LANDMARKS PRESERVATION COMMISSION MEETING

TOWN OF PALM BEACH

NOVEMBER 19, 2025

9:30 AM

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

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

AGENDA

CALL TO ORDER AND ROLL CALL

PLEDGE OF ALLEGIANCE

MINUTES

1. Minutes of the October 22, 2025, Landmarks Preservation Commission Meeting

APPROVAL OF AGENDA

ADMINISTRATION OF THE OATH

COMMENTS

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

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

GENERAL BUSINESS

UNFINISHED BUSINESS

5. COA-25-0003 (ZON-25-0009) 303 PENDLETON LN (COMBO). The applicant, M. Timothy Hanlon, has filed an application requesting a Certificate of Appropriateness for the review and approval of a new carport addition requiring a side yard (west) setback variance for the property under

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

6. HSB-25-0009 10 TARPON ISLE The applicant, Christian Bolliger with Cooper Robertson, has filed an application requesting review and approval of demolition of the existing bridge and reconstruction, and exterior alterations including roof replacement, partial door replacement, and the installation of a new pergola for the property containing a Historically Significant Building. ***The demolition and reconstruction of the existing bridge and the north entry front door replacement have been removed from the scope of work; therefore, the remainder of this application is withdrawn.***

NEW BUSINESS

7. COA-25-0030 (ZON-25-0067) 801 S COUNTY RD (COMBO). The applicant, LaBerge & Menard Inc., has filed an application requesting a Certificate of Appropriateness for the review and approval of modifications to the existing garage to add a second-story guest house, as well as landscape and hardscape modifications, including a variance to allow an additional guest house for the landmarked property. This is a combination project that shall also be reviewed by the Town Council as it pertains to zoning relief/approval.

8. COA-23-003 (ZON-23-020) 139 N COUNTY RD—THE PARAMOUNT THEATER (COMBO). The applicant, WEG Paramount LLC, has refiled an application requesting a Certificate of Appropriateness for the review and approval of the renovation, including window and door replacement, roof replacement, installation of awnings, railing replacement, selective demolition, reconstruction of original features, as well as landscape and hardscape improvements, and adaptive re-use of an existing Landmarked theater structure. This is a combination project that shall also be reviewed by Town Council as it pertains to zoning relief/approval. The consideration of which is part of a facilitated resolution by the magistrate under Florida's Land Use and Environmental Dispute Resolution Act. ***This item has been deferred to the December 17, 2025, Landmarks Preservation Commission Meeting.***

ANY OTHER BUSINESS

9. 1127 NORTH LAKE WAY - REQUEST TO BE PLACED UNDER CONSIDERATION
Owner: Virginia Burke

10. 303 PENDLETON LANE DESIGNATION HEARING
Owner: Thomas Hunt and Linda Hunt

11. 201 WORTH AVENUE DESIGNATION HEARING
Owner: LENDAN INC

12. 220 EDEN ROAD DESIGNATION HEARING
Owner: Clara Urbahn and Jason Briggs, Co-Trustees of 220 Eden Road Trust

13. 246 TANGIER AVENUE DESIGNATION HEARING
Owner: Robert Stewart Honeyman Jr.

14. 750 SOUTH COUNTY ROAD DESIGNATION HEARING
Owner: 750 S COUNTY LLC
[This item has been deferred to the March 19, 2026, LPC meeting].

MEETING SCHEDULE

15. The next meeting is scheduled for December 17, 2025

ADJOURNMENT

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

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

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

TOWN OF PALM BEACH

Minutes of the Landmarks Preservation Commission Meeting
Held on October 22, 2025

CALL TO ORDER AND ROLL CALL

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

Members Present: Alexander Griswold, Anne Fairfax, Julie Herzig Desnick, Jacqueline Albarran, Brittain Damgard, Kim Coleman, Alexander Ives, Cathy Brooker, Jane Lindsay-Scott, and Henry Ittleson

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

PLEDGE OF ALLEGIANCE

Chair Damgard led the Pledge of Allegiance.

MINUTES

1. Minutes from the September 17, 2025, Landmarks Preservation Commission Meeting

A motion was made by Mr. Ives and seconded by Ms. Coleman to approve the minutes of the September 17, 2025, meeting. The motion was carried unanimously, 7-0.

APPROVAL OF AGENDA

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

ADMINISTRATION OF THE OATH

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

COMMENTS

2. OFFICIALS

Ms. Coleman thought the southern entrance to the town resembled a construction zone and was unappealing. She hoped that the barricades would be removed and that people would adjust to the new lighting and arm that had been installed.

3. STAFF

Ms. Mittner reported that over the past month, there had been 31 administrative approvals in coordination with Chair Damgard.

4. PUBLIC - 3 MINUTE LIMIT

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

CONSENT AGENDA

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

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

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

UNFINISHED BUSINESS

7. HSB-25-0009 10 TARPON ISLE The applicant, Christian Bolliger with Cooper Robertson, has filed an application requesting review and approval of demolition of the existing bridge and reconstruction, and exterior alterations including roof replacement, partial door replacement, and the installation of a new pergola for the property containing a Historically Significant Building. *[This item has been deferred to the November 19, 2025, Landmark Preservation Commission meeting.]*

Note: This item was deferred to November 19, 2025, at the approval of the agenda.

8. HSB-24-0009 (ZON-25-0004) 335 COCOANUT ROW (COMBO) The applicant, 335 Cocoanut Row Trust, has filed an application requesting the review and approval of window and door replacement, roof replacement, and landscaping and hardscape modifications including a new pool which requires a variance to allow landscape open space to increase from existing but still not meet the minimum requirement for the

property containing two (2) Historically Significant Buildings. ***[Per the Development Order condition of approval, the applicant will present window shop drawings.]***

Several members disclosed ex parte communications.

Michael Perry of MP Design & Architecture presented the shop drawings, plans, and a material sample for the proposed fenestration.

Mr. Segraves wondered if the glass would be insulated. Mr. Perry stated that it would not. Mr. Segraves thought that the non-insulated was preferred.

Ms. Albarran was familiar with the product and provided support for the project.

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

A motion was made by Mr. Segraves and seconded by Mr. Ives to approve the project as presented with the 9/16 inch impact glass. The motion was carried unanimously, 7-0.

NEW BUSINESS

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

Several members disclosed ex parte communications. *Ms. Albarran disclosed a conflict of interest and left the dais.*

Mr. Fogel provided staff comments on the project.

Jackie Albarran of SKA Architect + Planner presented the plans for the proposed generator.

Mr. Segraves thought the location was the ideal space for the generator.

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

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

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

Several members disclosed ex parte communications.

Ms. Mittner provided staff comments on the project.

Attorney Harvey Oyer, on behalf of the applicant, presented the request for the helipad. He

presented the modifications to the helipad, which differed from the one installed in 2017.

Ms. Coleman wondered if the approval was optional or merely a formality. Mr. Oyer described the request from the White House and stated the Secret Service and the Mar-a-Lago Club endorsed it. Ms. Coleman wondered if the town should anticipate any noise complaints. Mr. Oyer discussed its use and the intentions for the helipad.

Ms. Herzig-Desnick requested confirmation that the helipad would be removed upon the President's term ending. Mr. Oyer confirmed that it would be removed.

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

Mr. Ives stated that Mar-a-Lago, not the White House, is the applicant and should be held to the same standards as any private property. He voiced concern over the growing trend of "temporary" structures that remain for long periods and harm the Town's historic and architectural character. Citing Mar-a-Lago's history of numerous alterations, prior misuse of its helipad, and preservation issues, he said the property, described as the most extraordinary house ever built in Palm Beach, deserved exceptional care. Noting that the Town has denied requests from other prominent individuals, he concluded that the proposal is not visually compatible under Section 54-122(a) and suggested a denial to uphold the Town's dignity and integrity.

Mr. Ittleson agreed with Mr. Ives's statement. However, since the home belonged to the President of the United States, he thought the motion should include a statement that any future owners of Mar-a-Lago would not be allowed to use the helipad.

Ms. Brooker agreed with Mr. Ives's concerns about temporary structures but emphasized that this case is unique because it involves the President and national security considerations. She noted that the helipad had previously been removed and the property restored after the President left office, demonstrating good faith. Therefore, she said she would support a motion recognizing that this application differs from other temporary structure requests.

Mr. Oyer stated that the town's codes did not permit take-offs and landings within the town without special authorization. He confirmed that this would not set a precedent in the town.

Mr. Ives inquired about the feasibility of landing helicopters at the White House without a helipad. Mr. Oyer indicated that he had the same question and learned about the different soil there. He also stated that there was not as much rainfall there. The issue was related to the helicopter's weight.

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

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

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

Several members disclosed ex parte communications.

Ms. Mittner provided staff comments on the project.

Chris Kidle of LaBerge & Menard presented the plans for the side and rear doors.

Mr. Segraves asked where the steel doors were installed. Mr. Kidle responded and showed the photographs to the Commission. Mr. Segraves stated that he preferred the steel windows and doors; he did not believe aluminum windows were more historic and wished the entire home had steel windows.

Mr. Ives asked about the mistake with the doors. Mr. Kidle explained the owner's choice of the steel door.

Mr. Griswold inquired about the approval process for the doors and what documentation was provided when the home received its initial approval. He asked about the staff's concern and whether it related to the material or the proportions of the doors. Ms. Mittner stated that the proportions were more of a concern, and the fact that the doors that were installed at the locations shown were not what was approved by the Commission. Mr. Griswold expressed concern about setting a precedent and added that unapproved changes by the owner had to stop.

Ms. Coleman was concerned that the doors were not approved and wondered if they were too contemporary for the home.

Mr. Segraves agreed on the need for consistency in enforcing rules but noted that window replacements at this property may have been intended as an upgrade. He said the thinner frames and muntins differ from what was approved, but since the proportions match and the materials might be of higher quality, he suggested giving the applicant the benefit of the doubt.

Mr. Ittleson thought it would set a terrible precedent to approve a product that the Commission did not initially approve.

Ms. Damgard thought that while the doors were nice-looking, she did not believe they were appropriate for the home. She also thought it would be setting a bad precedent if they approved the doors. She wondered if the Commission would consider a compromise on the back doors if the professional redesigned the front door to resemble its original approved design, since it would be visible.

Mr. Kidle further explained the replacement of the doors.

Mr. Griswold thought that if the Commission approved the project, they needed to shut the door on similar approvals in the future, so no precedents would be set.

Ms. Brooker said it was difficult to separate design issues from process violations, since denial is currently the only way to address unapproved changes. She suggested adding a financial penalty in the code to deter applicants from making substantial unapproved alterations. While she felt the windows looked somewhat modern, she might have approved them if they had been

properly submitted, but emphasized the need to avoid setting a precedent for bypassing the Commission's approval process.

Mr. Ives agreed with Commissioners Brooker and Griswold, emphasizing that the issue was not the design itself but the applicant's disregard for the approval process. He said the Commission's authority must be respected and suggested adding penalties or a "strike" system for owners, not just contractors, who make unapproved changes. He noted that if the applicant had followed the approved plan and properly sought changes, the Commission's response would have been very different.

Ms. Coleman thought that an approval would set a terrible precedent and believed the only penalty to impose would be a denial. She was willing to offer the compromise offered by Ms. Damgard.

Ms. Damgard called for public comment.

Thomas Keller of Wildes Builders explained that there was no intent to deceive or bypass the approval process. He stated that he believed the work was completed within the approved parameters, based on prior discussions with the Historic Preservation staff and his architect. The only deviation involved the width of the door styles and rails, which he thought met the requirements, and he emphasized that any changes were made at the owner's request, not to avoid oversight.

Mr. Ives asked the staff if the applicant could remove the historically significant building title and obtain project approval from the Architectural Commission. Ms. Mittner stated that they would need to finish the project, and then they could make that change. She further stated that she did not believe there was any malicious intent and agreed that the revised light pattern is now accurate. She noted the only remaining issue is the differing width and profile of certain door openings compared to the original architecture.

Aimee Sunny of The Preservation Foundation of Palm Beach said the Foundation consistently advocates for maintaining historic divided-light patterns, muntin designs, and proportions that reflect a property's original character. While acknowledging the Commission's tendency to allow more flexibility at the rear of properties, she noted that the front door's thinner styles and rails create a more contemporary look inconsistent with the home's historic style and visibility from the street.

A motion was made by Ms. Coleman and seconded by Mr. Segraves to approve the rear doors, with the condition that the front door be changed to the approved door. The motion was carried 6-1, with Ms. Herzig-Desnick dissenting.

ANY OTHER BUSINESS

12. Overview of Past Projects: Royal Poinciana Playhouse

Mr. Fogel presented the history and changes to the Royal Poinciana Playhouse.

The Commissioners agreed that the changes looked very nice.

13. Historic Resources Map Overview

Mr. Fogel stated that the staff now has an interactive map of the landmarked homes in the Town. Mr. Fogel reviewed the map with the Commissioners, answered questions, and stated that he would send out an email with the link to the map and instructions on how to use it.

MEETING SCHEDULE

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

ADJOURNMENT

A motion was made by Mr. Ives and seconded by Mr. Segraves to adjourn the meeting at 10:44 AM. The motion was carried unanimously, 7-0.

Respectfully Submitted,

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Brittain Damgard, Chair

TOWN OF PALM BEACH

Information for Landmarks Preservation Commission Meeting on:
November 19, 2025

To: Landmarks Preservation Commission

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

From: Planning, Zoning & Building

Re: COA-25-0003 (ZON-25-0009) 303 PENDLETON LN (COMBO). The applicant, M. Timothy Hanlon, has filed an application requesting a Certificate of Appropriateness for the review and approval of a new carport addition requiring a side yard (west) setback variance for the property under consideration to be Landmarked. This is a combination project that shall also be reviewed by the Town Council as it pertains to zoning relief/approval.

Date: 11/12/2025

ATTACHMENTS

- PZB Staff Report
- Letter of Intent
- Plans

STRATEGIC PLAN

Strategic Priorities:
Community Culture and Character

Strategic Focus Areas:
Quality of Life
Community Preservation

FUNDING

No Fiscal Impact

COA-25-0003 (ZON-25-0009) 303 PENDLETON LN (COMBO). The applicant, M. Timothy Hanlon, has filed an application requesting a Certificate of Appropriateness for the review and approval of a new carport addition requiring a side yard (west) setback variance for the property under consideration to be Landmarked. This is a combination project that shall also be reviewed by the Town Council as it pertains to zoning relief/approval.

ZON-25-0009 (COA-25-0003) 303 PENDLETON LN (COMBO) - VARIANCE. The applicant, M. Timothy Hanlon, has filed an application requesting Town Council review and approval of one (1) variance to reduce the side yard (west) setback for a new carport addition for the property under consideration to be Landmarked. The Landmarks Preservation Commission shall perform design review of the application impacting the property under consideration to be Landmarked.

Applicant: M. Timothy Hanlon
Professionals: Northworks and SMI Landscape Architecture

HISTORY:
At the May 22, 2024, LPC meeting, the subject property was placed under consideration to be landmarked. Exterior alterations to properties under consideration are subject to review by LPC.

The residence at 303 Pendleton Lane was designed in the Monterey style by talented Palm Beach architect John L. Volk and constructed by noted builders Arnold Construction Company in 1937-1938.

THE PROJECT:
The applicant has submitted plans, entitled "303 PENDLETON LN – PORTE COCHERE", as prepared by **Northworks** and **SMI Landscape Architecture**, uploaded on November 3, 2025. The scope of work for the project includes:

- Construction of a carport addition.
- Landscape and hardscape improvements.

The following variances are required to achieve the addition:

- **VARIANCE #1:** A variance to reduce the minimum side yard (west) setback to 2', in lieu of the minimum of 12.5'.

Site Data			
Zoning District	R-B	**Future Land Use**	SINGLE-FAMILY
Architect	Volk	**Year of Construction**	1937-1938
Lot Size	14,227.4 SF	**Flood Zone**	AE 7 & X500
Lot Coverage	Permitted: 4,268.1 SF (30.0%) Existing: 3,470 SF (24.39%) Proposed: 4,149 SF (29.16%)	**Cubic Content Ratio (CCR)**	Permitted: 3.96 Existing: 3.37 Proposed: 3.78

Angle of Vision	Permitted: 102° Existing: 65.88° Proposed: 82.16°	**Overall Landscape Open Space**	Permitted: 6,402 SF (45.0% Min) Existing: 5,290 SF (37.18%) Proposed: No change
Surrounding Properties / Zoning			
North	300 Chapel Hill Rd / R-B		
South	306 Pendleton Lane / R-B		
East	287 Pendleton Ave / R-B		
West	311 Pendleton Lane / R-B		

STAFF ANALYSIS

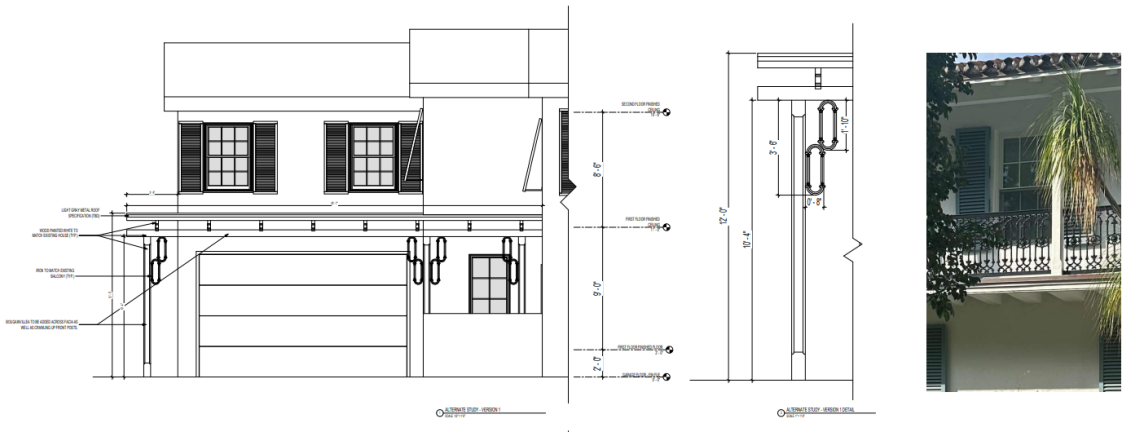
The application is seeking a Certificate of Appropriateness (COA) for a new carport addition, fronting Pendleton Lane.

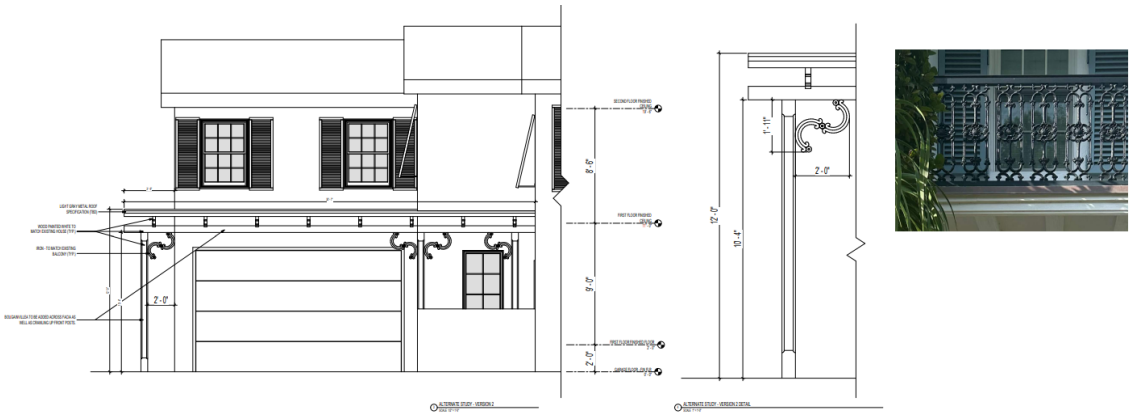
The applicant has submitted a request for an approximately 584-square-foot carport addition on the southwest corner of the existing residence. Due to the location of the addition, a side (west) yard setback variance is required, which is further discussed on page 4 of this memorandum.

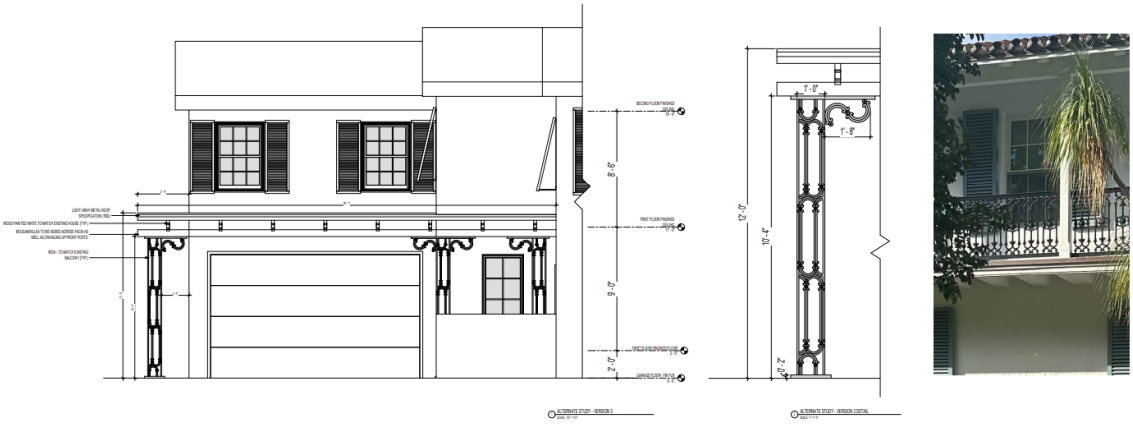
A preferred design has been submitted, along with three (3) alternate studies, discussed below:

The **preferred design** will feature a low-slope light gray metal roof, painted wood post, rafter, and bracket detailing with a Bougainvillea vine.

The following **alternative studies** were also submitted for consideration. Each of these options is inspired by the railing of the residence.

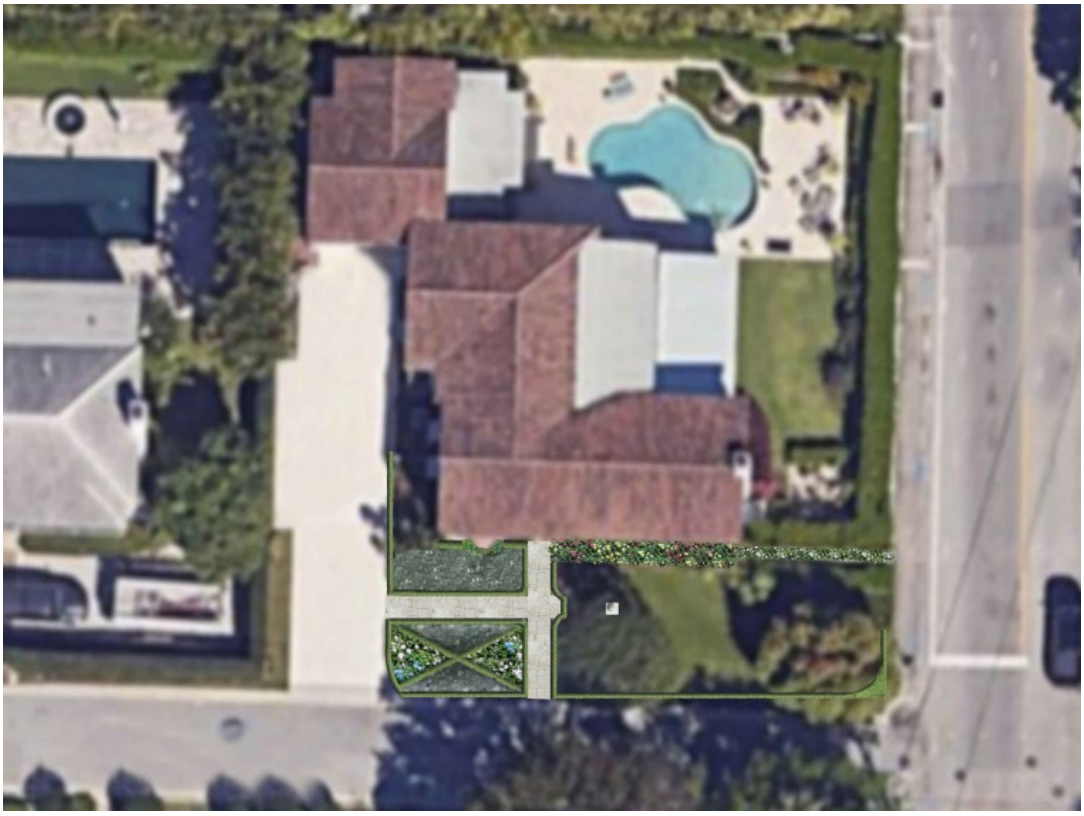






Alternatives 2 or 3 could be the most successful with further study of the proportions of the detailing. Additionally, as a removable feature, the carport addition would not preclude the structure's designation as a landmark.

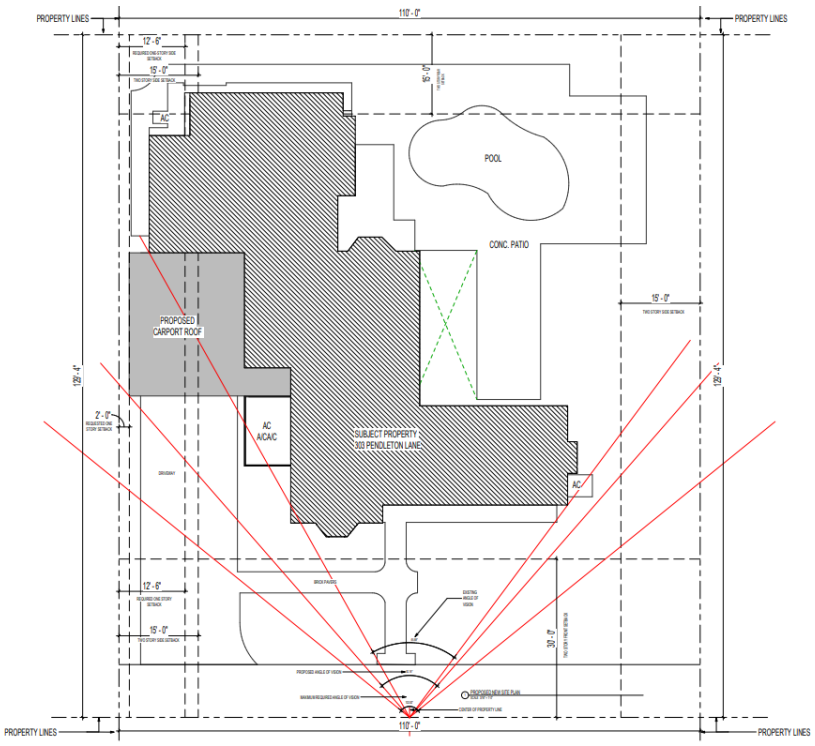
Landscape and hardscape improvements are proposed for the front yard of the property. The existing driveway will be resurfaced in a travertine color, and a new concrete border will replace the existing gravel edge. The walkways will also be resurfaced with travertine stone. The front yard landscaping will be enhanced with new shrubs, including green island ficus, Kunming dwarf tree jasmine, jasmine, and silver buttonwood.



Variance

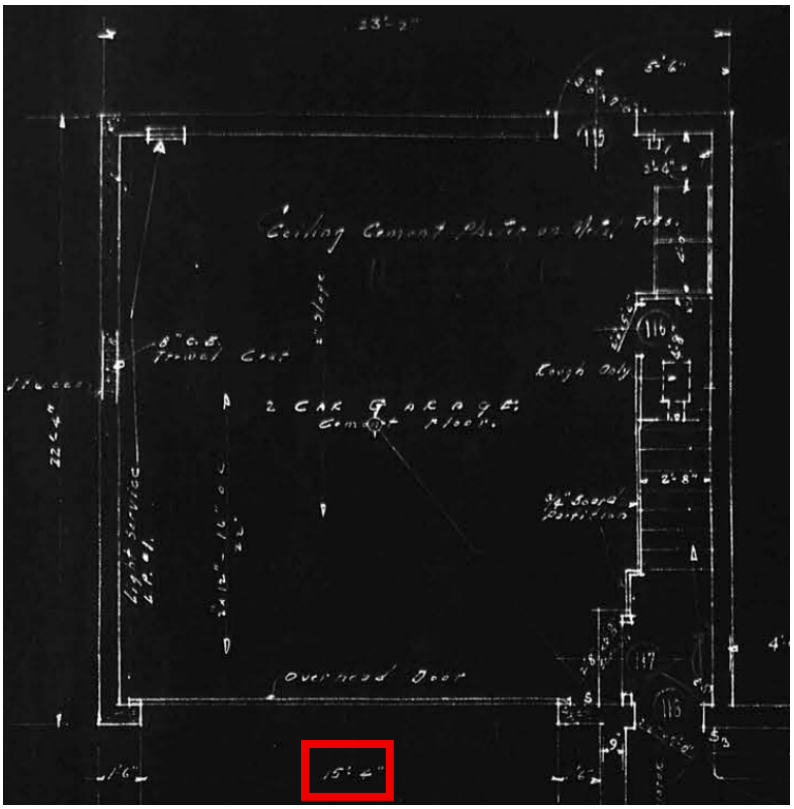
The existing residence has a nonconforming side (west) setback of approximately 5.5 feet. Based on the location of the driveway and garage, the new carport addition is proposed with a 2-foot setback, in lieu of the minimum 12.5-foot setback required for one-story structures on a side yard.

Code Section	Required	Proposed	Variance
Variance #1: Sec. 134-893(b)(7)(a.)	12.5' Min. Side Yard Setback	2' Proposed Side Yard Setback	**10.5'**



According to the applicant: *"The hardship that runs with the property is that the home (now to be landmarked) was built with an unusable garage. Cars do not fit into the garage as built. If the home is landmarked, a substantial renovation to build a new garage is not feasible. The porte-cochere is a simple, tasteful solution to provide cover for the owners' cars and a covered walkway to the front door."*

Based on the original plans, the garage door measures 15'-4" wide. For comparison, standard two-car garage doors available today are typically 16'-0" wide.



CONCLUSION:

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

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

(2) that the implementation of the proposed variance **will** or **will not** cause negative architectural impacts to the subject property.

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

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

WRB:JGM:FHM:ALF

James J Murphy

LETTER OF INTENT

COA-25-0003 and ZON-25-0009: We are pleased to submit the accompanying drawings for our project at 303 Pendleton Lane, Palm Beach, FL. The proposed work includes the following:

- Designation of home for landmark purposes
- Construction of a porte-cochere to the south side of the existing garage and change of materials in driveway. The roof of the porte-cochere will include an integrated gutter that will channel water to a downspout to be located on the northwest side of the structure.

Please note the following as it relates to this application:

Sections 134-201, 134-226, 134-227 and 134-893(b)(1)(7). Applicant is requesting one variance as described below.

The following zoning relief is requested:

1. **Variances: Sec. 134-893(b)(1)(7):** A variance to allow the addition of a 584 square foot porte-cochere in front (south) of the existing garage with a west side yard setback of 2' in lieu of 12.5' required and 0' existing for the one-story portion of the existing two-story home.

The hardship that runs with the property is that the home (now to be landmarked) was built with an unusable garage. Cars do not fit into the garage as built. If the home is landmarked, a substantial renovation to build a new garage is not feasible. The porte-cochere is a simple, tasteful solution to provide cover for the owners' cars and a covered walkway to the front door.

Granting of the variances will not be contrary to the public's interest because no negative impact to the neighbors will result. Because the existing garage is unusable, the owners must park all of their cars in the driveway, so the porte-cochere will only provide greater cover and an additional barrier. There is no other feasible location for the porte-cochere, and it is not buildable without the variance.

Criteria for Site Plan Review – N/A

Criteria for Special Exceptions – N/A

Criteria for Authorizing a Variance (Variance #1 and #2)

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 hardship and special conditions applicable to this property are that the home to be landmarked contains an unusable garage. The porte-cochere will provide cover to the owners' cars, which is a benefit to the owners and the neighbors, and there is no other feasible location for the porte-cochere, and it is not buildable without the variance.

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

   The physical characteristics of the existing garage have existed since construction of the home in 1937-1938.

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 variances are granted because the applicant is simply trying to add a small porte-cochere to provide cover for their cars and a covered walkway to the front door to resolve the issues created by the existing unusable garage.

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 add a cover to the cars to protect the cars from the elements and provide a covered walkway to the front door.

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 there is no other way or location to resolve the lack of covered parking and walkway to the front door.

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 porte-cochere will allow the owners to better shield and protect their

cars, finally have a covered walkway to their front door and continue to safely occupy and care for their home for years to come.

SCOPE OF WORK

1. PORTE COCHERE ADDITION

PROJECT DATA

PROPERTY INDEX NUMBER	50-43-43-22-02-000-0091
PROJECT ADDRESS	303 PENDLETON LN
BUILDING OCCUPANCY CLASSIFICATION	R-3
BUILDING CONSTRUCTION TYPE	.
NUMBER OF STORIES	2
NUMBER OF DWELLING UNITS	1
ZONING DISTRICT	R-B
ZONING OVERLAY	-
TOTAL NUMBER OF PARKING SPOTS	2
LOT SIZE	14,227.4 SF
TOTAL FLOOR AREA W/ BASEMENT	4,149
FIRE SPRINKLERS	.
DESIGN CRITERIA	.

APPLICABLE CODES BY JURISDICTION

ZONING CODE	CODE OF ORDINANCES TOWN OF PALM BEACH, FLORIDA
BUILDING CODE	FLORIDA BUILDING CODE LATEST EDITION
ENERGY CODE	FLORIDA BUILDING CODE LATEST EDITION
MECHANICAL CODE	FLORIDA BUILDING CODE LATEST EDITION
ELECTRICAL CODE	FLORIDA BUILDING CODE LATEST EDITION CHAPTER27 & PART VIII ELECTRICAL
PLUMBING CODE	FLORIDA BUILDING CODE LATEST EDITION
ACCESSIBILITY CODE	FLORIDA BUILDING CODE LATEST EDITION ACCESSIBILITY
FIRE PROTECTION CODE	FLORIDA FIRE PREVENTION CODE

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Palm Beach, FL 33480

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DRAWING SHEET INDEX

ARCHITECTURAL

A0.00	LOCATION PLAN
A0.01	CONTEXT PHOTO KEY MAP
A0.02	CONTEXT STUDY - NORTH & SOUTH SIDE OF STREET & PROPERTY PHOTOS
A0.03	EXISTING SITE PLAN
A0.04	PROPOSED SITE PLAN
A0.08	ZONING DIAGRAMS
A0.09	HISTORIC DRAWINGS
A1.01	CONSTRUCTION PLAN - PORTE COCHERE FIRST FLOOR & ROOF PLAN
A1.02	CONSTRUCTION PLAN - FULL FIRST FLOOR PLAN
A1.03	CONSTRUCTION PLAN - FULL 2ND FLOOR PLAN
A2.00	EXTERIOR ELEVATIONS - SOUTH
A2.01	EXTERIOR ELEVATIONS - WEST
A2.02	EXTERIOR ELEVATIONS - WEST- ALTERNATE STUDIES
A2.03	EXTERIOR ELEVATIONS - WEST- ALTERNATE STUDIES 2
A2.04	EXTERIOR ELEVATIONS - SOUTH - FULL
A4.01	TRUCK LOGISTICS
A9.00	EXTERIOR RENDERINGS
A9.01	EXTERIOR RENDERINGS
A9.02	EXTERIOR RENDERINGS

LANDSCAPE

L1.1	SITE PLAN
L2.1	PROPOSED PLANTING PLAN
L2.2	PLANTING DETAILS
L2.3	PLANTING SPECIFICATIONS
R1	PLAN RENDER

303 PENDLETON LN - PORTE COCHERE

PROJECTED HEARING DATE:
- LPC: 11/19/25
- TC: 12/10/25

303 PENDLETON LN, PALM BEACH FL, 33480
FINAL RESUBMITTAL_11-03-25 COA-25003(ZON-25-009)

PROJECT TEAM MEMBERS

OWNER	THOMAS HUNT 303 PENDLETON LN, PALM BEACH FL, 33480
ARCHITECT	NORTHWORKS ARCHITECTS & PLANNERS 214 BRAZILIAN AVE SUITE 100 PALM BEACH, FL 33480

PROFESSIONAL CERTIFICATIONS

ARCHITECT'S STATEMENT

THIS IS TO CERTIFY THAT THESE PLANS WERE PREPARED UNDER MY PERSONAL SUPERVISION AND TO THE BEST OF MY KNOWLEDGE CONFORM TO LOCAL BUILDING CODE REQUIREMENTS.

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EDMUND A DEPREE
AR98026
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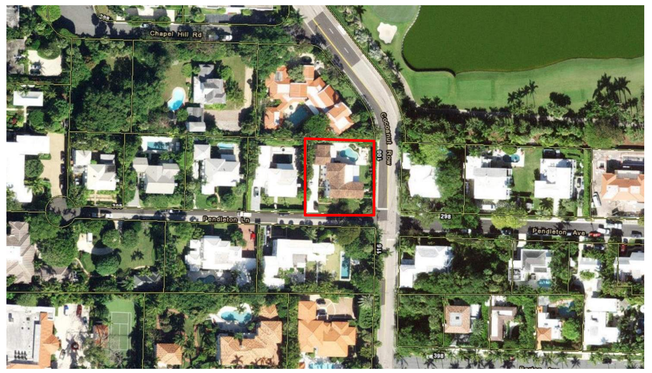
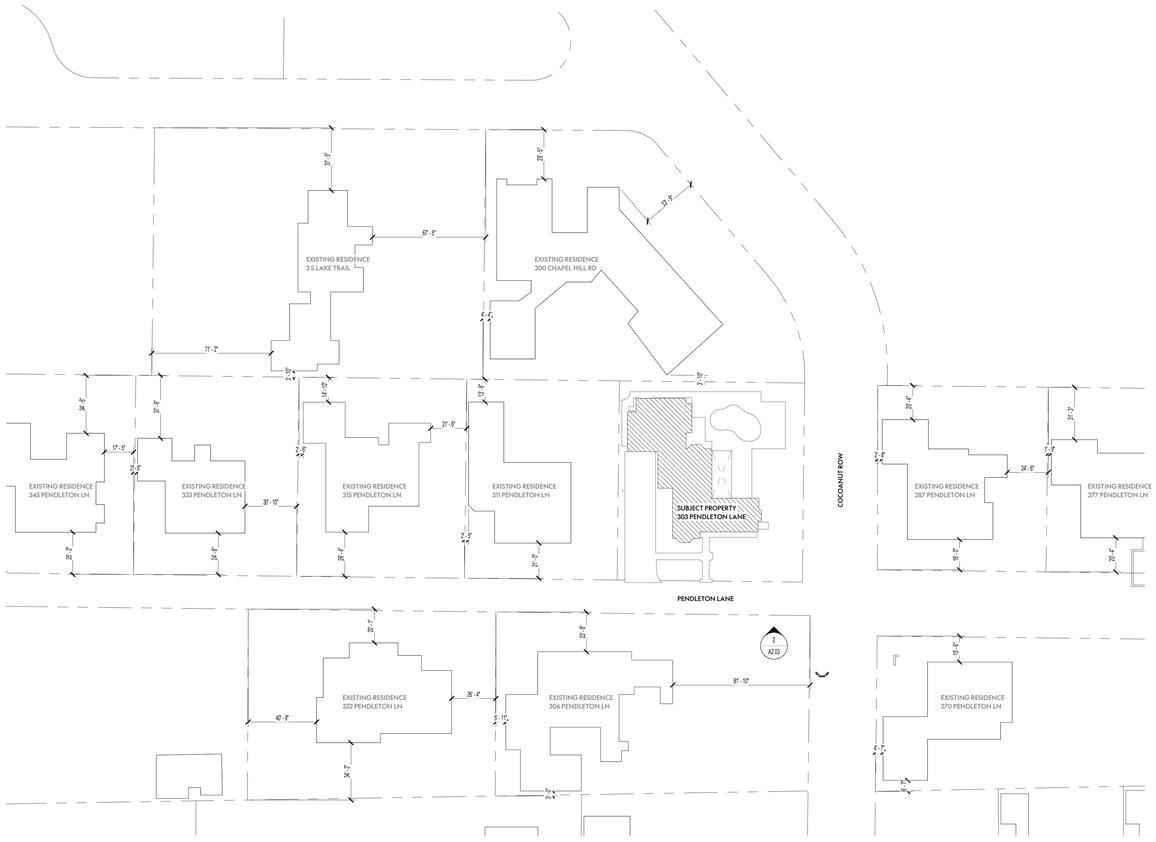
AREA MAP





2 LOCATION PLAN
SCALE: 1/32" = 1'-0"

1 VICINITY LOCATION MAP
SCALE: 1" = 160'-0"

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4	11/03/2025	FINAL RESUBMITTAL

303 PENDLETON LN, PALM BEACH FL, 33480 FINAL RESUBMITTAL | 11-03-25 COA-2509022ZON-SD-SIGN

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Project
303 PENDLETON LN - PORTE COCHERE

PROJECT ADDRESS
STATE, ZIP CODE

PROJECT NUMBER	Project No.
Author	Drawn By
Checker	Checked By

Discipline & Drawing Number
A0.00

Drawing Name
LOCATION PLAN

1 CONTEXT PHOTO KEY MAP
SCALE: 1/32" = 1'-0"

0 16 32 48 96
SCALE: 1/32" - 1'-0"

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FINAL RESUBMITTAL_11-03-25 COA-25003(ZON-25-009)

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Project
303 PENDLETON LN - PORTE COCHERE

PROJECT ADDRESS
STATE, ZIP CODE

PROJECT NUMBER	Project No.
Author	Drawn By
Checker	Checked By

Discipline & Drawing Number

A0.01

Drawing Name

CONTEXT PHOTO KEY MAP

1 - 303 PENDLETON LN
SUBJECT PROPERTY

2 - 311 PENDLETON LN

3 - 315 PENDLETON LN

4 - 345 PENDLETON LN

5 - 306 PENDLETON LN

6 - 322 PENDLETON LN

7 - 324 PENDLETON LN

PROPERTY PHOTOS

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FINAL RESUBMITTAL_11-03-25 COA-25003(ZON-25-009)

303 PENDLETON LN, PALM BEACH FL 33480

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Project
303 PENDLETON LN - PORTE COCHERE

PROJECT ADDRESS
STATE, ZIP CODE

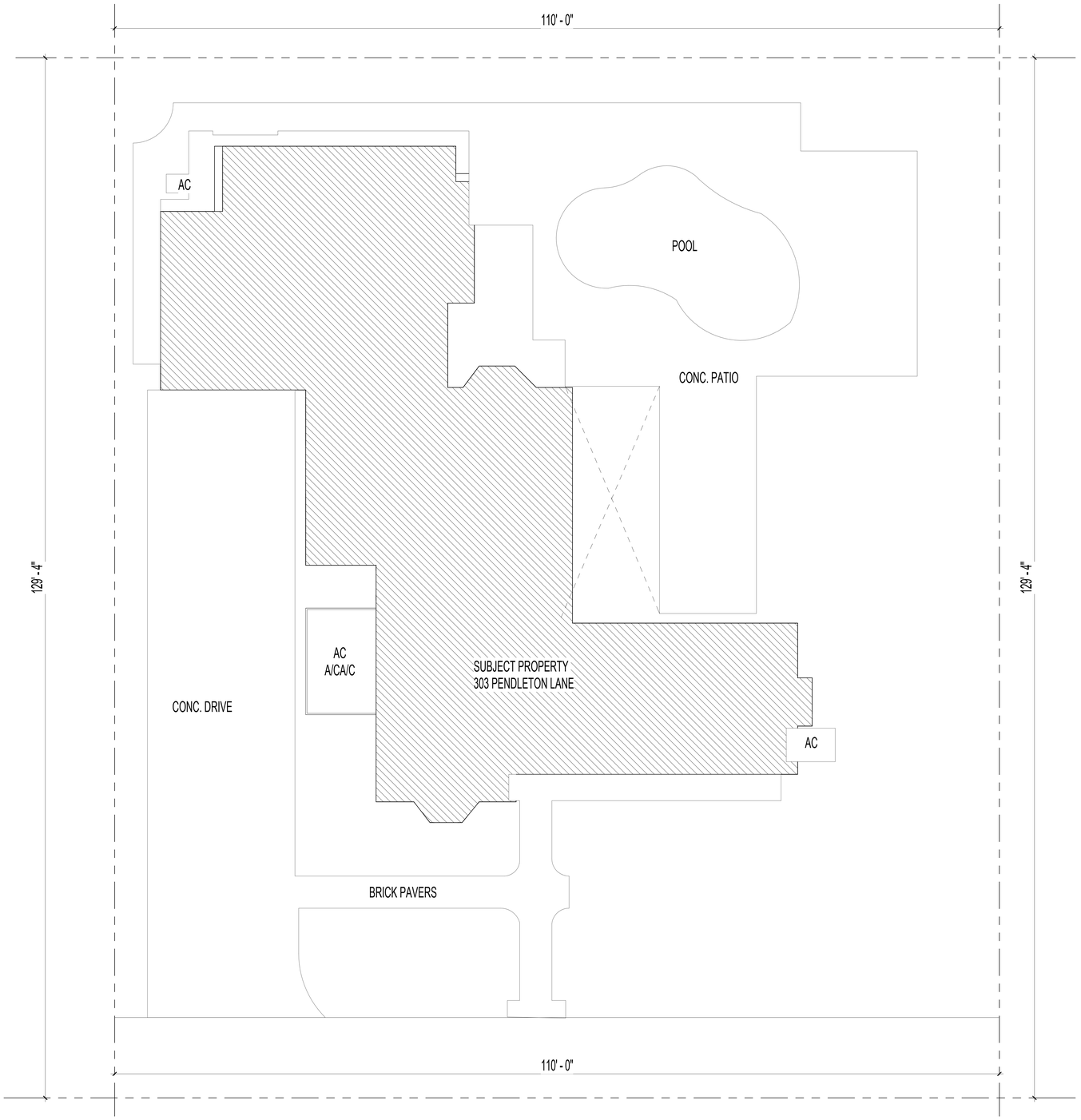
PROJECT NUMBER	Project No.
Author	Drawn By
Checker	Checked By

Discipline & Drawing Number

A0.02

Drawing Name

CONTEXT STUDY - STREET VIEW & PROPOERTY PHOTOS



1 EXISTING SITE PLAN
SCALE: 3/16" = 1'-0"

0 16 32 48 96
SCALE: 1/32" - 1'-0"

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4	11/03/2025	FINAL RESUBMITTAL

303 PENDLETON LN, PALM BEACH FL 33480 FINAL RESUBMITTAL_11-03-25 COA-25/03(20N-25-009)

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PROJECT ADDRESS
STATE, ZIP CODE

PROJECT NUMBER	Project No.
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Discipline & Drawing Number

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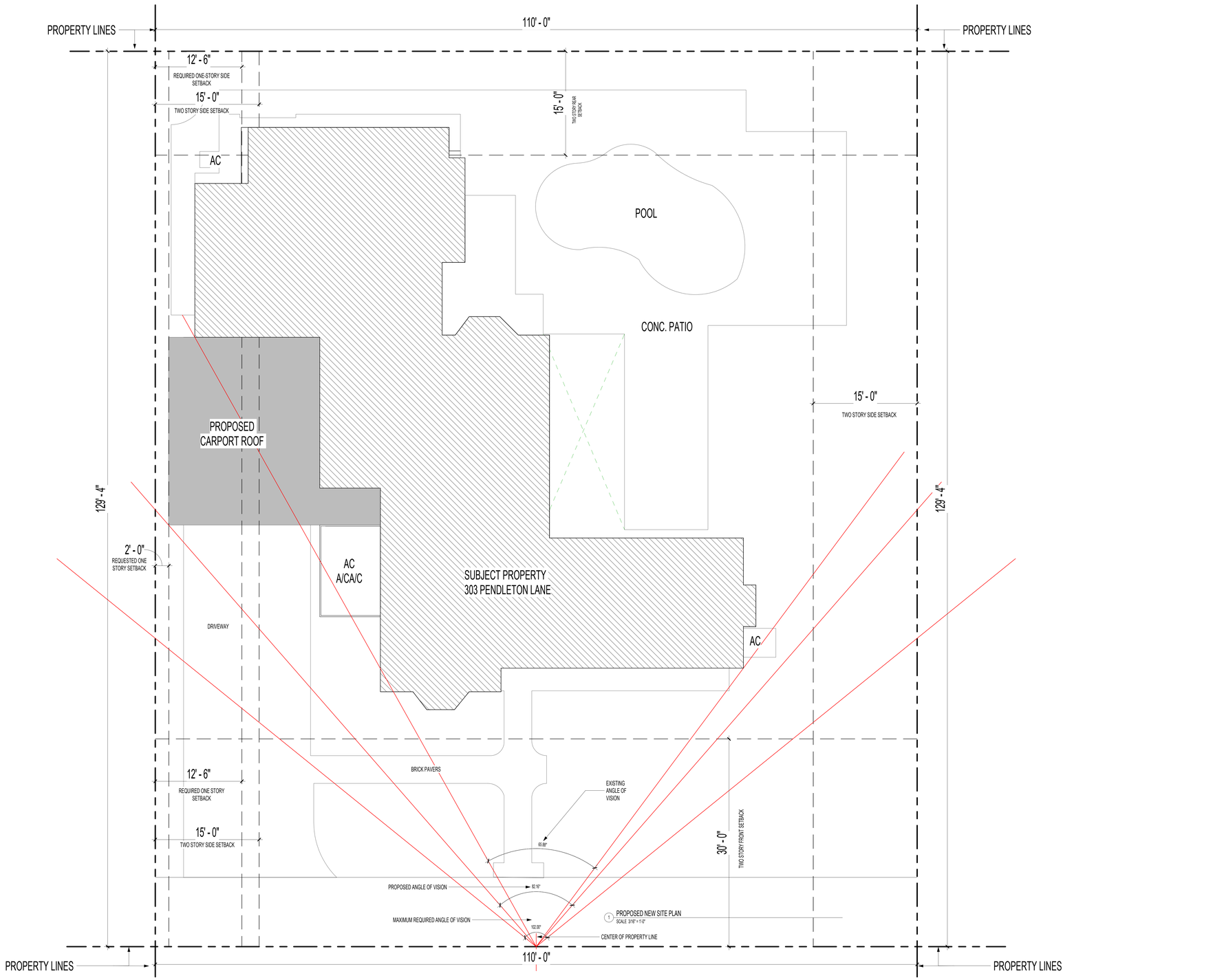
Drawing Name

EXISTIG SITE PLAN



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Discipline & Drawing Number

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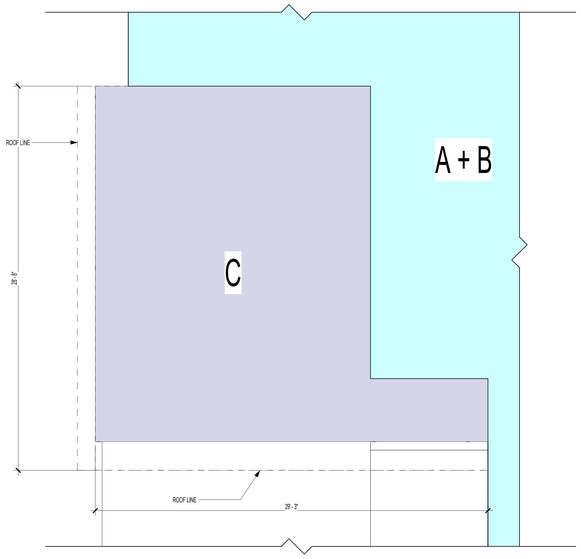
Drawing Name

PROPOSED NEW SITE PLAN

FINAL RESUBMITTAL | 11-03-25 COA-24060027(HLS-MB)

303 PENDLETON LN, PALM BEACH FL 33480

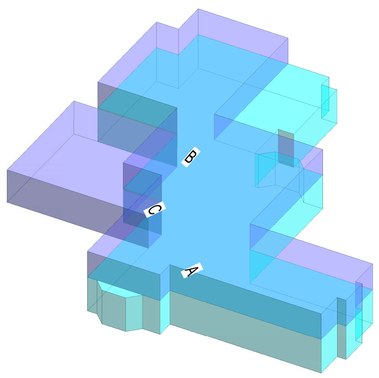


4 FLOOR PLAN - 1ST FLOOR - BUILDING
SCALE 1/4" = 1'-0"

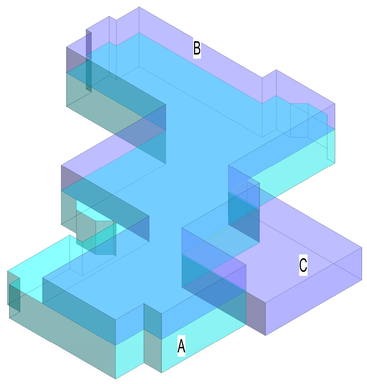
CUBIC CONTENT CALCULATIONS		
ALLOWABLE CCR		56,340.5 CU.FT (3.96 CCR)
AREAS		**CUBIC FEET**
• A (1ST FLOOR) -	3,089 SQ.FT x 9'-0"	27,801
• B (2ND FLOOR) -	2,369 SQ.FT x 8'-6"	20,136.5
• C (CARORT) -	584 SQ.FT x 10'	5,840
TOTAL		**53,775**
CCR		**3.78**

TOWN OF PALM BEACH ZONING LEGEND

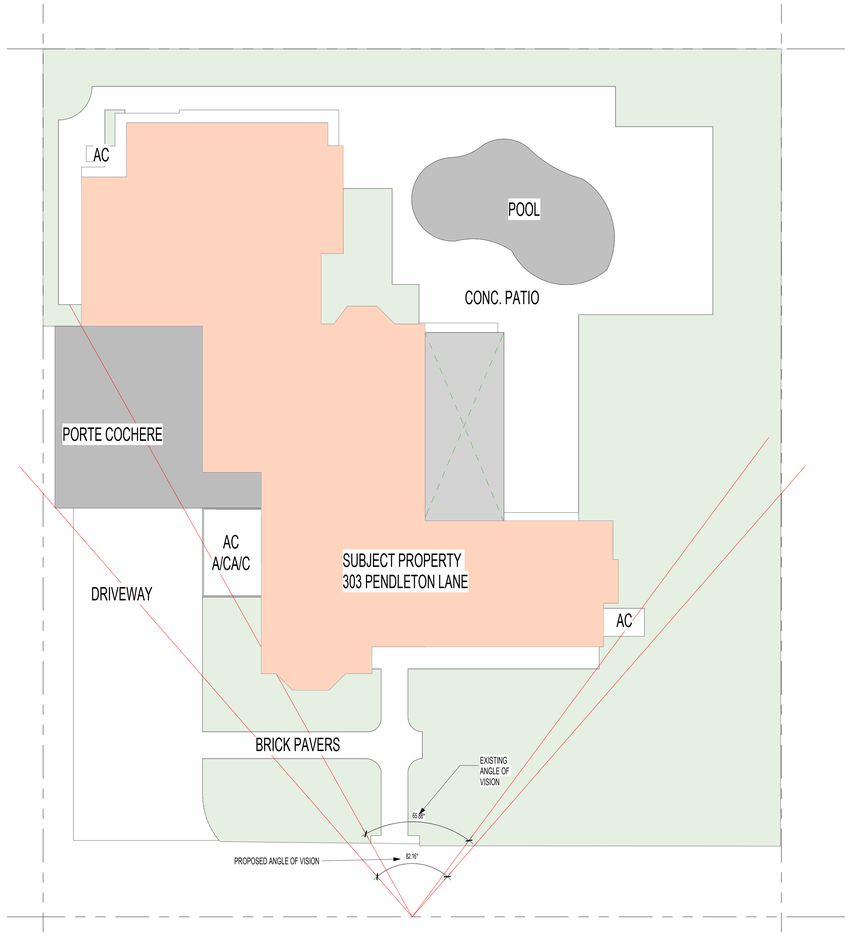
LINE #				
1	PROPERTY ADRESS	303 PENDLETON LN, PALM BEACH, FLORIDA		
2	ZONING DISTRICT	R-B		
3	LOT AERA (SQ. FT.)	14,227.4 SF		
4	LOT WIDTH (W) & DEPTH (D) (FT.)	W 110' D 129.34'		
5	STRUCTURE TYPE	SINGLE - FAMILY		
6	FEMA FLOOD ZONE DESIGNATION	AE (EL6)		
7	ZERO DATUM FOR POINT OF MEAS. (NAVD)	+7.0'		
8	CROWN OF ROAD (COR) (NAVD)	-		
9		REQUIRED/PERMITTED	EXISTING	PROPOSED
10	LOT COVERAGE (SQ. FT. AND %)	4,268.1 MAX (30%)	3,470	4,149
11	ENCLOSED SQUARE FOOTAGE		N/A	-
12	FRONT YARD SETBACK	25.00 - 30.00 MIN.	35.3'	N/A
13	WEST SIDE YARD SETBACK (1 STORY)	12'.5'	NONE	2' 0" (VARIANCE REQUESTED)
14	WEST SIDE YARD SETBACK (2 STORY)	15.00 MIN.	5' 9"	UNHCANGED
15	REAR YARD SETBACK (2 STORY)	15.00 MIN	9' 6"	UNCHANGED
16	ANGLE OF VISION (DEGREE)	102 DEGREES	65.88	82.16
17	BUILDING HEIGHT	22'	~20'	UNCHANGED
18	OVERALL BUILDING HEIGHT	30' MAX	~25'	UNCHANGED
19	CUBIC CONTENT RATIO (CCR)	3.96	3.37	3.78
20	MAX. FILL ADDED TO SITE (FT)		UNKNOWN	UNCHANGED
21	FINISH FLOOR ELEVATION (FFE) (NAVD)	+6.00'	+6.00'	UNCHANGED
22	BASE FLOOD ELEVATION (BFE) (NAVD)	+6.00'	+6.00'	UNCHANGED
23	LANDSCAPE OPEN SPACE (LOS)	6,402 MIN. (45%)	~5290 SF	UNCHANGED
24	PERIMETER (LOS)	-	-	-
25	FRONT YARD (LOS)	-	-	-
26	NATIVE PLANT SPECIES %	-		



2 CUBIC CONTENT_SW
SCALE



3 CUBIC CONTENT_SE
SCALE



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

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303 PENDLETON LN, PALM BEACH FL 33480 FINAL RESUBMITTAL_11-03-25 COA-25003(ZON-25-009)

PROFESSIONAL SEAL

STATE OF FLORIDA
EDMUND A DEPREE
AR98026
REGISTERED ARCHITECT

Project
303 PENDLETON LN - PORTE COCHERE

PROJECT ADDRESS
STATE, ZIP CODE

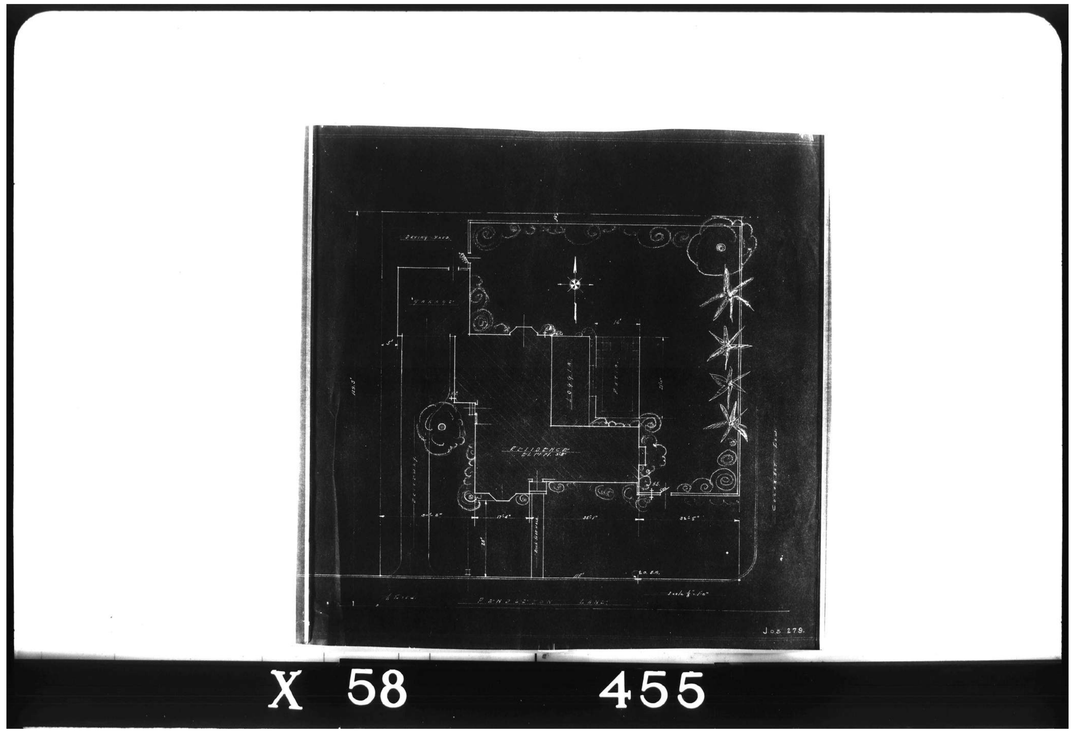
PROJECT NUMBER	Project No.
Author	Drawn By
Checker	Checked By

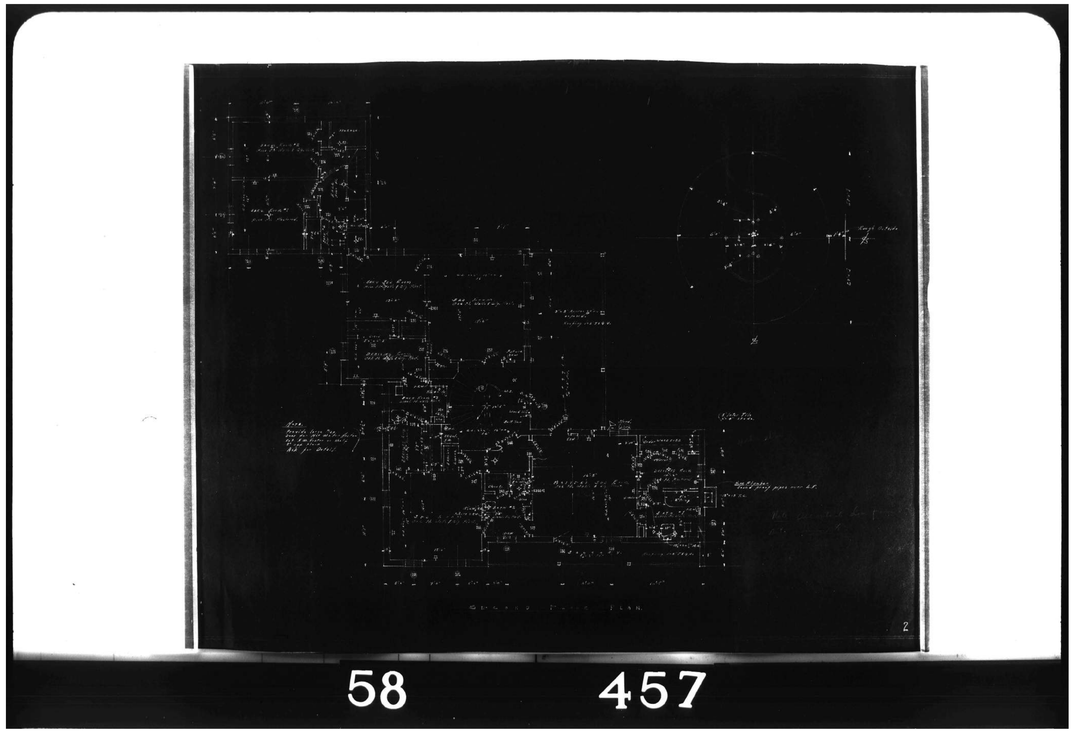
Discipline & Drawing Number

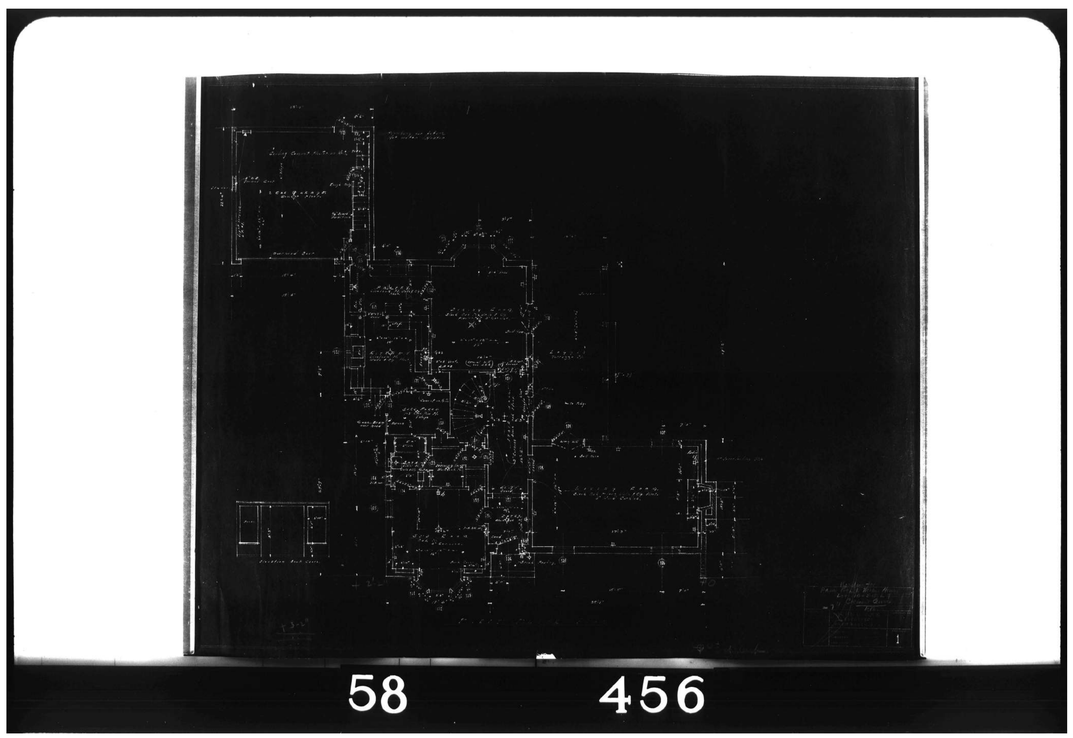
A0.08

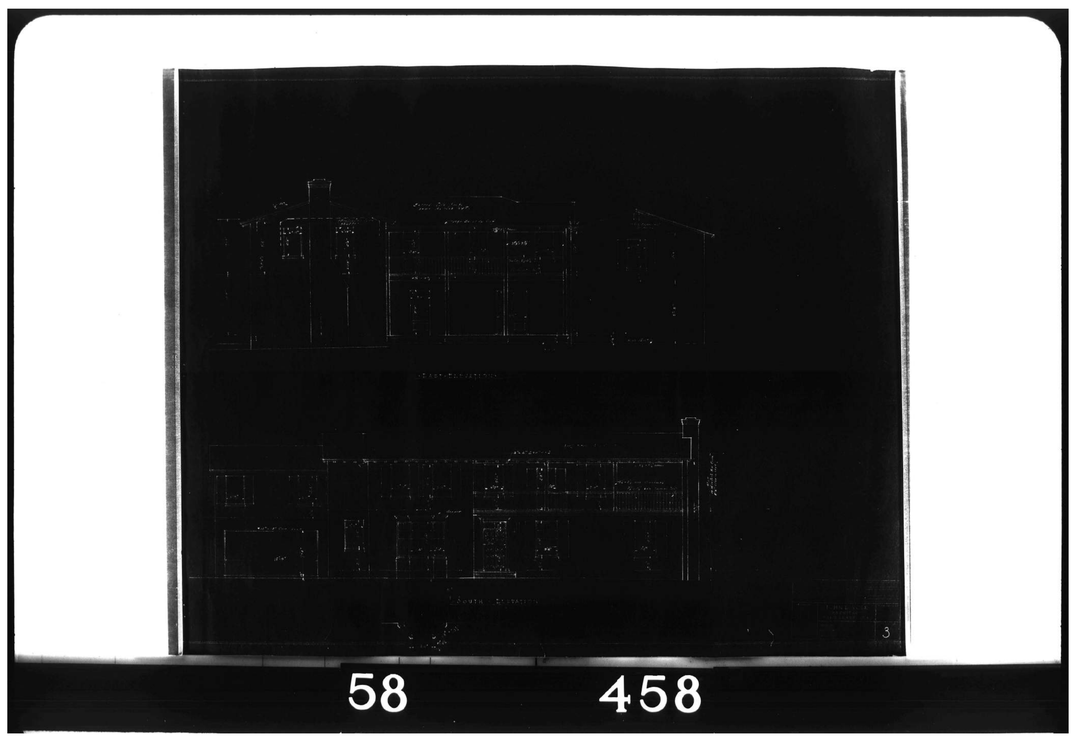
Drawing Name

ZONING DIAGRAM









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3	03/31/2025	FINAL SUBMITTAL
4	11/03/2025	FINAL RESUBMITTAL

FINAL RESUBMITTAL_11-03-25 COA-25003(ZON-25-009)

303 PENDLETON LN, PALM BEACH FL 33480

PROFESSIONAL SEAL

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Project
303 PENDLETON LN - PORTE COCHERE

PROJECT ADDRESS
STATE, ZIP CODE

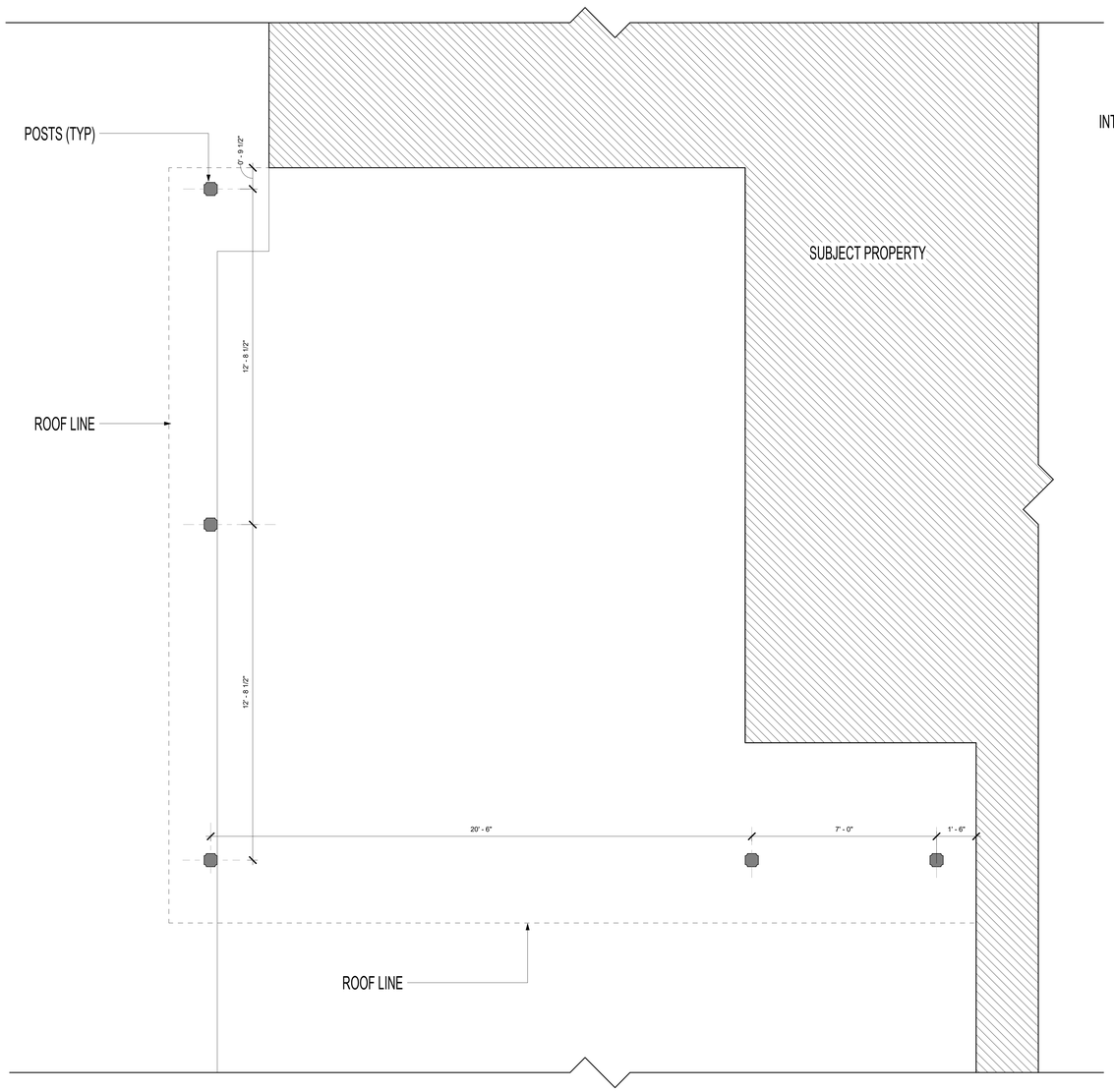
PROJECT NUMBER	Project No.
Author	Drawn By
Checker	Checked By

Discipline & Drawing Number

A0.09

Drawing Name

HISTORIC DRAWINGS



1 FLOOR PLAN - 1ST FLOOR
SCALE 1/2" = 1'-0"

2 ROOF PLAN - PROPOSED
SCALE 1/2" = 1'-0"

0 2 4 8 16
SCALE: 3/16" - 1'-0"

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303 PENDLETON LN, PALM BEACH FL 33480

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303 PENDLETON LN - PORTE COCHERE

PROJECT ADDRESS
STATE, ZIP CODE

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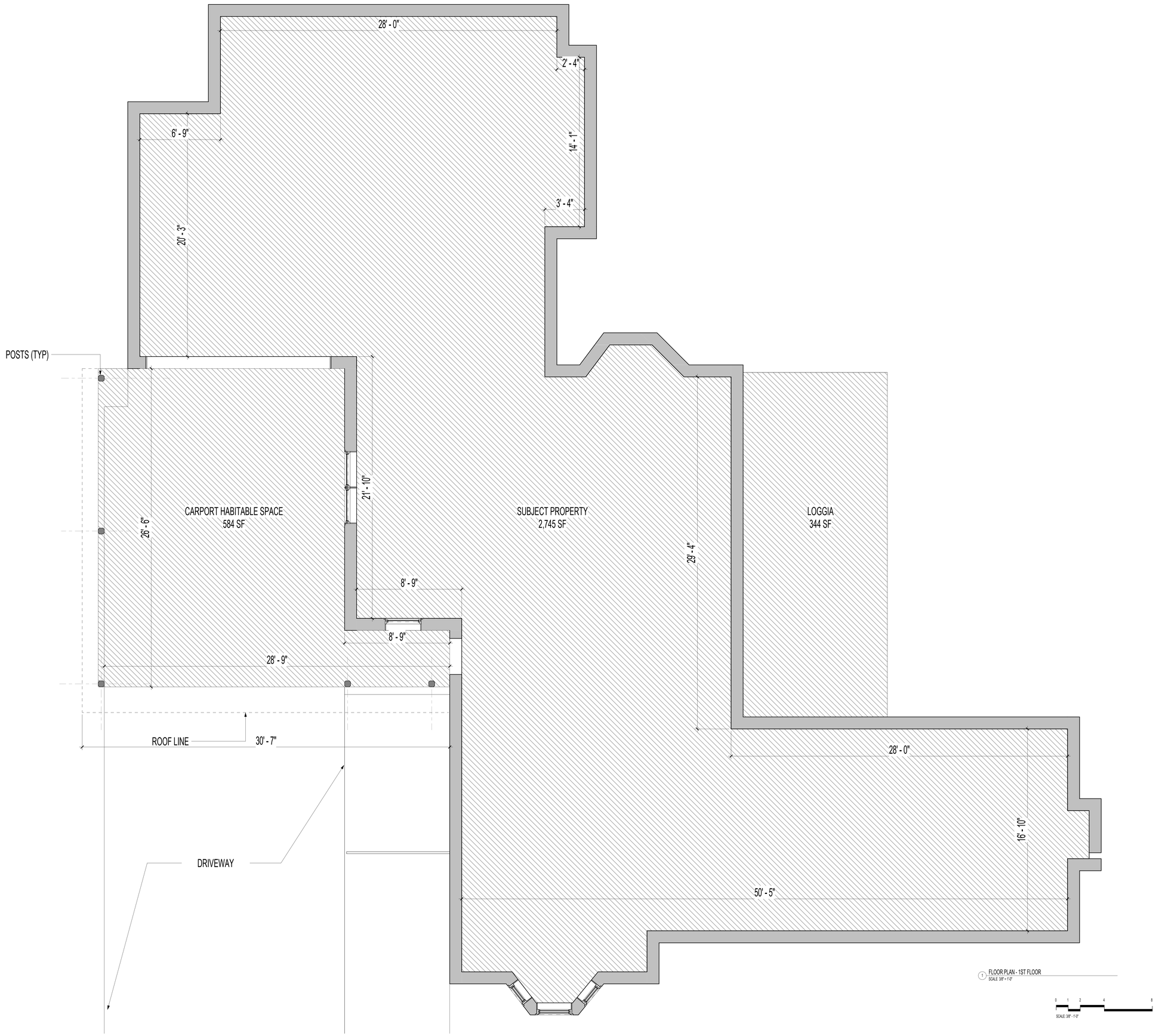
A1.01

Drawing Name

CONSTRUCTION PLAN - PORTE COCHERE 1ST FLOOR & ROOF PLAN



1 FLOOR PLAN - 1ST FLOOR
SCALE: 3/8" = 1'-0"

0 1 2 4 8
SCALE: 3/8" - 1'-0"

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Project
303 PENDLETON LN - PORTE COCHERE

PROJECT ADDRESS
STATE, ZIP CODE

PROJECT NUMBER	Project No.
Author	Drawn By
Checker	Checked By

Discipline & Drawing Number

A1.02

Drawing Name

CONSTRUCTION PLAN - FULL GROUND PLAN

1 FLOOR PLAN - 2ND FLOOR
SCALE: 3/8" = 1'-0"

0 1 2 4 8
SCALE: 3/8" - 1'-0"

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FINAL RESUBMITTAL_11-03-25 COA-25003(ZON-25-009)

303 PENDLETON LN, PALM BEACH FL 33480

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Project
303 PENDLETON LN - PORTE COCHERE

PROJECT ADDRESS
STATE, ZIP CODE

PROJECT NUMBER	Project No.
Author	Drawn By
Checker	Checked By

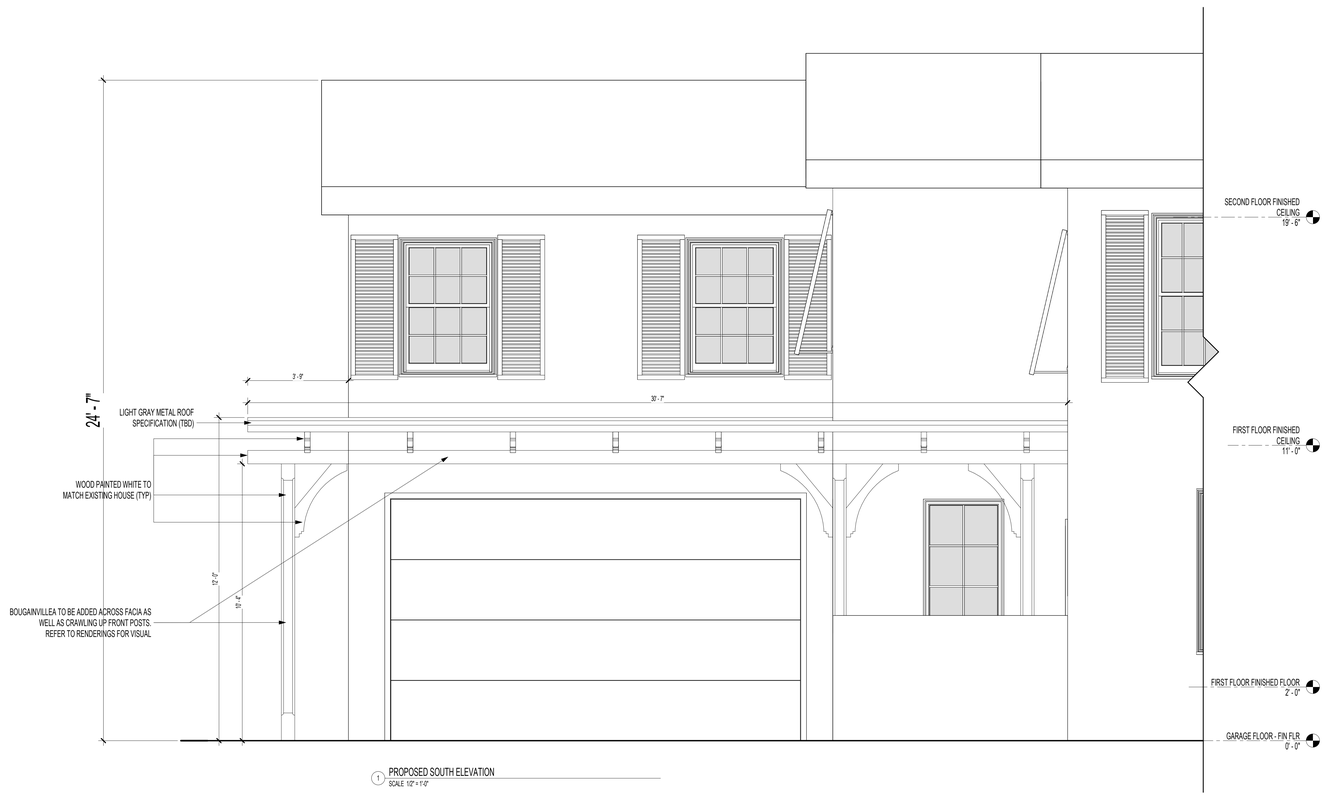
Discipline & Drawing Number

A1.03

Drawing Name

CONSTRUCTION PLAN - FULL 2ND FLOOR

2 EXISTING SOUTH ELEVATION
SCALE: 1/2" = 1'-0"



1 PROPOSED SOUTH ELEVATION
SCALE: 1/2" = 1'-0"

0 1 2 4 8
SCALE: 1/2" - 1'-0"

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Project
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PROJECT ADDRESS
STATE, ZIP CODE

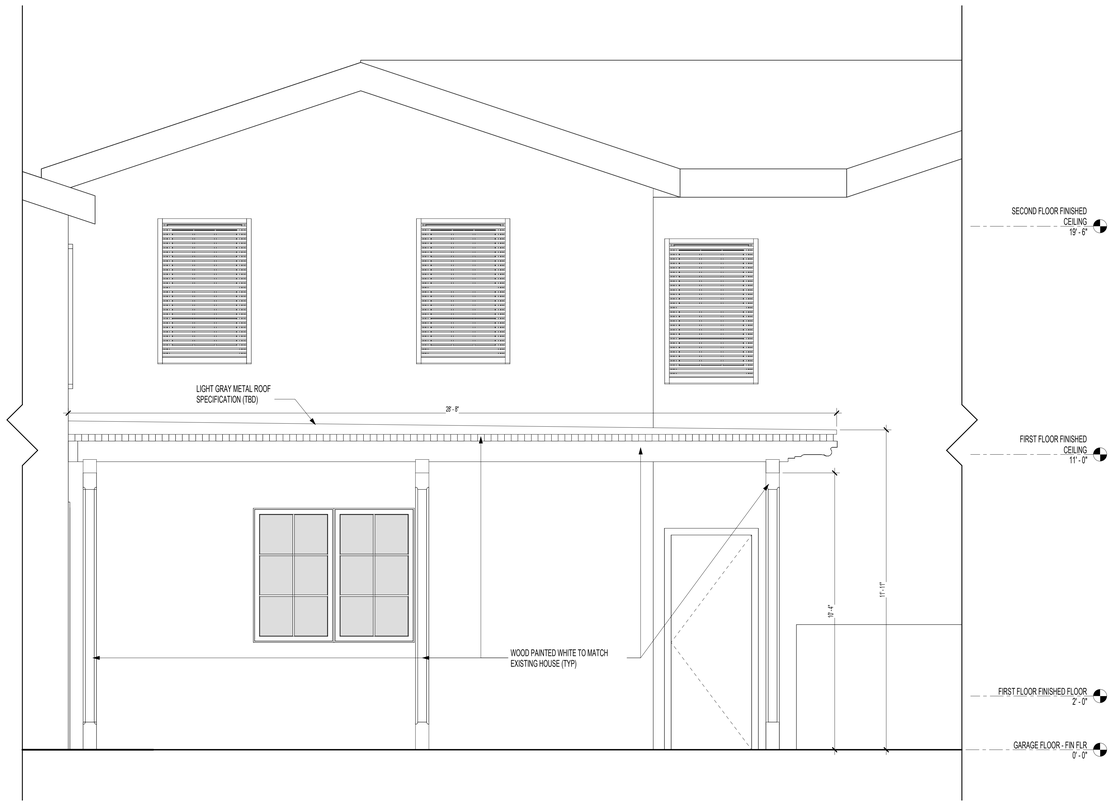
PROJECT NUMBER	Project No.
Author	Drawn By
Checker	Checked By

Discipline & Drawing Number
A2.00

Drawing Name
EXTERIOR ELEVATIONS - SOUTH

FINAL RESUBMITTAL: 11-03-25 COA-23050022ON-25-169)
303 PENDLETON LN, PALM BEACH FL 33480

2 EXISTING WEST ELEVATION
SCALE 1/2" = 1'-0"



1 PROPOSED WEST ELEVATION
SCALE 1/2" = 1'-0"

0 1 2 4 8
SCALE: 1/2" - 1'-0"

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NO.	ISSUED DATE	ISSUED FOR
1	02/13/2025	FIRST SUBMITTAL
2	03/03/2025	SECOND SUBMITTAL
3	03/31/2025	FINAL SUBMITTAL
4	11/03/2025	FINAL RESUBMITTAL

FINAL RESUBMITTAL_11-03-25 COA-25003(ZON-25-009)

303 PENDLETON LN, PALM BEACH FL 33480

PROFESSIONAL SEAL

STATE OF FLORIDA
EDMUND A DEPREE
AR98026
REGISTERED ARCHITECT

Project
303 PENDLETON LN - PORTE COCHERE

PROJECT ADDRESS
STATE, ZIP CODE

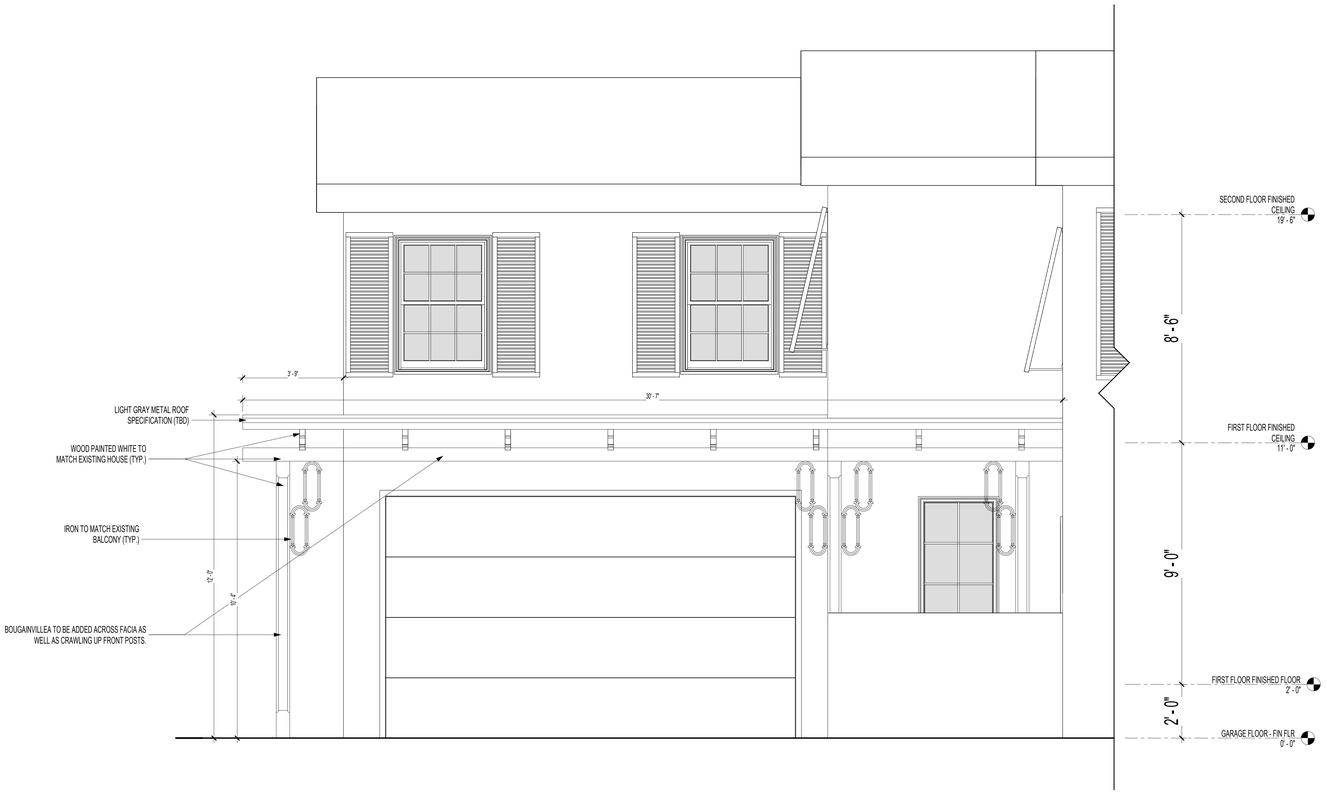
PROJECT NUMBER	Project No.
Author	Drawn By
Checker	Checked By

Discipline & Drawing Number

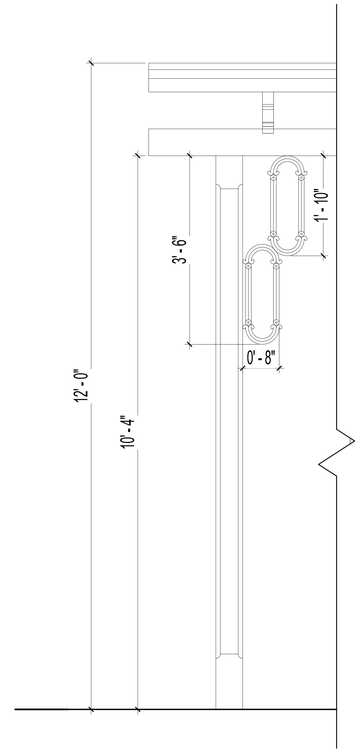
A2.01

Drawing Name

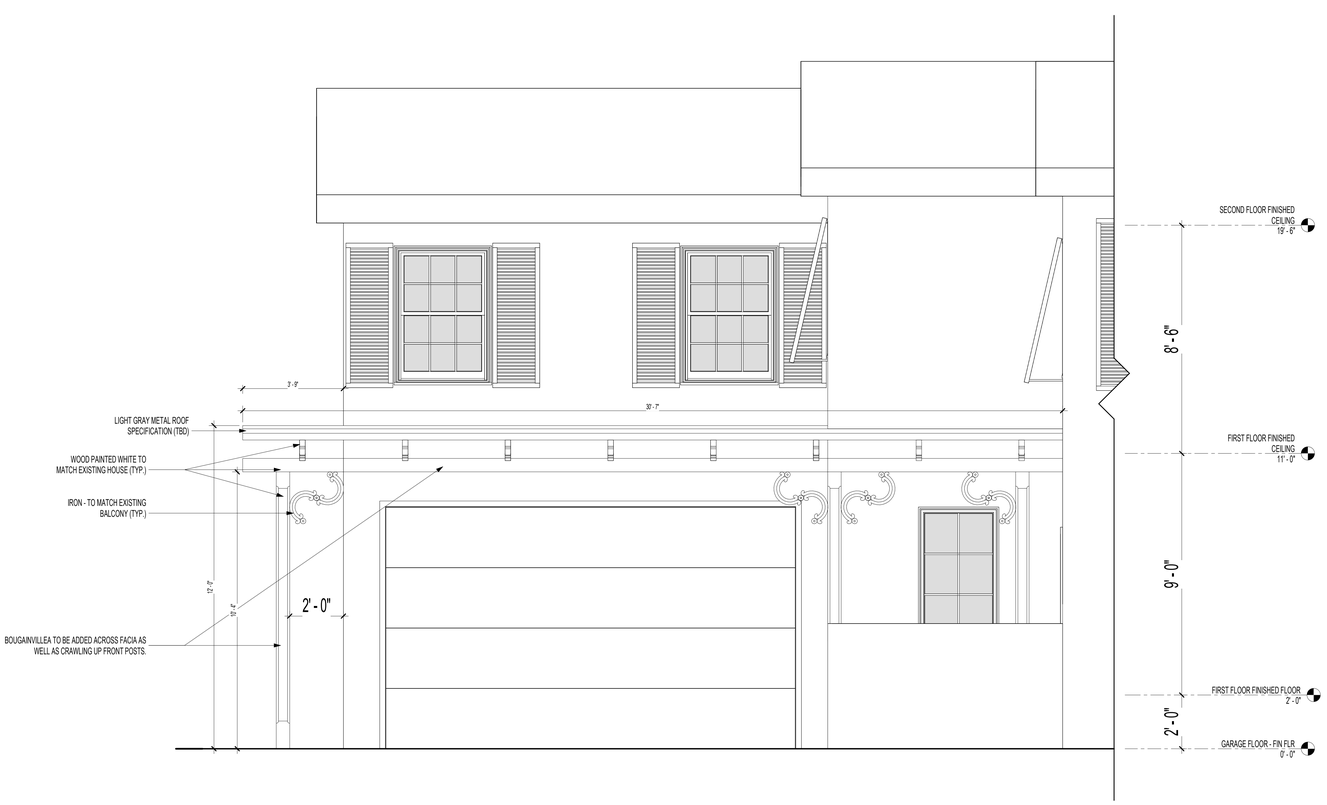
EXTERIOR ELEVATIONS - WEST



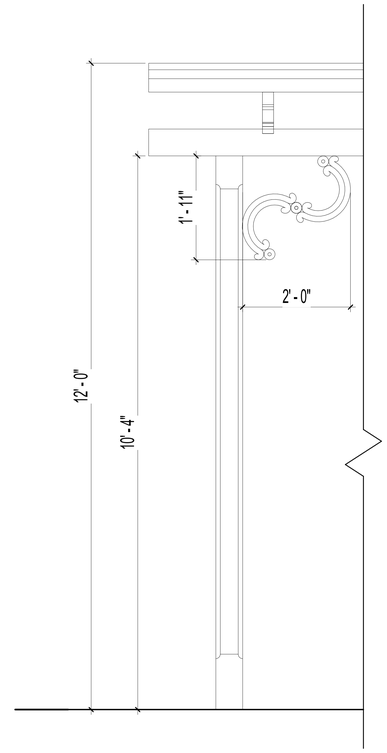
1 ALTERNATE STUDY - VERSION 1
SCALE 1/2" = 1'-0"



2 ALTERNATE STUDY - VERSION 1 DETAIL
SCALE 1" = 1'-0"



3 ALTERNATE STUDY - VERSION 2
SCALE 1/2" = 1'-0"



4 ALTERNATE STUDY - VERSION 2 DETAIL
SCALE 1" = 1'-0"

0 1 2 4 8
SCALE: 1/2" - 1'-0"

0 1/2 1 2 4
SCALE: 1" - 1'-0"

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2	03/03/2025	SECOND SUBMITTAL
3	03/31/2025	FINAL SUBMITTAL
4	11/03/2025	FINAL RESUBMITTAL

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303 PENDLETON LN - PORTE COCHERE

PROJECT ADDRESS
STATE, ZIP CODE

PROJECT NUMBER	Project No.
Author	Drawn By
Checker	Checked By

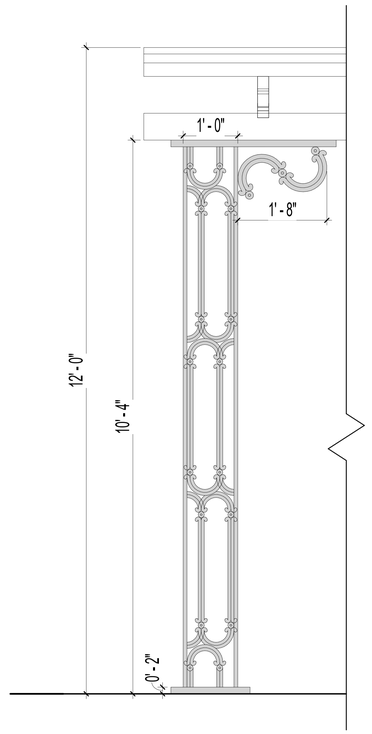
Discipline & Drawing Number

A2.02

Drawing Name

EXTERIOR ELEVATIONS - WEST - ALTERNATE STUDIES

1 ALTERNATE STUDY - VERSION 3
SCALE: 1/2" = 1'-0"



2 ALTERNATE STUDY - VERSION 3 DETAIL
SCALE: 1" = 1'-0"

0 1 2 4 8
SCALE: 1/2" - 1'-0"

0 1/2 1 2 4
SCALE: 1" - 1'-0"

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4	11/03/2025	FINAL RESUBMITTAL

FINAL RESUBMITTAL_11-03-25 COA-25003(ZON-25-009)

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Project
303 PENDLETON LN - PORTE COCHERE

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STATE, ZIP CODE

PROJECT NUMBER	Project No.
Author	Drawn By
Checker	Checked By

Discipline & Drawing Number

A2.03

Drawing Name

EXTERIOR ELEVATIONS - WEST - ALTERNATE STUDIES 2

1 PROPOSED SOUTH ELEVATION - FULL
SCALE: 3/8" = 1'-0"

0 1 2 4 8
SCALE: 3/8" - 1'-0"

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NO.	ISSUED DATE	ISSUED FOR
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4	11/03/2025	FINAL RESUBMITTAL

FINAL RESUBMITTAL_11-03-25 COA-25003(ZON-25-009)

303 PENDLETON LN, PALM BEACH FL 33480

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STATE OF FLORIDA
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REGISTERED ARCHITECT

Project
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PROJECT ADDRESS
STATE, ZIP CODE

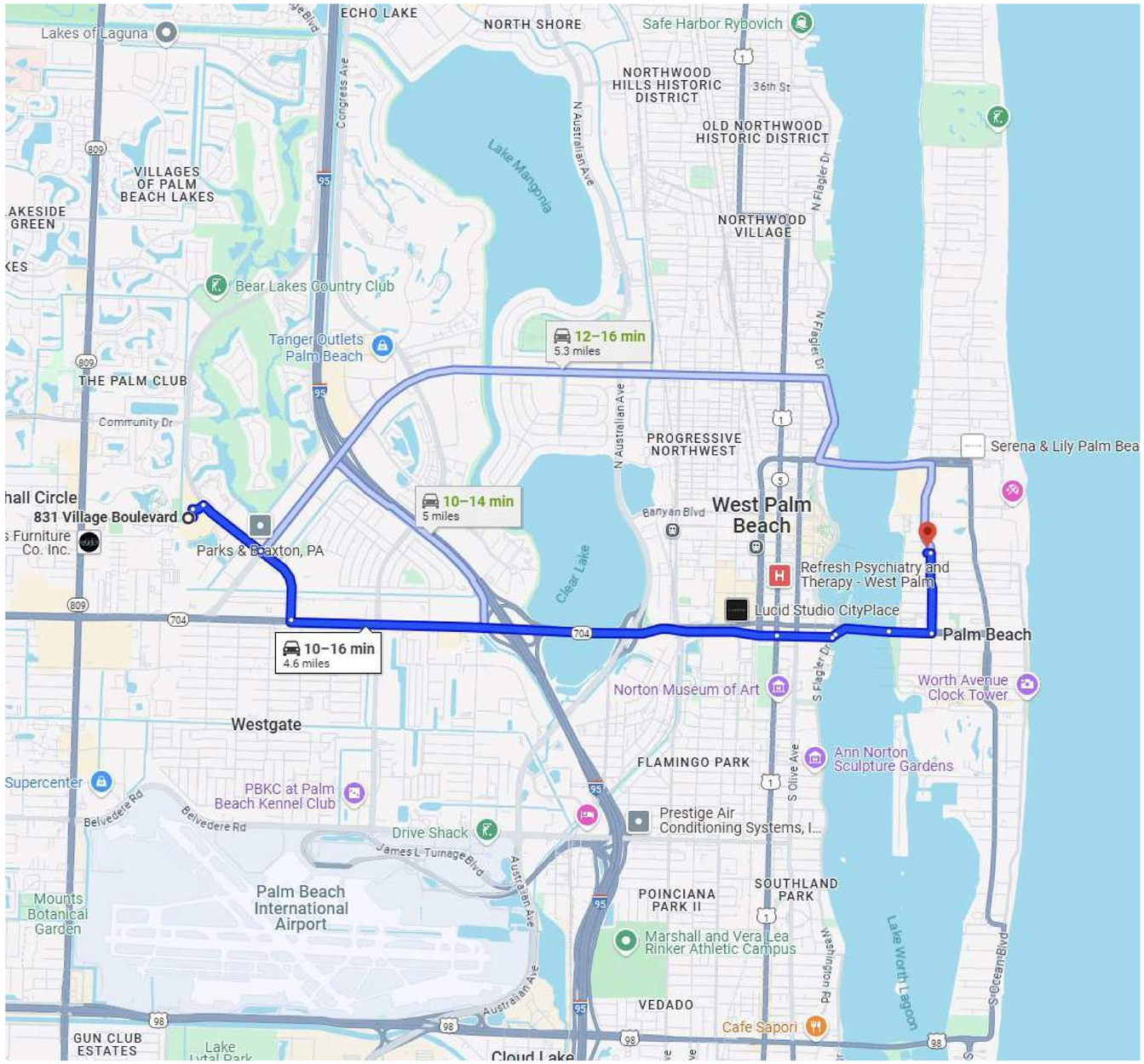
PROJECT NUMBER	Project No.
Author	Drawn By
Checker	Checked By

Discipline & Drawing Number

A2.04

Drawing Name

EXTERIOR ELEVATIONS - SOUTH - FULL



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NO.	ISSUED DATE	ISSUED FOR
2	03/03/2025	SECOND SUBMITTAL
3	03/31/2025	FINAL SUBMITTAL

303 PENDLETON LN, PALM BEACH FL 33480 FINAL RESUBMITTAL_1143-25 C04-25003(2024-25-009)

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PROJECT ADDRESS
STATE, ZIP CODE

PROJECT NUMBER	Project No.
Author	Drawn By
Checker	Checked By

Discipline & Drawing Number

A4.01

Drawing Name

TRUCKING LOGISTICS

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FINAL RESUBMITTAL_11-03-25 COA-25003(ZON-25-009)

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REGISTERED ARCHITECT

Project
303 PENDLETON LN - PORTE COCHERE

PROJECT ADDRESS
STATE, ZIP CODE

PROJECT NUMBER	Project No.
Author	Drawn By
Checker	Checked By

Discipline & Drawing Number

A9.00

Drawing Name

EXTERIOR RENDERINGS

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FINAL RESUBMITTAL_11-03-25 COA-25003(ZON-25-009)

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Project
303 PENDLETON LN - PORTE COCHERE

PROJECT ADDRESS
STATE, ZIP CODE

PROJECT NUMBER	Project No.
Author	Drawn By
Checker	Checked By

Discipline & Drawing Number

A9.01

Drawing Name

EXTERIOR RENDERINGS

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3	03/31/2025	FINAL SUBMITTAL
4	11/03/2025	FINAL RESUBMITTAL

PROFESSIONAL SEAL

STATE OF FLORIDA
EDMUND A DEPREE
AR98026
REGISTERED ARCHITECT

Project
303 PENDLETON LN - PORTE COCHERE

PROJECT ADDRESS
STATE, ZIP CODE

PROJECT NUMBER	Project No.
Author	Drawn By
Checker	Checked By

Discipline & Drawing Number

A9.02

Drawing Name

EXTERIOR RENDERINGS

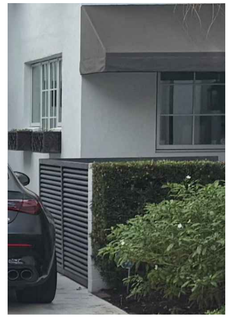
303 PENDLETON LN, PALM BEACH FL 33480 FINAL RESUBMITTAL_11-03-25 COA-25003(ZON-25-009)

FIELD VERIFY ALL DIMENSIONS

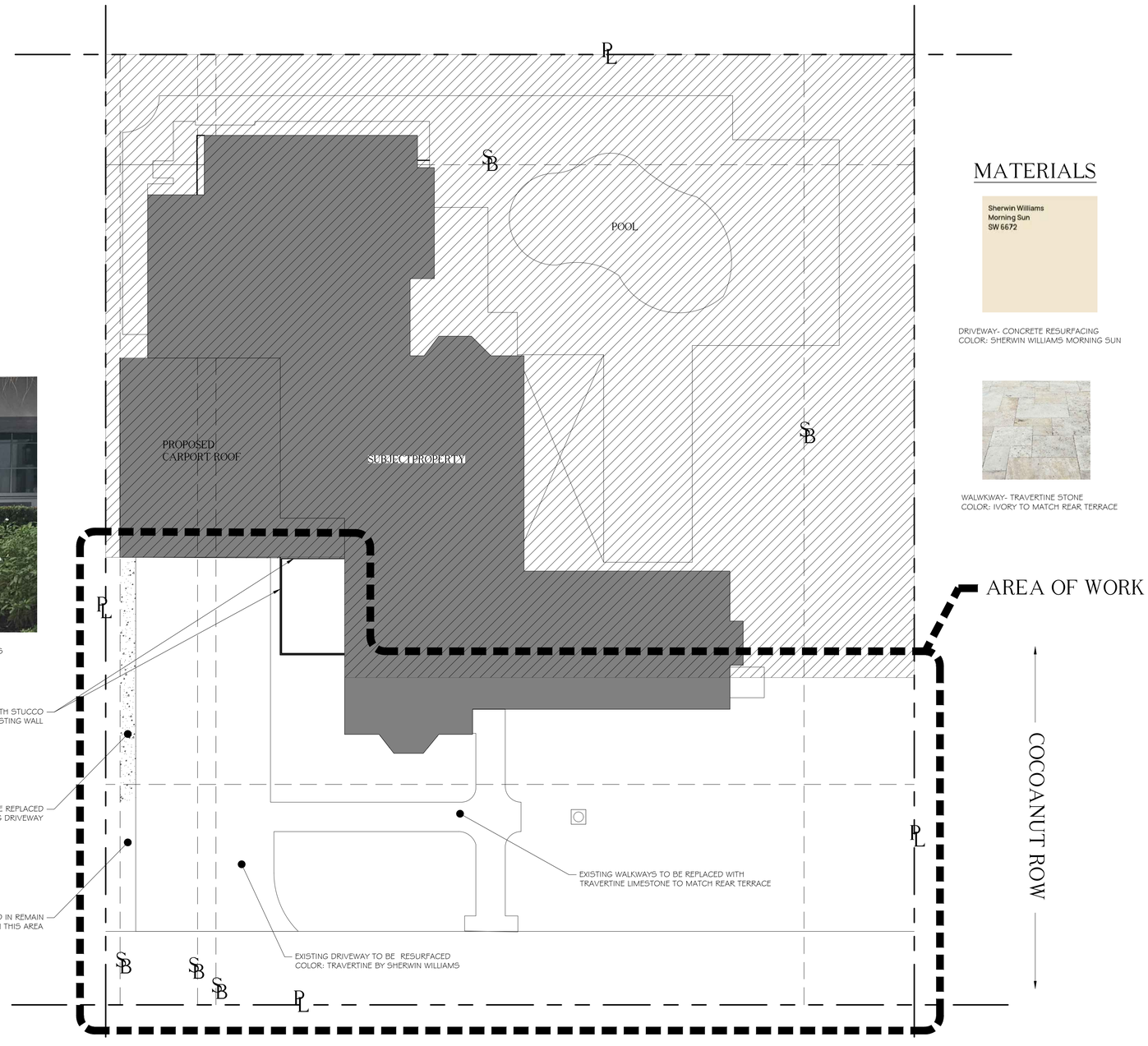
ANY/ALL TRACK DRAINS, TRENCH DRAINS AND DRAIN GRATES TO BE CAST IRON UNLESS OTHERWISE SPECIFIED BY SMI

SMI TO APPROVE LAYOUT OF ALL HARDSCAPE MATERIAL PRIOR TO INSTALLATION

NO CHANGE TO PERVIOUS/ IMPERVIOUS CALCULATIONS



EXISTING LOUVERED PANELS



MATERIALS

Sherwin Williams
Morning Sun
SW 6672

DRIVEWAY- CONCRETE RESURFACING
COLOR: SHERWIN WILLIAMS MORNING SUN

WALWKWAY- TRAVERTINE STONE
COLOR: IVORY TO MATCH REAR TERRACE

ABBREVIATIONS KEY
DIA =DIAmeter
DR =Dominican Republic
HS =HardScape
HT =HeighT
LA =Landscape Architect
LS =LandScape
MAX =MAXimum
MIN =MINimum
SMI =SMI Landscape Architecture
TBD =To Be Determined
TC =Terra Cotta
THK =THicK
TYP =TYPical
SF =Square Feet
======== =PVC SLEEVES

GRADING
BOS =Bottom Of Steps
ELEV =ELEVation
FFE =Finished Floor Elevation
TOS =Top Of Steps
TOW =Top Of Wall

811
Know what's below
Call before you dig

The Thomas Hunt Residence

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NOTES:
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-DRIP IRRIGATION MAY ONLY BE USED IF SPECIFIED BY SMI OR IF REQUIRED BY MUNICIPALITY

	DATE	DESCRIPTION
1	11.03.2025	PRESENTATION

REVISIONS

Preliminary
COA-25-0003 (ZON-25-0009)

SMI
LANDSCAPE ARCHITECTURE
140 Royal Palm Way, Suite #206, Palm Beach, Florida 33480
Telephone: 561-655-9006 Fax: 561-655-9007
eMail: Office@smila.net www.smila.net
FL registration #LA 13000223

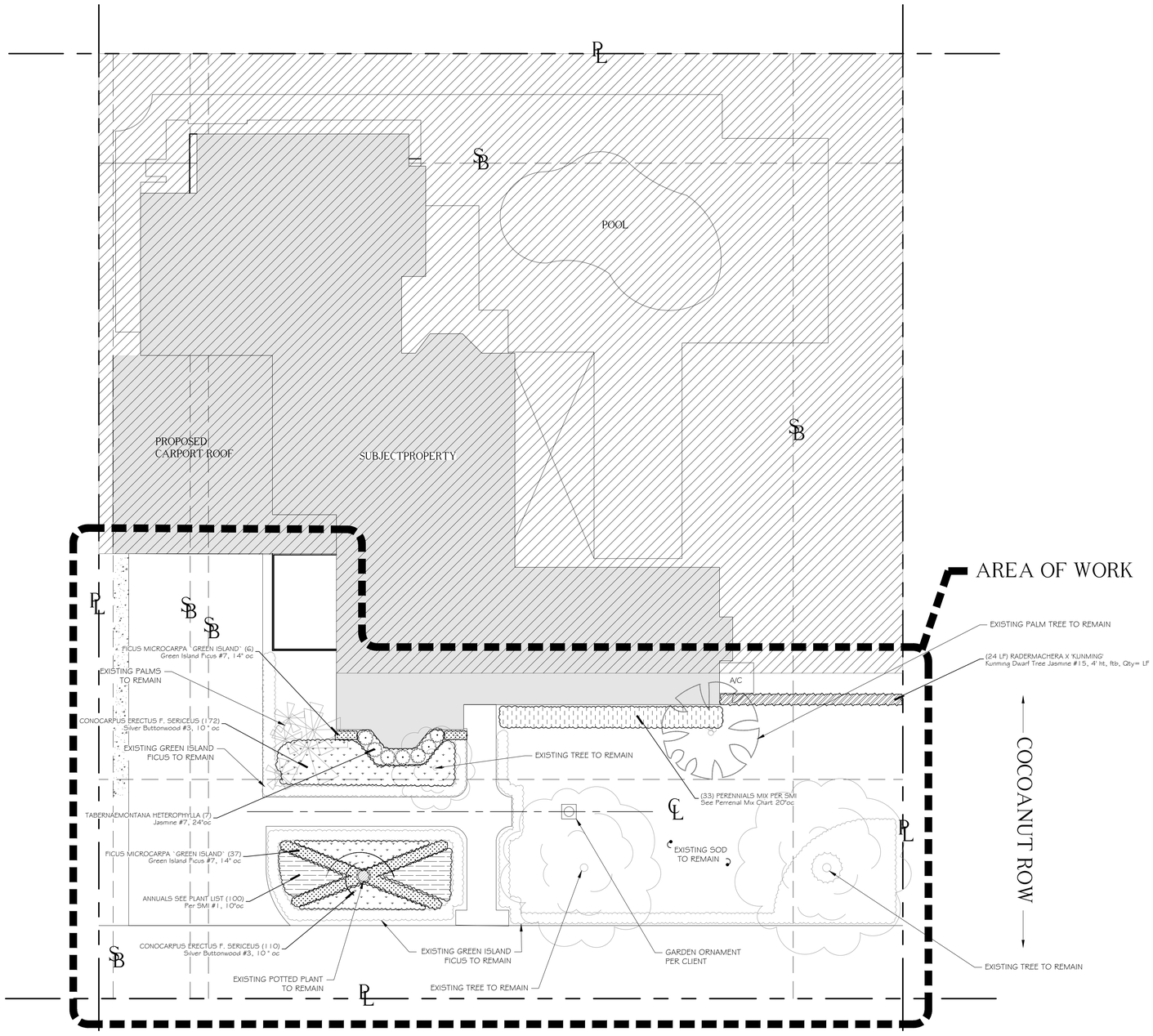
TITLE: Site Plan		
SCALE: 1/8" = 1'-0"	PROJECT NUMBER: 2520	
DATE: 11.03.2025	PRJCT MNGR: CFV	CHECKED: . .
SEAL: 00/00/25	DRAWING NO.: L1.1 SHEET 1 OF 1	

FIELD VERIFY ALL DIMENSIONS

ANY/ALL TRACK DRAINS, TRENCH DRAINS AND DRAIN GRATES TO BE CAST IRON UNLESS OTHERWISE SPECIFIED BY SMI

SMI TO APPROVE LAYOUT OF ALL HARDSCAPE MATERIAL PRIOR TO INSTALLATION

NO CHANGE TO PERVIOUS/ IMPERVIOUS CALCULATIONS



ABBREVIATIONS KEY
DIA =DiAmeter
DR =Dominican Republic
HS =HardScape
HT =HeighT
LA =Landscape Architect
LS =LandScape
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MIN =MINimum
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TBD =To Be Determined
TC =Terra Cotta
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TYP =TYPical
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GRADING
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	DATE	DESCRIPTION
1	11.03.2025	PRESENTATION

REVISIONS

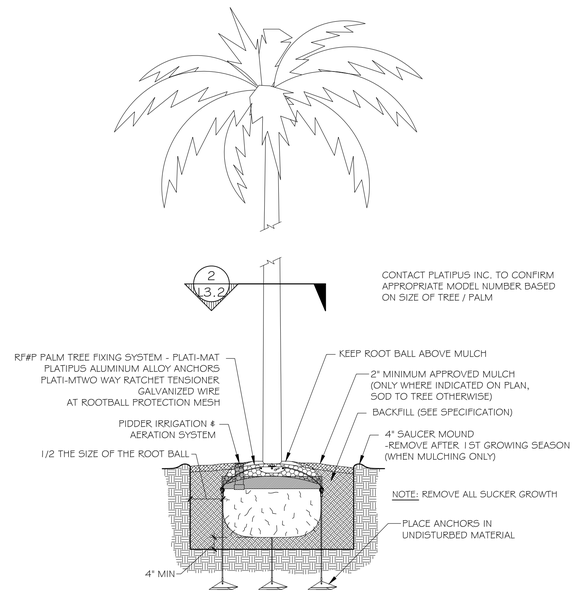
Preliminary
COA-25-0003 (ZON-25-0009)

SMI
LANDSCAPE ARCHITECTURE
140 Royal Palm Way, Suite #206, Palm Beach, Florida 33480
Telephone: 561-655-9006 Fax: 561-655-9007
eMail: Office@smila.net www.smila.net
FL registration #LA 13000223

TITLE
Proposed Planting Plan

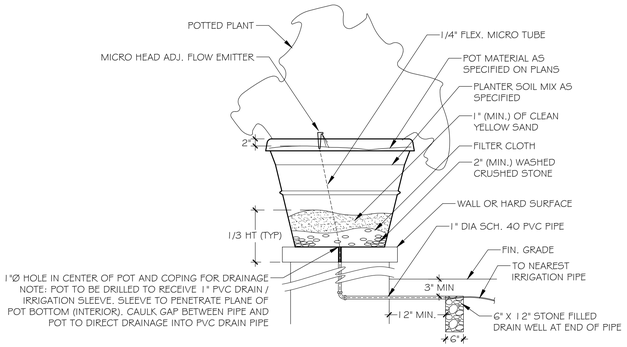
SCALE	PROJECT NUMBER:	
1/8" = 1'-0"	2520	
DATE:	PRJCT MNGR:	CHECKED:
11.03.2025	CFV	. .
SEAL: 00/00/25	DRAWING NO. L2.1 SHEET 1 OF 3	

FIELD VERIFY ALL DIMENSIONS



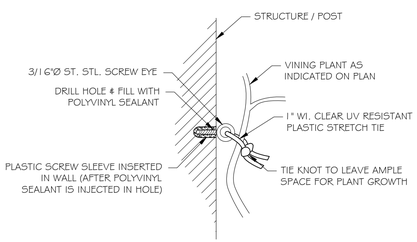
1 L3.2 PLATIPUS TREE ANCHORING DETAIL

SCALE: NOT TO SCALE

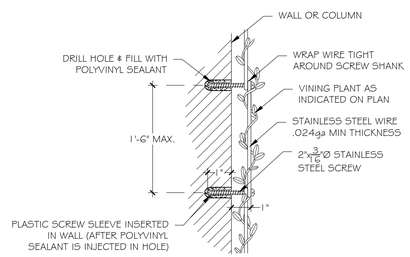


4 L3.2 POTTED PLANT DETAIL

SCALE: NOT TO SCALE



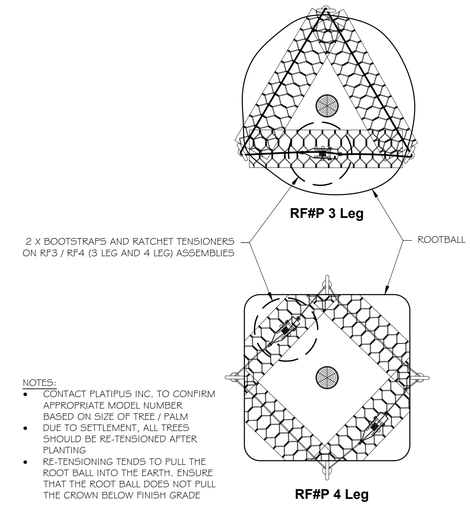
PIN TO WALL



WIRE TO WALL

7 L3.2 VINE SUPPORT DETAIL

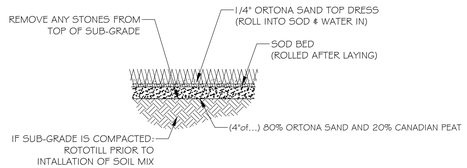
SCALE: NOT TO SCALE



2 L3.2 PLATIPUS ROOTBALL BOOTSTRAP DETAIL

SCALE: NOT TO SCALE

ALL SOD PLANTED BETWEEN STONE TO BE CASHMERE ZOYSIA REGARDLESS OF OVERALL SITE SOD TYPE



5 L3.2 SOD PLANTING DETAIL

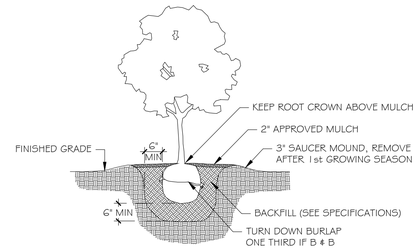
SCALE: 1/2" = 1'-0"

ANY/ALL TRACK DRAINS, TRENCH DRAINS AND DRAIN GRATES TO BE CAST IRON UNLESS OTHERWISE SPECIFIED BY SMI

SMI TO APPROVE STAKED LAYOUT OF ALL TREES AND PLANTING LAYOUT PRIOR TO INSTALLATION

ALL IRRIGATION, IRRIGATION EQUIPMENT AND IRRIGATION BOXES TO BE CONCEALED

ALL PLANTING BEDS TO HAVE STEEL EDGE BORDER



3 L3.2 SHRUB PLANTING DETAIL

SCALE: NOT TO SCALE

6 L3.2 PLANTING BED DETAIL

SCALE: NOT TO SCALE

NOTES:
1. 16'-0" (4.9M) SECTIONS TO INCLUDE (5) 12" (30.5CM) ALUMINUM STAKES
2. COMPACT GRADES ADJACENT TO EDGING TO AVOID SETTLING. FINISH GRADE TO BE 1/2" (1.3CM) BELOW TOP OF EDGING.
3. CORNERS - CUT BASE OF EDGING UP HALF WAY AND FORM A CONTINUOUS CORNER
4. PERMALOC CLEANLINE AS MANUFACTURED BY PERMALOC CORPORATION, HOLLAND MI. 1-800-356-9660, 616-399-9600

8 L3.2 PLANT BED EDGING DETAIL

SCALE: NTS

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1	11.03.2025	PRESENTATION
0	DATE	DESCRIPTION

REVISIONS

Preliminary
COA-25-0003 (ZON-25-0009)

SMI
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140 Royal Palm Way, Suite #206, Palm Beach, Florida 33480
Telephone: 561-655-9006 Fax: 561-655-9007
eMail: Office@smila.net www.smila.net
FL registration #LA 13000223

TITLE: Planting Details		
SCALE: NOT TO SCALE	PROJECT NUMBER: 2520	
DATE: 11.03.2025	PRJCT MNGR: CFV	CHECKED: . .
SEAL: 00/00/25	DRAWING NO.: L2.2 SHEET 2 OF 3	

FIELD VERIFY ALL DIMENSIONS

PLANTING SPECIFICATIONS

PLEASE FURNISH FLORIDA CERTIFIED LANDSCAPE CONTACTORS (FCLC) REGISTRATION NUMBER WITH PROPOSAL.

GENERAL CONDITIONS

SCOPE:

1. THE WORK INCLUDED IN THESE SPECIFICATIONS SHALL CONSIST OF THE FURNISHING OF ALL LABOR, TOOLS, MATERIALS, PERMITS, ETC., NECESSARY FOR THE EXECUTION OF THE WORK AS HEREIN SPECIFIED AND SHOWN ON THE DRAWINGS.
2. THE LANDSCAPE CONTRACTOR SHALL INSTALL ALL MATERIAL IN ACCORDANCE WITH SOUND NURSERY PRACTICE AND SHALL PERFORM MAINTENANCE AND WATERING UNTIL FINAL COMPLETION AND ACCEPTANCE BY THE LANDSCAPE ARCHITECT.

EXAMINATION OF DRAWINGS AND SITE:

1. THE LANDSCAPE CONTRACTOR SHALL EXAMINE THE SITE AND FULLY ACQUAINT HIMSELF WITH ALL OF THE EXISTING CONDITIONS IN ORDER THAT NO MISUNDERSTANDING MAY AFTERWARDS ARISE AS TO THE CHARACTER OR AS TO THE EXTENT OF THE WORK TO BE DONE, AND LIKEWISE, IN ORDER TO ADVISE AND ACQUAINT HIMSELF WITH ALL PRECAUTIONS TO BE TAKEN IN ORDER TO AVOID INJURY TO PERSONS OR PROPERTY OF ANOTHER. NO ADDITIONAL COMPENSATION WILL BE GRANTED BECAUSE OF ANY UNUSUAL DIFFICULTIES THAT MAY BE ENCOUNTERED IN THE EXECUTION OR MAINTENANCE OF ANY PORTION OF THE WORK. ANY DISCREPANCIES, OR OMISSIONS OR DOUBTS AS TO MEANING SHALL BE COMMUNICATED TO THE LANDSCAPE ARCHITECT, WHO WILL MAKE ANY INTERPRETATIONS HE/SHE DEEMS NECESSARY.

PLANT LIST:

1. ANY DISCREPANCY BETWEEN THE PLANT LIST AND THE DRAWINGS SHALL BE CONSIDERED AS CORRECT ON THE DRAWINGS.

PROTECTION OF PUBLIC AND PROPERTY:

1. THE LANDSCAPE CONTRACTOR SHALL PROTECT ALL MATERIALS AND WORK AGAINST INJURY FROM ANY CAUSE AND SHALL PROVIDE AND MAINTAIN ALL NECESSARY GUARDS FOR THE PROTECTION OF THE PUBLIC. HE SHALL BE HELD RESPONSIBLE FOR ANY DAMAGE OR INJURY TO A PERSON OR PROPERTY WHICH MAY OCCUR AS A RESULT OF HIS FAULT OR NEGLIGENCE IN THE EXECUTION OF THE WORK.

2. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN WORKMAN'S COMPENSATION, COMPREHENSIVE GENERAL LIABILITY INSURANCE ($1,000,000) AND PROPERTY DAMAGE INSURANCE ($1,000,000.00). A COPY OF THE CERTIFICATE OF INSURANCE MUST BE FURNISHED TO OWNER.

GUARANTEE:

1. THE GUARANTEE PERIOD FOR ALL MATERIAL SHALL BEGIN AFTER FINAL APPROVAL BY LANDSCAPE ARCHITECT.

2. ALL MATERIAL EXCEPT SOD SHALL BE GUARANTEED FOR ONE YEAR PROVIDED IT RECEIVES PROPER MAINTENANCE (AS PRESCRIBED BY THE LANDSCAPE CONTRACTOR) BY THE OWNER AND IS NOT DAMAGED OR DESTROYED BY HURRICANES OR OTHER CAUSES BEYOND THE CONTRACTOR'S CONTROL.

3. IT IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO BRING TO THE ATTENTION OF THE LANDSCAPE ARCHITECT THE OWNERS NEGLECT TO PROVIDE PROPER CARE OF THE MATERIAL.

4. ALL REPLACEMENT COST OF GUARANTEED MATERIAL, INCLUDING EQUIPMENT, AND LABOR, SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR

AWARD OF CONTRACT:

1. ONLY UNIT PRICE-INSTALLED BIDS FOR THE WORK WILL BE ACCEPTABLE. HOWEVER, THE OWNER RETAINS THE RIGHT TO DELETE PORTIONS OF THE WORK FROM THE CONTRACT AND/OR AWARD SEPARATE CONTRACTS FOR PHASES OF THE PROJECT. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY AND ALL BIDS WHEN SUCH REJECTIONS ARE IN THE INTEREST OF THE OWNER.

EXECUTION OF THE WORK:

1. THE LANDSCAPE CONTRACTOR SHALL HAVE HIS LABOR CREWS CONTROLLED AND DIRECTED BY A LANDSCAPE FOREMAN WELL VERSED IN PLANT MATERIALS, PLANTING, READING OF BLUEPRINTS AND COORDINATION BETWEEN JOB AND NURSERY IN ORDER TO EXECUTE INSTALLATION RAPIDLY AND CORRECTLY.

WATER:

1. WATER SOURCE SHALL BE FURNISHED BY THE OWNER.

2. IT IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO COORDINATE HIS WORK WITH IRRIGATION CONTRACTOR.

3. ALL PLANT MATERIAL INSTALLED PRIOR TO THE INSTALLATION OF THE IRRIGATION SYSTEM SHALL BE WATERED WITH A TEMPORARY SYSTEM BY THE LANDSCAPE CONTRACTOR.

IRRIGATION:

-DRIP IRRIGATION MAY ONLY BE USED IF SPECIFIED BY SMI OR IF REQUIRED BY MUNICIPALITY

GRADING:

1. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SUBGRADE OF LANDSCAPE AREAS UNLESS OTHERWISE SPECIFIED. THE TERM SUBGRADE SHALL BE DEFINED AS 4"-6" BELOW FINISH GRADE UNLESS OTHERWISE NOTED ON PLANS.

2. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FINISHED AND FINE GRADING WITHIN PLANTER BEDS AND THE FILLING OF PLANTER BOXES. THE LANDSCAPE CONTRACTOR SHALL REMOVE ALL EXCESS SOIL AND DEBRIS ACCUMULATED DURING HIS WORK.

3. THE SOD CONTRACTOR SHALL BE RESPONSIBLE FOR FINISH GRADE IN ALL SODDED AREAS. SEE SPECIFICATIONS RELATING TO SPECIES GROWERS.

TO PROTECT AGAINST GANODERMA PALM FUNGUS ALWAYS REMOVE ALL PALM STUMPS FROM PROPERTY - STUMPS ACT AS HOSTS TO THIS DESTRUCTIVE LONG LIVED FUNGUS.

DIGGING

1. THE LANDSCAPE CONTRACTOR SHALL EXERCISE CARE IN DIGGING AND OTHER WORK SO AS NOT TO DAMAGE EXISTING WORK, INCLUDING UNDERGROUND AND OVERHEAD PIPES AND CABLES. SHOULD SUCH UNDERGROUND AND OVERHEAD OBSTRUCTIONS BE ENCOUNTERED WHICH INTERFERE WITH PLANTING, THE LANDSCAPE ARCHITECT OR THE OWNER'S AUTHORIZED REPRESENTATIVE SHALL BE CONSULTED AND WILL ADJUST THE LOCATION OF PLANTS TO CLEAR SUCH OBSTRUCTION OR MOVE THE OBSTRUCTION.

2. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE IMMEDIATE REPAIR OF ANY DAMAGE CAUSED BY HIS WORK.

PLANTING PITS

1. EXCAVATE CIRCULAR PITS WITH VERTICAL SIDES FOR ALL PLANTS, EXCEPT FOR HEDGES AND PLANTS SPECIFICALLY DESIGNATED TO BE PLANTED IN BEDS. DIAMETER OF PITS OF TREES AND SHRUBS SHALL BE AT LEAST 1/3 LARGER THAN THE DIAMETER OF THE BALL.

2. EXCAVATE PLANTING PITS AND PLANTING BEDS, PREPARE FINE SUBGRADE THROUGHOUT ALL PITS AND BEDS, AND PLACE THE PLANTS TO BE PLANTED FOR APPROVAL BY LANDSCAPE ARCHITECT BEFORE INSTALLATION.

PRUNING

1. REMOVE DEAD AND BROKEN BRANCHES FROM ALL PLANT MATERIAL IMMEDIATELY. PRUNE TO RETAIN TYPICAL GROWTH HABIT OF INDIVIDUAL PLANTS WITH AS MUCH HEIGHT AND SPREAD AS IS PRACTICAL.

2. HEDGE MATERIALS TO BE PULLED IN, TIED AND TRIMMED TO VERTICAL AFTER INSTALLATION, WITH A FINISHED APPEARANCE UNLESS OTHERWISE NOTED.

TREE BRACING AND GUYING

1. REMEMBER TO CONSIDER SOIL CONDITIONS WHEN PLANTING TREES IN MADE UP GROUND AND THE NEED TO PLACE THE ANCHORS IN A UNDISTURBED MATERIAL. IF SO,YOU CAN ORDER 'ED' KITS (EXTRA DEPTH). TO ALLOW FOR THIS YOU MAY ALSO NEED A LONGER DRIVE ROD.

2. THE ANCHOR SHOULD BE DRIVEN TO THE FULL WORKING DEPTH USING A SUITABLE DRIVE ROD.

3. YOU MUST LOADLOCK THE ANCHORS PROPERLY INTO THEIR WORKING POSITION, BY APPLYING AN UPWARDS FORCE / LOAD ON THE WIRE TENDON.

4. IF THE ANCHORS ARE NOT LOADLOCKED PROPERLY, THE TREE WILL BECOME LOOSE WHEN THE FIRST WINDS ARRIVE.

5. PALM TREE ROOTBALLS MUST BE A MINIMUM OF 5' DIAMETER, PROPERLY ROOT WRAPPED AND OF SUFFICIENT STRENGTH AND PROPORTION TO SUPPORT A ROOTBALL FI XING METHOD. THE CORRECT PALM TREE KIT REQUIRED MUST BE SPECIFIED BY THE LANDSCAPE ARCHITECT ONCE THE ROOTBALL DIMENSIONS, TREE HEIGHT AND SAIL AREA OF THE TREE HAVE BEEN ESTABLISHED.

6.THE D-MAN CELLS / DEADMEN SHOULD BE INSTALLED AT LEAST 12" BELOW THE BASE OF THE ROOTBALL WITH THE SOIL COMPACTED ABOVE THE CELLS TO 60%, RIGHT UP TO THE NURSERY LINE.

7.IT IS NOT ADVISABLE TO USE STRAP SYSTEMS FOR CONTAINER GROWN STOCK (SEE PLATI-MAT SYSTEMS).

8. DUE TO SETTLEMENT OF THE TREE & AFTER WATERING RE-TENSIONING IS HIGHLY RECOMMENDED.

9. REFER TO MANUFACTURERS SPECIFICATIONS FOR COMPLETE INSTALLATION INSTRUCTIONS AT WWW.PLATIPUS.US.

10. SMALL TREES SHALL BE STAYED IN THREE DIRECTIONS WITH THREE STRANDS OF NO. 12 GALVANIZED WIRE ATTACHED TO ANCHORS DRIVEN BELOW GRADE. WIRES WHICH COME IN CONTACT WITH THE TREE ARE TO BE ENCASED IN RUBBER HOSE.

PLANT MATERIALS

1. NOMENCLATURE: PLANT NAMES SHALL CONFORM TO THE NAMES GIVEN IN HORTUS III AND IN STANDARDIZED PLANT NAMES, 2001, LATEST EDITION. PREPARED BY THE AMERICAN JOINT COMMITTEE ON HORTICULTURAL NOMENCLATURE. NAMES OF VARIETIES NOT INCLUDED THEREIN, CONFORM GENERALLY WITH NAMES ACCEPTED IN THE NURSERY TRADE.

2. QUALITY: PLANTS SHALL HAVE A HABIT OF GROWTH THAT IS NORMAL FOR THE SPECIES AND SHALL BE SOUND, HEALTHY, VIGOROUS AND FREE FROM INSECT PESTS, PLANT DISEASES AND INJURIES. TREES SHALL BE HEAVILY BRANCHED, OR IN PALMS, HEAVILY LEAFED. REQUIREMENTS FOR THE MEASUREMENT, BRANCHING GRADING, QUALITY, BALLING AND BURLAPPING OF PLANTS IN THE PLANT LISTS GENERALLY FOLLOW THE CODE OF STANDARDS CURRENTLY RECOMMENDED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC., AND THE AMERICAN STANDARD FOR NURSERY STOCK. PLANT MATERIAL SHALL BE GRADED AS SPECIFIED ON THE DRAWINGS.

GRADES SHALL CONFORM TO GRADES AND STANDARDS FOR NURSERY STOCK, STATE PLANT BOARD OF FLORIDA. PALMS WITH MARRED OR BURNED TRUNKS WILL NOT BE ACCEPTED. PLANTS WITH BROKEN, DAMAGED, OR INSUFFICIENT BALLS WILL BE REJECTED. ALL PLANTS SHALL BE FLORIDA FANCY.

3. SUBSTITUTIONS WILL BE PERMITTED ONLY UPON WRITTEN APPROVAL BY THE LANDSCAPE ARCHITECT.

PLANTING SOIL

SOIL BY "ATLAS SOIL" OR APPROVED ALTERNATE

ALL PLANTING AREAS SHALL BE CLEANED OF ALL PLANT AND MATERIAL TWO WEEKS PRIOR TO INSTALLATION OF SOIL FOR REMOVAL OF ANY WEEDS.

GROUND COVER BEDS -REMOVE 6" OF EXISTING SOIL AND FILL WITH 4" OF 8270 MIX & TILL/MIX INTO EXISTING SOIL.

SHRUB BEDS -REMOVE 6" OF EXISTING SOIL AND FILL WITH A MIX OF 50% APPROVED SOIL & 50% EXISTING SOIL.

TREE PITS -REMOVE SOIL IN THE AMOUNT OF 1/2 LARGER THAN THE BALL OF THE TREE AND REPLACE WITH A MIX OF 50% APPROVED SOIL & 50% EXISTING SOIL.

PALMS -REMOVE SOIL IN THE AMOUNT OF 1/2 LARGER THAN THE BALL OF THE PALM AND REPLACE WITH APPROPRIATE SOIL AND CLEAN YELLOW SAND FREE OF WEEDS.

SOIL SPECS FOR PLANTING BEDS:
ATLAS PEAT & SOIL 8270 MIX
20% can peat
25% fla peat
40% pine bark
15% airlite

SOIL SPECS FOR TREES AND LARGE SHRUBS:
SMILA SOIL MIX (APPROVED SOIL)
50% Pinebark
40% Florida Peat
10% Coarse Sand
10lbs Dolomite per/Yard
10.5lbs TurfPro per/Yard
25 pounds Nutricote 18/6/8-360 P/yard optional .

1. SOLE SOURCE - FROM ATLAS PEAT & SOIL INC., P.O. BOX 3867, BOYNTON BEACH, FLORIDA, 33424-3867, (561) 734-7300

PLANTING SOIL NOT MEETING THESE REQUIREMENTS WILL NOT BE ACCEPTED.

1. SOIL FOR PLANTING TREES, SHRUBS AND GROUND COVER SHALL BE SMILA SOIL UNLESS OTHERWISE SPECIFIED ON THE DRAWINGS.

2. IT SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO REMOVE ANY EXCESS SOIL AND DEBRIS FROM THE SITE. REFER TO THE GRADING PLAN AND GRADING SPECIFICATIONS.

3. LANDSCAPE ARCHITECT MAY REQUEST SOIL ANALYSIS FOR THE TESTING OF PLANTING SOIL UTILIZED BY THE SELECTED LANDSCAPE CONTRACTOR.

FERTILIZER

1. TREES USE ONE 21 GRAM AGRIFORM PLANTING TABLET PER 1/2" TRUNK DIAMETER. SPACE EQUALLY AROUND AT 2/3 DEPTH OF BALL.

2. SHRUBS: AGRIFORM PLANTING TABLETS SHALL BE APPLIED PER THE MANUFACTURERS SUGGESTED APPLICATION RATES.

3. SOD USE FERTILIZER AS PER BELOW WITH TRACE ELEMENTS APPLIED AT THE RATE OF 15 LBS. PER 1000 SQ. FT. PRIOR TO LAYING SOD.

4. POWDERED MYCCHORIZAE MIX: DIE HARD, 'PLANT HEALTH' CARE OR EQUAL) AND LIQUID B-THRIVE (OR EQUAL) SHOULD BE ADDED TO ALL TREES, SHRUBS AND GROUND COVER PLANTING BEDS AS PER MANUFACTERES DIRECTIONS.

5. ALL TREES, SHRUBS, GROUND COVER AND SOD TO USE LESCO 13-3-13 FERTILIZER AS PER MANUFACTURERS SPECIFICATIONS

MULCH

ALL MULCH FOR THE PROJECT SHALL BE ATLAS GROW.
MULCH SHALL BE APPLIED 2" IN TREES AND PALMS AS SPECIFIED, AND ALL PLANTING BEDS, HEDGE AND SHRUBS. KEEP CROWN OF ROOT BALL ABOVE MULCH
SOLE SOURCE - FROM ATLAS PEAT & SOIL INC., P.O. BOX 3867, BOYNTON BEACH, FLORIDA, 33424-3867, (561) 734-7300

SUBMIT BAG TO LANDSCAPE ARCHITECT FOR APPROVALS.

SABAL PALMS

1. SABAL PALMS SHALL HAVE A MINIMUM TRUNK DIAMETER OF 12" MEASURED 2' ABOVE GROUND.

HEDGES

1. THE LANDSCAPE CONTRACTOR SHALL PROVIDE FULL MATERIAL TO PRODUCE A SOLID SCREEN FROM THE TOP OF HEDGE TO THE BASE OF HEDGE.

2. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE TO ADD FILLERS TO THE HEDGE AS NEEDED TO PRODUCE A SOLID FULL TO BASE (F.T.B.), SCREEN TO BE INCLUDED IN THE CONTRACTED PRICE.
3. PLANT MATERIAL WITH WEAK OR THIN FOLIAGE WILL NOT BE ACCEPTED.

VINES

1. MATERIALS & INSTALLATION OF VINE SUPPORTS SHALL BE INCLUDED IN UNIT COST OF VINE SPECIFIED

SODDING

1. THE LANDSCAPE CONTRACTOR SHALL SOD ALL AREAS INDICATED AND NOTED ON THE DRAWINGS.

2. NO SODDING SHALL OCCUR UNTIL ALL AREAS TO BE SODDED ARE CLEARED OF ANY ROUGH GRASS, WEEDS, AND DEBRIS, THE GROUND BROUGHT TO AN EVEN GRADE AND SPECIFIED AMENDMENTS HAVE BEEN ADDED. SEE DETAILS FOR SPECIFIC AMENDMENTS AS PER SOD TYPE. ALL SODDED AREAS WILL BE TREATED WITH 'ROUNDUP' HERBICIDE PER MANUFACTURER'S SPECIFICATIONS AT LEAST TEN DAYS PRIOR TO SOD INSTALLATION.

3. THE SOD SHALL BE FIRM, TOUGH TEXTURE, HAVING A COMPACTED GROWTH OF GRASS WITH GOOD ROOT DEVELOPMENT. IT SHALL CONTAIN NO NOXIOUS WEEDS, OR ANY OTHER OBJECTIONABLE VEGETATION, FUNGUS, INSECTS OR DISEASE. PREPARATION OF AREAS SHALL BE PERFORMED WELL ENOUGH IN ADVANCE TO ALLOW SUFFICIENT TIME TO WORK PROPERLY. THE SOIL EMBEDDED IN THE SOD SHALL BE GOOD, CLEAN EARTH, FREE FROM STONES AND DEBRIS. THE SOD SHALL BE FREE FROM FUNGUS, VERMIN, AND OTHER DISEASES.

4. BEFORE BEING CUT AND LIFTED, THE SOD SHALL HAVE BEEN MOWED AT LEAST THREE TIMES WITH A LAWN MOWER, WITH THE FINAL MOWING NOT MORE THAN SEVEN DAYS BEFORE THE SOD IS CUT. THE SOD SHALL BE CAREFULLY CUT INTO UNIFORM DIMENSIONS.

5. SOLID SOD SHALL BE LAID WITH CLOSELY ABUTTING JOINTS WITH A TAMPED OR ROLLED EVEN SURFACE.

6. WATERING SHALL BE ACCOMPLISHED UNTIL ACCEPTANCE OF THE WORK BY THE LANDSCAPE ARCHITECT.

7. MAINTENANCE OF MATERIAL SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR UNTIL FINAL APPROVAL OF LANDSCAPE ARCHITECT.

8. IT SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO BRING THE SOD EDGE IN A NEAT, CLEAN MANNER TO THE EDGE OF ALL PAVING AND SHRUB AREAS.
9. SEE PLANS FOR DETAILS, RE: SOD VARIETIES

10. FOR SOD, APPLY DEPTH OF SOIL AS PER PLANTING DETAILS PAGE. REMOVE ANY STONES FROM TOP OF SUB-GRADE OR COVER STONES WITH ADDITIONAL 2" OF SOIL MIX.

11. ALL SOD AREA SHALL BE TREATED WITH 'ROUND UP' TWO WEEKS PRIOR TO INSTALLATION FOR REMOVAL OF ANY EXISTING OBJECTIONABLE PLANTS. DOSAGE AND APPLICATION PER MANUFACTURERS SPECIFICATIONS.

CLEAN UP

1. THE LANDSCAPE CONTRACTOR SHALL AT ALL TIMES KEEP THE PREMISES FREE FROM ACCUMULATIONS OF WASTE MATERIALS OR RUBBISH CAUSED BY HIS EMPLOYEES OR WORK. HE SHALL LEAVE ALL PAVED AREAS "BROOM CLEAN" WHEN COMPLETED WITH THE WORK.

2. MARKS AND DAMAGE TO EXISTING PAVING MATERIALS SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.

ALL PALMS, TREES, AND LARGE SPECIMEN PLANTS SHALL BE STAKED BY THE LANDSCAPE CONTRACTOR FOR LA APPROVAL OF LAYOUT AND LOCATIONS PRIOR TO INSTALLING SAME.

TREE STAKE PAINT FORMULA:

BEHR PREMIUM PLUS EXT FLAT -ACCENT BASE (4670)

COLORANT		OZ	48	96	
D	THALO GREEN		01	09	1
C	YELLON OXIDE	02	04	0	
B	LAMP BLACK		01	00	0

SUBMIT SAMPLE

SMI TO APPROVE STAKED LAYOUT OF ALL TREES AND PLANTING LAYOUT PRIOR TO INSTALLATION

ALL IRRIGATION, IRRIGATION EQUIPMENT AND IRRIGATION BOXES TO BE CONCEALED
SMI TO APPROVE LOCATIONS OF ANY / ALL IRRIGATION BOXES

ALL PLANTING BEDS TO HAVE STEEL EDGE BORDER

ANY/ALL TRACK DRAINS, TRENCH DRAINS AND DRAIN GRATES TO BE CAST IRON UNLESS OTHERWISE SPECIFIED BY SMI

QUANTITIES FOR LARGE HEDGES / BUFFERS REPRESENT LINEAR FEET OF PLANT, UNLESS OTHERWISE NOTED IN THE PLANT SIZE SPEC

All plants to be Florida Fancy

PLANT SCHEDULE				
QTY	BOTANICAL NAME	COMMON NAME	SIZE	NATIVE
SHRUBS				
43	Ficus microcarpa `Green Island`	Green Island Ficus	#7, 14" oc	Not Native
24	Radermachera x 'Kunming'	Kunming Dwarf Tree Jasmine	#15, 4' ht, ftb, Qty= LF	
7	Tabernaemontana heterophylla	Jasmine	#7, 24"oc	Not Native
SHRUB AREAS				
100	Annuals see plant list	Per SMI	#1, 10"oc	
110	Conocarpus erectus f. sericeus	Silver Buttonwood	#3, 10 " oc	
33	Perennials Mix Per SMI	See Perrenial Mix Chart	20"oc	

PERENNIAL MIX				
11	Clerodundrum ugandese	Blue Butterfly Bush	#3, 20" oc	
11	Galphimia gracilis	Thryallis	#3, 20" oc	
11	Tabernaemontana heterophylla	Jasmine	#3, 20" oc	

Know what's below
Call before you dig

The Thomas Hunt Residence

303 Pendleton Ln
Palm Beach, FL 33480

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NOTES:
-FOOTINGS FOR ALL STRUCTURES TO BE AT LEAST 3' BELOW GRADE TO ALLOW FOR PLANTINGS / ROOT BALLS
-DRIP IRRIGATION MAY ONLY BE USED IF SPECIFIED BY SMI OR IF REQUIRED BY MUNICIPALITY

1	11.03.2025	PRESENTATION
NO.	DATE	DESCRIPTION

REVISIONS

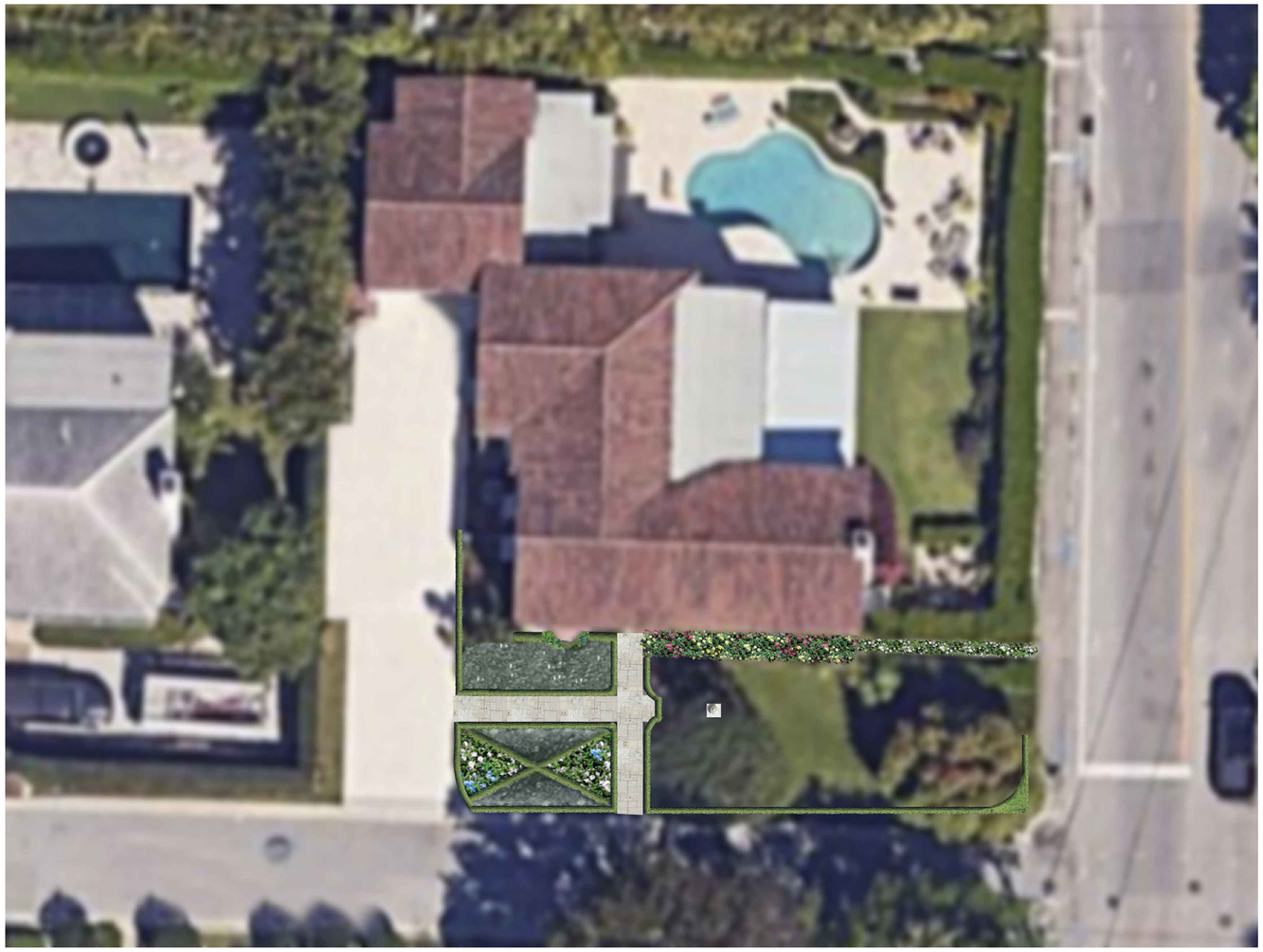
Preliminary
COA-25-0003 (ZON-25-0009)

SMI
LANDSCAPE ARCHITECTURE
140 Royal Palm Way, Suite #206, Palm Beach, Florida 33480
Telephone: 561-655-9006 Fax: 561-655-9007
eMail: Office@smila.net www.smila.net
FL registration #LA 13000223

TITLE		
Planting Specifications		
SCALE: NONE	PROJECT NUMBER: 2520	
DATE: 11.03.2025	PRJCT MNGR: CFV	CHECKED: . .
SEAL: 00/00/25	DRAWING NO. L2.3 SHEET 3 OF 3	

FIELD VERIFY ALL DIMENSIONS

ANY/ALL TRACK DRAINS, TRENCH DRAINS AND DRAIN GRATES TO BE CAST IRON UNLESS OTHERWISE SPECIFIED BY SMI



The Thomas Hunt Residence

303 Pendleton Ln
Palm Beach, FL 33480

North

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	DATE	DESCRIPTION
1	11.03.2025	PRESENTATION

REVISIONS

Preliminary
COA-25-0003 (ZON-25-0009)

Know what's below
Call before you dig

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eMail: Office@smila.net www.smila.net
FL registration #LA 13000223

TITLE: Plan Render		
SCALE: 1/8" = 1'-0"	PROJECT NUMBER: 2520	
DATE: 11.03.2025	PRJCT MNGR: CFV	CHECKED: . .
SEAL: 00/00/25	DRAWING NO.: R1 SHEET 1 OF 1	

TOWN OF PALM BEACH

Information for Landmarks Preservation Commission Meeting on:
November 19, 2025

To: Landmarks Preservation Commission

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

From: Planning, Zoning & Building

Re: COA-25-0030 (ZON-25-0067) 801 S COUNTY RD (COMBO). The applicant, LaBerge & Menard Inc., has filed an application requesting a Certificate of Appropriateness for the review and approval of modifications to the existing garage to add a second-story guest house, as well as landscape and hardscape modifications, including a variance to allow an additional guest house for the landmarked property. This is a combination project that shall also be reviewed by the Town Council as it pertains to zoning relief/approval.

Date: 11/12/2025

ATTACHMENTS

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

STRATEGIC PLAN

Strategic Priorities:
Community Culture and Character

Strategic Focus Areas:
Quality of Life
Community Preservation

FUNDING

No Fiscal Impact

COA-25-0030 (ZON-25-0067) 801 S COUNTY RD (COMBO). The applicant, LaBerge & Menard Inc., has filed an application requesting a Certificate of Appropriateness for the review and approval of modifications to the existing garage to add a second-story guest house, as well as landscape and hardscape modifications, including a variance to allow an additional guest house for the landmarked property. This is a combination project that shall also be reviewed by the Town Council as it pertains to zoning relief/approval.

ZON-25-0067 (COA-25-0030) 801 S COUNTY RD (COMBO) - VARIANCE. The applicant, LaBerge & Menard Inc., has filed an application requesting Town Council review and approval for one (1) variance to permit an additional guest house containing bedrooms with bath facilities on the landmarked property. The Landmarks Preservation Commission shall perform design review of the application.

Design Professional: LaBerge & Menard Inc.

HISTORY:
The subject property was built in 1929 and designed by the renowned architect Maurice Fatio. The Mediterranean Revival structure was landmarked in 1990. As stated in the designation report: *"801 South County Road was originally an ocean to lake estate located between Via La Selva and Banyan Road…The main house is an outstanding design with many similar surrounding structures. 801 South County Road was designed by Maruice Fatio, of the firm Treanor and Fatio, and is a valuable asset to the community…"*

The existing garage was approved by LPC in 2013 (COA 016-2013) and constructed between 2014 and 2015. The scope of work of the subject application will impact this existing garage.

THE PROJECT:
The applicant has submitted plans, entitled "GUEST HOUSE RENOVATION 801 SOUTH COUNTY RD", as prepared by **LaBerge & Menard Inc.**, uploaded on November 3, 2025.

The following is the scope of work:
- Modifications to the existing garage to add a second-story guest house.
- Landscape and hardscape modifications.

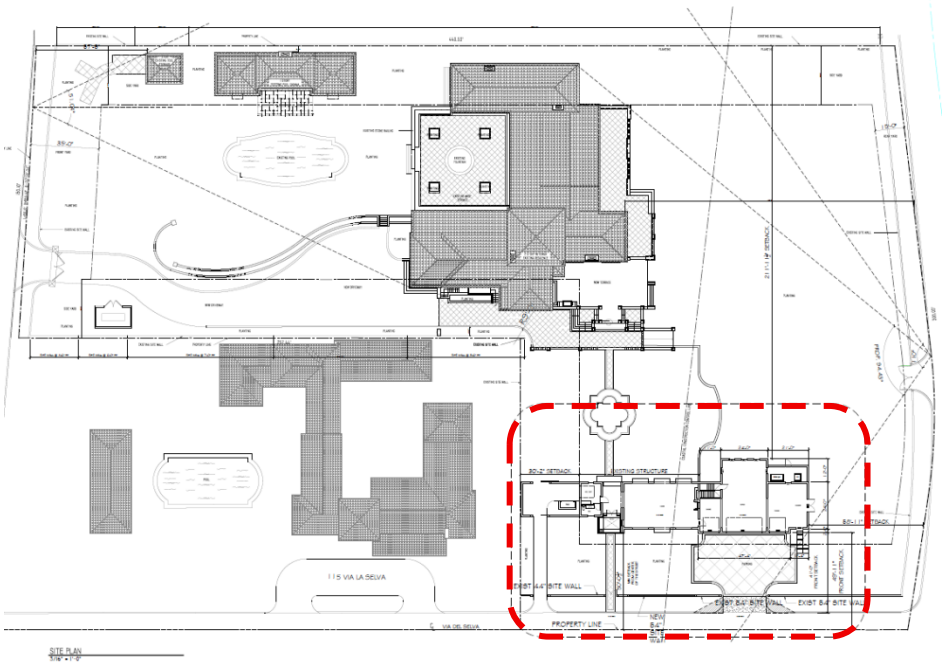
The following variance is required to achieve the scope of work:
- **VARIANCE #1:** variance to permit an additional guest house containing bedrooms with bath facilities.

Site Data			
Zoning District	R-A	**Future Land Use**	SINGLE-FAMILY
Designation	1990	**Year of Construction**	1929
Lot Size	99,180 SF	**Flood Zone**	X

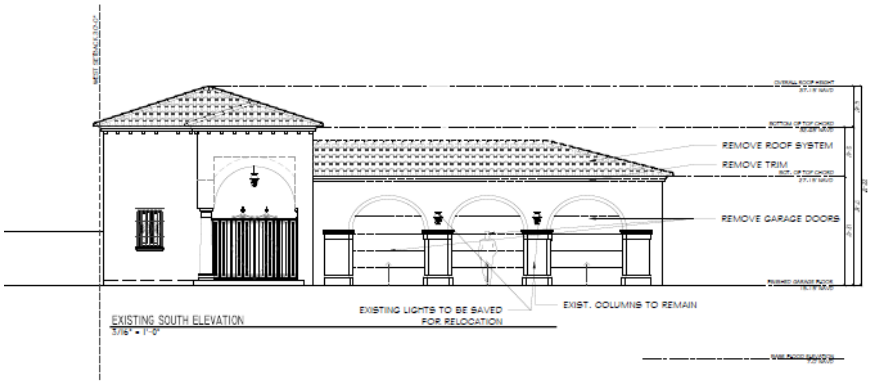
Project			
	Required/Allowed	**Existing**	**Proposed**
Lot Coverage	25% (24,795 SF)	11.7% (11,630.5 SF)	13.5% (13,372 SF)
Building Height	25'-0"	17'-0"	21'-0"
Overall Building Height	35'-0"	21'-6"	26'-6½"
Angle of Vision	110°	76.16°	94.43°
Number of Stories	2	1	2
Landscape Open Space	50% (49,590 SF)	68.3% (67,720 SF)	64.4% (63,909 SF)
Surrounding Properties			
North	780 S Ocean Blvd / R-A		
South	810 S Ocean Blvd / R-A		
West	115 Via La Selva and 790 S County Rd / R-A		
East	800 S County Rd beach parcel / BA		

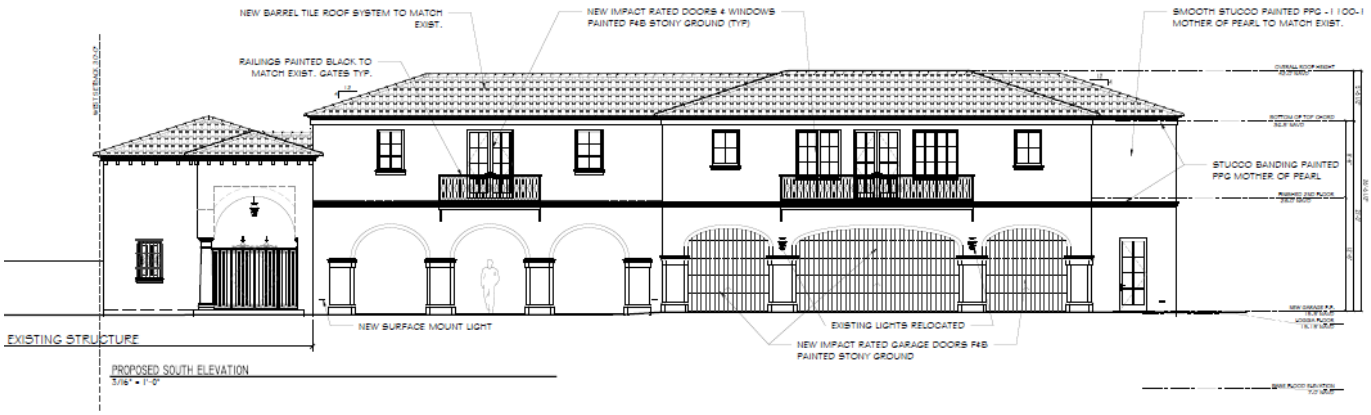
STAFF ANALYSIS:

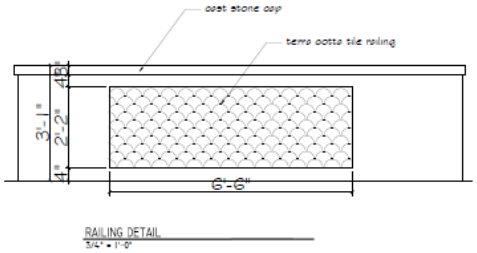
The application seeks approval to modify the existing garage and construct a second-story guest house. The existing three-bay garage will be converted into a loggia connecting to a new eastward expansion. The first floor of the addition will include a new three-bay garage, while the second floor will provide guest rooms with bath facilities. The design of the addition is consistent with the existing structure, which derives its features from the main residence.



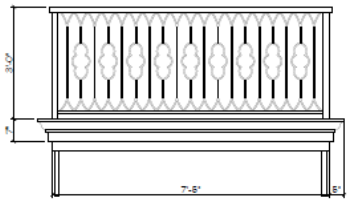
The finishes will include a smooth stucco exterior; casement windows and French doors; decorative railings; a barrel tile roof system; stucco columns with a clay tile balustrade; and vertical plank garage doors. Existing window grilles and exterior light fixtures will be retained and reused.







RAILING DETAIL



RAILING DETAIL

CAST STONE

FARROW & BALL STONY GROUND

PPG MOTHER OF PEARL

CLAY BARREL TILE TO MATCH EXISTING

SOUTH ELEVATION

NORTH ELEVATION

Staff has concerns regarding the proposed double-wide garage doors fronting Via La Selva, although contextually, the neighboring property at 810 S. Ocean Boulevard features a similar garage door configuration. Additionally, retaining a single-story design for the new guest house would further emphasize the subservient character of the accessory structure, as it will extend further east than the landmarked residence. However, the size of the property and the separation between structures can be considered mitigating factors.

EASTH BUILDING ELEVATION - STREET VIEW FROM 'SOUTH OCEAN BLVD.'

The scope of work includes landscape and hardscape improvements. The existing driveway will be removed and a new driveway will be installed eastward, aligned with the new garage bays. The existing site walls and landscaping will also be adjusted to accommodate the proposed changes to the accessory structure. The new driveway will feature a tabby

concrete finish and an existing pathway will be resurfaced with coral stone. The new landscaping will include coconut palms, seagrape trees, Florida thatch palms, bougainvillea vine, seaplum vine, green island vines, garcinia, cordgrass, and Simpson's stopper hedge.

The scope of work also includes landscape and hardscape improvements. The existing driveway will be removed, and a new driveway will be installed to the east, aligned with the new garage bays. Existing site walls and landscaping will be adjusted to accommodate the proposed modifications to the accessory structure. The new driveway will feature a tabby concrete finish, and an existing pathway will be resurfaced with coral stone. New landscaping will include coconut palms, seagrape trees, Florida thatch palms, bougainvillea vines, seaplum vines, green island ficus, garcinia, cordgrass, and Simpson's stopper hedges.

SOUTH BUILDING ELEVATION - STREET VIEW FROM 'VIA LA SELVA'

Variance

Since the property already contains a guest house. An additional guest/pool house with bedrooms and bathrooms will require a variance from Section 134-841(b)(5): *"Nothing contained in this section shall prohibit the construction of **an enclosed accessory building containing bedrooms with bath facilities** to be used in connection with and as a part of the main residence within the building lines as provided in this chapter. Such enclosed accessory building shall be used only for occupancy of nonpaying guests of the owners of the main residence or bona fide members of the family or servants, and no kitchen or cooking facilities shall be constructed or used therein except by submission of a written agreement with the town stating that such accessory structure will be used only by family members or household staff and approval of the planning, zoning and building director or his designee."*

Code Section	Required	Proposed	Variance
Variance #1: Sec. 134-841(b)(5)	One (1) Guest House Maximum	Two (2) Guest Houses	One (1) Additional Guest House

CONCLUSION:

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

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

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

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

WRB: JGM: FHM: ALF

James J Murphy

LABERGE & MÉNARD INC.

444 25TH STREET SUITE #1 | WEST PALM BEACH, FL 33407
P: 561.655.8582 | DANIELAMENARD@GMAIL.COM

FINAL SUBMITTAL 11.3.25
LETTER OF INTENT

Re: 801 S. County Rd., Palm Beach 33480
LANDMARKS: COA- 25-0030 November 19, 2025
ZONING: ZON- 25-0067 November 21, 2025

We are seeking Landmarks and town council approval for a renovation and addition of an existing garage, please note the following:

A) Landmarks Preservation Commission 54-122 & 54-161:

1. Modification of the existing garage, to add a 2nd story guest suite and loggia, using similar architectural details to the main house, and exist. garage.

B) ARCOM 18-205 & 18-206
not applicable

C) SPECIAL EXCEPTION 134-229
n/a

D) SITE PLAN REVIEW 134-329
n/a

E) VARIANCES 134-201:

1. we are requesting a variance to allow an addition to an existing building in excess of the allowable accessory structures on a property.

F) OTHER
not applicable

Sincerely,

Chris Kidle

GUEST HOUSE RENOVATION
801 SOUTH COUNTY RD
FINAL SUBMITTAL 11.3.25

LANDMARKS HEARING: 11/19/25 TOWN COUNCIL: 12/10/25

TEAM:
Design: LaBerge & Menard Inc
Landscape: Green Concepts LLC
Builder: Wildes Builders

Scope of work:
-renovate existing garage to add 1,742 sq ft of coverage along with a 2nd story. total of 2,378 sq ft

LaBerge & Ménard Inc.

Architectural Corporation
FL Registration - AA26003344
444 25th Street #1
West Palm Beach, Florida 33407
Telephone 561.655.5352
Fax 561.655.3045

CONSULTANTS

801 S COUNTY RD

801 S COUNTY RD
PALM BEACH, FL
33480

COA-25-0030

MARK	DATE	DESCRIPTION

PROJECT NO: ####
CAD DWG FILE: 10.6.25 -801 GARAGE.DWG
DRAWN BY:
CHK'D BY:
DATE: 11/3/25
SHEET TITLE

COVER PAGE

SHEET C-001 OF

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Zoning Legend			
Property Address:	801 S. COUNTY RD – GARAGE		
Zoning District:	R–A DISTRICT R–AA DISTRICT FOR LOT SIZE		
Structure Type:	WOOD FRAME & CLAY BLOCK		
	Required/Allowed	Existing	Proposed
Lot Size (Sq Ft)	60,000 sqft	99,180 sqft	99,180 sqft
Lot Depth	125 ft	300'–0"	300'–0"
Lot Width	150 ft	440'–6"	440'–6"
Lot Coverage (Sq Ft and %)	25% 24,795 sq ft	11.7% 11,630.5 sq ft	13.5% 13,372 sq ft
Enclosed Sq Ft (1st & 2nd Basement Accs. Struct. etc.	–	–	–
Cubic Content Ratio (CCR) (R–B ONLY) 5% allowance for unenclosed space	NA	NA	NA
*Front Yard Setback (Ft.)	35'	S 41'–0"	S 41'–0"
*Side Yard Setback (Ft.)	30'	W 30'–2" E 120–8"	W 30'–2" E 58'–11"
*Rear Yard Setback (Ft.)	15'	N 224'–0"	N 211'–11"
Angle of Vision (Deg.)	110	76.16	94.43
Building height (Ft.)	30'	17'–0"	21'–0"
Overall Building Height (Ft.)	40'	21'–6"	26'–6.5"
Crown of Road (COR)(NAVD)	15.25 navd	15.25 navd	15.25 navd
Max. Amount of Fill Added to Site (Ft.)	n/a	n/a	n/a
Finished Floor Elev. (FFE)(NAVD)		15.15' NAVD	15.15 NAVD
Zero Datum for point of meas. (NAVD)	–	15.15' NAVD	15.15' NAVD
FEMA Flood Zone Designation	Zone x	Zone x	Zone X
Base Flood Elevation (BFE)(NAVD)	7' navd	7' navd	7' navd
Landscape Open Space	54,549 sqft 55%	67,720 sqft 68.3%	63,909 sqft 64.4%
Perimeter LOS (Sq Ft and %) 14,597 sqft	=7298.8 sqft 50%	12,580 sq ft 86.1%	12,580 sq ft 86.1%
Front Yard S. COUNTY 5,254.8 sqft	=2,364 sqft 45%	4,325.7 sqft 82.3%	4,325.7 sqft 82.3%
Front Yard S. OCEAN 10,271 sqft	=4,622 sqft 45%	10,005 sqft 97.4%	10,005 sqft 97.4%
Front Yard VIA LA SELVA 7,085 sqft	=3,188 sqft 45%	5,226 sqft 73.7%	5,226 sqft 73.7%
**Native Plant Species %	Please refer to separate landscape legend		

·LaBerge & Ménard Inc.

Architectural Corporation
FL Registration - AA26003344
444 25th Street #1
West Palm Beach, Florida 33407
Telephone 561.655.5582
Fax 561.655.3045

CONSULTANTS

801 S COUNTY RD

801 S COUNTY RD
PALM BEACH, FL
33480

COA-25-0030

MARK	DATE	DESCRIPTION

PROJECT NO: ####
CAD DWG FILE: 10.6.25 -801 GARAGE.DWG
DRAWN BY:
CHK'D BY:
DATE: 11/3/25
SHEET TITLE

CONTENTS-STATS

SHEET STATS OF

BOUNDARY SURVEY FOR:
FRANCES I. KETTENBACH

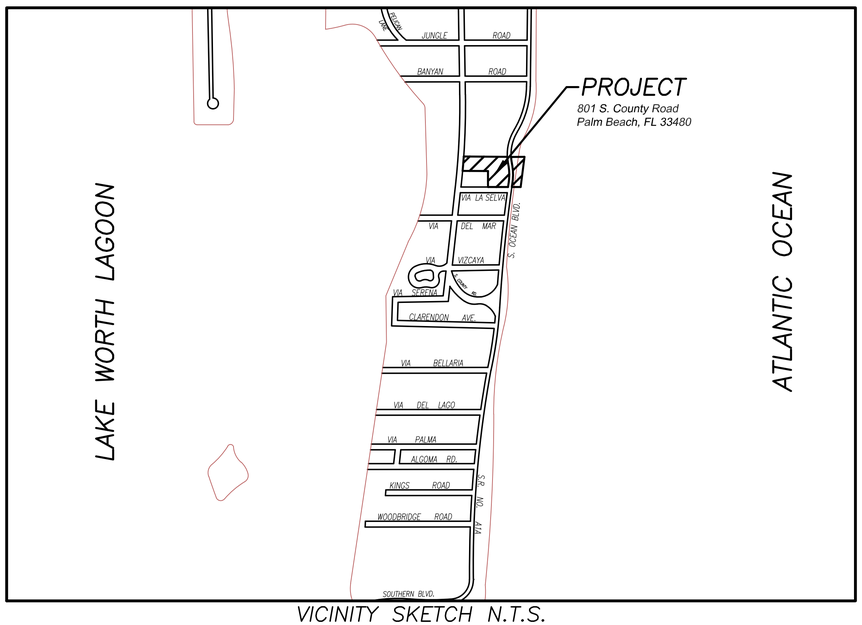
This survey is made specifically and only for the following parties for the purpose of a permit on the surveyed property.

Frances I. Kettenbach

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
B.F.P.	= BACKFLOW PREVENTER
BLDG.	= BUILDING
B.M.	= BENCHMARK
B.O.C.	= BACK OF CURB
B.O.W.	= BACK OF WALK
(C)	= CALCULATED
CATV	= CABLE ANTENNA TELEVISION
C.B.	= CHORD BEARING
C.B.S.	= CONCRETE BLOCK STRUCTURE
C.C.C.L.	= COASTAL CONSTRUCTION CONTROL LINE
CH	= CHORD
C.L.F.	= CHAIN LINK FENCE
CLR.	= CLEAR
C.O.	= CLEAN-OUT
CONC.	= CONCRETE
(D)	= DESCRIPTION DATUM
D.B.	= DEED BOOK
D.E.	= DRAINAGE EASEMENT
D.H.	= DRILL HOLE
E.B.	= ELECTRIC BOX
EL.	= ELEVATION
ENC.	= ENCROACHMENT
E.O.P	= EDGE OF PAVEMENT
E.P.	= ELECTRIC PANEL
FFE	= FINISH FLOOR ELEVATION
FND.	= FOUND
G.A.	= GUY ANCHOR
GEN	= GENERATOR
G.M.	= GAS METER
G.M.P.	= GATE MOTOR PAD
I.C.V.	= IRRIGATION CONTROL VALVE
INV.	= INVERT
L.A.E.	= LIMITED ACCESS EASEMENT
L.B.	= LICENSE BOARD
(M)	= FIELD MEASUREMENT
M.H.	= MANHOLE
M.H.W.L.	= MEAN HIGH WATER LINE
M.P.B.	= MISCELLANEOUS PLAT BOOK
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/H	= OVERHEAD UTILITY LINE
O.R.B.	= OFFICIAL RECORD 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.C.P.	= PERMANENT CONTROL POINT
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.L.	PROPANE TANK LID
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
T.C.B.	= TRAFFIC CONTROL BOX
T.O.B.	= TOP OF BANK
TOW	= 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
℄	= BASELINE
℄	= CENTERLINE
△	= CENTRAL ANGLE/DELTA
■	= CONCRETE MONUMENT FOUND (AS NOTED)
□	= CONCRETE MONUMENT SET (LB #8598)
●	= ROD & CAP FOUND (AS NOTED)
○	= 5/8" ROD & CAP SET (LB #8598)
⊙	= IRON PIPE FOUND (AS NOTED)
◒	= IRON ROD FOUND (AS NOTED)
▲	= NAIL FOUND
◉	= NAIL & DISK FOUND (AS NOTED)
◎	= MAG NAIL & DISK SET (LB #8598)
℄	= PROPERTY LINE
	= UTILITY POLE
	= FIRE HYDRANT
	= WATER METER
	= WATER VALVE
	= LIGHT POLE
	= SEAGRAPE



VICINITY SKETCH N.T.S.

TITLE COMMITMENT REVIEW

CLIENT:	CMTF REALTY TRUST	**COMMITMENT NO. :** 9018-2462749		**DATE:** NOVEMBER 13, 2010
REVIEWED BY:	CRAIG L. WALLACE	**JOB NO. :** 08-1161.002		
B2 ITEM NO.		**DESCRIPTION**	**AFFECTS**	**PLOTTED**
1-7	N/A	STANDARD EXCEPTIONS	YES	NO
8	P.B. 11, PG. 1	UNDERLYING PLAT	YES	YES
9	D.B. 443, PG. 95	AGREEMENT IN PARCEL NO. 2 ONLY	YES	NO
10	D.B. 497, PG. 150	EASEMENTS IN PARCEL NO. 4 ONLY	YES	YES
11	D.B. 1161, PG. 251	INGRESS/EGRESS EASEMENT IN PARCEL NO. 4 ONLY	YES	YES
12	O.R.B. 6360, PG. 584	AMENDED UNITY OF TITLE AGREEMENT	YES	NO

FLOOD ZONE:
This property is located in Flood Zone X & VE (EL10), according to F.I.R.M. (Flood Insurance Rate Map) No. 12099C 0583 F, dated 10-5-17.

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 9018-2462749, issued by Kochman & Ziska PLC, dated November 13, 2010. This office has made no search of the Public Records.*
2. *Elevations shown hereon, if any, are in feet and decimal parts thereof and are based on NAVD-88. The expected accuracy of the elevations shown hereon is 0.03' for the hard surface elevations (shown thus x 0.00) and 0.1' (shown thus x 0.0) for the soft surface elevations. Elevations shown hereon are U.S. survey feet unless otherwise noted and are based upon N.A.V.D. 1988.*
3. *Description furnished by client or client's agent.*
4. *Unless presented in digital form with electronic seal and electronic signature this survey must bear the signature and the original raised seal of a Florida licensed surveyor or mapper this drawing, sketch, plat or map is for informational purposes only and is not valid.*
5. *This survey cannot be transferred or assigned without the specific written permission of Wallace 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'.*
15. *Distances shown hereon are ground unless shown otherwise. The scale factor from ground to grid is 1.000052136.*
16. *Coordinates shown hereon are based upon Datum - NAD 83 1999 adjustment. Zone - Florida East, Linear Unit - US Traverse Mercator Projection.*
17. *This survey falls within the suburban category as classified in Chapter 5J-17.051 and 5J-17.052, Florida Administrative Code. All field measurements exceeded the accuracy requirements for this classification.*
18. *The real-time GPS positional information shown hereon was collected with a Topcon Hiperlite System. The information was translated to conform to the Coastal Construction Control Line, permanent reference monuments as recorded in Plat Book 80, Page 137, Public Records of Palm Beach County, Florida. The horizontal positional accuracy was plus/minus 0.07 of a foot based upon the published information for the permanent reference monuments.*

PROPERTY ADDRESS:
801 South County Road
Palm Beach, FL 33480

LEGAL DESCRIPTION:
Parcel No. 1:

*Lots 3, 4 and the South 20 feet of Lot 5 of **BULA E. CROKER'S SUBDIVISION** in Section 35, Township 43 South, Range 43 East, Palm Beach County, Florida, as shown and laid down on the plat on file in the office of the Clerk of the Circuit Court in and for said County and State, recorded in Plat Book 11, page 1, said land being more particularly described as follows, to wit:*

***BEGINNING** at a point on the water's edge of the East shore of Lake Worth, which is 1796 feet North, measured at right angles of the South line of the E. Clarence Jones property described in that certain deed from Hiram F. Hammon to William Disston, which appears of record in the Public Records of Palm Beach County, Florida, in Deed Book 5, Page 330;*
thence run East line of the right-of-way of the Ocean Boulevard;
thence run Northerly along the West line of the Ocean Boulevard a distance of 150.96 feet;
thence run Westerly on a line which is parallel to the South line of the said E. Clarence Jones property to the East line of the County Road; thence South, along the East line of said County Road, about 3 feet;
thence Westerly and parallel with said South side of E. Clarence Jones property to the waters of Lake Worth;
*thence Southerly along the waters of Lake Worth to the **POINT OF BEGINNING**, together with all riparian rights thereunto belonging or in anywise appertaining, all lying and being in Section 35, Township 43 South, Range 43 East, in Palm Beach County, Florida, and being the same property otherwise described in deed of January 13, 1925, from Bula E. Croker, widow, to A. J. Bourassa, excepting therefrom the South 0.3 feet of the land hereinabove described, and also excepting therefrom all of the above described tract lying West of the East line of County Road.*

Parcel No. 2:

***BEGINNING** at a point on the East line of the right-of-way of the Ocean Boulevard, as laid out which said point is 1796.3 feet North, measured at right angles with the South line of the E. Clarence Jones property, described in that certain deed from Hiram F. Hammon to William Disston, which appears of record in the public records of Palm Beach County, in Deed Book 5, at Page 330;*
thence run East and parallel with said South line of E. Clarence Jones property to the waters of the Atlantic Ocean; thence Northerly along the waters of the Atlantic Ocean to a point 75 feet North measured at right angles of the first described course;
run thence West parallel with said first described course to the East line of the right-of-way of the Ocean Boulevard as above mentioned;
*thence Southerly along said East line of right-of-way of said Ocean Boulevard to the **POINT OF BEGINNING**, together with all littoral rights thereunto belonging or in anywise appertaining.*

*The South boundary of the above described realty being 0.3 of a foot North of the South line of Lot 1 of **BULA E. CROKER'S SUBDIVISION** in Section 35, Township 43 South, Range 43 East, according to the plat thereof on file in the Office of the Clerk of the Circuit Court in Palm Beach County, Florida, recorded in Plat Book 11, page 1.*

Parcel No. 3:

*The South 0.3 feet of Lot 1 and the North 75 feet of the South 150.3 feet of Lot 1 according to the Plat of Properties of **BULA E. CROKER** in Sections 26 and 35, Township 43 South, Range 43 East, which Plan is of record in the office of the Clerk of the Circuit Court in and for Palm Beach County, Florida, in Plat Book 11, at page 1. Together with any and all littoral rights thereunto belonging or in anywise appertaining.*

Parcel No. 4:

A strip of land in Section 35, Township 43 South, Range 43 East, located in Palm Beach County, Florida, more particularly described as follows, to wit:

***COMMENCE** at a point in the West line of the right-of-way of the Ocean Boulevard as now established and in use, which point is 1796.3 feet North measured at right angles from the South line of the E. Clarence Jones property, as described in deed from Hiram F. Hammon to William Disston, recorded in Deed Book 5, Page 330, and in a deed from the executors and wife of William Disston, deceased, to E. Clarence Jones, and recorded in Deed Book 84, Page 183, all on file in the Office of the Clerk of the Circuit Court for Palm Beach County, Florida, which said point is also in the North line of that certain tract of land conveyed by Erle W. Thompson and wife to Lester T. Jackson and wife, to I. Sheldon Tilney, by deed dated December 26, 1919 and recorded in Deed Book 126, Page 241, of the Public Records of Palm Beach County, Florida;*
thence run Westerly along the line parallel to the said South line of the E. Clarence Jones property 206 feet to a point;
thence run South at right angles to said last mentioned line 150 feet, more or less, to a point in the center line of a private roadway known as Via La Selva;
thence run East on a line parallel with the said South line of the property of E. Clarence Jones, as above described, to the waters of the Atlantic Ocean;
thence Northerly meandering the Waters of the Atlantic Ocean a distance of 150 feet measured at right angles to the last mentioned course to a point which is in the line parallel to and 1796.3 feet North of the South line of the property to E. Clarence Jones, as above described;
*thence West on said line parallel to and 1796.3 feet North at right angles from the South line of the property of E. Clarence Jones to the **POINT OF BEGINNING**.*

Subject, however, to the rights of the public in and to Ocean Boulevard and its right-of-way as now laid out and in use.

***TOGETHER** with all littoral rights thereunto belonging or in anywise appertaining.*

***SUBJECT** to an Easement for Ingress and Egress over the South 12.5 feet for private road purposes*

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: 2/23/2024

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

REVISIONS

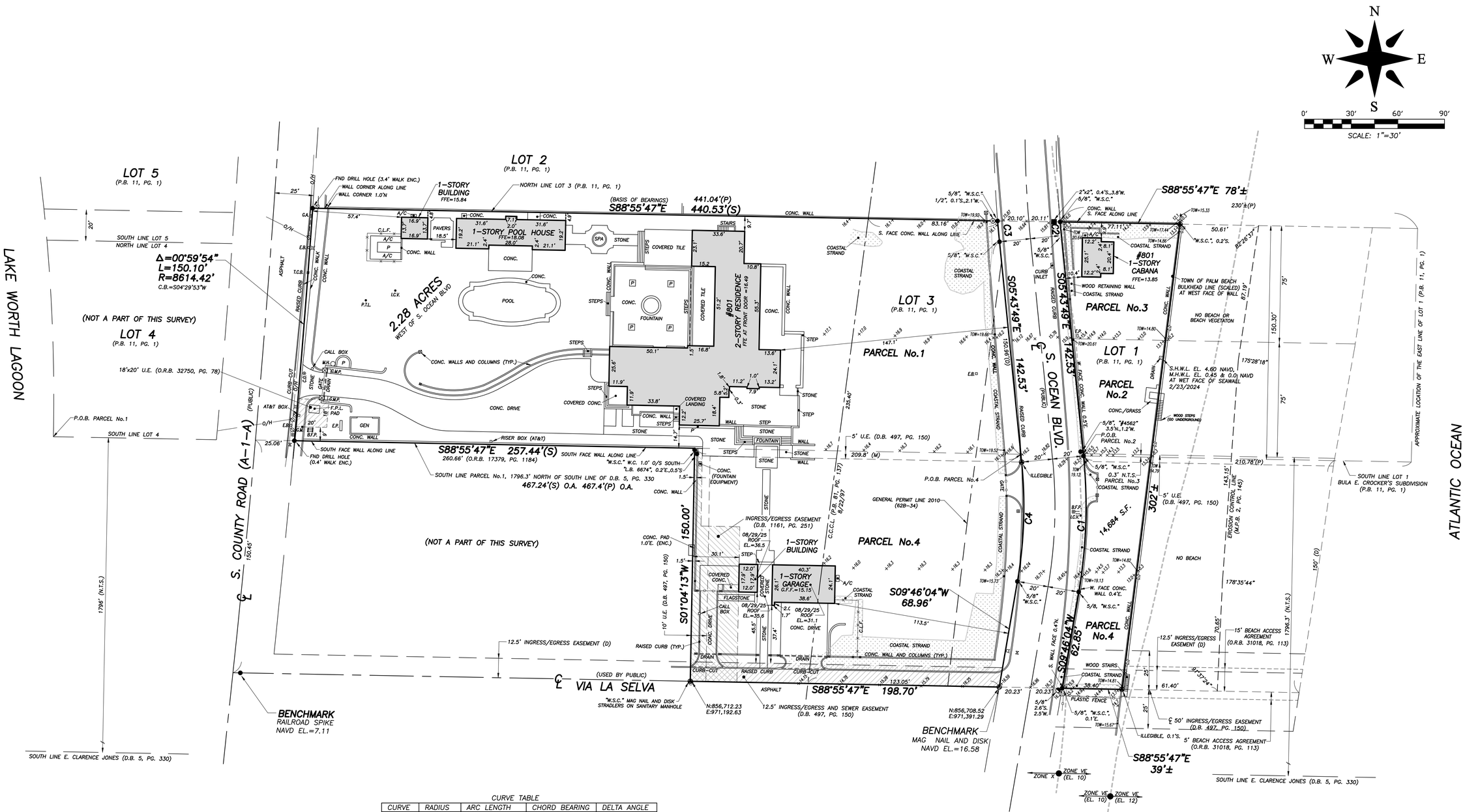
02/23/24 SURVEY AND TIE-IN UPDATE WITH 62-B REQUIREMENTS B.M./M.B. PB358/51
05/12/22 SURVEY AND TIE-IN UPDATE WITH 62-B REQUIREMENTS B.M./M.B. 08-1161.33 PB334/1

BOUNDARY SURVEY FOR:

FRANCES I. KETTENBACH

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

FIELD: B.M.	JOB NO.: 08-1161.32	F.B. PB291	PG. 38
OFFICE: M.B.	DATE: 2/10/20	DWG. NO. 08-1161-6	
C'K'D: C.W.	REF: 08-1161-6.DWG	SHEET 1	OF 3



CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	DELTA ANGLE
C-1	324.80'	87.86'	S02°01'08"W	15°29'53"
C-2	676.50'	8.83'	N05°21'22"W	00°44'53"
C-3	716.50'	13.42'	N05°11'37"W	01°04'24"
C-4	284.80'	77.04'	S02°01'08"W	15°29'53"

BOUNDARY SURVEY FOR:

FRANCES I. KETTENBACH

WALLACE LAND SURVEYING, LLC
5553 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 * (561) 640-4551 LB #6598

FIELD:	B.M.	JOB NO.:	08-1161.32	F.B.	PB291 PG. 38
OFFICE:	M.B.	DATE:	2/10/20	DWG. NO.	08-1161-6
C'K'D:	C.W.	REF:	08-1161-6.DWG	SHEET	2 OF 3

SUBJECT PROPERTY

℄ VIA LA SELVA

N:856,712.23
E:971,192.63

#801
2–STORY RESIDENCE

#780
2–STORY RESIDENCE

#780
1–STORY
CABANA

1–STORY
GARAGE

#810
2–STORY RESIDENCE

C.C.C.L. (P.B. 81, PG. 137) 8/22/97

84°12'51"

66.27'

10.9'

180°41'43"

83.96'

90°

235.40'

83°31'07"

42.1'

86.0'

59.9'

840.23' (N.T.S.)

178°38'38"

64.16'

90°

70.3'

30°28'22"

123.05'

192.97'

201.08'

200.50'

160.82'

83.16'

N:856,708.52
E:971,391.29

GENERAL PERMIT LINE 2010 (62B–34)

40.47'

N:856,707.76
E:971,431.75

S. OCEAN BOULEVARD

40.19'

199.35'

N:857,007.84
E:971,430.45

N:856,857.23
E:971,445.50

#810
1–STORY CABANA

R–103

TOWN OF PALM BEACH BULKHEAD LINE (SCALED)

0.7' WIDE CONC. WALL

M.H.W.L. EL. 0.45 NAVD AT WET FACE OF SEAWALL 2/23/2024

#801
1–STORY CABANA

99.70'

124.15'

170.51'

177.73'

184.71'

SPA

POOL

#780
1–STORY CABANA

221.71'

R–102

#720
1–STORY CABANA

PARK MONCEAU

178°22'36"

787.56' (N.T.S.)

TRAVERSE LINE CIRCA 2008
3314.63' (N.T.S.)

179°38'11"

7090.12' (N.T.S.)

86°39'12"

TRAVERSE LINE CIRCA 2008
300.51'

86°39'12"

438.12' (N.T.S.)

06 78 E04A 1978

HISTORIC S.H.W.L. EL.=4.60 NAVD 5/12/2022

HISTORIC M.H.W.L. EL. 0.45 NAVD 5/12/2022

ATLANTIC OCEAN

W
S N
E

0' 30' 60' 90'

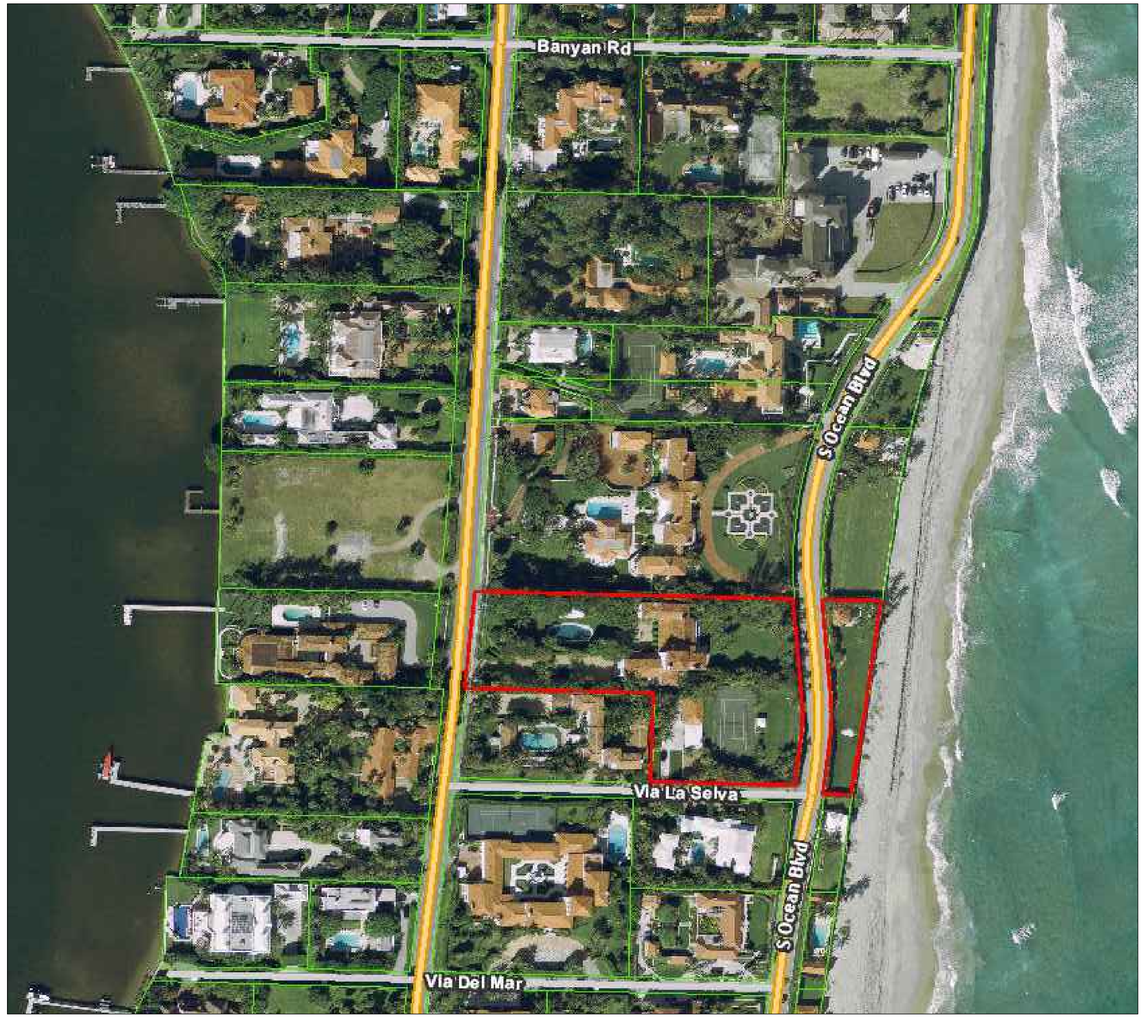
SCALE: 1"=30'

BOUNDARY SURVEY FOR:

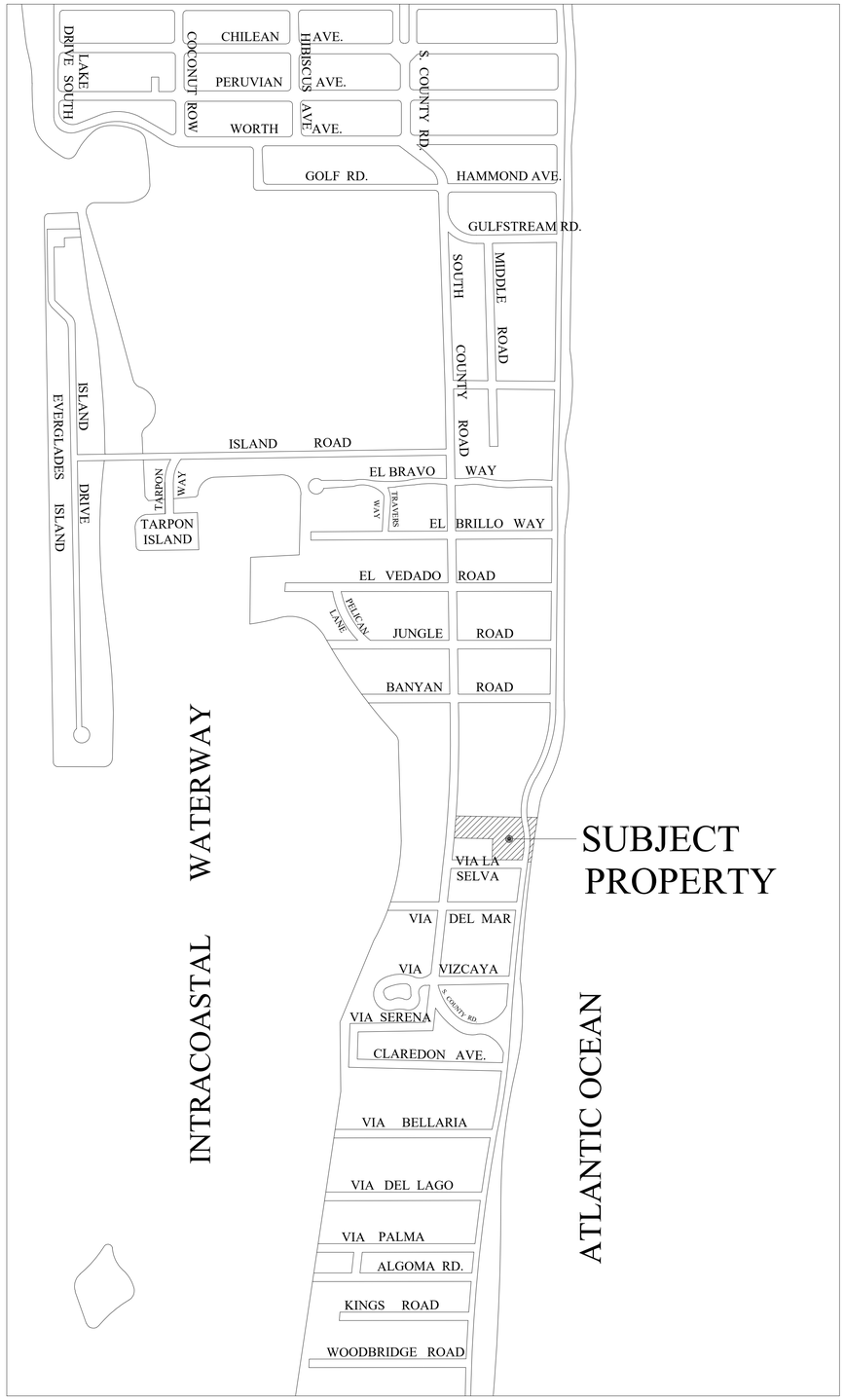
FRANCES I. KETTENBACH

WALLACE LAND SURVEYING, LLC
5553 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 * (561) 640-4551 LB #6598

FIELD: B.M.	JOB NO.: 08–1161.32	F.B. PB291 PG. 38
OFFICE: M.B.	DATE: 2/10/20	DWG. NO. 08–1161–6
C'K'D: C.W.	REF: 08–1161–6.DWG	SHEET 3 OF 3



LOCATION MAP



LOCATION MAP

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444 25th Street #1
West Palm Beach, Florida 33407
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Fax 561.655.3045

CONSULTANTS

801 S COUNTY RD

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33480

COA-25-0030

North

MARK	DATE	DESCRIPTION

PROJECT NO: ####
CAD DWG FILE: 10.6.25 -801 GARAGE.DWG
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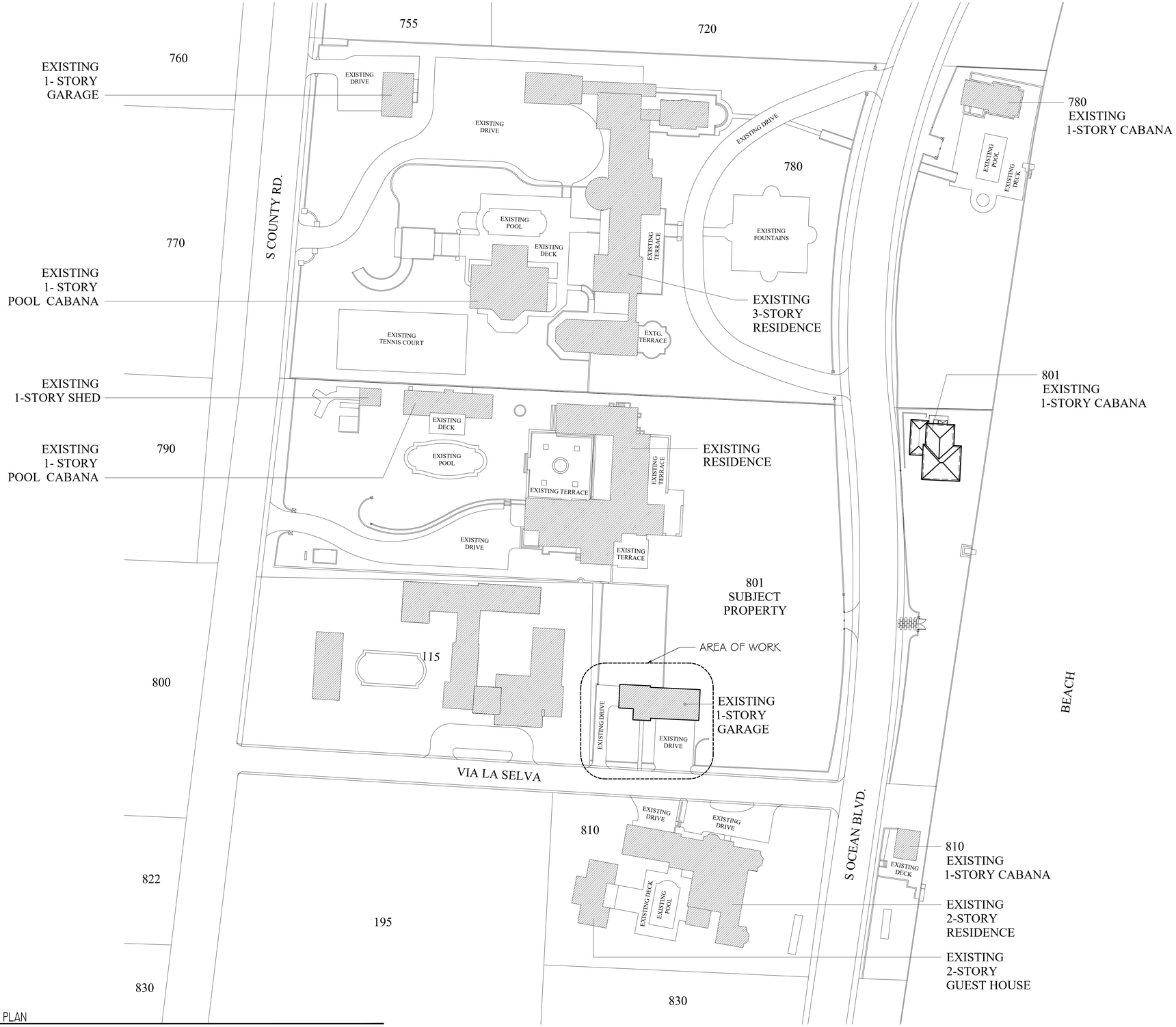
CHK'D BY:
DATE: 11/3/25
SHEET TITLE

LOCATION MAP

ST-001

SHEET OF



1 STREETSCAPE PLAN
NTS

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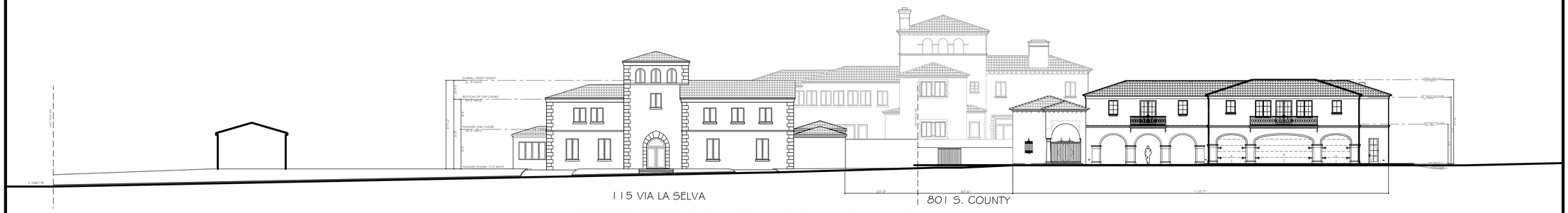
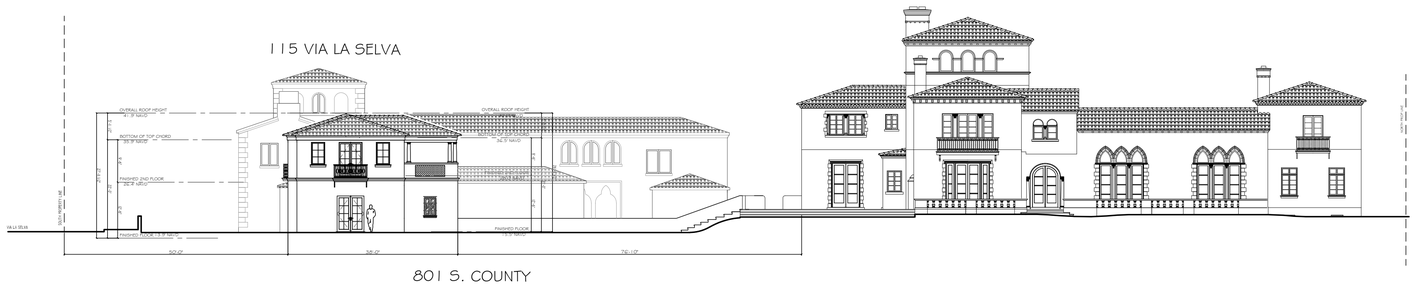
DATE: 11/3/25
SHEET TITLE

STREETSCAPE PLAN

SHEET ST-002 OF



1 PROPOSED STREETSCAPE ELEVATION EAST-WEST ALONG VIA LA SELVA
1/16" = 1'-0"



1 PROPOSED STREETSCAPE ELEVATION NORTH SOUTH ALONG SOUTH OCEAN
1/16" = 1'-0"

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MARK	DATE	DESCRIPTION

PROJECT NO: ####
CAD DWG FILE: 10.8.25 -801 GARAGE.DWG
DRAWN BY:
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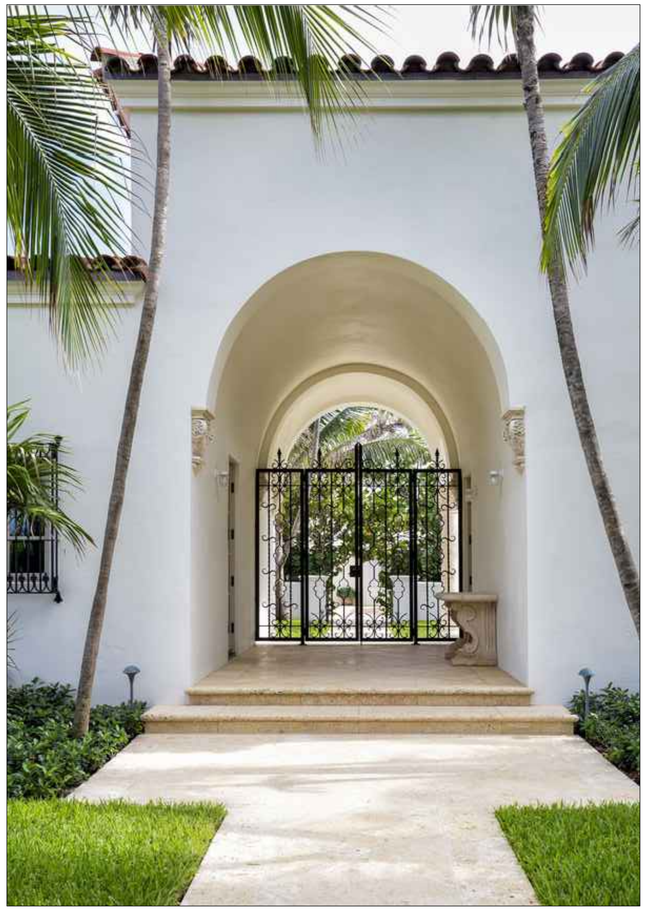
DATE: 11/3/25
SHEET TITLE

STREETSCAPE PLAN

SHEET ST-002 OF

EXISTING VIEW LOOKING NORTH EAST



ARCHWAY LOOKING NORTH

EXISTING SOUTH ELEVATION

EXISTING SOUTH ELEVATION @ GARAGE DOORS & PARKING

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DATE: 11/3/25
SHEET TITLE

PICTURES

SHEET P-001 OF

VIEW LOOKING EAST

VIEW LOOKING EAST @ SERVICE AREA

VIEW LOOKING SOUTH EAST

VIEW LOOKING SOUTH

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SHEET TITLE

PICTURES

EXISTING GATE @ SERVICE AREA

EXISTING CORNICE

EXISTING 44" WALL LOOKING SOUTH TOWARD VIA LA SELVA

EXISTING PILASTER @ GARAGE DOORS

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SHEET TITLE

PICTURES

P-003

SHEET OF

MAIN HOUSE FACING EAST

MAIN HOUSE FACING WEST

EXISTING SOUTHERN PORTION OF MAIN HOUSE FACING GARAGE

EXISTING PILASTER @ LOGGIA - MAIN HOUSE

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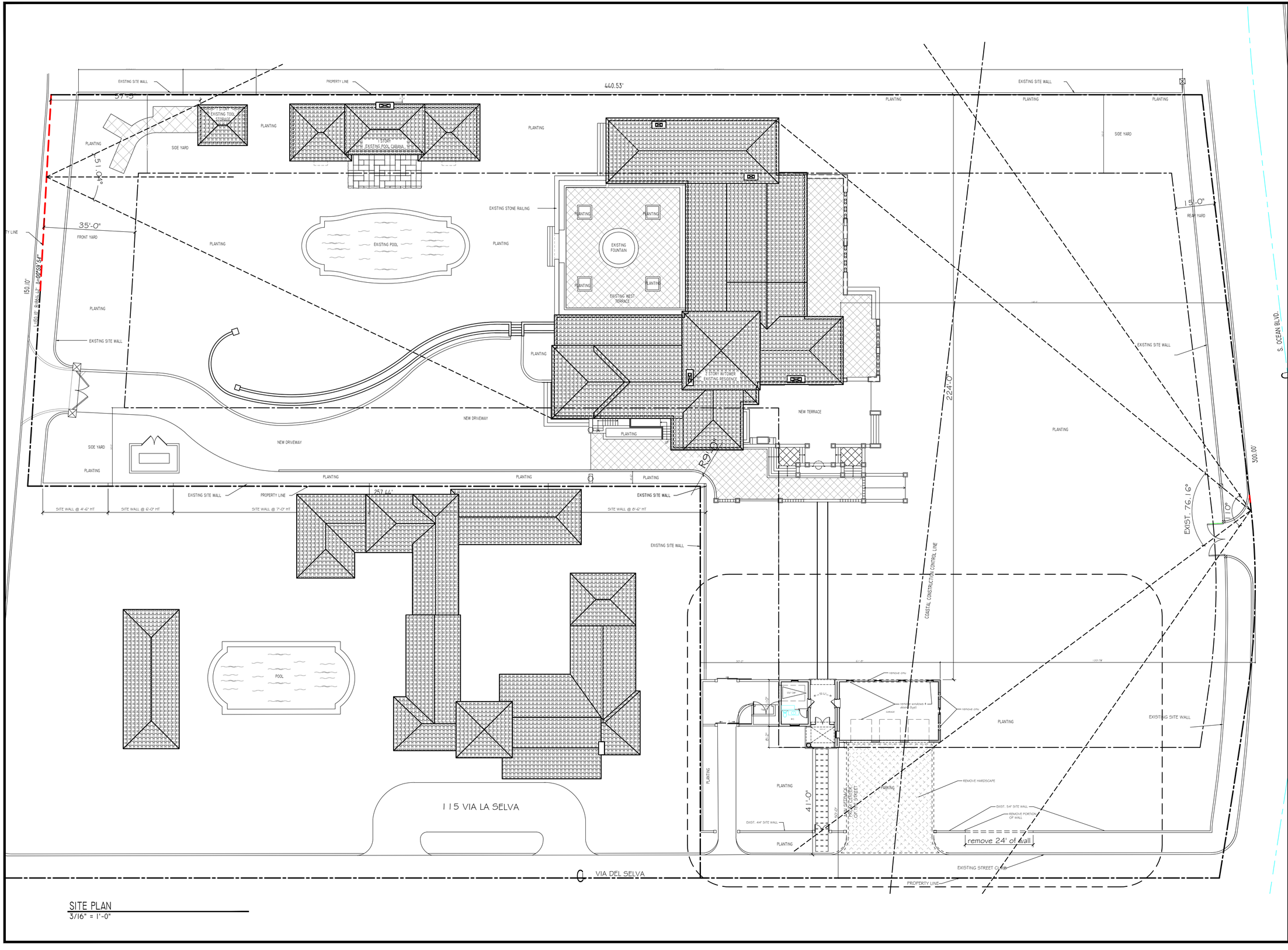
SHEET TITLE

PICTURES OF MAIN HOUSE



SITE PLAN
3/16" = 1'-0"

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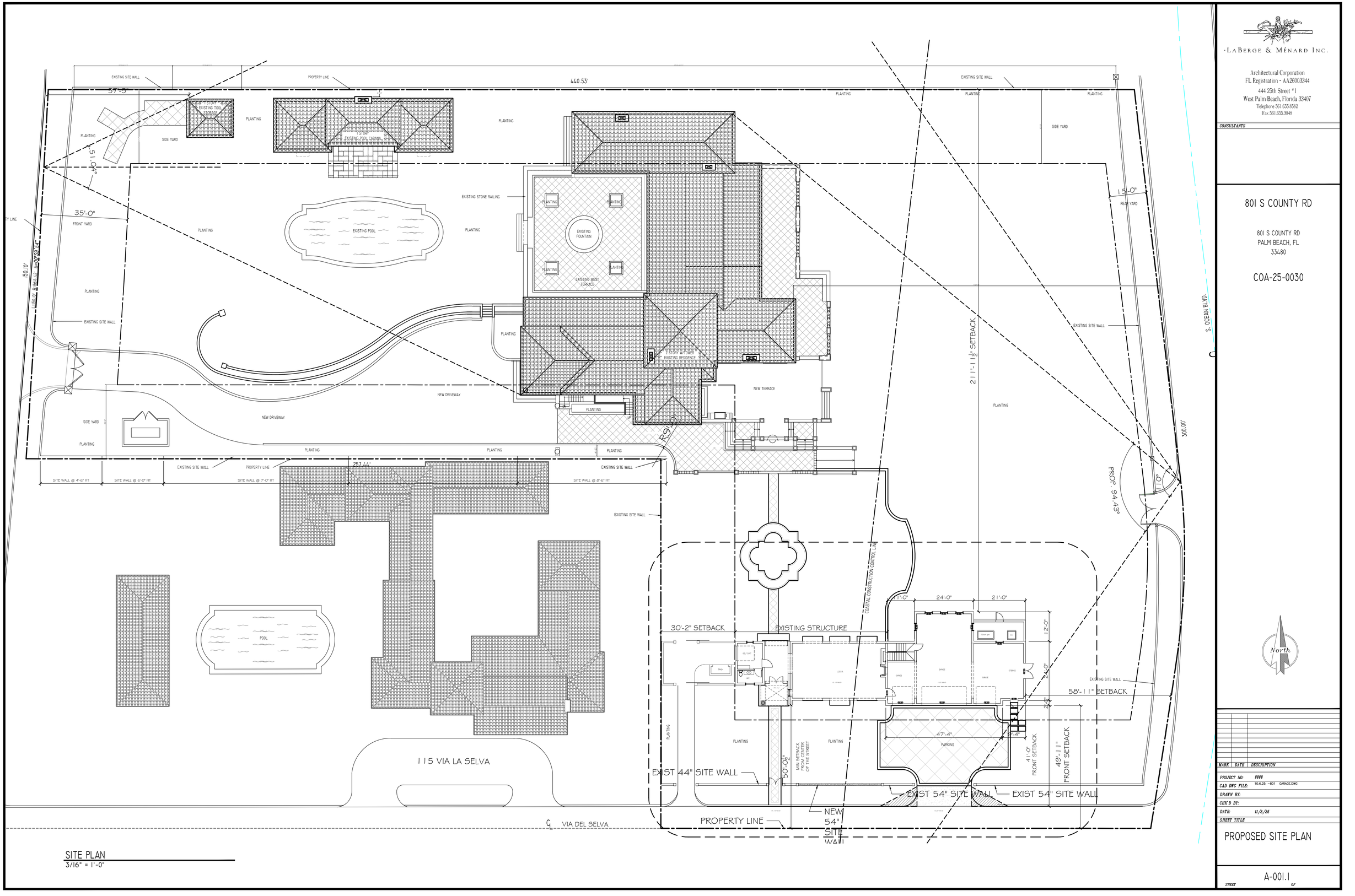
SHEET TITLE

EXISTING SITE PLAN

A-001

SHEET OF



SITE PLAN
3/16" = 1'-0"

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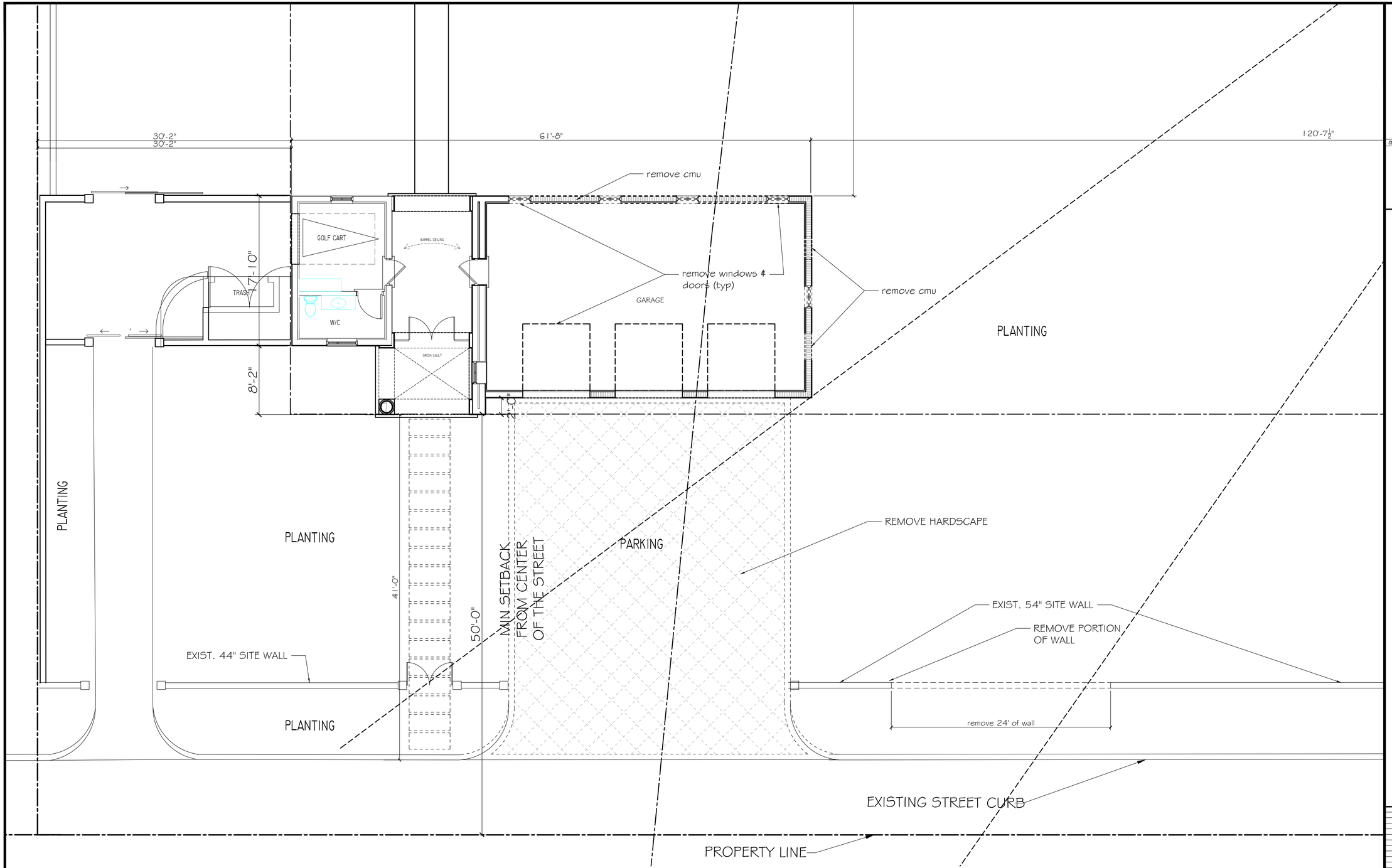
CHK'D BY:
DATE: 11/3/25
SHEET TITLE

PROPOSED SITE PLAN

A-001.1
SHEET OF



EXISTING GROUND FLOOR PLAN
3/16" = 1'-0"

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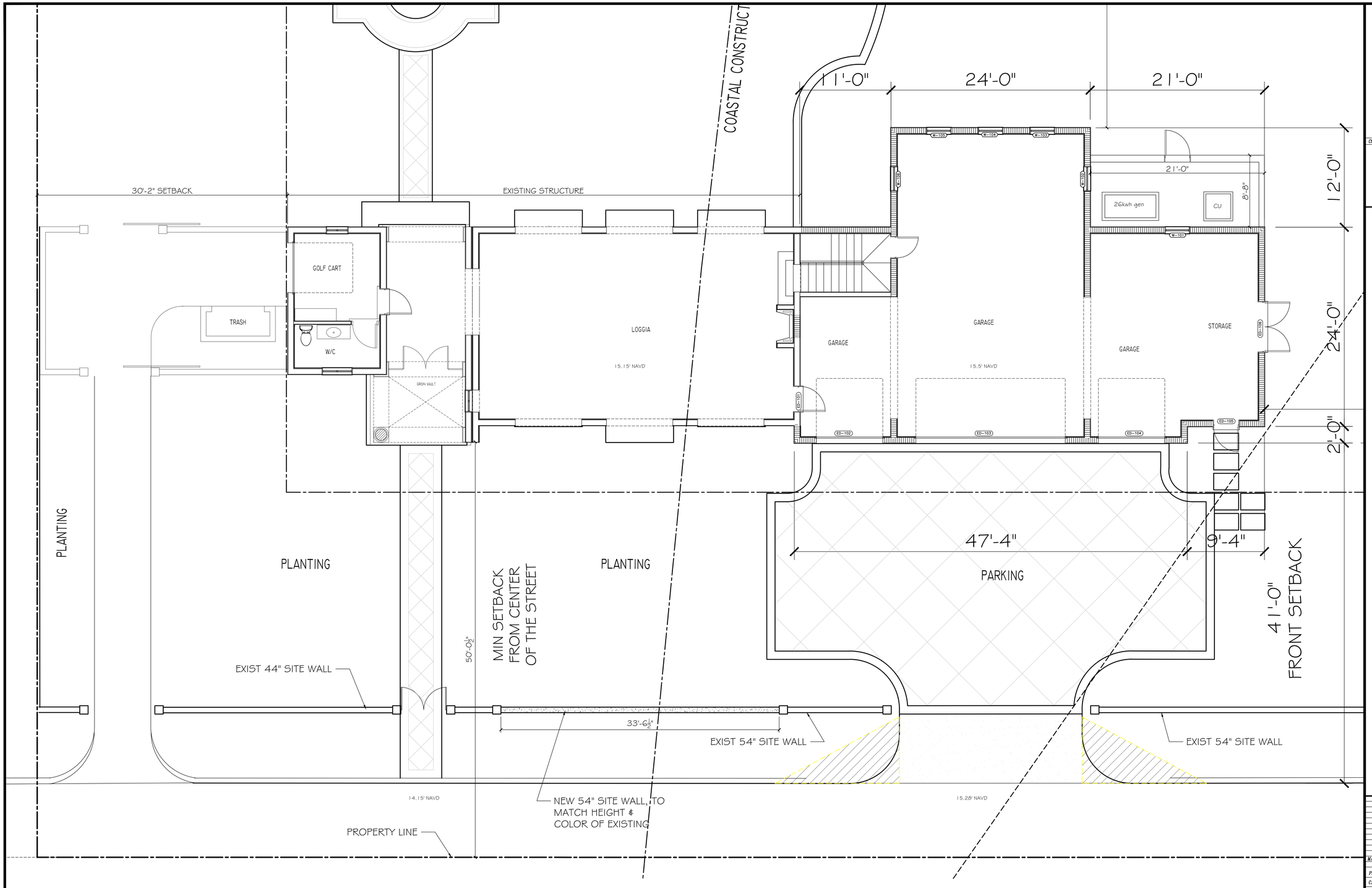
DRAWN BY:
CHK'D BY:
DATE: 11/3/25
SHEET TITLE

EXISTING GROUND FLOOR PLAN

A-002

SHEET OF



PROPOSED GROUND FLOOR PLAN
3/16" = 1'-0"

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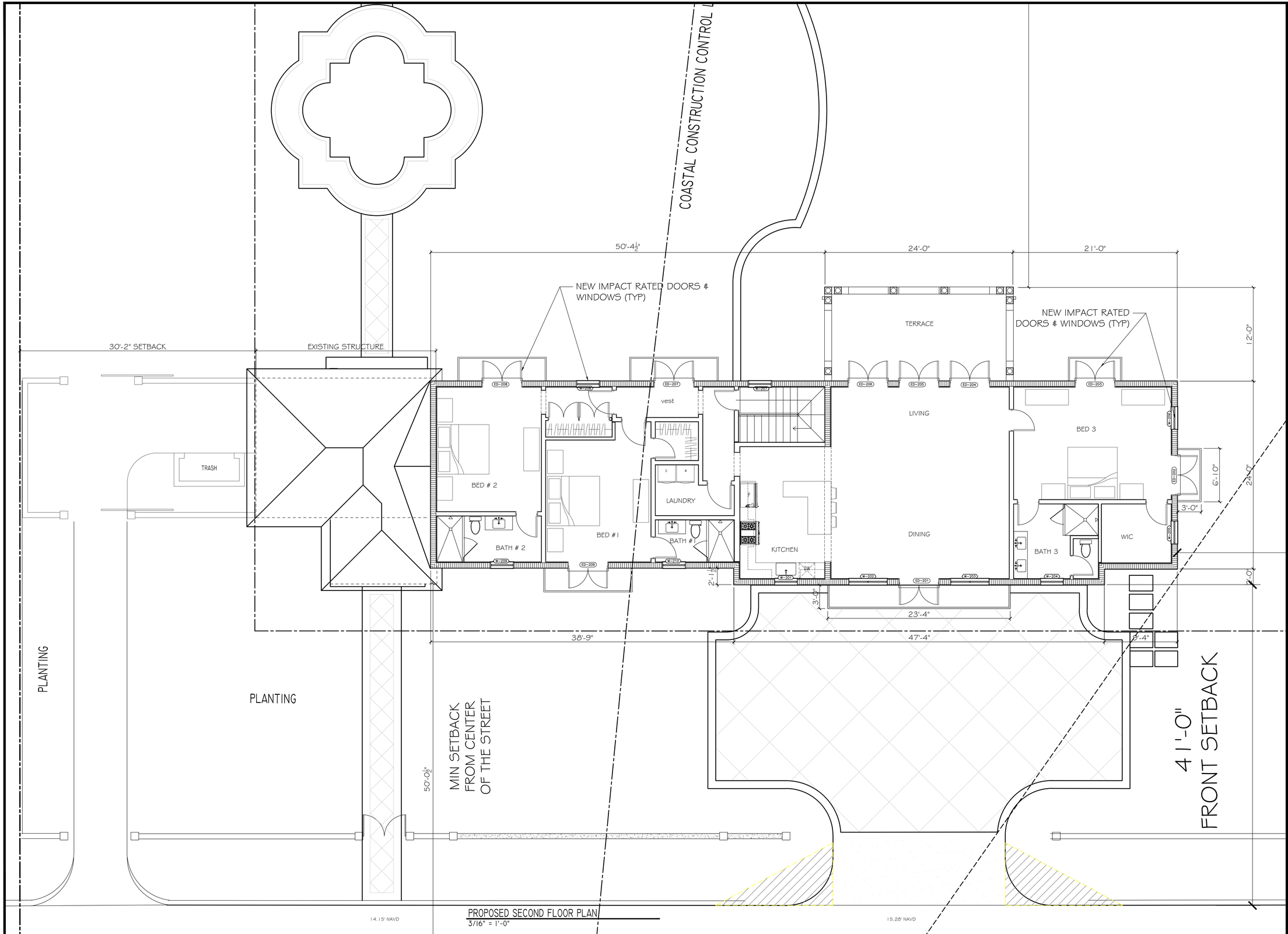
SHEET TITLE

PROPOSED GROUND FLOOR PLAN

A-003

SHEET OF



PROPOSED SECOND FLOOR PLAN
3/16" = 1'-0"

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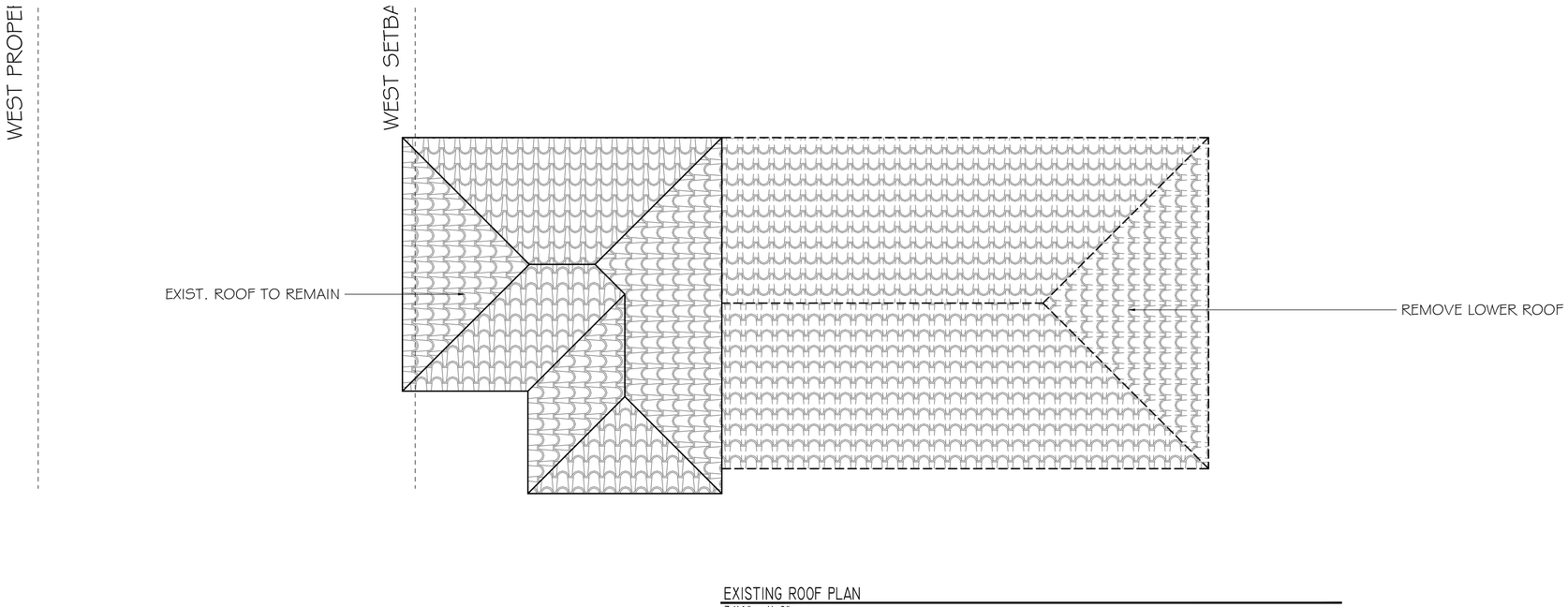
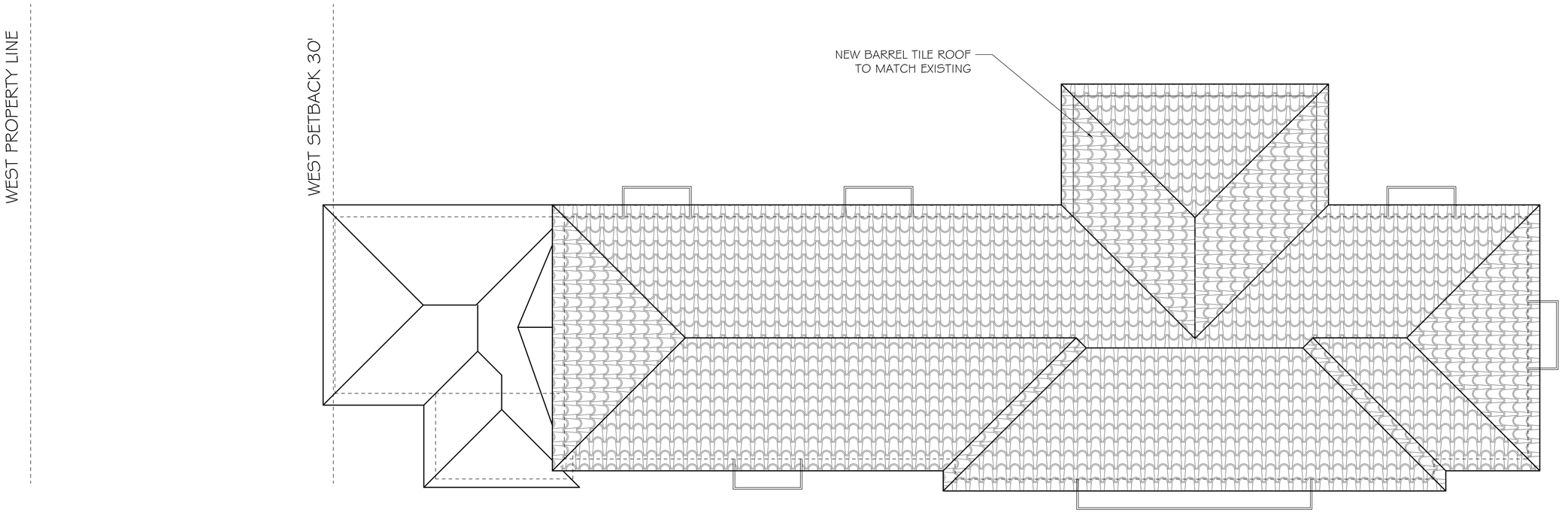
SHEET TITLE

PROPOSED 2ND FLOOR PLAN

A-004
SHEET OF



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



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

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North

MARK	DATE	DESCRIPTION

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CAD DWG FILE: 10.6.25 -801 GARAGE.DWG
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CHK'D BY:
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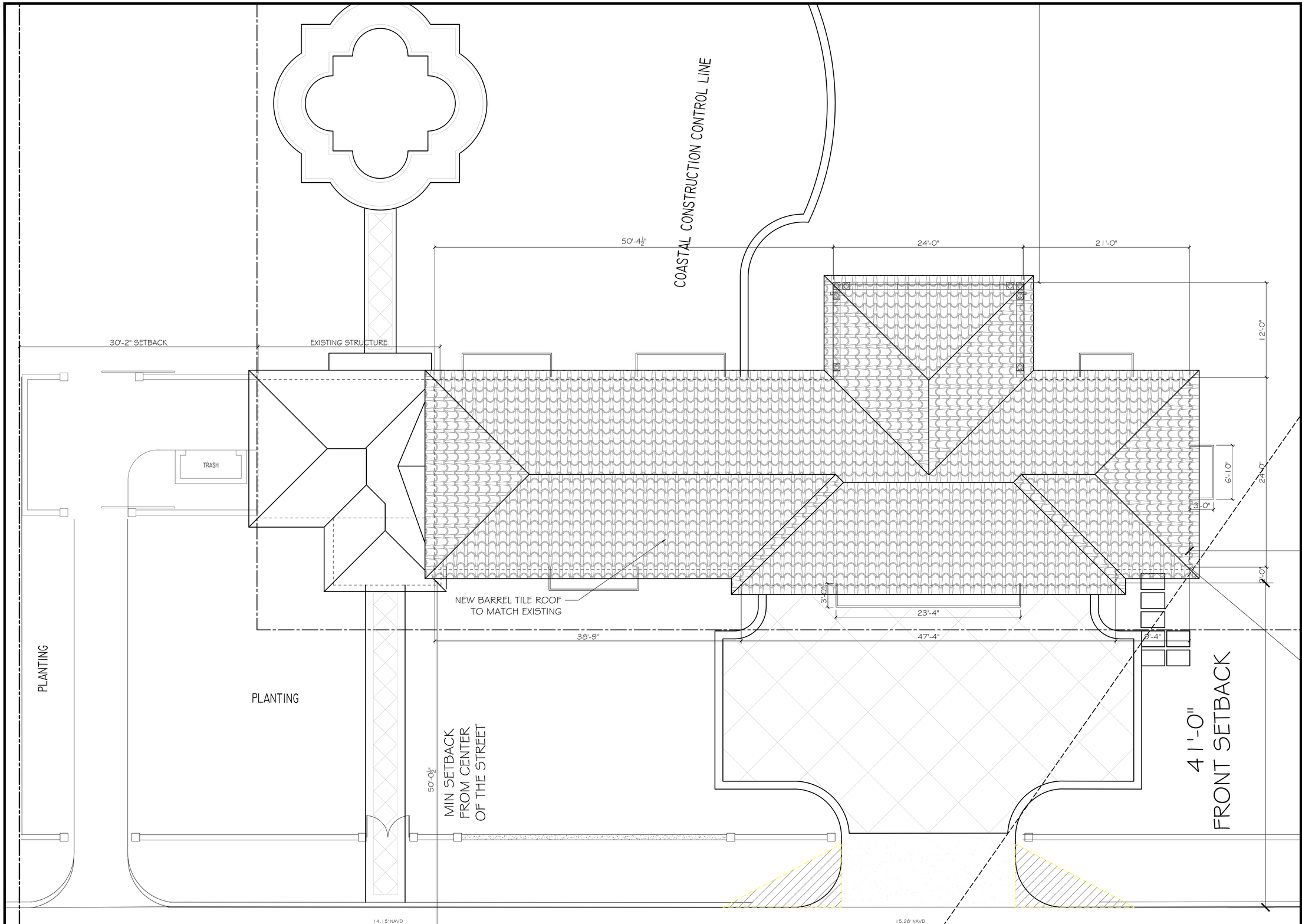
SHEET TITLE

EXISTING & PROPOSED ROOF PLAN

A-005
SHEET OF



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

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COA-25-0030

North

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DRAWN BY:
CHK'D BY:
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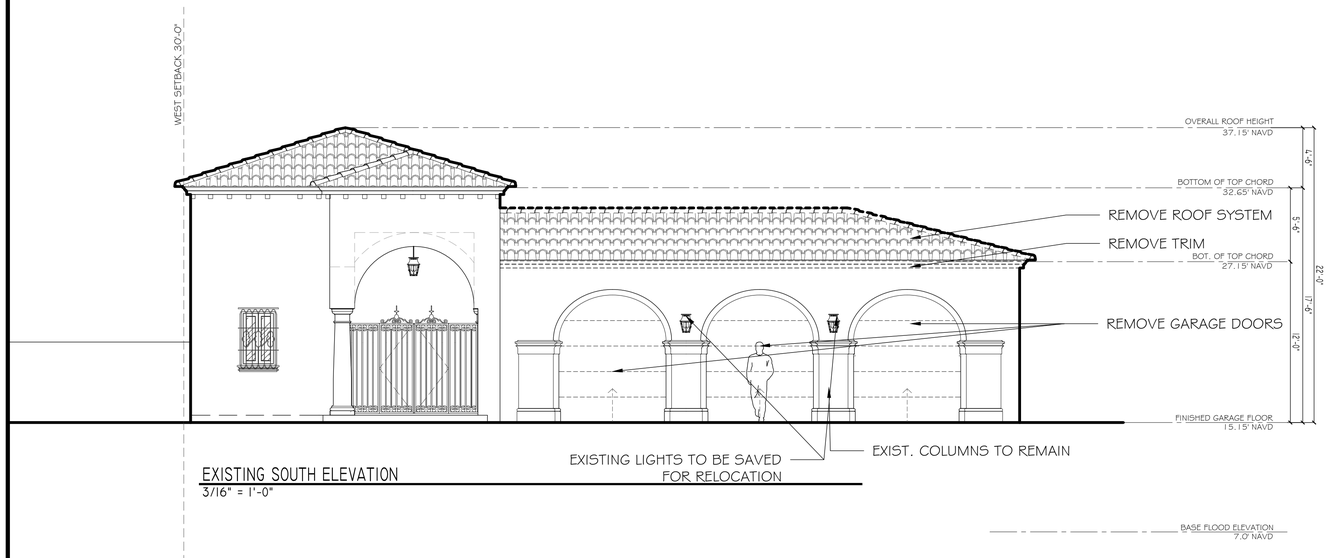
SHEET TITLE

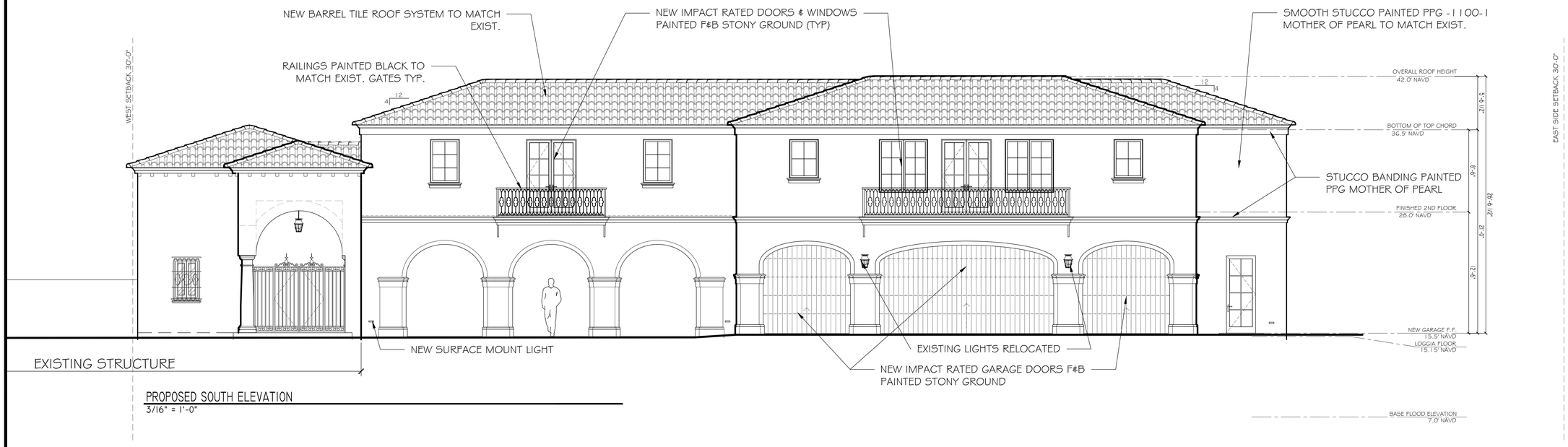
PROPOSED ROOF PLAN

A-005.1
SHEET OF



EXISTING SOUTH ELEVATION

3/16" = 1'-0"



EXISTING STRUCTURE

PROPOSED SOUTH ELEVATION

3/16" = 1'-0"

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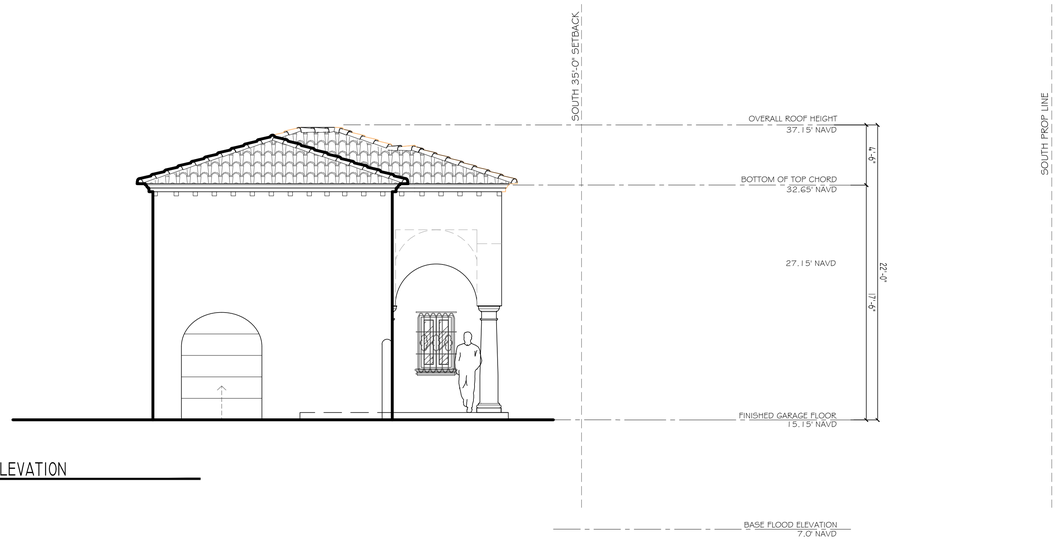
SHEET TITLE

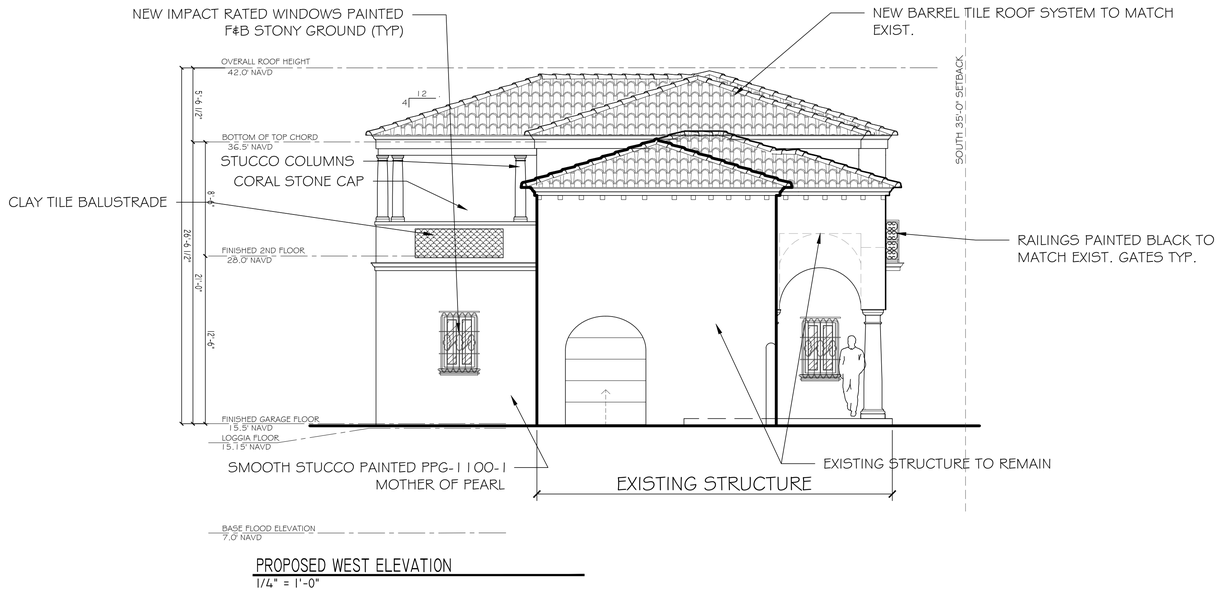
EXISTING & PROPOSED SOUTH ELEVATION

A-006

SHEET OF



EXISTING WEST ELEVATION
3/16" = 1'-0"



PROPOSED WEST ELEVATION
1/4" = 1'-0"

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North

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PROJECT NO:	####
CAD DWG FILE:	10.8.25 -801 GARAGE.DWG
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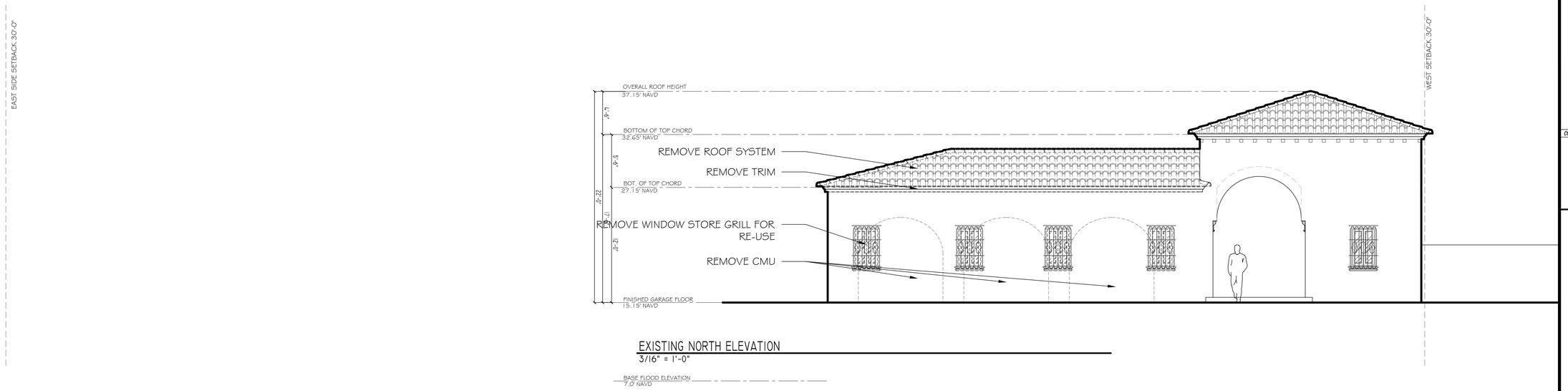
CHK'D BY:	
DATE:	11/3/25

SHEET TITLE

EXISTING & PROPOSED WEST ELEVATION

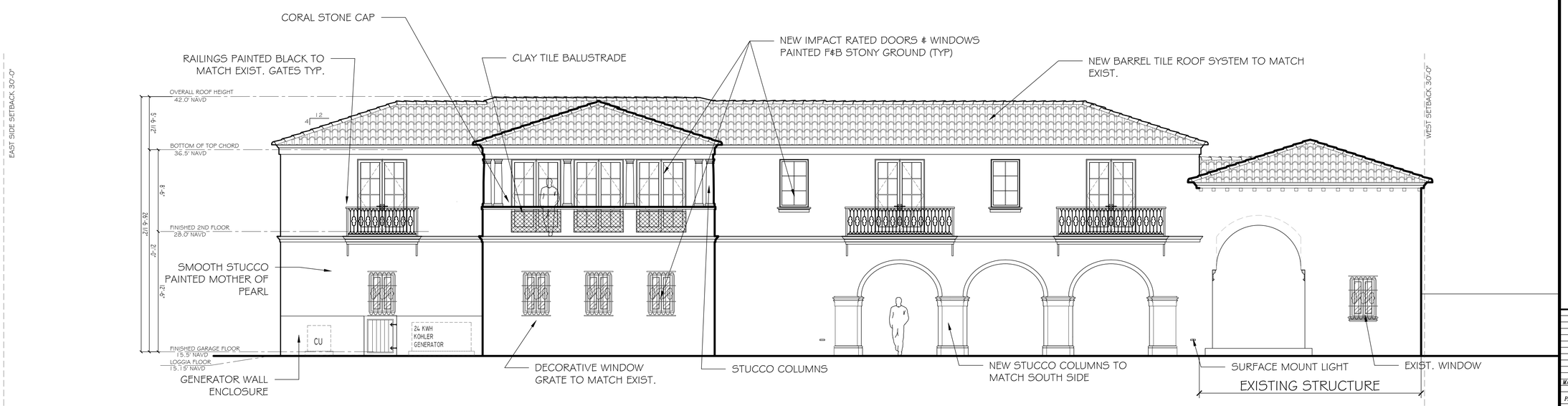
A-007

SHEET OF



EXISTING NORTH ELEVATION

3/16" = 1'-0"



PROPOSED NORTH ELEVATION

3/16" = 1'-0"

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North

MARK	DATE	DESCRIPTION

PROJECT NO: ####
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DRAWN BY:
CHK'D BY:
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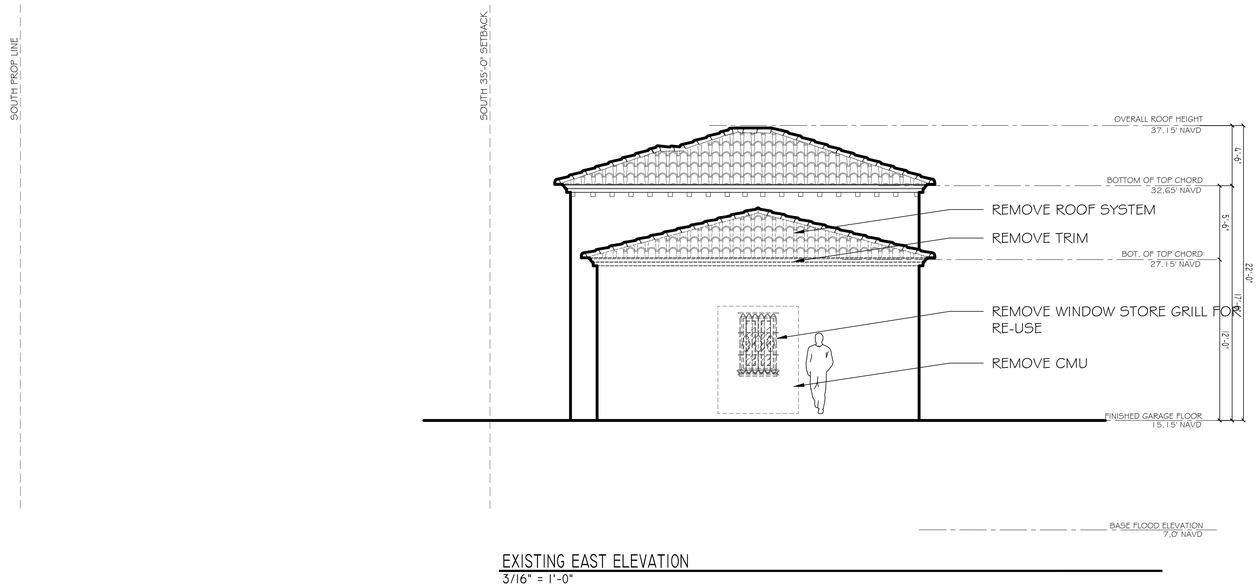
SHEET TITLE

EXISTING & PROPOSED NORTH ELEVATION

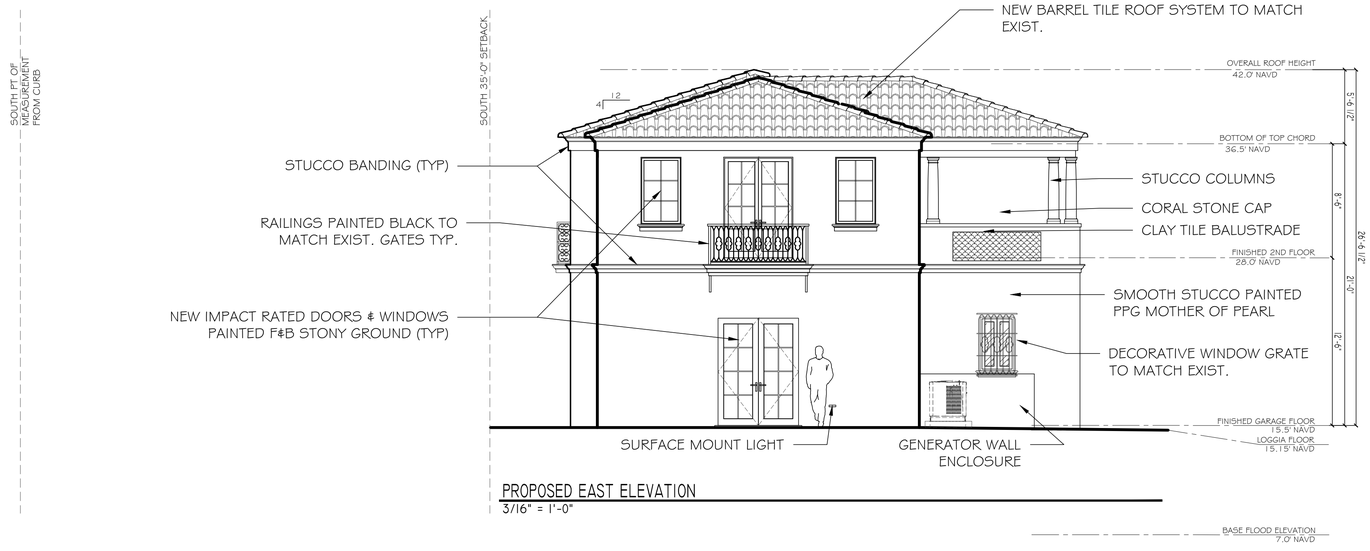
A-008

SHEET OF



EXISTING EAST ELEVATION

3/16" = 1'-0"



PROPOSED EAST ELEVATION

3/16" = 1'-0"

·LaBerge & Ménard Inc.

Architectural Corporation
FL Registration - AA26003344
444 25th Street #1
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Telephone 561.655.5352
Fax 561.655.3045

CONSULTANTS

801 S COUNTY RD

801 S COUNTY RD
PALM BEACH, FL
33480

COA-25-0030

North

MARK	DATE	DESCRIPTION

PROJECT NO: ####
CAD DWG FILE: 10.8.25 -801 GARAGE.DWG
DRAWN BY:
CHK'D BY:
DATE: 11/3/25

SHEET TITLE

EXISTING & PROPOSED EAST ELEVATION

A-009

SHEET OF

VIEW FROM VIA LA SELVA @ EXIST. ARCHWAY

VIEW OF INTERIOR COURTYARD @ EXIST. ARCHWAY

VIEW FROM VIA LA SELVA OF PROPOSED ADDITION

VIEW OF INTERIOR COURTYARD @ EXIST. ARCHWAY

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SHEET TITLE

RENDERINGS

A-010

SHEET OF

VIEW LOOKING NORTH WEST @ NEW LOGGIA - OLD GARAGE

VIEW LOOKING WEST

VIEW LOOKING SOUTH WEST OF NEW ADDITION

VIEW LOOKING SOUTH EAST OF NEW LOGGIA @ EXISTING GARAGE/ARCHWAY

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SHEET TITLE

RENDERINGS

A-010.1

SHEET OF

SOUTH ELEVATION

NORTH ELEVATION

·LaBerge & Ménard Inc.

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CONSULTANTS

801 S COUNTY RD

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33480

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SHEET TITLE

ELEVATION RENDERINGS

A-011

SHEET OF

EAST ELEVATION

WEST ELEVATION

·LaBerge & Ménard Inc.

Architectural Corporation
FL Registration - AA26003344
444 25th Street #1
West Palm Beach, Florida 33407
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PALM BEACH, FL
33480

COA-25-0030

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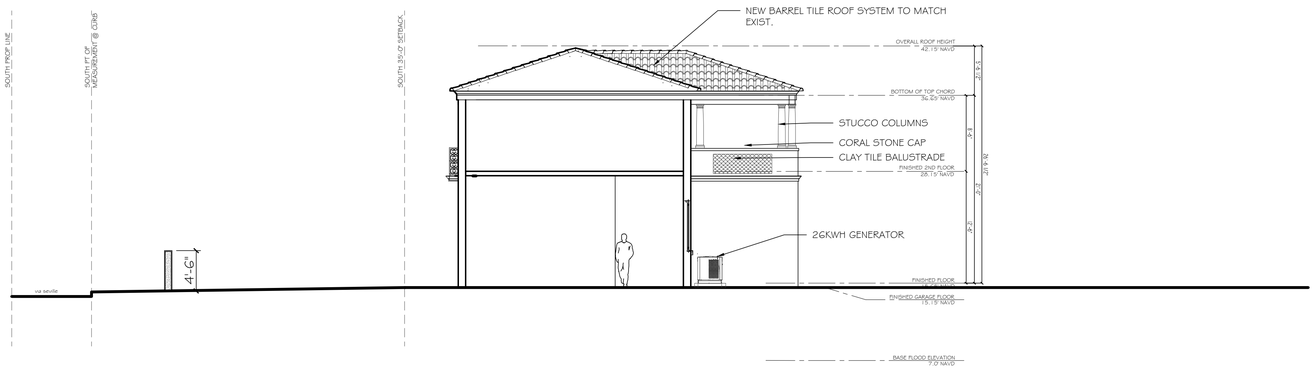
DRAWN BY:
CHK'D BY:
DATE: 11/3/25
SHEET TITLE

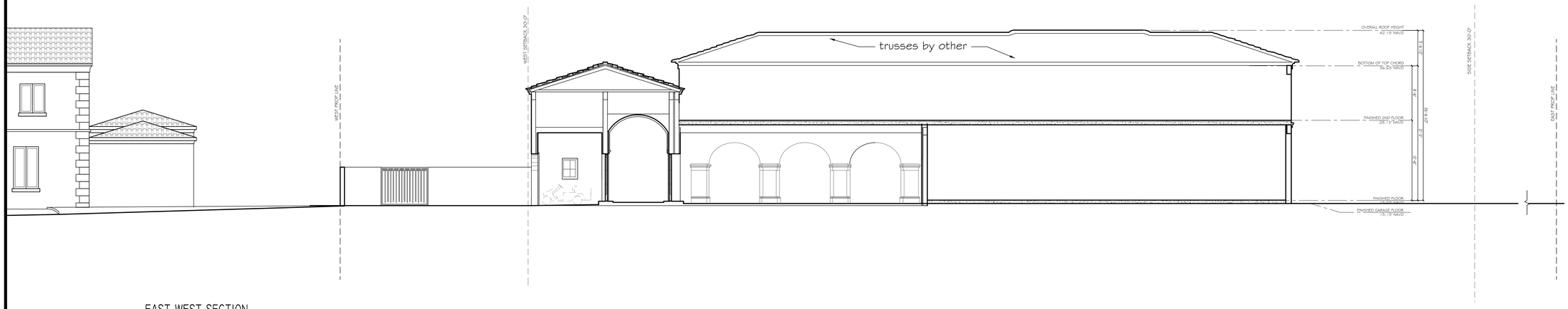
ELEVATION RENDERINGS

A-011.1

SHEET OF



NORTH SOUTH SECTION
1/8" = 1'-0"



EAST WEST SECTION
1/8" = 1'-0"

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801 S COUNTY RD

801 S COUNTY RD
PALM BEACH, FL
33480

COA-25-0030

North

MARK	DATE	DESCRIPTION

PROJECT NO:	####
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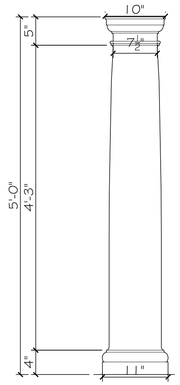
DRAWN BY:	
CHK'D BY:	
DATE:	11/3/25

SHEET TITLE

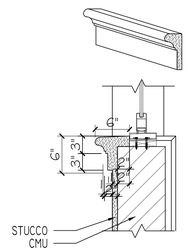
SECTIONS

A-011

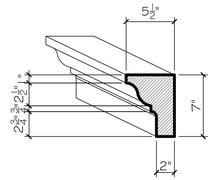
SHEET OF



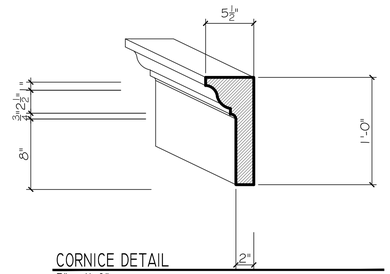
COLUMN DETAIL
1" = 1'-0"



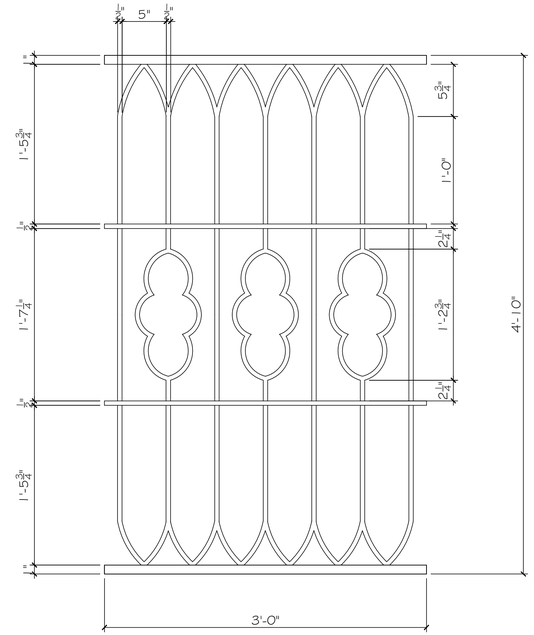
TYPICAL SILL DETAIL
1" = 1'-0"



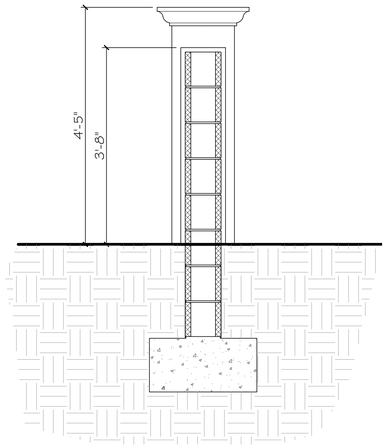
BANDING DETAIL
3" = 1'-0"



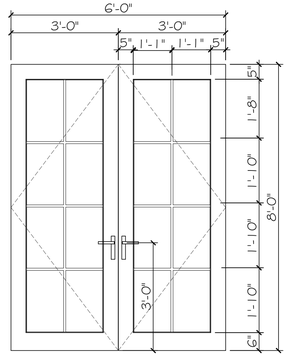
CORNICE DETAIL
3" = 1'-0"



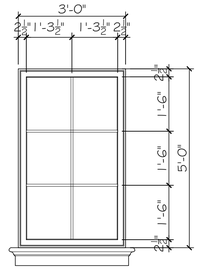
WINDOW GRILL DETAIL
1-1/2" = 1'-0"



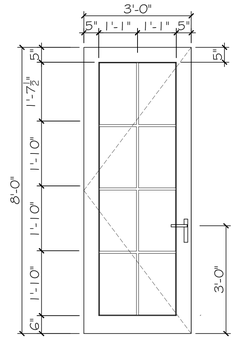
44" WALL SECTION
3/4" = 1'-0"



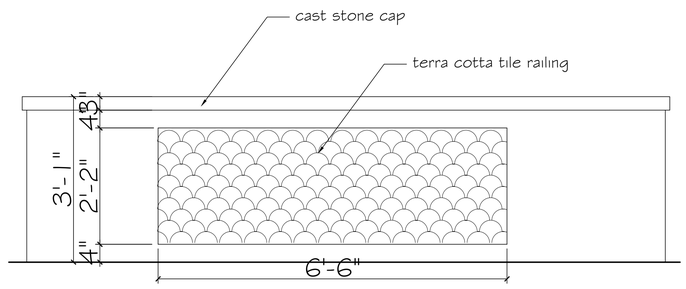
TYPICAL FRENCH DOOR
1/2" = 1'-0"



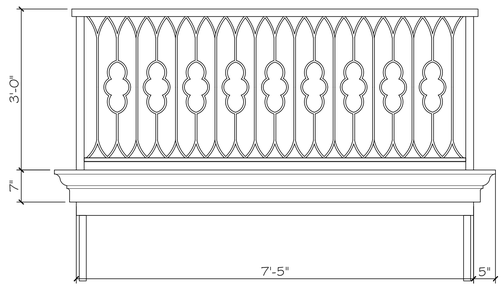
TYPICAL WINDOW
1/2" = 1'-0"



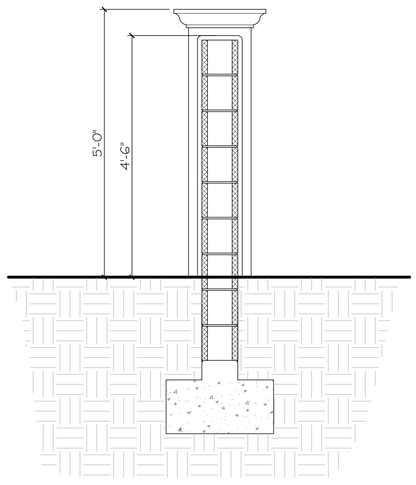
TYPICAL SINGLE DOOR
1/2" = 1'-0"



RAILING DETAIL
3/4" = 1'-0"



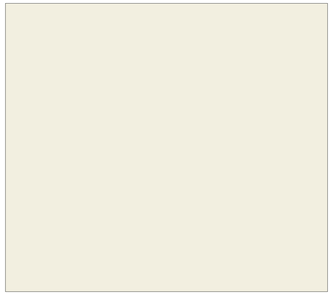
RAILING DETAIL
3/4" = 1'-0"



54" WALL SECTION
3/4" = 1'-0"

CAST STONE

FARROW & BALL STONY GROUND



PPG MOTHER OF PEARL

CLAY BARREL TILE TO MATCH EXISTING

LaBerge & Ménard Inc.

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444 25th Street #1
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CONSULTANTS

801 S COUNTY RD

801 S COUNTY RD
PALM BEACH, FL
33480

COA-25-0030

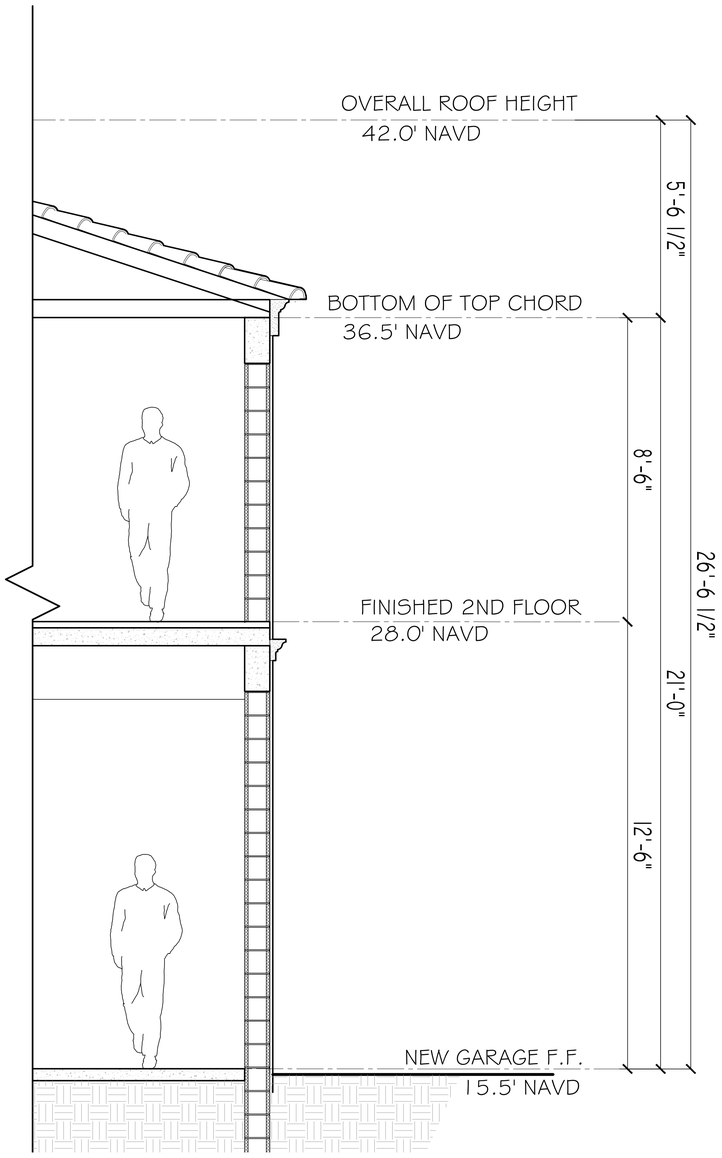
North

MARK	DATE	DESCRIPTION

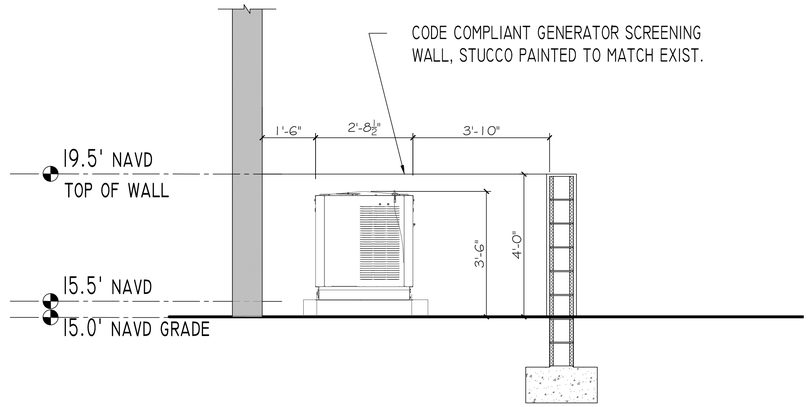
PROJECT NO: ####
CAD DWG FILE: 10.6.25 -801 GARAGE.DWG
DRAWN BY:
CHK'D BY:
DATE: 11/3/25
SHEET TITLE

DETAILS

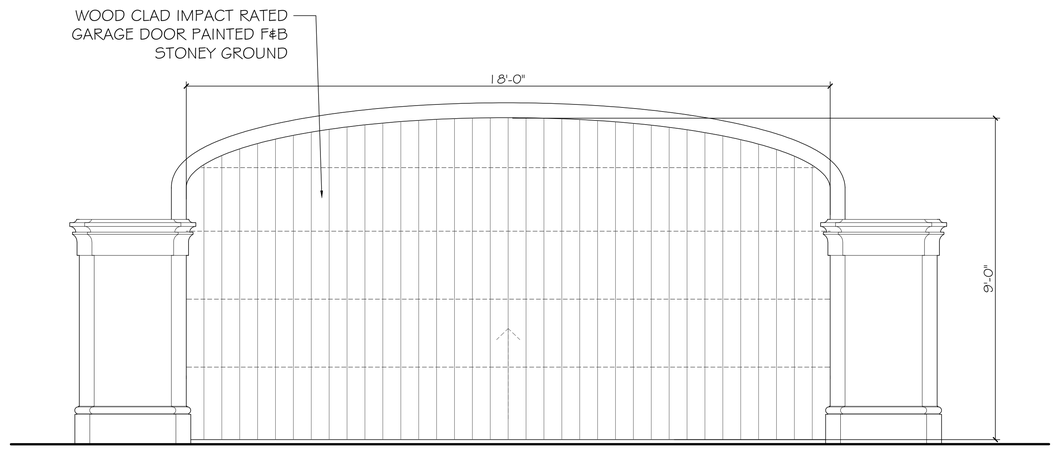
A-012
SHEET OF



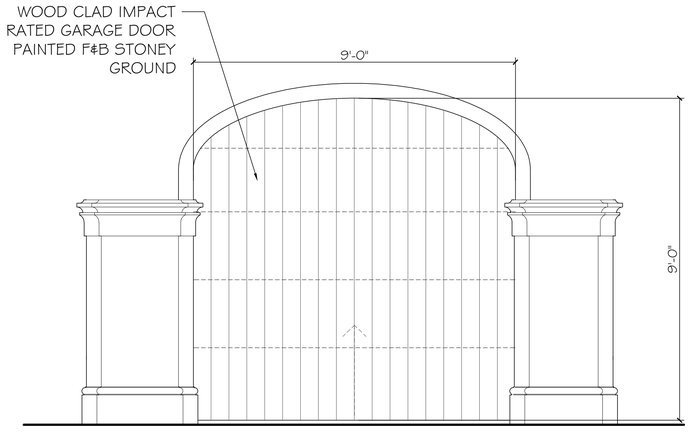
WALL SECTION
1/2" = 1'-0"



GENERATOR WALL SECTION
1/2" = 1'-0"



GARAGE DOOR
1/2" = 1'-0"



GARAGE DOOR
1/2" = 1'-0"

·LaBerge & Ménard Inc.

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CONSULTANTS

801 S COUNTY RD

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PALM BEACH, FL
33480

COA-25-0030

North

MARK	DATE	DESCRIPTION

PROJECT NO: ####
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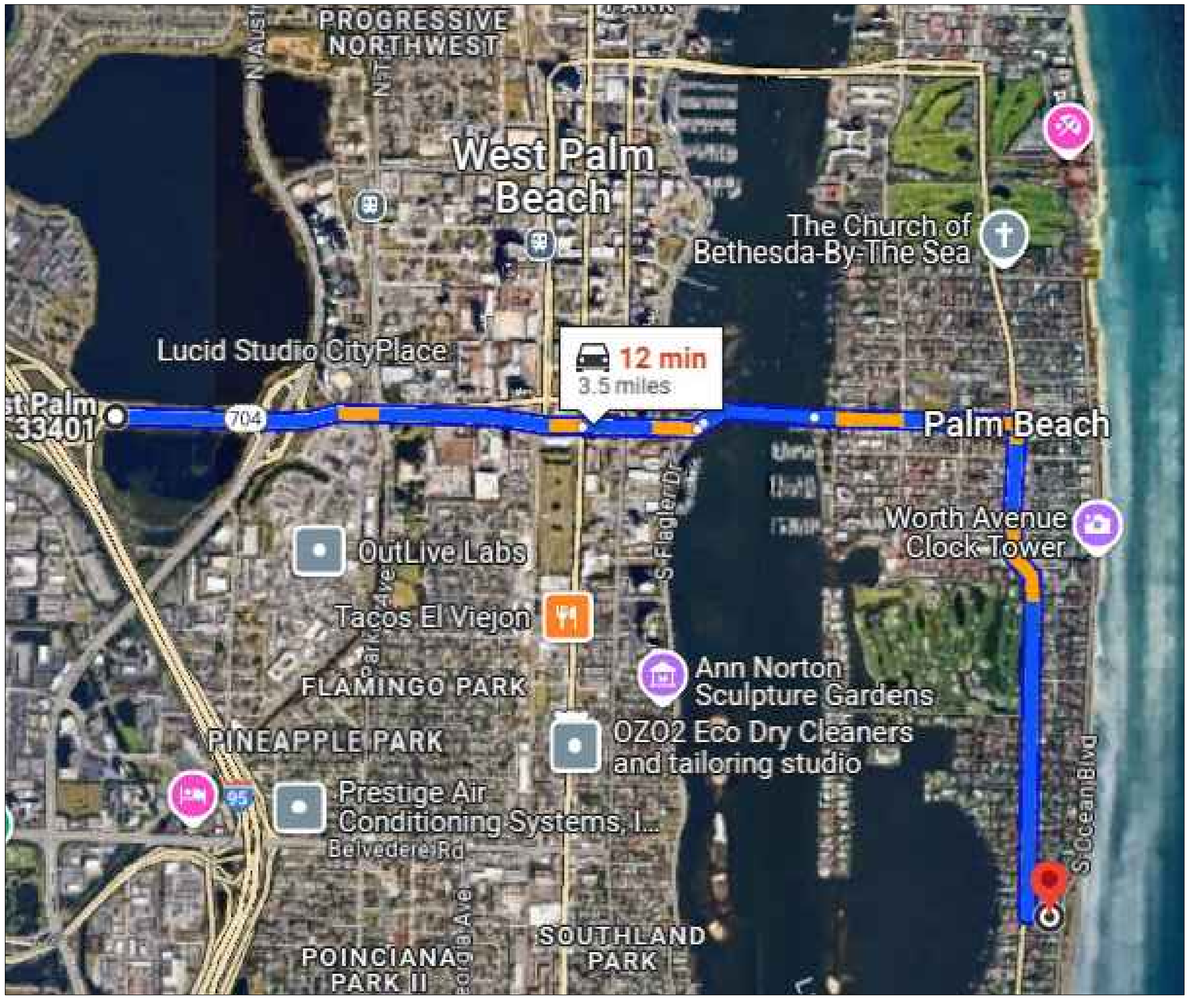
DRAWN BY:
CHK'D BY:
DATE: 11/3/25
SHEET TITLE

DETAILS 2

A-012
SHEET OF



CONSTRUCTION SCHEDULE

MONTH 1 – DEMOLITION – SITE WORK
MONTH 2 – SITE WORK & FOUNDATION

MONTH 3, 4, – SHELL ROUGH WORK

MONTH 5–6 – FINISH CDX PLYWOOD ROOF SHEATHING & DRY IN

MONTH 7 – START ROUGH TRADES AND EXTERIOR OPENING INSTALLS

MONTH 8 – INSULATION & DRYWALL WORK

MONTH 9 – START INTERIOR FINISHES

MONTH 10 – FINISH INTERIOR FINISHES

MONTH 11 – SET ELECTRIC AND PLUMBING FIXTURES

MONTH 12 – HARDSCAPE, LANDSCAPE, IRRIGATION AND FINAL INSPECTIONS

TRUCK SIZES & TYPE

LARGEST TRUCK TO BE A FLATBED, APPROX 50' LONG

25 DUMP TRUCKS

35 DELIVERY TRUCKS

25 DUMPSTER TRUCKS

20 SUBCONTRACTOR VANS

LOGISTICS

FROM I–95, ONTO OKEECHOBEE, CROSS THE ROYAL PARK BRIDGE ONTO ROYAL PALM WAY, TURN ONTO S. COUNTY RD.

EXIT THE SAME WAY

LaBerge & Ménard Inc.

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TRUCK LOGISTICS PLAN

A-013

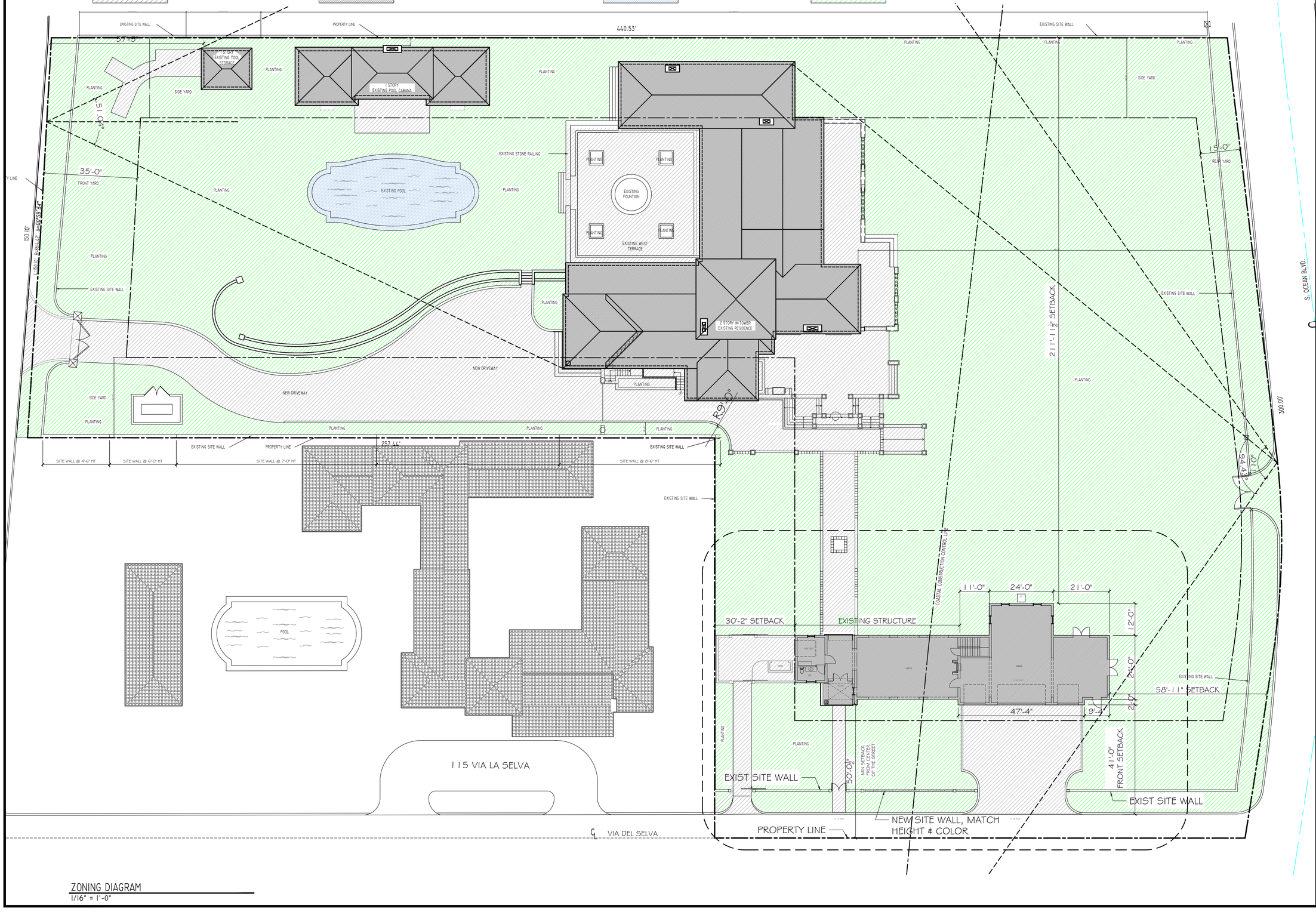
SHEET OF

HARDSCAPE - 17,910 SQ FT

COVERAGE - 13,372 SQ FT = 13.5%

POOL - 1,470 SQ FT

LANDSCAPE - 65,978 SQ FT = 66.5%



ZONING DIAGRAM
1/16" = 1'-0"

LABERGE & MÉNARD INC.

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33480

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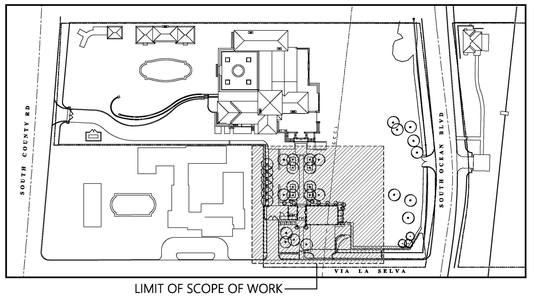
ZONING DIAGRAM

SHEET A-015 OF



KEY MAP

N.T.S.

COA-25-0030 (ZON-25-0067)

N

0 1 4 8 16 FEET

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

GREEN CONCEPTS, INC.
LANDSCAPE ARCHITECTURE
7912 Blackwood Ln.
Lake Worth, FL 33467
561.352.1306

KETTENBACH RESIDENCE

801 SOUTH COUNTY ROAD
PALM BEACH, FLORIDA 33480

SEAL

DATE
11.03.25

SITE PLAN (PARTIAL)
SOUTHEAST GARDEN

SITE

SOUTH BUILDING ELEVATION - STREET VIEW FROM 'VIA LA SELVA'

SOUTH BUILDING ELEVATION - INTERIOR VIEW

COA-25-0030 (ZON-25-0067)

0 1 4 8 16 FEET
SCALE: 1/8" = 1'-0"

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LANDSCAPE ARCHITECTURE
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Lake Worth, FL 33467
561.352.1306

KETTENBACH RESIDENCE

801 SOUTH COUNTY ROAD
PALM BEACH, FLORIDA 33480

SEAL

DATE
11.03.25

ELEVATIONS
(RENDERINGS)

EL1

NORTH BUILDING ELEVATION

WEST BUILDING ELEVATION

EAST BUILDING ELEVATION

COA-25-0030 (ZON-25-0067)

0 1 4 8 16 FEET
SCALE: 1/8" = 1'-0"

GREEN CONCEPTS, INC.
LANDSCAPE ARCHITECTURE
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Lake Worth, FL 33467
561.352.1306

KETTENBACH RESIDENCE

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PALM BEACH, FLORIDA 33480

SEAL

DATE
11.03.25

ELEVATIONS
(RENDERINGS)

EL2

EASTH BUILDING ELEVATION - STREET VIEW FROM 'SOUTH OCEAN BLVD.'

COA-25-0030 (ZON-25-0067)

0 2 4 8 16 24 FEET
SCALE: 3/32" = 1'-0"

GREEN CONCEPTS, INC.
LANDSCAPE ARCHITECTURE
7912 Blackwood Ln.
Lake Worth, FL 33467
561.352.1306

KETTENBACH RESIDENCE

801 SOUTH COUNTY ROAD
PALM BEACH, FLORIDA 33480

SEAL

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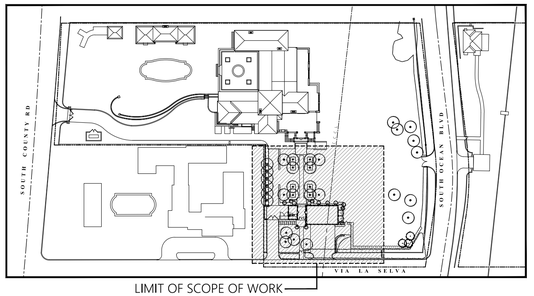
ELEVATIONS
(RENDERINGS)

EL3



KEY MAP

N.T.S.

EX. FOUNTAIN TO REMAIN

L A W N

L A W N
15.15' NAVD

TOC 16.3' NAVD

16.3' NAVD

L A W N

GOLF CART

TRASH

WIC

SIDE SETBACK

PROPOSED BUILDING
REFER TO ARCHITECTURAL DRAWINGS

2Gkwh gen

CU

15.65' NAVD

15.5' NAVD

R A M P

16.3' NAVD

SIDE SETBACK

REAR SETBACK

14.15' NAVD

15.28' NAVD

6'-9"

22'

S O U T H O C E A N B O U L E V A R D

V I A L A S E L V A

COA-25-0030 (ZON-25-0067)

N

0 1 4 8 16 FEET

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

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LANDSCAPE ARCHITECTURE
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Lake Worth, FL 33467
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801 SOUTH COUNTY ROAD
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SEAL

DATE
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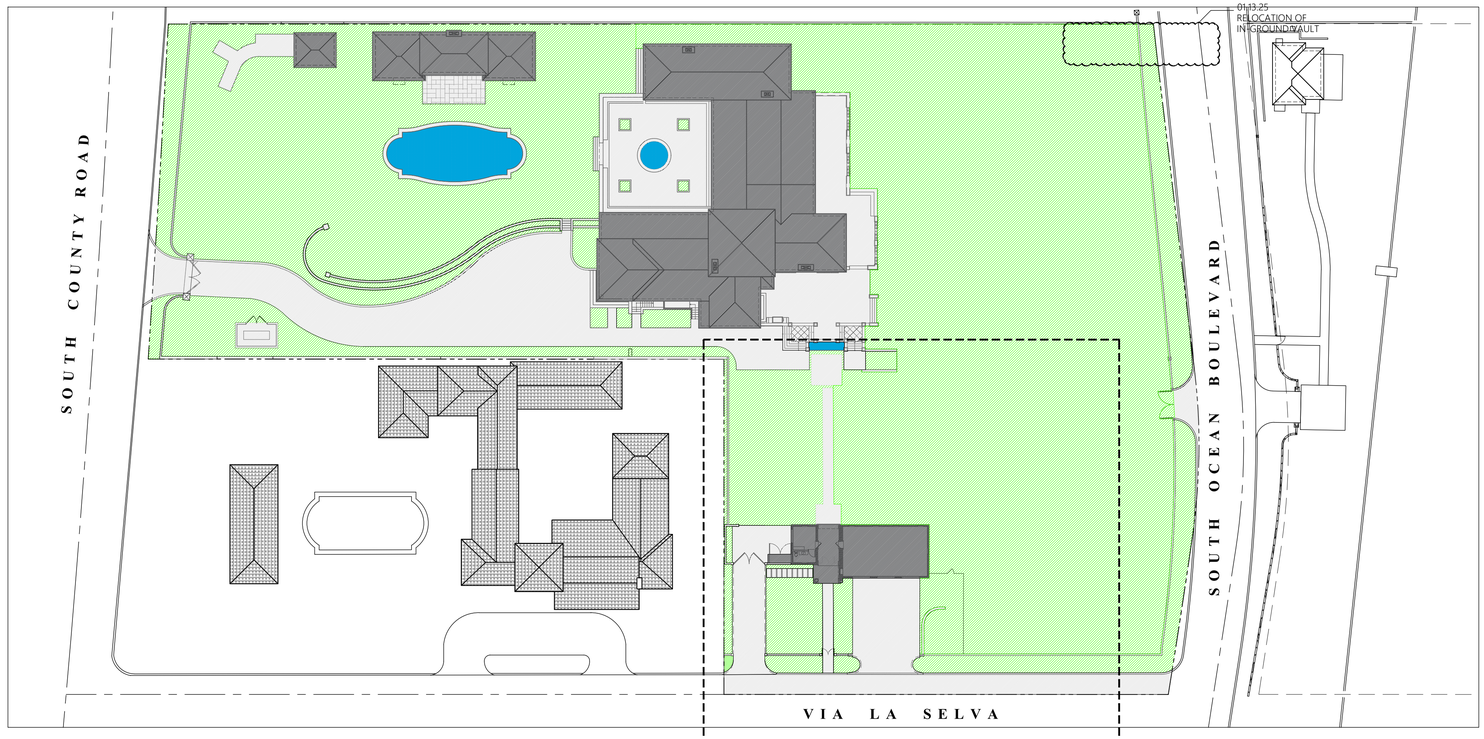
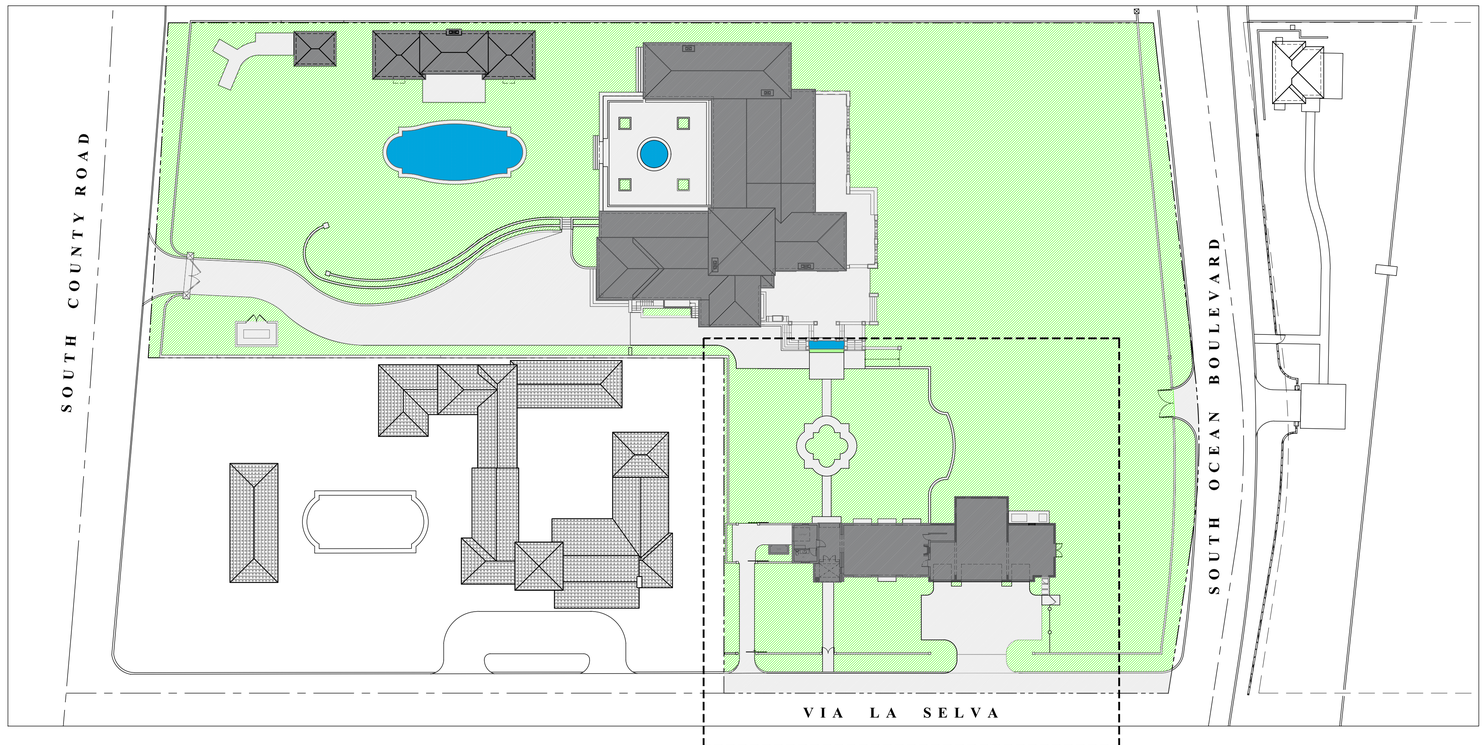
SITE PLAN (PARTIAL)
SOUTHEAST GARDEN

SITE



EXISTING PLAN LAYOUT

LIMIT OF SCOPE OF WORK - SOUTHEAST GARDEN



PROPOSED PLAN LAYOUT

LIMIT OF SCOPE OF WORK - SOUTHEAST GARDEN

LEGEND

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

SITE DATA						
LOT ZONE RAA-LARGE ESTATE RESIDENTIAL LOT AREA 99,180.00 SF (60,000.00 SF MINIMUM)						
DESCRIPTION	REQUIRED		EXISTING		PROPOSED	
LOT COVERAGE	24,795.00 SF	30.00 %	11,630.50 SF	11.70 %	13,372.00 SF	13.50 %
OPEN SPACE (PERMEABLE)	54,549.00 SF	55.00 %	65,868.09 SF	66.41 %	63,909.64 SF	64.43 %
FRONT YARD LANDSCAPE (45% OF 5,254.80 SF MINIMUM)	2,364.00 SF		4,325.70 SF		4,325.70 SF	

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:**	801 SOUTH COUNTY ROAD	
2	**Lot Area (sq. ft.):**	99,180.00 SF	
3		REQUIRED	PROPOSED
4	Landscape Open Space (LOS) (Sq Ft and %)	54,549.00 SF (55%)	63,909.64 SF (64.43%)
5	LOS to be altered (Sq FT and %)	N/A	14,177.00 SF (14.29%)
6	Perimeter LOS (Sq Ft and %)	N/A	N/A
7	Front Yard LOS (Sq Ft and %)	2,364.00 SF (45%)	4,325.70 SF (82.31%)
8	Native Trees %	30% (number of trees)	100.00%
9	Native Shrubs & Vines %	30% (number of shrubs & vines)	12.14 %
10	Native Groundcover %	30% (groundcover area)	74.62 %

COA-25-0030 (ZON-25-0067)

N

0 8 16 32 64 FEET
SCALE: 1/32" = 1'-0"

GREEN CONCEPTS, INC.
LANDSCAPE ARCHITECTURE
7912 Blackwood Ln.
Lake Worth, FL 33467
561.352.1306

KETTENBACH RESIDENCE

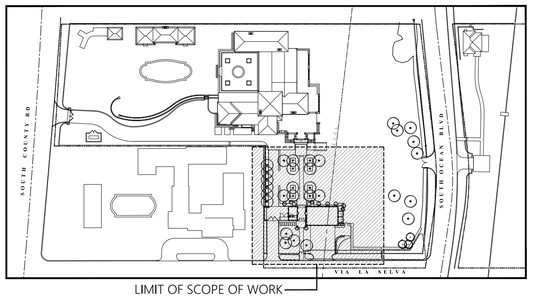
801 SOUTH COUNTY ROAD
PALM BEACH, FLORIDA 33480

SEAL

DATE
11.03.25

OVERALL SITE PLAN
LOT COVERAGE GRAPHIC

L0



KEY MAP

N.T.S.

EXISTING ESTABILIZED GRASS TO BE MODIFIED AS PER NEW LANDSCAPE PLAN

EXISTING TERRACE TO BE REMOVED

EXISTING COCONUTS PALMS TO BE REMOVED TYPICAL OF EIGHT

EXISTING WEST BUFFER:
- (6) COCONUT PALMS
- GREEN ISLAND FICUS HEDGE, 8'-12' OA. HT.
TO REMAIN

EXISTING PATHWAY AND LANDING TO BE REMOVED

EXISTING COCONUTS PALMS TO BE RELOCATED TYPICAL OF EIGHT

EXISTING THRINAX PALMS TO BE REMOVED TYPICAL OF THIRTEEN

EXISTING WEST BUFFER:
GARCINIA HEDGE, 8'-10' OA. HT.
TO REMAIN

EXISTING BUILDING TO BE MODIFIED
REFER TO ARCHITECTURAL DRAWINGS

GARCINIA TREES
MATURE, ±14' OA. HT.
TO BE RELOCATED

EXISTING CHAIN LINK FENCE TO BE REMOVED

EXISTING WEST DRIVEWAY TO BE MODIFIED
REFER TO PROPOSED PLAN LAYOUT

EXISTING EAST DRIVEWAY TO BE REMOVED IN LIEU OF NEW PROPOSED DRIVEWAY
REFER TO PROPOSED PLAN LAYOUT

EXISTING LOW RETAINIG WALL TO BE REMOVED

GARCINIA TREES
MATURE, ±18'-20' OA. HT.
TO BE RELOCATED

EXISTING WEST BUFFER:
- (3) COCONUT PALMS
- CLUSIA HEDGE, 8'-12' OA. HT.
TO REMAIN

14'

22'-4"

EXISTING SEAGRAPE TREES
± 18'-20' OA. HT. TO REMAIN

EXISTING PATHWAY
TO REMAIN
REPLACE FINISH MATERIAL
REFER TO HARDSCAPE PLAN

EXISTING SEAGRAPE TREES
± 18'-20' OA. HT. TO REMAIN

EXISTING
GREEN ISLAND FICUS HEDGE
± 8'-10' OA. HT.
TO REMAIN

EXISTING COCONUTS PALMS
ALONG EAST PROPERTY LINE
TO REMAIN

EXISTING SABAL PALMS
ALONG EAST PROPERTY LINE
TO REMAIN

EXISTING SEAGRAPE BUSH
4'-5' HT. TO REMAIN

SOUTH OCEAN BOULEVARD

VIA LA SELVA

GENERAL NOTE:

ALL SHRUBS INSIDE THE SCOPE OF WORK (REFER TO SHEET xxxx) TO BE REMOVED, UNLESS OTHERWISE SPECIFIED

COA-25-0030 (ZON-25-0067)

N

0 1 4 8 16 FEET

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

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KETTENBACH RESIDENCE

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SEAL

DATE
11.03.25

EXISTING CONDITIONS
SOUTHEAST GARDEN

EX

1. GARAGE BUILDING - EASTERN VIEW FROM INSIDE OF PROPERTY

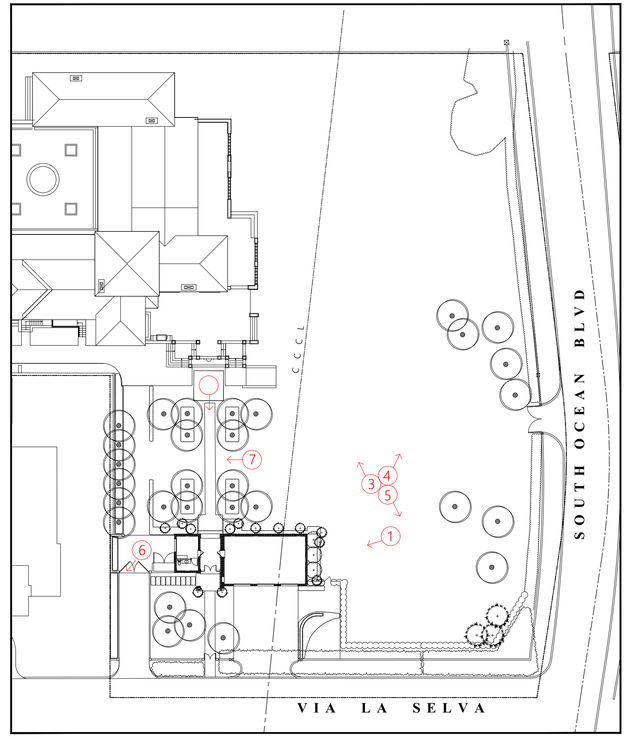
2. GARAGE BUILDING - NORTHERN VIEW FROM INSIDE OF PROPERTY

3. MAIN RESIDENCE BUILDING - SE VIEW FROM INSIDE OF PROPERTY

4. NE PROPERTY AREA - VIEW FROM INSIDE OF PROPERTY

5. SE PROPERTY AREA - VIEW FROM INSIDE OF PROPERTY

6. WEST LANSDCAPE BUFFER



KEY MAP

N.T.S.

7. WEST LANSDCAPE BUFFER

COA-25-0030 (ZON-25-0067)

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DATE
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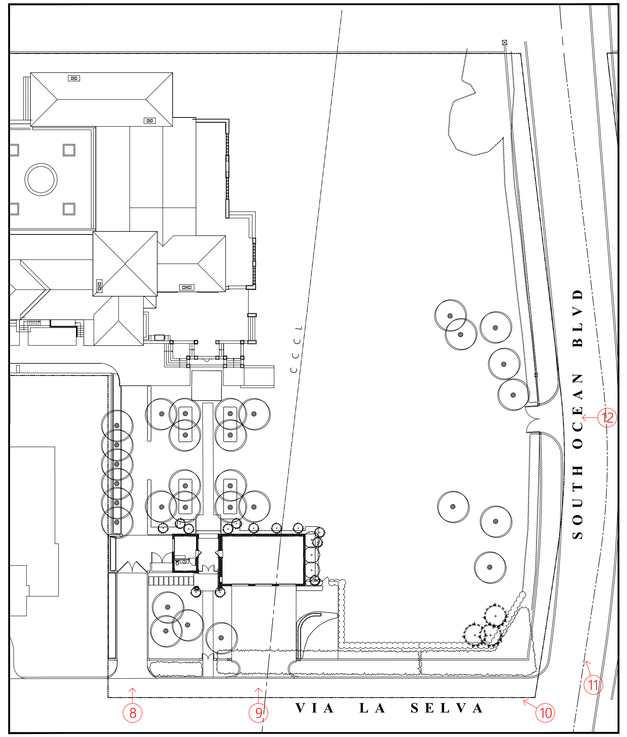
EXISTING CONDITIONS
SITE PHOTOS

EX1

8. WEST DRIVEWAY - VIEW FROM 'VIA LA SELVA'

9. PROPERTY SOUTH ELEVATION - VIEW FROM 'VIA LA SELVA'



KEY MAP

N.T.S.

10. PROPERTY SOUTH ELEVATION - VIEW FROM 'VIA LA SELVA'

11. PROPERTY SE AREA - VIEW FROM 'SOUTH OCEAN BOULEVARD'

12. PROPERTY EAST ELEVATION - VIEW FROM 'SOUTH OCEAN BOULEVARD'

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SEAL

DATE
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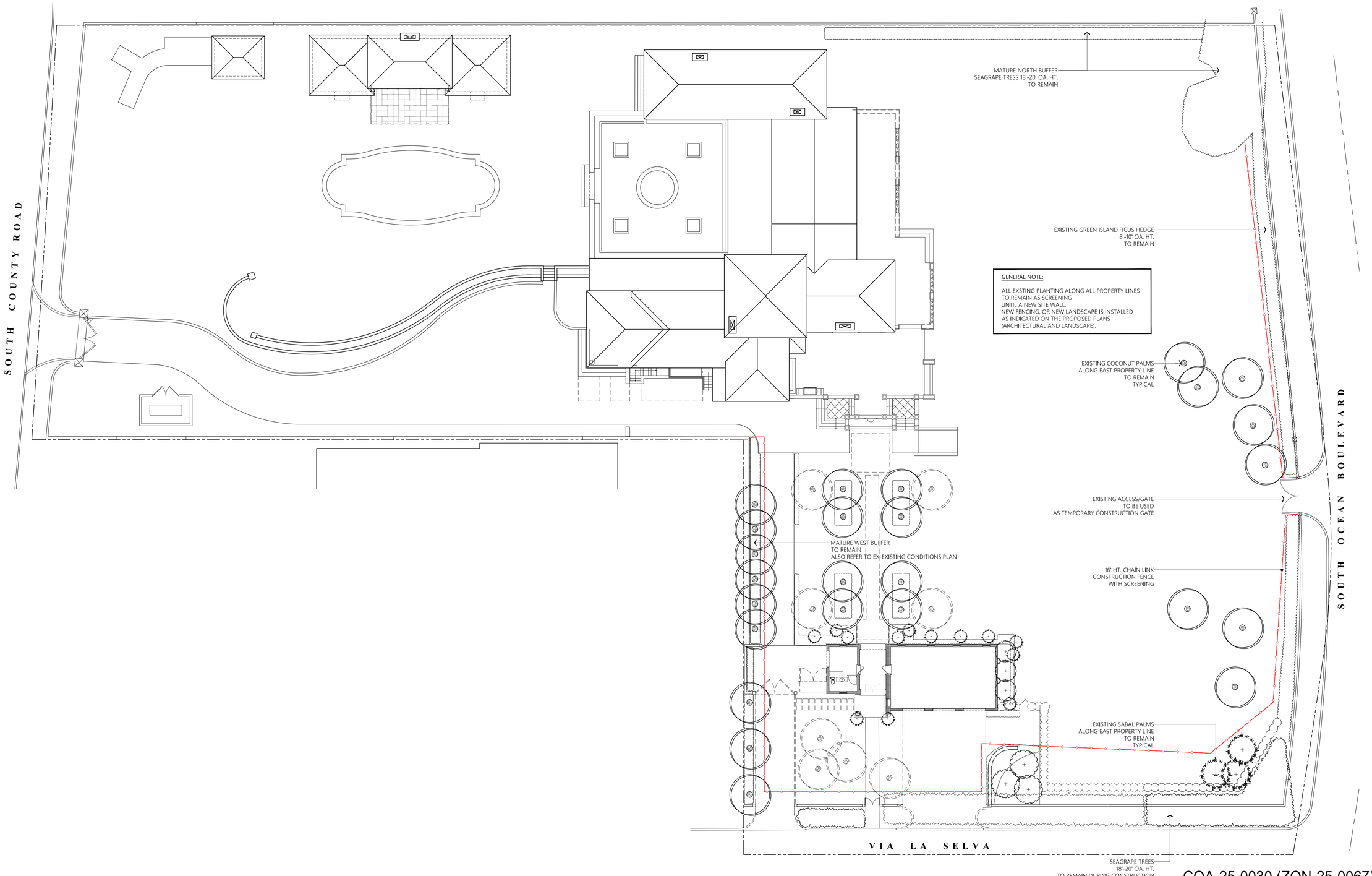
EXISTING CONDITIONS
SITE PHOTOS

EX2



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

COA-25-0030 (ZON-25-0067)

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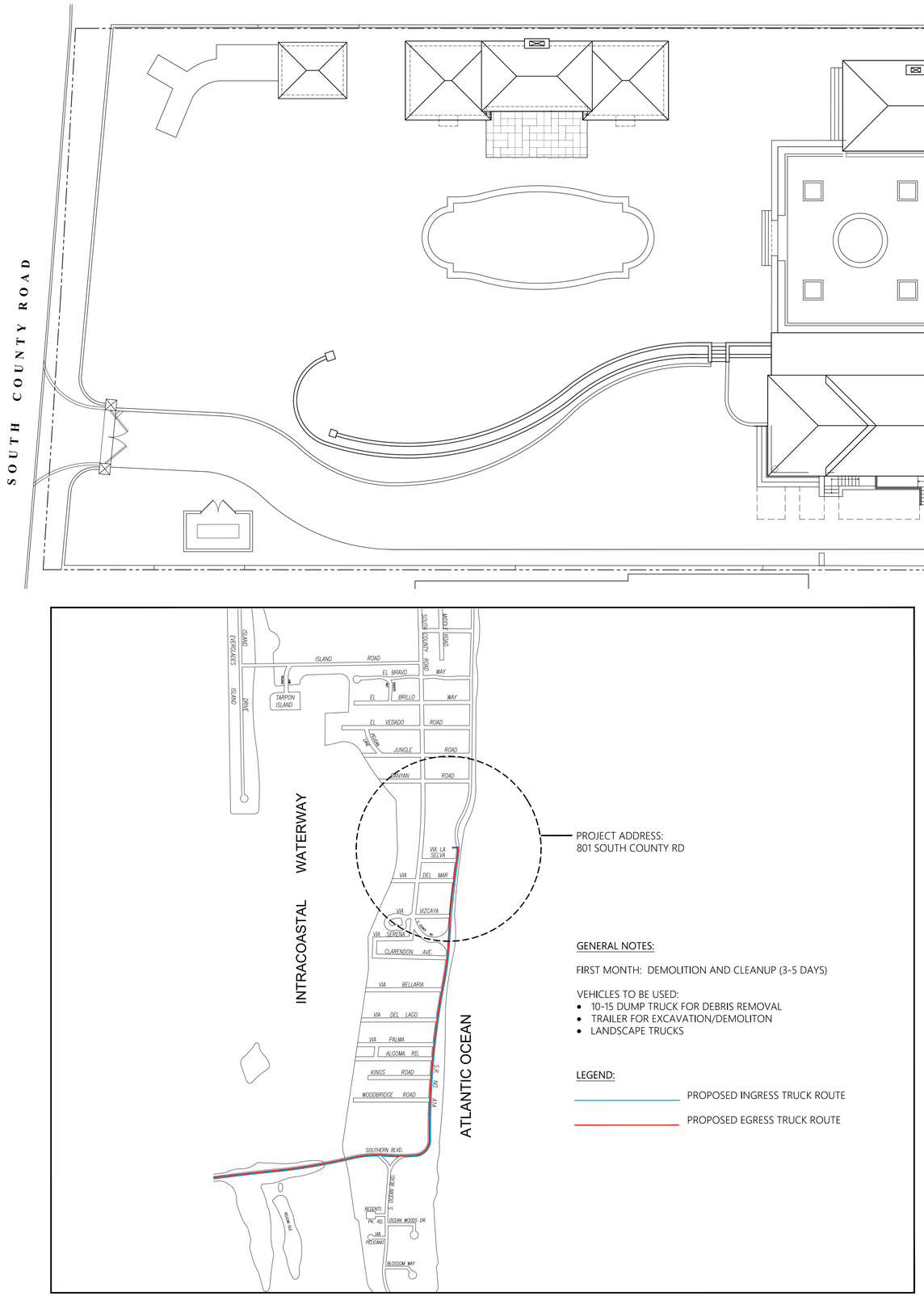
801 SOUTH COUNTY ROAD
PALM BEACH, FLORIDA 33480

SEAL

DATE
11.03.25

CONSTRUCTION
SCREENING PLAN

L1



GENERAL NOTES:

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

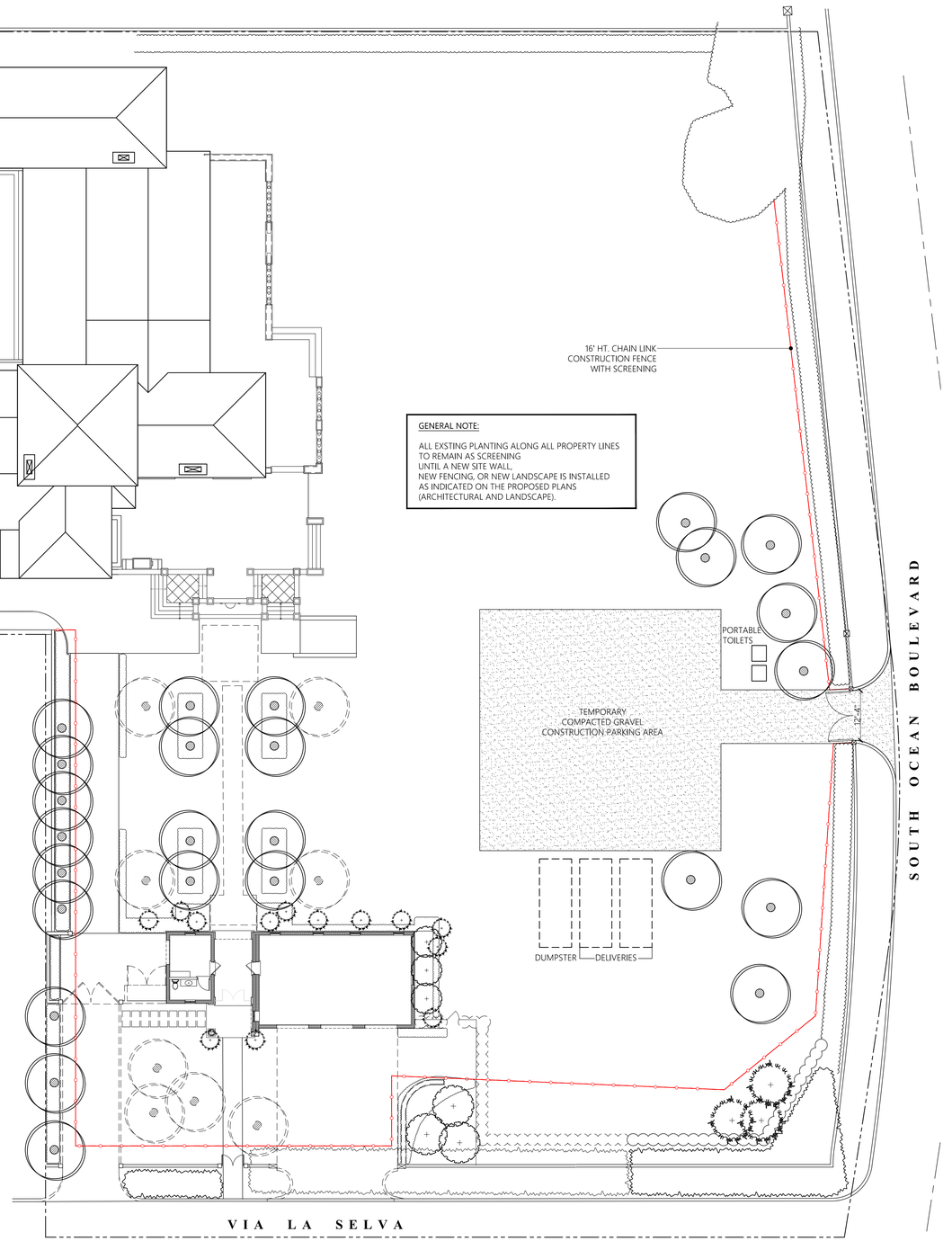
VEHICLES TO BE USED:
- 10-15 DUMP TRUCK FOR DEBRIS REMOVAL
- TRAILER FOR EXCAVATION/DEMOLITON
- LANDSCAPE TRUCKS

LEGEND:

PROPOSED INGRESS TRUCK ROUTE

PROPOSED EGRESS TRUCK ROUTE

TRUCK LOGISTIC PLAN



GENERAL NOTE:

ALL EXSTING PLANTING ALONG ALL PROPERTY LINES TO REMAIN AS SCREENING UNTIL A NEW SITE WALL, NEW FENCING, OR NEW LANDSCAPE IS INSTALLED AS INDICATED ON THE PROPOSED PLANS (ARCHITECTURAL AND LANDSCAPE).

CONSTRUCTION STAGING PLAN

COA-25-0030 (ZON-25-0067)

N

0 4 8 16 32 FEET

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

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KETTENBACH RESIDENCE

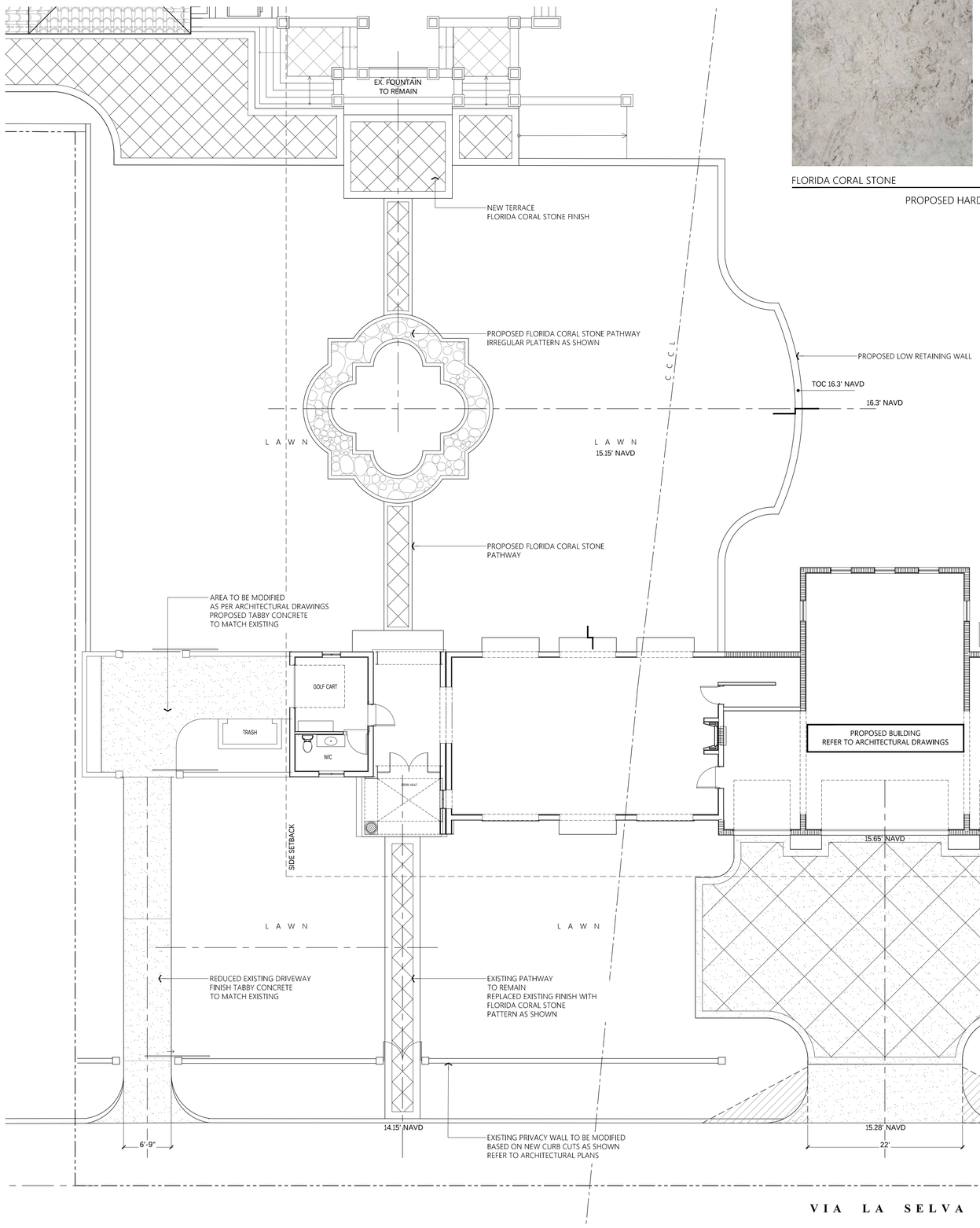
801 SOUTH COUNTY ROAD
PALM BEACH, FLORIDA 33480

SEAL

DATE
11.03.25

CONSTRUCTION STAGING PLAN

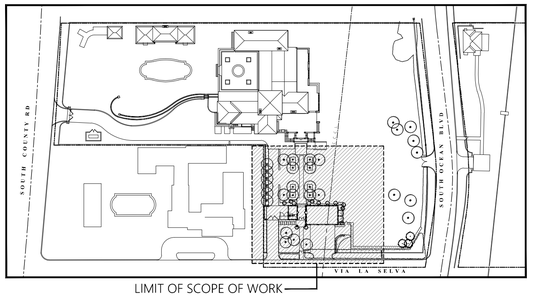
L2



FLORIDA CORAL STONE

TABBY CONCRETE

PROPOSED HARDSCAPE MATERIALS



KEY MAP

N.T.S.

COA-25-0030 (ZON-25-0067)

N

0 1 4 8 16 FEET

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

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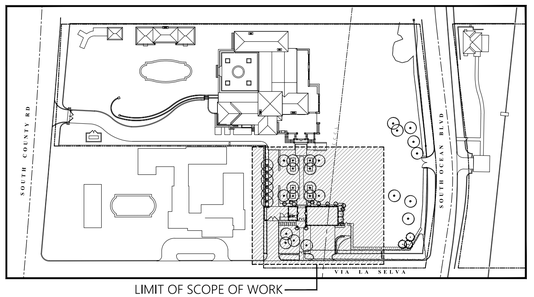
11.03.25

HARDSCAPE PLAN
SOUTHEAST GARDEN

L3



KEY MAP

N.T.S.

EX. FOUNTAIN TO REMAIN

(7) RELOCATED COCONUT PALM

STABILIZED LAWN

(22) GARCINIA SPICATA GARCINIA HEDGE 6' OA. HT.

(2) FICUS MICROCARPA GREEN ISLAND FICUS 30"x30" SPHERE

(15) SPARTINA BAKERI CORDGRASS 3 GAL. @ 36" OC.

(1) COCOS NUCIFERA COCONUT PALM 14 GW. CURVED TRUNK

(1) COCOS NUCIFERA COCONUT PALM 12 GW. "J" TRUNK

(1) COCCOLOBA UVIFERA SEAGRAPE TREE 20'x20' MULTITRUNK. SPECIMEN

C. C. C. L.

TOC 16.3' NAVD

16.3' NAVD

L A W N

L A W N 15.15' NAVD

(370) FICUS MICROCARPA GREEN ISLAND FICUS 3 GAL. @ 15" OC.

L A W N

(4) COCCOLOBA UVIFERA X DIVERSIFOLIA SEAPLUM VINE, 6' OA. HT. ATTACHED TO WALL

(90) FICUS MICROCARPA GREEN ISLAND FICUS 3 GAL. @ 15" OC.

(1) COCOS NUCIFERA COCONUT PALM 12 GW. "J" TRUNK

(1) COCOS NUCIFERA COCONUT PALM 12 GW. "J" TRUNK

(2) FICUS MICROCARPA GREEN ISLAND FICUS 30"x30" SPHERE

(1) PITTORSPORUM TOBIRA 'CREAM THE MINT' 7 GAL. IN POT

(4) THRINAX RADIATA FLORIDA THATCH PALM 12' - 16' OA. HT.

(5) GARCINIA SPICATA GARCINIA COLUMN 6' OA. HT.

(21) SPARTINA BAKERI CORDGRASS 3 GAL. @ 36" OC.

(10) FICUS MICROCARPA GREEN ISLAND FICUS HEDGE 4' OA. HT.

RELOCATED GARCINIA HEDGE

(20) FICUS MICROCARPA GREEN ISLAND FICUS 3 GAL. @ 15" OC.

(3) NORONHIA EMARGINATA NORONHIA TREES 14' OA. HT. 6' CT. PLEACHED

(50) FICUS MICROCARPA GREEN ISLAND FICUS 3 GAL. @ 15" O.C.

(8) TRACHELOSPERMUM ASIATICUM MINIMA GROUNCOVER, 1 GAL.

(5) FICUS MICROCARPA GREEN ISLAND FICUS 3 GAL. @ 15" OC.

(2) GARCINIA SPICATA GARCINIA COLUMN 6' OA. HT. UNDERPLANTED WITH (8) TRACHELOSPERMUM ASIATICUM MINIMA GROUNCOVER, 1 GAL.

PROPOSED BUILDING
REFER TO ARCHITECTURAL DRAWINGS

(50) FICUS MICROCARPA GREEN ISLAND FICUS 3 GAL. @ 15" O.C.

(2) BOUGAINVILLEA VINE 'BARBARA KARST' 10 GAL.

(2) GARCINIA SPICATA GARCINIA COLUMN 6' OA. HT.

RELOCATED GARCINIA HEDGE

15.65' NAVD

SIDE SETBACK

(13) MYRCIANTHES FRAGRANS SIMPSON'S STOPPER 4' OA. HT.

(105) FICUS MICROCARPA GREEN ISLAND FICUS 3 GAL. @ 15" O.C.

(64) MYRCIANTHES FRAGRANS SIMPSON'S STOPPER 3 GAL. @ 18" O.C.

(4) THRINAX RADIATA FLORIDA THATCH PALM 12' - 16' OA. HT.

15.5' NAVD

R A M P

16.3' NAVD

L A W N

L A W N

(10) FICUS MICROCARPA GREEN ISLAND FICUS HEDGE 8' OA. HT. @ 36" O.C.

(8) FICUS MICROCARPA GREEN ISLAND FICUS HEDGE 8' OA. HT. @ 36" O.C.

(3) COCOS NUCIFERA COCONUT PALM 12'-14' GW. CURVED "J" TRUNK

(8) THRINAX RADIATA FLORIDA THATCH PALM 12' OA. HT.

(120) APTENIA CORDIFOLIA BABY SUNROSE BORDER 1 GAL. @ 12" O.C. PINK BLOOM

EXISTING COCCOLOBA UVIFERA SEAGRAPE HEDGE

REAR SETBACK

SIDE SETBACK

SOUTH OCEAN BOULEVARD

VIA LA SELVA

(90) FICUS MICROCARPA GREEN ISLAND FICUS 3 GAL. @ 15" OC.

6'-9"

EXISTING SEAGRAPE TREES ± 18'-20' OA. HT. TO REMAIN

(5) COCCOLOBA UVIFERA SEAGRAPE TREE/HEDGE ±18'-20' OA. HT. TO MATCH EXISTING

14.15' NAVD

(400) SESUVIUM PORTULACASTRUM SEA PURSLANE 1 GAL. @ 12" O.C.

15.28' NAVD

22'

(2) COCCOLOBA UVIFERA SEAGRAPE TREE. MULTITRUNK 20'X20' TO BE TRAINED AS AN ARCH

EXISTING SEAGRAPE TREES ± 18'-20' OA. HT. TO REMAIN

COA-25-0030 (ZON-25-0067)

N

0 1 4 8 16 FEET

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

GREEN CONCEPTS, INC.
LANDSCAPE ARCHITECTURE
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561.352.1306

KETTENBACH RESIDENCE

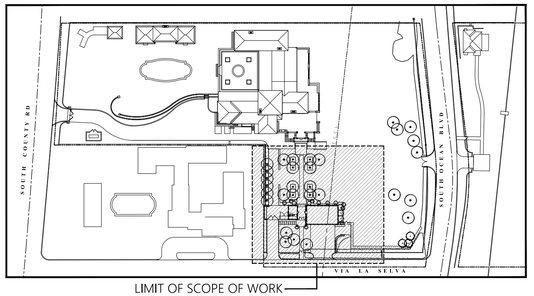
801 SOUTH COUNTY ROAD
PALM BEACH, FLORIDA 33480

SEAL

DATE
11.03.25

LANDSCAPE PLAN
SOUTHEAST GARDEN

L4



LIMIT OF SCOPE OF WORK

KEY MAP

N.T.S.

PLANT LIST					
TREES AND PALMS					
QT.	BOTANICAL NAME	COMMON NAME	SPECIFICATION	NATIVE	OBSERVATIONS
7	COCOS NUCIFERA	COCONUT PALM		NO	RELOCATED. STRAIGHT TRUNK
1	COCOS NUCIFERA	COCONUT PALM	14' GW	NO	CURVED TRUNK
2	COCOS NUCIFERA	COCONUT PALM	14' GW	NO	'J' TRUNK
4	COCOS NUCIFERA	COCONUT PALM	12' GW	NO	'J' TRUNK
1	COCCOLOBA UVIFERA	SEAGRAPE TREE	20' WD. X 20' OA. HT.	YES	MULTITRUNK. SPECIMEN
5	COCCOLOBA UVIFERA	SEAGRAPE TREE	18'-20' OA. HT.	YES	FULL TO BASE. MATCH EXISTING. FOR SOUTH PRIVACY BUFFER
2	COCCOLOBA UVIFERA	SEAGRAPE TREE	20' WD. X 20' OA. HT.	YES	MULTITRUNK. SPECIMEN. TRAINED AS AN ARCH. FOR DRIVEWAY ENTRANCE
12	THRINAX RADIATA	FLORIDA THATCH PALM	12' OA. HT.	YES	
4	THRINAX RADIATA	FLORIDA THATCH PALM	16' OA. HT.	YES	
SHRUBS & VINES					
QT.	BOTANICAL NAME	COMMON NAME	SPECIFICATION	NATIVE	OBSERVATIONS
2	BOUGAINVILLEA SPP.	BOUGAINVILLEA VINE	10 GAL.	NO	BARBARA KARST. ATTACHED TO WALL
4	COCCOLOBA UVIFERA x DIVERSIFOLIA	SEAPLUM VINE	6' OA. HT.	YES	ATTACHED TO WALL
730	FICUS MICROCARPA	GREEN ISLAND FICUS	3 GALLON @ 15" O.C.	NO	
4	FICUS MICROCARPA	GREEN ISLAND FICUS	30"x30"	NO	SPHERE
18	FICUS MICROCARPA	GREEN ISLAND FICUS HEDGE	8' OA. HT.	NO	FULL TO BASE
22	GARCINIA SPITACA	GARCINIA	6' OA. HT.	NO	
7	GARCINIA SPITACA	GARCINIA	6' OA. HT.	NO	COLUMNS
36	SPARTINA BAKERI	CORDGRASS	3 GALLON @ 36" O.C.	YES	
77	MYRCIANTHES FRAGANS	SIMPSON'S STOPPER HEDGE	4' OA. HT.	YES	FULL TO BASE
GROUNDOVERS					
QT.	BOTANICAL NAME	COMMON NAME	SPECIFICATION	NATIVE	OBSERVATIONS
16	ASIATIC JASMINE MINIMA	MINIMA	1 GALLON @ 12" O.C.	NO	16 SF
120	APTENIA CORDIFOLIA	BABY SUNROSE	1 GALLON @ 12" O.C.	NO	120 SF. PINK BLOOM. BORDER
400	SESUVIUM PORTULACASSTRUM	SEA PURSLANE	1 GALLON @ 12" O.C.	YES	400 SF
	LAWN	LAWN		NO	
POTS					
QT.	BOTANICAL NAME	COMMON NAME	SPECIFICATION	NATIVE	OBSERVATIONS
1	PITTOSPORUM TOBIRA 'CREAM THE MINT'	PITTOSPORUM 'CREAM THE MINT'	7 GALLON	NO	
GENERAL NOTES					
ALL PLANT MATERIAL TO BE FLORIDA GRADE #1 OR BETTER STANDARD FOR ALL TREES/PALMS CONTRACTOR TO SUBMIT PICTURES FOR LANDSCAPE ARCHITECT APPROVAL PRIOR TO INSTALLATION INSTALLED TOP MULCH LAYER ON ALL PLANTING BEDS UNLESS OTHERWISE SPECIFIED					

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:**	801 SOUTH COUNTY ROAD	
2	**Lot Area (sq. ft.):**	99,180.00 SF	
3		REQUIRED	PROPOSED
4	Landscape Open Space (LOS) (Sq Ft and %)	54,549.00 SF (55%)	63,909.64 SF (64.43%)
5	LOS to be altered (Sq FT and %)	N/A	14,177.00 SF (14.29%)
6	Perimeter LOS (Sq Ft and %)	N/A	N/A
7	Front Yard LOS (Sq Ft and %)	2,364.00 SF (45%)	4,325.70 SF (82.31%)
8	Native Trees %	30% (number of trees)	100.00%
9	Native Shrubs & Vines %	30% (number of shrubs & vines)	12.14 %
10	Native Groundcover %	30% (groundcover area)	74.62 %

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N

0 1 4 8 16 FEET
SCALE: 1/8" = 1'-0"

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KETTENBACH RESIDENCE

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SEAL

DATE
11.03.25

PLAN LIST
SOUTHEAST GARDEN

L5

801 SOUTH COUNTY ROAD

Designation Report

FRIDAY, FEBRUARY 16, 1990

LANDMARKS PRESERVATION COMMISSION
Palm Beach, Florida

DESIGNATION REPORT: 801 South County Road

TABLE OF CONTENTS

I. GENERAL INFORMATION

II. LOCATION MAP

III. ARCHITECTURAL INFORMATION

IV. HISTORICAL INFORMATION

V. STATEMENT OF SIGNIFICANCE

VI. CRITERIA FOR DESIGNATION

VII. SELECTED BIBLIOGRAPHY

VIII. PHOTOGRAPHY

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

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

I. General Information

Location: 801 South County Road, Palm Beach, Florida

Date of Construction: 1929 (Permit #14129, July 10, 1929)

Architect: Maurice Fatio

Present Owner: Mr. Richard and Leslie Schlesinger

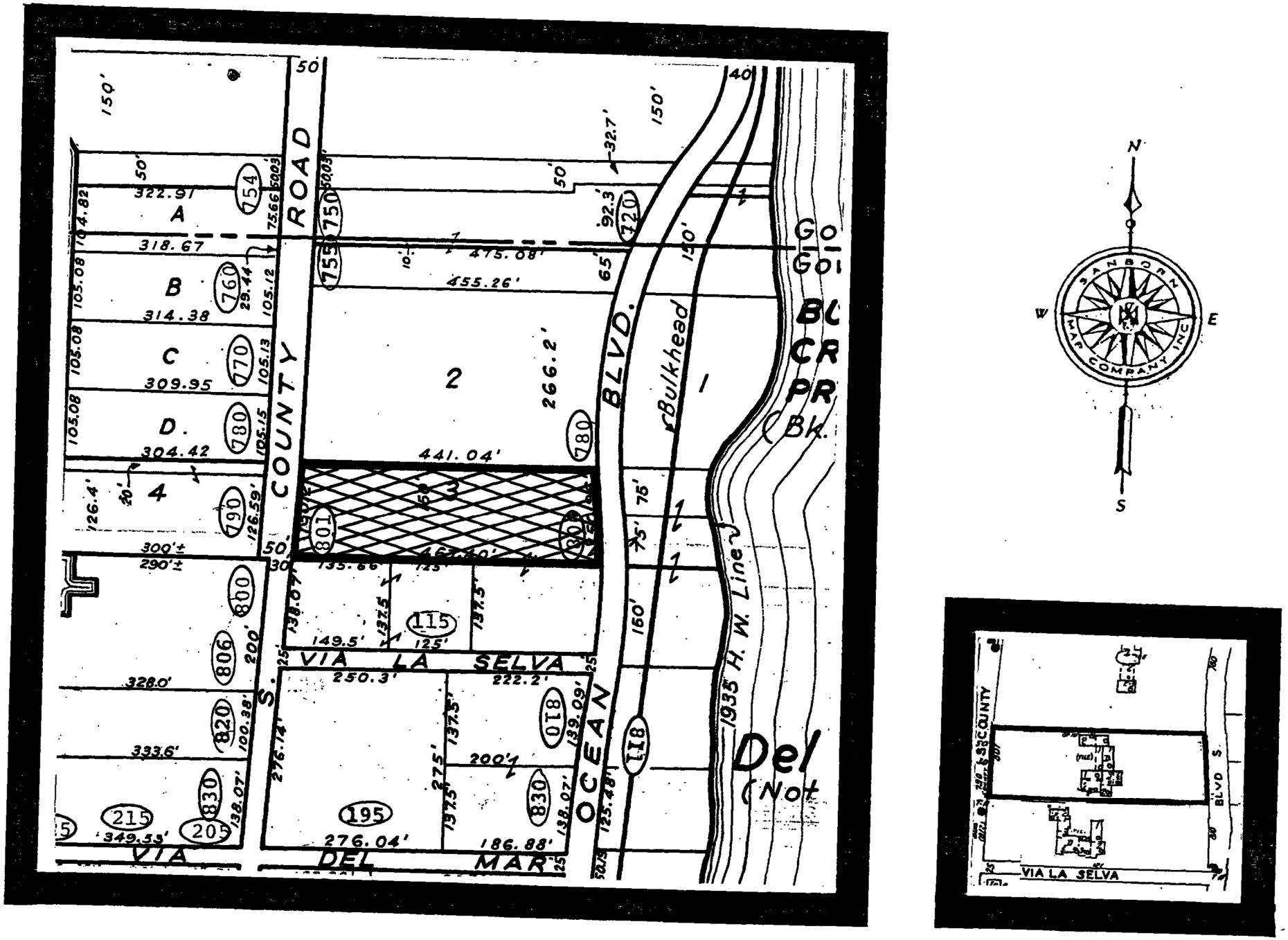
Present Use: Residential- Single Family

Present Zoning: R-A

Legal Description: 35-43-43, W 25 FT OF E 206 FT OF S 50 FT OF N 541 FT OF GOV LT 1 LYG W OF OCEAN BLVD & S 150 FT OF N 491.52 FT OF GOV LT 1 LYG E OF CO RD

Palm Beach County Tax Folio #: 50-43-43-35-00-001-0040

Classification in the "Historic Building Survey of Palm Beach": "This house, concealed in greater part from the street, is a work of Maurice Fatio, one of the best-known Palm Beach architects. The corner porch, with its handsome decorative capitals, is a picturesque and unusual entrance. Grade: B."



LOCATION MAP--801 SOUTH COUNTY ROAD

III. Architectural Information

801 South County Road is a large U-shaped Mediterranean Revival design that extends from Ocean Boulevard to County Road.

The asymmetrical ocean facade consists of a one story living room balanced by a three story tower with two story projections extending east and south. The stucco facade is characterized by sharp corners and extensive quarry key detailing. The wide, squat tower is articulated by quarry key moulded string courses at the sill level as well as the springline of the small arched windows that look out from all sides. The stone cornice has stone brackets carved like human faces -- with six variations.

A two story hipped roof section projects toward the ocean from the tower block. The large picture window on the first floor is framed with quarry key quoining, sill, and lintel. Above is a quarry key balcony with wrought iron brackets and balustrade that opens off of large french doors. The quarry key entablature is ornamented with stone brackets.

Two story projections also extend from the north and south sides of the tower. The south kitchen wing is characterized by paired windows set into quarry key frames separated by a single pier. The cornice in this wing is a two tiered scalloped stucco design. An arch springs from three quarter engaged columns on the north side of the tower. From this , french doors lead out onto the ocean terrace with a quarry key balustrade. On the second floor, a pair of small arched windows is separated by a a single engaged column.

From the three story height of the tower, the design gradually lowers to the single story living room from which large picture windows with quarry key sills, lintels, and quoining look toward the ocean. The windows here, as in the dining room, were originally leaded Gothic trifoil windows, but Fatio remodeled the house several years after its construction, replacing them with the more simple square windows that afford large views of the ocean. A quarry key cornice and brackets connect the lower living room with the rest of the house.

Along County Road, the entrance to the house is located at one

tip of its U-shaped plan. Smooth, unornamented stucco walls with a simple boxed quarry key cornice create a dramatic canvas for the open groined vault entranceway that penetrates this rectangular block. A single cut coral stone column, with exaggerated Romanesque proportions provides a single concentrated decorative element.

IV. Historical Information

801 South County Road was built for Mrs. Margaret Durant Cooper in 1929. Mrs. Cooper is best known for having built the Widener Library at Harvard in honor of her son from her first marriage.

In the years the Mrs. Cooper owned the house, she remarried and had architect Maurice Fatio return to make alterations to the house.

V. Statement of Significance and Criteria for Designation

Statement of Significance

801 South County was originally an ocean to lake estate located between Via La Selva and Banyan Road. The carriage house situated on the lake across the road from the main house, has since become an historic landmark. The main house is an outstanding design with many similar surrounding structures.

801 South County Road was designed by Maurice Fatio, of the firm Treanor and Fatio, and is a valuable asset to the community. Its Spanish-Italian design is of the highest quality and is worthy of the protection and special consideration it would be afforded if designated a Town Landmark.

Criteria for Designation

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

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

Large estates like 801 South County Road are the last remains of the grandeur of Palm Beach in the 1920's. They serve as a reminder of the glory of past days and impart a felling of glamour into today's Palm Beach.

801 South County Road was built just before the Depression, which forever changed the scope of architecture in Palm Beach. It was built by Mrs. Margaret Durant Cooper (later Cooper Rice), a member of Palm Beach's elite who is best known today for having donated the Widener Library at Harvard.

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

801 South County Road is a first rate Mediterranean Revival design by one of the most important Palm Beach architectural firms, Treanor & Fatio. It has wonderfully complex massing, incorporating numerous setbacks, loggias, terraces, and balconies. The use of quarry key, a native Florida stone, is of the highest order and has aged beautifully. Of special interest are the carved heads seen in the frieze of the tower's entablature and the columnar entrance, whose complex carving stands in proud contrast to the stark entrance facade.

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

PLEASE SEE MAURICE FATIO BIOGRAPHY, AS ATTACHED.

Maurice Fatio Biography

Maurice Fatio was one of the Palm Beach's top architects in the 20's, 30's, and early 40's. Treanor & Fatio was one of the largest architectural firms in Palm Beach and Fatio's distinctive designs can be seen throughout the island.

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

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

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

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

climate and set the pace for the smaller Colonial and Regency commissions that followed them.

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

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

VIII. Selected Bibliography

Curl, Donald W. Palm Beach County: An Illustrated History, Northridge, CA: Windsor Publications, 1986.

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

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

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

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

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

TOWN OF PALM BEACH

Information for Landmarks Preservation Commission Meeting on:
November 19, 2025

To: Landmarks Preservation Commission

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

From: Planning, Zoning & Building

Re: COA-23-003 (ZON-23-020) 139 N COUNTY RD—THE PARAMOUNT THEATER (COMBO). The applicant, WEG Paramount LLC, has refiled an application requesting a Certificate of Appropriateness for the review and approval of the renovation, including window and door replacement, roof replacement, installation of awnings, railing replacement, selective demolition, reconstruction of original features, as well as landscape and hardscape improvements, and adaptive re-use of an existing Landmarked theater structure. This is a combination project that shall also be reviewed by Town Council as it pertains to zoning relief/approval. The consideration of which is part of a facilitated resolution by the magistrate under Florida's Land Use and Environmental Dispute Resolution Act. ***This item has been deferred to the December 17, 2025, Landmarks Preservation Commission Meeting.***

Date: 11/12/2025

ATTACHMENTS

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

STRATEGIC PLAN

Strategic Priorities:
Community Culture and Character

Strategic Focus Areas:
Quality of Life
Community Preservation

FUNDING

No Fiscal Impact

COA-23-003 (ZON-23-020) 139 N COUNTY RD—THE PARAMOUNT THEATER (COMBO). The applicant, WEG Paramount LLC, has refiled an application requesting a Certificate of Appropriateness for the review and approval of the renovation, including window and door replacement, roof replacement, installation of awnings, railing replacement, selective demolition, reconstruction of original features, as well as landscape and hardscape improvements, and adaptive re-use of an existing Landmarked theater structure. This is a combination project that shall also be reviewed by Town Council as it pertains to zoning relief/approval. The consideration of which is part of a facilitated resolution by the magistrate under Florida's Land Use and Environmental Dispute Resolution Act.

Applicant:	WEG Paramount LLC (Lester Woerner)
Professional:	RAMSA and REG Architects
Representative:	James Crowley, Esq.

HISTORY:

The Paramount Theater was constructed in 1927 and designed by the renowned architect Joseph Urban. Other notable projects designed by Joseph Urban in Palm Beach include Mar-a-Lago and the Bath and Tennis Club. The subject property was designated as a landmark in 1982. As stated in the designation report: *"Designed as a complete cultural center, the Paramount Theatre Building is a superb blend of cinema, residences, restaurants, commercial shops and offices. It was designed in 1926, by Joseph Urban, world renowned, Austrian architect, whose previous works included the alteration of the Egyptian Khedive's Palace in 1894, designing of the Tsar's Bridge over the Neva River in Russia in 1896, and producing designs for the Boston Opera Company and the Metropolitan Opera Company in the United States."*

"Of the three major buildings in Palm Beach by Architect Joseph Urban, the Paramount Theatre is perhaps the most innovative and original. An ingenious plan was used to combine the theatre with a charming shopping forecourt which is entered dramatically under the great pointed arch which is the central feature of the street façade."

At the April 19, 2023, LPC meeting, the original filing of this Application was presented, which included a different scope of work comprising a 250-member private club, a 250-person event space, a 40-seat public restaurant, a 3-story new mixed-use retail, and a 4-unit residential building with 2 levels of underground parking. The commissioners provided recommendations and deferred the project. At the July 19, 2023, LPC meeting, the commissioners provided additional recommendations, and the project was deferred until the Town Council acted on the variance and special exception requests. This version of the project was rejected by the Town Council and is currently being revisited albeit in a modified program under the FLUEDRA process. This is the first time this scope of the project has been before the Landmarks Preservation Commission.

See Town Council staff report for additional history of the original filing of this Application.

THE PROJECT:

The applicant has submitted plans entitled "PARAMOUNT THEATER" as prepared by **RAMSA and REG Architects** date received by the Town, 10-27-25.

The applicant is requesting review and approval of the following scope of work for a Certificate of Appropriateness application for the proposed improvements that will be reviewed by the Landmarks Preservation Commission following action by the Town Council:

- Rehabilitation and adaptive re-use of the existing three-story landmarked theater.
- Façade renovations and alterations to the primary and secondary street facing façades and all other elevations. Substantial interior demolitions and improvements.
- Alterations to the south façade to incorporate a new entrance, terrace and awning.

Town Council shall review the following aspects of the application. At the LPC meeting, staff will provide a verbal update regarding the Town Council actions.

Since the July 10, 2024 denial, the applicant has filed under Florida Land Use and Environmental Dispute Resolution Act ("FLUEDRA") and worked on a proposal relating to same. The proposed application consists of the following program:

- Private social club within a portion of the ground floor of the Paramount building with a maximum membership of 175 people.
- Expanded church space for Sunday services up to 200 seats is also proposed to occupy a portion of the ground floor.
- Public restaurant within a portion of the ground floor of the Paramount building with a maximum seating for 80 seats.
- Retail uses in the existing "liner" building along N County Road and Sunrise Avenue.
- Private residence occupying the entirety of the second and third floors of the Paramount building.

SPECIAL EXCEPTION REQUESTS + SITE PLAN REVIEW

- **SITE PLAN REVIEW**: Sec. 134-1112: Site Plan Review for new building(s) or for changes in permitted use in the C-TS zoning district.
- **SPECIAL EXCEPTION #1**: Sec. 134-1109(a)(3): Special Exception for a private social club use (175 members) in the C-TS zoning district.
- **SPECIAL EXCEPTION #2**: Sec. 134-1109(a)(21): Special Exception for a public restaurant use (50 inside seats and 30 outdoor seats) in the C-TS zoning district.
- **SPECIAL EXCEPTION #3**: Sec. 134-1109(a)(14): Special Exception for outdoor café seating in the C-TS zoning district for both the public restaurant use (30 seats) and the private social club use (40 seats).
- **SPECIAL EXCEPTION #4**: Sec. 134-2182(b): Special Exception for shared parking.
- **SPECIAL EXCEPTION #5**: Revesting of previously approved modification to previously approved SE for churches, synagogues or other houses of worship, for worship space for 200 patrons.

VARIANCE REQUESTS

- **VARIANCE #1:** Section 134-1729(2)(j) Variance to permit a generator on a roof.
- **VARIANCE #2**: Variance to permit open air mechanical enclosure located on the roofs (item J) @ 114" high and 98" above roof in lieu of 48" is permitted.

Site Data			
Zoning District	C-TS	**Future Land Use**	COMMERCIAL
Year Constructed	1926	**Architect**	Joseph Urban
Landmark Designation	09/14/82	**Nat'l Register District**	12/12/73

Surrounding Properties / Zoning	
North	One-story commercial / C-TS and R-C
South	Three-story residential w/ ground floor retail / C-TS and R-C
East	1950 Six-story condominium *SUN & SURF Condominium* / R-C
West	One-story commercial / C-TS

STAFF ANALYSIS:

The existing lot is 1.45-acre corner parcel on the southeast intersection of Sunrise Ave and N County Road, a prominent location in the C-TS (Commercial Town Serving) District. The site is improved with an existing three-story Landmarked structure—the Paramount Theater—which was designated a Palm Beach Landmark in 1982. The theater occupies the northern portion of the site, and a 46-car surface parking lot occupies the southern portion.

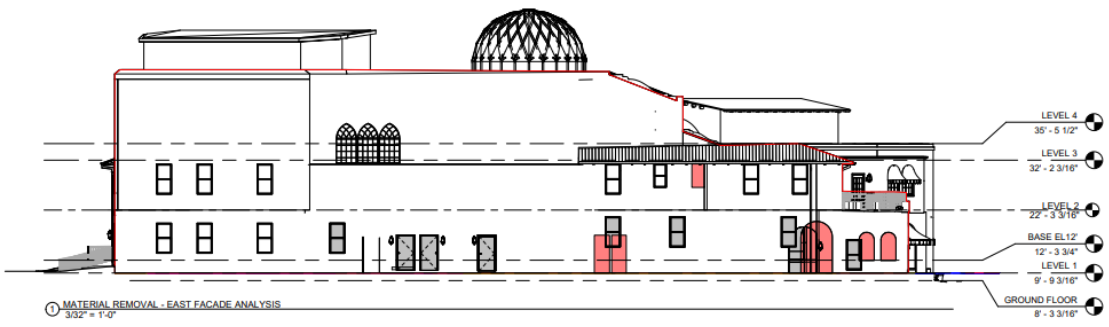
See Town Council staff report for further analysis of the site plan review, special exceptions, and variance requests.

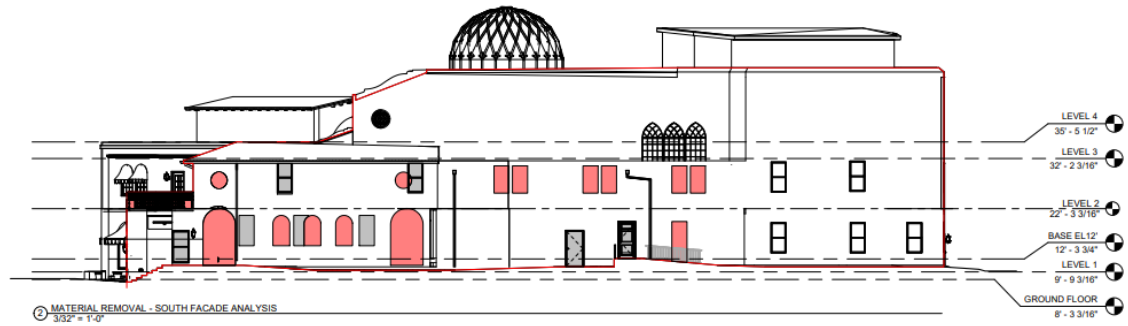
HISTORIC PRESERVATION ANALYSIS:

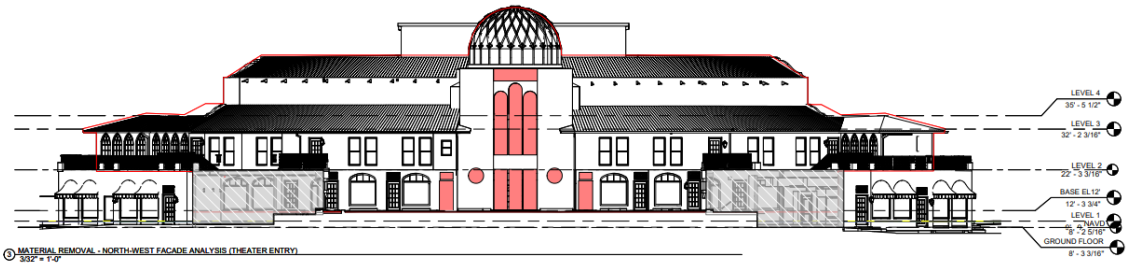
All of the modifications to the exterior of the landmarked structure will be reviewed and approved during the Certificate of Appropriateness review by the Landmarks Preservation Commission, which will occur only after the Town Council's actions. This shall not preclude the Town Council in reviewing the site plan, proposed entry along the south side of the building, the parking lot, or any other aspects of the building.

Demolition and Material Removal

On sheet B-11 of the plan set, changes to opening locations are documented on the east, south, and north-west facades. Most notably, new door openings are proposed on the east and south facades. Additional courtyard elevations are recommended to better analyze the impact of these changes. On the north-west façade, window and door openings are being altered and added to replicate the designs shown in the 1926 Joseph Urban drawings.

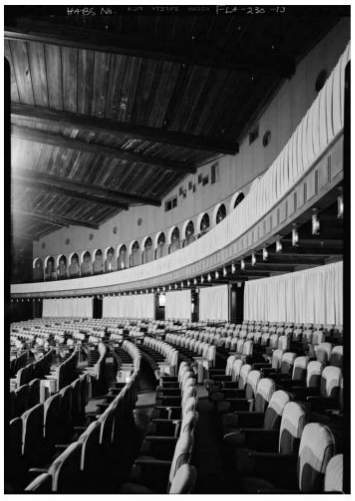






Additional material removal includes the existing barrel tiles, awnings, and rooftop mechanical equipment screening.

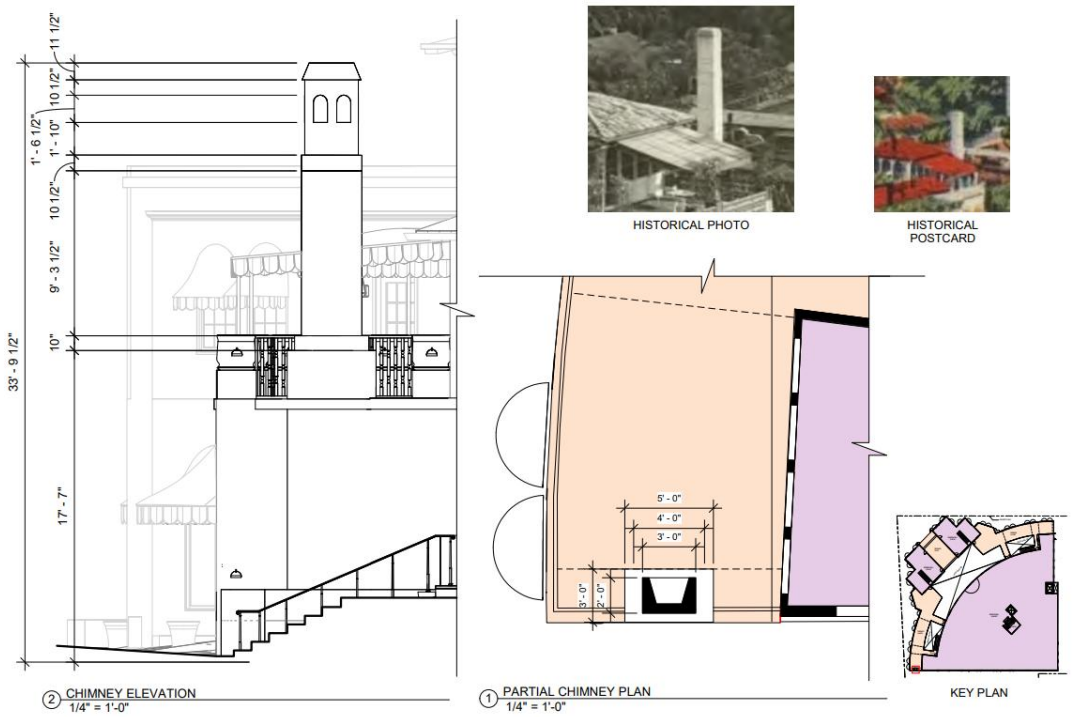
Although the building interiors are not landmarked, during the development review process, the applicant noted that the design intent is to incorporate historic materials into the new design wherever possible and salvage unused materials. Original features and detailing that remain in the interior are highly encouraged to be preserved as they are indicative of the building's history and original uses.

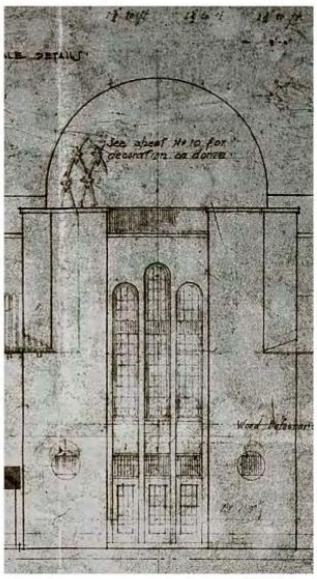


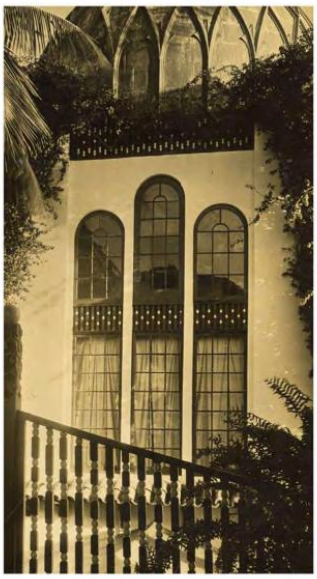
PAST REFERENCE IMAGES - 1970s, THEATER INTERIORS

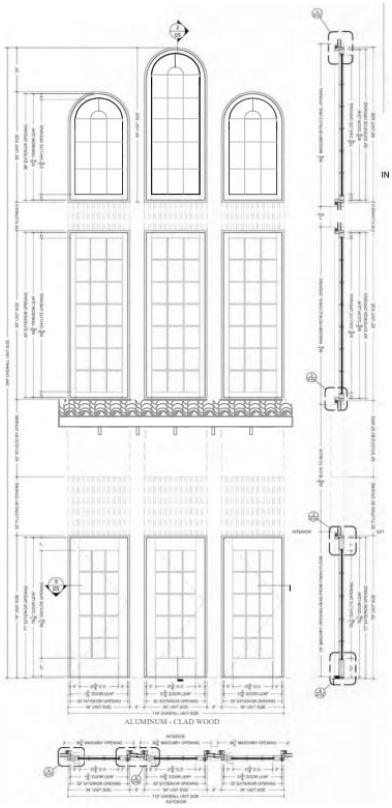
Reconstruction

The project scope includes reconstruction of the chimney on the north-west façade based on a historic photograph and postcard. Window and door designs, railings, and awnings are also referential to historic photographs and plans.




JOSEPH URBAN ELEVATION (1926)


MAIN ENTRANCE WINDOWS (1939)



KEY ELEVATION

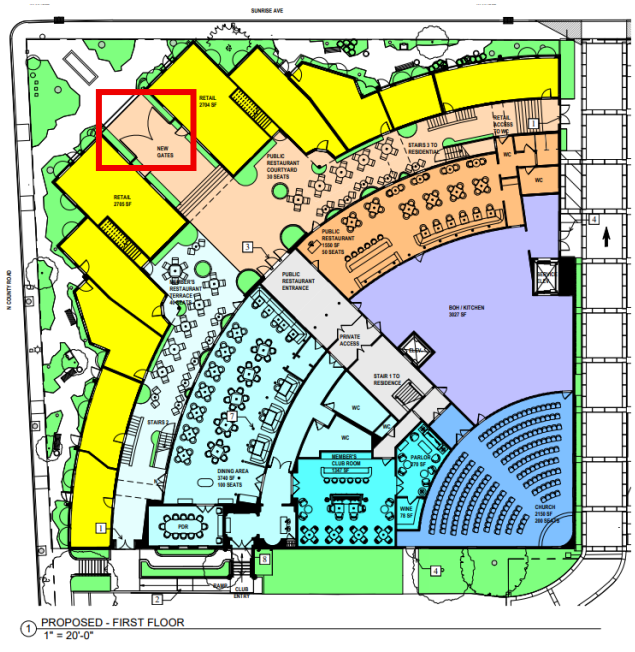
*Exact dimensions of masonry openings to be verified in filed

Rehabilitation

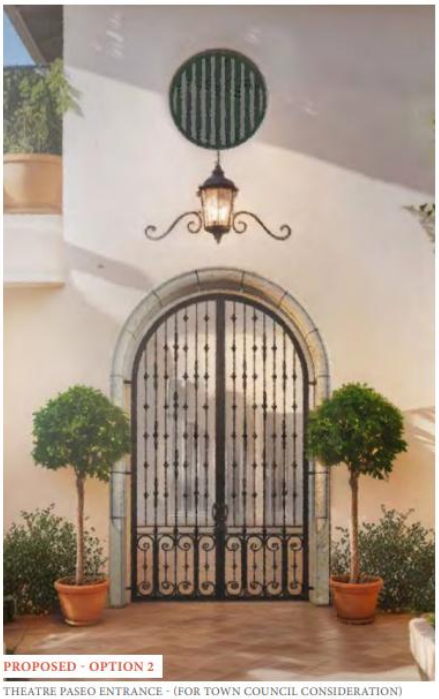
A more compatible rooftop mechanical screening system is proposed, which utilizes a terracotta tile screen.

The exterior finishes include new barrel clay roof tiles, painted wood railings, aluminum-clad wood windows and doors, and fabric awnings. From a historic preservation perspective, staff recommends wood windows and doors that are not clad in aluminum. Additionally, greater detail is needed for the awning fabric selection, exterior light fixtures, glazing, stucco texture, and railing wood type.

Staff have concerns about the new gates proposed on the building's signature entrance, on the north-west façade, which are not depicted in the elevations and renderings.



For the new entrance on the south façade, the applicant has submitted three (3) design options:



Contextually, options 2 and 3 are more compatible with the building.

Landscape and Hardscape

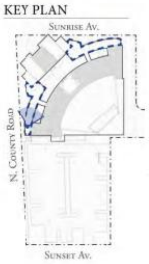
The landscape program includes the perimeter of the building, parking lot, courtyard, and potted plantings on the second-floor terraces. The plant selection is listed on sheet LP5 of the plan set.

Wood decking is proposed on the second-floor terraces. Coral flagstones will be featured in the courtyard and around the building.

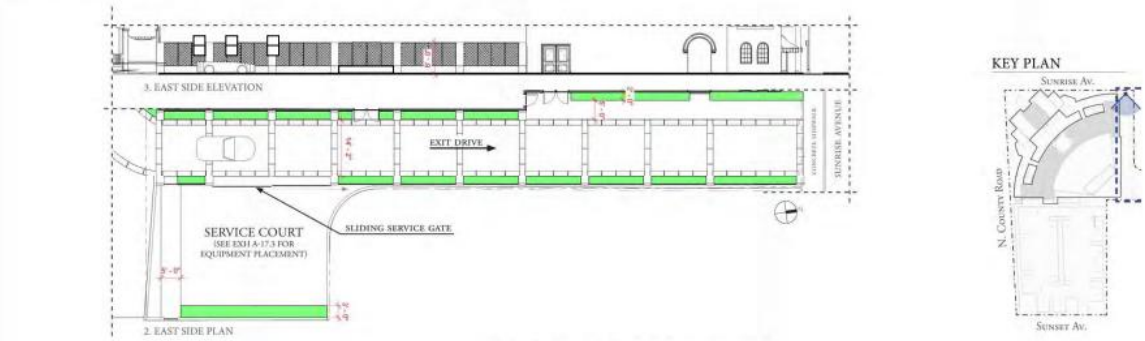
1. EXISTING CONDITION

2. PROPOSED CONDITION

3. HISTORIC PHOTO OF THEATRE TERRACE, H.A.B.S., 1971



The driveway accessed from Sunrise Ave is proposed to be tabby concrete with brick detailing.



FURTHER STUDY:

Staff recommends further study of the following aspects of the project:

a. Wood aluminum-clad windows and doors – Wood is recommended.
b. Awning depicted on sheet E-6.5 of the plan set – Awning signage is depicted, which is not permitted.
c. Parking lot hardscape – Extending the tabby concrete and brick detailing to the entire parking lot is recommended. Alternatively, the tabby concrete and brick detailing could be limited and aligned with the new south entrances and adjacent landscape island.
d. New gates proposed on the building entrance, on the north-west façade – Further specifications are needed, the gates should be clearly depicted on all elevations and renderings, and staff recommends moving the back further back near the courtyard steps.
e. Metal work – Wrought iron is reccomended or further study of another period-appropriate authentic material.

Additional Information

Staff recommends that additional information and revisions to the plans be made to address the following:

f. Additional elevations and detail drawings showing changes to the courtyard (existing, demolition, and proposed). Delineation of spaces (e. g. through the use of landscaping and gates) and any further exterior alterations to the building within the courtyard should be depicted.
g. Correcting layer issues/missing information on sheet D-4.2 & D-4.3.
h. Detail drawings of all new entrances on the east and south facades.
i. Clarifying in the plans if any work is proposed on the dome.
j. Further specifications for the selected awning fabrics and posts.
k. Further specifications for any proposed window shutters.
l. Further specifications for any proposed exterior light fixtures.
m. Complete window and door schedule with glazing information – Clear glass is recommended.
n. Further specification of the wood that will be utilized in the decking and railings.
o. Clarifying in the plans the amount of re-stuccoing that is proposed. On-site inspection is recommended.
p. For zoning review, additional dimensional exhibits showing the point of measurement for the east site wall height increase.

CONCLUSION:

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

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

WRB:JGM:FHM:ALF

James J Murphy

Shubin Law Group
PROFESSIONAL ASSOCIATION

June 26, 2025

VIA EMAIL

Joanne O'Connor
Town of Palm Beach Attorney
505 South Flagler Drive, Suite 1100
West Palm Beach, FL 33401
joconnor@jonesfoster.com

Re: Letter of Intent for Paramount Theater Revised Development Concept

Dear Joanne:

On behalf of this firm's client, WEG Paramount LLC, and its principals, Lester Woerner and Trent Woerner (collectively, "WEG" or "Applicant"), please let this correspondence serve as a letter of intent in connection with Applicant's revised proposal relating to its pending Request for Relief under the Florida Land Use and Environmental Dispute Resolution Act, as set forth at Fla. Stat. 70.51 ("FLUEDRA") pertaining to real property located at 139 North County Road, Palm Beach, FL 33480 (the "Property" or the "Paramount").

The Revised Concept

The following materials are being submitted simultaneously herewith: (1) concept plans prepared by REG Architects (the "Revised Concept"), and (2) a Traffic Comparison Letter prepared by Simmons & White Civil & Traffic Engineering.

The Revised Concept was developed following as part of the FLUEDRA process, and incorporates feedback provided by the Town Council during prior public hearings. Importantly, the Revised Concept **significantly de-intensifies** the project, while also providing opportunities for the public to access this landmarked community treasure. A table below provides a comparison between the plan that was denied 3-2 by the Council on July 2024 (the "2024 Application") and the Revised Concept:

	2024 Application	**Revised Concept**
Club Size (Sq. Ft.)	~40,000 sf	5,000 sf (+ portion of courtyard space)
Club Members	475	175

Club Dining Seats	363	150
Club Max Occupancy	412	225
Club Hours of Operation	7AM to midnight daily (with occupancy caps during certain hours)	Mon – Fri = 6pm to midnight Sat – Sun = Noon to midnight
Retail open to Public	Not included though Applicant expressed willingness	Yes; 5,420 sf broken up into smaller retail spaces
Café open to Public	No	Yes
Church	Yes (approved for 200 seats)	Same
Use of 2nd/3rd Floor	Private Club	A Single-Family Residence
Parking Requirement	133 (+ Shared Parking for Church)	102 (+ Shared Parking for Church)
Traffic Generated	1,088 trips per day AM – 43 peak hour trips PM – 116 peak hour trips	873 trips per day AM – 29 peak hour trips PM – 52 peak hour trips

The Revised Concept was developed in consultation with our clients' traffic engineer, design team, and local land use counsel in order to address concerns raised by the Town Council and the public during prior public meetings on the project. Specifically, Council members commented that they would like to see the exterior retail remain, they would like to have a public component of the renovated building, they would like to see a residential component to the project, and they would like to have a small café for the benefit of the neighborhood.

In addition, Town Council members and public commenters argued that the size of the club (both physically and in terms of the membership capacity) was excessive and inconsistent with the purpose of the C-TS zoning district. To address those concerns, we have dramatically reduced the size of the club from approximately 40,000 square feet to 5,000 square feet, and we have reduced the number of proposed members from 475 to 175 members. Importantly, the private club would not be open before 6:00 PM on weekdays,

which further reduces the impacts on the Town transportation network and results in a project that has fewer trips than the current uses at the Property.

The relevant Town Code provisions relating to this Revised Concept are set forth below:

- **Special Exceptions**:
  - (i) a private social club of 175 members in the Town's C-TS zoning district (Code 134-1109(a)(3));
  - (ii) for a café (Code 134-1109(a)(22));
  - (iii) for outdoor seating use associated with the private social club (Code 134-1109(a)(14));
  - (iv) for shared parking between a private social club use and a church use (Code 134-2182(b));
- **Variances** (only to the extent viewed as positive by the Town)
  - to permit a generator and certain other mechanical equipment on the roof (see Variance Requests #1 and #2 of 2024 Application);
- **Site Plan Review**
  - for site plan changes on properties not zoned single-family residential (Code 134-1112).

The Alternative

It has been our client's sincere intent to utilize the FLUEDRA process to work with the Town in good faith to see if we can find a mutually beneficial development concept for the Paramount that both protects our clients established property rights and furthers the best interests of the Town and its residents. If, however, the Town Council remains steadfast in its denial of any private club at the Property (even one at this significantly reduced capacity), WEG will pursue: (1) its pending legal challenges, including a contested hearing in the FLUEDRA proceeding and its pending certiorari proceeding (*see* Case No. 2024-CA-007599-XXXA-MB (Fla. 15th Cir. Ct., Appellate Div.), and (2) by-right uses of the Property that inevitably will be more intense and likely less desirable from the perspective of some of the neighbors.

For example, converting a majority of the Paramount to a mall (with as many as 65 boutique retail stores all under 3,000 square feet) would be permitted in the C-TS zoning district. Another option includes a significant expansion in the operation of the existing church use, including for large-scale events and weddings. WEG views the current proposal as a better fit for the Town, and one that the neighbors would likely prefer over the alternative by-right uses.

FLUEDRA Settlement Process

If the Town determines that the Revised Concept is worthy of formal consideration, its approval could be incorporated into a settlement agreement and statutory development agreement, the approval of which, of course, would require additional public hearings and review process.

"FLUEDRA expressly provides a mechanism by which a local government may ratify a settlement that fails to replicate the applicable land-use approval process." *Miami Design Preservation League, Inc. v. City of Miami Beach*, 2015 WL 3514866 (2015); *see also* Fla. Stat. 70.51(19)(c) ("This subsection does not prohibit the owner and governmental entity from entering into an agreement as to the permissible use of the property prior to the special magistrate entering a recommendation. An agreement for a permissible use must be incorporated in the special magistrate's recommendation."). Additionally, local governments are afforded substantial discretion in determining when, and on what terms, to settle disputes. Accordingly, the Town could vote on a settlement agreement that would include/incorporate the following concepts:

- WEG would be required to submit a Declaration of Use for the Private Social Club for review and approval by the Town, which shall include the all operational conditions imposed by the Town for similar uses.

- Because the settlement contemplates an amendment to the 2024 Application, the Code of Ordinances and Comprehensive Plan in place at the time of filing the 2024 Application shall continue to govern the Town's review of the Revised Application. Accordingly, the Town's Zoning in Progress (Resolution No. 069-2024), which was adopted after the pendency of the 2024 Application and previously determined to be inapplicable to the 2024 Application, will continue to be inapplicable to the Revised Development Concept.

- The Town Council would find that the Revised Concept – significantly scaled down from the 2024 Application – is consistent with all applicable Code and Comprehensive Plan provisions.

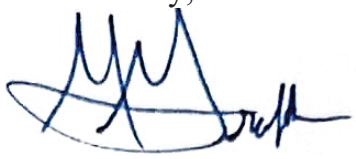
- Modifications to the exterior and interior of the landmarked structure would be reviewed for comment by the Landmarks Preservation Commission.

- The settlement and approval of the Revised Concept would be memorialized in a statutory development agreement.

- WEG would dismiss its legal challenges with prejudice, and be deemed to have released any and all claims raised against the Town.

Should you have any questions or wish to discuss this matter further, please do not hesitate to reach out to me.

Sincerely,



John K. Shubin, Esq.
Mark E. Grafton, Esq.
For the Firm

cc: Seth Behn, Esq.
Wayne Bergman
James Crowley, Esq.

Gunster

.Our File Number: 53286-00001
Writer's Direct Dial: (561) 650-0633
Writer's E-Mail Address: jcrowley@gunster.com

October 27, 2025

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

Re: Supplemental LOI for 139 N. County Road - COA-23-003 (ZON-23-020)

We are pleased to submit the accompanying documents and drawings in connection with our combination application for Certificate of Appropriateness, Site Plan, Special Exception, and Variance Approval (the "Application") for the adaptive reuse of the Landmarked property located at 139 North County Road, Palm Beach, FL ("Property"). A conceptual presentation was made to the Town Council at its July 8, 2025, meeting in an attempt to settle pending litigation. This submittal formalizes the plan that received favorable direction from the Town Council at that meeting and provides additional detail on the minor alterations to the historic building and the proposed retail, church, club, and residential uses at the Property. This letter of intent (LOI) supplements the LOI submitted by Shubin Law Group, dated June 26, 2025, and will be explained in further detail at the meetings before the Town Council and the Landmarks Preservation Commission ("LPC") during formal review of the updated development program.

The revised development program addresses concerns raised by neighbors and the Town Council during public hearings on prior versions of the Application, which has been pending for several years. The most important thing to note as it pertains to the revised Application is that the resulting redevelopment program will lead to a reduction in traffic during the daytime when compared to the existing uses at the Property. This reduction in traffic is achieved by converting the second-story uses from commercial to residential and by opening the private club at 6:00 p.m. on weekdays. Our traffic and parking studies document this reduction in traffic in more detail.

No variances are necessary except for those required to screen rooftop equipment. It is important to note that the Town Council recently adopted changes to the Code that would eliminate this variance, but the ordinance has not yet become effective because it was adopted on second reading less than 30-days ago. Parking is being addressed through a request for onsite shared parking and through the equivalent parking credits that are vested at the Property pursuant to Sections 134-2175 (b), (c), (d) and (e) of the Code, which establish the process for applying parking credits to changes in use and exempt commercial landmarked buildings from most parking requirements when increased use or occupancy is proposed.

In addition to Certificate of Appropriateness approval from the LPC, the revised Application requires approval of the following as it pertains to zoning approval from the Town Council:

a. Special Exception for a private club use (175 members) in the C-TS zoning district, per Section 134-1109(a)(3) of the Town of Palm Beach Code of Ordinances.

b. Special Exception for restaurant use in the C-TS zoning district for a café with 50 indoor seats and 30 outdoor seats (80 seats total), per Section 134-1109(a)(21) of the Town of Palm Beach Code of Ordinances

c. Special Exception for outdoor café seating in the C-TS zoning district with 30 outdoor seats for the restaurant/café use, and up to 40 outdoor seats for the private club use when weather permits = total 70 outdoor seats, per Section 134-1109(a)(14) of the Town of Palm Beach Code of Ordinances.

d. Special Exception for on-site shared parking, per Section 134-2182(b) of the Town of Palm Beach Code of Ordinances.

e. Variance for one (1) generator located on the roof of the theatre building per Section 134-1729(2)(j) of the Town of Palm Beach Code of Ordinances.

f. Variance for an open-air mechanical enclosure located on the roof of the theatre building at 114 inches and 98 inches above the roof in lieu of the 48 inches maximum permitted in Section 134-1607(1) of the Town of Palm Beach Code of Ordinances.

Please note the following as it relates to this application:

1. Criteria for Development Order Approval

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

(a) The criteria set forth in section 54-122, if applicable, shall be considered in passing upon an application for exterior alterations; provided that the commission may consider the original design of the building and the

buildings visually related to it and disregard alterations subsequently made thereto.

(b) Exterior alterations shall not affect the architectural quality or historical character of the building.

The Application proposes modifications to the existing Paramount Building that are visually compatible with the height, gross volume, and the proportion between width and height of the façade of the adjacent buildings and environment. While the proposed modifications to the historic resource are minor, they will help to restore Urban's original vision for the Property and enhance access from the existing parking area on the south side of the Property.

The proposed alterations to the south façade of the existing Theatre building will allow for access to the building from the parking lot, and will have limited visibility from public rights-of-way due to the additional landscaping proposed. There will be little if any impact on the street presence of the existing Theatre building. It is also important to note that this façade has been modified over time. The proposed design alterations will be visually compatible with the height, gross volume, and the proportion between width and height of the façade of the adjacent buildings and environment. The rhythm created by the existing Paramount Building masses and space between them will be preserved and highlighted by the new building elements that are being done to restore the look of the building back to the architect's original design. Because of the approach to return the building to the original design where possible, and limiting the adjustments to the building to areas that do not change the look of the building from the adjacent streets, the proposed alterations do not affect the architectural quality or historical character of the building.

B. Site Plan Review Approval in accordance with Section 134-329. Site Plan Review is required for changes in permitted use in Section 134-1107, which involve more than 2,000 square feet of building floor area in the C-TS zoning district, per Section 134-1112 of the Town of Palm Beach Code of Ordinances.

(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.

(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.

(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.

(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.

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

(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.

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

(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.

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

(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.

(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.

The request for the renovation and restoration of the Paramount Building meets all of the criteria for Site Plan Approval set forth in Section 134-329 that apply to this Application. The warranty deed for the property establishes that the owner of the Property is WEG Paramount LLC, which has the authority to files this Application. Furthermore, the proposed site plan will not adversely affect the public interest,

and the existing theatre building and proposed club use and residential use (1 residential unit) for a portion of the Property will be in harmony and compatible with the existing commercial and office uses on the property, and not in conflict with adjacent residential uses in the surrounding neighborhood. Most of the adjacent properties in the neighborhood were developed with residential units in excess of 2 stories after the Paramount building was constructed. The massing of the existing Paramount building will remain virtually unchanged and will remain compatible with the surrounding neighborhood. As stated previously, the existing ingresses and egresses on Sunrise Avenue and Sunset Avenue will be maintained. Pedestrian walkways will be upgraded to promote walkability along the perimeter of the Property, and within the Property itself. The design of the traffic circulation on the Property, the parking and the pedestrian walkways have been carefully studied by our civil and traffic engineers in order to create a safe environment for both vehicular and pedestrian uses on and adjacent to the Property. As part of the revised design for the Project, the parking lot has been redesigned to increase the parking from 46 spaces to 50 spaces, and to eliminate the nonconforming drive aisles, which have been widened to meet code. Our traffic engineer, Simmons and White, developed this program in consultation with the Town's traffic consultant and has verified that the revised development program will lead to a reduction in vehicular trips compared to the existing commercial development at the Property. The stormwater drainage system and utilities will be upgraded to meet all Town requirements. Open spaces within the Paramount Building portion of the Property, including the enclosed courtyard, are being maintained and enhanced with additional materials. The height of the existing Paramount Building will be maintained, and not altered. The Paramount Building will remain significantly lower than the adjacent Sun and Surf Condominium buildings, and completely compatible with the heights of the other nearby residential structures. The design of the Project maintains appropriate massing and rhythm of buildings along the adjacent roadways in order to ensure compatibility with the surrounding area in terms of size and architectural style.

C. Special Exception in accordance with Section 134-229:

I. Criteria:

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

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

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

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

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

(6) The use will comply with all 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.

(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.

(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.

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

(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.

(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.

(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.

(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.

II. Special Exceptions Requested:

A. Request for Special Exception for a private club use (175 members) in the C-TS zoning district, per Section 134-1109(a)(3) of the Town of Palm Beach Code of Ordinances.

B. Request for Special Exception for restaurant use in the C-TS zoning district for a café with 50 indoor seats and 30 outdoor seats (80 seats total), per Section 134-1109(a)(21) of the Town of Palm Beach Code of Ordinances

C. Request for Special Exception for outdoor café seating in the C-TS zoning district with 30 outdoor seats for the restaurant/café use, and up to 40 outdoor seats for the private club use when weather permits = total 70 outdoor seats, per Section 134-1109(a)(14) of the Town of Palm Beach Code of Ordinances.

D. Request for Special Exception for on-site shared parking, per Section 134-2182(b) of the Town of Palm Beach Code of Ordinances.

III. Justification for Special Exceptions Requested:

All of the Special Exceptions being requested are permitted within the C-TS zoning district, and the location of these uses within the existing building will ensure that they are appropriately located as to protect surrounding properties from any adverse impacts. The private club use for 175 members is consistent with other recently-approved club uses in the C-TS zoning district and will enable the Property owners to ensure that club membership exceeds and exceeds the Town serving requirement set forth in Chapter 134 of the Town Code. The club use is also ideal for a portion of Town that experiences high traffic volumes during peak traffic hours, as the demand for club uses is very low during these times. In addition, the applicant has agreed to open the club beginning at 6:00 p.m. on weekdays to ensure there is no negative impact to peak hour traffic. The minimal impact of private clubs on the Town's traffic network has been demonstrated by another club use in the C-TS zoning district, Carriage House, which recently received approval for additional members after receiving more initial scrutiny than any other commercial use in recent memory.

The private club will have a maximum of 150 seats for dining, of which up to 40 of the seats may be located in the outdoor courtyard area when the weather permits outdoor seating. Outdoor club dining seating will be deducted from the indoor private club dining seating available; therefore, if all 40 outdoor seats for the private club are used in the courtyard area, the maximum number of indoor dining seating that the private club can have will be 110 seats. During inclement weather, all of the private club dining seating will be indoors, and will not exceed 150 total seats.

The Special Exception for the restaurant/café use is a typical request in the Town and was requested by Town Council in previous reviews of the Project. The Property has throughout its history offerede restaurant and entertainment uses, and these uses fdorm part of the justification for including the Property in the Town's Lansmarks program. The café proposed by this Application will be small in scale and have limited hours of operation that are outlined in the Declaration of Use that has been submitted. The Special Exception for the proposed outdoor café seating includes some seating for the café use, and some for the private club members, and will be located within the existing interior courtyard in order to minimize any noise or odors that could be experienced from outside the Property. Existing utility service will be maintained and enhanced, and the proposed refuse enclosure has been designed to ensure that it will not be seen or smelled from adjacent properties.

The special exception for the on-site shared parking is to allow the existing parking on the property to be used by both the Church and the Private Club because these uses will not be active at the same time. Shared parking has been approved for numerous commercial properties in Town where, as here, the uses will never be conducted at the same time and there will never be a conflict between the uses requesting shared parking. A shared parking study has been included in this submittal, which includes the following calculations and information explaining how the overlapping of the uses will be minimized or not occur at all, thereby justifying the approval for this Special Exception:

Shared Parking Calculations - Weekday

Use	Weekday Before 4 PM	Weekday 4:00-6:00 PM	Weekday After 6:00 PM
Retail**	27	27	8
Club	0	0	44
Church*	3	3	0
Café	37	0	0
Residence	7	7	7
Total =	**74**	**37**	**59**

*Church parking assumes just administrative parking during the week (5% of parking requirement)
**1600 SF of retail is proposed to remain open after 6:00 PM

Shared Parking Calculations - Weekend

Use	Saturday Before 12:00 PM	Saturday After 12:00 PM	Saturday After 6:00 PM	Sunday Before 12:00 PM	Sunday After 12:00 PM	Sunday After 6:00 PM
Retail**	27	27	8	27	27	8
Club	0	44	44	0	44	44
Church	0	0	0	50	0	0
Café	37	37	0	37	37	0
Residence	7	7	7	7	7	7
Total =	**71**	**115**	**59**	**121**	**115**	**59**

**1600 SF of retail is proposed to remain open after 6:00 PM

In should be noted that we are not requesting a Special Exception for a modification to a previously approved Special Exception for churches, synagogues or other houses of worship to allow for the theatre building to have space for 200 seats to be used for religious purposes, because this Special Exception was approved by Town Council in 2024 with the review of the previous approval for this Project. It is also important to note that the church use has been in existence at the Property since the 1990s, and while there are currently no restrictions on the time church services can occur, we are limiting the use to Sunday mornings in an effort to further ensure there is no increased traffic during peak weekday traffic volumes. The church use has proven to be compatible with the surrounding neighborhood at all times during its existence.

E. Variances in accordance with Section 134-201(a):

I. Variance Criteria:

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

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

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

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

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

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

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

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

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

2. Require the applicant to submit a declaration of use limiting the utilization of the property for which the variance was granted to the same use as that existing at the time the variance was granted.

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

II. Variances Requested:

1. Request for Variance for one (1) generator located on the roof of the theatre building per Section 134-1729(2)(j) of the Town of Palm Beach Code of Ordinances.

2. Request for Variance for an open-air mechanical enclosure located on the roof of the theatre building at 114 inches and 98 inches above the roof in lieu of the 48 inches maximum permitted in Section 134-1607(1) of the Town of Palm Beach Code of Ordinances.

III. Justification for Variances Requested:

The variances for the roof-mounted generator and height of the roof mechanical enclosure required to screen the roof-mounted equipment will allow for the relocation of the equipment away from the perimeters of the Property, which would have a greater impact on our neighbors, and the equipment will be screened from view, so the roof location for the equipment is the most logical place. This was also a request from Town staff in the design of the Project. The legal hardship for this request is that the equipment cannot be manufactured at a height that would meet the outdated requirements of the Code, and it is important to recognize that similar variance requests are routinely granted by the Town Council for this type of equipment. As stated above, the Town Council recently approved an ordinance that allows for generators on the rooftops of commercial buildings and allows for additional height of screen walls. This ordinance, while approved, has not yet become effective, so we are requesting variances as a technicality.

2. Site History

The Paramount Theatre building was designed by noted architect Josef Urban in 1926. Urban's other notable works in Town include the Bath and Tennis Club and Mar-a-Lago. According to the Department of State's Master Site File ("Master Site File"), the theatre officially opened on January 9, 1927, with the screening of the American classic film "Beau Geste." At this time, there were 1080 orchestra seats and 26 boxes containing three ranks of seating. The remainder of the building was designed for 20 retail shops facing the street,13 office spaces, and second-story apartments. As summarized in the Landmarks Designation Report, the main structure at the Property was "designed as a complete cultural center…[with] a superb blend of cinema, residences, restaurants, commercial shops and offices.

From the time of its opening until 1968, the Paramount Theatre was the cultural epicenter of the Town, hosting live stage productions and movie screenings. According to a 1982 article in the Palm Beach Post, the theatre showcased personalities including Will Rogers,

W.C. Fields, and Babe Ruth. During the 1930s and ‘40s, Big Bands featuring Duke Ellington and Glen Miller would grace the stage. In later years, the Theatre would host rock acts such as Electric Light Orchestra, Ted Nugent and The James Gang, as well as comedy acts like The National Lampoon Touring Show. During the 1970s, jazz and blues acts like Dave Brubeck and B.B. King would perform.

The Theatre remained profitable for its first 30 years. However, during the 1960s, ownership began to raise concerns that the Theatre use was beginning to lose its economic viability. In 1968, the Theatre closed its doors for good.

Few meaningful alterations were made to the Property prior to its closure in 1968. Our research indicates that limited maintenance was done during this period, with roofing work and renovation of the exterior second-story terraces being examples of the limited extent to which owners of the Property were investing capital on its upkeep. Then, in 1973, an application was filed to demolish the Theatre building and to replace it with shops and offices. Although we have found many references to this development application, we have been unable to locate the application and related plans despite our records requests to the Town.

After the adoption of the Town’s Landmarks ordinance in 1979, the Property became a topic of conversation as a candidate for historic designation. During this time, the Property owner agreed to voluntarily accept the landmarking of the Property on the condition that the Town accept an adaptive reuse plan to be presented to ARCOM and LPC. Handwritten notes on the LPC Property File Form provide as follows: “voluntary designation a[s] part of the Agreement made between the owners and the Town Council in the “adaptive reuse package.”

The “adaptive reuse package” was prepared by architect Eugene Lawrence and Peter Van Andel of the Gunster law firm. There were two alternative proposals for the Theatre building under the adaptive reuse package: one consisting of a 200-seat restaurant and a 250-seat theatre, and one consisting of the conversion of the Theatre into office and retail space. Famed architect John Volk participated in the preparation of the as built drawings for the Theatre building at this time. The adaptive reuse plan also called for development of the eastern portion of the Property, replacing then-existing tennis courts with a new multi-story structure consisting of underground parking with office and retail uses above.

The adaptive reuse plan was approved by both ARCOM and LPC in 1979. Members of the LPC who voted in favor of the adaptive reuse plan included Robert Ballinger and John Volk.

Although the adaptive reuse plan never came to fruition, it was clearly the basis for the agreement to voluntarily designate the Property as an historic Landmark. And while the plans were well received by both ARCOM and LPC, economic conditions during the early

1980s prevented the ambitious plans from being implemented. Our original submittal sought to attempt to finally implement restoration, redevelopment and adaptive reuse plans that were fifty years in the making; however, we have revised the scope of the Project to maintain the existing parking area with some minor modifications detailed earlier, and simply focus on the restoration and adaptive reuse of the existing theatre building, and restore it to its former grandeur.

Sincerely,

James M. Crowley

JMC/jl

FINAL SUBMISSION - SEPTEMBER 9,2025
APPLICATON #COA-23-003 (ZON-23-020)
Historic Paramount Theater Adaptive Reuse

139 N COUNTY RD
PALM BEACH, FL 33480

REG PROJECT #:24019
10/23/2025

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ARCHITECTURAL	
Sheet Number	Sheet Name
00	COVER PAGE
A-1	VINCINITY MAP
A-2	SUBJECT PROPERTY & CONTEXT IMAGES
A-3	SUBJECT PROPERTY & CONTEXT IMAGES
A-4	SUBJECT PROPERTY & CONTEXT IMAGES
A-5	SUBJECT PROPERTY & CONTEXT IMAGES
A-6	SUBJECT PROPERTY & CONTEXT IMAGES
A-7	SUBJECT PROPERTY & CONTEXT IMAGES
A-8	SUBJECT PROPERTY & CONTEXT IMAGES
A-9	SUBJECT PROPERTY & CONTEXT IMAGES
A-10	ZONING LEGEND
A-11	ZONING MAP
A-12	ZONING DIAGRAMS
A-13	ZONING DIAGRAMS
A-14	ZONING DIAGRAMS - SETBACKS
A-15	EQUIPMENT LOCATION - KEY PLAN
A-15.1	EQUIPMENT LOCATION - THEATER ROOF
A-15.2	ROOF ENCLOSURE ELEVATIONS/SECTIONS
A-15.3	EQUIPMENT LOCATION - SERVICE COURT

ARCHITECTURAL	
Sheet Number	Sheet Name
B-1	EXISTING SITE PLAN
B-2	MATERIAL REMOVAL SITE PLAN
B-3	EXISTING FLOOR PLAN - LEVEL 01
B-4	MATERIAL REMOVAL FLOOR PLAN - LEVEL 01
B-5	EXISTING FLOOR PLAN - LEVEL - 02
B-6	MATERIAL REMOVAL FLOOR PLAN - LEVEL 02
B-7	EXISTING FLOOR PLAN - LEVEL 03
B-8	MATERIAL REMOVAL PLAN - LEVEL 03
B-9	EXISTING FLOOR PLAN - ROOF
B-10	MATERIAL REMOVAL FLOOR PLAN - ROOF
B-11	MATERIAL REMOVAL FACADE ANALYSIS

ARCHITECTURAL	
Sheet Number	Sheet Name
C-2.2	PROPOSED SITE PLAN & ROOF PLAN
C-3.1	PROPOSED PLAN - GROUND FLOOR
C-7	PROPOSED FENCE, GARDEN WALLS & GATES
C-8.1	PROPOSED SEATING PLAN - GROUND FLOOR
C-8.2	PROPOSED SEATING PLAN - SECOND FLOOR
C-9	FIRST FLOOR LIFE SAFETY PLAN
C-10	SECOND FLOOR LIFE SAFETY PLAN
C-11	EXISTING INTERIOR COURTYARD ELEVATION
C-12	PROPOSED INTERIOR COURTYARD ELEVATION
C-13	PROPOSED CHIMNEY DETAILS

ARCHITECTURAL	
Sheet Number	Sheet Name
D-1.1	NORTH WEST STREET ELEVATIONS (RENDERED)
D-1.2	NORTH WEST STREET ELEVATIONS (ANNOTATED B&W, NO LANDSCAPE)
D-2.1	WEST STREET ELEVATIONS (RENDERED)
D-2.2	WEST STREET ELEVATIONS (ANNOTED B&W, NO LANDSCAPE)
D-3.1	SOUTH STREET ELEVATIONS (RENDERED)
D-3.2	SOUTH STREET ELEVATIONS (ANNOTATED B&W, NO LANDSCAPE)
D-4.1	THEATER HISTORIC COMPARISON - NORTH WEST
D-4.2	THEATER HISTORIC COMPARISON - EAST
D-4.3	THEATER HISTORIC COMPARISON - SOUTH
D-5	ENLARGED ELEVATIONS - NORTH WEST
D-6.1	ENLARGED ELEVATIONS - WEST
D-6.2	ENLARGED ELEVATIONS - SOUTH
D-7	SITE SECTION DIAGRAM - WEST
D-9	ENLARGED ELEVATIONS - SOUTH WEST
D-10	ENLARGED ELEVATIONS - PATIO FACADE RESTORATION
D-11	EXTERIOR DETAILS - TRIPLED ARCHED WINDOW OPENING
D-12	EXTERIOR DETAILS - TRIPLED ARCHED WINDOW
D-13	EXTERIOR DETAILS - TYPICAL WINDOW
D-14	EXTERIOR DETAILS - COURTYARD WINDOW
D-15	EXTERIOR DETAILS - TYPICAL EXTERIOR DOOR
D-16	EXTERIOR DETAILS - CANOPY
D-17	EXTERIOR DETAILS - AWNINGS
D-18	EXTERIOR DETAILS - PLANTERS
D-19	EXTERIOR DETAILS - APARTMENT TERRACE
D-20	EXTERIOR DETAILS - THEATER ENTRY ARCH
D-20.1	EXTERIOR DETAILS - THEATER ENTRY ARCH
D-20.2	EXTERIOR DETAILS - THEATER ENTRY ARCH
D-20.3	EXTERIOR DETAILS - THEATER ENTRY ARCH
D-21	EXTERIOR DETAILS - SOUTHERN ENTRY
D-22	EXTERIOR DETAILS - EASTERN EDGE EXIT DRIVE
D-23	EXTERIOR MATERIALS

ARCHITECTURAL	
Sheet Number	Sheet Name
E-1.1	AERIAL RENDERING
E-2.1	VIEW FROM NW CORNER (EXISTING)
E-2.2	VIEW FROM NW CORNER (PROPOSED)
E-3.1	VIEW FROM SW CORNER (EXISTING)
E-3.2	VIEW FROM SW CORNER (PROPOSED)
E-4.1	N COUNTY ROAD VIEW (EXISTING)
E-4.2	N COUNTY ROAD VIEW (PROPOSED)
E-5.1	VIEW FROM SUNSET AVENUE (EXISTING)
E-5.2	VIEW FROM SUNSET AVENUE (PROPOSED)
E-6.1	VIEW ALONG NORTH COUNTY ROAD (EXISTING)
E-6.2	VIEW ALONG NORTH COUNTY ROAD (PROPOSED)
E-6.3	VIEW OF SOUTHERN ENTRANCE
E-6.4	VIEW OF SOUTHERN ENTRANCE
E-6.5	SOUTHERN ENTRY ARRIVAL
E-6.6	COURTYARD VIEW

LANDSCAPE	
Sheet Number	Sheet Name
L0	OVERALL HARDSCAPE PLAN
L0	OVERALL HARDSCAPE PLAN
L1	HARDSCAPE PLAN - GROUND FLOOR
L2	HARDSCAPE PLAN - EAST ACCESS
L3	HARDSCAPE PLAN - GROUND FLOOR
LP0	OVERALL LANDSCAPE PLAN
LP1	LANDSCAPE PLAN - GROUND FLOOR
LP2	LANDSCAPE PLAN - EAST ACCESS
LP3	LANDSCAPE PLAN - GROUND FLOOR
LP5	PLAN LIST AND DETAILS
OS1	OPEN SPACE DIAGRAM
OS2	FRONT OPEN SPACE DIAGRAM

CIVIL	
Sheet Number	Sheet Name
C-1	SITE PLAN / SERVICE YARD DIAGRAM

SURVEY	
Sheet Number	Sheet Name
SU-1	SURVEYORS REPORT & TITLE REVIEW
SU-2	BOUNDARY, EASEMENT & BUILDING DETAIL
SU-3	TOPOGRAPHIC & TREE DETAILS

SCOPE OF WORK
THE PROPOSED WORK INCLUDES THE RENOVATION AND RESTORATION OF THE EXISTING HISTORIC LANDMARKED PARAMOUNT THEATER, A MULTISTORY MIXED USE BUILDING (34,265 SQUARE FOOT); AND LANDSCAPE UPGRADES WITHIN THE EXISTING PARKING LOT.

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Historic Paramount Theater Adaptive Reuse
139 N COUNTY RD
PALM BEACH, FL 33480

WEG PARAMOUNT, INC

NO.	DATE	DESCRIPTION
1	9/28/25	PRE-APP COMMENTS

DATE	10/23/2025
MODELED	SR
CHECKED	JT/REG
PROJECT #	24019

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COVER PAGE

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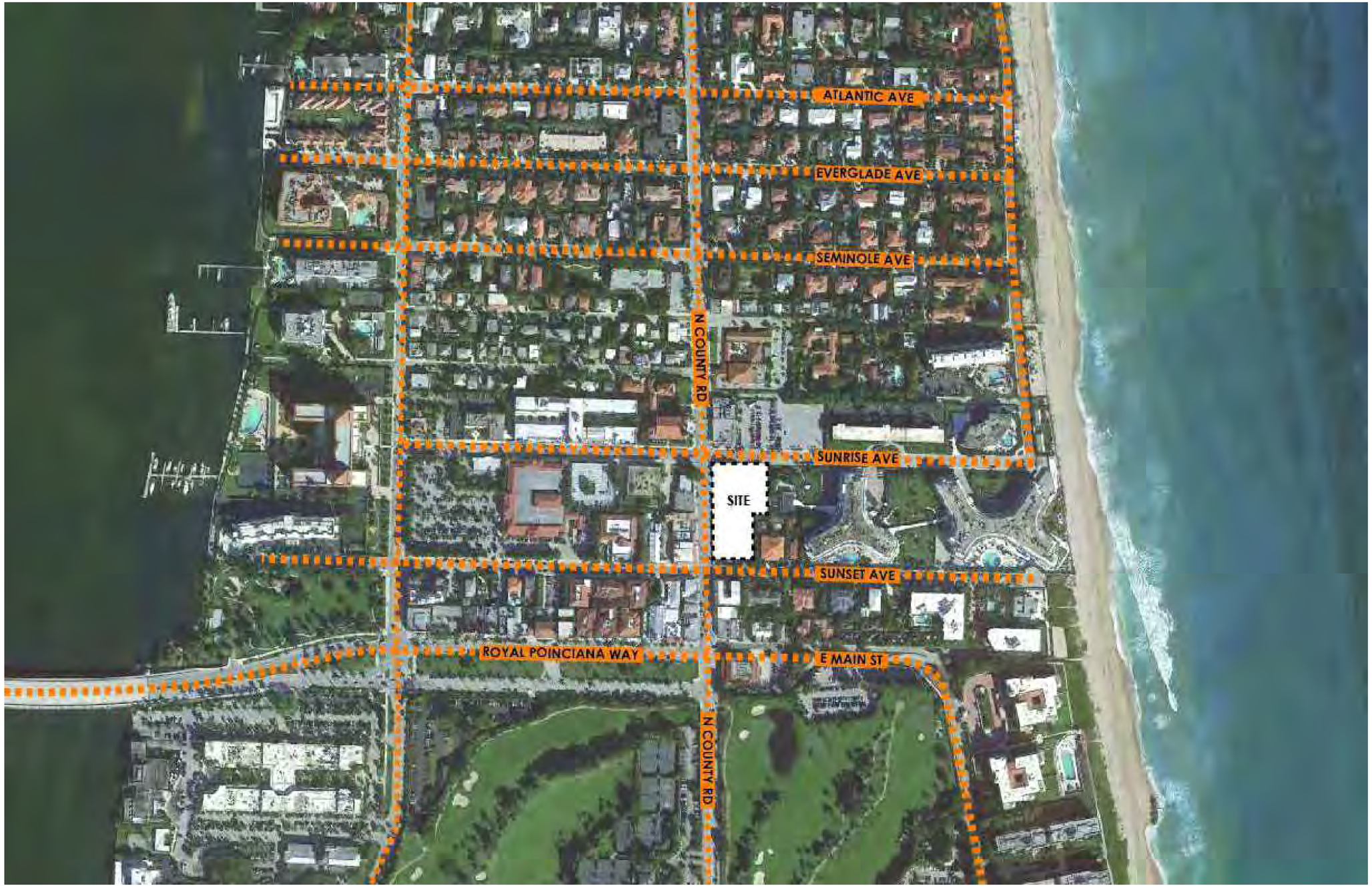

1 VICINITY MAP
3/16" = 1'-0"

Scale: 3/16" = 1'-0"
Note: When printed on 11 x 17 paper scale is half

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Historic Paramount Theater

139 N COUNTY RD
PALM BEACH, FL 33480

WEG PARAMOUNT, INC

RAMSA
ROBERT A.M. STERN ARCHITECTS

NO.	DATE	DESCRIPTION

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VINCINITY MAP

A-1

1 CONTEXT PLAN
3/16" = 1'-0"

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SUJECT PROPERTY & CONTEXT IMAGES

A-2

A) SUNRISE AVE W/ N COUNTY RD

B) SUNRISE AVE TO EAST

C) SUNRISE AVE TO SOUTH

D) SUNRISE AVE TO WEST

Scale:
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SUJECT PROPERTY & CONTEXT IMAGES

A-3

E) SUNRISE AVE TO EAST ALLEY

F) N COUNTY RD TO NORTH

G) SUNSET AVE TO EAST

H) SUNSET AVE TO WEST

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SUJECT PROPERTY & CONTEXT IMAGES

A-4

J) SUNRISE AVE W/ N COUNTY RD

K) INTERIOR COURTYARD VIEW TO N COUNTY RD

L) INTERIOR COURTYARD TO NORTH EAST

M) INTERIOR COURTYARD TO SOUTH WEST

Scale:
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SUJECT PROPERTY & CONTEXT IMAGES

A-5

PAST REFERENCE IMAGES - 1930s

PAST REFERENCE IMAGES - 1970s

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RAMSA
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NO.	DATE	DESCRIPTION

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SUJECT PROPERTY & CONTEXT IMAGES

Scale:
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A-6

PAST REFERENCE IMAGES - 1970s

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SUJECT PROPERTY & CONTEXT IMAGES

Scale:
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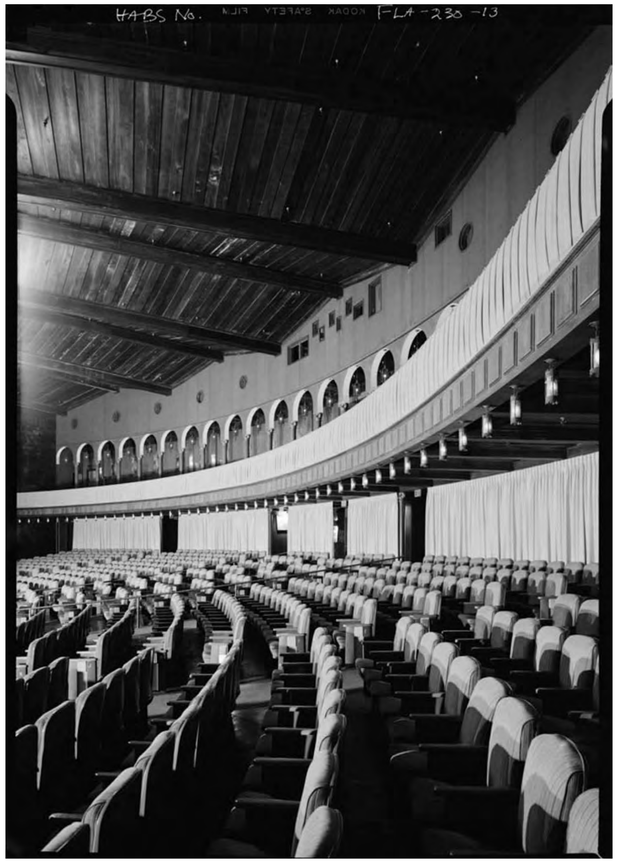
A-7



PAST REFERENCE IMAGES - 1970s, THEATER INTERIORS

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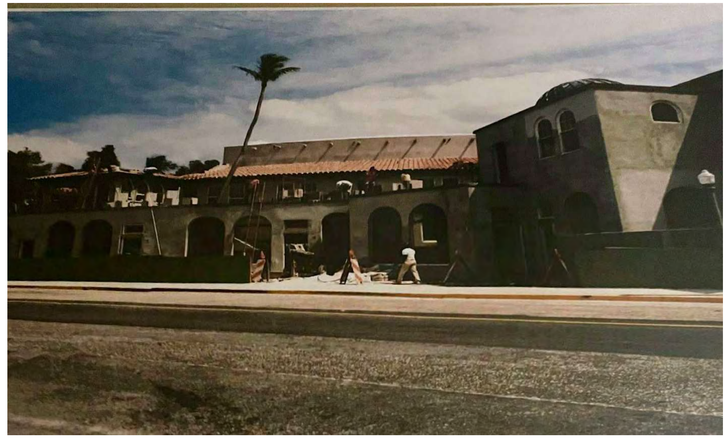
SUJECT PROPERTY & CONTEXT IMAGES



PAST REFERENCE IMAGES - 1980s, RENOVATION PROCESS

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SUJECT PROPERTY & CONTEXT IMAGES

A-9

Town of Palm Beach

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

Zoning Legend

Line #				
1	**Property Address:**	139 N County RD, #29, Palm Beach, FL 33480		
2	**Zoning District:**	C-TS (Commercial Town Serving)		
3	**Structure Type:**	Theater, Club		
4		Required/Allowed	Existing	Proposed
5	Lot Size (sq ft)	4,000 SQFT (min)	58,099 SQFT	N/C
6	Lot Depth	90'-0" min	186'- 10 3/8"	N/C
7	Lot Width	30'-0" min	340'-5 1/4" Max	N/C
8	Lot Coverage (Sq Ft and %)	70% max (2-story)	23,922 SQFT (41%)	23,922 SQFT (41%)
9	Enclosed Square Footage (Basement, 1st Fl, 2nd Fl,, Accesory Structues, etc)	15,000 sqft min (2-story)	45,184 SQFT SEE REFERENCED BREAKDOWN CALC 1 FOR MORE INFO	44,477.37 SQFT SEE REFERENCED BREAKDOWN CALC 2 FOR MORE INFO
10	Cubic Content Ratio (CCR) (R-B ONLY)	N/A	N/A	N/A
11	*Front Yard Setback (Ft.)	Theater - 22'-0" Residential - 16'-9"	5'-0" max	N/A
12	* Side Yard Setback (1st Story) (Ft.)	10'-0" min	N/A	N/A
13	* Side Yard Setback (2nd Story) (Ft.)	Theater - 22'-0" Residential - 16'-9"	Sunrise Ave - Varies, Max setback 5'-0" Sunset Ave - 5'-0"	N/A
14	*Rear Yard Setback (Ft.)	Theater - 22'-0" Residential - 16'-9"	Varies, Max setback 53'-3 3/4"	N/A
15	Angle of Vision (Deg.)	N/A	N/A	N/A
16	Building Height (Ft.)	25'-0" Max Height	48'-7" (w/o dome)	Theater - N/C
17	Overall Building Height (Ft.)		53'-4" Including Dome	Theater - N/C
18	Crown of Road (COR) (NAVD)	7.37' NAVD N County RD	N/C	N/C
19	Max. Amount of Fill Added to Site (Ft.)	N/A	N/A	None - net export
20	Finished Floor Elev. (FFE)(NAVD)	N/A	Theater, +12'-0" NAVD	N/A
21	Zero Datum for point of meas. (NAVD)	Average value of Average crown of roads at all (3) streets	+7.935 NAVD	N/C
22	FEMA Flood Zone Designation	Flood Zone 'X'	Flood Zone 'X'	N/C
23	Base Flood Elevation (BFE)(NAVD)	0.00 NAVD	0.00 NAVD	N/A
24	Landscape Open Space (LOS) (Sq Ft and %)	*Please refer to separate landscape plans.*		
25	Perimeter LOS (Sq Ft and %)			
26	Front Yard LOS (Sq Ft and %)			
27	**Native Plant Species %	*Please refer to separate landscape legend.*		

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

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

If value is not applicable, enter N/A

If value is not changing, enter N/C

REV BF 20220304

BREAKDOWN CALC 1	
EXISTING FIRST FLOOR:	23,922 SQFT
EXISTING SECOND FLOOR:	19,524 SQFT
EXISTING THIRD FLOOR:	1,738 SQFT
TOTAL:	45,184 SQFT

BREAKDOWN CALC 2	
PROPOSED FIRST FLOOR:	23,922 SQFT
PROPOSED SECOND FLOOR:	20,556 SQFT
PROPOSED THIRD FLOOR:	0 SQFT
TOTAL:	44,478 SQFT

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Historic Paramount Theater

139 N COUNTY RD
PALM BEACH, FL 33480

WEG PARAMOUNT, INC

NO.	DATE	DESCRIPTION
1	9/28/25	PRE-APP COMMENTS

DATE	10/23/2025
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ZONING LEGEND

Scale:
Note: When printed on 11 x 17 paper scale is half

A-10

1 ZONING MAP
3/16" = 1'-0"

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WEG PARAMOUNT, INC

RAMSA
ROBERT A.M. STERN ARCHITECTS

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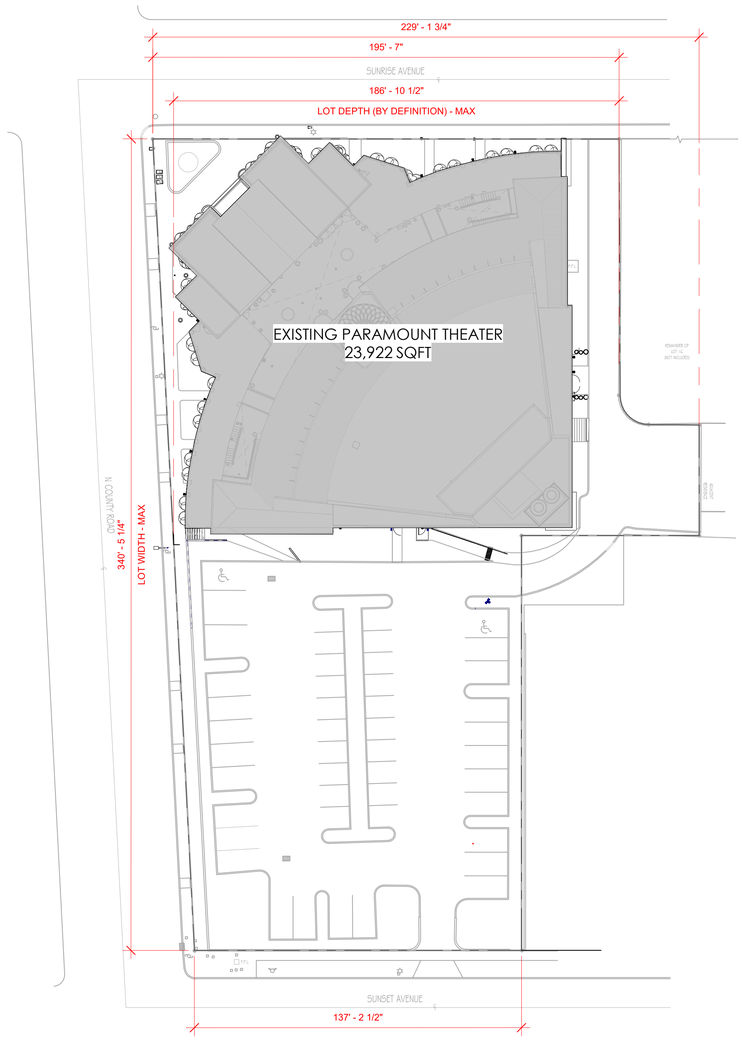
ZONING MAP

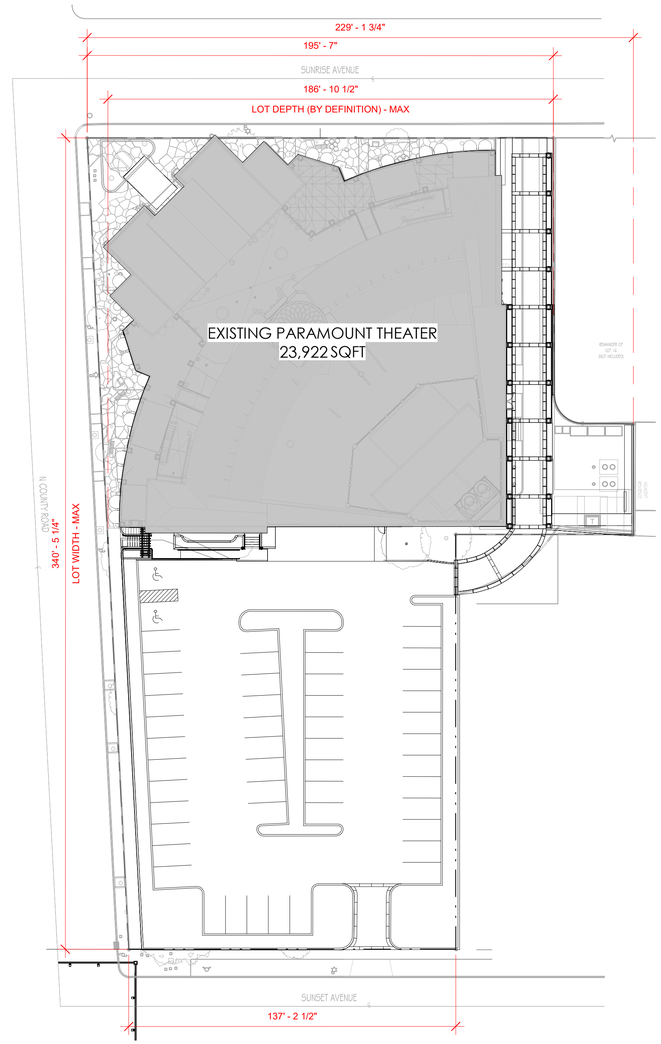
Scale: 3/16" = 1'-0"
Note: When printed on 11 x 17 paper scale is half

A-11



1 LOT COVERAGE - EXISTING
1" = 30'-0"

EXISTING LOT COVERAGE
23,922 SQFT (41%)



2 LOT COVERAGE - PROPOSED
1" = 30'-0"

PROPOSED LOT COVERAGE
23,922 SQFT (41%)

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PARAMOUNT | PALM BEACH, FL

139 N COUNTY RD
PALM BEACH, FL 33480

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NO.	DATE	DESCRIPTION
1	9/28/25	PRE-APP COMMENTS

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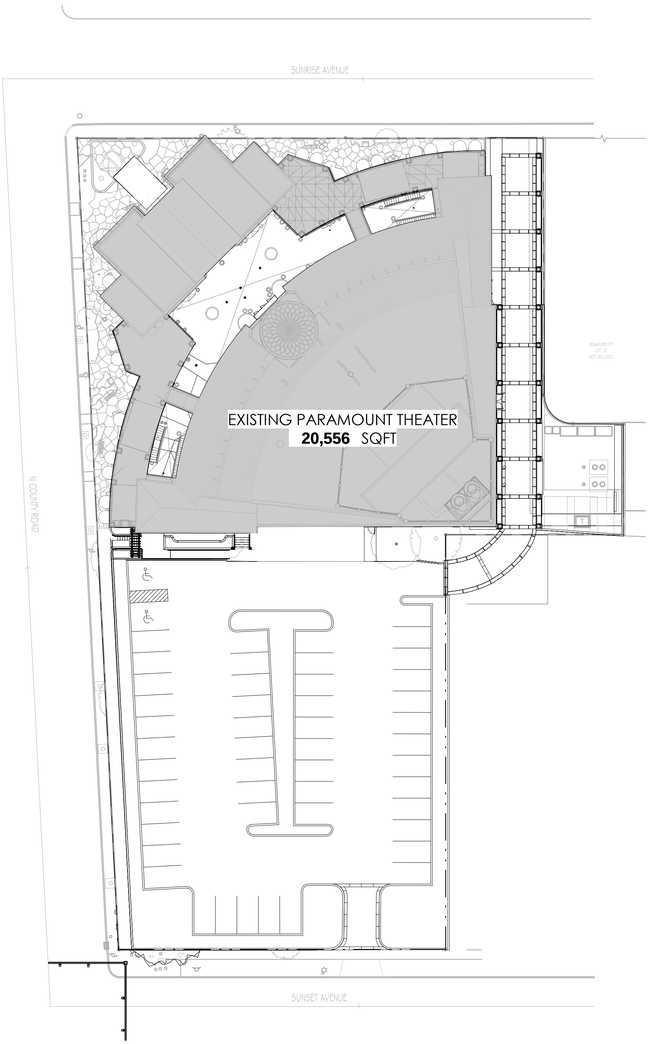
ZONING DIAGRAMS - LOT COVERAGE

A-12

1 ENCLOSED SQUARE FOOTAGE - EXISTING
1" = 30'-0"



2 ENCLOSED SQUARE FOOTAGE - PROPOSED
1" = 30'-0"

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PARAMOUNT | PALM BEACH, FL

139 N COUNTY RD
PALM BEACH, FL 33480

WEG PARAMOUNT, INC

NO.	DATE	DESCRIPTION
1	9/28/25	PRE-APP COMMENTS

DATE	10/23/2025
MODELED	SR
CHECKED	JT/REG
PROJECT #	24019

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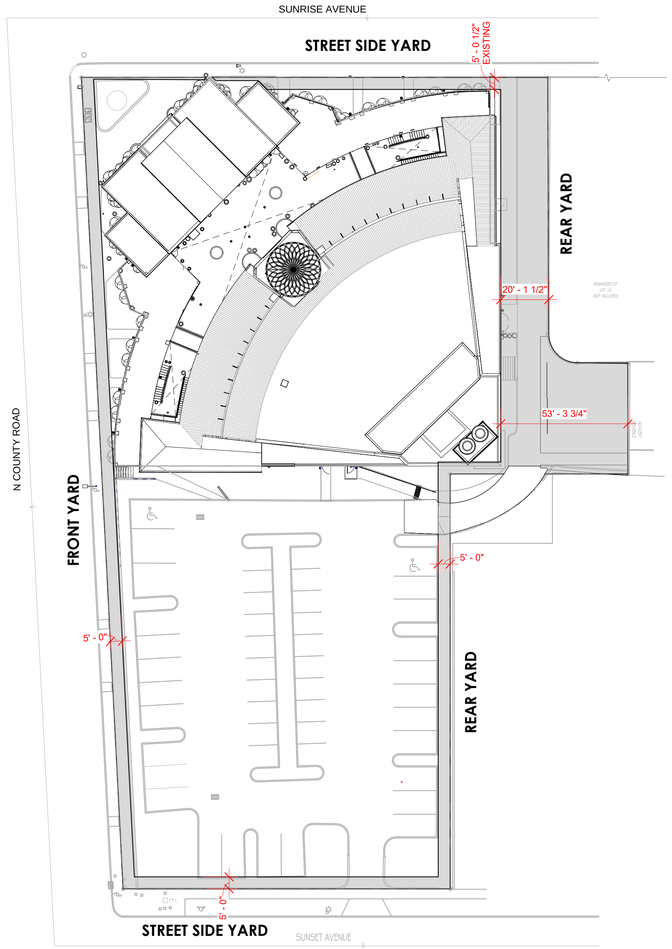
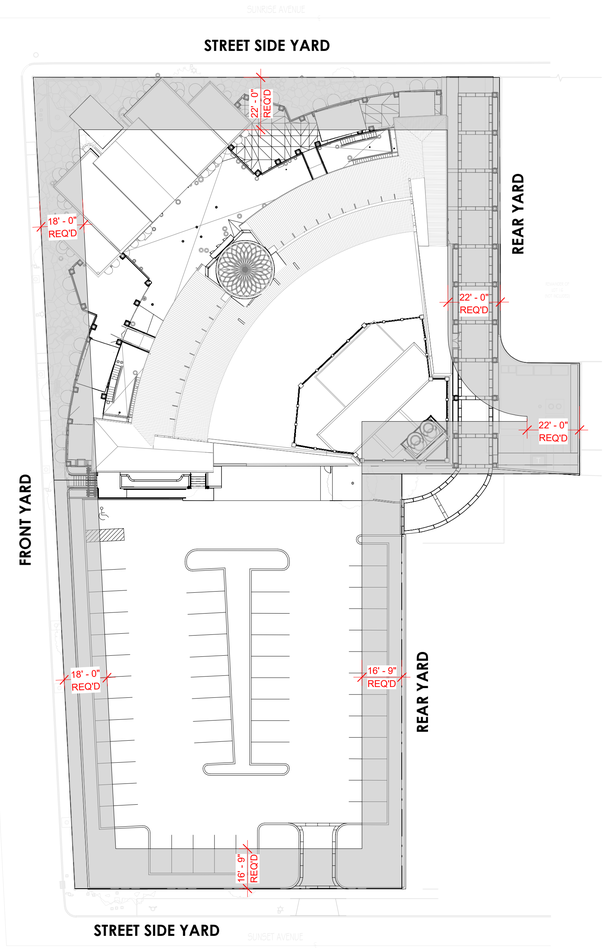
ZONING DIAGRAMS -
ENCLOSED SQUARE FOOTAGE

A-13



1 SETBACKS - EXISTING
1" = 30'-0"



2 SETBACKS - PER ZONING REQUIREMENTS
1" = 30'-0"

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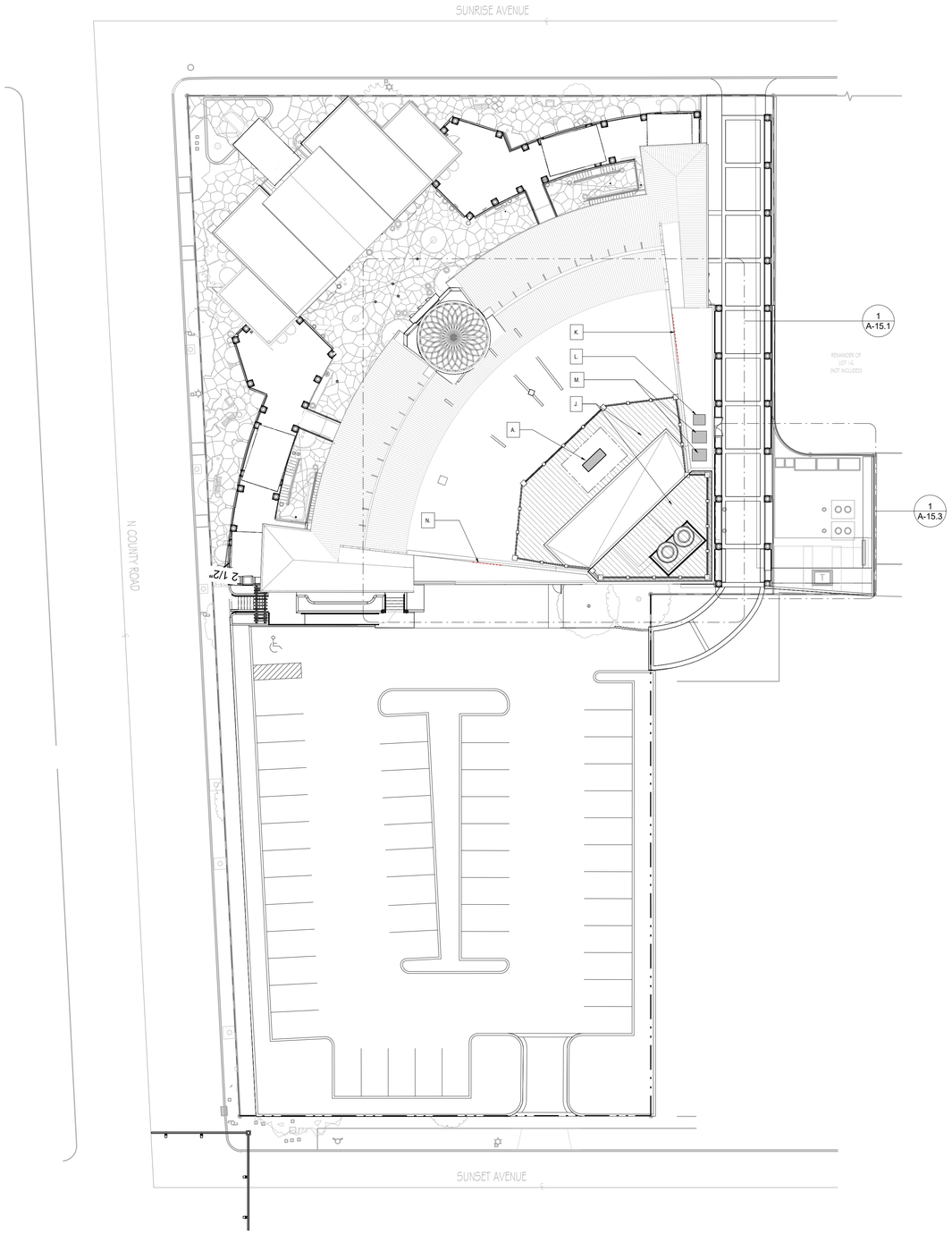
ZONING DIAGRAMS - SETBACKS

A-14



② EQUIPMENT LOCATION - KEY PLAN
3/64" = 1'-0"

EQUIPMENT KEYNOTE

SERVICE COURT:

B. PROPOSED ELECTRICAL PANEL - 84" W x 99" L

C. TRASH BINS* - 48" W x 84" L
** 96" HIGH ENCLOSURE REQUIRED*

D. 90 GALLON RECYCLE BINS* - 36" W x 36" L
** 96" HIGH ENCLOSURE REQUIRED*

E. 3-PH FPL TRANSFORMER - 64" W x 48" L

F. 1-PH FPL TRANSFORMER - 36" W x 39" L

G. GREASE TRAP* - 58" H x 73 3/4" W x 92" L
**(2) TANKS BURIED BELOW GRADE*

H. FUTURE TRANSFORMER - 64" x48" L

THEATER ROOF[2]:

A. THEATER GENERATOR - 64KW, 36" W x 98" L x 80" H (with tank)
(64KW subject to increase but remain less than 100KW)

J. OPEN AIR MECHANICAL ENCLOSURE - +/- 121 1/2" H

K. BANQUET/KITCHEN EXHAUST - 30" H x 192" L WALL MOUNTED LOUVER
Refer to sheet A-17.1 for additional information

L. CLUB KITCHEN INTAKE - 19" H x 42" W x 48" L

M. KITCHEN INTAKE - 19" H x 42" W x 48" L

N. SHOW/CLUB KITCHEN EXHAUST - 30" H x 114" L WALL MOUNTED LOUVER
Refer to sheet A-17.1 for additional information

GENERAL NOTE

1. DIMENSIONS NOTED AND SHOWN ARE BASED ON APPROXIMATE LOAD CALCULATIONS AND ARE SUBJECT TO CHANGE DESIGN TEAM MEETS WITH FPL, PUBLIC WORKS, AND COORDINATION WITH PRODUCT MANUFACTURES.

2. ALL MECHANICAL EQUIPMENT LOCATED ON THEATER ROOF TO BE SCREENED WITH WALL, LOUVER, OR LANDSCAPE ENCLOSURES.

LEGEND

DESIGNATED CLEARANCE SPACE AROUND EQUIPMENT

PROPOSED EQUIPMENT

EXTENT OF EQUIPMENT/TANKS BURIED BELOW GRADE

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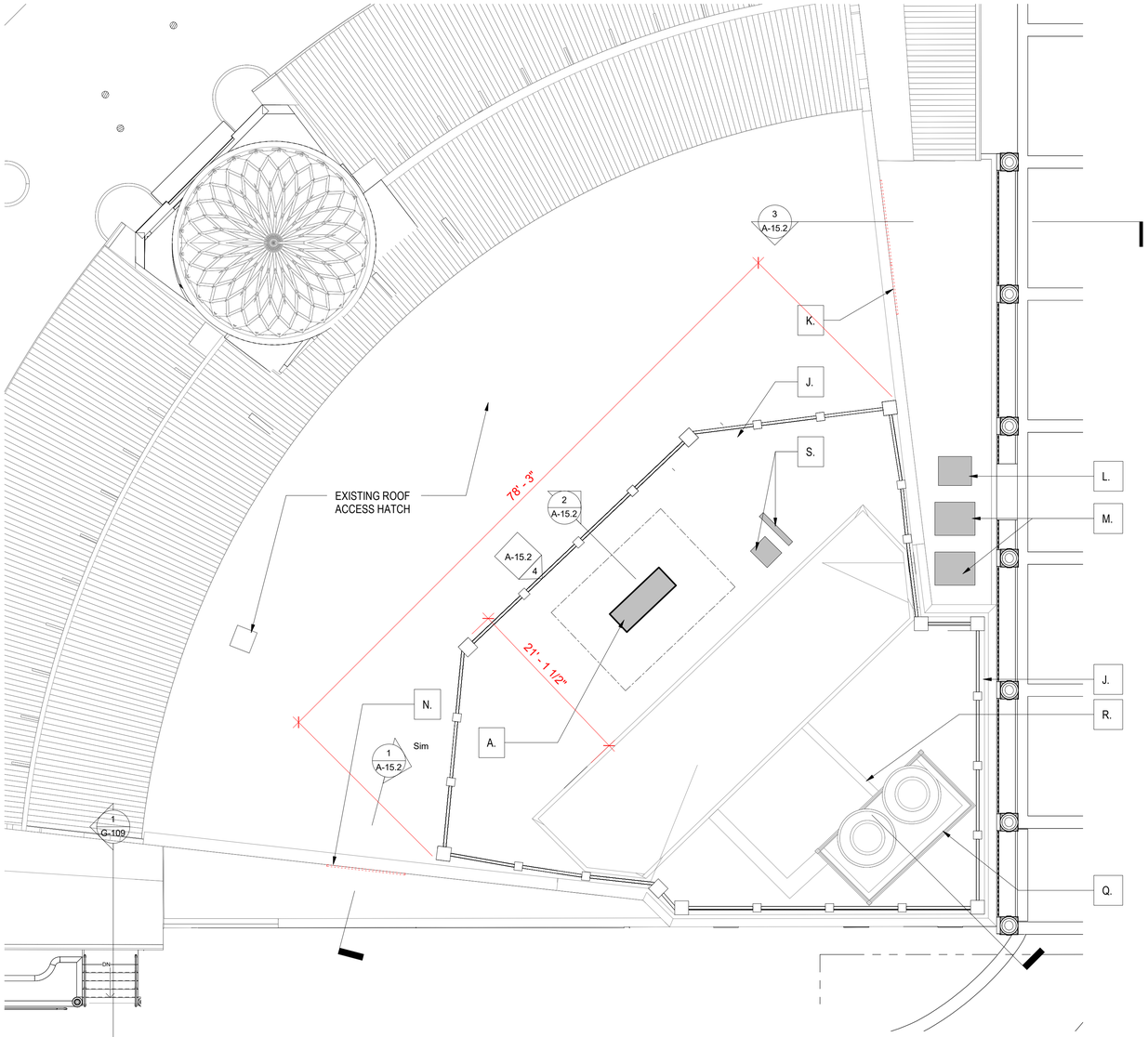
EQUIPMENT LOCATION - KEY PLAN

A-15



1 ENLARGED EQUIPMENT PLAN - ROOF
1/8" = 1'-0"

THEATRE ROOF KEYNOTES

A. THEATER GENERATOR	- 64KW, 36" W x 98" L x 80" H (with tank) (64KW subject to increase but remain less than 100KW)
J. OPEN AIR MECHANICAL ENCLOSURE	- +/- 121 1/2" H
K. WALL MOUNTED LOUVER TO DUCT MOUNTED GREASE/SMOKE/ODOR ELIMINATING SYSTEM & FAN ABOVE INTERIOR CEILING	- 30" H x 192" L WALL MOUNTED LOUVER* **May be subject to change based on additional coordination and existing conditions*
L. CLUB KITCHEN INTAKE	- 19"H x 42" W x 48" L
M. KITCHEN INTAKE	- 19" H x 42" W x 48" L
N. WALL MOUNTED LOUVER TO DUCT MOUNTED GREASE/SMOKE/ODOR ELIMINATING SYSTEM & FAN ABOVE INTERIOR CEILING	- 30" H x 114" L WALL MOUNTED LOUVER* **May be subject to change based on additional coordination and existing conditions*
Q. EXISTING COOLING TOWER	- Subject to change depending on current system load and efficiency
R. EXISTING CONDENSATE LINE	- Size and quantity of pipes subject to change depending on changes to systems
S. PROPOSED CONDENSER EQUIPMENT **Proposed in event cooling tower requires full replacement*	- 114" H x 8" W x 60" L ; 98" H x 30" W x 34" L

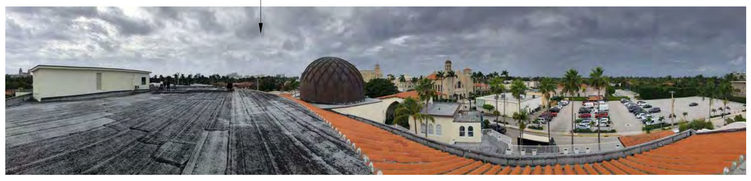
EXISTING PHOTOS - THEATRE ROOF

IMAGE 1 - COOLING TOWER:
EXISTING EQUIPMENT AND SCREEN FROM ROOF

IMAGE 2 - CURRENT SITE VIEW:
VIEW FROM NORTH COUNTY ROAD, LOOKING EAST

IMAGE 3 - CURRENT SITE VIEW:
VIEW FROM SUNSET AVE, LOOKING NORTH

IMAGE 4 - THEATRE ROOF:
PANORAMA VIEW OF EXISTING ROOF



Scale: 1/8" = 1'-0"
Note: When printed on 11 x 17 paper scale is half

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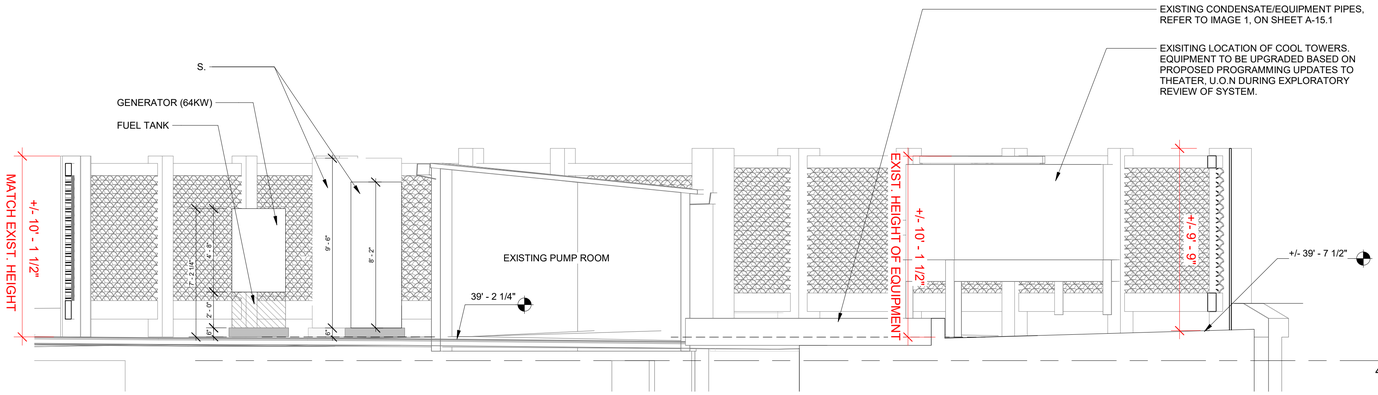
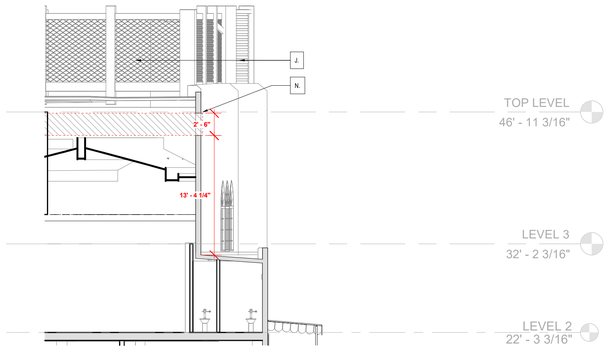
EQUIPMENT LOCATION - THEATER ROOF

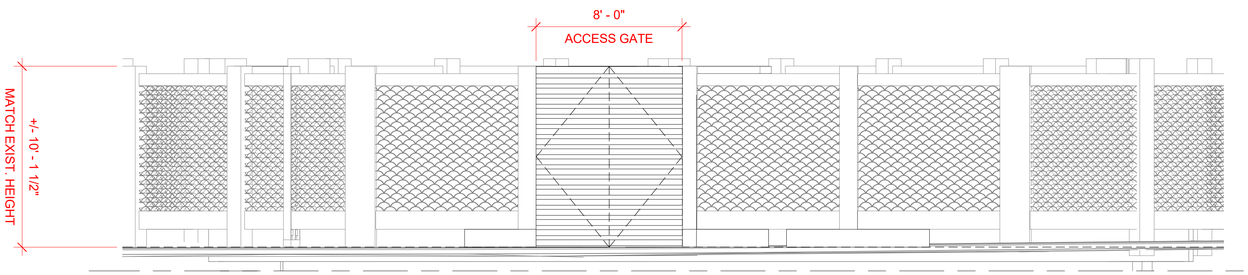
A-15.1



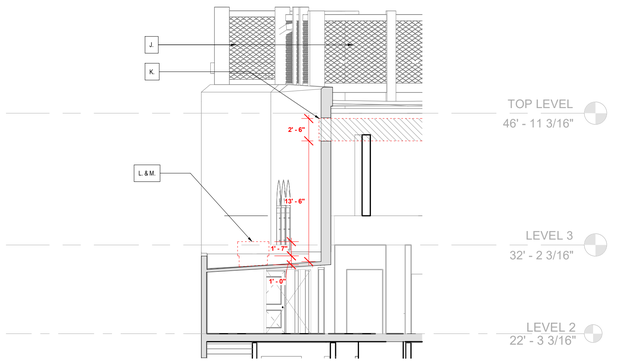
2 SECTION - THEATRE ROOF
1/4" = 1'-0"



1 SECTION - LOW SOUTH THEATRE ROOF
1/8" = 1'-0"



4 ELEVATION - ROOF SCREEN ENCLOSURE
1/4" = 1'-0"



3 SECTION - LOWER EAST THEATRE ROOF
1/8" = 1'-0"

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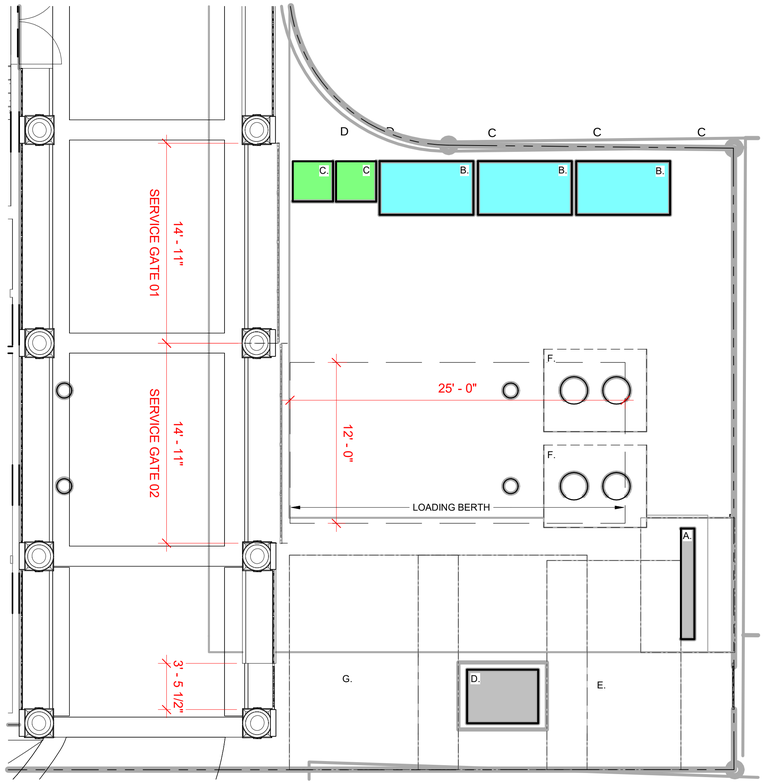
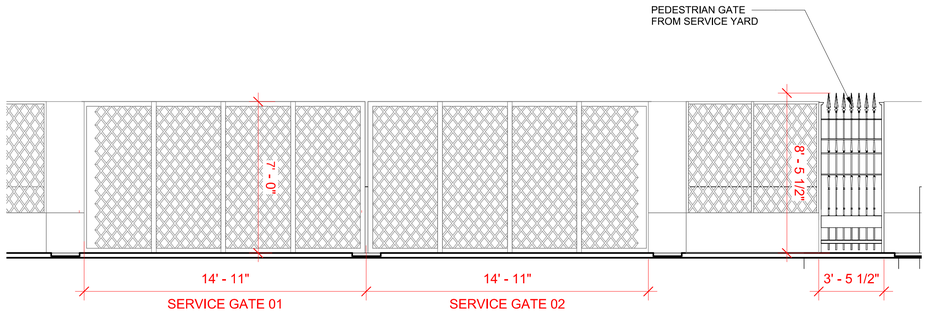
ROOF SCREEN ENCLOSURE

A-15.2



1 ENLARGED EQUIPMENT PLAN - SERVICE COURT
3/16" = 1'-0"

Refer to she C-7 for service gate dimensions and elevations



2 SERVICE COURT ENCLOSURE - ELEVATION
1/4" = 1'-0"

Refer to sheet D-15 for rendering and additional details

SERVICE COURT KEYNOTES

B. PROPOSED ELECTRICAL PANEL	-	84" W x 99" L
C. TRASH BINS* ** 96" HIGH ENCLOSURE REQUIRED*	-	48" W x 84" L
D. 90 GALLON RECYCLE BINS* ** 96" HIGH ENCLOSURE REQUIRED*	-	36" W x 36" L
E. 3-PH FPL TRANSFORMER	-	64" W x 48" L
F. 1-PH FPL TRANSFORMER	-	36" W x 39" L
G. GREASE TRAP* **(2) TANKS BURIED BELOW GRADE*	-	58" H x 73 3/4" W x 92" L
H. FUTURE TRANSFORMER	-	64" W x 48" L

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LEGEND

- DESIGNATED CLEARANCE SPACE AROUND EQUIPMENT
- PROPOSED EQUIPMENT
- EXTENT OF EQUIPMENT/TANKS BURIED BELOW GRADE

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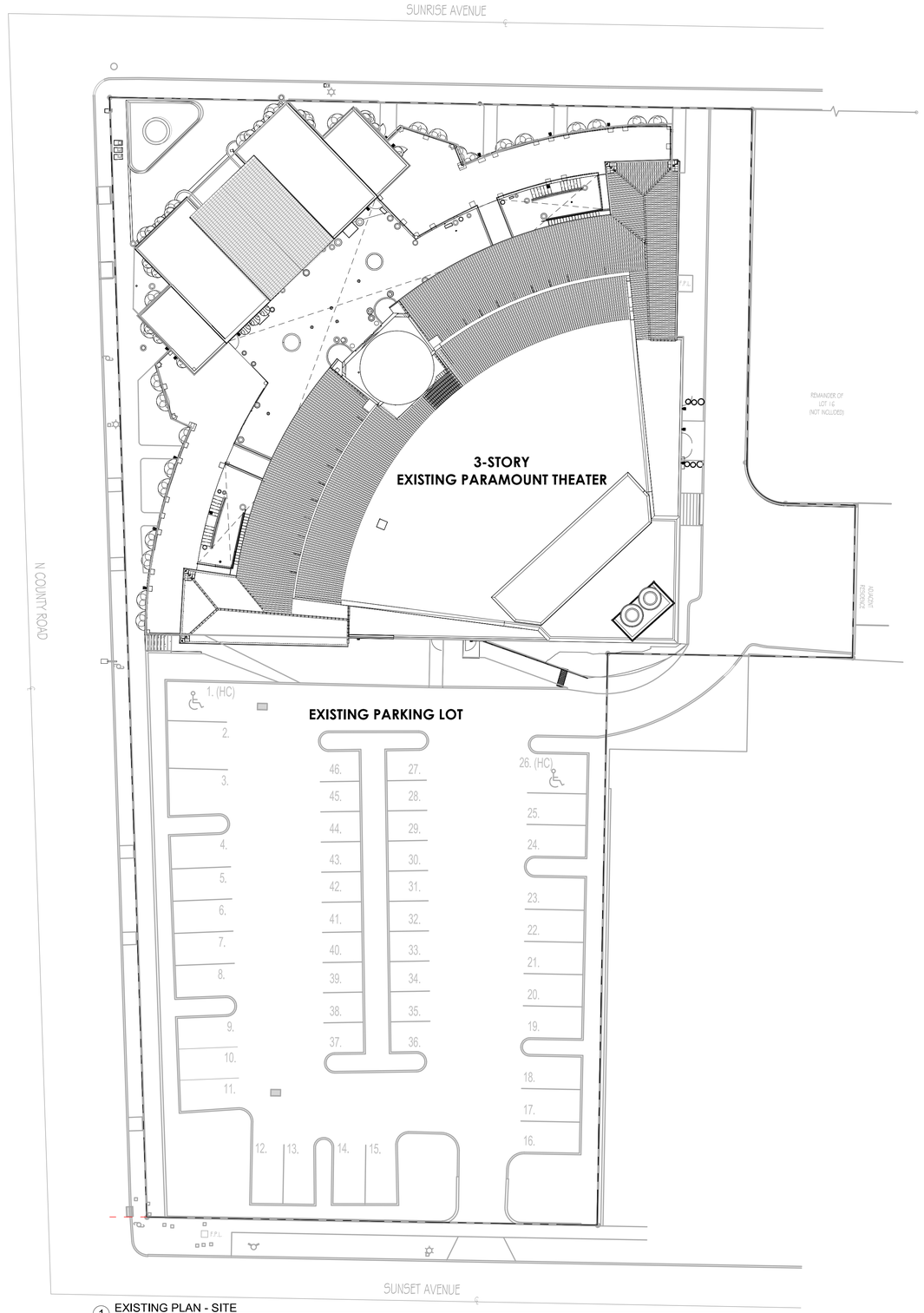
EQUIPMENT LOCATION - SERVICE COURT

Scale: As indicated
Note: When printed on 11 x 17 paper scale is half

A-15.3



1 EXISTING PLAN - SITE
1" = 20'-0"

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RAMSA
ROBERT A.M. STERN ARCHITECTS

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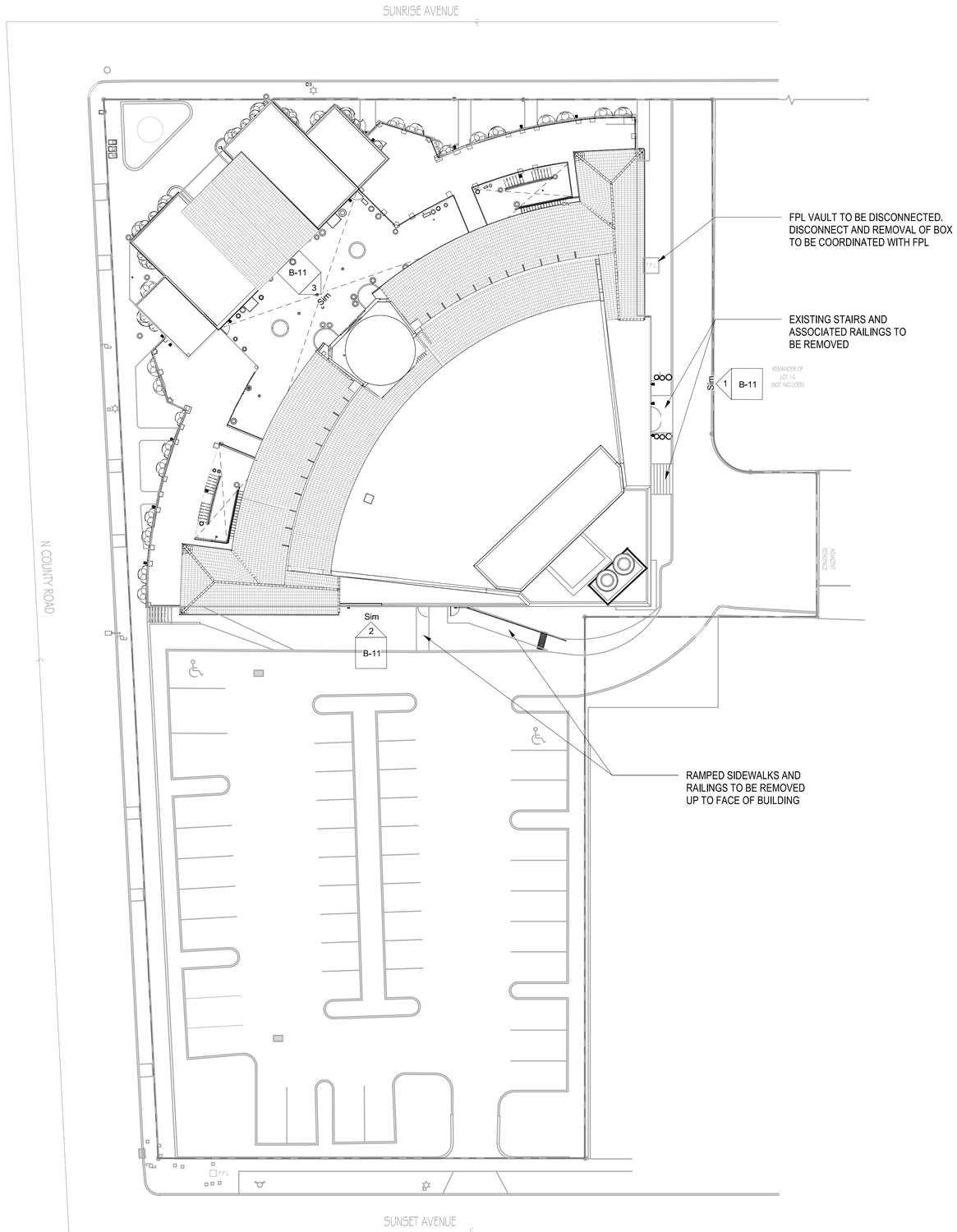
EXISTING SITE PLAN

B-1

Scale: 1" = 20'-0"
Note: When printed on 11 x 17 paper scale is half



1 MATERIAL REMOVAL PLAN - SITE - EXISTING
1" = 20'-0"

MATERIAL REMOVAL SITE PLAN NOTES

1. THE GENERAL SCOPE OF WORK INVOLVES:
   A. THE COMPLETE DEMOLITION OF THE INTERIOR COMPONENTS OF THE BUILDING, NOT INCLUDING STRUCTURE UNLESS NOTED OTHERWISE.
   B. EXTERIOR DEMOLITION ONLY AS NOTED ON BUILDING ELEVATION SHEETS.

2. ALL INTERIOR WALLS, MILLWORK, FLOORING AND CEILINGS TO BE STRIPPED BACK TO ROUGH FRAMING UNLESS OTHERWISE NOTED.

3. PROTECT ALL EXISTING EXTERIOR FACADE ELEMENTS THAT ARE TO REMAIN. EXISTING AWNING TO BE REMOVED AND EXISTING EXTERIOR DOORS/WINDOWS TO BE REPLACED AS SHOWN ON ELEVATION SHEETS.

4. REFER TO SITE MATERIAL REMOVAL PLAN FOR ITEMS OUTSIDE THE BUILDING ENVELOPE.

5. LOCATION OF NEW OPENINGS ARE SHOWN ON DRAWINGS. REFER TO ELEVATION SHEETS FOR MORE INFORMATION.

6. THESE DEMOLITION DRAWINGS HAVE BEEN COMPILED FROM THE BEST AVAILABLE INFORMATION AND ARE NOT INTENDED TO LIMIT THE SCOPE OF THE WORK. ADDITIONAL FIELD VERIFICATIONS MAY NEED TO OBTAIN BY GENERAL CONTRACTOR IN ORDER TO DETERMINE FULL EXTENT OF DEMOLITION AND COMPLETE DEMOLITION ACCURATELY. THESE MATERIAL REMOVAL SHEETS ARE DIAGRAMMATIC. IT IS NOT THE INTENT OF THESE DOCUMENTS TO SHOW EVERY DETAIL OF MATERIAL REMOVAL.

7. CONTRACTOR SHALL VISIT THE SITE TO DETERMINE THE EXISTING CONDITIONS PRIOR TO COMMENCEMENT OF WORK AND SHALL NOTIFY THE ARCHITECT OR OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES OR OMISSIONS PRIOR TO EXECUTION OF THE ITEMS IN QUESTION.

8. INTENT IS TO REMOVE NECESSARY MATERIALS TO ALLOW NEW CONSTRUCTION TO BE ACCOMPLISHED. SEE DRAWINGS SHOWING PROPOSED NEW CONSTRUCTION.

9. PERMIT TO BE SUBMITTED AND APPROVED PRIOR TO ANY DEMOLITION OCCURRING ONSITE.

10. PRIOR TO CARRYING OUT DEMOLITION WORK, ALL EXISTING FRAMING MUST BE EXPOSED. REMOVAL OF EXISTING SUPPORTS FOR REMAINING FLOOR FRAMING WILL REQUIRE SHORING OF THESE MEMBERS AND ADDITION OF NEW BEAMS AND POSTS AS REQUIRED BY STRUCTURAL ENGINEER. GENERAL CONTRACTOR SHALL PROVIDE ALL NECESSARY SHORING AND WALL BRACING AND SHALL CARRY OUT ALL REVISIONS REQUIRED BY EXISTING FIELD CONDITIONS.

11. ALL WORK NOTED TO BE REMOVED, CUT DOWN OR DISMANTLED SHALL BE DONE IN SUCH A MANNER AS TO MAINTAIN THE INTEGRITY OF THE EXISTING STRUCTURE.

12. UNDER NO CONDITION SHALL ANY EXISTING FOUNDATION BE UNDERMINED OR ANY STRUCTURAL MEMBER ALTERED IN ANY WAY THAT WILL ADVERSELY AFFECT THE EXISTING WORK TO REMAIN.

13. BUILDING SHALL NOT BE OCCUPIED DURING DEMOLITION.

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MATERIAL REMOVAL SITE PLAN

B-2

Scale: 1" = 20'-0"
Note: When printed on 11 x 17 paper scale is half

PLANNING MATRIX

OFFICE	3,952 SF
RETAIL	8,855 SF
SANCTUARY	2,205 SF

1 EXISTING - FIRST FLOOR
3/32" = 1'-0"

TOTAL FIRST FLOOR AREAS: 23,922 SF

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EXISTING FIRST FLOOR PLAN

B-3

1 MATERIAL REMOVAL PLAN - LEVEL 01 - EXISTING
3/32" = 1'-0"

MATERIAL REMOVAL SITE PLAN NOTES

1. THE GENERAL SCOPE OF WORK INVOLVES:
   A. THE COMPLETE REMOVAL OF THE INTERIOR MATERIAL COMPONENTS OF THE BUILDING, NOT INCLUDING STRUCTURE UNLESS NOTED OTHERWISE.
   B. EXTERIOR MATERIAL REMOVAL IS ONLY AS NOTED ON BUILDING ELEVATION SHEETS.

2. ALL INTERIOR WALLS, MILLWORK, FLOORING AND CEILINGS TO BE STRIPPED BACK TO ROUGH FRAMING UNLESS OTHERWISE NOTED.

3. PROTECT ALL EXISTING EXTERIOR FACADE ELEMENTS THAT ARE TO REMAIN. EXISTING AWNING TO BE REMOVED AND EXISTING EXTERIOR DOORS/WINDOWS TO BE REPLACED AS SHOWN ON ELEVATION SHEETS.

4. REFER TO SITE MATERIAL REMOVAL PLAN FOR ITEMS OUTSIDE THE BUILDING ENVELOPE.

5. LOCATION OF NEW OPENINGS ARE SHOWN ON DRAWINGS. REFER TO ELEVATION SHEETS FOR MORE INFORMATION.

6. THESE MATERIAL REMOVAL DRAWINGS HAVE BEEN COMPILED FROM THE BEST AVAILABLE INFORMATION AND ARE NOT INTENDED TO LIMIT THE SCOPE OF THE WORK. ADDITIONAL FIELD VERIFICATIONS MAY NEED TO OBTAIN BY GENERAL CONTRACTOR IN ORDER TO DETERMINE FULL EXTENT OF DEMOLITION AND COMPLETE DEMOLITION ACCURATELY. THESE MATERIAL REMOVAL SHEETS ARE DIAGRAMMATIC. IT IS NOT THE INTENT OF THESE DOCUMENTS TO SHOW EVERY DETAIL OF MATERIAL REMOVAL.

7. CONTRACTOR SHALL VISIT THE SITE TO DETERMINE THE EXISTING CONDITIONS PRIOR TO COMMENCEMENT OF WORK AND SHALL NOTIFY THE ARCHITECT OR OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES OR OMISSIONS PRIOR TO EXECUTION OF THE ITEMS IN QUESTION.

8. INTENT IS TO REMOVE NECESSARY MATERIALS TO ALLOW NEW CONSTRUCTION TO BE ACCOMPLISHED. SEE DRAWINGS SHOWING PROPOSED NEW CONSTRUCTION.

9. PERMIT TO BE SUBMITTED AND APPROVED PRIOR TO ANY WORK OCCURRING ONSITE.

10. PRIOR TO CARRYING OUT MATERIAL REMOVAL WORK, ALL EXISTING FRAMING MUST BE EXPOSED. REMOVAL OF EXISTING SUPPORTS FOR REMAINING FLOOR FRAMING WILL REQUIRE SHORING OF THESE MEMBERS AND ADDITION OF NEW BEAMS AND POSTS AS REQUIRED BY STRUCTURAL ENGINEER. GENERAL CONTRACTOR SHALL PROVIDE ALL NECESSARY SHORING AND WALL BRACING AND SHALL CARRY OUT ALL REVISIONS REQUIRED BY EXISTING FIELD CONDITIONS.

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13.BUILDING SHALL NOT BE OCCUPIED DURING MATERIAL REMOVAL PROCESS.

MATERIAL REMOVAL KEYNOTES

A. NEW EXTERIOR OPENINGS TO FACADE BEING PROPOSED. REFER TO BUILDING ELEVATION SHEETS FOR REFERENCE.
B. ALL EXTERIOR AWNINGS TO BE REMOVED AND REPLACED AS SHOWN ON PURPOSED BUILDING ELEVATIONS.
C. EXISTING DOORS AND SURROUNDING WALLS TO BE REMOVED AND RELOCATED AS SHOWN ON PROPOSE FLOOR PLANS.
D. ALL POTTED PLANTS TO BE REMOVED FROM SITE.
E. CORRIDOR COLUMNS TO BE PRESERVED DURING CONSTRUCTION AND MATERIAL REMOVAL OF ADJACENT SPACES TYP. OF 24
F. STAIRS TO BE REMOVED AND REPLACED AS SHOWN ON PROPOSED PLANS.
G. EXISTING ROOFING TO BE REMOVED. ROOF TO BE ALTERED IN ORDER TO ACCOMMODATE PAVERS AND PLANTERS AS SHOWN ON PROPOSED FLOOR PLANS.
H. ORIGINAL WINDOW OPENINGS AND DESIGN TO BE ADJUSTED TO MATCH ORIGINAL BUILDING. REFER TO PROPOSED BUILDING ELEVATIONS.
I. REMOVAL OF PAVER IN OUTDOOR AREAS.
J. PARTIAL REMOVAL OF EXISTING ROOF TO BE REMOVED ONLY AS REQUIRED FOR EQUIPMENT INSTALLATION,ACCESS OR WHERE OUT OF COMPLIANCE WITH FLORIDA BUILDING CODE.

LEGEND

- EXISTING THEATER WALLS TO BE REMOVED, REFER TO ELEVATION B-11 FOR ELEVATION ANALYSIS
- NEW OPENING TO BE MADE WITHIN EXISTING EXTERIOR WALLS
- EXISTING STAIRS & ELEVATORS TO BE REMOVED
- EXISTING SUSPENDED DRYWALL TO BE REMOVED FOR NEW STAIRS AND OPENINGS/ELEVATORS
- EXISTING BARREL ROOF TILE TO BE REMOVED AND REPLACED WITH LUDOWICI'S ROOF OR EQUAL TILES, IN "BARREL PALM BEACH STYLE", COLOR TO MATCH EXISTING BARREL ROOF TILES

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www.regarchitects.com

Historic Paramount Theater

139 N COUNTY RD
PALM BEACH, FL 33480

WEG PARAMOUNT, INC

NO.	DATE	DESCRIPTION
1	9/28/25	PRE-APP COMMENTS

DATE	10/23/2025
MODELED	SR
CHECKED	JT/REG
PROJECT #	24019

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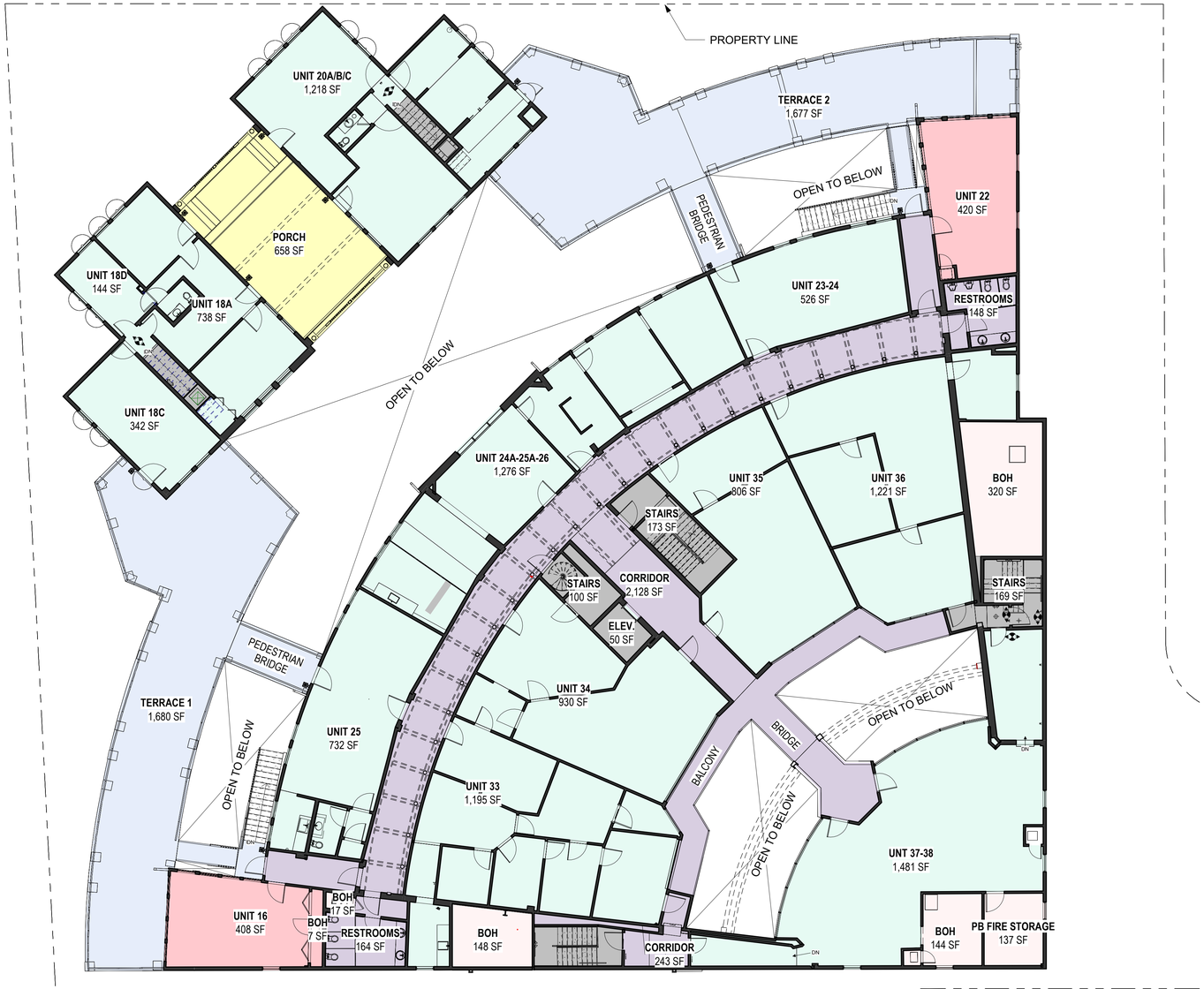
MATERIAL REMOVAL FLOOR PLAN - LEVEL 01

B-4

Scale: As indicated
Note: When printed on 11 x 17 paper scale is half

PLANNING MATRIX

OFFICE	10,155 SF
RETAIL	828 SF



1 EXISTING - SECOND FLOOR PLAN
3/32" = 1'-0"

TOTAL SECOND FLOOR AREAS: 19,524 SF

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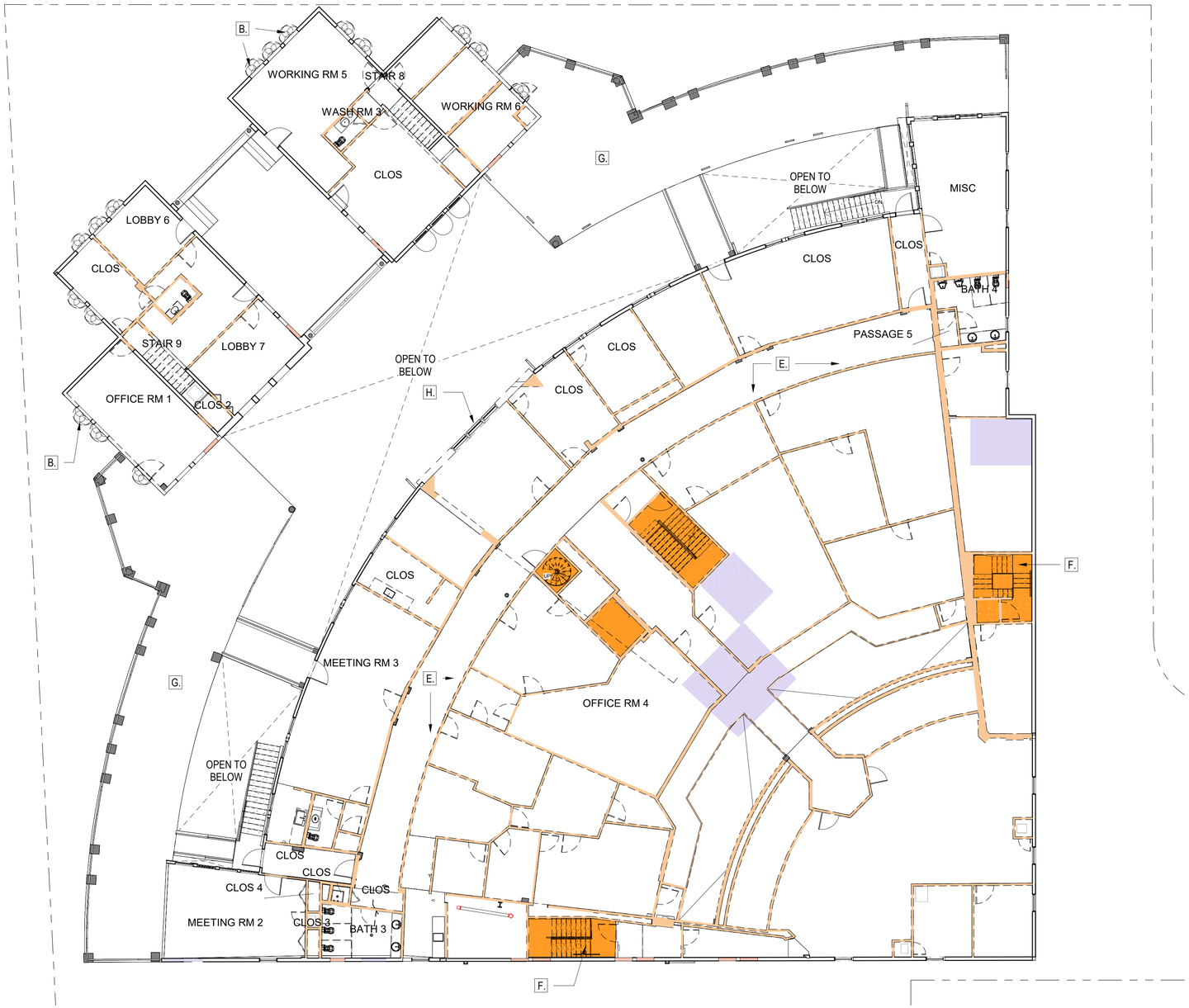
EXISTING SECOND FLOOR PLAN

B-5



1 MATERIAL REMOVAL PLAN - LEVEL 02 - EXISTING
3/32" = 1'-0"

MATERIAL REMOVAL SITE PLAN NOTES

1. THE GENERAL SCOPE OF WORK INVOLVES:
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   B. EXTERIOR MATERIAL REMOVAL IS ONLY AS NOTED ON BUILDING ELEVATION SHEETS.

2. ALL INTERIOR WALLS, MILLWORK, FLOORING AND CEILINGS TO BE STRIPPED BACK TO ROUGH FRAMING UNLESS OTHERWISE NOTED.

3. PROTECT ALL EXISTING EXTERIOR FACADE ELEMENTS THAT ARE TO REMAIN. EXISTING AWNING TO BE REMOVED AND EXISTING EXTERIOR DOORS/WINDOWS TO BE REPLACED AS SHOWN ON ELEVATION SHEETS.

4. REFER TO SITE MATERIAL REMOVAL PLAN FOR ITEMS OUTSIDE THE BUILDING ENVELOPE.

5. LOCATION OF NEW OPENINGS ARE SHOWN ON DRAWINGS. REFER TO ELEVATION SHEETS FOR MORE INFORMATION.

6. THESE MATERIAL REMOVAL DRAWINGS HAVE BEEN COMPILED FROM THE BEST AVAILABLE INFORMATION AND ARE NOT INTENDED TO LIMIT THE SCOPE OF THE WORK. ADDITIONAL FIELD VERIFICATIONS MAY NEED TO OBTAIN BY GENERAL CONTRACTOR IN ORDER TO DETERMINE FULL EXTENT OF DEMOLITION AND COMPLETE DEMOLITION ACCURATELY. THESE MATERIAL REMOVAL SHEETS ARE DIAGRAMMATIC. IT IS NOT THE INTENT OF THESE DOCUMENTS TO SHOW EVERY DETAIL OF MATERIAL REMOVAL.

7. CONTRACTOR SHALL VISIT THE SITE TO DETERMINE THE EXISTING CONDITIONS PRIOR TO COMMENCEMENT OF WORK AND SHALL NOTIFY THE ARCHITECT OR OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES OR OMISSIONS PRIOR TO EXECUTION OF THE ITEMS IN QUESTION.

8. INTENT IS TO REMOVE NECESSARY MATERIALS TO ALLOW NEW CONSTRUCTION TO BE ACCOMPLISHED. SEE DRAWINGS SHOWING PROPOSED NEW CONSTRUCTION.

9. PERMIT TO BE SUBMITTED AND APPROVED PRIOR TO ANY WORK OCCURRING ONSITE.

10. PRIOR TO CARRYING OUT MATERIAL REMOVAL WORK, ALL EXISTING FRAMING MUST BE EXPOSED. REMOVAL OF EXISTING SUPPORTS FOR REMAINING FLOOR FRAMING WILL REQUIRE SHORING OF THESE MEMBERS AND ADDITION OF NEW BEAMS AND POSTS AS REQUIRED BY STRUCTURAL ENGINEER. GENERAL CONTRACTOR SHALL PROVIDE ALL NECESSARY SHORING AND WALL BRACING AND SHALL CARRY OUT ALL REVISIONS REQUIRED BY EXISTING FIELD CONDITIONS.

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CHECKED	JT/REG
PROJECT #	24019

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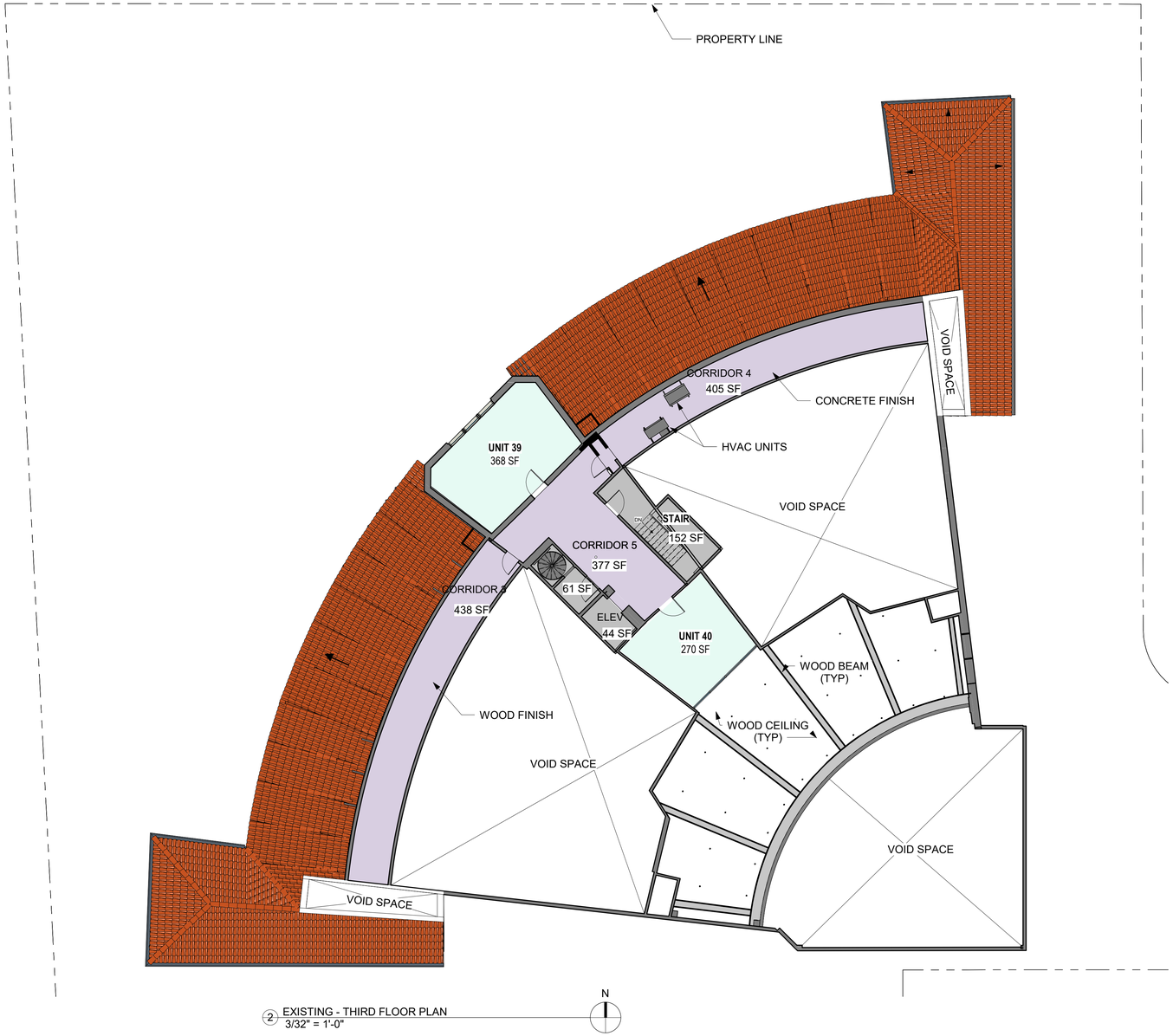
MATERIAL REMOVAL FLOOR PLAN - LEVEL 02

B-6

Scale: As indicated
Note: When printed on 11 x 17 paper scale is half

PLANNING MATRIX

OFFICE	638 SF



2 EXISTING - THIRD FLOOR PLAN
3/32" = 1'-0"

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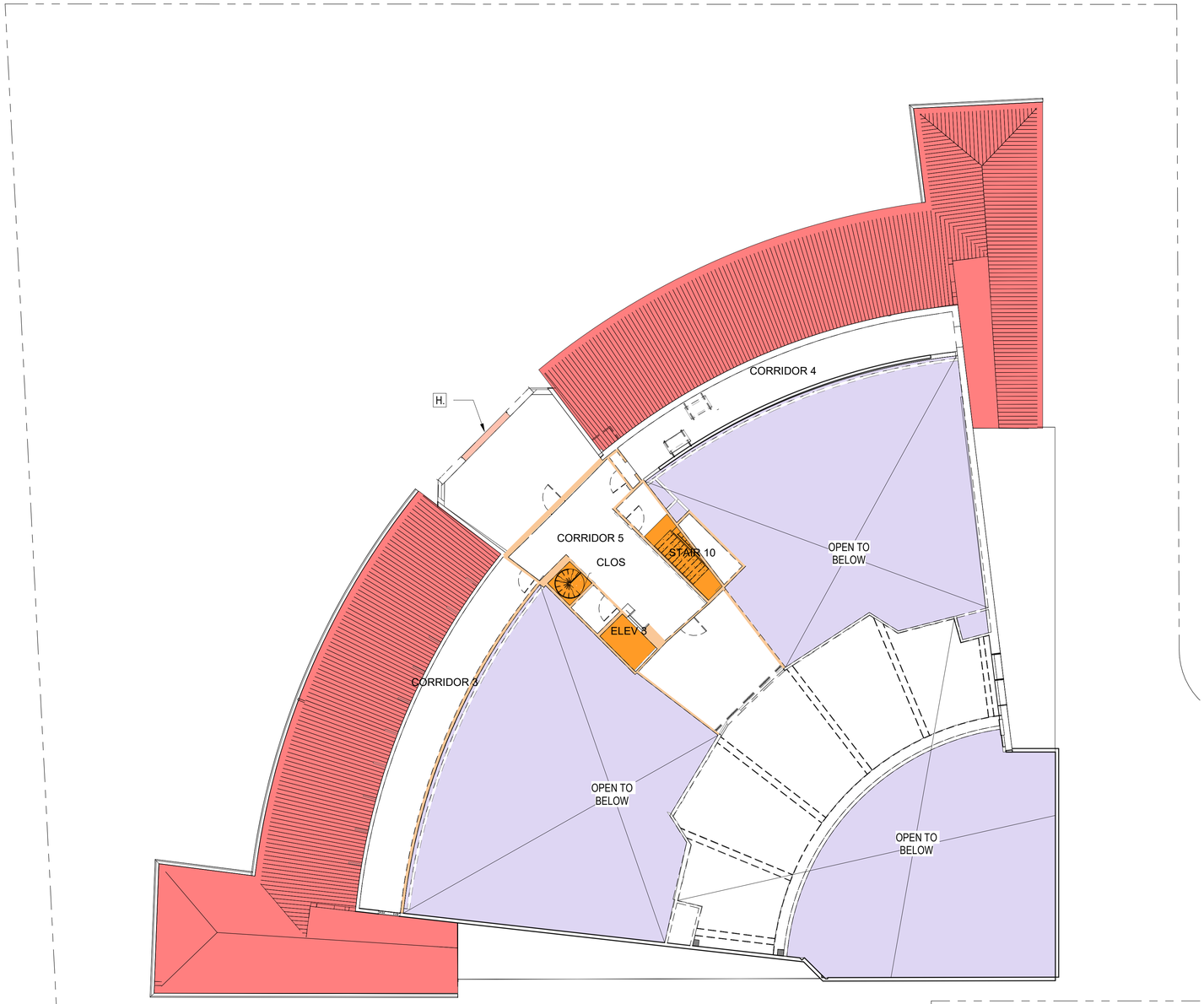
EXISTING THIRD FLOOR PLAN

B-7



1 MATERIAL REMOVAL PLAN - LEVEL 03 - EXISTING
3/32" = 1'-0"

MATERIAL REMOVAL SITE PLAN NOTES

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LEGEND

- EXISTING THEATER WALLS TO BE REMOVED, REFER TO ELEVATION B-11 FOR ELEVATION ANALYSIS
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Historic Paramount Theater

139 N COUNTY RD
PALM BEACH, FL 33480

WEG PARAMOUNT, INC

NO.	DATE	DESCRIPTION

DATE	10/23/2025
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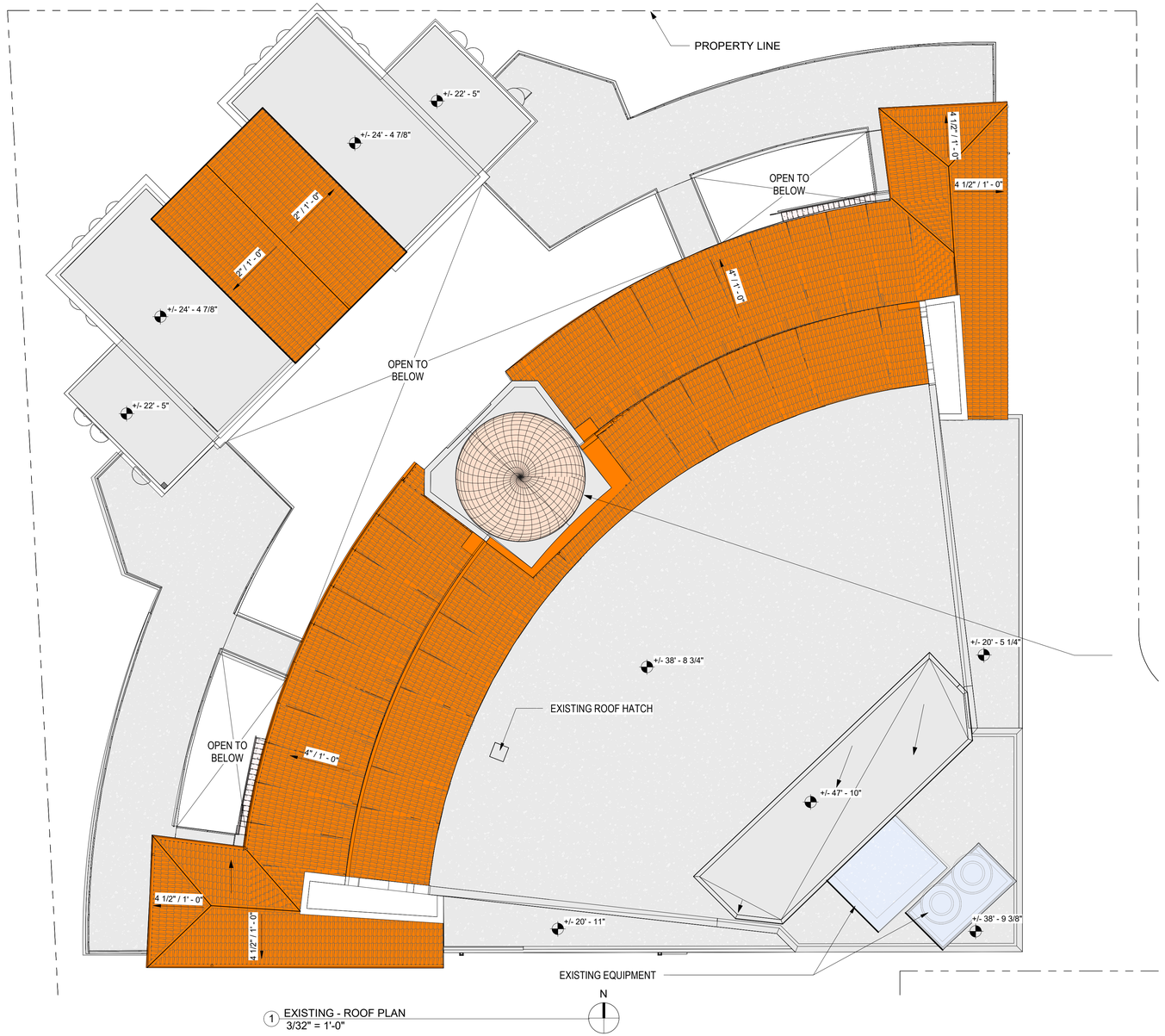
MATERIAL REMOVAL FLOOR PLAN - LEVEL 01

B-8

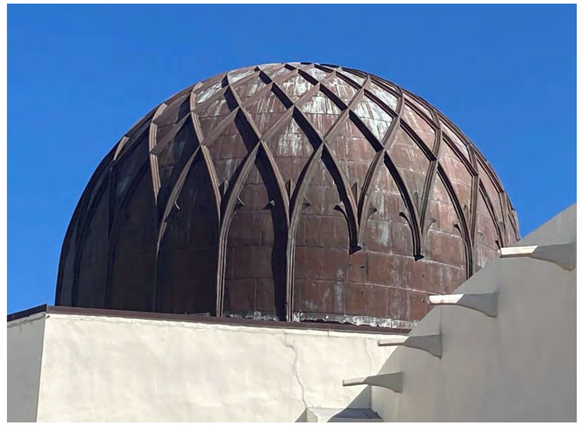
Scale: As indicated
Note: When printed on 11 x 17 paper scale is half



1 EXISTING - ROOF PLAN
3/32" = 1'-0"

PLANNING MATRIX

- ROOF (BARREL ROOF TILE)
- ROOF (BUILT UP)
- DOME (COPPER)
- MECHANICAL



PROJECT DOME
NTS

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EXISTING ROOF PLAN

B-9

1 MATERIAL REMOVAL PLAN - ROOF
3/32" = 1'-0"

MATERIAL REMOVAL SITE PLAN NOTES

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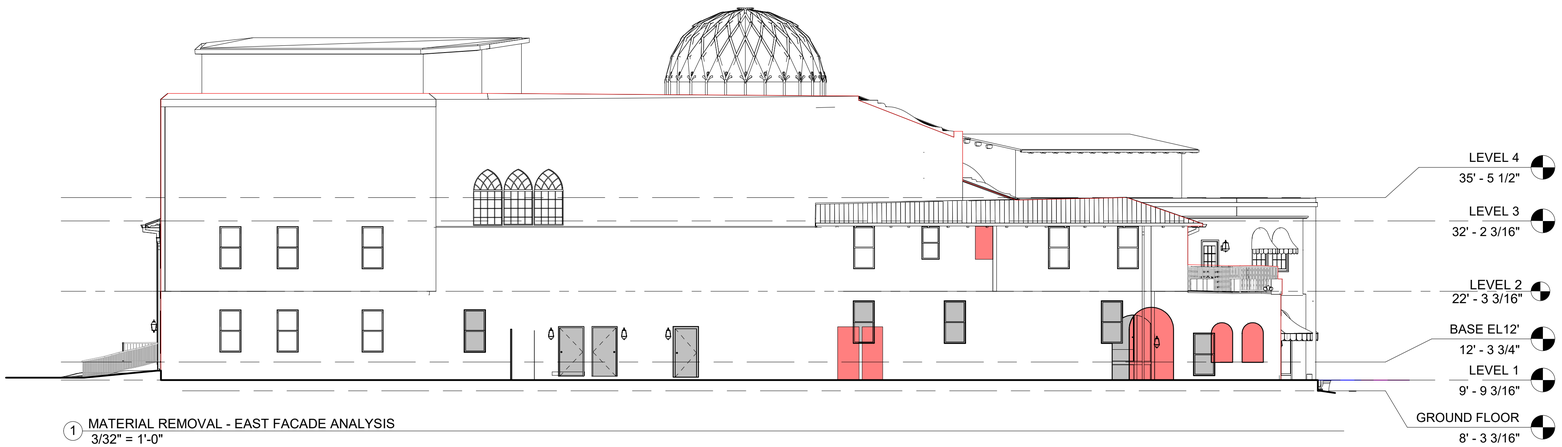
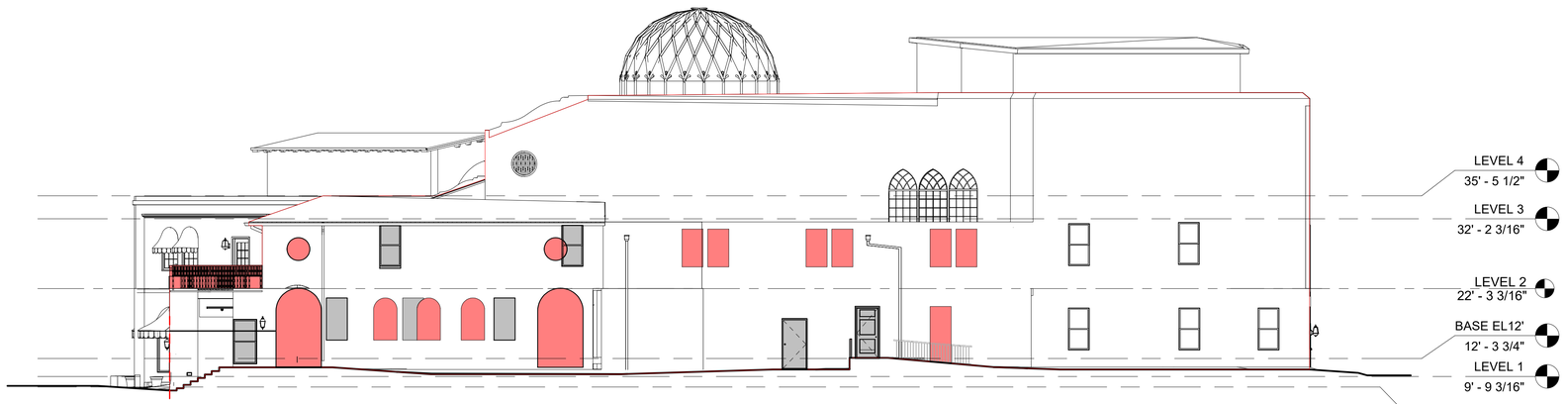
MATERIAL REMOVAL FLOOR PLAN - ROOF

B-10

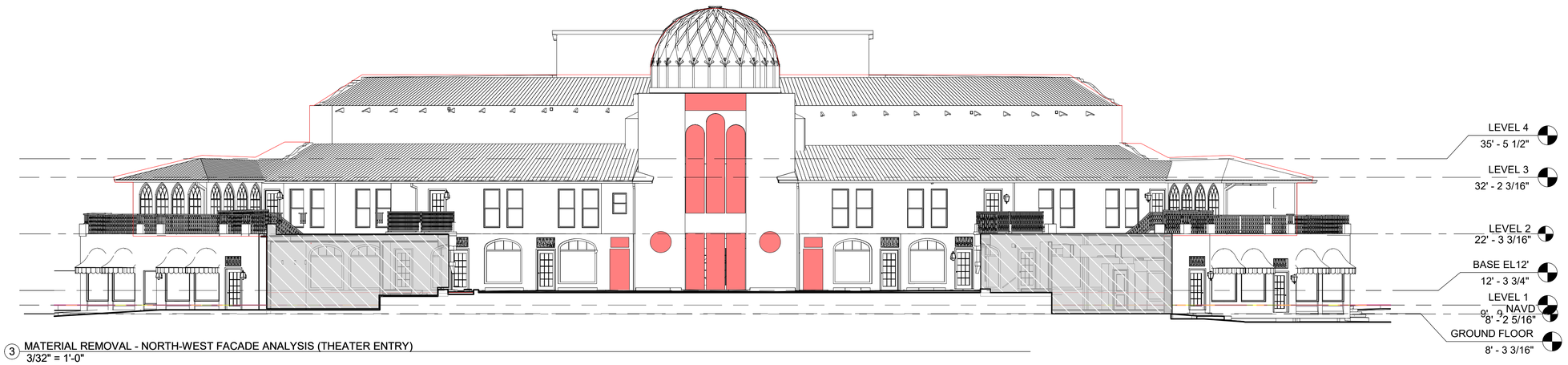
Scale: As indicated
Note: When printed on 11 x 17 paper scale is half



1 MATERIAL REMOVAL - EAST FACADE ANALYSIS
3/32" = 1'-0"



2 MATERIAL REMOVAL - SOUTH FACADE ANALYSIS
3/32" = 1'-0"



3 MATERIAL REMOVAL - NORTH-WEST FACADE ANALYSIS (THEATER ENTRY)
3/32" = 1'-0"

MATERIAL REMOVAL KEYNOTE

- EXISTING BUILDING FACADE - CALCULATED
- PORTION OF EXISTING BUILDING TO BE FILLED
- PORTION OF EXISTING BUILDING WHERE MATERIAL WILL BE REMOVED
- EXTENT OF BUILDING LINK TO RESIDENTIAL COMPONENT

EAST FACADE CALCULATION

TOTAL FACADE SQUARE FOOTAGE:	5,516 SQFT		
	@ 50%	-	2,758 SQFT
ESTIMATED SQUARE FOOTAGE OF MATERIAL BEING REMOVED:	238 SQFT		
ESTIMATED SQUARE FOOTAGE BEING FILLED:	284 SQFT		
TOTAL PERCENTAGE OF MATERIAL REVISION	522 SQFT / 5,516 SQFT	-	9.5%

SOUTH FACADE CALCULATION

TOTAL FACADE SQUARE FOOTAGE:	5,540 SQFT		
	@ 50%	-	2,770 SQFT
ESTIMATED SQUARE FOOTAGE OF MATERIAL BEING REMOVED:	320 SQFT		
ESTIMATED SQUARE FOOTAGE BEING FILLED:	122 SQFT		
TOTAL PERCENTAGE OF MATERIAL REVISION	442 SQFT / 5,540 SQFT	-	8%

NORTH FACADE (THEATER ENTRY) CALCULATION

TOTAL FACADE SQUARE FOOTAGE:	6,632 SQFT		
	@ 50%	-	3,316 SQFT
ESTIMATED SQUARE FOOTAGE OF MATERIAL BEING REMOVED:	288 SQFT		
ESTIMATED SQUARE FOOTAGE BEING FILLED:	000 SQFT		
TOTAL PERCENTAGE OF MATERIAL REVISION	288 SQFT / 6,632 SQFT	-	4.3 %

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Historic Paramount Theater

139 N COUNTY RD
PALM BEACH, FL 33480

WEG PARAMOUNT, INC

NO.	DATE	DESCRIPTION

DATE	10/23/2025
MODELED	SR
CHECKED	JT/REG
PROJECT #	24019

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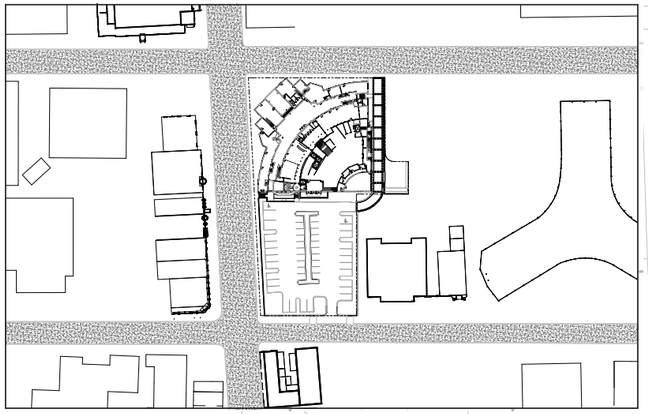
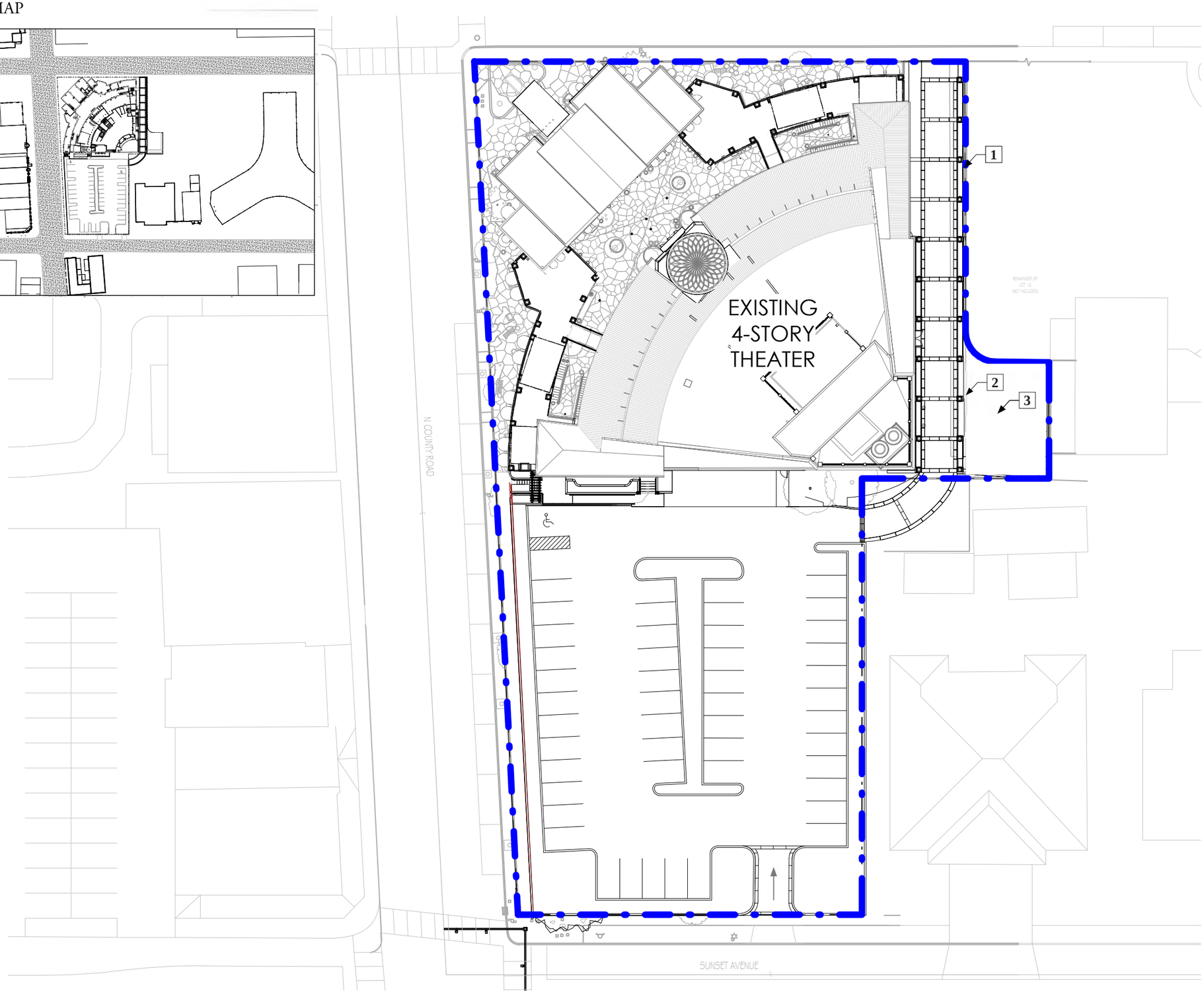
MATERIAL REMOVAL FACADE ANALYSIS

B-11

Scale: As indicated
Note: When printed on 11 x 17 paper scale is half

LOCATION MAP





1 PROPOSED SITE PLAN
1" = 40'-0"

NOTES

1. Existing wall
2. New service gate
3. Theatre service court
4. Theatre mechanical roof enclosure

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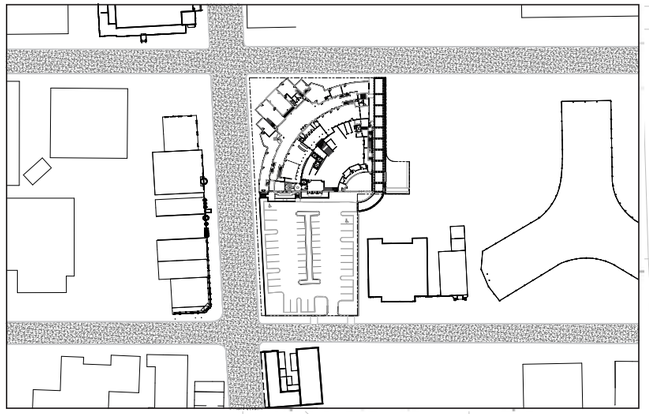
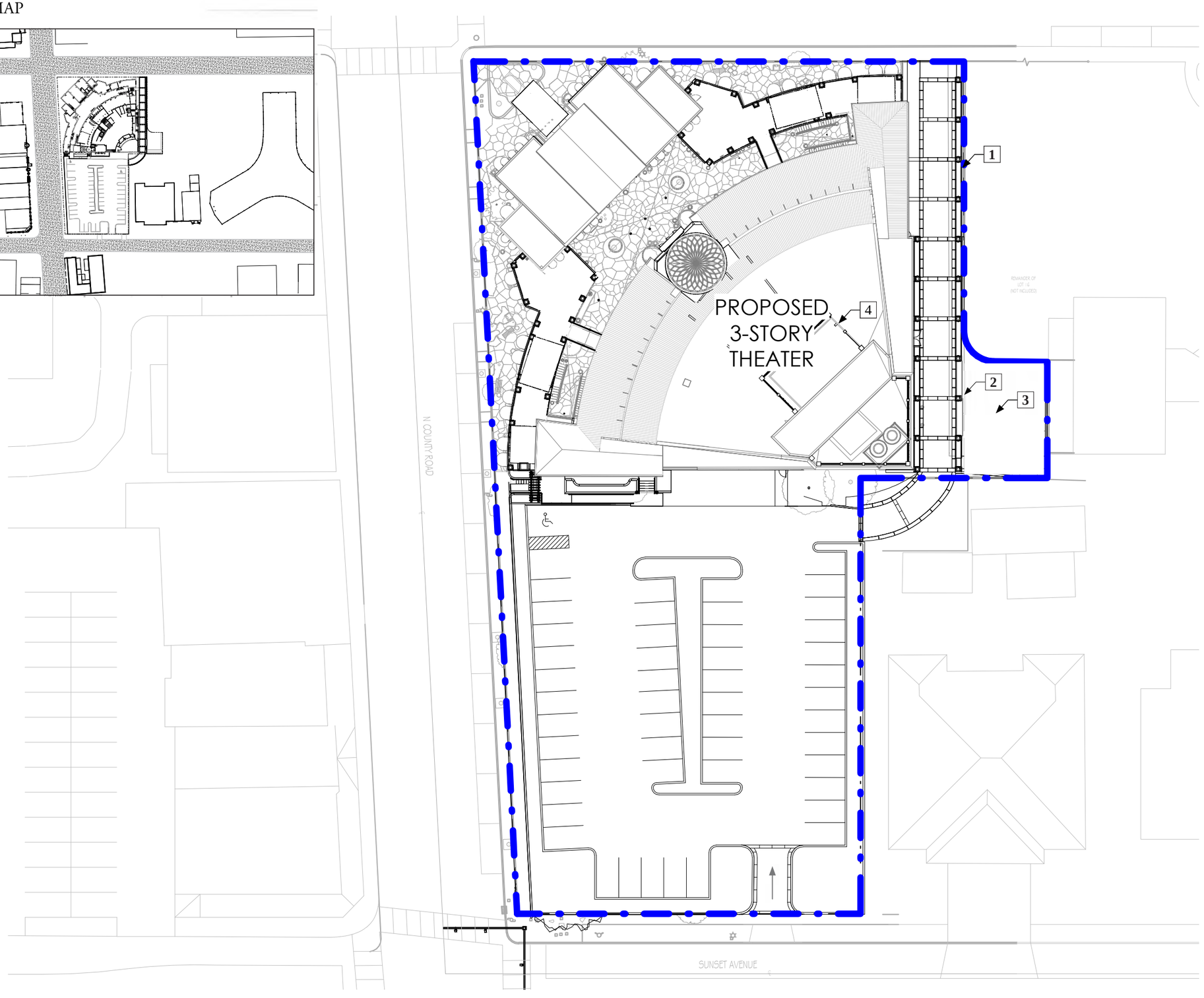
PROPOSED SITE PLAN & ROOF PLAN

C-2.2

LOCATION MAP





1 PROPOSED SITE PLAN
1" = 40'-0"

NOTES

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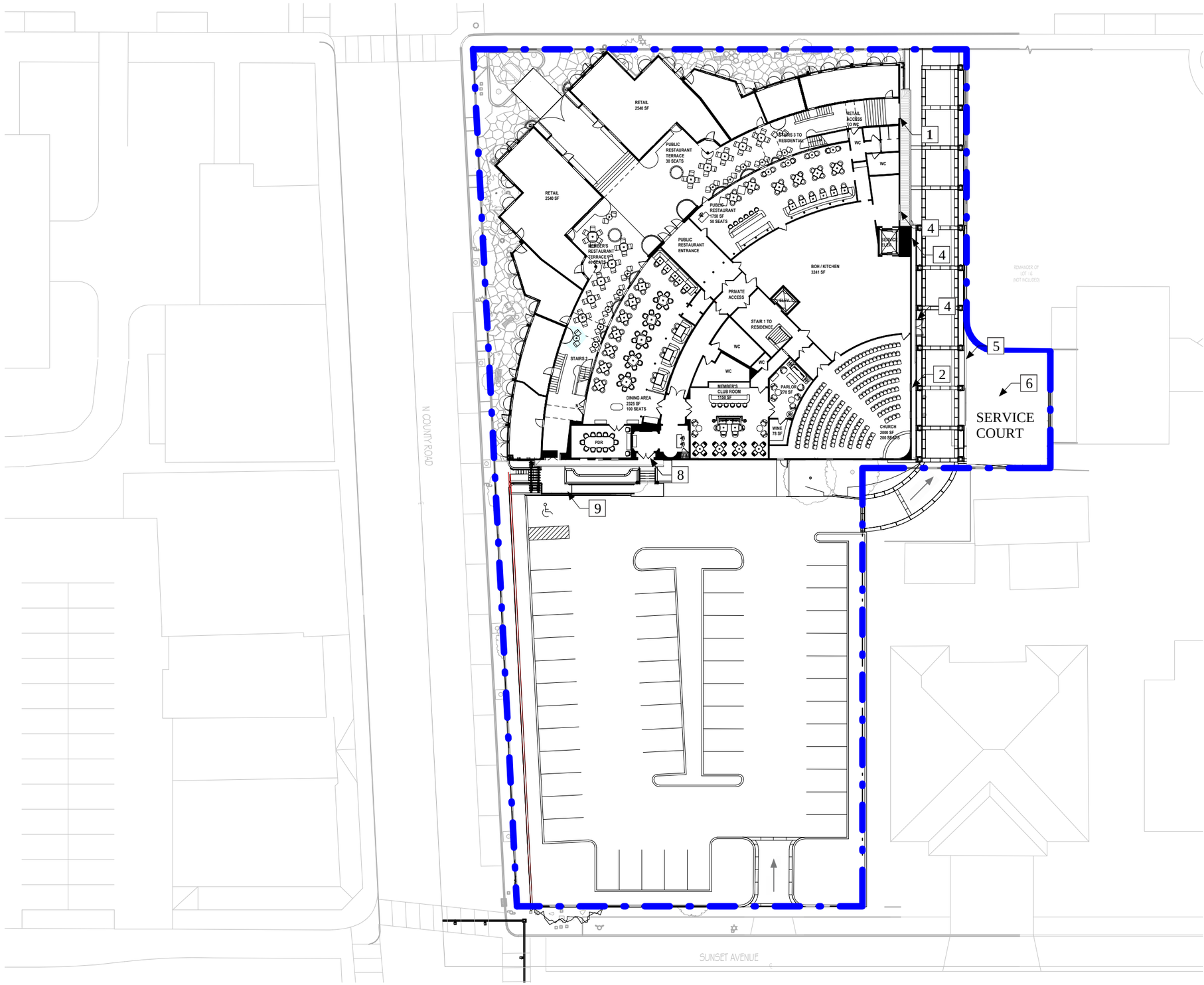
PROPOSED SITE PLAN & ROOF PLAN

C-2.2



1 PROPOSED SITE PLAN
1" = 40'-0"

NOTES

GROUND FLOOR AREA:

RETAIL:	5,409 SF
COURTYARD:	4,816 SF
CHURCH/CLUB/CAFE:	13,697 SF
TOTAL:	23,922 SF

DESIGN NOTES:

1. Widen existing portals

2. ADA access to patio

3. Reintroduce historic front doors *(sheets D-10 & D-11)*

4. New service/egress doors

5. Service gate *C-7)*

6. Service court *(see sheet A-17.3 for equipment location and details)*

7. Restore historic colonnade

8. New southern entry *(sheets D-20 & D-21)*

9. ADA access to patio from parking lot *(see sheet D-21)*

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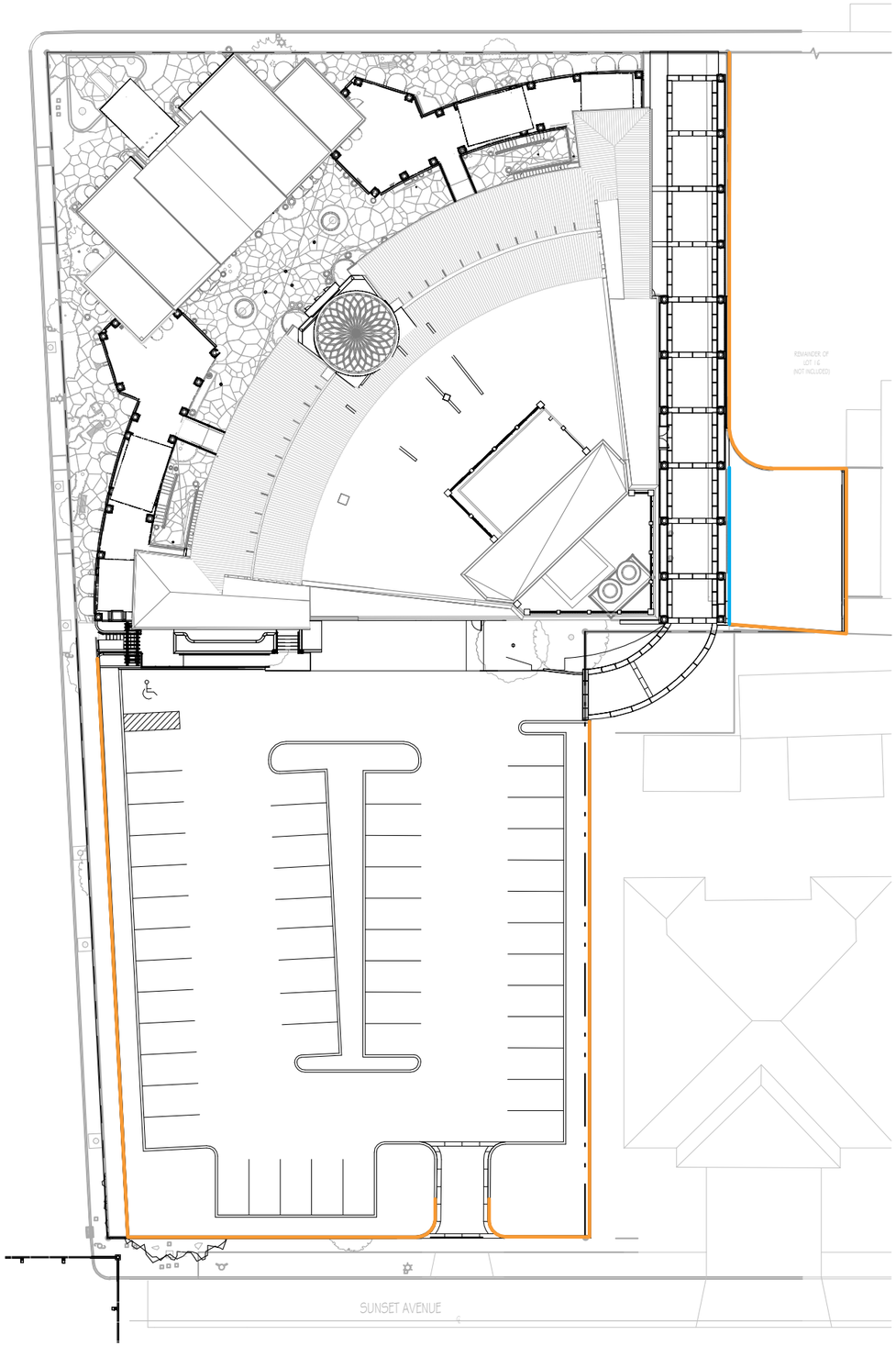
PROPOSED SITE PLAN & ROOF PLAN

C-3.1



SCALE: 1" = 40'

0’ 20’ 40’

N

1. East Service Gate
(Service gates to slide back and stack for service vehicle entry)

LEGEND

- Gates
- Existing Walls

NOTES

MATERIAL:
Decorative Metal Gate

For all elevations of the gates shown in this diagram, please see sheets D-6.1 and D-6.2

PROPOSED FENCES, GARDEN WALLS & GATES

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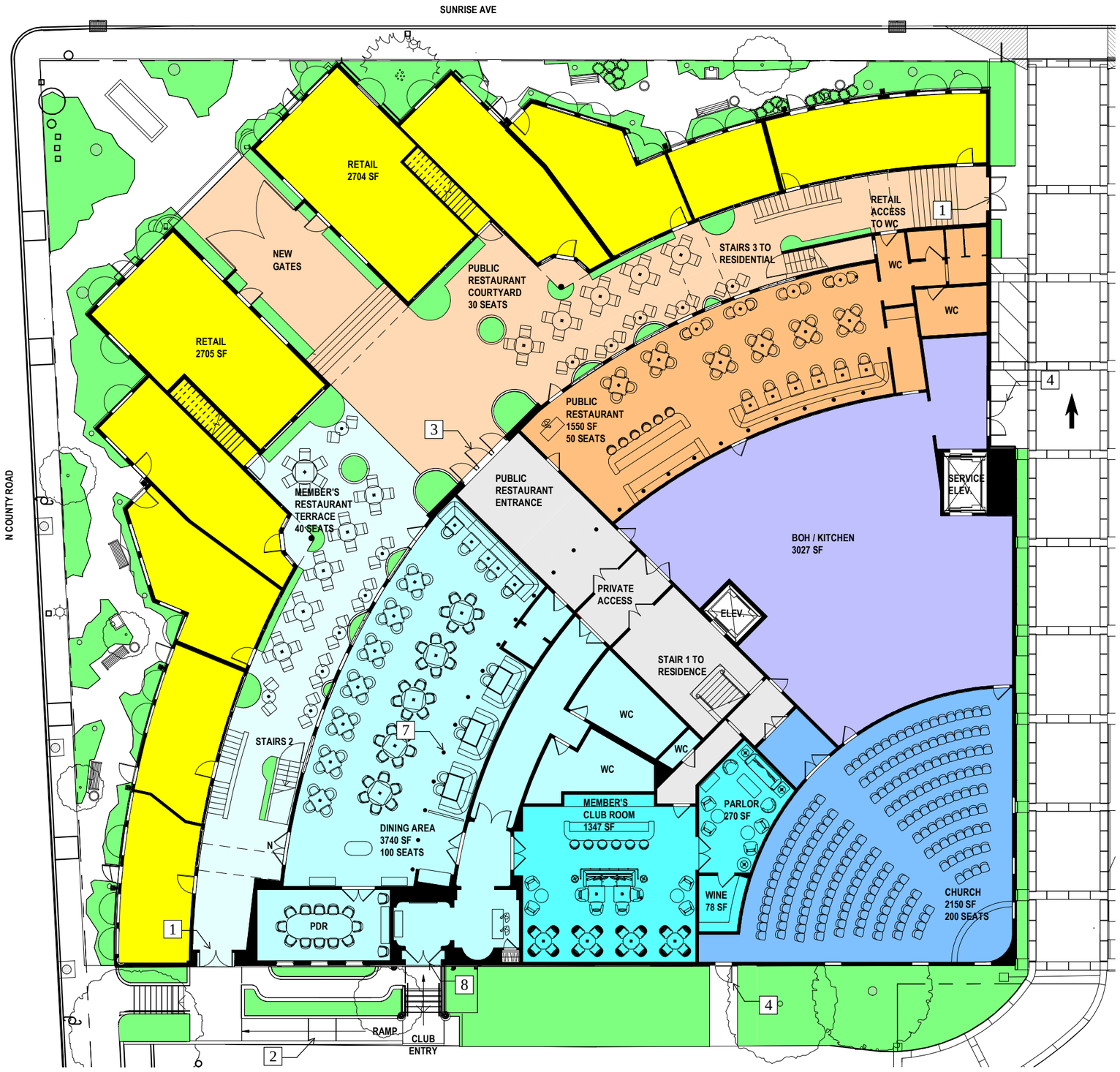
PROPOSED FENCE, GARDEN WALLS & GATES

C-7



1 PROPOSED - FIRST FLOOR
1" = 20'-0"

AREA CALCULATIONS

RETAIL 5,409SF/30 =	181 OCC
*CAFE 1,550SF/15 =	104 OCC
BOH 3,027SF/300 =	11 OCC
**SOCIAL CLUB DINNING 3,740SF	225 OCC
** MEMBERS CLUB/PARLOR 1,346SF	
CHURCH 2,149SF/30	72 OCC
CIRCULATION 1,381SF	

TOTAL OCCUPANCY 1ST FLOOR = 593

*RESTROOMS REMOVED FROM AREA SF OF OCCUPANCY CALCULATIONS.
**POSTED MAXIMUM OCCUPANCY LIMITED TO 225 OCCUPANTS
CLUB MEMBERS = 175

USE	Weekday Before 4 PM	Weekday 4:00 - 6:00 PM	Weekday After 6:00 PM	Weekend Before 12:00 PM	Weekend After 12:00 PM
RETAIL**	27	27	8	27	27
CLUB	0	0	44	0	44
CHURCH*	3	3	0	50	0
CAFE	35	0	0	35	35
RESIDENCE	7	7	7	7	7
TOTAL =	72	37	59	119	113

*CHURCH PARKING ASSUMES JUST ADMINISTRATIVE PARK DURING THE WEEK (5% OF PARKING REQUIREMENT)
**1600 SF RETAIL IS PROPOSED TO REMAIN OPEN AFTER 6:00 PM
NOTE:CHURCH OPERATIONS IS NOT CONCURRENT WITH SOCIAL CLUB HOURS.

PLUMBING FIXTURE CALCULATIONS

BUILDING / OCCUPANCY	WATER CLOSETS		LAVATORIES		DRINKING FOUNTAIN	SERVICE SINK
TABLE 403.1 PLUMBING	MALE	FEMALE	MALE	FEMALE		
CLUB/BAR 225 OCC	2.81	4.66	1.5	1.5	.45	
CAFE 104 OCC	1.44	1.44	.26	.26	.21	
CHURCH 72 OCC	.24	.48	.18	.18	.072	
RETAIL 181 OCC	.181	.181	.12	.12	.181	
TOTAL REQUIREMENTS	4.671	6.761	2.06	2.06	.913	1
TOTAL PROVIDED	5	7	3	3	1	1

DESIGN NOTES:

1. Widen existing portals add new gates
2. ADA access to courtyard
3. Reintroduce historic front doors
4. New service/egress doors
5. Service gate (Not Shown)
6. Service court (Not Shown)
7. Restore historic colonnade
8. New southern entry

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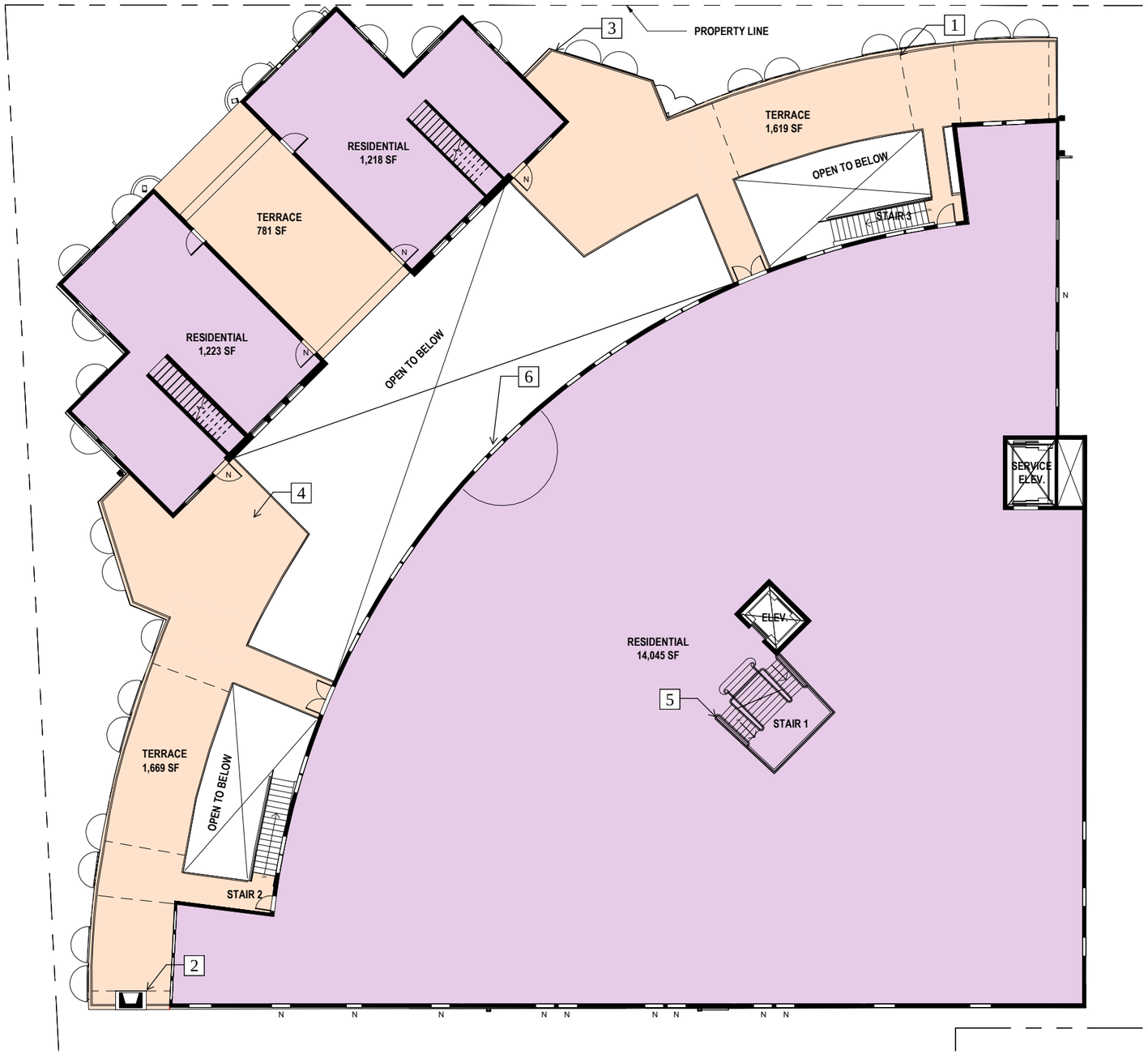
PROPOSED SEATING PLAN - GROUND FLOOR

C-8.1



1 PROPOSED - SECOND FLOOR
1" = 20'-0"

AREA CALCULATIONS

	RESIDENTIAL 16,486 SF/200 = (2ND FLOOR)	85 OCC
	TERRACE 4,069 SF/200 =	22 OCC
	TOTAL OCCUPANCY 2ND FLOOR = 107	

DESIGN NOTES:

1. Reintroduce historic fabric canopies and awnings

2. Reintroduce historic exterior fireplace/chimney

3. Reintroduce historic railings and planter boxes

4. Reintroduction of landscaped terraces

5. New residential stair case

6. Restore courtyard elevation

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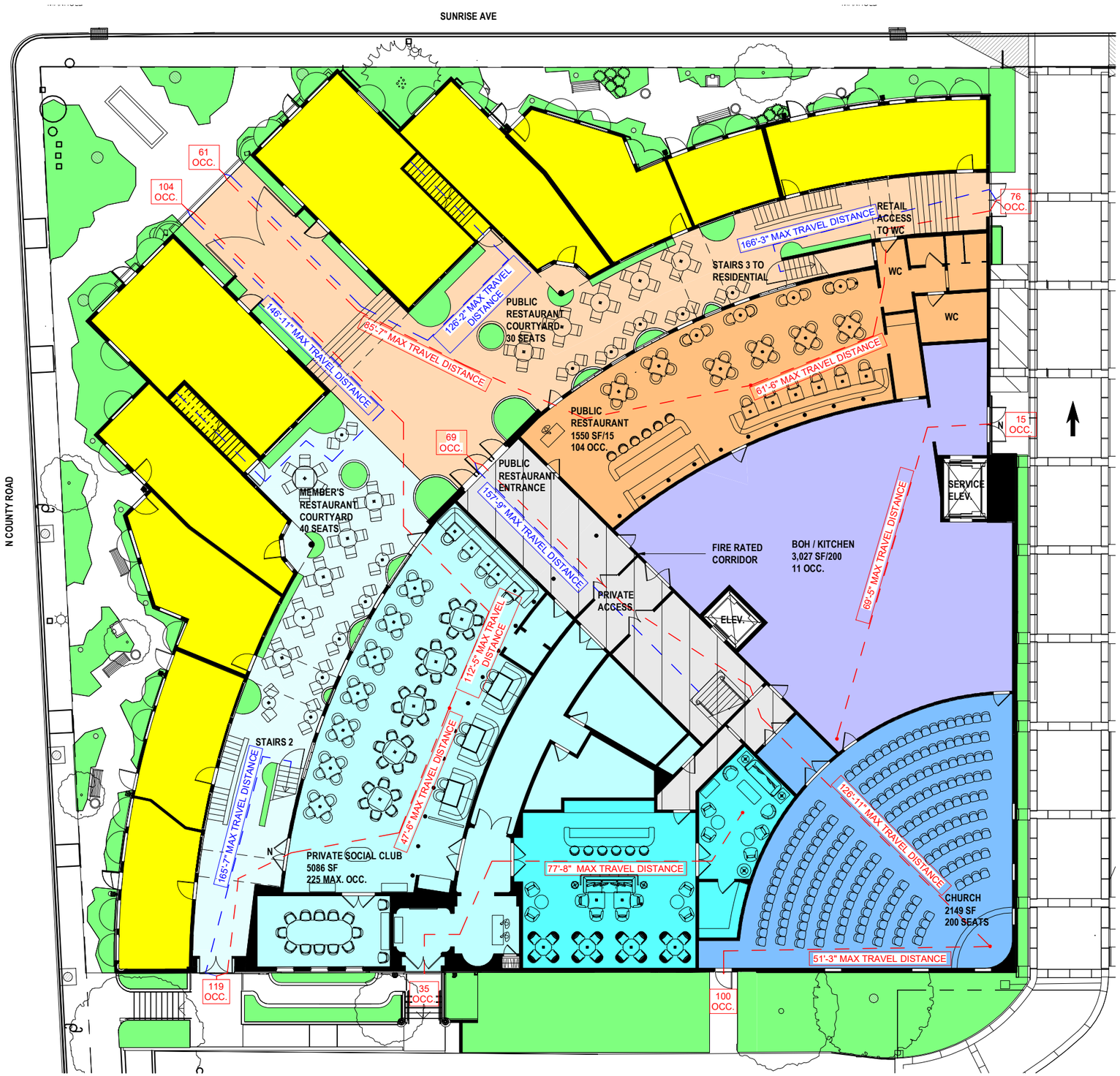
PROPOSED SEATING PLAN - SECOND FLOOR

C-8.2



1 FIRST FLOOR LIFE SAFETY PLAN
1" = 20'-0"

LIFE SAFETY CODE TABULATION

MAXIMUM TRAVEL DISTANCE

OCCUPANT LOAD — XXX OCC.

TRAVEL DISTANCE FROM UPPER LEVEL

TYPE OF CONSTRUCTION
TYPE IIIB SPRINKLERED

MAXIMUM TRAVEL DISTANCE = 250'-0"

REQUIRED SEPERATION OF OCCUPANCIES ASSEMBLY AND RESIDENTIAL 1 HOUR

FIRE RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS (HOURS) EXTERIOR BEARING WALLS 2 HOURS

NUMBER OF EXIT REQUIRED GROUND FLOORS = 3 PROVIDED 6

NUMBER OF EXIST REQUIRED SECOND FLOOR = 2 PROVIDED 3

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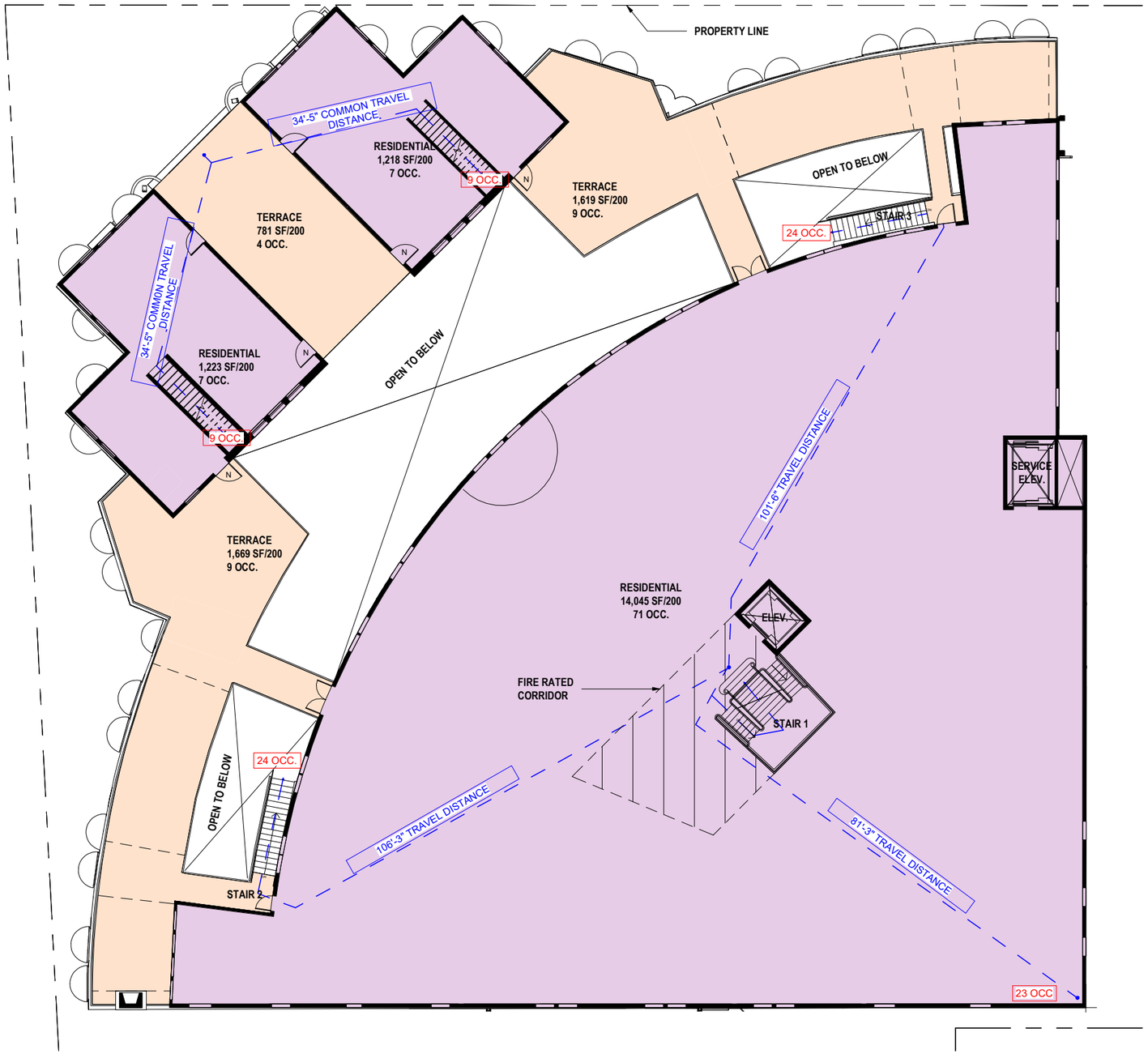
FIRST FLOOR LIFE SAFETY PLAN

C-9



1 SECOND FLOOR LIFE SAFETY PLAN
1" = 20'-0"

LIFE SAFETY CODE TABULATION

MAXIMUM TRAVEL DISTANCE

OCCUPANT LOAD — XXX OCC.

TRAVEL DISTANCE FROM UPPER LEVEL

TYPE OF CONSTRUCTION
TYPE IIIB SPRINKLERED

MAXIMUM TRAVEL DISTANCE = 250'-0"

REQUIRED SEPERATION OF OCCUPANCIES ASSEMBLY AND RESIDENTIAL 1 HOUR

FIRE RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS (HOURS) EXTERIOR BEARING WALLS 2 HOURS

NUMBER OF EXIT REQUIRED GROUND FLOORS = 3 PROVIDED 6

NUMBER OF EXIST REQUIRED SECOND FLOOR = 2 PROVIDED 3

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SECOND FLOOR LIFE SAFETY PLAN

C-10

2 EXISTING INTERIOR COURTYARD ELEVATION - MAIN BUILDING
1" = 20'-0"

1 PROPOSED INTERIOR COURTYARD ELEVATION - MAIN BUILDING
1" = 20'-0"

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INTERIOR COURTYARD ELEVATION - MAIN BUILDING

C-11

2 EXISTING INTERIOR COURTYARD ELEVATION - RETAIL
1" = 20'-0"

1 PROPOSED INTERIOR COURTYARD ELEVATION - RETAIL
1" = 20'-0"

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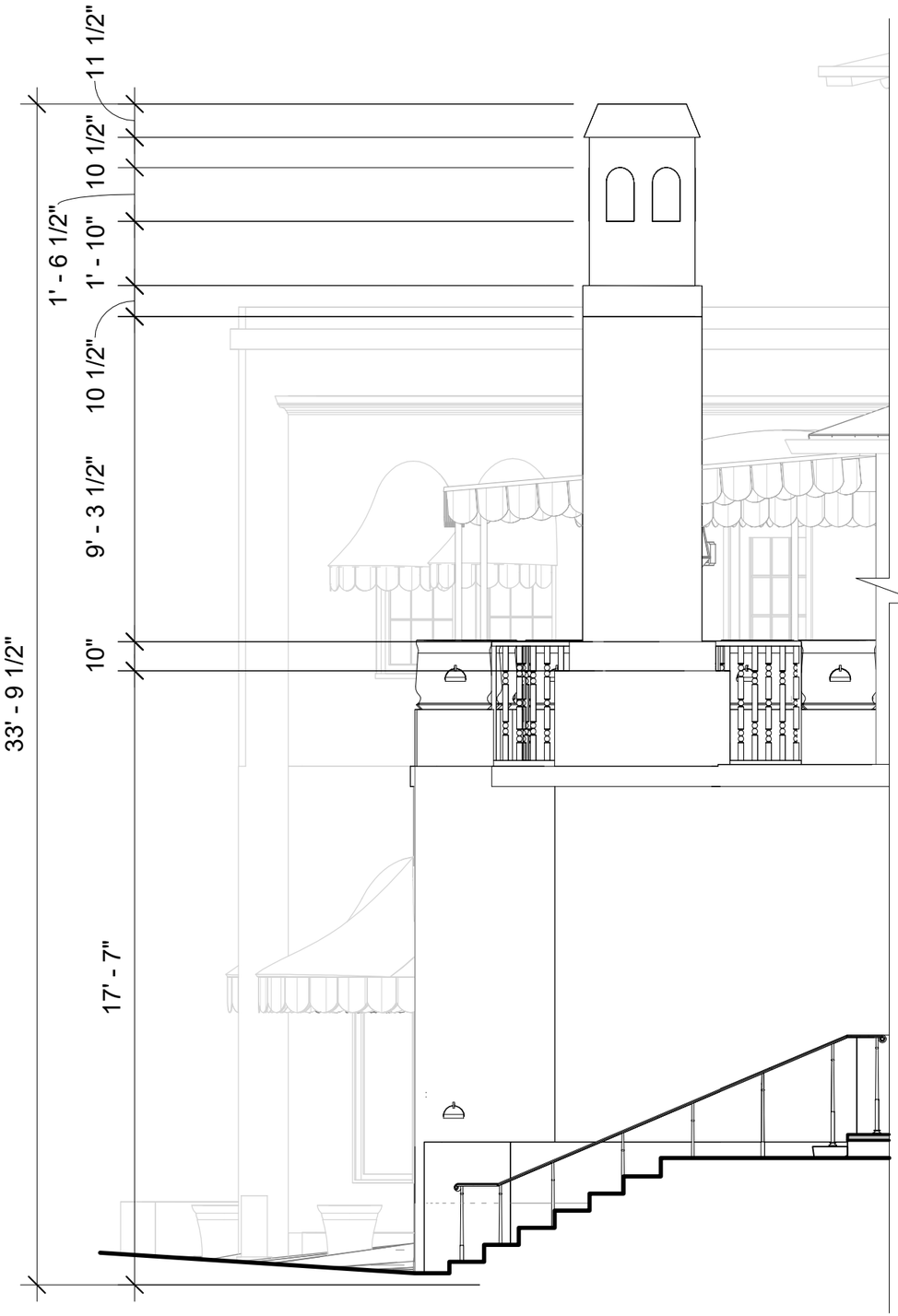
INTERIOR COURTYARD ELEVATION - RETAIL

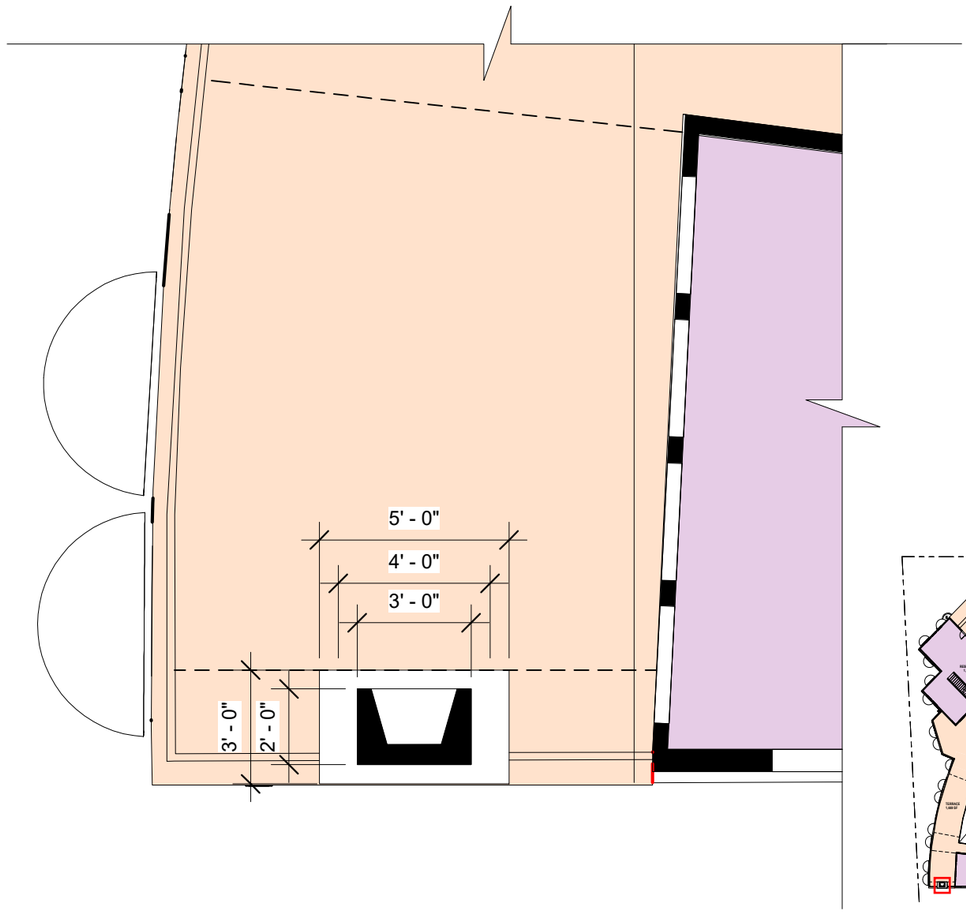
C-12



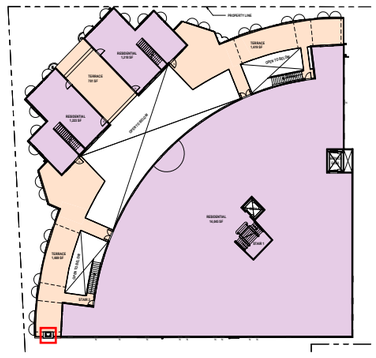
2 CHIMNEY ELEVATION
1/4" = 1'-0"

HISTORICAL PHOTO

HISTORICAL POSTCARD



1 PARTIAL CHIMNEY PLAN
1/4" = 1'-0"



KEY PLAN

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WEG PARAMOUNT, INC

NO.	DATE	DESCRIPTION
1	9/28/25	PRE-APP COMMENTS

DATE	10/23/2025
MODELED	SR
CHECKED	JT/REG
PROJECT #	24019

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PROPOSED CHIMNEY DETAILS

C-13

Sun & Surf Condos | Sunrise Ave. | **PARAMOUNT THEATER** | N. County Road | Existing Parking

EXISTING

Sun & Surf Condos | Sunrise Ave. | **PARAMOUNT THEATER** | N. County Road

PROPOSED

Proposed landscape omitted for drawing clarity, please refer to Landscape drawings (See sheet EL1)

STREET ELEVATION: NW CORNER

SCALE: 1/32 = 1'

0' 16' 32'

REG ARCHITECTS
since 1988

Rick Gonzalez, AIA
President
FL License AR0014172
120 South Olive Ave. Ste. 210,
West Palm Beach, FL 33401
P (561) 659-2383
www.regarchitects.com

Historic Paramount Theater

139 N COUNTY RD
PALM BEACH, FL 33480

WEG PARAMOUNT, INC

RAMSA
ROBERT A.M. STERN ARCHITECTS

NO.	DATE	DESCRIPTION

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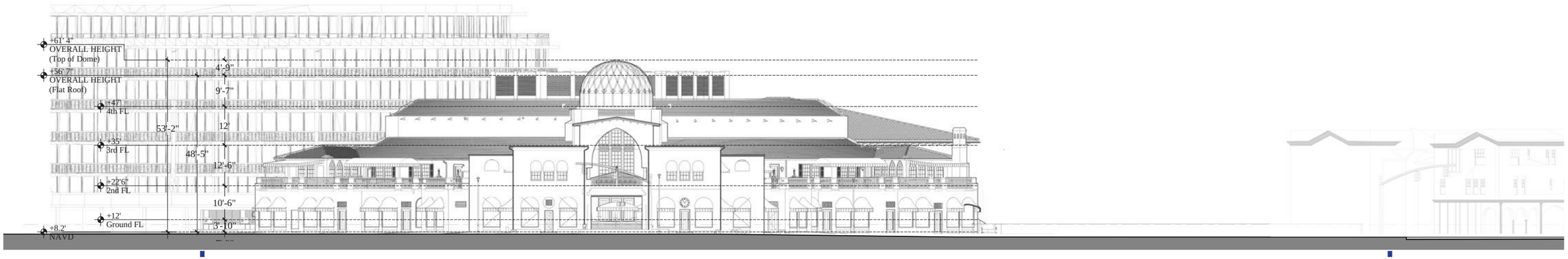
NORTH WEST STREET ELEVATIONS (RENDERED)

D-1.1



SUN & SURF CONDOS | SUNRISE AVE. | **PARAMOUNT THEATER** | N. COUNTY ROAD

PROPOSED WITHOUT NEW LANDSCAPING

NOTES

1. Point of measurement: +8.20 feet NAVD
6.79' NAVD for Sunset Avenue, 8.20' NAVD for North County Road, 8.55' NAVD for Sunrise Avenue

2. Overall NAVD height of Paramount Theatre: +61' 4"

3. Overall NAVD height of Paramount Theatre Dome: +56' 7"

4. Exact locations of relocated infrastructure will be coordinated with the Town and all other applicable governmental agencies.

LEGEND

PROPERTY LINE

STREET ELEVATION: NW CORNER

SCALE: 1/32 = 1'
0' 16' 32'

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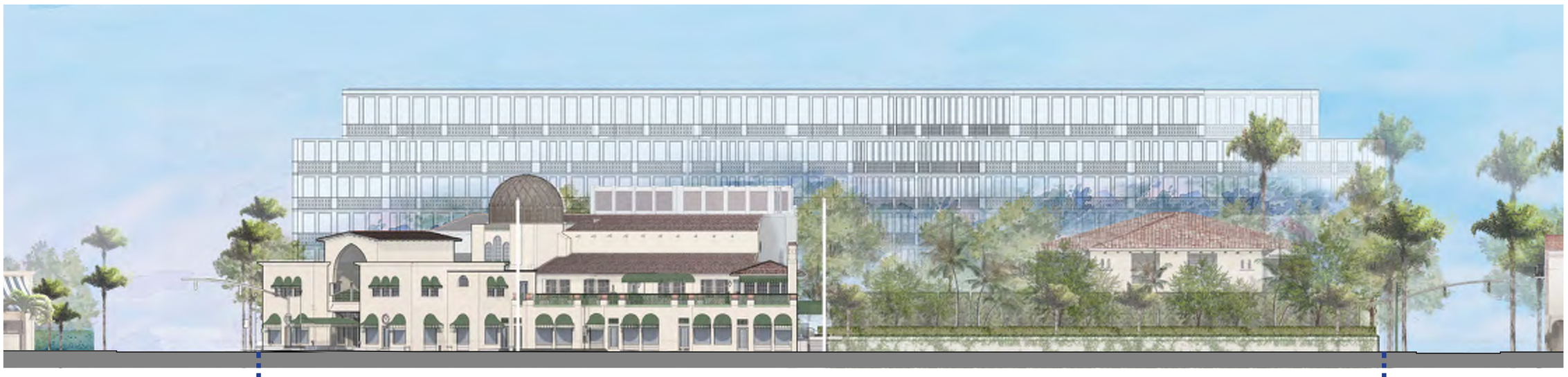
NORTH WEST STREET ELEVATIONS (ANNOTATED B&W, NO LANDSCAPE)

D-1.2

EXISTING



PROPOSED

Proposed landscape omitted for drawing clarity, please refer to Landscape drawings (See sheet EL2)

STREET ELEVATION: WEST ALONG N. COUNTY ROAD

SCALE: 1/32 = 1'
0' 16' 32'

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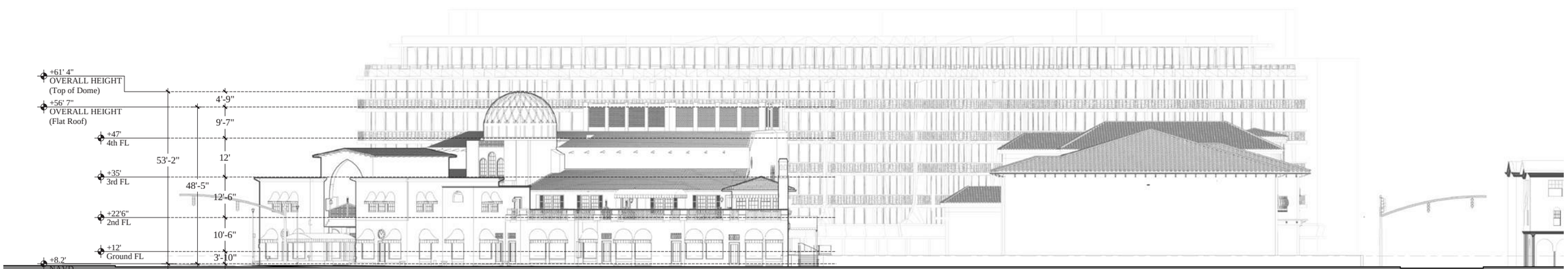
WEST STREET ELEVATIONS (RENDERED)

D-2.1



151 N. County rd

Sunrise Ave.

PARAMOUNT THEATER

Sunset Ave.

113 N. County rd

NOTES

1. Point of measurement: +8.20 feet NAVD
6.79' NAVD for Sunset Avenue, 8.20' NAVD for North County Road, 8.55' NAVD for Sunrise Avenue

2. Overall NAVD height of Paramount Theatre: +61' 4"

3. Overall NAVD height of Paramount Theatre Dome: +56' 7"

4. Exact locations of relocated infrastructure will be coordinated with the Town and all other applicable governmental agencies.

LEGEND

Property Line

STREET ELEVATION: WEST ALONG N. COUNTY ROAD

SCALE: 1/32 = 1'
0' 16' 32'

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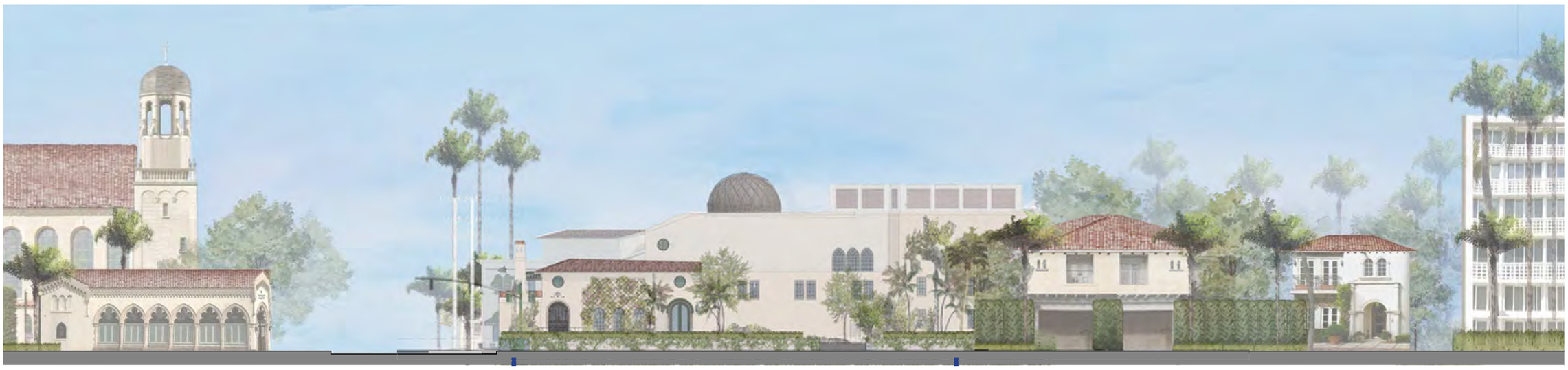
WEST STREET ELEVATIONS (ANNOTATED B&W, NO LANDSCAPE)

D-2.2

EXISTING



PROPOSED

Proposed landscape omitted for drawing clarity, please refer to Landscape drawings (See sheet EL3)

STREET ELEVATION: SOUTH ALONG SUNSET AVENUE

SCALE: 1/32 = 1'
0' 16' 32'

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PALM BEACH, FL 33480

WEG PARAMOUNT, INC

RAMSA
ROBERT A.M. STERN ARCHITECTS

NO.	DATE	DESCRIPTION

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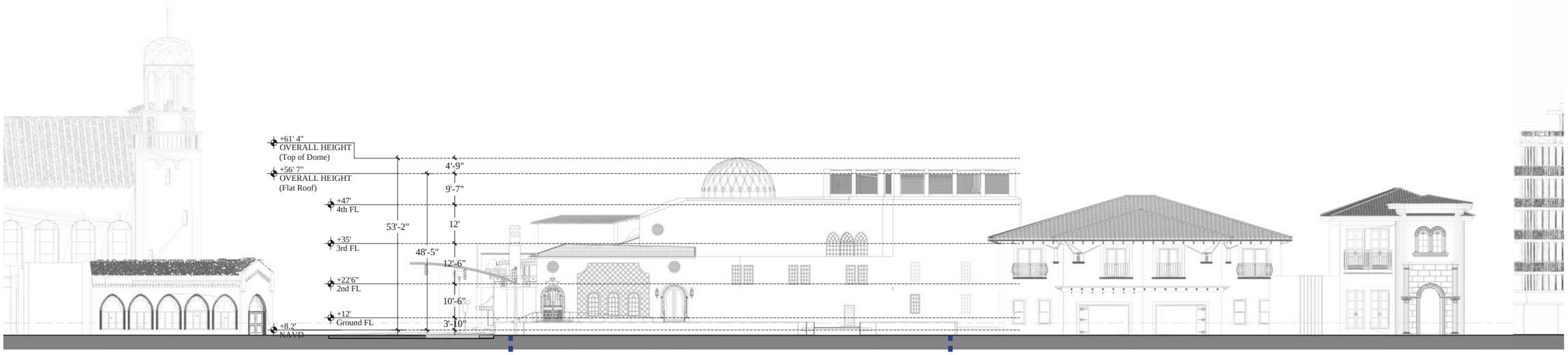
SOUTH STREET ELEVATIONS (RENDERED)

D-3.1



Palm Beach Synagogue

N. County Road

175 & 173 Sunset Av.

159 Sunset Av.

Sun & Surf Condos

NOTES

1. Point of measurement: +8.20 feet NAVD
6.79' NAVD for Sunset Avenue, 8.20' NAVD for North County Road, 8.55' NAVD for Sunrise Avenue

2. Overall NAVD height of Paramount Theatre: +61' 4"

3. Overall NAVD height of Paramount Theatre Dome: +56' 7"

4. Exact locations of relocated infrastructure will be coordinated with the Town and all other applicable governmental agencies.

LEGEND

Property Line

STREET ELEVATION: SOUTH ALONG SUNSET AVENUE

SCALE: 1/32 = 1'
0' 16' 32'

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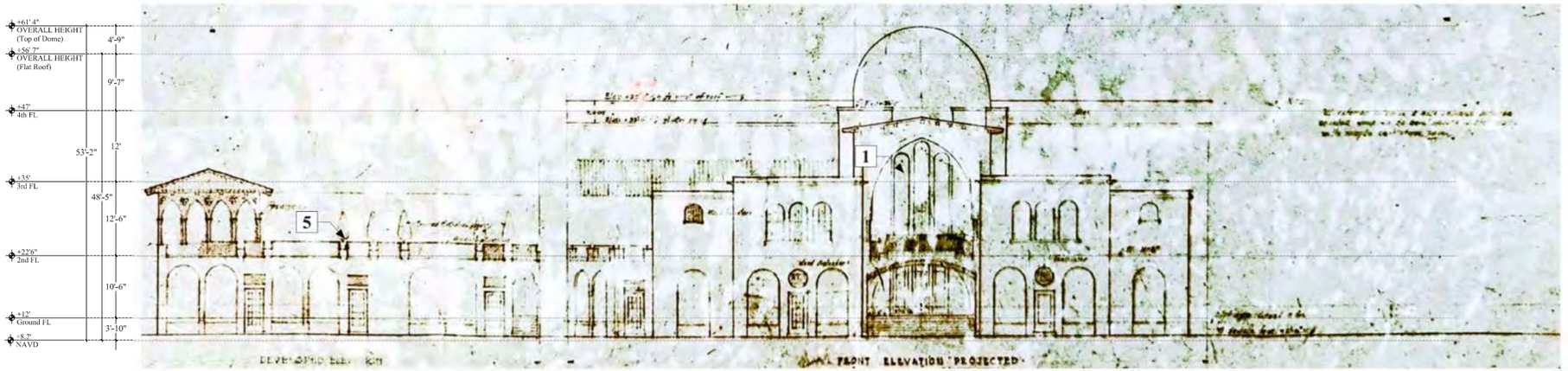
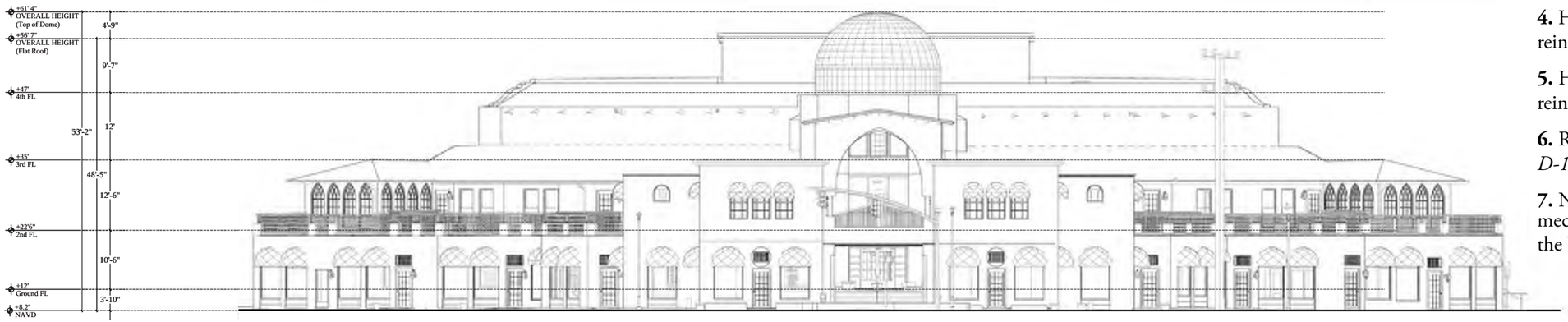
SOUTH STREET
ELEVATIONS (ANNOTATED
B&W, NO LANDSCAPE)

D-3.2



1926 - *Original Joseph Urban Drawing*



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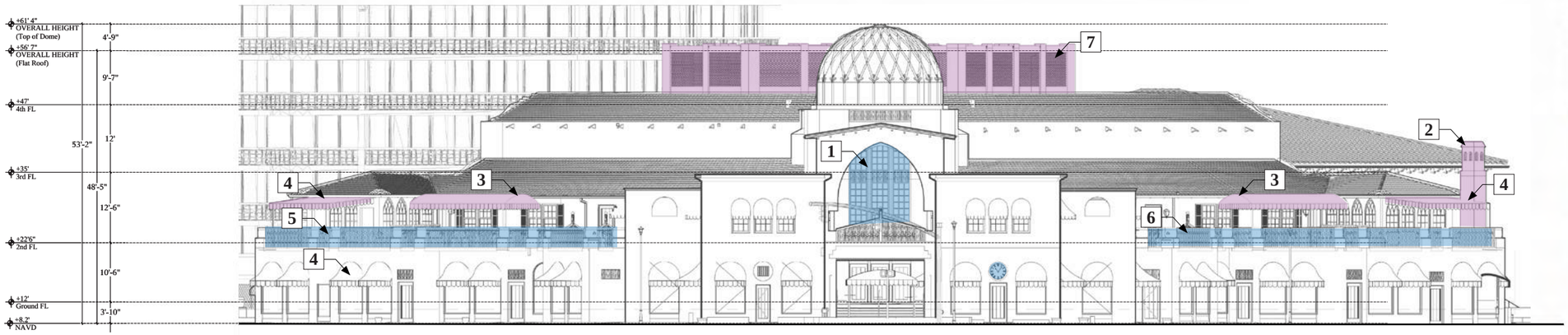

PROPOSED

THEATRE HISTORIC COMPARISON: NW CORNER ELEVATION

LEGEND

- Existing to be altered
- Proposed facade changes
- Proposed new structures

NOTES

1. Patio facade restoration *(see sheet D-10 & D-11)*

2. Historic chimney reintroduced *(see sheet A-6)*

3. Historic canopies reintroduced *(see sheet D-16)*

4. Historic awnings reintroduced *(see sheet D-17)*

5. Historic planters reintroduced *(see sheet D-18)*

6. Railings restored *(see sheet D-18)*

7. New Terracotta tile mechanical screen/ similar to the Vineta Hotel *(sheet A-17)*

KEY PLAN

GRAPHIC SCALE
0' 8' 16'

REG ARCHITECTS
since 1988

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PALM BEACH, FL 33480

WEG PARAMOUNT, INC

RAMSA
ROBERT A.M. STERN ARCHITECTS

NO.	DATE	DESCRIPTION

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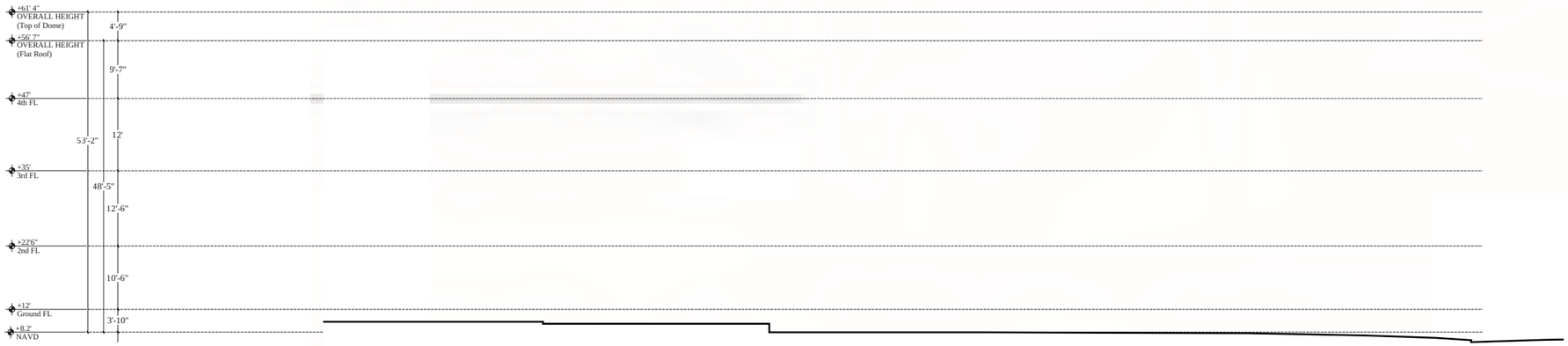
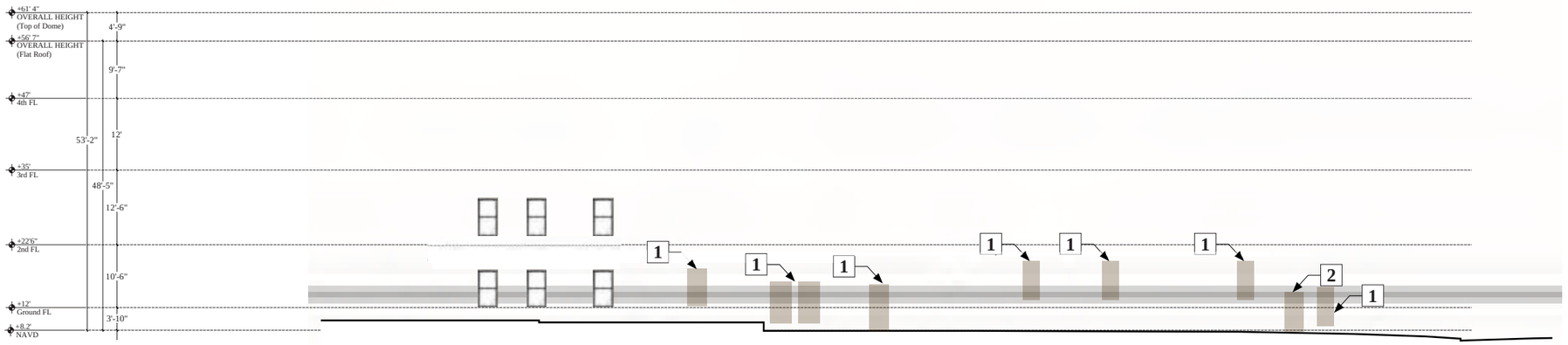
THEATER HISTORIC COMPARISON - NORTH WEST

EXISTING COND. SET - CONCEPTUAL

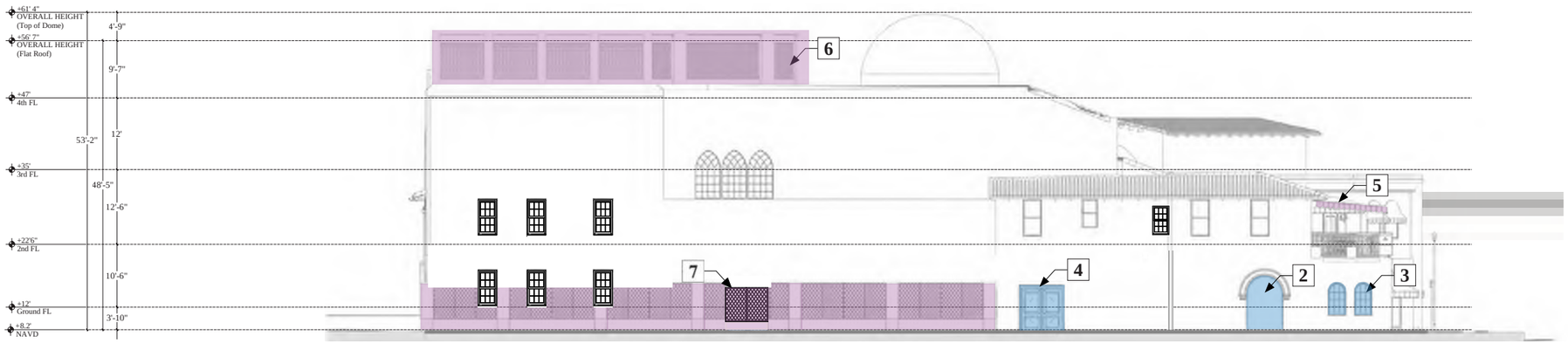
D-4.1



1927 - *Approximate Elevation, pending further archival information*



EXISTING



PROPOSED

THEATRE HISTORIC COMPARISON: EAST ELEVATION

LEGEND

- Existing to be altered
- Proposed facade changes
- Proposed new structures

NOTES

1. Existing window/door to be removed

2. Existing opening to be widened

3. Window to be constructed

4. Door to be constructed

5. Historic canopies reintroduced *(sheet D-16)*

6. New Terracotta tile mechanical screen/ similar to the Vineta Hotel *(sheet A-17)*

7. New lattice to support greenery *(sheet D-21)*

KEY PLAN

GRAPHIC SCALE
0' 8' 16'

REG ARCHITECTS
since 1988

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WEG PARAMOUNT, INC

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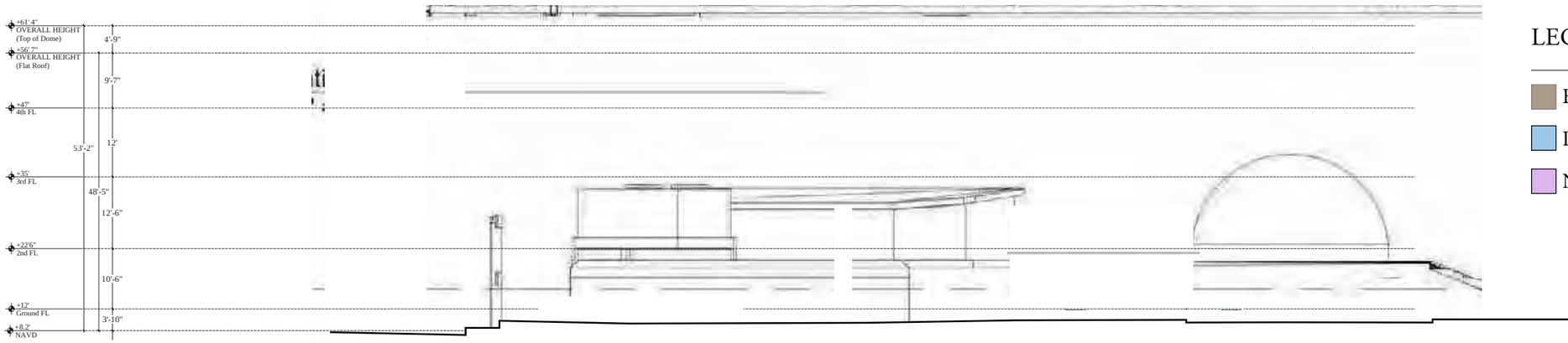
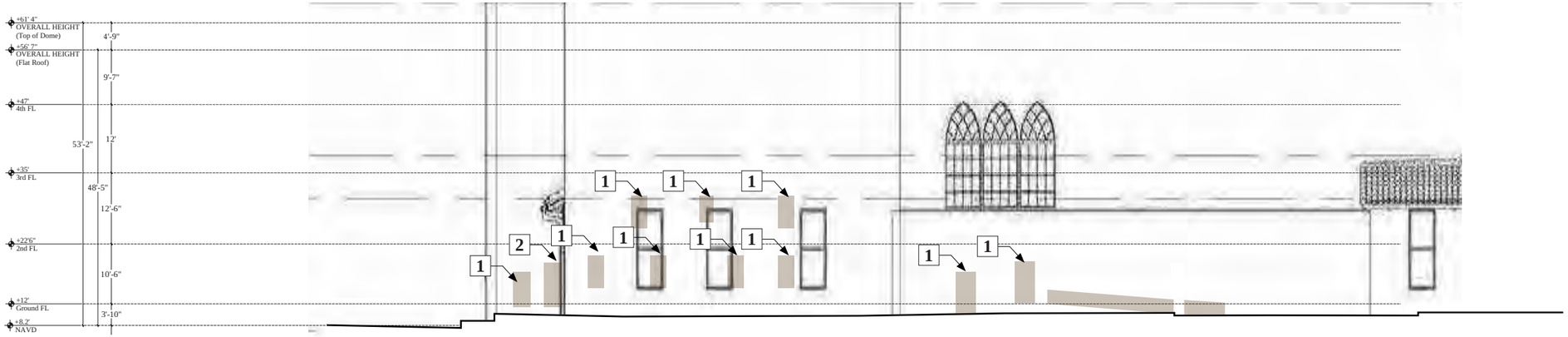
THEATER HISTORIC COMPARISON - EAST

D-4.2



1927 - *Approximate Elevation, pending further archival information*



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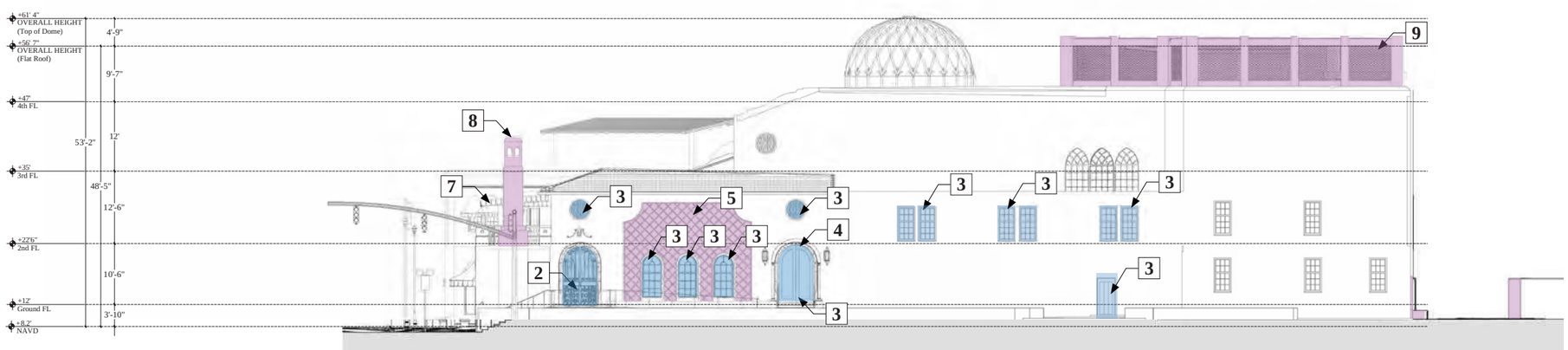

PROPOSED

THEATRE HISTORIC COMPARISON: SOUTH ELEVATION

LEGEND

- Existing to be altered
- Proposed facade changes
- New Architectural Elements

NOTES

1. Existing window/door to be removed

2. Existing opening to be widened *(sheet D-20)*

3. Window/door to be constructed

4. New fabric canopy over Club entry

5. New lattice to support greenery *(sheet D-21)*

6. ~~New walled garden courtyard~~ (REMOVED)

7. Historic awnings reintroduced *(sheet D-17)*

8. Reintroduce historic chimney

33' in height

9. Mechanical equipment screen *(sheet D-6.2)*

KEY PLAN

GRAPHIC SCALE
0' 8' 16'

REG ARCHITECTS
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Historic Paramount Theater

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WEG PARAMOUNT, INC

RAMSA
ROBERT A.M. STERN ARCHITECTS

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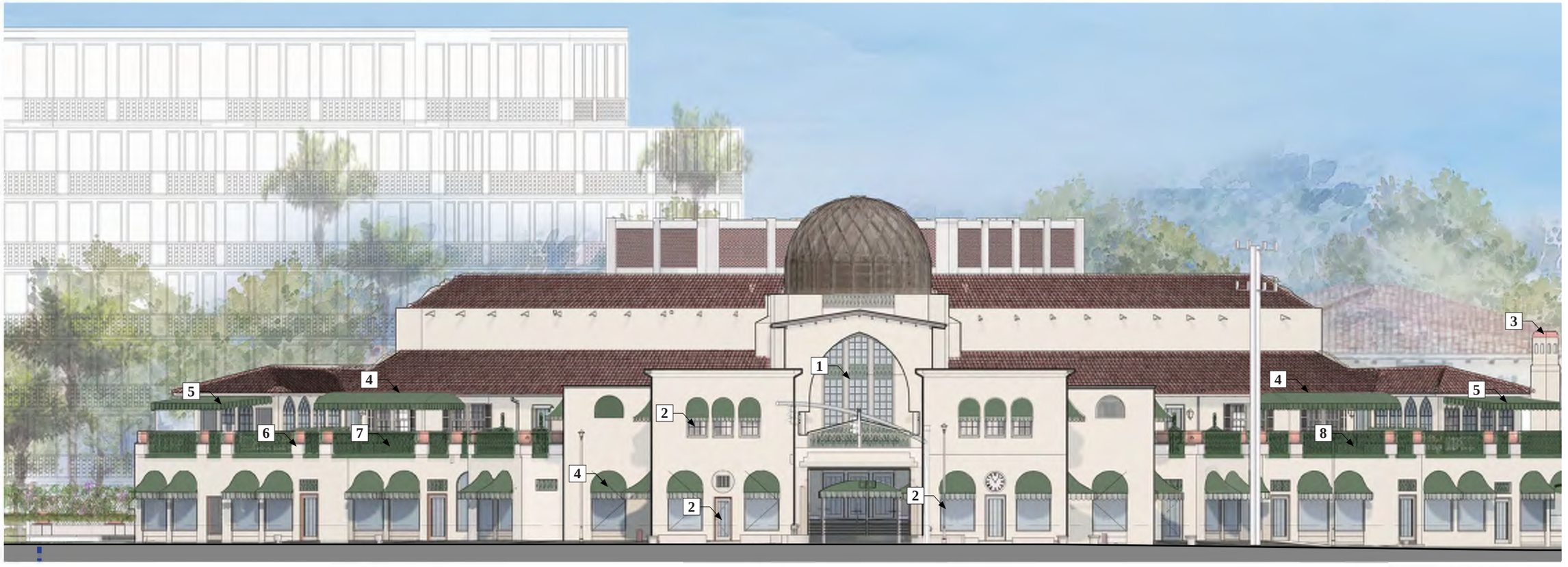
THEATER HISTORIC COMPARISON - SOUTH

D-4.3



SUNRISE AVE. PARAMOUNT THEATER N. COUNTY ROAD

PROPOSED ELEVATION

Proposed landscape omitted for drawing clarity, please refer to Landscape drawings (See sheet EL1)

NOTES

1. Patio facade restoration *(see sheet D-10 & D-11)*

2. Window/door replacement to meet code *(see sheet D-11 - D-15)*

3. Historic chimney reintroduced *(see sheet A-6)*

4. Historic canopies reintroduced *(see sheet D-16)*

5. Historic awnings reintroduced *(see sheet D-17)*

6. Historic planters reintroduced *(see sheet D-18)*

7. Historic railings reintroduced *(see sheet D-18)*

8. Rehabilitated terrace space *(see sheet D-19)*

LEGEND

PROPERTY LINE

KEY PLAN

SCALE: 1/16 = 1'

0' 8' 16'

PROPOSED NW ELEVATION

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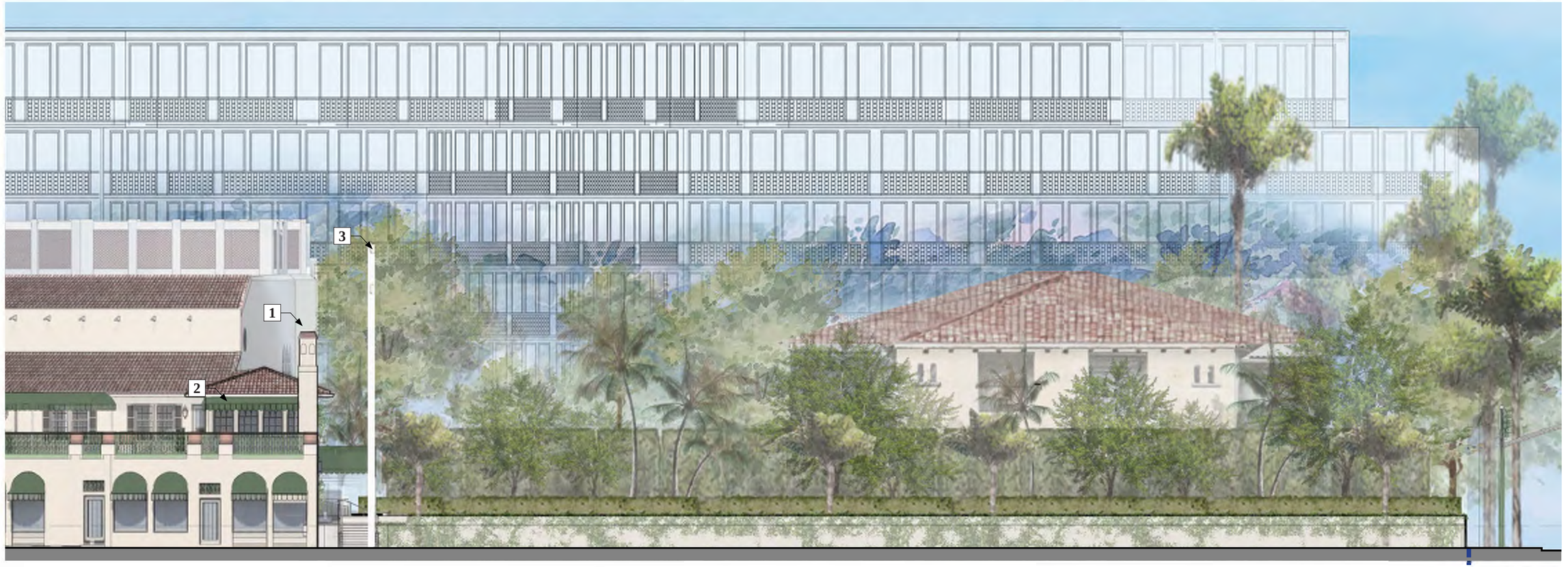
ENLARGED ELEVATIONS - NORTH WEST

D-5



PROPOSED ELEVATION

Proposed landscape omitted for drawing clarity, please refer to Landscape drawings

NOTES

1. Historic chimney reintroduced

2. Historic awnings reintroduced

3. Exact locations of relocated infrastructure will be coordinated with the Town and all other applicable governmental agencies.

LEGEND

PROPERTY LINE

KEY PLAN

SCALE: 1/16 = 1'

0' 8' 16'

PROPOSED WEST ELEVATION

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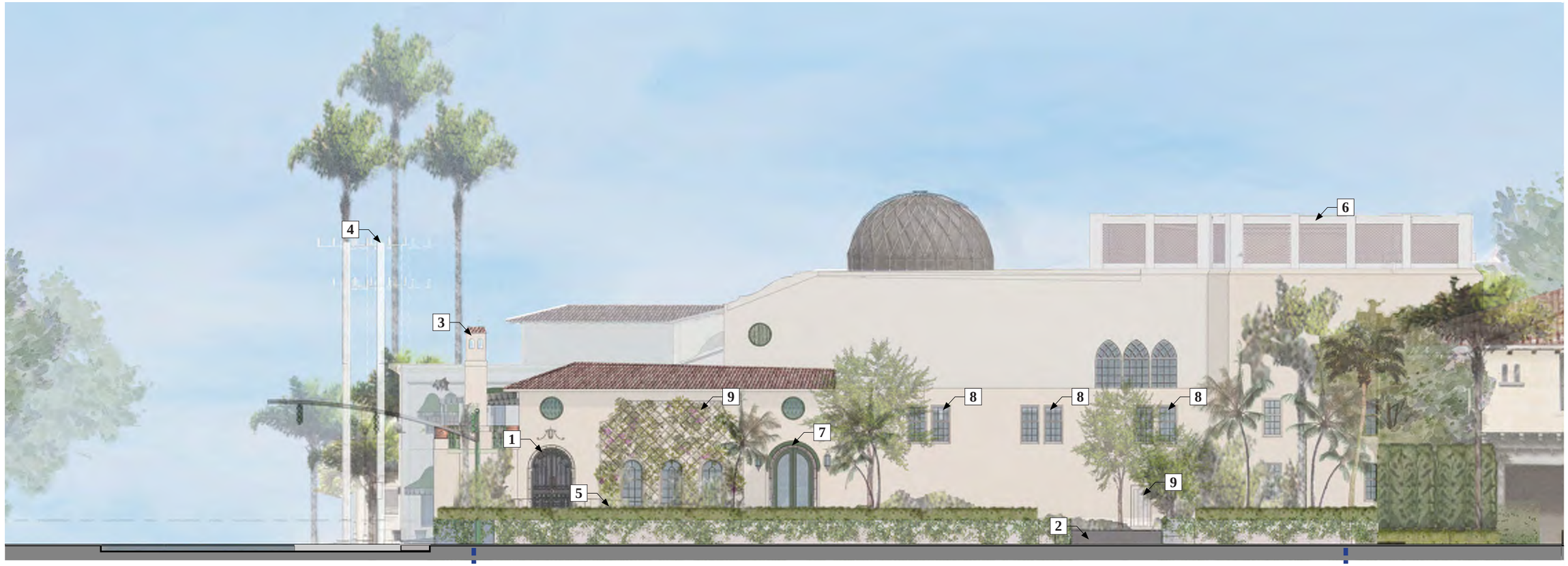
ENLARGED ELEVATIONS - WEST

D-6.1



N. County Road

175 Sunset Av.

PROPOSED ELEVATION WITH LANDSCAPE

Proposed landscape omitted for drawing clarity, please refer to Landscape drawings (See sheet EL3)

NOTES

1. Entry to Theater Courtyard *(see sheet D-20)*

2. Parking Lot entry

3. Historic chimney reintroduced *(see sheet A-6)*

4. Exact locations of relocated infrastructure will be coordinated with the Town and all other applicable governmental agencies.

5. New Southern Entry with ADA Access *(see sheet D-20, D-21)*

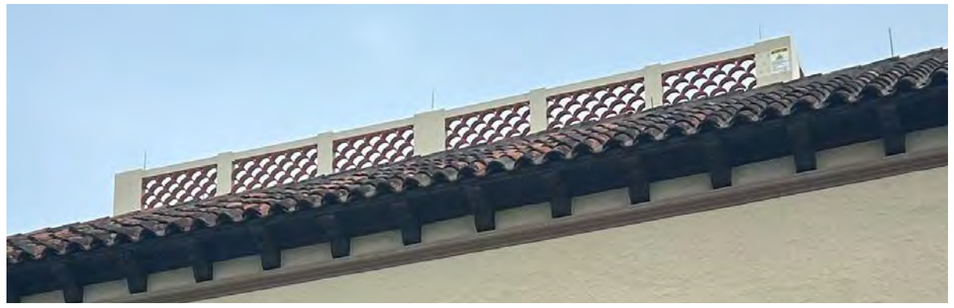
6. New Terracotta tile mechanical screen/ similar to the Vineta Hotel *(sheet A-17)*

7. Fabric canopy over club entrance

8. Windows Added

9. Door Added

PRECEDENTS FOR MECHANICAL SCREEN



TOWN HALL, PALM BEACH, 1925

VIA MIZNER, PALM BEACH, 1925

VINETA HOTEL, PALM BEACH, 1926

PROPOSED SOUTH ELEVATION

LEGEND

Property Line

KEY PLAN

SCALE: 1/16 = 1’

0’ 8’ 16’

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Historic Paramount Theater

139 N COUNTY RD
PALM BEACH, FL 33480

WEG PARAMOUNT, INC

RAMSA
ROBERT A.M. STERN ARCHITECTS

NO.	DATE	DESCRIPTION

DATE	10/23/2025
MODELED	SR
CHECKED	JT/REG
PROJECT #	24019

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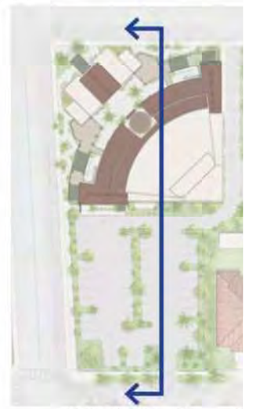
ENLARGED ELEVATIONS - SOUTH

D-6.2

KEY

- CHURCH
- CAFE
- CLUB
- RESIDENTIAL
- RETAIL

KEY PLAN



SCALE: 1/32 = 1'

0' 16' 32'

SITE SECTION LOOKING WEST

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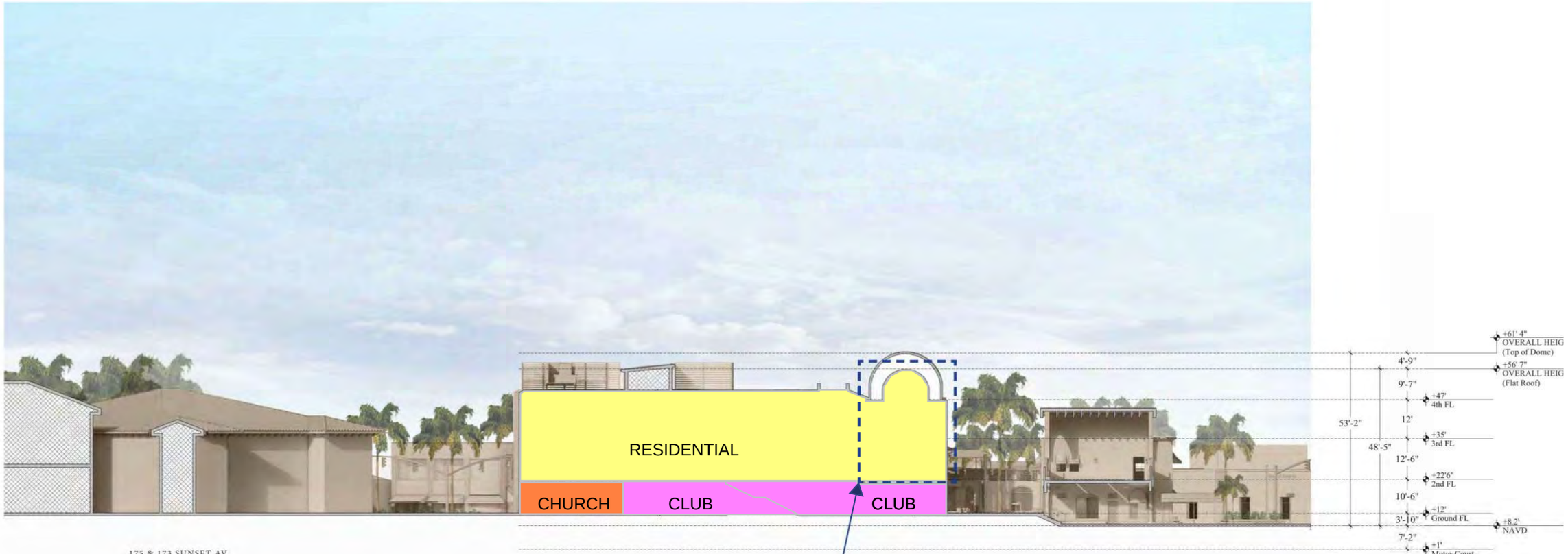
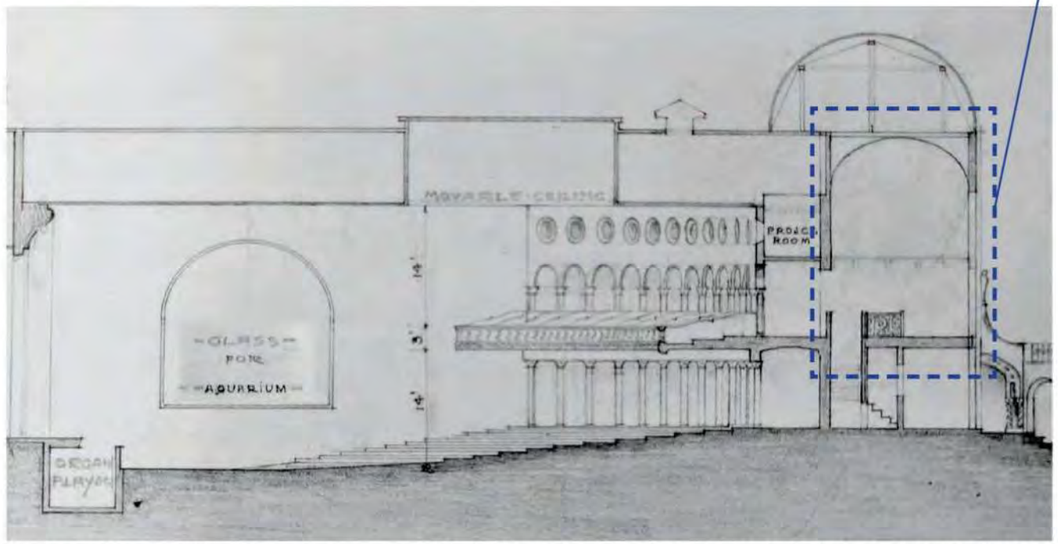
SITE SECTION DIAGRAM - WEST

D-7





REINTRODUCTION OF DOUBLE HEIGHT ROOM BASED ON JOSEPH URBAN DRAWING (1925)

SITE SECTION LOOKING SOUTH WEST

KEY

- CHURCH
- CAFE
- CLUB
- RESIDENTIAL
- RETAIL

KEY PLAN

SCALE: 1/32 = 1'

0' 16' 32'

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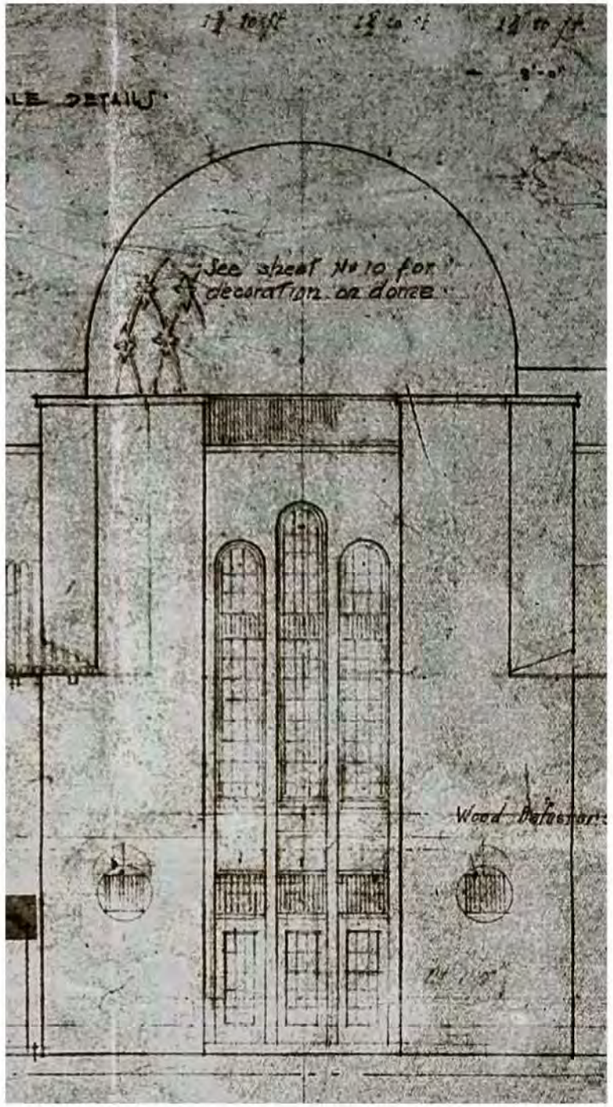
ENLARGED ELEVATIONS - SOUTH WEST

D-9



JOSEPH URBAN ELEVATION (1926)

EXISTING CONDITION

1	REINTRODUCTION OF TRIPLE DOORS
2	REINTRODUCTION OF STUCCO COLONNETTES
3	REINTRODUCTION OF TRIPLE WINDOWS
4	REINTRODUCTION OF GRILLS

PATIO FACADE RESTORATION

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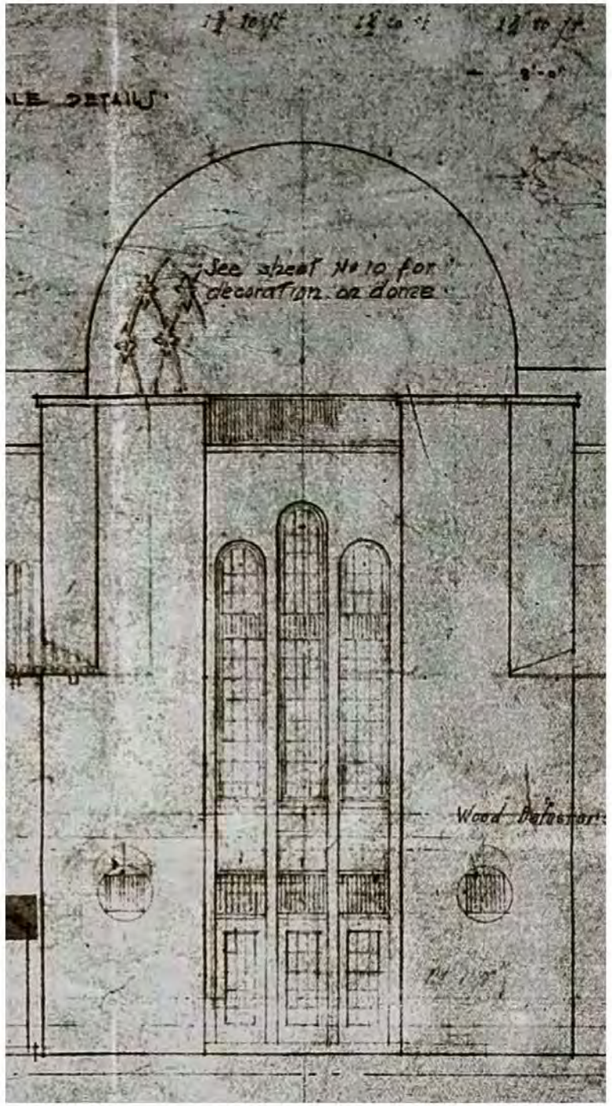
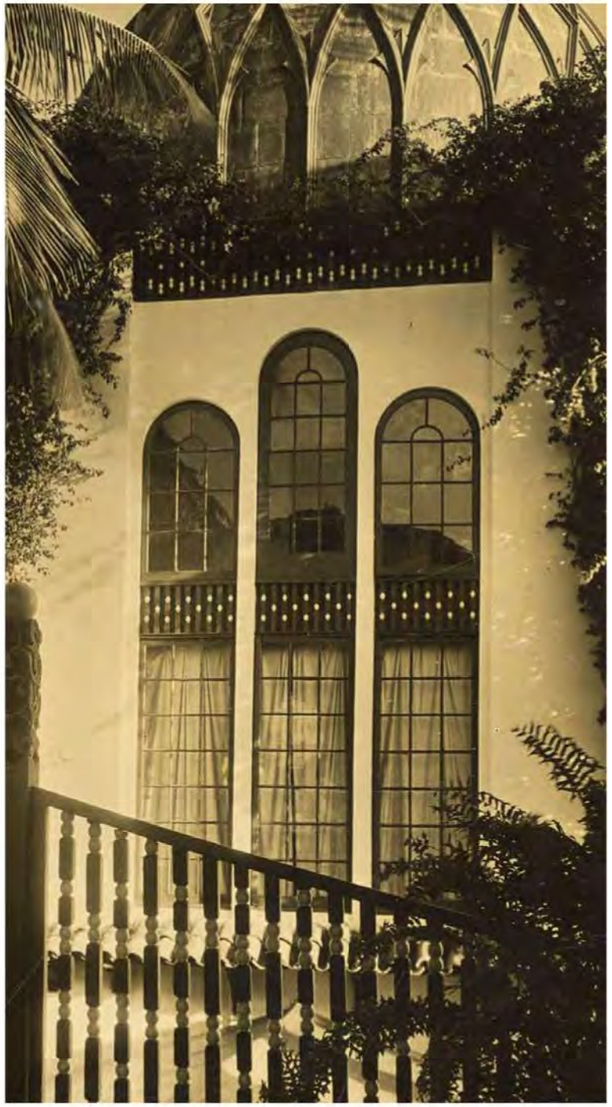
ENLARGED ELEVATIONS - PATIO FACADE RESTORATION

D-10

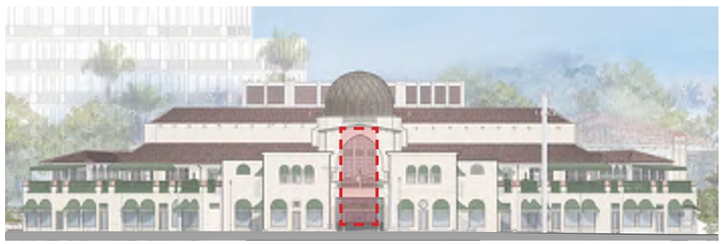


JOSEPH URBAN ELEVATION (1926)

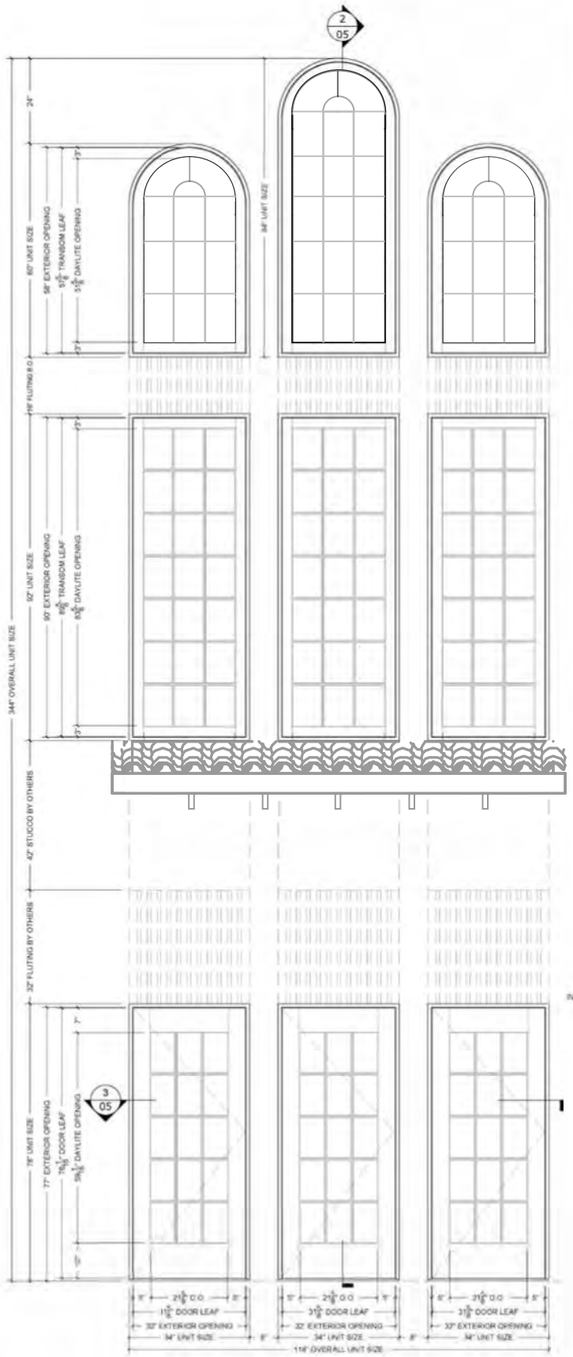


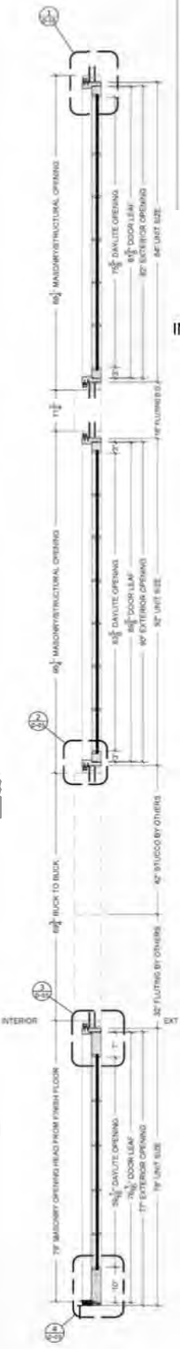
MAIN ENTRANCE WINDOWS (1939)

KEY ELEVATION



**Exact dimensions of masonry openings to be verified in filed*





GB 05 GLASS BUILD
SCALE: 1" = 1'-0"

SCALE: 3/4" = 1'
0' 2/3' 1 1/3

TRIPLE ARCHED OPENING

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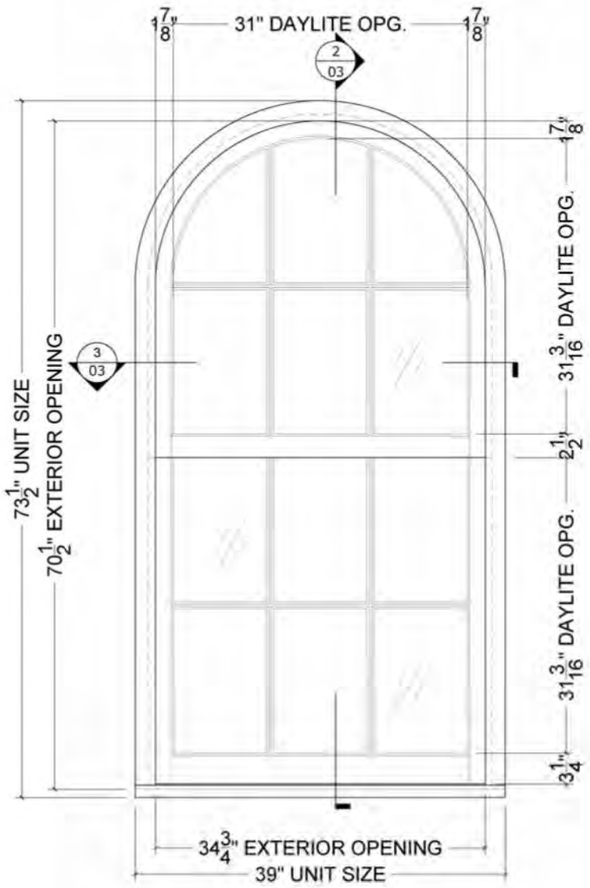
EXTERIOR DETAILS - TRIPLED ARCHED WINDOW OPENING

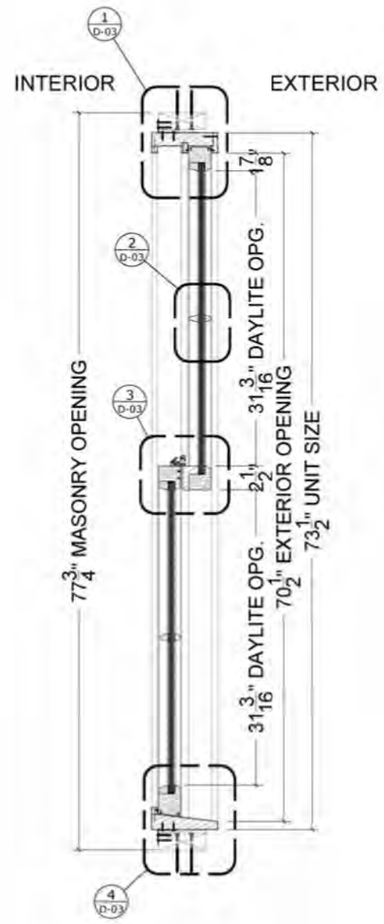
D-11

ARCHED WINDOWS (1929)

ARCHED WINDOWS TODAY

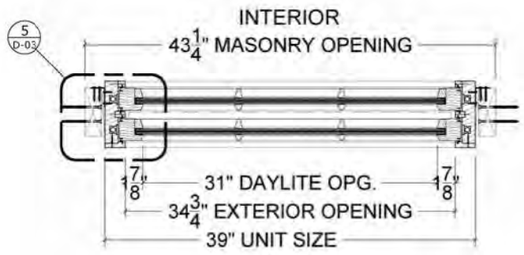


ELEVATION



SECTION

ALUMINUM - CLAD WOOD



PLAN

TYPICAL ARCHED WINDOW

KEY ELEVATION

Exact dimensions of masonry openings to be verified in filed

SCALE: 3/4" = 1'

0' 2/3' 1 1/3

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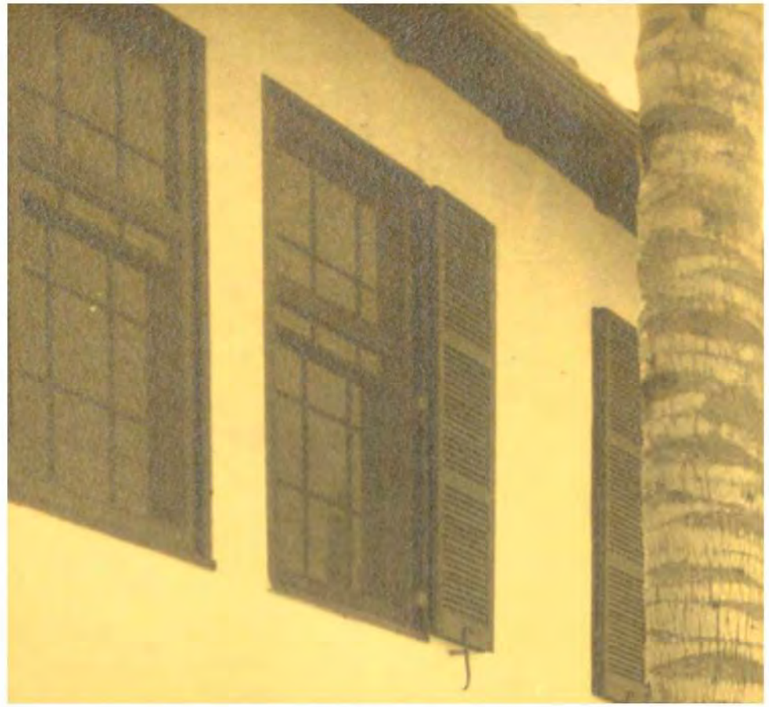
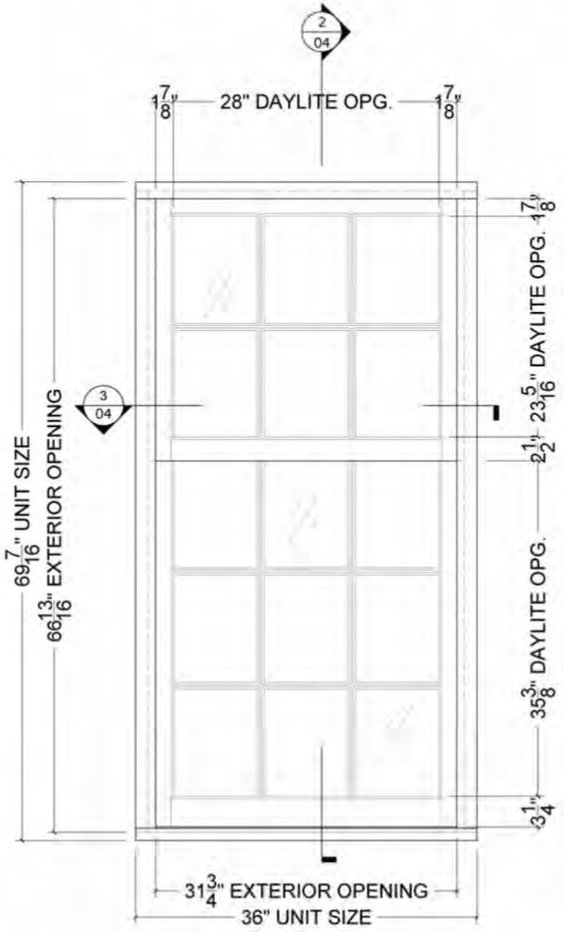
EXTERIOR DETAILS - TRIPLED ARCHED WINDOW

D-12

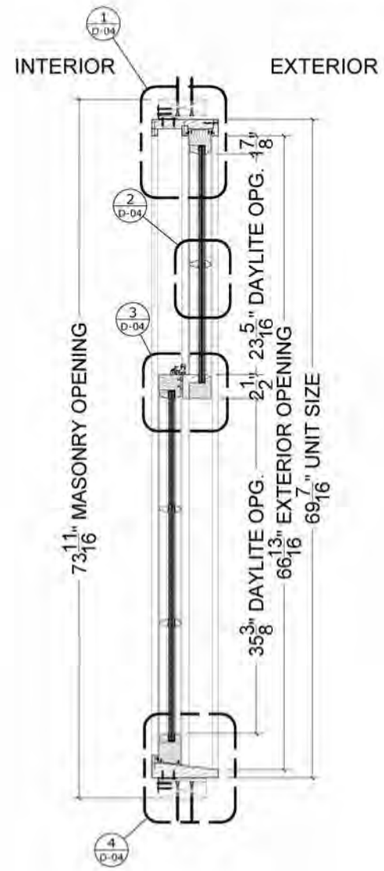


COURTYARD SECOND FLOOR WINDOWS (1928)

SECOND FLOOR WINDOWS (H.A.B.S. 1971)

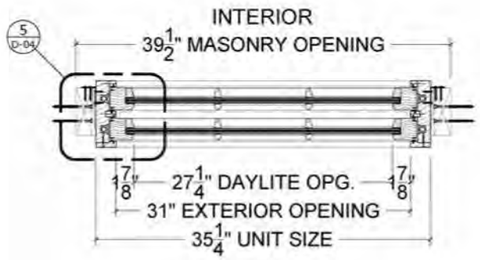


ELEVATION



SECTION

ALUMINUM - CLAD WOOD



PLAN

TYPICAL WINDOW

KEY ELEVATION

**Exact dimensions of masonry openings to be verified in filed*

SCALE: 3/4" = 1'

0' 2/3' 1 1/3

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RAMSA
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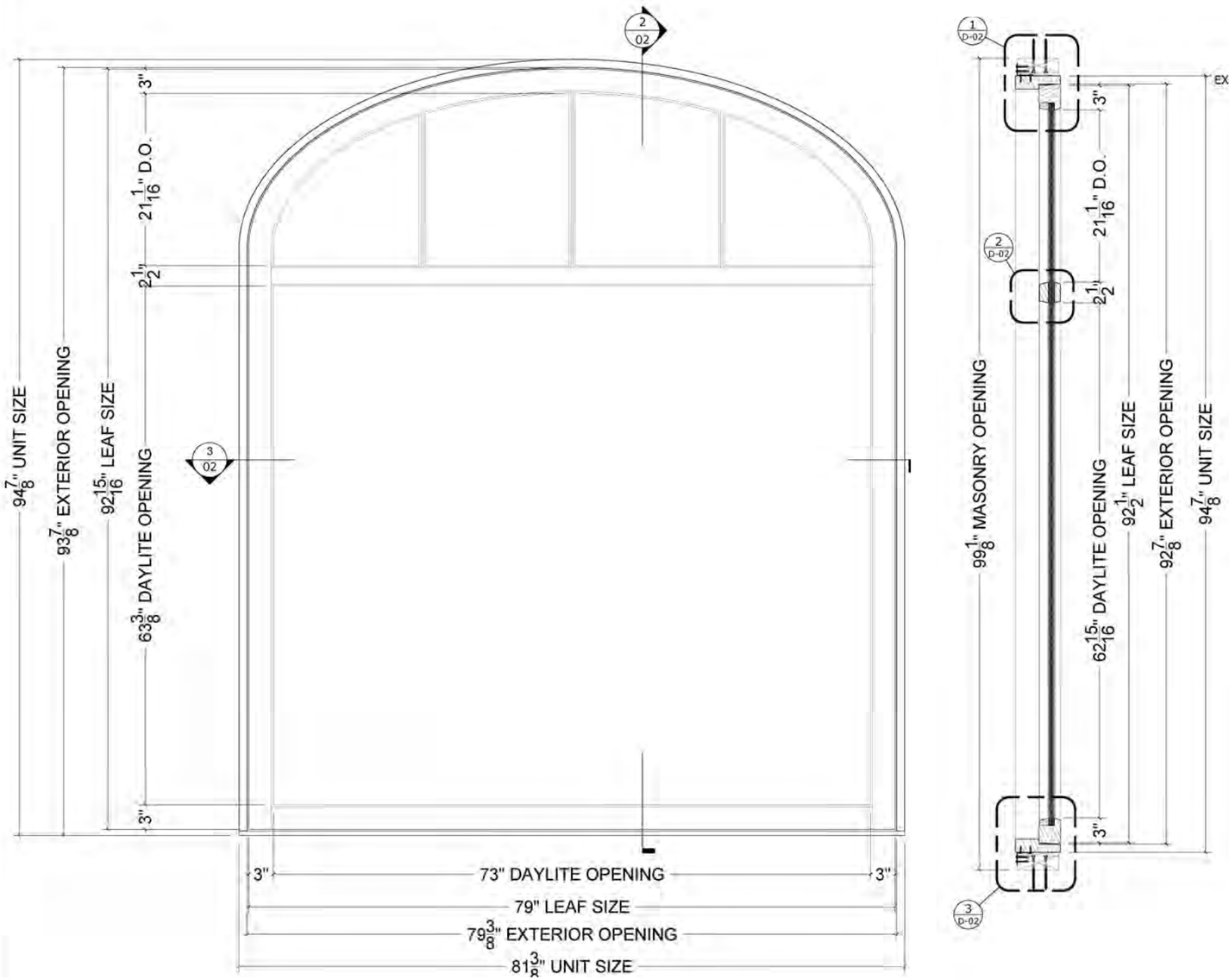
EXTERIOR DETAILS - TYPICAL WINDOW

D-13

COURTYARD WINDOW (1928)

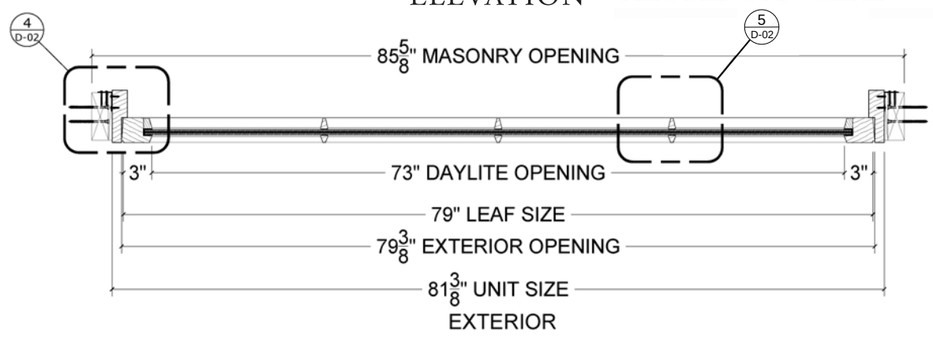
COURTYARD WINDOW TODAY



ELEVATION

ALUMINUM - CLAD WOOD

SECTION



PLAN **Exact dimensions of masonry openings to be verified in filed*

SCALE: 3/4" = 1'

0' 2/3' 1 1/3'

COURTYARD WINDOW

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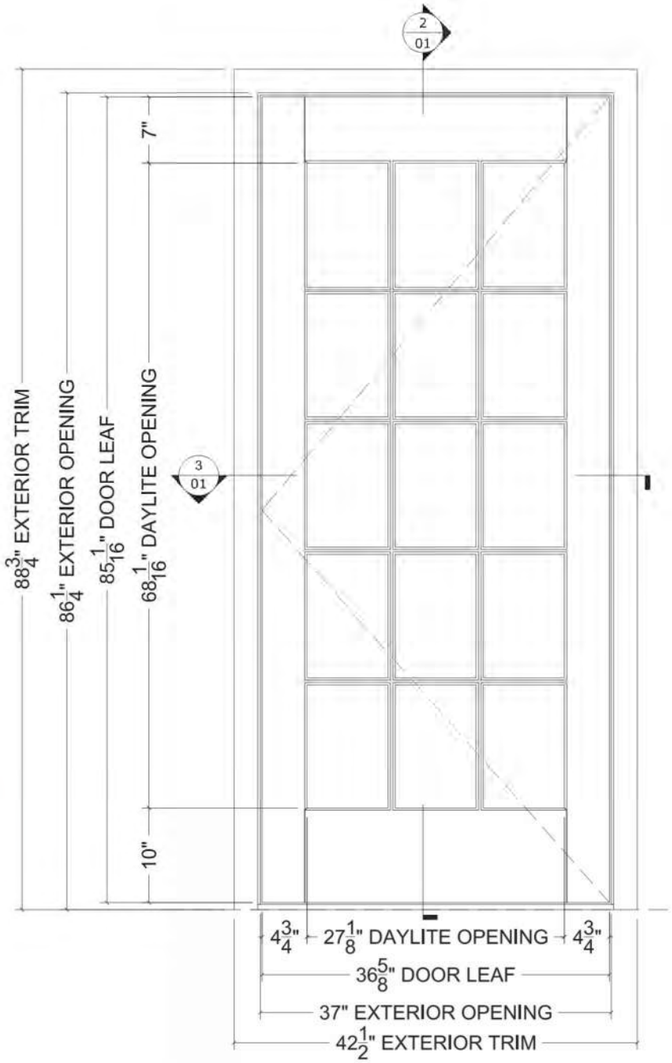
EXTERIOR DETAILS - COURTYARD WINDOW

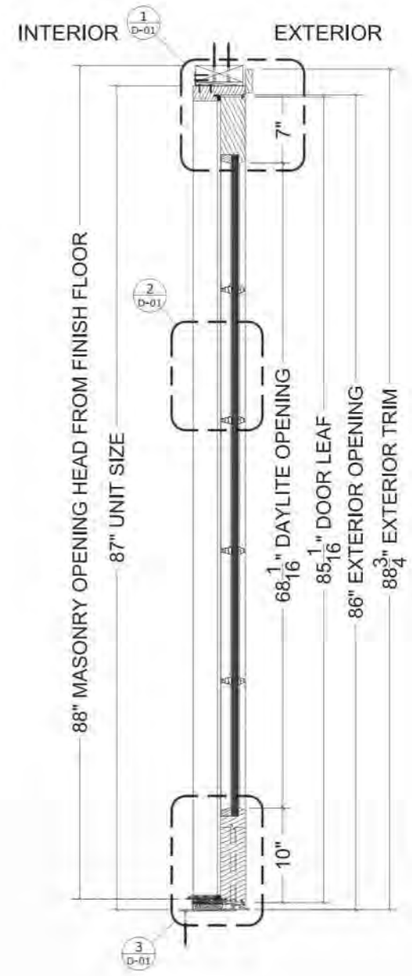
D-14

EXTERIOR DOOR (H.A.B.S. 1971)

EXTERIOR DOOR TODAY

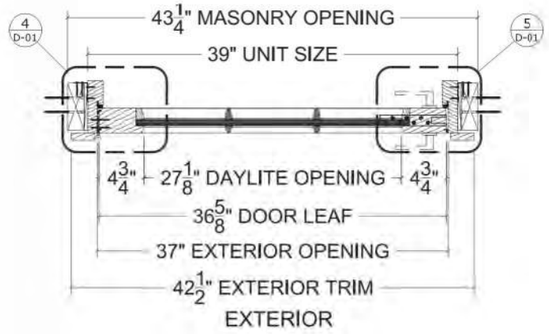


ELEVATION



SECTION

ALUMINUM - CLAD WOOD



PLAN

TYPICAL EXTERIOR DOOR

KEY ELEVATION

**Exact dimensions of masonry openings to be verified in filed*

SCALE: 3/4" = 1'

0' 2/3' 1 1/3

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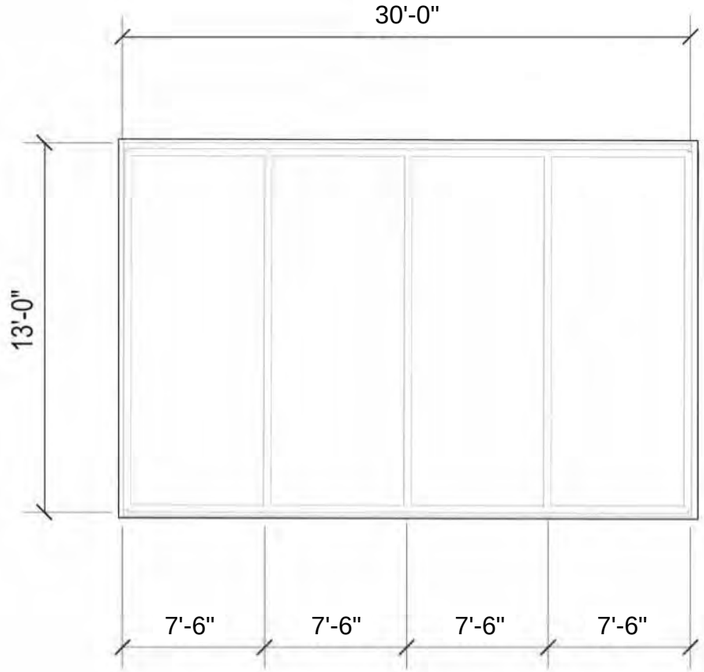
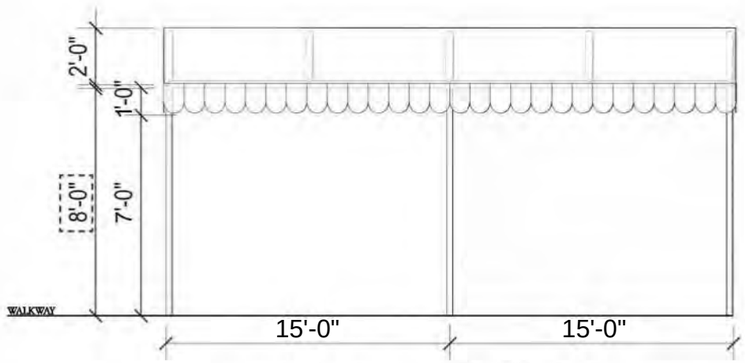
EXTERIOR DETAILS - TYPICAL EXTERIOR DOOR

D-15



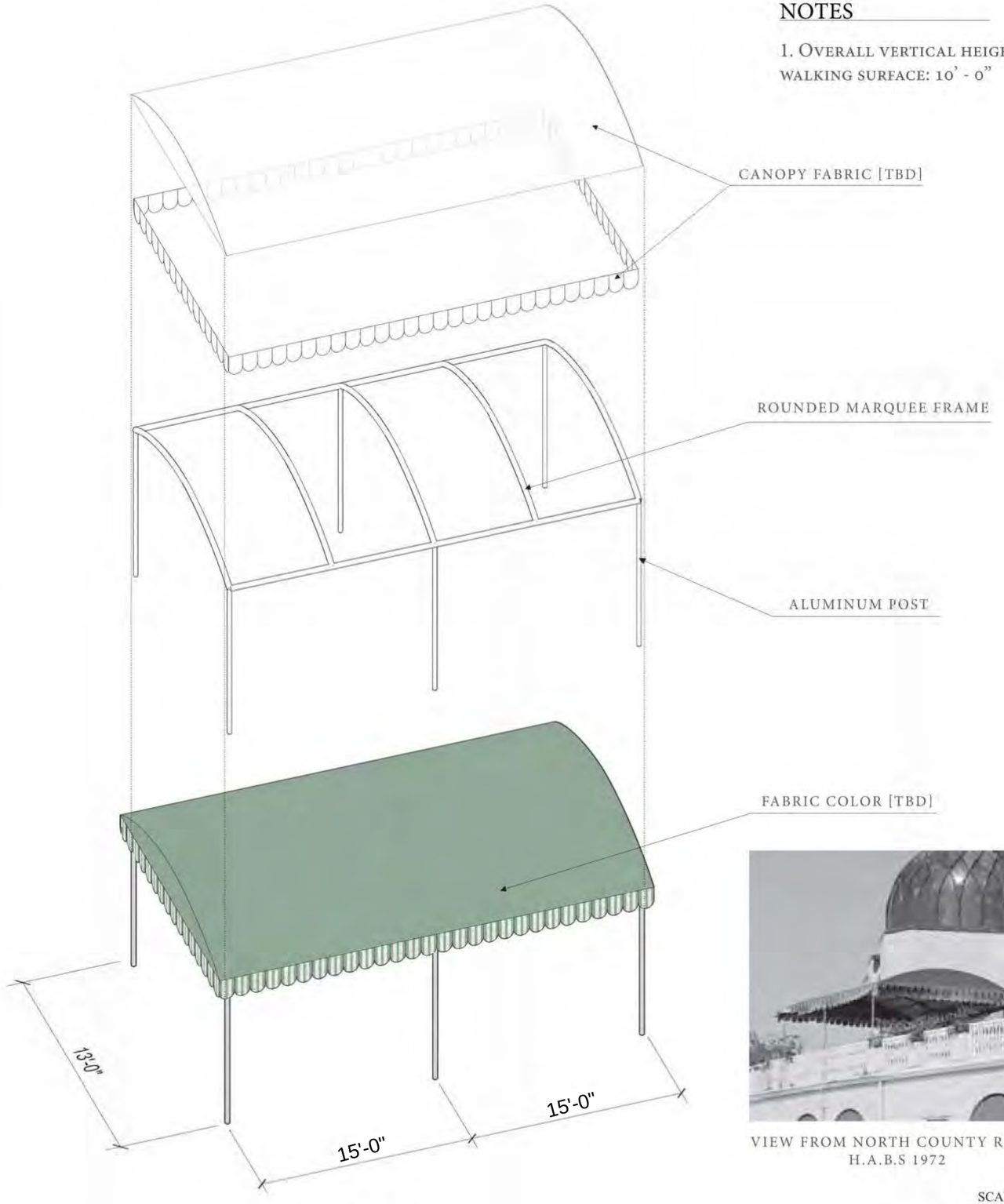
PLAN VIEW



FRONT ELEVATION

NOTES

1. OVERALL VERTICAL HEIGHT FROM WALKING SURFACE: 10' - 0"



CANOPY DETAIL

VIEW FROM NORTH COUNTY ROAD, H.A.B.S 1972

SCALE: 3/16" = 1'

0' 2.5' 5'

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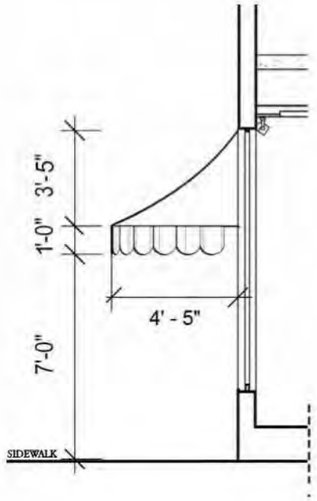
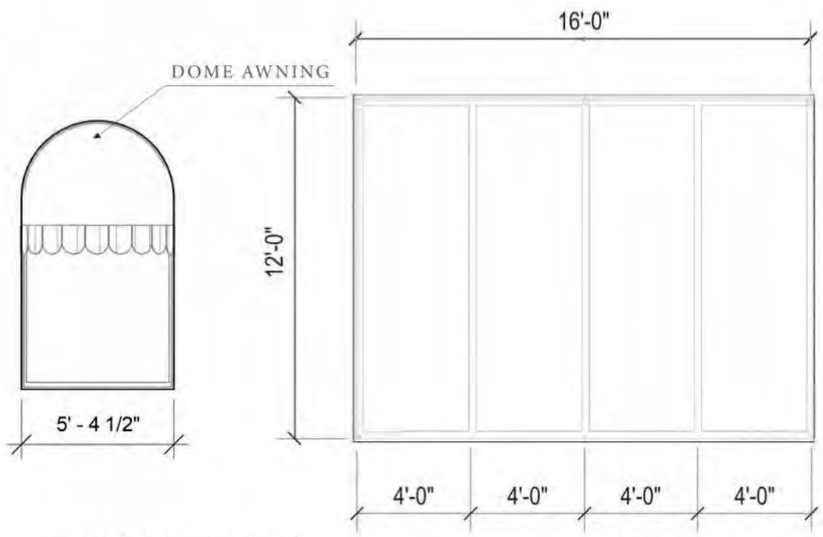
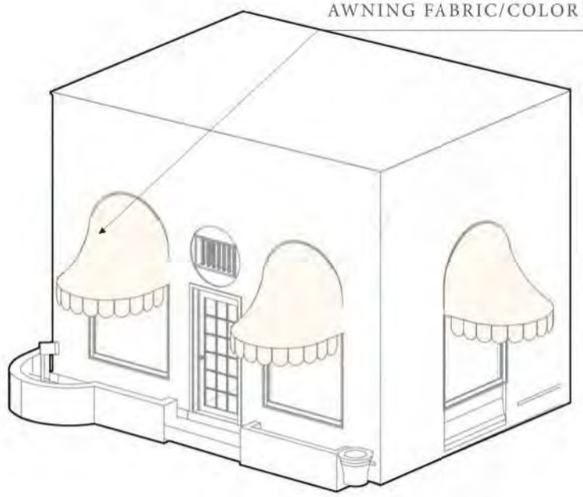
EXTERIOR DETAILS - CANOPY

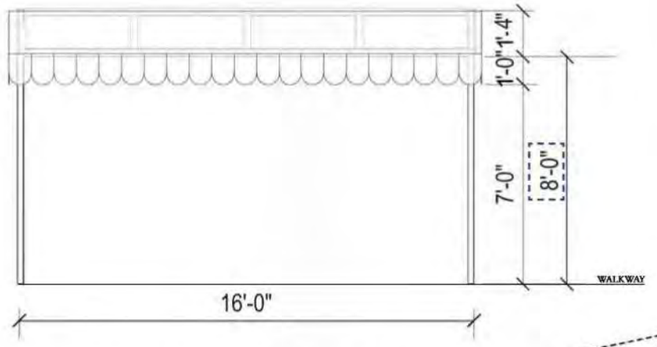
D-16





PLAN VIEW





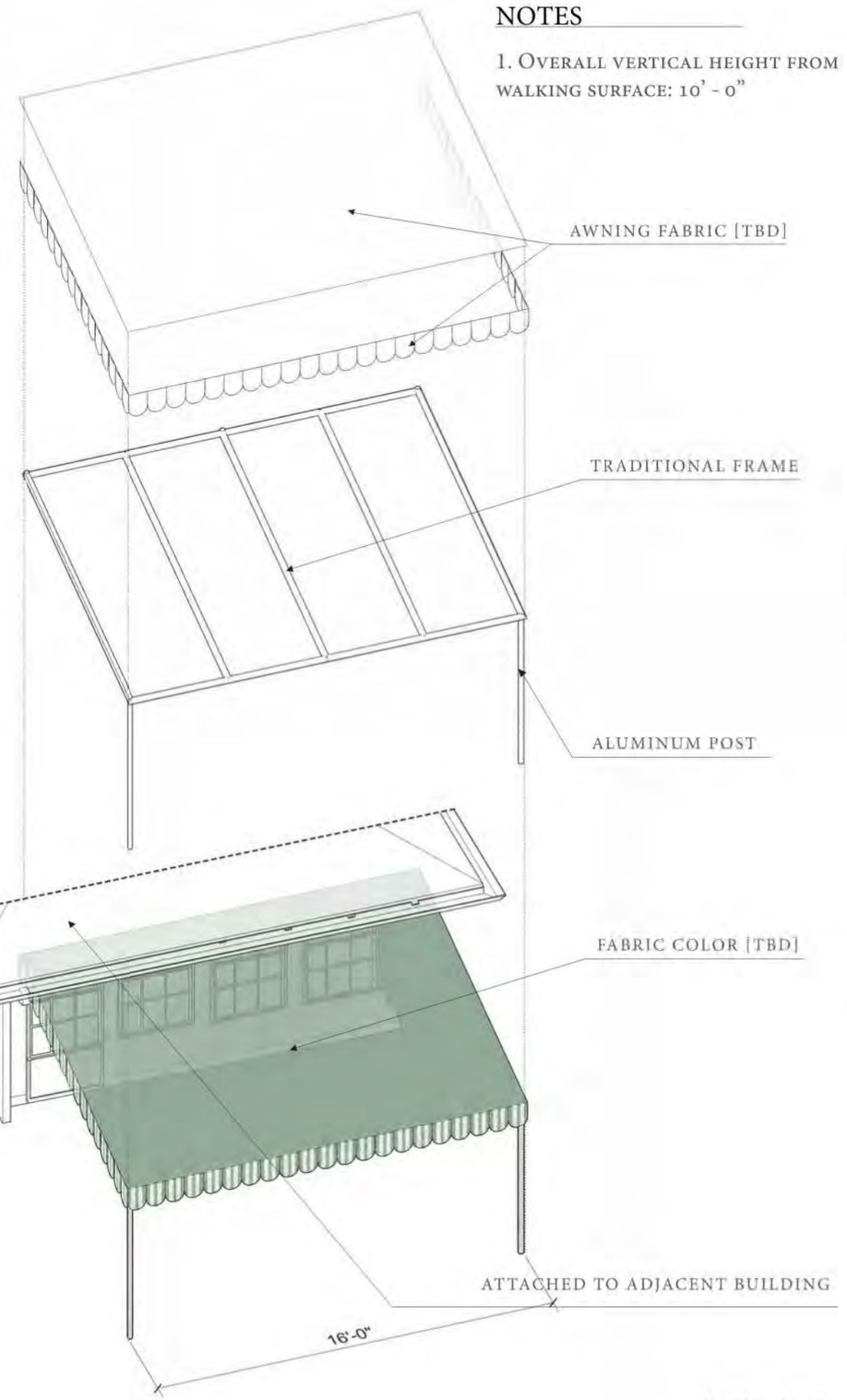
FRONT ELEVATION

VIEW FROM NORTH COUNTY ROAD,
H.A.B.S 1972

AERIAL VIEW, 1939

NOTES

1. OVERALL VERTICAL HEIGHT FROM WALKING SURFACE: 10' - 0"



SCALE: 3/16" = 1'
0' 2.5' 5

AWNING DETAIL

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Historic Paramount Theater

139 N COUNTY RD
PALM BEACH, FL 33480

WEG PARAMOUNT, INC

RAMSA
ROBERT A.M. STERN ARCHITECTS

NO.	DATE	DESCRIPTION

DATE	10/23/2025
MODELED	SR
CHECKED	JT/REG
PROJECT #	24019

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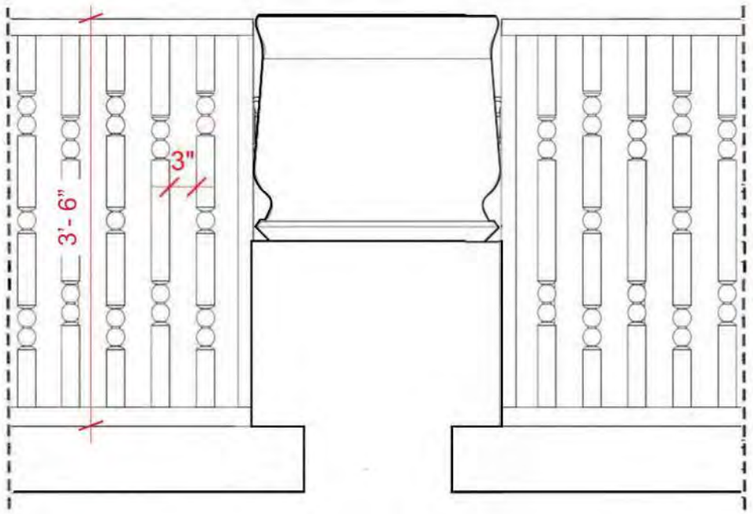
EXTERIOR DETAILS - AWNINGS

D-17

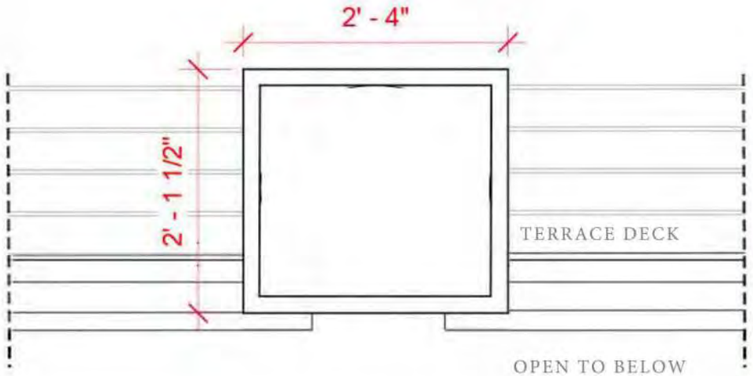


FRONT ELEVATION

JOSEPH URBAN'S DRAWING, 1926

PLANTER STAND WITH STUCCO FINISH ON TERRACE FACING SUNRISE AVENUE, APPROX. YEAR: 1960's-1970's

PHOTO OF HISTORIC RAILINGS, COLUMBIA ARCHIVES, 1920s



PLAN VIEW

SCALE: 3/4" = 1'

0' 3/8' 3/4

PLANTER DETAIL

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EXTERIOR DETAILS - PLANTERS

D-18

FINISH MATERIALS

CANOPY FABRIC

HISTORIC WOOD

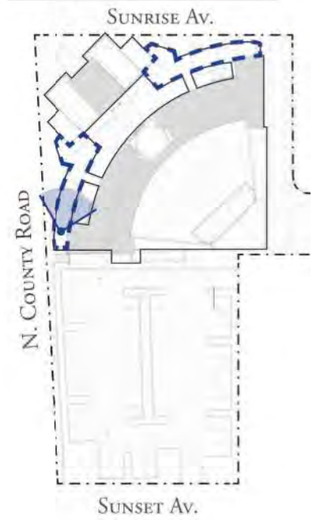
RAILINGS

1. EXISTING CONDITION

2. PROPOSED CONDITION

3. HISTORIC PHOTO OF THEATRE TERRACE, H.A.B.S., 1971

KEY PLAN



PRIVATE APARTMENT TERRACE

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EXTERIOR DETAILS - APARTMENT TERRACE

D-19

PREVIOUS

THEATRE PASEO ENTRANCE

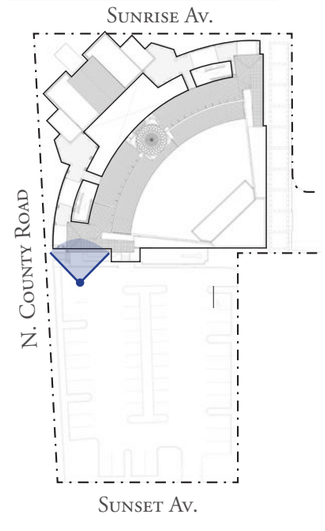
PALM BEACH TOWN HALL, HARVEY & CLARKE (1925)

DRAWING BY JOSEPH URBAN (1912)

CURRENT CONDITION

THEATRE ENTRY ARCH

KEY PLAN



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EXTERIOR DETAILS -
THEATER ENTRY ARCH

D-20

PROPOSED - OPTION 1

THEATRE PASEO ENTRANCE - (FOR TOWN COUNCIL CONSIDERATION)

MAR-A-LAGO, PALM BEACH, 1927

CHARLES H. THORNE HOUSE, PALM BEACH, 1928

CURRENT CONDITION

THEATRE ENTRY ARCH

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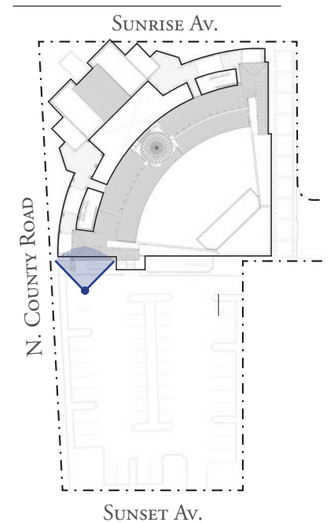
EXTERIOR DETAILS - THEATER ENTRY ARCH

KEY PLAN



D-20.1

PROPOSED - OPTION 2

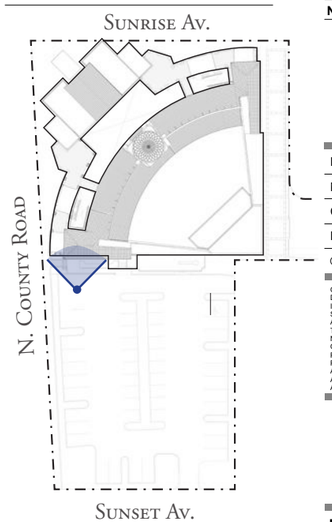
THEATRE PASEO ENTRANCE - (FOR TOWN COUNCIL CONSIDERATION)

MAR-A-LAGO, PALM BEACH, 1927

CURRENT CONDITION

VIA MIZNER, PALM BEACH, 1925

KEY PLAN



THEATRE ENTRY ARCH

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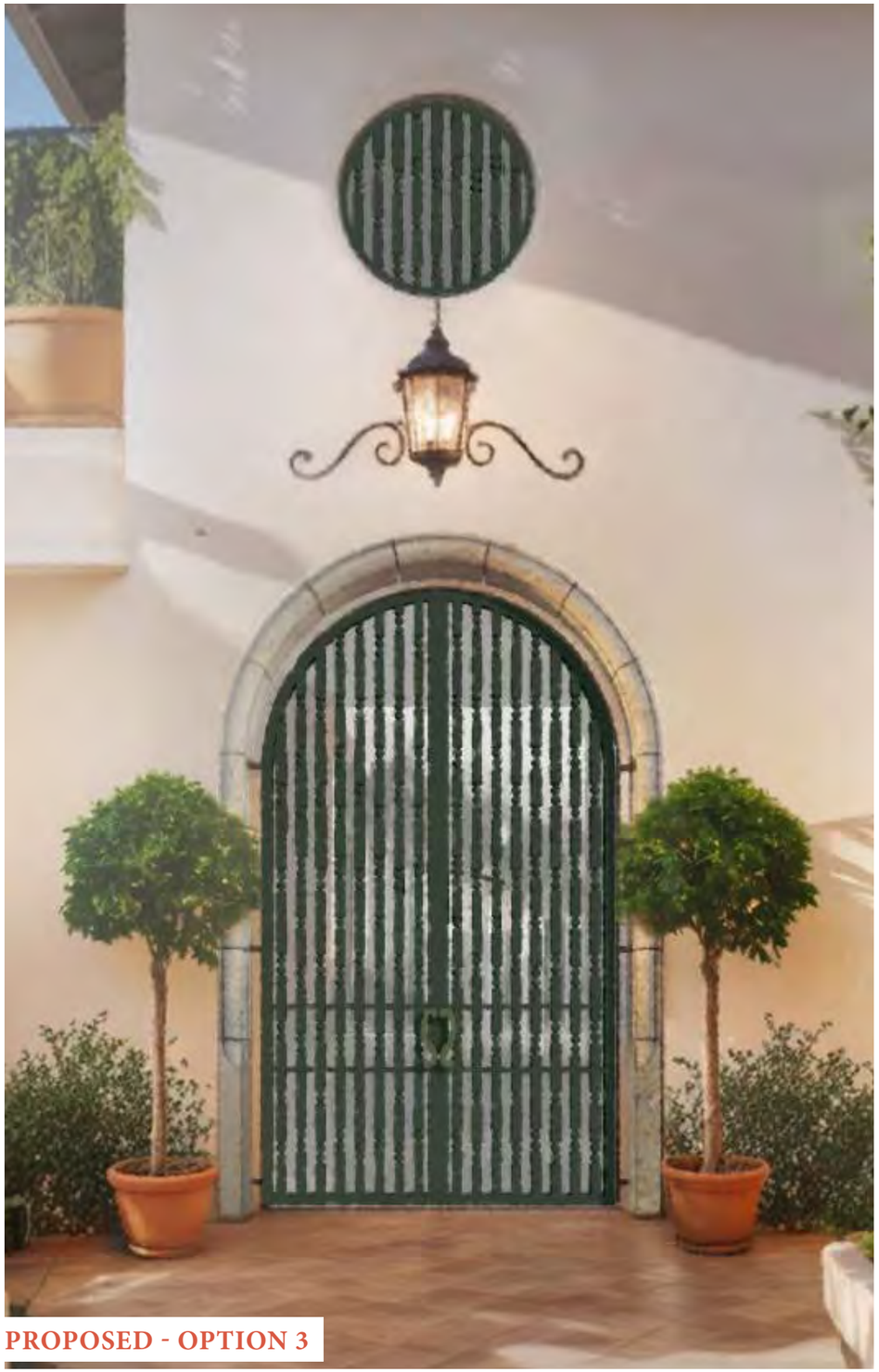
EXTERIOR DETAILS - THEATER ENTRY ARCH

D-20.2

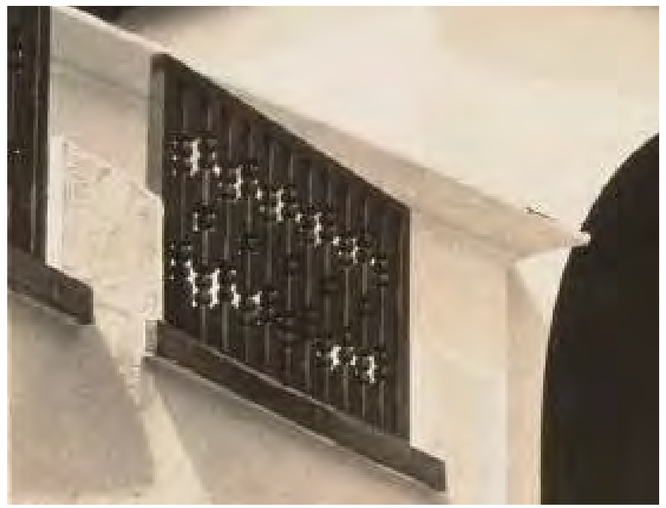


PROPOSED - OPTION 3

THEATRE PASEO ENTRANCE - (FOR TOWN COUNCIL CONSIDERATION)

BASED ON JOSEPH URBAN'S RAILING DETAIL AT PARAMOUNT 1928

MAR-A-LAGO, PALM BEACH, 1927



PARAMOUNT THEATRE HISTORIC RAILINGS, 1928

CURRENT CONDITION

THEATRE ENTRY ARCH

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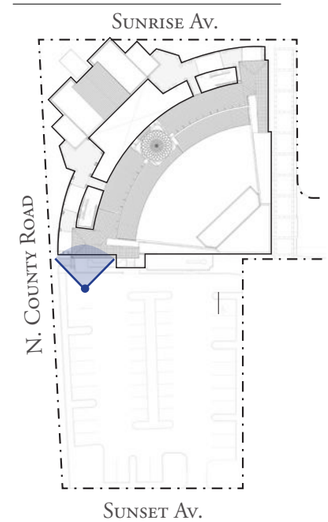
KEY PLAN



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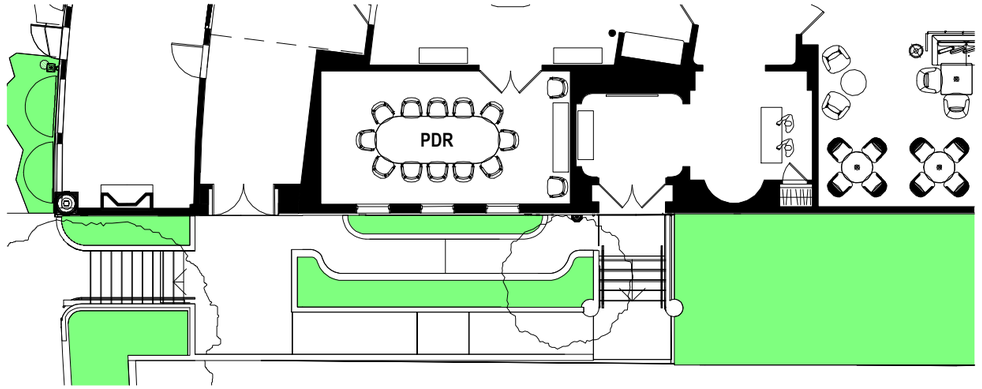
EXTERIOR DETAILS - THEATER ENTRY ARCH

D-20.3

AERIAL VIEW - WITH OPTION 1 SHOWING IN 3D

EXISTING CONDITION



PARTIAL PLAN DETAIL

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EXTERIOR DETAILS - SOUTHERN ENTRY

D-21

SOUTHERN ENTRY

EXISTING PHOTOS OF EASTERN DRIVEWAY

PAVING MATERIALS

YELLOW STUCCO

CORAL STONE

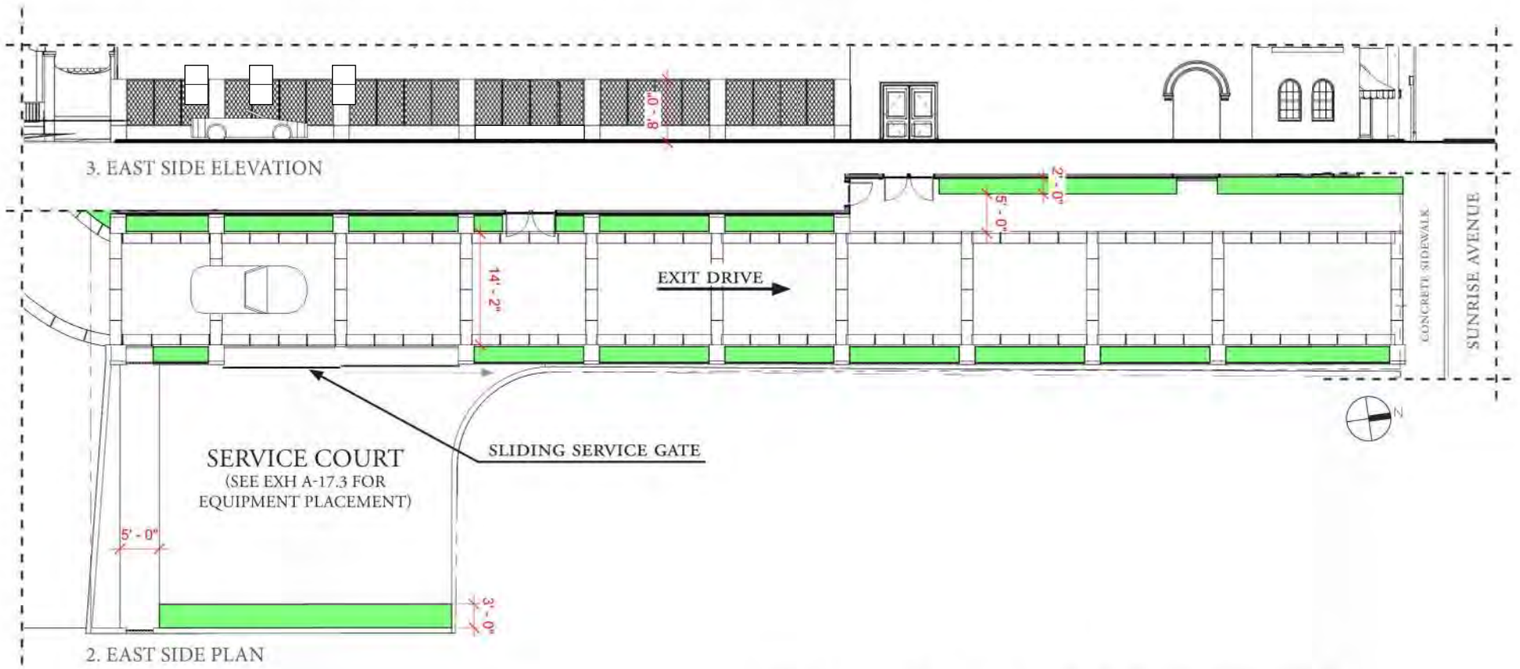
TABBY CONCRETE

BRICK DETAILING

WROUGHT IRON

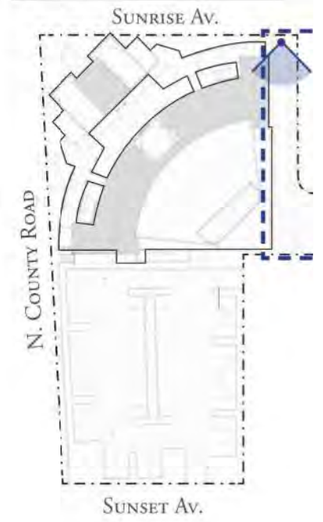
VERTICAL PLANTING

PROPOSED RENDERING OF EASTERN DRIVEWAY



EASTERN EDGE EXIT DRIVE

KEY PLAN



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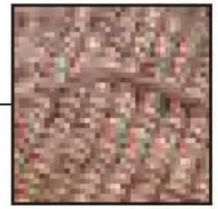
EXTERIOR DETAILS -
EASTERN EDGE EXIT DRIVE

D-22



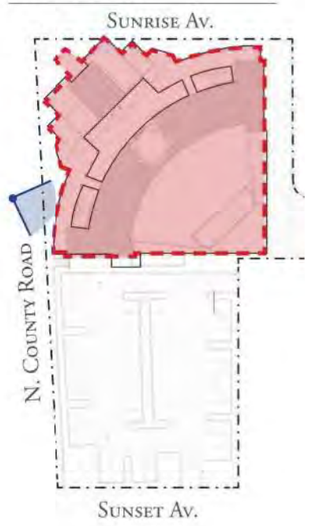
DARK RED BARREL CLAY
TILED ROOF

GREEN WOODEN
RAILINGS TO MATCH
HISTORIC SAMPLE

CREAM STUCCO

GREEN METAL AT
DOORS & WINDOWS
ALUMINUM - CLAD
WOOD

KEY PLAN



MATERIALS - THEATER

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1	9/25/25	PRE-APP COMMENTS

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EXTERIOR MATERIALS

D-23

PROPOSED

AERIAL VIEW

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AERIAL RENDERING

E-1

EXISTING

KEY PLAN

VIEW FROM NORTH WEST CORNER

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VIEW FROM NW CORNER (EXISTING)

E-2.1

PROPOSED

VIEW FROM NORTH WEST CORNER

KEY PLAN

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VIEW FROM NW CORNER
(PROPOSED)

E-2.2

EXISTING

VIEW FROM SOUTH WEST CORNER

KEY PLAN

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VIEW FROM SW CORNER (EXISTING)

E-3.1

PROPOSED

KEY PLAN

VIEW FROM SOUTH WEST CORNER

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VIEW FROM SW CORNER
(PROPOSED)

E-3.2

EXISTING

NORTHERN VIEW FROM NORTH COUNTY ROAD

KEY PLAN

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since 1988

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Historic Paramount Theater

139 N COUNTY RD
PALM BEACH, FL 33480

WEG PARAMOUNT, INC

RAMSA
ROBERT A.M. STERN ARCHITECTS

NO.	DATE	DESCRIPTION

DATE	10/23/2025
MODELED	SR
CHECKED	JT/REG
PROJECT #	24019

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N COUNTY ROAD VIEW
(EXISTING)

E-4.1

PROPOSED

KEY PLAN

NORTHERN VIEW FROM NORTH COUNTY ROAD

REG ARCHITECTS
since 1988

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www.regarchitects.com

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N COUNTY ROAD VIEW
(PROPOSED)

E-4.2

EXISTING

VIEW FROM SUNSET AVENUE

KEY PLAN

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VIEW FROM SUNSET AVENUE (EXISTING)

E-5.1

PROPOSED

VIEW FROM SUNSET AVENUE

KEY PLAN

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VIEW FROM SUNSET AVENUE (PROPOSED)

E-5.2

EXISTING

VIEW ALONG NORTH COUNTY ROAD

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VIEW ALONG NORTH COUNTY ROAD (EXISTING)

E-6.1

PROPOSED

VIEW ALONG NORTH COUNTY ROAD

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VIEW ALONG NORTH COUNTY ROAD (PROPOSED)

E-6.2

PROPOSED

VIEW OF SOUTHERN ENTRANCE

KEY PLAN

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VIEW OF SOUTHERN ENTRACE

E-6.3

PROPOSED

KEY PLAN

VIEW OF SOUTHERN ENTRANCE

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VIEW OF SOUTHERN ENTRACE

E-6.4

PROPOSED

SOUTHERN ENTRY ARRIVAL

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Historic Paramount Theater

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KEY PLAN

RAMSA
ROBERT A.M. STERN ARCHITECTS

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SOUTHERN ENTRY
ARRIVAL

E-6.5

PROPOSED

COURTYARD VIEW

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KEY PLAN

RAMSA
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COURTYARD VIEW

E-6.6

LO

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NIEVERA WILLIAMS
DESIGN

OVERALL HARDSCAPE PLAN

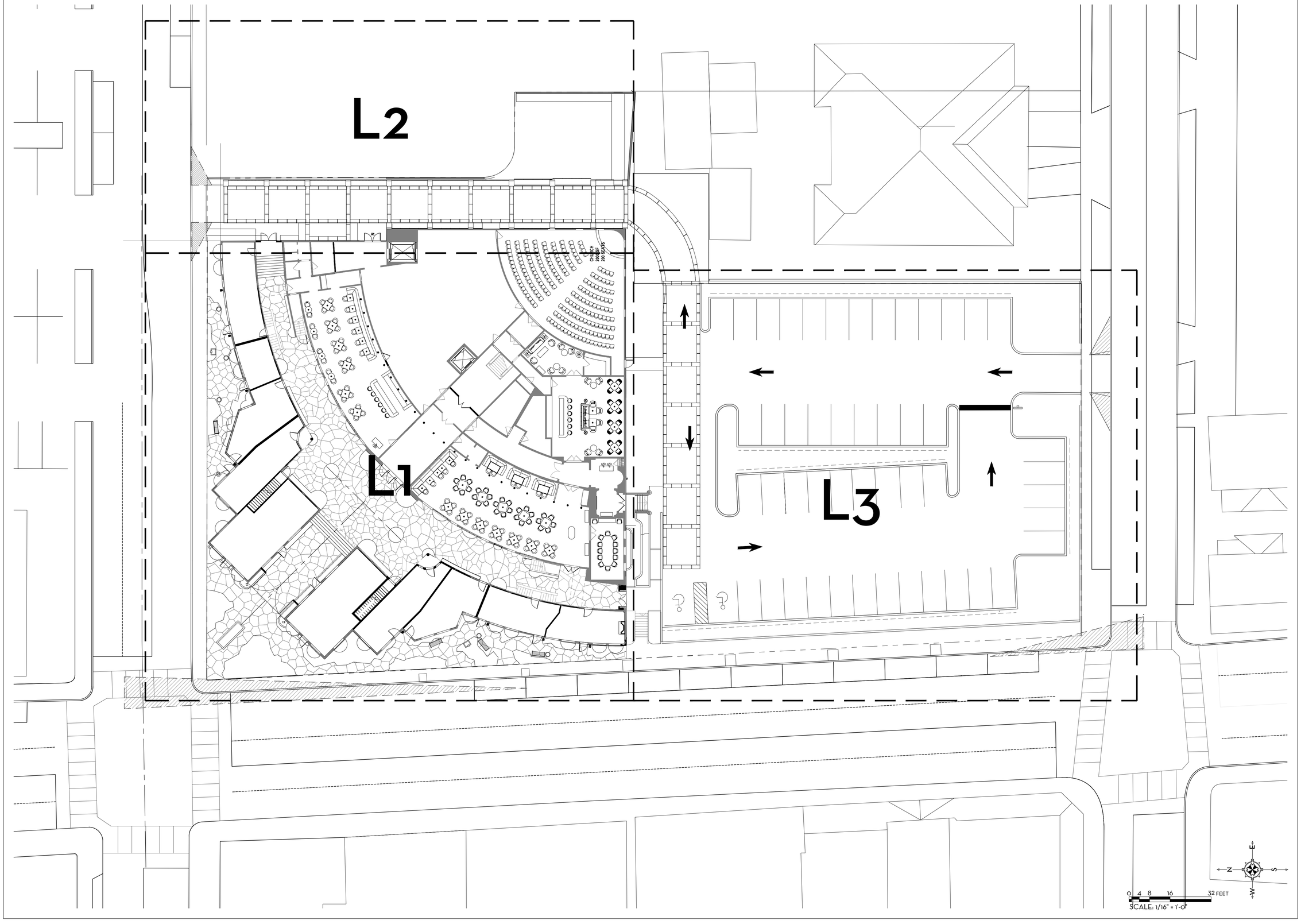
PARAMOUNT THEATRE

139 N. COUNTY ROAD, PALM BEACH, FL.

22 OCTOBER 2025

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

MARIO F. NIEVERA
State of Florida
Landscape Architect
Registration No.
6666656



MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

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

OVERALL HARDSCAPE PLAN

PARAMOUNT THEATRE

139 N. COUNTY ROAD, PALM BEACH, FL.

22 OCTOBER 2025

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Lo

DOG FOUNTAIN

BENCH BY OWNER

CORAL FLAGGING

CONC. SIDEWALK

LOW FOUNTAIN

CORAL TREADS AND RISERS

CORAL FLAGGING

PROPOSED STEPS, SEE ARCHITECTURAL DRAWINGS

PROPOSED RAMP, SEE ARCHITECTURAL DRAWINGS

PROPOSED STEPS, SEE ARCHITECTURAL DRAWINGS

CONC. SIDEWALK

CORAL FLAGGING

EX. CONC. CURB

0 1 4 8 16 FEET

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

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

HARDSCAPE PLAN - GROUND FLOOR

PARAMOUNT THEATRE

139 N. COUNTY ROAD, PALM BEACH, FL.

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

22 OCTOBER 2025

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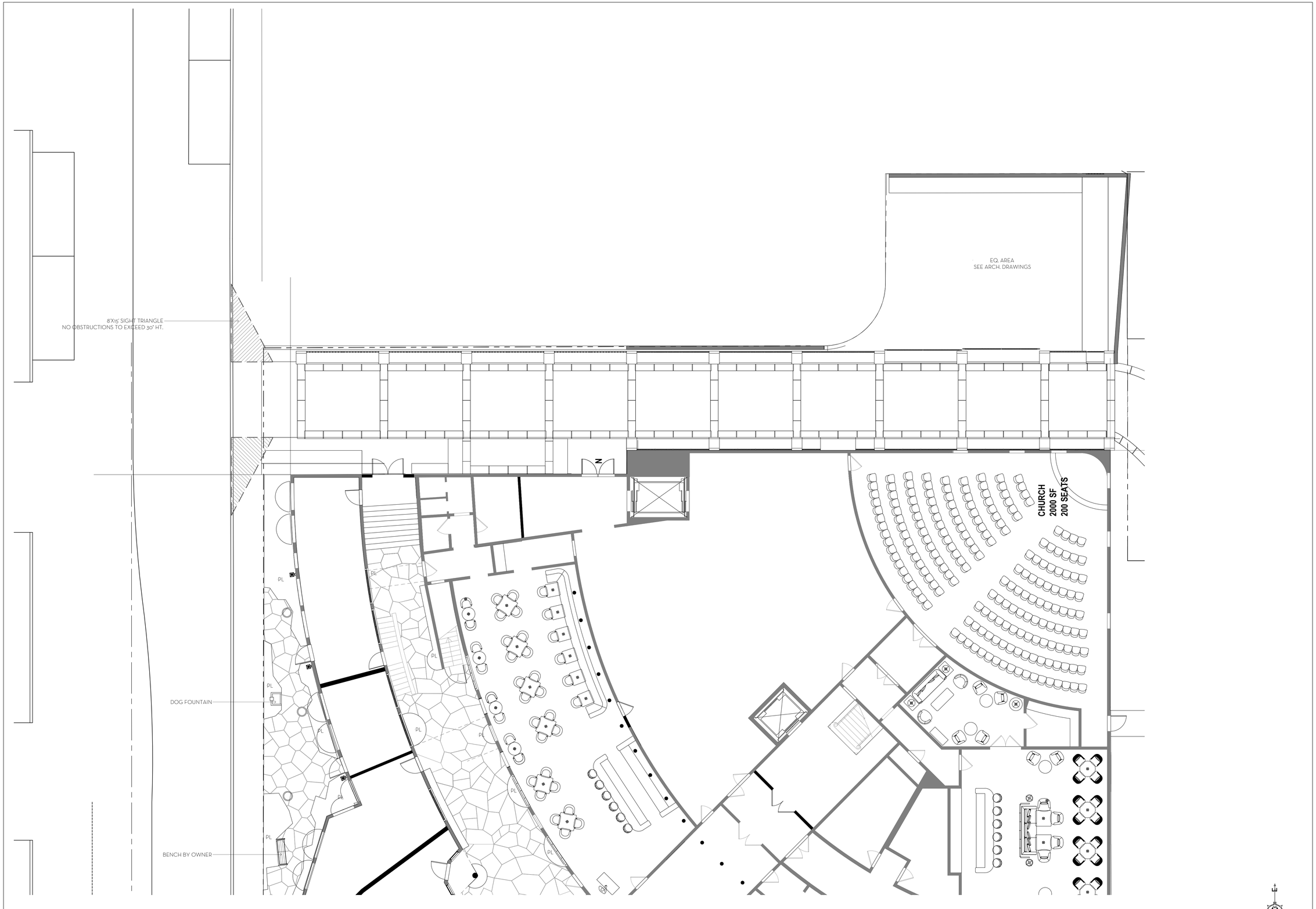

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

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

HARDSCAPE PLAN - EAST ACCESS

PARAMOUNT THEATRE

139 N. COUNTY ROAD, PALM BEACH, FL.

22 OCTOBER 2025

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L2

PLANTING AREA

PLANTING AREA

EXISTING PARK LOT TO BE MODIFIED

PLANTING AREA

PLANTING AREA

EXISTING PARK LOT TO BE MODIFIED

PROPOSED STEPS.
SEE ARCHITECTURAL DRAWINGS

PROPOSED RAMP.
SEE ARCHITECTURAL DRAWINGS

PROPOSED STEPS.
SEE ARCHITECTURAL DRAWINGS

PLANTING AREA

PLANTING AREA

PL

SUNSET AVE.

N. COUNTY RD

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

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

HARDSCAPE PLAN - GROUND FLOOR
PARAMOUNT THEATRE

139 N. COUNTY ROAD, PALM BEACH, FL.

22 OCTOBER 2025

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L3

LP2

LP1

LP3

0 4 8 16 32 FEET
SCALE: 1/16" = 1'-0"

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Registration No.
6666856

OVERALL LANDSCAPE PLAN

PARAMOUNT THEATRE

139 N. COUNTY ROAD, PALM BEACH, FL.

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

22 OCTOBER 2025

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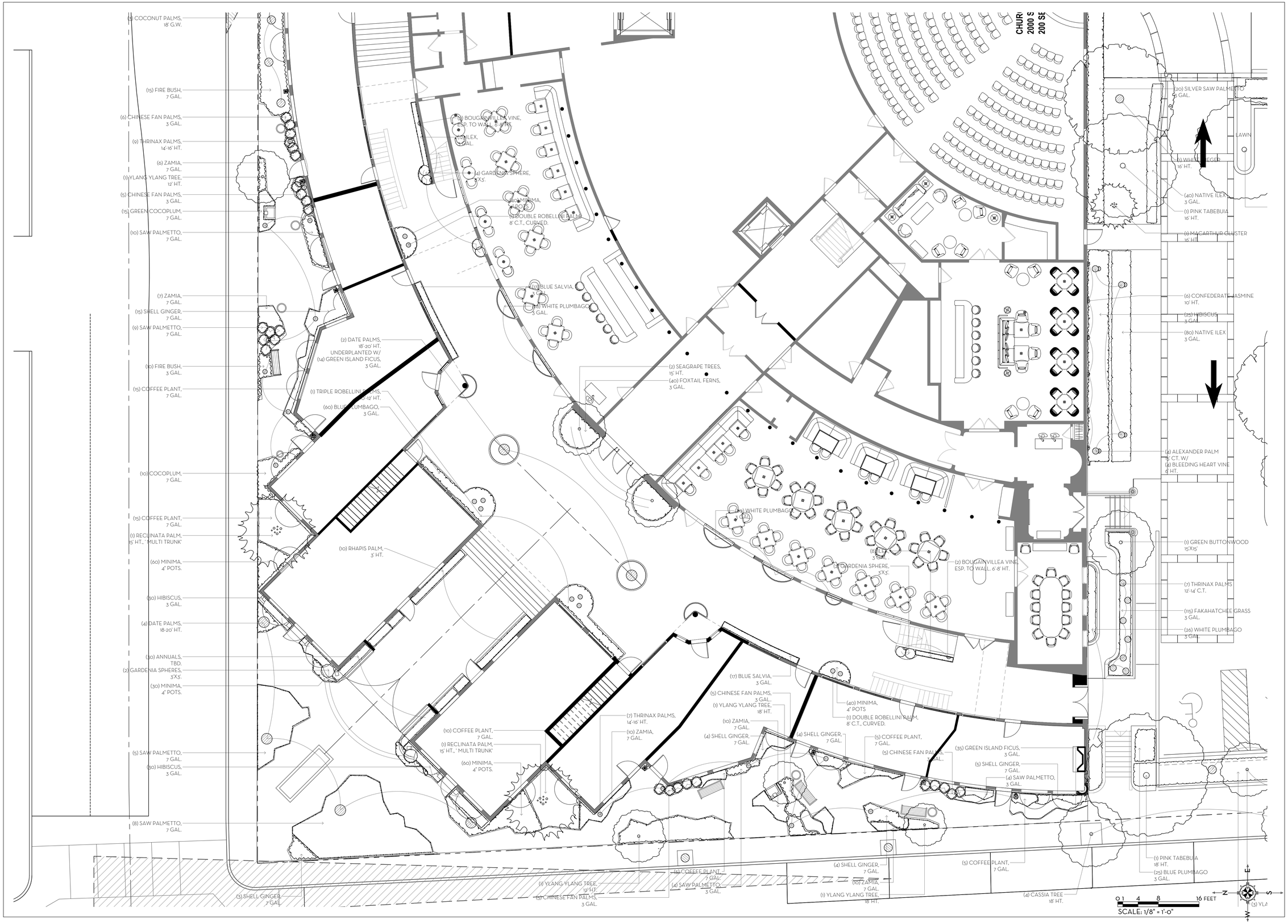

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LANDSCAPE PLAN - GROUND FLOOR

PARAMOUNT THEATRE

139 N. COUNTY ROAD, PALM BEACH, FL.

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

22 OCTOBER 2025

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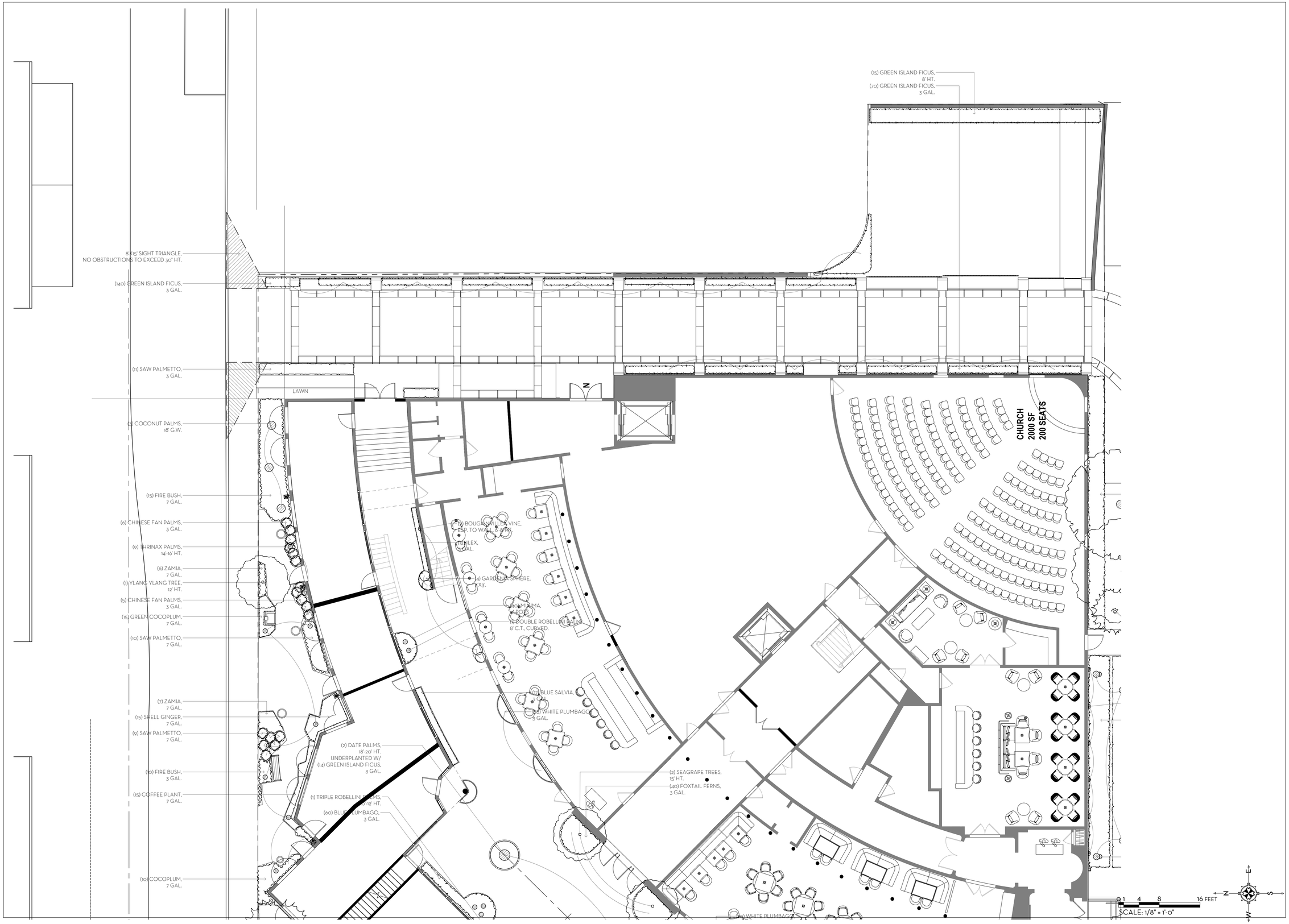

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State of Florida
Landscape Architect
Registration No.
6666856

LANDSCAPE PLAN - EAST ACCESS

PARAMOUNT THEATRE

139 N. COUNTY ROAD, PALM BEACH, FL.

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

22 OCTOBER 2025

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LP2

(20) SILVER SAW PALMETTO
3 GAL.
LAWN
(31) COONTIE
3 GAL.
(1) YELLOW TABEBUIA
20' HT.
(37) GREEN BUTTONWOOD
15' HT, FTB.
(1) GUMBO LIMBO
15'X15'
(49) COONTIE
3 GAL.
(30) COONTIE
3 GAL.
(35) FIREBUSH
3 GAL.
(1) CANARY ISLAND DATE PALM
20' C.T.
(16) COCONUT PALMS
4 @ 12' G.W.
5 @ 14' G.W.
5 @ 16' G.W.
2 @ 20' G.W.
(10) COFFEE PLANT
7 GAL.
(12) BLUE PLUMBAGO
3 GAL.
(69) SAW PALMETTO
3 GAL.
(15) HIBISCUS
3 GAL.
(15) ANNUALS
3 GAL.
(1) WHITE GEIGER
16' HT.
(40) NATIVE ILEX
3 GAL.
(1) PINK TABEBUIA
16' HT.
(5) COCONUT PALMS
14' G.W.
(1) GREEN BUTTONWOOD
20'X20'
(1) ROYAL POINCIANA
20'X20'
(35) FIREBUSH
3 GAL.
(1) SEAGRAPE
20'X20'
(1) MACARTHUR CLUSTER
16' HT.
(1) CANARY ISLAND DATE PALM
20' C.T.
(1) ORANGE GEIGER TREE
16' HT.
(100) FIREBUSH
3 GAL.
(6) CONFEDERATE JASMINE
10' HT.
(25) HIBISCUS
3 GAL.
(80) NATIVE ILEX
3 GAL.
(180) COONTIE
3 GAL.
(180) WHITE PLUMBAGO
3 GAL.
(180) COCOPLUM
3 GAL.
(15) HIBISCUS
3 GAL.
(1) COCONUT PALM
18' G.W.
(1) SCREW PINE
16' HT.
(170) FIREBUSH
3 GAL.
LAWN
(21) ANNUALS
3 GAL.
(61) SAW PALMETTO
3 GAL.
(22) BLUE PLUMBAGO
3 GAL.
(1) YELLOW TABEBUIA
18' OA.
(4) ALEXANDER PALM
15' CT. W/
(4) BLEEDING HEART VINE
4' HT.
LAWN
(3) YLANG YLANG
15' HT.
(1) COCONUT PALM
15' G.W.
(1) GREEN BUTTONWOOD
20'X20'
(1) COCONUT PALM
18' G.W.
(1) GUMBO LIMBO
20'X20'
(1) COCONUT PALM
12' G.W.
(2) YLANG YLANG
15' HT.
LAWN
(1) GREEN BUTTONWOOD
20'X20
(2) COCONUT PALMS
14' G.W., CURVED
(180) MINIMA
4" PLUGS
(15) BEGONIA
3 GAL.
(100) COONTIE
3 GAL.
(80) SILVER SAW PALMETTO
3 GAL.
(1) SAUSAGE TREE
30'X30'
(1) GREEN BUTTONWOOD
15'X15'
(7) THRINAX PALMS
12'-14' C.T.
(115) FAKAHATCHEE GRASS
3 GAL.
(26) WHITE PLUMBAGO
3 GAL.
(2) BOUGAINVILLEA VINE,
ESP. TO WALL, 6'-8' HT.
LAWN
(1) ROYAL POINCIANA
15'X15'
(35) GREEN ISLAND FICUS,
3 GAL.
(5) SHELL GINGER,
7 GAL.
(4) SAW PALMETTO,
3 GAL.
(5) COFFEE PLANT,
7 GAL.
(1) PINK TABEBUIA
18' HT.
(25) BLUE PLUMBAGO
3 GAL.
(4) CASSIA TREE
18' HT.
(2) COCONUT PALMS
14' G.W.
(3) YLANG YLANG
16' HT.
(90) GREEN BUTTONWOOD
6' HT., FTB.
(1) SEAGRAPE
20'X20'
(3) COCONUT PALM
18' G.W.
(1) GUMBO LIMBO
18' HT.
(1) CANARY ISLAND DATE PALM
20' C.T.
(1) AFRICAN TULIP TREE
18'X18'
N
E
S
W

LANDSCAPE PLAN - GROUND FLOOR
PARAMOUNT THEATRE

139 N. COUNTY ROAD, PALM BEACH, FL.

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

22 OCTOBER 2025

MARIO F. NIEVERA

State of Florida
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Registration No.
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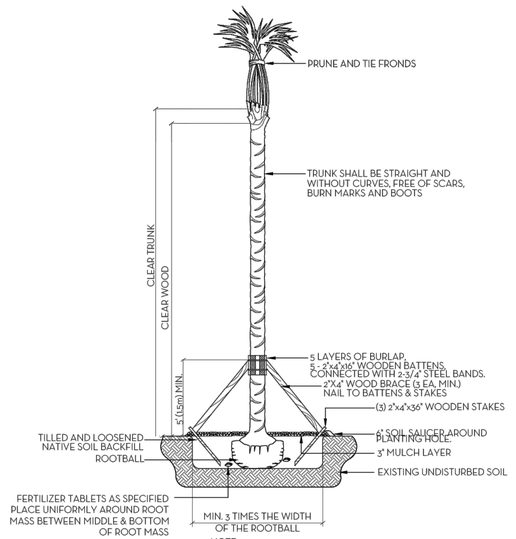
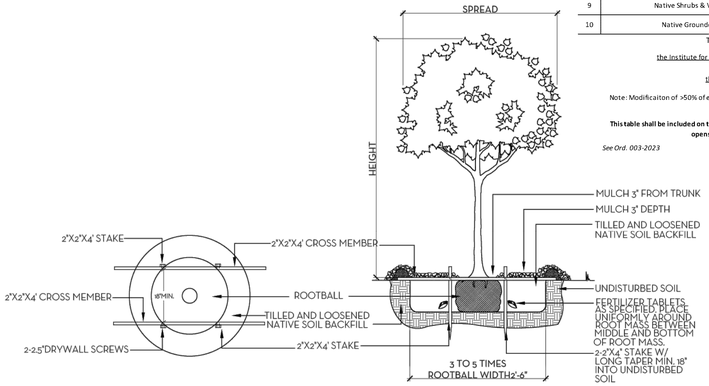


NOTE:
ALL PLANT TO BE FLORIDA #1 GRADE OR BETTER

PALM PLANTING DETAIL

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.

Line #	Landscape Legend			
1	**Property Address:**	139 N. COUNTY ROAD		
2	**Lot Area (sq. ft.):**	58,099 SF.		
3		REQUIRED	PROPOSED	EXISTING
4	Landscape Open Space (LOS) (Sq Ft and %)	14,525 SF. (25%)	8,895 SF. (15.31%)	8,852 SF. (15.24%)
5	LOS to be altered (Sq FT and %)	N/A	100%	N/A
6	Perimeter LOS (Sq Ft and %)	N/A	N/A	N/A
7	Front Yard LOS (Sq Ft and %)	2,148 SQ. FT. (35%)	2,330 SQ.FT (37.97%)	N/A
8	Native Trees %	30% (number of trees)	35%	N/A
9	Native Shrubs & Vines %	30% (number of shrubs & vines)	79%	N/A
10	Native Groundcover %	30% (groundcover area)	47%	N/A

To determine qualifying native vegetation use either:

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

OR

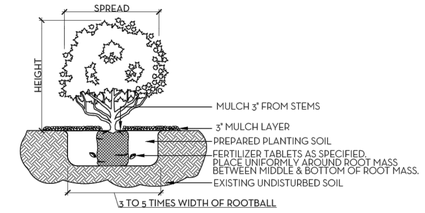
the Florida Native Plant Society Native Plants for Your Area List

Note: Modificaiton of >50% of existing landscape/greenscape are subject to minimum native plant requirements and must submit a landscape and irrigation plan for review.

This table shall be included on the landscape species index sheet as prepared by a licensed landscape architect and landscape openspace data shall be incorporated on to corresponding zoning legend.

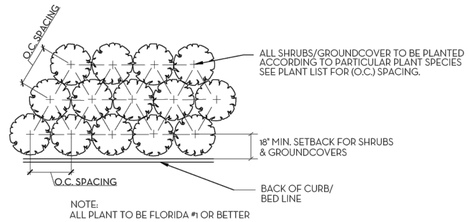
See Ord. 003-2023 *REV BF 20230727*

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



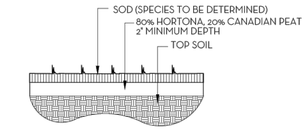
NOTE:
ALL MATERIAL TO BE FLORIDA #1 OR BETTER

SHRUB & GROUNDCOVER PLANTING DETAIL
N.T.S.



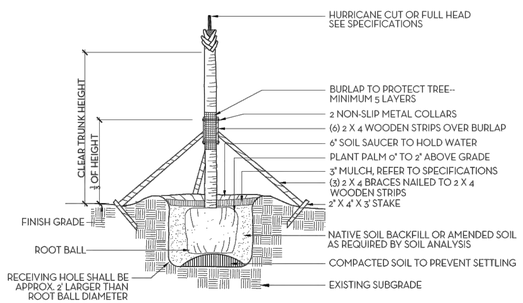
NOTE:
ALL PLANT TO BE FLORIDA #1 OR BETTER

PLANT SPACING DETAIL
N.T.S.



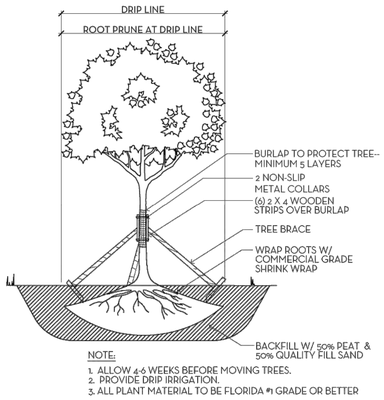
SOD PLANTING DETAIL
N.T.S.

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



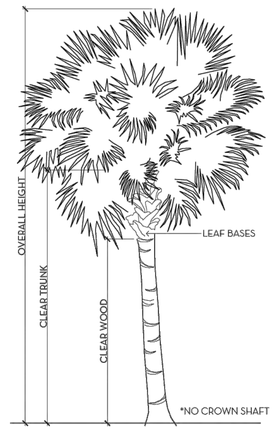
NOTES: STAKING & GUYING REQUIRED FOR PALMS, IF NECESSARY, OR AS DIRECTED BY THE LANDSCAPE ARCHITECT. ALL PLANT TO BE FLORIDA #1 OR BETTER

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

Paramount Theatre

139 N. County Road

October 20, 2025

Landscape Material Schedule

Item No.	Common Name	Botanical Name	Quantity	Native	Specification
1	**TREES**				
2	Ylang Ylang Tree	Cananga odorata	1		12' HT.
3	Ylang Ylang Tree	Cananga odorata	3		15' HT.
4	Ylang Ylang Tree	Cananga odorata	3		16' HT.
5	Seagrape	Coccoloba uvifera	2	✔	15' HT.
6	White Gieger	Cordia boissieri	1		16' HT.
7	Pink Tabebuia	Tabebuia heterophylla	1		18' HT.
8	Pink Tabebuia	Tabebuia heterophylla	1		16' HT.
9	Green Buttonwood	Conocarpus erectus	1	✔	15'x15'
10	Green Buttonwood	Conocarpus erectus	3	✔	20'x20'
11	Yellow Tabebuia	Tabebuia caraiba	1		20' HT.
12	Yellow Tabebuia	Tabebuia caraiba	1		18' OA.
13	Royal Poinciana	Delonix regia	1		20'x20'
14	Royal Poinciana	Delonix regia	1		15'x15'
15	Gumbo Limbo	Bursera simaruba	1	✔	18' HT.
16	Gumbo Limbo	Bursera simaruba	1	✔	15'x15'
17	Gumbo Limbo	Bursera simaruba	1	✔	20'x20'
18	Seagrape	Coccoloba uvifera	2	✔	20'x20'
19	Sausage Tree	Kigelia pinnata	1		30'x30'
20	Afican Tulip Tree	Spathodea campanulata	1		18'x18'
21	Cassia Tree	Cassia fistula	4		
22			31	35%	
23	**PALMS**				
24	Coconut Palm	Cocos nucifera	2		20' GW.
25	Coconut Palm	Cocos nucifera	8		18' GW.
26	Coconut Palm	Cocos nucifera	5		16' GW.
27	Coconut Palm	Cocos nucifera	5		12' GW.
28	Thrinax Palm	Thrinax radiata	9		14' - 16' HT.
29	Roebellini Palm	Phoenix roebelenii	1		9' CT. Curved
30	Double Roebellini Palm	Phoenix roebelenii	1		10' CT. Curved
31	Triple Roebellini Palm	Phoenix roebelenii	2		10'-12' HT.
32	Date Palm	Phoenix dactylifera	2		18'-20' HT.
33	Macarthur Cluster	Ptychosperma macarthurii	1		16' HT.
34	Alexander Palm	Ptychosperma elegans	4		15' CT.
35	Thrinax Palm	Thrinax radiata	7		12'-14' CT.
36	Coconut Palm	Cocos nucifera	1		15' GW.
37	Coconut Palm	Cocos nucifera	2		14' GW. Curved
38	Coconut Palm	Cocos nucifera	16		14' GW.
39	Canary Island Date Palm	Phoenix canariensis	3		20' CT.
40	Screw Pine	Pandanus utilis	1		16' HT.
41			68		
42	**SHRUB/VINES**				
43	Firebush	Hamelia patens	15	✔	7 GAL.
44	Chinese Fan Palm	Livistona chinensis	11		3 GAL.
45	Zamia	Zamia integrifolia	6	✔	7 GAL.
46	Saw Palmetto	Serenoa repens	19	✔	7 GAL.
47	Green Cocoplum	Chrysobalanus icaco	15	✔	7 GAL.
48	Shell Ginger	Alpinia zerumbet	15		7 GAL.
49	Coffee Plant	Psychotria nervosa	30	✔	7 GAL.
50	Cocoplum	Chrysobalanus icaco	10	✔	7 GAL.
51	Bougainvillea	Bougainvillea ssp	3		6'-8' HT. Esp to wall
52	Gardenia Sphere	Gardenia jasminoides 'Miami Supreme'	4		3'x3'
53	Green Island Ficus	Ficus microcarpa 'Green Island'	15		8' HT.
54	Confederate Jasmine	Trachelospermum jasminoides	6		10' HT.
55	Bleeding Heart Vine	Clerodendrum thomsoniae	4		6' HT.
56	Green Buttonwood	Conocarpus erectus	37	✔	15' HT. FTB
57	Green Buttonwood	Conocarpus erectus	90	✔	6' HT. FTB
58			280	79%	
59	**GROUND COVER**				
60	Firebush	Hamelia patens	350	✔	3 GAL.
61	Silver Saw Palmetto	Serenoa repens 'Cinerea'	80		3 GAL.
62	Saw Palmetto	Serenoa repens	141	✔	3 GAL.
63	Green Island Ficus	Ficus microcarpa 'Green Island'	239		3 GAL.
64	Ilex	Ilex cassine	105	✔	3GAL.
65	Minima	Trachelospermum asiaticum 'Minima'	220		4" Pots
66	White Plumbago	Plumbago auriculata 'Alba'	236		3 GAL.
67	Blue Salvia	Salvia 'Mystic Spires Blue'	30		3 GAL.
68	Blue Plumbago	Plumbago Auriculata 'Imperial Blue'	119		3 GAL.
69	Foxtail Fern	Asparagus densiflorus 'Meyerii'	60		3 GAL.
70	Silver Saw Palmetto	Serenoa repens 'Cinerea'	20		3 GAL.
71	Hibiscus	Hibiscus ssp	55		3 GAL.
72	Fakahtachee Grass	Tripsacum dactyloides	115	✔	3 GAL.
73	Coontie	Zamia integrifolia	390	✔	3 GAL.
74	Cocoplum	Chrysobalanus icaco	180		3 GAL.
75	Begonia	Begonia odorata 'Alba'	15		3 GAL.
76			2355	47%	
77	**SOD**				
78	Zoysia 'Diamond'		VIF		FULL, STAGGER SEAMS

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

PLANT LIST AND DETAILS

PARAMOUNT THEATRE

139 N. COUNTY ROAD, PALM BEACH, FL.

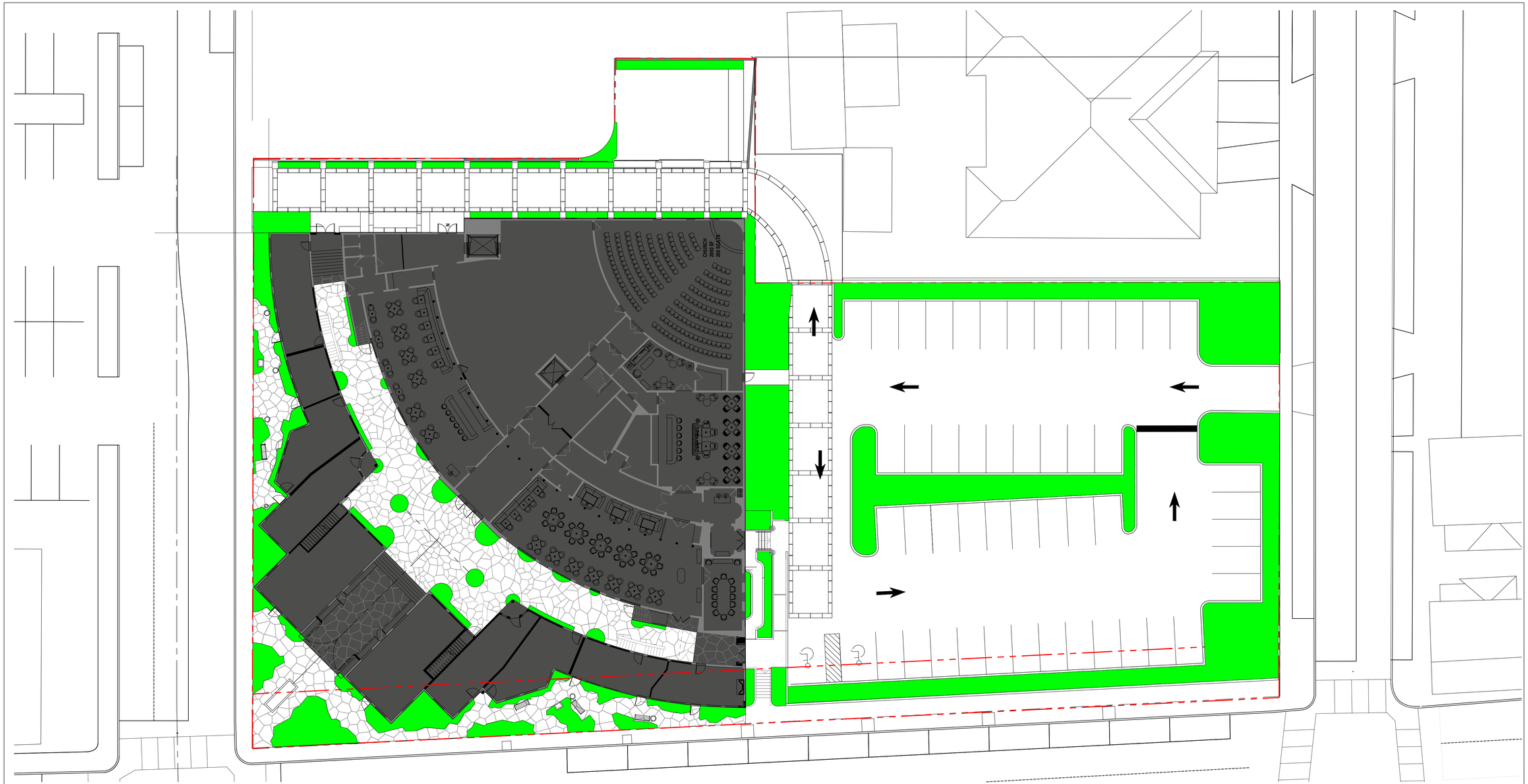
22 OCTOBER 2025

NIEVERA WILLIAMS DESIGN

625 N. Flagler Drive
Suite 502
West Palm Beach, FL 33401
P: 561-659-2820
F: 561-659-2113

NIEVERAWILLIAMS.COM

LP5



Line #	Landscape Legend			
1	**Property Address:**	139 N. COUNTY ROAD		
2	**Lot Area (sq. ft.):**	58,099 SF.		
3		REQUIRED	PROPOSED	EXISTING
4	Landscape Open Space (LOS) (Sq Ft and %)	14,525 SF. (25%)	8,895 SF. (15.31%)	8,852 SF. (15.24%)
5	LOS to be altered (Sq FT and %)	N/A	100%	N/A
6	Perimeter LOS (Sq Ft and %)	N/A	N/A	N/A
7	Front Yard LOS (Sq Ft and %)	2,148 SQ. FT. (35%)	2,330 SQ.FT (37.97%)	N/A
8	Native Trees %	30% (number of trees)	35%	N/A
9	Native Shrubs & Vines %	30% (number of shrubs & vines)	79%	N/A
10	Native Groundcover %	30% (groundcover area)	47%	N/A

To determine qualifying native vegetation use either:

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

OR

the Florida Native Plant Society Native Plants for Your Area List

Note: Modificaiton of >50% of existing landscape/greenscape are subject to minimum native plant requirements and must submit a landscape and irrigation plan for review.

This table shall be included on the landscape species index sheet as prepared by a licensed landscape architect and landscape openspace data shall be incorporated on to corresponding zoning legend.

See Ord. 003-2023 *REV BF 20230727*

HARDSCAPE

BUILDING AREA

LANDSCAPE

E
W
S

0 4 8 16 32 FEET

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

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

OPEN SPACE DIAGRAM

PARAMOUNT THEATRE

139 N. COUNTY ROAD, PALM BEACH, FL.

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

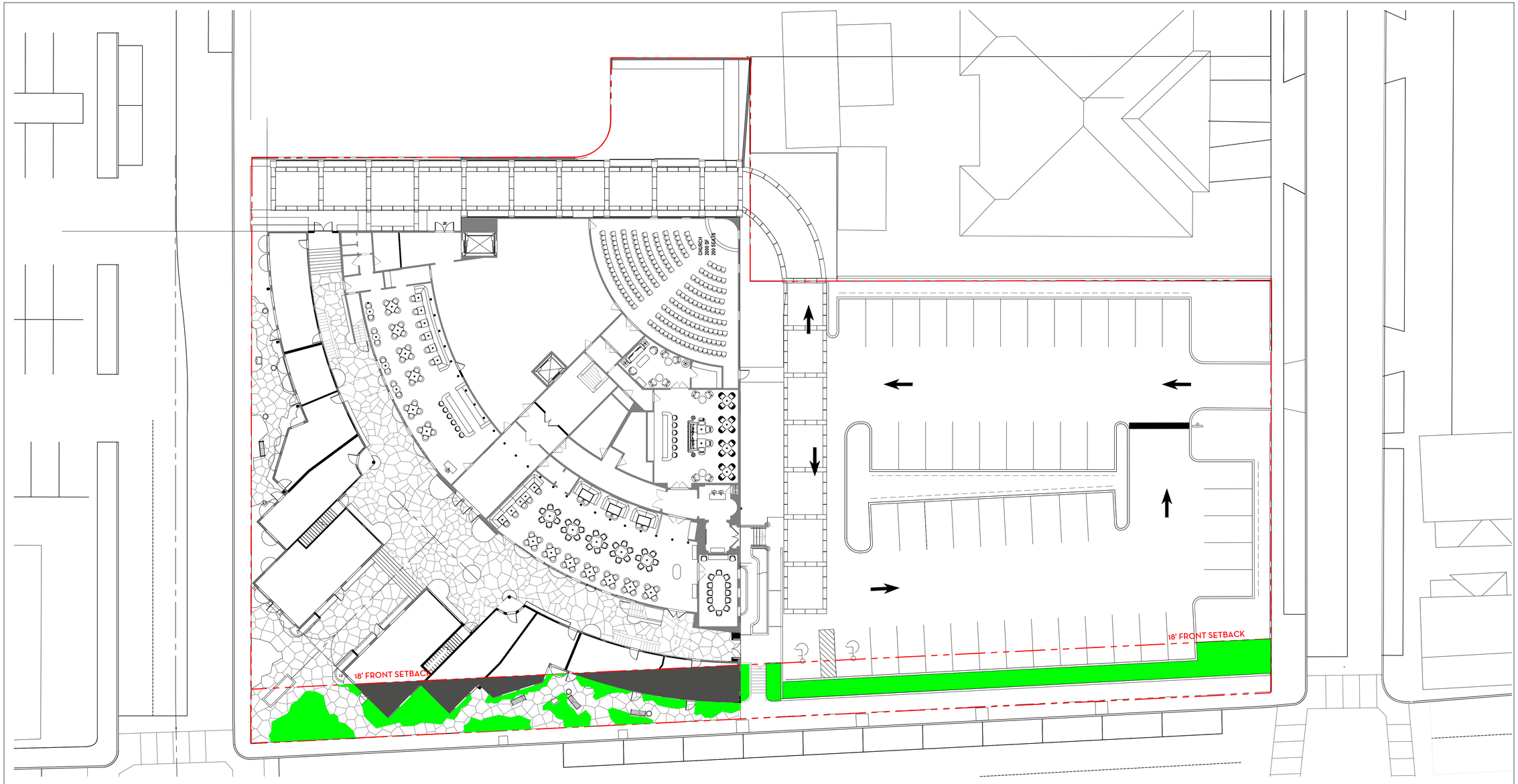
22 OCTOBER 2025

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



Line #	Landscape Legend			
1	**Property Address:**	139 N. COUNTY ROAD		
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6	Perimeter LOS (Sq Ft and %)	N/A	N/A	N/A
7	Front Yard LOS (Sq Ft and %)	2,148 SQ. FT. (35%)	2,330 SQ.FT (37.97%)	N/A
8	Native Trees %	30% (number of trees)	35%	N/A
9	Native Shrubs & Vines %	30% (number of shrubs & vines)	79%	N/A
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See Ord. 003-2023 *REV BF 20230727*

HARDSCAPE

BUILDING AREA

LANDSCAPE

0 4 8 16 32 FEET

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

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

FRONT OPEN SPACE DIAGRAM

PARAMOUNT THEATRE

139 N. COUNTY ROAD, PALM BEACH, FL.

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

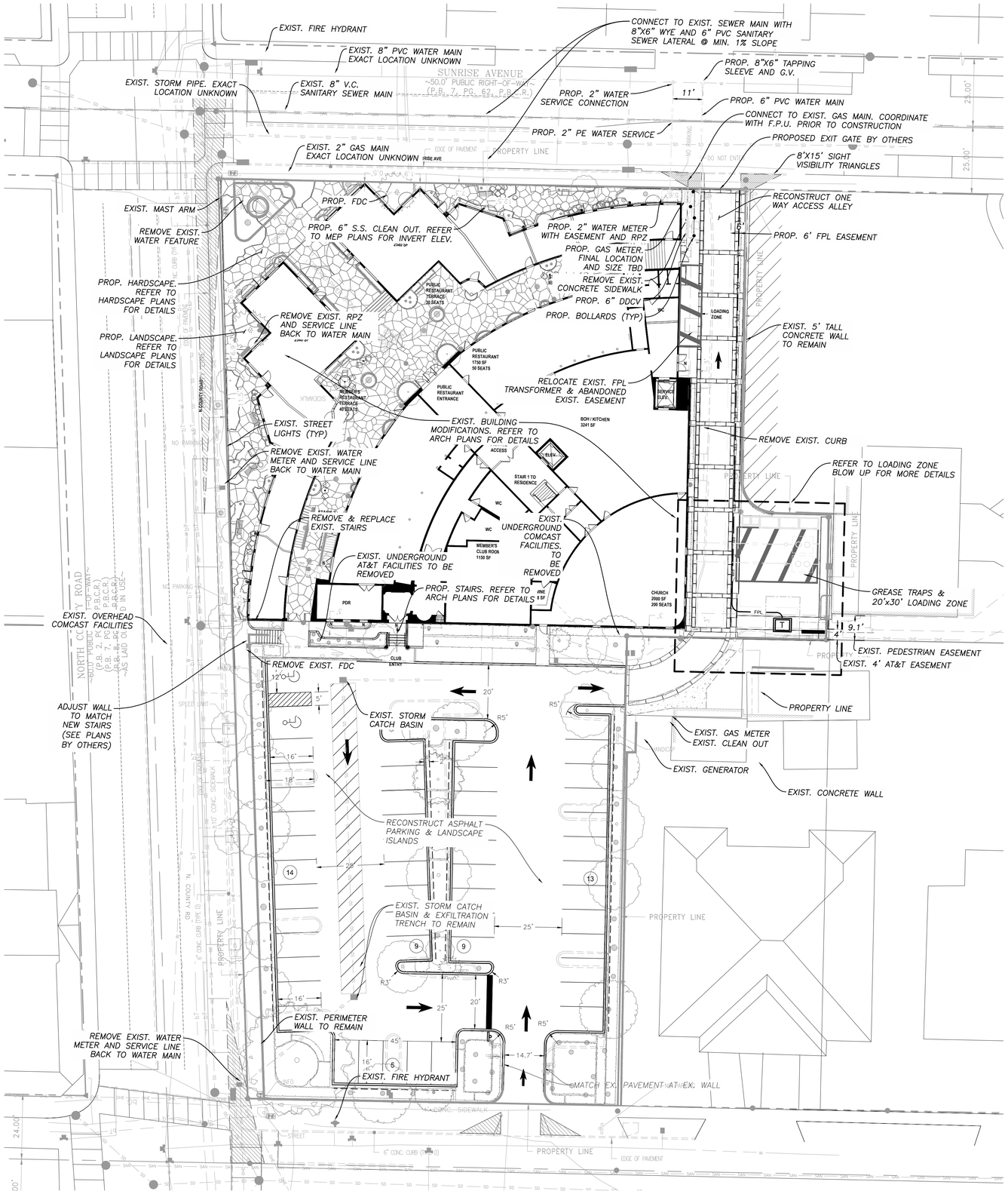
22 OCTOBER 2025

NIEVERA WILLIAMS
DESIGN

625 N. Flagler Drive
Suite 502
West Palm Beach, FL 33401
P: 561-659-2820
F: 561-659-2113

NIEVERAWILLIAMS.COM

OS2



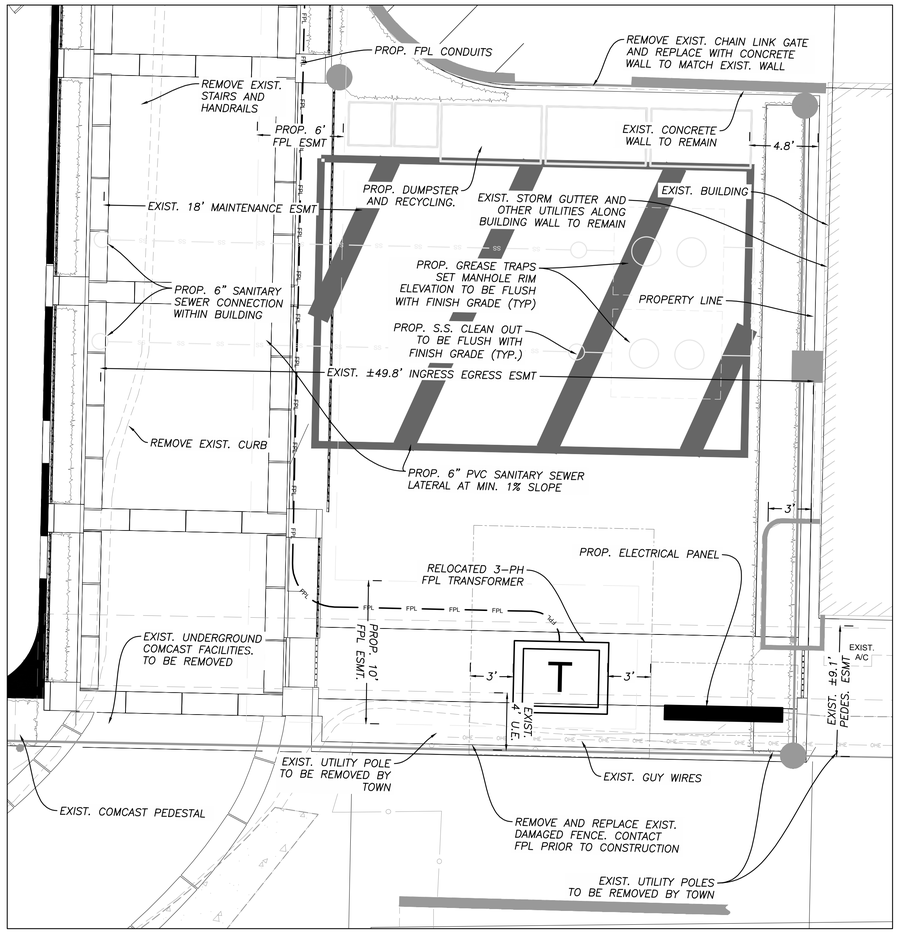
N

GRAPHIC SCALE
0 10 20 40

IT'S THE LAW !
CALL TWO (2) BUSINESS DAYS BEFORE YOU DIG
SUNSHINE 811

LEGEND

- PROPERTY LINE
- PROPOSED FORCE MAIN
- PROPOSED SANITARY SEWER
- PROPOSED FIRE MAIN
- PROPOSED WATER MAIN
- PROPOSED EASEMENT
- EXISTING FORCE MAIN
- EXISTING SANITARY SEWER
- EXISTING FIRE MAIN
- EXISTING WATER MAIN
- EXISTING EASEMENT
- STORM PIPE
- EXISTING SANITARY MANHOLE
- EXISTING FIRE HYDRANT
- PROPOSED F.D.C.
- PROPOSED W. METER & B.F.P.
- PROPOSED D.D.C.V.
- EXISTING STORM INLET
- EXISTING STORM MANHOLE



LOADING ZONE BLOW UP
SCALE 1"=5'

REG ARCHITECTS
since 1988

Rick Gonzalez, AIA
President
FL License AR0014172
120 South Olive Ave. Ste. 210,
West Palm Beach, FL 33401
P (561) 659-2383
www.regarchitects.com

Historic Paramount Theater

139 N COUNTY RD
PALM BEACH, FL 33480

WEG PARAMOUNT, INC

NO.	DATE	DESCRIPTION

DATE	9/8/2025
MODELED	YY
CHECKED	RW
PROJECT #	24019

© REG 2025

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PRELIMINARY UTILITY, PAVING AND DRAINAGE PLAN

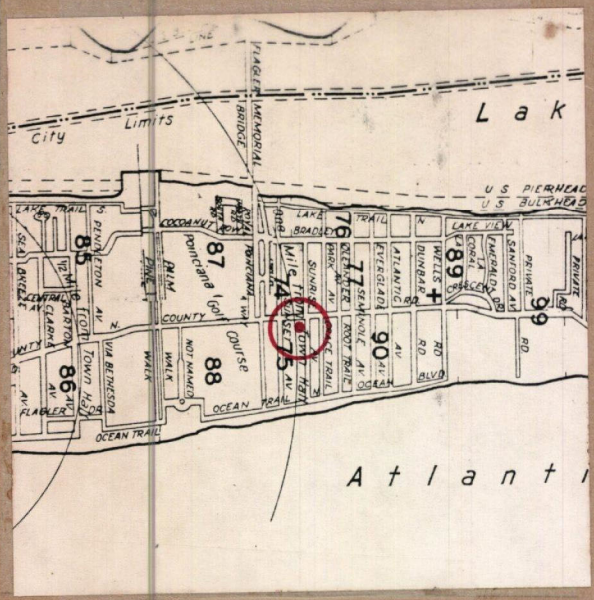
Randy Wertepny
P.E. 72504

KESHAVARZ & ASSOCIATES
711 North Dixie Hwy, Suite 201
West Palm Beach, FL 33401
Tel: (561) 689-8600
Certificate of Authorization No. 4897

C-1

Paramount
GEORGE
BROOKE
JUST YOU
7 915
LUNCHES

PARAMOUNT


Lak
City
Limits
FLAGLER MEMORIAL BRIDGE
U S PIERHEAD
U S BULKHEAD
LAKE TRAIL
COCOANUT
LAKE BRADLEY
LAKE VIEW
PENINSULA
PINE
PALM
COUNTY
Mile
Course
Town Hall
VIA BETHESDA
WALK
NOT NAMED
OCEAN TRAIL
OCEAN BLVD
FLAGLER
PRIVATE
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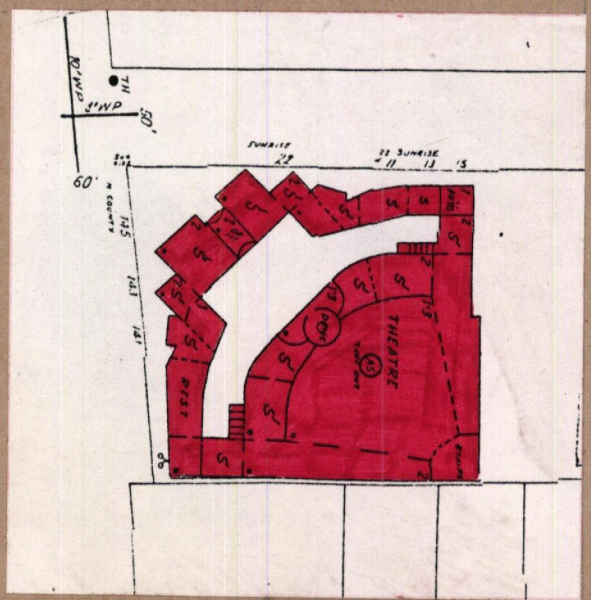
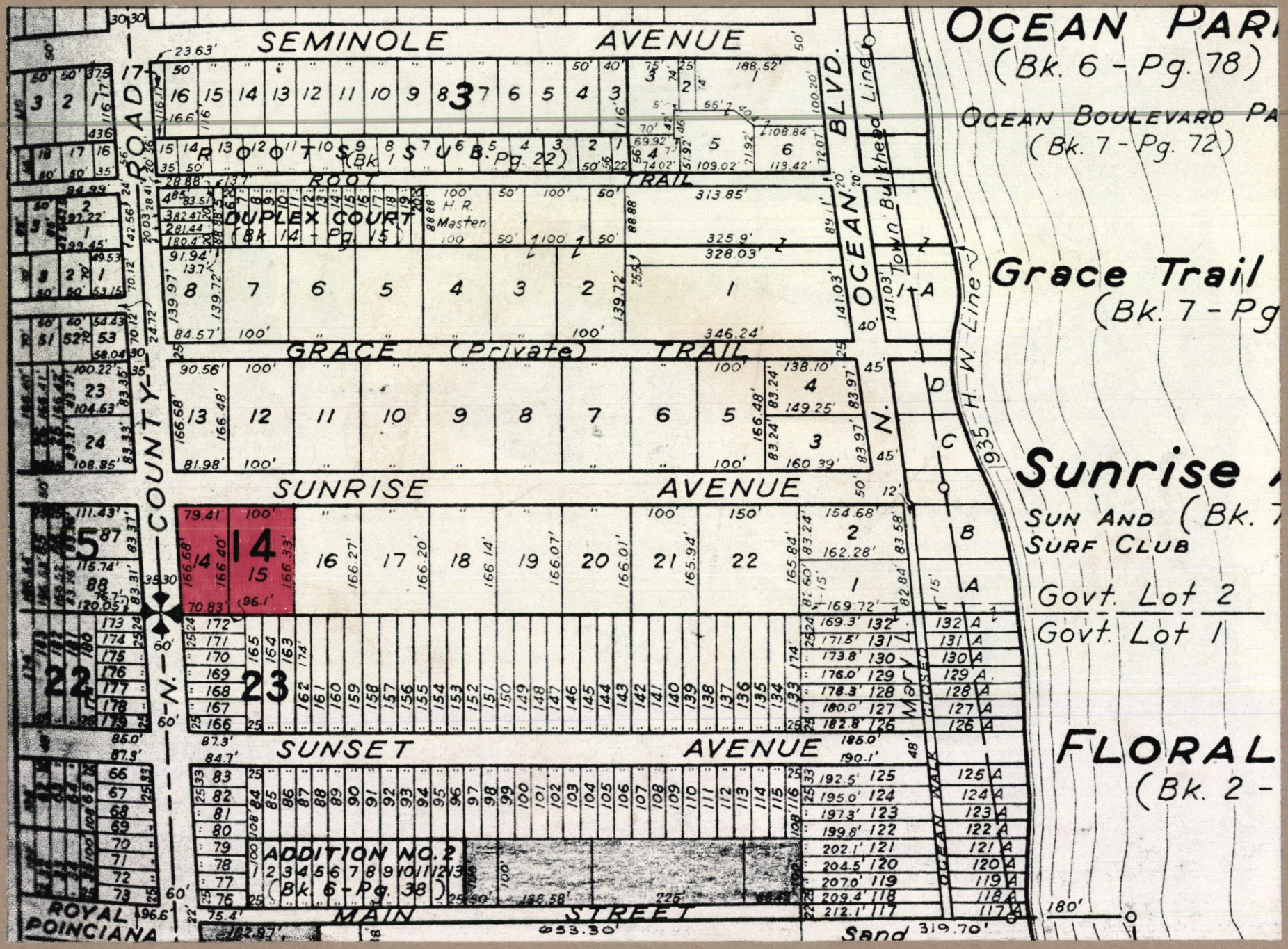
Atlanti


SUNRISE
THEATRE
REST
60'



OCEAN PAR
(Bk. 6 - Pg. 78)
OCEAN BOULEVARD PA
(Bk. 7 - Pg. 72)
Grace Trail
(Bk. 7 - Pg
Sunrise
SUN AND SURF CLUB
(Bk. 7
Govt. Lot 2
Govt. Lot 1
FLORAL
(Bk. 2 -
SEMINOLE AVENUE
ROOTS SUB. (Bk. 1 - Pg. 22)
ROOT TRAIL
DUPLEX COURT (Bk. 14 - Pg. 15)
H. R. Masten
GRACE (Private) TRAIL
SUNRISE AVENUE
SUNSET AVENUE
ADDITION NO. 2 (Bk. 6 - Pg. 38)
MAIN STREET
ROYAL POINCIANA
COUNTY ROAD
N. OCEAN BLVD.
Town Bulkhead Line
H. W. Line
1935
Mary L.
CLOSED
OCEAN WALK
Sand

GENERAL INFORMATION

NAME OF STRUCTURE
Paramount Theater

ADDRESS OF STRUCTURE
139 North County Road - County Road and Sunrise Avenue
Palm Beach, Palm Beach County, Florida
33480

LEGAL DESCRIPTION
County Road and Sunrise Avenue Addition as in PB 7 P. 62,
14-43-43 Lots 14 and 15

PRESENT OWNER
Cadillac Southern Development and Sun and Surf Properties, Inc
130 Sunrise Avenue
Palm Beach, Florida, 33480

ARCHITECT
Joseph Urban

DATE OF CONSTRUCTION
1927

FUNCTION
Commercial

ZONING
C-A Commercial

PREVIOUS SURVEYS
NRHP 1972, HABS

GENERAL INFORMATION

130 North County Road and Sunrise Avenue

Architectural Description

The main auditorium of the theatre complex is two-and-a-half stories high with shops and apartments on both the first and second floors. The fan shape of the auditorium and patio is followed at the perimeter by the irregular shaped shops which are symmetrically disposed between the patio and the public sidewalk. The walls are hollow structural tile which has been stuccoed and painted white. The roof of the auditorium, visible at the projection booth level, is framed by steel trusses which radiate from the stage end. Above the wide arched two-and-a-half-story entranceway is a breezeway terrace, with one end overlooking the street intersection and the opposite end overlooking the patio below. The open ends of the terrace are enclosed by a wood balustrade while the stucco walls of offices enclose the other two sides. Steps recessed into the terrace deck lead down to the level of the office floors. The stuccoed arches are supported by abbreviated free-standing columsn with pelican and snake designs. Below this terrace is the entrance breezeway leading to the patio and theatre.

The original doors are of wood with fifteen lights. Several of these have been replaced with single-light commercial doors. All openings with simple wood frames are set into plaster reveals. The entrance doorway to the auditorium contains four plate glass doors which are not original. Transoms above are presently filled with wood panels; enclosed by blind arches and hood moulding. Fire exit doors to the patio are double with fixed louvers.

Shop windows are fixed plate glass, one-light, with an operating hinges pointed arch transom with four lights. In the office suites on the second floor, windows are single-hung, 6/6 lights. The fixed top sash has a glazed arch set into the wood frame. The window screens are also

Architectural Description (cont'd.)

arched within a rectangular frame. Windows in the apartment wings on the second floor are grouped with doors to form an arcaded effect of pointed arches with a continuous hood moulding beginning at the sills. These single-hung windows have intersecting wood tracery in the fixed pointed arches. Windows in the apartments around the auditorium are single-hung, 6/6 lights with a fixed top sash.

The end apartment wings have knee-tiled hipped roofs. Shed roofs over the other apartments are also tiled. The two-story office wings have built-up flat roofs concealed by a low parapet. The main auditorium roof is also built up. Overhanging eaves on the main entrance have decoratively carved exposed rafters. Similar rafters are exposed under the shed roofs. There is a copper sheathed dome over the projecting wing at the main entrance lobby. The copper surface is decorated with embossed intersecting lancet arches closely spaces. The dome does not express any interior space and cannot be viewed from the interior.

ARCHITECTURAL ANALYSIS

Architectural Significance

Designed as a complete cultural center, the Paramount Theatre Building is a superb blend of cinema, residences, restaurants, commercial shops and offices. It was designed in 1926, by Josef Urban, world renowned, Austrian architect, whose previous works included the alteration of the Egyptian Khedive's Palace in 1894, designing of the Tsar's Bridge over the Neva River in Russia in 1896, and producing designs for the Boston Opera Company and the Metropolitan Opera Company in the United States. The success of the overall design concept of the theatre is demonstrated by the fact that commercial and residential properties have continued in use and increased in value to the present time, while the theatre itself remained in operation until 1968, and is presently being restored and renovated for further operation.

The theatre was designed for the presentation of live performances as well as silent films. Thus its acoustics were suitable for the successful showing of "talking pictures" which were introduced shortly after its construction. It was officially opened on January 9, 1929, with the premier showing of the American film classic "Beau Geste", sta-ring Ronald Coleman. In addition to film premiers, benefit performances brought many outstanding theatre personalities to the Paramount stage, including Dorothy Dalton, George Gershwin, Al Jolson and Billie Burke.

Although some minor alterations have been carried out in recent years, the theatre retains nearly all of its original form and appearance. The current restoration is intended to preserve both the aesthetic quality of its Venetian interior and its economic viability as a theatre. In addition, a display of the special effects machines from the silent film era, and the original synchronized disc sound machine with which the theatre was equipped will further emphasize its historic significance.

ARCHITECTURAL DESCRIPTION

130 North County Road and Sunrise Avenue

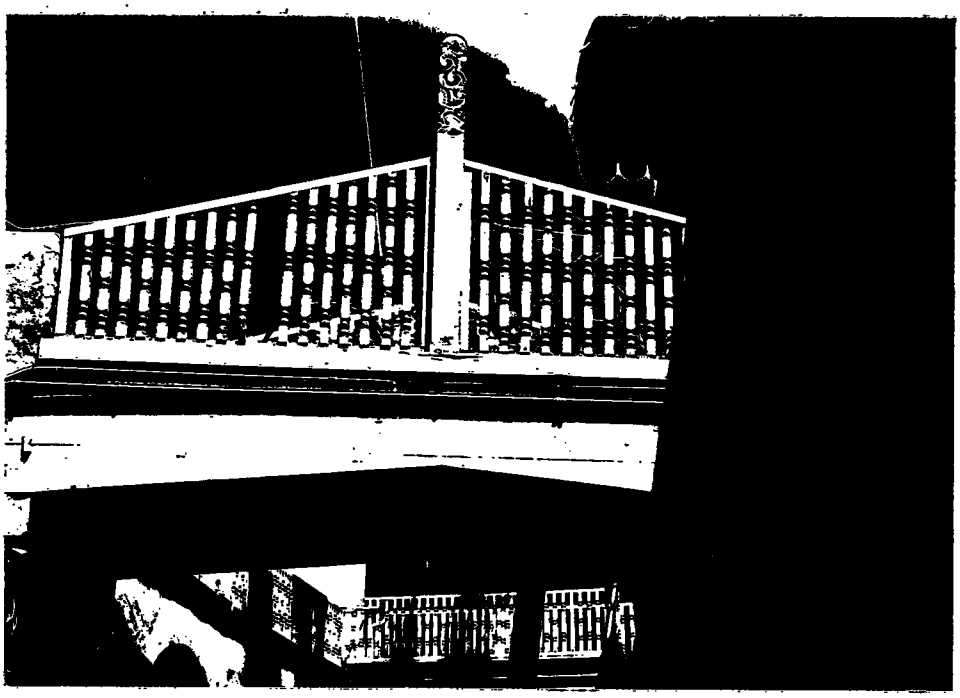
Supplemental Statement to the 1971 Florida Master Site File, October 1979

Of the three major buildings in Palm Beach by Architect Joseph Urban, the Paramount Theatre is perhaps the most innovative and original. An ingeneious plan was used to combine the theatre with a charming shopping forecourt which is entered dramatically under the great pointed arch which is the central feature of the street facade.

There is no other building in Florida with the special dramatic flare of this one. While it now faces some drastic repair and appears to require renovation and support, it is inconceivable that a complex as fine as this and as important in the cultural history of Palm Beach should become neglected. It would appear that important as giving it landmark status is, the Paramount Theatre has faced demolition in 1974. A building on the National Register, the Historic American Buildings Survey and,the Florida National Site File needsno more medals, it needs continued attention from the Landmarks Commission. It has been in serious jeopardy before and may be again.

The permanent protection and development of a working program for the Paramount Theatre deserves priority listing on the agenda of the Landmarks Commission. More than a listing in involved here.

PHOTOGRAPHY



TOWN OF PALM BEACH

Information for Landmarks Preservation Commission Meeting on:
November 19, 2025

To: Landmarks Preservation Commission

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

From: Planning, Zoning & Building

Re: 1127 NORTH LAKE WAY - REQUEST TO BE PLACED UNDER CONSIDERATION
Owner: Virginia Burke

Date: 11/12/2025

ATTACHMENTS

- Property Owner Request

STRATEGIC PLAN

Strategic Priorities:
Community Culture and Character

Strategic Focus Areas:
Community Preservation

FUNDING

No Fiscal Impact

From: Virginia Burke <vburke2676@icloud.com>
Sent: Thursday, October 30, 2025 1:53 PM
To: Friederike Mittner <fmittner@TownOfPalmBeach.com>
Subject: Re: landmarking

******STOP: This email was sent from a source external to the Town of Palm Beach. Links or attachments should not be accessed unless expected from a trusted source. Additionally, all requests for information or changes to Town records should be verified for authenticity.******

dear Freiderike, I would be honored if you elected to landmark my home at 11:27 North Lake Way in Palm Beach. thank you very much. I love my house and I love Palm Beach. I have been coming here since I was a child and I've seen all the changes.. all best wishes to you. Virginia Burke.
Sent from my iPhone
Ginnie Burke
Note my new email address
Vburke2676@icloud.com

TOWN OF PALM BEACH

Information for Landmarks Preservation Commission Meeting on:
November 19, 2025

To: Landmarks Preservation Commission

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

From: Planning, Zoning & Building

Re: 303 PENDLETON LANE DESIGNATION HEARING
Owner: Thomas Hunt and Linda Hunt

Date: 11/12/2025

ATTACHMENTS

- Designation Report

STRATEGIC PLAN

Strategic Priorities:
Community Culture and Character

Strategic Focus Areas:
Community Preservation

FUNDING

No Fiscal Impact

303 Pendleton Lane

DESIGNATION REPORT
December 18, 2024
Landmark Preservation Commission
Palm Beach, Florida

DESIGNATION REPORT
303 Pendleton Lane

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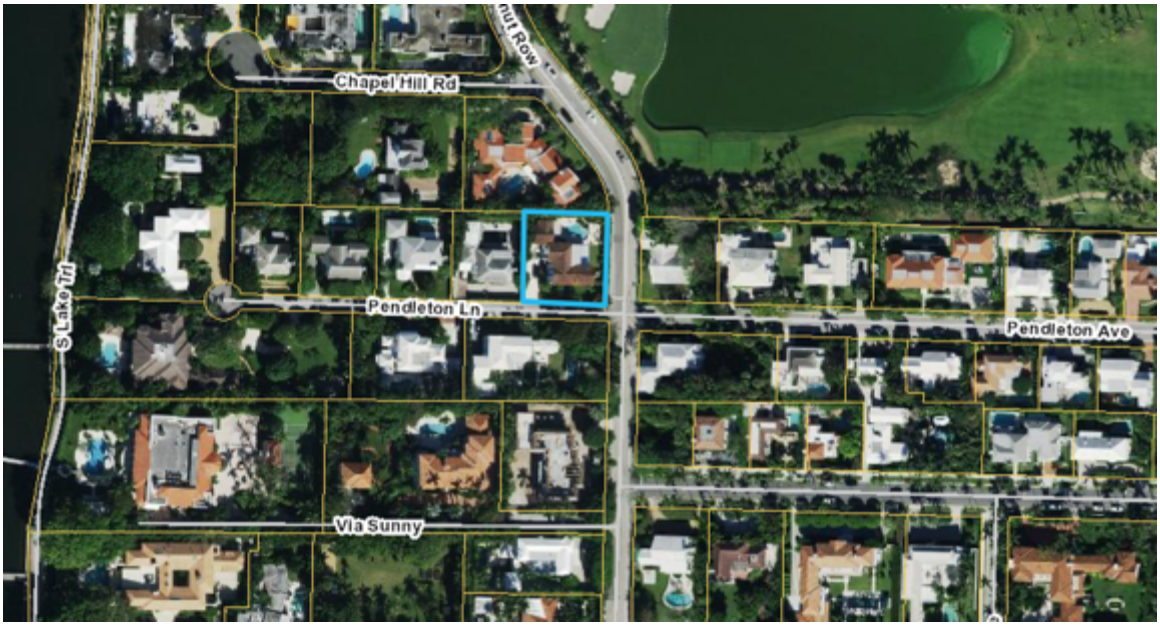
Report produced by Murphy Stillings, LLC

I. General Information

Location:	303 Pendleton Lane Palm Beach, Florida
Date of Construction:	1937 - 1938
Original Owner:	Palm Beach Modern Homes, Inc.
Original Name:	Palm Crest
Architect:	John L. Volk
Builder/Contractor:	Arnold Construction Company
Current Owner:	Thomas P. Hunt & Linda A. Koch Hunt
Present Use:	Single Family Residence
Present Zoning	R-B
PBC Tax Folio Number:	50-43-43-22-02-000-0091
Current Legal Description:	Cocoanut Grove E 15 Feet of Lot 9 & Lot 10 (Less East 5 Feet Road R/W)

II. Location Map



III. Architectural Information

The residence at 303 Pendleton Lane was designed in the Monterey style by talented Palm Beach architect John L. Volk and constructed by noted builders Arnold Construction Company in 1937-1938 for approximately $20,000. It is located on the northwest corner of Pendleton Lane and Cocoanut Row in Palm Beach's midtown area. The driveway, which is located on the west side of the dwelling, is entered from Pendleton Lane and extends north to a two-story attached garage apartment that faces south. A masonry wall topped with short pickets runs along the east side of the property along Cocoanut Row and cuts back towards the east side of the dwelling.

303 Pendleton Lane is a very good example of the Monterey style of architecture. The Monterey Style is an American style that originated in California in the 1830s with origins mostly in Spanish Colonial, New England Colonial, and French Creole architecture. Some examples lean towards one of the influencing styles, but the prominent second story balcony is present in all examples. Although the original Monterey style dates to the 1800s, California architect Roland E. Coate, Sr. was crucial in promoting the style's revival in the 1920s and 1930s when he wrote about early Monterey houses, designed at least two houses in the style and won a prestigious *Better Homes in America* award for a Monterey design, all helping to bring attention to the Monterey style to both professionals and the public. The style, which was popular in the United States from 1925-1955, is characterized by the wide, cantilevered upper-story balcony or two story porch, long double-hung or casement windows often flanked by shutters, low-pitched roofs with the principal

roof usually encompassing the second story balcony and simple forms with the decorative detailing often confined to the balcony.[1]

The two-story, five bay wide residence at 303 Pendleton is constructed of hollow clay tile covered with smooth stucco.[2] The dwelling has an irregular plan and is covered by clay barrel tile low-pitched gabled roofs with exposed rafters. The four eastern bays are recessed to incorporate the character defining second-story cantilevered balcony covered with an extension of the principal roof. In keeping with the Monterey style, this balcony features the main decorative element of the dwelling with its lovely ornate metal balcony rail reminiscent of the French Creole style, adding a very distinguishing attractiveness to the dwelling. Knowing this was a speculative house, Volk likely used the ornate railing to provide the house with a distinct charm and additional curb appeal.

The fenestration of the eastern four-bay block is asymmetrical, with two-widely spaced six-over-six double-hung sash windows and the main entry on the first story and two six-over-six double-hung windows with a door leading to the balcony on the second story. The main entry features a wood panel door fronted by a wood screen door with decorative metal designs and topped by a divided light rectangular transom, all encased by a fluted door surround. The western bay of the front facade

[1] Virginia Savage McAlester. A Field Guide to American Houses. Knopf, Borzoi Books, 2013. Pages 537-540.
[2] The northwest portion of the property including the garage apartment is constructed of concrete block and wood framing rather than clay tile.

projects to the south and features a multilight bay window covered by a standing seam copper roof on the first story and two six-over-six double-hung sash windows above. All of these windows and doors except the main entry door and the bay window are flanked with louvered shutters. Other distinguishing features of the dwelling include Bahama shutters on the west elevation, a substantial brick chimney on the east elevation, and a bay window in the rear. At the northwest corner of the dwelling is an attached two-story side-gable garage apartment with an overhead garage door on the first floor and six-over-six double hung sash windows flanked by louvered shutters on the second floor.

During the dwellings eighty-seven year history there have been additions, alterations, and repairs to the dwelling. The main addition was designed by John Volk in 1979 and included a bedroom, bathroom and loggia on the rear and east side of the dwelling.[3] At this time and again in 2009, the roof was replaced to match the existing clay barrel tile. In 2019, the windows and several doors were replaced to closely match the existing and currently there is a permit to replace the front entry door with a hurricane impact door to match the existing and to remove the screen door[4]. Despite these exterior additions and alterations, the historic architectural character and appearance of the dwelling remain intact.

[3] This addition was not completed until 1981 because the dwelling was sold and the permit expired, so the new owners, Joseph and Rebecca McLeary, had to petition for a waiver of Ordinance No. 7-81 that had placed a moratorium on building and new permits due to the Town's concerns about overcrowding, increased traffic and the water supply. Their appeal was successful, and the owners were able to get a new building permit and complete the work.

[4] According to the Description of Request regarding the permit to replace the front door, "Based on the manner it was installed, it is believed that the screen door is not original and was added later."

IV. Historical Information

Pendleton Lane is named for Major Edward Gray Pendleton (1843-1920) and his wife Emily Barton Pendleton who were among the early winter settlers of Palm Beach. Prior to 1905, Major Pendleton purchased "a strip of ocean to lake property located between the hotel company (Breakers) cottages and the Clarke estate" from Cornelius Vanderbilt Barton, grandnephew of Commodore Cornelius Vanderbilt. Barton had built "the two little cottages" on the Lake Trail that were then "slightly altered" by Major Pendleton and his wife Emily Pendleton after they purchased the property which the called "Reverie" at 5 South Lake Trail.[5] The private road that ran from the two cottages to the ocean was referred to by 1908 as Pendleton's Trail. Major Pendleton, a Civil War veteran, died in his Palm Beach house Reverie in 1920. Mrs. Pendleton continued to own and live at Reverie on the property that stretched from Lake Worth to Cocoanut Row until 1937 when she sold it to Arnold Construction Company's Palm Beach Moden Homes, Inc. where they planned the Cocoanut Grove subdivision where 303 Pendleton Lane is located.[6] A May 30, 1937, Palm Beach Modern Homes advertisement promoting the development stated,

> "If you desire to be close in, visit the beautiful Pendleton Tract at the west end of Pendleton Avenue, which will be divided into ten 100' lots, all with access to Lake Worth. The lots are all high, solid rock foundations and have some of the most beautiful trees and shrubbery to be found in the entire Palm Beach area. No lots to be sold unimproved and all houses to be constructed by Arnold Construction Company."[7]

Pendleton Lane, like neighboring Pendleton Avenue, Barton Avenue, Clarke Avenue, and the Sea Streets, is a sought-after mid-town Palm Beach neighborhood. Development of the lane began during the late Depression and New Deal era when Palm Beach Modern Homes, Inc. hired some of the best Palm Beach architects to design houses along Pendleton Avenue and Pendleton Lane, with John Volk designing all of the houses along Pendleton Lane.[8] The houses reflected the architectural changes occurring in Palm Beach during the 1930s and 1940s with mostly Georgian Revival, Colonial Revival and Monterey style dwellings built along

[5] Pendleton 2005 Preservation Foundation of Palm Beach "Annual Walking Tour" Brochure. February 1, 2005.
[6] "Arnolds Purchase Pendleton Estate." Palm Beach Post, April 11, 1937.
[7] "Homes In Quiet, Highly Restricted Area." Palm Beach Post, 30 May 1937.
[8] This also included the dwellings at 4 and 5 North Lake Trail at the end of Pendleton Lane. The John Volk designed dwelling at 5 Lake Way at the end of Pendleton Lane was demolished and a new much larger house was constructed on the property in 2004. Despite the change, this house is at the end of the cul-de-sac and set back far from the lane so the houses along the lane maintain a cohesive neighborhood.

the lane rather than the Mediterranean Revival style so popular during Palm Beach's 1920s land and housing boom.[9]

As noted previously, the house at 303 Pendleton Lane was built on speculation by Palm Beach Modern Homes, Inc. The first owners were Frederick T. and Mary B. Roosa who sold their property on Seabreeze Avenue to Palm Beach Modern Homes for $17,500 and bought the house at 303 Pendleton Lane for $40,000 in November 1938. The Roosa's were from Cleveland, Ohio, where Frederick T. Roosa was founder, president and chairman of the board of the Mutual Drug Company. The Roosa's named the dwelling Palm Crest for the property's numerous and unusual palm trees. Frederick T. Roosa passed away in February of 1942 and the house was sold to Charles and Florence Smith of Cleveland, Ohio in November of 1942 for $25,000. In 1950, Florence Smith married Clarence H. Williamson, and they lived at Palm Crest until the late 1960s when Clarence Williamson passed away. During the Williamsons' ownership of the property, there was an extensive article in the Palm Beach Post titled "Old World Graciousness: Air of Caribbean Charm" that went into great detail about the decorations and furnishings at Palm Crest.[10] The house was sold to Edward and Betty Dale who then sold it to Sandra Boykin in 1979. Sandra Boykin was the daughter of Enrique Rousseau and Julia Amory, and the stepdaughter of Lilly Pulitzer Rousseau. The current owners, Thomas and Linda Koch Hunt, purchased the dwelling in 2011 and have been exceptional stewards of the house for the past 13 years.

V. Architects Biography

John L. Volk

John Volk has been called the last of the "original" Palm Beach architects. He was one of an elite group of early 1920s architects that included Addison Mizner, Maurice Fatio, and Marion Sims Wyeth who developed the architectural style of the island that came to be known as the "Palm Beach Style."

Volk was born in Graz, Austria in 1901. He came to the United States with his parents at the age of nine and grew up in New York. He attended Columbia University School of Architecture and L'Ecole des Beaux Arts. Volk opened his office in Palm Beach in 1925. Volk designed more than 1000 houses, theaters, clubs, shops, and other buildings and lived in Palm Beach from 1925 to his death in 1984.

[9] Murphy Stillings, LLC research on 4 South Lake Trail, 345 Pendleton Lane and 287 Pendleton Avenue.
[10] Palm Beach Post. "Old World Graciousness: Air of Caribbean Charm," 22 February 1959.

He designed homes for some of the wealthiest and most powerful people in America over his 58-year career in Palm Beach including Colonel Robert McCormack, William Paley, George Vanderbilt, Nicholas DuPont, Henry Ford II, Herbert Pulitzer, Matthew Mellon, George Storer, Horace Dodge II, and John S. Phipps. Included in the designs of John Volk are some of the most prominent commercial and private club buildings in the Palm Beach area including the First National Bank, the Royal Poinciana Plaza and Playhouse, the center section of the Town Hall, the Beach Club, Good Samaritan Hospital, and several shops on Worth Avenue including the Everglades Colonnade. He also extensively modified and rebuilt the Bath and Tennis Club after a major hurricane.

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

VI. Statement of Significance

303 Pendleton Lane is significant as a very good example of the Monterey style of architecture as interpreted by prominent Palm Beach architect John Volk. The size, scale and design of the dwelling adds to the cohesive architectural character of the charming and distinctive Pendleton Lane neighborhood. Palm Beach Modern Homes and Arnold Construction Company were important companies that developed numerous residential subdivisions in Palm Beach, with the Cocoanut Grove subdivision along Pendleton Lane being one of the most prestigious.

VII. Criteria For Designation

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

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

303 Pendleton Lane reflects the broad cultural, economic and social history of the Town of Palm Beach. 303 Pendleton Lane was built in the late Depression/New Deal

era when the country was recovering from the Great Depression and the residents, business owners and town officials were enthused about new residential housing development in Palm Beach, including the charming and sought-after designs in the new Coconut Grove subdivision Though this was not a time when many lavish Palm Beach mansions were constructed, it was a time when developers like Palm Beach Modern Homes purchased large estate properties and constructed mid-size residences like those on Pendleton Lane for buyers who wanted fashionable architectural designs with modern amenities. The houses along Pendleton Lane, including 303 Pendleton Lane, have stood the test of time both individually and as a collection, and the subdivision remains a popular and fashionable enclave.

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

The house at 303 Pendleton Lane is a very good example of the Monterey style of architecture with French Creole influence in its character defining ornate metal balcony rail. The stucco covered dwelling has the essential second floor, cantilevered balcony with principal roof overhang and charming picturesque railing. In addition, it has low-pitched barrel tiled side gable roofs with exposed rafters, large multi-light double-hung sash windows flanked by louvered shutters, a projecting multi-light bay window and indoor and outdoor living space. Many of these features embody distinguishing characteristics of the Monterey style of design and make it a valuable addition to the Pendleton Lane varying architectural styles.

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

303 Pendleton Lane is a very good representation of the design work of the architect John L. Volk and his interpretation of the Monterey style of architecture. John Volk has been recognized as one of the most important architects to practice in the Town of Palm Beach as he understood and perfected varying architectural styles from Mediterranean Revival to contemporary designs. It is also important to note that John Volk designed all of the dwellings along Pendleton Lane in various architectural styles that melded to create a cohesive, charming, and coveted neighborhood.

VIII. Selected Bibliography

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TOWN OF PALM BEACH

Information for Landmarks Preservation Commission Meeting on:
November 19, 2025

To: Landmarks Preservation Commission

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

From: Planning, Zoning & Building

Re: 201 WORTH AVENUE DESIGNATION HEARING
Owner: LENDAN INC

Date: 11/12/2025

ATTACHMENTS

- Designation Report

STRATEGIC PLAN

Strategic Priorities:
Community Culture and Character

Strategic Focus Areas:
Community Preservation

FUNDING

No Fiscal Impact

201 Worth Avenue
The Armour Building

DESIGNATION REPORT
April 17, 2024
Landmark Preservation Commission
Palm Beach, Florida

DESIGNATION REPORT

201 Worth Avenue

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Report produced by Murphy Stillings, LLC

I. General Information

Location:	201 Worth Avenue Palm Beach, Florida
Date of Construction:	1955
First Owner:	Irving Armour
Architect:	John Stetson
Builder:	Birdsall Construction Company
Current Owner:	Lendan Inc.
Current Zoning:	Commercial Worth Avenue (C-WA)
Palm Beach County PCN:	50-43-43-23-05-015-0280
Legal Description:	Royal Park Addition Lots 28-33 Inc Block 15

II. Location Map

201 Worth Avenue

III. Architectural Information

201 Worth Avenue is located on the prominent corner of Worth Avenue and South County Road in the heart of Palm Beach's commercial district. Currently known as The Worth Avenue Building, it was originally named The Armour Building after its original owner, Irving Armour. Built as a three-story commercial building constructed to house both retail and office spaces, it was designed by prominent Palm Beach architect John Stetson who was known for his Modern architecture designs. Stetson designed 201 Worth Avenue in 1955, during Palm Beach's Post-World War II Era, in what he called a "contemporary South American design with Aztec influences."[1]

Corner of Worth Avenue and South County Road
Looking Northwest

201 Worth Avenue is a notable example of the Mid-Century Modern style of architecture in Palm Beach. Mid-century Modern architecture designed during the Post-World War II Era was a by-product of post-war optimism and the nation's dedication to building a new future. During this time architects and designers moved away from period styles of architecture and were adapting various modernist

[1] "'Biggest Store Since Boom' to be Built in Palm Beach", Palm Beach Post, April 17, 1955.

movements to create new designs. This new architecture often used modern materials and building techniques and was defined by clean lines, simple shapes, angular planes, and refined simplicity. Mid-Century Modern was a further development of Frank Lloyd Wright's principles of organic architecture combined with many elements reflected in the International and Bauhaus movements.[2] Commercial Mid-Century Modern architecture generally features geometric forms, asymmetrical compositions, flat roofs, facades surfaced with smooth stucco, large amounts of glass, concrete eyebrows, ornamental masonry elements, angular details, and minimal ornamentation.

Worth Avenue Façade
Looking Northwest

Sited on the northwest corner of Worth Avenue and South County Road, 201 Worth Avenue has an L-shaped plan with a flat roof with a parapet. The building is surfaced with smooth stucco and features stone cladding at the entrance section of the south façade, the southern end of the east façade, and portions of the first floor. The stone has an interesting design that includes angled stones which may have been influenced by Aztec designs.

[2] Over the years, 201 Worth Avenue's architecture has been described as Contemporary, International, and Modernistic.

The street facing facades, along Worth Avenue and South County Road, feature three bays with asymmetrical compositions that highlight the building's Mid-Century Modern design. The Worth Avenue façade features the building's main entrance which is located off-center and leads to an internal exterior staircase to access the upper floors. The entrance bay projects above the third floor with an elevator shaft and is highlighted with stone cladding.

Entrance Bay

Staircase

Entry

To each side of the entrance bay, the first floor contains storefronts with granite pillars that are sheltered by canvas awnings. The second and third floors each feature ribbons of black framed single-light metal windows with mirrored glass. The ribbons of windows are framed with a projecting concrete surround that unifies the two upper floors and breaks up the massing of the building. Running below each row of windows are angled projecting concrete planters. These planters do not contain vegetation but do provide an area for tenant signage.

Western Portion of Worth Avenue Façade

Eastern Portion of Worth Avenue Façade

Along South County Road, the east façade's three bays continue many of the design features of the south façade. The southern-most bay is recessed on the first floor with a column supporting the corner and features stone cladding on the second and third floors with the building's signage. The other bays have storefronts with granite pillars on the first floor and continue the use of ribbons of black framed single-light metal windows with mirrored glass on the second and third floors. The center bay's windows are framed with a projecting concrete surround and the northern bay's windows having a concrete eyebrow above and angled projecting planters below.

South County Road Façade

South County Road Façade
Looking Southwest

The north façade and the portion of the west façade facing a parking lot that is located on the northwest corner of the property have ribbons of black framed single-light metal windows on the upper floors and gutters to provide drainage.

The building presents many character defining features of the Mid-Century Modern style such as smooth stucco combined with natural materials, flat roof, asymmetry, geometric forms, ribbons of windows, and projecting concrete eyebrows, surrounds and angled planters. Over the years the building has undergone alterations, many of which were interior modifications. The alterations to the building's exterior include storefront changes to meet the needs of new businesses, the addition of awnings, and window replacements. The replacement of the original three-light metal windows with black framed single-light windows containing mirrored glass in 1986 is the most significant change to the exterior and it does impact Stetson's original design.

1955 Photographs, Courtesy of the Preservation Foundation of Palm Beach

IV. Historical Information

The Armour Building at 201 Worth Avenue is located at the prominent northwest corner of Worth Avenue and South County Road in the Royal Park Subdivision.[3] The development of Royal Park, which was developed to include both residential and commercial uses, was a tremendous undertaking planned by the Palm Beach Improvement Company.[4] When started in 1908 the area was mostly jungle, sand, and muck, and included 160 acres of land from approximate present-day Royal Palm Way south to Worth Avenue, and from the Atlantic Ocean to Lake Worth.

Worth Avenue, at the southern edge of the Royal Park Subdivision, is an integral part of Palm Beach. Named in 1913 for General William Jenkins Worth, the shopping avenue was among the first areas developed in Palm Beach. Worth Avenue as we know it today began with the building of the Everglades Club in 1918 toward the west end of Worth Avenue. Though it was not the first building on the island to have a Mediterranean style design, it was the most prominent and notable and the one that gave the real start to the Mediterranean Revival style that dominated Palm Beach architecture throughout the 1920s and became the "Palm Beach Style." Shortly after its completion, the illustrious Everglades Club's developer, Paris Singer, and celebrated architect, Addison Mizner, developed a series of residential buildings with retail space on the ground floor to the north and east of the club along Worth Avenue. By the mid-1920s this unique shopping and residential area with its picturesque Mediterranean style buildings organized around a series of open patios and vias was attracting attention for its charm and elegant wares.[5] The late 1930s and early 1940s saw much of the completion of the 200 and 300 blocks of Worth Avenue. The architectural style within these blocks is exemplified by a combination of Neo-classical, Art-Moderne and Mediterranean style structures from the 1930's, 1940's and later. These buildings are generally single-story storefronts punctuated intermittently with two-story structures containing some office and upper-floor apartments.[6] While individually less distinguished than the original Mediterranean Revival style architecture of Worth Avenue, they completed the retail street and are compatible in material and scale.[7]

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[3] The Armour Building's address is 201 Worth Avenue, but it extends from 201-211 Worth Avenue. At some time after the Armour's sold the building in 1988, the building's name was changed to The Worth Avenue Building.
[4] The Palm Beach Improvement Company was organized with members Harvey Geer, George W. Jonas, Cap E. N. Dimick, and Otto Kublin. Cap Elisha N. Dimick became the first mayor of Palm Beach and Harvey Geer served on the Palm Beach Town Council for many years including serving as president.
[5] Smith, Earl E.T. "The Facts About the Proposed Designation of the Worth Avenue Historic District," April 27, 1983.
[6] Adley Brisson Engman, Planners & Economists, Worth Avenue Design Guidelines.
[7] Smith, Earl E.T. "The Facts About the Proposed Designation of the Worth Avenue Historic District," April 27, 1983.

Following World War II, Florida had explosive economic and demographic growth as America began to recover and reconvert to a peacetime economy. Immediately following the War, Florida's population increased over three times the national average, but the growth rate of the 1950s, often termed as the transitional era, was even more than five times the national average and it was during this decade that Palm Beach experienced its largest post-war population boom. Furthermore, the lifting of wartime restrictions and an increasing supply of materials accelerated Palm Beach's Post-War economy with new construction.[8] It was the start of the second big building boom in Palm Beach and as development in Palm Beach increased during this era, the architectural styles of structures were also changing, with a shift away from the period styles of the 1920s and 1930s to new modern styles. During the post-WWII period, modern architectural styles were popular throughout the United States, and Palm Beach was no exception.

During World War II, Irving Armour purchased the property at the northwest corner of Worth Avenue and South County Road. At this time, the building at 201 Worth Avenue was a smaller one-story building with two one story narrow stores attached to the west listed as 201A and 201B Worth Avenue. In addition, there was a one-story frame dwelling north and west of this building at 203 Worth Avenue.[9] Irving Armour was a dress manufacturer and real estate developer from Mamaroneck, New York and from the mid-1940s through 1954, the building at 201 Worth Avenue housed various stores and offices. A few of these stores and offices included Wally Williams clothing store, Edna Rosner Dress Shop, Palm Beach Employment Agency, Fred Leighton's, Gentley's Men's Shop, Sandra Post of Florida, and Armour's Charmour Realty. And for a number of years the dwelling at 203 Worth Avenue was listed as the home of Irving Armour and his wife Theresa. In 1954, the existing buildings on the site were demolished to make way for the Armour Building.

The first permit on file for the Armour Building at 201 Worth Avenue was submitted on September 17, 1955, by Birdsall Construction Company for a two-story building with 12 stores on the first floor and 16 offices on the second floor. After less than a month, on October 14, 1955, Birdsall Construction Company submitted another permit to add a third story to the building. On both of these permits John Stetson was the architect and Irving Armour was the owner. When announced in 1955, the Armour Building was the "Biggest Store Since the Boom" to be built in Palm

[8] Augustus Mayhew. Palm Beach: A Greater Grandeur.
[9] Sanborn Fire Insurance Map Palm Beach, Updated to 1952.

Beach.[10] The price was estimated at $350,000. In June of 1956, the management of the Armour Building was taken over by The Keyes Company and at the time the 36,000 square foot building housed 12 stores and 42 offices.

As noted previously, architect John Stetson described the Armour Building as a "contemporary South American design with Aztec influences." When World War II began, John Stetson joined the U.S. Army Corps of Engineers. During the last year and a half of the War, Stetson was assigned to Trinidad and South America, where he was introduced to South American architectural design. Approximately ten years later, in 1954 just before designing the Armour Building, Stetson and his wife took a six-month tour to twenty nations which included several South American countries. After traveling through much of South America, Stetson noted that architecturally many of the Latin American cities are ahead of the United States in civic planning and beautiful buildings.[11]

Irving Armour passed away in 1963 and after his passing the building was co-owned by his sons Robert and James Armour as Armour Realty. The building continued to house retail establishments on the first floor and offices on the second and third floors, with the law firm Steel, Hector, Davis, Burns and Middleton occupying the entire second floor until the mid-1980s.[12] In 1986, after the law firm relocated to West Palm Beach, the building was extensively renovated, and the second floor was converted into an executive suite known as Corporate Place.[13]

In June of 1988, the Armour brothers as Armour Realty, Ltd. sold the Worth Avenue Armour Building to an investment group headed by a large Canadian landholder IFP Nevada Inc. whose managing shareholder was Grosvenor International Holdings, with an agreement that Robert Armour's realty group would continue to manage and lease the building. In 1995, IFP Nevada Inc. sold the property to Florida corporation Lendan Inc., and they remain the owners of the building.

The design of 201 Worth Avenue was addressed in the Worth Avenue Design Guidelines, developed by Adley Brisson Engman, Planners & Economists, Inc., which was adopted by the Town in 1991 (revised 1998). The purpose of the Design Guidelines was to protect and enhance the quality and character of Worth Avenue.

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[10] "'Biggest Store Since Boom' To Be Built In Palm Beach." The Palm Beach Post, 7 April 1955

[11] "John Stetson To Visit 20 Nations." The Palm Beach Post-Times, 10 January 1954

[12] Some of the retail businesses included Alben's, Lily Rubin, Benetton, Evyan Perfumes, City Corps Savings, Vila de Porro, Dana Cote D'Azur and Worth Avenue Burger Place,

[13] In 1986, the structure underwent an extensive renovation costing $600,000 – more than twice the cost of the original building.

Describing Worth Avenue's development during the "later years" the Design Guidelines state,

> *"Much of the later development, while perhaps creating beauty and harmony in its own right, did little to enhance the beauty and harmony of the Avenue in its entirety. The New Orleans style Frances Brewster Building, although a beautiful building, is not architecturally compatible with the predominant styles on Worth Avenue; and the International style Armour Building seems wholly out of place."*[14]

The design objectives listed in Worth Avenue Design Guidelines for the Mid-Avenue Block, which includes the Armour Building, included preserving, maintaining and enhancing the Mediterranean Revival, Neo-Classical, Art Deco and Art Moderne style buildings while discouraging the use of incompatible architectural styles and encouraging the remodeling and rehabilitation of incompatible buildings.[15] The Worth Avenue Design Guidelines continue to be a guiding document for changes to buildings on Worth Avenue.

V. Architects Biography

John F. Stetson

John F. Stetson, a Florida native, was one of Palm Beach's most prominent Modern architects. Born in St. Lucie County on June 26, 1915, he graduated from Ft. Pierce High School and the University of Florida School of Architecture and Allied Arts. Stetson came to Palm Beach in 1936 when he joined the architectural firm of Lester Geisler, who had been Addison Mizner's "right hand man". Following two years with Geisler, Stetson began working with another prominent Palm Beach architect Howard Major. At the start of the Second World War, John Stetson joined the U.S. Army Corp of Engineers and was responsible for converting many hotels and condominiums in Miami into barracks and facilities for soldiers. He was later assigned to Trinidad and South America for the last year and a half of the war.

Following the war, in July 1947, Stetson passed the Florida State Board of Architecture exam and opened an office in Palm Beach. John Stetson's architectural firm, with his individualist approach and desire to mentor young architects, became a source of much of Palm Beach's modern architecture. Licensed in New York,

[14] Adley Brisson Engman, Planners & Economists, Worth Avenue Design Guidelines, page 4.
[15] Ibid, page 54.

Pennsylvania, and Ohio in addition to Florida, Stetson was a member of the American Institute of Architects and in 1955 served as president of the Palm Beach chapter. In 1963, John Stetson was awarded the highest architectural award when he was named a Fellow of the American Institute of Architects. This was only the second fellowship granted to a Palm Beach architect with the first being awarded to Marion Sims Wyeth in 1954.[16]

John Stetson was very civically and socially active in Palm Beach and the State of Florida. He served under three governors as an official of the Governor's Hurricane Advisory Committee and as a panelist for the American Arbitration Committee. In Palm Beach, Stetson was a close follower of Town business and policies. He was active in social and civic organizations such as the Islanders Club, Fraternal Order of Police Association, Kiwanis Club of Palm Beach, Old Guard Society, the Sailfish Club, The Beach Club, Sons of the American Revolution, and the Royal Poinciana Chapel.

John Stetson retired after 49 years in the architectural profession and closed his office in 1985. He designed hundreds of private residences and commercial buildings in Palm Beach, as well as in the surrounding area, including the master plan for Old Port Cove in North Palm Beach, Temple Israel in West Palm Beach, the Federal Office Building in West Palm Beach, the Palm Beach Country Club, the Armour Building, the Dorset House, the original buildings of Florida Atlantic University, and Palm Beach Fairground buildings. He was also instrumental in the relocation of the Royal Poinciana Chapel to its current location. In addition to his commissions in Palm Beach County, Stetson also designed residences in Pennsylvania, Illinois, Montana, and Spain and was a patentee for plumbing connections for rotating buildings.

On November 22, 1986, John Stetson passed away. Following his death, architect Eugene Lawrence said "John was a strong individualist. Through the years, he made a strong contribution to his profession. He always was very involved and never minced words – he spoke his mind. John was one of the architects of an era in Palm Beach."[17] The Palm Beach chapter of the American Institute of Architects created the John Stetson Award to recognize outstanding service to the chapter with the first award being presented in 1989.

[16] "Architect Achieves Fellowship" *Palm Beach Post*, March 24, 1964.
[17] Romoser, Chris "Architect John Stetson Dies". *Palm Beach Daily News*, November 24, 1986.

VI. Statement of Significance

201 Worth Avenue, designed by prominent architect John Stetson, is significant as a notable example of the Mid-Century Modern style of architecture being constructed during the post-WWII Era. However, the building's design, massing and use of materials creates a juxtaposition with the architectural character of Worth Avenue. The change in architectural style and massing at this prominent location speaks to the time it was constructed and to Stetson's Modern architectural philosophy but is not in keeping with the architectural character of its surroundings. Since 1991, the Town has tried to protect and promote the architecture of the Worth Avenue corridor with the Worth Avenue Design Guidelines, in which 201 Worth Avenue's design was called "wholly out of place" and an incompatible architectural style, as such this should be considered in determining if the structure should be recognized as a Town of Palm Beach Landmark.

VII. Criteria For Designation

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

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

201 Worth Avenue is a notable example of Mid-Century Modern commercial architecture. The building embodies distinguishing characteristics of the Mid-Century Modern style including its geometric forms, asymmetry, flat roofs, smooth stucco facades combined with the use of natural materials, ribbons of windows, and projecting concrete eyebrows, surrounds and angled planters. However, the building's design is not in harmony with the architectural character of its surroundings and the alterations to the second and third floor windows negatively impact the integrity of the building's original design.

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

201 Worth Avenue is a very good representation of the notable work of architect John Stetson. Stetson, who was a prominent Palm Beach architect and resident for 50 years, designed several hundred commercial and residential buildings most of which were in modern architectural styles. Although the building is representative of Stetson and his modern designs, a more compatible architectural style at this location along the Worth Avenue corridor may have been more appropriate.

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"Proposed Worth Avenue Historic District." Landmark Preservation Commission, December 1982.

TOWN OF PALM BEACH

Information for Landmarks Preservation Commission Meeting on:
November 19, 2025

To: Landmarks Preservation Commission

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

From: Planning, Zoning & Building

Re: 220 EDEN ROAD DESIGNATION HEARING
Owner: Clara Urbahn and Jason Briggs, Co-Trustees of 220 Eden Road Trust

Date: 11/12/2025

ATTACHMENTS

- Designation Report

STRATEGIC PLAN

Strategic Priorities:
Community Culture and Character

Strategic Focus Areas:
Community Preservation

FUNDING

No Fiscal Impact

220 Eden Road

DESIGNATION REPORT

February 19, 2025

Landmark Preservation Commission

Palm Beach, Florida

DESIGNATION REPORT

220 Eden Road

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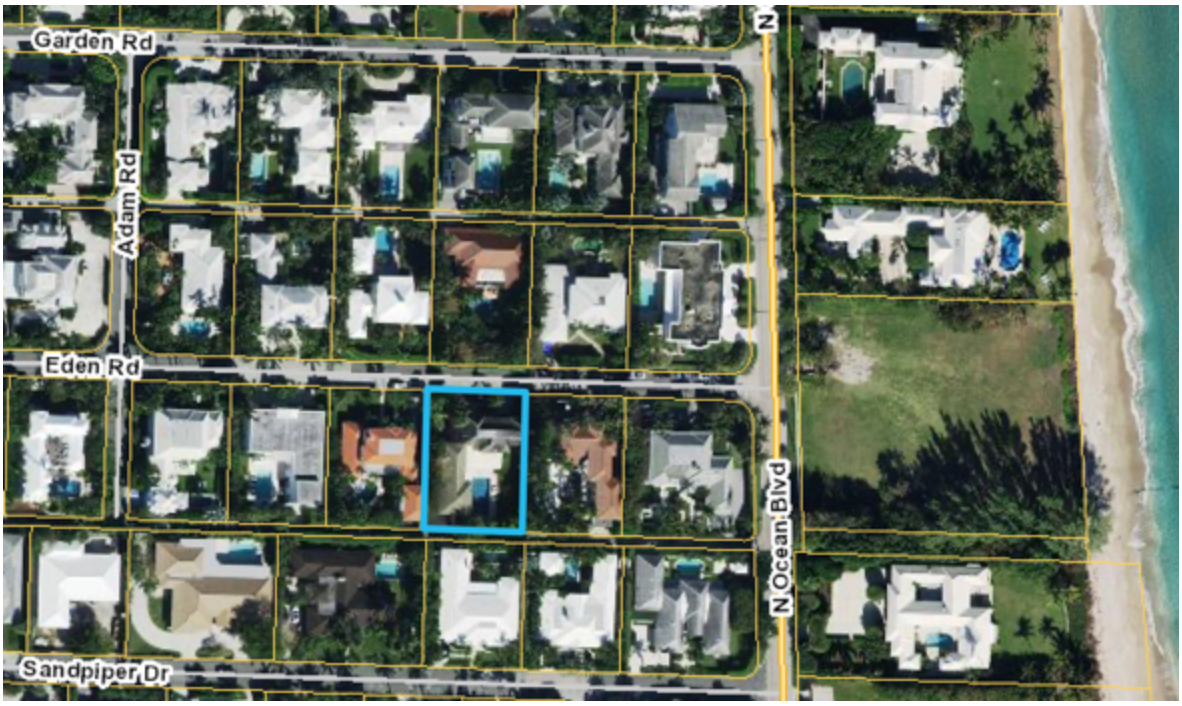
Report produced by Murphy Stillings, LLC

I. General Information

Location:	220 Eden Road Palm Beach, Florida
Date of Construction:	1936
First Owner:	Eden Properties Inc.
Architect:	Treanor and Fatio
Builder/Contractor:	Smith and Yetter
Present Owner:	220 Eden Road Trust, Jason R. Briggs and Clara R. Urbahn - Co-Trustees
Present Use:	Single Family Dwelling
Present Zoning:	RB
Palm Beach County Tax Folio Number:	50-43-43-03-20-000-0600
Current Legal Description:	Lot 60, Eden Properties, according to the Plat thereof, as recorded in Plat Book 18, Page 49, Public Records of Palm Beach County, Florida.

II. Location Map

220 Eden Road



III. Architectural Information

The residence at 220 Eden Road is located in Palm Beach's north end in the Eden Properties subdivision. The subdivision was platted by Eden Properties Inc. who also commissioned Maurice Fatio of the architectural firm Treanor and Fatio, one of Palm Beach's most acclaimed architects, to design four homes, including 220 Eden Road, to market the development. Eden Properties' goal of having Fatio design the homes was to display the architectural standard for future houses built in the area. Fatio's interesting Monterey style design for 220 Eden Road set an elevated example for future residences.

The Monterey style originated in Monterey, California in the 1830s as an interpretation of the Anglo-influenced Spanish Colonial houses of northern California. Revived in northern California in the 1920s the style became popular in the United States from 1925-1955. It was a fusion of revival styles including Spanish, British and French Colonial styles. The result was designs that were two-story residences with the main identifying feature being a second floor, cantilevered, open-air balcony covered by the principal roof. The balconies are typically styled in iron or wood, exterior walls are constructed of brick, stucco or wood, and

fenestration consists of sash or or casement windows often flanked by shutters.[1] In Palm Beach many of the early architects including Maurice Fatio, Howard Major, Marion Sims Wyeth, John Volk, Gustav Maass and Howard Chilton designed varying styles of Monterey houses. While the decorative detailing of a Monterey house is often confined to the balcony railing, Fatio's design for 220 Eden Road features influences from the Georgian Revival style in the home's roof pitch and detailing that creates a distinctive example in Palm Beach.

220 Eden Road was commissioned in 1936 and was built by the construction company Smith and Yetter for approximately $25,000.[2] The residence is located on the south side of Eden Road between North Ocean Boulevard and Adam Road and is accessed by a circular driveway at the front of the property. The two-story structure is surfaced with stucco and features flat clay tile hip roofs with a simple cornice. The home's design and massing reflect Fatio's practice of incorporating both a refined symmetry and a casual asymmetry in his projects.

The residence is composed of a central section with symmetrical wings on each side. The central portion of the residence is recessed and contains the character defining Monterey style second floor cantilevered balcony with wood posts and an

[1] Virginia Savage McAlester. A Field Guide to American Houses. Knopf, Borzoi Books, 2013. Pages 537-540.
[2] Town of Palm Beach Building permit #21836 dated November 17, 1936.

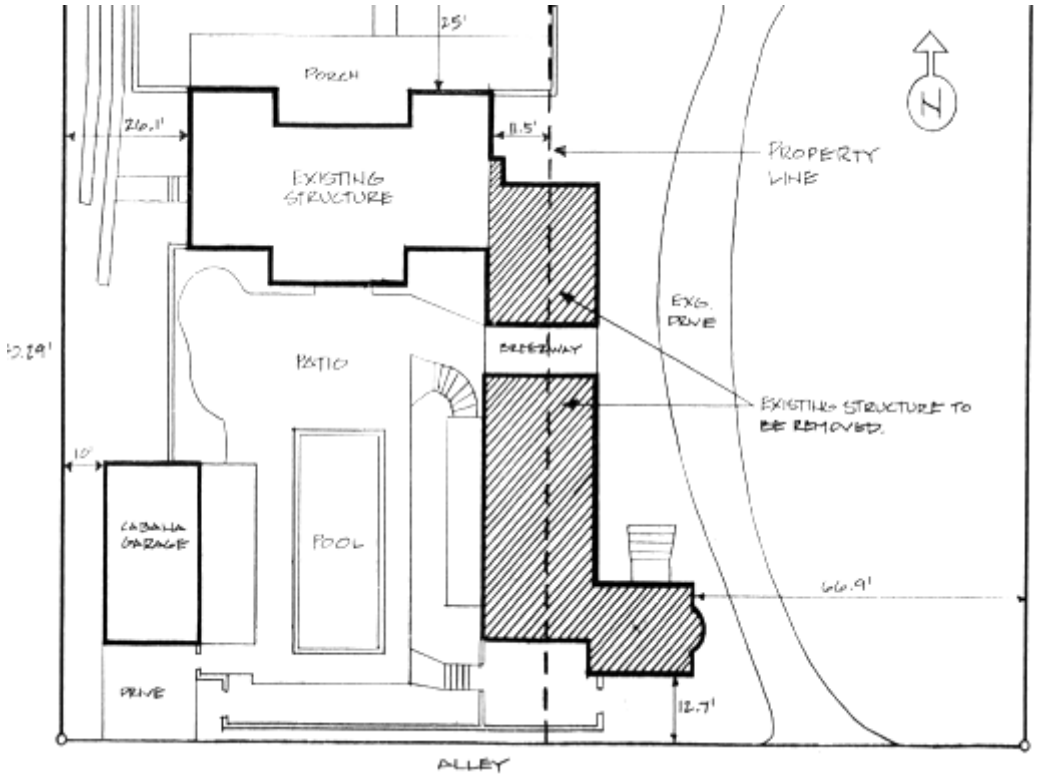
ornamental metal railing.[3] The first floor of the central section contains the main entrance which is located off-center within an arched doorway. The doorway has an arched surround with a keystone and contains a wood paneled door with an arched transom. To the east of the door is a small window with a metal grille and two six-over-six sash windows are located to the west of the front door. These windows and the others on the main façade's first floor feature window surrounds topped with a keystone and are flanked by colonial shutters. The second floor of the central section contains three six-over-six sash windows with cast-in-place cement windowsills and colonial shutters. A pair of multi-light French doors lead from the eastern wing's second floor to the balcony.

The eastern and western wings of the residence are highlighted with quoins that create a refined appearance to the main façade. The main façade of each wing features a single six-over-six sash window with a window surround topped by a keystone and colonial shutters on the first floor and a pair of six-over-six sash windows with cast-in-place windowsills and colonial shutters on the second floor. Keystones top the second-floor windows meeting the cornice line and a belt course

[3] The original Fatio drawings on file at the Historical Society of Palm Beach County show a different railing design. It is unclear if the railing was changed at a later date or installed different than originally drawn. A 1993 building permit requests to repair the railing but it does not specify if it was replaced.

is located below the second-floor windows. A chimney is located on the east façade of the eastern wing. At the same time the residence was constructed a swimming pool was installed to the rear of the home and a one-story garage structure accessed from the rear alley was built at the southwest corner of the property.

Since the property's original construction there have been some changes to the property. At an unknown date, prior to 1949, the lot to the east of 220 Eden Road (lot 61) was combined with the property. In 1949, a one-story addition designed by Henry Harding was constructed and in 1962, a one-story accessory structure designed by John Volk was constructed. Both the Harding addition and the Volk accessory structure were located over the lot line of the combined property and were demolished in 1992 when the lots were split, restoring the property to its original building footprint.



1992 Site Plan
Showing 1949 Harding Addition & 1962 Volk Accessory Structure to be Removed

After the property returned to its original size, a circular driveway was installed at the front of the property and an addition was constructed to the east facade of the garage structure in 1993, and in 1994 the home's rear loggia was enclosed.

A 2018 renovation included changes to the exterior of the garage and the construction of a one-story addition to the rear of the residence's western wing, connecting the home to the garage. The design of this addition was in keeping with the architectural character of the home's original design, reads as an addition, and was sited to the rear of the residence so as to not overwhelm the original structure.

Site Plan for Addition and Alterations
MP Design & Architecture Inc., 2018

Aerial View of Property
December 2023

Other exterior alterations over the years have been minor and included ordinary repair and maintenance, re-reroofing, and the installation of an awning at the rear of the house. Due to the sensitive alterations and the design of the rear addition, the residence retains its architectural integrity and continues to convey its historic significance.

IV. Historical Information

The residence at 220 Eden Road was developed during the late Depression/New Deal Era of the mid-late 1930s by Eden Properties Inc. in the Eden Properties subdivision, one of the north end's early subdivisions. With the end of the Boom Time Era, Palm Beach was experiencing a change in the development patterns occurring on the island and the architectural styles being constructed. The changing economic times signaled a change in the construction of residences, with many seeking mid-size residences in classic designs rather than the large ornate Mediterranean Revival style estates popular during the 1920s. This led to the

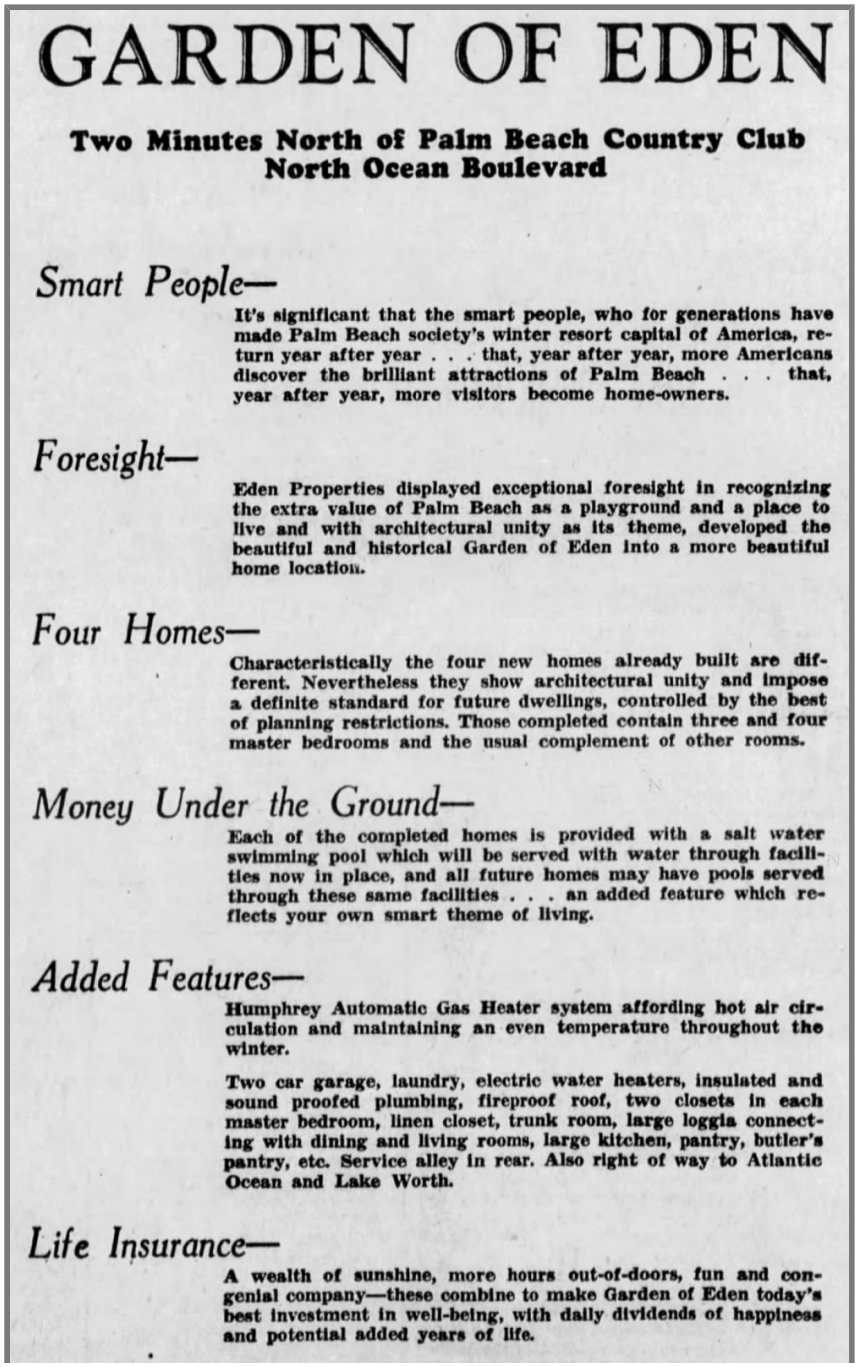
partitioning of many large estates into subdivisions with smaller properties. The property at 220 Eden Road was originally part of the famed early Palm Beach scenic attraction the Garden of Eden.

Historic Postcard of the Garden of Eden

The Garden of Eden was the estate of Charles and Frances Cragin who were early Palm Beach pioneers. Originally from Philadelphia where they owned the Dobbins' Soap Manufacturing Company, the Cragin's arrived in Palm Beach in the 1880s. In 1887 they purchased their first 20 acres of land, north of what is today the Palm Beach County Club, from Moore Dimick. In 1893, The Cragin's constructed a Victorian style house on the property which they named Reve D'Ete, which means "Dream of Summer", as their winter home. They continued to purchase land and acquired 250 acres that they transformed into a botanical paradise. The Cragin's imported and planted so many trees and plants on the property that the federal government declared the property an experimental botanical garden. The Garden of Eden became a favorite tourist attraction in Town with visitors renting wheel chairs to take them to and around the extensive property. Charles Cragin passed away in 1915 and in 1925 Frances Cragin began selling portions the property which became later subdivisions. In 1936, Eden Properties Inc., owned by Jay J. O'Brien, purchased the land which became the Eden Properties subdivision for $120,000.[4]

[4] "Cragin Property Sale is Recorded", Palm Beach Post, March 3, 1936

Eden Properties Inc. developed the Eden Properties subdivision during the mid to late-1930s and recalled the property's history through the names of the streets – Garden Road and Eden Road. Eden Properties Inc. commissioned Maurice Fatio to design four houses in the subdivision - 220 Eden Road, 227 Eden Road, 215 Garden Road and 216 Garden Road. As noted in a 1937 Palm Beach Post advertisement for the homes and the development, the homes, while different in design and style, show an architectural unity and the standards for future homes in the area.



GARDEN OF EDEN

Two Minutes North of Palm Beach Country Club
North Ocean Boulevard

Smart People—

It's significant that the smart people, who for generations have made Palm Beach society's winter resort capital of America, return year after year . . . that, year after year, more Americans discover the brilliant attractions of Palm Beach . . . that, year after year, more visitors become home-owners.

Foresight—

Eden Properties displayed exceptional foresight in recognizing the extra value of Palm Beach as a playground and a place to live and with architectural unity as its theme, developed the beautiful and historical Garden of Eden into a more beautiful home location.

Four Homes—

Characteristically the four new homes already built are different. Nevertheless they show architectural unity and impose a definite standard for future dwellings, controlled by the best of planning restrictions. Those completed contain three and four master bedrooms and the usual complement of other rooms.

Money Under the Ground—

Each of the completed homes is provided with a salt water swimming pool which will be served with water through facilities now in place, and all future homes may have pools served through these same facilities . . . an added feature which reflects your own smart theme of living.

Added Features—

Humphrey Automatic Gas Heater system affording hot air circulation and maintaining an even temperature throughout the winter.

Two car garage, laundry, electric water heaters, insulated and sound proofed plumbing, fireproof roof, two closets in each master bedroom, linen closet, trunk room, large loggia connecting with dining and living rooms, large kitchen, pantry, butler's pantry, etc. Service alley in rear. Also right of way to Atlantic Ocean and Lake Worth.

Life Insurance—

A wealth of sunshine, more hours out-of-doors, fun and congenial company—these combine to make Garden of Eden today's best investment in well-being, with daily dividends of happiness and potential added years of life.

The second half of the 1930s was the beginning of significant growth in Palm Beach's north end and it was a busy time for Maurice Fatio. During the first part of the 1930s, Maurice Fatio saw a lull in commissions and considered closing his Palm Beach office, but by the winter of 1934 business had picked up significantly and he remained very active and highly sought after until the start of the War. Building in Palm Beach was also on a rise and the north end was beginning to gain popularity.

Between 1935 and 1938, Fatio designed a number of houses in the north end of Palm Beach. Most of the houses were designed for specific clients, however, others were designed and built as spec homes for developers.[5] The Eden Properties subdivision and Fatio's design for the residence at 220 Eden Road is an excellent example of the change in the architectural development of Palm Beach during the late Depression/New Deal Era.

In 1939, 220 Eden Road was purchased by its first resident, Mrs. Frieda Warburg, the widow of Felix Warburg, renowned international banker, philanthropist, and Jewish leader, who had passed away in 1937. In 1945, the residence was purchased by Arthur N. Pierson Jr. who owned the property until 1961 when it was purchased by Edward and Margo Crawford. The Crawford's owned the property for twenty years when it was sold to Mildred Hanrahan in 1982, and it remained in the Hanrahan family for thirty-five years until it was sold in 2017 to the current owners 220 Eden Road Trust.

V. Architect's Biography

Maurice Fatio

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

Fatio was born in 1897 in Geneva, Switzerland. He studied architecture under Karl Moser at the Zurich Polytechnical. After graduation in 1920, Fatio came to America and apprenticed with Harrie T. Lindeberg, a prominent New York architect of Norman and English style country houses. In 1921, Fatio formed a partnership with William A. Treanor, another architect in Lindeberg's firm. They quickly achieved a great deal of success, constructing numerous houses, primarily Colonial, on Long

[5] The developers included Eden Properties Inc., Palm Beach Modern Homes, Inc., E.B. Walton and Sons, J.S. Willson Company, and Arnold Construction Company.

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

Fatio's many commissions for houses and commercial buildings in Palm Beach were based on his reputation in New York as well as his charm, good looks, and European manner. During his career in Florida, Fatio designed in many diverse styles. Mediterranean Revival, more specifically, Italianate houses incorporating tower blocks, were designed for William McAneeny (195 Via Del Mar), the Coopers (801 South County Road), Mortimer Schiff (920 South Ocean Boulevard), and Daniel McCarthy (550 South Ocean Boulevard). More horizontal, symmetrical and formal Florentine houses were designed for Otto Kahn (690 North County Road) and Joseph Widner (1500 South Ocean Boulevard). In 1928, he designed a French Normandy style house for his future mother-in-law Mrs. Charles Curry Chase (Via Del Mar).

In the mid-30s, Fatio began designing in the Georgian and British Colonial styles. Large commissions for Albert Worswick (1860 South Ocean Boulevard), E. F. Hutton (1768 South Ocean Boulevard), and Wolcott Blair (1960 South Ocean Boulevard) with their simple materials and uncluttered lines reflected the sober, economic climate and set the pace for the smaller Colonial and Regency commissions that followed them. During this time, Fatio also worked in the modern style, producing such modern masterpieces as "The Reef" built for Mr. and Mrs. Vadim Makaroff. The design of this house won Fatio the Gold Medal at the 1936 French Exposition Internationale des Arte et Techniques dans la vie Moderne as the “Best Modern House In America.” Other modern houses were designed for Messmore Kendall, aviator pioneer Grover Loening, and Prince and Princess Zalstem-Zalessky (Evangeline Johnson Merrill).

World War II brought a halt to construction in Palm Beach. Fatio had many international connections and entered the Office of Strategic Services in Washington, D.C. in June of 1943. He sadly died of cancer later that same year, on December 2, 1943, at the young age of 46.

VI. Statement of Significance

220 Eden Road is significant as a very good example of the Monterey style of architecture with Georgian Revival influences as interpreted by the acclaimed architect Maurice Fatio. As one of four speculative houses within what was once the Garden of Eden at the beginning of significant development growth in Palm Beach's north end it exemplifies the architectural, cultural and social changes occurring in Palm Beach during the post-Depression/New Deal Era of the mid 1930s.

VII. Criteria For Designation

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

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

220 Eden Road reflects the broad cultural, economic and social history of the Town of Palm Beach. Designed and built in 1936 during the late Depression/New Deal Era in one of the north end's early subdivisions, the residence is a very good example of the changing times in the Town. The end of the Boom Time Era in Palm Beach had signaled a change in the development and design of residences. With many owners seeking mid-size residences in classic designs, developers began to purchase large estate properties, subdivide the land, and sell the properties. The Monterey style residence at 220 Eden Road exemplifies the trend, and being designed as one of the home models displaying the quality of homes to be developed in the area it exemplifies this time in the Town's history.

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

The residence at 220 Eden Road is a very good example of Maurice Fatio's skillful interpretation of the Monterey style of architecture. The dwelling features characteristics of the Monterey style including the main character defining feature of the style, a cantilevered second floor balcony. Additional Georgian Revival

details incorporated into the design such as the roof pitch and classical details including the quoins, door surround, belt course, and keystones all contribute to the architectural character of the residence and make it a specimen valuable for study.

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

The residence at 220 Eden Road is a very good representation of the design work of the architect Maurice Fatio of the architectural firm Treanor and Fatio. Maurice Fatio was one of Palm Beach's foremost and most sought-after architects from the 1920s to the early 1940s. He was an eclectic architect who took pride in his ability to work in different architectural styles. The Monterey style residence at 220 Eden Road is a very good example of Fatio's ability to adapt to the changes in Palm Beach's economic climate and architectural styles during the mid-1930s.

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TOWN OF PALM BEACH

Information for Landmarks Preservation Commission Meeting on:
November 19, 2025

To: Landmarks Preservation Commission

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

From: Planning, Zoning & Building

Re: 246 TANGIER AVENUE DESIGNATION HEARING
Owner: Robert Stewart Honeyman Jr.

Date: 11/12/2025

ATTACHMENTS

- Letter of Opposition
- Designation Report

STRATEGIC PLAN

Strategic Priorities:
Community Culture and Character

Strategic Focus Areas:
Community Preservation

FUNDING

No Fiscal Impact

LAW OFFICES
ALLEY, MAASS, ROGERS & LINDSAY, P.A.
340 ROYAL POINCIANA WAY, SUITE 321
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ROBBIE T. BOONE, JR.
SCOTT W. HOFFMAN
CHRISTINE BIALCZAK
WARREN D. HAYES, JR.
LINDSAY L. MACDONALD

RAYMOND C. ALLEY (1893-1975)
HAROLD G. MAASS (1923-2006)
DOYLE ROGERS (1928-2016)
ALAN LINDSAY (1928-2024)
KAREN S. MARX (1964-1994)

July 9, 2025

Landmarks Preservation Commission
Town of Palm Beach
360 South County Road
P.O. Box 2029
Palm Beach, FL 33480

Re: Proposed Landmark Designation of 246 Tangier Ave., Palm Beach, FL 33480

Dear Commission Members:

This firm represents Nicole and Robert S. Honeyman, Jr. in connection with the Town's proposed Landmark Designation of their home located at 246 Tangier Ave.

While the Honeymans are honored that their home is under consideration, we do not believe it is a suitable candidate for landmark designation. When the Honeymans purchased the home in 2010, the property was widely marketed as a teardown, but they have worked diligently to preserve and maintain the home. However, the property has undergone extensive renovations over many decades including a substantial remodel in 2010, which the Honeymans undertook, which have significantly altered the original design, footprint and architectural integrity. Because of these reasons, Mr. and Mrs. Honeyman hereby formally object to the proposed designation.

Additional considerations supporting the conclusion that the home should not be designated are as follows:

1. **Altered Architectural Character**. Although the home was originally designed by Howard Major, the home was substantially modified by prior owners and by the Honeymans in their 2010 renovation. These changes include the following:

   a. A one-story addition with a bay window in the east façade (circa 1952);
   b. Replacement of rear porches with a new two-story rear addition;
   c. Redesign of the former drying yard into a new kitchen structure connecting the main house to the garage; and

d. Significant expansion of both first and second floors in the 2010 renovation, which affect the east, west and south elevations.

These changes taken cumulatively have disrupted the architectural consistency and rendered the home less representative of Major's original design intent, which was a simple board-and-batten house for the 1935 market.

2. **Disrupted Original Footprint and Proportions**. The home now spans almost 100 feet of the 120-foot width of the lot, which is approximately 67% wider than the estimated 60-foot width of the original structure. The original detached garage has been enclosed, expanded and integrated into the main home. The west elevation no longer reflects its original design, and the new kitchen construction, where the 1935 drying area was located, further alters the scale and proportions of the original residence.

3. **Non-Representative Design Elements**. The entire frontage along Tangier no longer reflects Major's characteristic symmetry and design as only approximately 50% of this north elevation façade remains as originally designed.

The east elevation retains only approximately 25% of its original design, having been significantly altered by the expansion of the first floor, the addition of a bay window and the 2010 two-story addition.

The rear elevation retains almost none of its original design after it was reconfigured through the replacement of outdoor porches with a large two-story addition, which has completely transformed its original design and appearance. In addition, the drying area had been converted into a kitchen area but was completely transitioned from the north side to the south side of the home in 2010.

4. **Evolving Functionality and Livability Concerns**. The original layout of the main home, which consisted of three bedrooms and two very small bathrooms (one of which was shared) on the second floor, is not practical for modern living and remains in need of additional renovation. This area was not addressed in 2010 because of the Town's fifty percent rule applicable to certain renovations of homes below the minimum flood plain elevation, which would have required much more significant changes and alterations to the home in general including raising the first-floor elevation. The Honeymans plan to expand the second floor eastward to update the home. In addition, the rear accessory structure, which includes a guesthouse with two bedrooms and two bathrooms, was previously expanded to include the second bathroom and a large walk-in closet.

The Honeymans have considered an eastward expansion of the second floor to improve livability, which would likely further change the original Major design. A second accessory structure at the rear of the property, which contains a guesthouse built in 1935, was also expanded by prior owners to include a second bathroom and a large walk-in closet. The Honeymans have also considered adding a second floor to the guesthouse for improved utility, which would also change the original design.

5. **Structural Limitations and Ongoing Maintenance**. The house, constructed with wood board-and-batten siding only a few feet above sea level, presents long-term durability and maintenance concerns. It is certainly understandable why the house was marketed as a teardown

given the multiple renovations combined with the modern day challenges presented by the existing home.

6. **Regulatory Burden and Designation Impact.** The Honeymans are committed to maintaining their home to Town standards and preserving the integrity of the neighborhood, and they deeply respect the Town's architectural legacy and the Commission's mission to protect and preserve it. They, however, believe that their home, given its significant modifications over time, the resulting lack of historical integrity and structural challenges inherit in the home, is not a candidate for designation under the Town Code.

Please note that the current elevation of the home is 2.0' NAVD and a FEMA certificate confirming the elevation is attached.

We understand that the Designation Hearing is scheduled for November, 2025. If you have any questions or need additional documentation, please contact me.

Sincerely,

M. Timothy Hanlon

cc: Mr. and Mrs. Honeyman, Jr.

U.S. DEPARTMENT OF HOMELAND SECURITY
Federal Emergency Management Agency
National Flood Insurance Program

OMB Control No. 1660-0008
Expiration Date: 06/30/2026

ELEVATION CERTIFICATE

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON INSTRUCTION PAGES 1-11

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

SECTION A – PROPERTY INFORMATION

FOR INSURANCE COMPANY USE

Policy Number:

Company NAIC Number:

A1. Building Owner's Name: ROBERT S HONEYMAN JR

A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.: 246 Tangier Ave (MAIN)

City: Palm Beach State: FL ZIP Code: 33480

A3. Property Description (e.g., Lot and Block Numbers or Legal Description) and/or Tax Parcel Number:
PCN: 50-43-43-14-01-000-0241

A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.): RESIDENTIAL

A5. Latitude/Longitude: Lat. 26°43'57.10" Long. (-)80°02'21.37" Horiz. Datum: ☐ NAD 1927 ☐ NAD 1983 ☒ WGS 84

A6. Attach at least two and when possible four clear color photographs (one for each side) of the building (see Form pages 7 and 8).

A7. Building Diagram Number: 9

A8. For a building with a crawlspace or enclosure(s):

a) Square footage of crawlspace or enclosure(s): 1348 sq. ft.

b) Is there at least one permanent flood opening on two different sides of each enclosed area? ☒ Yes ☐ No ☐ N/A

c) Enter number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade:
Non-engineered flood openings: YES Engineered flood openings: N/A

d) Total net open area of non-engineered flood openings in A8.c: N/A sq. in.

e) Total rated area of engineered flood openings in A8.c (attach documentation – see Instructions): N/A sq. ft.

f) Sum of A8.d and A8.e rated area (if applicable – see Instructions): N/A sq. ft.

A9. For a building with an attached garage:

a) Square footage of attached garage: 380 sq. ft.

b) Is there at least one permanent flood opening on two different sides of the attached garage? ☐ Yes ☒ No ☐ N/A

c) Enter number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade:
Non-engineered flood openings: N/A Engineered flood openings: N/A

d) Total net open area of non-engineered flood openings in A9.c: N/A sq. in.

e) Total rated area of engineered flood openings in A9.c (attach documentation – see Instructions): N/A sq. ft.

f) Sum of A9.d and A9.e rated area (if applicable – see Instructions): N/A sq. ft.

SECTION B – FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

B1.a. NFIP Community Name: TOWN OF PALM BEACH B1.b. NFIP Community Identification Number: 120220

B2. County Name: Palm Beach B3. State: FL B4. Map/Panel No.: 12099C0581 B5. Suffix: G

B6. FIRM Index Date: 12/20/2025 B7. FIRM Panel Effective/Revised Date: 12/20/2025

B8. Flood Zone(s): AE B9. Base Flood Elevation(s) (BFE) (Zone AO, use Base Flood Depth): 6

B10. Indicate the source of the BFE data or Base Flood Depth entered in Item B9:
☐ FIS ☒ FIRM ☐ Community Determined ☐ Other:

B11. Indicate elevation datum used for BFE in Item B9: ☐ NGVD 1929 ☒ NAVD 1988 ☐ Other/Source:

B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? ☐ Yes ☒ No
Designation Date: N/A ☐ CBRS ☐ OPA

B13. Is the building located seaward of the Limit of Moderate Wave Action (LiMWA)? ☐ Yes ☒ No

ELEVATION CERTIFICATE

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON INSTRUCTION PAGES 1-11

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.: 246 Tangier Ave (MAIN)

City: Palm Beach State: FL ZIP Code: 33480

FOR INSURANCE COMPANY USE

Policy Number:

Company NAIC Number:

SECTION C – BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

C1. Building elevations are based on: ☐ Construction Drawings* ☐ Building Under Construction* ☒ Finished Construction
*A new Elevation Certificate will be required when construction of the building is complete.

C2. Elevations – Zones A1–A30, AE, AH, AO, A (with BFE), VE, V1–V30, V (with BFE), AR, AR/A, AR/AE, AR/A1–A30, AR/AH, AR/AO, A99. Complete Items C2.a–h below according to the Building Diagram specified in Item A7. In Puerto Rico only, enter meters.
Benchmark Utilized: E310 Vertical Datum: NAVD 88

Indicate elevation datum used for the elevations in items a) through h) below.
☐ NGVD 1929 ☒ NAVD 1988 ☐ Other:

Datum used for building elevations must be the same as that used for the BFE. Conversion factor used? ☐ Yes ☒ No
If Yes, describe the source of the conversion factor in the Section D Comments area.

		Check the measurement used:
a) Top of bottom floor (including basement, crawlspace, or enclosure floor):	2.0	☒ feet ☐ meters
b) Top of the next higher floor (see Instructions):	3.7	☒ feet ☐ meters
c) Bottom of the lowest horizontal structural member (see Instructions):	N/A	☐ feet ☐ meters
d) Attached garage (top of slab):	3.2	☒ feet ☐ meters
e) Lowest elevation of Machinery and Equipment (M&E) servicing the building (describe type of M&E and location in Section D Comments area):	2.9	☒ feet ☐ meters
f) Lowest Adjacent Grade (LAG) next to building: ☐ Natural ☒ Finished	2.6	☒ feet ☐ meters
g) Highest Adjacent Grade (HAG) next to building: ☐ Natural ☒ Finished	3.0	☒ feet ☐ meters
h) Finished LAG at lowest elevation of attached deck or stairs, including structural support:	N/A	☐ feet ☐ meters

SECTION D – SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by state law to certify elevation information. *I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.*

Were latitude and longitude in Section A provided by a licensed land surveyor? ☒ Yes ☐ No

☐ Check here if attachments and describe in the Comments area.

Certifier's Name: JAMES G. PEDEN JR. License Number: 6122

Title: LICENSED SURVEYOR AND MAPPER

Company Name: WALLACE SURVEYING CORP.

Address: 5553 VILLAGE BLVD

City: WEST PALM BEACH State: FL ZIP Code: 33407

Telephone: (561) 640-4551 Ext.: Email: jpeden@wallacesurveying.com

JAMES G PEDEN JR Digitally signed by JAMES G PEDEN JR Date: 2025.03.12 16:55:54 -04'00'

Signature: Date: 02/28/2025

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

Place Seal Here

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

Comments (including source of conversion factor in C2; type of equipment and location per C2.e; and description of any attachments):
LONGITUDE AND LATITUDE ARE DETERMINED BY GOOGLEEARTH.COM
LINE C2(a) REPRESENTS CRAWLSPACE.
LINE C2(e) LOWEST EQUIPMENT ELEVATION IS EXTERIOR A/C UNIT ON THE EAST SIDE.

ELEVATION CERTIFICATE

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON INSTRUCTION PAGES 1-11

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.: 246 Tangier Ave (MAIN)

City: Palm Beach State: FL ZIP Code: 33480

FOR INSURANCE COMPANY USE

Policy Number: _____

Company NAIC Number: _____

SECTION E – BUILDING MEASUREMENT INFORMATION (SURVEY NOT REQUIRED) FOR ZONE AO, ZONE AR/AO, AND ZONE A (WITHOUT BFE)

For Zones AO, AR/AO, and A (without BFE), complete Items E1–E5. For Items E1–E4, use natural grade, if available. If the Certificate is intended to support a Letter of Map Change request, complete Sections A, B, and C. Check the measurement used. In Puerto Rico only, enter meters.

Building measurements are based on: ☐ Construction Drawings* ☐ Building Under Construction* ☐ Finished Construction

*A new Elevation Certificate will be required when construction of the building is complete.

E1. Provide measurements (C.2.a in applicable Building Diagram) for the following and check the appropriate boxes to show whether the measurement is above or below the natural HAG and the LAG.

a) Top of bottom floor (including basement, crawlspace, or enclosure) is: _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.

b) Top of bottom floor (including basement, crawlspace, or enclosure) is: _____ ☐ feet ☐ meters ☐ above or ☐ below the LAG.

E2. For Building Diagrams 6–9 with permanent flood openings provided in Section A Items 8 and/or 9 (see pages 1–2 of Instructions), the next higher floor (C2.b in applicable Building Diagram) of the building is: _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.

E3. Attached garage (top of slab) is: _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.

E4. Top of platform of machinery and/or equipment servicing the building is: _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.

E5. Zone AO only: If no flood depth number is available, is the top of the bottom floor elevated in accordance with the community's floodplain management ordinance? ☐ Yes ☐ No ☐ Unknown The local official must certify this information in Section G.

SECTION F – PROPERTY OWNER (OR OWNER'S AUTHORIZED REPRESENTATIVE) CERTIFICATION

The property owner or owner's authorized representative who completes Sections A, B, and E for Zone A (without BFE) or Zone AO must sign here. *The statements in Sections A, B, and E are correct to the best of my knowledge*

☐ Check here if attachments and describe in the Comments area.

Property Owner or Owner's Authorized Representative Name: _____

Address: _____

City: _____ State: _____ ZIP Code: _____

Telephone: Ext.: _____ Email: _____

Signature: _____ Date: _____

Comments:

ELEVATION CERTIFICATE

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON INSTRUCTION PAGES 1-11

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.: 246 Tangier Ave (MAIN)

City: Palm Beach State: FL ZIP Code: 33480

FOR INSURANCE COMPANY USE

Policy Number: _____

Company NAIC Number: _____

SECTION G – COMMUNITY INFORMATION (RECOMMENDED FOR COMMUNITY OFFICIAL COMPLETION)

The local official who is authorized by law or ordinance to administer the community's floodplain management ordinance can complete Section A, B, C, E, G, or H of this Elevation Certificate. Complete the applicable item(s) and sign below when:

G1. ☐ The information in Section C was taken from other documentation that has been signed and sealed by a licensed surveyor, engineer, or architect who is authorized by state law to certify elevation information. (Indicate the source and date of the elevation data in the Comments area below.)

G2.a. ☐ A local official completed Section E for a building located in Zone A (without a BFE), Zone AO, or Zone AR/AO, or when item E5 is completed for a building located in Zone AO.

G2.b. ☐ A local official completed Section H for insurance purposes.

G3. ☐ In the Comments area of Section G, the local official describes specific corrections to the information in Sections A, B, E and H.

G4. ☐ The following information (Items G5–G11) is provided for community floodplain management purposes.

G5. Permit Number: _____ G6. Date Permit Issued: _____

G7. Date Certificate of Compliance/Occupancy Issued: _____

G8. This permit has been issued for: ☐ New Construction ☐ Substantial Improvement

G9.a. Elevation of as-built lowest floor (including basement) of the building: _____ ☐ feet ☐ meters Datum: _____

G9.b. Elevation of bottom of as-built lowest horizontal structural member: _____ ☐ feet ☐ meters Datum: _____

G10.a. BFE (or depth in Zone AO) of flooding at the building site: _____ ☐ feet ☐ meters Datum: _____

G10.b. Community's minimum elevation (or depth in Zone AO) requirement for the lowest floor or lowest horizontal structural member: _____ ☐ feet ☐ meters Datum: _____

G11. Variance issued? ☐ Yes ☐ No If yes, attach documentation and describe in the Comments area.

The local official who provides information in Section G must sign here. *I have completed the information in Section G and certify that it is correct to the best of my knowledge. If applicable, I have also provided specific corrections in the Comments area of this section.*

Local Official's Name: _____ Title: _____

NFIP Community Name: _____

Telephone: Ext.: _____ Email: _____

Address: _____

City: _____ State: _____ ZIP Code: _____

Signature: _____ Date: _____

Comments (including type of equipment and location, per C2.e; description of any attachments; and corrections to specific information in Sections A, B, D, E, or H):

ELEVATION CERTIFICATE

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON INSTRUCTION PAGES 1-11

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.: 246 Tangier Ave (MAIN)

City: Palm Beach State: FL ZIP Code: 33480

FOR INSURANCE COMPANY USE

Policy Number: _____

Company NAIC Number: _____

SECTION H – BUILDING'S FIRST FLOOR HEIGHT INFORMATION FOR ALL ZONES (SURVEY NOT REQUIRED) (FOR INSURANCE PURPOSES ONLY)

The property owner, owner's authorized representative, or local floodplain management official may complete Section H for all flood zones to determine the building's first floor height for insurance purposes. Sections A, B, and I must also be completed. Enter heights to the nearest tenth of a foot (nearest tenth of a meter in Puerto Rico). ***Reference the Foundation Type Diagrams (at the end of Section H Instructions) and the appropriate Building Diagrams (at the end of Section I Instructions) to complete this section.***

H1. Provide the height of the top of the floor (as indicated in Foundation Type Diagrams) above the Lowest Adjacent Grade (LAG):

a) **For Building Diagrams 1A, 1B, 3, and 5–8.** Top of bottom floor (include above-grade floors only for buildings with crawlspaces or enclosure floors) is: _____ ☐ feet ☐ meters ☐ above the LAG

b) **For Building Diagrams 2A, 2B, 4, and 6–9.** Top of next higher floor (i.e., the floor above basement, crawlspace, or enclosure floor) is: _____ ☐ feet ☐ meters ☐ above the LAG

H2. Is **all** Machinery and Equipment servicing the building (as listed in Item H2 instructions) elevated to or above the floor indicated by the H2 arrow (shown in the Foundation Type Diagrams at end of Section H instructions) for the appropriate Building Diagram?

☐ Yes ☐ No

SECTION I – PROPERTY OWNER (OR OWNER'S AUTHORIZED REPRESENTATIVE) CERTIFICATION

The property owner or owner's authorized representative who completes Sections A, B, and H must sign here. *The statements in Sections A, B, and H are correct to the best of my knowledge.* **Note:** If the local floodplain management official completed Section H, they should indicate in Item G2.b and sign Section G.

☐ Check here if attachments are provided (including required photos) and describe each attachment in the Comments area.

Property Owner or Owner's Authorized Representative Name: _____

Address: _____

City: _____ State: _____ ZIP Code: _____

Telephone: Ext.: _____ Email: _____

Signature: _____ Date: _____

Comments:

ELEVATION CERTIFICATE

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON INSTRUCTION PAGES 1-11

BUILDING PHOTOGRAPHS

See Instructions for Item A6.

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.:
246 Tangier Ave (MAIN)

City: Palm Beach State: FL ZIP Code: 33480

FOR INSURANCE COMPANY USE

Policy Number: _____

Company NAIC Number: _____

Instructions: Insert below at least two and when possible four photographs showing each side of the building (for example, may only be able to take front and back pictures of townhouses/rowhouses). Identify all photographs with the date taken and "Front View," "Rear View," "Right Side View," or "Left Side View." Photographs must show the foundation. When flood openings are present, include at least one close-up photograph of representative flood openings or vents, as indicated in Sections A8 and A9.

Photo One

Photo One Caption: FRONT VIEW - 02/28/2025

Clear Photo One

Photo Two

Photo Two Caption: RIGHT SIDE VIEW - 02/28/2025

Clear Photo Two

ELEVATION CERTIFICATE

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON INSTRUCTION PAGES 1-11

BUILDING PHOTOGRAPHS

Continuation Page

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.:
246 Tangier Ave (MAIN)

City: Palm Beach State: FL ZIP Code: 33480

FOR INSURANCE COMPANY USE

Policy Number: _____

Company NAIC Number: _____

Insert the third and fourth photographs below. Identify all photographs with the date taken and "Front View," "Rear View," "Right Side View," or "Left Side View." When flood openings are present, include at least one close-up photograph of representative flood openings or vents, as indicated in Sections A8 and A9.

Photo Three

Photo Three Caption: REAR VIEW - 02/28/2025

Clear Photo Three

Photo Four

Photo Four Caption: VENT VIEW - 02/28/2025

Clear Photo Four

246 Tangier Avenue

DESIGNATION REPORT

March 19, 2025

Landmark Preservation Commission

Palm Beach, Florida

DESIGNATION REPORT

246 Tangier Avenue

Table of Contents

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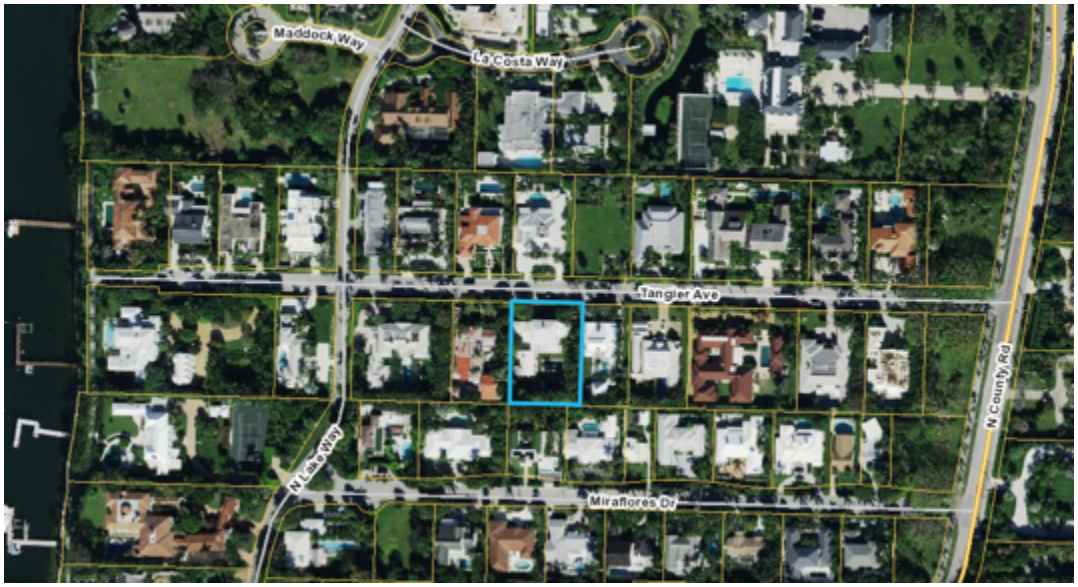
Report produced by Murphy Stillings, LLC

I. General Information

Location:	246 Tangier Avenue Palm Beach, Florida
Date of Construction:	1935
First Owner:	Captain Cyrus R. Miller
Architect:	Howard Major
Builder/Contractor:	Riddle and Yetter
Present Owners:	Robert S. Honeyman Jr. and Nicole Perry
Present Use:	Single Family Dwelling
Present Zoning:	RB
Palm Beach County Tax Folio Number:	50-43-43-14-01-000-0241
Current Legal Description:	Lot 24 Less the East 80 feet thereof, and all of Lot 25, Tangier Estates, according to the Plat thereof, as recorded in Plat Book 12, Page 16, Public Records of Palm Beach County, Florida.

II. Location Map

246 Tangier Avenue



III. Architectural Information

The residence at 246 Tangier Avenue, in Palm Beach's near north end, was designed in the Monterey style by Howard Major, one of Palm Beach's most influential architects. The home, located on the south side of Tangier Avenue between North County Road and North Lake Way in the Tangier Estates subdivision, was built for Captain Cyrus R. Miller in 1935, during Palm Beach's late Depression/New Deal Era.[1]

246 Tangier Avenue is an outstanding example of Howard Major's interpretation of the Monterey style which was popular in the United States from 1925-1955. In Palm Beach many of the early architects including Howard Major, Maurice Fatio, Marion Sims Wyeth, John Volk, Gustav Maass and Howard Chilton designed varying styles of Monterey houses. Originating in Monterey, California during the 1830s as an interpretation of the Anglo-influenced Spanish Colonial houses of northern California, the style was revived in northern California in the 1920s as a fusion of revival styles including Spanish, British and French Colonial styles. Monterey style residences are two-story designs with the main identifying feature being a second floor, cantilevered, open-air balcony covered by the principal roof. The balconies are typically styled in wood or iron, exterior walls are surfaced with wood, brick, or

[1] Town of Palm Beach Building Permit #3235 dated April 5, 1935.

stucco, and fenestration consists of sash or casement windows often flanked by shutters.[2]

The Monterey style residence at 246 Tangier Avenue was constructed of wood framing surfaced with board-and-batten siding and features hipped roofs surfaced with flat tiles.[3] Howard Major's design for the property featured rectangular massing composed of the main two-story bay of the home which is attached to a two-story garage element by way of a one-story connection with a circular driveway in front of the residence with another driveway leading to the garage. A central chimney with a triangular chimney cap is located near the roof's ridgeline.

The two-story main bay of the house contains the primary character defining feature of Monterey style residences, a second-floor cantilevered balcony. The balcony features a wood railing with simple balusters and runs the full length of this portion of the home. The balcony is supported by exposed carved rafters and brackets with half chamfered posts supporting the roof. At the east and west ends of the balcony there is scalloped trim at the roofline. The entrance to the home is centered, under the balcony, and features a wood paneled door with a divided transom window and

[2] Virginia Savage McAlester. A Field Guide to American Houses. Knopf, Borzoi Books, 2013. Pages 537-540.
[3] According to the plans on file at the Town of Palm Beach, Building Permit #18436 from 2011, the board-and batten siding was to be replaced with Hardi brand board-and batten siding to match the original design.

half paneled sidelights. The windows on the first floor are six-over-six sash windows flanked by colonial shutters. The second floor has a pair of centrally located multi-light and paneled doors, flanked by colonial shutters, which provide access to the balcony, six-over-six sash windows with colonial shutters and six-light casement windows shielded by Bahama shutters.

To the west of the home's main bay is a one-story bay with a paneled wood door topped by a multi-light transom window with a small Bahama shutter. The one-story portion of the house connects the two-story main bay to a two-story, two-car garage wing to the west.

Over the years, additions to the residence were designed to be in keeping with the architectural character of the home's original design and were designed to read as secondary elements. In 1937, two years after the home was constructed, Captain Miller again commissioned Howard Major to design a guest house for the rear of the property. The one-story guest house was sited behind the western portion of the residence and featured a covered veranda on the east façade running north-south creating an L-shape with the residence.[4] A one-story addition with a bay window was constructed on the east façade of the home in 1952 to enlarge the living room, and the open-air drying yard behind the one-story bay between the main bay and the garage was enclosed and enlarged over the years.[5]

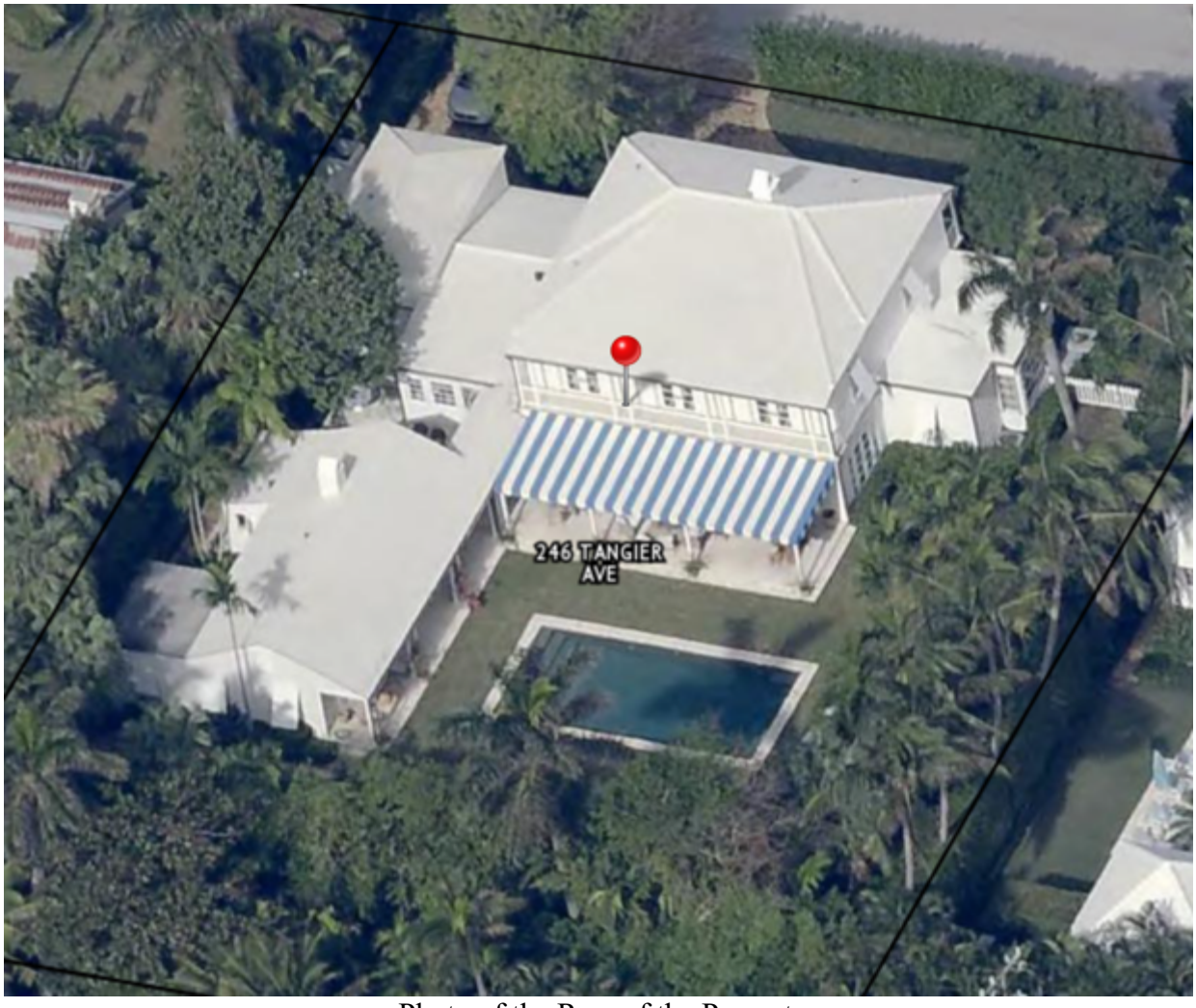
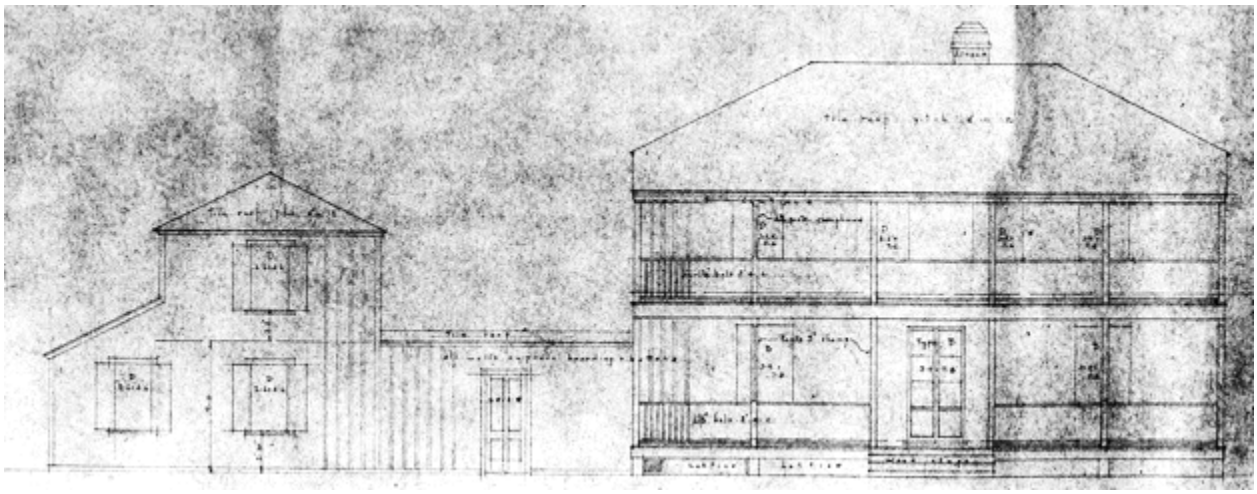


Photo of the Rear of the Property
From the Palm Beach County Property Appraiser's Website

[4] Town of Palm Beach Building Permit #25937 dated December 18, 1937.
[5] Town of Palm Beach Building Permits #19349 dated September 7, 1949, #32952 dated August 22, 1952, and #18436 dated 2011.

The rear of the residence's main bay was originally constructed with verandas on the first and second floors. Over the years changes to this façade have included the enclosure of the first-floor veranda, lessening the depth of the second-floor veranda, the addition of French doors, and changes to the second floor's post placement.[6] These alterations and additions retain the essence of the original design while allowing for additional interior living space.



Rear (South) Elevation
Howard Major, 1935

Photo of Rear (South) Façade, 2020[7]

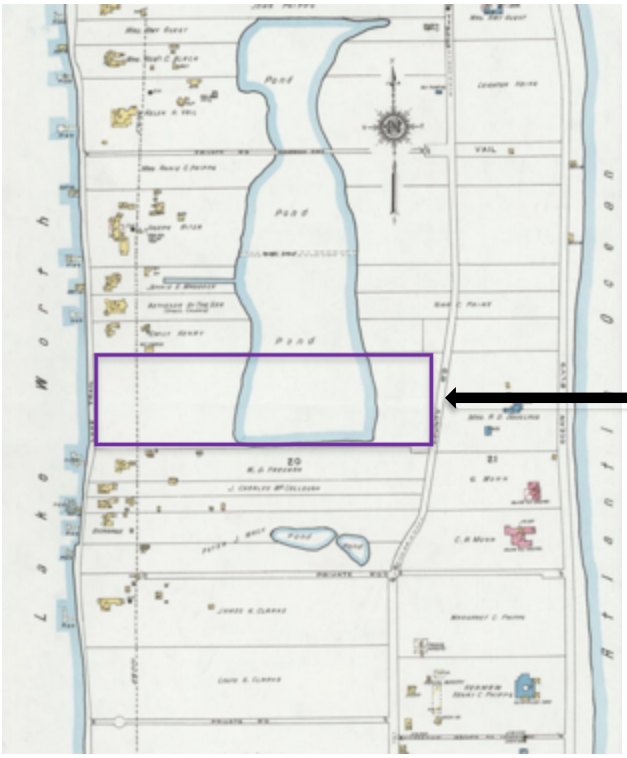
[6] Town of Palm Beach Building Permits #5365 dated January 27, 1965, #44173 dated May 11, 1973, and #18436 dated 2011.
[7] Photo provided to Town of Palm Beach in Staff Approval Application #A-20-00977 dated May 6, 2020.

Due to the sensitive additions and alterations to the residence at 246 Tangier Avenue over the years, the home's architectural design and character have been retained and the integrity of Howard Major's 1935 design has been preserved while allowing for modernization to meet the needs of property owners.

IV. Historical Information

By World War I, Henry Flagler had established Palm Beach as the winter capital of American high society. During the early years, most visitors stayed at Flagler's grand Royal Poinciana or Breaker's Hotel. However, by the 1920s, many seasonal visitors built or purchased houses for the winter season and the ensuing building boom radically changed the face of the small community with grand estates, fine commercial corridors, and numerous platted subdivisions.

In 1925, the height of development during Palm Beach's 1920s Land Boom, the Gais Realty Corporation platted the Tangier Estates subdivision. Located north of the main commercial areas of town, south of the original Bethesda by the Sea Church location, and near estates of some of the most prominent Palm Beach residents, the Tangier Estates subdivision was a prime location for development.



1919 Sanborn Fire Insurance Map

However, prior to homes being constructed, the Gais Realty Corporation needed to infill portions of a "pond" located on the land. The infilling of the wet areas of this portion of the island of Palm Beach was integral to the area being developed into the character that is it today. This site work, along with a lawsuit from a property owner to the north, Ms. Emily Henry, whose complaint that the infill was harming the pond on her property, the hurricanes of 1926 and 1928, and the start of the Great Depression all led to home construction in Tangier Estates being delayed until the 1930s.

The house at 246 Tangier Avenue was developed during the late Depression/New Deal Era of the mid-1930s and is the oldest remaining residence in the Tangier Estates subdivision. The end of the Boom Time Era and ensuing Depression in Palm Beach had signaled a change in the construction of residences, with many owners seeking mid-size residences in classic designs rather that the ornate Mediterranean Revival style estates built during the 1920s Land Boom. By the mid 1930s, Palm Beach started to experience a post-Depression building boom that included buildings like the Monterey style residence at 246 Tangier Avenue.

A November 22, 1936 article in the Palm Beach Post-Times titled "Construction Enters Third Era of Design: Majority of Homes Now Being Erected Are of Moderate Sized Type – Showplaces Are Now Things of Former Years" describes the change in building trends:

> "*With nearly 60 new residences as a permanent addition to the winter colony, Palm Beach passes into the third season of its third architectural era.*
>
> *For though a few spasmodic instances of the Colonial motif had been noted over a period of several years, it was not until the summer of 1934 that the definite trend away from the Spanish became an accepted fact. As construction has steadily mounted in 1934, 1935 and 1936, the white of the Colonial and the classic has replaced the pastels of the Spanish; simplicity of line and design has succeeded the elaborate.*
>
> *In brief, Palm Beach houses are becoming homes rather than showplaces. The current cycle of architectural fashion has replaced*

the Spanish, just as after 1918, Addison Mizner's palatial designs took the place of early barn-like structures of the pioneer era."[8]

Howard Major was an early advocate for the use of architectural styles other than the Mediterranean Revival in Florida writing about it as early as 1926. He believed other styles were more appropriate for the Florida climate and helped to promote the history of the United States. The second half of the 1930s was a busy time in Howard Major's career designing numerous homes throughout Palm Beach, from the estate section to the north end.

In 1935, he was commissioned by Captain Cyrus Miller to design the residence at 246 Tangier Avenue. Captain Miller and his wife, Lois McGinley Miller, began living in Palm Beach in 1924 after Captain Miller retired from the Navy as a highly decorated naval officer. A March 19, 1935 article in the Palm Beach Post described the residence:

"Among the early spring construction projects in Palm Beach, one of the most interesting will be a unique house to be built by Captain and Mrs. Cyrus Miller, of Sewickley, Pa., plans for which were announced Monday. Located on Tangier Way, the house will be an English tropical residence of the 1860 period, combining a pronounced Victorian influence with the type of architecture usually associated with the British colonial structures. Howard Major is the architect and Riddle and Yetter, contractors. Work is to begin next week. The house will be featured by the verandas and balconies noted in the colonial tropical homes."

Following Captain Miller's death in May 1947, Mrs. Lois Miller continued to live in the residence until her passing in April 1957. Subsequent owners of the property include Albert Hauptfuhrer, Albert Berne, Linton and Nancy Murdock, and Louise Parsons. In 2010, Robert Honeyman Jr. and Nicole Perry purchased the property and have been wonderful stewards of the residence. The property was recognized by Barbara Hoffstot in her book Landmark Architecture of Palm Beach.

[8] "Construction Enters Third Era of Design: Majority of Homes Now Being Erected Are of Moderate Sized Type – Showplaces Are Now Things of Former Years." Palm Beach Post-Times. 22 November 1936. The article also noted that some Spanish style houses were being converted into the new British Colonial style.

Photograph of the Main Bay of the Residence
From the Barbara Hoffstot Collection
Courtesy of The Preservation Foundation of Palm Beach

V. Architect's Biography

Howard Major

Howard Brougham Major (1882–1974) was born in New York, the grandson of a lithographer and the son of a printer's artist. Major studied at the Pratt Institute and the New York Atelier of Beaux-Arts. As the chief draftsman for architect Charles Alonzo Rich, he designed a building at Dartmouth College and country houses for Long Island socialites. He opened his own firm on Fifth Avenue and married Katherine Clark (1899-1958) in 1920, with whom he traveled overseas during most of 1920 and 1921. In 1923 he joined Addison Mizner's firm and began his Palm Beach career by designing Spanish style houses for Nelson Odman and Richard Cowell in Palm Beach, and Howard Whitney in Gulfstream.

Although Major started his Florida career in the Spanish style, he soon became disenchanted with the results and opened his own architectural office. In a 1926 article for Architectural Forum entitled "A Theory Relating to Spanish and Italian Houses in Florida." he suggested that other styles of architecture were more appropriate to the Florida climate and the "national character." Major also was the author of a book entitled Domestic Architecture of the Early American Republic: The Greek Revival. He favored the Greek Revival style and was also a proponent of the British Colonial style and all its variants, including the Monterey style.

In Palm Beach Howard Major is best known for designing "Major Alley," a small complex of six Bermuda style town homes constructed on Peruvian Avenue in 1925. These homes are currently listed as Landmarks of the Town of Palm Beach. He also completed a home for Charles Merrill called "Merrill's Landing" that has been demolished. After the Depression, Major's more subdued style became more popular when showplaces may have been considered in poor taste. Some examples of Major's residential work that are protected by the Palm Beach Landmarks Preservation Commission, include Major Alley at 417 Peruvian Away, 235 Banyan Road, 234 El Bravo Way, 124 Via Bethesda, 745 Hi-Mount Road, 270 Queens Lane, 135 El Vedado Road, 224 and 228 Phipps Plaza, and 421 Peruvian Avenue. In 1929, Major renovated one of the earliest Palm Beach houses to be landmarked, the Vicarage on North Lake Way built in 1897, and the Majors lived there for many years.

Besides his work in Palm Beach, Howard Major did projects in Hobe Sound and Gulfstream, Florida. In Naples he laid out the development of Port Royal and designed the "Church of Trinity-by-the-Sea." In Nassau, Bahamas, Major designed the Porcupine Club and residences for Arthur Vining Davis and Edward Lynch.

The following excerpt from Gene Pandula's "Architects on Architects Talk" provides additional insight into the architectural career of Howard Major:

> *"Like Addison Mizner, architect Howard Major designed country homes on Long Island, N.Y., in the early days of his career before opening shop in Palm Beach. Major began working for Mizner's Worth Avenue office in 1923 and moved to Palm Beach two years later. The two could not have been more different in their professional approach and preferences. Mizner learned architectural design through an apprenticeship; Major gained a formal education in architecture in New York. Mizner was known for having a pet monkey and a more freewheeling design process. Though Mizner's design of The Everglades Club and other projects made Mediterranean Revival style the dominant style in Palm Beach, Major carved out a successful career designing homes in the Greek Revival, Georgian and British Colonial styles.*
>
> *Major was a cerebral person. He did research. He formed theses and opinion and his practice was rigorous in putting these ideas forward. Major's book, The Domestic Architecture of the Early American*

Republic: The Greek Revival, was published in 1926. He believed very strongly that America had a style of architecture. Major had two reasons for writing the book. One was to bring to light the fallacy of the impression that the 19th century was devoid of artistic expression. And the second was to place before the public irrefutable evidence that Greek Revival is America's national expression in architecture — the classic revival of the Greece and Rome styles perhaps more accurately called the federal style. Major didn't use the latter label because he didn't want to confuse people.

Though Major also designed Mediterranean Revival style houses in Palm Beach, he was the first to criticize it. The style became popular in Palm Beach but he believed it was not being refined for the United States from its origins. And he bases those comments on travels to Cuba, to Spain, to Portugal and other locales where he was very studious about crafting articles about essentially Spanish architecture. He claims it was not a simple matter for the Anglo-Saxon to assimilate to this form of architecture. Major even had a series of eight articles published in The Palm Beach Post dissecting Mediterranean Revival style that were designed to prod his cohorts into better design. He wanted architectural restraint."[9]

VI. Statement of Significance

The residence at 246 Tangier Avenue is significant as an outstanding example of the Monterey style of architecture as interpreted by the accomplished architect Howard Major. Designed and built in 1935, the home exemplifies the architectural, cultural and social changes occurring in Palm Beach during the post-Depression/New Deal Era of the mid 1930s. Howard Major, an advocate for additional architectural styles to be used in the South Florida climate, played a role in popularizing additional styles in Palm Beach which was welcome during this transitional time in the Town's history.

[9] Rogers, David. "Howard Major 'Rigorous' in Putting Idea Forward, Pandula says in Architect's Talk." Palm Beach Daily News. 22 January 2011.

VII. Criteria For Designation

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

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

The home at 246 Tangier Avenue reflects the broad cultural, economic and social history of the Town of Palm Beach. Located in the Tangier Estates subdivision, an area of Town that required infill of wetlands to allow for the development of multiple residential lots to meet the demand of the 1920s Boom Time Era, a delay in the construction of homes due to site work, hurricanes and the land bust and Depression, 246 Tangier Avenue and the Tangier Estates development is representative of the change in housing development and demand from 1925 to the 1930s. Designed and built in 1935 during the late Depression/New Deal Era, the residence is a very good example of the mid-1930s in the Palm Beach. The end of the Boom Time Era had signaled a change in design of residences. The Monterey style residence at 246 Tangier Avenue exemplifies the trend of moving away from the large, ornate, Mediterranean Revival style estates to more traditional styles of architecture and architect Howard Major was one of the leading architects to institute this change. At the time it was termed the third era of design in Palm Beach, following the Pioneer era and the Spanish Era.

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

The residence at 246 Tangier Avenue is a very good example of Howard Major's skillful interpretation of the Monterey style of architecture to deliver a tropical colonial style residence. The dwelling features distinguishing characteristics of the Monterey style including the main character defining feature of the style, a cantilevered second floor balcony. The home's front balcony with wood rafters, railing and posts serves as the focal point of the house and the use of multiple verandas provided the tropical influence which Major advocated for in the Palm Beach. The dwelling features colonial influences in its symmetrical main bay, double-hung windows flanked by shutters, and board-and-batten siding. The

integration of the Monterey style with the tropical colonial features contribute to the architectural character of the residence.

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

Howard Major was one of the premier architects in Palm Beach beginning work on the island in 1923 after a prosperous career designing country houses in New York. He was known for breaking away from the Mediterranean Revival style and promoting through both his writings and designs other styles such as British Colonial, Georgian Revival, and Monterey that he believed were more appropriate for the South Florida climate and his Palm Beach clientele. The Monterey style residence at 246 Tangier Avenue is a very good example of one of Major's designs so appropriate for Palm Beach's climate and the changing times of the mid-1930s.

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