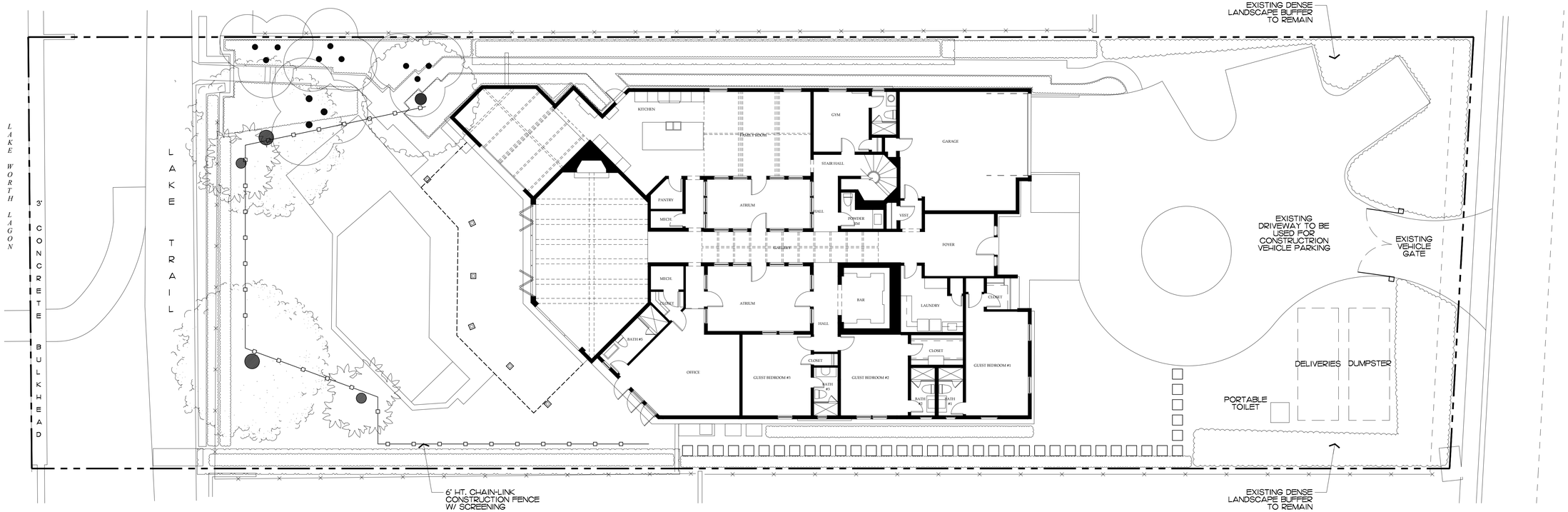


Site Plan

SCALE IN FEET: NTS



Street View



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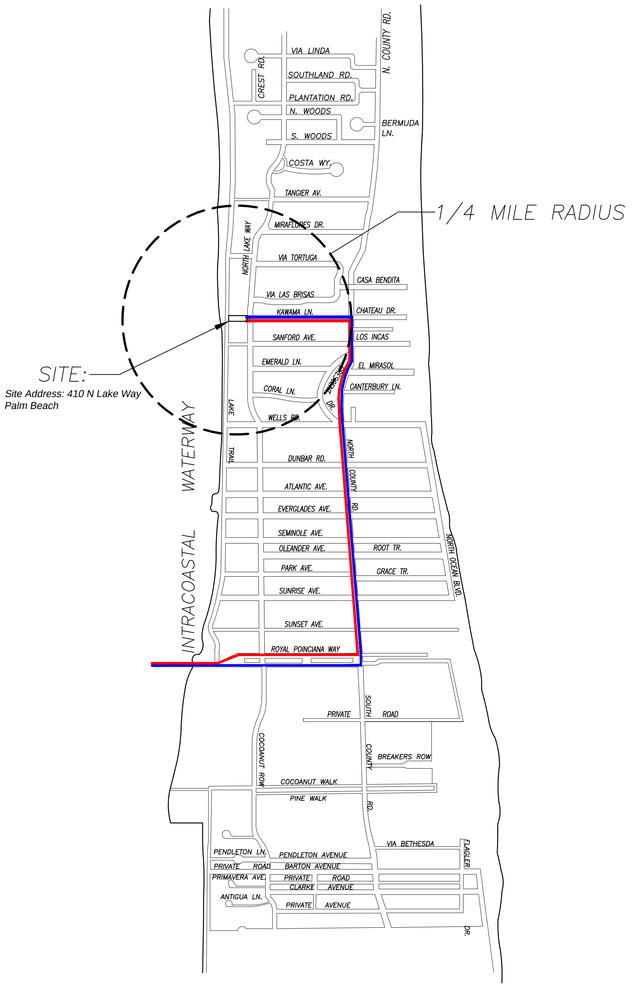
Construction Screening & Staging Plan

SCALE IN FEET: 3/32"=1'



CONCEPTUAL CONSTRUCTION SCHEDULE

- OCT 29TH 2025 – ARCOM MEETING
- MAY– 2026 – SUBMIT FOR PERMIT
- 1 MONTH –MAY 2026 – MOBILIZATION & DEMOLITION OF EXISTING STRUCTURES
- 1 MONTH – ROOF TRUSS DELIVERY AND SET TRUSSES
- 1 MONTHS – LANDSCAPE & HARDSCAPE INSTALLATION
- 0.5 MONTHS – FINAL INSPECTIONS
- +/– 4 MONTHS – PROPOSED TOTAL CONSTRUCTION FOLLOWING BUILDING PERMIT

1 *PROPOSED TRUCK INGRESS / EGRESS ROUTES MAP*

SCHEDULE:

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

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

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

PROPOSED INGRESS TRUCK ROUTE

PROPOSED EGRESS TRUCK ROUTE

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DATE: 08.26.2025

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Truck Logistics Plan

SCALE: NOT TO SCALE

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Existing NLT Perspective View



Proposed NLT Perspective View

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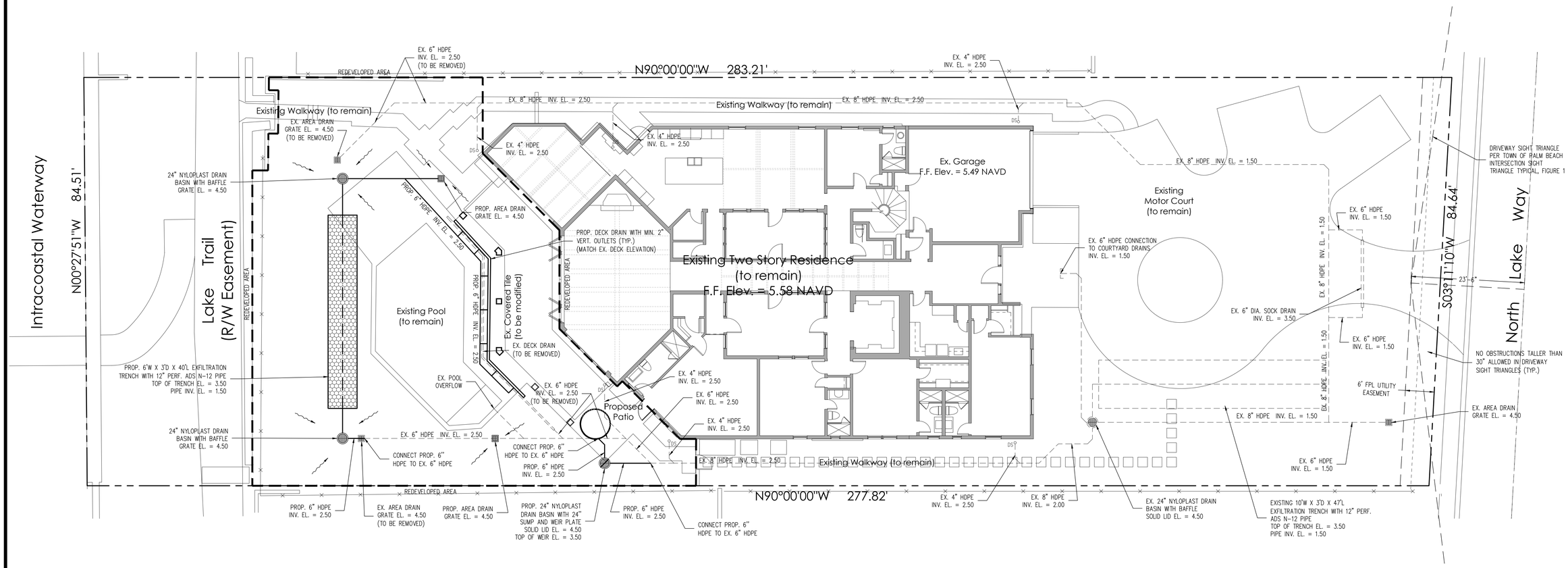
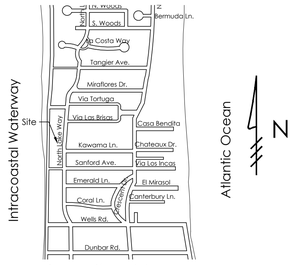
North Lake Trail Perspective

SCALE: NOT TO SCALE



Notes:

1) Exfiltration trenches to be protected from roots with a root barrier
2) Contractor to replace sewer service to main per Town of Palm Beach standards.
3) Roof drain downspouts are to be connected to the proposed drainage system. Contractor to provide engineer with final downspout locations prior to installation of drainage system.
4) Contractor is responsible for installing and maintaining erosion control measures during construction.
5) Existing storm drainage to remain to be cleaned, video inspected, re-habilitated and re-certified prior to completion of construction.



Location Map
N.T.S.

STORMWATER RETENTION CALCULATIONS
(Redeveloped Area)

A. SITE INFORMATION

Total Property Area = 23,706 sq.ft.

Drainage Area = 5,473 sq.ft.

Drainage Area Impervious Surface = 2,296 sq.ft.

Drainage Area Pervious Surface = 3,177 sq.ft.

B. ESTIMATED STORMWATER RETENTION VOLUME

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

Impervious Surface Runoff Volume:
1.0 x 2 in/hr x 2,296 sq.ft. x 1 ft./12 in. = 383 cu.ft.

Pervious Runoff Volume:
0.2 x 2 in/hr x 3,177 sq.ft. x 1 ft./12 in. = 106 cu.ft.

Total Volume to be Retained = 489 cu.ft.

C. EXFILTRATION TRENCH SIZING

L	=	Total Length of Trench Provided	=	40	ft
W	=	Trench Width	=	6	ft
K	=	Hydraulic Conductivity	=	0.00012	cfs/sq.ft./ft. of head
H2	=	Depth to Water Table	=	2.00	ft
DU	=	Un-Saturated Trench Depth	=	2.00	ft
DS	=	Saturated Trench Depth	=	1.00	ft
V	=	Volume Treated	=	591	cu.ft.

Legend

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

N

0 5 10 20 40

Scale: 1" = 10'

1	03/21/11	REVISE EXFILTRATION TRENCH CONFIGURATION; ADD AREA DRAINS AT REAR OF PROPERTY
2	09/02/11	ADD SEWER SERVICE LOCATION; REVISE DOWNSPOUT LOCATIONS; ADD ADDITIONAL AREA DRAINS ALONG SIDES OF RESIDENCE
3	09/16/11	ADD PROPOSED GRADES TO DRIVEWAY
4	08/27/25	UPDATE PLAN BACKGROUND; SHOW PROPOSED DRAINAGE REVISIONS

Plan Background from Hardscape Plan by Environment Design Group Received 8/27/25

ARC-25-____

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West Palm Beach, FL 33401
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office@gruberengineers.com

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

Conceptual Site Grading & Drainage Plan For:

PROPOSED RENOVATION

410 North Lake Way
Palm Beach, Florida

PROJECT INFORMATION:

Project No.	2011-0004
Issue Date	02/08/2011
Scale	1" = 10'

REVISIONS:

1	03/21/2011
2	09/02/2011
3	09/16/2011
4	08/27/2025
5	
6	
7	
8	
9	
10	
11	
12	

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

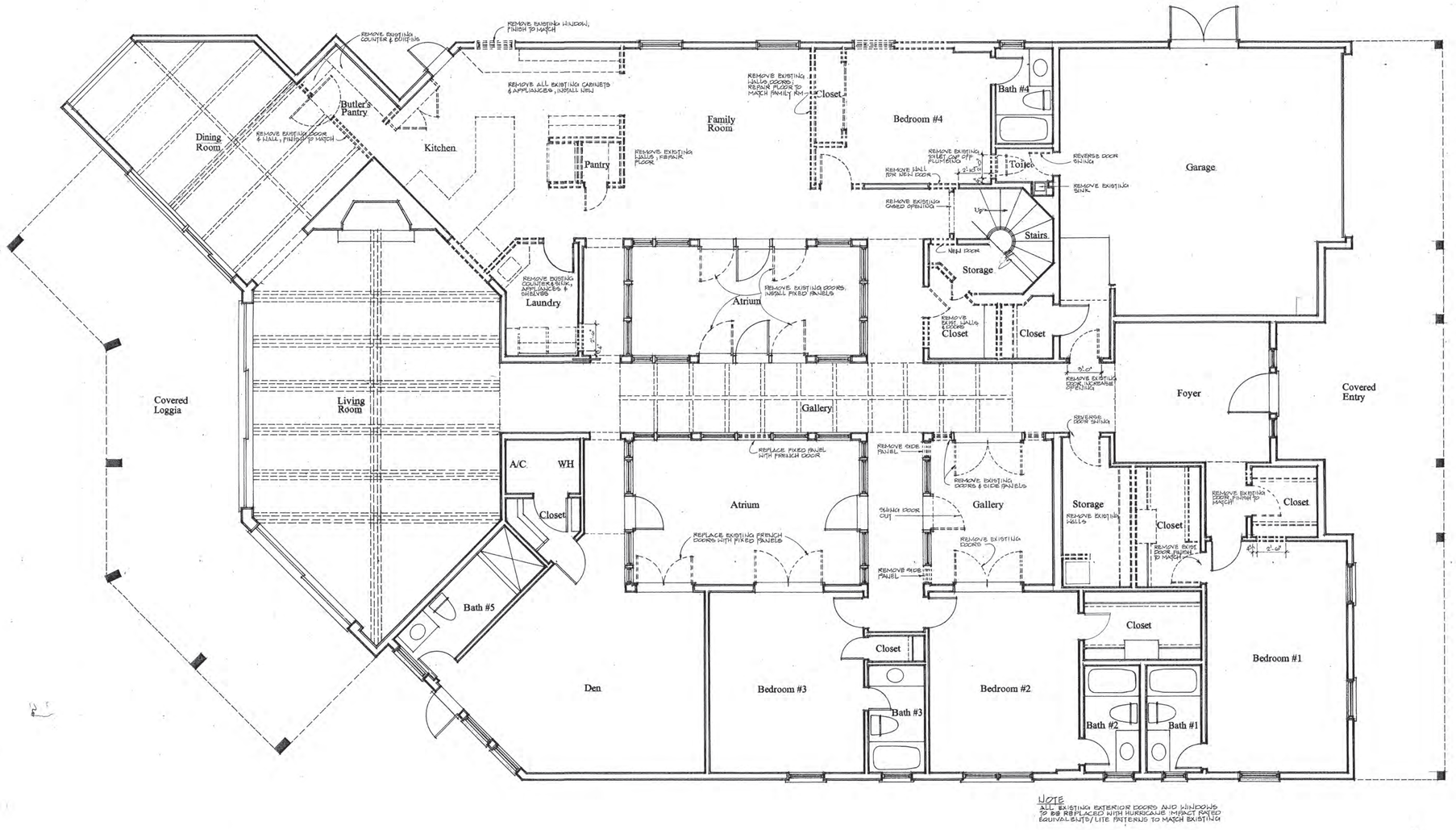
This item has been electronically signed and sealed by Chad M. Gruber on the date adjacent to the seal using a SHA authentication code. Printed copies of this document are not considered signed and sealed and the SHA authentication code must be verified on any electronic copies.

SHEET NUMBER:

C-1

DEMOLITON NOTES:

1. THE CONRACTOR SHALL REMOVE ALL EXISTING CONSTRUCTION AS REQUIRED FOR THE REMODELING WORK INCLUDING BUT NOT LIMITED TO PARTITIONS, DOORS, HARDWARE, CEILING SYSTEM, ELECTRICAL, PLUMBING, FLOOR MATERIAL, ETC...
2. THE CONTRACTOR SHALL PROTECT ALL EXISTING MATERIALS, EQUIPMENT, TREES, UTILITY LINES, ETC.... WHICH ARE TO REMAIN AND REPAIR OR REPLACE WHEN NECESSARY THESE ITEMS WHEN DAMAGED BY HIM OR HIS SUBCONTRACTORS AT NO ADDITIONAL COST TO THE OWNER.
3. MASONRY SHALL BE DEMOLISHED IN SMALL SECTIONS, AND BRACING AND SHORES SHALL BE USED WHERE NECESSARY TO AVOID DAMAGE TO THE STRUCTURE.
4. THE CONTRACTOR SHALL WALK THROUGH WITH THE OWNER OR THE OWNERS REPRESENTATIVE AND TAG ALL ITEMS THAT WILL BE SAVED. THOSE ITEMS SHALL BE REMOVED AND STORED WHERE THE OWNER REQUESTS.
5. PROVIDE PROTECTION AND CONDUCT DEMOLITION OPERATIONS TO PREVENT INJURY OR DAMAGE TO PERSONS OR PROPERTY.



NOTE
ALL EXISTING EXTERIOR DOORS AND WINDOWS TO BE REPLACED WITH HURRICANE IMPACT RATED EQUIVALENT/LITE PATTERNS TO MATCH EXISTING

First Floor Demo Plan
Scale 1/4"=1'-0"

N W E S

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

REVIEWED
DEC 13 2010
TPB PLAN EXAMINER

ARCOM# A-010-2010

MP Design & Architecture

COMM NO.
1018

DATE

REVISIONS

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12-3-10

Alice Bassett, A.I.A.
Florida Reg. Arch.
#AR0001912

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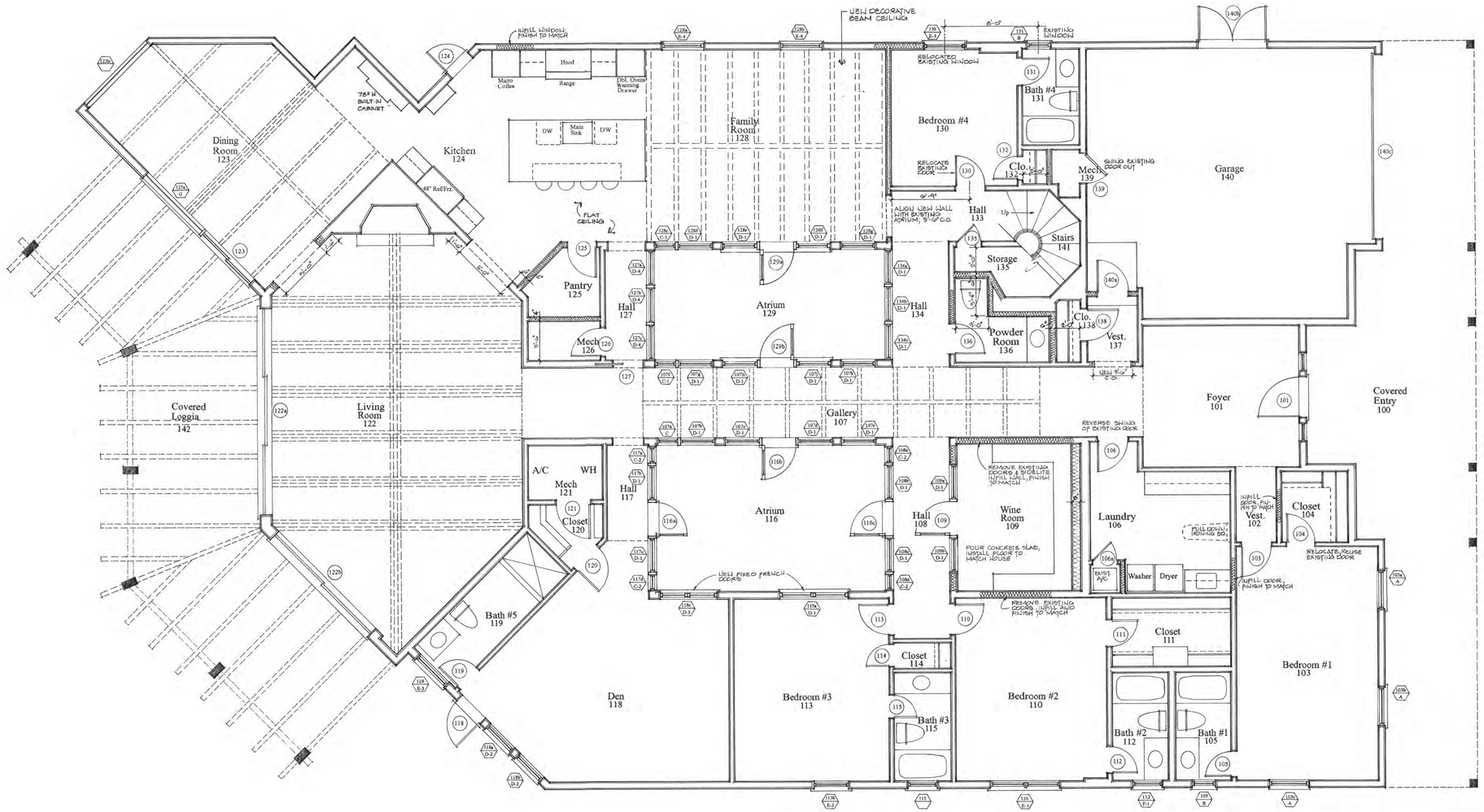
A100.1
DEC 03 2010



Proposed First Floor Plan

Scale 1/4"=1'-0"

N W E S

Wall Legend

- Existing Wall To Remain
- Existing Wall To Be Removed
- New 2x4 Wood Stud Framing (Interior Walls) @ 16" O.C. w/ 5/8" Drywall On Both Sides (Provide Sound Attenuating Batt Insulation Between Rooms)
- New 2x6 Stud Framing Exterior Walls) @ 16" O.C. w/ 5/8" Drywall On Interior, Hardiplank on Furring On Exterior w/ Batt Insulation

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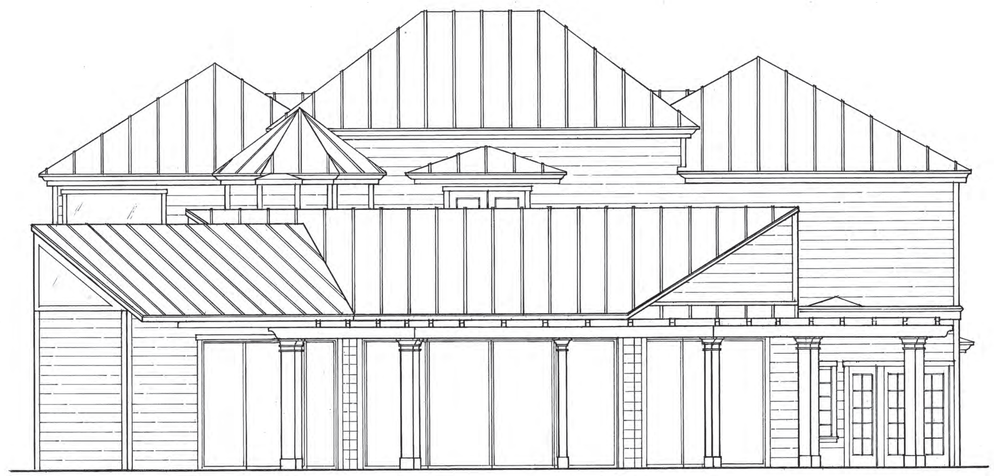
SHEET NO. A100.2

DEC 03 2010



Existing West Elevation – w/ Asphalt Shingle Roof

Scale 1/4" = 1'-0"



Proposed West Elevation – w/ Standing Seam Metal Roof & Pergola

Scale 1/4" = 1'-0"

ALL WORK MUST
CONFORM TO THE 2007
FLORIDA BUILDING CODE

REVIEWED
NOV 07 2011
ARB PLAN EXAMINER

ARCOM# A-010-2010

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IN EFFECT IN THE TOWN OF
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410 North Lake Way

11-7-11

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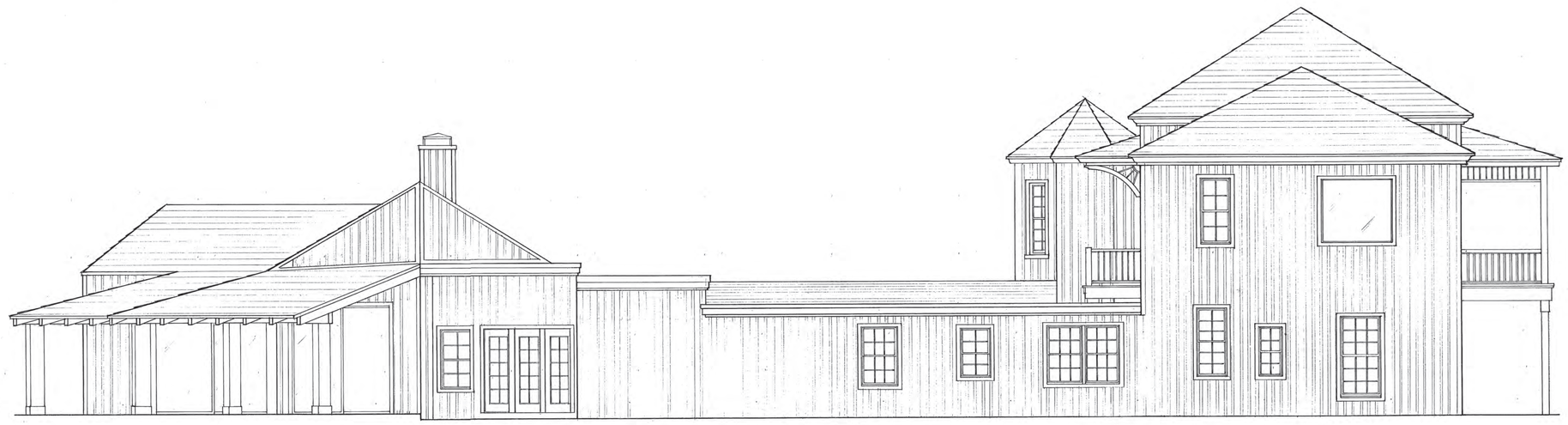
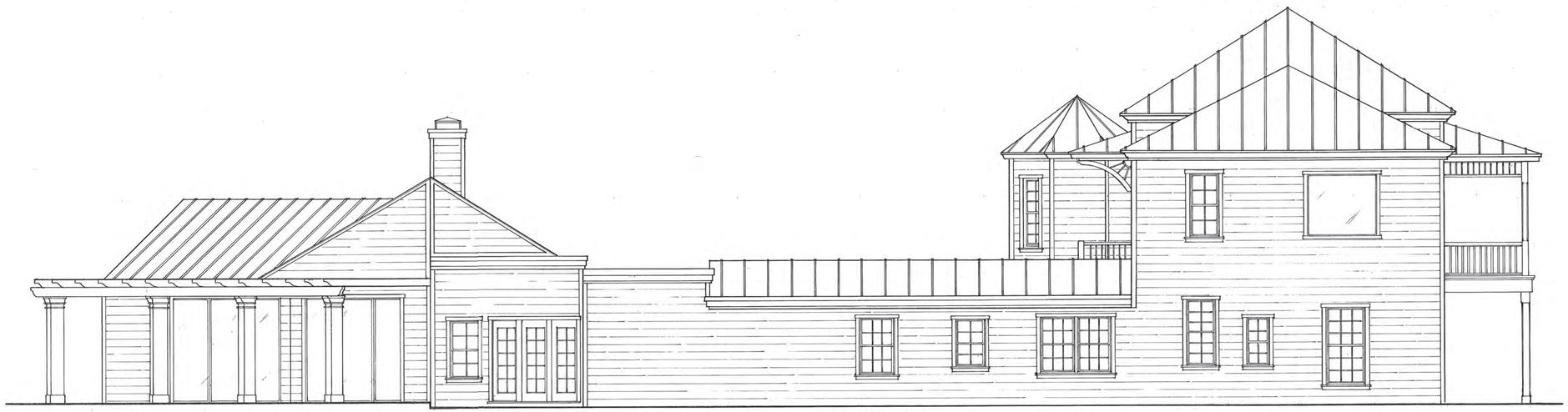


Existing South Elevation-w/ Asphalt Shingle Roof

Scale 1/4" = 1'-0"



Proposed South Elevation-w/ Standing Seam Metal Roof & Pergola

Scale 1/4" = 1'-0"

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