LANDMARKS PRESERVATION COMMISSION MEETING

TOWN OF PALM BEACH

DECEMBER 17, 2025

9:30 AM

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

Brittain Damgard, Chair
Kim Coleman, Vice Chair
Jacqueline Albarran, Member
Julie Herzig Desnick, Member
Alex Hufty Griswold, Member
Alexander Ives, Member
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 November 19, 2025, Landmarks Preservation Commission Meeting

APPROVAL OF CONSENT AGENDA

2. ZON-25-0090 345 BRAZILIAN AVE. The property owners, Randi and Rob Valerious, 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 for the landmarked property.

APPROVAL OF AGENDA

ADMINISTRATION OF THE OATH

COMMENTS

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

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

UNFINISHED BUSINESS

6. 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.

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.

NEW BUSINESS

8. COA-25-0031 (ZON-25-0031) 340 S COUNTY RD (COMBO). The property owner, 340 S COUNTY LLC (James Crowley, Representative), has filed an application requesting a Certificate of Appropriateness for the review and approval of exterior modifications, a one-story addition, landscape and hardscape improvements to an existing service station, and a floodplain variance for the property located within the Town Hall Square Historic District. This is a combination project that shall also be reviewed by the Town Council as it pertains to zoning relief/approval.

9. COA-25-0032 210 DUNBAR RD. The applicant, Caleb Laux, has filed an application requesting a Certificate of Appropriateness for exterior alterations, renovation, and additions, as well as landscape and hardscape improvements, and a variance from the floodplain requirement from Chapter 50, Floods, for the landmark property containing a residence and accessory structure. ***[This item has been deferred to the January 21, 2026, Landmarks Preservation Commission meeting.]***

ANY OTHER BUSINESS

10. 105 NORTH COUNTY ROAD DESIGNATION HEARING
Owner: PB105 LLC

11. 306 SEABREEZE AVENUE DESIGNATION HEARING
Owner: Ralph J. Greco, Ralph J. Greco Revocable Trust

12. 345 SEABREEZE AVENUE DESIGNATION HEARING
Owner: Ramsey C. Speer
[This item has been deferred to the January 21, 2026, Landmarks Preservation Commission meeting.]

13. 409 SEABREEZE AVENUE DESIGNATION HEARING
Owner: William E. Betts, III and Nicole K. Betts
[This item has been deferred to the March 19, 2026, Landmarks Preservation Commission meeting.]

14. 410 SEABREEZE AVENUE DESIGNATION HEARING
Owner: Deborah E. Glass
[This item has been deferred to the January 21, 2026, Landmarks Preservation Commission meeting.]

MEETING SCHEDULE

15. The next meeting is scheduled for Wednesday, January 21, 2025.

ADJOURNMENT

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

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

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

TOWN OF PALM BEACH

Minutes of the Landmarks Preservation Commission Meeting
Held on November 19, 2025

CALL TO ORDER AND ROLL CALL

The meeting was called to order at 09:31 AM in the Town Council Chambers.

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

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

PLEDGE OF ALLEGIANCE

Chair Damgard led the Pledge of Allegiance.

MINUTES

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

A motion was made by Mr. Ives and seconded by Ms. Coleman to approve the Landmark Preservation Commission meeting minutes of October 22, 2025. The motion was carried unanimously, 7-0.

APPROVAL OF AGENDA

Ms. Mittner noted the deferral of COA-23-003, 139 N. County Road, to the December 17, 2025, meeting.

A motion was made by Ms. Albarran and seconded by Mr. Ives to approve the agenda as amended. 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. Brooker thanked the staff for their promotion of the landmark incentives, as well as the Town Council for their receptiveness to hearing about them.

3. STAFF

Ms. Mittner stated that the landmark incentives had been passed on first reading at the Town Council and would be presented at the December meeting for adoption. She also noted that within the last month, the staff had conducted 15 administrative approvals in coordination with the chair.

4. PUBLIC - 3 MINUTE LIMIT

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

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.

Several members disclosed ex parte communications.

Ms. Mittner provided staff comments on the project.

Attorney M. Timothy Hanlon, on behalf of the applicant, provided an overview of the application, explained the variance requested, and advocated for a positive recommendation to the Town Council. Jennifer Lamy of Northworks Architects presented the architectural plans for the proposed carport, and Claudia Visconti of SMI Landscape Architecture presented the landscape and hardscape changes for the site.

Mr. Segraves asked about the garage door and the site coverage numbers. Ms. Lamy stated that the garage door would not be changed; it would be a solid door. Ms. Lamy stated that their site coverage was below the allowable amount.

Mr. Ives inquired about the width of the existing garage door and its intended use. Tom Hunt, the owner, stated that the garage does not contain cars and explained why he was unable to park in the garage. Mr. Hunt stated they currently park in the same location, which is in front of the garage. Mr. Ives asked about the width of the carport. Ms. Lamy responded. Mr. Ives

questioned why the carport was extended forward to cover the side entry rather than kept flush with the building, suggesting that alternative options could avoid creating an awkward protrusion. He noted that similar design approaches had been discouraged in past projects. Mr. Hanlon stated that the owners do not have a covered entry to their home, and therefore get wet when it rains.

Mr. Griswold thought the plan was tasteful and supported the request.

Ms. Lindsay-Scott noted that she did not see any other carports on the street. However, she thought the plan was tasteful but worried about setting a precedent. Mr. Hunt discussed one additional carport and one fabric awning over a driveway near his home. Ms. Lindsay-Scott thought the solution was viable.

Ms. Albarran stated that the design is attractive and more charming than exposing the garage door, and she supports covering the entry door with the proposed structure. She preferred the selected brackets as historically appropriate and confirmed she had no concerns with the two-foot setback, noting it covers the area gracefully.

Ms. Brooker noted that while covered parking on landmark properties will continue to be requested, this particular design is appropriate because it is consistent with the house, integrated with the existing garage location, and well-landscaped so it blends into the property. She felt that it provided suitable covered parking for a home that lacks it and that setting such a precedent would not be problematic.

Ms. Herzig-Desnick liked the simplicity of the design and thought it would blend into the home. She inquired about the proposed vines and how they would be attached to the structure. Ms. Visconti described how the vines would be attached.

Ms. Coleman thought the approval should be conditioned on the plantings being added. She asked if the carport would be opened to the top. Ms. Lamy stated it would be solid.

Ms. Damgard called for public comment.

Aimee Sunny of the Preservation Foundation of Palm Beach explained that the homeowners were initially surprised by the landmark proposal but mainly concerned about their lack of parking. She said the proposed covered parking is a sensible, minimal, and fully removable solution that does not damage the historic structure or remove character-defining features. She emphasized that it is compatible with the home, preserves the existing garage, and meets the owners' practical needs without compromising preservation goals.

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

A motion was made by Ms. Albarran and seconded by Ms. Herzig-Desnick that the implementation of the proposed variance will not cause a negative architectural impact on the subject property. The motion was carried 6-1, with Mr. Ives dissenting.

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.*

Note: This item was withdrawn from the agenda during the approval of the agenda.

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.

Several members disclosed ex parte communications.

Mr. Fogel provided staff comments on the project.

Daniel Menard of LaBerge & Menard presented the proposed architectural plans, and Grace Walton of Green Concepts presented the landscape and hardscape changes for the site.

Mr. Segraves thought the house was interesting. He expressed concern about the visibility and design of the proposed garage, stating that the wide elliptical arch was not suitable and would be better suited as a rectangular opening. He suggested exploring an alternate motor court entrance to avoid emphasizing the garage and encouraged creating more variation in the rooflines and elevations to add visual interest. Overall, he felt the current design overly highlights the garage in an unattractive way.

Mr. Ives shared Mr. Segraves' conceptual concerns. He felt the design appeared heavy and could benefit from more variation in roof heights and stronger positive–negative space to create visual interest. While he appreciated the effort to remain modest and consistent with the main house, he encouraged exploring more ornamentation and design refinement. He also emphasized considering key street-view perspectives, particularly the southwest view shown in the renderings, since that is how the public will experience the building. He also recommended being more modest with the hardscape.

Mr. Ittleson expressed concern that the second floor over the garage would be overwhelming on the street. Mr. Menard stated that the addition would be pushed back off the street by 58 feet.

Mr. Griswold agreed with Mr. Segraves' comments. He felt the overall height of the addition is reasonable, but agreed the center garage door appears too wide. He suggested exploring an alternate driveway entrance to reduce the visual impact of the garage and recommended varying roof heights to break up the massing. He also noted the existing pedestrian gate now feels oversized relative to the new guest house and could be redesigned to reduce scale.

Ms. Coleman commented that the proposed porch and its overhang resemble a screened-in porch and do not match the more gracious architectural character of the existing house, making the design feel out of place.

Ms. Herzig-Desnick said the design was a good first attempt, but it felt somewhat static, and it was difficult to evaluate without seeing the main house. She noted that although elements were said to reference the main structure, the massing, detailing, or roofline may not yet reflect that character. She recommended articulating the massing of the structure.

Ms. Damgard appreciated how Mr. Menard designed the structure to be sensitive to the neighbors.

Ms. Damgard called for public comment.

Aimee Sunny of The Preservation Foundation of Palm Beach agreed with prior comments about the need to break up the massing and vary rooflines to better reflect the character of the main Mediterranean Revival house. She appreciated the effort to protect the main structure and neighbor views, but recommended providing a clearer rendering of how the addition will appear from Ocean Boulevard, noting its size and proximity to the road may surprise the public. She said a street-level perspective would help the Commission fully understand the impacts of visibility and landscaping.

A motion was made by Mr. Ives and seconded by Mr. Griswold to defer the project to the December 17, 2025, meeting. The motion was carried unanimously, 7-0.

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.**

Note: This item was deferred to December 17, 2025, during the approval of the agenda.

ANY OTHER BUSINESS

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

Janet Murphy of MurphyStillings presented a brief overview of the British Colonial-style residence at 1127 N. Lake Way. She requested that the residence be placed under consideration for landmark status.

A motion was made by Mr. Ives and seconded by Mr. Segraves to place 1127 North Lake Way under consideration for landmark status. The motion was carried unanimously, 7-0.

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

Several members disclosed ex parte communications.

Janet Murphy, MurphyStillings, LLC, testified to the architecture and history of the Monterey-style residence. Ms. Murphy pointed out the design features of the residence. Ms. Murphy testified that the residence met the following criteria for designation as a landmark:

Sec. 54-161 (1) Exemplifies or reflects the broad cultural, political, economic, or social history of the nation, state, county, or town; and,
Sec. 54-161 (3) Embodies distinguishing characteristics of an architectural type or is a specimen inherently valuable of the study of a period, style, method of construction, or use of Indigenous materials or craftsmanship,
Sect. 54-161 (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.

Ms. Damgard requested confirmation of proof of publication. Ms. Mittner provided confirmation.

A motion was made by Mr. Ives and was seconded by Ms. Coleman to make the designation report for 303 Pendleton Lane part of the record. The motion was carried unanimously, 7-0.

Ms. Herzig-Desnick inquired about the other homes on the street that had been designated, specifically the number of Monterey-style homes. Ms. Murphy responded. Ms. Herzig-Desnick asked if it was the predominant style on the street, to which Ms. Murphy stated yes, as well as the Colonial Revival style.

Ms. Damgard called for public comment.

Attorney M. Timothy Hanlon, on behalf of the owners, explained that the Hunts were initially surprised by the landmark designation and had considered objecting, but with guidance from Ms. Sunny and Ms. Mittner, they came to support the process and worked collaboratively to address their property concerns. He noted the Hunts are now eager to move forward and consent to the designation, contingent on receiving the remaining approvals and permits for the project. He thanked the Commission for its assistance.

Aimee Sunny of the Preservation Foundation of Palm Beach believed that the property clearly meets Landmark Criteria 1, 3, and 4 in the designation report and qualifies for landmark status. She thanked the Hunts and Mr. Hanlon for their openness and support despite the unexpected nature of the designation and noted the owners' strong care for the home's historic details. She encouraged the Commission to recommend the property for designation to the Town Council.

A motion was made by Ms. Coleman and was seconded by Mr. Ives to recommend 303 Pendleton Lane to the Town Council for designation as a Landmark of the Town of Palm Beach based on criteria 1, 3, and 4 in Section 54-161 and with the acknowledgment that the owners

of the home supported the designation. The motion was carried unanimously, 7-0.

11. 201 WORTH AVENUE DESIGNATION HEARING
Owner: LENDAN INC

Several members disclosed ex parte communications.

Janet Murphy of MurphyStillings, LLC, testified about the architecture and history of the Mid-Century Modern style commercial building. Ms. Murphy pointed out the design features of the building. Ms. Murphy testified that the residence met the following criteria for designation as a landmark:

Sec. 54-161 (3) Embodies distinguishing characteristics of an architectural type or is a specimen inherently valuable of the study of a period, style, method of construction, or use of Indigenous materials or craftsmanship,
Sect. 54-161 (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.

Ms. Damgard requested confirmation of proof of publication. Ms. Mittner provided confirmation and noted the recent work on the building, including new signage.

Mr. Ives was surprised that criterion 1 was not included. Ms. Murphy stated that they did consider criterion 1, but did not feel the evidence was sufficient.

A motion was made by Ms. Coleman and was seconded by Mr. Segraves to make the designation report for 201 Worth Avenue part of the record. The motion was carried unanimously, 7-0.

Ms. Herzig-Desnick questioned the style, thinking it seemed more in the International style. Ms. Murphy responded and discussed the building's design style.

Mr. Griswold said it is unfortunate that the building's original windows were replaced, as they were an important architectural feature. He also offered a broader comment, noting that this three-story building has long-term leases and substantial square footage that could not be rebuilt under today's zoning, which already provides strong protection. He suggested the Commission prioritize landmarking properties that are not already safeguarded by restrictive zoning.

Ms. Albarran remarked that the 1955 black-and-white photograph of the building looked much more attractive than in its current condition, noting that the brick appeared softer and more appealing in the historic image. She expressed regret that the present appearance makes her less certain about supporting the designation.

Mr. Segraves said he agrees with many of the prior comments but emphasized that the building is an iconic part of Worth Avenue, and he cannot imagine the street without it. While he shares concerns about the windows, he believes they could be appropriately restored. Overall, he felt the structure was significant and difficult to envision being replaced with something newer; he supported the designation.

Ms. Lindsay-Scott thought the building had undergone substantial changes, particularly with the

windows.

Mr. Ives said that while he understands the concern about landmarking buildings that are already unlikely to be demolished, landmarking should not be based solely on the risk of demolition. Instead, it should recognize buildings that clearly meet the criteria and are worthy of designation. He noted that although he personally has never liked this building, it is a prominent three-story structure that has long been used as a reference point in town and fully meets the landmark criteria. He concluded that it deserves landmark status and should be recommended to the Town Council.

Ms. Coleman thought the recent changes had improved the building's appearance.

Mr. Ittleson believed the history of the building was an integral part of Palm Beach, and since it met the criteria, he supported the designation.

Ms. Herzig-Desnick thought the building disrupted the natural rhythm of the street and did not believe it met the criteria.

Ms. Damgard called for public comment.

Aimee Sunny of the Preservation Foundation of Palm Beach said the building reflects an important mid-century era in Palm Beach, noting that similar architecture once surrounded Town Hall. She agreed it meets Landmark Criteria 3 and 4, and potentially 1, because it tells the story of changing times and of architect John Stetson's evolution after his military and international work. While not universally loved, she emphasized that it is historically significant and encouraged the Commission to recognize its merit.

Ms. Damgard emphasized that for commercial buildings, the Commission should carefully consider the points raised, noting that some properties that likely should have been landmarked were not, and could be lost if redevelopment occurs.

Town Attorney Francisco reminded the Commission that landmark decisions must be based strictly on the criteria in the code, not personal opinions about aesthetics or concerns about possible demolition. She emphasized that votes must rely on competent, substantial evidence supporting those criteria.

A motion was made by Mr. Ives and was seconded by Ms. Coleman to recommend 201 Worth Avenue to the Town Council for designation as a Landmark of the Town of Palm Beach based on criteria 1, 3, and 4 in Section 54-161, with the notation that the ownership of the building did not believe it met the criteria for designation. The motion was carried 6-1, with Ms. Herzig-Desnick dissenting.

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

Several members disclosed ex parte communications.

Emily Stillings, MurphyStillings, LLC, testified to the architecture and history of the Monterey-style residence. Ms. Stillings pointed out the design features of the residence. Ms. Stillings

testified that the residence met the following criteria for designation as a landmark:

Sec. 54-161 (1) Exemplifies or reflects the broad cultural, political, economic, or social history of the nation, state, county, or town; and,
Sec. 54-161 (3) Embodies distinguishing characteristics of an architectural type or is a specimen inherently valuable of the study of a period, style, method of construction, or use of Indigenous materials or craftsmanship,
Sect. 54-161 (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.

Ms. Damgard requested confirmation of proof of publication. Ms. Mittner provided confirmation.

A motion was made by Ms. Coleman and was seconded by Ms. Herzig-Desnick to make the designation report for 220 Eden Road part of the record. The motion was carried unanimously, 7-0.

Ms. Damgard called for public comment.

Aimee Sunny of the Preservation Foundation of Palm Beach stated the property clearly meets Landmark Criteria 1, 3, and 4, noting the building's elegant Monterey style enriched with Georgian Revival elements. She highlighted the architectural significance and agreed with the conclusions of the designation report.

Mr. Segraves noted the home is not only a good Monterey-style example but is also one of the earliest houses built on the North End north of the Palm Beach Country Club, making its location and early history uniquely significant.

Ms. Brooker noted that the house is an excellent example of how a property can retain its original character while being significantly expanded and adapted for modern living, demonstrating that preservation and updates can coexist successfully.

Mr. Ives agreed that the home is not only influential but also a path-breaking example in town, emphasizing the importance of architect Maurice Fatio to Palm Beach's architectural history. He noted that even today's architects look to Fatio's work when trying to resolve design challenges while maintaining the traditional Palm Beach style.

A motion was made by Ms. Coleman and was seconded by Mr. Ives to recommend 220 Eden Road to the Town Council for designation as a Landmark of the Town of Palm Beach based on criteria 1, 3, and 4 in Section 54-161. The motion was carried unanimously, 7-0.

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

Several members disclosed ex parte communications.

Emily Stillings, MurphyStillings, LLC, testified to the architecture and history of the Monterey-style residence. Ms. Stillings pointed out the design features of the residence. Ms. Stillings testified that the residence met the following criteria for designation as a landmark:

Sec. 54-161 (1) Exemplifies or reflects the broad cultural, political, economic, or social history of the nation, state, county, or town; and,
Sec. 54-161 (3) Embodies distinguishing characteristics of an architectural type or is a specimen inherently valuable of the study of a period, style, method of construction, or use of Indigenous materials or craftsmanship,
Sect. 54-161 (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.

Ms. Damgard requested confirmation of proof of publication. Ms. Mittner provided confirmation.

A motion was made by Mr. Ives and was seconded by Ms. Coleman to make the designation report for 246 Tangier Avenue part of the record. The motion was carried unanimously, 7-0.

Ms. Brooker requested clarification on whether the home still qualifies for landmark designation despite the alterations referenced in the owner's letter of opposition. She requested confirmation that the additions are subordinate to the original structure and that the main, historic portion of the house remains intact for the record. Ms. Stillings responded and outlined the modifications to the home.

Ms. Lindsay-Scott wondered if the elevation is considered when the property is evaluated for landmark designation. Ms. Stillings explained that the certificate referenced by the owner pertains to a state law that allows for the demolition of certain newly landmarked homes when the owner objects, not to the Town's own ordinance.

Mr. Griswold thought this was a great example of a Monterey-style home and a great work of Howard Major. He supported the designation.

Ms. Damgard called for public comment.

Attorney M. Timothy Hanlon, representing the owners, submitted his July 9, 2025, objection letter into the record and stated that the owners do not consent to the landmark designation. He clarified that their objection is made specifically for purposes of House Bill 423 (2022) and Florida Statute 553.79(25).

Mr. Ives asks about a section of the letter sent by Mr. Hanlon regarding the 50% of the front facade that had been changed. Mr. Hanlon stated that his clients believe that the right half of the front elevation had been changed.

Ms. Damgard asked Ms. Stillings about the comment in the letter by Mr. Hanlon. Ms. Stillings did not agree with the objection and showed historic renderings of the home.

Aimee Sunny of the Preservation Foundation of Palm Beach stated that, based on the drawings and information provided, the primary front façade remains largely intact, and any past one-story additions appear subservient and consistent with the home's character. She stated that these changes do not preclude designation and agreed that the property meets Criteria 1, 3, and 4. She noted the house reflects architect Howard Major's design philosophy, seen in features such as

the full-width overhanging porch and board-and-batten siding. She concluded that it is a strong example of the Monterey style and should be recommended for landmark designation.

Mr. Ives said that, despite objections, the house clearly reflects the defining characteristics of the Monterey style and aligns with Howard Major's architectural principles as outlined in the designation report. He emphasized the significance of Major's contributions to Palm Beach, noting the historical context of his break from Mizner and the unique design philosophy that followed. He stressed that this home illustrates Major's distinctive approach and supports its designation.

A motion was made by Mr. Ives and was seconded by Mr. Griswold to recommend 246 Tangier Avenue to the Town Council for designation as a Landmark of the Town of Palm Beach based on criteria 1, 3, and 4 in Section 54-161, and with the acknowledgment that the owners of the home opposed the designation. The motion was carried unanimously, 7-0.

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

Note: This item was deferred to March 19, 2025, during the approval of the agenda.

MEETING SCHEDULE

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

Ms. Damgard announced the next meeting date in December.

Ms. Churney stated that Jacqueline Albarran had declared a conflict of interest for the project at 159 Australian Avenue, COA-25-0028, at the October 22, 2025, meeting and had correctly filled out the required forms by the State.

ADJOURNMENT

Respectfully Submitted,

_____
Brittain Damgard, Chair

TOWN OF PALM BEACH

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

To: Landmarks Preservation Commission

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

From: Planning, Zoning & Building

Re: ZON-25-0090 345 BRAZILIAN AVE. The property owners, Randi and Rob Valerious, 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 for the landmarked property.

Date: 12/10/2025

ATTACHMENTS

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

STRATEGIC PLAN

Strategic Priorities:
Community Culture and Character

Strategic Focus Areas:
Quality of Life
Community Preservation

FUNDING

No Fiscal Impact

ZON-25-0090 345 BRAZILIAN AVE. The property owners, Randi and Rob Valerious, 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 for the landmarked property.

Property Owners: Randi and Rob Valerious
Applicant: Varnava Design Studio

HISTORY:
The bungalow-style residence was constructed circa 1910, the architect of which is unknown. The property was designated as a landmark in 1990. According to the designation report: *"345 Brazilian Avenue is a fine example of the Bungalow style of architecture in Palm Beach. This house, virtually unchanged from its original design, is representative of the earliest period in Palm Beach's architectural history."*

In 2003, the Landmarks Preservation Commission (LPC), approved a Certificate of Appropriateness (COA #14-2003) for roof replacement, window replacement, rear porch addition, rear second-floor dormers changes, hardscape modifications, and exterior alterations to the rear accessory structure. Additional landscape and hardscape modifications were approved by LPC in 2004 (COA #4-2004).

In 2020, roof replacement was approved administratively (L-20-00260). In 2021, new fencing and gates were approved administratively (L-21-00371).

At the November 20, 2024, LPC meeting COA-24-0019 was approved for partial window and door replacement, new front porch flooring, exterior alterations to the accessory structure, and hardscape and landscape modifications.

In 2025, roof, window and door, and siding replacement was approved administratively (LPCS-25-0461).

THE PROJECT:
The following is the scope of work for the Project:

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

Site Data			
Zoning District	R-C	**Future Land Use**	MULTI-FAMILY-MODERATE
Lot Size (SF)	9,000 SF	**Existing Finished Floor Elevation**	4.47' NAVD (Main Structure) 5.97' NAVD (Rear Structure)
Flood Zone	AE 7	**Required Finished Floor Elevation**	8.00' NAVD

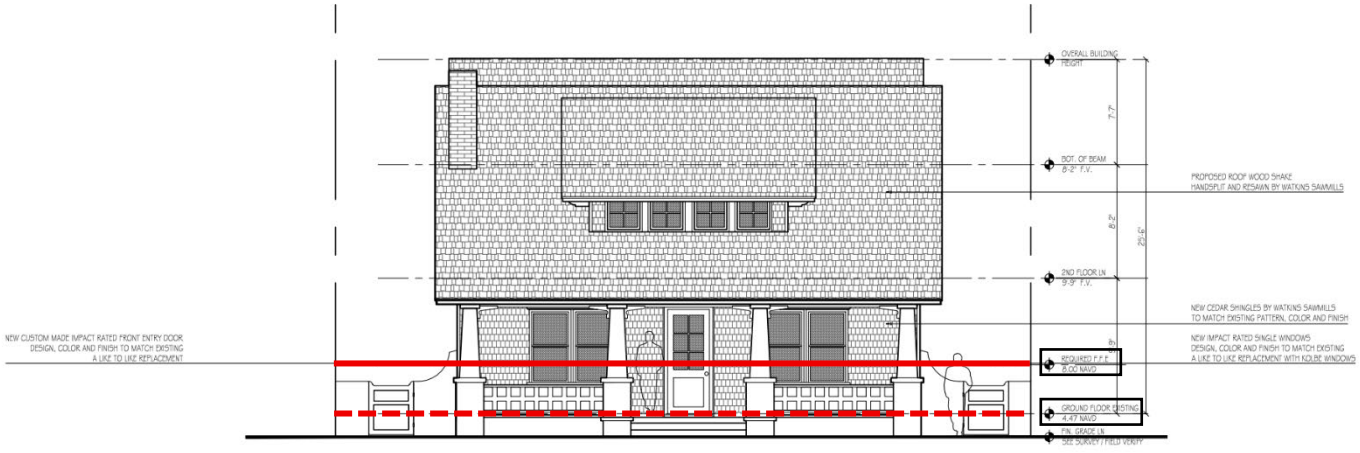
Surrounding Properties / Zoning	
North	350 Royal Palm Way / C-OPI
South	346 Brazilian Ave / R-C
East	341 Brazilian Ave / R-C
West	311 and 315 Cocoanut Row / R-C

STAFF ANALYSIS:

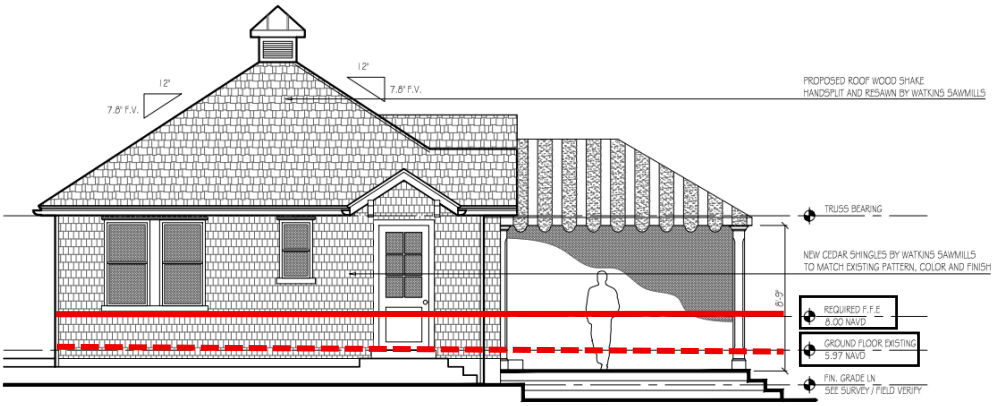
The previously approved scope of work was determined to meet Sections 54-122 and 54-123 of the Town's code. Due to a substantial improvement, a variance from the floodplain requirement in Chapter 50, Floods, is needed to avoid raising the primary residence and accessory structure.

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

The property is located within Flood Zone AE 7, which requires a base flood elevation of 7' (plus 1' freeboard) = 8' NAVD. The floodplain variance would allow the existing structures to be maintained at the current finished floor elevations of 4.47' NAVD (Main Structure) and 5.97' NAVD (Rear Structure).



2 PROPOSED SOUTH - FRONT ELEVATION
1/4" = 1'-0"



5 GUEST HOUSE - PROPOSED WEST ELEVATION
1/4" = 1'-0"

CONCLUSION:

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

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

WRB:JGM:FHM:ALF

Letter of intent

December 9th , 2025

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

Re: ZON-25-00..
Property Address: 345 Brazilian Avenue, Palm Beach, FL 33480

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

On behalf of **Rob and Randi Valerious**, we respectfully submit this Letter of Intent to request a **Flood Plain Variance** for the property located at **345 Brazilian Avenue, Palm Beach, FL 33480**.

This property is a **designated Landmarked Building** within the Town of Palm Beach, and the owners remain committed to its long-term preservation while striving to meet applicable regulatory requirements. The requested variance pertains to both structures on the property—the primary residence and the detached guest house—which currently maintain finished floor elevations below the Town's minimum elevation standard. Under the Town's floodplain management regulations, the **required finished floor elevation is 7 feet NAVD + 1 foot of freeboard**, for a total required elevation of **8.0 feet NAVD**.

By comparison, the **primary residence has an existing finished floor elevation of 4.47 feet NAVD**, and the **detached guest house has a finished floor elevation of 5.97 feet NAVD**. Raising either structure approximately **2 to 3.5 feet** to meet the mandated 8.0 feet NAVD threshold would significantly alter their proportions, undermine their architectural integrity, and jeopardize the very characteristics for which they were landmarked. For these reasons, we respectfully request a variance allowing the existing elevations to remain.

We also note that **Section 50-114** of the Town Code specifically authorizes the issuance of a variance for the repair, improvement, or rehabilitation of a historic building eligible for exception under the Florida Building Code, Existing Building, Chapter 12.

As stated:

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

The proposed project—reviewed and approved by the **Landmarks Preservation Commission (LPC)**—fully satisfies these conditions. The new scope of work consists solely of preservation-focused improvements that maintain the home's historic appearance while enhancing durability:

- **Removal and replacement of existing asphalt shingles with wood shakes**, returning the roof to a historically compatible material.
- **Removal and replacement of existing wood siding with new wood shingles**, carefully matched to the existing pattern, color, and finish to ensure no visible change to the home's established character.
- **Removal and replacement of all existing doors and windows**, with new units matching the original design, profile, color, and finish—representing a true "like-for-like" replacement.

These improvements do **not** alter the architectural character or compromise the building's landmark status. Instead, they reinforce the preservation intent and maintain full compliance with the **Secretary of the Interior's Standards for Rehabilitation** as well as **Sections 18-306, 54-122, and 54-123** of the Town Code.

In accordance with Section 50-114, the requested variance represents the **minimum necessary** action to preserve the historic character and proportions of both structures. Conformance to the required 8.0 feet NAVD finished floor elevation is not feasible without causing irreversible damage to the buildings' historic fabric.

We recognize the importance of responsible floodplain management and are fully prepared to incorporate reasonable mitigation measures recommended by Town staff that do not compromise the buildings' historic integrity.
We sincerely appreciate your consideration of this request and look forward to working collaboratively with Town staff and the appropriate review boards to reach a solution that balances public safety, regulatory requirements, and the preservation of Palm Beach's irreplaceable historic resources.

Respectfully submitted,

Sincerely,

Yianni Varnava

Varnava Design Studio LLC.

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

AR101023
561.302.5853
design@varnavadesignstudio.com

FORT LAUDERDALE
1706 NE 18th Street
Fort Lauderdale FL 33305

LPC 12.17.25

Renovation of a Landmarked residence for:
Mrs. Randi & Mr. Rob Valerious

345 Brazilian Avenue
Palm Beach, Florida 33480

ZON-25-00..

VARIANCE REQUEST

1. FLOOD PLAIN VARIANCE FOR MAIN HOUSE & GUEST HOUSE

SCOPE OF WORK

- REMOVAL AND REPLACEMENT OF EXISTING ASPHALT SHINGLES WITH WOOD SHAKES
- REMOVAL AND REPLACEMENT OF EXISTING WOOD SIDING WITH WOOD SHINGLES (TO MATCH EXISTING PATTERN, COLOR AND FINISH)
- REMOVAL AND REPLACEMENT OF ALL EXISTING DOOR AND WINDOWS (DESIGN, COLOR AND FINISH TO MATCH EXISTING, A LIKE TO LIKE REPLACEMENT)

DRAWING INDEX

CP-001 COVER PAGE
SP-001 SITE PLAN
SP-001 HOUSE IMAGES
A-001 EXISTING & PROPOSED SOUTH EXTERIOR ELEVATIONS - MAIN HOUSE
A-002 EXISTING & PROPOSED NORTH EXTERIOR ELEVATIONS - MAIN HOUSE
A-003 EXISTING & PROPOSED EAST EXTERIOR ELEVATIONS - MAIN HOUSE
A-004 EXISTING & PROPOSED WEST EXTERIOR ELEVATIONS - MAIN HOUSE
A-005 EXISTING & PROPOSED EXTERIOR ELEVATIONS - GUEST HOUSE
A-006 EXISTING & PROPOSED EXTERIOR ELEVATIONS - GUEST HOUSE
A-007 MATERIALS AND FINISHES

VARNAVA DESIGN STUDIO
AR10102 3

PALM BEACH
2875 SOUTH OCEAN BLVD
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PALM BEACH, FLORIDA 33480

FORT LAUDERDALE
1706 NE 18TH ST.
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TEL. 561.302.5853

VALERIOUS RESIDENCE

345 BRAZILIAN AVENUE
PALM BEACH FL, 33480

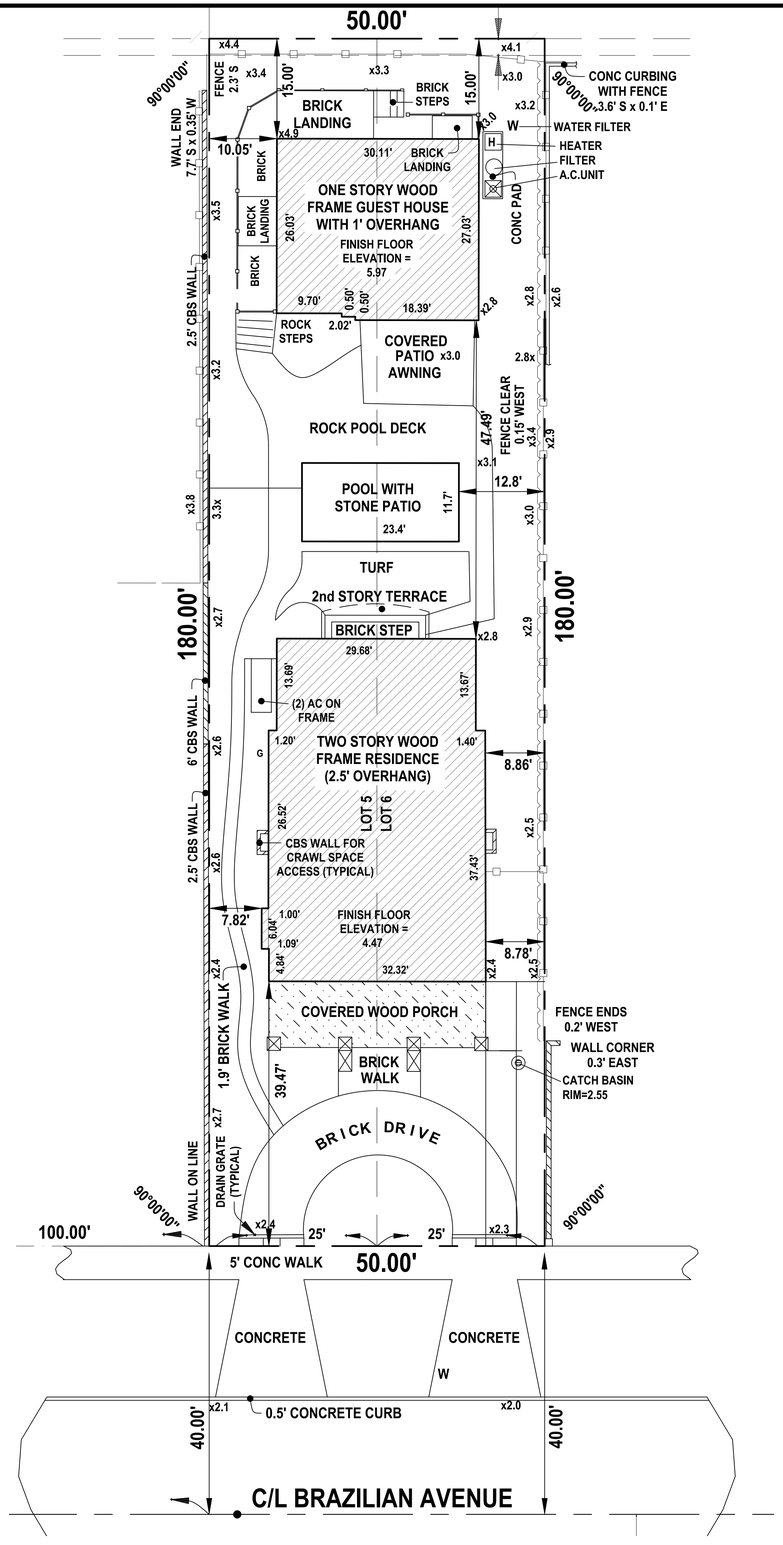
FOR REVIEW ONLY
NOT FOR CONSTRUCTION

MARK	DATE	DESCRIPTION

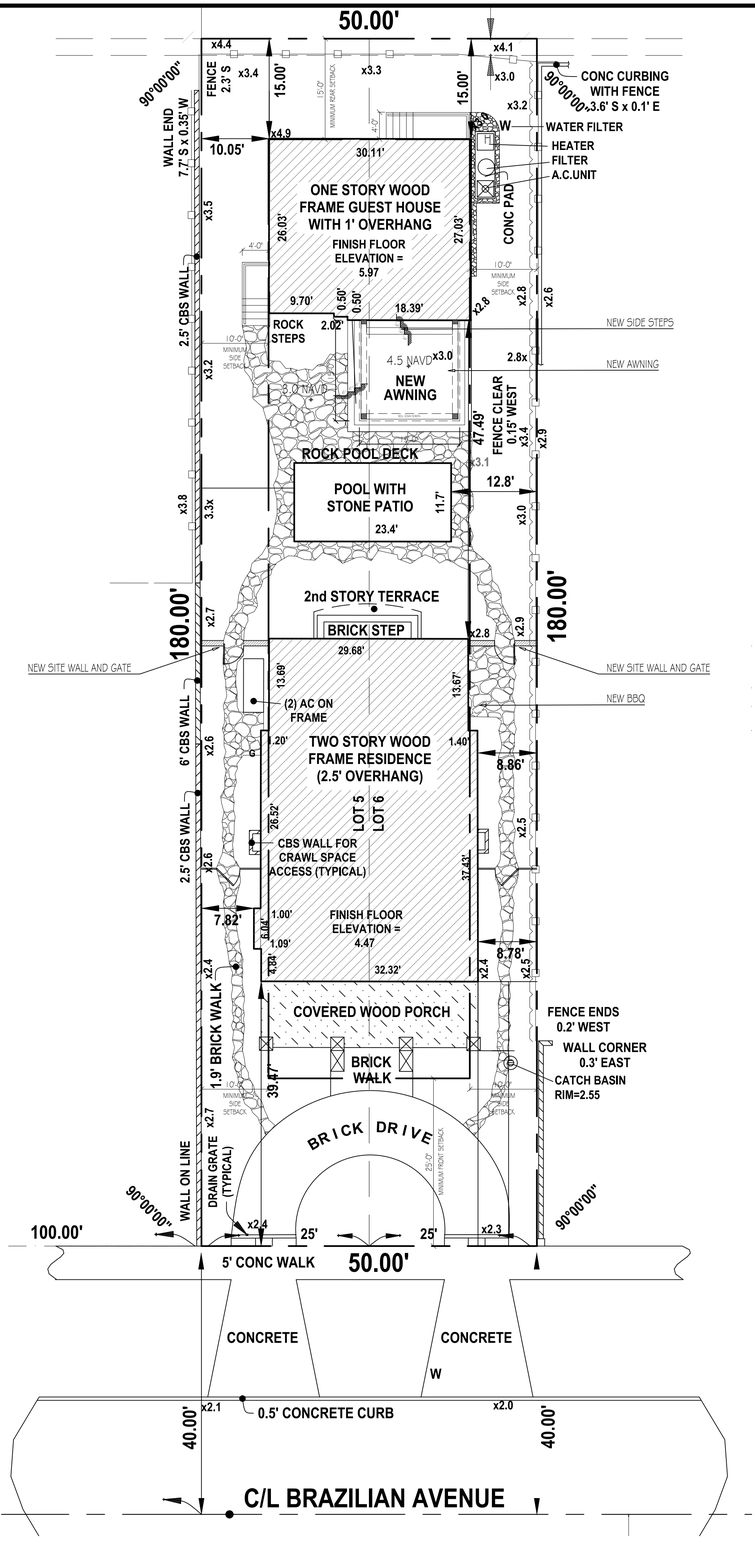
PROJECT NO: ##
CAD DWG FILE: 345 BRAZILIAN AVE - SIDING AND ROOF REPLACEMENT.DWG
DRAWN BY: R.S Y.V
CHKD BY:
PLOT DATE: 12.09.25
SHEET TITLE

COVER PAGE

CP-001



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



2 PROPOSED SITE PLAN
3/32" = 1'-0"

TOPB Zoning Legend			
Property Address:	345 Australian Avenue		
Zoning District:	R-C		
Structure Type:	WOOD FRAME		
	Required/Allowed	Existing	Proposed
Lot Size (sq ft)	10,000	9,000	9,000
Lot Depth	100'	180'	180'
Lot Width	75'	50'	50'
Lot Coverage (Sq Ft and %) for single family	30% 2,700 sq.ft.	30.38% 2,735 sq.ft.	30.38% 2,735 sq.ft.
+ 3% Awning exception	3% = 270 sq.ft.	1.94% = 175 sq.ft.	2.5% = 225 sq.ft.
Max total:	33% = 2,970 sq.ft.	32.32% = 2,910 sq.ft.	32.88% = 2,960 sq.ft.
Endosed Square Footage		4,358 sq. ft.	4,358 sq. ft.
Cubic Content Ratio (CCR) (R-B ONLY)	n/a	n/a	n/a
*Front Yard Setback (Ft.)	25' S	29.2' S	29.2' S
* Side Yard Setback (1st Story) (Ft.)	10' E,W	8.78' E 7.82' E	8.78' E 7.82' E
* Side Yard Setback (2nd Story) (Ft.)	n/a	n/a	n/a
*Rear Yard Setback (Ft.)	15' N	15' N	15' N
Angle of Vision (Deg.)	n/a	n/a	n/a
Building Height (Ft.)	n/a	n/a	n/a
Overall Building Height (Ft.)	30'	25'-6"	25'-6"
Crown of Road (COR) (NAVD)	TBD	TBD	TBD
19 MINIMUM Amount of Fill Added to Site (Ft.)	0'	n/a	n/a
Finished Floor Elev. (FFE)(NAVD)	TBD	TBD	TBD
Zero Datum for point of meas. (NAVD)			
FEMA Flood Zone Designation	AE	AE	AE
Base Flood Elevation (BFE)(NAVD)	BFE=7 FT NAVD	BFE=4.47 FT	BFE=4.47 FT

VARNAVA DESIGN STUDIO
AR10023
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2875 SOUTH OCEAN BLVD
SUITE 200-33
PALM BEACH, FLORIDA 33480
FORT LAUDERDALE
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FORT LAUDERDALE, FLORIDA 33305
TEL 561.302.5853

VALERIOUS RESIDENCE

345 BRAZILIAN AVENUE
PALM BEACH FL, 33480

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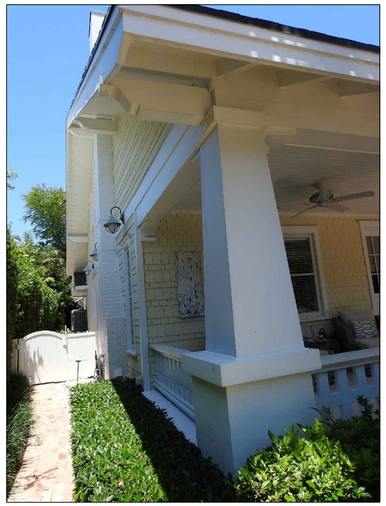
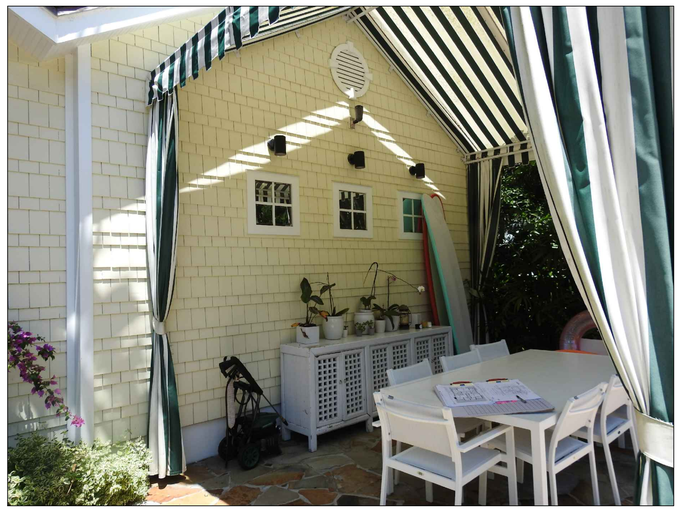
DRAWN BY:	R.S Y.V
CHKD BY:	
PLOT DATE:	12.09.25
SHEET TITLE	

SITE PLAN

CP-001





VARNAVA DESIGN STUDIO

AR1010123

PALM BEACH
2875 SOUTH OCEAN BLVD
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VALERIOUS RESIDENCE

345 BRAZILIAN AVENUE
PALM BEACH FL, 33480

North

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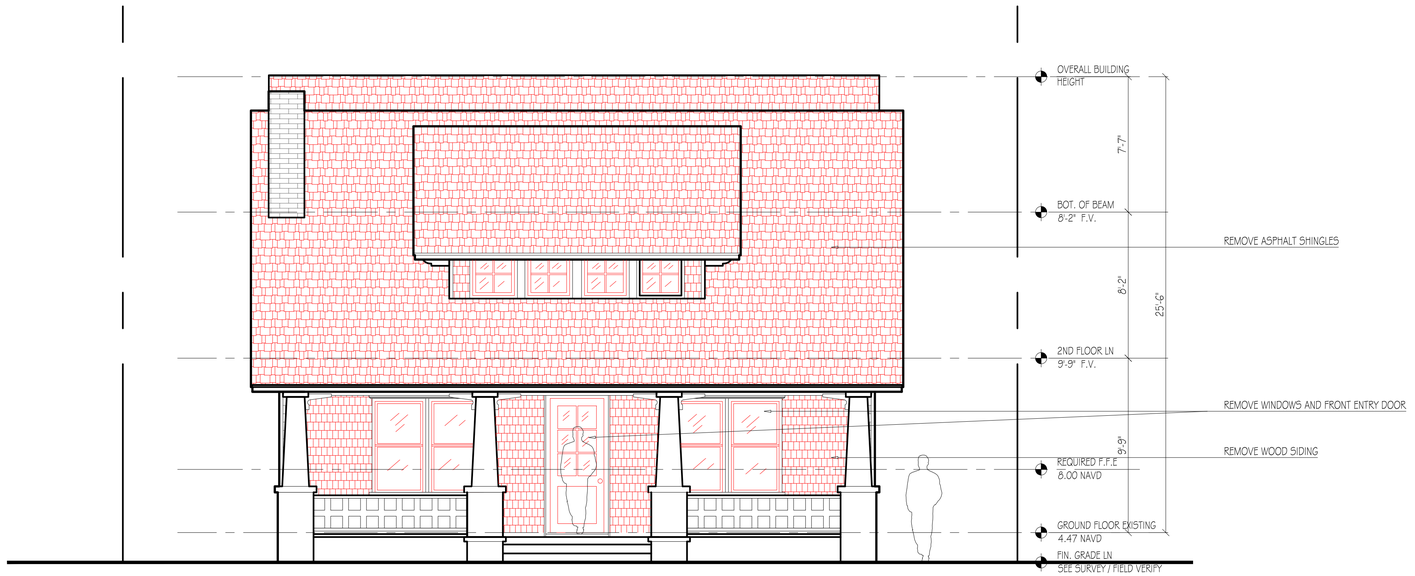
MARK	DATE	DESCRIPTION

PROJECT NO:	###
CAD DWG FILE:	SHEET NAME - SP-001 HOUSE IMAGES
DRAWN BY:	R.S/ Y.V
CHKD BY:	
PLOT DATE:	12.09.23
SHEET TITLE	

HOUSE IMAGES

SP-001



1 EXISTING SOUTH - FRONT ELEVATION

1/4" = 1'-0"

2 PROPOSED SOUTH - FRONT ELEVATION

1/4" = 1'-0"

VARNAVA DESIGN STUDIO
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DRAWN BY:	R.S Y.V
CHK'D BY:	
PLOT DATE:	12.09.25

SHEET TITLE

MAIN HOUSE EXISTING & PROPOSED SOUTH ELEVATIONS

A-001

1 EXISTING NORTH - REAR ELEVATION

1/4" = 1'-0"

2 PROPOSED NORTH - REAR ELEVATION

1/4" = 1'-0"

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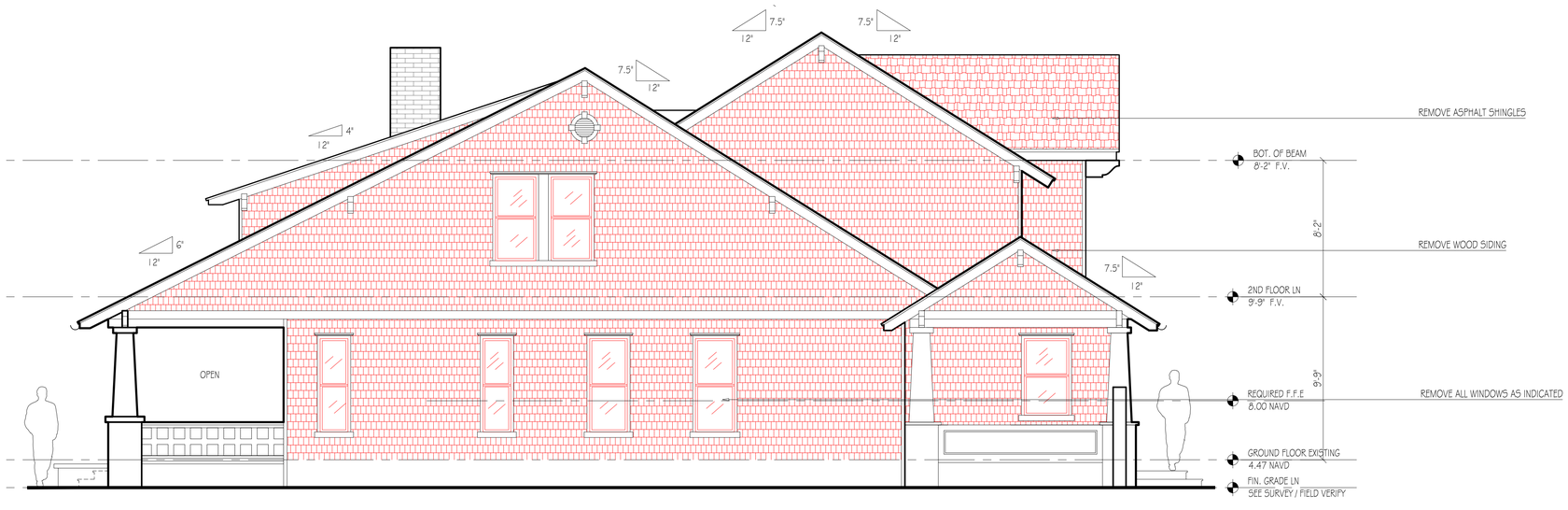
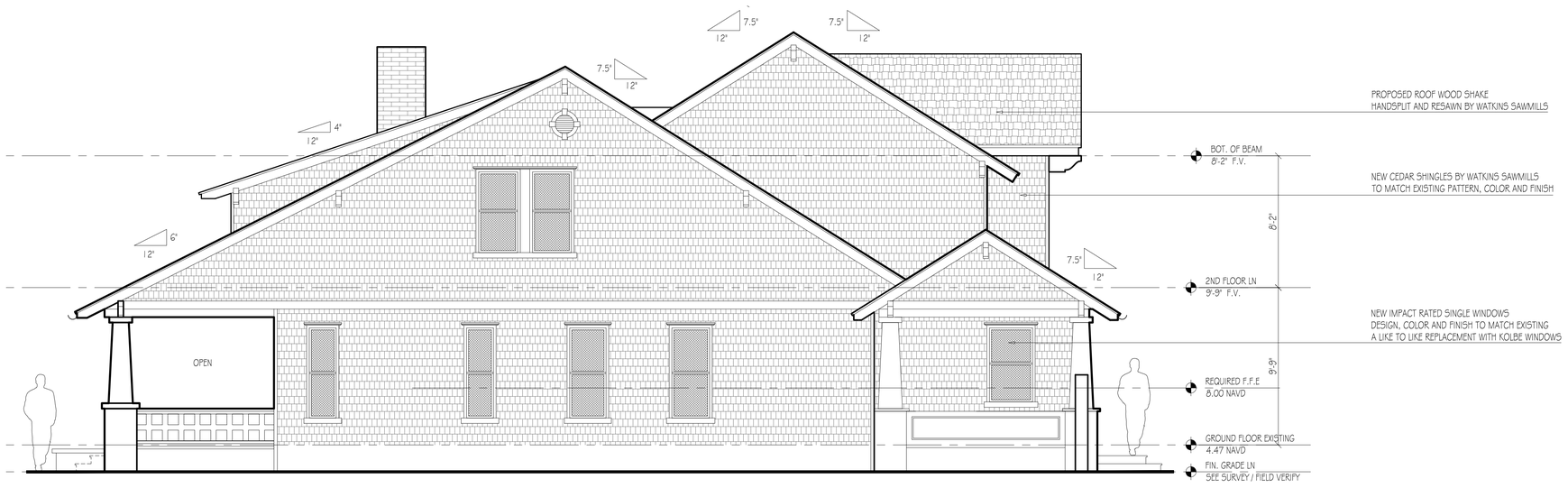
MAIN HOUSE NORTH
EXISTING & PROPOSED
ELEVATIONS

A-002



1 EXISTING EAST ELEVATION

1/4" = 1'-0"



2 PROPOSED EAST ELEVATION

1/4" = 1'-0"

VARNAVA DESIGN STUDIO
AR10010023
PALM BEACH
2875 SOUTH OCEAN BLVD
SUITE 200-33
PALM BEACH, FLORIDA 33480
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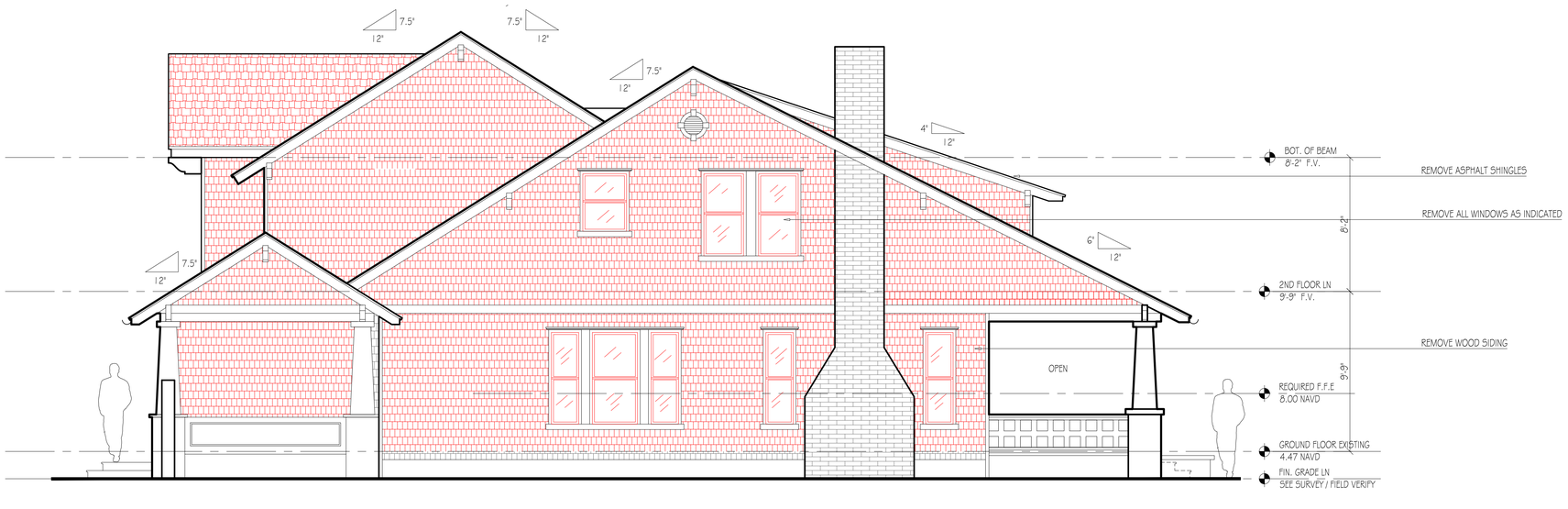
MAIN HOUSE EAST
EXISTING & PROPOSED
ELEVATIONS

A-003



1 EXISTING WEST ELEVATION

1/4" = 1'-0"

2 PROPOSED WEST ELEVATION

1/4" = 1'-0"

VARNAVA DESIGN STUDIO
AR1010123
PALM BEACH
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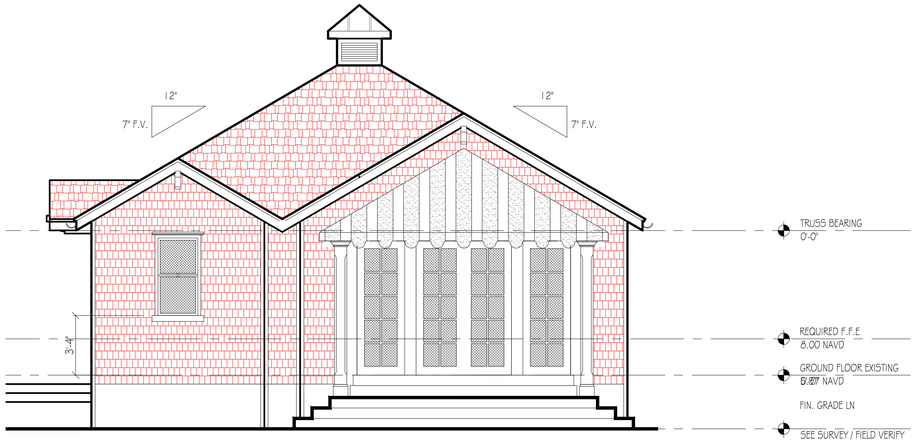
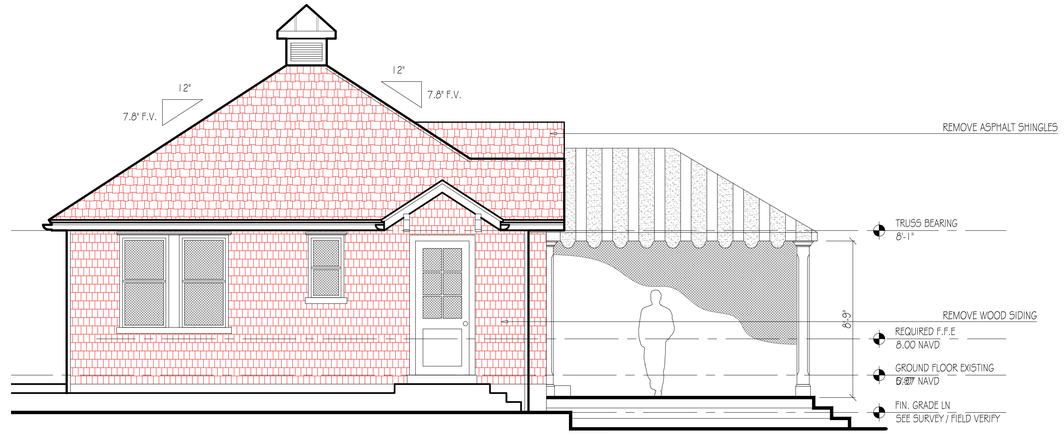
MAIN HOUSE WEST
EXISTING & PROPOSED
ELEVATIONS

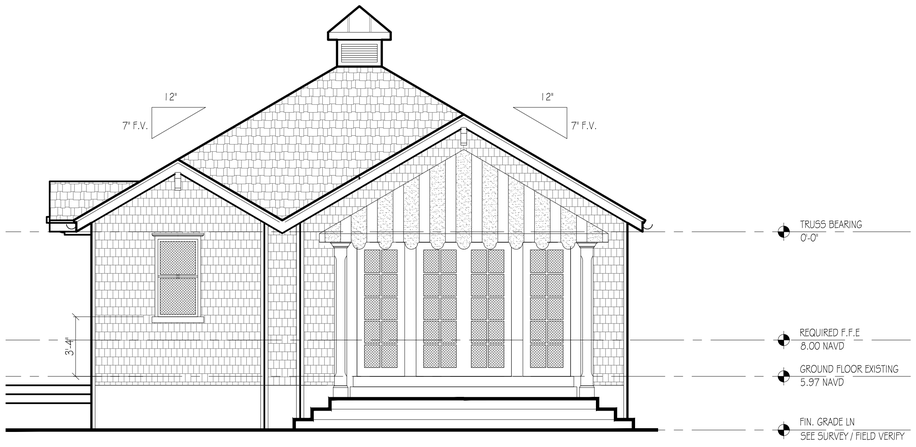
A-004



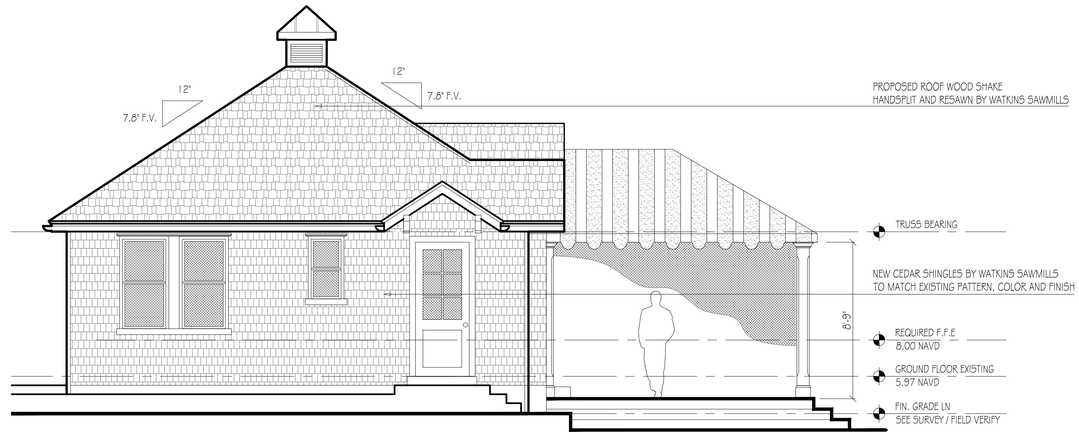
1 GUEST HOUSE - EXISTING SOUTH ELEVATION
1/4" = 1'-0"



4 GUEST HOUSE - EXISTING WEST ELEVATION
1/4" = 1'-0"



2 GUEST HOUSE - PROPOSED SOUTH ELEVATION
1/4" = 1'-0"



5 GUEST HOUSE - PROPOSED WEST ELEVATION
1/4" = 1'-0"

VARNAVA DESIGN STUDIO
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TEL. 561.302.5853

VALERIOUS RESIDENCE

345 BRAZILIAN AVENUE
PALM BEACH FL, 33480

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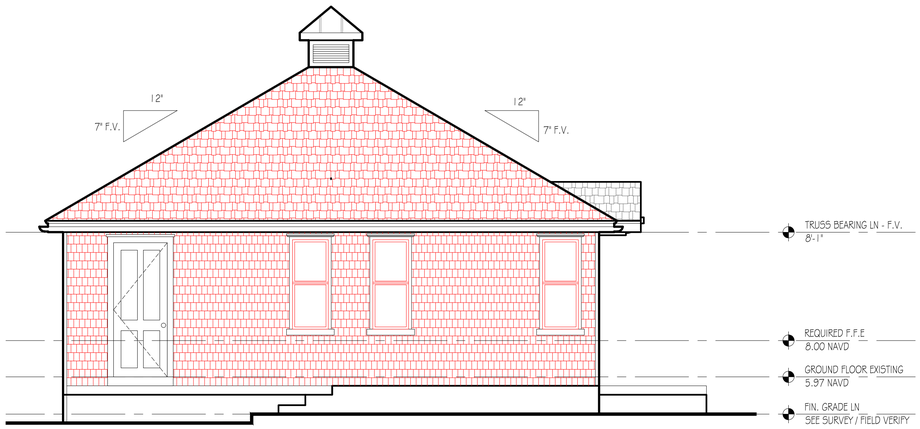
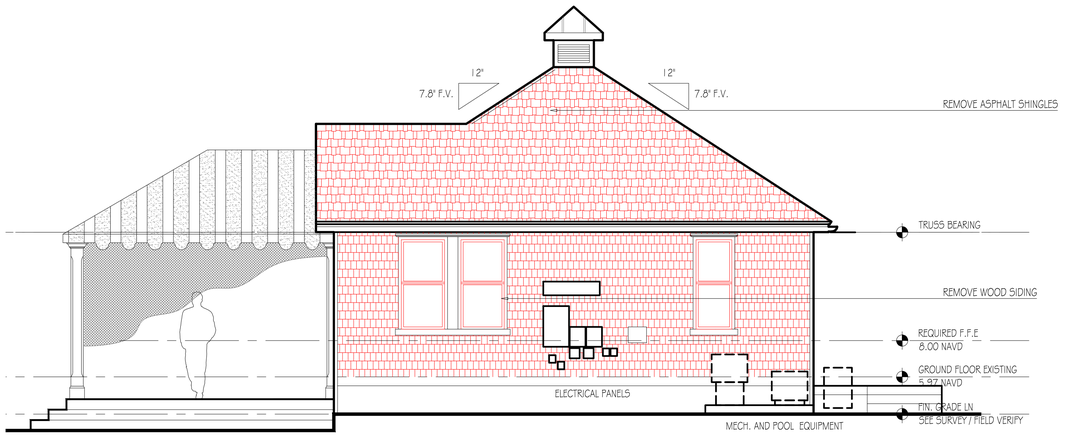
CHKD BY:	
PLOT DATE:	12.09.25
SHEET TITLE	

GUEST HOUSE EXISTING & PROPOSED SOUTH & WEST ELEVATIONS

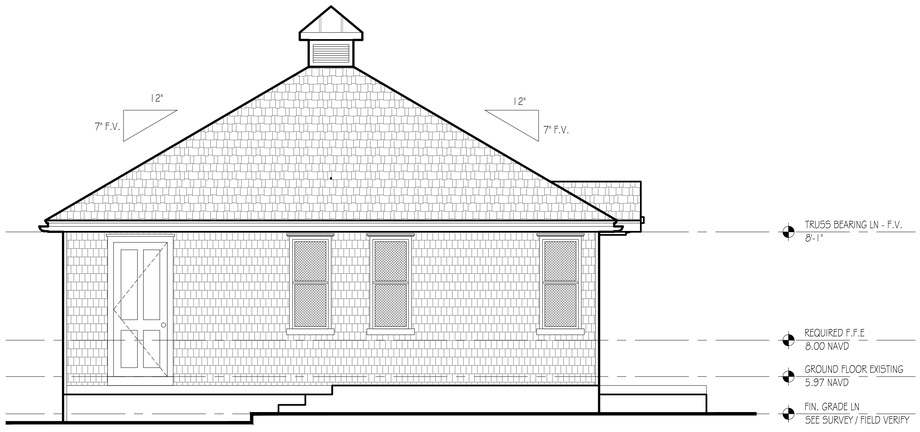
A-005



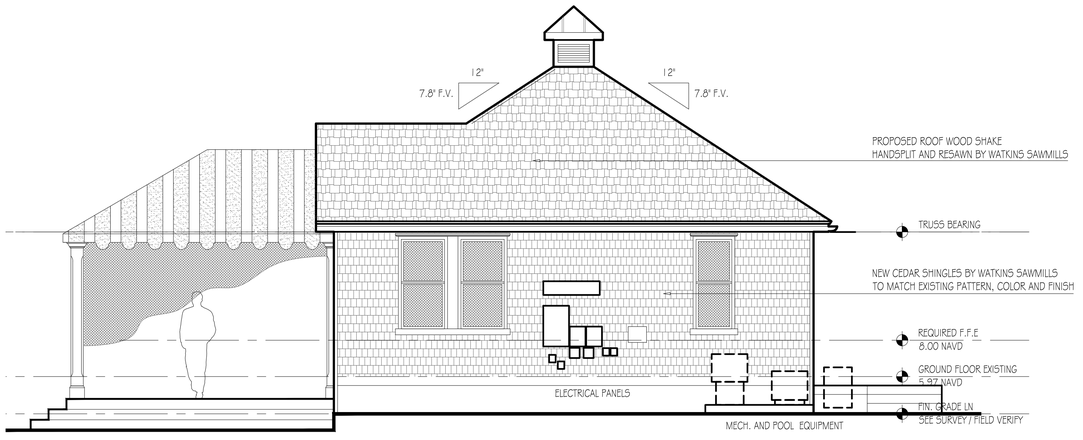
1 GUEST HOUSE - EXISTING NORTH ELEVATION
1/4" = 1'-0"



4 GUEST HOUSE - EXISTING EAST ELEVATION
1/4" = 1'-0"



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



5 GUEST HOUSE - PROPOSED EAST ELEVATION
1/4" = 1'-0"

VARNAVA DESIGN STUDIO
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VALERIOUS RESIDENCE

345 BRAZILIAN AVENUE
PALM BEACH FL, 33480

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CHK'D BY:	
PLOT DATE:	12.09.25

SHEET TITLE

GUEST HOUSE EXISTING & PROPOSED NORTH & EAST ELEVATIONS

A-006

4 NEW DOOR & WINDOWS TO MATCH EXISTING ALUMINUM CLAD PRODUCTS BY SIERRA PACIFIC
N.T.S

3 PROPOSED WOOD ROOF SHAKE BY WATKINS SAWMILLS
N.T.S

1 EXISTING WOOD SIDING
N.T.S

2 PROPOSED WOOD SHINGLES (SIDING) BY WATKINS SAWMILLS (TO MATCH EXISTING PATTERN, COLOR AND FINISH)
N.T.S

VARNAVA DESIGN STUDIO
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VALERIOUS RESIDENCE

345 BRAZILIAN AVENUE
PALM BEACH FL, 33480

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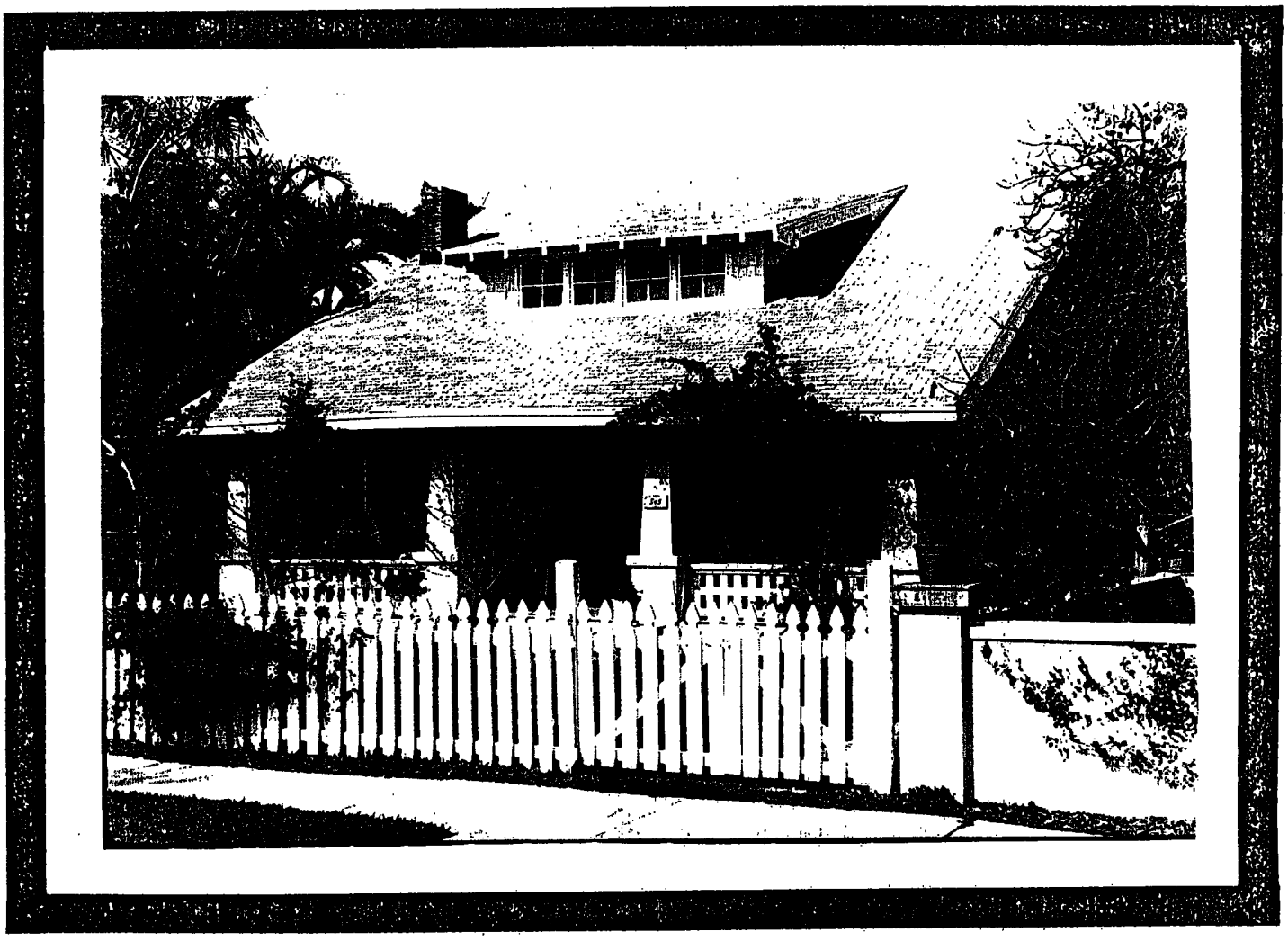
MARK	DATE	DESCRIPTION

PROJECT NO: ###
CAD DWG FILE: [illegible]
DRAWN BY: R.S Y.V
CHKD BY:
PLOT DATE: 2.09.25
SHEET TITLE

MATERIAL AND FINISHES

A-007

345 BRAZILIAN AVENUE



Designation Report

FRIDAY, FEBRUARY 16, 1990

LANDMARKS PRESERVATION COMMISSION
Palm Beach, Florida

DESIGNATION REPORT: 345 Brazilian Avenue

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Report prepared January 1990 by Eric Egan, Intern, Preservation Foundation of Palm Beach and James Edward Sved, AIA, Preservation Consultant.

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

I. General Information

Location: 345 Brazilian Avenue, Palm Beach, Florida

Date of Construction: circa 1910

Architect: Unknown

Present Owner: Merry E. Nethery

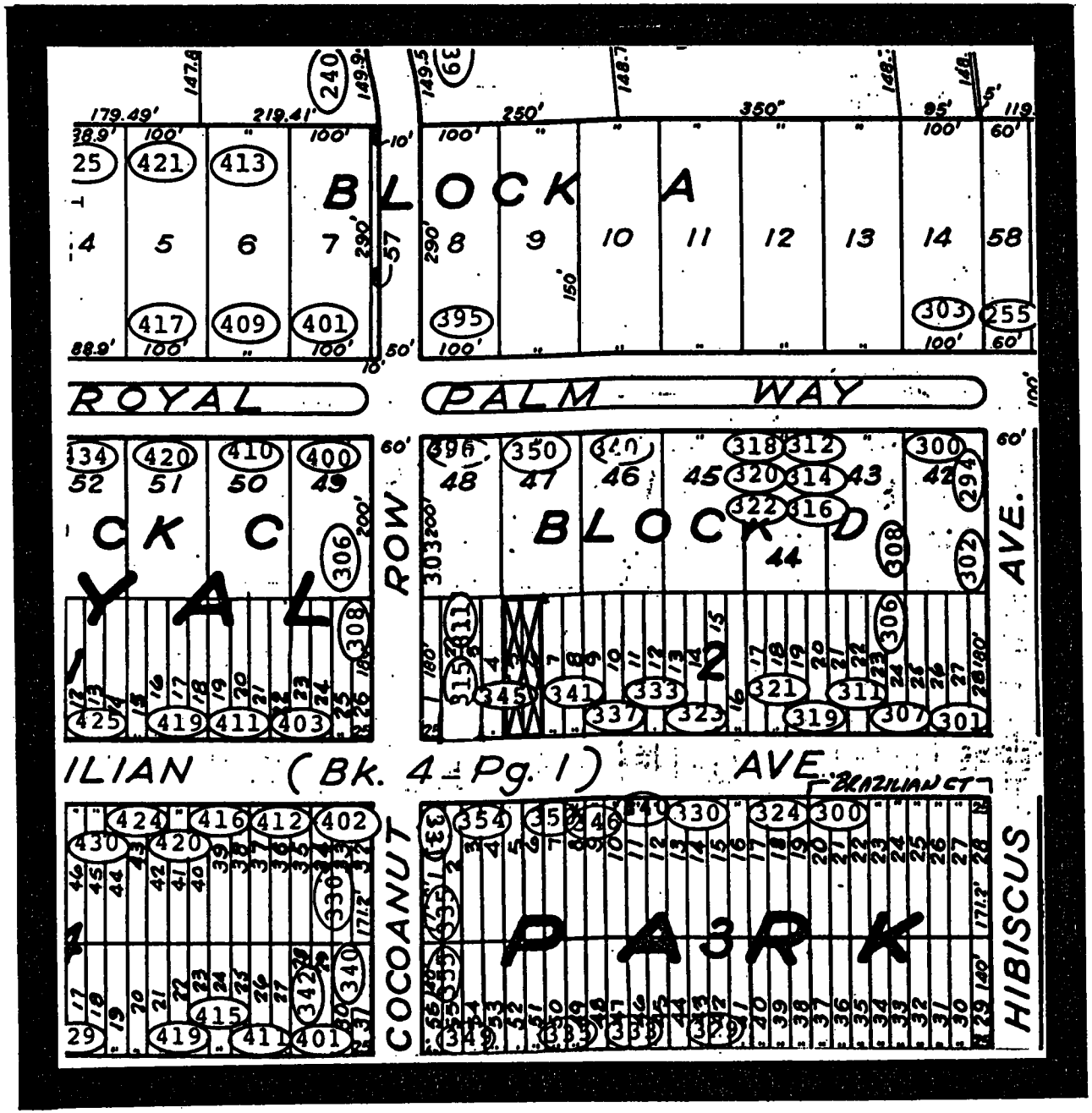
Present Zoning: R-B

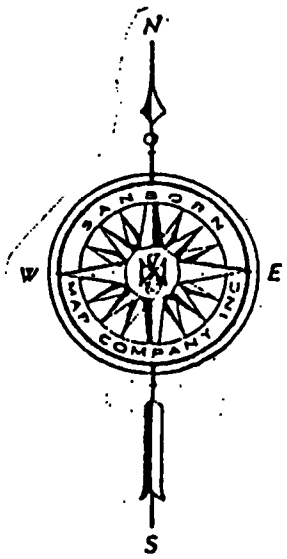
Legal Description: ROYAL PARK ADD, LTS 5 & 6 BLK 2

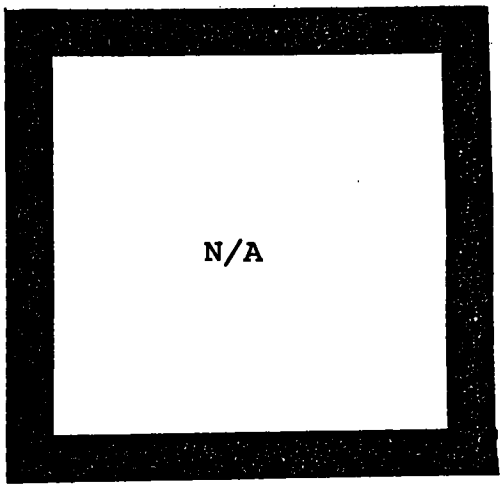
Palm Beach County Tax Folio #: 50-43-43-23-05-002-0050

Classification in the "Historic Building Survey of Palm Beach":

"This house is about 60 or 70 years old. Good proportion and a homey quality characterize such houses, often to be found in the historic part of town. Grade: D."







LOCATION MAP 345 BRAZILIAN AVENUE

III. & IV. Architectural and Historical Information

The battered piers which support the sloping gable roof identify 345 Brazilian Avenue as an example of the Bungalow style. These modest houses typified the earliest period in Palm Beach's architectural history, before the popularity of the Mediterranean Revival style. Increasingly unusual, attention has now been drawn to the necessity of preserving these legacies of Palm Beach's past.

The wide porch spreads across the face of 345 Brazilian Avenue to provide a shaded, outdoor living area in the days before air conditioning. Today it is the house's principle design element. The extended gables of the shallow roof and the raised dormer with the extended eaves add to the visual perception of horizontality.

The exterior of 345 Brazilian Avenue is clad in wood shingles, a material popular at the time of construction, for it allows air to circulate through the house. The shingles of the street facade are appropriately whitewashed, while those on the sides are left unfinished.

345 Brazilian Avenue is appropriately scaled and well-suited to its mid-town location. The house is nearly unchanged from its original design and appears to be in excellent condition. The house still maintains its open-air porch, double-hung sash windows, and porch entrance. The addition of a picket fence along the sidewalk adds to this picturesque property.

V. Statement of Significance

345 Brazilian Avenue is a fine example of the Bungalow style or architecture in Palm Beach. This house, virtually unchanged from its original design, is representative of the earliest period in Palm Beach's architectural history. These modest houses are in danger of extinction in the face of constantly escalating land prices. The best examples of the Bungalow style, like 345 Brazilian Avenue, deserve the protection and special consideration they would be afforded if designated Town Landmarks.

VI. 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."

Bungalow style houses are frequently found on the streets which were first developed in the teens and twenties. Although modest in comparison with the mansions for which Palm Beach is famous, these houses built by the earliest residents of the island have tremendous charm and employ high quality Craftsman details.

Despite their northern design influence, the wood shingle siding (often changed to clapboard) and ventilated attics allow the bungalow to "breathe" in the tropical Florida climate. The front porches which appear on nearly every bungalow encouraged outdoor living in the days before air conditioning.

345 Brazilian Avenue has many distinctive characteristics of the Bungalow style. The house is virtually unchanged from its original appearance and offers a look back in Palm Beach's architectural, social, and cultural history.

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

The Bungalow style is a wholly American design type developed in California in the late nineteenth century. Originally conceived as a one-story version of the Queen Anne style, the Bungalow style incorporated Queen Anne, Stick, and Craftsman style influences in "a distinctively American synthesis."

Features of this style include a low pitched roof, twin double

hung windows, and exteriors of weatherboard, decorative siding, and wood shingles. The entrance will always be found on a front porch, which is supported by battered, elephantine piers in the most authentic versions. While these piers are often heavily rusticated, simpler piers are often found in Bungalow variations.

The battered piers, shallow-pitched gable roof, front porch, and wood shingle siding show 345 Brazilian Avenue to be a very pure Bungalow style house valuable for study in terms of period, style, method of construction, and craftsmanship.

VII. 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.

Sved, James Edward "Architectural Styles" section for Preservation Guidelines, Preservation Foundation of Palm Beach and Town of Palm Beach, 1990.

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

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TOWN OF PALM BEACH

Information for Landmarks Preservation Commission Meeting on:
December 17, 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.

Date: 12/10/2025

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.

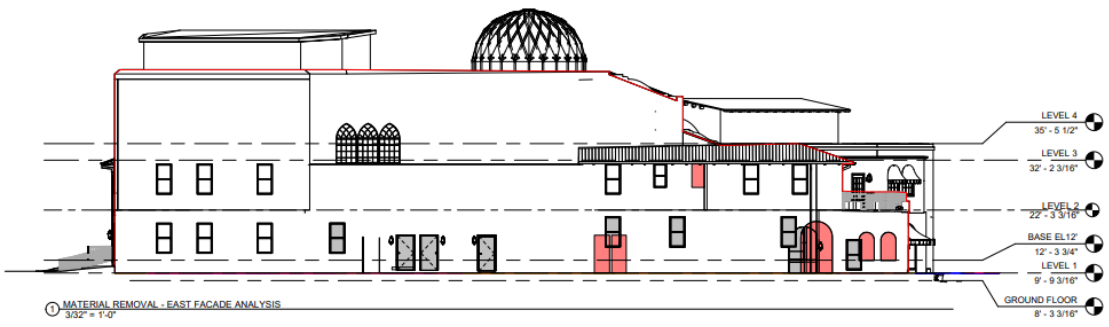
See Town Council staff report for further analysis of the site plan review, special exceptions, and variance requests.

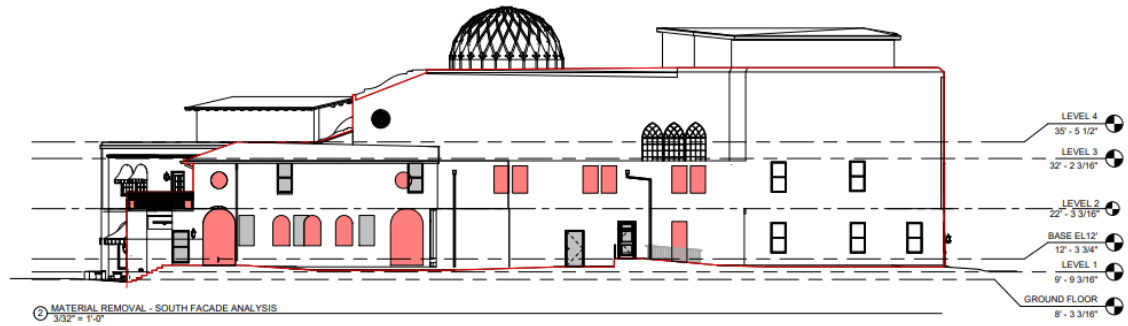
HISTORIC PRESERVATION ANALYSIS:

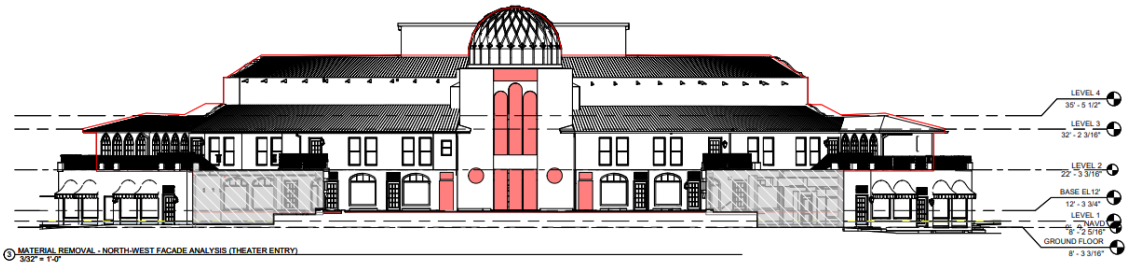
All of the modifications to the exterior of the landmarked structure will be reviewed and approved during the Certificate of Appropriateness review by the Landmarks Preservation Commission, which will occur only after the Town Council's actions. This shall not preclude the Town Council in reviewing the 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.

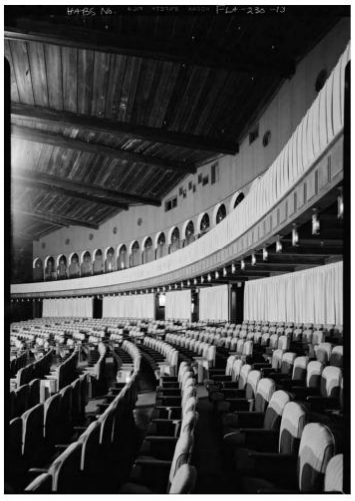






Additional material removal includes the existing barrel tiles, awnings, and rooftop mechanical equipment screening.

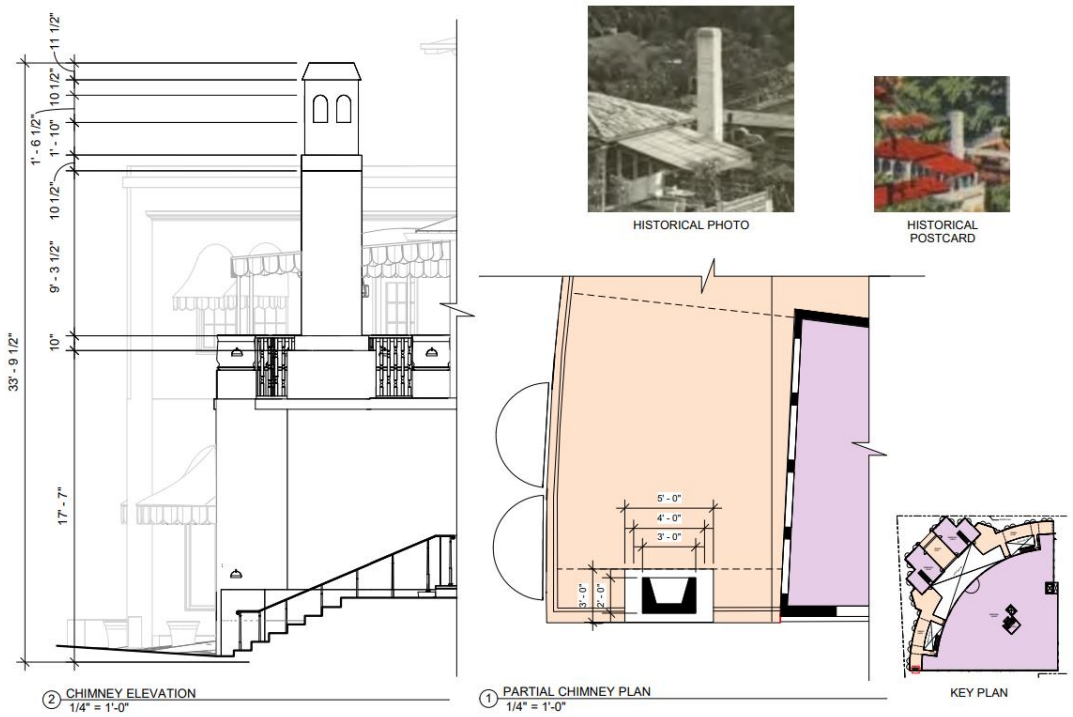
Although the building interiors are not landmarked, during the development review process, the applicant noted that the design intent is to incorporate historic materials into the new design wherever possible and salvage unused materials. Original features and detailing that remain in the interior are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

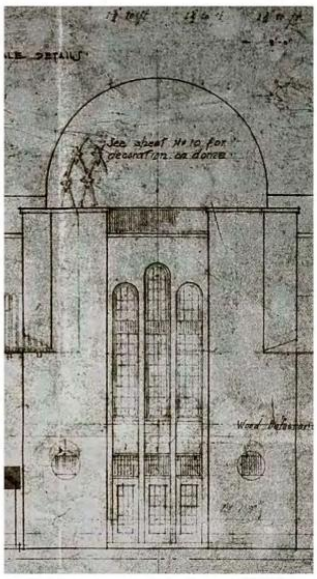


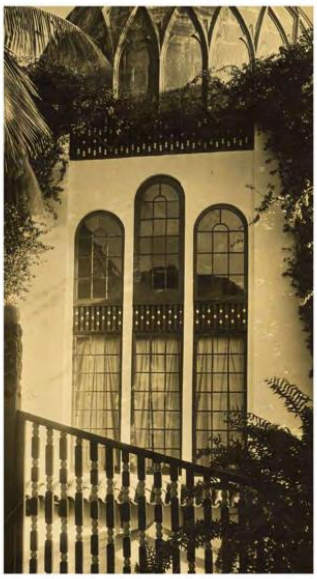
PAST REFERENCE IMAGES - 1970s, THEATER INTERIORS

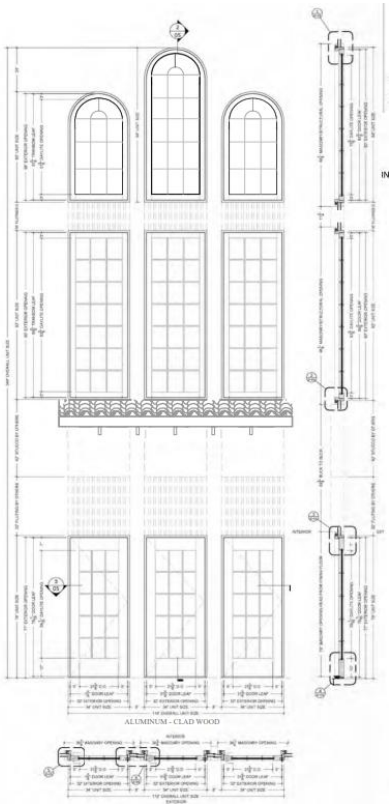
Reconstruction

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

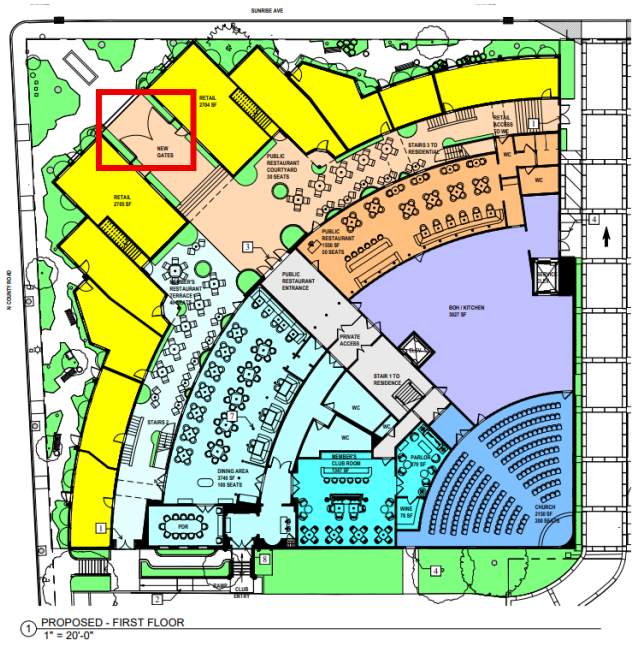
*Exact dimensions of masonry openings to be verified in filed

Rehabilitation

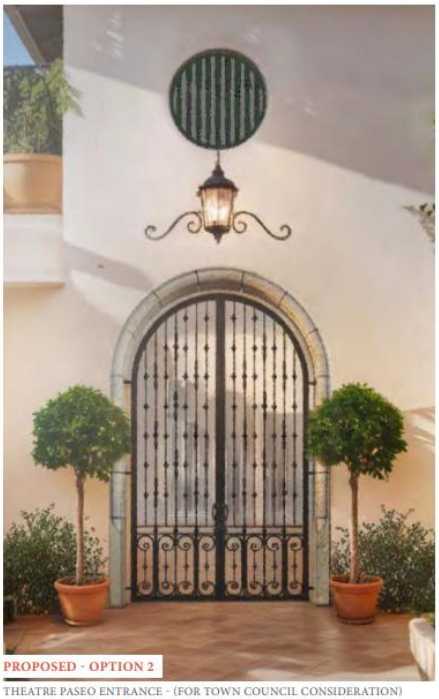
A more compatible rooftop mechanical screening system is proposed, which utilizes a terracotta tile screen.

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

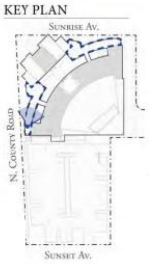
The landscape program includes the perimeter of the building, parking lot, courtyard, and potted plantings on the second-floor terraces. The plant selection is listed on sheet LP5 of the plan set.

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

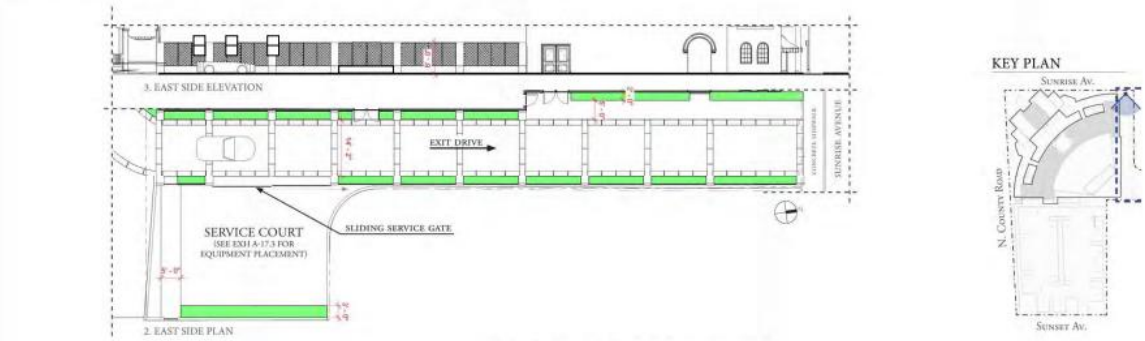
1. EXISTING CONDITION

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.

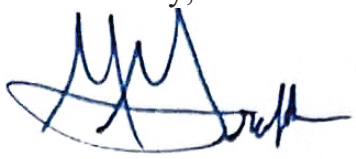
- Modifications to the exterior and interior of the landmarked structure would be reviewed for comment by the Landmarks Preservation Commission.

- 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
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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)
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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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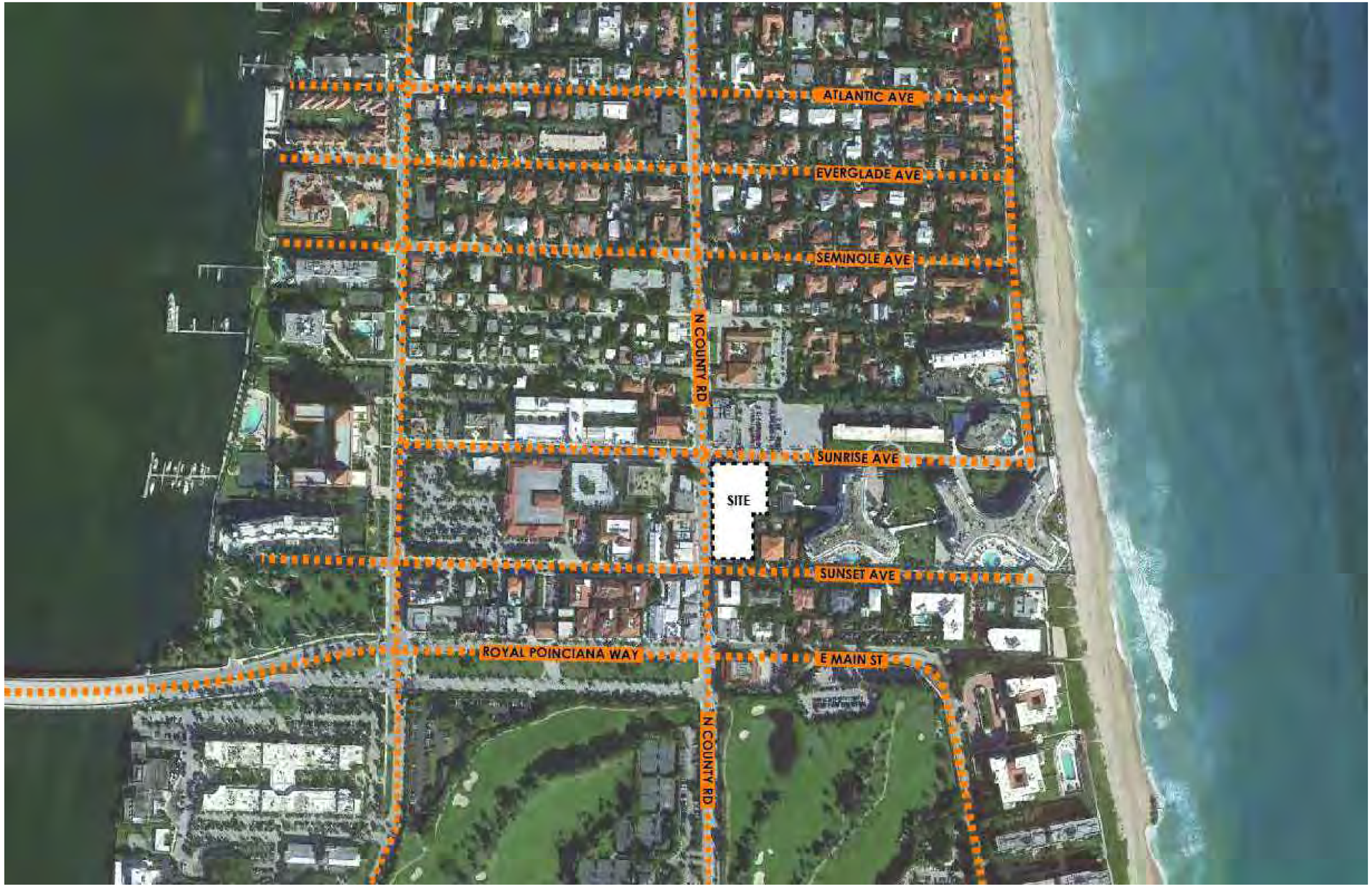

1 VICINITY MAP
3/16" = 1'-0"

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
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WEG PARAMOUNT, INC

RAMSA
ROBERT A.M. STERN ARCHITECTS

NO.	DATE	DESCRIPTION

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VINCINITY MAP

A-1

1 CONTEXT PLAN
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Scale: 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

Scale:
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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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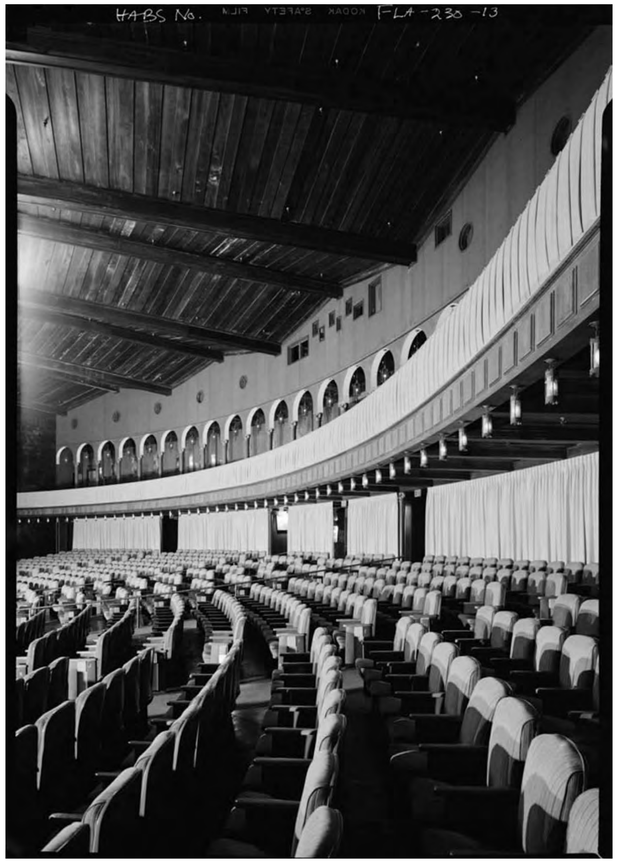
A-7



PAST REFERENCE IMAGES - 1970s, THEATER INTERIORS

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Historic Paramount Theater

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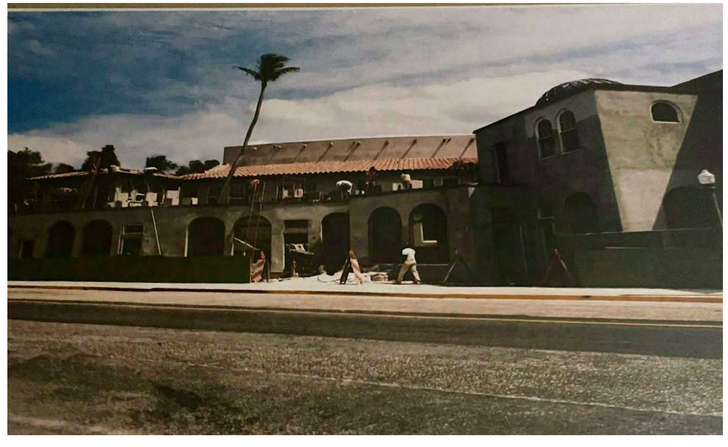
SUJECT PROPERTY & CONTEXT IMAGES



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

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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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Historic Paramount Theater

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WEG PARAMOUNT, INC

RAMSA
ROBERT A.M. STERN ARCHITECTS

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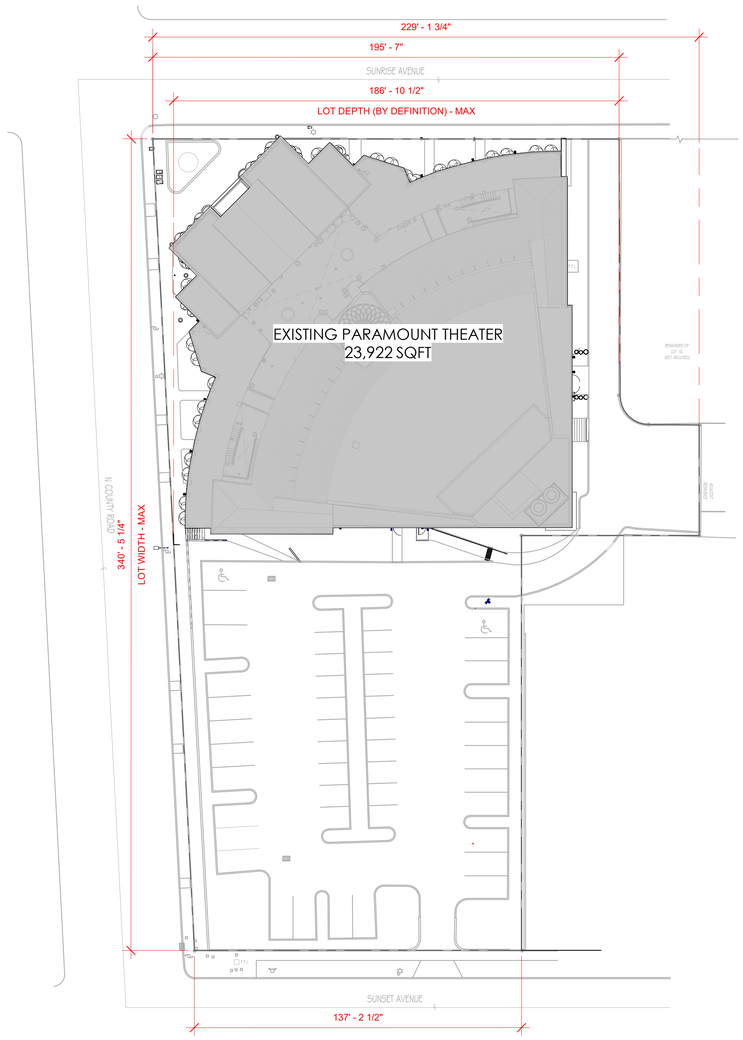
ZONING MAP

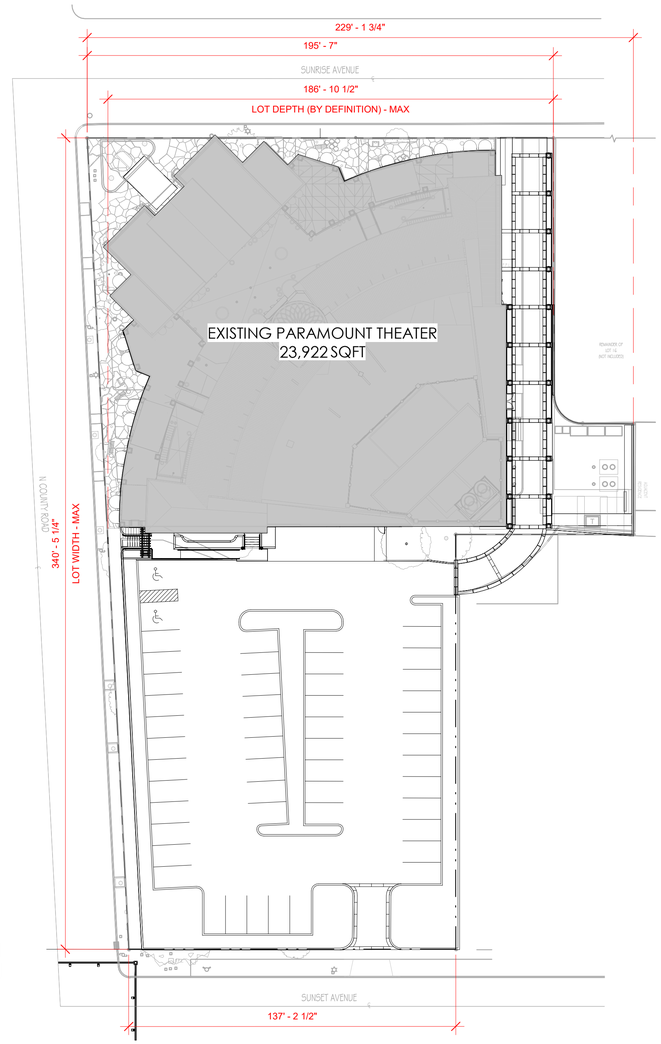
Scale: 3/16" = 1'-0"
Note: When printed on 11 x 17 paper scale is half

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

DATE	10/23/2025
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PROJECT #	24019

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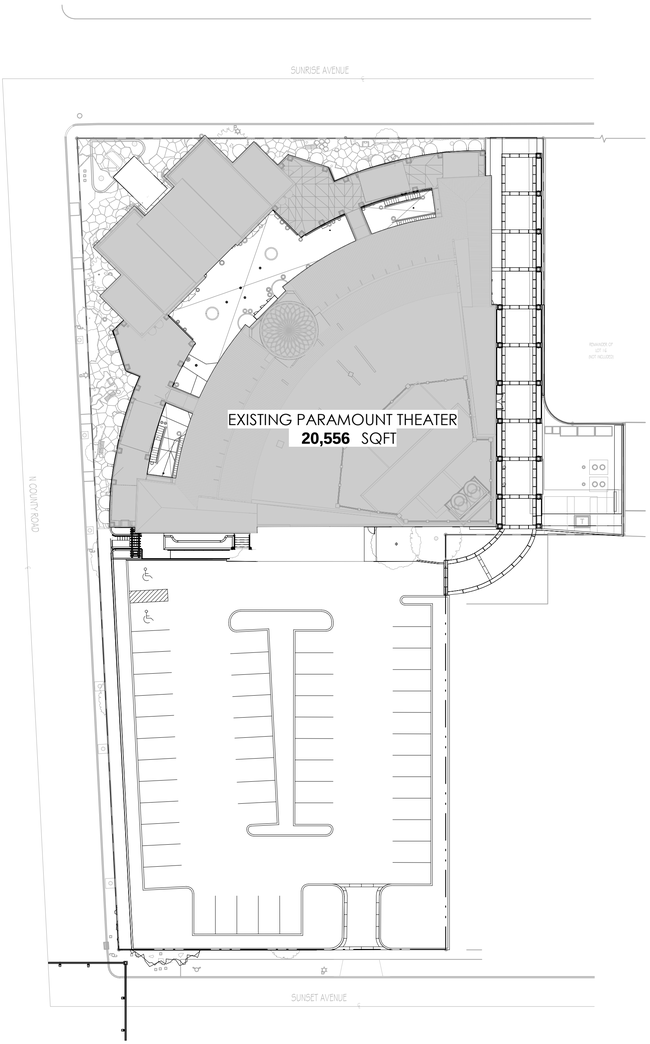
ZONING DIAGRAMS - LOT COVERAGE

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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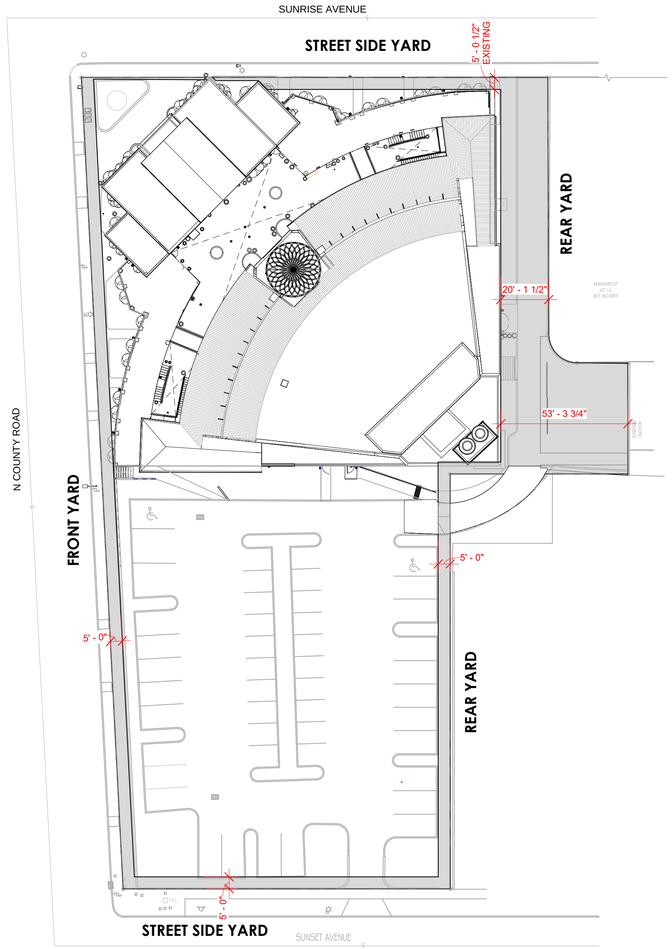
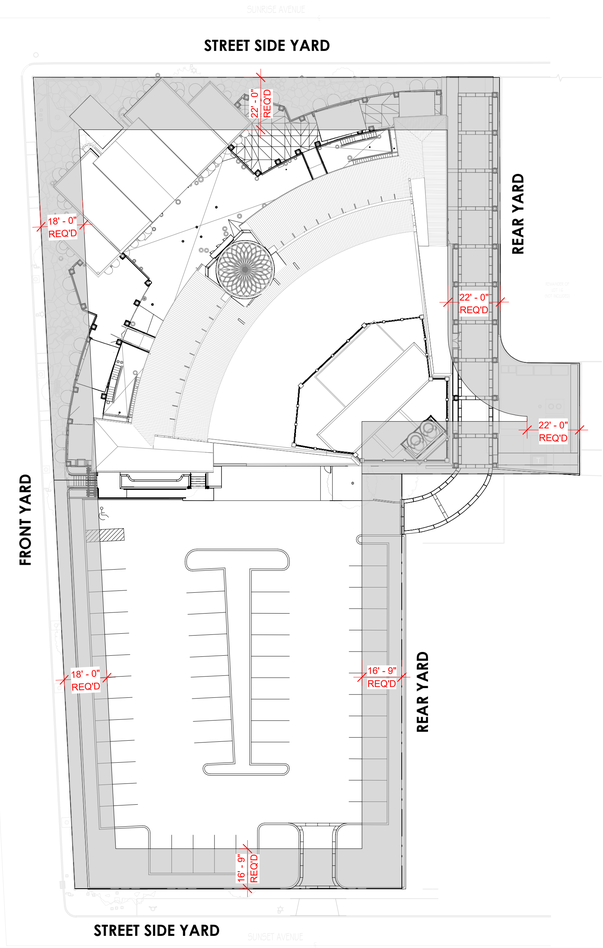
ZONING DIAGRAMS -
ENCLOSED SQUARE FOOTAGE

A-13



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



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

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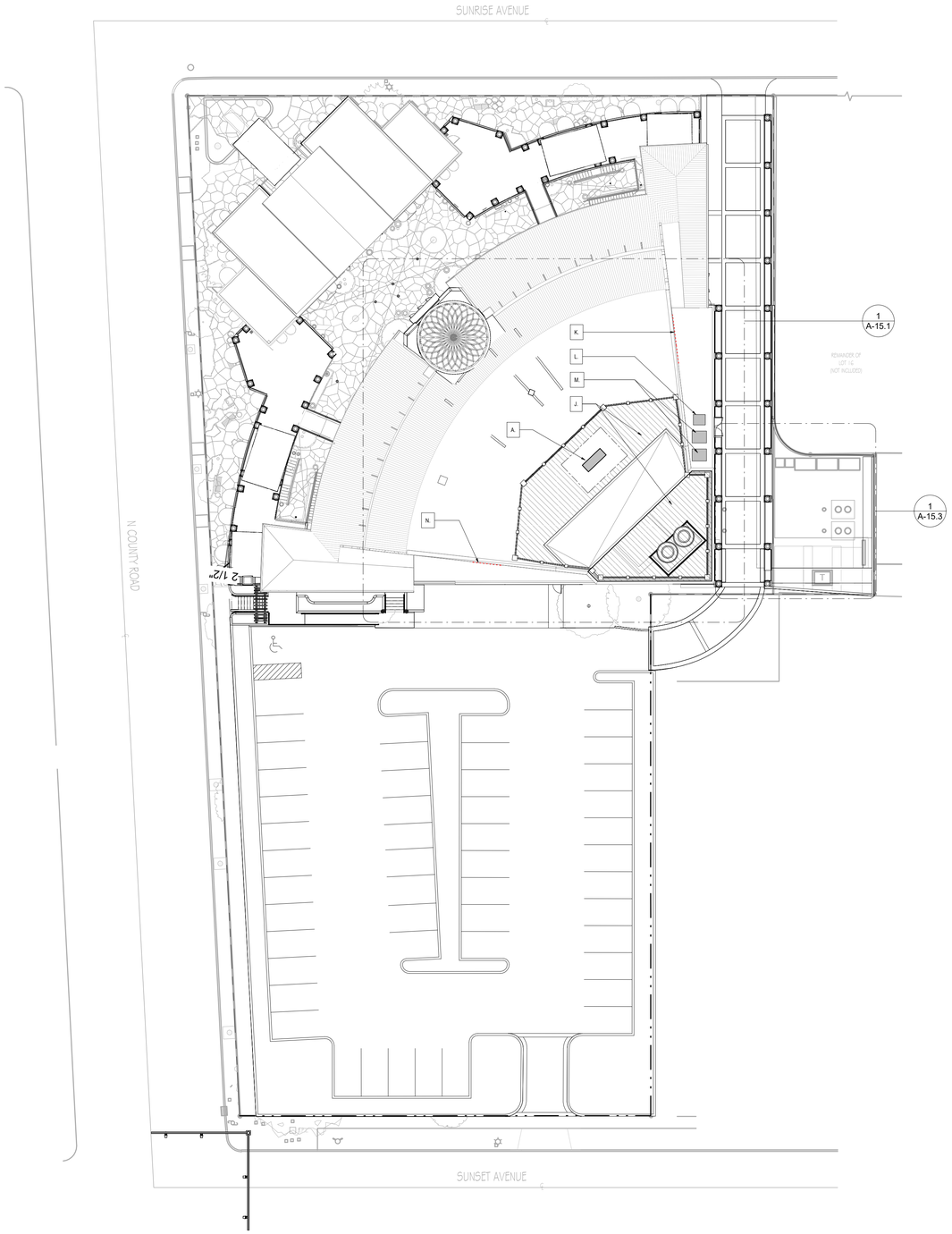
ZONING DIAGRAMS - SETBACKS

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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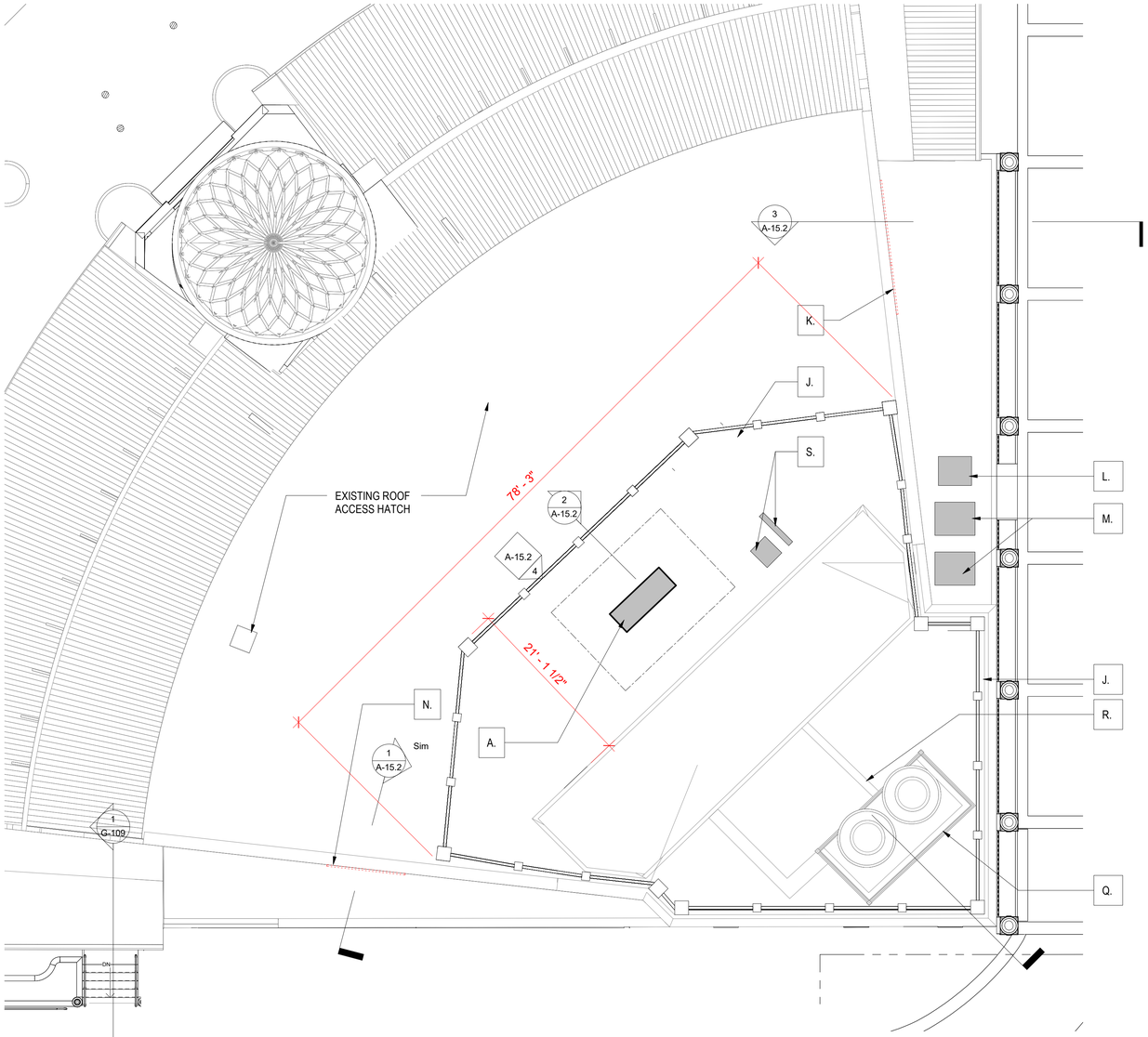
EQUIPMENT LOCATION - KEY PLAN

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

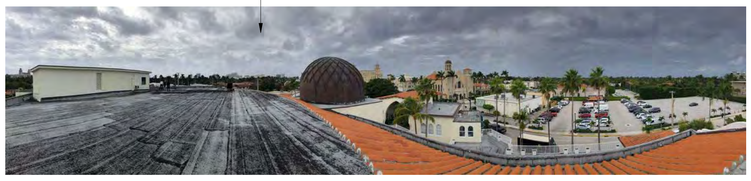
EXISTING PHOTOS - THEATRE ROOF

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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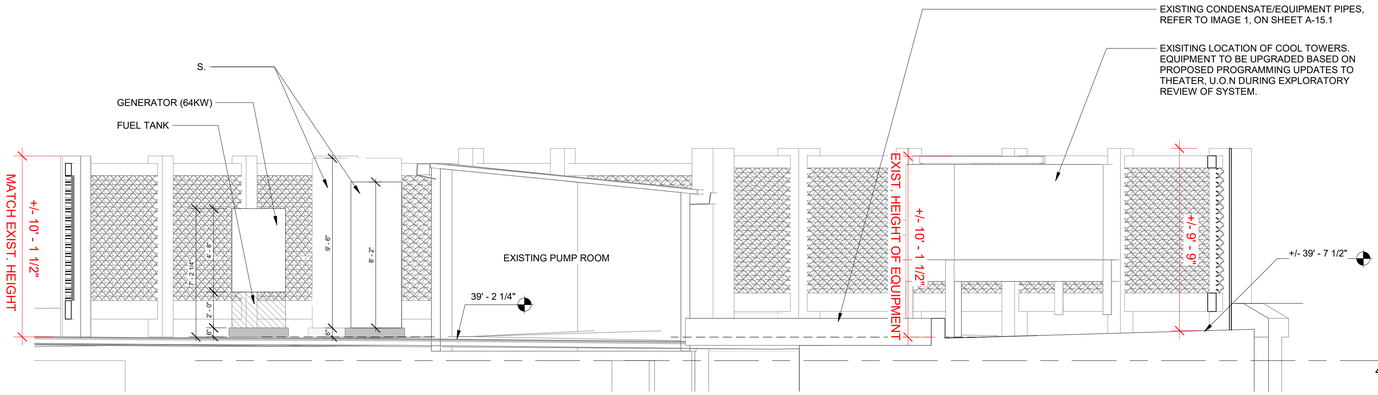
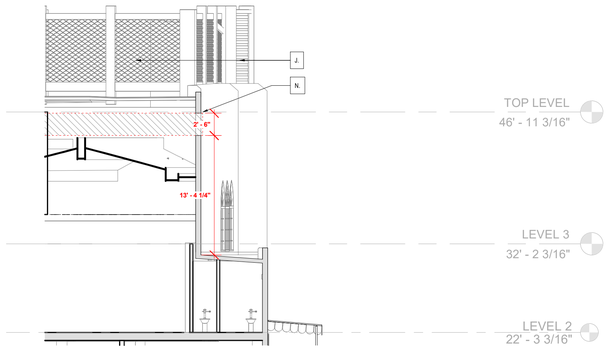
EQUIPMENT LOCATION - THEATER ROOF

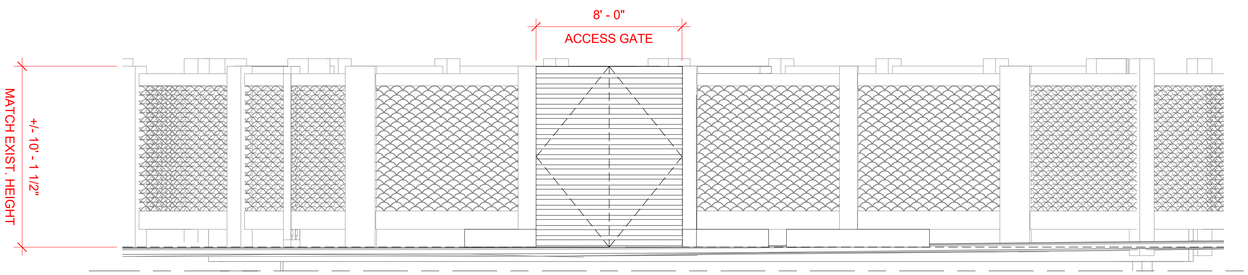
A-15.1



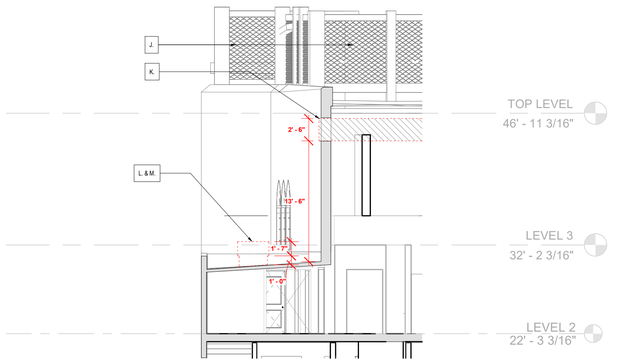
2 SECTION - THEATRE ROOF
1/4" = 1'-0"



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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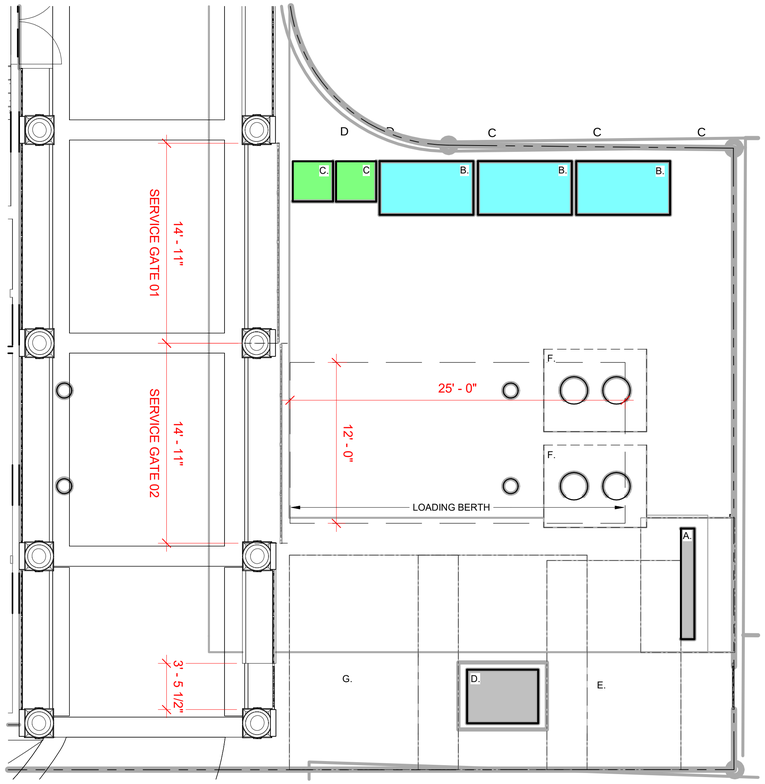
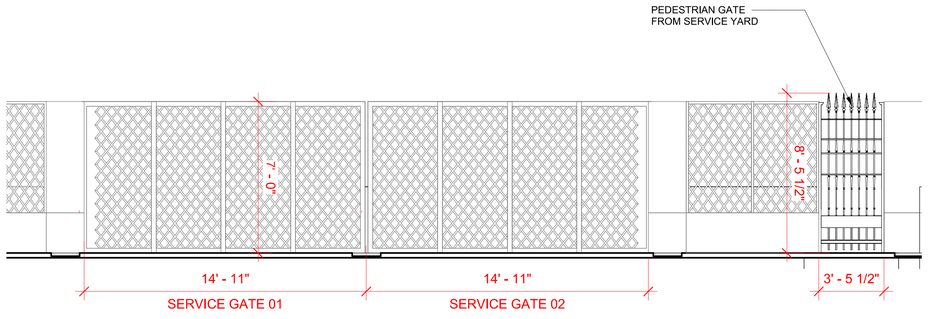
ROOF SCREEN ENCLOSURE

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

GENERAL NOTE

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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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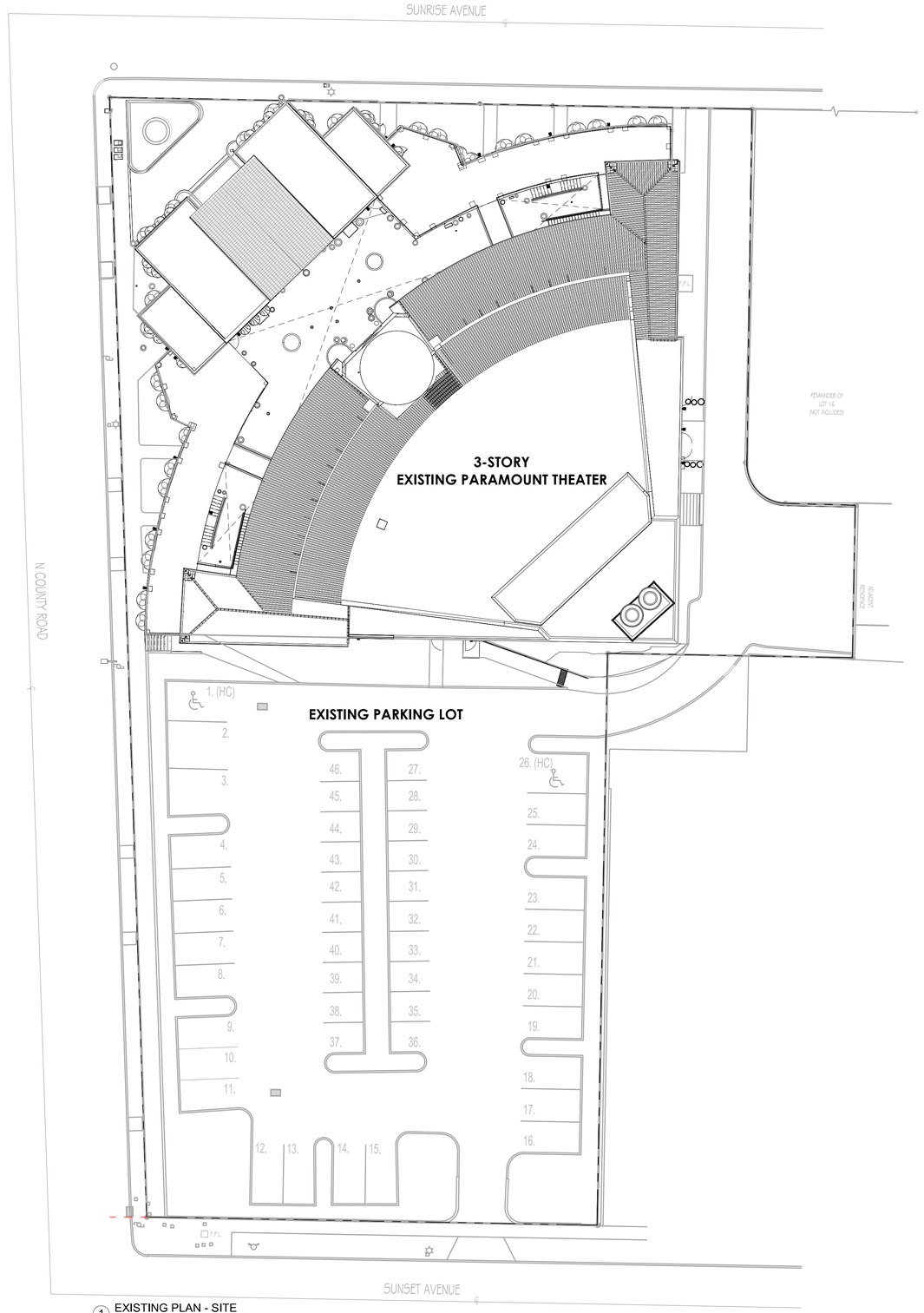
EQUIPMENT LOCATION - SERVICE COURT

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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WEG PARAMOUNT, INC

RAMSA
ROBERT A.M. STERN ARCHITECTS

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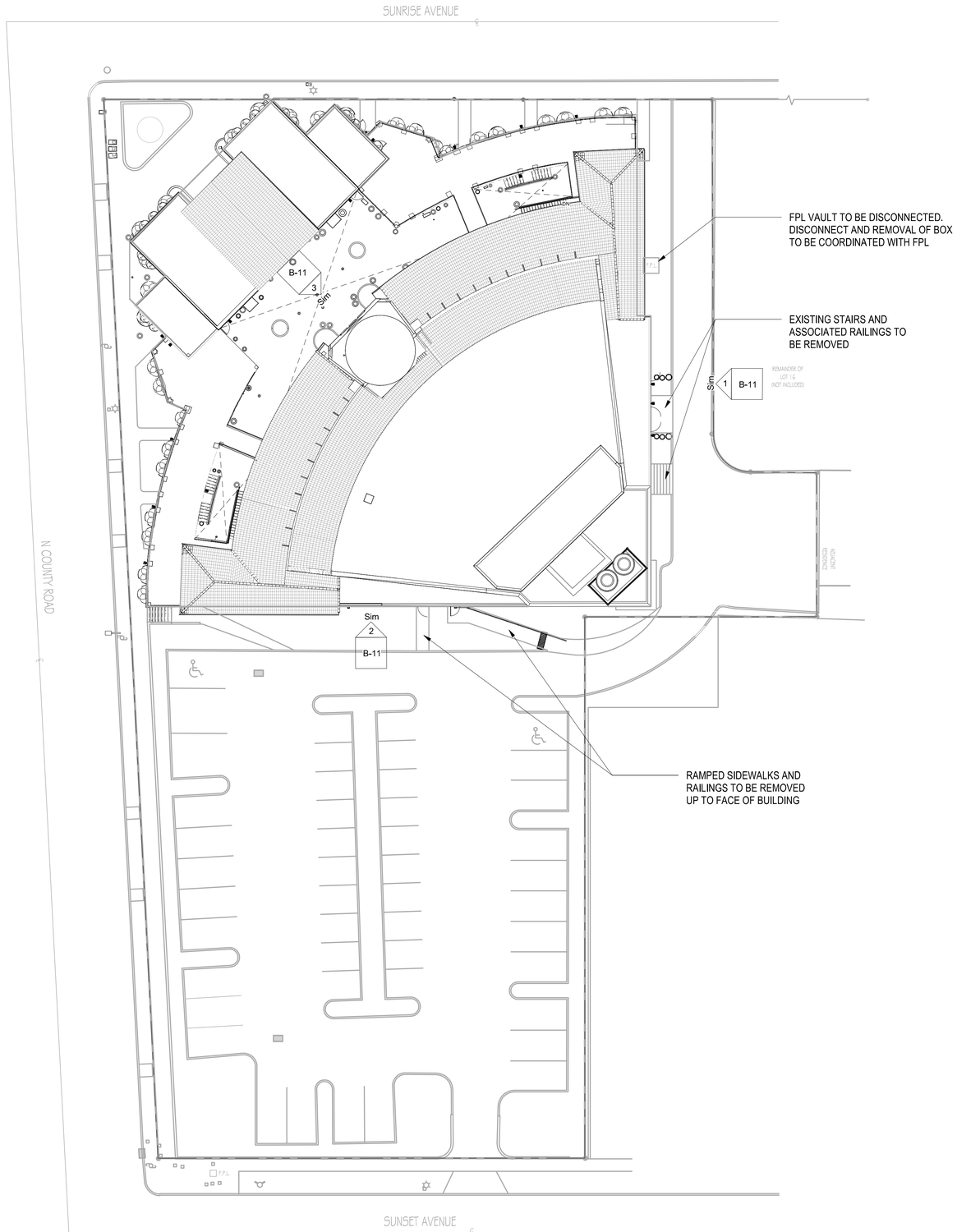
EXISTING SITE PLAN

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.

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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.
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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
MODELED	SR
CHECKED	JT/REG
PROJECT #	24019

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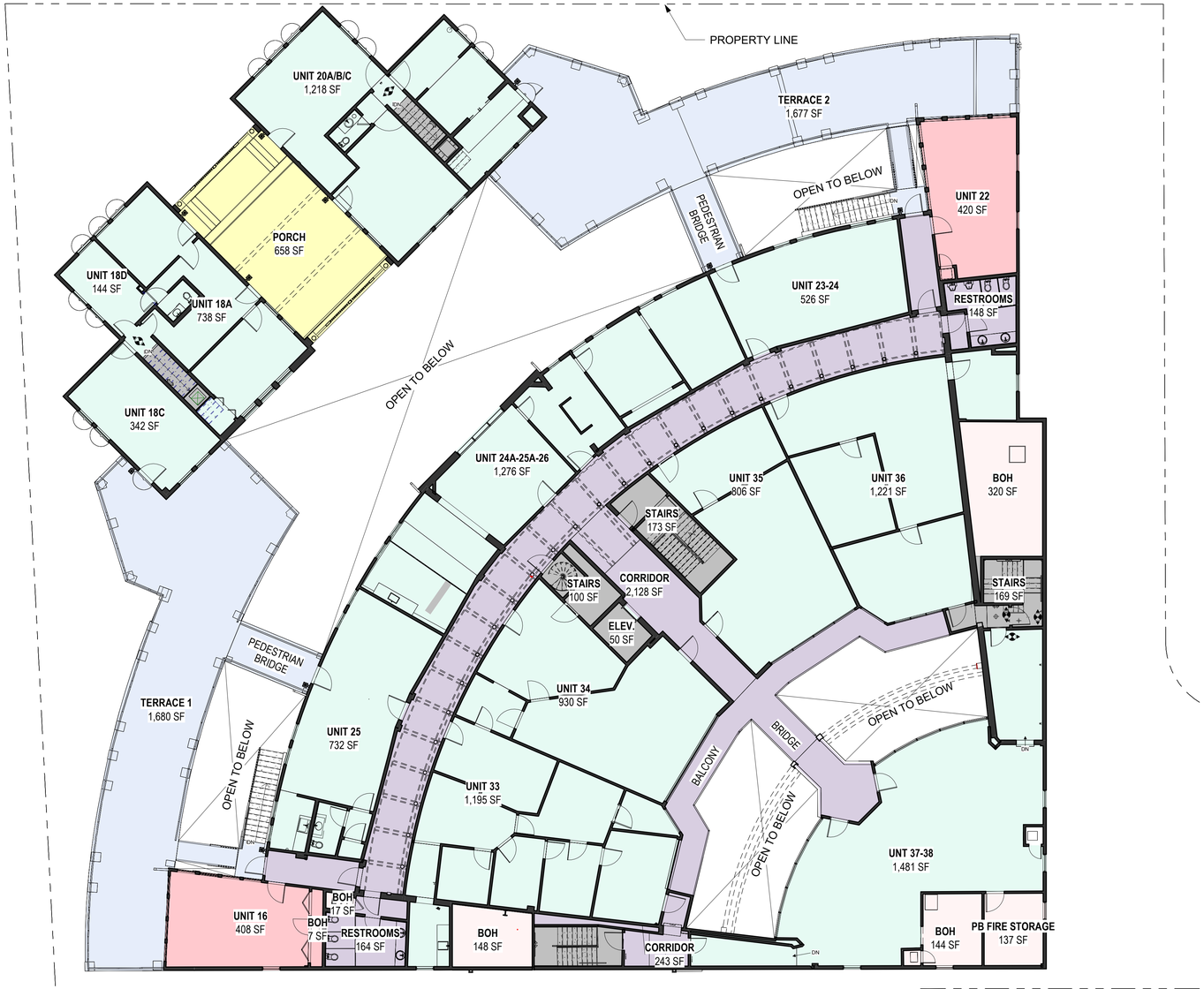
MATERIAL REMOVAL FLOOR PLAN - LEVEL 01

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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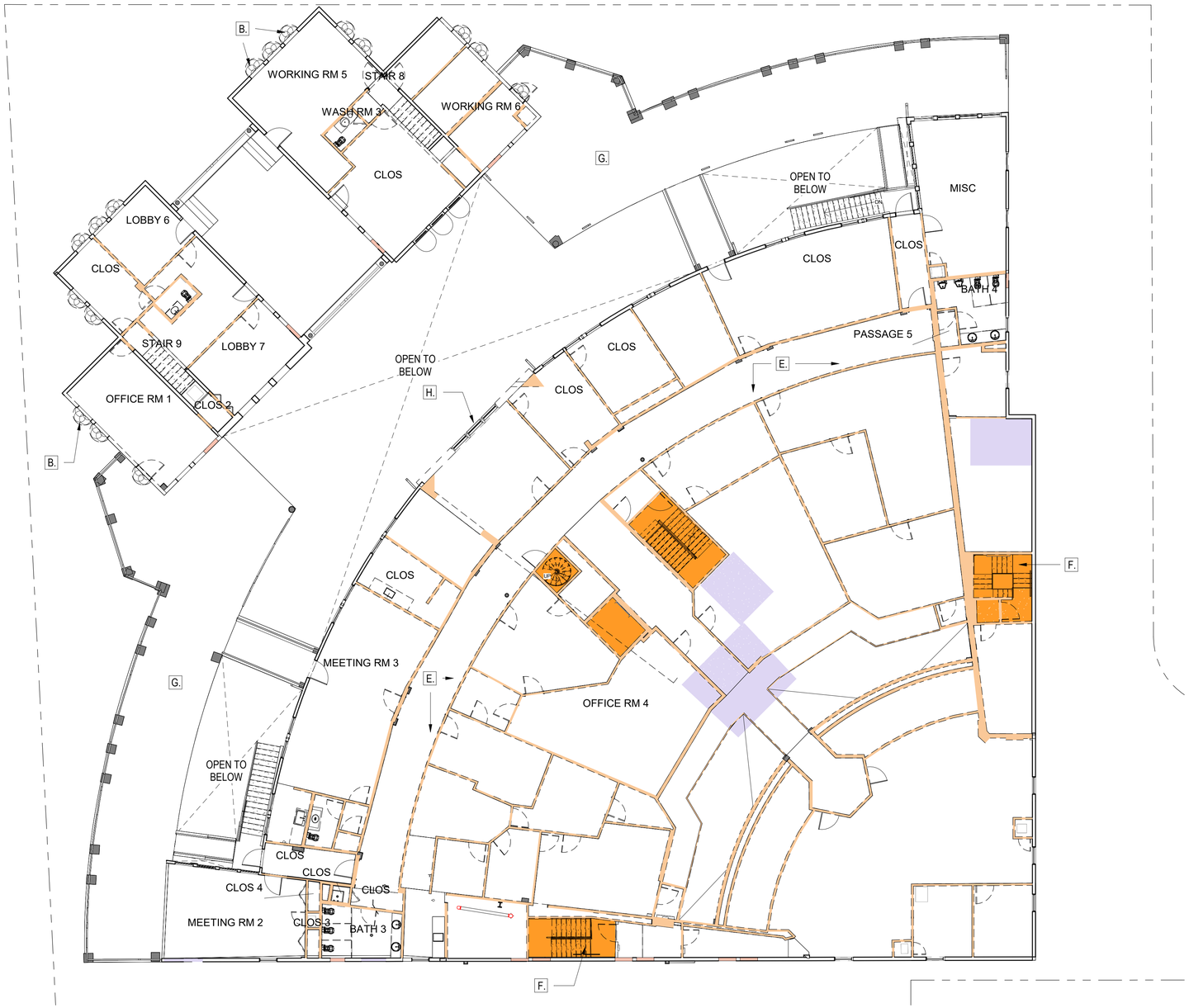
EXISTING SECOND FLOOR PLAN

B-5



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

MATERIAL REMOVAL SITE PLAN NOTES

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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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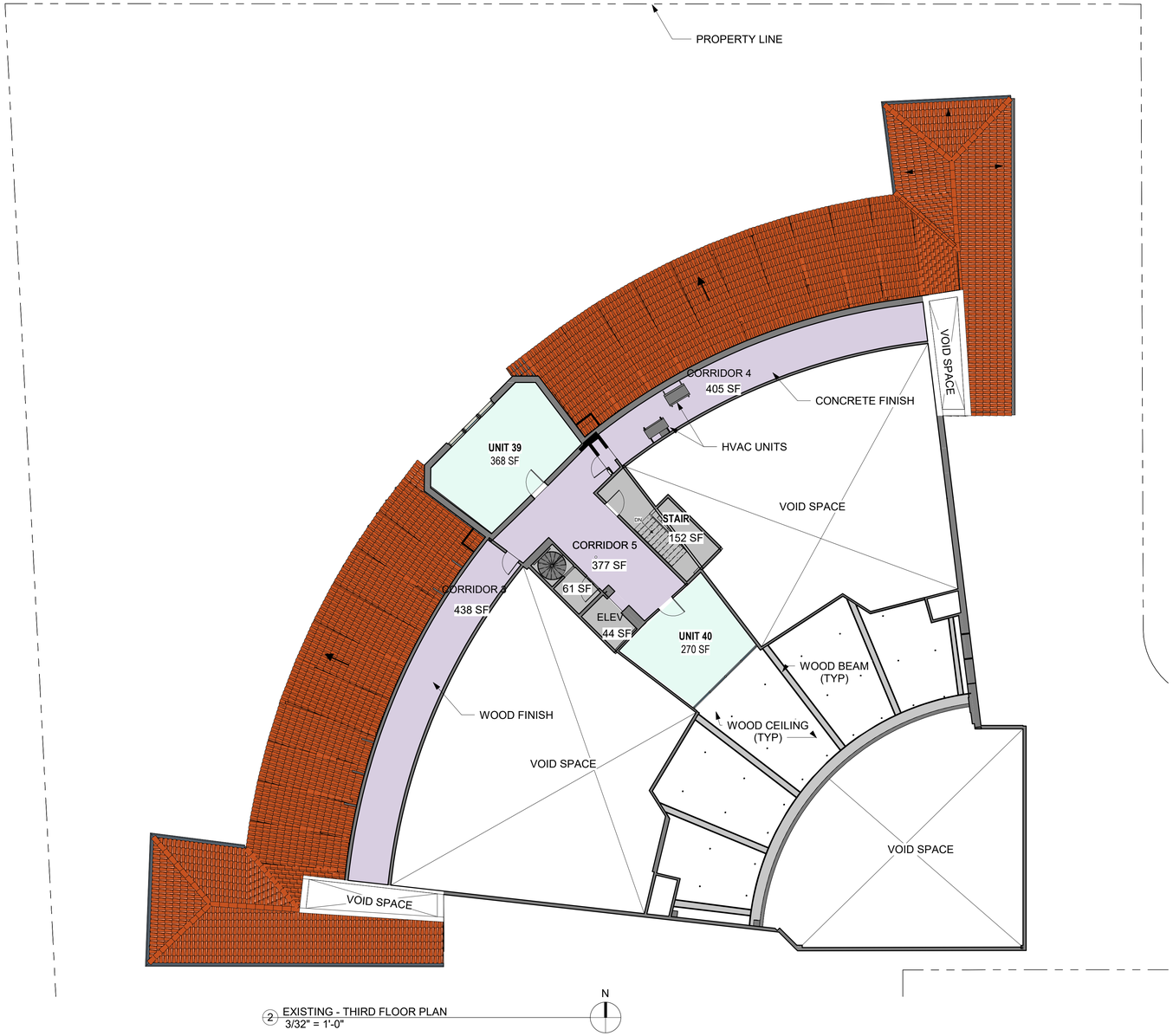
MATERIAL REMOVAL FLOOR PLAN - LEVEL 02

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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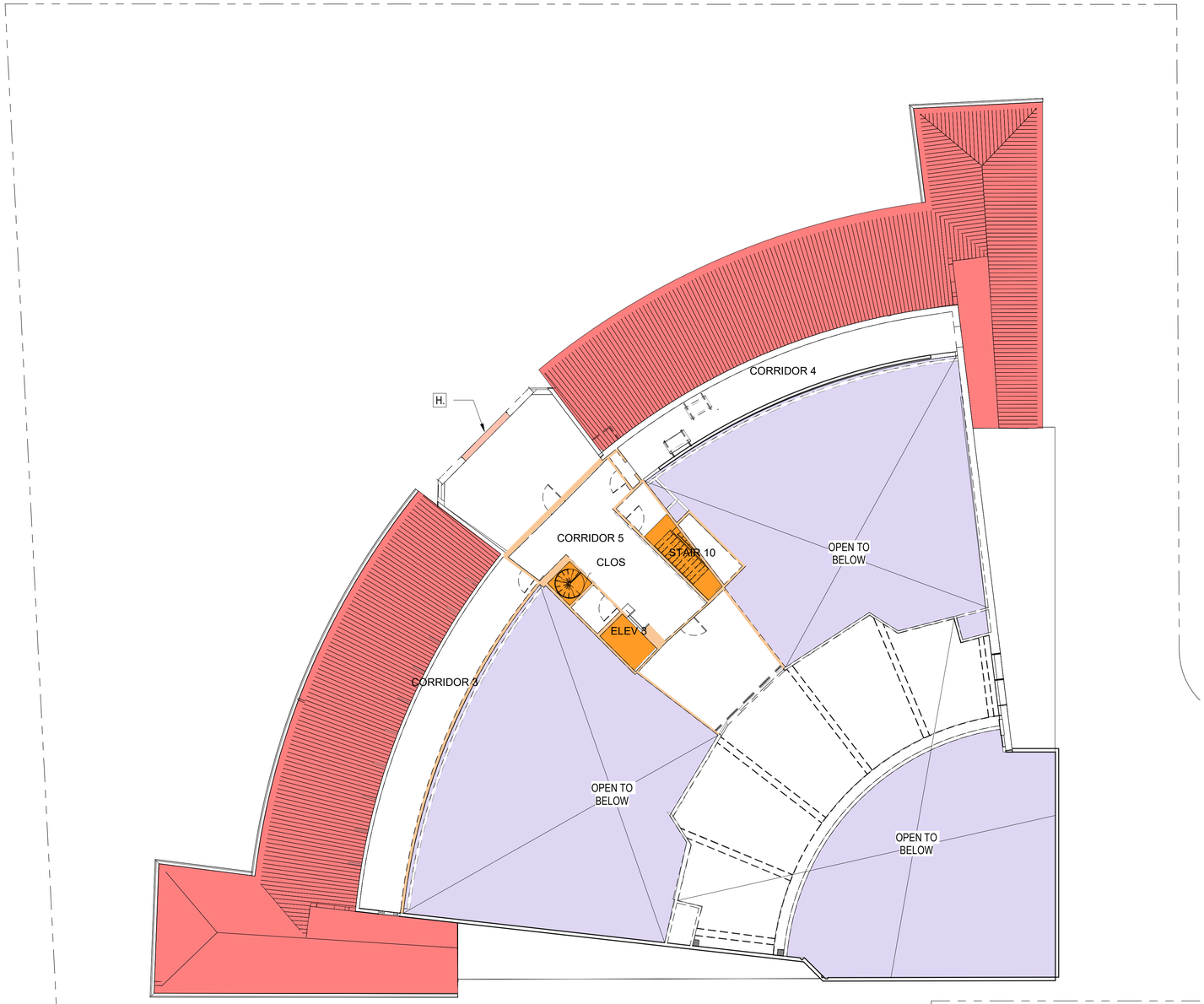
EXISTING THIRD FLOOR PLAN

B-7



1 MATERIAL REMOVAL PLAN - LEVEL 03 - EXISTING
3/32" = 1'-0"

MATERIAL REMOVAL SITE PLAN NOTES

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LEGEND

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WEG PARAMOUNT, INC

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DATE	10/23/2025
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PROJECT #	24019

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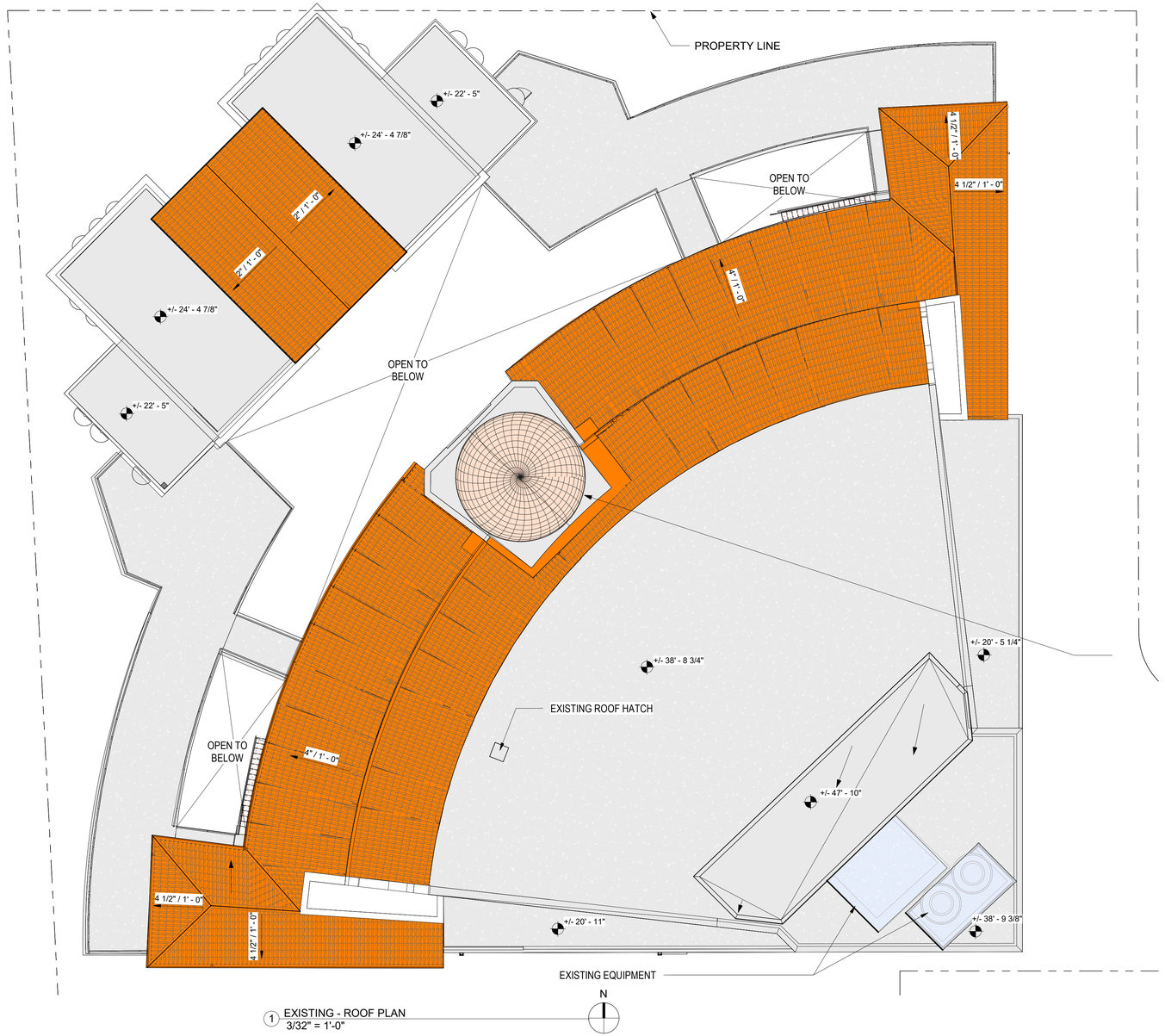
MATERIAL REMOVAL FLOOR PLAN - LEVEL 01

B-8

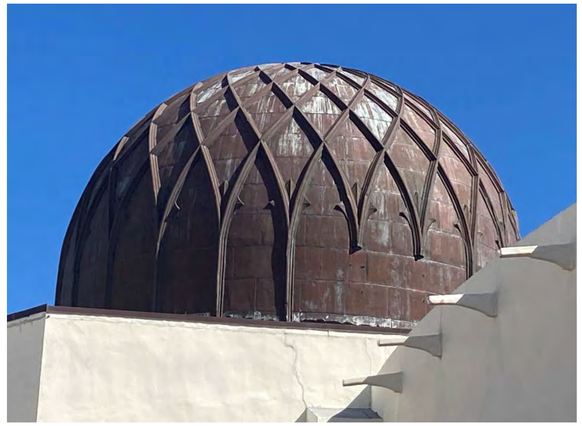
Scale: As indicated
Note: When printed on 11 x 17 paper scale is half



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
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- 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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Historic Paramount Theater

139 N COUNTY RD
PALM BEACH, FL 33480

WEG PARAMOUNT, INC

NO.	DATE	DESCRIPTION

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MODELED	SR
CHECKED	JT/REG
PROJECT #	24019

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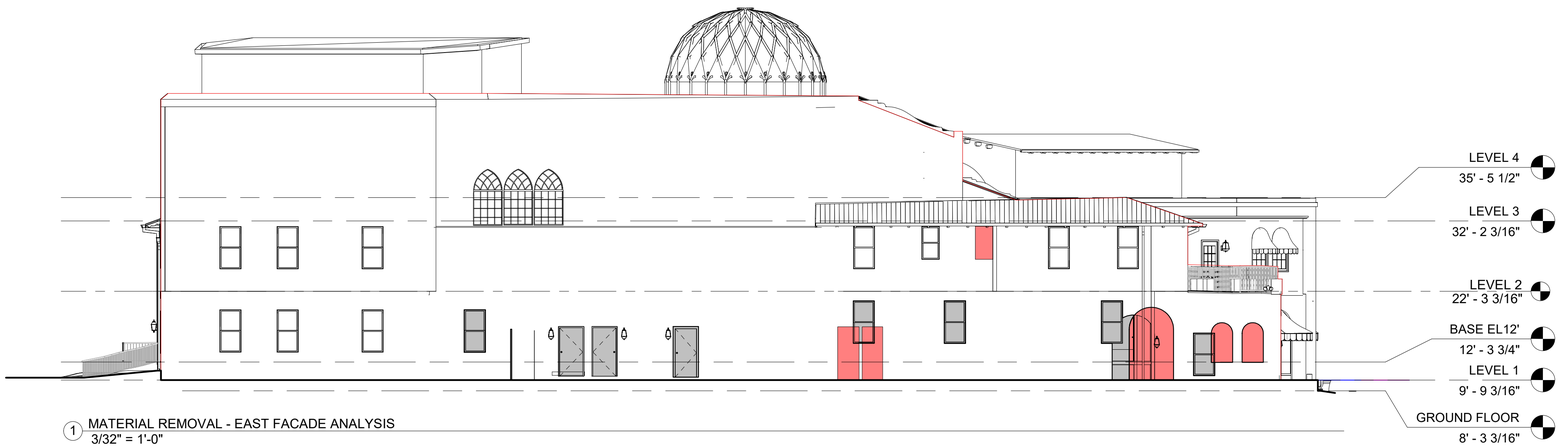
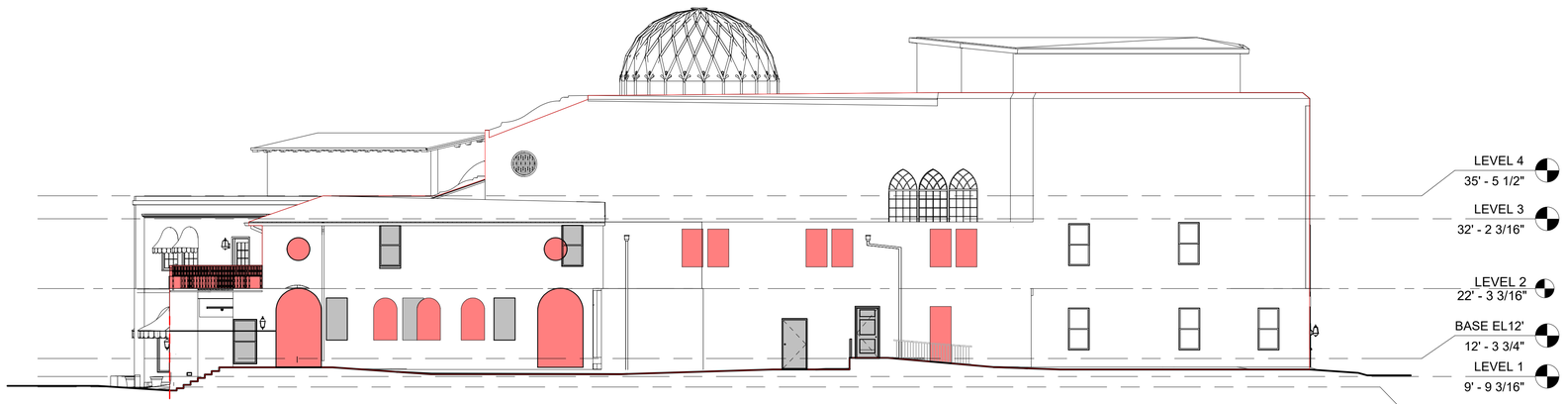
MATERIAL REMOVAL FLOOR PLAN - ROOF

B-10

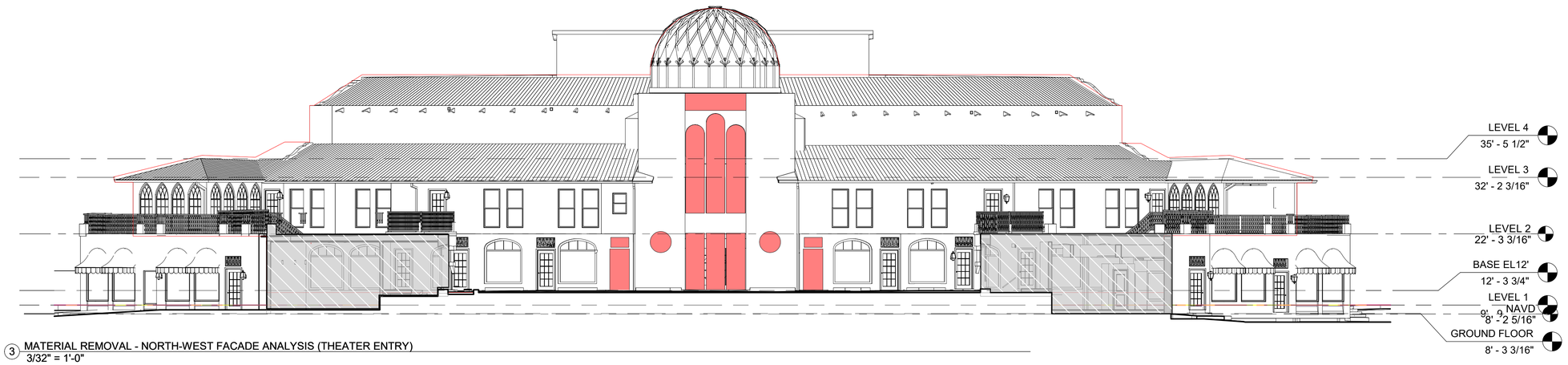
Scale: As indicated
Note: When printed on 11 x 17 paper scale is half



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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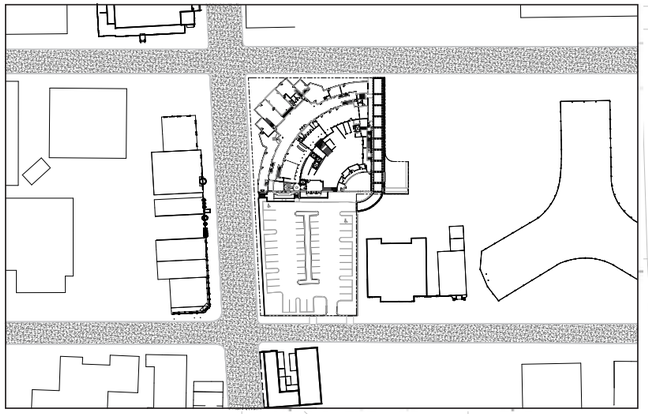
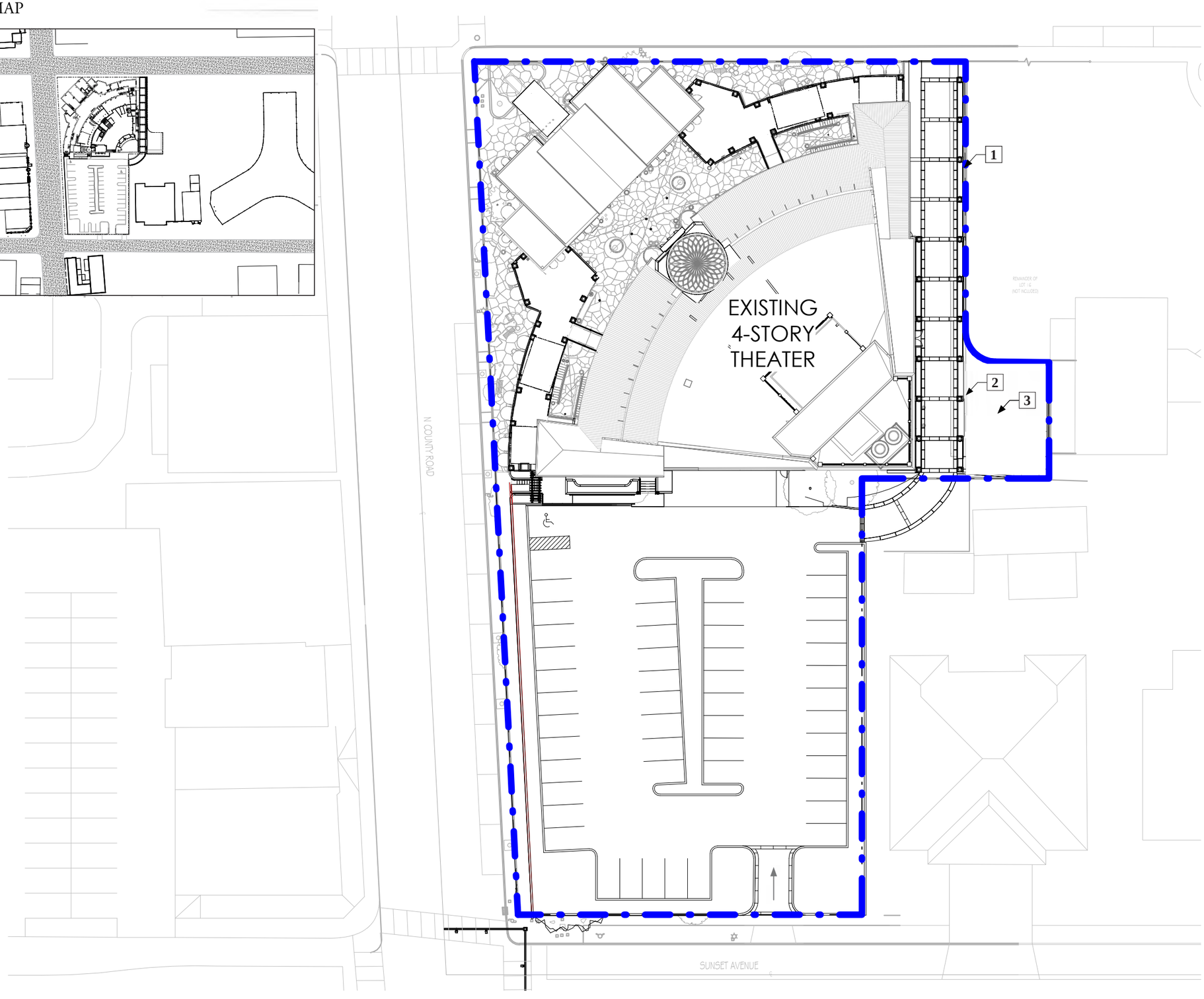
MATERIAL REMOVAL FACADE ANALYSIS

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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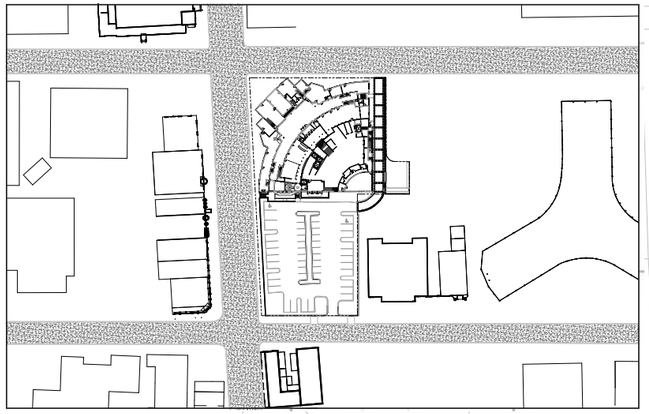
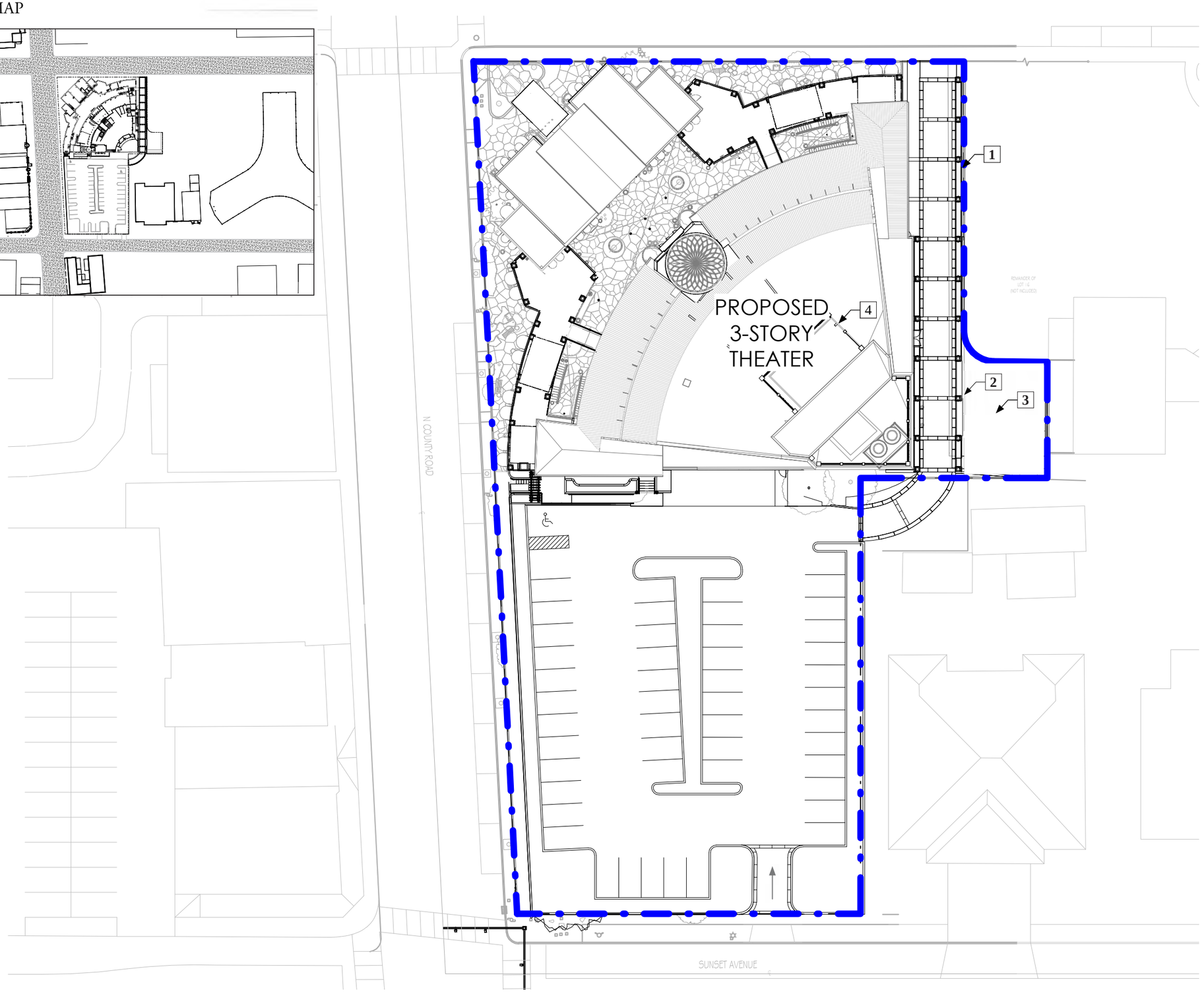
PROPOSED SITE PLAN & ROOF PLAN

C-2.2

LOCATION MAP





1 PROPOSED SITE PLAN
1" = 40'-0"

NOTES

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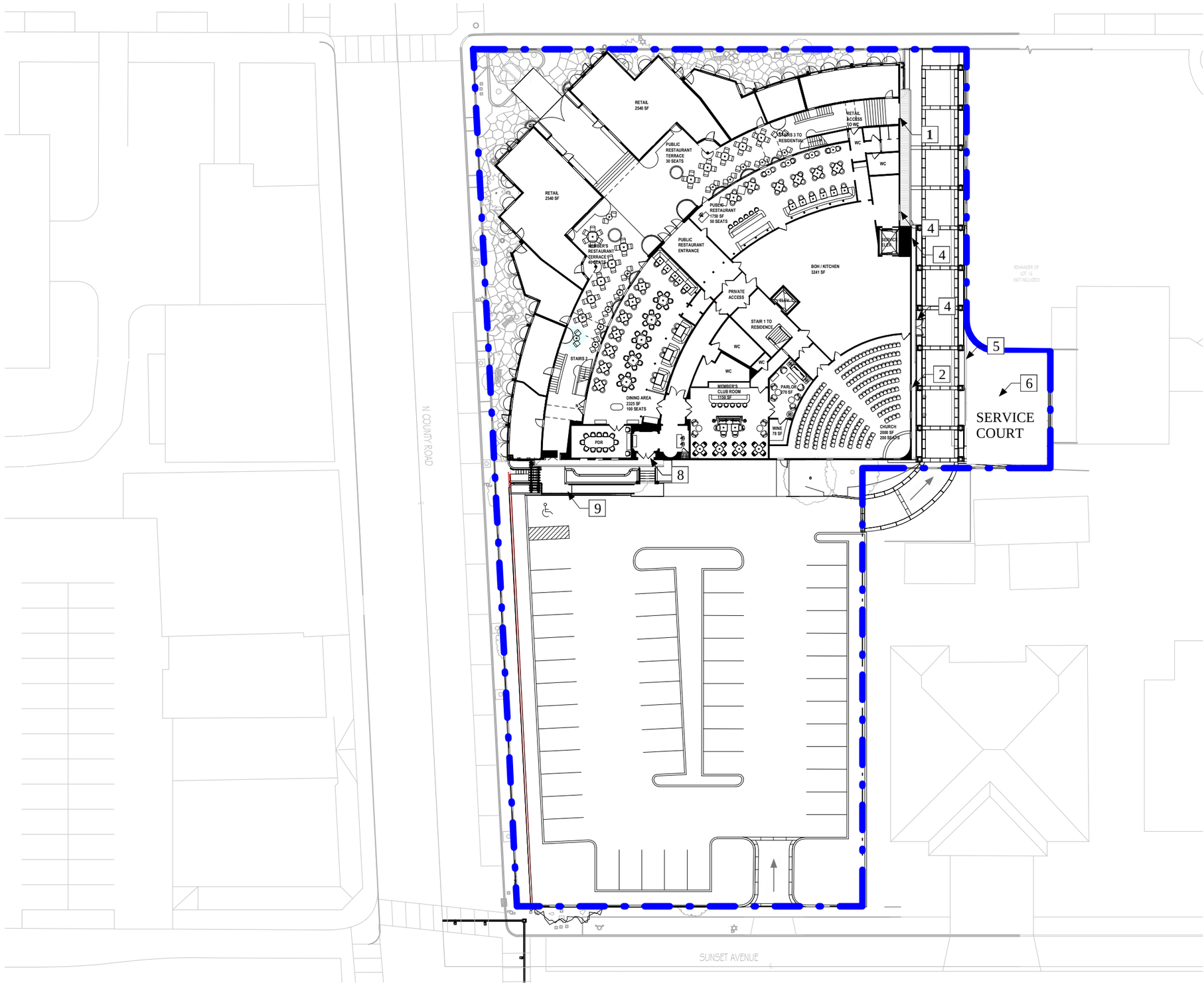
PROPOSED SITE PLAN & ROOF PLAN

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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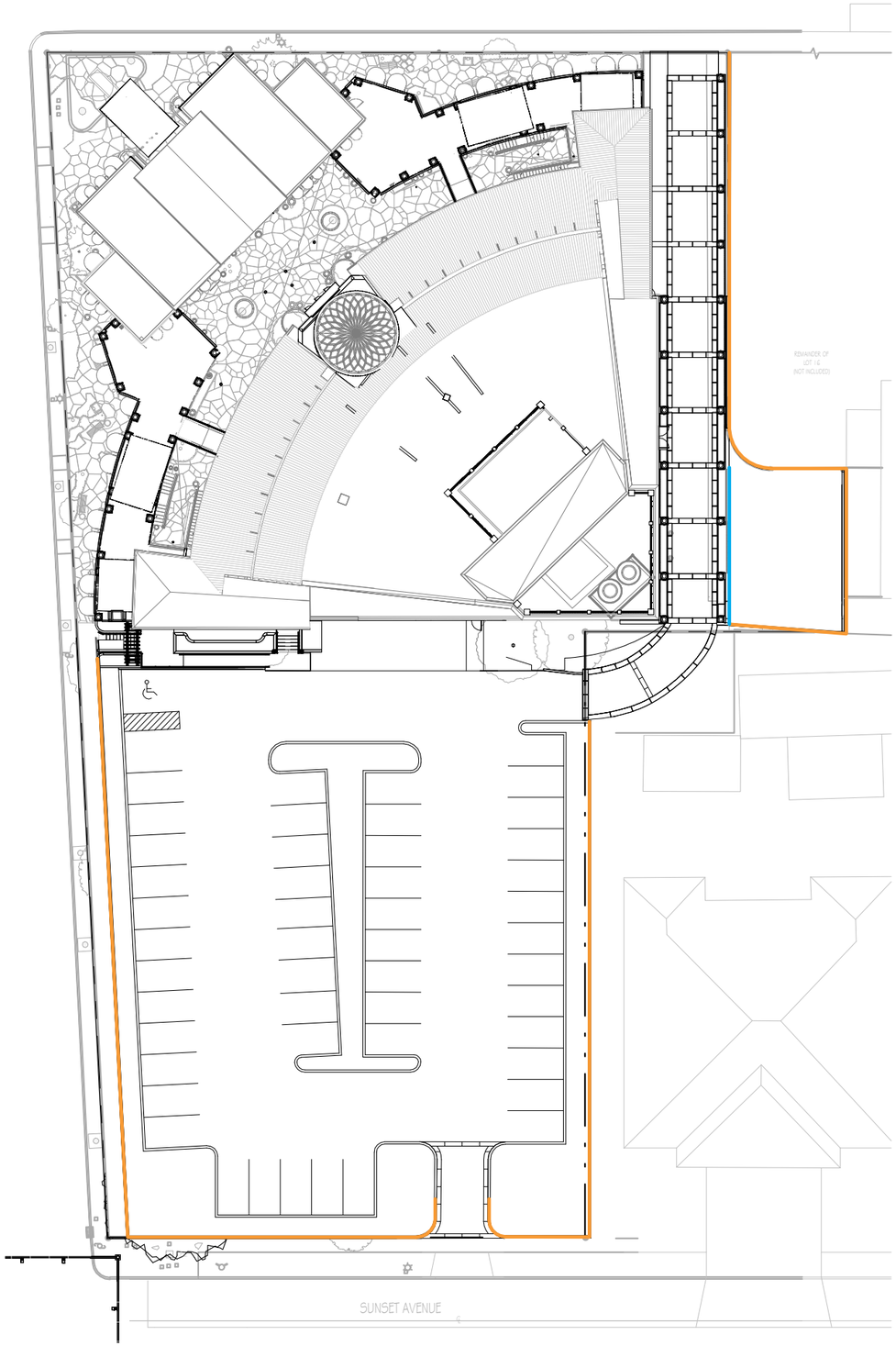
PROPOSED SITE PLAN & ROOF PLAN

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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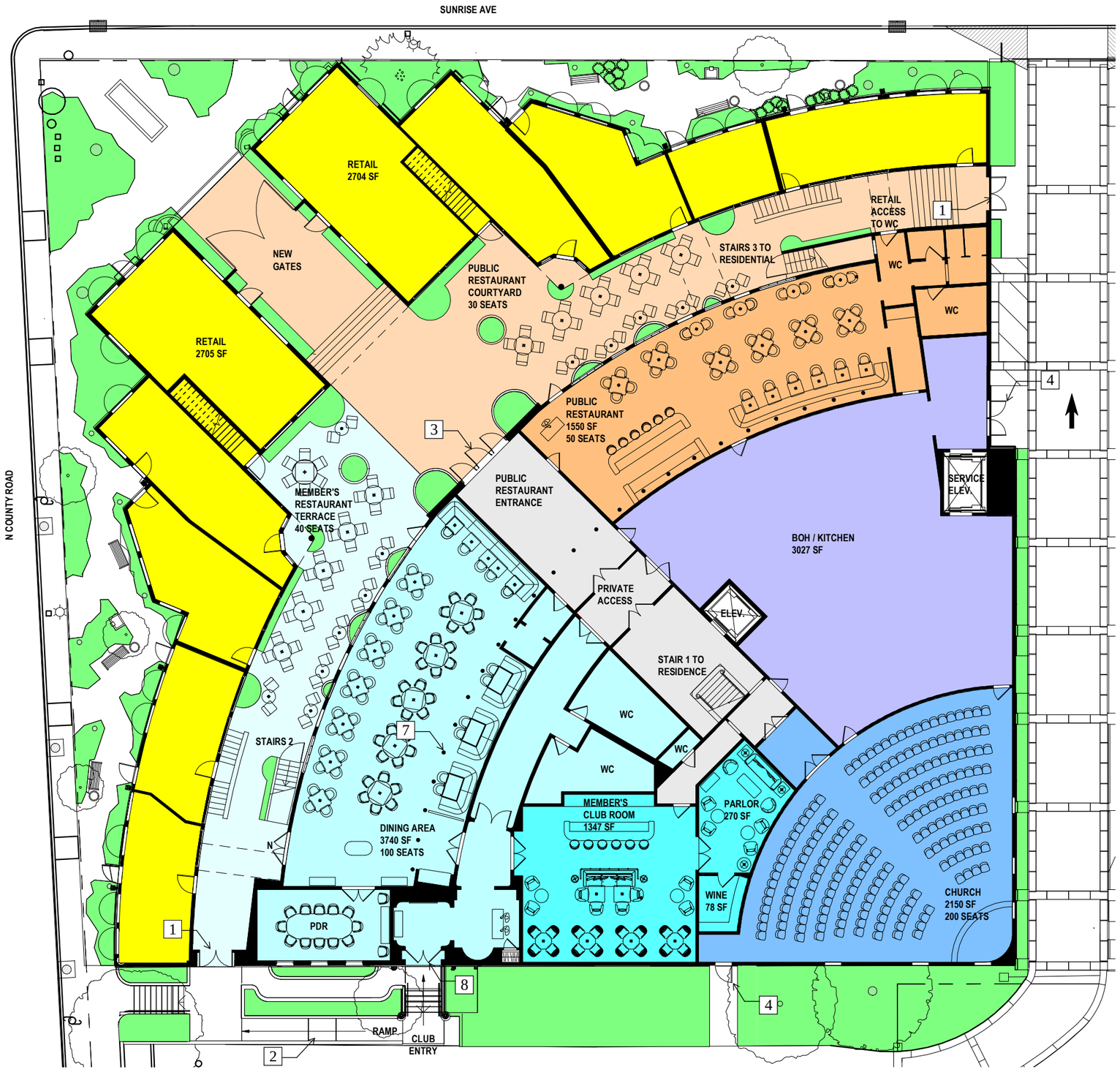
PROPOSED FENCE, GARDEN WALLS & GATES

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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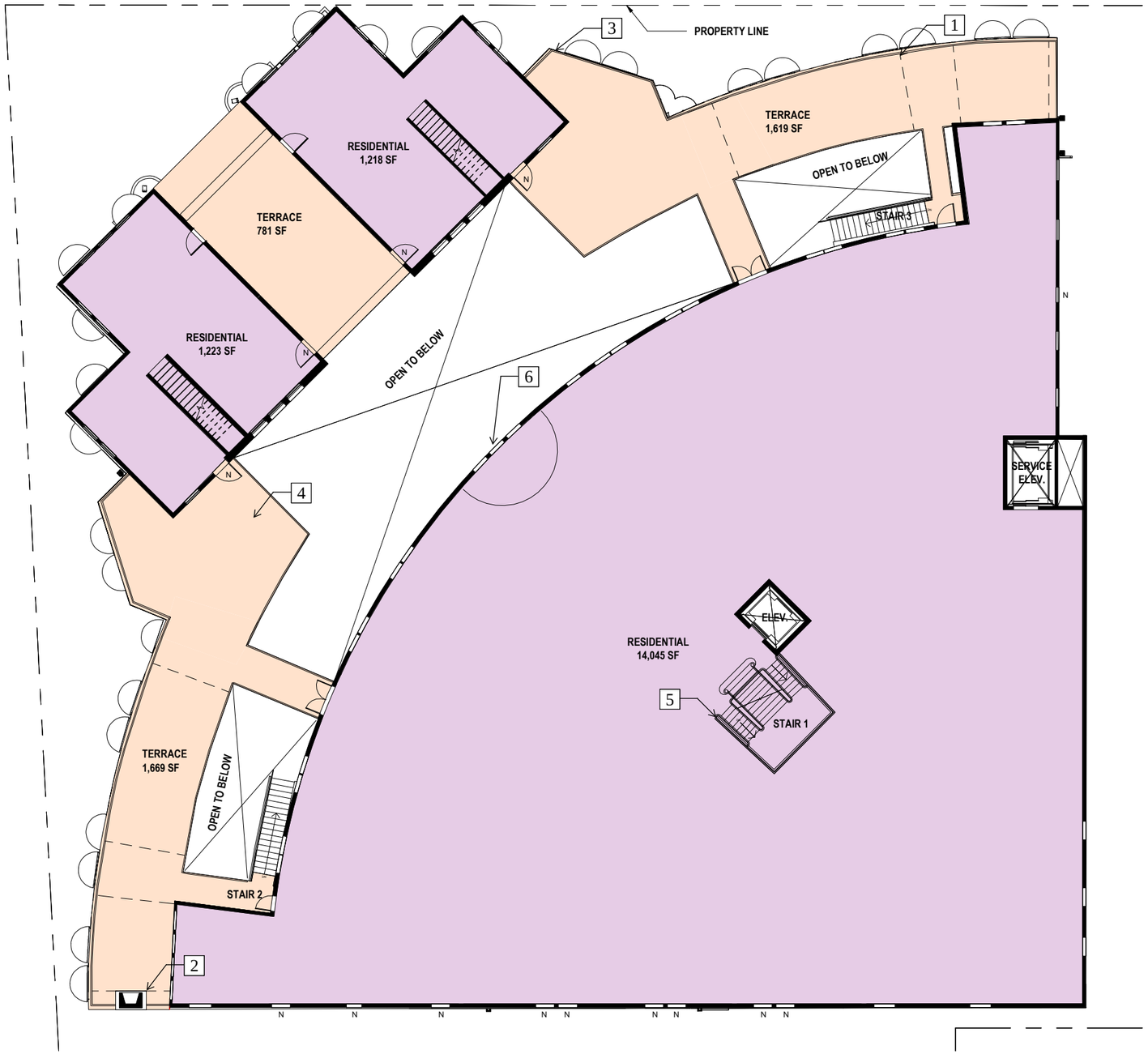
PROPOSED SEATING PLAN - GROUND FLOOR

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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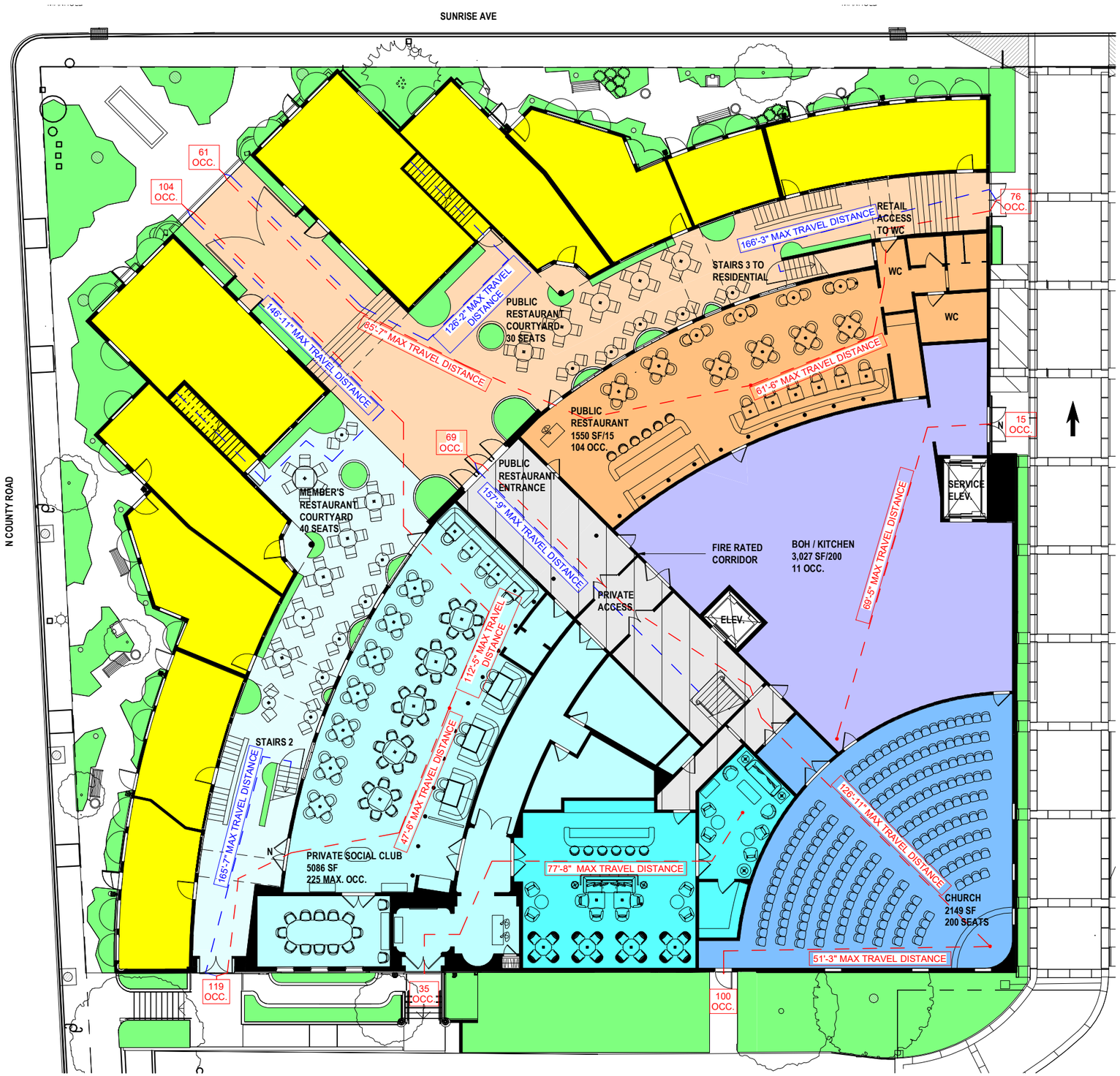
PROPOSED SEATING PLAN - SECOND FLOOR

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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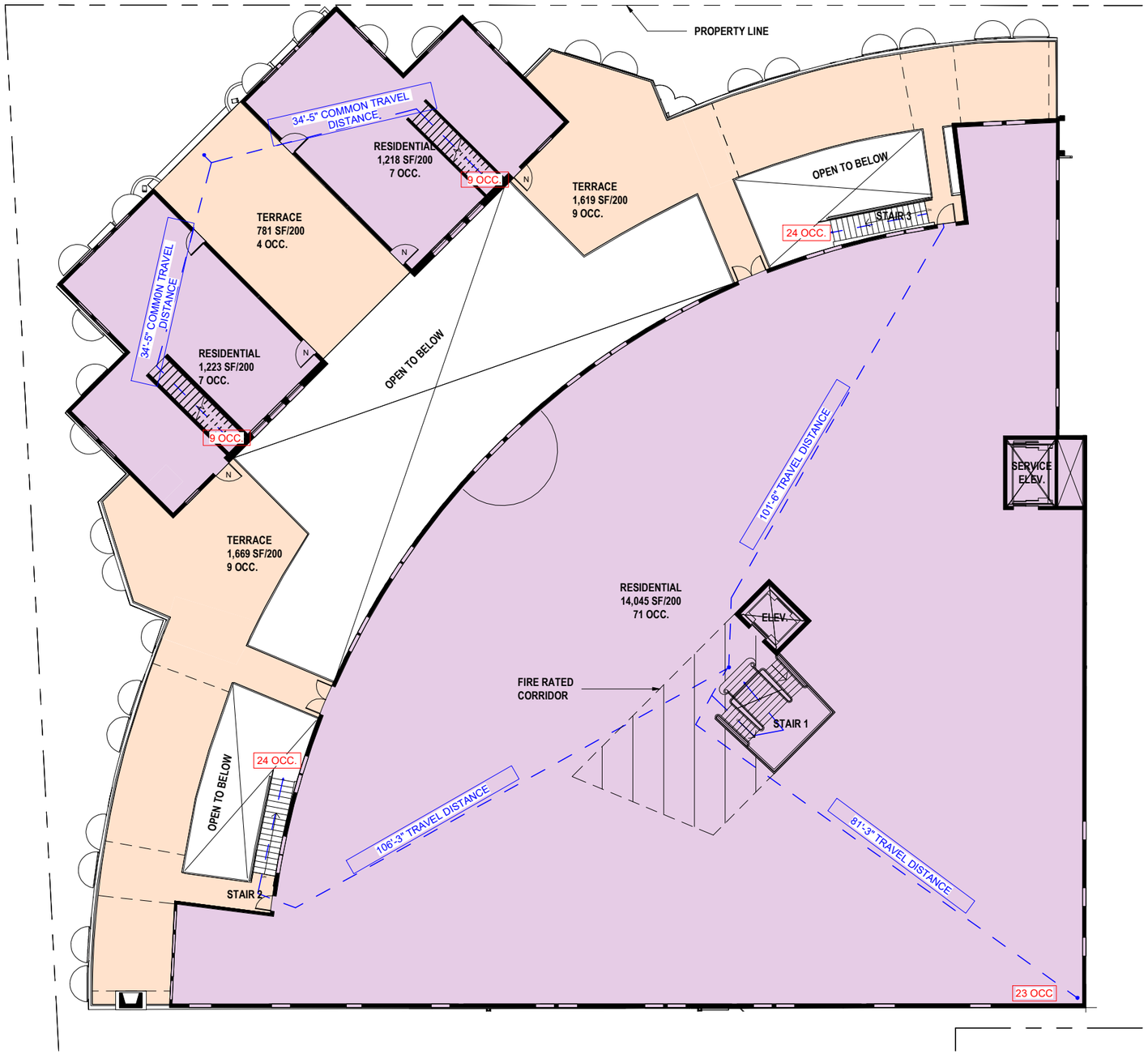
FIRST FLOOR LIFE SAFETY PLAN

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"

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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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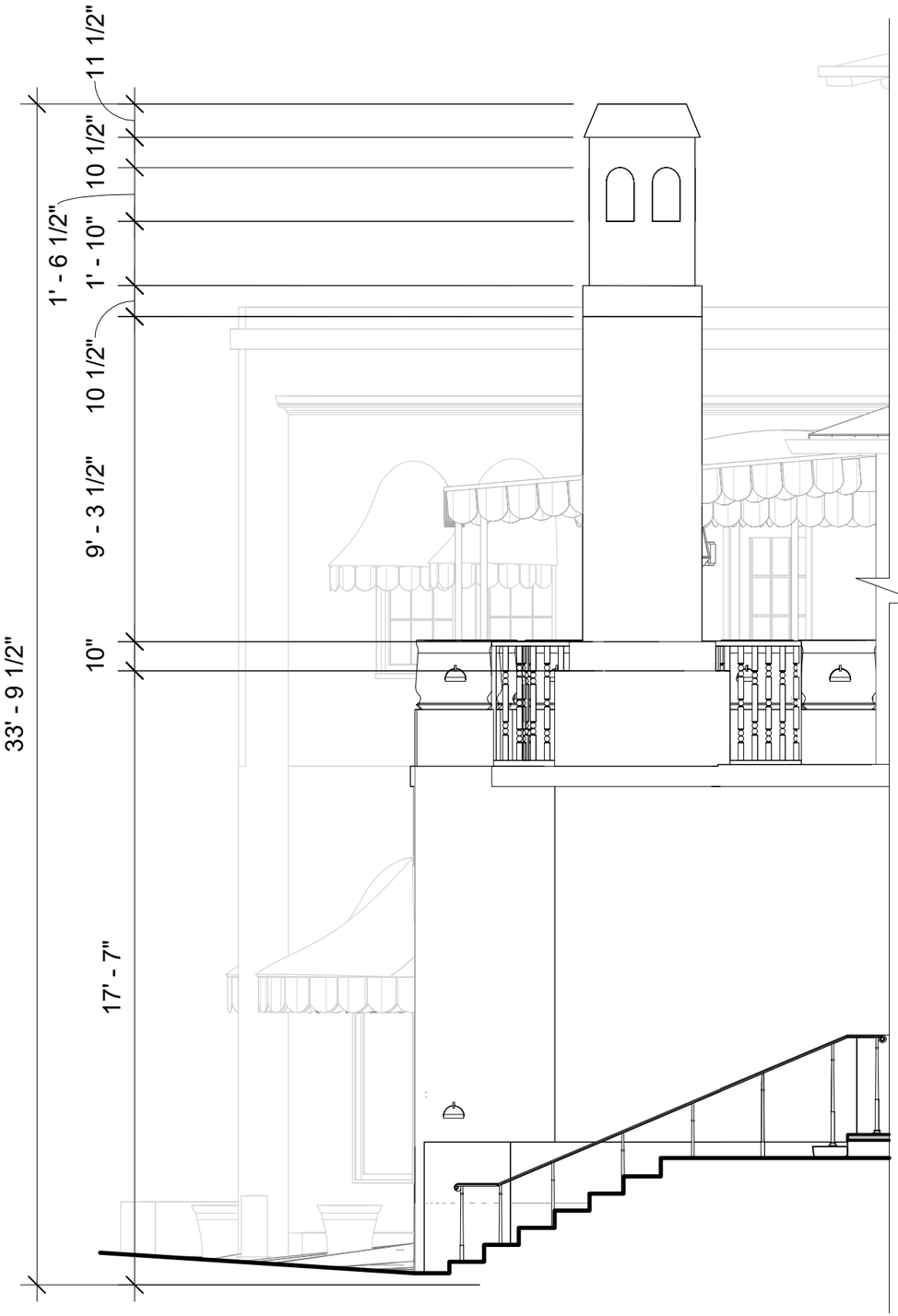
INTERIOR COURTYARD ELEVATION - RETAIL

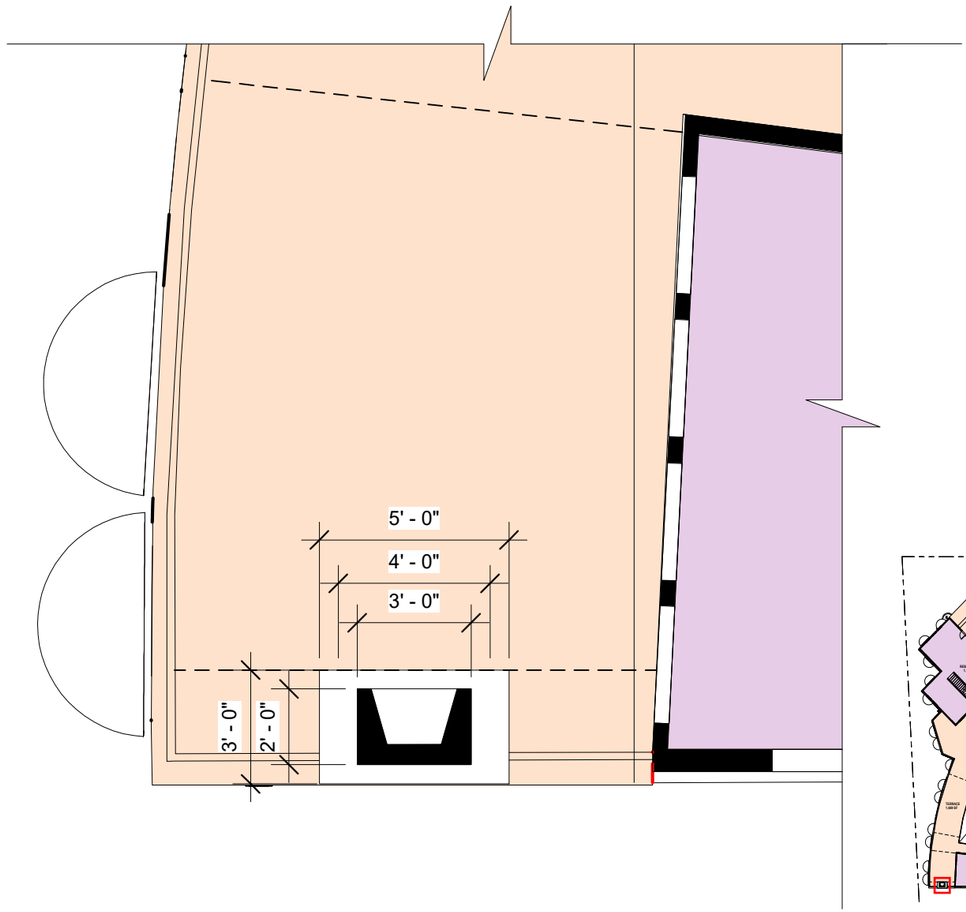
C-12



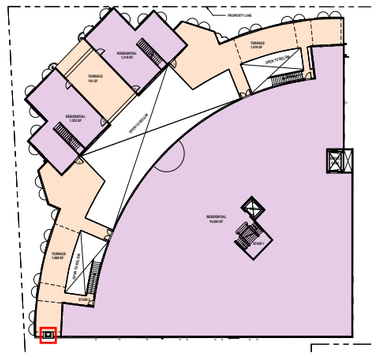
2 CHIMNEY ELEVATION
1/4" = 1'-0"

HISTORICAL PHOTO

HISTORICAL POSTCARD



1 PARTIAL CHIMNEY PLAN
1/4" = 1'-0"



KEY PLAN

REG ARCHITECTS
since 1988

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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
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'

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WEG PARAMOUNT, INC

RAMSA
ROBERT A.M. STERN ARCHITECTS

NO.	DATE	DESCRIPTION

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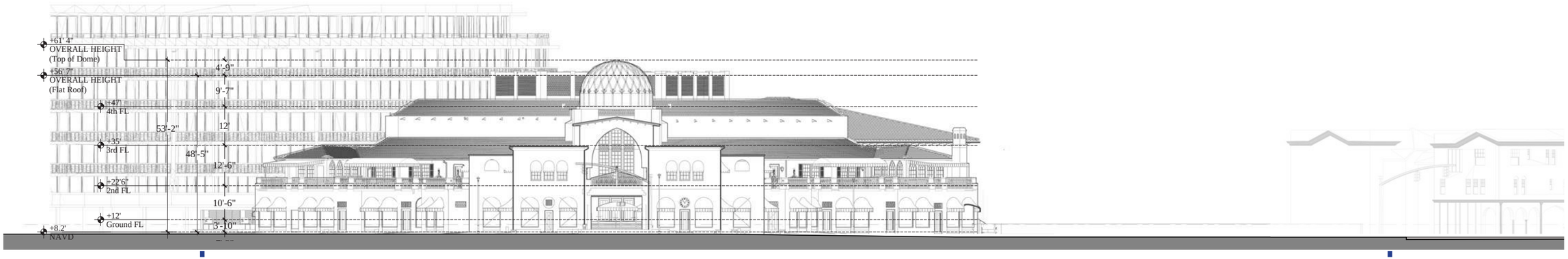
NORTH WEST STREET ELEVATIONS (RENDERED)

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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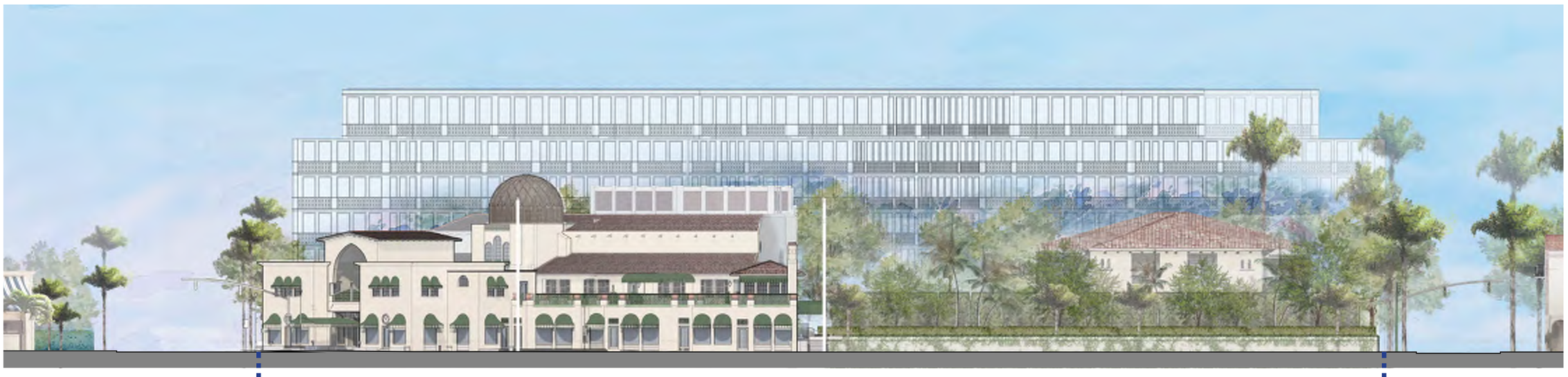
NORTH WEST STREET ELEVATIONS (ANNOTATED B&W, NO LANDSCAPE)

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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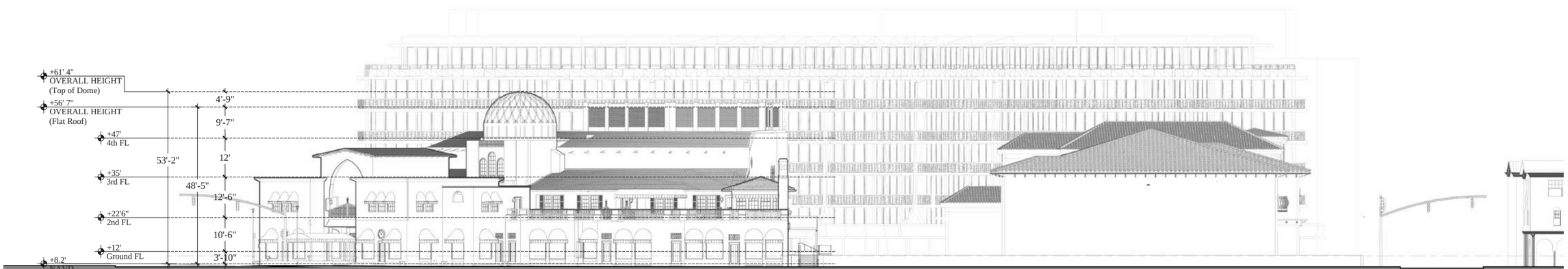
WEST STREET ELEVATIONS (RENDERED)

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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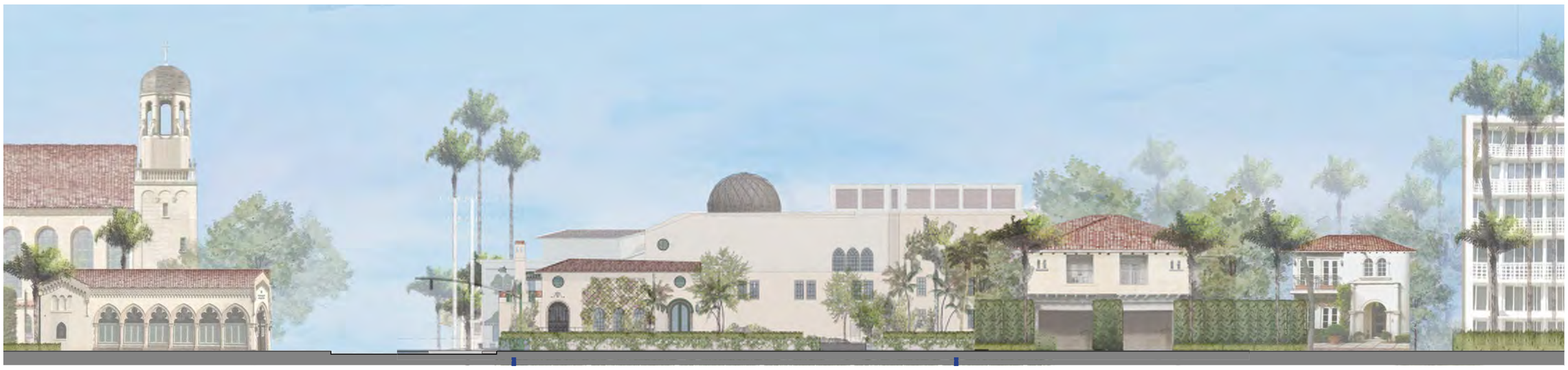
WEST STREET ELEVATIONS (ANNOTATED B&W, NO LANDSCAPE)

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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RAMSA
ROBERT A.M. STERN ARCHITECTS

NO.	DATE	DESCRIPTION

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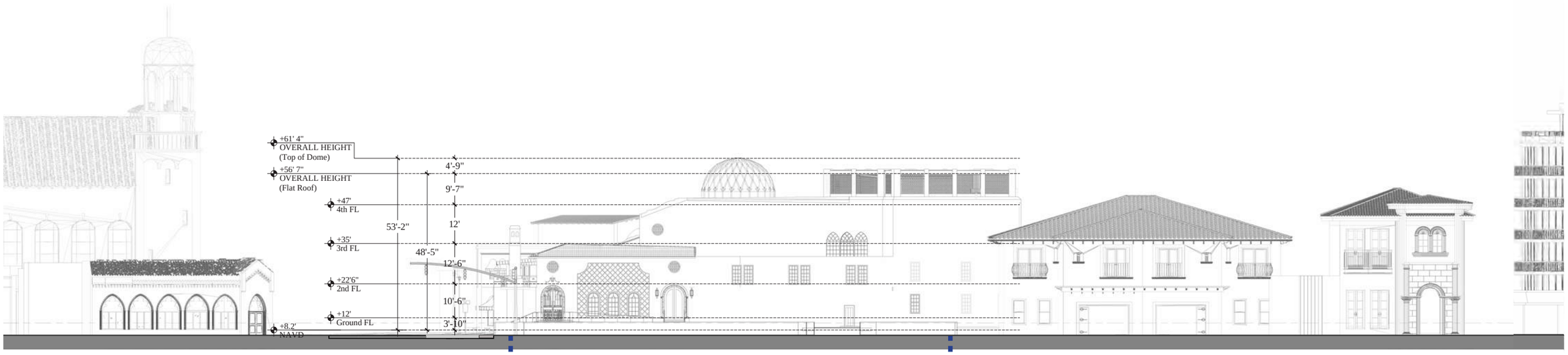
SOUTH STREET ELEVATIONS (RENDERED)

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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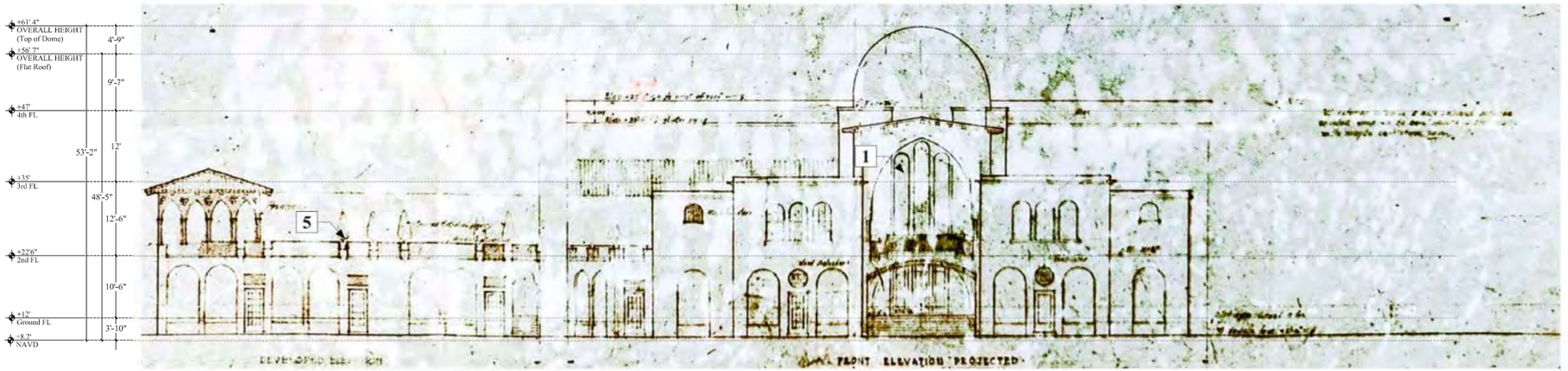
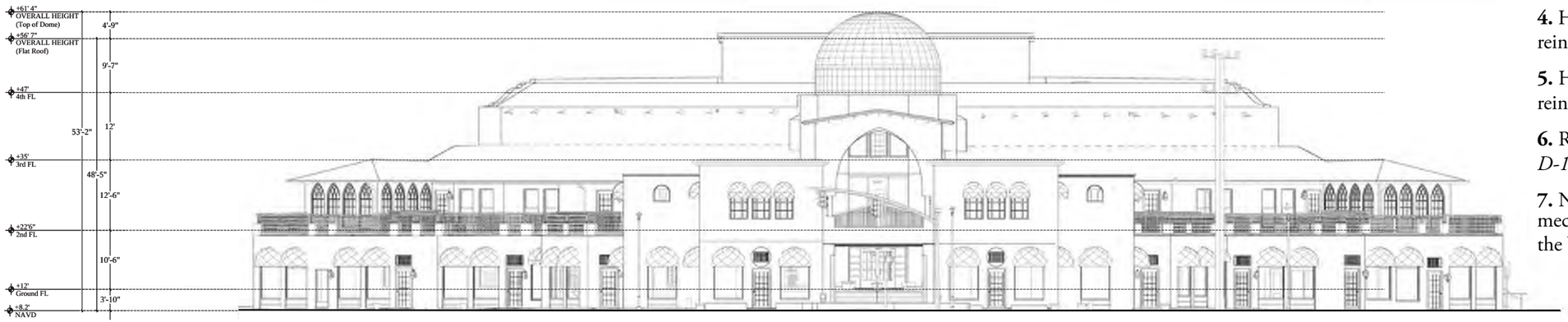
SOUTH STREET
ELEVATIONS (ANNOTATED
B&W, NO LANDSCAPE)

D-3.2



1926 - *Original Joseph Urban Drawing*



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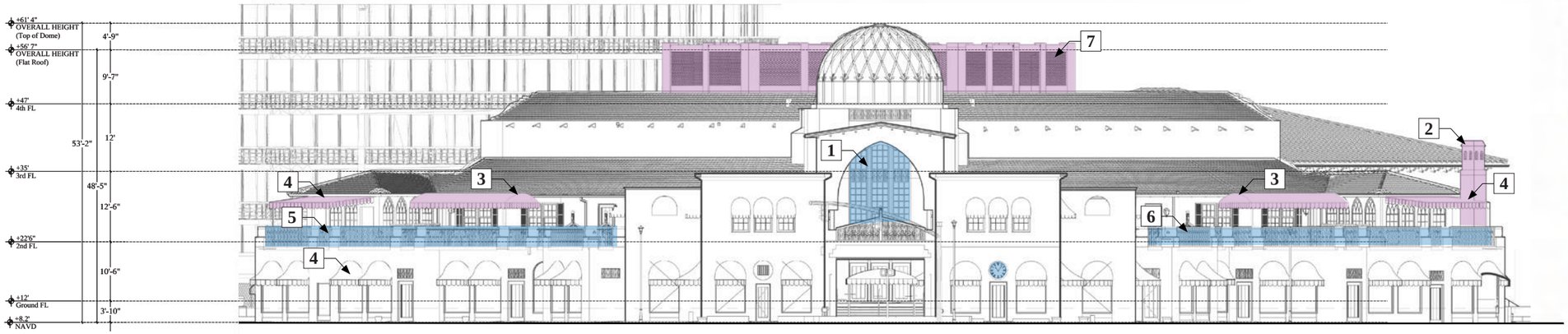

PROPOSED

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'

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since 1988

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Historic Paramount Theater

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PALM BEACH, FL 33480

WEG PARAMOUNT, INC

RAMSA
ROBERT A.M. STERN ARCHITECTS

NO.	DATE	DESCRIPTION

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PROJECT #	24019

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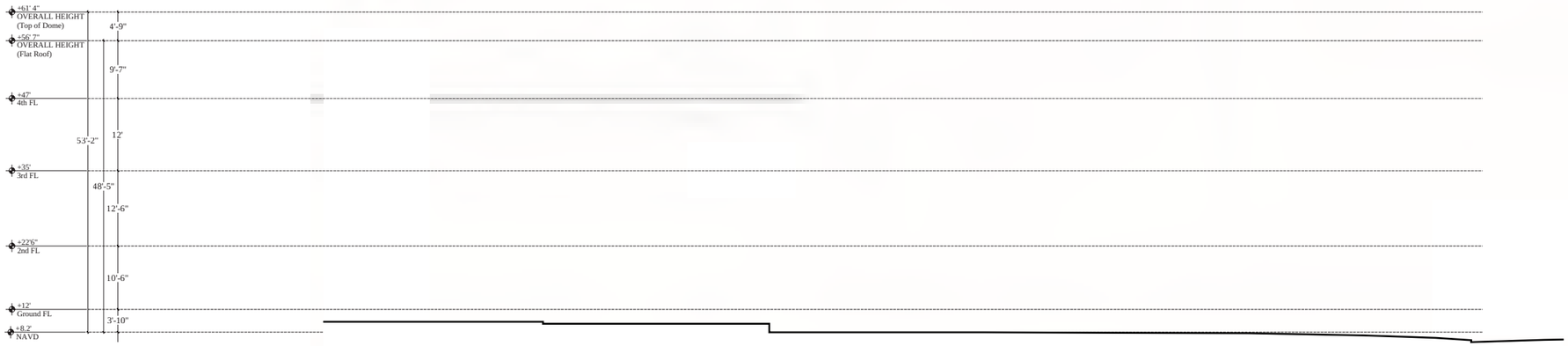
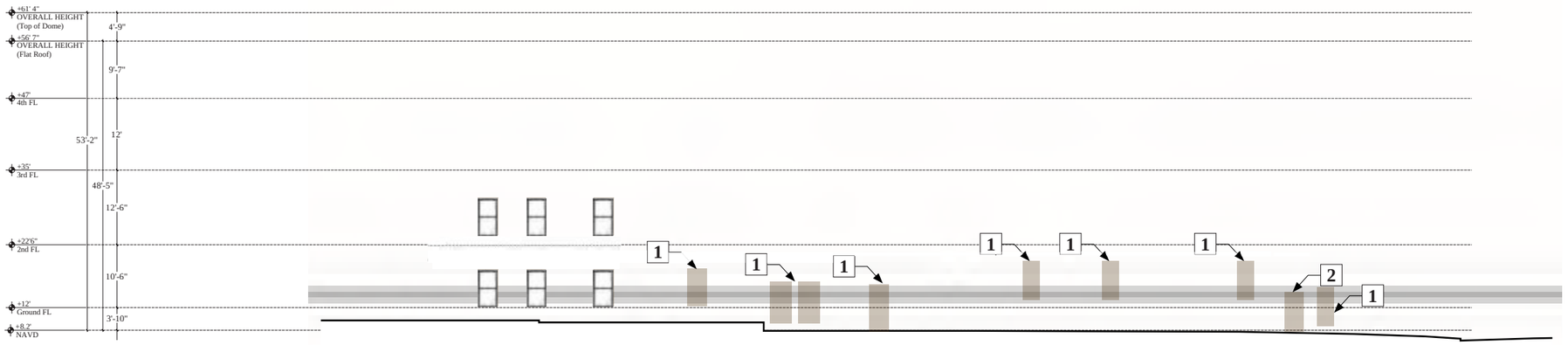
THEATER HISTORIC COMPARISON - NORTH WEST

EXISTING COND. SET - CONCEPTUAL

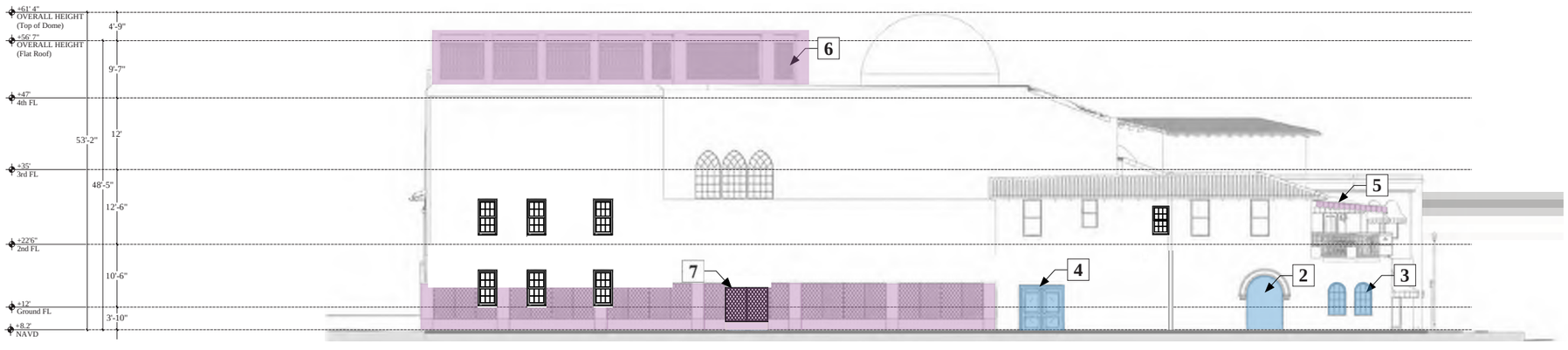
D-4.1



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'

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since 1988

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WEG PARAMOUNT, INC

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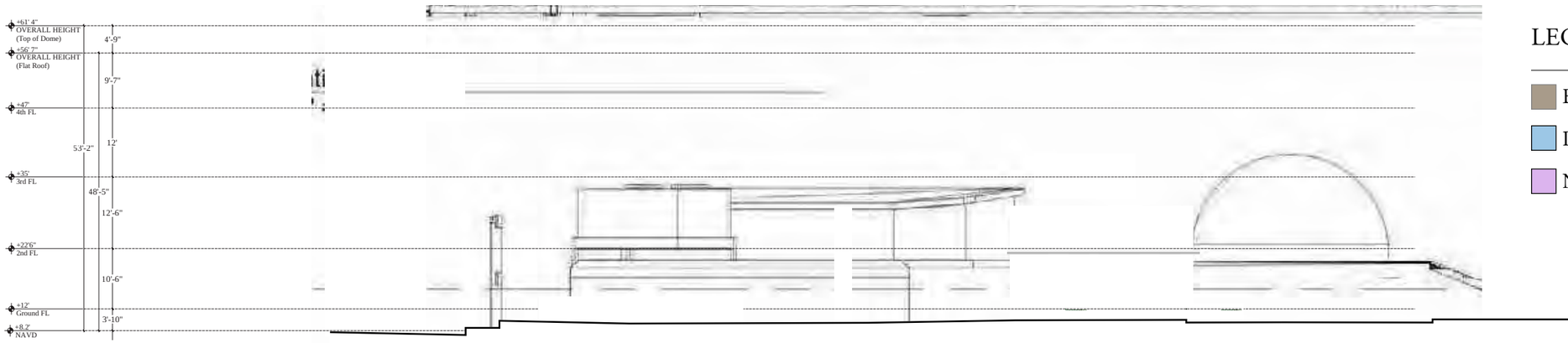
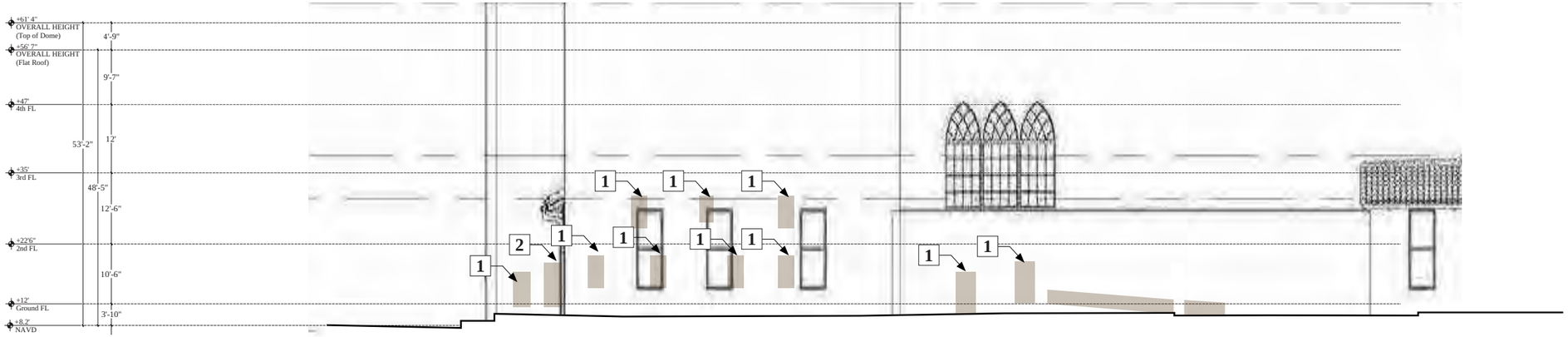
THEATER HISTORIC COMPARISON - EAST

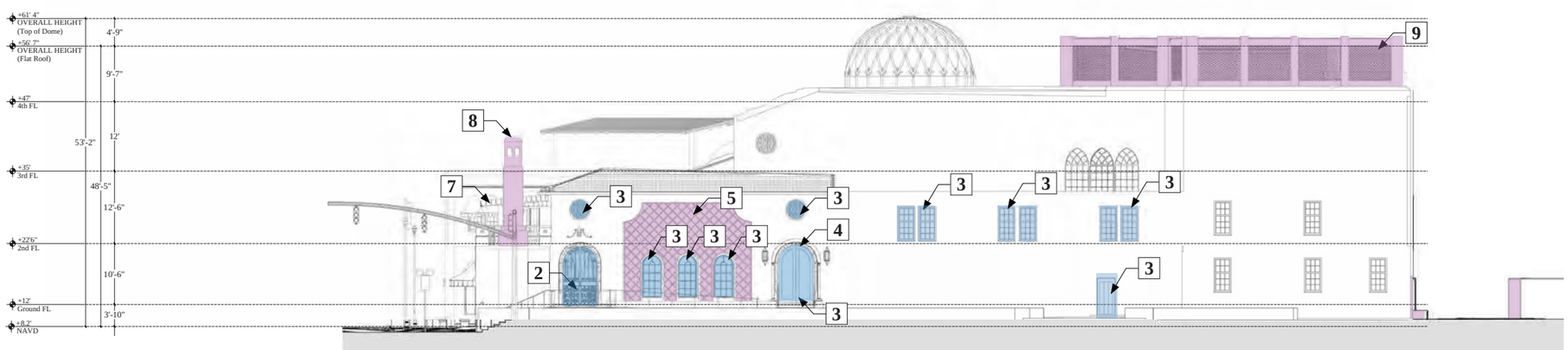
D-4.2



1927 - *Approximate Elevation, pending further archival information*



EXISTING



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'

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WEG PARAMOUNT, INC

RAMSA
ROBERT A.M. STERN ARCHITECTS

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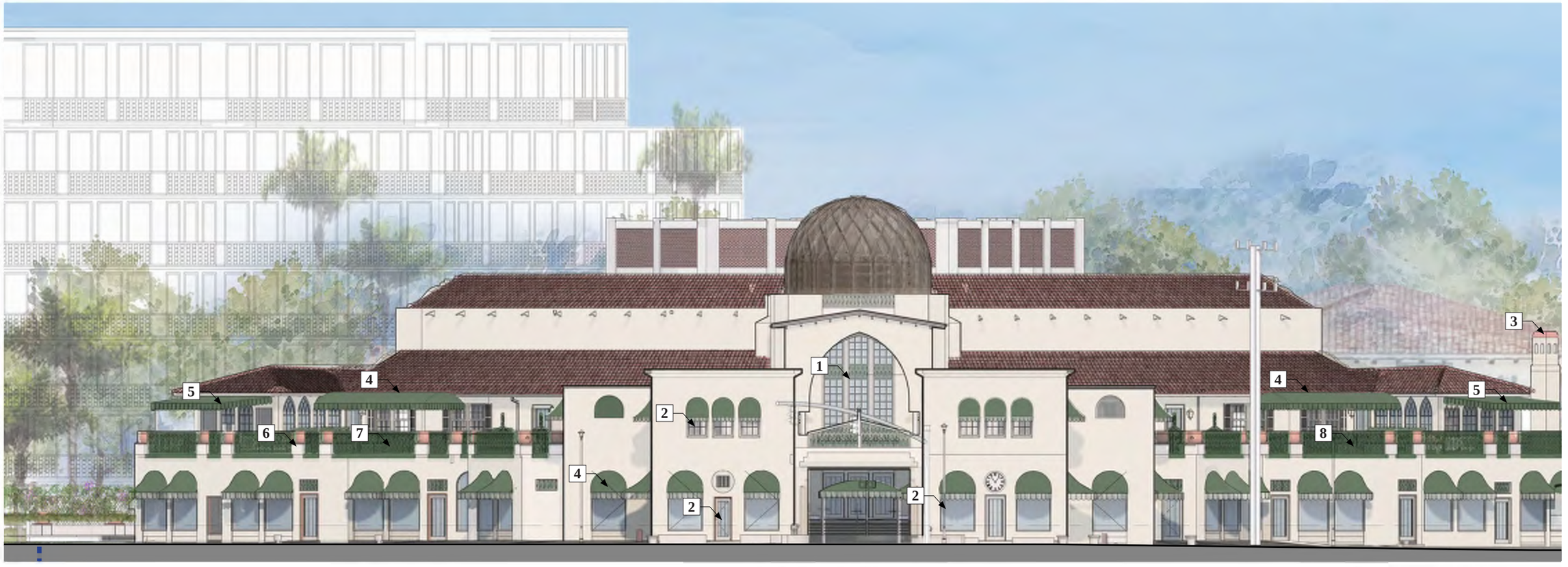
THEATER HISTORIC COMPARISON - SOUTH

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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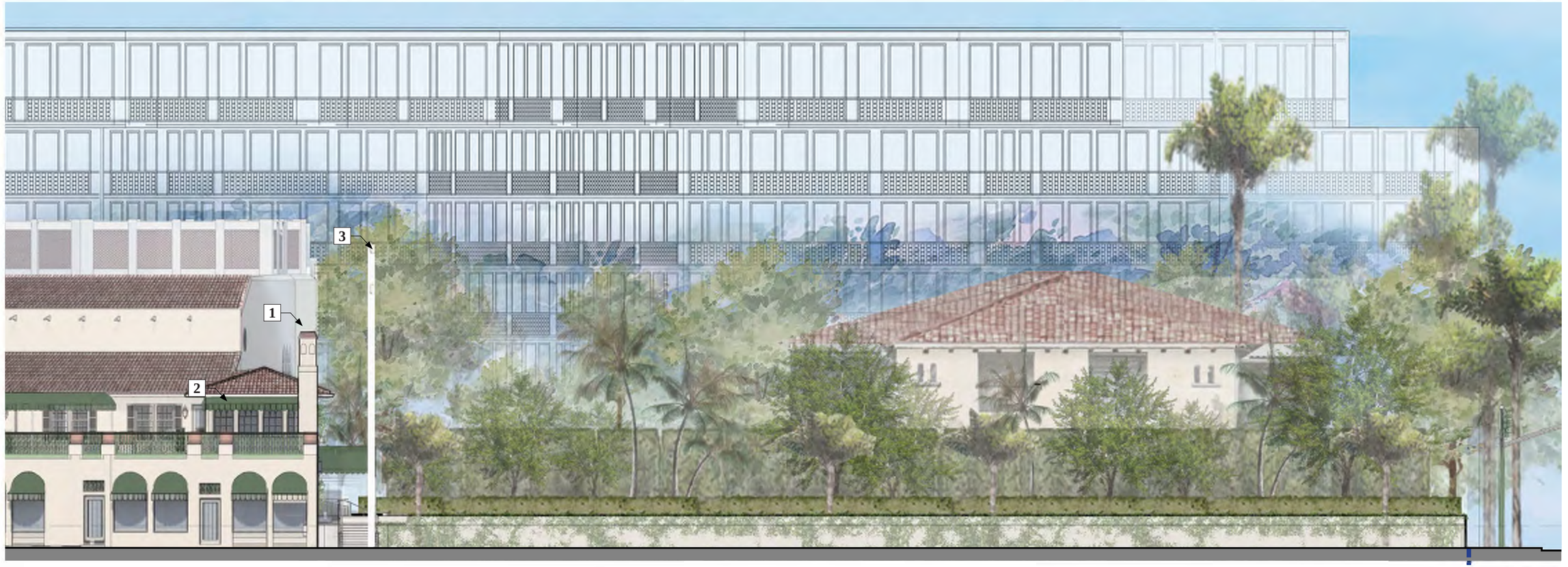
ENLARGED ELEVATIONS - NORTH WEST

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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DATE	10/23/2025
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PROJECT #	24019

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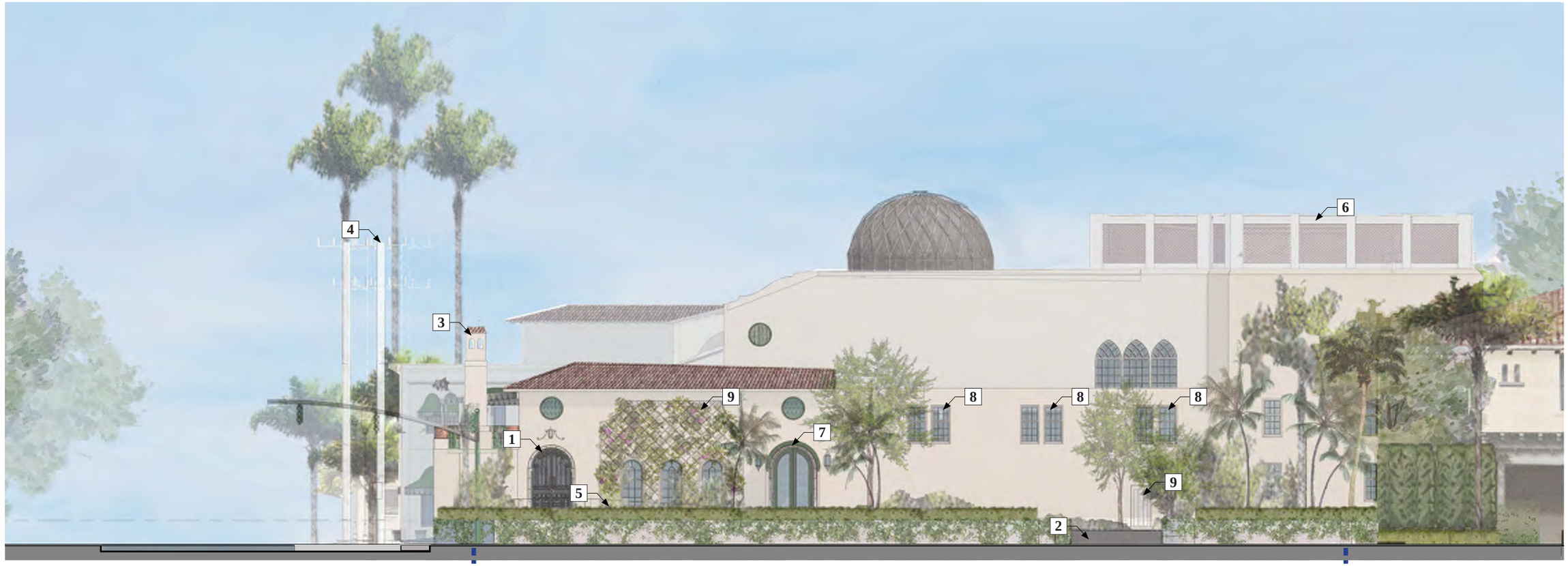
ENLARGED ELEVATIONS - WEST

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)*

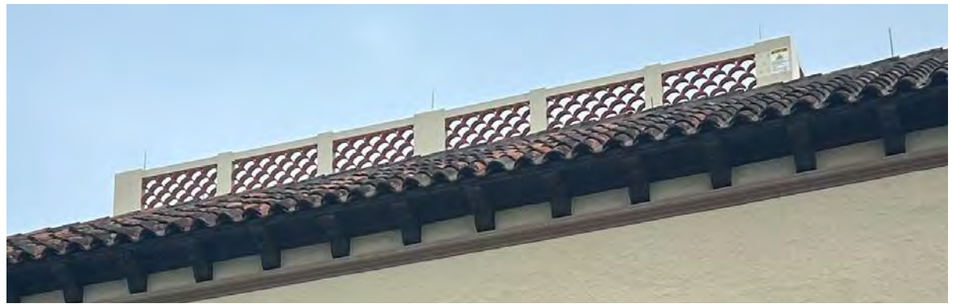
6. New Terracotta tile mechanical screen/ similar to the Vineta Hotel *(sheet A-17)*

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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WEG PARAMOUNT, INC

RAMSA
ROBERT A.M. STERN ARCHITECTS

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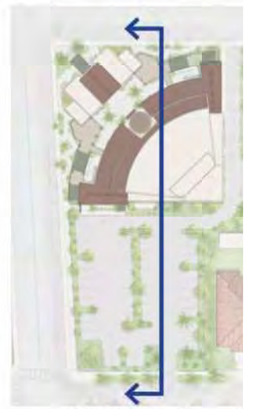
ENLARGED ELEVATIONS - SOUTH

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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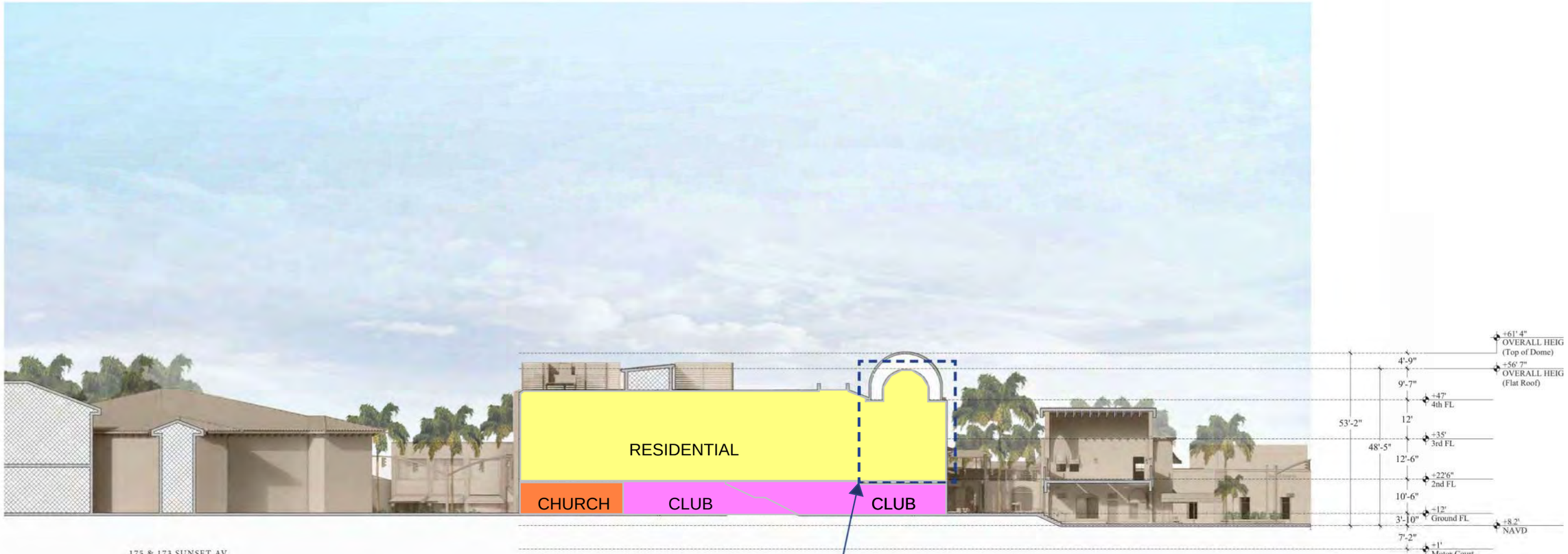
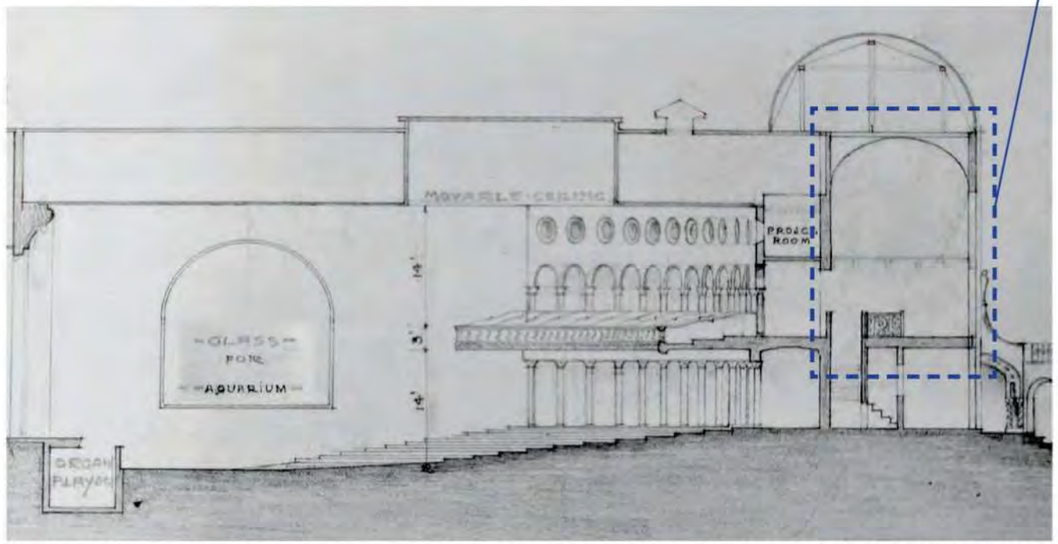
SITE SECTION DIAGRAM - WEST

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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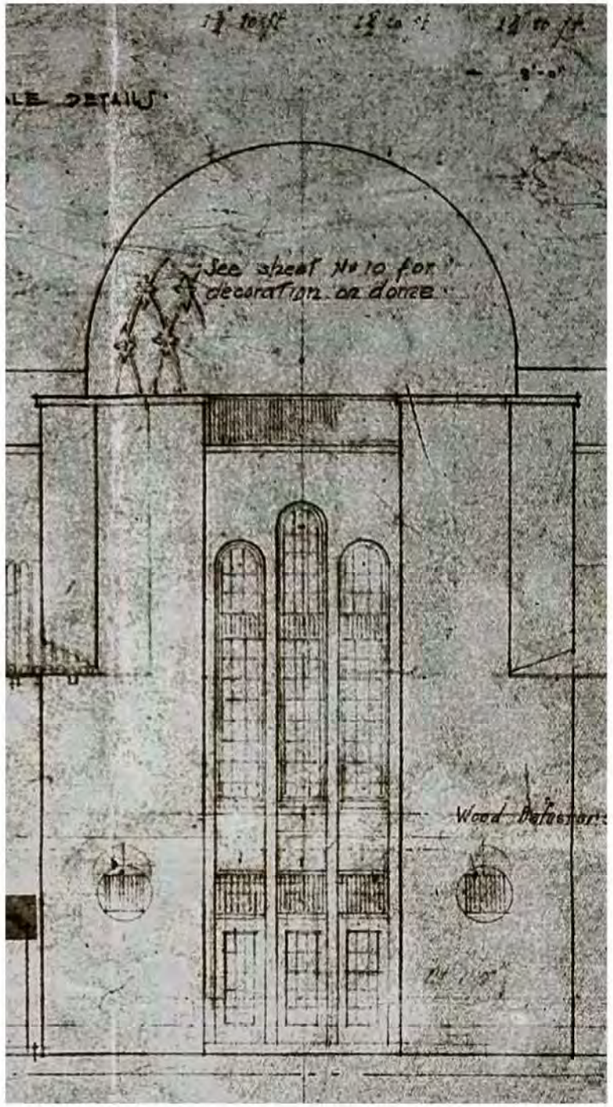
ENLARGED ELEVATIONS - SOUTH WEST

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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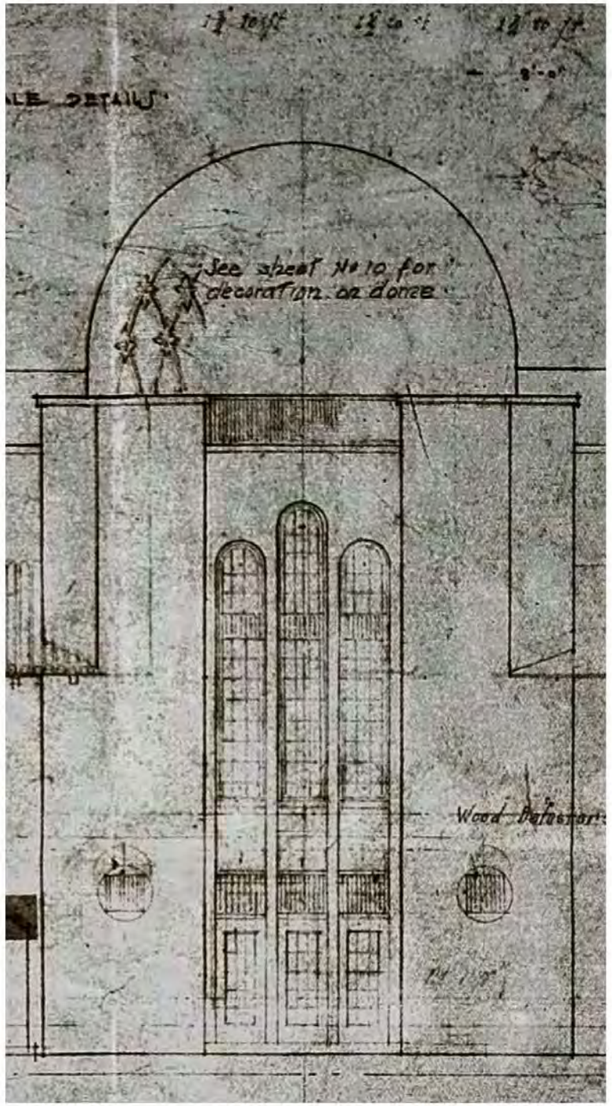
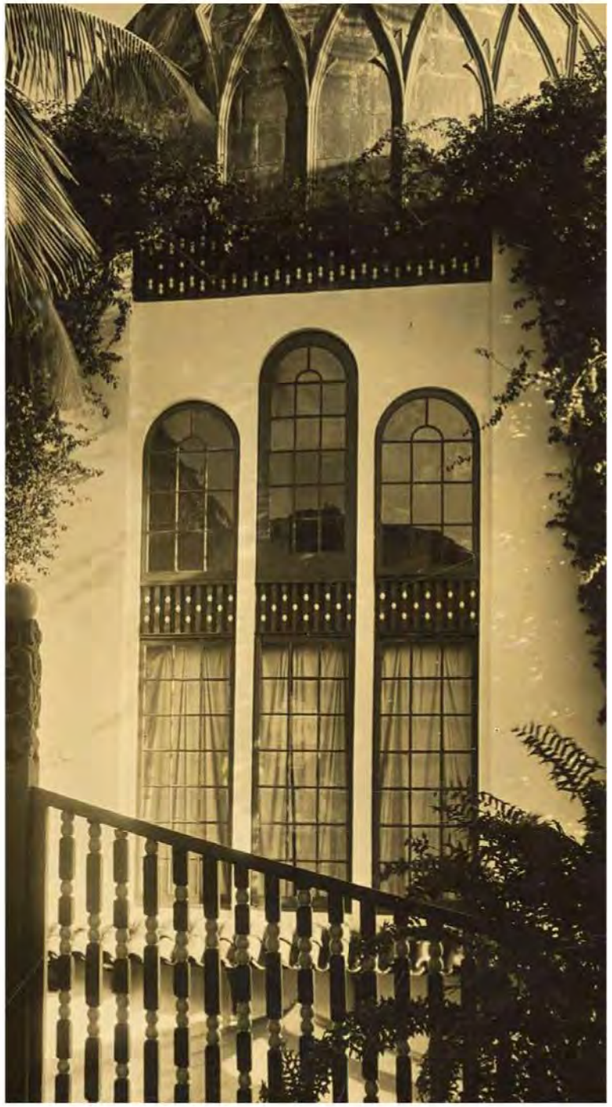
ENLARGED ELEVATIONS - PATIO FACADE RESTORATION

D-10

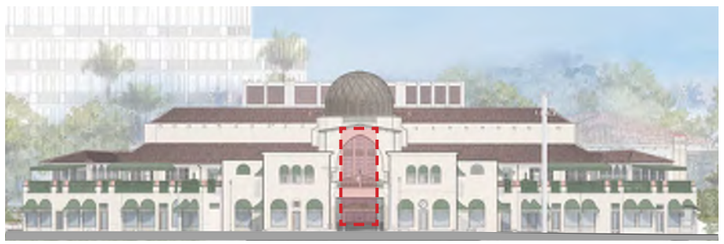


JOSEPH URBAN ELEVATION (1926)

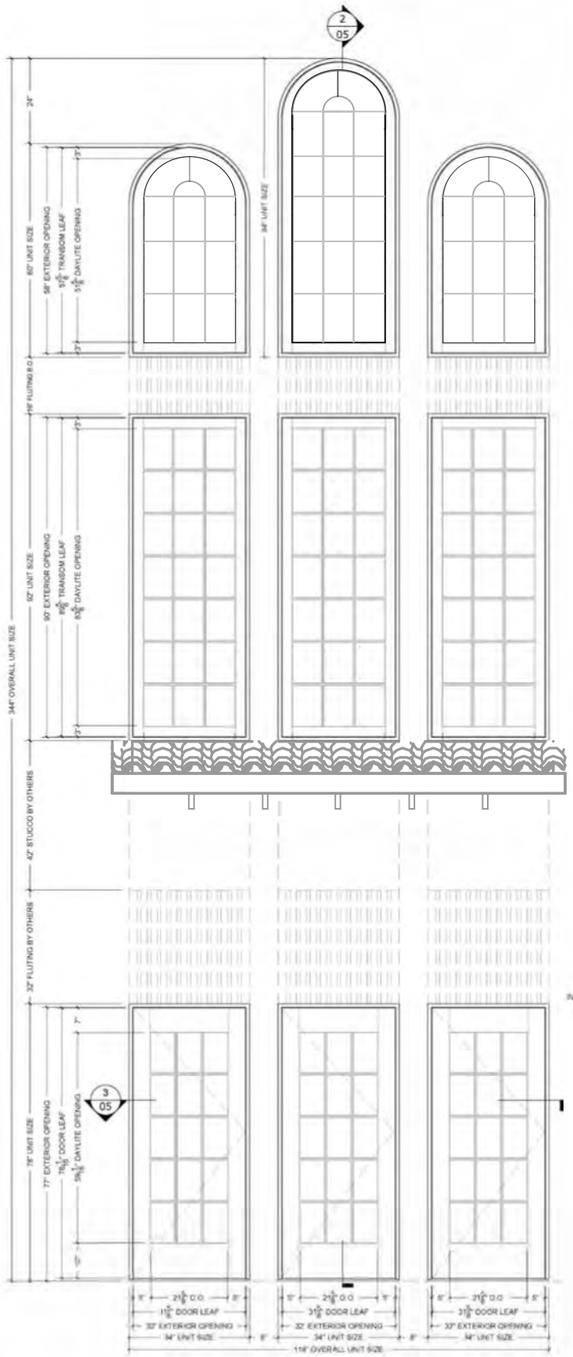


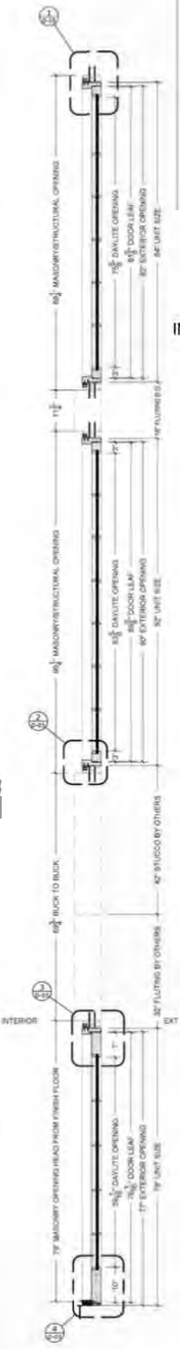
MAIN ENTRANCE WINDOWS (1939)

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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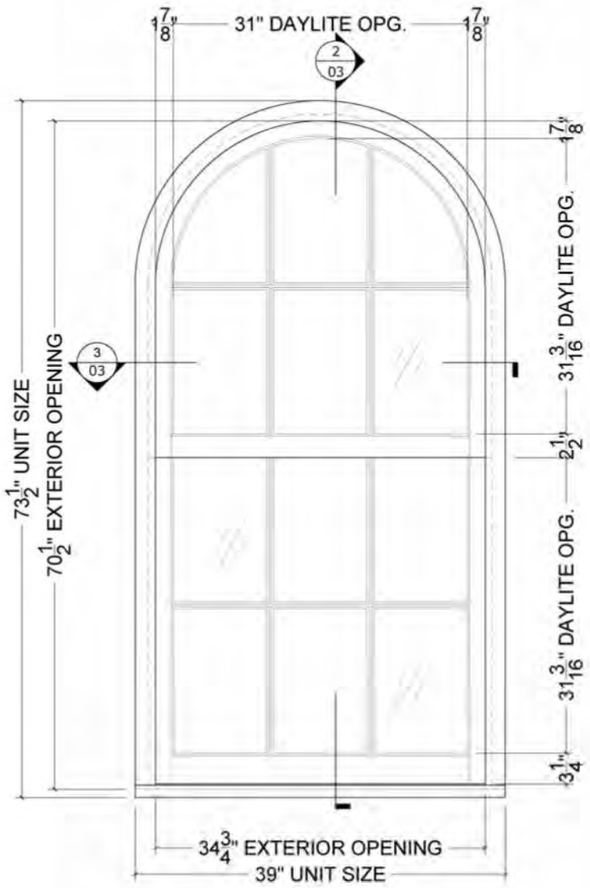
EXTERIOR DETAILS - TRIPLED ARCHED WINDOW OPENING

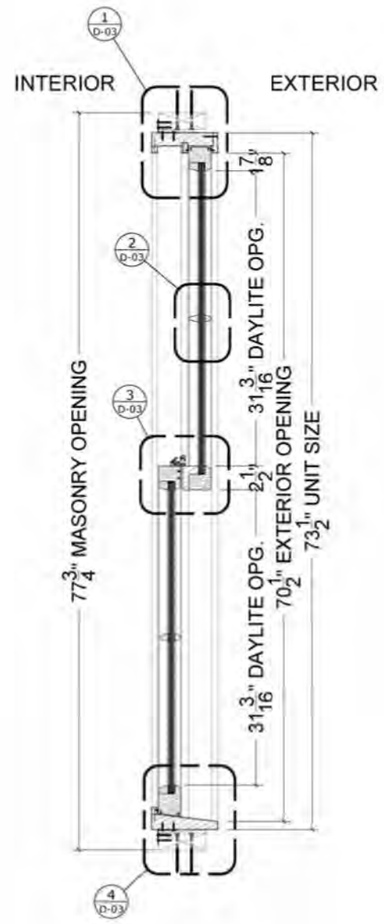
D-11

ARCHED WINDOWS (1929)

ARCHED WINDOWS TODAY

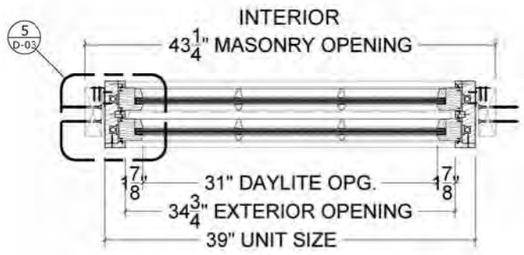


ELEVATION



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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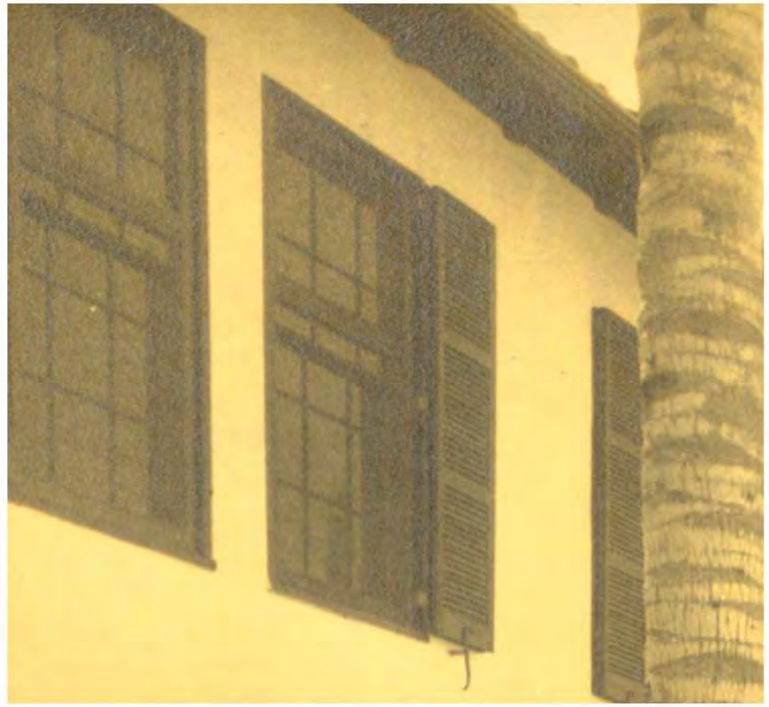
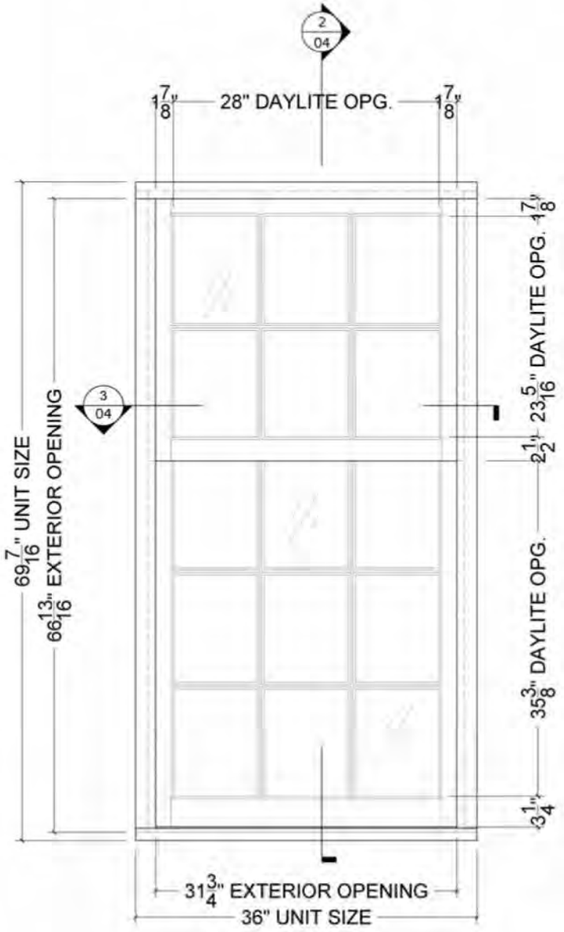
EXTERIOR DETAILS - TRIPLED ARCHED WINDOW

D-12

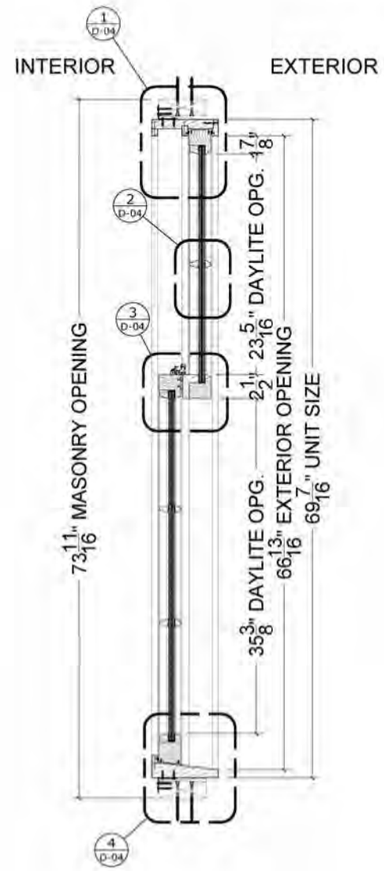


COURTYARD SECOND FLOOR WINDOWS (1928)

SECOND FLOOR WINDOWS (H.A.B.S. 1971)

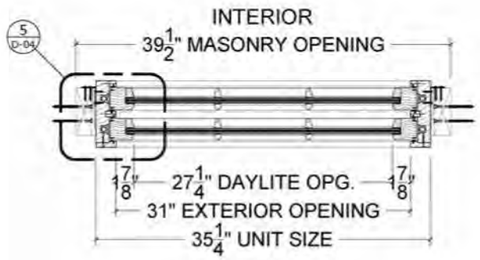


ELEVATION



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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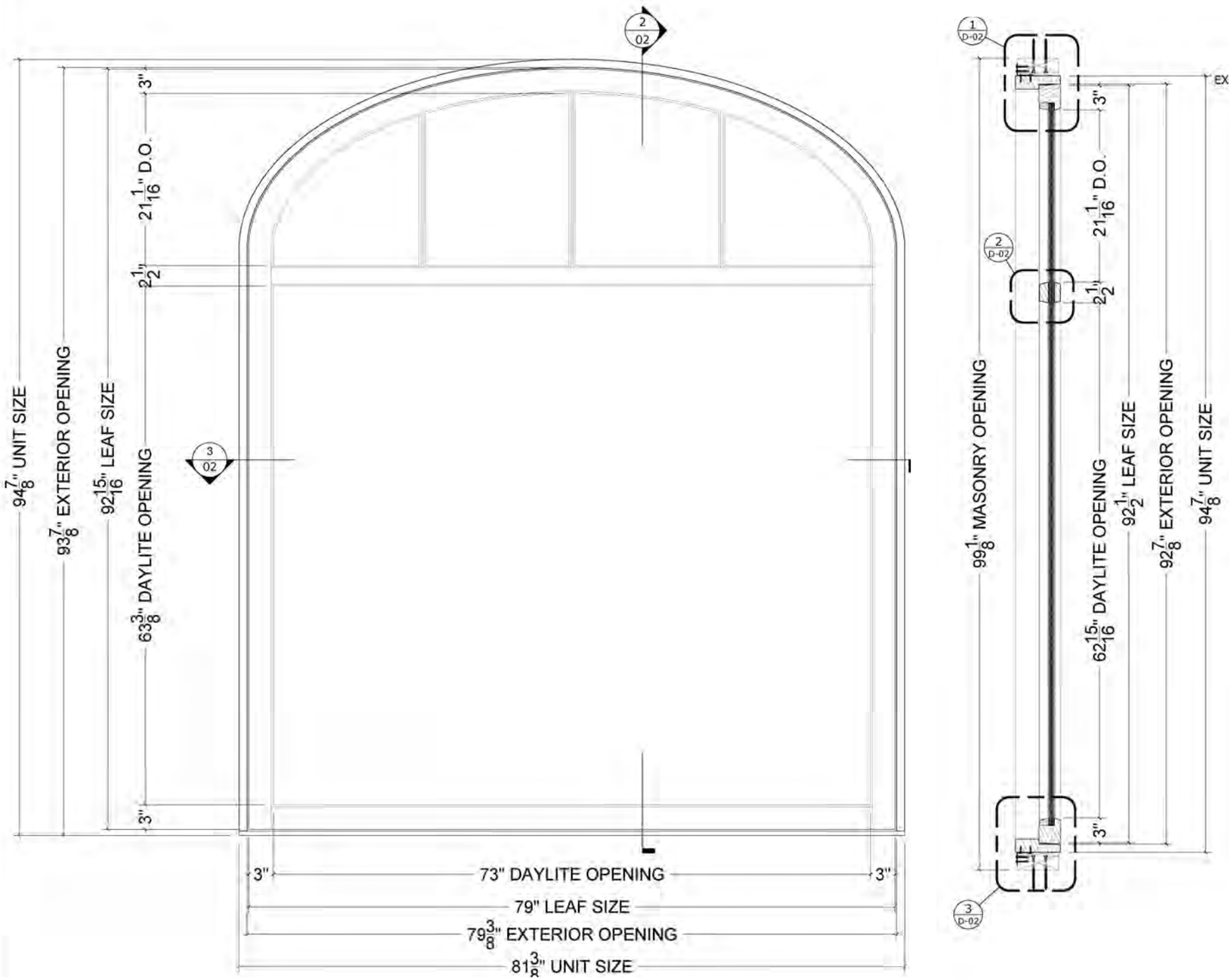
EXTERIOR DETAILS - TYPICAL WINDOW

D-13

COURTYARD WINDOW (1928)

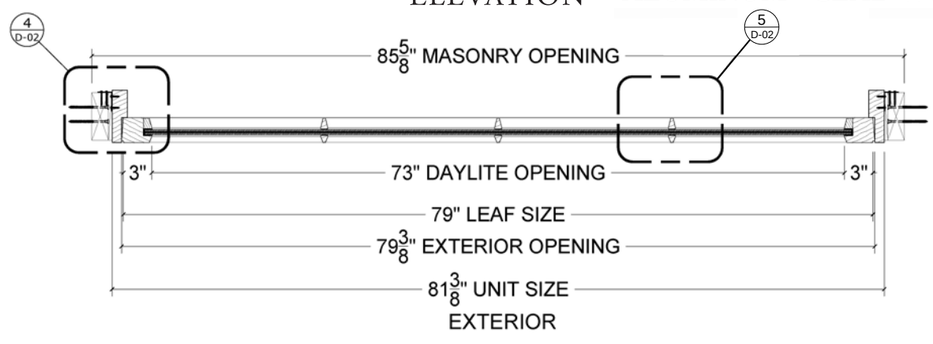
COURTYARD WINDOW TODAY



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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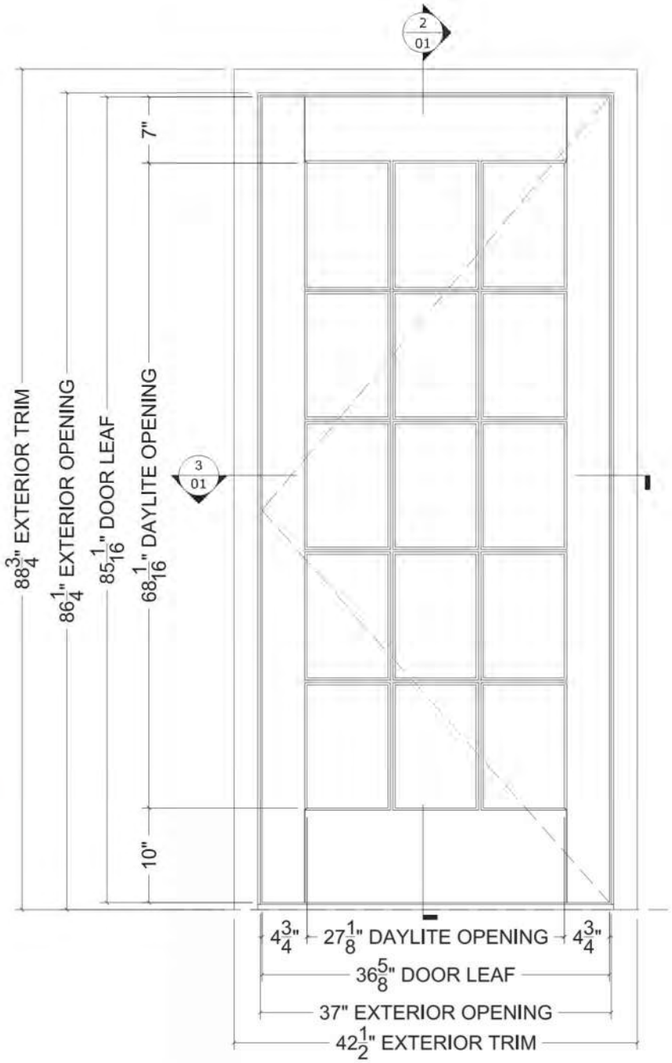
EXTERIOR DETAILS - COURTYARD WINDOW

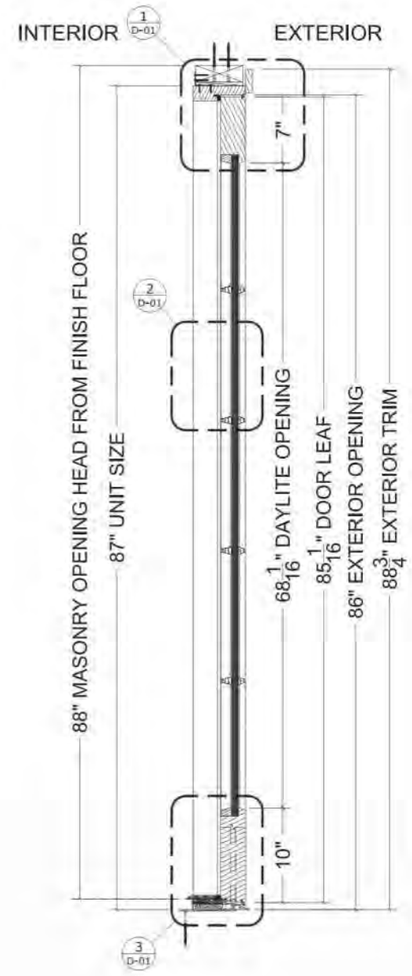
D-14

EXTERIOR DOOR (H.A.B.S. 1971)

EXTERIOR DOOR TODAY

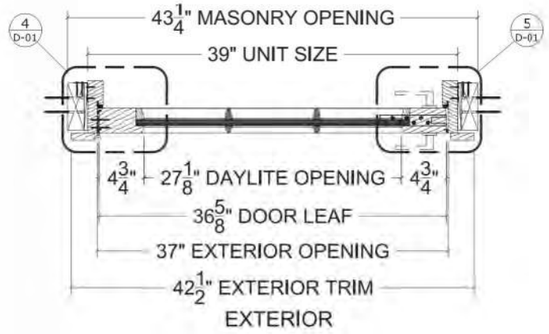


ELEVATION



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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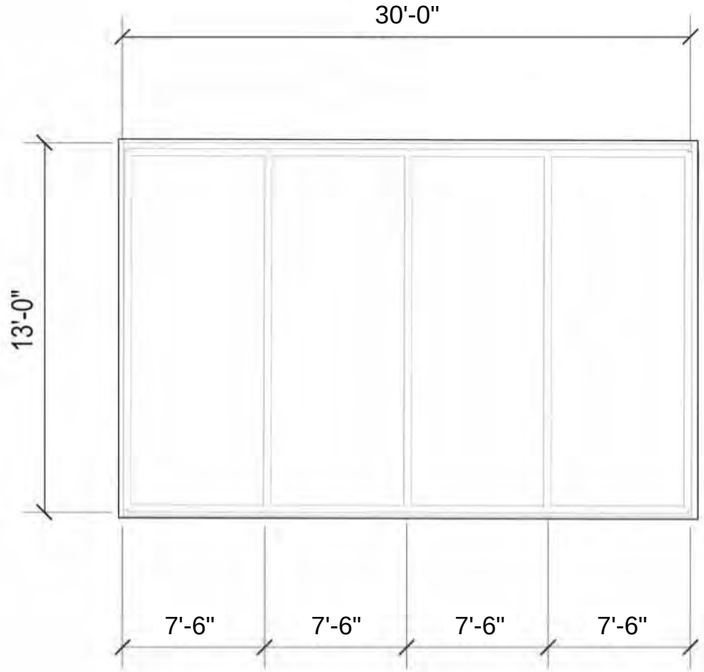
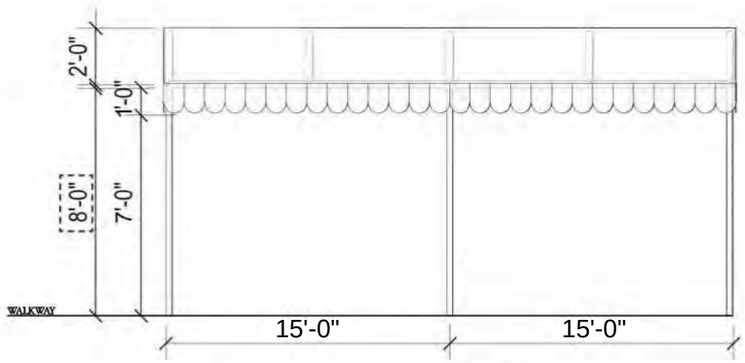
EXTERIOR DETAILS - TYPICAL EXTERIOR DOOR

D-15



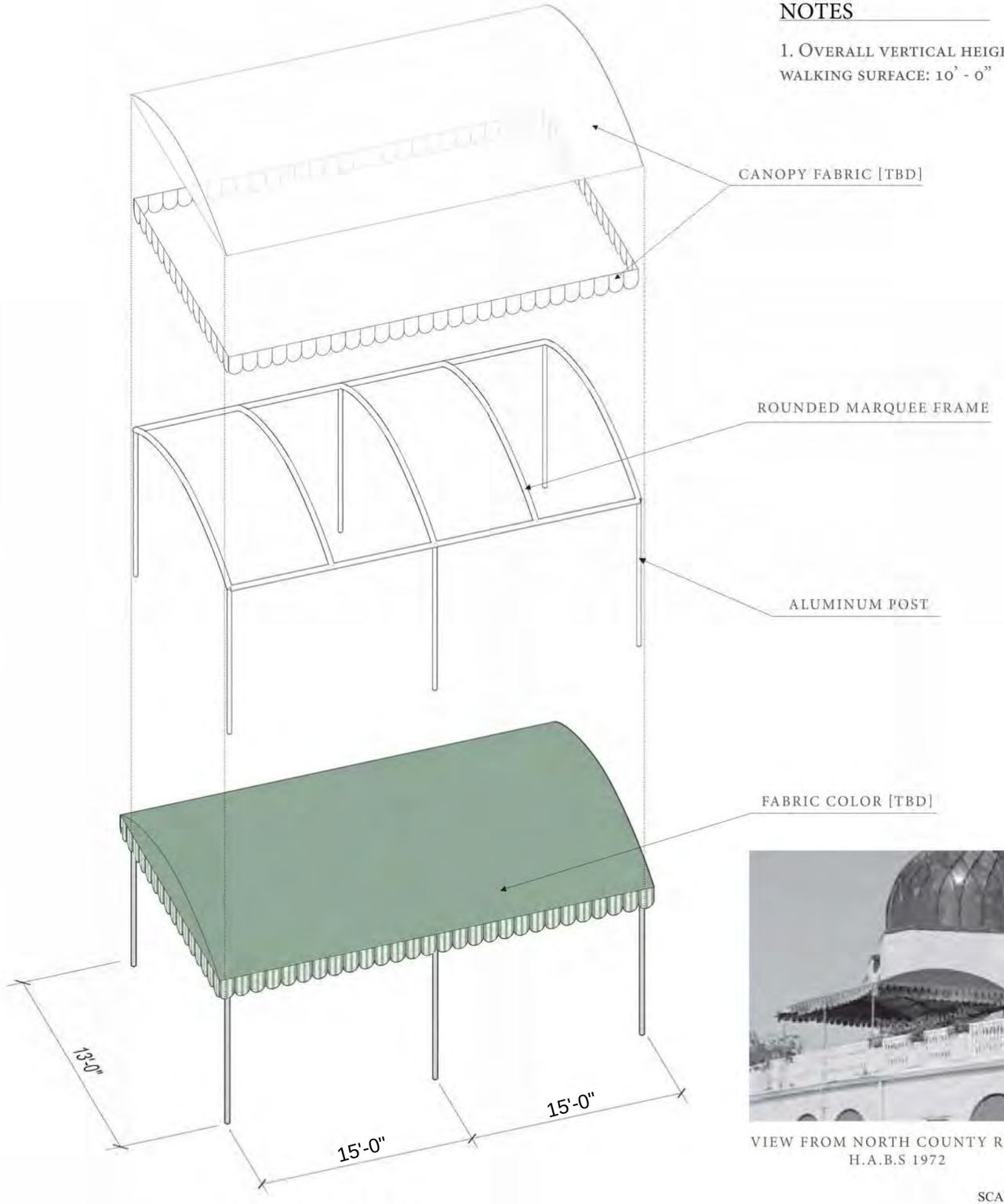
PLAN VIEW



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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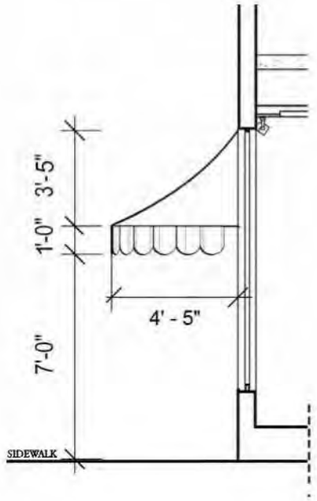
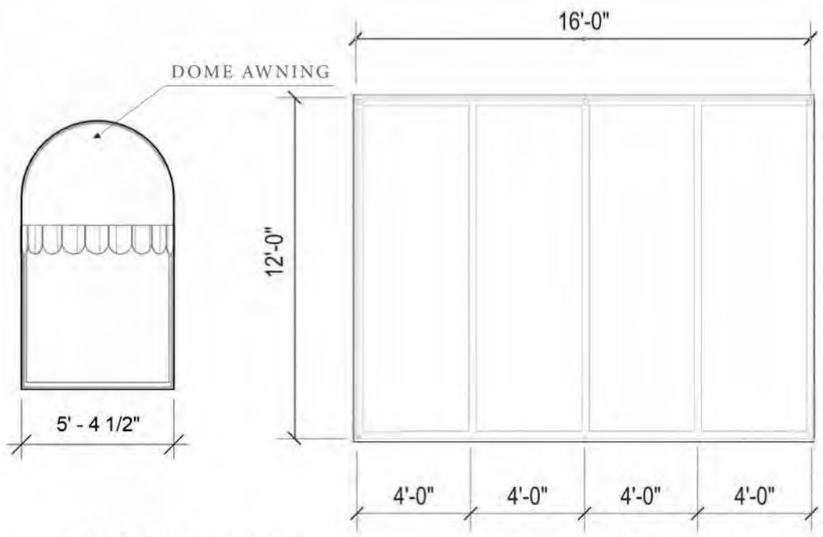
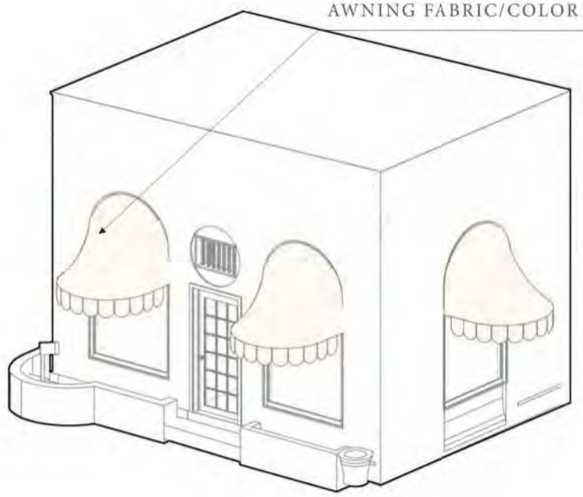
EXTERIOR DETAILS - CANOPY

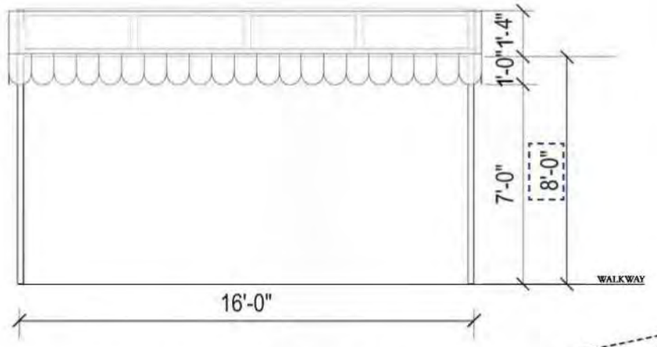
D-16





PLAN VIEW





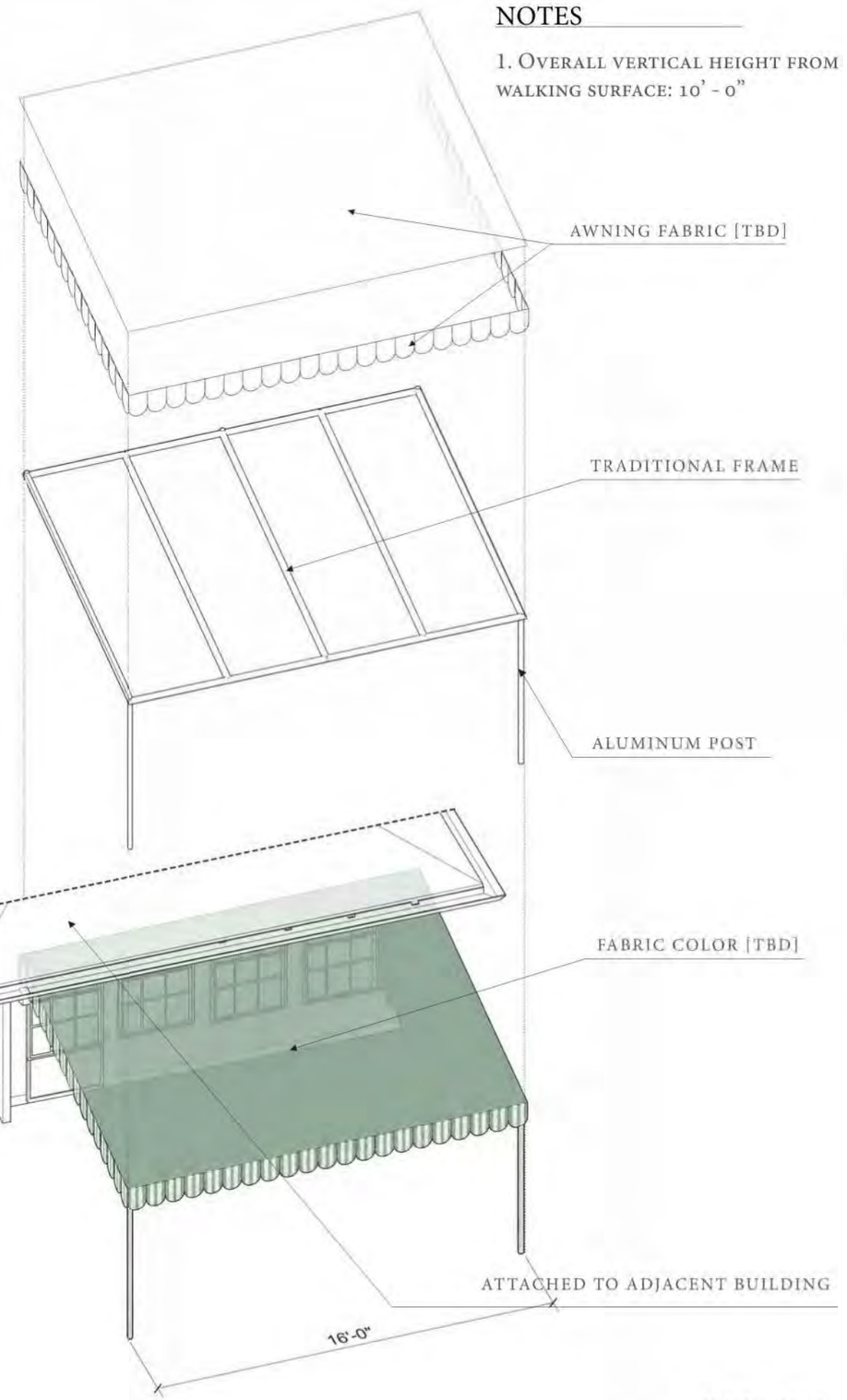
FRONT ELEVATION

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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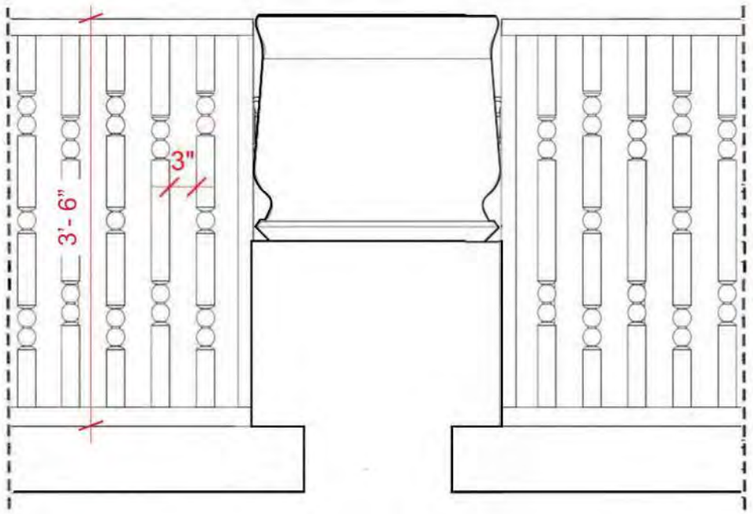
EXTERIOR DETAILS - AWNINGS

D-17

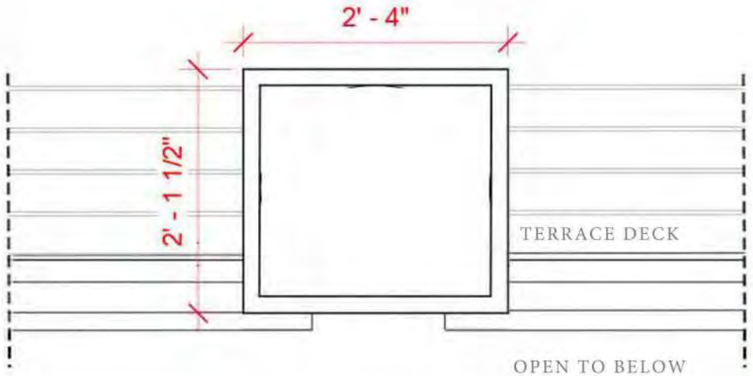


FRONT ELEVATION

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

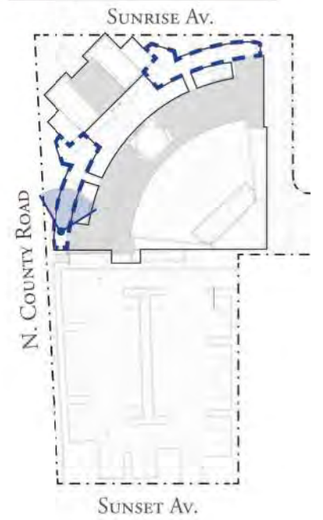
RAILINGS

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

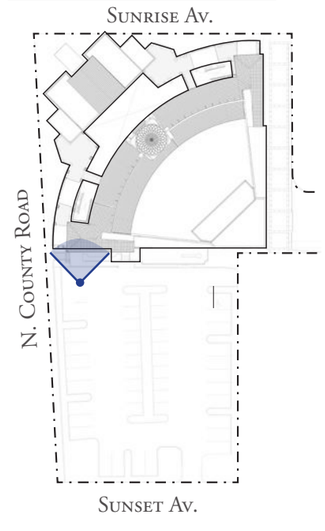
PALM BEACH TOWN HALL, HARVEY & CLARKE (1925)

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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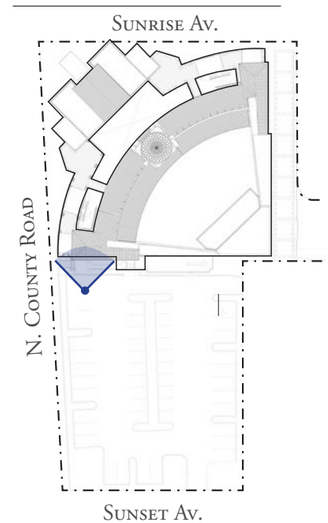
EXTERIOR DETAILS - THEATER ENTRY ARCH

KEY PLAN



D-20.1

PROPOSED - OPTION 2

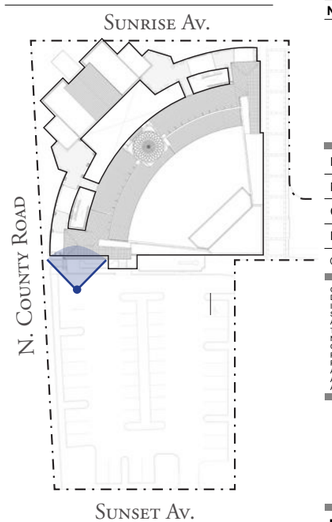
THEATRE PASEO ENTRANCE - (FOR TOWN COUNCIL CONSIDERATION)

MAR-A-LAGO, PALM BEACH, 1927

CURRENT CONDITION

VIA MIZNER, PALM BEACH, 1925

KEY PLAN



THEATRE ENTRY ARCH

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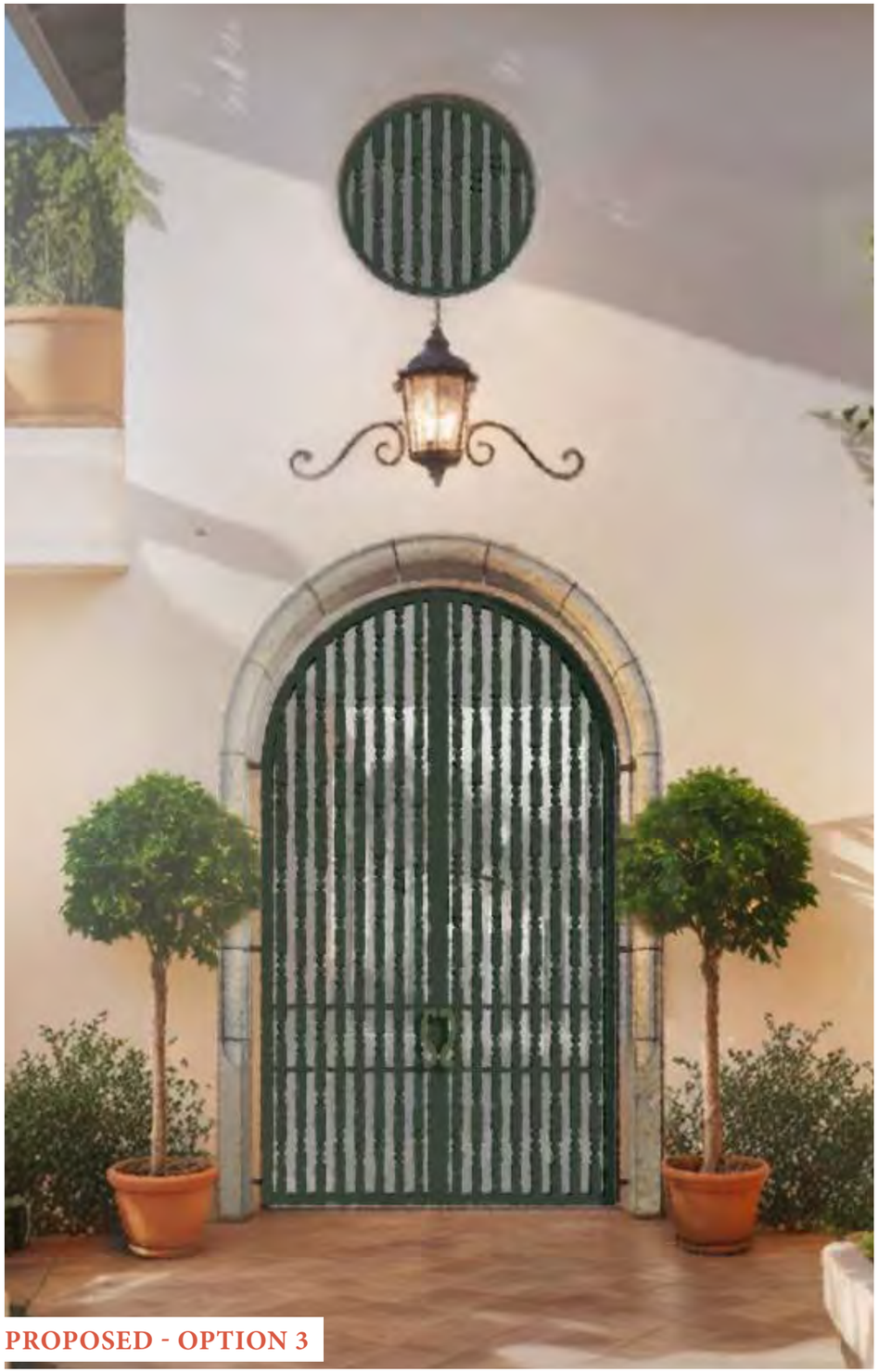
EXTERIOR DETAILS - THEATER ENTRY ARCH

D-20.2

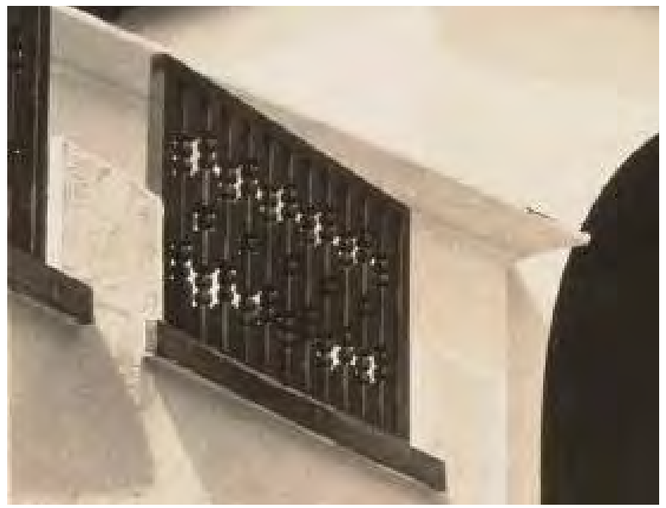


PROPOSED - OPTION 3

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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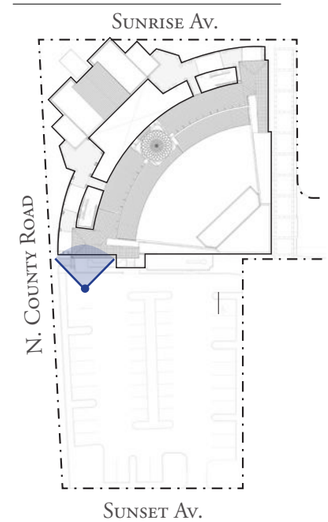
KEY PLAN



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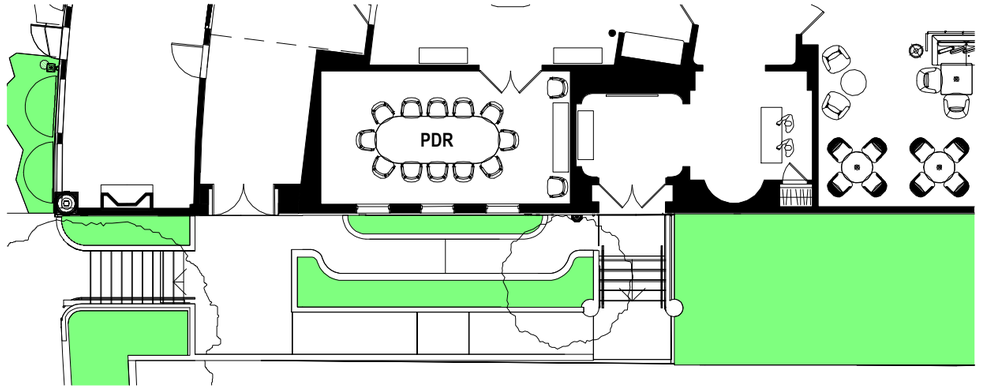
EXTERIOR DETAILS - THEATER ENTRY ARCH

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

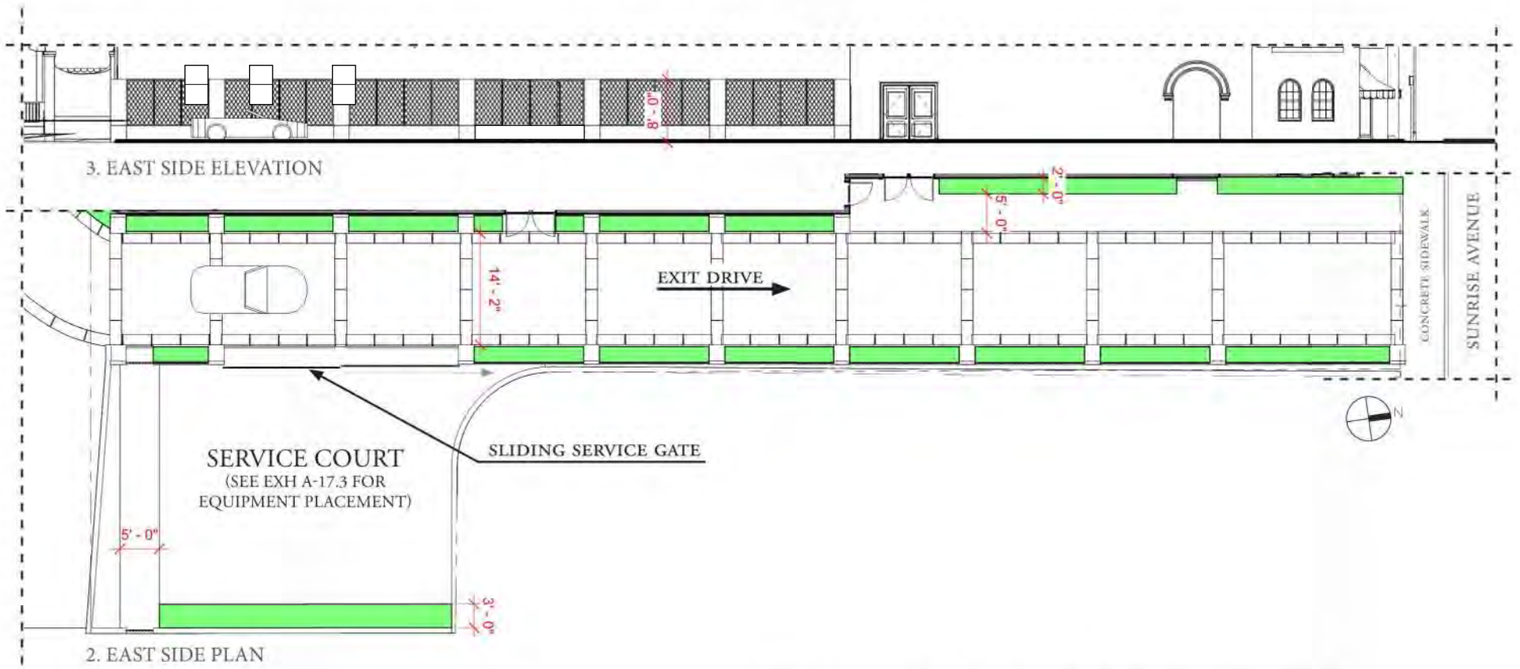
TABBY CONCRETE

BRICK DETAILING

WROUGHT IRON

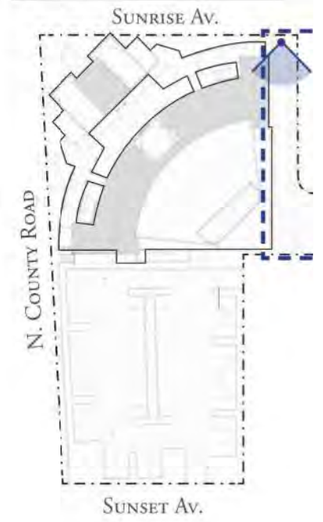
VERTICAL PLANTING

PROPOSED RENDERING OF EASTERN DRIVEWAY



EASTERN EDGE EXIT DRIVE

KEY PLAN



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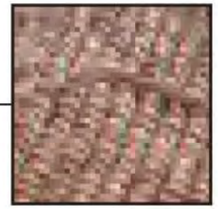
EXTERIOR DETAILS -
EASTERN EDGE EXIT DRIVE

D-22



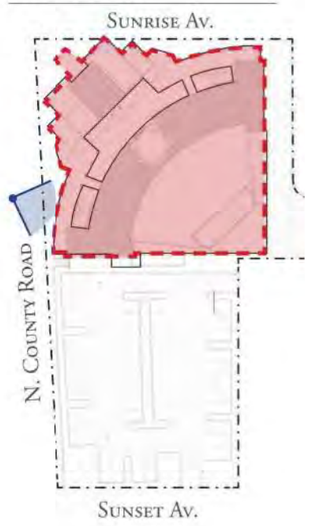
DARK RED BARREL CLAY
TILED ROOF

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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since 1988

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WEG PARAMOUNT, INC

NO.	DATE	DESCRIPTION

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

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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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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
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N COUNTY ROAD VIEW
(EXISTING)

E-4.1

PROPOSED

KEY PLAN

NORTHERN VIEW FROM NORTH COUNTY ROAD

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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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RAMSA
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NO.	DATE	DESCRIPTION

KEY PLAN

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VIEW ALONG NORTH COUNTY ROAD (EXISTING)

E-6.1

PROPOSED

VIEW ALONG NORTH COUNTY ROAD

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RAMSA
ROBERT A.M. STERN ARCHITECTS

NO.	DATE	DESCRIPTION

KEY PLAN

DATE	10/23/2025
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PROJECT #	24019

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VIEW ALONG NORTH COUNTY ROAD (PROPOSED)

E-6.2

PROPOSED

VIEW OF SOUTHERN ENTRANCE

KEY PLAN

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RAMSA
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NO.	DATE	DESCRIPTION

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VIEW OF SOUTHERN ENTRACE

E-6.3

PROPOSED

KEY PLAN

VIEW OF SOUTHERN ENTRANCE

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RAMSA
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VIEW OF SOUTHERN ENTRACE

E-6.4

PROPOSED

SOUTHERN ENTRY ARRIVAL

REG
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KEY PLAN

RAMSA
ROBERT A.M. STERN ARCHITECTS

NO.	DATE	DESCRIPTION

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SOUTHERN ENTRY
ARRIVAL

E-6.5

PROPOSED

COURTYARD VIEW

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KEY PLAN

RAMSA
ROBERT A.M. STERN ARCHITECTS

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COURTYARD VIEW

E-6.6

LO

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OVERALL HARDSCAPE PLAN

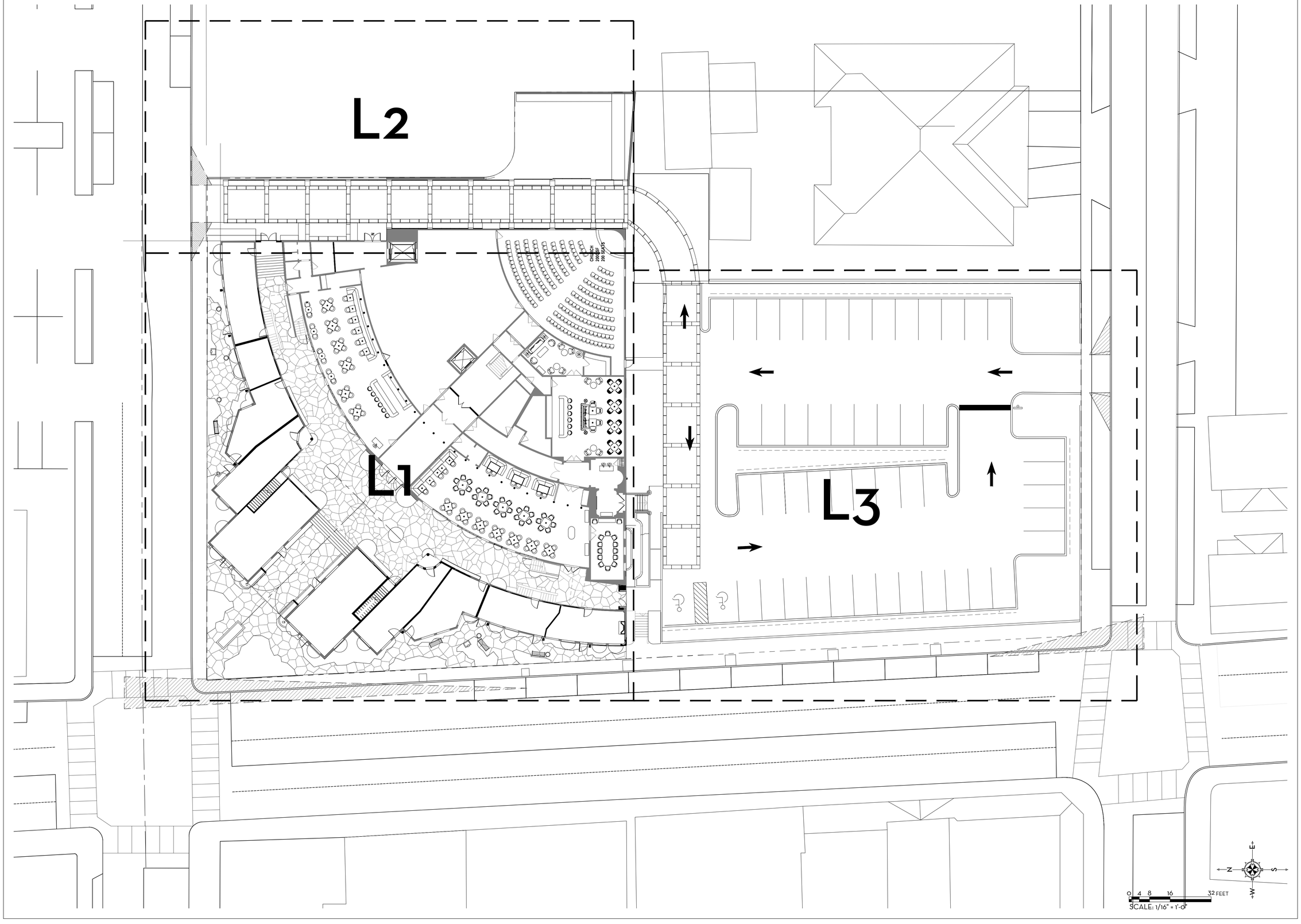
PARAMOUNT THEATRE

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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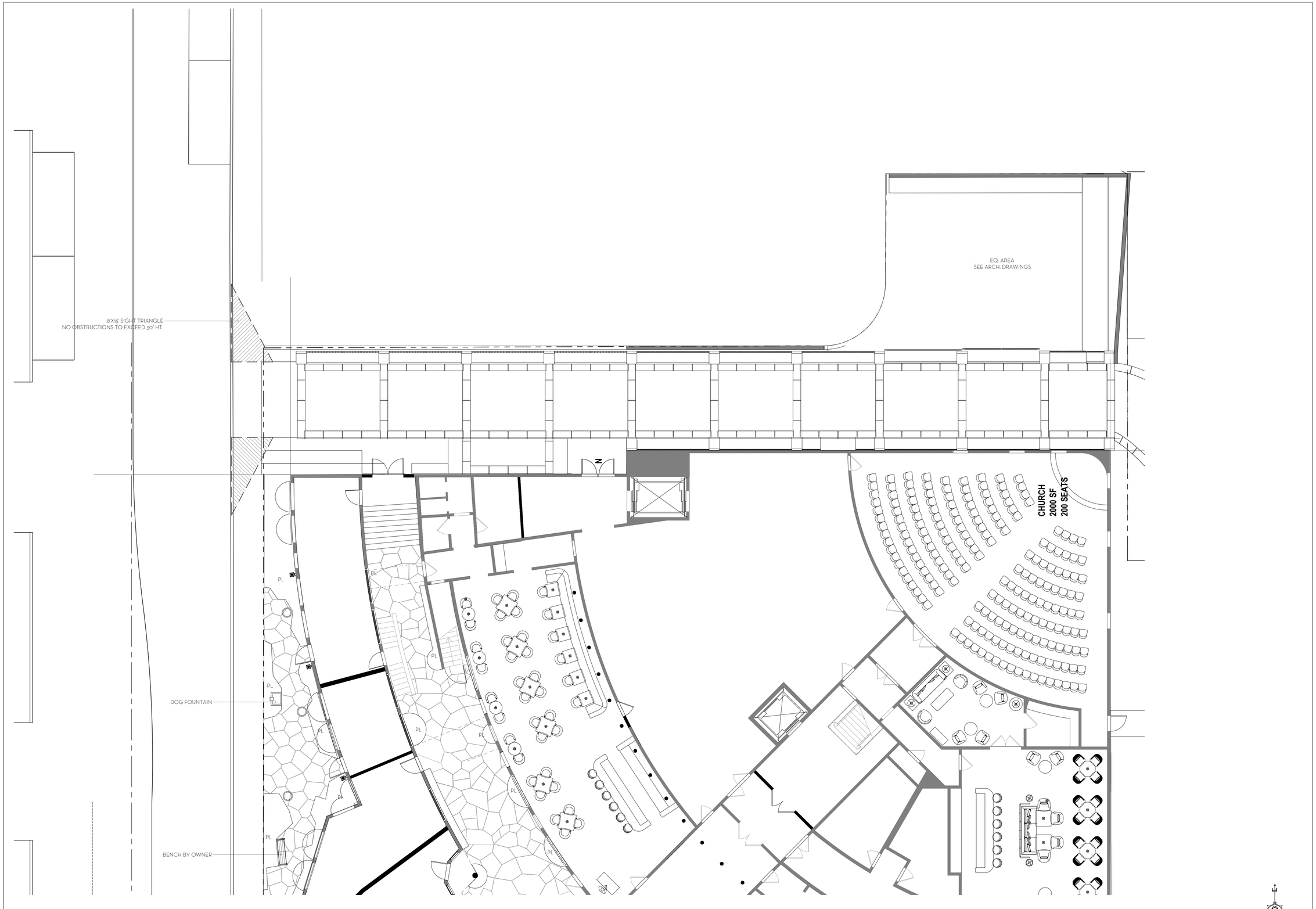

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Landscape Architect
Registration No.
6666856

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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LP0

(3) COCONUT PALMS, 18' G.W.

(15) FIRE BUSH, 7 GAL.

(6) CHINESE FAN PALMS, 3 GAL.

(9) THRINAX PALMS, 14'-16' HT.

(6) ZAMIA, 7 GAL.

(1) YLANG YLANG TREE, 12' HT.

(5) CHINESE FAN PALMS, 3 GAL.

(15) GREEN COCOPLUM, 7 GAL.

(10) SAW PALMETTO, 7 GAL.

(7) ZAMIA, 7 GAL.

(15) SHELL GINGER, 7 GAL.

(9) SAW PALMETTO, 7 GAL.

(10) FIRE BUSH, 3 GAL.

(15) COFFEE PLANT, 7 GAL.

(10) COCOPLUM, 7 GAL.

(15) COFFEE PLANT, 7 GAL.

(1) RECLINATA PALM, 15' HT., 'MULTI TRUNK'

(60) MINIMA, 4' POTS.

(30) HIBISCUS, 3 GAL.

(4) DATE PALMS, 18-20' HT.

(30) ANNUALS, TBD.

(2) GARDENIA SPHERES, 3'X3'.

(30) MINIMA, 4' POTS.

(5) SAW PALMETTO, 7 GAL.

(30) HIBISCUS, 3 GAL.

(8) SAW PALMETTO, 7 GAL.

(3) SHELL GINGER, 7 GAL.

(1) YLANG YLANG TREE, 12' HT.

(5) CHINESE FAN PALMS, 3 GAL.

(6) COFFEE PLANT, 7 GAL.

(4) SAW PALMETTO, 3 GAL.

(4) SHELL GINGER, 7 GAL.

(10) ZAMIA, 7 GAL.

(1) YLANG YLANG TREE, 18' HT.

(4) CASSIA TREE 18' HT.

(5) COFFEE PLANT, 7 GAL.

(1) PINK TABEBUIA 18' HT.

(25) BLUE PLUMBAGO 3 GAL.

(3) YLA

(2) BOUGAINVILLEA VINE, ESP. TO WALL, 6-8' HT.

(4) GARDENIA SPHERE, 3'X3'.

(10) MINIMA, 4' POTS.

(1) DOUBLE ROBELLINI PALM, 8' C.T., CURVED.

(17) BLUE SALVIA, 3 GAL.

(26) WHITE PLUMBAGO 3 GAL.

(2) DATE PALMS, 18-20' HT. UNDERPLANTED W/ (14) GREEN ISLAND FICUS, 3 GAL.

(1) TRIPLE ROBELLINI PALMS, 10'-12' HT.

(60) BLUE PLUMBAGO, 3 GAL.

(2) SEAGRAPE TREES, 15' HT.

(40) FOXTAIL FERNS, 3 GAL.

(26) WHITE PLUMBAGO 3 GAL.

(8) BLUE 3 GAL.

(10) RHAPIS PALM, 3' HT.

(17) BLUE SALVIA, 3 GAL.

(5) CHINESE FAN PALMS, 3 GAL.

(1) YLANG YLANG TREE, 18' HT.

(40) MINIMA, 4' POTS

(1) DOUBLE ROBELLINI PALM, 8' C.T., CURVED.

(7) THRINAX PALMS, 14'-16' HT.

(10) ZAMIA, 7 GAL.

(10) COFFEE PLANT, 7 GAL.

(1) RECLINATA PALM, 15' HT., 'MULTI TRUNK'

(60) MINIMA, 4' POTS.

(4) SHELL GINGER, 7 GAL.

(5) COFFEE PLANT, 7 GAL.

(5) CHINESE FAN PALMS, 3 GAL.

(35) GREEN ISLAND FICUS, 3 GAL.

(5) SHELL GINGER, 7 GAL.

(4) SAW PALMETTO, 3 GAL.

(30) SILVER SAW PALMETTO 3 GAL.

LAWN

(1) WHITE EGER 16' HT.

(40) NATIVE ILEX 3 GAL.

(1) PINK TABEBUIA 16' HT.

(1) MACARTHUR CLUSTER 16' HT.

(6) CONFEDERATE JASMINE 10' HT.

(25) HIBISCUS 3 GAL.

(80) NATIVE ILEX 3 GAL.

(2) ALEXANDER PALM 15' CT. W/ (4) BLEEDING HEART VINE 6' HT.

(1) GREEN BUTTONWOOD 15'X15'

(7) THRINAX PALMS 12'-14' C.T.

(115) FAKAHATCHEE GRASS 3 GAL.

(26) WHITE PLUMBAGO 3 GAL.

0 1 4 8 16 FEET

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

N E S W

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

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

LANDSCAPE PLAN - GROUND FLOOR

PARAMOUNT THEATRE

139 N. COUNTY ROAD, PALM BEACH, FL.

22 OCTOBER 2025

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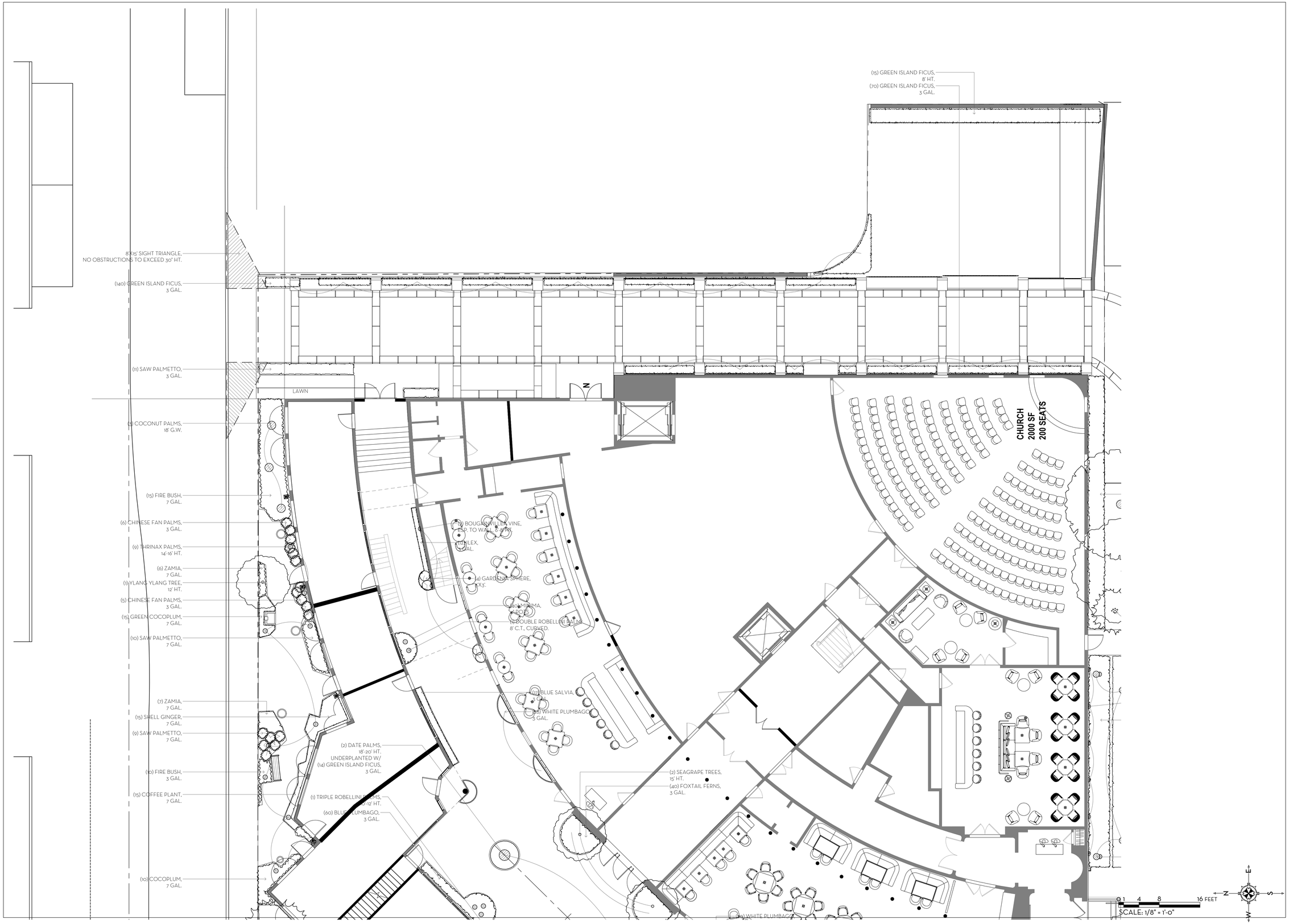

MARIO F. NIEVERA

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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(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
Landscape Architect
Registration No.
6666856

NIEVERA WILLIAMS
DESIGN

625 N. Flagler Drive
Suite 502
West Palm Beach, FL 33401
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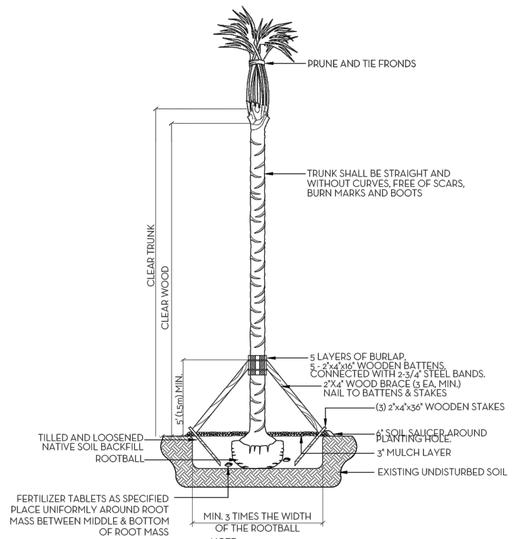
F: 561-659-2113

NIEVERAWILLIAMS.COM

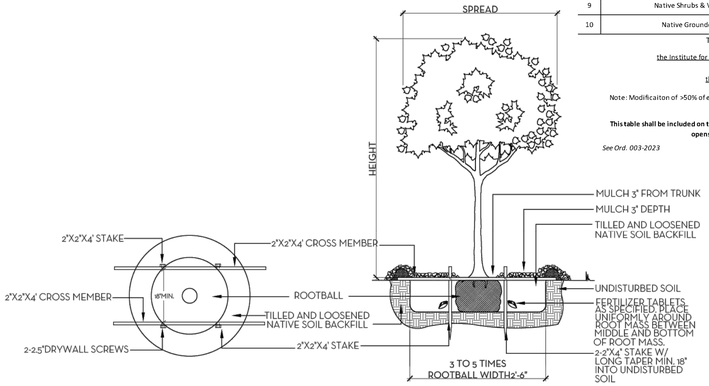
LP3



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			
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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

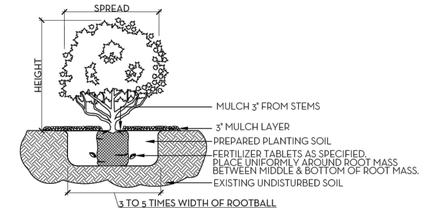
the Florida Native Plant Society Native Plants for Your Area List

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.

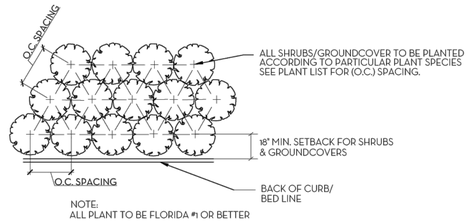
See Ord. 003-2023 *REV BF 20230727*

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



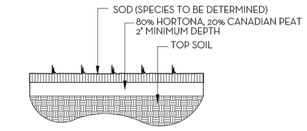
NOTE:
ALL MATERIAL TO BE FLORIDA #1 OR BETTER

SHRUB & GROUNDCOVER PLANTING DETAIL
N.T.S.



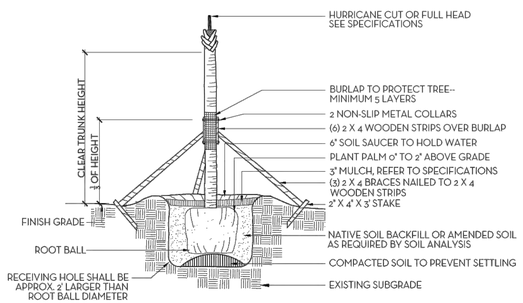
NOTE:
ALL PLANT TO BE FLORIDA #1 OR BETTER

PLANT SPACING DETAIL
N.T.S.



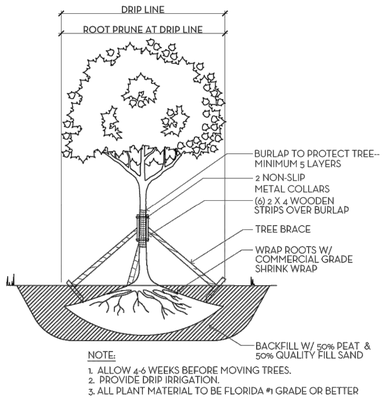
SOD PLANTING DETAIL
N.T.S.

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



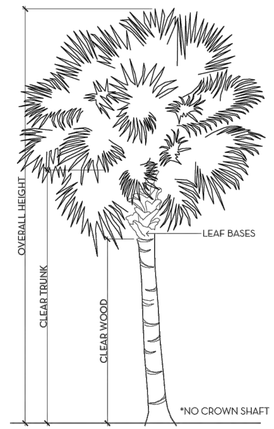
NOTES: STAKING & GUYING REQUIRED FOR PALMS, IF NECESSARY, OR AS DIRECTED BY THE LANDSCAPE ARCHITECT. ALL PLANT TO BE FLORIDA #1 OR BETTER

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

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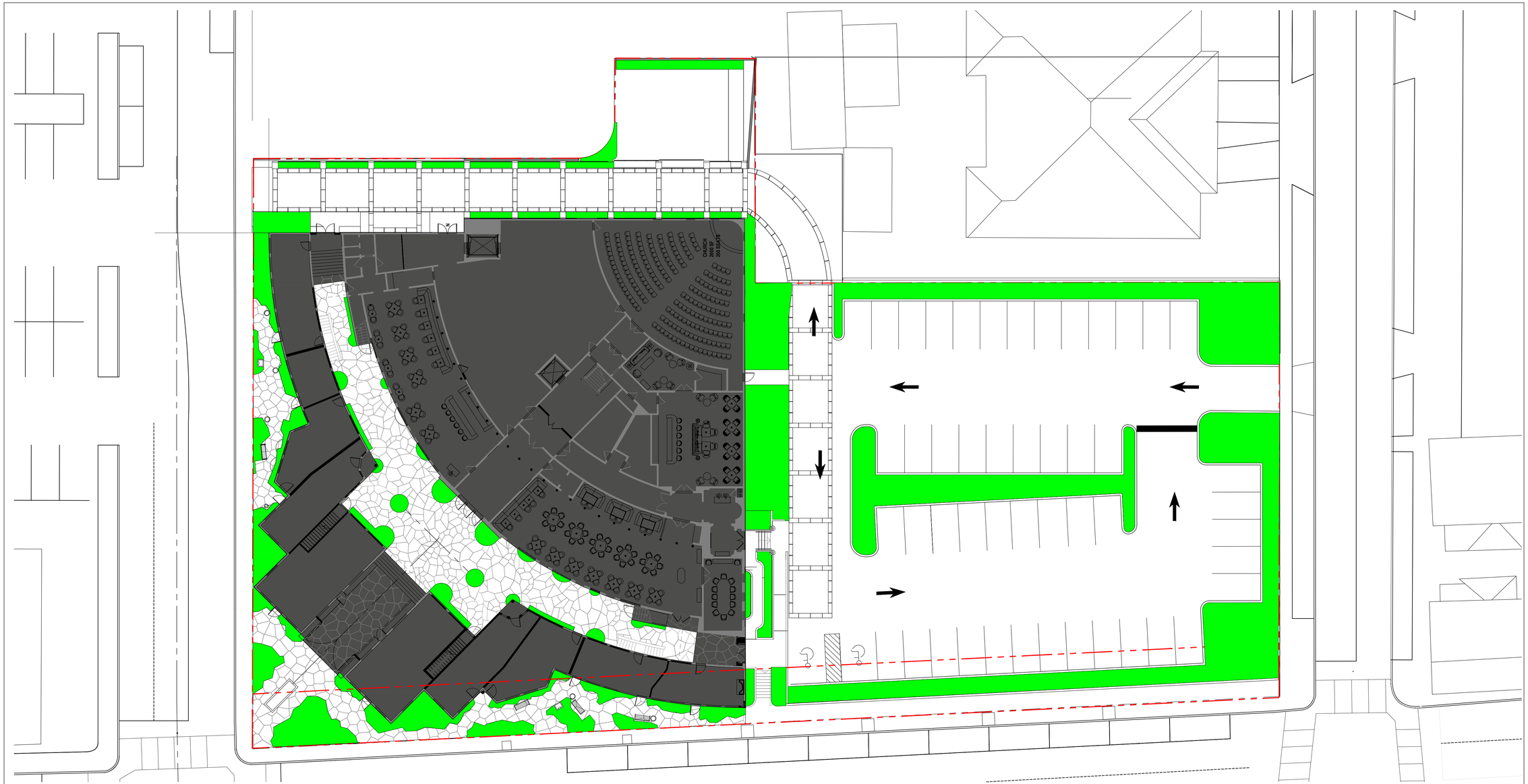
NIEVERAWILLIAMS.COM

LP5



Line #	Landscape Legend			
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OR

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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

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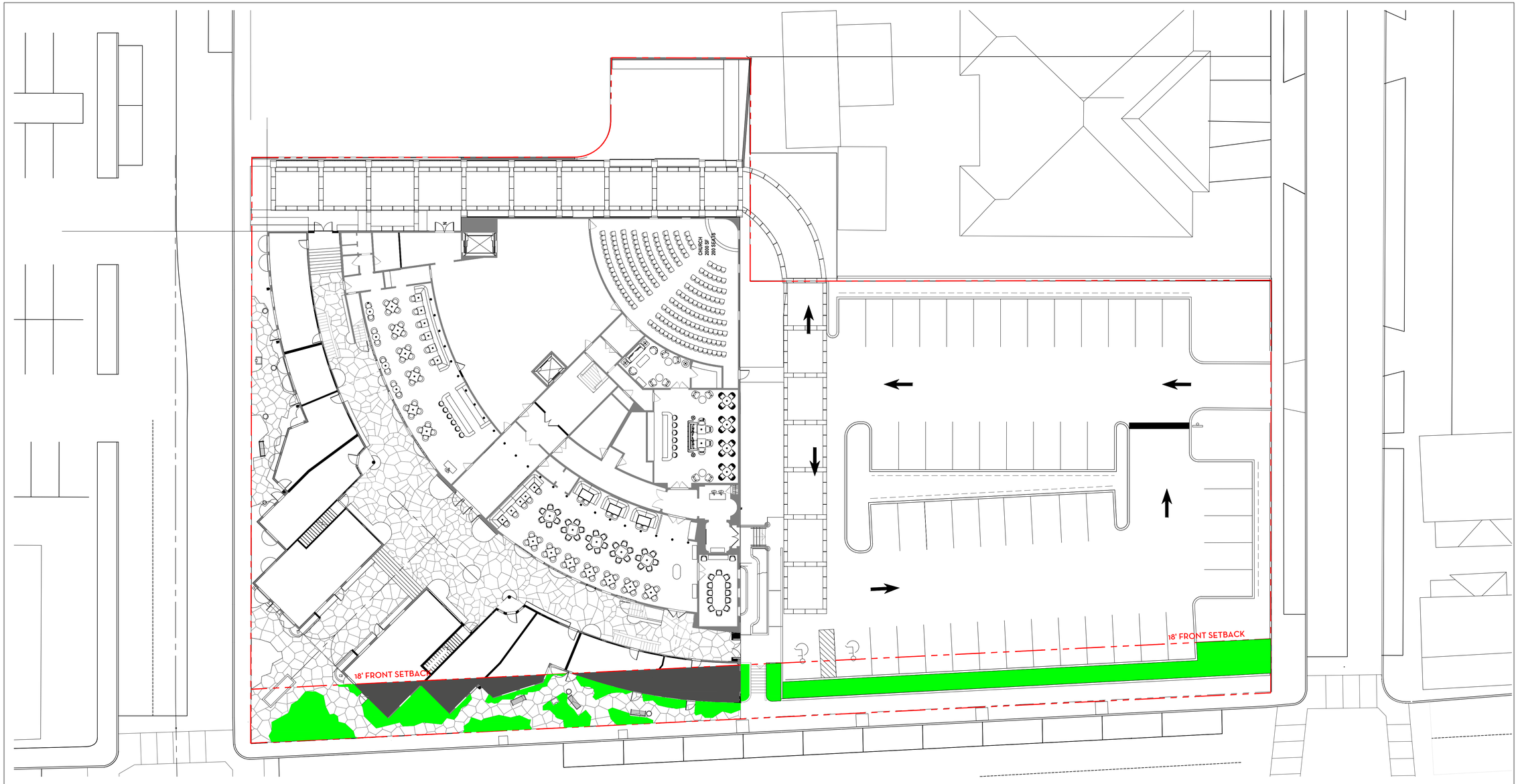
OS1



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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

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DESIGN

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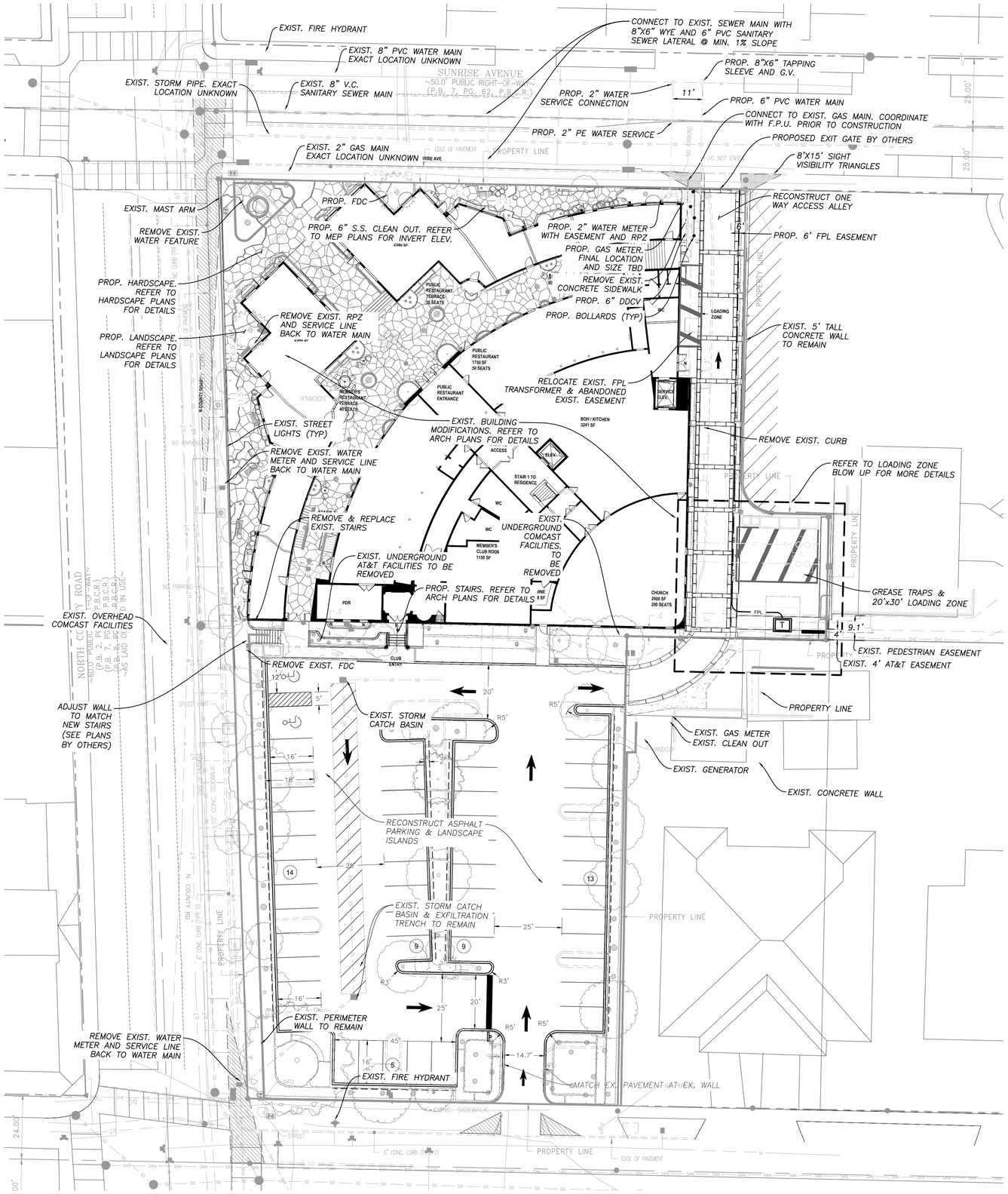

N

GRAPHIC SCALE
0 10 20 40

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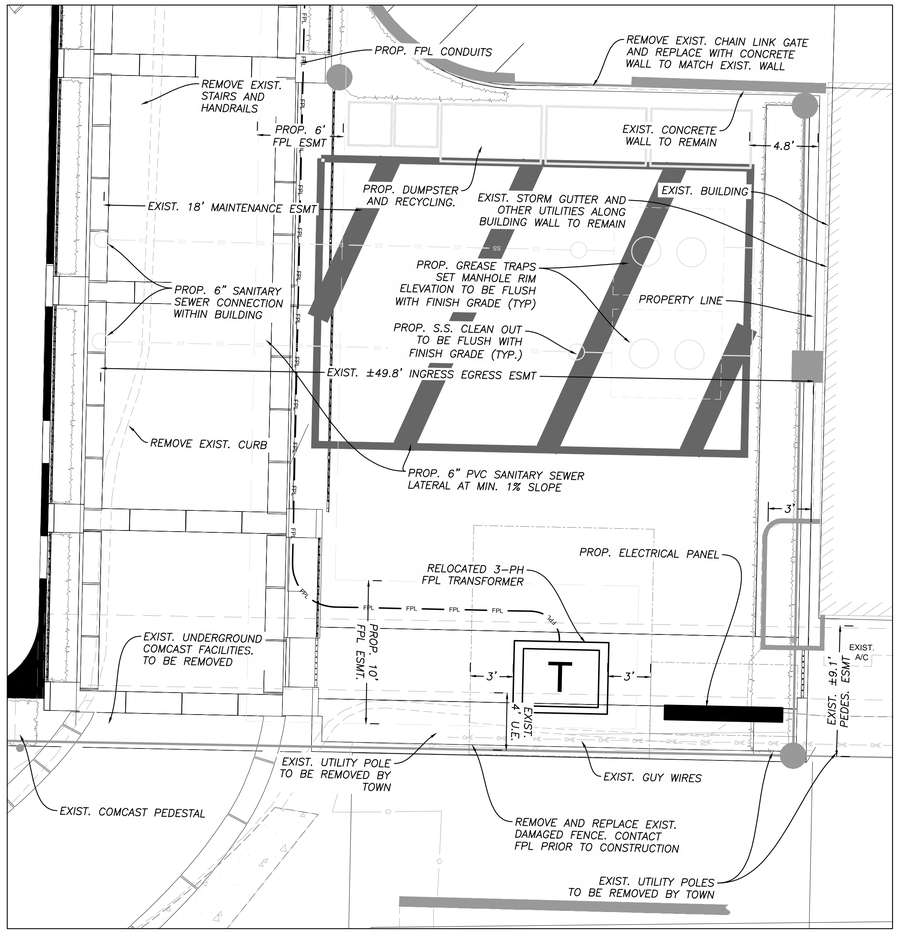
SUNSHINE 811

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'

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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

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PRELIMINARY UTILITY, PAVING AND DRAINAGE PLAN

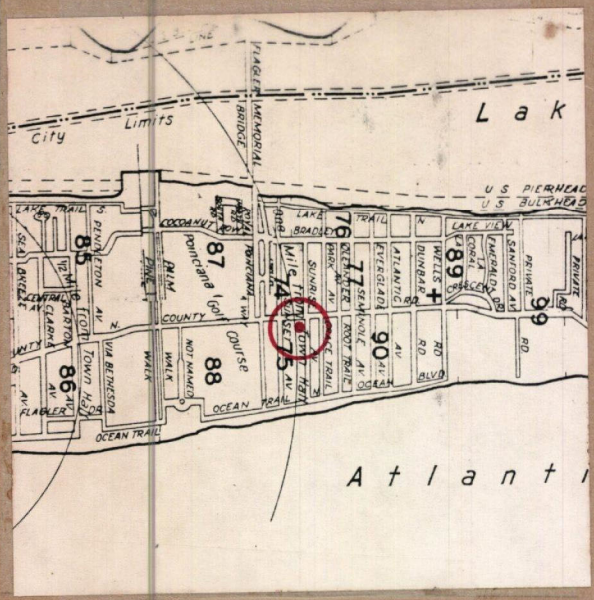
Randy Wertepny
P.E. 72504

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 $15
Jason's
LUNCHES

PARAMOUNT


City Limits
Lak
Atlanti
FLAGLER MEMORIAL BRIDGE
U S PIERHEAD
U S BULKHEAD
LAKE TRAIL
COCOANUT WALK
LAKE BOARDWALK
LAKE VIEW
SANFORD AV
PRIVATE RD
PENNSYLVANIA AV
PALM DRIVE
COUNTY
pompano golf course
SEMINOLE AV
EVERGLADE
ATLANTIC AV
DUNBAR RD
WELLS RD
OCEAN BLVD
OCEAN TRAIL
VIA BETHESDA
NOT MARKED
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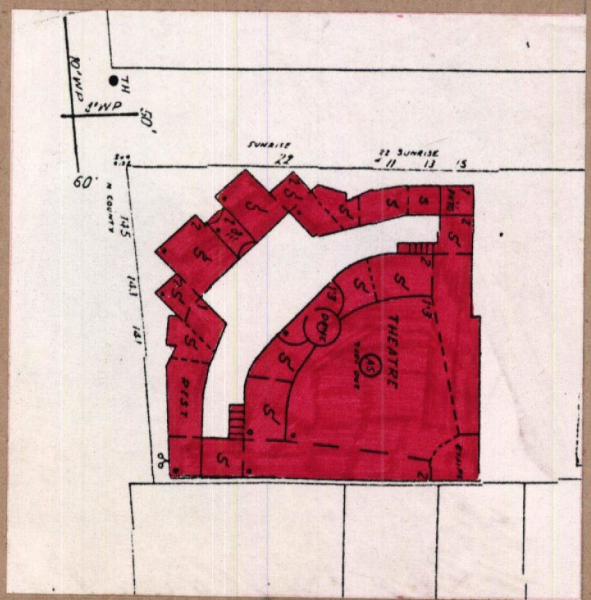
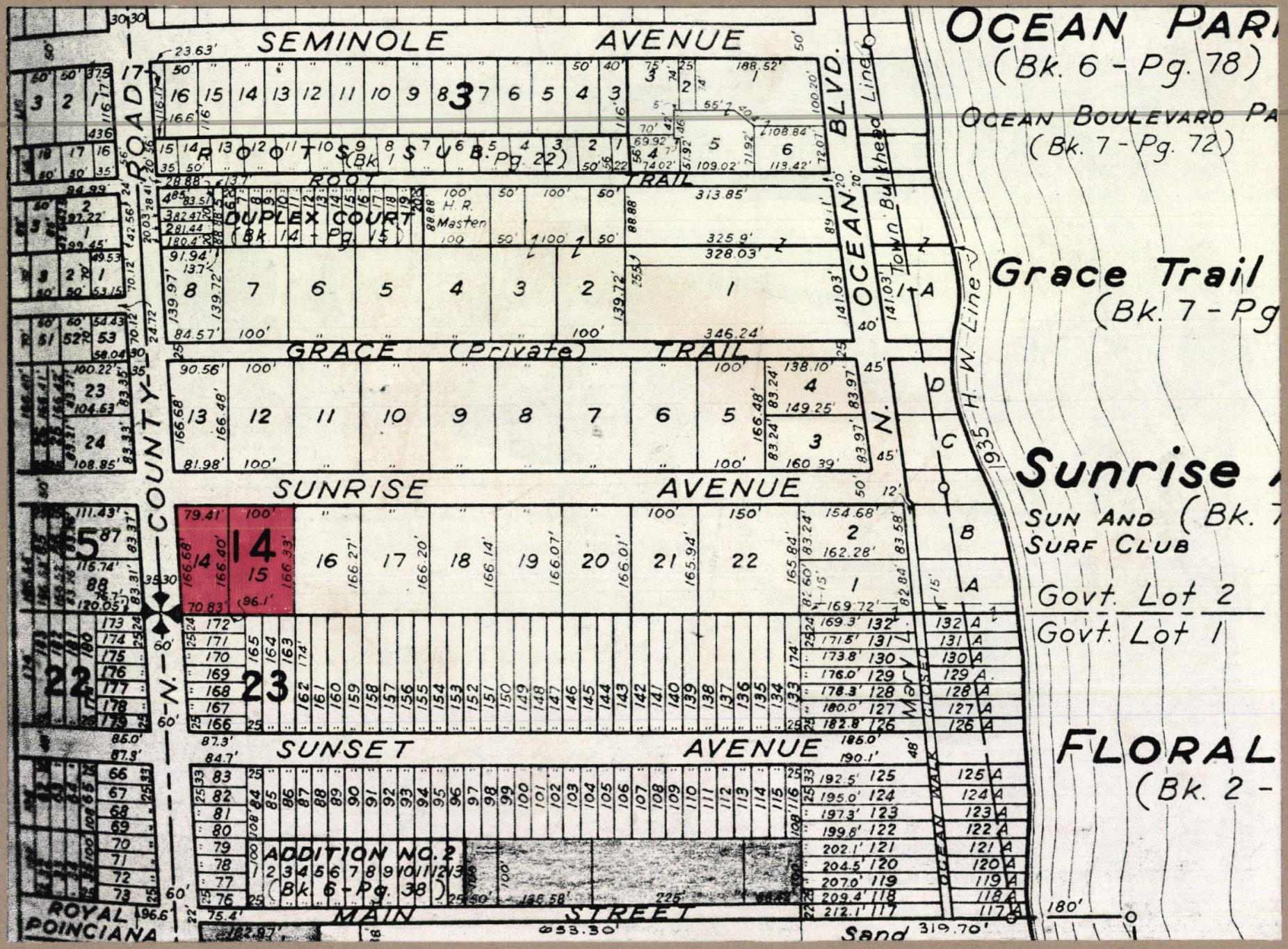

POINT OF BEGINNING
SUNRISE
22 SUNRISE
60'
145'
141'
191'
90'
THEATRE
POOL
EXIT


SEMINOLE AVENUE
OCEAN BLVD.
ROOT TRAIL
DUPLEX COURT
GRACE (Private) TRAIL
SUNRISE AVENUE
SUNSET AVENUE
MAIN STREET
COUNTY ROAD — N.
OCEAN PARK
(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 -
1935 H.W. Line
Town Bulkhead Line
ADDITION NO. 2
(Bk. 6 - Pg. 38)
ROYAL POINCIANA
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

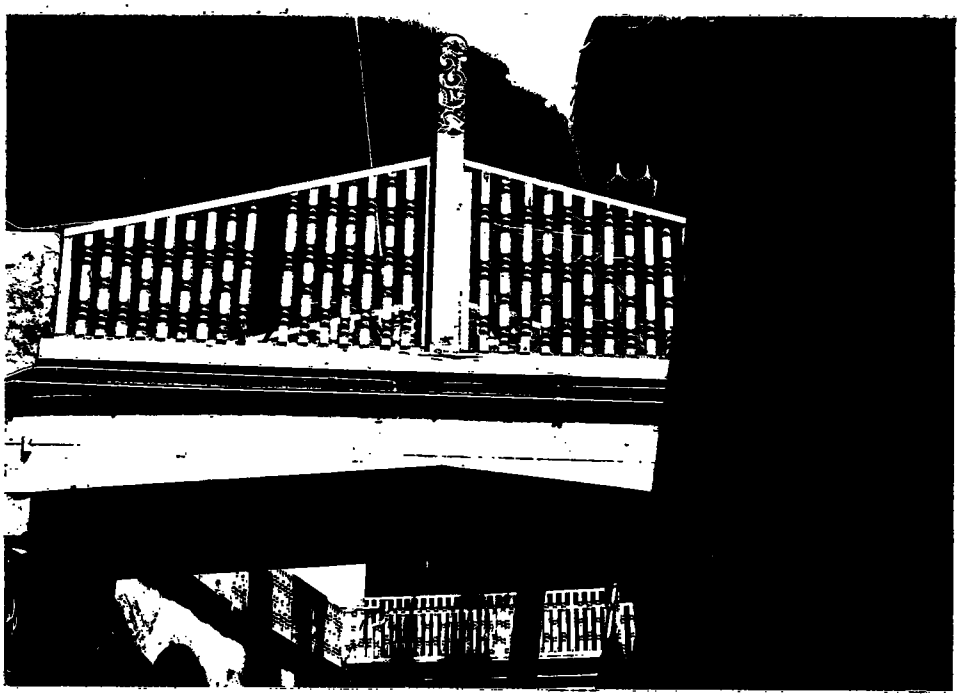
Supplemental Statement to the 1971 Florida Master Site File, October 1979

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:
December 17, 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: 12/10/2025

ATTACHMENTS

- Staff Report
- Letter of Intent
- Narrative of Changes
- Plans

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.

At the November 19, 2025, LPC meeting, the subject project was presented to the LPC and deferred to the following month to re-study the differentiation of the rooflines, massing, and the location of the garage doors.

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 **(Deferred to the January 21, 2025, LPC meeting).**

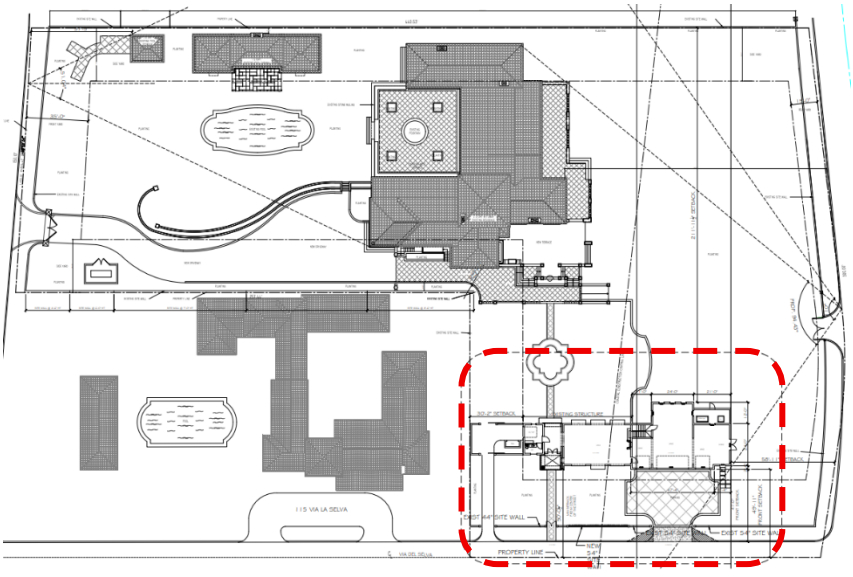
The following variance is required to achieve the scope of work:

- **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"	25'-0"
Overall Building Height	35'-0"	21'-6"	30'-0"
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.



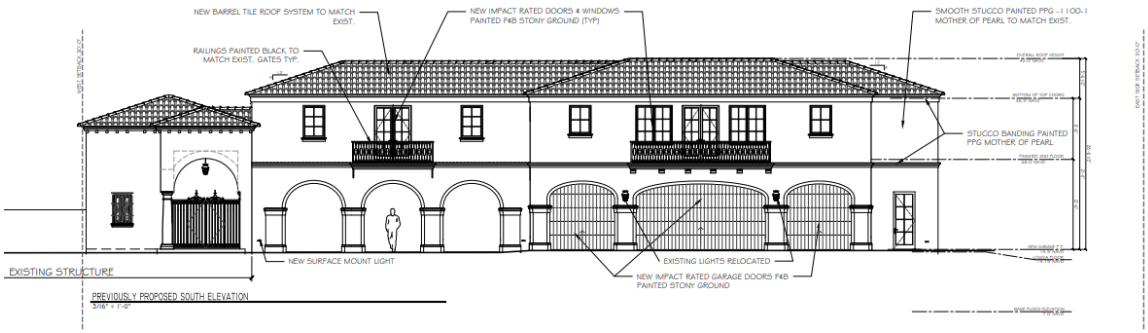
The exterior detailing will include a smooth stucco exterior; stone surrounds; lancet windows; casement windows and French doors; decorative railings; chimney; a barrel tile roof system; stucco columns with a clay tile balustrade; and vertical plank garage doors. Existing window grilles and exterior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

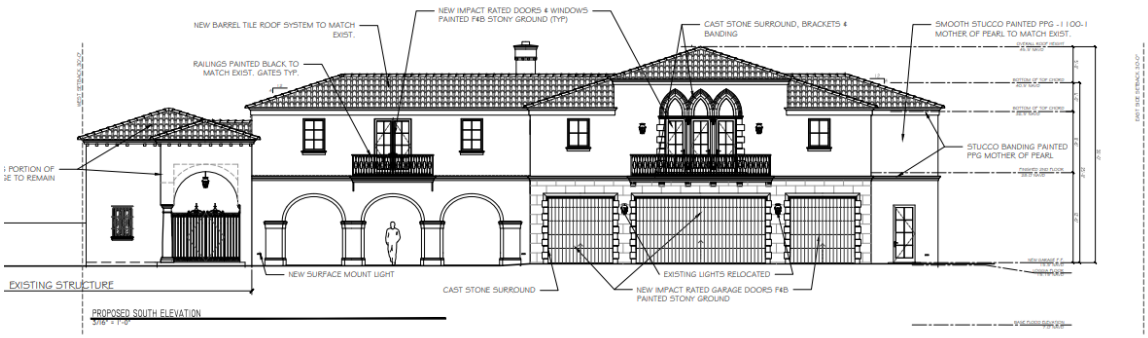
According to the applicant's narrative, the following revisions were made to the design since the November 19, 2025, LPC meeting:

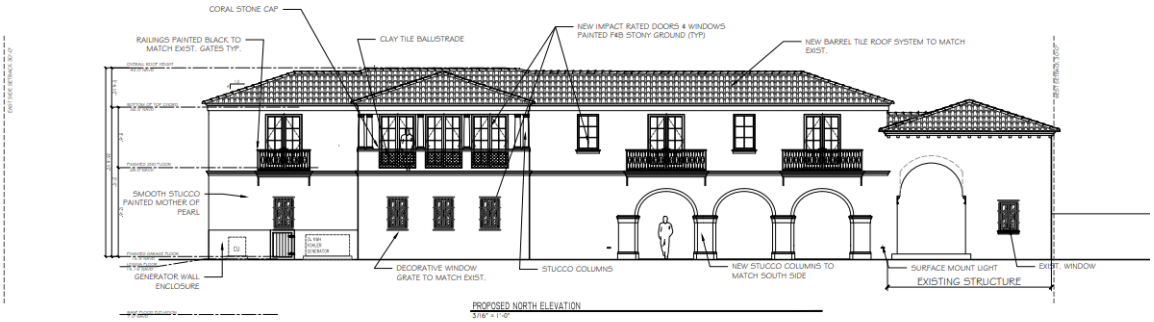
1. *We bumped up the roofline at the living area*
2. *Added a chimney to help break up roof line*
3. *At the newly bumped area, we added lancet windows, similar to the main house, with stone surrounds*
4. *Added stone to the ground floor area at the garage*
5. *Removed the arches at the garage doors, and added stone surrounds at the garage door openings*
6. *Removed the roof at the terrace*

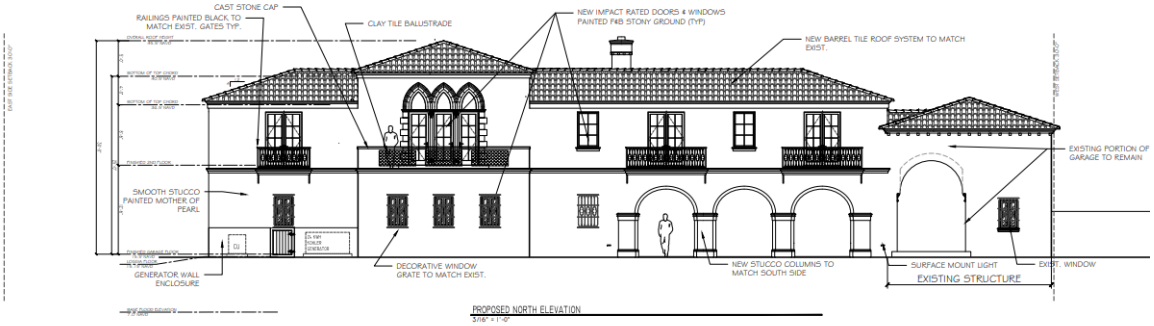
LANCET WINDOWS - MAIN HOUSE

DOOR SURROUND USED AT NEW GUEST HOUSE & ROOF HEIGHT BREAK









SOUTH ELEVATION

NORTH ELEVATION

Staff has concerns that Commissioner comments related to the proposed double-wide garage doors fronting Via La Selva remain unresolved.

VIEW LOOKING SOUTH WEST OF GUEST HOUSE WITH MAIN HOUSE FROM SOUTH OCEAN BLVD

The applicant has requested to defer the landscape and hardscape improvements to the January 21, 2025, LPC meeting.

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 REV 1 12.1.25
LETTER OF INTENT

Re: 801 S. County Rd., Palm Beach 33480
LANDMARKS: COA- 25-0030 December 17, 2025
ZONING: ZON- 25-0067 January 14, 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

LABERGE & MÉNARD INC.

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Sincerely,

Chris Kidle

GUEST HOUSE RENOVATION
801 SOUTH COUNTY RD
FINAL SUBMITTAL 11.3.25

LANDMARKS HEARING: 12/17/25 TOWN COUNCIL: 1/14/26

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 561.655.5382
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: 12/1/25
SHEET TITLE

COVER PAGE

SHEET C-001 OF

LABERGE & MÉNARD INC.

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

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Chris Kidle

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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"	25'–0"
Overall Building Height (Ft.)	40'	21'–6"	30'–0"
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.

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Telephone 561.655.5382
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CONSULTANTS

801 S COUNTY RD

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PALM BEACH, FL
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DRAWN BY:
CHK'D BY:
DATE: 12/1/25
SHEET TITLE

CONTENTS-STATS

STATS

SHEET OF

BOUNDARY SURVEY FOR:
FRANCES I. KETTENBACH

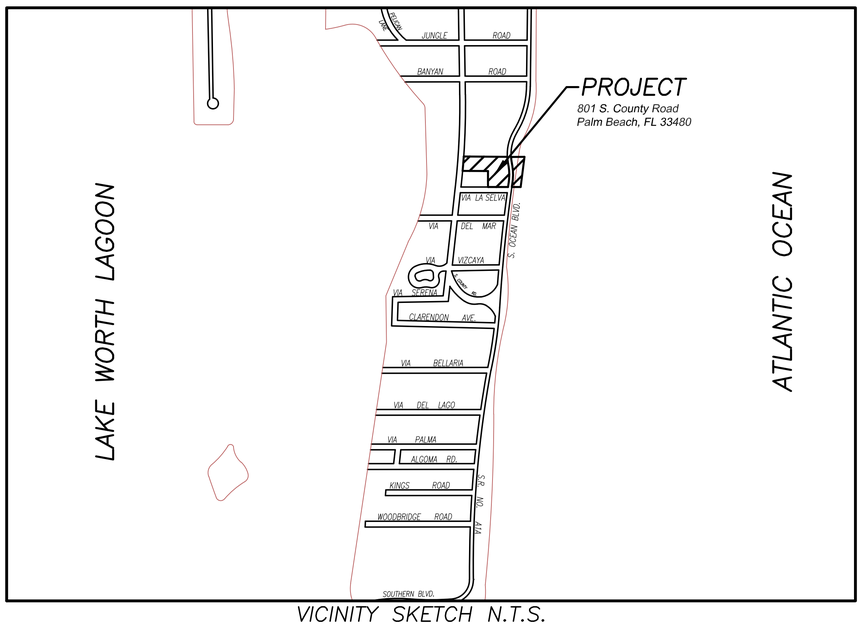
This survey is made specifically and only for the following parties for the purpose of a permit on the surveyed property.

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

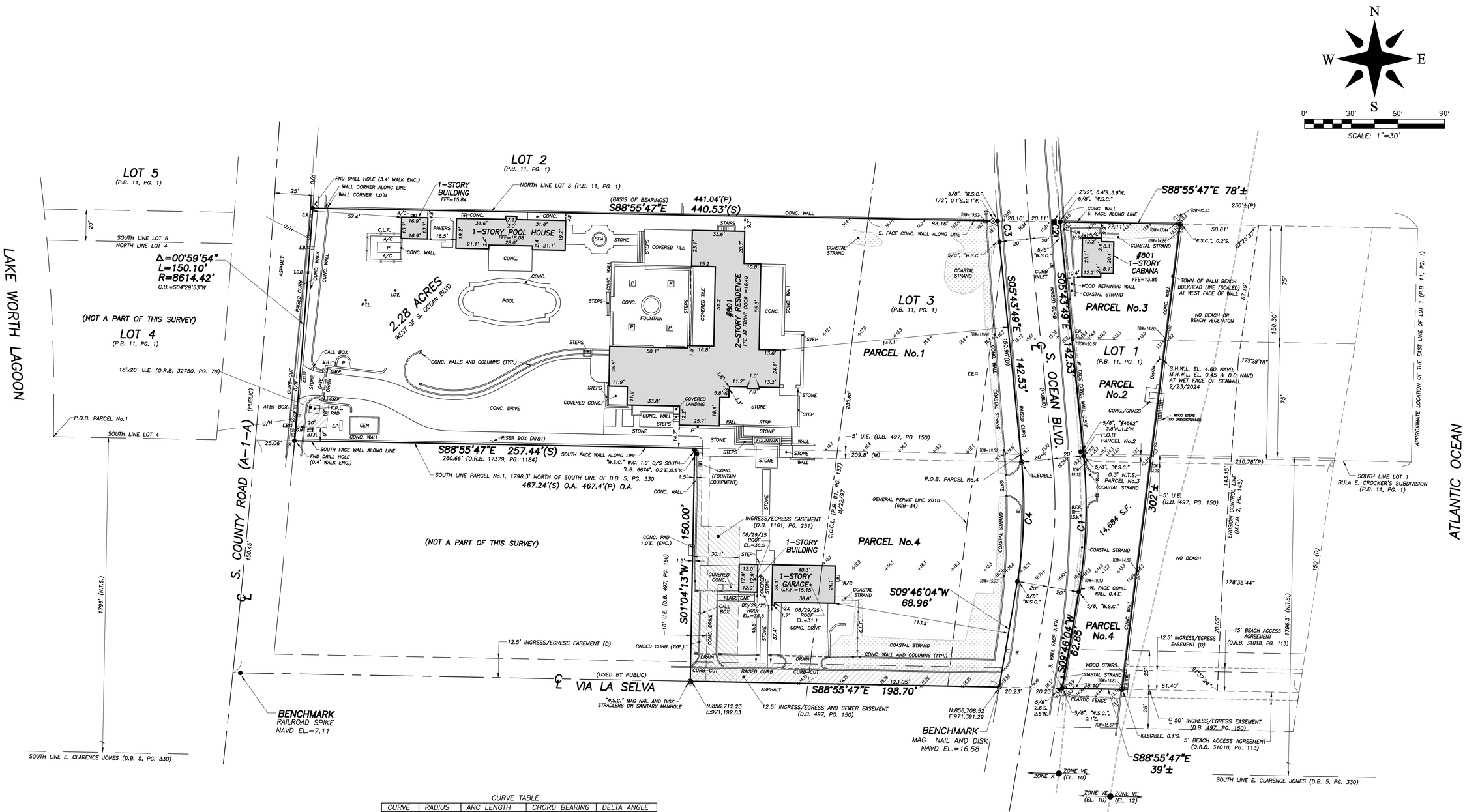
02/23/24 SURVEY AND TIE-IN UPDATE WITH 62-B REQUIREMENTS B.M./M.B. PB358/51
05/12/22 SURVEY AND TIE-IN UPDATE WITH 62-B REQUIREMENTS B.M./M.B. 08-1161.33 PB334/1

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'

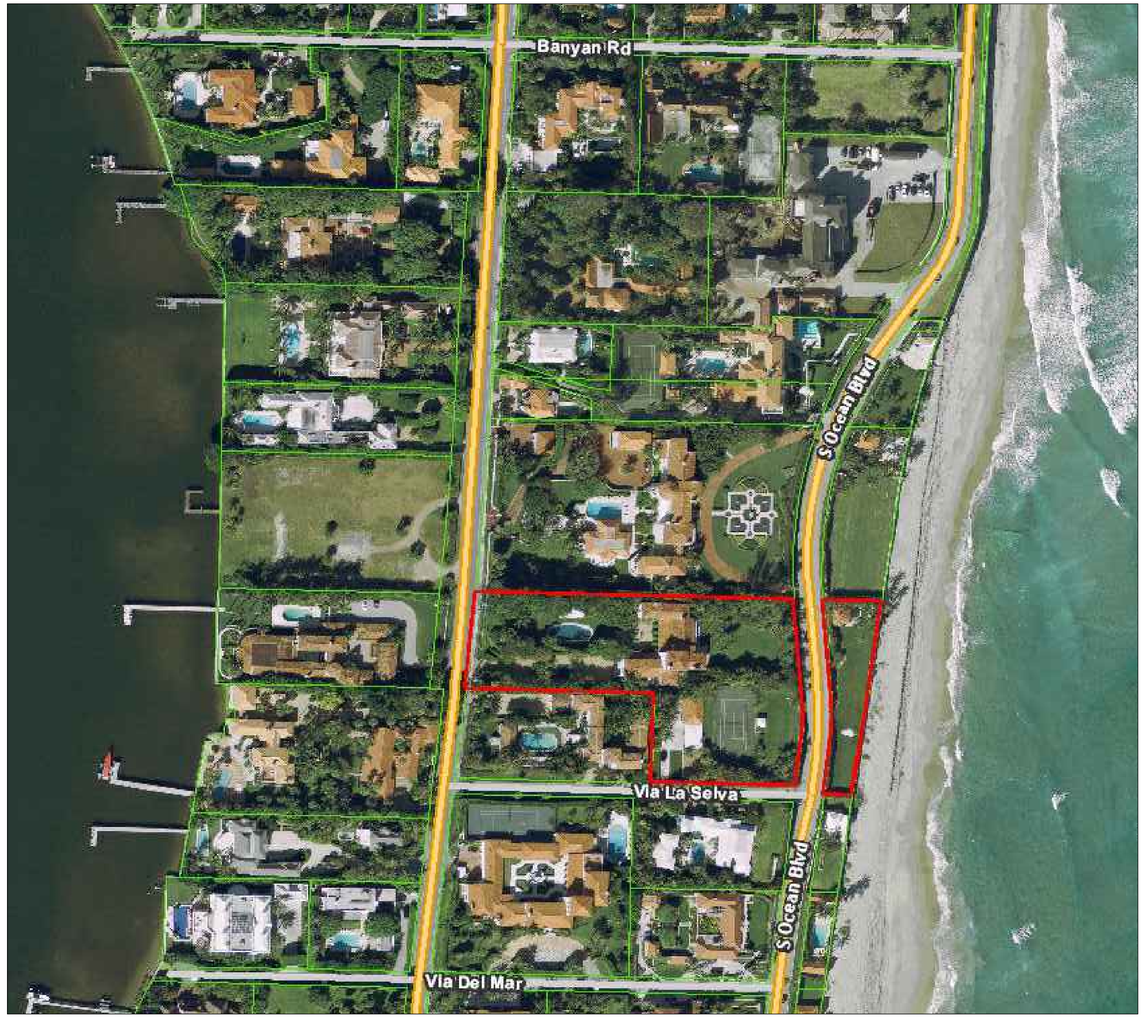
SCALE: 1"=30'

BOUNDARY SURVEY FOR:

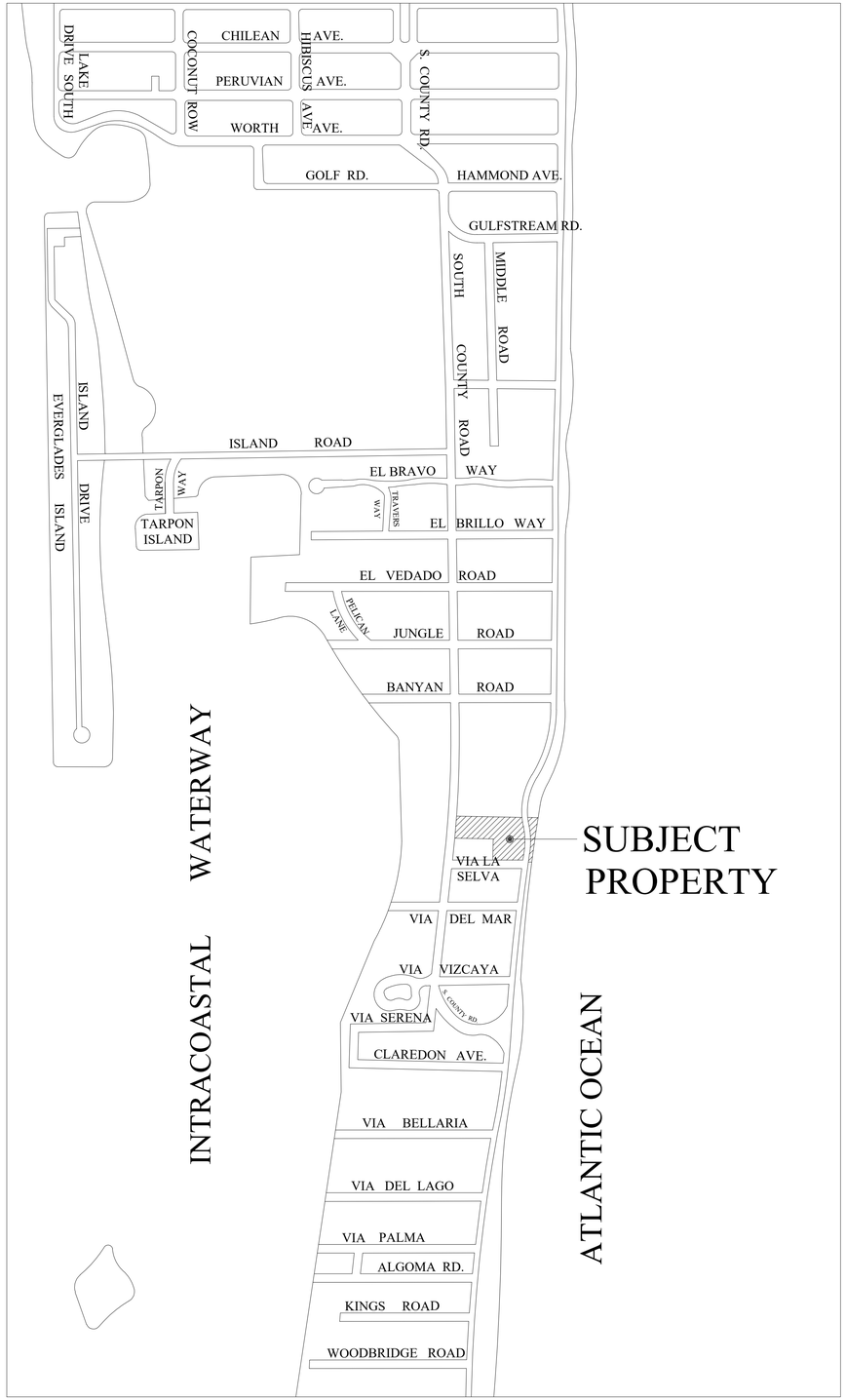
FRANCES I. KETTENBACH

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

·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

North

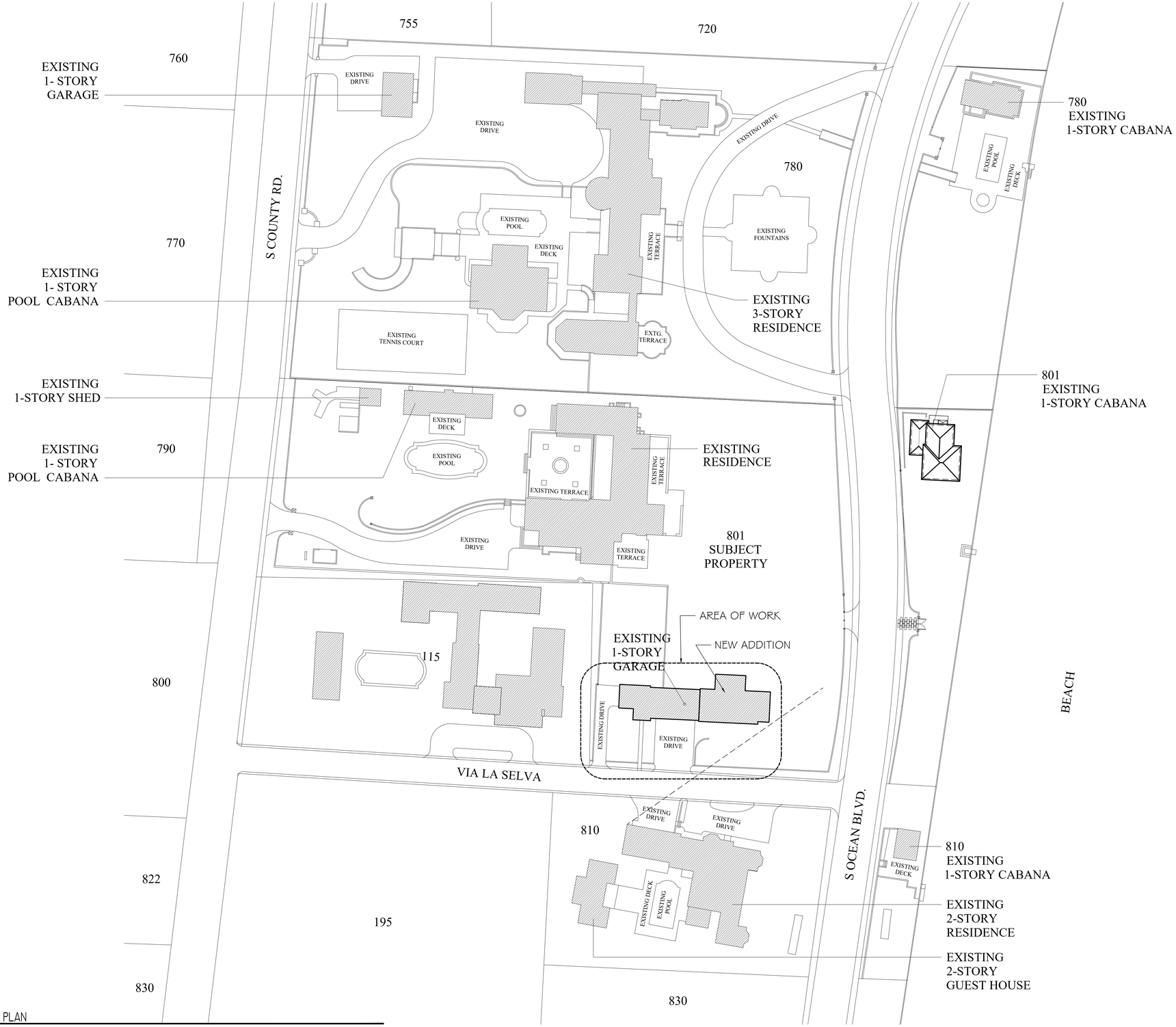
MARK	DATE	DESCRIPTION

PROJECT NO: ####
CAD DWG FILE: 10.6.25 -801 GARAGE.DWG
DRAWN BY:
CHK'D BY:
DATE: 12/1/25
SHEET TITLE

LOCATION MAP

ST-001

SHEET OF



1 STREETSCAPE PLAN
NTS

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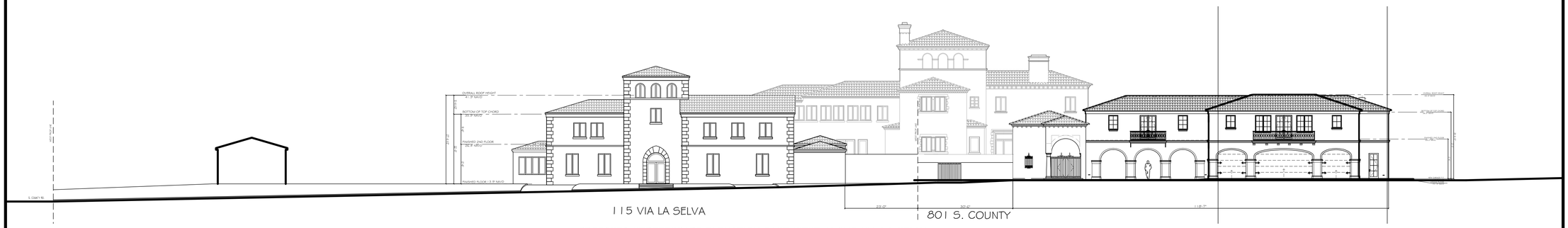
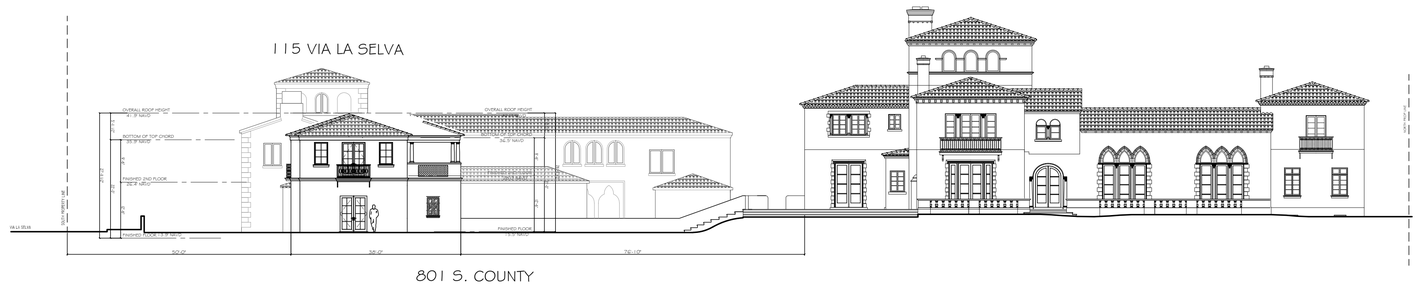
SHEET TITLE

STREETSCAPE PLAN

ST-002
SHEET 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"

·LaBerge & Ménard Inc.

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COA-25-0030

North

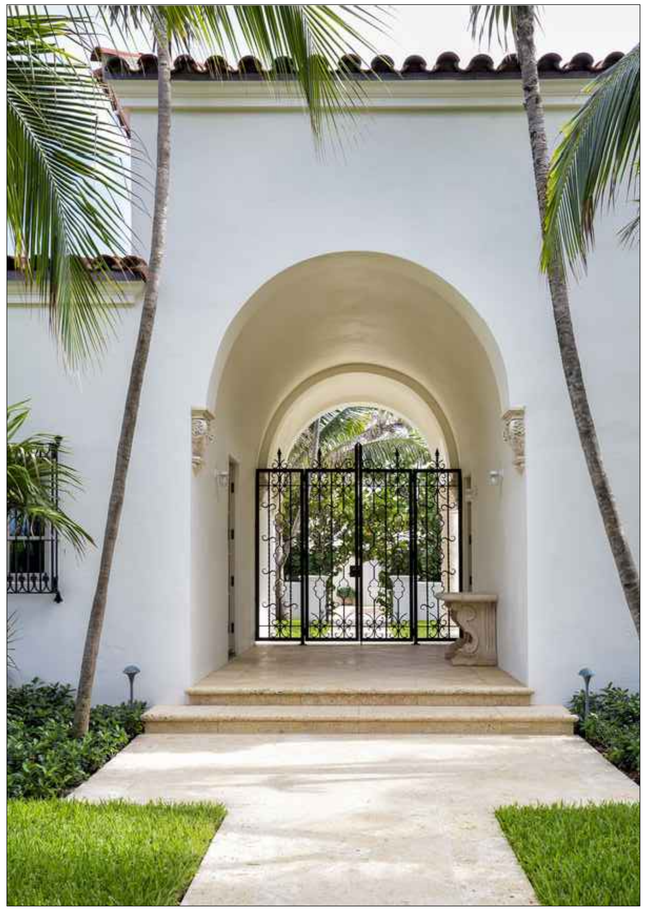
MARK	DATE	DESCRIPTION

PROJECT NO: ####
CAD DWG FILE: 10.8.25 -801 GARAGE.DWG
DRAWN BY:
CHK'D BY:
DATE: 12/1/25
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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COA-25-0030

MARK	DATE	DESCRIPTION

PROJECT NO: ####
CAD DWG FILE: 10.6.25 -801 GARAGE.DWG
DRAWN BY:
CHK'D BY:
DATE: 12/1/25
SHEET TITLE

PICTURES

P-001

SHEET OF

VIEW LOOKING EAST

VIEW LOOKING EAST @ SERVICE AREA

VIEW LOOKING SOUTH EAST

VIEW LOOKING SOUTH

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COA-25-0030

MARK	DATE	DESCRIPTION

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CHK'D BY:
DATE: 12/1/25
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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MARK	DATE	DESCRIPTION

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CAD DWG FILE: 10.6.25 -801 GARAGE.DWG
DRAWN BY:
CHK'D BY:
DATE: 12/1/25
SHEET TITLE

PICTURES

SHEET P-003 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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33480

COA-25-0030

MARK	DATE	DESCRIPTION

PROJECT NO: ####
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DRAWN BY:
CHK'D BY:
DATE: 12/1/25
SHEET TITLE

PICTURES OF MAIN HOUSE

SHEET P-004 OF

LANCET WINDOWS - MAIN HOUSE

DOOR SURROUND USED AT NEW GUEST HOUSE & ROOF HEIGHT BREAK

BALCONY

·LaBerge & Ménard Inc.

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CONSULTANTS

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33480

COA-25-0030

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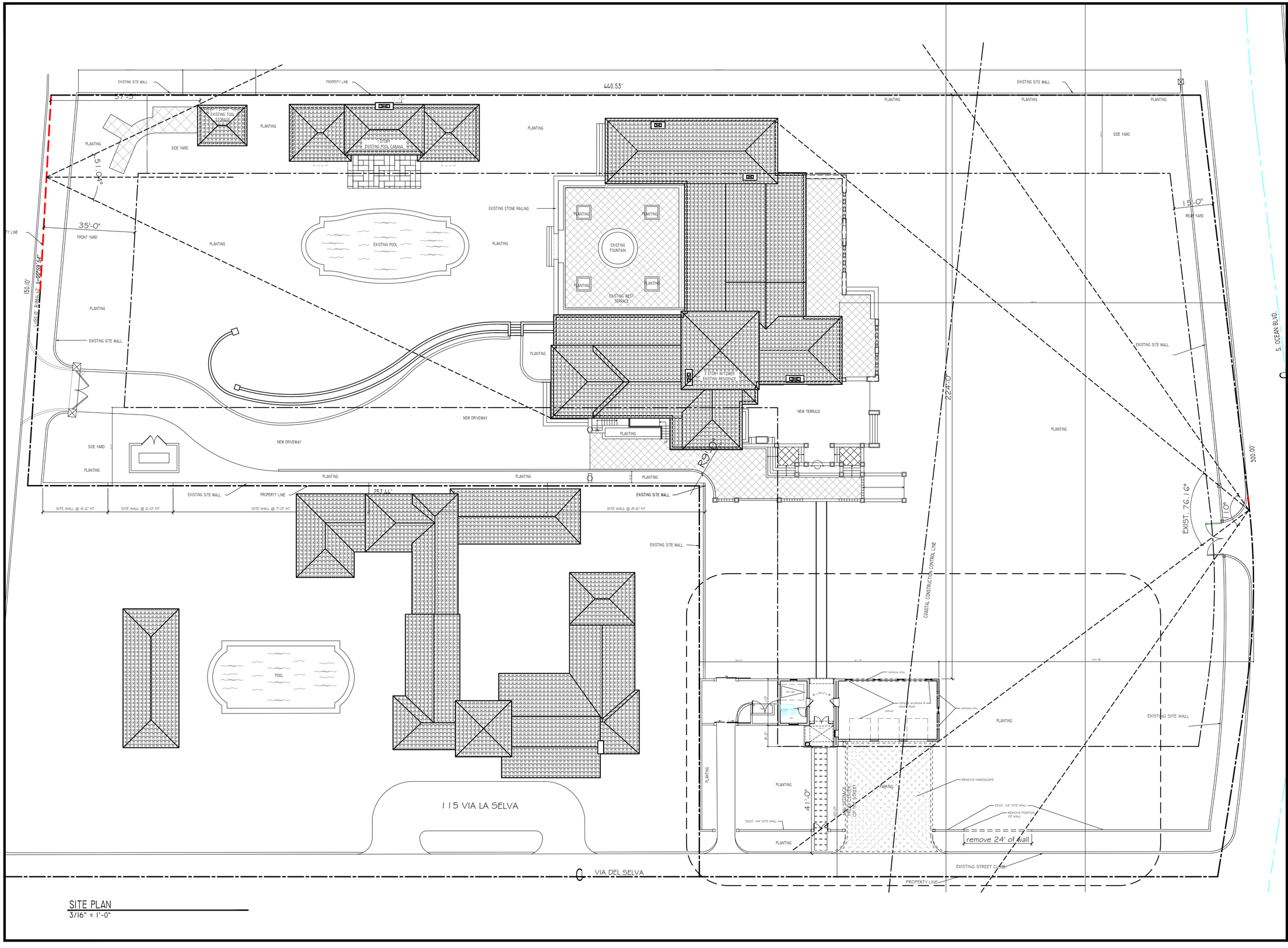
SHEET TITLE

PICTURES OF MAIN HOUSE

P-004
SHEET OF



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

LaBerge & Ménard Inc.

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CONSULTANTS

801 S COUNTY RD

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33480

COA-25-0030

MARK	DATE	DESCRIPTION

PROJECT NO: ####
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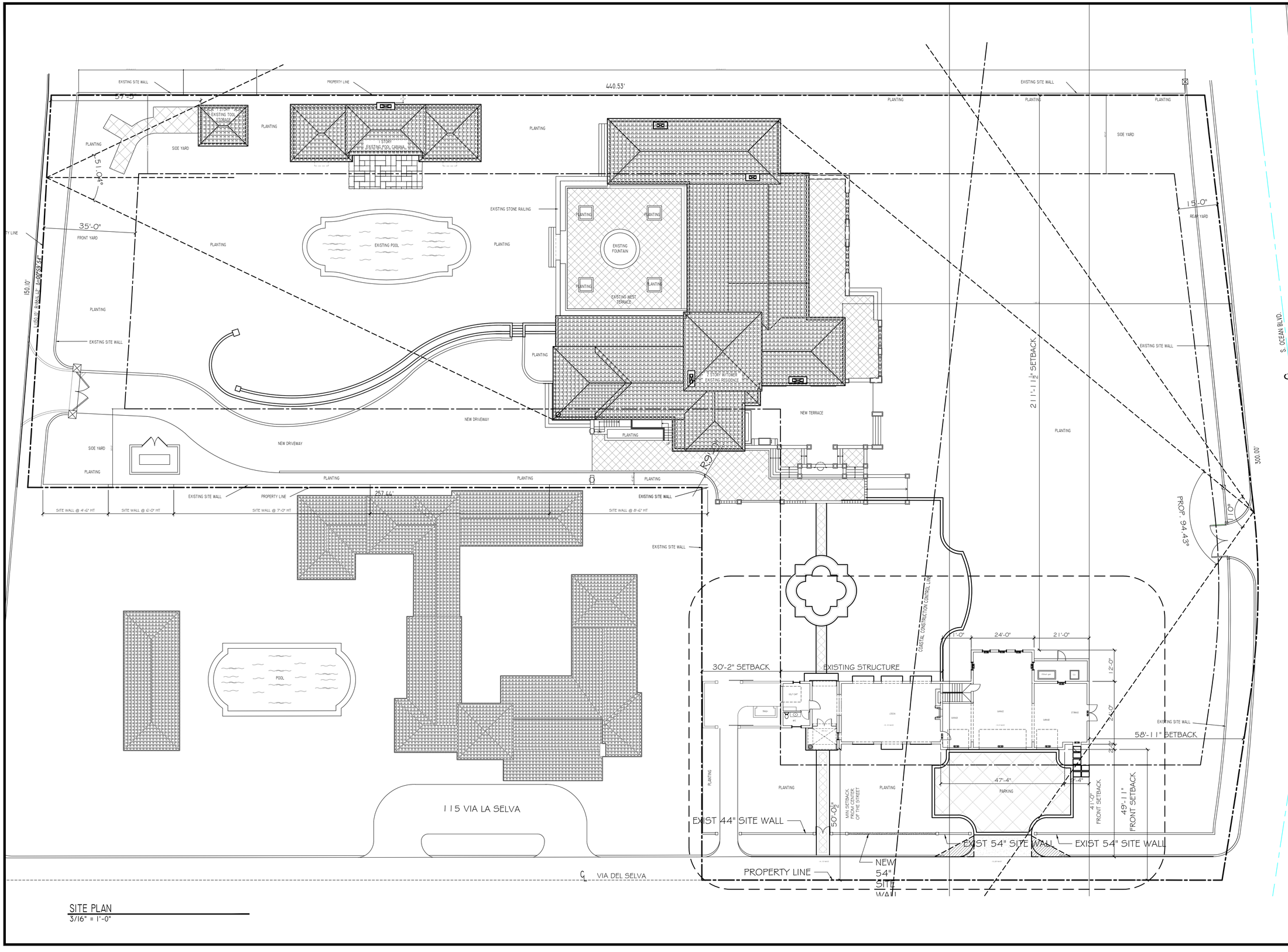
DRAWN BY:
CHK'D BY:
DATE: 12/1/25
SHEET TITLE

EXISTING SITE PLAN

A-001

SHEET OF



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

LABERGE & MÉNARD INC.

Architectural Corporation
FL Registration - AA26003344
444 25th Street #1
West Palm Beach, Florida 33407
Telephone 561.655.5352
Fax 561.655.3945

CONSULTANTS

801 S COUNTY RD

801 S COUNTY RD
PALM BEACH, FL
33480

COA-25-0030

North

MARK	DATE	DESCRIPTION

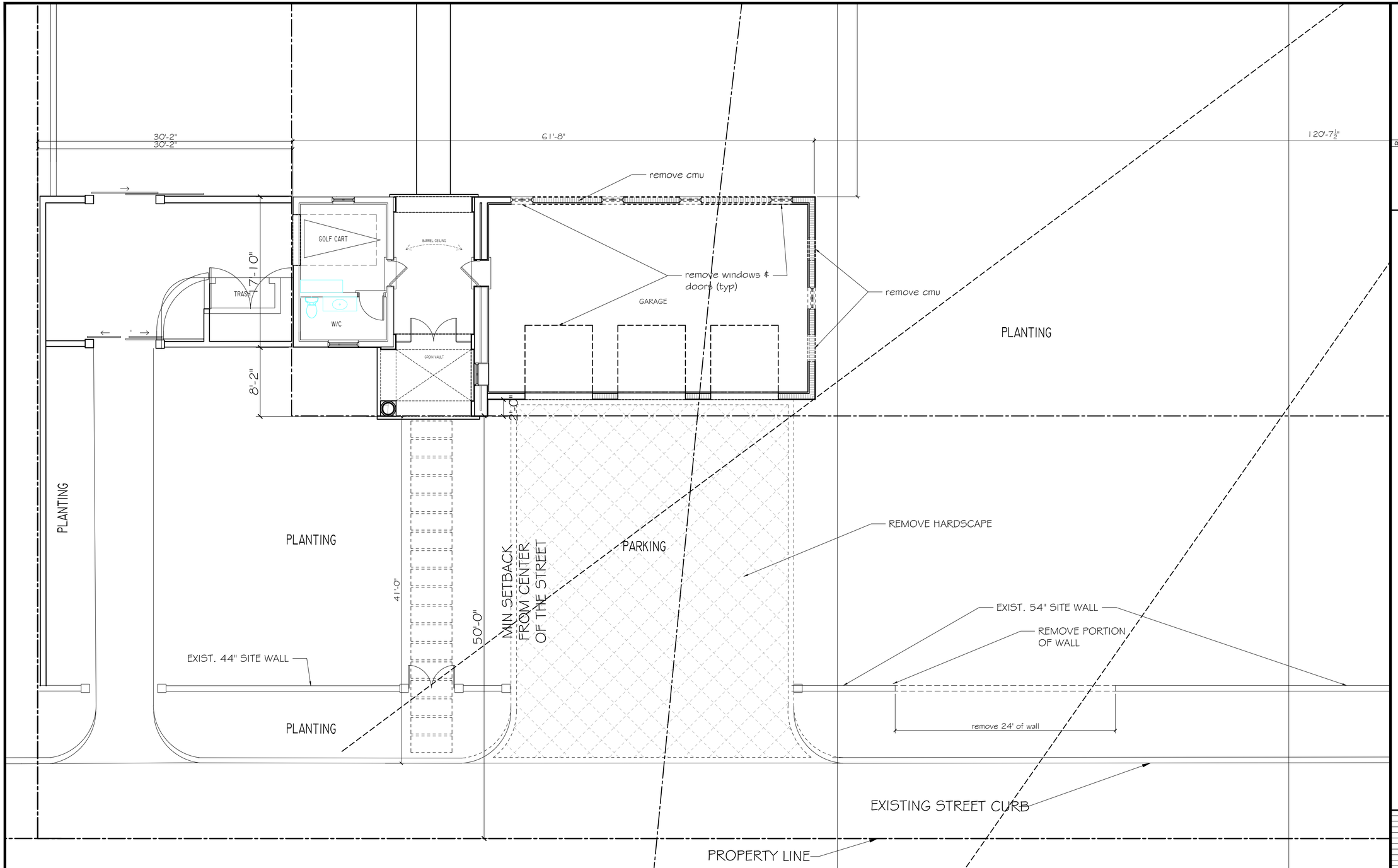
PROJECT NO:	####
CAD DWG FILE:	10.6.25 -801 GARAGE.DWG
DRAWN BY:	
CHK'D BY:	
DATE:	12/1/25

SHEET TITLE

PROPOSED SITE PLAN

A-001.1

SHEET OF



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

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CONSULTANTS

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COA-25-0030

North

MARK	DATE	DESCRIPTION

PROJECT NO: ####
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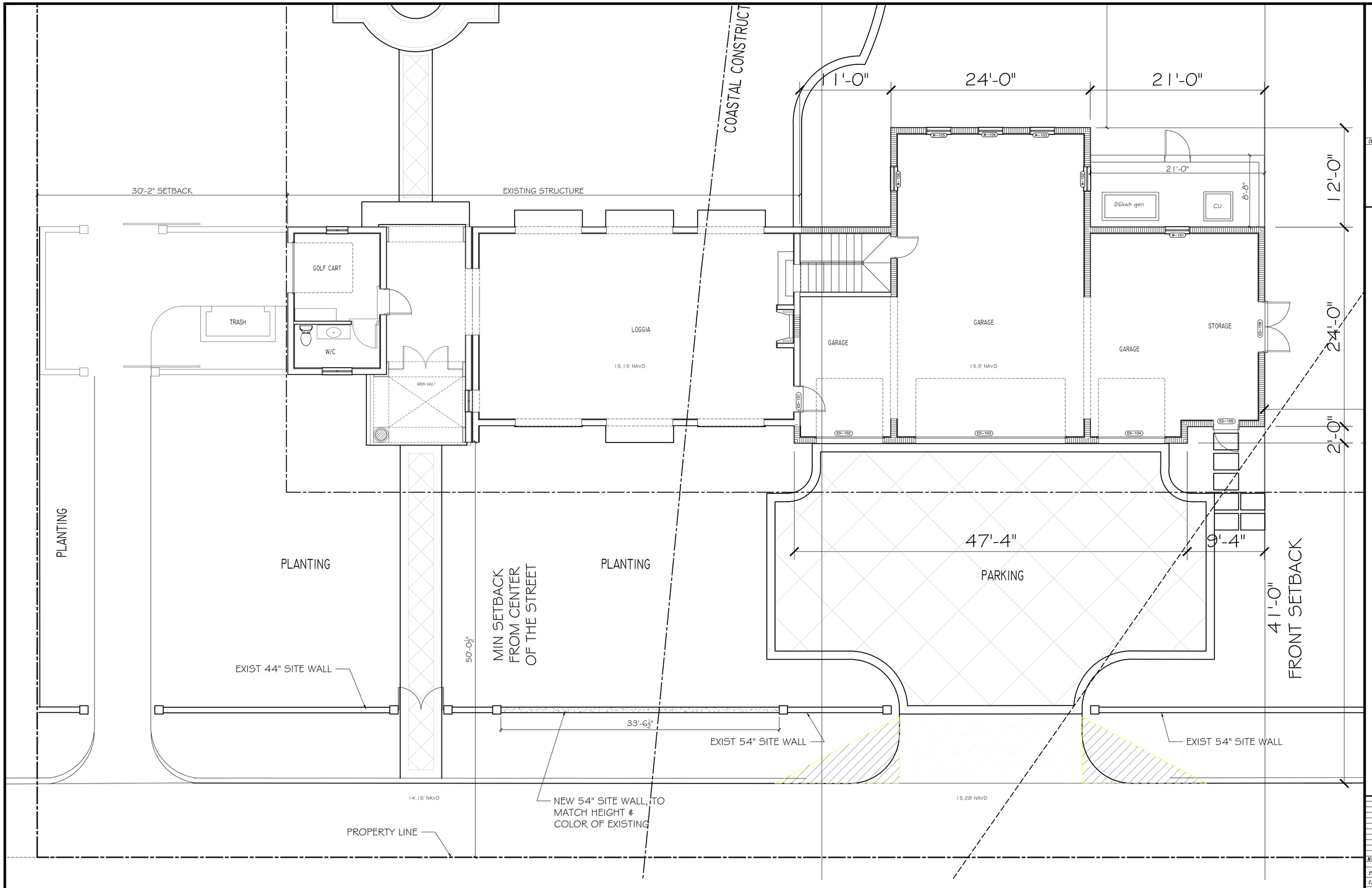
SHEET TITLE

EXISTING GROUND FLOOR PLAN

A-002

SHEET OF



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

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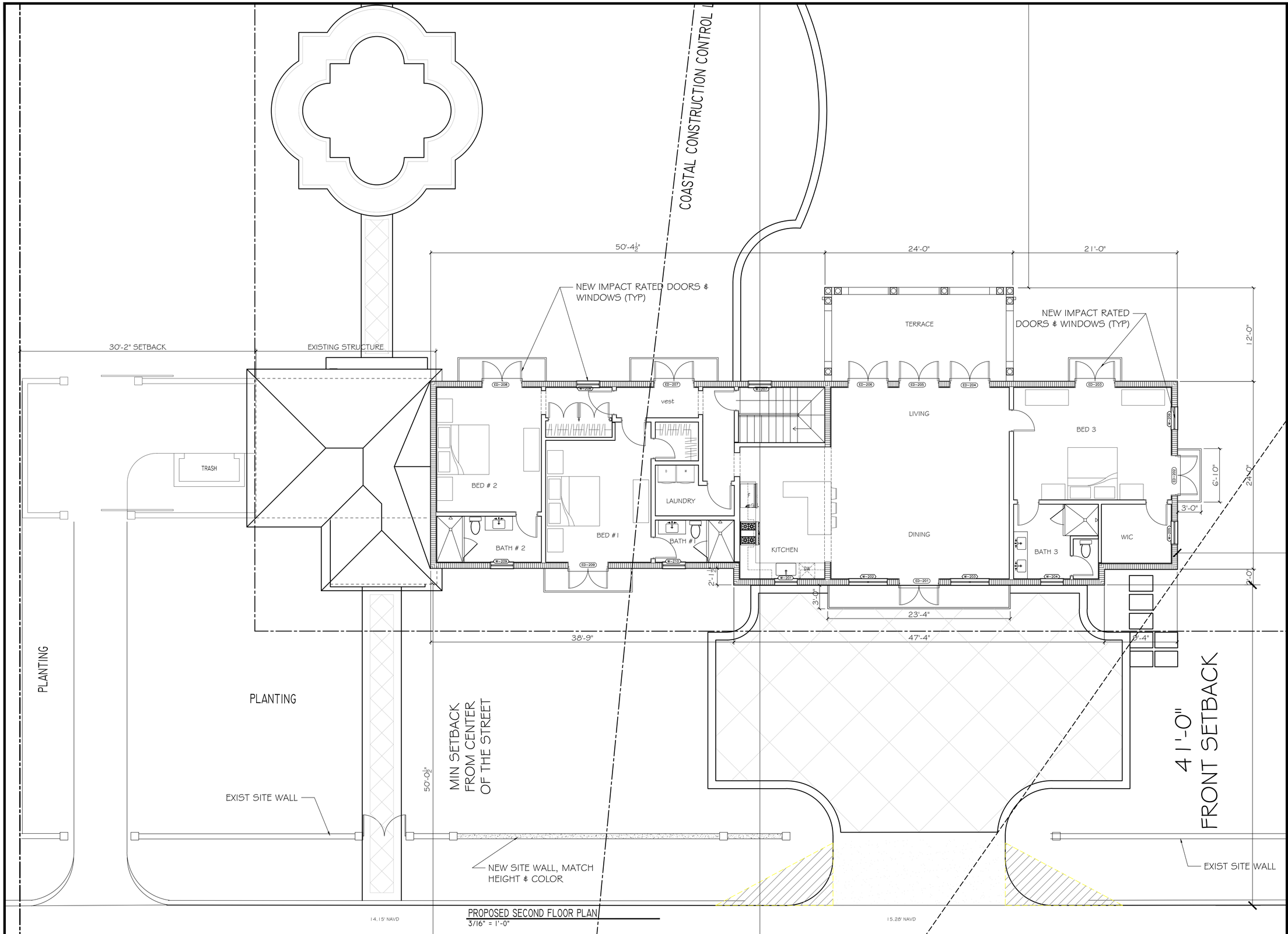
SHEET TITLE

PROPOSED GROUND FLOOR PLAN

A-003

SHEET OF



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

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PREVIOUS PROPOSED 2ND FLOOR PLAN

A-004
SHEET OF

COASTAL CONSTRUCTION CONTROL

50'-4½"

24'-0"

21'-0"

NEW IMPACT RATED DOORS & WINDOWS (TYP)

NEW IMPACT RATED DOORS & WINDOWS (TYP)

30'-2" SETBACK

EXISTING STRUCTURE

TERRACE

LIVING

BED 3

vest

BED # 2

BATH # 2

BED # 1

LAUNDRY

BATH # 1

KITCHEN

DINING

BATH 3

WIC

TRASH

12'-0"

6'-10"

24'-0"

3'-0"

2'-0"

2'-1"

3'-0"

23'-4"

38'-9"

47'-4"

9'-4"

PLANTING

PLANTING

50'-0½"

MIN SETBACK FROM CENTER OF THE STREET

41'-0" FRONT SETBACK

EXIST SITE WALL

NEW SITE WALL, MATCH HEIGHT & COLOR

EXIST SITE WALL

14.15' NAVD

15.28' NAVD

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

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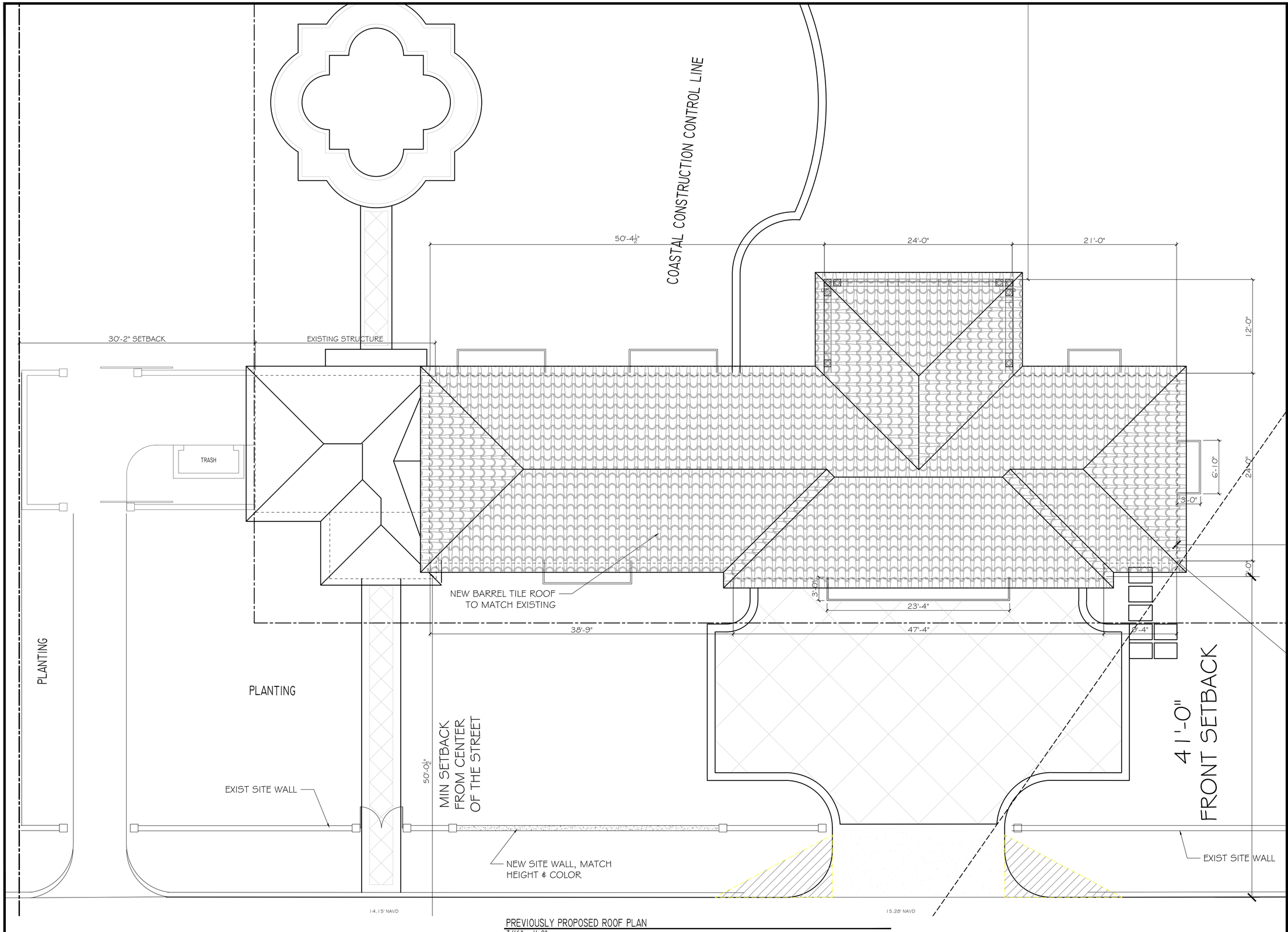
SHEET TITLE

PROPOSED 2ND FLOOR PLAN

A-004.1

SHEET OF



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

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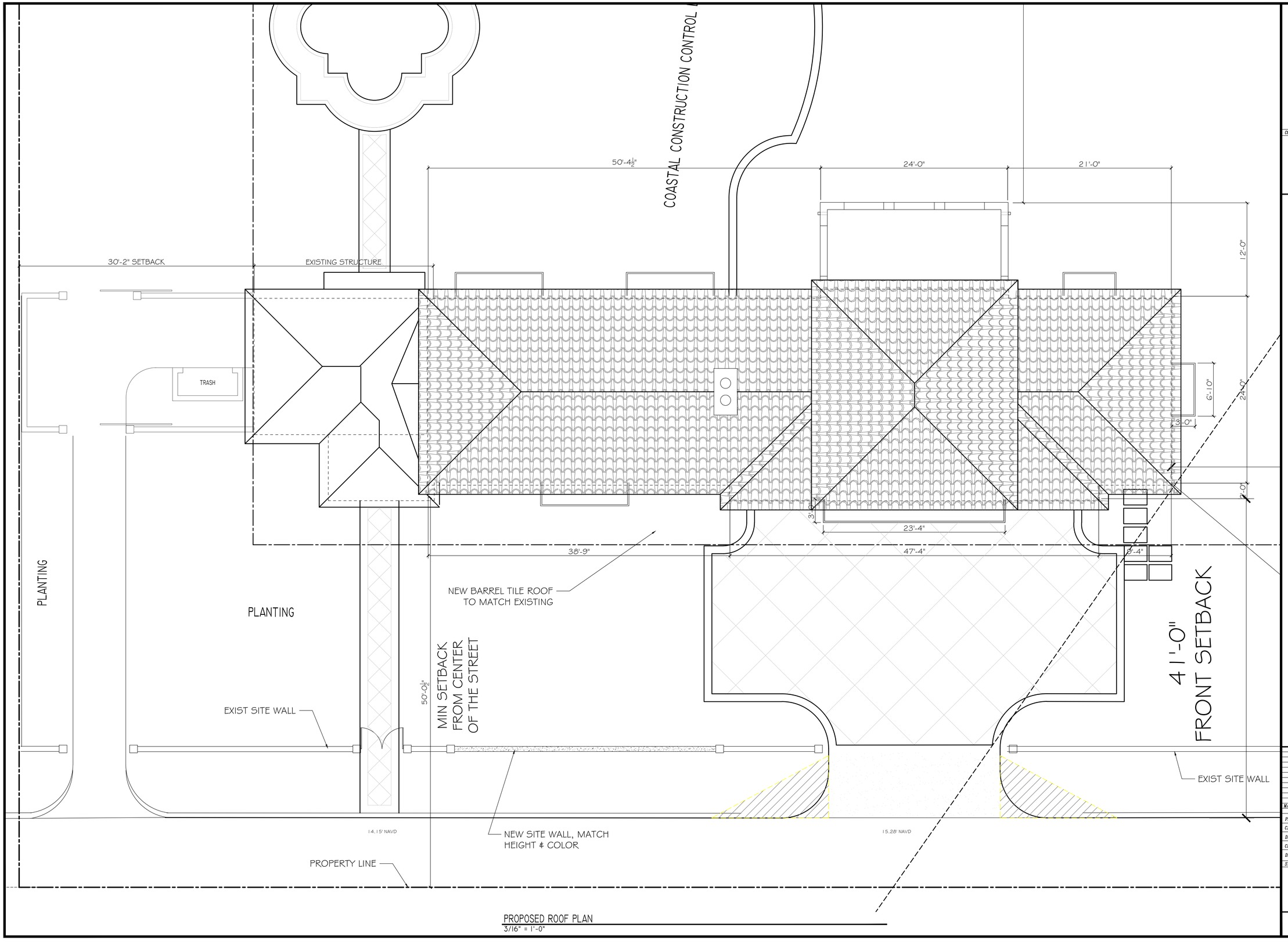
PREVIOUSLY PROPOSED ROOF PLAN

A-005.1
SHEET OF



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

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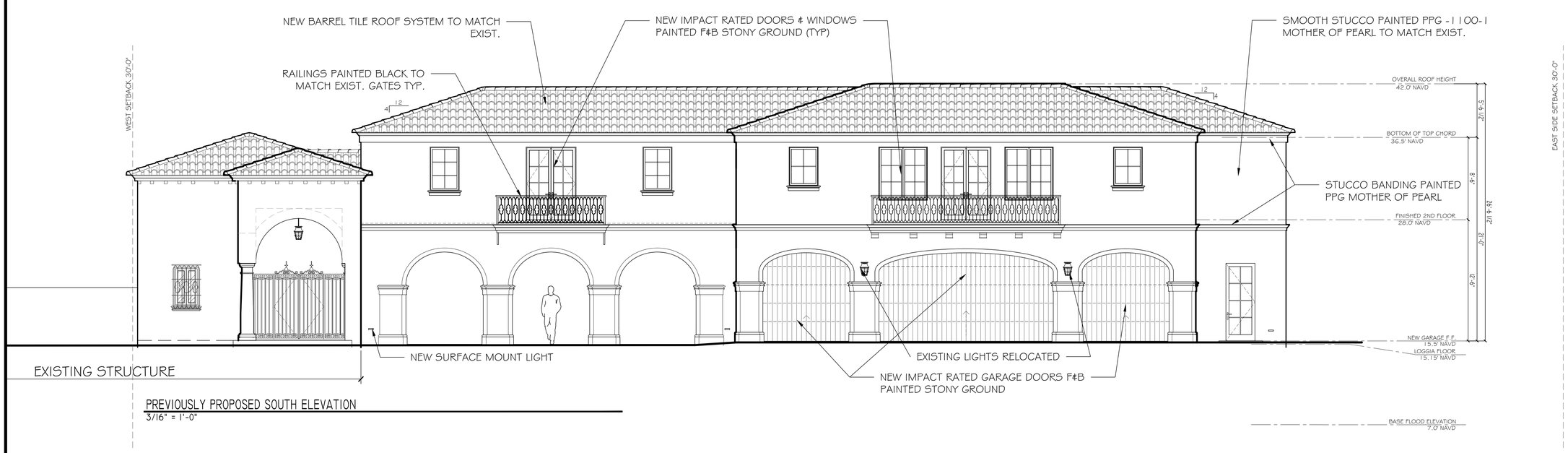
SHEET TITLE

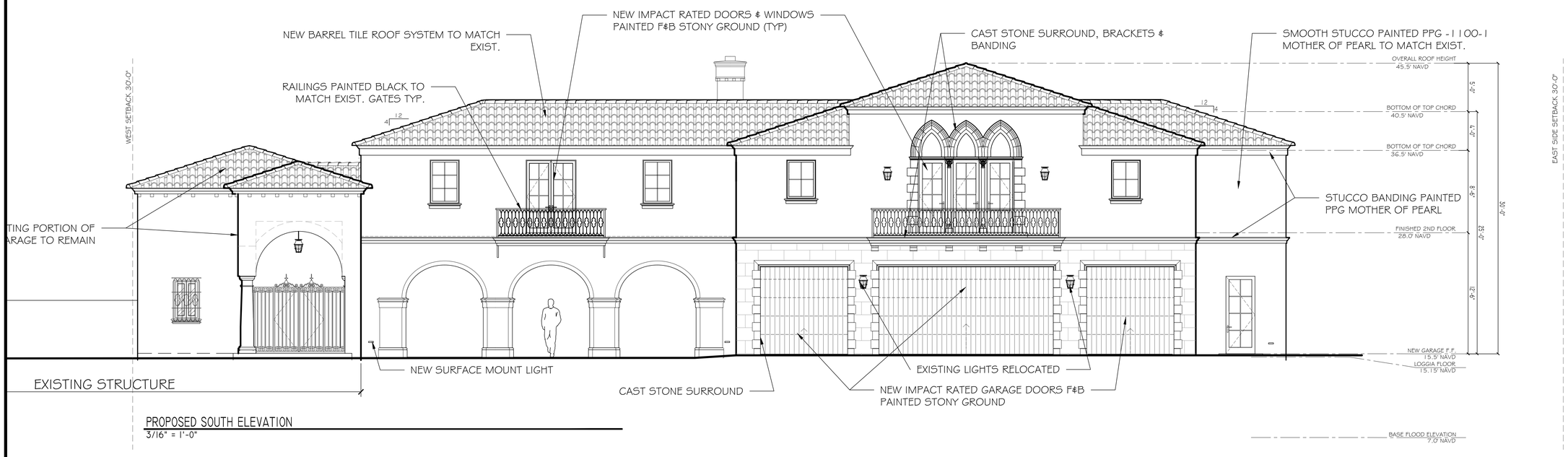
PROPOSED ROOF PLAN

SHEET A-005.2 OF



PREVIOUSLY PROPOSED SOUTH ELEVATION

3/16" = 1'-0"



PROPOSED SOUTH ELEVATION

3/16" = 1'-0"

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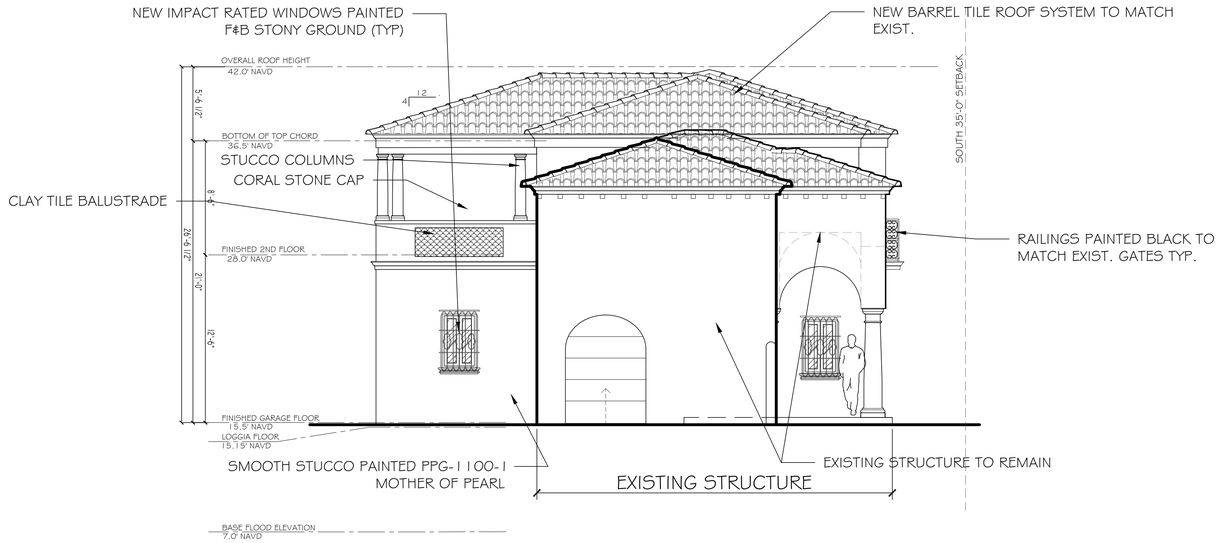
EXISTING & PROPOSED SOUTH ELEVATION

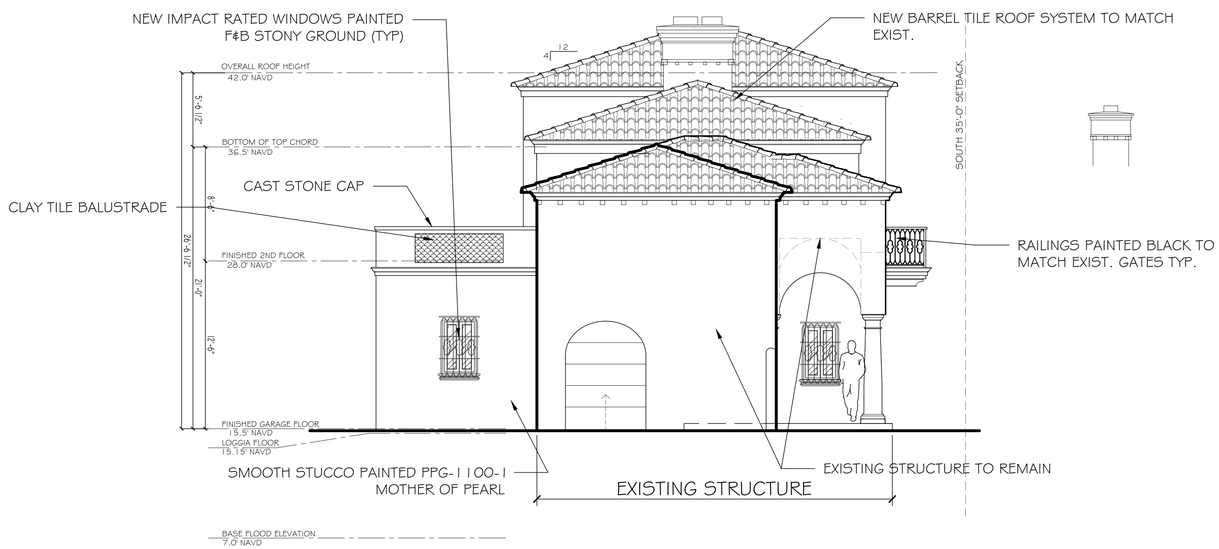
A-006

SHEET OF



PREVIOUSLY PROPOSED WEST ELEVATION

1/4" = 1'-0"



PROPOSED WEST ELEVATION

1/4" = 1'-0"

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SHEET TITLE

PREVIOUS & PROPOSED WEST ELEVATION

A-007

SHEET OF

PROPOSED NORTH ELEVATION
3/16" = 1'-0"

PROPOSED NORTH ELEVATION
3/16" = 1'-0"

LABERGE & MÉNARD INC.

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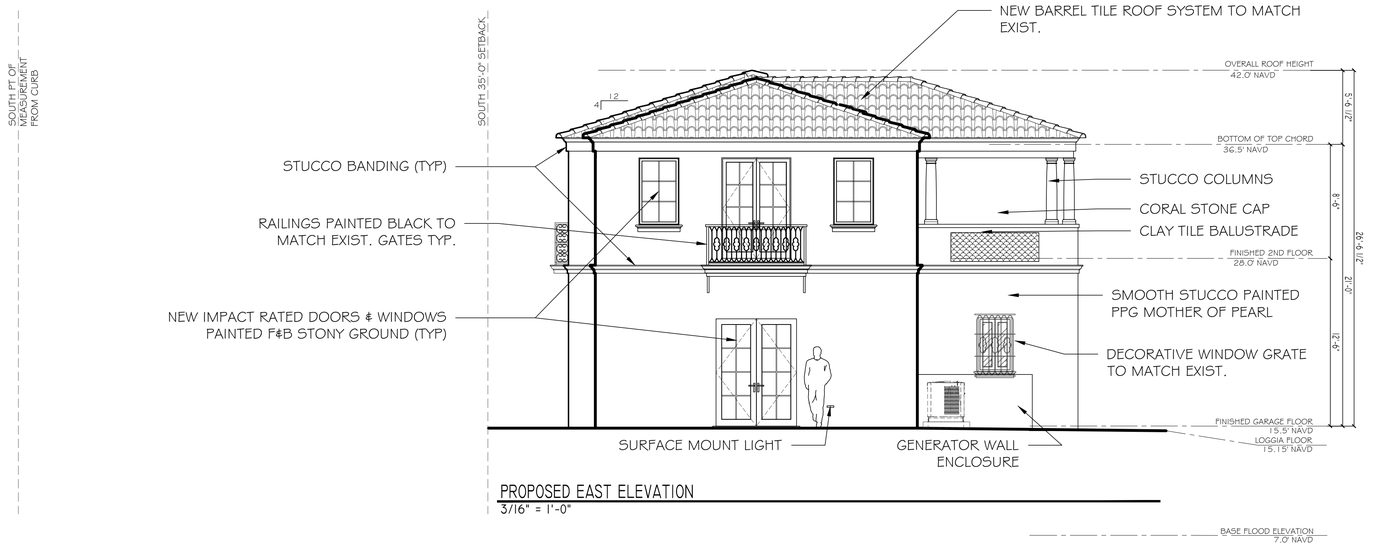
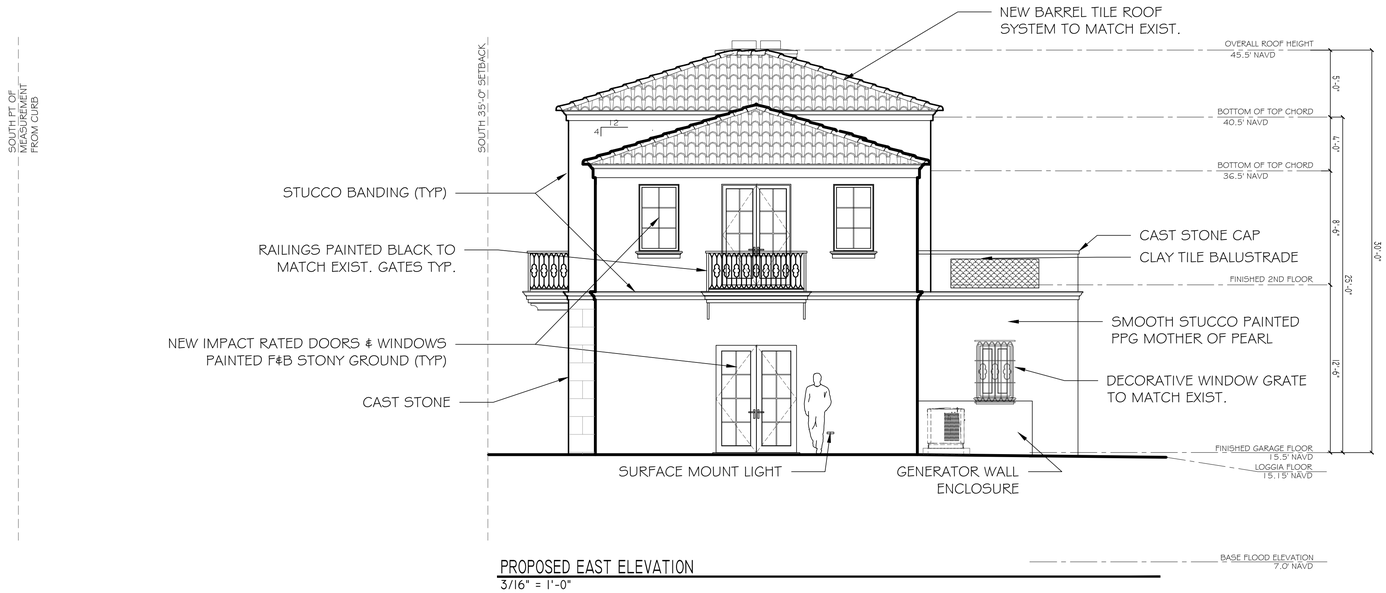
SHEET TITLE

EXISTING & PROPOSED NORTH ELEVATION

A-008

SHEET OF





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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 WEST OF GUEST HOUSE WITH MAIN HOUSE FROM SOUTH OCEAN BLVD

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SHEET TITLE

RENDERINGS

A-010.1

SHEET OF

SOUTH ELEVATION

NORTH ELEVATION

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SHEET TITLE

ELEVATION RENDERINGS

A-011
SHEET OF

EAST ELEVATION

WEST ELEVATION

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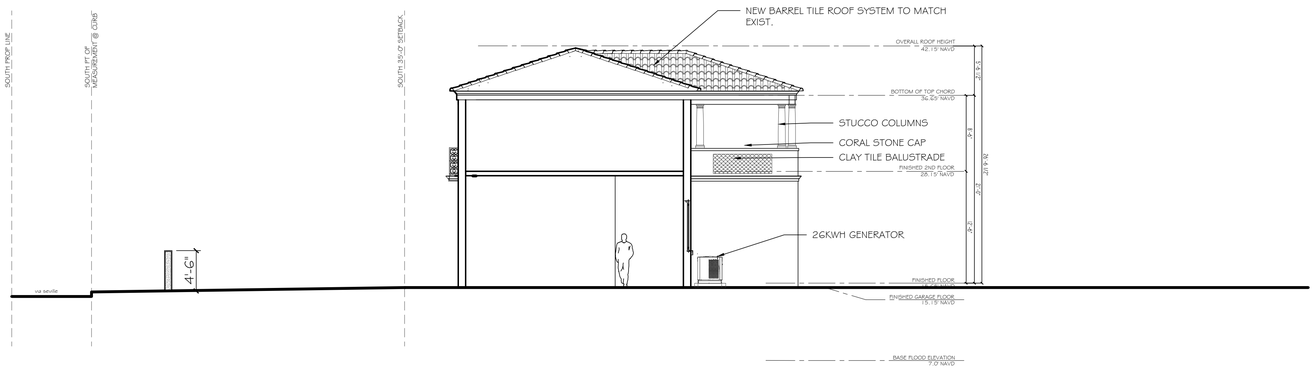
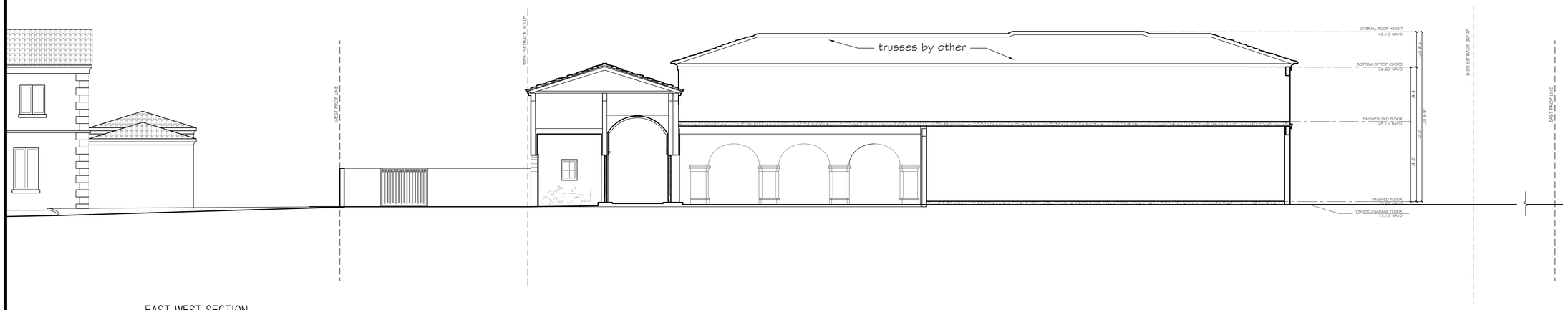
ELEVATION RENDERINGS

SHEET A-011.1 OF



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



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

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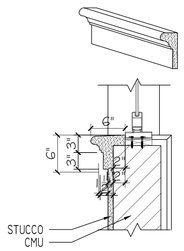
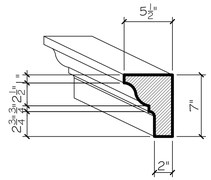
SECTIONS

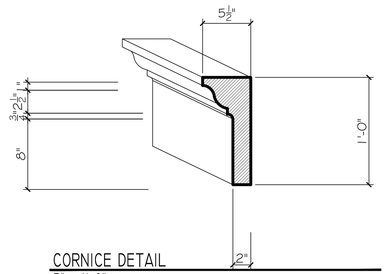
A-011
SHEET OF



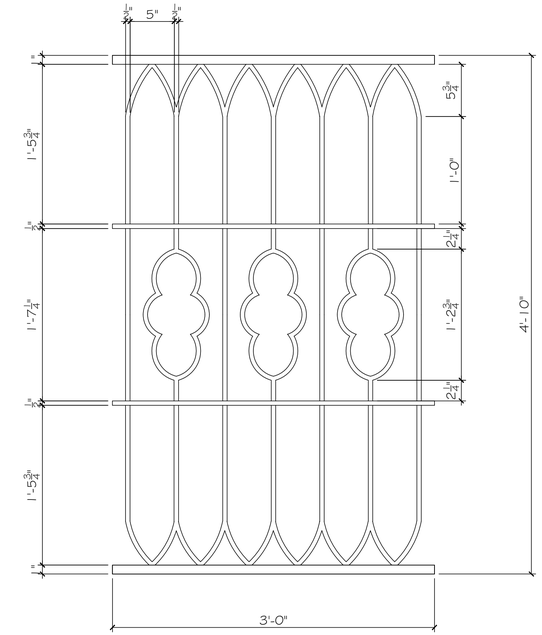
TYPICAL SILL DETAIL
1" = 1'-0"



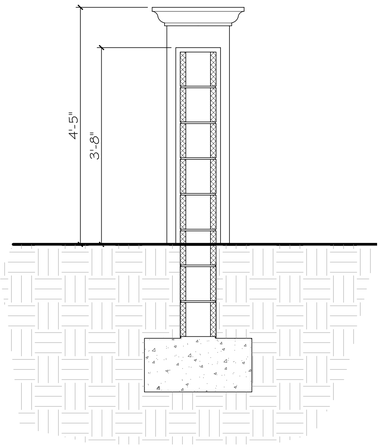
BANDING DETAIL
3" = 1'-0"



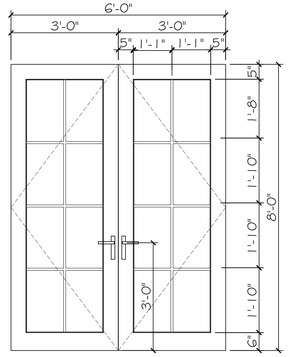
CORNICE DETAIL
3" = 1'-0"



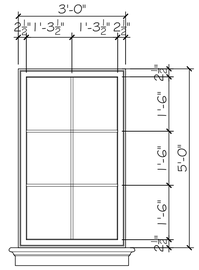
WINDOW GRILL DETAIL
1-1/2" = 1'-0"



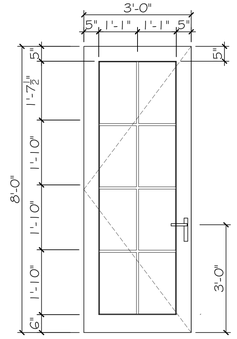
44" WALL SECTION
3/4" = 1'-0"



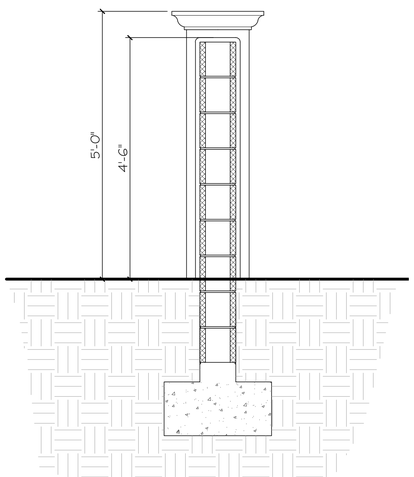
TYPICAL FRENCH DOOR
1/2" = 1'-0"



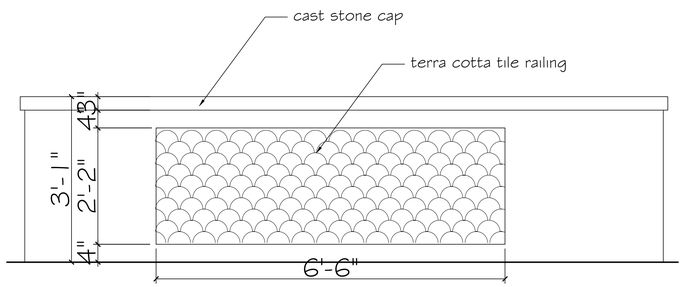
TYPICAL WINDOW
1/2" = 1'-0"



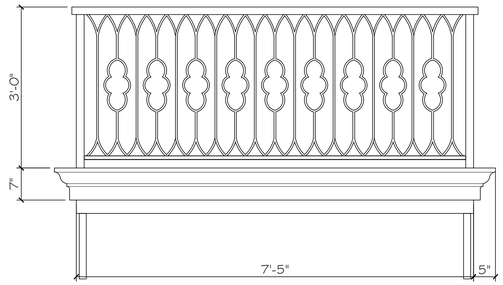
TYPICAL SINGLE DOOR
1/2" = 1'-0"



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



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



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

CAST STONE

FARROW & BALL STONY GROUND

PPG MOTHER OF PEARL

CLAY BARREL TILE TO MATCH EXISTING

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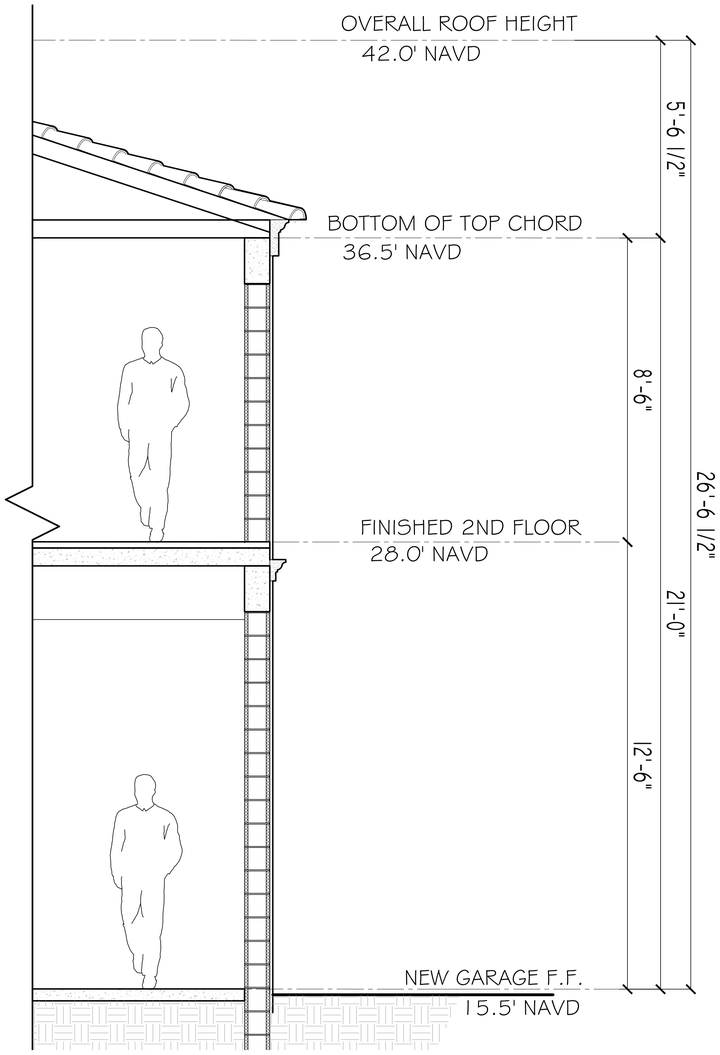
SHEET TITLE

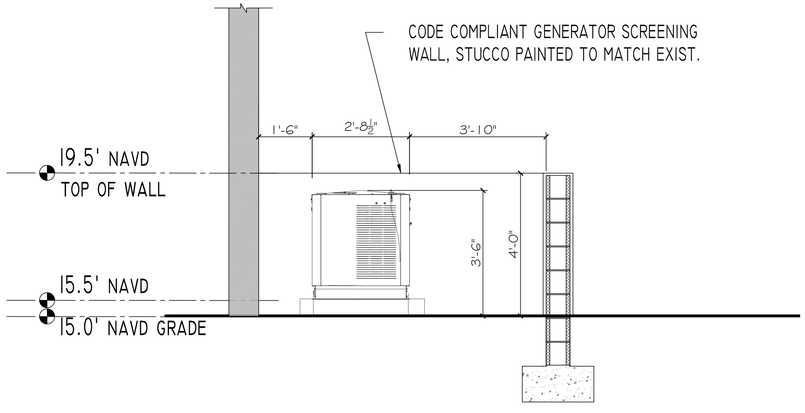
DETAILS

A-012

SHEET OF



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



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

1ST FLOOR EXTERIOR DOOR SCHEDULE

ID	Rooms	Type	Door Opening	
			Width (ft-in)	Height (ft-in)
ED-101	GARAGE	SWING	3'-0"	8'-0"
ED-102		OVERHEAD	9'-0"	9'-0"
ED-103			18'-0"	
ED-104			9'-0"	
ED-105		SLIDER	3'-0"	8'-0"
ED-106		dbl SWING	(2)3'-0"	

1ST FLOOR WINDOW SCHEDULE

ID	Rooms	Window Opening		Type
		Width (ft-in)	Height (ft-in)	
W-101	GARAGE	2'-6"	4'-0"	casement
W-102				
W-103				
W-104				
W-105				
W-106				

2ND FLOOR DOOR SCHEDULE

ID	Rooms	Type	Width (ft-in)	Height (ft-in)
ED-201	dining	dbl SWING	(2)2'-6"	7'-6"
ED-202	bed 3	dbl SWING	(2)2'-6"	
ED-203				
ED-204	living	dbl SWING	(2)2'-6"	
ED-205				
ED-206				
ED-207	vest.	dbl SWING	(2)2'-6"	
ED-208	bed 2	dbl SWING	(2)2'-6"	
ED-209	bed 1	dbl SWING	(2)2'-6"	

2ND FLOOR WINDOW SCHEDULE

ID	Rooms	Window Opening		Type
		Width (ft-in)	Height (ft-in)	
W-201	kitchen	3'-0"	4'-0"	CASEMENT
W-202	dining	5'-0"	5'-6"	DBL CASEMENT
W-203				
W-204	bath 3	3'-0"	4'-0"	CASEMENT
W-205	wic	3'-0"	5'-0"	
W-206	bed 3	3'-0"	5'-0"	
W-207	STAIR	3'-0"	5'-6"	fixed
W-208	VESTIBULE	3'-0"	5'-0"	CASEMENT
W-209	bath 2	3'-0"	5'-0"	
W-210	bath 1	3'-0"	5'-0"	

·LaBerge & Ménard Inc.

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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

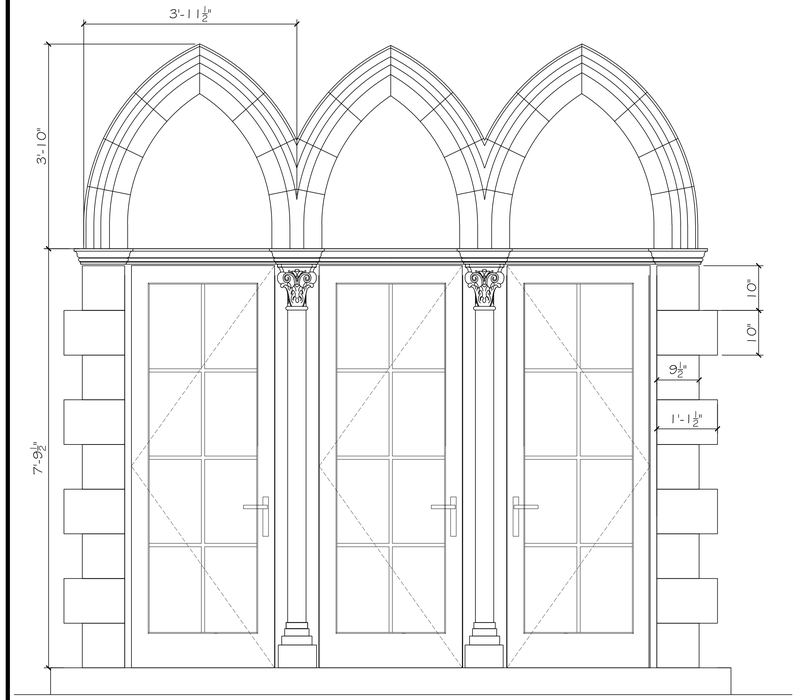
North

MARK	DATE	DESCRIPTION

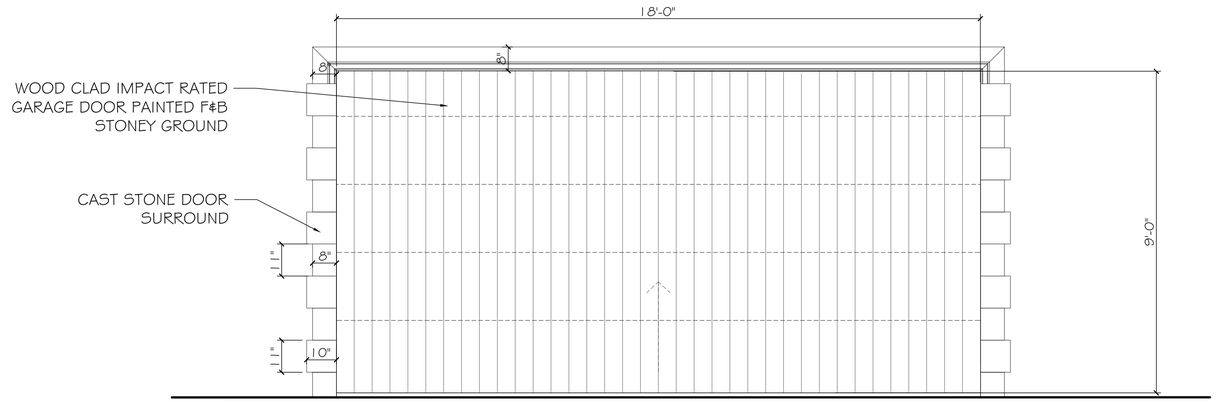
PROJECT NO: ####
CAD DWG FILE: 10.6.25 -801 GARAGE.DWG
DRAWN BY:
CHK'D BY:
DATE: 12/1/25
SHEET TITLE

DETAILS 2

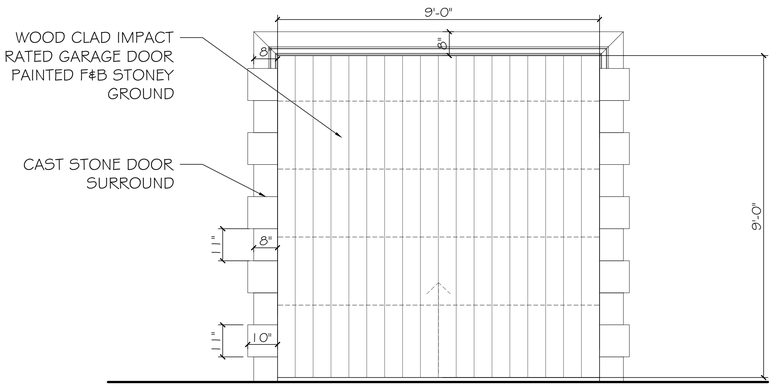
SHEET A-012 OF



LANCET DOORS
3/4" = 1'-0"



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



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

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CONSULTANTS

801 S COUNTY RD

801 S COUNTY RD
PALM BEACH, FL
33480

COA-25-0030

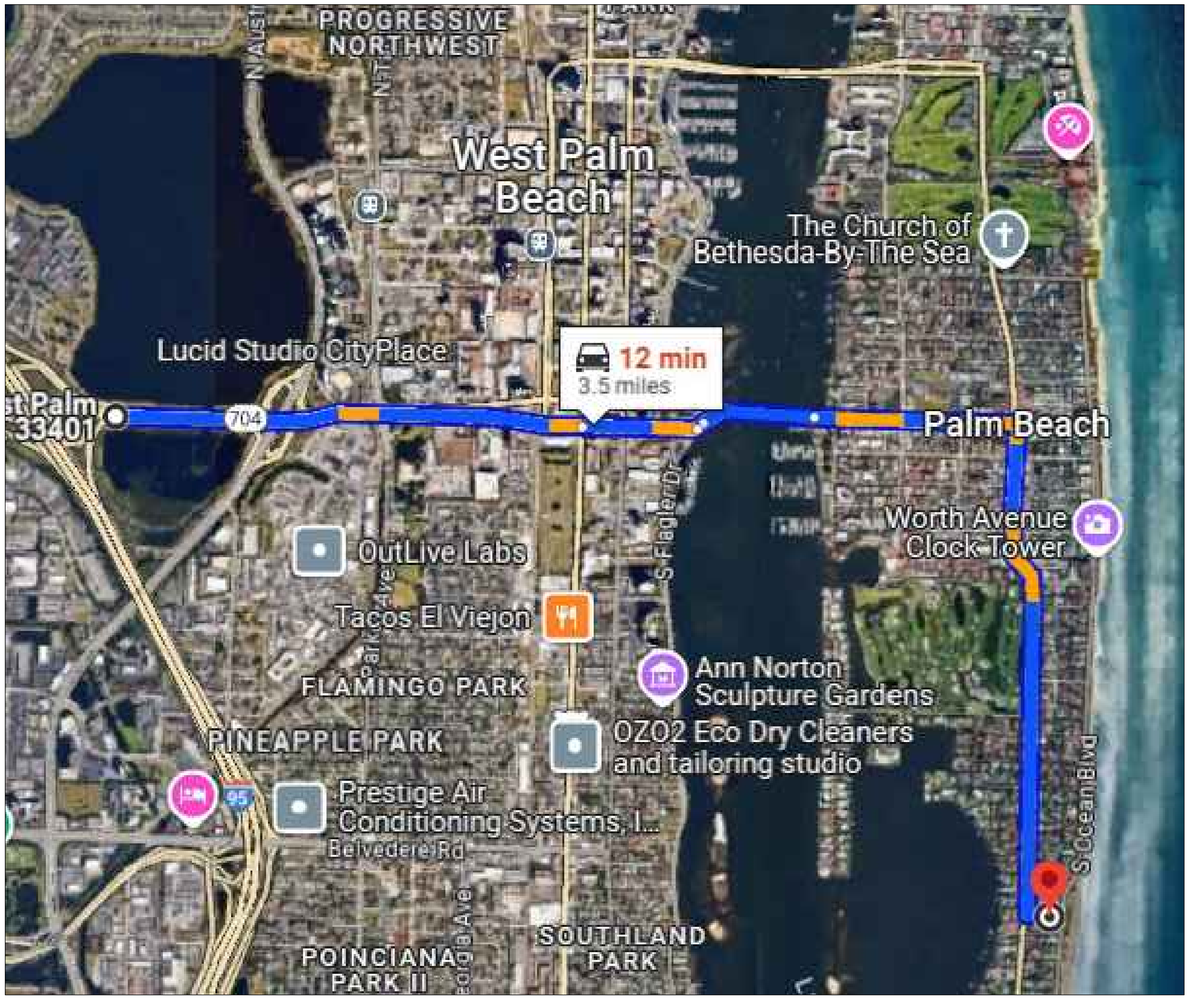
North

MARK	DATE	DESCRIPTION

PROJECT NO: ####
CAD DWG FILE: 10.8.25 -801 GARAGE.DWG
DRAWN BY:
CHK'D BY:
DATE: 12/1/25
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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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: 10.6.25 –801 GARAGE.DWG
DRAWN BY:
CHK'D BY:
DATE: 12/1/25
SHEET TITLE

TRUCK LOGISTICS PLAN

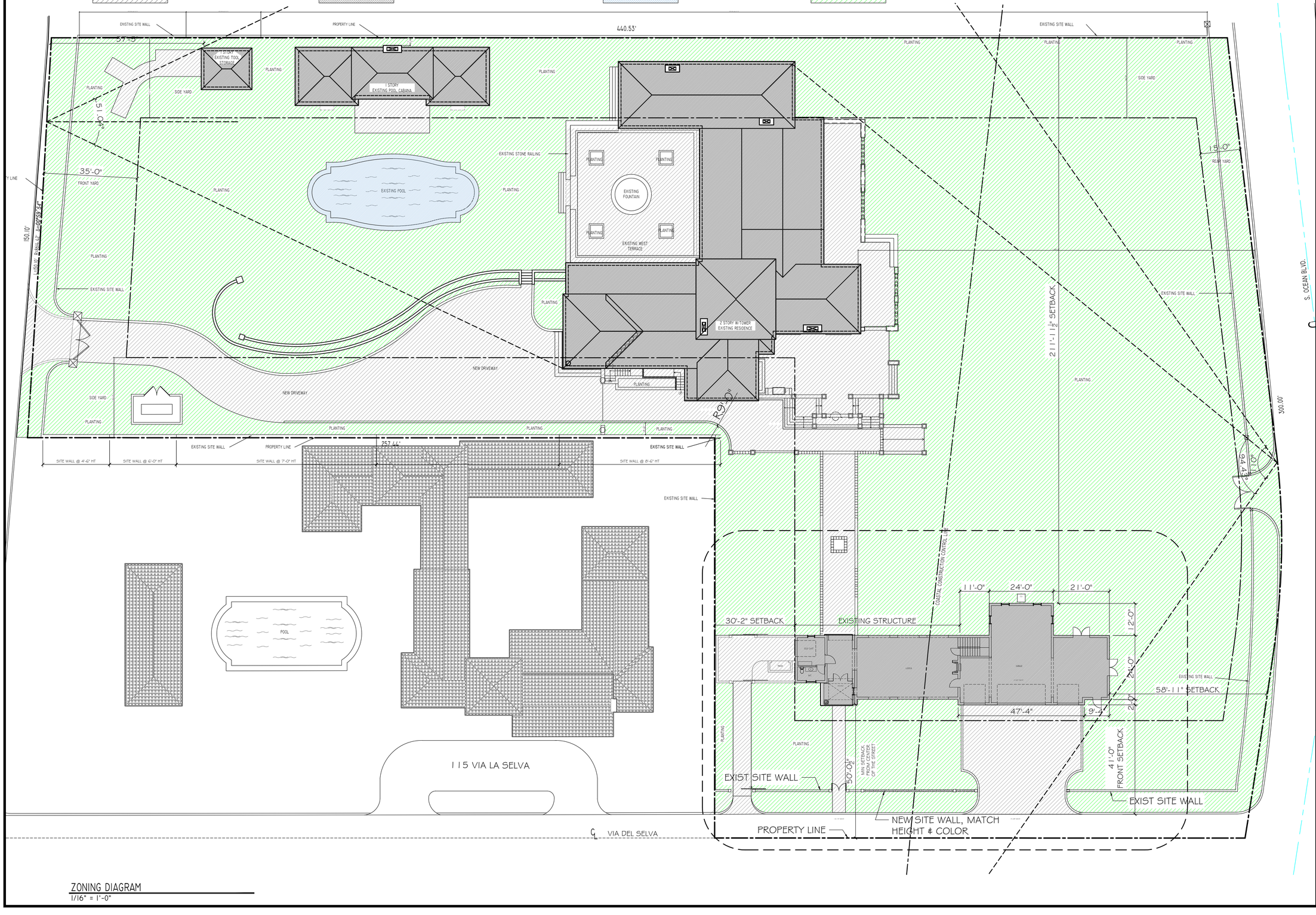
A-013
SHEET OF

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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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: 12/1/25
SHEET TITLE

ZONING DIAGRAM

SHEET A-015 OF

TOWN OF PALM BEACH

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

To: Landmarks Preservation Commission

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

From: Planning, Zoning & Building

Re: COA-25-0031 (ZON-25-0031) 340 S COUNTY RD (COMBO). The property owner, 340 S COUNTY LLC (James Crowley, Representative), has filed an application requesting a Certificate of Appropriateness for the review and approval of exterior modifications, a one-story addition, landscape and hardscape improvements to an existing service station, and a floodplain variance for the property located within the Town Hall Square Historic District. This is a combination project that shall also be reviewed by the Town Council as it pertains to zoning relief/approval.

Date: 12/10/2025

ATTACHMENTS

- Staff Report
- Letter of Intent
- Architecture Plans
- Landscape Plans
- Designation Report

STRATEGIC PLAN

Strategic Priorities:
Community Culture and Character

Strategic Focus Areas:
Community Preservation
Quality of Life

FUNDING

No Fiscal Impact

ZON-25-0075 (COA-25-0031) 340 S COUNTY RD (COMBO) – SPECIAL EXCEPTION WITH SITE PLAN REVIEW AND VARIANCE. The property owner, 340 S COUNTY LLC (James Crowley, Representative), has filed an application requesting Town Council review and approval for a Special Exception with Site Plan Review to renovate and construct an addition to an existing Special Exception use (service station) and expand the accessory convenience store portion of the building in the C-TS zoning district and a variance to reduce the minimum on-site parking requirement, within the Town Hall Square Historic District. The Landmarks Preservation Commission shall perform design review of the application.

COA-25-0031 (ZON-25-0031) 340 S COUNTY RD (COMBO). The property owner, 340 S COUNTY LLC (James Crowley, Representative), has filed an application requesting a Certificate of Appropriateness for the review and approval of exterior modifications, a one-story addition, landscape and hardscape improvements to an existing service station, and a floodplain variance for the property located within the Town Hall Square Historic District. This is a combination project that shall also be reviewed by the Town Council as it pertains to zoning relief/approval.

Property Owner:	340 S COUNTY LLC
Professionals:	MHK Architecture and Schmidt Nichols
Representative:	James Crowley, Esq.

HISTORY:

The Town Hall Square Historic District was established in 1990 and is located along South County Road, extending from the south edge of Brazilian Avenue to the north edge of Chilean Avenue. A service station use on the Property dates back to at least August 17, 1943 based on a survey in the Town's archives. The existing service station was built as a Gulf station in 1956 (building permit #36956) after the previous service station was demolished (demolition permit #37256). The current service station was constructed in 1956 for Gulf Oil and designed by architect P. R. L. Hogner. Its original design featured mid-century modern influences, evident in the eyebrows, expanses of plate glass, and scored exterior finish.

Modifications made in 1982 reflected the aesthetics of the time, including the addition of a mansard roof and brick cladding.

THE PROJECT:

The applicant has submitted plans entitled "340 SOUTH COUNTY ROAD PALM BEACH, FLORIDA 33480" as prepared by **MHK Architecture** and **Schmidt Nichols**, uploaded November 20, 2025.

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:

- Exterior modifications and Landscape and hardscape improvements.
- One-story, 633 SF addition
- Floodplain variance.

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

- SPECIAL EXCEPTION WITH SITE PLAN REVIEW: Sec. 134-1109(a)(4): Special Exception with Site Plan Review to renovate and construct an addition to an existing Special Exception use (service station) and expand the accessory convenience store portion of the building in the C-TS zoning district.
- VARIANCE: Sec. 134-2176(5): A variance to reduce the minimum on-site parking requirement by 4 spaces.

Site Data			
Zoning District	C-TS	**Future Land Use**	COMMERCIAL
Lot Size (SF)	18,595 SF	**Finished Floor Elevation**	5.3' NAVD
Total Building Size	Existing: 4,765 SF Proposed: 5,153 SF	**Crown of Road**	4.67
Year Constructed	1956	**Flood Zone**	AE 7
Landmark Designation	06/11/1990	**Architect**	P. R. L. Hogner
Service Station Use	218 SF Office 1,143 SF Service Garage 1,981 Overhang at Pumps 330 SF Carwash Awning	**Convenience Store Accessory Use**	Existing: 605 SF Proposed: 1,699 SF
Lot Coverage	Existing: 4,184 SF (22.5%) Proposed: 5,150 SF (27.7%) Permitted: 13,016 SF (70%)	**Landscape Open Space**	Existing: 1,420 SF (7.5%) Proposed: 1,647 SF (9%) Permitted: 2,789 SF (15%)
Surrounding Properties / Zoning			
North	336 South County Road / C-TS		
South	350 South County Road / C-TS		
East	360 South County Road (Town Hall) / C-TS		
West	Australian Ave Parking Lot / R-C		

CONSISTENCY WITH THE COMPREHENSIVE PLAN:

A preliminary review of the project indicates that the proposed **application** appears **consistent** with the **COMMERCIAL** designation of the Future Land Use Map of the Comprehensive Plan.

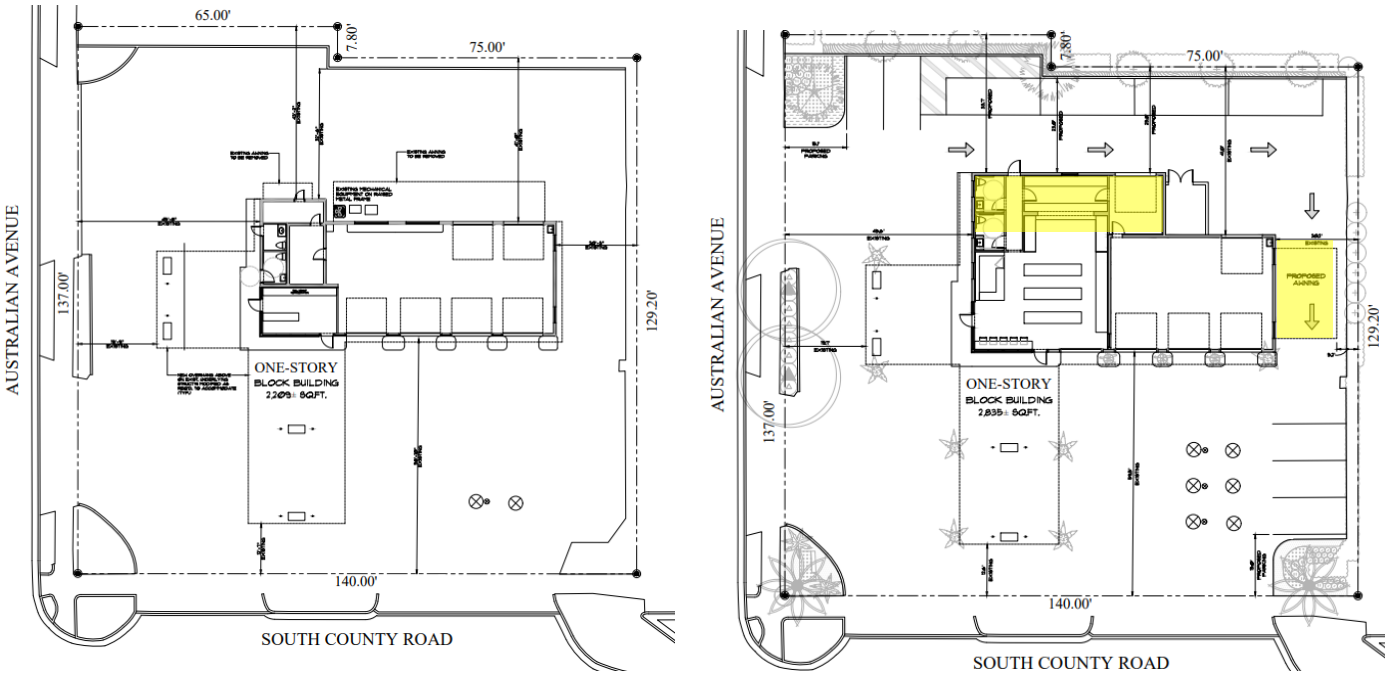
STAFF ANALYSIS:

The existing lot is 18,595 square foot corner parcel on the northwest corner intersection of South County Road and Australian Avenue, a prominent location in the C-TS (Commercial Town Serving) District near Town Hall. The site is improved with an existing service station, accessory convenience store, and parking lot. The property is located within the Town Hall Square Historic District.

As it pertains to the Special Exception, the applicant is proposing alterations and addition to an existing service station which is a special exception use in the C-TS district. A service (gas) station has been in operation at this location since 1943. In addition to appropriate

architectural enhancements, the applicant is proposing a 633 SF attached addition to the rear (west) of the existing service station. This addition will increase the overall lot coverage by 5.2% to 27.7% which is well below the permissible lot coverage of 70%.

A reconfiguration of the service station uses is also proposed, most notably with the conversion of the southern-most enclosed service bay into retail and other ancillary interior space to increase and improve the retail component. The retail operation will be increased from 605 SF to 1,699 SF (a 1,094 SF increase), and the service garage operation will be decreased from 1,604 square feet to 1,143 SF (a 461 SF decrease). Increased storage area, an improved office and a dedicated trash area is also proposed. There will be no change to the amount of service pump (gasoline) bays. A new covered awning is also proposed along the north side of the site and attached to the building to contain the current car washing operation. Retail and car wash uses are accessory uses to the service station and play prominent role in the needs of the community.



Existing and proposed site plans (highlight represents new addition and canopy)

The new retail square footage of 633 SF triggers a parking requirement (1 per 200 SF) for four new onsite spaces. The overall site improvements will increase landscape and attempts to formally capture the amount of legal parking spaces on site.

The operational hours are proposed for consideration as follows:

EXISTING

Store Hours: -7AM-7PM, MONDAY THRU FRIDAY - 8AM-6PM, SATURDAY-SUNDAY
Garage Hours: - 8:30AM TO 5:30PM, MONDAY THRU FRIDAY
Car Wash Hours: - 10AM-4PM, MONDAY THRU FRIDAY

PROPOSED

Store Hours: -7AM-8PM, SEVEN DAYS A WEEK

Garage Hours: - 8:30AM TO 5:30PM, MONDAY THRU FRIDAY - 9AM-2PM, SATURDAY
Car Wash Hours: - 10AM-4PM, MONDAY THRU FRIDAY

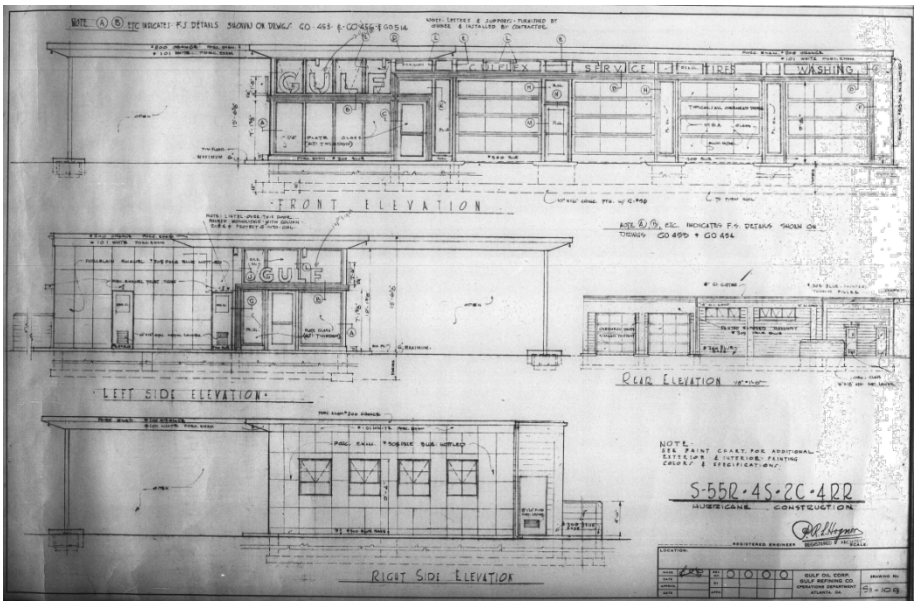
HISTORIC PRESERVATION ANALYSIS

All modifications to the exterior of the landmarked structure will be reviewed and approved during the Certificate of Appropriateness process by the Landmarks Preservation Commission.

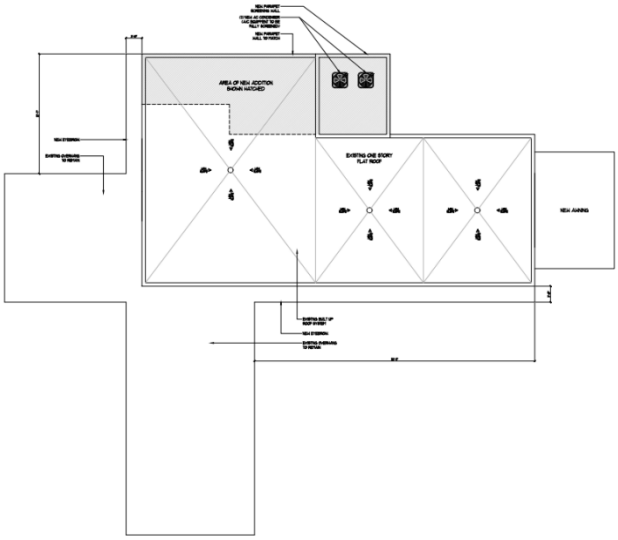
The proposed exterior alterations and one-story addition take inspiration from the original mid-century modern design. The mansard roofs, exterior cladding, and existing windows and doors will be removed.

New roof overhangs are proposed in the gas pump area, and the existing support columns will receive new enclosures. A new storefront system is proposed, along with new overhead doors for the service bays and new windows. The exterior of the building will feature scored stucco. The overall color scheme will include “Veridian” green and white, and the windows and doors are proposed with an anodized aluminum frame finish.

There remain additional opportunities to restore original features that were lost, such as the original signage location, eyebrow detailing, and divided-light window patterns.



The existing mechanical equipment will be relocated to the roof and enclosed with screening.

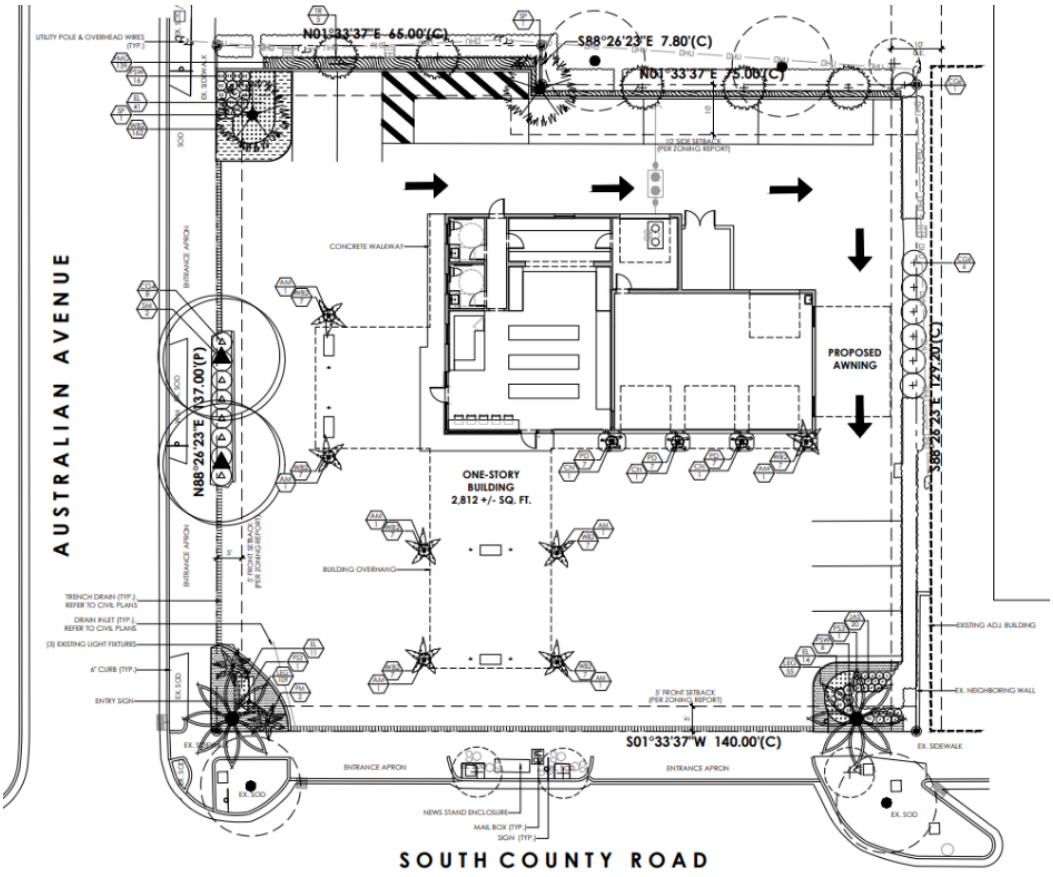


New gold signage is proposed on the east elevation above the overhead service bay doors, and a new green-and-gold sign face is planned for the existing monument sign.
A new carwash awning is proposed on the north side of the property.

Existing Signage

Proposed Signage

Where possible, existing landscape areas have been expanded. New landscaping will include Christmas Palms, Cuban Bottle Palms, Pygmy Date Palms, Wild Date Palms, Cabbage Palmettos, Mahogany, and Florida Thatch Palms. Shrub plantings will include Small Leaf Clusia, Wax Jasmine, and White Fountain Grass.



Floodplain Variance

Due to a substantial improvement and addition, a variance from the floodplain requirement in Chapter 50, Floods, is needed to avoid raising or floodproofing the building.

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

The property is located within Flood Zone AE 6, which requires a base flood elevation of 6' (plus 1' freeboard) = 7' NAVD. The floodplain variance would allow the existing structure and addition to be maintained at a finished floor elevation of 5.3' NAVD.

CONCLUSION:

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

1. For Special Exception request to redevelop a nonconforming parcel and meets the criteria set forth in Section 134-229 and finding that the approval of the Site Plan will not adversely affect the public interest, that all zoning requirements governing the use have been met and that satisfactory provision and arrangement has been made.
2. for final determination of approval or denial of the (1) variance by the Town Council, and that the variances **shall** or **shall not** be granted that all the criteria applicable to this application as set forth in Sec. 134-201(a), items 1 through 7 have been met.

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 work and flood plain variance will not preclude the building's continued designation as a historic building.

WRB:JGM: FHM: ALF
WRB

Gunster

.Our File Number: 71150-00001
Writer's Direct Dial: (561) 650-0633
Writer's E-Mail Address: jcrowley@gunster.com

November 20, 2025

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

Re: LOI for 340 S. County Road - COA-25-0031 (ZON-25-0075)

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 modifications to an existing service station property located at 340 South County Road (PCN: 50-43-43-23-05-027-0011), Palm Beach, FL ("Property"). The Project proposes to renovate the existing service station, including an approximately 633 square-foot expansion of the building that will include the elimination of one (1) service bay and the expansion of the retail component of the service station. Because of the 633 square-foot expansion, the lot coverage will increase from 22.5% to 27.7% (a 5.2% increase); however, this is well below the 70% maximum lot coverage permitted by Code. The retail operation will be increased from 605 square feet to 1,699 square feet (a 1,094 square-foot increase), and the service garage operation will be decreased from 1,604 square feet to 1,143 square feet (a 461 square-foot decrease). The shifting of square footage from an industrial use (service garage) to a retail use (convenience store) is a deintensification of use for the property, which more than offsets the minimal expansion of the building in the rear of the Property. The covered fuel pump areas total 1,981 square feet and will remain unchanged in terms of size and location. The amount of total landscape area on the Property will be increased from approximately 1,354 square feet, or 7.3% of the Property, to 1,647 square feet, or 8.8% of the Property, which is an increase of 293 square feet or 1.5%. The front yard landscape open space totals 379 square feet, or about 28% of the front yard area. The amount of front yard landscape open space will also be increased to 435 square feet, or 32% of the front yard area, which is an increase of 56 square feet or 4%. The required percentages for overall and front yard landscape open space are 15% and 35%, respectively; however, the proposed increase in landscape open space reduces the nonconformity of the existing situation, therefore the overall and front yard landscape open space continue to be legal nonconformities, and variances are not required. It should also be noted that the landscaping proposed will be a significant upgrade in materials and will include native plant species. The existing ingress/egress for the Property will remain the same, although traffic circulation along the rear and north sides of the Property will be changed to a one-way drive, which will meet the drive aisle width requirement, and create a safer traffic circulation situation. The Property has 10 approved parking spaces, but because of the site design and to provide safe drive aisles and traffic movements on the Property, we must eliminate one (1) of the approved existing parking spaces. Through the principle of equivalency, the Property is given credit for providing 11 parking spaces for the existing uses, but one (1) of these

spaces will be eliminated, so the Property is actually given credit for providing 10 parking spaces. The proposed project requires a total of 14 parking spaces per the Town code; therefore, a 4-parking space variance is needed. Finally, we would like to maintain the 5.29-foot NAVD finished floor elevation for the building; therefore, a floodplain variance will also be needed.

Car Wash Hours:
HOURS OF OPERATION

The following are the existing and proposed hours of operation for the convenience store, service garage, and car wash:

Existing:

Store Hours:
-7AM-7PM, MONDAY THRU FRIDAY
- 8AM-6PM, SATURDAY-SUNDAY

Garage Hours:
- 8:30AM TO 5:30PM, MONDAY THRU FRIDAY

Car Wash Hours:
- 10AM-4PM, MONDAY THRU FRIDAY WEATHER PERMITTING (MAY GO AWAY)

Proposed:

Store Hours:
-7AM-8PM, SEVEN DAYS A WEEK

Garage Hours:
- 8:30AM TO 5:30PM, MONDAY THRU FRIDAY
- 9AM-2PM, SATURDAY

Car Wash Hours:
- 10AM-4PM, MONDAY THRU FRIDAY WEATHER PERMITTING (IF KEPT)

SITE HISTORY

A service station use on the Property dates back to at least August 17, 1943 based on a survey in the Town's archives. The existing service station was built as a Gulf station in 1956 (building permit #36956) after the previous service station was demolished (demolition permit #37256). The original architect was P.R.L. Hogner, who was the Gulf Oil Corporation's chief architect dating back to the 1930's and was known for his efforts to design attractive gas stations that enhanced rather than detracted from neighboring architecture, which was part of Gulf's effort to develop a corporate image through architecture.

On November 14, 1972, a special exception (S.E. #8-72) was approved by Town Council to modify the Gulf station by extending the existing east canopy and adding a new roofline with a mansard roof conversion. The Architectural Commission (ARCOM) also approved the

project at that time (ARCOM #127-72). On February 17, 1982, the Architectural Commission (ARCOM) approved signage and roof tile for the building (ARCOM #12-82). A zoning variance to modify the existing nonconforming pylon sign was approved by Town Council on June 8, 1982 (VAR #25-82). On June 12, 1984, a special exception to add an awning on the rear of the building was approved by Town Council (S.E. #14-84). On September 1, 1989, the Property was put under consideration for landmarking as part of the Town Hall Historic District, and on September 15, 1989, the Landmarks Preservation Commission (LPC) approved a certificate of appropriateness (COA) to change the exterior colors of the building (COA #32-89). On June 11, 1990, the Town Hall Historic District was created, which includes the Property (ORB 6610, PG 502). A zoning variance for a freestanding sign was approved by Town Council on June 9, 1992 (VAR #38-92), and on June 17, 1992, the LPC approved the new sign and color changes (COA #34-92). On October 11, 1994, Town Council approved a special exception to convert the sales area for the service station and one (1) service bay to a convenience store (S.E. #30-94), and on October 19, 1994 the LPC approved color changes for the conversion to the convenience store (COA #56-94). Town Council approved a special exception with site plan review to allow for the expansion of the building that would be used as part of the convenience store operation (S.E. #27-96 with SPR), and the LPC approved a COA for the associated façade revisions and landscape changes (COA #48-96). A special exception application (SPR #17-2001) to expand the building further was submitted in 2001 by was withdrawn by the applicant, and Town Council accepted the withdrawal on January 8, 2002. On April 13, 2004, Town Council approved a special exception with site plan review to enclose existing service bays, eliminate major auto repairs on-site, expand retail space into service bays, and relocate one (1) gas pump to an existing island (S.E. #9-2004 with SPR). As part of the 2004 approval, the retail square footage for the convenience store was expanded from 316 square feet to 1,953 square feet; however, the full expansion of the convenience store was not done, and as mentioned previously, is currently 605 square feet with a proposal to increase to 1,677 square feet.

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 service station building that will return the building back to its original 1950's design. The return to this design is visually compatible with the height, gross volume, and the proportion between width and height of the façade of the adjacent buildings and environment. The proposed

modifications to the building will help to restore P.R.L. Hogner's original vision for the Property and enhance the landscaping on the Property.

The proposed alterations to the façades of the existing building will allow for access to the building from the parking lot and gas pumps and will dramatically improve the streetscape due to the design changes that restore the original design for the building, and because of the refreshed landscaping proposed. 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 massing of the service station and the space between the service station and neighboring buildings 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 as much as possible, the proposed alterations significantly improve the architectural quality and historic character of the building.

B. Site Plan Review Approval in accordance with Section 134-329. Within 30 days of receipt of the application for site plan review, the town council shall review and consider the application. Before any site plan shall be approved, approved with changes, or denied, the town council shall make a finding that the approval of the site plan will or will not adversely affect the public interest and certify that the specific zoning requirements governing the individual use have or have not been met and that, further, satisfactory provision and an arrangement has or has not been made concerning the following matters, where applicable:

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

(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, restoration and expansion of the service station 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 ownership of the Property belonging to 340 S County LLC, which has the authority to file this Application. Furthermore, the proposed site plan will not adversely affect the public interest, and the existing building and proposed modifications for the Property will be in harmony and compatible with the existing commercial uses adjacent to and nearby the Property and are not in conflict with the surrounding neighborhood. The adjacent properties in the neighborhood were developed with larger 2-story buildings, and the massing of the existing service station will essentially remain unchanged with the building expansion occurring in the rear of the Property adjacent to a parking lot, and therefore compatible with the surrounding neighborhood. As stated previously, the existing ingresses and egresses on South County Road and Australian Avenue will be maintained; however, to make the traffic circulation on-site safer and to meet Town code requirements for drive aisle widths, the drive aisle on the west (rear) and north side of the Property has been designed as a one-way drive. Pedestrian walkways will also be maintained and will continue to promote walkability along the perimeter of the Property. 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. The stormwater drainage system and utilities will be

upgraded to meet all Town requirements. Open spaces within the Property are being maintained, although the landscape material will be upgraded and refreshed. The height of the existing service station will be essentially maintained, with just a slight increase of a few inches in the overall height. The service station will remain significantly lower than the adjacent and nearby buildings, and completely compatible with the heights of the other nearby structures. The design of the Project maintains appropriate massing and rhythm of the building 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 Exception Requested:

A request for Special Exception for the expansion of the service station use, which is a special exception use in the C-TS zoning district, per Section 134-1109(a)(4) of the Town of Palm Beach Code of Ordinances.

III. Justification for Special Exceptions Requested:

The Special Exception being requested is permitted within the C-TS zoning district, and the use has been in existence at this location for at least the past 82 years and has proven that is does create any adverse impacts to the surrounding properties. The service station use is also extremely beneficial to the Town as it is the only service station within the Town and provides a much-needed service to Town residents.

The Special Exception will not grant approval for a use that doesn’t already exist on the Property; it will simply allow a small expansion and modification to how the interior of the building is used to better serve the service station customers. The proposed modifications will be relatively small in scale. Furthermore, no changes to the hours of operation for the service center are proposed. The service center vehicular maintenance will continue to be done in the interior of the building, albeit in a smaller area, which will limit any noise or odors that could be experienced from outside the Property. Existing utility service will be maintained and enhanced as needed, and

garbage cans will continue to be used and kept in the same location away from view of the public to ensure that they will not be seen or smelled from adjacent properties.

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

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.

Variance Requested:

A request for Variance from Section 134-2176(9), to provide 10 parking spaces through the use of the principle of equivalency (after the loss of 1 parking space) in lieu of the 14 parking spaces required by Code, which is a 4-parking space deficiency.

Justification for Variance Requested:

Special conditions exist in that the primary use of the property is to provide a fueling location in this commercial area of Town, which means that this Property has a large amount of paving for vehicles to obtain gas in parked positions at the fueling stations. The areas at the eight (8) fueling stations provide parking for these customers purchasing fuel, but do not count toward meeting the required amount of parking on the Property. However, the reality is that the eight (8) fueling stations provide eight (8) additional parking spaces for the Property, which would bring the total parking provided on the Property to 17, which is three (3) more than the Code requires. Furthermore, there is quite a bit of paved area that could be used for designated parking, and thereby meet the Code parking requirement; however, given that the primary use is providing fuel for vehicles, we feel that it would be a better approach to use the remaining paved area for the queuing of customers wishing to get gas rather than having these customers queue back onto South County Road or Australian Avenue, which could obstruct traffic flow.

E. Floodplain variance in accordance with Section 50-116:

I. Variance Criteria:

In reviewing requests for variances, the Landmarks Preservation Commission shall consider all technical evaluations, all relevant factors, all other applicable provisions of the Florida Building Code, this chapter, and the following:

(1) The danger that materials and debris may be swept onto other lands resulting in further injury or damage;

(2) The danger to life and property due to flooding or erosion damage;

(3) The susceptibility of the proposed development, including contents, to flood damage and the effect of such damage on the current and future owners;

(4) The importance of the services provided by the proposed development to the community;

(5) The availability of alternate locations for the proposed development that are subject to lower risk of flooding or erosion;

(6) The compatibility of the proposed development with existing and anticipated development;

(7) The relationship of the proposed development to the comprehensive plan and floodplain management program for the area;

(8) The safety of access to the property in times of flooding for ordinary and emergency vehicles;

(9) The expected heights, velocity, duration, rate of rise and debris and sediment transport of the floodwaters and the effects of wave action, if applicable, expected at the site; and

(10) The costs of providing governmental services during and after flood conditions including maintenance and repair of public utilities and facilities such as sewer, gas, electrical and water systems, streets, and bridges.

As it exists today, the structure is solid and sound and presents no risk to adjacent properties or persons and will be further strengthened with the renovation work proposed for the building. The proposed expansion of the service station use provides a service that the residents and guests of Palm Beach desire and need, particularly because of the limited commercially zoned land in the Town, which significantly limits the option of locating these services elsewhere. The existing structure has been compatible with the surrounding development for over 80 years, and while the structure on the Property does not meet current FEMA requirements (5.29-foot NAVD existing FFE when 7 feet NAVD FFE is required), the adjacent street and neighboring properties are also somewhat low, so the structure does not “sit in a bowl” where it could easily flood, so access to the Property and surrounding properties has not been significantly impeded during major storm events. Furthermore, given the Property’s distance from the Ocean, the effects of waves from the Ocean do not affect the Property. Also, maintaining the current finished floor elevation for the structure will have no impact on the Town or other government agencies from maintaining their infrastructure, including water, sewer, gas, electric, roadways and bridges. To raise the structure on the Property to meet current FEMA requirements would be cost prohibitive, and given the significant age of the structure, present a strong likelihood that the structure would be damaged during the process. Raising the structure would also alter the historic context of the building and is typically avoided when dealing with landmarked buildings or older buildings in a historic district. Because of these issues and conditions, we respectively request a variance from the FEMA and Town floodplain requirement.

In closing, we believe the proposed building renovation and expansion with architectural modifications restoring the original design intent for the service station will be the best approach for the continued preservation of this historic building, and at the same time meet the current needs of the Town residents. We feel this project will benefit the Town by

maintaining and improving upon the historic structure and complementing the character of the neighborhood and will contribute to the overall beauty of the Town.

Sincerely,

James M. Crowley

JMC/jl

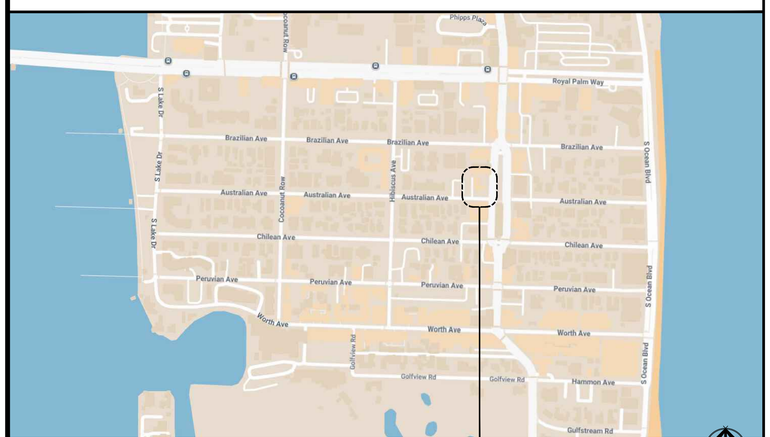
340 SOUTH COUNTY ROAD
PALM BEACH, FLORIDA 33480

FINAL SUBMITTAL

SCOPE OF WORK

A PROPOSED RESTORATION OF AN EXISTING SERVICE STATION WITHIN A LANDMARKED HISTORIC DISTRICT, INCLUDING A SMALL BUILDING EXPANSION, FENESTRATION CHANGES, AND THE REFRESHING OF LANDSCAPING ON THE PROPERTY. THE APPLICATION WILL INCLUDE A REQUEST FOR SITE PLAN APPROVAL, SPECIAL EXCEPTION APPROVAL FOR THE EXPANSION OF THE SERVICE STATION USE, AND A FLOOD PLAIN VARIANCE TO MAINTAIN THE EXISTING 6-FOOT NAVD FINISHED FLOOR ELEVATION

PROJECT LOCATION



PROJECT LOCATION

NORTH

DRAWING INDEX

ARCHITECTURE

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A000.2	STREETSCAPE & SITESCAPE
A000.3	LOT COVERAGE & ZONING LEGEND
A000.4	HISTORIC NARRATIVE
A001	EXISTING SITE PLAN
A002	PROPOSED SITE PLAN
A003	PROPOSED PARKING PLAN
A100	EXISTING FLOOR PLAN
A101	PROPOSED FLOOR PLAN
A101a	DOOR & WINDOW SCHEDULES
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H007	HISTORIC PLANS - ELEVATIONS
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P004	SUBJECT PROPERTIES
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LANDSCAPE

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LP-1	LANDSCAPE PLAN
LP-2	LANDSCAPE SPECIFICATIONS

CIVIL

1	COVER SHEET
2	CONCEPTUAL DEMOLITION PLAN
3	CONCEPTUAL PAVING DRAINAGE - WASTE WATER

SURVEY

PROJECT DESIGN TEAM

MHK ARCHITECTURE

211 SEAVIEW AVE.
PALM BEACH, FLORIDA 33480
PHONE: 561-401-1866
WWW.MHKAP.COM

SCHMIDT NICHOLS
LANDSCAPE ARCHITECTURE AND URBAN PLANNING

1551 N. FLAGLER DR. SUITE 102
WEST PALM BEACH, FLORIDA 33401
PHONE: 561-684-6141
WWW.SNLANDPLAN.COM

SIMMONS & WHITE
CIVIL & TRAFFIC ENGINEERING

2581 METROCENTRE BLVD W
SUITE 3
WEST PALM BEACH, FLORIDA 33407
PHONE: 561-478-7848
WWW.SIMMONSANDWHITE.COM

FIRST SUBMITTAL:	10/16/25
SECOND SUBMITTAL:	10/27/25
TOWN COUNCIL MEETING:	12/10/25
LANDMARKS MEETING:	12/17/25

COA-25-0031
ZON-25-0075

MHK ARCHITECTURE

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IMPROVEMENTS TO THE EXISTING PROPERTY
340 S. County Road
PALM BEACH, FL 33406

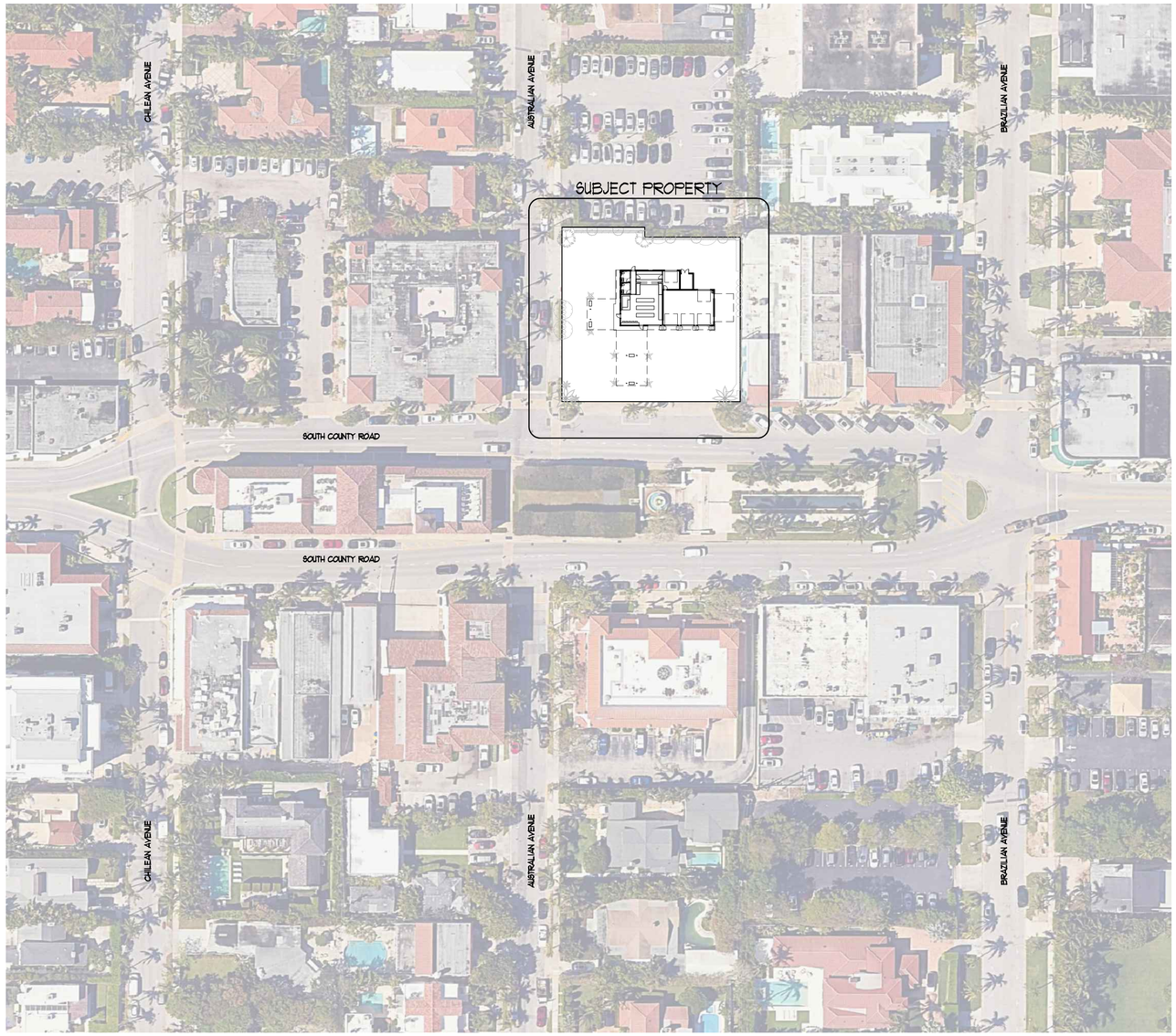
FLORIDA SEAL
REG# AR 16971

NOT FOR CONSTRUCTION

ISSUANCE
10/16/2025

PHASE	SD
PR NO	25193

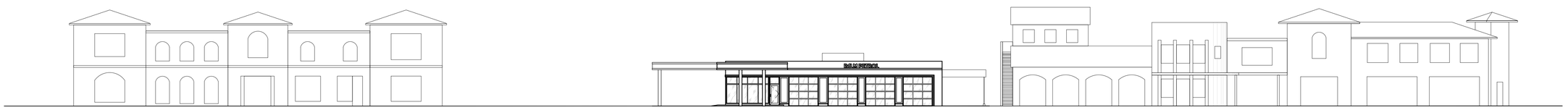
A000.1



Streetscape

Scale N.T.S.

NORTH



Streetscape

Scale N.T.S.

COA-25-0031
ZON-25-0075

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FLORIDA SEAL
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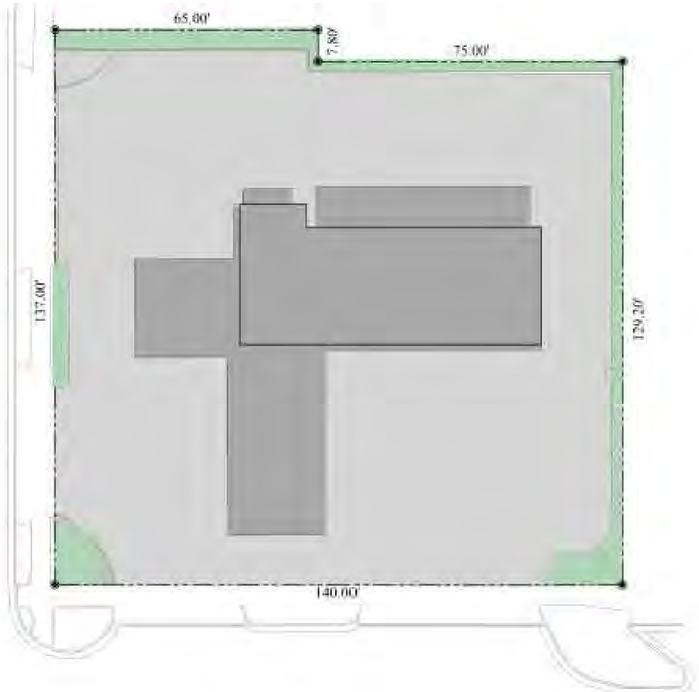
ISSUANCE
10/16/2025

PHASE SD
PR NO 25193

A000.2



Existing Lot Coverage

N.T.S

Proposed Site Coverage

N.T.S

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

Line #	Zoning Legend			
1	**Property Address:**	340 S County Road		
2	**Zoning District:**	CTS		
3	**Lot Area (sq. ft.):**	18,595		
4	**Lot Width (W) & Depth (D) (ft.):**	140 x 137		
5	**Structure Type:** (Single-Family, Multi-Family, Comm., Other)	Commercial		
6	**FEMA Flood Zone Designation:**	AE		
7	**Zero Datum for point of meas. (NAVD)**	7		
8	**Crown of Road (COR) (NAVD)**			
9		REQ'D / PERMITTED	EXISTING	PROPOSED
10	Lot Coverage (Sq Ft and %)	70% 13,016.5	22.5% 4,765	27.7% 5,153
11	Enclosed Square Footage (1st & 2nd Fl., Basement, Accs. Structure, etc)	N/A	2,209	2,842
12	*Front Yard Setback (Ft.)	5’	12’-7”	12’-7”
13	* Side Yard Setback (1st Story) (Ft.)	0’	20’-3”	5’-3” / 20’-6”
14	* Side Yard Setback (2nd Story) (Ft.)	N/A	N/A	N/A
15	*Rear Yard Setback (Ft.)	10’	43’-2”	33’
16	Angle of Vision (Deg.)	N/A	N/A	N/A
17	Building Height (Ft.)	15’	14’-7”	15’
18	Overall Building Height (Ft.)	20’	14’-7”	15’ overall 17’-9” screening wall
19	Cubic Content Ratio (CCR) (R-B ONLY)	N/A	N/A	N/A
20	** Max. Fill Added to Site (Ft.)	N/A	N/A	N/A
21	Finished Floor Elev. (FFE)(NAVD)	7’	5.3	5.3
22	Base Flood Elevation (BFE)(NAVD)	7’	5.3	5.3
23	Landscape Open Space (LOS) (Sq Ft and %)	15% 2,789	7% 1,354	8.8% 1,635
24	Perimeter LOS (Sq Ft and %)	N/A	N/A	N/A
25	Front Yard LOS (Sq Ft and %)	35% 476 sq ft	27.8% 379 sq ft	31.9% 435 sq ft
26	*** Native Plant Species %	*Please refer to TOPB Landscape Legend.*		

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

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

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

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

REV BF 20230626

COA-25-0031
ZON-25-0075

MHK ARCHITECTURE
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IMPROVEMENTS TO THE EXISTING PROPERTY
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FLORIDA SEAL REG# AR 16971

NOT FOR CONSTRUCTION

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PHASE SD
PR NO 25193

A000.3

340 South County Road — Historical Overview

340 South County Road was originally constructed in 1954 for the Gulf Oil Corporation and designed by its chief architect, P. R. L. Hogner. Hogner's work is recognized for its thoughtful architectural approach to elevating the design of service stations, making them more visually appealing and contextually harmonious. His most notable example is the Embassy Gulf Service Station in Washington, D.C.—a Neo-Classical landmark listed on the National Register of Historic Places. That design sought to dignify the image of the gas station, employing a limestone façade and Tuscan columns to echo the stately architecture of its surroundings.

The original plans for 340 South County Road reflect many of the characteristic design elements seen in other Gulf Oil stations from the 1940s onward. These modernist compositions featured streamlined rectangular volumes with projecting canopies, clad in porcelain enamel panels and accented with stucco banding. A distinctive corner of glass defined the display area, emphasizing openness and transparency. The result was a design that was modern yet understated in its elegance.

Our proposed restoration draws directly from the building's original architectural language. The new design reinstates the glass garage doors and extends the height and depth of the display area windows and doors to align with the original intent. Tile cladding will be introduced along the west and south elevations, while the east façade will be articulated with stucco surrounds that frame and highlight the structure's form.

1950-c.1970 GULF

Gulf expanded coast to coast by the early 1960s, with a proliferation of gas stations using the oblong box form. The newest form, however, incorporated a flat roofed canopy resting on two metal poles. The canopy extended from the oblong box over the display and sales area. Large corner windows highlighted the sales space, and the stations typically featured two service bays. A second detached island of gasoline pumps often completed the site.

Identifying Features:

- Flat roof oblong box with projecting canopy resting on two slender poles.
- "Gulf" in large upper and lower case letters highlighted the space above the display area.
- The form was modern, but restrained.
- Modern or International Style.

Figure 79: 1960s Gulf stations featured large corner windows and two bays.

Figure 78: This 1950s Gulf service station features a projecting canopy and large windows over the sales area.

Distribution of Gulf during the 1950s.

Form: Oblong Box with Canopy

COA-25-0031
ZON-25-0075

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340 S. County Road
PALM BEACH, FL 33406

FLORIDA SEAL
REG# AR 16971

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10/16/2025

PHASE SD
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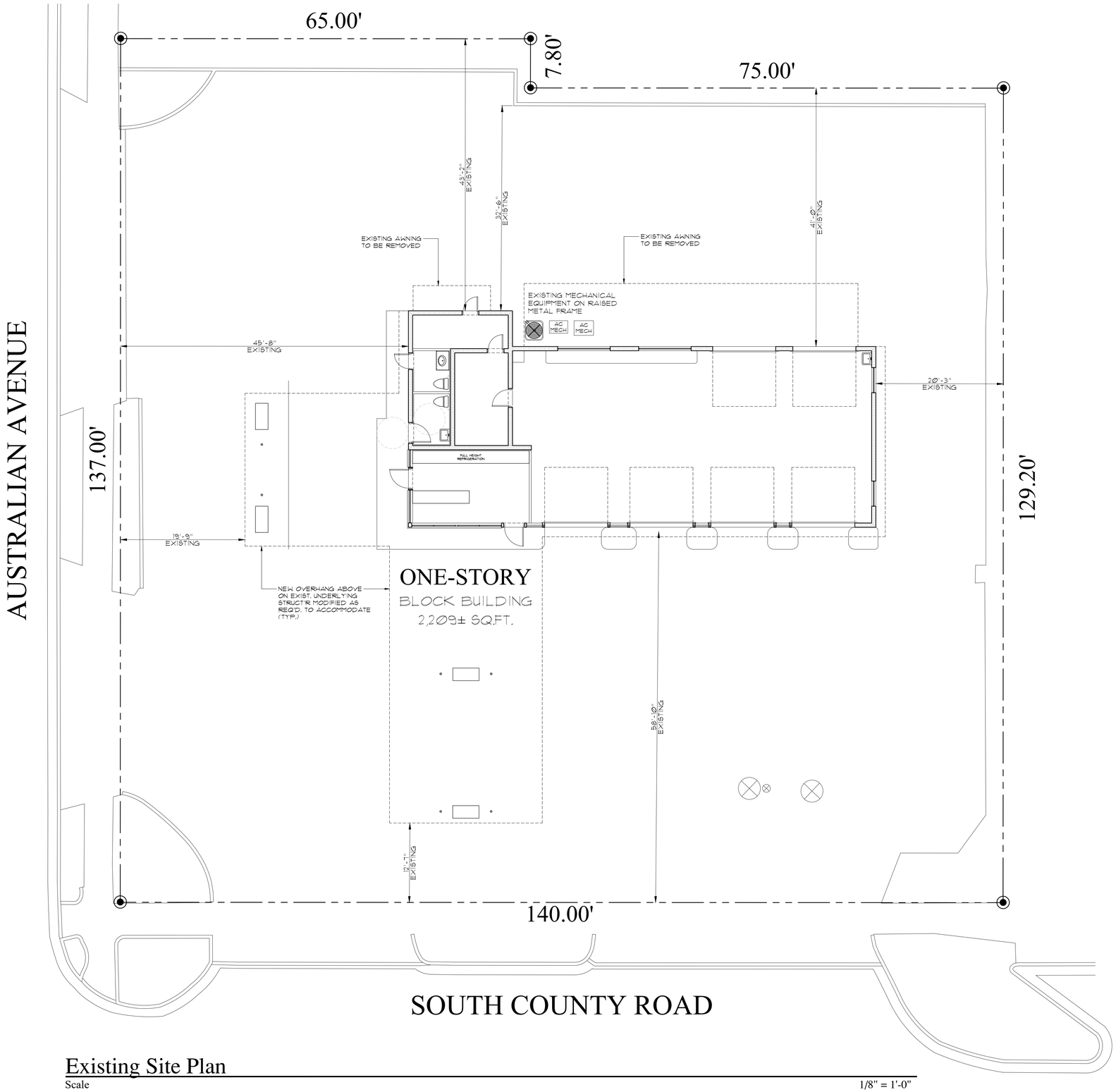

Existing Site Plan

Scale 1/8" = 1'-0"

SQ. FT. CALCS	
UNDER AIR:	
EXISTING COMMERCIAL	=365#
SERVICE OFFICE	=240#
TOTAL U/A	=605#
NON CONDITIONED:	
SERVICE GARAGE	=1,604#
TOTAL SQFT	=1,604#
TOTAL ENCLOSED	=2,209#
COVERED AREA:	
OVERHANG AT PUMPS	=1,981#
REAR AWNING	=525#
ICE MACHINE AWNING	=50#
TOTAL SQFT	=2,556#
TOTAL:	=4,765#
OVERALL SITE	=18,595#
LOT COVERAGE	22.5%
TOTAL LANDSCAPE	=1,420#
LANDSCAPE COVERAGE	7.6%

COA-25-0031
ZON-25-0075

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REG# AR 16971

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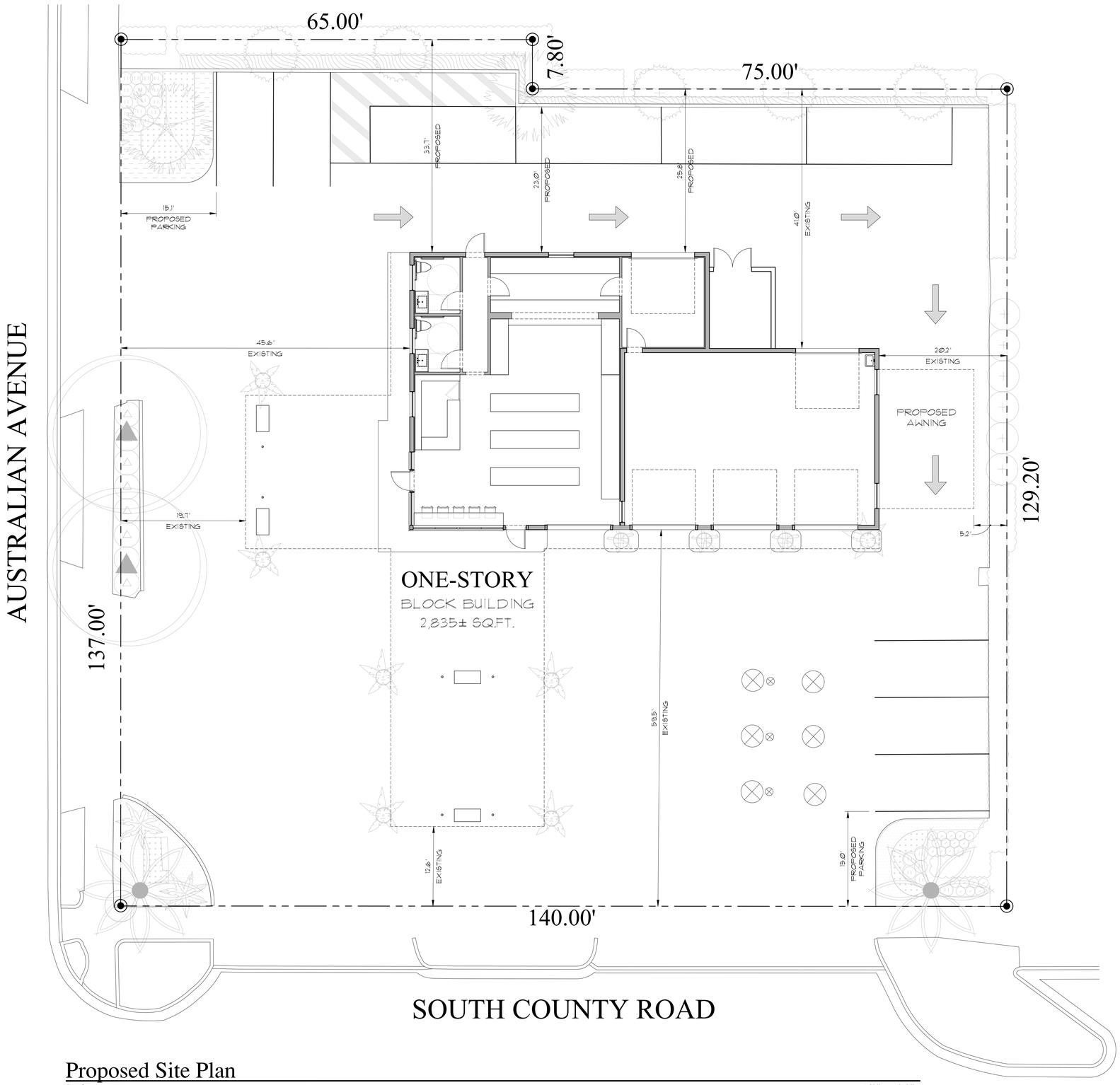
PR NO 25193

A001



Proposed Site Plan

Scale 1/8" = 1'-0"

SQ. FT. CALCS	
UNDER AIR:	
PROPOSED COMMERCIAL	=1,481#
SERVICE OFFICE	=218#
TOTAL U/A	=1,699#
NON CONDITIONED:	
SERVICE GARAGE	=1,143#
TOTAL SQFT	=1,143#
TOTAL ENCLOSED	=2,842#
COVERED:	
OVERHANG AT PUMPS	=1,981#
CARWASH AWNING	=330#
TOTAL SQFT	=2,311#
TOTAL:	=5,153#
OVERALL SITE	=18,595#
LOT COVERAGE	27.7%
TOTAL LANDSCAPE	=1,647#
LANDSCAPE COVERAGE	8.8%

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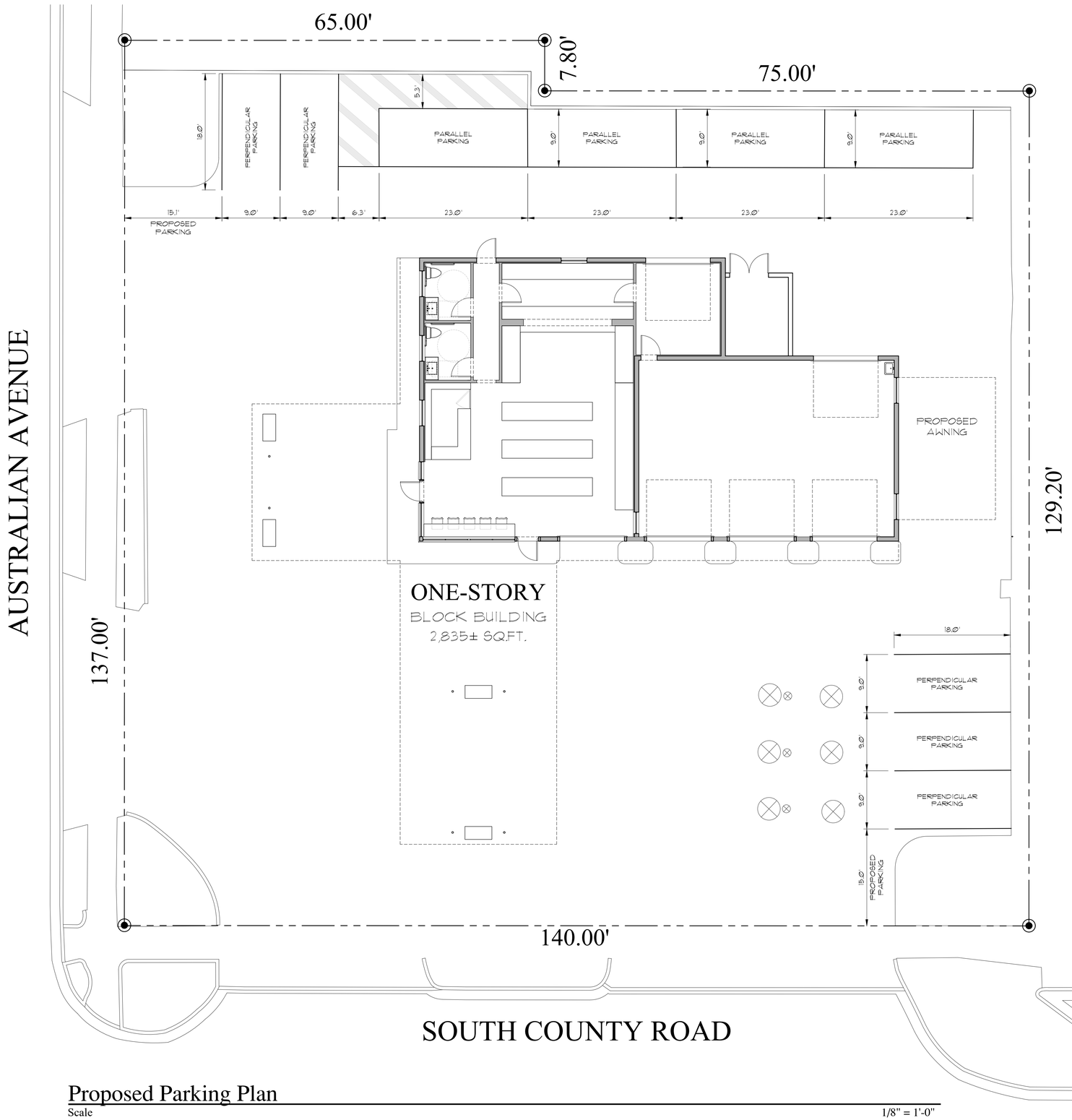

Proposed Parking Plan

Scale 1/8" = 1'-0"

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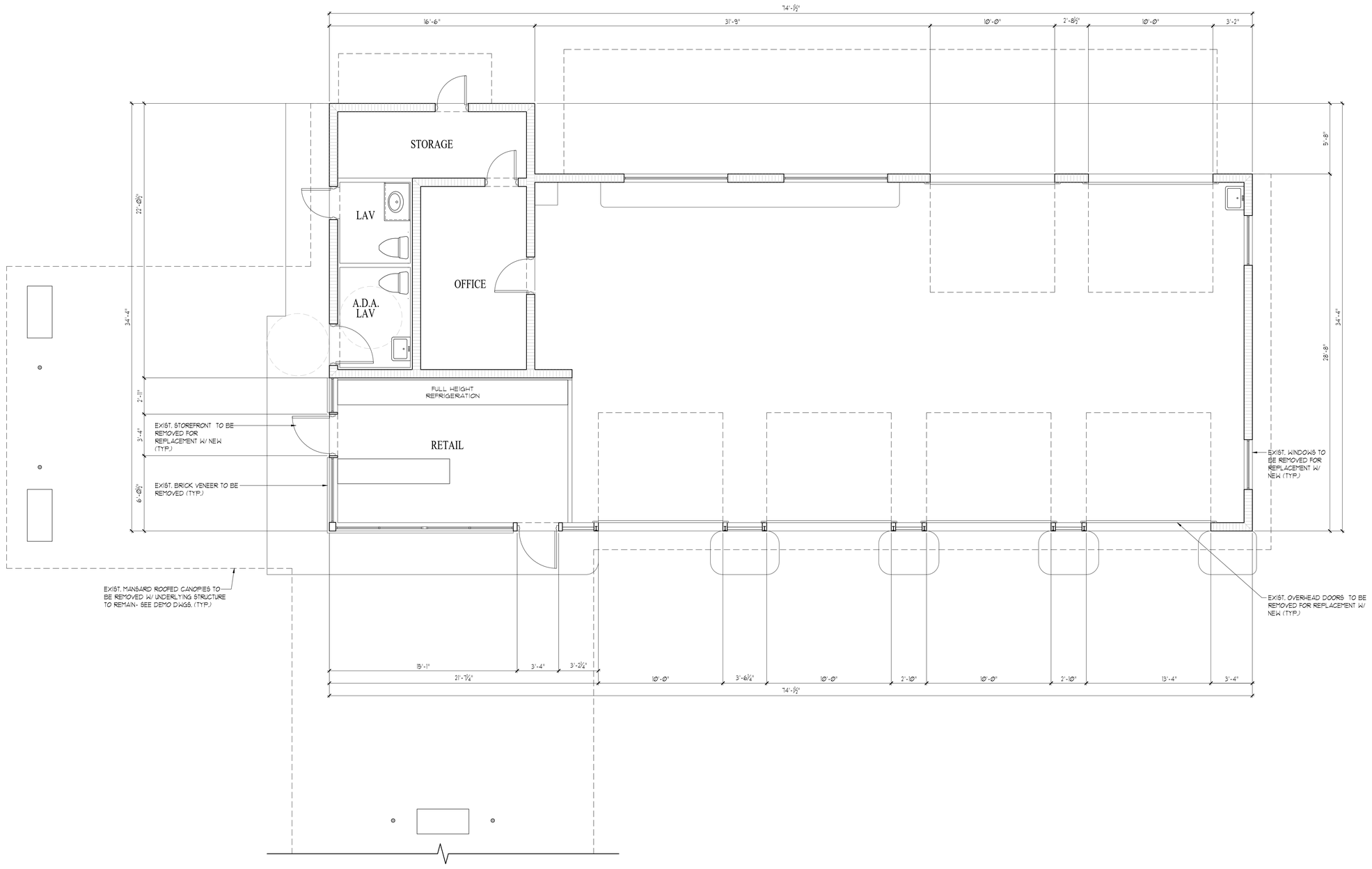
A003



Existing Floor Plan

Scale 1/4" = 1'-0"

NORTH

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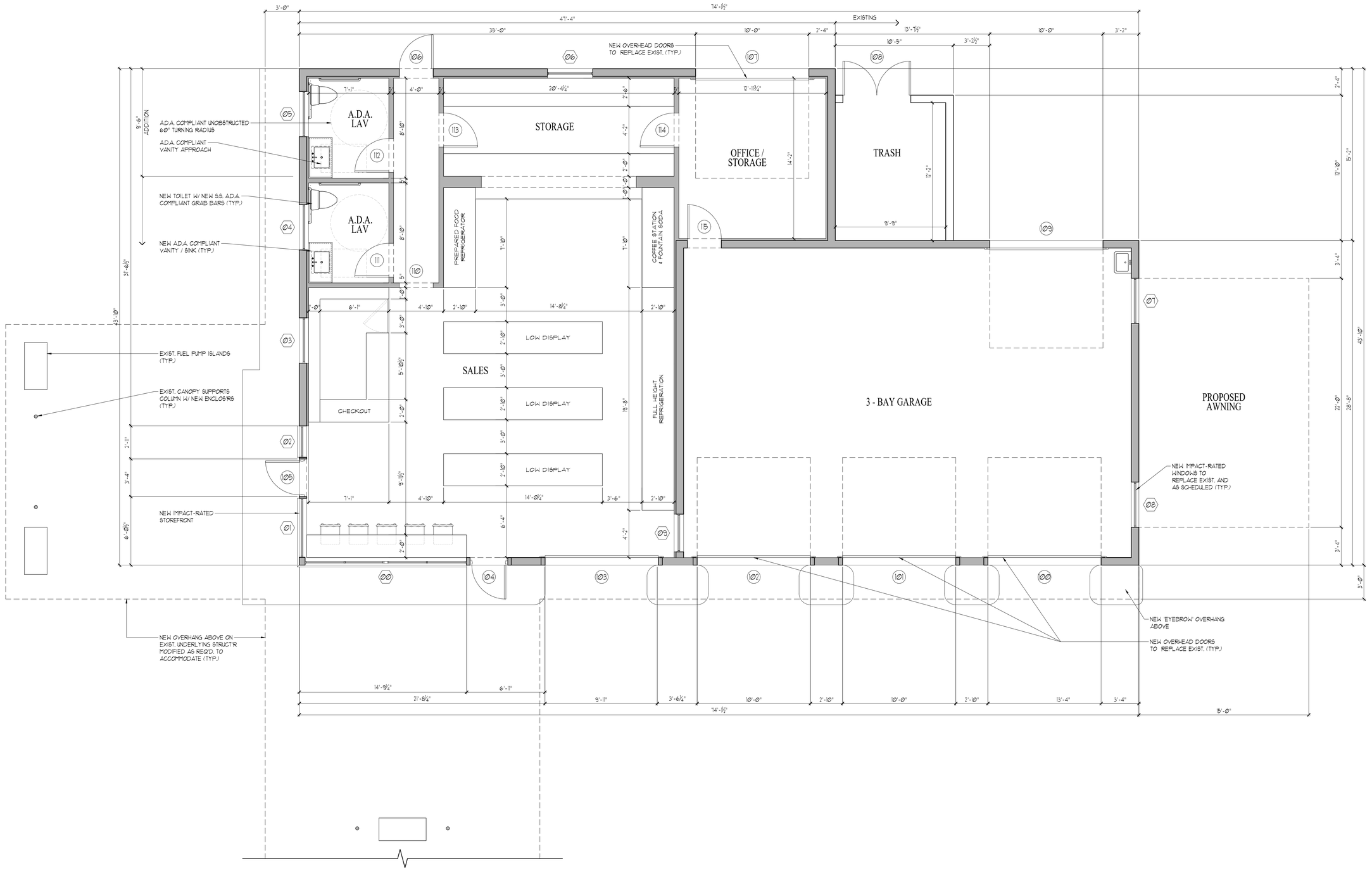
A100



Proposed First Floor Plan

Scale 1/4" = 1'-0"

NORTH

COA-25-0031
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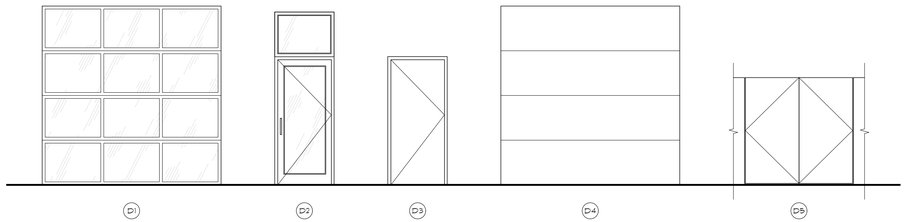
A101

DOOR SCHEDULE

	TAG	LOCATION	SIZE	TYPE		MTL.	FINISH	DET.#	REMARKS
EXTERIOR DOORS	00	SERVICE GARAGE (EAST)	120" x 120"	D1	OHD	GALV. ALUM.	BRUSHED	-	-
	01	SERVICE GARAGE (EAST)	120" x 120"	D1	OHD	GALV. ALUM.	BRUSHED	-	-
	02	SERVICE GARAGE (EAST)	120" x 120"	D1	OHD	GALV. ALUM.	BRUSHED	-	-
	03	SALES OHD (EAST)	120" x 120"	D1	OHD	GALV. ALUM.	BRUSHED	-	-
	04	SALES STOREFRONT (EAST)	36" x 84"	D2	SWING	GALV. ALUM.	BRUSHED	-	36" x 30" TRANSOM ABOVE
	05	SALES STOREFRONT (SOUTH)	36" x 84"	D2	SWING	GALV. ALUM.	BRUSHED	-	36" x 30" TRANSOM ABOVE
	06	REAR HALL DOOR	36" x 84"	D3	SWING	GALV. ALUM.	BRUSHED	-	-
	07	OFFICE/STORAGE OHD (WEST)	120" x 120"	D4	OHD	GALV. ALUM.	BRUSHED	-	-
	08	TRASH SCREENING DOORS	(2) 36" x 72"	D5	SWING	GALV. ALUM.	BRUSHED	-	-
	09	SERVICE GARAGE (WEST)	120" x 120"	D4	OHD	GALV. ALUM.	BRUSHED	-	-
INTERIOR DOORS	10	HALLWAY	36" x 96"	D6	CASED	WOOD	PTD.	-	-
	11	LAVATORY	36" x 96"	D7	SWING	WOOD	PTD.	-	-
	12	LAVATORY	36" x 96"	D7	SWING	WOOD	PTD.	-	-
	13	STORAGE	36" x 96"	D7	SWING	WOOD	PTD.	-	-
	14	STORAGE	36" x 96"	D7	SWING	WOOD	PTD.	-	-
	15	OFFICE / STORAGE	36" x 96"	D7	SWING	WOOD	PTD.	-	-

NOTES:

1. DOORS LABELED "EX" OR NOT LABELED ARE EXISTING AND SHALL REMAIN, TYPICAL U.N.O.
2. ALL NEW AND REPLACEMENT INTERIOR DOORS TO MATCH EXISTING.
3. ALL NEW DOOR HARDWARE TO MATCH EXISTING.
4. DOOR SUPPLIER SHALL PROVIDE ALL MASONRY OPENING DIMENSIONS.
5. G.C TO PROVIDE APPROVED NOA's FOR ALL EXTERIOR DOORS.

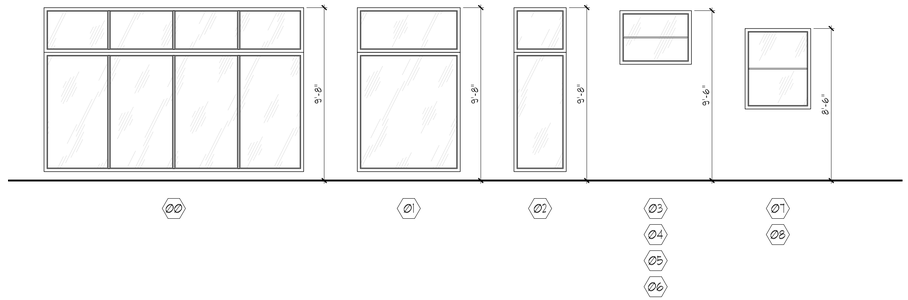


WINDOW SCHEDULE

TAG	LOCATION	SIZE	TYPE	MAT'L.	FINISH	DET.#	REMARKS
00	STORE FRONT (EAST)	174" x 112"	STORE FRONT	GALV. ALUM.	ANODIZED	-	
01	STORE FRONT (WEST)	70" x 112"	STORE FRONT	GALV. ALUM.	ANODIZED	-	
02	STORE FRONT (WEST)	34" x 112"	STORE FRONT	GALV. ALUM.	ANODIZED	-	
03	CHECKOUT	48" x 36"	FIXED	GALV. ALUM.	ANODIZED	-	
04	LAVATORY	48" x 36"	FIXED	GALV. ALUM.	ANODIZED	-	
05	LAVATORY	48" x 36"	FIXED	GALV. ALUM.	ANODIZED	-	
06	STORAGE	48" x 36"	FIXED	GALV. ALUM.	ANODIZED	-	
07	GARAGE	48" x 48"	FIXED	GALV. ALUM.	ANODIZED	-	
08	GARAGE	48" x 48"	FIXED	GALV. ALUM.	ANODIZED	-	
09	STORE	40" x 84"	FIXED	GALV. ALUM.	ANODIZED	-	

NOTES:

1. WINDOW TO BE IMPACT-RATED, W/ 366 CLEAR LOW-E LARGE MISSILE IMPACT RATED GLAZING PER FBC RESIDENTIAL (7TH EDITION) INSTALLED AS PER APPROVD & CURRENT N.O.A.'S AS SUPPLIED BY THE G.C.
2. ALL WINDOW HARDWARE TO MATCH EXISTING.
3. VERIFY WINDOW SIZE IN FIELD. REPORT ALL DISCREPANCIES WITH ARCHITECT PRIOR TO PLACING ORDER. WINDOW MANUFACTURER TO PROVIDE SHOP DRAWINGS TO ARCHITECT FOR APPROVAL.
4. WINDOW TO BE INSTALLED IN COPPER PAN FLASHING WITH CONTINUOUS SOLDER & LAP ALL SEAMS - TURN UP & DOWN 6"@ JAMBS & SILL.
5. WINDOW TO BE HARD-WIRED TO ALARM SYSTEM, VERIFY TYPE OF WIRING AND CONNECTION REQUIRED WITH ALARM SYSTEM SUB AND/OR OWNER.
6. INSECT SCREENING SHALL BE PROVIDED FOR ALL OPERABLE WINDOWS.
7. FINISHES SHALL BE SHOP APPLIED.
8. WINDOW SUPPLIER SHALL PROVIDE ALL ROUGH OPENING DIMENSIONS.



COA-25-0031
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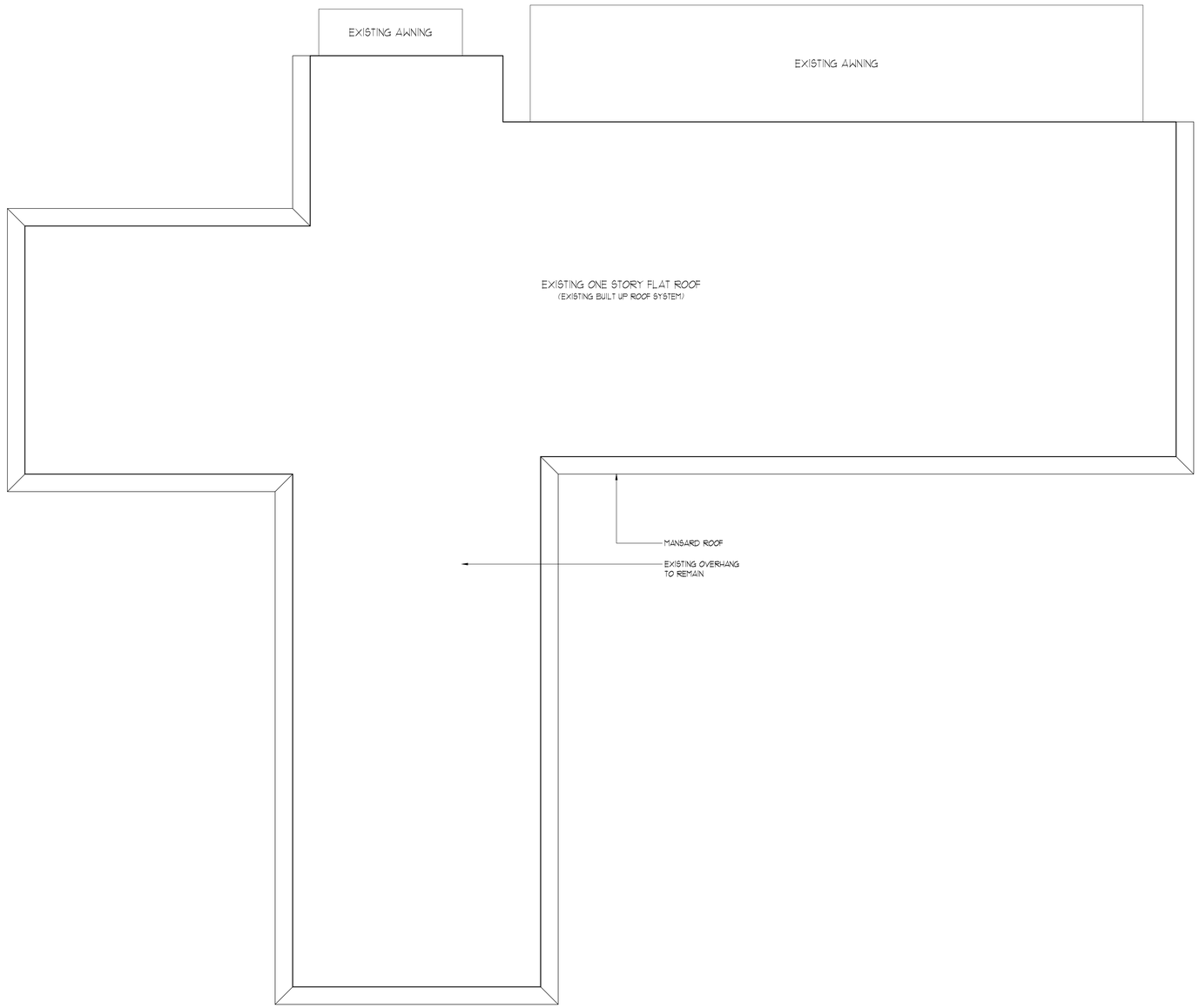
A101a



Existing Roof Plan

Scale 3/16" = 1'-0"

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A102

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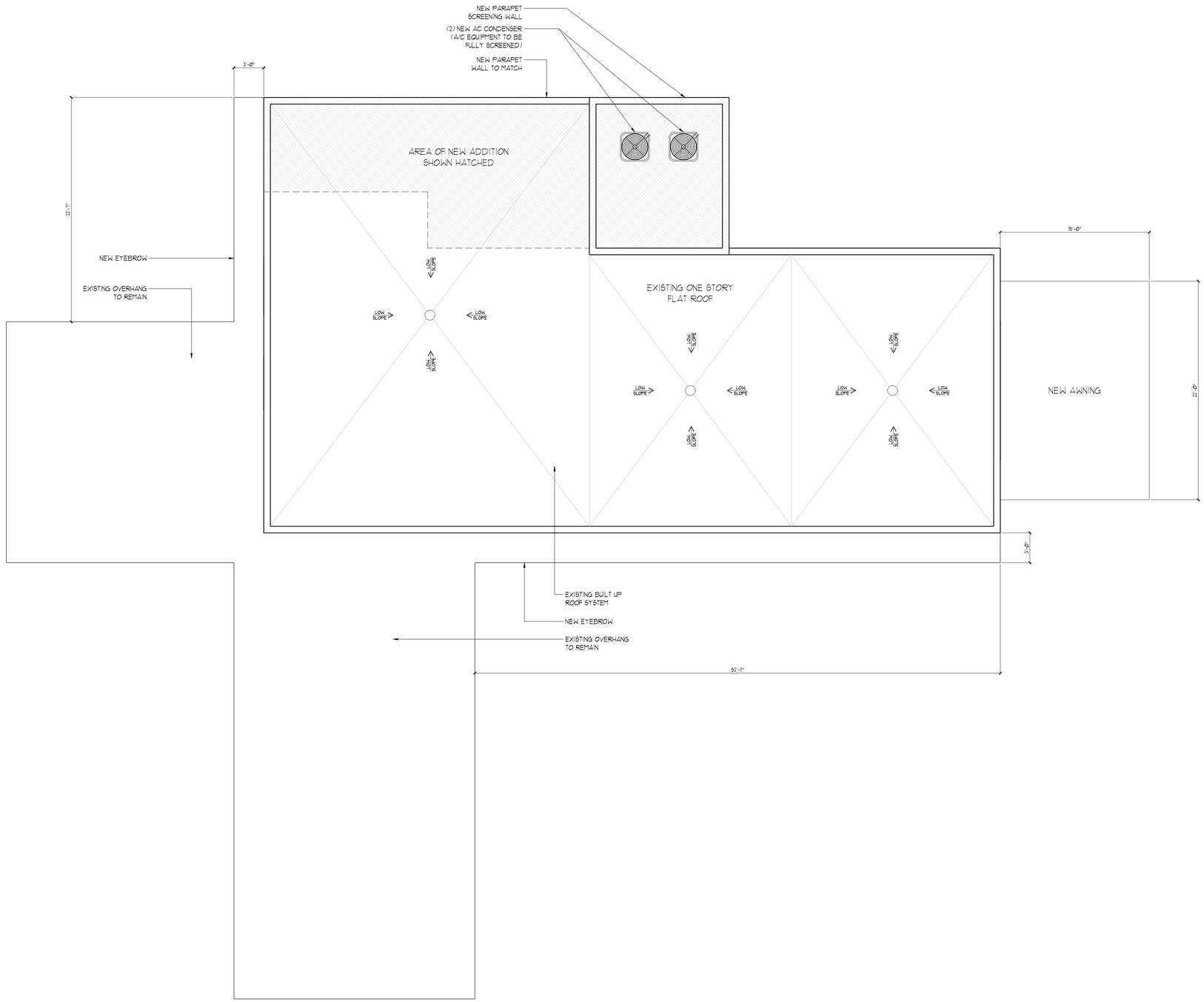
ZON-25-0075



Proposed Roof Plan

Scale 3/16" = 1'-0"

COA-25-0031
ZON-25-0075

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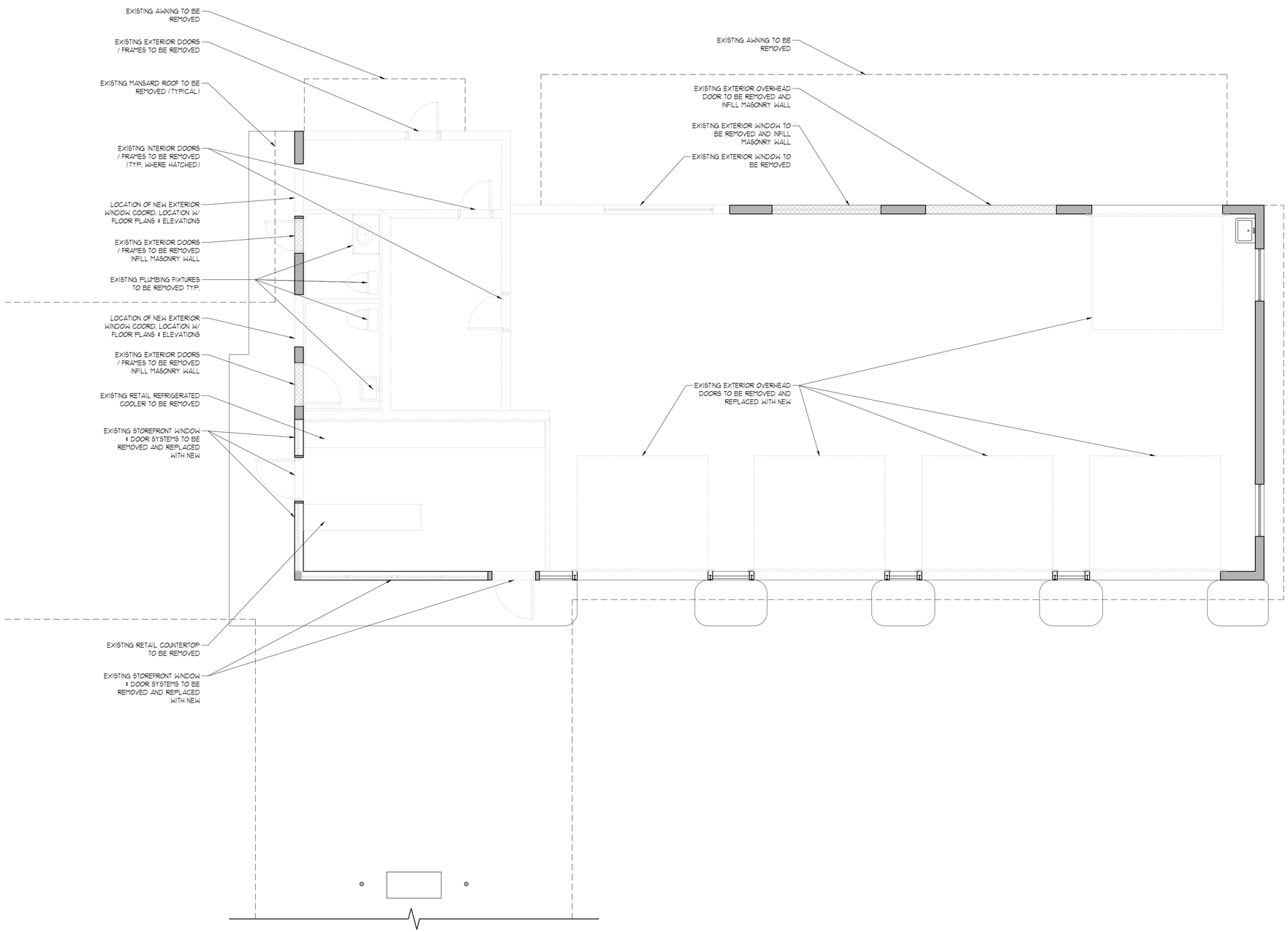
A103



Demolition Plan

Scale 1/4" = 1'-0"

NORTH

COA-25-0031
ZON-25-0075

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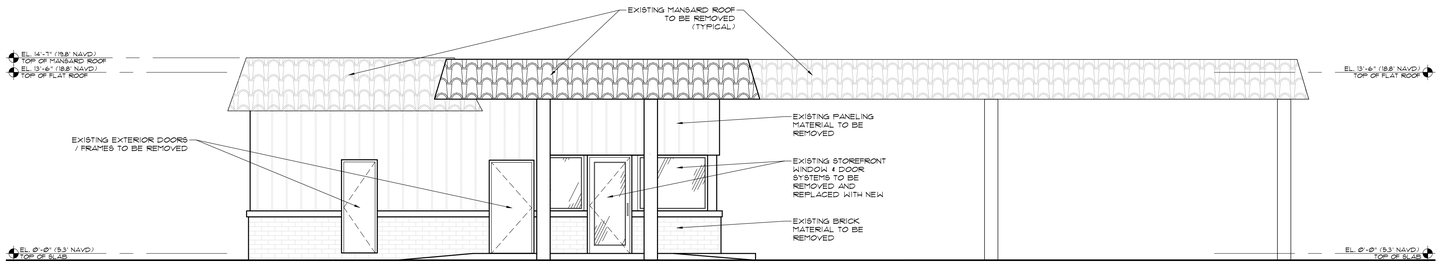
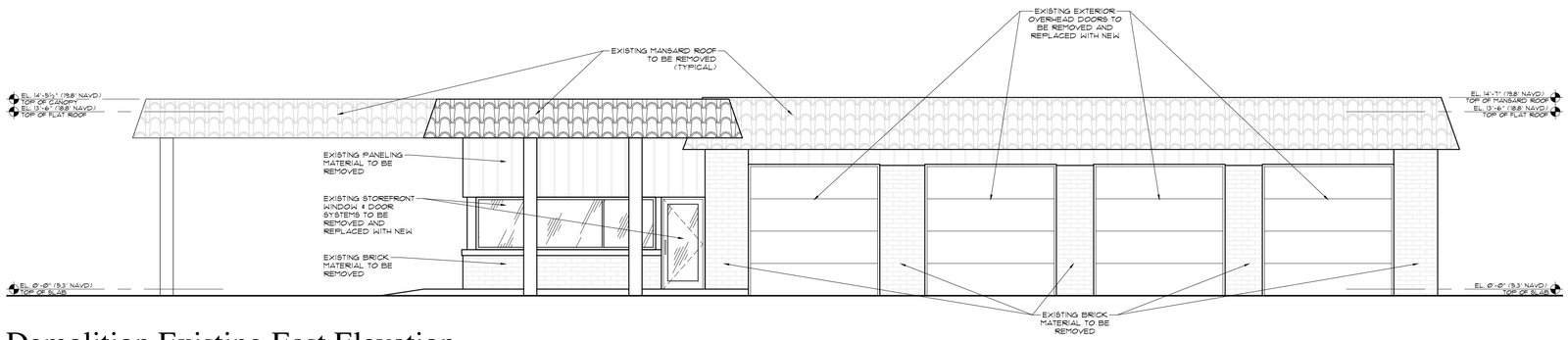
A104



Demolition Existing South Elevation

Scale 3/16" = 1'-0"



Demolition Existing East Elevation

Scale 3/16" = 1'-0"

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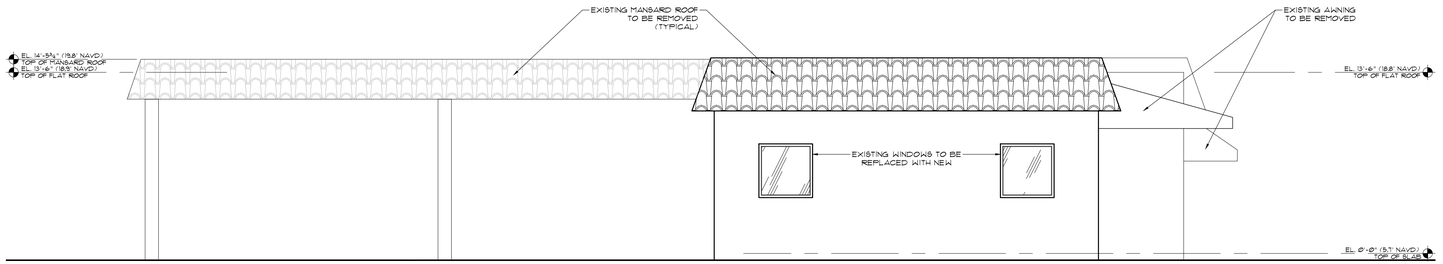
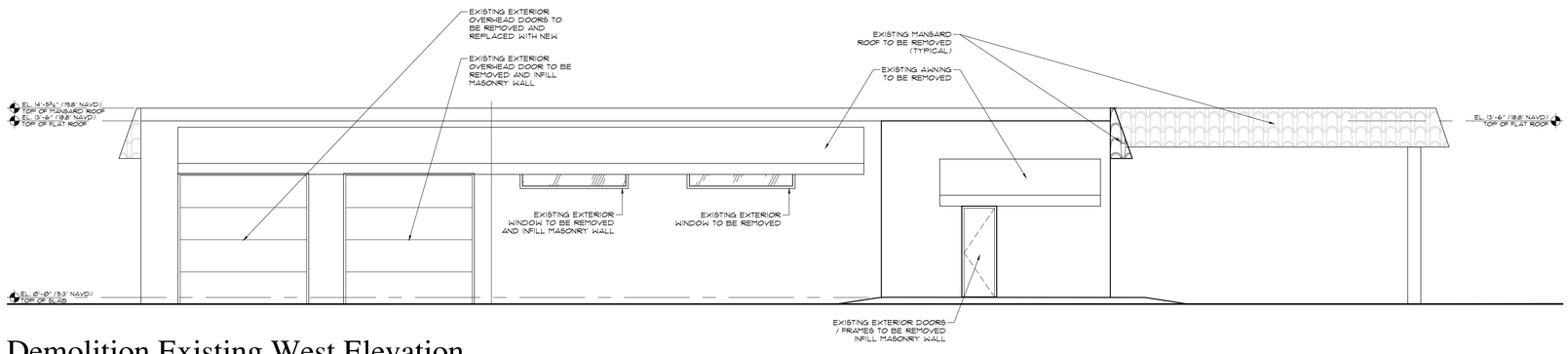
A105



Demolition Existing North Elevation

Scale 3/16" = 1'-0"



Demolition Existing West Elevation

Scale 3/16" = 1'-0"

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A106

Existing East Elevation

Scale 3/16" = 1'-0"

Proposed East Elevation

Scale 3/16" = 1'-0"

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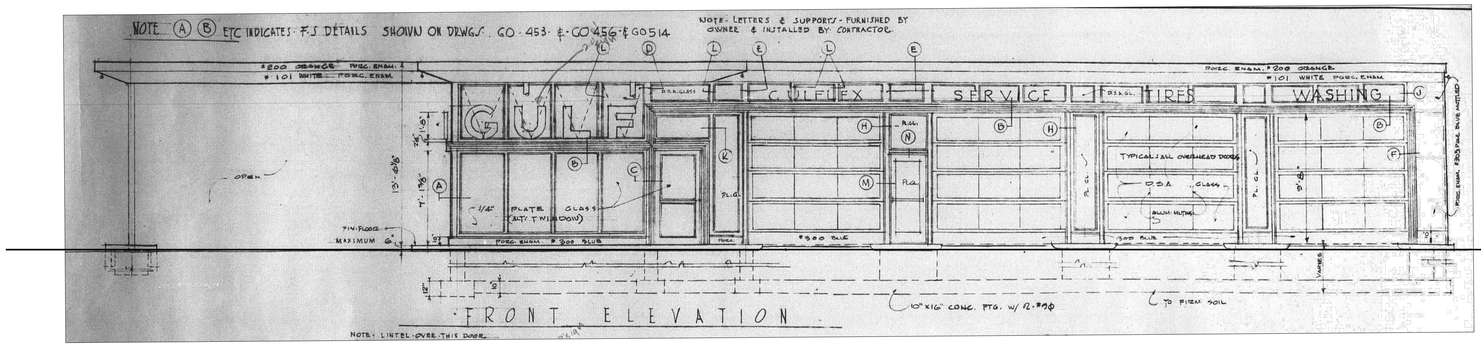

Proposed East Elevation

Scale 3/16" = 1'-0"

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PR NO 25193

A401

Proposed East Elevation

Scale 3/16" = 1'-0"

Proposed East Elevation

Scale 3/16" = 1'-0"

COA-25-0031
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PHASE SD
PR NO 25193

A402

Rendering - South County Road

N.T.S.

COA-25-0031
ZON-25-0075

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PR NO 25193

A403

Rendering - South County Road & Australian Avenue

Scale N.T.S.

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ZON-25-0075

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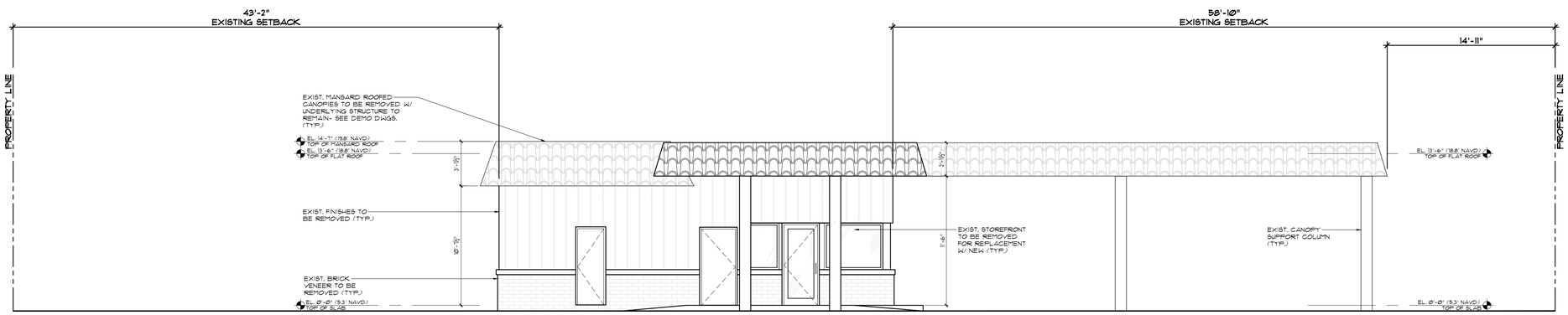

Existing South Elevation

Scale 3/16" = 1'-0"

Proposed South Elevation

Scale 3/16" = 1'-0"

COA-25-0031
ZON-25-0075

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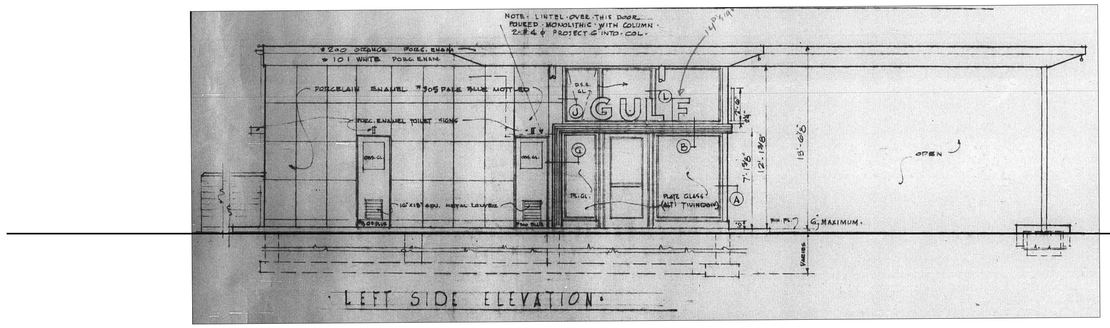
PHASE SD
PR NO 25193

A405



Proposed South Elevation

Scale 3/16" = 1'-0"

COA-25-0031
ZON-25-0075

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PALM BEACH, FLORIDA 33480
PHONE: 561-401-1866
WWW.MHKAP.COM

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340 S. County Road
PALM BEACH, FL 33406

FLORIDA SEAL
REG# AR 16971

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ISSUANCE
10/16/2025

PHASE SD
PR NO 25193

A406

Proposed South Elevation

Scale 3/16" = 1'-0"

Proposed South Elevation

Scale 3/16" = 1'-0"

COA-25-0031
ZON-25-0075

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A407

Rendering - Australian Avenue

Scale N.T.S.

COA-25-0031
ZON-25-0075

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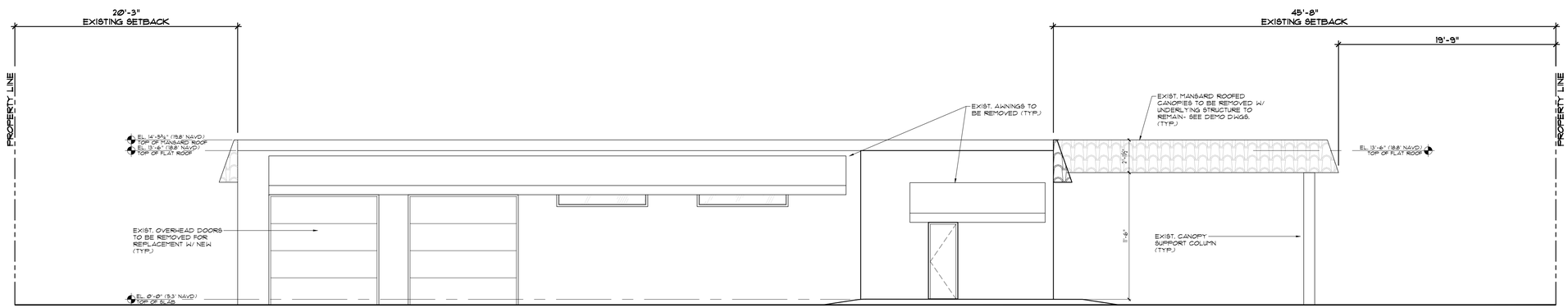
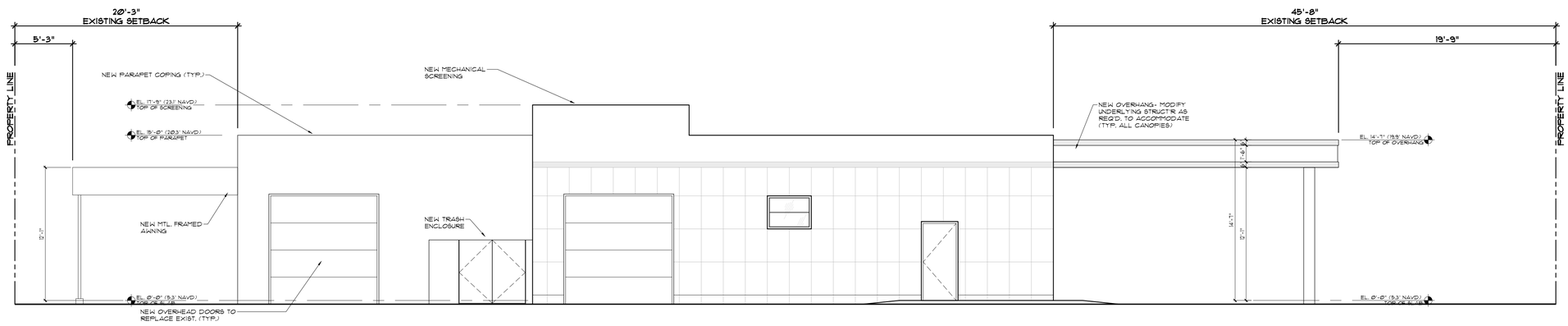
PHASE SD
PR NO 25193

A408



Existing West Elevation

Scale 3/16" = 1'-0"



Proposed West Elevation

Scale 3/16" = 1'-0"

COA-25-0031
ZON-25-0075

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REG# AR 16971

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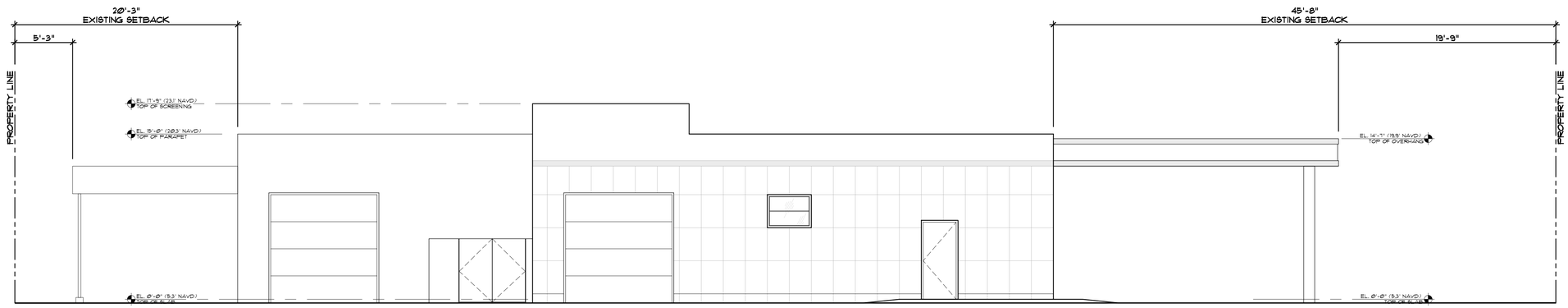
10/16/2025
ISSUANCE

PHASE SD
PR NO 25193

A409



Proposed West Elevation

Scale 3/16" = 1'-0"

Proposed West Elevation

Scale 3/16" = 1'-0"

COA-25-0031
ZON-25-0075

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10/14/2025

PHASE SD
PR NO 25193

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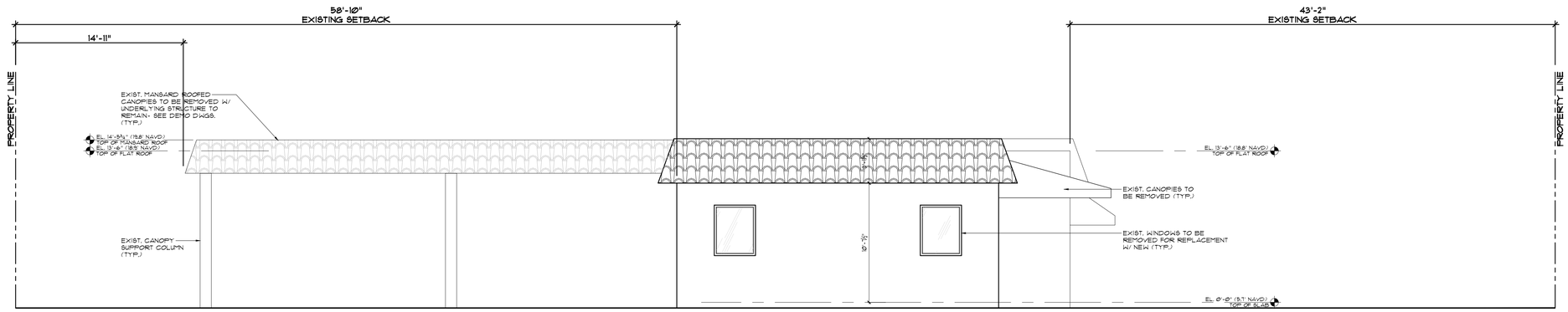

Existing North Elevation

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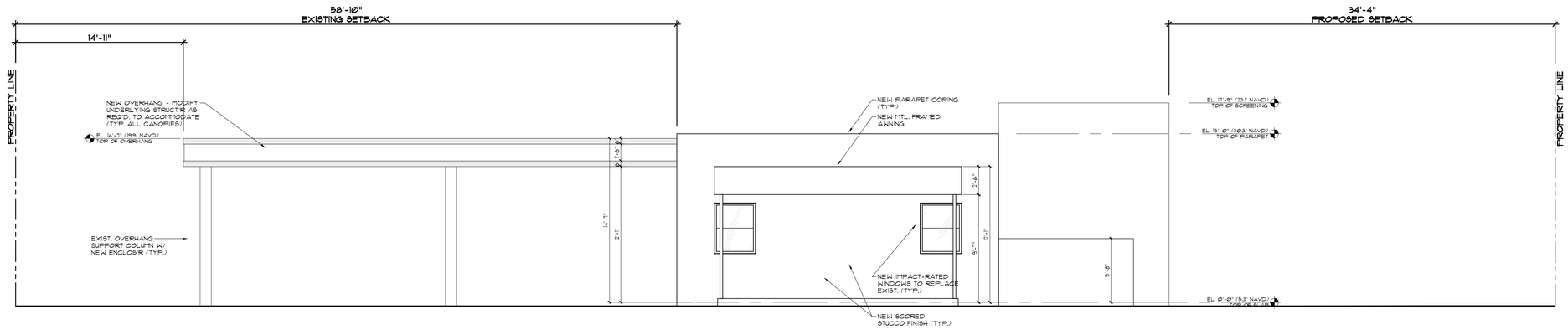

Proposed North Elevation

Scale 3/16" = 1'-0"

COA-25-0031
ZON-25-0075

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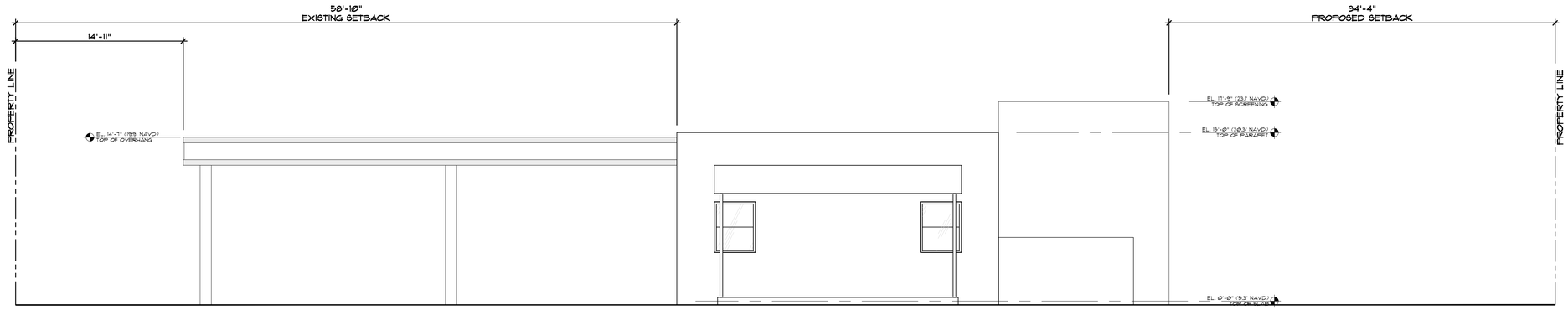
PHASE SD
PR NO 25193

A411



Proposed North Elevation

Scale 3/16" = 1'-0"

Proposed North Elevation

Scale 3/16" = 1'-0"

COA-25-0031
ZON-25-0075

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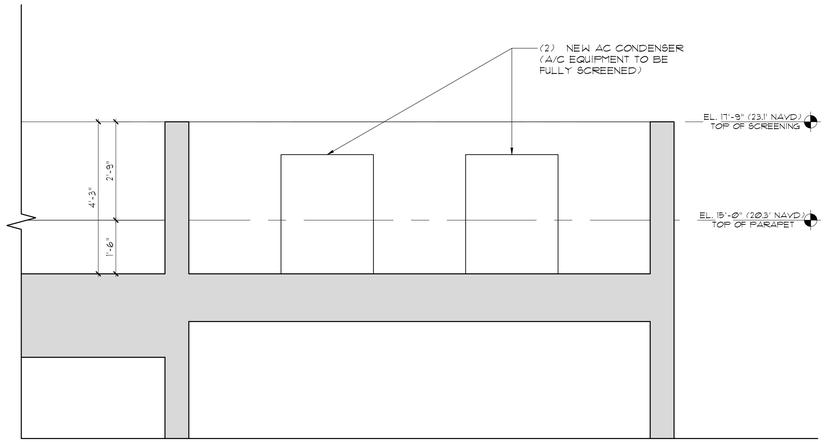
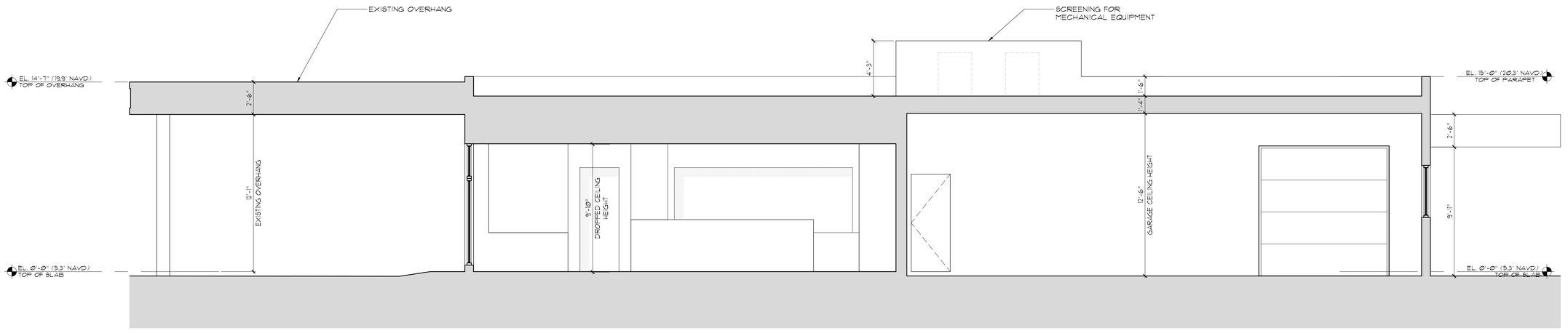
PHASE SD
PR NO 25193

A412



Proposed Screening Detail

Scale 1/2" = 1'-0"



Proposed Section

Scale 1/4" = 1'-0"

COA-25-0031
ZON-25-0075

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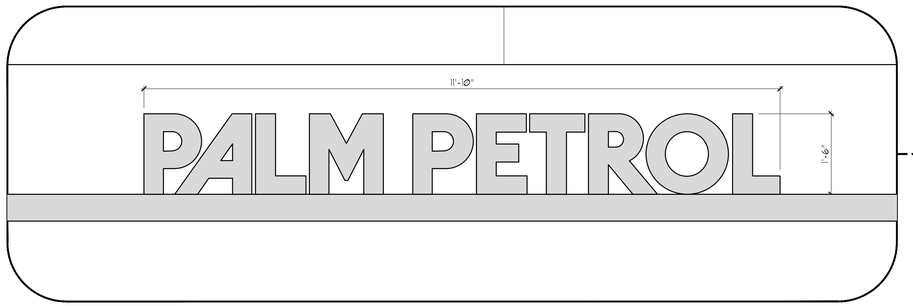

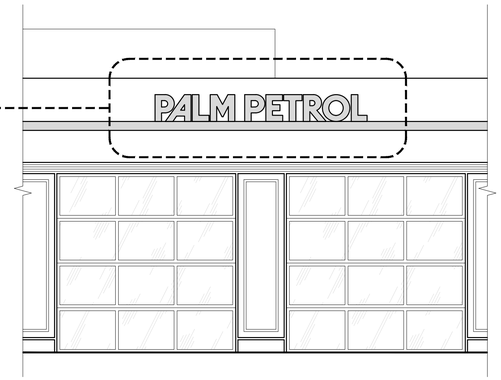

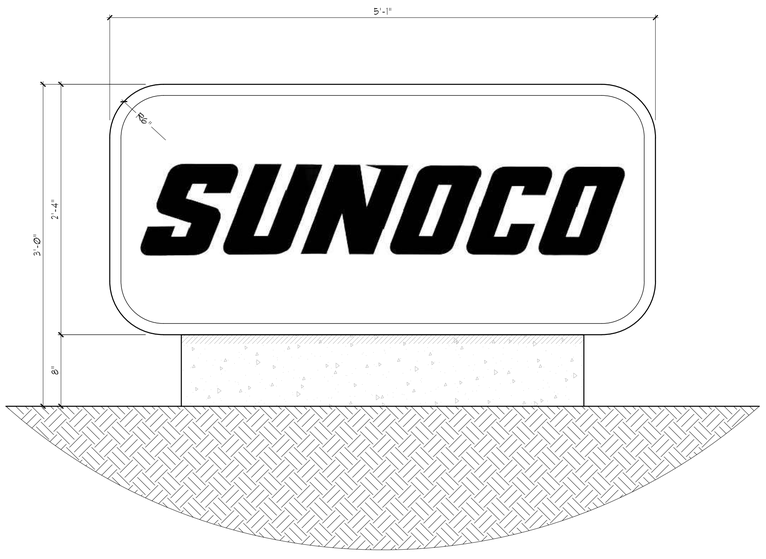

Existing Signage

Scale 1 1/2" = 1'-0"

Proposed Signage

Scale 1 1/2" = 1'-0"

COA-25-0031
ZON-25-0075

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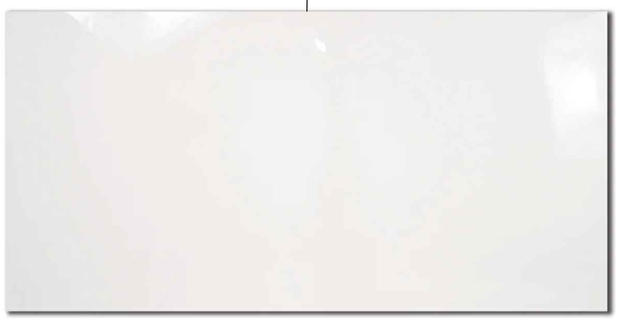
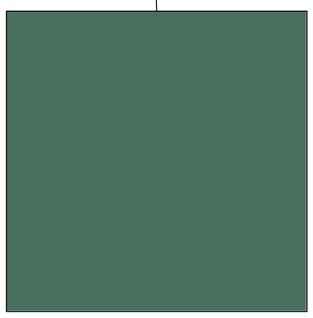
PHASE SD
PR NO 25193

A414



White Porcelain Tile

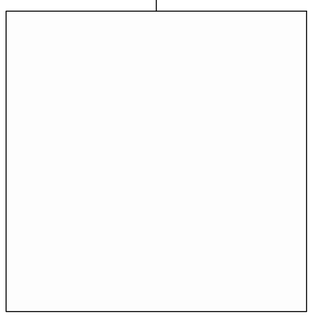
Brushed Aluminum



Veridian

HEX: 48715F

PANTONE: 4166C



White

HEX: FFFFFF

PANTONE: 100% WHITE

Gold

HEX: 857449

PANTONE: 871C

COA-25-0031
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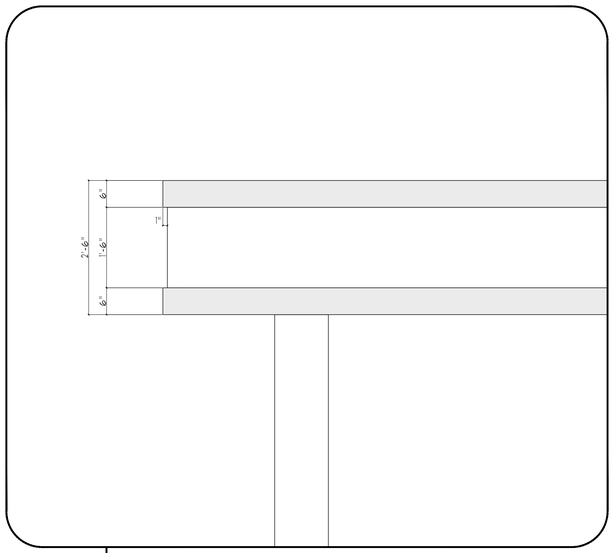
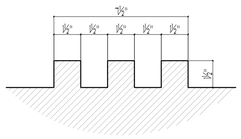
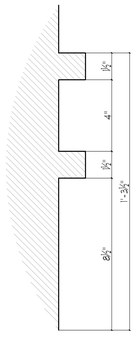
A415



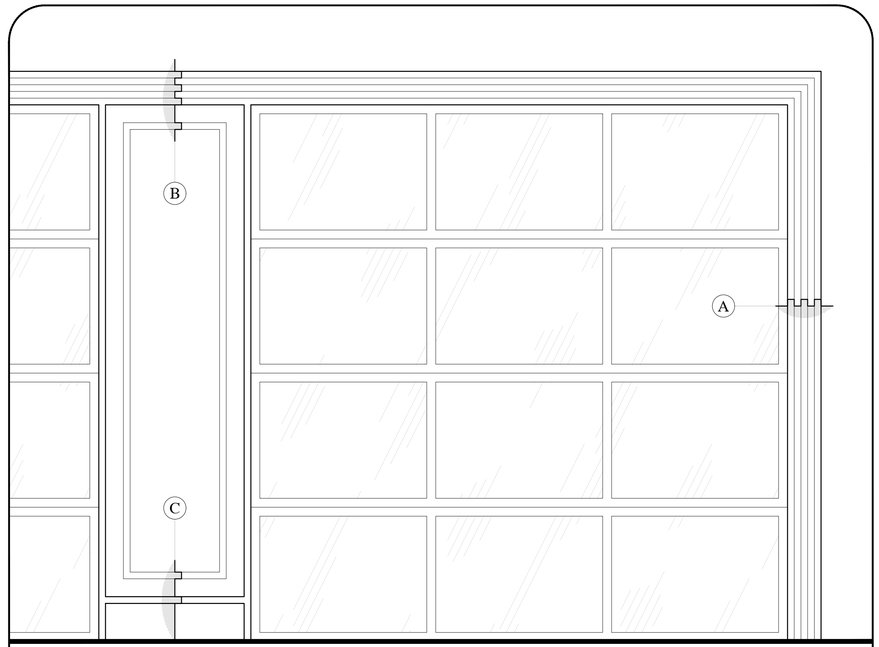


A Stucco Detail
3"= 1'0"



C Stucco Detail
3"= 1'0"

B Stucco Detail
3"= 1'0"



Details

Scale N.T.S.

COA-25-0031
ZON-25-0075

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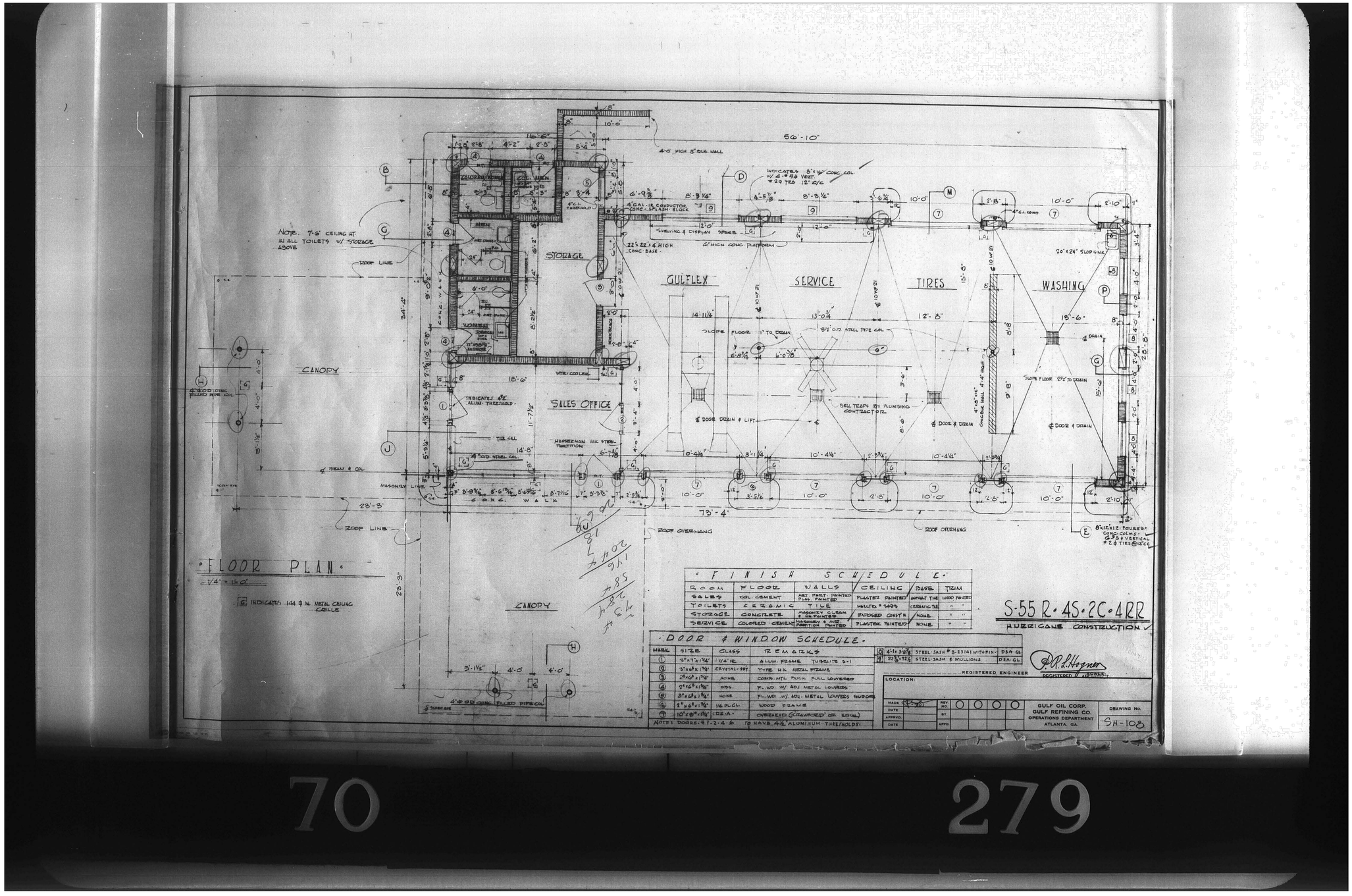
A416



· FINISH SCHEDULE ·

ROOM	FLOOR	WALLS	CEILING	BASE	TRIM
SALES	COL. CEMENT	MET. PART. PAINTED PLAS. PAINTED	PLASTER PAINTED	ASPHALT TILE	WOOD PAINTED
TOILETS	CERAMIC	TILE	WALLTEX & SAND	CERAMIC TILE	" "
STORAGE	CONCRETE	MASONRY CLEAN & OR PAINTED	EXPOSED CONST'N	NONE	" "
SERVICE	COLORED CEMENT	MASONRY & MET. PARTITION PAINTED	PLASTER PAINTED	NONE	" "

· DOOR & WINDOW SCHEDULE ·

MARK	SIZE	CLASS	REMARKS
①	3'-0"x7'-0"x1¾"	1-4 FE.	ALUM. FRAME TUBELITE 3-1
②	3'-0"x8'-1"x1¾"	CRYSTAL-SHT	TYPE H.K. METAL FRAME
③	2'-0"x8'-1"x1¾"	NONE	CONST. MTL. PUSH, PULL LOUVERED
④	9'-0"x8'-1"x1⅝"	OTHS.	FL. WD. W/ ADJ. METAL LOUVERS
⑤	3'-0"x8'-1"x1⅝"	HORS	FL. WD. W/ ADJ. METAL LOUVERS (HUSHER)
⑥	3'-0"x6'-8"x1¾"	1/4 PLGL.	WOOD FRAME
Ⓜ	10'-0"x8'-1"x1⅝"	OS-A	OVERHEAD (STEAMWOOD OR EQUAL)

MARK	SIZE	REMARKS	
G	4'-1⅛ x 3'-8⅞	STEEL SASH #B-2314 WITH PIN	DSA GL
H	22⅜"x52½"	STEEL SASH & MULLIONS	DSA GL

NOTE: DOORS: 1-2-4-6 TO HAVE 4½" ALUMINUM THRESHOLDS

REGISTERED ENGINEER

LOCATION:

MADE / DATE / APPRVD. / DATE

REV NO / BY / APPD.

GULF OIL CORP.
GULF REFINING CO.
OPERATIONS DEPARTMENT
ATLANTA, GA.

DRAWING No. SH-103

70 279

Historical Reference

Original Plans 1954

COA-25-0031
ZON-25-0075

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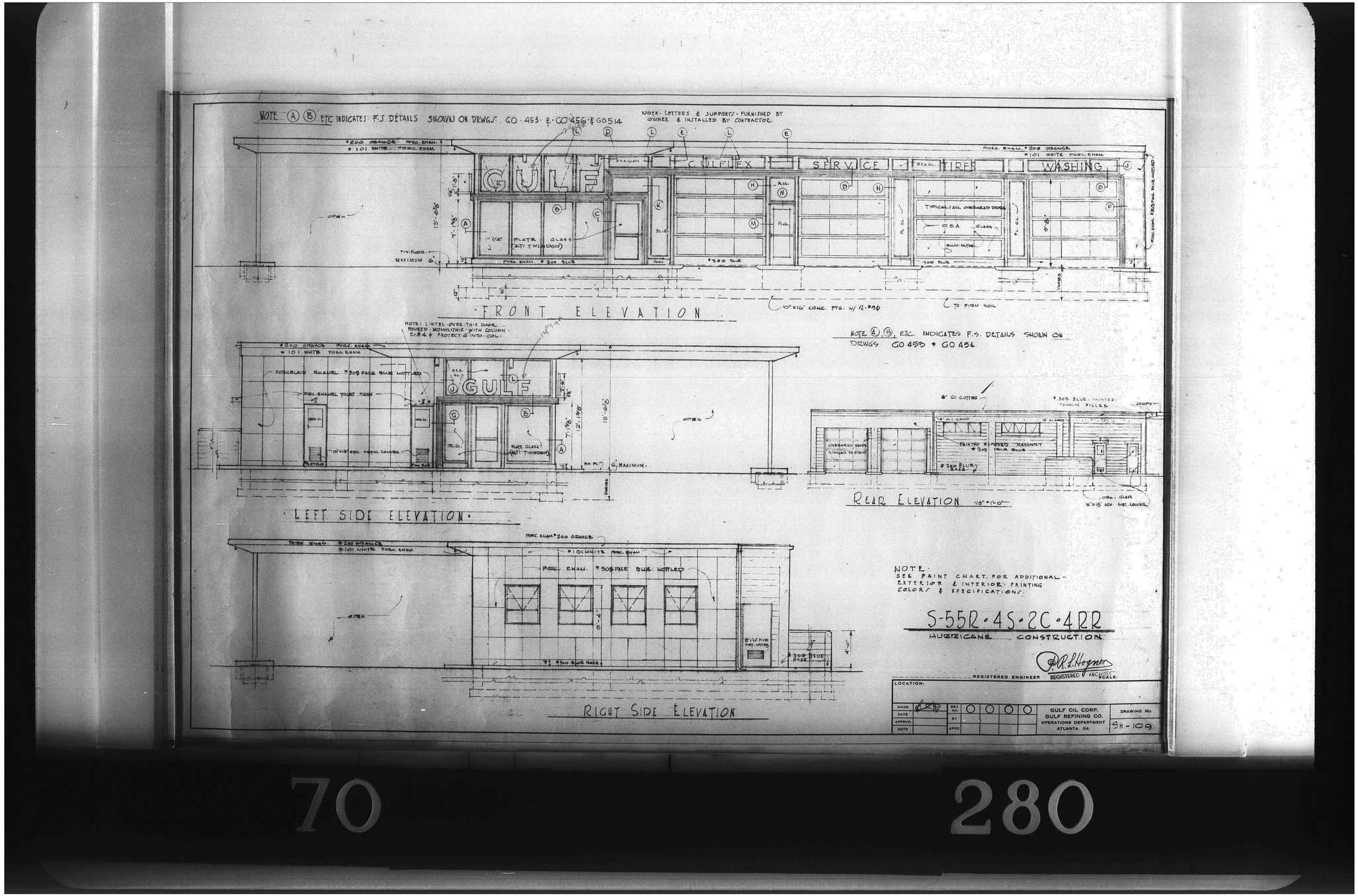
H001



Historical Reference

Original Elevations 1954

COA-25-0031
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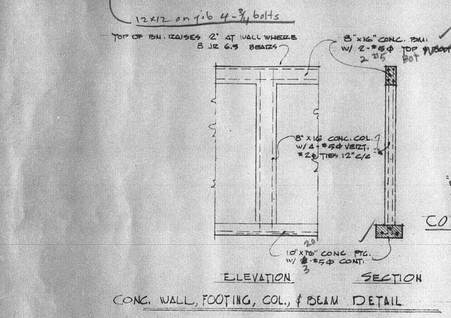
PHASE SD
PR NO 25193

H002

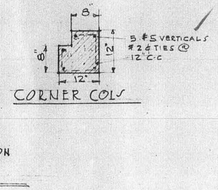
COLUMN & FOOTING SCHEDULE

MARK	SIZE	BASE	CAP	ANCHOR BOLTS	PEDESTAL	FOOTING	REINF. STEEL
①	4" OD. STEEL	8"x8"x 5/8"	1/2" PL.	2-3/4"ø 12" LONG	12" X 12"	30"x30"x12"	4-#5ø EA. WAY
②	4 WF 13	" "	" "	" "	12" X 12"	24" X 24" X 10"	2 - #5ø CONT.
③	(2) 4 WF 13	" "	" "	" "	10" x 4'-1½"	10 X 16"	2 - #5ø CONT.
④	3½"OD. STEEL	" "	" "	" "	12" X 12"	24"X24"X12"	3 - #5ø CONTINUOUS
⑤	4"OD.-D STEEL CONC. FILLED	" "	" "	" "		90"x90"x18" MIN.	
⑥	8" x 24" CONC.	SEE ELEVATION.					4-#5 ø VERT. #2ø TIES 12"c/c
⑦	2-4WF13	9"x9"x 5/8"	1/2" PL.	2-3/4"ø 12" LG		10"x 3'-4"	

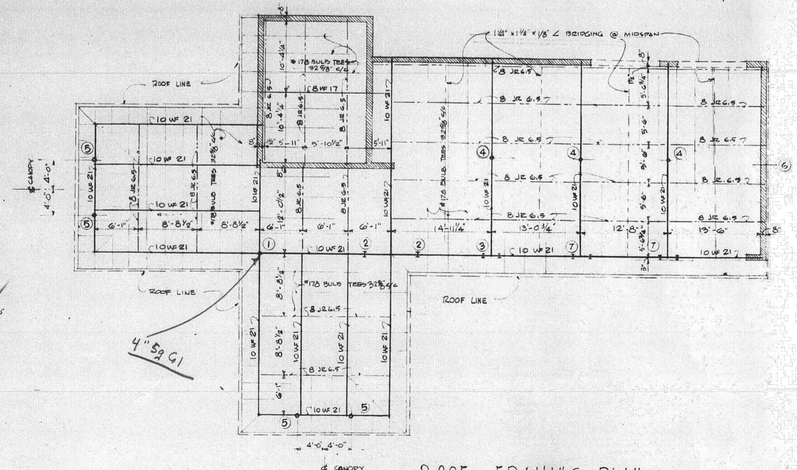
NOTE = VERIFY MINIMUM FOOTING WITH LOCAL BUILDING CODE.
ALL FOOTINGS TO BE ON FIRM ORIGINAL SOIL



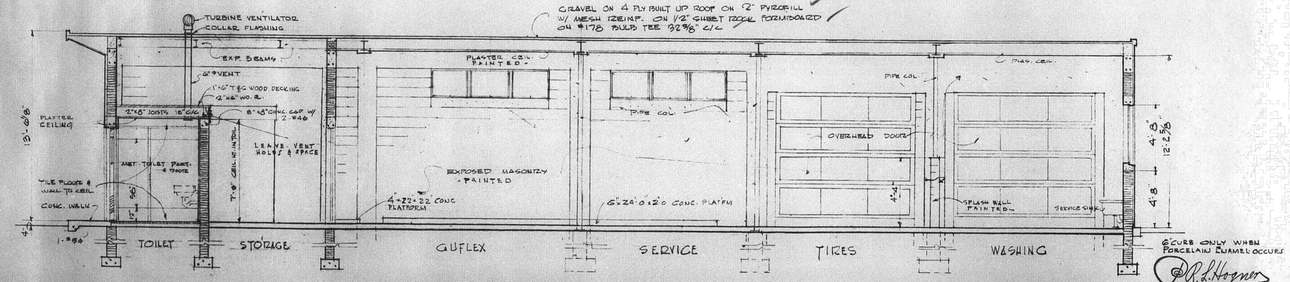
CONC. WALL, FOOTING, COL, & BEAM DETAIL



CORNER COLS



ROOF FRAMING PLAN 1/8" = 1'-0"



GRAVEL ON 4 PLY BUILT UP ROOF ON 2" PYROFILL W/ MESH REINF. ON 1/2" SHEET ROCK FURRINGS ON #178 BULB TEE 32⅝" C/C

SECTION G-G 1/4" = 1'-0"

S-55 R-45-2C-4 2R
HURRICANE CONSTRUCTION

@ CURB ONLY WHEN PORCELAIN ENAMEL OCCURS

REGISTERED ENGINEER

REGISTERED ARCHITECT

SCALE:

LOCATION:

MADE		REV NO.	0	0	0	0	GULF OIL CORP. GULF REFINING CO. OPERATIONS DEPARTMENT ATLANTA, GA.
DATE		BY					
APPRVD.		APPD.					
DATE							

DRAWING No. SH-111

70 281

Historical Reference

Framing and Sections 1954

COA-25-0031
ZON-25-0075

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340 S. County Road
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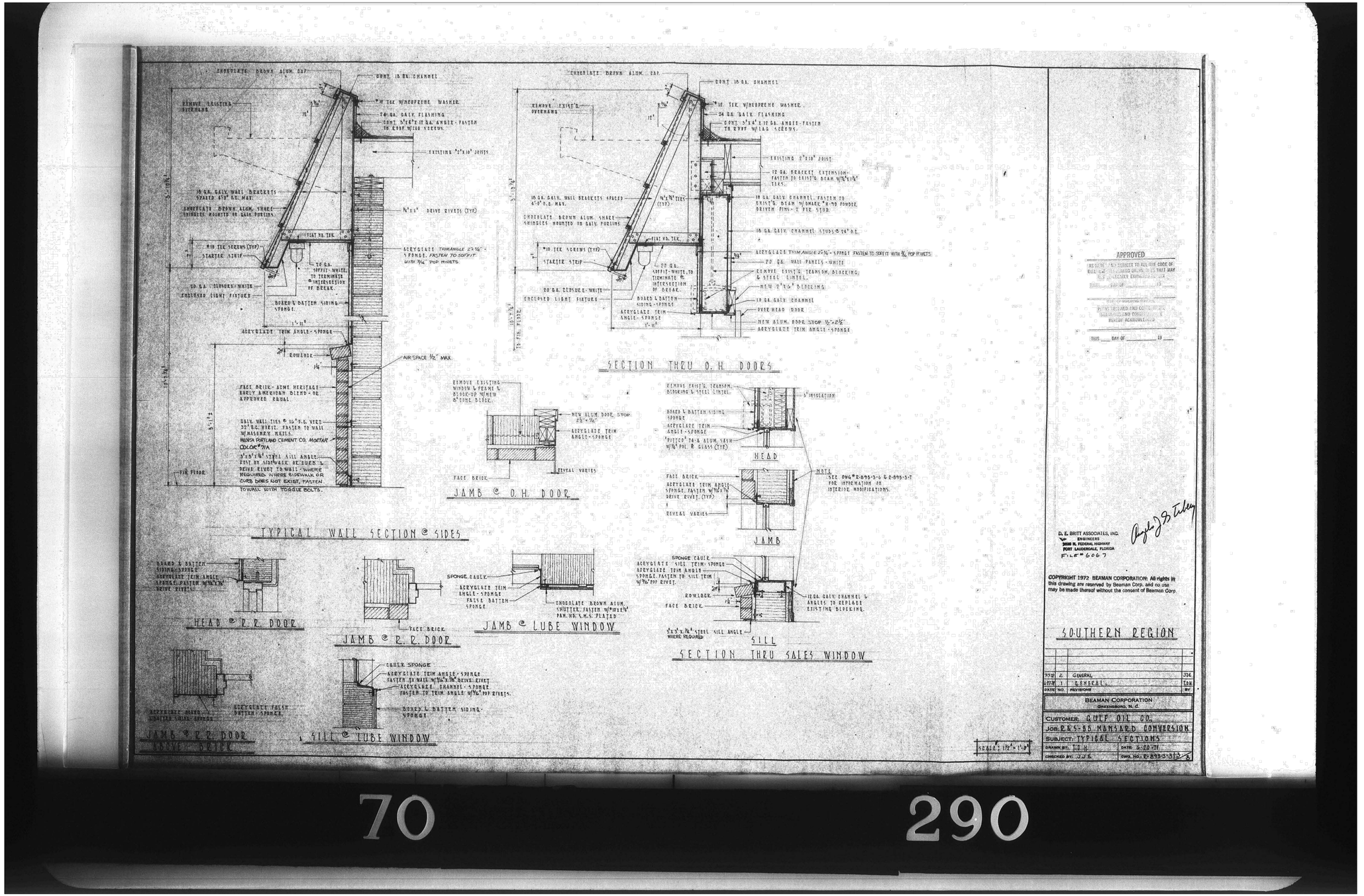
FLORIDA SEAL REG# AR 16971

NOT FOR CONSTRUCTION

ISSUANCE 10/14/2025

PHASE SD
PR NO 25193

H003



Historical Reference

Framing and Sections 1971

COA-25-0031
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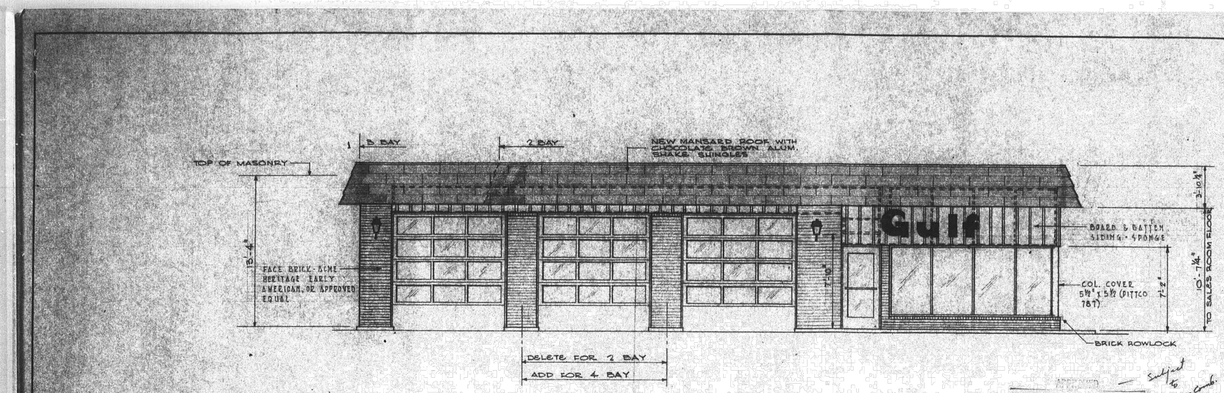
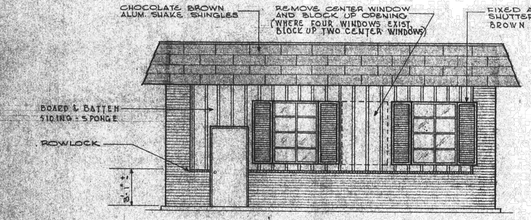
PR NO 25193

H004



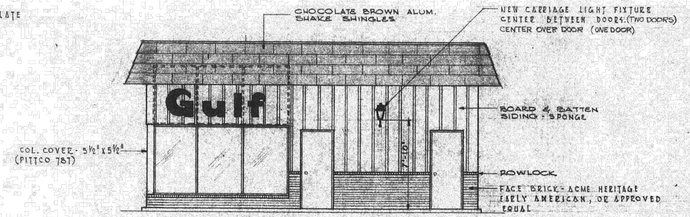
FRONT ELEVATION

SCALE - ¼"=1'-0"



LEFT SIDE ELEVATION

SCALE - ¼"=1'-0"



RIGHT SIDE ELEVATION

SCALE - ¼"=1'-0"

RECEIVED
NOV 17 1972
TOWN OF PALM BEACH
BUILDING DEPT.

D. E. BRITT ASSOCIATES, INC.
ENGINEERS
1620 N. FEDERAL HIGHWAY
FORT LAUDERDALE, FLORIDA
FILE # 6667

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SOUTHERN REGION

SHEET 2	ADD 2 BAYS TO BLOCK UP WINDOWS	TAB
SHEET 1	GENERAL	TAB
DATE NO.	REVISIONS	BY

BEAMAN CORPORATION
GREENSBORO, N. C.

CUSTOMER: GULF OIL CO.
JOB: R-66 MANSARD CONVERSION
SUBJECT: ELEVATIONS
DRAWN BY: JEAN DATE: 5-27-72
CHECKED BY: J.T.J. SYM. NO.: R-570-3-F

Subject to Non-Conf. Cert. & Zoning Letter Approved by Spec. Exc. #8-72

APPROVED
As submitted per letter dated
TOWN OF PALM BEACH
Preservation Commission

OFFICE COPY

Amend # contract =
Permit Fee =
Wed. Mar. 28 = Permit issue date

Sec. Mar.
Visit at 2nd Beam Blvd

70 288

Historical Reference

Elevations 1973

COA-25-0031
ZON-25-0075

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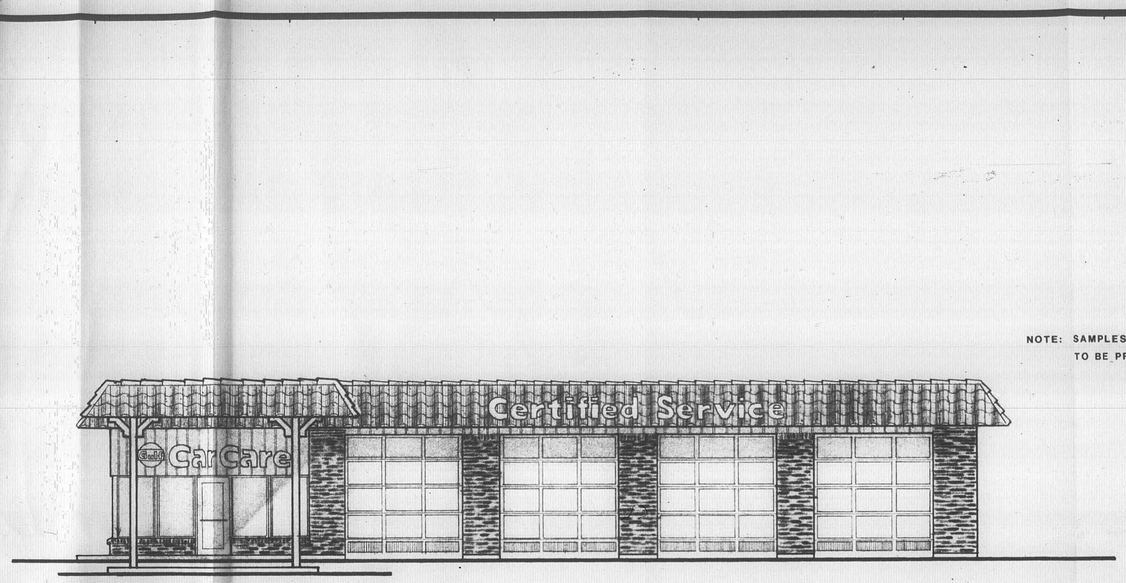
PR NO 25193

H005



NOTE: SAMPLES OF SPANISH 'S' TILE TO BE PRESENTED

ELEVATION

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

APPROVED
WITHOUT CONDITIONS ☐
WITH CONDITIONS Exclusive use of Spanish 'S' tile ☐
SUBJECT TO:
Approval of Landscape Plan ☐
Following Specified Changes ☐
As Reviewed this 12 day of Feb 1982
TOWN OF PALM BEACH
Architectural Commission
Chairman, Architectural Commission

ARCOM #12-82

180 003

ARCHITECT
JEFF FALKANGER & ASSOCIATES
FT. LAUDERDALE 764-6575
PLANTATION 792-4520

DESIGNED
DRAWN HES
CHECKED

REVISIONS
COMM BCA-P
DATE 2-16-82

GULF OIL
RPC L4445
340 S. COUNTY ROAD
PALM BEACH,
FLORIDA

DF

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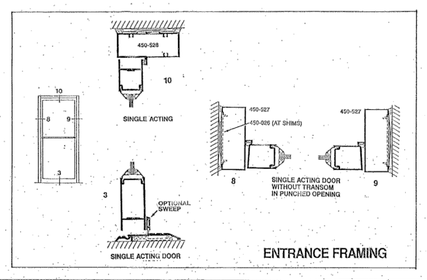
PR NO 25193

H006

Historical Reference

Elevations 1982

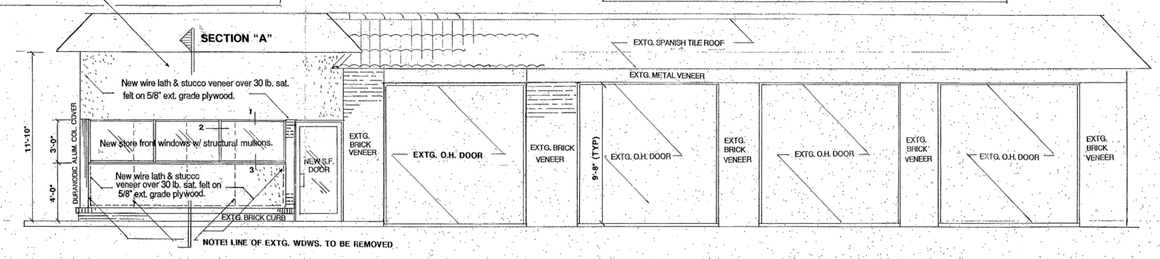
CBA-25-0031
ZON-25-0075



ENTRANCE FRAMING

GENERAL NOTES:

Remove existing metal siding/ plywood & insulation. Inspect metal studs for damage & replace as necessary. Install 5/8" ext. grade over new or extg. metal studs. w/ 30 lb. New facade to be wire lath & stucco over 30 lb. sat. felt. (TYP)

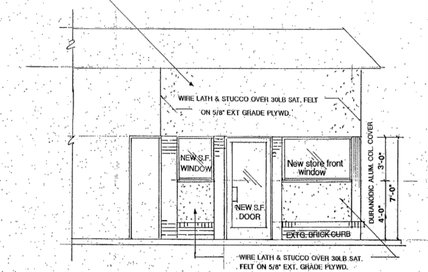


EAST ELEVATION

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

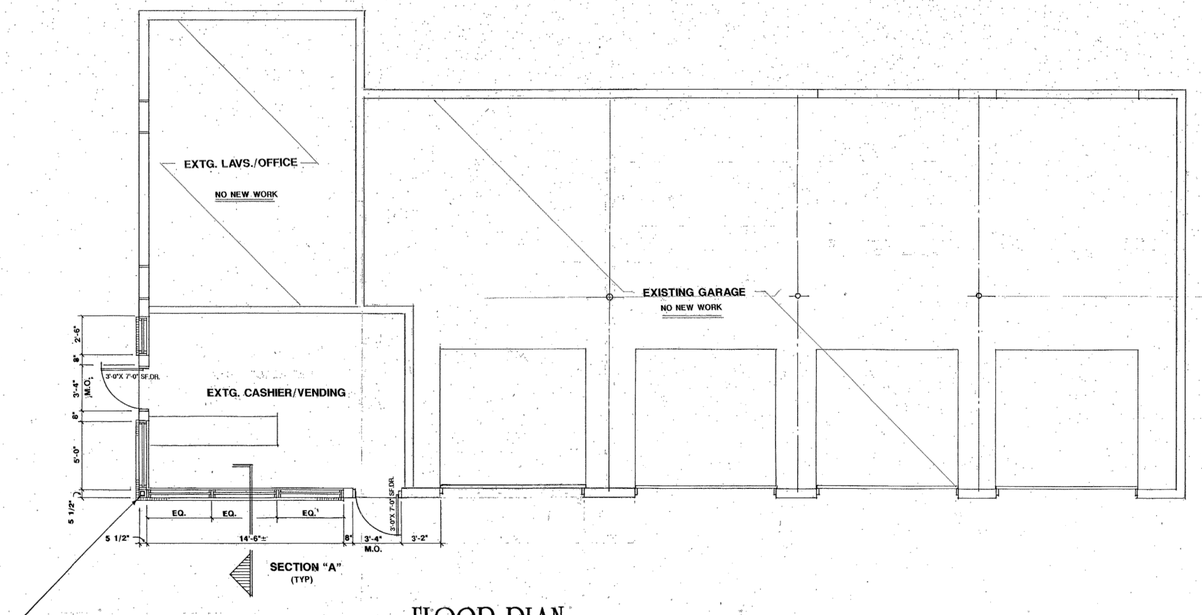
GENERAL NOTES:

Remove existing metal siding/ plywood & insulation. Inspect metal studs for damage & replace as necessary. Install 5/8" ext. grade over new or extg. metal studs. w/ 30 lb. New facade to be wire lath & stucco over 30 lb. sat. felt. (TYP)



SOUTH ELEVATION

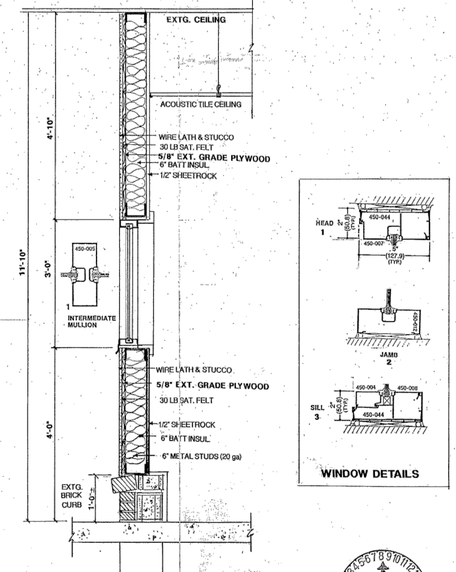
SCALE: 1/4"=1'-0"



FLOOR PLAN

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

Extg. 4" lally col. to be inspected for damage/ settlement. Install new 6" galv. lally col. as required after cause of settlement has been determined. Steel beam above to be jacked/ lifted and secured prior to installation of new lally col. as necessary.



SECTION "A"

SCALE: 3/4"=1'-0"

WINDOW DETAILS

JAN 1999
RECEIVED
LANDMARKS PRESERVATION COMMISSION
STAFF APPROVED

Arcom Staff Approval
Fax Pd 1/8/99
CR-19689

NATIONAL PRINTFAST NO. 186A - 24x36 ++++

REVISIONS | BY

NEW STORE FRONT FOR:

GRAY'S MOBILE

PALM BEACH, FL.

J.R. Saunders
ARCHITECT
North Palm Beach, Florida 33408
Fax (561) 863-3412
FL. License
AR 0011138

DRAWN
CHECKED
DATE 12/21/98
SCALE
JOB NO.
SHEET A-1
OF 1 SHEETS

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FLORIDA SEAL
REG# AR 16971

NOT FOR CONSTRUCTION

ISSUANCE 10/16/2025

PHASE SD
PR NO 25193

H007

Historical Reference

Plans and Elevations 1999

COA-25-0031
ZON-25-0075

Subject Property

Scale N.T.S.

COA-25-0031
ZON-25-0075

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PR NO 25193

P002

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COA-25-0031
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P003

Subject Property

Scale N.T.S.

COA-25-0031
ZON-25-0075

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Surrounding Properties

Scale N.T.S.

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ZON-25-0075

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Surrounding Properties

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Inspiration Images

Scale N.T.S.

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Inspiration Images

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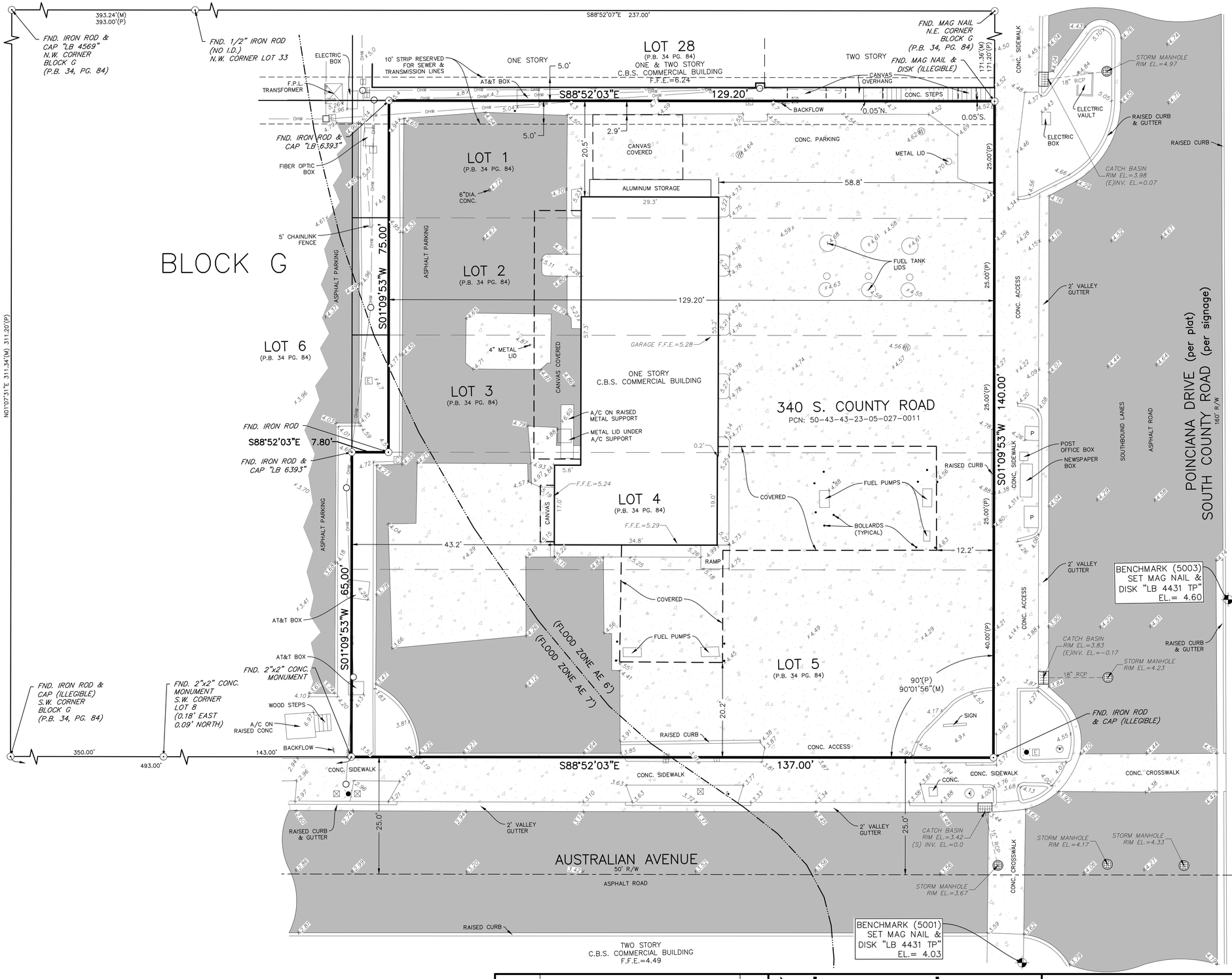
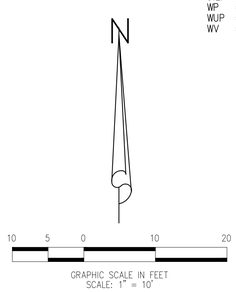


LEGEND:

- = BENCHMARK
- = CATCH BASIN
- = CATCH BASIN (INLET)
- = CLEAN OUT
- = CABLE RISER
- = CONCRETE UTILITY POLE
- = ELECTRIC BOX
- = FIRE HYDRANT
- = GUY WIRE
- = IRRIGATION CONTROL VALVE
- = LIGHT POLE
- = LANDSCAPE LIGHT
- = MAIL BOX
- = MONITORING WELL
- = PROPERTY CORNER
- = SIGN
- = SANITARY MANHOLE
- = STORM MANHOLE
- = TELEPHONE RISER
- = TREE
- = WATER METER
- = WATER VALVE
- = WOOD UTILITY POLE
- = YARD DRAIN

ABBREVIATIONS:

(C) = CALCULATED
C.B.S. = CONCRETE BLOCK STRUCTURE
C.M.B. = COMMISSIONERS' MINUTES BOOK
CMH. = CONFLICT MANHOLE
CONC. = CONCRETE
D.B. = DEED BOOK
F.H. = FIRE HYDRANT
FND. = FOUND
F.P.L. = FLORIDA POWER & LIGHT
ICV = IRRIGATION CONTROL VALVE
I.P. = IRON PIPE
INV. = INVERT
I.R. = IRON ROD
LB = LICENSED BUSINESS
LP = LIGHT POLE
LS = LICENSED SURVEYOR
(M) = MEASURED
MH = MANHOLE
M.H.W. = MEAN HIGH WATER
MON. = MONUMENT
O.R.B. = OFFICIAL RECORD BOOK
P = PLANTER
(P) = PLAT
P.B. = PLAT BOOK
PC = POINT OF CURVATURE
POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
PCP = PERMANENT CONTROL POINT
P.R.M. = PERMANENT REFERENCE MONUMENT
P.T. = POINT OF TANGENCY
R.O.W. = RIGHT-OF-WAY
RCP = REINFORCED CONCRETE PIPE
R.P.B. = ROAD PLAT BOOK
(S) = SURVEY
SMH = SANITARY MANHOLE
SBTMH = SOUTHERN BELL TELEPHONE MANHOLE
STMH = STORM MANHOLE
TB = TRAFFIC BOX
TLP = TRAFFIC LIGHT POLE
TV = TELEVISION
U.E. = UTILITY EASEMENT
WP = WOOD POLE
WUP = WOOD UTILITY POLE
WV = WATER VALVE



LEGAL DESCRIPTION

THE EAST 129.2 FEET OF LOTS 1, 2 AND 3 AND ALL OF LOTS 4 AND 5, BLOCK G REVISED MAP OF ROYAL PARK ADDITION TO PALM BEACH, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 4, PAGE 1, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SURVEY REPORT

1. THIS BOUNDARY AND TOPOGRAPHIC SURVEY CONFORMS TO THE STANDARDS OF PRACTICE AS OUTLINED IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE.
2. SURVEY BASED ON THE PLAT OF REVISED MAP OF ROYAL PARK ADDITION TO PALM BEACH, FLORIDA.
3. LEGAL DESCRIPTION AS PER OFFICIAL RECORD BOOK 35618, PAGES 1684 – 1687.
4. BEARING BASIS: SEE MAP.
5. THE SUBJECT PROPERTY LIES WITHIN FLOOD ZONE AE (6' & 7'), PER FLOOD INSURANCE RATE MAP NO. 12099C0583G, EFFECTIVE DATED DECEMBER 20, 2024. NO SEARCH FOR ANY MAP AMENDMENTS OR REVISIONS HAS BEEN MADE BY THIS OFFICE.
6. TOTAL AREA = 18,595 SQUARE FEET OR 0.427 ACRES, MORE OR LESS.
7. THERE MAY BE ADDITIONAL EASEMENTS AND/OR RESTRICTIONS NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY. NO SEARCH OF THE PUBLIC RECORDS HAS BEEN PERFORMED BY LIDBERG LAND SURVEYING, INC.
8. ALL FIELD-MEASURED CONTROL MEASUREMENTS EXCEEDED AN ACCURACY OF 1' IN 7,500'.
9. ELEVATIONS SHOWN ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (N.A.V.D. 88) AND ARE REFERENCED TO PALM BEACH COUNTY BENCHMARK "PALM BEACH" ELEVATION = 13.31 N.A.V.D. '88. BENCHMARKS SET OR FOUND FOR THIS SURVEY ARE NOTED ON THE SKETCH. NOTE, TO CONVERT FROM NORTH AMERICAN VERTICAL DATUM OF 1988 (N.A.V.D. 88) TO NATIONAL GEODETIC VERTICAL DATUM OF 1929 (N.G.V.D. 29) ADD 1.52 FEET.
10. THIS SURVEY IS PREPARED ONLY FOR THE PARTIES LISTED BELOW AND IS NOT ASSIGNABLE. PREPARED FOR: 340 S COUNTY LLC
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LIDBERG LAND SURVEYING, INC.

KENNETH J. BUCHANAN LICENSE NUMBER LS7202 STATE OF FLORIDA Professional Surveyor and Mapper

DATE OF SURVEY: OCTOBER 17, 2025

BY: _____
KENNETH J. BUCHANAN
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE No. 7202

DATE:	REVISIONS:	BY:

LIDBERG LAND SURVEYING, INC.
LB4431
3780 Burns Road, Suite 6
Palm Beach Gardens, Florida 33410 TEL. 561-746-8454

BOUNDARY & TOPOGRAPHIC SURVEY
340 SOUTH COUNTY ROAD
PREPARED FOR:
340 S COUNTY LLC

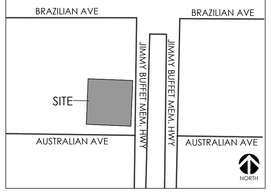
CAD. O:\0_Property Files\PBC - Palm Beach\T43-R43\43-43-26 340 S. County Road\0_CAD\DWG\25-022.dwg			
FLD. K.F.	FB. 851 PG. 67-68	JOB	25-022
OFF. A.C.B.		DATE	10-17-2025
CKD. K.J.B.	SHEET 1 OF 1	DWG.	D25-022

O:\0_Property Files\PBC - Palm Beach\T43-R43\43-43-26 340 S. County Road\0_CAD\DWG\25-022.dwg, 10/29/2025 10:57:32 AM, DWG To PDF.pc3

340 SOUTH COUNTY ROAD

The Town of Palm Beach

LOCATION MAP



DRAWING INDEX

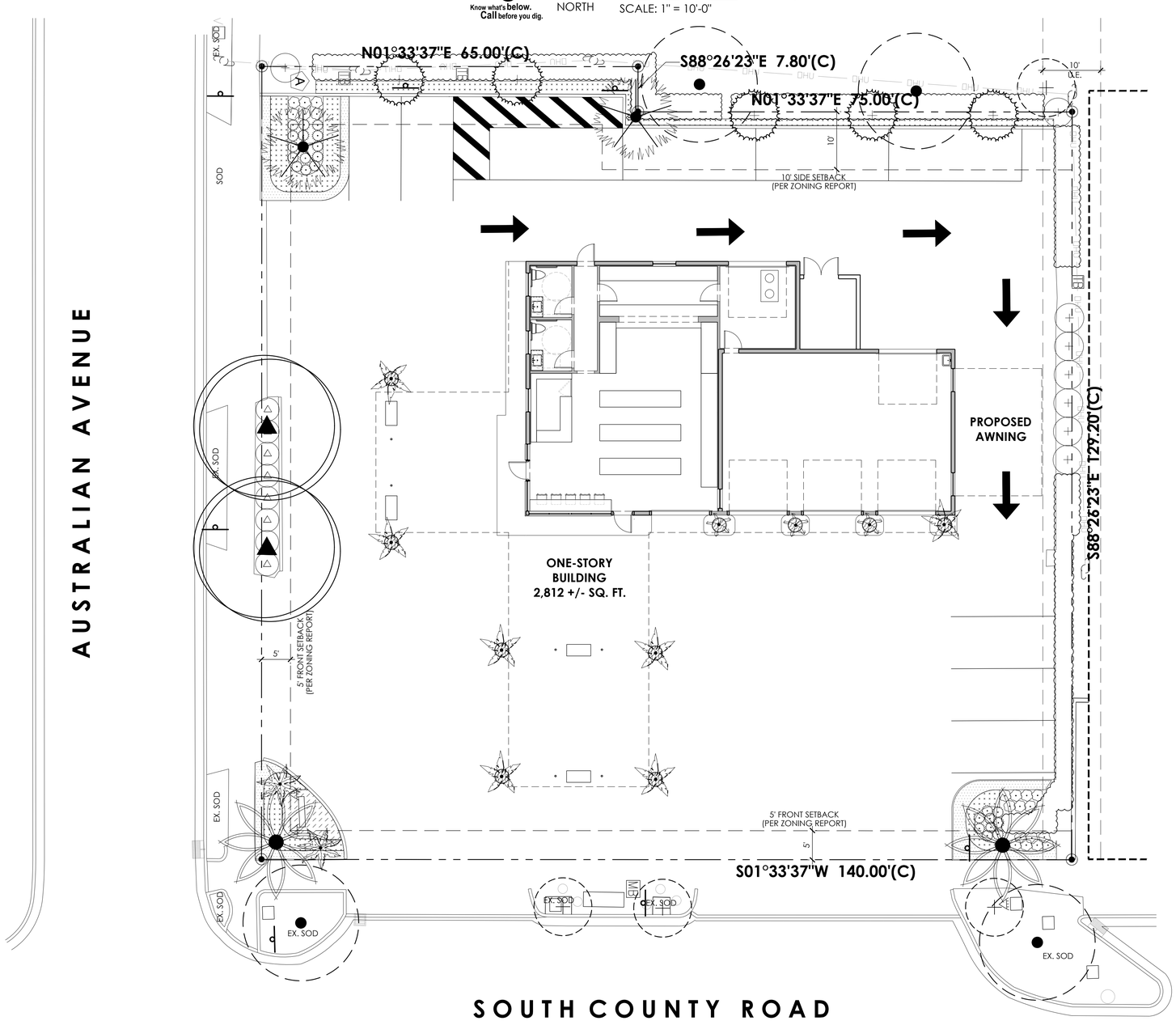
LI-1	Landscape Index Sheet
EX-1	Existing Conditions Photos
EX-2	Existing Conditions / Disposition Plan
CSP-1	Construction Screening / Staging Plan
LP-1	Landscape Plan
LP-2	Landscape Specifications

811 Know what's below. Call before you dig.

NORTH

0' 5' 10' 20' 30'

SCALE: 1" = 10'-0"


AUSTRALIAN AVENUE
SOUTH COUNTY ROAD
N01°33'37"E 65.00'(C)
S88°26'23"E 7.80'(C)
N01°33'37"E 75.00'(C)
10' U.E.
10' SIDE SETBACK
(PER ZONING REPORT)
10'
EX. SOD
SOD
PROPOSED
AWNING
S88°26'23"E 129.20'(C)
ONE-STORY
BUILDING
2,812 +/- SQ. FT.
5' FRONT SETBACK
(PER ZONING REPORT)
5'
5' FRONT SETBACK
(PER ZONING REPORT)
5'
S01°33'37"W 140.00'(C)
EX. SOD
EX. SOD
EX. SOD

A.

B.

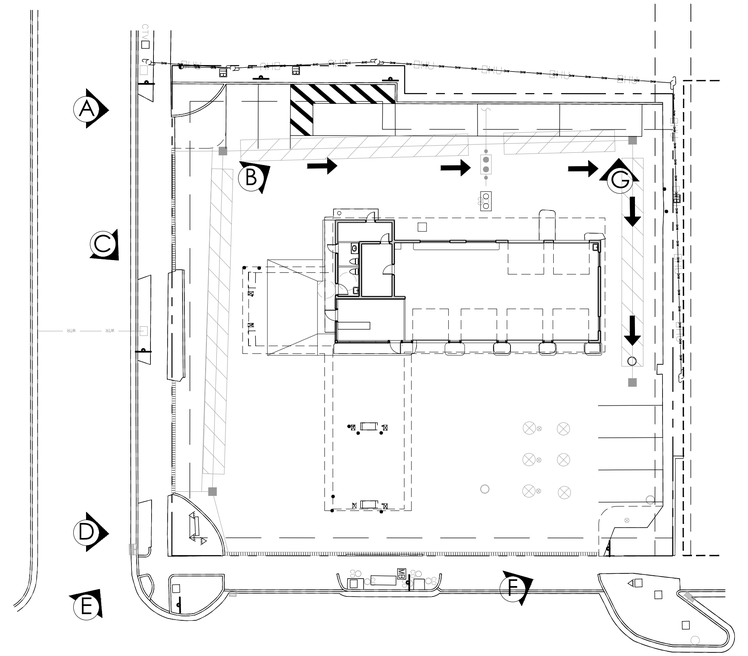
C.

D.

E.

F.

G.



811
Know what's below.
Call before you dig.

NORTH

0' 10' 20' 40' 60'
SCALE: 1" = 20'-0"

SCHMIDT NICHOLS
LANDSCAPE ARCHITECTURE AND URBAN PLANNING
1551 N. Flagler Dr, Ste 102
West Palm Beach, FL 33401
Phone: 561.684.6141
Email: info@snlandplan.com
Website: www.snlandplan.com
License No: LC26000232

340 SOUTH COUNTY RD.

Town of Palm Beach, Florida

Date:	11/24/25
Scale:	1"=20'-0"
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Drawn By:	CCS
Checked By:	JES
File No.	1334.01
Job No.	25-65

REVISIONS / SUBMISSIONS

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10/27/25: LANDMARKS SECOND SUB.
11/24/25: LANDMARKS FINAL SUB.

EXISTING CONDITIONS PHOTOS

EX-1 of 2

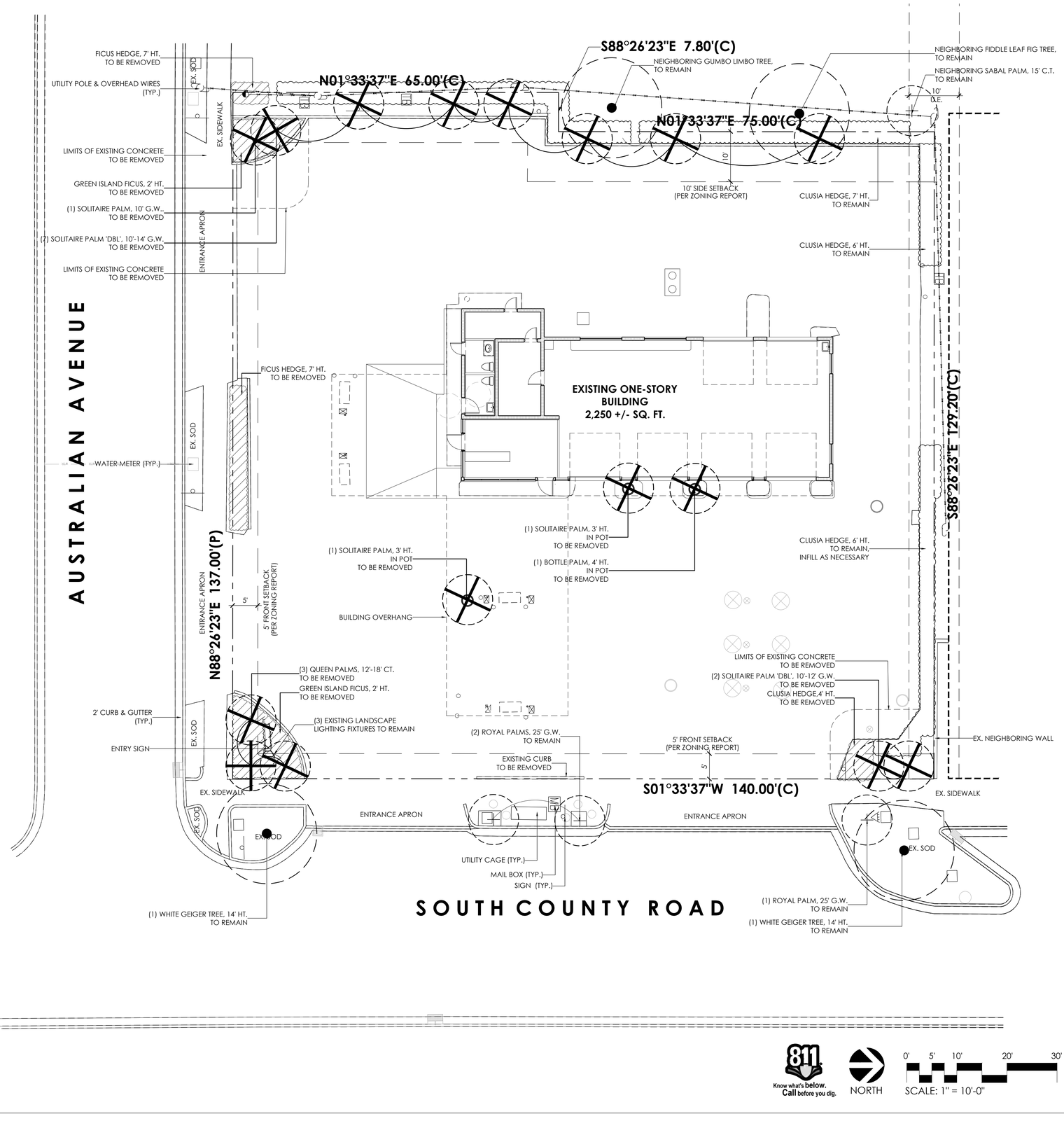
TREE DISPOSITION KEY

CANOPY TREES	Preserve	Remove	Relocate*
PALM TREES	Preserve	Remove	Relocate*
SHRUBS	Preserve	Remove	
	Tree Barricade To be Placed at Dripline per Tree Protection Detail		

* See Landscape Plan for Final Tree Locations

VEGETATION NOTES

1. Tree protection barriers shall be installed and in place prior to any other construction activity on site. Tree protection barriers shall remain in place throughout the construction of the project until removal is approved by governing agency.
2. During land altering and construction, protective barriers shall be maintained around all trees / palms or groups of trees / palms to be protected. The movement of equipment or the storage of equipment, materials, and placement of debris or fill within protective barriers is prohibited.
3. A permit to remove trees / palms must be applied for with the governing agency prior to and tree removal.
4. All relocated trees and palms shall be staked and guyed as indicated in the details.
5. Hurricane cut all Sabals prior to transplant.
6. All transplanted trees must be transplanted using best industry standards.
7. Provide irrigation to transplanted trees or trees within holding areas to ensure survivorship.
8. Vegetation to be preserved shall be barricaded with a 3-foot high plastic mesh (orange OSHA) supported by 5-foot long rebar or 2" x 2" wood stakes or equivalent.
9 Vegetation to be preserved at a lower final grade may be protected with a 24-inch high silt fence around the preserve area or Vegetation with the addition of the 3-foot high plastic mesh, if needed.
10. If hand clearing is necessary within the preserve area or under the Vegetation canopy, Vegetation to be preserved can initially be delineated by plastic ribbon affixed to survey stakes (to avoid putting up and taking down fencing) and then protected with either plastic mesh and/or the silt fence.
11. Vegetation to be relocated can usually be delineated by plastic ribbon affixed to survey stakes unless their relocation is delayed due to root pruning. If root pruning is required, the Vegetation shall be protected with either plastic mesh and/or silt fence.



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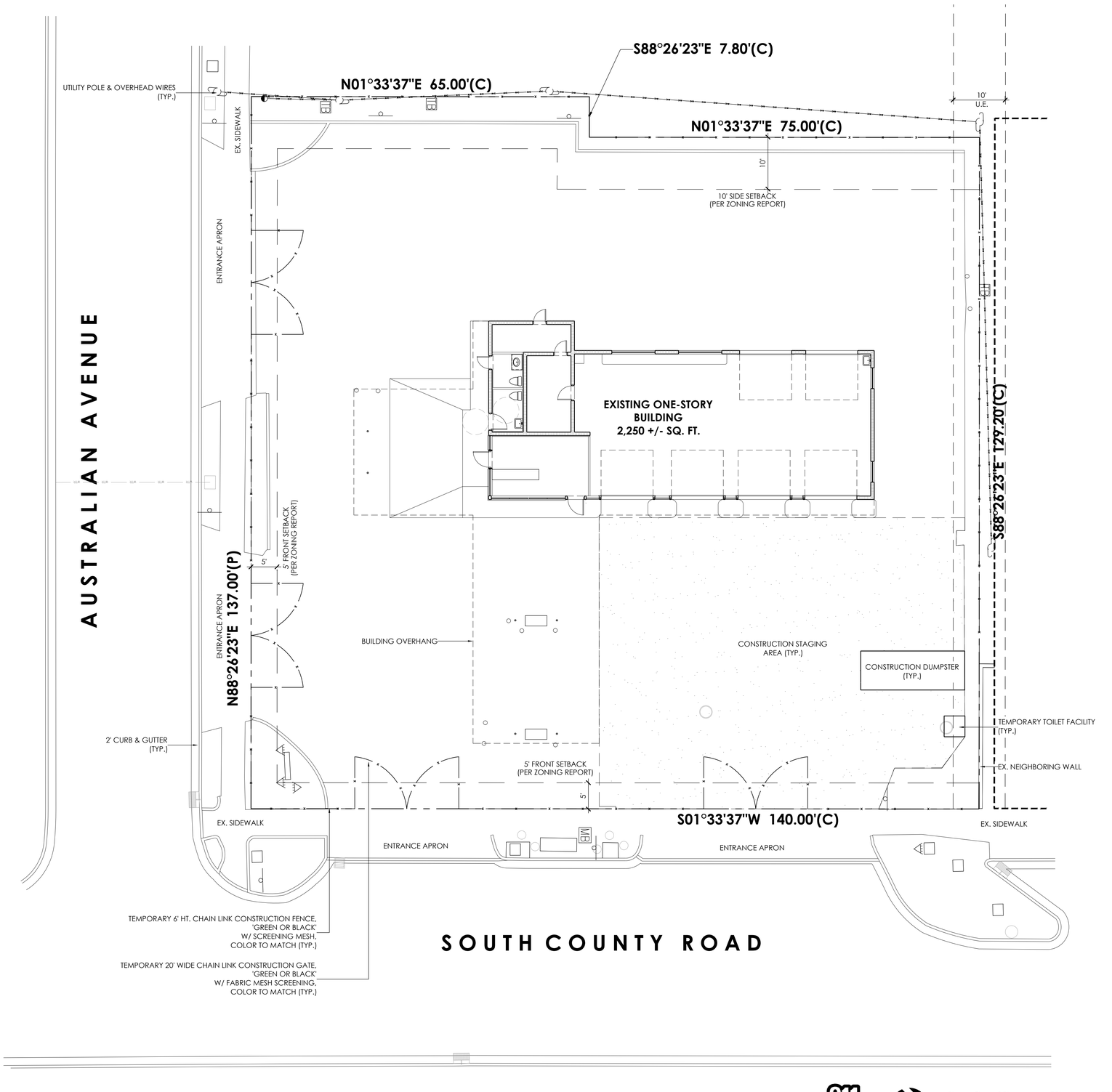
EXISTING CONDITIONS / DISPOSITION PLAN

EX-2 of 2

TRUCK ROUTE

-AVERAGE TRUCK SIZE: 40' LENGTH
-PROJECTED TRIPS: 15



Know what's below. Call before you dig.

NORTH

0' 5' 10' 20' 30'

SCALE: 1" = 10'-0"

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340 SOUTH COUNTY RD.

Town of Palm Beach, Florida

Date:	11/24/25
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11/24/25: LANDMARKS FINAL SUB.

CONSTRUCTION SCREENING / STAGING PLAN

CSP-1 of 1

PLANT LIST

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CALIPER	HEIGHT	SPREAD	CLEAR TRUNK	WATER USAGE	NATIVE
TREES									
	AM	7	Adonidia merrillii / Christmas Palm	N/A	8` GW	8`	8` GW	Low	Non-Native
	CN	3	Colpothrinax wrightii / Cuban Bottle Palm	N/A	7 GAL.	3'-4"		Medium	Non-Native
	PM	2	Phoenix roebelenii / Pygmy Date Palm	Varies	10`-12`		6` Min.	Medium	Non-Native
	PS3	2	Phoenix sylvestris / Wild Date Palm	N/A			16` CT	Medium	Non-Native
	SP	2	Sabal palmetto / Cabbage Palmetto	N/A	12` C.T.	6`	12` C.T.	Low	Native
	SM	2	Swietenia mahagoni / Mahogany	4" Cal.	16`-20` OA	8`-10`	6` CT	Low	Native
	TR	5	Thrinax radiata / Florida Thatch Palm	N/A	8`-10` CT	8`	8`-10` CT	Low	Native

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	SPREAD	SPACING	WATER USAGE	STATUS
SHRUBS								
	CG4	8	Clusia guttifera / Small-Leaf Clusia*+	48"	30"	48" O.C.	Low	Non-Native
	CG6	8	Clusia guttifera / Small-Leaf Clusia*+	6`	36"	5` O.C.	Low	Non-Native
	HPC	20	Hamelia patens `Compacta` / Dwarf Firebush*+	18"	18"	24" O.C.	Low	Native
	MC	23	Muhlenbergia capillaris / Pink Muhly Grass	24"	24"	30" O.C.	Low	Native
SHRUB AREAS								
	CB	35	Cassia bahamensis / Bahama Cassia	18"	12"	18" O.C.	Low	Native
GROUND COVERS								
	AD	49	Acrostichum danaeifolium / Leather Fern	10"	10"	10"	High	Native
	EL	444	Ernodea littoralis / Golden Creeper	3 Gal.	18"	14" O.C.	Low	Native
	GA	15	Gaillardia aristata / Blanket Flower	6"	10"	10" O.C.	Medium	Non-Native
	LEG	97	Liriope muscari `Evergreen Giant` / Evergreen Giant Border Grass	10"-12"	6"	15" O.C.	Low	Non-Native

NOTE: All areas labeled "Sod" to be St. Augustine Sod.

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:**	340 S. County Road	
2	**Lot Area (sq. ft.):**	18,595 sq. ft.	
3		REQUIRED/ EXISTING *	PROPOSED
4	Landscape Open Space (LOS) (Sq Ft and %)	2,789 Sq Ft (15%) / 1,354 Sq Ft (7%)*	1,635 Sq Ft (8.8%)
5	LOS to be altered (Sq FT and %)	N/A	48% (660 Sq Ft)
6	Perimeter LOS (Sq Ft and %)	N/A	N/A
7	Front Yard LOS (Sq Ft and %)	35% (476 Sq Ft.) / 27.8% (379 Sq Ft.)*	31.9 % (435 Sq Ft.)
8	Native Trees %	30% (number of trees)	100% (2 of 2 Trees Total)
9	Native Shrubs & Vines %	30% (number of shrubs & vines)	82% (78 of 94 Shrubs Total)
10	Native Groundcover %	30% (groundcover area)	81% (493 of 605 Groundcover Total)

To determine qualifying native vegetation use either:

the Institute for Regional Conservation Natives for Your Neighborhood FL Statewide Plant List

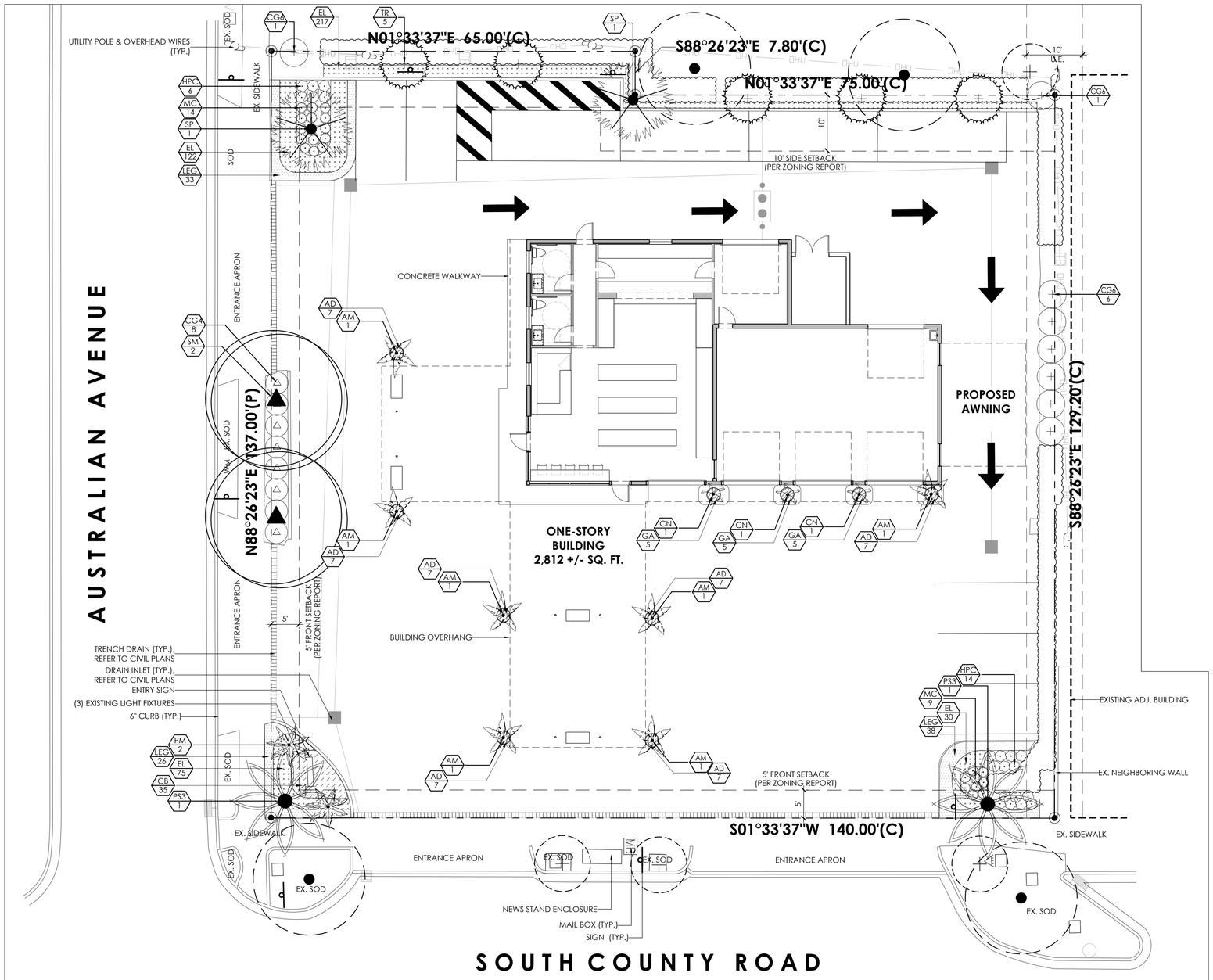
OR

the Florida Native Plant Society Native Plants for Your Area List

Note: Modificaiton of >50% of existing landscape/greenscape are subject to minimum native plant requirements and must submit a landscape and irrigation plan for review.

This table shall be included on the landscape species index sheet as prepared by a licensed landscape architect and landscape openspace data shall be incorporated on to corresponding zoning legend.

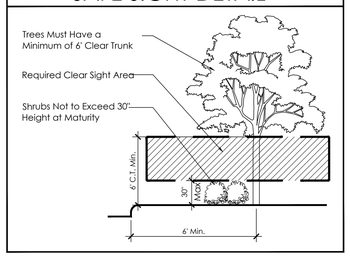
See Ord. 003-2023 *REV BF 20230727*



LANDSCAPE NOTES

1. Easements shall not encroach landscape buffers more than 5 feet.
2. FDOT Type D or F curb shall be provided along the perimeter of all landscape, open space, drainage and grassed areas adjacent to paved vehicular use areas, except where wheel stops are provided.
3. Safe sight triangles shall be maintained clear of vegetation to provide unobstructed visibility between 30" and 6' above crown of road.
4. Light poles, fire hydrants, electrical/mechanical equipment, signs, drainage structures, etc. shall not interfere with landscaping in terminal islands, parking islands, medians, buffers or other landscaped areas.
5. All plant material is to be installed a the height, spread and DBH/Caliper shown in the Plant List, container sizes are given as a suggestion only.
6. No muck-grown sod shall be utilized in detention areas.
7. All landscape areas (including sod) shall be irrigated with an underground automatic sprinkler system providing min. 150% coverage.
8. Trees shown on this plan are for graphic representation only. Tree spacing is based on design requirements and the trees shown on these plans attempt to accomplish that spacing while maintaining the required setbacks from utilities. Trees may be field adjusted to avoid conflicts with driveways and underground utilities. In any case the trees shall be located in the field in accordance with the planting details shown hereon.
9. Trees are to be installed with a ten foot (10) separation from any water or sewer main and/ or service, hydrants, and lift stations. If a ten foot (10') separation cannot be achieved, the tree can be installed with a root barrier system. Refer to the "Root Barrier" detail for installation requirements. However, in no case shall a tree encroach into a PBCUE without prior PBCWUD approval and only sod can be installed within 7.5' of a fire hydrant unless otherwise approved by the Fire Marshal.
10. All parking lot islands, and any other areas on site with baserock, shall be excavated to a minimum depth of the native soil on site and back-filled with a suitable soil consisting of fifty percent (50%) composted organic matter, well-mixed with native soil. Backfill material shall be free from rock, construction debris, or other extraneous material.
11. All substitutions or modifications from the approved Landscape Plan must be submitted and approved by the Landscape Architect in writing.
12. All ground-mounted equipment shall be screened from view.
13. Prior to C.O., the site must have 100% sod coverage, including greenspace in the directly adjacent ROW. All disturbed areas must be sodded including all areas used for staging and maneuvering that may not be indicated on the Landscape Plan.
14. Any equipment (condensing units, transformers, ect) must not interfere with proposed parking lot trees. One trees must be planted in each island.

SAFE SIGHT DETAIL



EXISTING VEGETATION KEY

- EXISTING TREE TO REMAIN
- EXISTING PALM TO REMAIN
- EXISTING SHRUB TO REMAIN

Know what's below. Call before you dig.

NORTH

0' 5' 10' 20' 30'
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LANDSCAPE PLAN

LP-1 of 2

PART 1 GENERAL

1.01 WORK INCLUDED

A. The scope of the work for the landscape contractor for the project shall include the provision of all labor, materials and equipment required to complete all tasks associated with the landscape and irrigation installation as shown on the drawings or noted herein. The landscape contractor is responsible for coordinating with the general contractor reasonable access to power and potable water sources as required to ensure plant survivability and delivery of a completed project that meets all the required specifications.

B. Subgrade Elevations: Excavation, filling and grading required to establish elevations 4" lower than elevations and contours shown on drawings are not specified in this Section.

C. Finish Grade Elevations: 1 inch below top of pathway edging.

1.02 QUALITY ASSURANCE

A. Subcontract landscape work to a single firm specializing in landscape work.

B. The landscape contractor shall be responsible for ensuring all work (including delivery, storage and disposal of their materials) is performed in compliance with applicable jurisdictional codes.

C. The landscape contractor shall be responsible for familiarizing themselves with project plans and scopes of work related to associated trades to be performed by others in order to identify key coordination items including, but not limited to, site access, material storage, and scheduling and sequencing of work. The landscape contractor is responsible for coordinating all site issues with the general contractor.

D. The plant quantities shown on the landscape contract documents are for the convenience of the landscape contractor. The landscape contractor is responsible for verifying all quantities and reporting any discrepancies to the Landscape Architect for clarification prior to contract award and at commencement of work. Contractor is responsible for confirming sod quantities and certifying such to the Owner or his representative.

E. The landscape contractor shall be responsible for the protection of all adjacent work, materials and equipment from damage due to their activities. The landscape contractor shall be solely responsible for any damage or injury to person or property that may occur as a result of the execution of their work.

F. Landscape Contractor to notify the Owner or his representative, or Landscape Architect at least three (3) working days prior to beginning any stage of work.

G. Owner or Landscape Architect to be immediately notified of any discrepancies found in field.

H. The Owner or his representative, or Landscape Architect reserve the right to field adjust plant material on-site to avoid conflicts or discrepancies not anticipated in the planning process.

I. Source Quality Control:

1. **Ship landscape materials with certificates of inspection required by governing authorities. Comply with regulations applicable to landscape materials.**
2. **Do not make substitutions. If specified landscape material is not obtainable, submit to Landscape Architect proof of non-availability and proposal for use of equivalent material. When authorized, adjustment of contract amount will be made. The contractor is responsible for exhausting all means possible to obtain the materials as specified prior to requesting substitution.**
3. **Analysis and Standards: Package standard products with manufacturer's certified analysis. For other materials, provide analysis by recognized laboratory made in accordance with methods established by the Association of Official Agricultural Chemists, wherever applicable.**
4. **Trees, Palms and Shrubs: Provide trees, palms and shrubs grown in a recognized nursery in accordance with good horticultural practice. Provide healthy, vigorous stock free of disease, insects, eggs, larvae, and defects such as decay, knots, sun-scald, injuries, abrasions, and disfigurement. Root systems shall be vigorous and fibrous, filling the container but shall not be root bound or exhibit spiraling roots. Verification of the health and vigor of all plant material is the sole responsibility of the landscape contractor.**

A. Provide trees, palms and shrubs for grade Florida No. 1 as outlined under the current edition of the Grades and Standards for Nursery Plants, Florida Department of Agriculture, unless otherwise noted.

I. Sizes: Provide trees and shrubs of sizes shown or specified. Trees, palms and shrubs of larger size may be used if acceptable to Landscape Architect, and if sizes of roots or balls are increased proportionately.

B. Inspection: Landscape Architect reserves right to inspect trees, palms and shrubs either at place of growth or at site before planting, for compliance with requirements for name, variety, size and quality.

1.03 SUBMITTALS

A. Certification: Submit certificates of inspections as required by governmental authorities, and manufacturer's or vendor's certified analysis for soil amendments and fertilizer materials. Submit other data substantiating that materials comply with specified requirements.

B. Submit seed vendor's certified statement for each grass seed mixture required, stating botanical and common name, percentage by weight, and percentage of purity, germination, and weed seed for each grass seed species.

C. Planting Schedule: Submit planting schedule showing schedule dates for each type of planting in each area of site.

D. Maintenance Instructions: Submit procedures for maintenance of landscape work.

1.04 DELIVERY, STORAGE AND HANDLING

A. Packaged Materials: Deliver packaged materials in original containers showing weight analysis and name of manufacturer. Protect materials from deterioration during delivery, and while stored at site.

B. Sod: Time delivery so that sod will be placed within 24 hours after stripping. Protect sod against drying and breaking of rolled strips.

C. Trees, palms and shrubs: Provide freshly dug trees, palms and shrubs. Do not prune prior to delivery. Do not bend or bind-tie trees or shrubs in such a manner to damage bark, break branches or destroy natural shape. Provide protective covering during delivery.

D. Deliver trees, palms and shrubs after preparations for planting have been completed and plant immediately. If planting is delayed more than 6 hours after delivery, set trees and shrubs in shade, protect from weather and mechanical damage, and keep roots moist.

E. Do not remove container grown stock from containers until planting time.

1.05 JOB CONDITIONS

A. Proceed with and complete landscape work as rapidly as portions of site become available.

B. Utilities: Determine location of underground utilities and perform work in a manner which will avoid possible damage. Hand excavate, as required. Maintain grade stakes set by others until removal is mutually agreed upon by parties concerned.

C. Excavation: When conditions detrimental to plant growth are encountered, such as rubble fill, adverse drainage conditions, or obstructions, notify Landscape Architect before planting.

D. Planting Schedule: Where applicable, prepare a proposed planting schedule. Schedule dates to establish a logical sequence for completing each type of landscape work to avoid damage to other landscape work and work performed by other disciplines. Coordinate with specified maintenance periods to provide maintenance from date of substantial completion. Once accepted, revise dates only as approved in writing, after documentation of reasons for delay.

E. Coordination with Lawns: Plant trees, palms and shrubs after final grades are established and prior to planting of lawns, unless otherwise acceptable to Landscape Architect. If planting of trees, palms and shrubs occurs after lawn work, protect lawn areas and promptly repair damage to lawns resulting from planting operations.

1.06 SPECIAL PROJECT WARRANTY

A. Warrant lawns through specified maintenance period, and until final acceptance. The required period is for one full year following installation of lawn areas.

B. Warrant trees for a period of one year after date of substantial completion against detects death and unsatisfactory growth, except for defects resulting from neglect by Owner, abuse or damage by others, or unusual phenomena or incidents which are beyond Landscape Contractor's control.

C. Warrant shrubs for 1 full year after date of substantial completion.

D. It is understood that the warranty is to be inclusive of all labor, materials and equipment necessary for the replacement of any plant materials required.

E. Should the landscape contractor be required to replace any damaged, diseased, dying or dead plant material it is understood that the replacement material is to be of the same species, size and quality as that originally specified on the Landscape Plan. The contractor will be responsible for the removal of all materials and leaving the impacted area clean following any remedial action.

F. Remove and replace trees, shrubs or other plants found to be dead or in unhealthy condition during warranty period. Make replacements during growth season following end of warranty period. Replace trees and shrubs which are in doubtful condition at end of warranty period; unless, in opinion of the Landscape Architect, it is advisable to extend warranty period for a full growing season or for one full year.

1. **Another inspection will be conducted at end of extended warranty period to determine acceptance or rejection. Only one replacement will be required at end of warranty period, except for losses or replacements due to failure to comply with specified requirements.**

PART 2 PRODUCTS

2.01 TOPSOIL

A. If topsoil is not available on site it must be furnished as specified. Throughout all parts of site where finish grades and contour lines differ from existing contour lines, bring to finish grade contours shown on "Grading Plan."

B. Topsoil shall be friable fertile soil with representative characteristics of area soils. It should be free of heavy clay, silt, stone, extraneous lime, plant roots and other foreign matter greater than 1 1/2" diameter. It shall not contain noxious plant growth (such as bermuda or nut grass). It shall test in neutral Ph range of 5.0 to 6.75 and contain no toxic substances that can be deemed to impede plant growth. The contractor shall be prepared to have soil lab-tested at his expense by the Landscape Architect or Owner. Topsoil shall comply with the following quantitative analysis.

COMPONENTS	VOLUME MEASURE	PARTICLE SIZE
Organic Matter	3 - 5%	
Silt	10 - 30%	0.05 to 0.002 MM
Sand	25 - 75%	0.2 to 0.05 MM
Clay	5 - 25%	0.002 MM and below

2.02 SOIL AMENDMENTS

A. If necessary to bring soil into above specified limits:

B. Lime: Natural limestone (Dolomite) containing not less than 85% of total carbonates, ground so that not less than 90% passes a 10-mesh sieve and not less than 50% passes a 100-mesh sieve.

C. Peat Humus or Peat Moss: Texture, moisture and pH range suitable for intended use.

D. Humus Soil Conditioner: Consisting of yard trimmings and biosolids co-compost.

E. Commercial Fertilizer: Complete fertilizer of neutral character, with 40% - 50% of the total nitrogen in a water insoluble form. It shall be uniform in composition, dry and free flowing.

1. **For trees, palms and shrubs, provide fertilizer with not less than 6% available phosphoric acid, 6% nitrogen and 6% soluble potash.**
2. **For lawns, provide fertilizer with not less than 6% phosphoric acid, and 6% potassium, and percentage of nitrogen required to provide not less than 1 lb. of actual nitrogen per 1000 square feet of lawn area. Provide nitrogen in a form that will be available to lawn during initial period of growth.**

2.03 PLANT MATERIAL

A. Plant list/schedule is part of this specification section.

B. Quality: All plants shall comply with Grades and Standards for Nursery Plants, latest edition, prepared by the Florida Department of Agriculture and Consumer Services.

C. Deciduous Trees: Provide trees of height, spread, and caliper listed or shown and with branching configuration for Florida No. 1 graded trees in Grades and Standard for Nursery Plants for type and species required. Provide single stem trees except where special forms are shown or listed. Ball condition variable.

D. Balled and burlap trees should be dug and prepared for shipment in a manner that will not damage roots, branches, shape and future development after planting. The product received on-site should have a firm ball with natural soils. Dried, cracked or broken rootballs will not be accepted.

E. Coniferous and Broad-leafed Evergreens: Provide evergreens of size shown or listed Dimensions indicate minimum height, spread, and caliper. Provide specified quality evergreens with well-balanced form complying with requirements for other size relationships to the primary dimension shown and branching configuration for Florida No. 1 graded trees in Grades and Standard for Nursery Plants for type and species required.

F. The landscape contractor is responsible for confirming the availability of all the specified plant materials within four (4) weeks of project award. All requests for substitution due to lack of availability must be made to the Landscape Architect in writing within this period. No substitution shall be permitted without prior written approval from the Landscape Architect. The contractor is responsible for exhausting all means possible to obtain the materials as specified prior to requesting substitution.

G. Root suckers on Live Oaks are not acceptable.

H. No double or multi-trunk trees unless otherwise specified.

I. Caliper: Trunk caliper (trunk diameter) is measured six inches from the ground on trees up to and including four inches in caliper, and 12 inches above the ground for larger trees. Since trunks are seldom round, the average of the largest diameter and that perpendicular to it, is referred to as caliper

2.04 GRASS MATERIALS

A. Grass Seed: Provide fresh, clean, new-crop seed complying with established tolerance for purity and germination. Provide seed of grass species, proportions and minimum percentages of purity, germination, and maximum percentage of weed seed, as specified. Attach a schedule of requirements.

B. Sod: Provide strongly rooted sod free of weeds and undesirable native grasses, capable of growth and development when planted.

C. No muck-grown sod shall be utilized in detention areas.

2.05 MISCELLANEOUS LANDSCAPE MATERIALS

A. Ground Cover: Provide plants established and well-rooted in removable containers or internal peat pots and with not less than minimum number and length of runners specified.

B. Anti-Erosion Mulch: Provide clean, dry, mulching hay or straw of coastal bermuda, pangola or bahia grass. Only undeteriorated mulch which can be readily cut into the soil shall be used.

C. Mulch: Melaleuca or equal. The use of cypress mulch is prohibited.

D. Stakes and Guys: When required provide stakes and deadmen of sound new hardwood or treated softwood free of knot holes and other defects. Provide wire ties and guys of 2-strand, twisted, pliable galvanized iron wire not lighter than 12 ga. with zinc-coated turnbuckles. Provide not less than 1/2" hose, cut to required lengths to protect tree trunks from damage by wires.

PART 3 EXECUTION

3.01 LAYOUT

A. Layout individual trees and shrub locations and areas for multiple plantings. Stake locations and outline areas and secure Landscape Architect's acceptance before start of planting work. Make adjustments as maybe required.

3.02 PREPARATION OF PLANTING SOIL

A. The landscape contractor is responsible for the preparation of soils within all planting areas inclusive of providing all imported soil materials, soil amendments, soil conditioners and fertilizers as required.
B. Before mixing, clean topsoil of roots, plants, sods, stones, clay lumps, and other extraneous materials harmful or toxic to plant growth.
C. Mix specified soil amendments and fertilizers with topsoil at rates specified. Delay mixing of fertilizer if planting will not follow placing of planting soil within a few days.
D. For planting beds, mix planting soil either prior to planting or apply on surface of topsoil and mix thoroughly before planting.
   1. Mix lime with dry soil prior to mixing of fertilizer.
   2. Prevent lime from contacting roots of acid-loving plants.
E. Remove all shellrock encountered and backfill with clean sand or sand/soil mix.

3.03 PREPARATION FOR ALL PLANTING AREAS

A. Eradicate weeds within the limits of all planting areas prior to beginning landscape installation. Perennial weeds and grasses to be removed include, but are not limited to, nut grass, puncture vine, morning glory, dog fennel, torpedo grass, Bermuda grass, Bahia grass, kikuyu grass, crab grass, carpet grass, sedge and other noxious and/or invasive weeds. The site is to be maintained weed free throughout planting operations.
B. Existing plant material to be removed, except where noted on the Landscape or Tree Disposition Plans.
C. Pre–till to scarify soils in all planting areas to a minimum depth of 4". Densely compacted areas between 85% and 90% are to be cross ripped to a minimum of 8" depth. In the process of tilling remove unacceptable materials including, but not limited to, foreign debris, construction waste, roots, concrete, asphalt and rocks greater than ½" diameter on average. In areas to receive sod till in fertilizer to a depth of 2" at a rate of 12 pounds per cubic ft.
D. All planters shall be excavated to a minimum depth to reach native soil and back-filled with a suitable soil consisting of fifty percent (50%) composted organic matter, well-mixed with native soil. Backfill material shall be free from rock, construction debris, or other extraneous material.
E. All road rock, concrete, asphalt and other non-natural material to be removed from all planting areas prior to landscape installation.
F. Spread a layer of 2 to 3 inches of humus soil conditioner over the entire planting areas Planting areas shall include all new sod areas, shrub areas and tree areas. These areas shall be as large as 3 times the diameter of the beds of the plants, except where confined by hardscape features such as paved parking areas, paved walk ways, structures, etc. Overlapping areas shall be considered to be one large planting area for the entire mass. The humus soil conditioner shall then be uniformly disked, tilled or aerified into the existing soil to a depth of 6 to 8 inches with the following exception: no rototilling shall occur closer to the trunks of established plants than one half the distance to the dripline of the existing plant canopy. All plants, including hedges and ground cover shall be planted in individually dug holes and the material dug from the holes shall then be further mixed with the prepared site soil prior to backfilling of the planting holes around the rootballs.
G. All landscape beds, including sod areas, shall be leveled and raked smooth prior to any planting.

3.04 PREPARATION FOR PLANTING LAWNS

A. Preparation of Unchanged Grades: Where lawns are to be planted in areas that have not been altered or disturbed by excavating, grading, or stripping operations, prepare soil for lawn planting as follows: Till to a depth of not less than 6"; apply soil amendments and initial fertilizers; remove high areas and fill in depressions; till soil to a homogenous mixture of fine texture, free of lumps, clods, stones, roots, and other extraneous matter.
   1. Prior to preparation of unchanged areas, remove existing grass, vegetation and turf. Dispose of such material outside of Owner's property; do not turn over into soil being prepared for lawns.
B. Elsewhere: Loosen subgrade of lawn areas to a minimum depth of 4". Remove stones over 1 1/2" in any dimension and sticks, roots, rubbish and other extraneous matter. Limit preparation to areas which will be planted promptly after preparation.
C. Spread planting soil mixture to minimum depth required to meet lines, grades and elevations shown, after light rolling and natural settlement.
D. Place approximately 1/2 of total amount of planting soil required. Work into top of loosened subgrade to create a transition layer and then place remainder of planting soil.
E. Allow for sod thickness in areas to be sodded.
F. Grade lawn areas to smooth, even surface with loose, uniformly fine texture. Roll and rake and remove ridges and fill depressions, as required to meet finish grades. Limit fine grading to areas which can be planted immediately after grading.
G. Moisten prepared lawn areas before planting if soil is dry. Water thoroughly and allow surface moisture to dry before planting lawns. Do not create a muddy soil condition.
H. Restore lawn areas to specified condition if eroded or otherwise disturbed after fine grading and prior to planting.

3.05 PREPARATION OF PLANTING BEDS

A. Loosen subgrade of planting bed areas to a minimum depth of 12" using a cultimulcher or similar equipment. Remove stones over 1 1/2" in any dimension, and sticks, stones, rubbish and other extraneous matter. Spread planting soil mixture to minimum depth required to meet lines, grades and elevations shown, after light rolling and natural settlement. Place approximately 1/2 of total amount of planting soil required. Work into top of loosened subgrade to create a transition layer, then place remainder of the planting soil. Add soil amendment.
B. Excavation for Trees and Shrubs: Excavate pits, beds and trenched with vertical sides and with bottom of excavation slightly raised at center to provide proper drainage. Loosen hard subsoil in bottom of excavation.
   1. For balled and burlapped (B & B trees and shrubs), make excavations at least half again as wide as the ball diameter and equal to the ball depth.
   2. For container grown stocks, excavate as specified for balled and burlapped stock, adjusted to size of container width and depth.
C. Dispose of subsoil removed from landscape excavations. Do not mix with planting soil or use as backfill. Fill excavations for trees and shrubs with water and allow to percolate out before planting.

3.06 PLANTING TREES, PALMS AND SHRUBS

A. Lay out individual trees, palm and shrub locations and areas for multiple plantings where required. Stake locations and outline areas and secure Landscape Architect's acceptance before start of planting work. Make adjustments as may be required upon approval.
B. Set balled and burlapped (B&B) stock on layer of compacted planting soil mixture, plumb and center of pit or trench with top of ball at same elevation as adjacent finished landscape grades. Remove burlap from sides of balls; retain on bottoms. When set, place additional backfill free from rocks and debris around base and sides of ball and work each layer to settle backfill and eliminate voids and air pockets. When excavation is approximately 2/3 full, water thoroughly before placing remainder of backfill. Repeat watering until no more is absorbed. Water again after placing final layer of backfill.
C. Balled and burlapped trees with natural burlap: pull back or remove at a minimum, the top 1/3 of the burlap from the root ball. Synthetic/plastic burlap and all other non-biodegradable materials must be removed completely from the root ball and disposed of.
D. Trees in baskets: Remove wire baskets to a depth of 18" min. All synthetic strapping and other non-biodegradable materials must be completely removed and disposed of. Any burlap must be pulled back or removed from the top of the rootball.
E. If trees are to be containerized, root ball will be shaved at the periphery to remove all circling roots.
F. Set container grown stock as specified for balled and burlapped stock, except cut cans on 2 sides with an approved can cutter; remove bottoms of wooden boxes after partial backfilling so as not to damage root balls.
G. Top-most root shall be visible within the top 2" of the root ball.
H. All proposed trees shall be installed either entirely in or entirely out of planting beds. Planting bed outlines shall not be obstructed and shall be smooth and flowing. If trees are located outside planting beds in grass areas, maintain a minimum three feet 3' wide offset to allow for mowers to maneuver.
I. Face of trees and palms to be located a minimum of 2'-0" off all sidewalks/bike paths or other paved surfaces, unless otherwise notated on plans.
J. Groundcover and shrubs to be laid out in a uniform and consistent pattern.
K. Dish top of backfill to allow for mulching.
L. Mulch pits, trenches and planting areas. Provide not less than 3" thickness of mulch and work into top of backfill and finish level with adjacent finish grades. Not more than 2" mulch shall be placed over the rootball of the trees. At the base of the plant, 2" must be maintained free of mulch.
M. Guy and stake trees immediately after planting, as indicated.
N. The landscape contractor shall install plant materials using the best horticultural practices:
   1. Protect plant material from damage during delivery, staging and installation. Do not begin installation of shrub and groundcover materials prior to completion of irrigation installation and finish grading.
   2. Do not install plant materials in winds in excess of 30 miles per hour.
   3. Do not install plant material if deemed site conditions will impede the ability of plant material to thrive without notifying the Landscape Architect of concerns prior to installation.
   4. Perform all work in accordance with all applicable laws, codes and regulations inclusive of all permits and inspections required by federal, state and local jurisdictions.
   5. The use of cables and chains for the lifting of trees is prohibited. Trees are to be lifted using nylon straps a minimum of 4" in width. Wrap trunks to protect from scraping and scarring.
   6. The 'choke' strapping method for lifting trees is prohibited.
   7. Do not drop plant material.
   8. Limit the amount of plants to be installed per day to those that can adequately be watered in the same day.
   9. Carefully remove containerized plants from their cans to avoid breaking the rootball. Containers should only be removed immediately prior to installation and plants should be immediately watered after placement.
   10. Remove burlap and cut steel baskets from at least the top third of the rootball for all B&B material. Remove wire baskets to a minimum depth of 18".
   11. Plant material must be installed at correct elevation in relation to finish grade as indicated on the planting details after settling. Plants set at incorrect elevations will need to be raised or lowered accordingly at no additional cost to the owner.
   12. Planting pits for trees and shrubs must be excavated to the dimensions specified on the planting details. Following planting area immediately surrounding plant is to be tamped firm and use water jet technique to remove all air pockets repeating as required.
   13. Apply re-wetting agent to the surface of all plant pits for trees and shrubs per manufacturer's recommendations.
   14. Apply shredded hardwood mulch in even layer to a 3" depth. Mulch must be pulled off the base of all plant material.
   15. Continuously monitor status of installed materials and make modifications, clean-ups and replacements as required.

3.07 PRESERVED PLANT MATERIALS

A. The contractor is responsible for protecting and maintaining all plant material to remain within the limits of construction as indicated on the plans. Existing trees to remain shall be undisturbed and protected by barricades. Barricades are to be installed prior to any construction or earthwork takes place on the site. Barricades shall remain in place through the duration of all construction activity and not removed until authorization has been received by the Landscape Architect and governing municipality.

B. No vehicle shall traverse this area nor shall any storage of materials or equipment be permitted within this protected area.

C. The contractor shall bear the sole responsibility of replacement for any damage to protected materials caused by construction activity without additional costs to the owner.

3.08 TRANSPLANTED PLANT MATERIALS

A. Root prune all large canopy trees to be relocated prior relocation one half of the root system at a time and allow of adequate harden off time.

B. Transplanted Sabal Palms shall be hurricane cut and rootballs shall be wrapped in burlap or plastic if not being planted within a 24 hour period.

C. Palms of other species shall have their fronds tied together to prevent leaf damage and facilitate handling.

D. Planting hole for transplanted material should measure two times the diameter of the root ball.

E. Trees shall be planted at the same depth as it was in the field.

F. The landscape contractor shall be responsible for providing supplemental irrigation through hand watering or other means (including temporary drip, water wands and soaker hoses) to help establish all transplanted trees. The contractor should continue to monitor the moisture content for all transplanted trees and adjust supplemental irrigation as needed.

G. All relocated trees shall be staked accordingly.

H. The contractor shall bear the sole responsibility of replacement for any damage to transplanted materials caused by construction activity, deficient irrigation, or poor transplant procedure without additional costs to the owner.

3.09 PRUNING

A. All pruning shall be done on the site before planting as directed by Landscape Architect. Pruning shall follow modern horticultural practices (Grades and Standards for Nursery Plants) and shall be done with approved tools designed for the purpose intended. Lopping, topping, or shearing of trees or shrubs will be grounds for rejecting the plants as unsuitable and not meeting requirements. Damaged, scarred, frayed, split, or skinned branches, limbs or roots shall be pruned back to line wood nearest to the next sound outside lateral bud, branch, limb or root. The terminal leader or bud in all trees or shrubs shall be left intact and not removed unless damaged.

B. Prune, thin out and shape trees and shrubs. Prune trees to retain required height and spread. Unless otherwise directed by Landscape Architect, do not cut tree leaders, and remove only injured or dead branches from flowering trees, if any. Prune shrubs to retain natural character.

3.10 SODDING NEW LAWNS

A. Lay sod within 24 hours from time of stripping.

B. Lay sod to form a solid mass with tightly fitted joints. Butt ends and sides of sod strips; do not overlap. Stagger strips to offset joints in adjacent courses. Work from boards to avoid damage to subgrade or sod. Tamp or roll lightly to ensure contact with subgrade. Work sifted soil into minor cracks between pieces to sod; remove excess to avoid smothering of adjacent grass.

C. There shall be no gaps greater than ¼" between pieces of sod.

D. Water sod thoroughly with a fine spray immediately after planting. Newly sodded areas shall be kept moist for the first week after planting after which a minimum watering rate of 2" per week, including rainfall shall be applied.

E. No muck-grown sod shall be utilized in detention areas.

F. Landscape Contractor is responsible for replacing any damaged sod.

3.11 MAINTENANCE

A. The landscape contractor shall be responsible for the maintenance of all plant materials and the planting areas immediately after planting and until final acceptance but the owner, Landscape Architect, and governing municipality.

B. Maintain trees, palms, shrubs and other plants until final acceptance but in no case less than following period: 30 days after substantial completion of planting.

C. Maintain trees, palms, shrubs and other plants by pruning, cultivating and weeding as required for healthy growth. Restore planting saucers. Tighten and repair stake and guy supports and reset trees and shrubs to proper grades or vertical position as required. Restore or replace damaged wrappings. Spray as required to keep trees and shrubs free of insects and diseases.

D. Remove and replace excessively pruned or malformed stock resulting from improper pruning.

E. Maintain lawns for not less than the period stated below, and longer as required to establish an acceptable lawn.

1. **Sodded lawns, not less than 30 days after substantial completion.**
2. **Seeded lawns, not less than 60 days after substantial completion.**

F. Maintain lawns by watering fertilizing, weeding, mowing, trimming, and other operations such as rolling, regrading and replanting as required to establish a smooth, acceptable lawn, free of eroded or bare areas.

G. Landscape Contractor is responsible for watering all sod and plant materials from day of installation through final acceptance even if irrigation is not in place, unless this responsibility is assumed in writing by another party.

H. Contractor is responsible for returning to the site after a period of (1) one year to remove the staking from the trees and palms.

3.12 CLEANUP AND PROTECTION

A. During landscape work, keep pavement clean and work area in an orderly condition.

B. Protect landscape work and materials from damage due to landscape operations, operations by other contractors and trades and trespassers. Maintain protection during installation and maintenance periods. Treat, repair or replace damaged landscape work as directed.

3.13 INSPECTION AND ACCEPTANCE

A. When landscape work is completed, including maintenance, Landscape Architect will, upon request, make an inspection to determine acceptability. Landscape work may be inspected for acceptance in parts agreeable to Landscape Architect, provided work offered for inspection is complete, including maintenance.

B. Seeded lawns will be acceptable provided requirements, including maintenance, have been complied with, and healthy, uniform close stand of specified grass established, free of weeds, bare spots and surface irregularities (95% coverage required for acceptance).

C. Sodded lawns will be acceptable provided requirements, including maintenance, have been complied with, and healthy, well-rooted, even-colored, viable lawn is established, free of weeds, open joints and bare areas (95% coverage required for acceptance). Where inspected landscape work does not comply with requirements, replace rejected work and continue specified maintenance until re-inspected by Landscape Architect and found to be acceptable. Remove rejected plants and materials promptly from project site.

3.14 IRRIGATION

A. An automatic irrigation system providing 100% coverage with 50% minimum overlap is to be designed and installed to maintain an established landscape.

B. Bubblers shall be provided on all trees.

C. The landscape contractor shall be responsible for providing supplemental irrigation through hand watering or other means (including temporary drip, water wands and soaker hoses) to help establish the new and salvaged material. The contractor should continue to monitor the moisture content for all trees and shrubs.

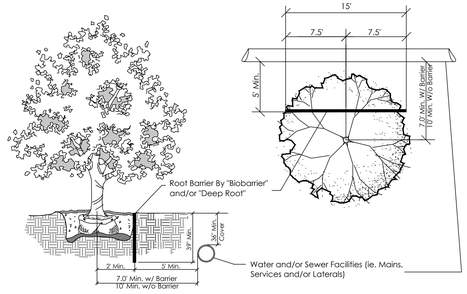
D. The landscape contractor is responsible for obtaining all necessary permits prior to installation.

E. Provide on as built drawing of the irrigation system to the Landscape Architect.

F. A rain sensor is required on all irrigation systems.

LANDSCAPE AND ROOT BARRIER NOTE:
Trees shown on this plan are for graphic representation only. Tree spacing is based on design requirements and the trees shown on this plans attempt to accomplish that spacing while maintaining the required setbacks from utilities. Trees may be field adjusted to avoid conflicts with driveways and underground utilities. In any case the trees shall be located in the filed in accordance with the planting details shown hereon.

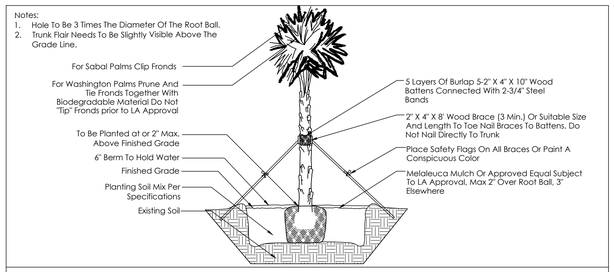
Additionally, trees are to be installed with a ten foot (10') separation from any water or sewer main and/or service, hydrants, and lift stations. If a ten foot (10') separation cannot be achieved, the tree can be installed with a root barrier system. Refer to the "Root Barrier" detail for installation requirements.



ROOT BARRIER DETAIL

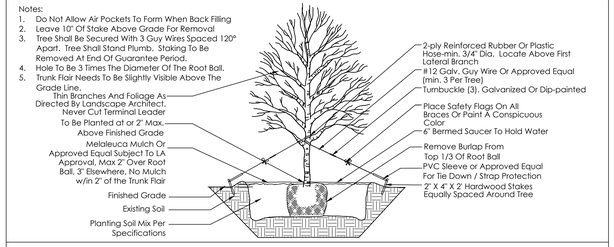
PLANTING DETAILS

Notes:
1. Hole To Be 3 Times The Diameter Of The Root Ball.
2. Trunk Flair Needs To Be Slightly Visible Above The Grade Line.



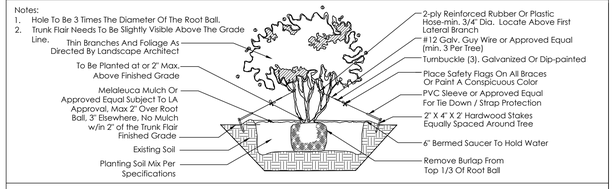
PALM PLANTING DETAIL

Notes:
1. Do Not Allow Air Pockets To Form When Back Filling
2. Leave 10" Of Stake Above Grade For Removal
3. Tree Shall Be Secured With 3 Guy Wires Spaced 120° Apart. Tree Shall Stand Plumb. Staking To Be Removed At End Of Guarantee Period.
4. Hole To Be 3 Times The Diameter Of The Root Ball.
5. Trunk Flair Needs To Be Slightly Visible Above The Grade Line.



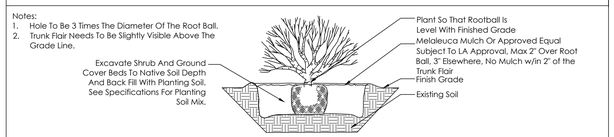
LARGE TREE (OVER 8' HEIGHT) PLANTING DETAIL

Notes:
1. Hole To Be 3 Times The Diameter Of The Root Ball.
2. Trunk Flair Needs To Be Slightly Visible Above The Grade Line.



MULTI-TRUNK TREE PLANTING DETAIL

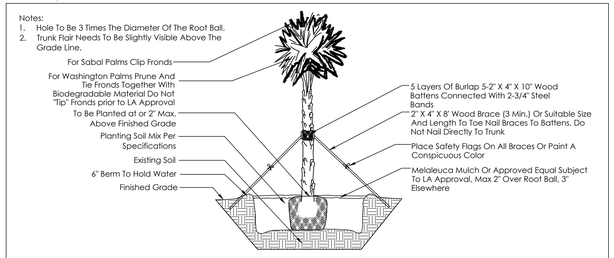
Notes:
1. Hole To Be 3 Times The Diameter Of The Root Ball.
2. Trunk Flair Needs To Be Slightly Visible Above The Grade Line.



SHRUB AND GROUNDCOVER PLANTING DETAIL

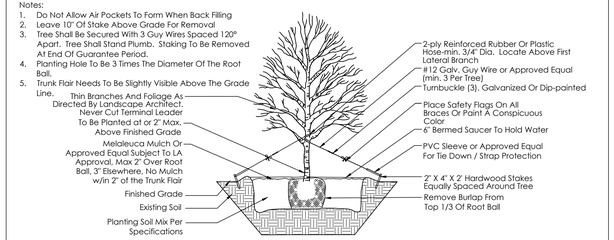
Transplant Details

Notes:
1. Hole To Be 3 Times The Diameter Of The Root Ball.
2. Trunk Flair Needs To Be Slightly Visible Above The Grade Line.



PALM PLANTING DETAIL

Notes:
1. Do Not Allow Air Pockets To Form When Back Filling
2. Leave 10" Of Stake Above Grade For Removal
3. Tree Shall Be Secured With 3 Guy Wires Spaced 120° Apart. Tree Shall Stand Plumb. Staking To Be Removed At End Of Guarantee Period.
4. Planting Hole To Be 3 Times The Diameter Of The Root Ball.
5. Trunk Flair Needs To Be Slightly Visible Above The Grade Line.



TREE PLANTING DETAIL

SCHMIDT NICHOLS
LANDSCAPE ARCHITECTURE AND URBAN PLANNING
1551 N. Flagler Dr, Ste 102
West Palm Beach, FL 33401
Phone: 561.684.6141
Email: info@snlandplan.com
Website: www.snlandplan.com
License No: LC26000232

340 SOUTH TH COUNTY RD.

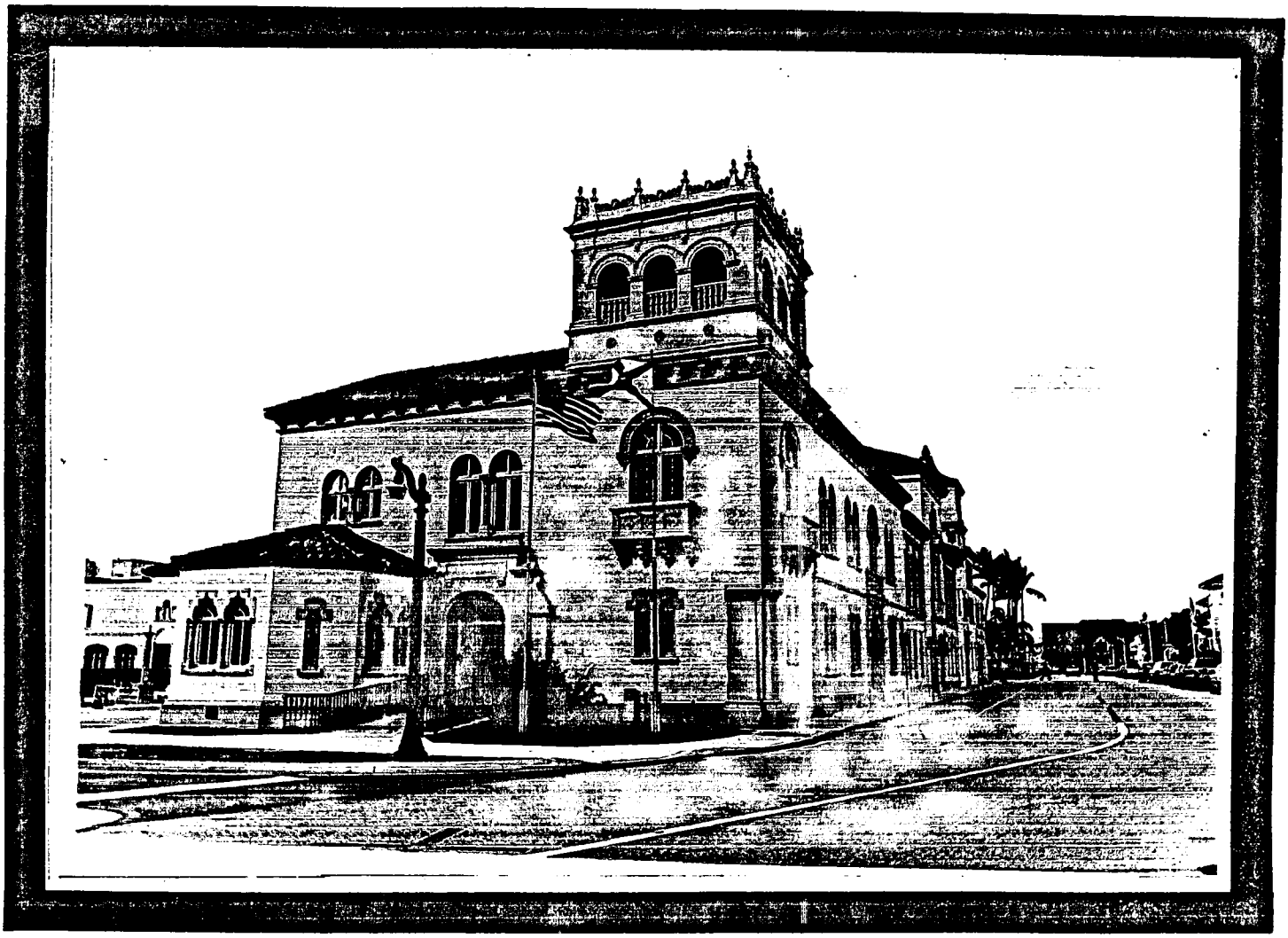
Town of Palm Beach, Florida

Date:	11/24/25
Scale:	NTS
Design By:	CCS
Drawn By:	CCS
Checked By:	JES
File No.	1334.01
Job No.	25-65

REVISIONS / SUBMISSIONS

10/16/25: LANDMARKS FIRST SUB.
10/27/25: LANDMARKS SECOND SUB.
11/24

TOWN HALL SQUARE HISTORIC DISTRICT



Designation Report

FRIDAY, MARCH 16, 1990

LANDMARKS PRESERVATION COMMISSION
Palm Beach, Florida

DESIGNATION REPORT: TOWN HALL SQUARE HISTORIC DISTRICT

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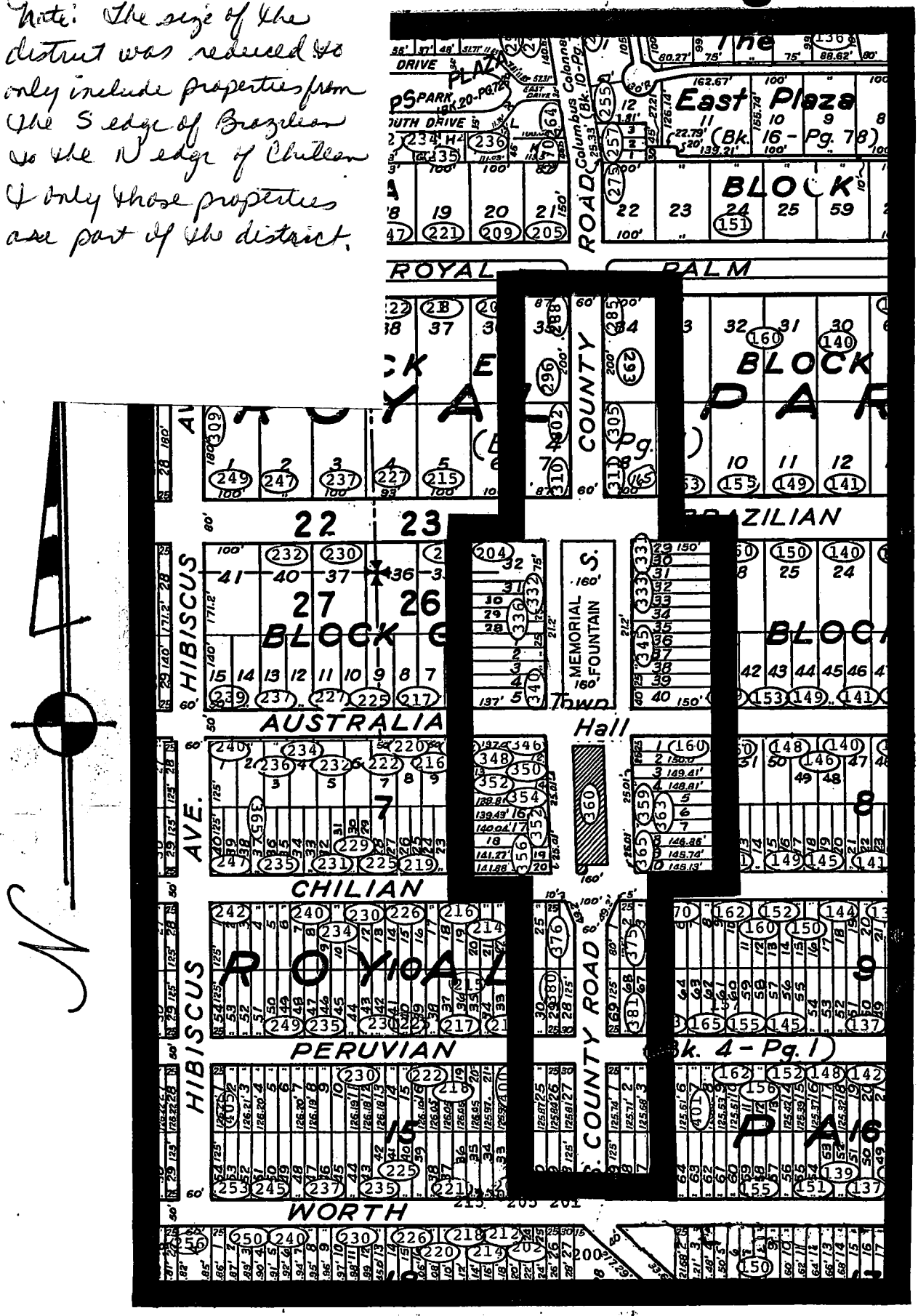
VII. PHOTOGRAPHY

Report prepared March 1990 by Eric Egan, Preservation Consultant, Town of Palm Beach and James Edward Sved, AIA, Preservation Consultant.

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

Note: The size of the district was reduced to only include properties from the S edge of Brazilian to the N edge of Chilean & only those properties are part of the district.



PROPOSED TOWN HALL SQUARE DISTRICT

II. & III. Architectural and Historical Information

Approximately 8.5 acres of commercially zoned property on South County Road, between Worth Avenue and Royal Palm Way, is being considered as the proposed Town Hall Square Historic District.

Palm Beach Town Hall, originally designed as two separate structures connected by a central courtyard by the New York firm of Henry Stephen Harvey and L. Phillips Clarke in 1926, is the centerpiece of the proposed Town Hall Square Historic District. The landmarked Mediterranean Revival building, located on an island in the center of South County Road, is the most prominent building in the proposed Town Hall Square Historic District and sets the tone for this historic commercial and residential neighborhood. A majestic and carefully designed facade with a three-story bell tower is visible from Worth Avenue to the south. The north portion of the building contains the Town's central fire station and forms a backdrop for the Memorial Fountain, designed by Addison Mizner. The playful design of this three story building has numerous setbacks, varied fenestration, and extensive cast stone detailing. A unique and curious feature along the east facade is the building's copper cupola. Both buildings were remodeled by John Volk in 1965. At this time, Volk also filled in the courtyard, connecting the two buildings with a four story addition. Palm Beach Town Hall underwent a complete exterior renovation in 1989. Jeffrey Smith, AIA, of Smith-Obst Architects, restored the exterior of the original composition to its former grandeur, and reworked John Volk's 1965 additions in order to make them more compatible with the original elevations. The result is a harmonious unity previously lacking between the 1926 and the 1965 structures, and gives the overall appearance of one grand structure.

The proposed Town Hall Square Historic District still recalls Palm Beach's early, pedestrian-oriented days. The pleasant, small town atmosphere of this commercial district was retained throughout the years, with its quaint character stemming from the area's eclectic architectural styles.

The general layout of the proposed Town Hall Square Historic District conforms to the guidelines set forth in the 1930 Garden Club of Palm Beach's monumental study entitled, The Plan of Palm Beach.

The focuses of the proposed Town Hall Square Historic District, as noted in the 1930 text, are the Town Hall composition, and Mizner's Memorial Fountain. On the east and west sides of South County Road, many supporting structures help to frame in, and complement, this focal composition.

The Old Daily News Building at 204 Brazilian Avenue, and the Buckley Building at 365 South County Road are two such buildings. Both are already Landmarks of the Town of Palm Beach, and the Old Daily News Building is listed on the National Register of Historic Places. The Buckley Building's storefront arcade wraps around the corner of South County Road and Chilean Avenue, creating a striking transition between these two

streets. This arcade also offers a cool, shaded spot for Palm Beach residents to escape the strong rays of the sun or a sudden rain shower.

The large, Tudor styled building at 315 South County Road, the Palm Way Building at 288-294 South County Road and the Roddy Building, 332 South County Road, are examples of other buildings within the proposed District eligible for local designation.

Many other buildings contribute to the atmosphere of Town Hall Square Historic District, although they are not eligible for local designation. These include the restored Bustani Building (346 South County Road), the Preservation Foundation of Palm Beach (356 South County Road), the John Gosman designed 375 South County Road, the Town of Palm Beach Police Headquarters at 345 South County Road, and 411-417 South County Road, a composition at the corner of Worth Avenue, partially occupied by Wally Findlay Galleries. The dates of construction, as well as the architectural styles, of these and other buildings in the proposed Town Hall Square District harmonize with the historical atmosphere of the area.

Other buildings in Town Hall Square Historic District continue the overall theme of varied architectural styles and periods in the area. They blend with the aforementioned structures and form the backbone of a cohesive historic district. Included in this category are the strip of shops from 292-316 South County Road. They have good proportions, a strong sense of scale to the pedestrian atmosphere of the area, and are among the most successful commercial strips in Palm Beach. Other buildings which contribute to the area are the Florida National Bank structures at 336 South County Road and 359 South County Road.

IV. Statement of Significance and Criteria for Designation

Statement of Significance

The proposed Town Hall Square Historic District is a bustling commercial and professional center in Palm Beach. The area contains many shops that cater to the townspeople's daily needs, and is also the center of local government. Visually, the area remains much as it did in the 1940's and the 1950's. One, two, and three story shops of varied architectural styles create a visually complex urban environment. This unique area, a small scale urban center, is worthy of the protection and special consideration it would be afforded if designated an historic district.

Criteria for Designation

Section 16-38 (b) of the Town of Palm Beach Landmarks Preservation Ordinance #2-84 outlines the criteria for creation of Historic Districts, and suggests that at least one criterion must be met to justify the designation. Listed below are criteria which relate to this historic district, and the justification for designation of same.

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

The proposed Town Hall Square Historic District has been the commercial and governmental center of Palm Beach since Town Hall was built in 1926. The Police Department, Fire Department, and the local government have all occupied this historic building, and today are still clustered in this immediate area. The stores and offices which extend from Royal Palm Way to Worth Avenue serve the daily needs of Palm Beach residents today, much the way they did sixty years ago. The intimate, human scale and proportions of the buildings in this area make the proposed Town Hall Square Historic District an excellent pedestrian thoroughfare.

(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."

Many of the buildings in proposed Town Hall Square Historic District are designed in the Mediterranean Revival style. Palm Beach Town Hall, the Old Daily News Building, and the Buckley Building are all Mediterranean Revival structures which are already landmarks of the Town of Palm Beach. The Palm Way Building at the corner of Royal Palm Way and South County Road is eligible for individual landmark status.

315 South County Road is a fine example of Tudor style architecture built in 1928. The unusual Moderne building at 332 South County Road was designed by Treanor and Fatio in 1938. Both of these buildings are also eligible for individual local designation.

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

The proposed Town Hall Square Historic District was designed by many of Palm Beach's finest architects. The noted New York

architectural firm of Harvey & Clarke designed the Town Hall. Treanor & Fatio designed 332 and 336 South County Road. Addison Mizner designed the Palm Way Building in 1924.

PLEASE SEE THE ATTACHED BIOGRAPHIES.

(e) "Constitutes a unique area of architecture, landscape and planning."

The proposed Town Hall Square Historic District is a unique area of urban planning in Palm Beach. The Town Hall is the centerpiece of this commercial area. This distinguished Mediterranean Revival building occupies its own island in the center of County Road. The Memorial Fountain, which extends north from the building, creates a dramatic focal point when approaching from Royal Palm Way. The architectural styles of the many shops and offices in this district are varied, but the buildings are united by their intimate scale, and by virtue of their being first rate examples of their respective styles.

Many aspects of the proposed Town Hall Square Historic District conform to those set forth in the monumental 1930 work, Plan of Palm Beach, by the Garden Club of Palm Beach.

ADDISON MIZNER BIOGRAPHY

Addison Cairns Mizner laid the provocative cornerstone of a beautiful city, and if ever Palm Beach should lose its reputation as one of America's most architecturally charming communities, his memory then will die. Mizner brought to Palm Beach not merely a Spanish-Mediterranean style of building, but an intensely prosaic, yet meaningful and organic architecture.

But because Addison Mizner was a flamboyant "ham actor" on the glittering stage that was boom-time Palm Beach, with its huge cast of fabled characters, his real architectural contribution has been overlooked.

Today, Mizner's reputation is highly anecdotal. One hears of Mizner, the man who forgot to put a staircase in a house he designed for the Rasmussens ... who walked his pet anteater on Worth Avenue and New York's Fifth Avenue ... who was a descendant of Sir Joshua Reynolds ... who (in his own words) "looted cathedrals, churches, and palaces and brought a shipload or two of everything from stone doorways to fine laces from both Central American and Europe" with which to decorate his mansions ... who saved the life of Jose Maria Reina Barrios, then President of Guatemala, and in doing so, inspired novelist Richard Harding Davis to write Soldiers of Fortune ... who was knighted by Hawaii's Queen Liliuokalani ... and whose intimate friends included Mrs. Robert Louis Stevenson, Stanford White, Jerome Kern, and Irving Berlin, who once considered doing a Broadway musical about Mizner.

Mizner was born in Benicia, California, the son of an American Ambassador to South America. He travelled the world seeing its architecture before he set foot on the island of Palm Beach in 1918. Paris Singer, the dilettante son of sewing machine mogul Isaac Singer and husband of dancer Isadora Duncan, was Mizner's host in Palm Beach that year. It was he who persuaded his friend Mizner to vacation there. One wonders if Singer had ulterior motives. Singer wanted to develop Palm Beach, and he knew he needed a fellow like Mizner

to help him. Mizner, as Singer knew, had a way with the New York socialites and possibly could convince them that Palm Beach just might be the ideal spot for him to design them a home or two. Mizner's adventurous spirit plus a fat retainer which Singer paid him (six thousand dollars yearly) induced Mizner to help him build "boom time" in Palm Beach.

MARION SIMS WYETH (1889-1982) BIOGRAPHY

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

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

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

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

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

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

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.

John Volk Biography

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

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

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

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

HENRY STEPHEN HARVEY BIOGRAPHY

When Henry Stephen Harvey talks to you about the Palm Beach that was, when he tells you about the war (WWI, of course) and Addison Mizner and the Great Depression, he is not relating tales gleaned from a history book or remembrances of stories he learned on his grandmother's knee. He is telling you the story of his life.

Through it all, Harvey has not only survived, but thrived. As an architect who has designed more than 200 buildings throughout the United States, as a former mayor of West Palm Beach and as a hardware consultant, in business for over 50 years, Harvey has kept busy enough and lived long enough to accumulate a veritable storehouse of memories about the people and events that went into making Palm Beach what it is.

"I remember the exact day I arrived in Palm Beach for the first time," says Harvey. "It was May 18, 1921 when I came with my new partner (L. Phillips Clarke) and set up our architectural office. The Town was growing so fast that we had our first commission just a day and a half after we arrived."

Before coming to Palm Beach, Harvey, the son of small town Mississippi farmers, had worked in Birmingham, Ala. and Philadelphia, Pa. Married, in 1914, Harvey and his wife, Claire, reared three daughters and lived together until Mrs. Harvey's death in 1971. He also served for two years in the Construction Division of the U.S. Signal Corps during WWI.

Harvey designed airfields across the United States for the Signal Corps, but he is better known for the buildings he designed throughout Florida for the Harvey and Clarke architectural firm. Among these are the original Palm Beach Town Hall, as well as Holy Trinity Church and the Comeau building, both in West Palm Beach.

He also designed about 50 passenger stations all over Florida for the Seaboard Coastline Railroad. The West Palm Beach station on Tamarind Avenue is listed on The National Register of Historic Places.

Harvey's architectural achievements were formally recognized in 1980, when the local chapter of the American Institute of Architects presented him the "Architecture that Stand the Test of Time" award.

Possibly the greatest honor bestowed on Harvey, however, was not a plaque or a sheet of paper, but a compliment from the most famous Palm Beach architect, Addison Mizner. Harvey, in turn, spares no praise for Mizner.

At about the same time that he was winning praise from his peers and reaching the peak of this architectural career, Harvey became involved, somewhat reluctantly, in politics, and in fact, became the mayor of West Palm Beach from 1924 to 1927.

Harvey returned to private life to devote more time to his ever growing architectural business. Ever growing, that is, until a dismal and now infamous day in October of 1929.

With no work available in the Palm Beaches, Harvey returned to Birmingham in 1931 in search of job opportunities. Finding things little better there, he came back to Palm Beach in 1933 with new determination and a new profession as well. He re-entered the Palm Beach business community as a hardware consultant, selecting everything from door knobs to faucet sets for stylish buildings. It is a line of work in which Harvey found success and satisfaction.

Commenting about some of today's new construction, Harvey stated, "I worry when I see these concrete monoliths that are built as quickly and cheaply as possible. So many architects today do just as little as possible to get by. It seems like we're drifting toward the mediocre. You can just see it happening."

V. INDIVIDUAL SITE FILES

TOWN HALL SQUARE HISTORIC DISTRICT SITE FILE

Building Name: Florida National Bank & Findlay Galleries & Gallery Place Condo

Street Address: 411 South County Road (incl. 417 S. County Rd.)

Date of Construction: 1934

Date(s) of Major Alteration(s): 1960
1963
1965

Principal Architect: Unknown

Subsequent Architect(s): Wyeth, King & Johnson '60 - '65

Present Owner: (411-417) H-A Assoc c/o Love Management Corp.
(Gallery Place Condo) Wally Findlay Galleries & H-A Assoc c/o Love Management Corp.

Present Use: Commercial & Residential (Condo)

Present Zoning: C-WA

Legal Description: ROYAL PARK ADD LTS 60 TO 62 INC & LTS 63 TO 69 INC (LESS GALLERY PLACE CONDO) BLK 16
50-43-43-23-05-016-0600
& GALLERY PLACE CONDO 50-43-43-26-14

Preservation Status

___ National Register of Historic Places (Date:)

___ Eligible for National Register (Date:)

___ Town of Palm Beach Registered Landmark (Date:)

_x_ Eligible for Local Designation (Date:)

Status within THSHD

_x_ Conforming ___ Non-Conforming

TOWN HALL SQUARE HISTORIC DISTRICT SITE FILE

Building Name: Law Office

Street Address: 359 South County Road

Date of Construction: pre-1925

Date(s) of Major Alteration(s): 1976

Principal Architect: Unknown

Subsequent Architect(s): Unknown

Present Owner: Shirley Saleeby

Present Use: Commercial & Residential

Present Zoning: C-TS

Legal Description: ROYAL PARK ADD LT 5 BLK 8
50-43-43-23-05-008-0050

Preservation Status

___ National Register of Historic Places (Date:)

___ Eligible for National Register (Date:)

___ Town of Palm Beach Registered Landmark (Date:)

___ Eligible for Local Designation (Date:)

Status within THSHD

_x_ Conforming ___ Non-Conforming

TOWN HALL SQUARE HISTORIC DISTRICT SITE FILE

Building Name: Shops

Street Address: 296-302 South County Road

Date of Construction: 1931

Date(s) of Major Alteration(s): 1944-45
1956

Principal Architect: Unknown

Subsequent Architect(s): Belford Shoumate '44-'45
Henry S. Harvey '56

Present Owner: Milton Feldman

Present Use: Commercial

Present Zoning: C-TS

Legal Description: ROYAL PARK ADD S 75 FT OF LT 35/LESS E 5 FT & W 7 FT OF S 55.88 FT/ & E 16.7 FT OF N 19.12 FT OF S 75 FT OF LT 36 IN DB747P387 BLK E 50-43-43-23-05-025-0352

Preservation Status

___ National Register of Historic Places (Date:)

___ Eligible for National Register (Date:)

___ Town of Palm Beach Registered Landmark (Date:)

___ Eligible for Local Designation (Date:)

Status within THSHD

_x_ Conforming ___ Non-Conforming

TOWN HALL SQUARE HISTORIC DISTRICT SITE FILE

Building Name: Stores

Street Address: 304-308 South County Road

Date of Construction: 1949

Date(s) of Major Alteration(s):

Principal Architect: Plockelman

Subsequent Architect(s):

Present Owner: Smith & Yetter Inc.

Present Use: Commercial

Present Zoning: C-TS

Legal Description: ROYAL PARK ADD W 7 FT OF S 112.5 FT OF LT 7, N 67.5 FT OF LT 7, W 7 FT OF S 55.88 FT OF LT 35 & S 75 FT OF LT 36/LESS E 16.7 FT OF N 19.12 FT/IN DB747P564 BLK E
50-43-43-23-05-025-0071

Preservation Status

___ National Register of Historic Places (Date:)

___ Eligible for National Register (Date:)

___ Town of Palm Beach Registered Landmark (Date:)

___ Eligible for Local Designation (Date:)

Status within THSHD

___ Conforming _x_ Non-Conforming

TOWN HALL SQUARE HISTORIC DISTRICT SITE FILE

Building Name: Stores

Street Address: 310-316 South County Road

Date of Construction: 1946, 1951

Date(s) of Major Alteration(s): 1946
1947
1951
1959

Principal Architect: Henry S. Harvey

Subsequent Architect(s): Babcock '46
Byron Simonson '47
Ray Plockelman '51
Seelman '59

Present Owner: Thirty-Sixty South Ocean Inc.

Present Use: Commercial

Present Zoning: C-TS

Legal Description: ROYAL PARK ADD, S 112.5 FT OF LT 7/LESS W 7 FT/BLK E 50-43-43-23-05-025-0072

Preservation Status

___ National Register of Historic Places (Date:)

___ Eligible for National Register (Date:)

___ Town of Palm Beach Registered Landmark (Date:)

___ Eligible for Local Designation (Date:)

Status within THSHD

__ Conforming _X_ Non-Conforming

TOWN HALL SQUARE HISTORIC DISTRICT SITE FILE

Building Name: Florida National Bank

Street Address: 336 South County Road

Date of Construction: 1929

Date(s) of Major Alteration(s): 1949
1974
1978

Principal Architect: Treanor and Fatio

Subsequent Architect(s): Henderson & Votow '49
Obst Architects '74
Peacock & Lewis '78

Present Owner: Lillian M. Rousseau

Present Use: Commercial (Existing Residential)

Present Zoning: C-TS

Legal Description: ROYAL PARK ADD, LTS 28 & 29, BLK G
50-43-43-23-05-027-0280

Preservation Status

___ National Register of Historic Places (Date:)

___ Eligible for National Register (Date:)

___ Town of Palm Beach Registered Landmark (Date:)

_X_ Eligible for Local Designation (Date:)

Status within THSHD

_X_ Conforming __ Non-Conforming

TOWN HALL SQUARE HISTORIC DISTRICT SITE FILE

Building Name: Town of Palm Beach Police Headquarters

Street Address: 345 South County Road

Date of Construction: 1985

Date(s) of Major Alteration(s):

Principal Architect: Schweitzer & Assoc.

Subsequent Architect(s):

Present Owner: Town of Palm Beach

Present Use: Police Station

Present Zoning: C-TS

Legal Description: ROYAL PARK ADD, S 15.6 FT OF LT 35 & LTS 36 TO 40 INC BLK H 50-43-43-23-05-028-0351

Preservation Status

___ National Register of Historic Places (Date:)

___ Eligible for National Register (Date:)

___ Town of Palm Beach Registered Landmark (Date:)

___ Eligible for Local Designation (Date:)

Status within THSHD

_X_ Conforming __ Non-Conforming

TOWN HALL SQUARE HISTORIC DISTRICT SITE FILE

Building Name: Preservation Foundation

Street Address: 356 South County Road

Date of Construction: 1962

Date(s) of Major Alteration(s): 1988

Principal Architect: Unknown

Subsequent Architect(s): Hoffman, Schofield, Colgan & Kirchoff '88

Present Owner: Preservation Foundation of Palm Beach Inc.

Present Use: Commercial

Present Zoning: C-TS

Legal Description: ROYAL PARK ADD, LTS 18 TO 20 INC, BLK 7
50-43-43-23-05-007-0180

Preservation Status

___ National Register of Historic Places (Date:)

___ Eligible for National Register (Date:)

___ Town of Palm Beach Registered Landmark (Date:)

___ Eligible for Local Designation (Date:)

Status within THSHD

_X_ Conforming __ Non-Conforming

TOWN HALL SQUARE HISTORIC DISTRICT SITE FILE

Building Name: Gosman/Gottfried Building & Pastry Heaven & Charles Schwab

Street Address: 375-381 South County Road

Date of Construction: 1987

Date(s) of Major Alteration(s):

Principal Architect: Eugene Lawrence

Subsequent Architect(s):

Present Owner: Three Seventy Five South County Assoc.

Present Use: Commercial

Present Zoning: C-TS

Legal Description: ROYAL PARK ADD, LTS 1 TO 4 INC (LESS RD R/W) BLK 9 50-43-43-23-05-009-0010

& ROYAL PARK ADD, W 22 FT OF LT 66 & LTS 67 TO 69 INC BLK 9

Preservation Status

___ National Register of Historic Places (Date:)

___ Eligible for National Register (Date:)

___ Town of Palm Beach Registered Landmark (Date:)

___ Eligible for Local Designation (Date:)

Status within THSHD

_X_ Conforming ___ Non-Conforming

TOWN HALL SQUARE HISTORIC DISTRICT SITE FILE

Building Name: Bustani Building

Street Address: 346-354 South County Road

Date of Construction: 1953

Date(s) of Major Alteration(s): 1989

Principal Architect: Maurice Holley

Subsequent Architect(s): Harry Gilbert

Present Owner: Bustani Bldg. Ltd.

Present Use: Commercial and Residential

Present Zoning: C-TS (w/existing residential)

Legal Description: ROYAL PARK ADD, LTS 11 TO 17 INC BLK 7
50-43-43-23-05-007-0110

Preservation Status

___ National Register of Historic Places (Date:)

___ Eligible for National Register (Date:)

___ Town of Palm Beach Registered Landmark (Date:)

___ Eligible for Local Designation (Date:)

Status within THSHD

_X_ Conforming __ Non-Conforming

TOWN HALL SQUARE HISTORIC DISTRICT SITE FILE

Building Name: Palm Way Building

Street Address: 288-294 South County Road

Date of Construction: 1924

Date(s) of Major Alteration(s): 1953
1965

Principal Architect: Harvey & Clarke

Subsequent Architect(s): Addison Mizner '27?
Gustav Maas '46
Byron Simonson '53
Ames Bennett '63
John Stetson & Assoc. '65
A. Kisko '77

Present Owner: Thomas Campaniello c/o Campaniello Imports Ltd.

Present Use: Commercial

Present Zoning: C-TS (w/existing residential)

Legal Description: ROYAL PARK ADD, N 125 FT OF LT 35 AND E 13 FT OF N 125 FT OF LT 36 BLK E
50-43-43-23-05-025-0351

Preservation Status

___ National Register of Historic Places (Date:)

___ Eligible for National Register (Date:)

___ Town of Palm Beach Registered Landmark (Date:)

_X_ Eligible for Local Designation (Date:)

Status within THSHD

_X_ Conforming ___ Non-Conforming

TOWN HALL SQUARE HISTORIC DISTRICT SITE FILE

Building Name: Buckley Building

Street Address: 365 South County Road

Date of Construction: 1927

Date(s) of Major Alteration(s):

Principal Architect: Harvey & Clarke

Subsequent Architect(s): Wyeth, King & Johnson

Present Owner: Palm Beach Historic Inn, Inc.

Present Use: Commercial/Residential

Present Zoning: C-TS

Legal Description: ROYAL PARK ADD, LTS 8 TO 10 INC BLK 8
50-43-43-23-05-008-0080

Preservation Status

___ National Register of Historic Places (Date:)

_X_ Eligible for National Register (Date:)

_X_ Town of Palm Beach Registered Landmark (Date:)

___ Eligible for Local Designation (Date:)

Status within THSHD

_X_ Conforming ___ Non-Conforming

TOWN HALL SQUARE HISTORIC DISTRICT SITE FILE

Building Name: Old Daily News Building

Street Address: 204 Brazilian Avenue

Date of Construction: 1925

Date(s) of Major Alteration(s): 1931 (Interior-2nd fl.)

Principal Architect: Unknown

Subsequent Architect(s): Addison Mizner (1931)

Present Owner: Brazilian Realty Co. Ltd.

Present Use: Commercial (w/existing residential)

Present Zoning: C-TS

Legal Description: ROYAL PARK ADD, LT 32 BLK G
50-43-43-23-05-027-0320

Preservation Status

_X_ National Register of Historic Places (Date: Dec. 24, 1985)

___ Eligible for National Register (Date:)

_X_ Town of Palm Beach Registered Landmark (Date:)

___ Eligible for Local Designation (Date:)

Status within THSHD

_X_ Conforming __ Non-Conforming

TOWN HALL SQUARE HISTORIC DISTRICT SITE FILE

Building Name: Town Hall & Memorial Fountain & Lot on Corner of Australian and South County Road

Street Address: 360 South County Road

Date of Construction: Town Hall-1926; Memorial Fountain-1926

Date(s) of Major Alteration(s): Town Hall 1965
Town Hall 1989

Principal Architect: Harvey and Clarke (Town Hall)
Addison Mizner (Memorial Fountain)

Subsequent Architect(s): 1965 - John Volk (TH)
1989 - Smith Obst Architects (TH)

Present Owner: Town of Palm Beach

Present Use: Town Hall

Present Zoning: C-TS

Legal Description: Town Hall ROYAL PARK ADD, UNNUMBERED PARCEL IN S COUNTY RD LYG BET BLKS 7 & 8
50-43-43-23-05-020-0030
Memorial Fountain ROYAL PARK ADD, UNNUMBERED PARCEL IN S COUNTY RD LYG BET BLKS G & H OF ROYAL PARK ADD, AS IN PB4P1
50-43-43-23-05-020-0040
Lot Corner of Australian and S. County ROYAL PARK ADD, LTS 1,2,3,4 & N 100 FT OF W 25 FT OF LT 52 BLK 8
50-43-43-23-05-008-0010

Preservation Status

___ National Register of Historic Places

_X_ Eligible for National Register (Date:)

_X_ Town of Palm Beach Registered Landmark (Date: 7/11/79)

___ Eligible for Local Designation (Date:)

Status within THSHD

_X_ Conforming ___ Non-Conforming

TOWN HALL SQUARE HISTORIC DISTRICT SITE FILE

Building Name: Kofski Antiques

Street Address: 311-315 South County Road
& 305 South County Road

Date of Construction: 1928

Date(s) of Major Alteration(s): 1947 addition (305 South County Road)

Principal Architect: Clarke Lawrence (311-315)

Subsequent Architect(s): John Volk '47

Present Owner: Bessenroth, Margrit (311-315)
City Federal Savings (305)

Present Use: Commercial

Present Zoning: C-TS

Legal Description: (311-315) ROYAL PARK ADD, S 67.5 FT OF LT 8 BLK F 50-43-43-23-05-026-0082
(305) ROYAL PARK ADD, N 112.5 FT OF LT 8 BLK F 50-43-43-23-05-026-0081

Preservation Status

___ National Register of Historic Places (Date:)

___ Eligible for National Register (Date:)

___ Town of Palm Beach Registered Landmark (Date:)

_X_ Eligible for Local Designation (Date:)

Status within THSHD

_X_ Conforming ___ Non-Conforming

TOWN HALL SQUARE HISTORIC DISTRICT SITE FILE

Building Name: Yetta Olkes Antiques (Roddy Bldg.) & Coronet Apartments

Street Address: 332 South County Road

Date of Construction: 1938

Date(s) of Major Alteration(s):

Principal Architect: Treanor and Fatio

Subsequent Architect(s):

Present Owner: Eleonore F. Roddy

Present Use: Commercial (w/existing residential)

Present Zoning: C-TS

Legal Description: ROYAL PARK ADD, LTS 30 & 31, BLK G
50-43-43-23-05-027-0300

Preservation Status

___ National Register of Historic Places (Date:)

___ Eligible for National Register (Date:)

___ Town of Palm Beach Registered Landmark (Date:)

_X_ Eligible for Local Designation (Date:)

Status within THSHD

_X_ Conforming __ Non-Conforming

TOWN HALL SQUARE HISTORIC DISTRICT SITE FILE

Building Name: The Church Mouse, Etc.

Street Address: 374-378 South County Road

Date of Construction: 1936

Date(s) of Major Alteration(s): 1967
1968

Principal Architect: John Volk

Subsequent Architect(s): Kemp Caler '67
Ames Bennett '68

Present Owner: Rector Wardens & Vestry of Church of Bethesda-By-The-Sea

Present Use: Commercial

Present Zoning: C-TS

Legal Description: ROYAL PARK ADD, LTS 24 TO 27 INC BLK 10
50-43-43-23-05-010-0240

Preservation Status

___ National Register of Historic Places (Date:)

___ Eligible for National Register (Date:)

___ Town of Palm Beach Registered Landmark (Date:)

___ Eligible for Local Designation (Date:)

Status within THSHD

___ Conforming _X_ Non-Conforming

TOWN HALL SQUARE HISTORIC DISTRICT SITE FILE

Building Name: Great Western Bank

Street Address: 380 South County Road

Date of Construction: 1981

Date(s) of Major Alteration(s):

Principal Architect: Schwab & Twitty

Subsequent Architect(s):

Present Owner: Dean Vegosen TR c/o Coral Springs Commercial Center

Present Use: Commercial

Present Zoning: C-TS

Legal Description: ROYAL PARK ADD, LTS 28 TO 31 INC, BLK 10
50-43-43-23-05-010-0280

Preservation Status

___ National Register of Historic Places (Date:)

___ Eligible for National Register (Date:)

___ Town of Palm Beach Registered Landmark (Date:)

___ Eligible for Local Designation (Date:)

Status within THSHD

___ Conforming _X_ Non-Conforming

TOWN HALL SQUARE HISTORIC DISTRICT SITE FILE

Building Name: 400 South County Road Building

Street Address: 400 South County Road

Date of Construction: 1941

Date(s) of Major Alteration(s): 1952
1956
1979

Principal Architect: Wyeth, King & Johnson

Subsequent Architect(s): Lawrence Group '79

Present Owner: Worth Avenue Assoc. Ltd. c/o The Goodman Co.

Present Use: Commercial

Present Zoning: C-TS

Legal Description: ROYAL PARK ADD, LTS 22 to 27 INC BLK 15
50-43-43-23-05-015-0220

Preservation Status

___ National Register of Historic Places (Date:)

___ Eligible for National Register (Date:)

___ Town of Palm Beach Registered Landmark (Date:)

_X_ Eligible for Local Designation (Date:)

Status within THSHD

___ Conforming _X_ Non-Conforming

TOWN HALL SQUARE HISTORIC DISTRICT SITE FILE

Building Name: Commercial Building - Via Rosa

Street Address: 361-363 South County Road

Date of Construction: 1949

Date(s) of Major Alteration(s):

Principal Architect: H. K. Harding

Subsequent Architect(s):

Present Owner: M. L. Brummel

Present Use: Commercial/Residential

Present Zoning: C-TS

Legal Description: ROYAL PARK ADD, LTS 6 & 7 BLK 8
50-43-43-23-05-008-0060

Preservation Status

___ National Register of Historic Places (Date:)

___ Eligible for National Register (Date:)

___ Town of Palm Beach Registered Landmark (Date:)

___ Eligible for Local Designation (Date:)

Status within THSHD

___ Conforming _x_ Non-Conforming

TOWN HALL SQUARE HISTORIC DISTRICT SITE FILE

Building Name: Scotti Liquor Building (& Post Office & Club "L")

Street Address: 331-333 South County Road

Date of Construction: 1950

Date(s) of Major Alteration(s):

Principal Architect: John Volk

Subsequent Architect(s): Seelman

Present Owner: Mero Susnar

Present Use: Commercial

Present Zoning: C-TS

Legal Description: 331 S. County Road ROYAL PARK ADD, LTS 29 TO 32 INC & NLY 9.95 FT OF LT 33 BLK H 50-43-43-23-05-028-0290
333 S. County Road ROYAL PARK ADD, SLY 15.05 FT OF LT 33, LT 34 & NLY 5.6 FT OF LT 35 BLK H 50-43-43-23-05-028-0331

Preservation Status

___ National Register of Historic Places (Date:)

___ Eligible for National Register (Date:)

___ Town of Palm Beach Registered Landmark (Date:)

___ Eligible for Local Designation (Date:)

Status within THSHD

___ Conforming _X_ Non-Conforming

TOWN HALL SQUARE HISTORIC DISTRICT SITE FILE

Building Name: Palm Beach Gulf

Street Address: 340 South County Road

Date of Construction: 1956

Date(s) of Major Alteration(s):

Principal Architect: P.R.L. Hogner

Subsequent Architect(s):

Present Owner: BP Oil Inc. c/o Prop. Tax Dept.

Present Use: Commercial

Present Zoning: C-TS

Legal Description: ROYAL PARK ADD, E 129.2 FT OF LTS 1 TO 3 INC & LTS 4 & 5 BLK G
50-43-43-23-05-027-0011

Preservation Status

___ National Register of Historic Places (Date:)

___ Eligible for National Register (Date:)

___ Town of Palm Beach Registered Landmark (Date:)

___ Eligible for Local Designation (Date:)

Status within THSHD

___ Conforming _X_ Non-Conforming

TOWN HALL SQUARE HISTORIC DISTRICT SITE FILE

Building Name: City Federal Savings

Street Address: 293 South County Road

Date of Construction: 1970

Date(s) of Major Alteration(s):

Principal Architect: John Stetson

Subsequent Architect(s):

Present Owner: Home Federal Savings & Loan Assoc. of PB c/o City Federal - T. Stolting

Present Use: Commercial

Present Zoning: C-TS

Legal Description: ROYAL PARK ADD, LT 34 BLK F
50-43-43-23-05-026-0340

Preservation Status

___ National Register of Historic Places (Date:)

___ Eligible for National Register (Date:)

___ Town of Palm Beach Registered Landmark (Date:)

___ Eligible for Local Designation (Date:)

Status within THSHD

___ Conforming _X_ Non-Conforming

TOWN HALL SQUARE HISTORIC DISTRICT SITE FILE

Building Name: Merrill Lynch, Pierce, Fenner, & Smith, Inc.

Street Address: 401 South County Road

Date of Construction: 1928

Date(s) of Major Alteration(s): 1960

Principal Architect: O.E. Young, Builder

Subsequent Architect(s): Wyeth, King & Johnson (1960)

Present Owner: H-A Assoc. (c/o Love Management Corp.)

Present Use: Commercial

Present Zoning: C-TS

Legal Description: ROYAL PARK ADD, LTS 1 TO 8 INC. BLK 16
50-43-43-23-05-016-0010

Preservation Status

___ National Register of Historic Places (Date:)

___ Eligible for National Register (Date:)

___ Town of Palm Beach Registered Landmark (Date:)

___ Eligible for Local Designation (Date:)

Status within THSHD

_X_ Conforming ___ Non-Conforming

TOWN HALL SQUARE HISTORIC DISTRICT SITE FILE

Building Name: Armour Building

Street Address: 201 Worth Avenue

Date of Construction: 1924-1925

Date(s) of Major Alteration(s): 1938
1946
1955

Principal Architect: H.A. Newell, Builder

Subsequent Architect(s): C.G. Warner, Builder (1938)
(Illegible) & Votow (1946)
John Stetson (1955)

Present Owner: IFP (Nevada) Inc. c/o Grosvenor Int'l Atlantic

Present Use: Commercial

Present Zoning: C-WA

Legal Description: ROYAL PARK ADD, LTS 28 TO 33 INC BLK 15
50-43-43-23-05-015-0280

Preservation Status

___ National Register of Historic Places (Date:)

___ Eligible for National Register (Date:)

___ Town of Palm Beach Registered Landmark (Date:)

___ Eligible for Local Designation (Date:)

Status within THSHD

__ Conforming _X_ Non-Conforming

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

FLORIDA MASTER SITE FILE
Site Inventory Form

FDAHRM 802= =
1009= =

Site No. 830= = Survey Date 8101 820= =

Site Name
Address of Site: 365 S County Rd, Palm Beach, FL 33480 905= =
Instruction for locating S County Rd and Chilean Ave, NE corner 813= =

Location: Royal Park (subdivision name) 8 (block no.) 8 - 10 (lot no.) 868= =
County: Palm Beach 808= =
Owner of Site: Name: Buckley, Carolyn A
Address: P.O. Box 622, Lenox Hill Station, New York, NY 10021 902= =
Type of Ownership private 848= = Recording Date 832= =
Recorder:
Name & Title: Kidney, Walter C. (Architectural Historian)
Address: Landmarks Planning, Inc., Allegheny Square West Pittsburgh, PA 15212 818= =

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

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

Present Use commercial 850= =
Dates: Beginning +1924 844= = BP
Culture/Phase American 840= =
Period 20th Century 845= =

NR Classification Category: Building 916= =

Threats to Site:

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

Areas of Significance: Architecture 910= =

Significance: This is a fanciful commercial block by a well-known Palm Beach architectural office. The arcaded walk, away from Worth Avenue and Phipps Plaza, is quite rare.

Grade: B

LAPB 911= =

ARCHITECT Wyeth, King and Johnson (Palm Beach, FL) 872 = =

BUILDER Newlon and Stephens 874 = =

STYLE AND/OR PERIOD Mediterranean Revival 964 = =

PLAN TYPE L-shaped; irregular 966 = =

EXTERIOR FABRIC(S) stucco: roughcast 854 = =

STRUCTURAL SYSTEM(S) tile # wood frame 856 = =

PORCHES S and W/ 1-story arcaded portico, 6 bays to W, 10 bays to S;
2nd-floor gallery w/parapet w/urns over portico 942 = =

FOUNDATION: 942 = =

ROOF TYPE: false roofs masking flat 942 = =

SECONDARY ROOF STRUCTURE(S): cross-gable # elevated nice 942 = =

CHIMNEY LOCATION: E/ end: interior 942 = =

WINDOW TYPE: casement, 6, wood # DHS, 6/1, wood, paired 942 = =

CHIMNEY: masonry, stuccoed 882 = =

ROOF SURFACING: tile: barrel 882 = =

ORNAMENT EXTERIOR: stucco 882 = =

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

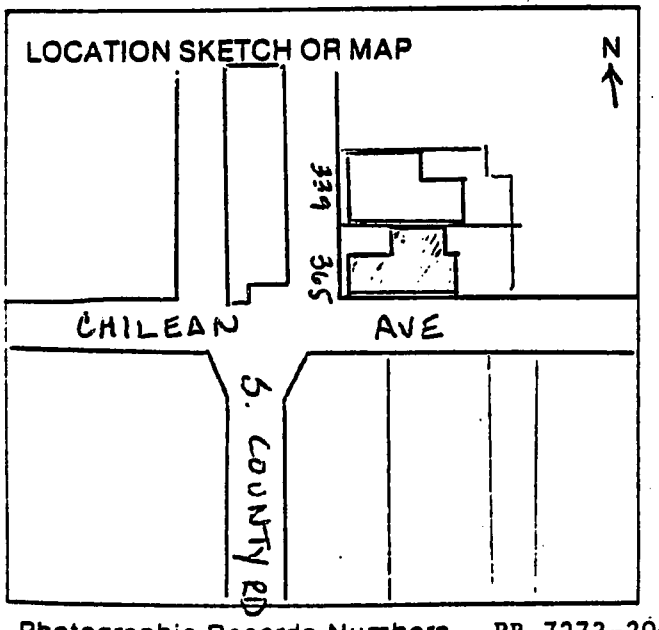
NO. OF DORMERS none 954 = =

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

Latitude and Longitude:
26 ° 42′ 10″ ° ′ ″ 800 = =

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

LOCATION SKETCH OR MAP



Township	Range	Section

812 = =

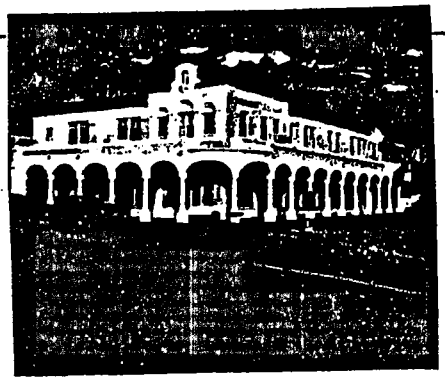
UTM Coordinates:

890 = =

Zone Easting Northing

Photographic Records Numbers PB-7273-20-F8-10 860 = =

Contact Print



Form 10-300
(Rev. 6-72)

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES INVENTORY – NOMINATION FORM

(Type all entries – complete applicable sections)

STATE: FLORIDA
COUNTY: PALM BEACH
FOR NPS USE ONLY
ENTRY DATE

SEE INSTRUCTIONS

1. NAME

COMMON:

AND/OR HISTORIC:

2. LOCATION

STREET AND NUMBER: 365 SOUTH COUNTY ROAD

CITY OR TOWN: PALM BEACH

CONGRESSIONAL DISTRICT:

STATE: FLORIDA — CODE:

COUNTY: PALM BEACH — CODE:

3. CLASSIFICATION

CATEGORY (Check One)	OWNERSHIP	STATUS	ACCESSIBLE TO THE PUBLIC
☐ District ☒ Building	☒ Public	Public Acquisition:	☐ Occupied	Yes:
☐ Site ☐ Structure	☐ Private	☐ In Process	☐ Unoccupied	☐ Restricted
☐ Object	☐ Both	☐ Being Considered	☐ Preservation work in progress	☒ Unrestricted
				☐ No

PRESENT USE *(Check One or More as Appropriate)*

☐ Agricultural	☐ Government	☐ Park	☐ Transportation	☐ Comments
☒ Commercial	☐ Industrial	☐ Private Residence	☐ Other *(Specify)*	
☐ Educational	☐ Military	☐ Religious		
☐ Entertainment	☐ Museum	☐ Scientific		

4. OWNER OF PROPERTY

OWNER'S NAME:

STREET AND NUMBER: 365 SOUTH COUNTY ROAD

CITY OR TOWN: PALM BEACH

STATE: FLORIDA — CODE:

5. LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, REGISTRY OF DEEDS, ETC: WEST PALM BEACH, FLORIDA, COURTHOUSE

STREET AND NUMBER:

CITY OR TOWN: WEST PALM BEACH

STATE: FLORIDA — CODE:

6. REPRESENTATION IN EXISTING SURVEYS

TITLE OF SURVEY: ARCHITECTURAL SURVEY OF PALM BEACH, FLA

DATE OF SURVEY: ☐ Federal ☐ State ☐ County ☒ Local

DEPOSITORY FOR SURVEY RECORDS:

STREET AND NUMBER: 200 SOUTH COUNTY ROAD

CITY OR TOWN: PALM BEACH

STATE: FLORIDA — CODE:

FOR NPS USE ONLY
ENTRY NUMBER
DATE

7. DESCRIPTION

CONDITION	(Check One)					
	☐ Excellent	☑ Good	☐ Fair	☐ Deteriorated	☐ Ruins	☐ Unexposed
	(Check One)		(Check One)			
	☐ Altered	☑ Unaltered	☐ Moved	☑ Original Site		

DESCRIBE THE PRESENT AND ORIGINAL (If known) PHYSICAL APPEARANCE

BARREL TILE HIPPED ROOF STONE CORNICE. STUCCO. PAIRED SASH WINDOWS WITH STONE LINTEL. CORNER BLOCK HAS TRIPLE BLIND ARCHED WINDOWS WITH CENTER WINDOW LARGEST. ARCADE RUNNING ON TWO SIDES COMPLETELY ROUND BUILDING FRONT WITH COPING STONE AND FINIALS ABOVE COLUMNS. WITH OPEN GRILLWORK AT CORNER. ON 1ST FLOOR ARCADE IS ARCHED AND DORIC COLUMNED. LOWER FLOOR CONTAINS SHOPS.

TWO STOREYS.

SEE INSTRUCTIONS

8. SIGNIFICANCE

PERIOD *(Check One or More as Appropriate)*

- ☐ Pre-Columbian
- ☐ 15th Century
- ☐ 16th Century
- ☐ 17th Century
- ☐ 18th Century
- ☐ 19th Century
- ☑ 20th Century

SPECIFIC DATE(S) *(If Applicable and Known)*

AREAS OF SIGNIFICANCE *(Check One or More as Appropriate)*

- ☐ Aboriginal
- ☐ Prehistoric
- ☐ Historic
- ☐ Agriculture
- ☑ Architecture
- ☐ Art
- ☐ Commerce
- ☐ Communications
- ☐ Conservation
- ☐ Education
- ☐ Engineering
- ☐ Industry
- ☐ Invention
- ☐ Landscape Architecture
- ☐ Literature
- ☐ Military
- ☐ Music
- ☐ Political
- ☐ Religion/Philosophy
- ☐ Science
- ☐ Sculpture
- ☐ Social/Humanitarian
- ☐ Theater
- ☐ Transportation
- ☐ Urban Planning
- ☐ Other *(Specify)* _____

STATEMENT OF SIGNIFICANCE

SEE INSTRUCTIONS

9. MAJOR BIBLIOGRAPHICAL REFERENCES

10. GEOGRAPHICAL DATA

LATITUDE AND LONGITUDE COORDINATES DEFINING A RECTANGLE LOCATING THE PROPERTY						OR	LATITUDE AND LONGITUDE COORDINATES DEFINING THE CENTER POINT OF A PROPERTY OF LESS THAN TEN ACRES					
CORNER	LATITUDE			LONGITUDE				LATITUDE			LONGITUDE	
	Degrees	Minutes	Seconds	Degrees	Minutes	Seconds		Degrees	Minutes	Seconds	Degrees	Minutes	Seconds
NW	°	'	"	°	'	"		°	'	"	°	'	"
NE	°	'	"	°	'	"							
SE	°	'	"	°	'	"							
SW	°	'	"	°	'	"							

APPROXIMATE ACREAGE OF NOMINATED PROPERTY:

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE:	CODE	COUNTY	CODE
STATE:	CODE	COUNTY:	CODE
STATE:	CODE	COUNTY:	CODE
STATE:	CODE	COUNTY:	CODE

11. FORM PREPARED BY

NAME AND TITLE: CAROLYN J. HOTTELET AND Robert L. BRUNT

ORGANIZATION | DATE

STREET AND NUMBER: 450 SOUTH COUNTY ROAD

CITY OR TOWN: PALM BEACH | STATE: FLORIDA | CODE

12. STATE LIAISON OFFICER CERTIFICATION

As the designated State Liaison Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service. The recommended level of significance of this nomination is:

National ☐ State ☐ Local ☐

Name _____

Title _____

Date _____

NATIONAL REGISTER VERIFICATION

I hereby certify that this property is included in the National Register.

_____

Director, Office of Archeology and Historic Preservation

Date _____

ATTEST:

_____

Keeper of The National Register

Date _____

SEE INSTRUCTIONS

GPO 931-894

Form 10-301
(July 1969)

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
PROPERTY MAP FORM

(Type all entries - attach to or enclose with map)

STATE	FLORIDA
COUNTY	PALM BEACH
FOR NPS USE ONLY	
ENTRY NUMBER	DATE

SEE INSTRUCTIONS

1. NAME

COMMON:

AND/OR HISTORIC:

2. LOCATION

STREET AND NUMBER: 365 SOUTH COUNTY ROAD

CITY OR TOWN: PALM BEACH

STATE: FLORIDA	CODE	COUNTY: PALM BEACH	CODE

3. MAP REFERENCE

SOURCE:

SCALE:

DATE:

4. REQUIREMENTS

TO BE INCLUDED ON ALL MAPS

1. Property broundaries where required.
2. North arrow.
3. Latitude and longitude reference.

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
PROPERTY PHOTOGRAPH FORM

(Type all entries - attach to or enclose with photograph)

STATE	FLORIDA
COUNTY	PALM BEACH
FOR NPS USE ONLY	
ENTRY NUMBER	DATE

SEE INSTRUCTIONS

1. NAME

COMMON:

AND/OR HISTORIC:

2. LOCATION

STREET AND NUMBER: 365 SOUTH COUNTY ROAD

CITY OR TOWN: PALM BEACH

STATE: FLORIDA	CODE	COUNTY: PALM BEACH	CODE

3. PHOTO REFERENCE

PHOTO CREDIT: BARBARA J. HOFFSTOT

DATE OF PHOTO:

NEGATIVE FILED AT: 320 SOUTH COUNTY RD

4. IDENTIFICATION

DESCRIBE VIEW, DIRECTION, ETC.

P. 127 A

361

P. 127, B

TOWN OF PALM BEACH

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

To: Landmarks Preservation Commission

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

From: Planning, Zoning & Building

Re: 105 NORTH COUNTY ROAD DESIGNATION HEARING
Owner: PB105 LLC

Date: 12/10/2025

ATTACHMENT

- Designation Report

STRATEGIC PLAN

Strategic Priorities:
Community Culture and Character

Strategic Focus Areas:
Community Preservation

FUNDING

No Fiscal Impact

105 North County Road

DESIGNATION REPORT

December 17, 2025

Landmark Preservation Commission

Palm Beach, Florida

DESIGNATION REPORT

105 North County Road

Table of Contents

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VI.	STATEMENT OF SIGNIFICANCE	11
VII.	CRITERIA FOR DESIGNATION	11
VIII.	SELECTED BIBLIOGRAPHY	13

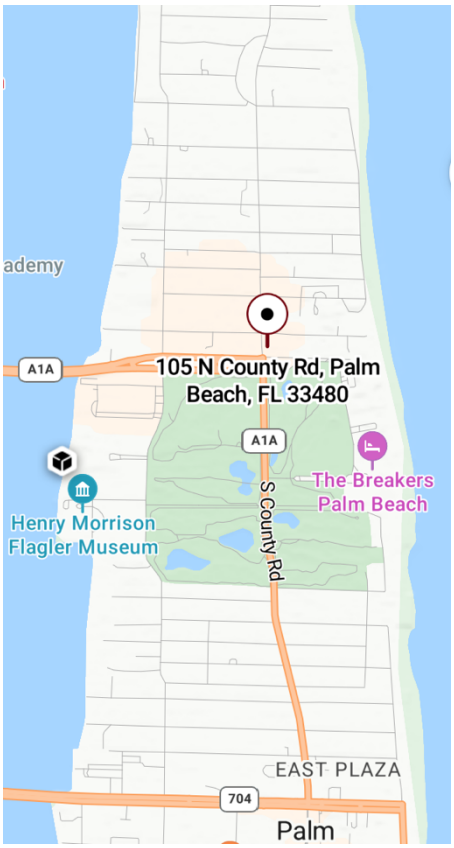
Report produced by Murphy Stillings, LLC

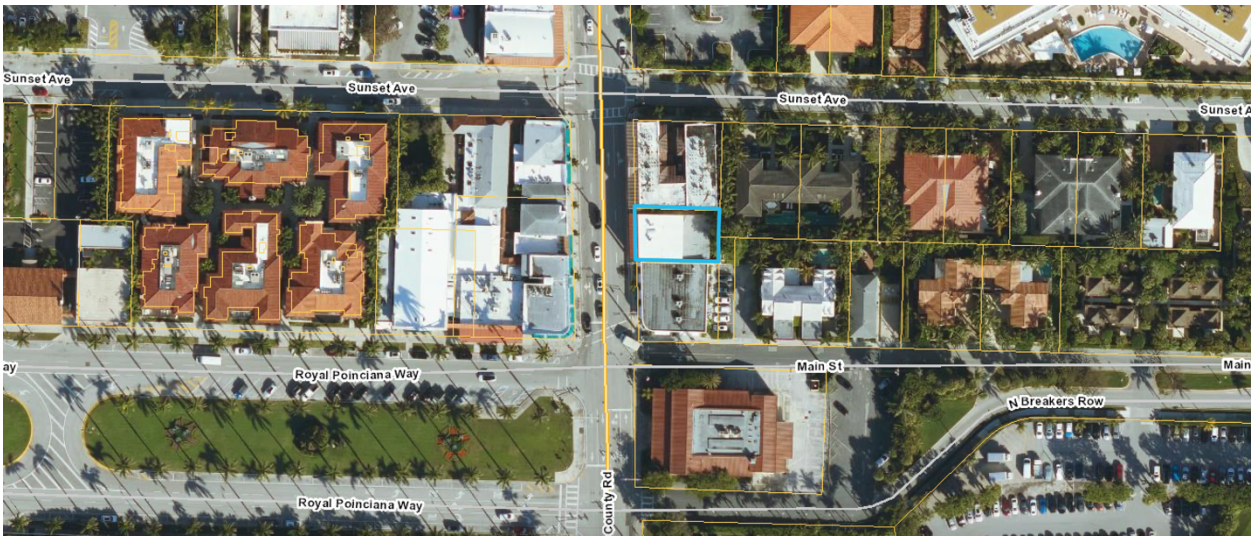
I. General Information

Location:	105 North County Road Palm Beach, Florida
Date of Construction:	1925
First Owner:	J.T. Havens
Architect:	Not Listed
Builder/Contractor:	J.T. Havens
Present Owner:	PB105, LLC
Present Use:	Commercial
Present Zoning:	CTS
Palm Beach County Tax Folio Number:	50-43-43-22-31-000-0790
Current Legal Description:	Lots 79 and 80, except the Westerly 15 feet thereof, Floral Park, an Addition to the Town of Palm Beach, according to the Plat thereof, as recorded in Plat Book 2, Page 6, of the Public Records of Palm Beach County, Florida.

II. Location Map

105 North County Road





III. Architectural Information

The two-story Mediterranean Revival style building at 105 North County Road was built in 1925 by prominent early Palm Beach developer J.T. Havens.[1] Located just north of Royal Poinciana Way at the eastern terminus of the town's original main street, 105 North County Road has been an enduring commercial building in Palm Beach for the past 100 years.

Mediterranean Revival style architecture is an eclectic style incorporating architectural elements derived from the area around the Mediterranean Sea, especially Italy and Spain, but buildings may also have North African and Moorish influences. Mediterranean Revival style buildings are found most frequently in states like Florida that have a Spanish Colonial heritage. Its use gained national popularity after the Pan-American Exhibition held in San Diego in 1915. In Palm Beach, the style was first popularized in 1919 by Addison Mizner's design for the Everglades Club followed by his residential design of the Stotesbury's estate El Mirasol. Other architects followed on this style and transformed it with variations of their own. The popularity of the style soared in the 1920s and remained a pervasive influence on building design in Palm Beach until World War II. Buildings of this style are often decorated with cast-stone columns, pilasters and window surrounds. Arched openings, balconies, asymmetrical massing and windows of varying sizes and shapes are also common features. In addition, stone or stucco facades,

[1] Town of West Palm Beach Building Permit dated May 8, 1925. There is no architect of record listed on the building permit and no original drawings could be located.

decorative wrought ironwork, tile floors, pecky cypress ceilings and clay barrel tile roofs are typical features of Mediterranean Revival style buildings.

105 North County Road is a two-story Mediterranean Revival style commercial building with a rectangular form constructed of brick finished with stucco. The rear, eastern, portion of the building is one-story in height. The roofing consists of flat roofs surfaced with built-up roofing and a pent roof surfaced with clay barrel tiles. The building is divided into three bays and features a triple arch loggia over the sidewalk along the east side of North County Road.

The arched loggia features square piers with scored stucco and capitals. Keystones are located at the apex of the arches and hanging metal lanterns in the loggia are centered on the arches. Three storefronts are located beyond the arches of the loggia. The center bay storefront is recessed and features a pair of wood and glass doors, side lights and a transom window surrounded by staggered quoins and topped with turned wooden balusters. A single metal and glass door with a fixed window and transom are located in the northern bay and a large, fixed wood window is located in the southern bay.

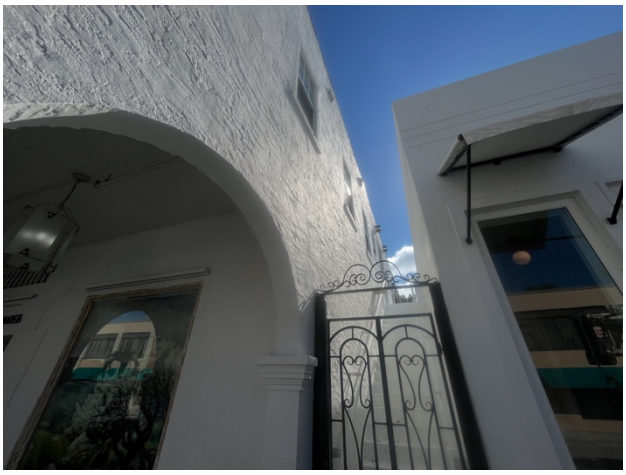
Loggia Looking South
Scored Piers and Capitals

Loggia Looking Southeast
Center Entrance Bay with Staggered Quoins and Turned Balusters

The second floor is delineated on the main façade by a belt course and is slightly recessed from pilasters located at the corners. Arched multi-light French doors with decorative metal balconettes and arched casement windows are symmetrically placed within the three bays. A cornice molding and centrally located rectangular panel, which may have held signage in the past, is located at the roofline.

Decorative metal gates provide access to the north and south facades of the building. A double-sided exterior staircase is located along the southern façade of the building between 105 North County Road and 101 North County Road. These stairs provide access to the building's second story from both South County Road and from a small walled courtyard at the rear of the building. The fenestration on the north and south facades consists of single light fixed windows, one-over-one sash windows and multi-light sash windows.

North Façade



South Facade

Over the past 100 years there have been alterations to the building with the majority of the work being interior renovations. The building has been re-roofed and some of the windows and doors have been replaced.[2] 105 North County Road continues to retain the historic architectural integrity of its original 1925 design.

IV. Historical Information

The Mediterranean Revival style commercial building at 105 North County Road is located at the eastern end of the town's historic main street commercial corridor within the Floral Park Subdivision. Floral Park was platted in 1912 and developed by brothers John R. and Edward R. Bradley. The area was initially developed in relationship to Henry Flagler's 1895 FEC railroad bridge, which linked the mainland of West Palm Beach to Palm Beach. During the early twentieth century, Floral Park included dwellings, stores, hotels, restaurants, offices, and municipal buildings. As the result of the fighting in Europe during World War I, domestic tourism increased and by the end of the war, Palm Beach had become one of the most important places in America to spend the winter season. Flagler's railroad and the grand Royal

[2] Town of Palm Beach Building Permit records 1925-2025.

Poinciana and Breakers hotels helped to attract wealthy tourists, many who soon became winter residents. As new estates were built and subdivisions developed, Floral Park continued as the important center of town.

By the 1920s, Palm Beach was experiencing a land boom which was radically changing the face of the small community. The Floral Park subdivision received a significant increase in development during the boom years of the 1920s, including several buildings by John Thomas (J.T.) Havens. J.T Havens was an early resident of Palm Beach with a house on Root Trail and in addition to being a real estate developer, Havens was a member of the Palm Beach Town Council, President of the Palm Beach Chamber of Commerce, inventor of the Afro-mobile, and owner of several businesses in town.[3] With the growing number of winter residents, Havens recognized the need for additional commercial and office space in this section of town and purchased several properties at the east end of Floral Park along Main Street and North County Road.[4] In 1921, he developed the Garden Theater at 211 Royal Poinciana Way and in 1923 he hired builder W.C. Warner to construct a one-story commercial building at 207 Royal Poinciana Way just east of the Garden Theater. The following year, 1924, Havens hired Palm Beach architect Bruce Kitchell to design the Exchange Building on the northwest corner of what was then Palm Beach Avenue and Main Street. This two-story Mediterranean Revival style building was adjacent to the building Havens had just completed building to the west and Kitchell united the two buildings by extending the barrel-tile covered pent roof from the western building along the first story of the Exchange Building. At this time Havens also commissioned Kitchell to design an "arcade of shops" that would continue along Palm Beach Avenue to Sunset Avenue and west on Sunset to the end of his holdings. The buildings were designed to be a continuation in architectural detail of the Exchange Building and to be completed in units as J.T. Havens could afford to have them built.[5] The Exchange Building was a success from its opening early tenants included realtors, financial brokers, retail shops and residential space.

[3] J.T. Havens was born December 16, 1880. It is not clear when he moved to Palm Beach, but he was living in Palm Beach on Root Trail before 1916 according to his Civilian Draft Registration. J.T. Havens owned the Garden Theater at 211 Royal Poinciana Way, the Poinciana Garage near the foot of the Flagler Bridge and a Bicycle Shop on Pine Walk at the Breakers. The Afro-mobile was a bicycle-wheelchair used by residents and tourists in the early twentieth century and served as a taxi before the automobile became popular. The Afro-mobiles were most often pedaled by African Americans and thereby received their name.

[4] Royal Poinciana Way was originally named Main Street and County Road was named Palm Beach Avenue from 1921-1937.

[5] Palm Beach Post, 28 June 1925, "Palm Beach Avenue." Building permits indicate these later stores were constructed between 1927 and 1937.

In 1925, J.T. Havens continued his development of properties east across North County Road with the construction of the two-story Mediterranean Revival style office building at 105 North County Road. It was constructed just south of the newly constructed Biltmore Apartments at 184 Sunset Avenue which was designed by Bruce Kitchell in 1924. When 105 North County Road opened it housed the Palm Beach office of stockbrokers Thompson and McKinnon and was known as the Thompson and McKinnon Building. Other early tenants included the offices of architect Bruce Kitchell and general contractor's Chalker & Lund, both of which had worked for J.T. Havens.

1928 Photo of North County Road, Looking North
The Exchange Building is on the left &105 North County Road is the 3rd building on the right
Courtesy of the Palm Beach Historical Society

A significant milestone for Floral Park took place in 1938 when the 1902 railroad bridge was replaced with the new Flagler Memorial Bridge to provide automobile traffic to and from West Palm Beach. The landscaped medians and south thoroughfare were also constructed at this time, and the name of the street was changed from Main Street to Royal Poinciana Way. These new developments helped the Floral Park area to again become a major "gateway" to Palm Beach.[6] Traffic increased significantly with the opening of the Flagler Memorial Bridge, so in 1941 County Road was widened to accommodate the additional traffic flowing from

[6] The 1902 railroad bridge was demolished in 1937. Prior to construction of the Flagler Memorial Bridge, the only bridge providing automobile traffic to Palm Beach was the Royal Park Bridge built in 1911.

Royal Poinciana Way.[7] The road widening affected the buildings along the west side of North County Road and to accommodate the increased road width J.T. Havens hired John Volk to redesign the façade of the Exchange Building and the buildings to the north along the this stretch of North County Road from Royal Poinciana Way to Sunset Avenue.

Historic Photo from Images of America: Palm Beach
105 North County Road is the second building on the right.
The other buildings in the photographs are 101 North County Road, 184 Sunset Avenue, 207 Royal Poinciana Way, and a tower of the Basilica of St. Edwards, which are all designated Palm Beach Landmarks

At the conclusion of World War II, tourism quickly rebounded and many businesses in the Floral Park area thrived. Although the "winter season" was still the busiest time in Palm Beach, by the mid-1940s, tourists and residents began staying longer and many of the businesses in the area remained open throughout the year. 105 North County Road has remained a valuable commercial space since its construction a hundred years ago. It has provided space for both retail establishments and offices, including brokerage and real estate firms, dress makers and shoe repair stores, and retail businesses such as antique stores and it is currently the home of the Michelle Farmer Collaborate's Palm Beach location.

V. Architect's Biography

The original building permit for 105 North County Road does not list an architect of record and there are no original drawings of the building. Additional research did not reveal the name of the architect.[8]

[7] For many years there had been discussion about widening County Road. As early as 1918, J.T. Havens had offered to give the Town a strip of land on Main Street and County Road for the purpose of widening the street, but it was not accepted.

[8] It is possible that the building was designed by Bruce Kitchell as he was designing other buildings for J.T. Havens in the Floral Park area during this time, but no evidence was found to substantiate Kitchell as the architect.

VI. Statement of Significance

105 North County Road is significant as a very good example of the Mediterranean Revival style of architecture as developed by prominent Palm Beach developer J.T. Havens. Constructed to provide additional commercial space due to increased demand during the Palm Beach Land Boom of the 1920s in the Town's original commercial area, the well-known building is representative of the Town's history and architecture.

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 Mediterranean Revival commercial building at 105 North County Road exemplifies the broad cultural, economic and social history of the Town of Palm Beach. Developed at the eastern end of Palm Beach's original commercial center during the Town's Land Boom of the 1920s, the property was owned and built by one of the Town's prominent residents and developers John Thomas (J.T.) Havens in 1925 to meet the growing demand for office and commercial space in Palm Beach. In addition to the building at 105 North County Road, Havens was responsible for several of the surrounding significant buildings in the Floral Park area during the 1920s boom years and as such his influence on the development of Floral Park is significant to Palm Beach's history and the building at 105 North County Road is an example of his contributions. Since its construction in 1925, 105 North County Road has remained a notable building providing valuable commercial and office space in Palm Beach's original business district for a hundred years.

(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."

105 North County Road is a very good example of commercial Mediterranean Revival style architecture which was popularized during the 1920s Boom Time Era

in Palm Beach. Developed by well-known Palm Beach developer J.T. Havens in 1925, the building embodies distinctive characteristics of the Mediterranean Revival style including stucco facades, barrel tile roofing, arched windows and doors, and an arched street facing loggia with scored piers, capitals and keystones. The turned balusters, staggered quoin door surround, and metal balconettes are additional details that add to the Mediterranean Revival character of the building.

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TOWN OF PALM BEACH

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

To: Landmarks Preservation Commission

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

From: Planning, Zoning & Building

Re: 306 SEABREEZE AVENUE DESIGNATION HEARING
Owner: Ralph J. Greco, Ralph J. Greco Revocable Trust

Date: 12/10/2025

ATTACHMENT

- Designation Report

STRATEGIC PLAN

Strategic Priorities:
Community Culture and Character

Strategic Focus Areas:
Community Preservation

FUNDING

No Fiscal Impact

306 Seabreeze Avenue

DESIGNATION REPORT

December 17, 2025

Landmark Preservation Commission

Palm Beach, Florida

DESIGNATION REPORT

306 Seabreeze Avenue

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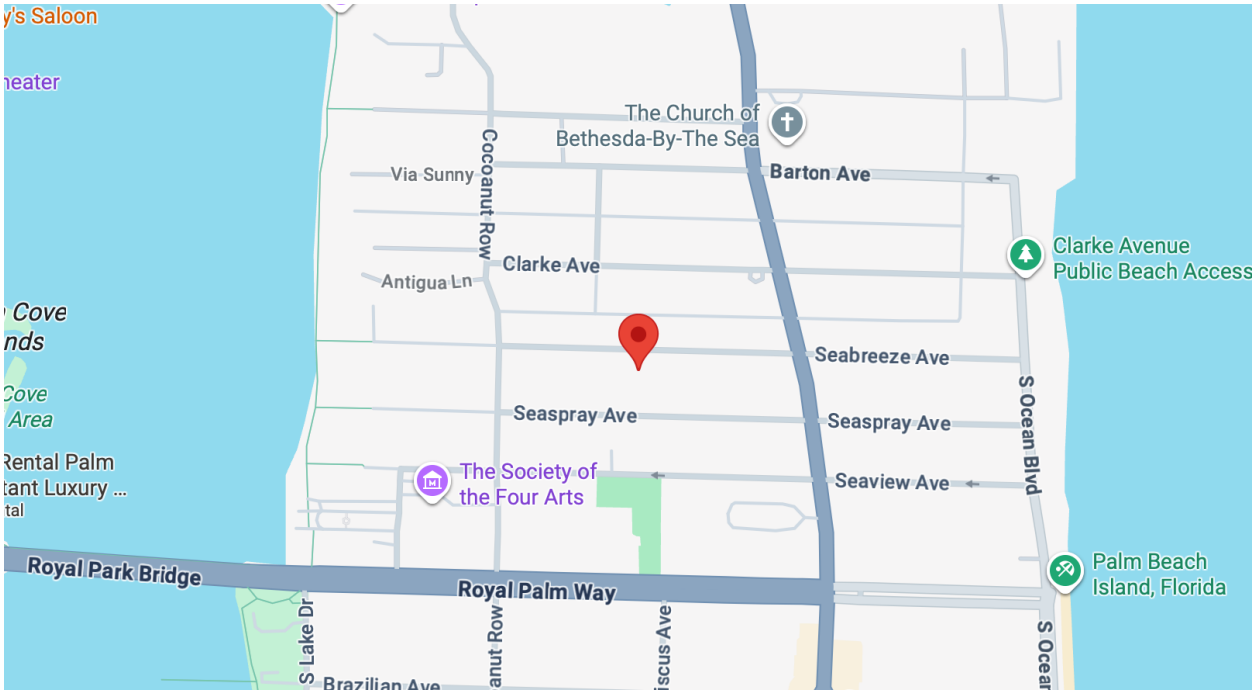
Report produced by Murphy Stillings, LLC

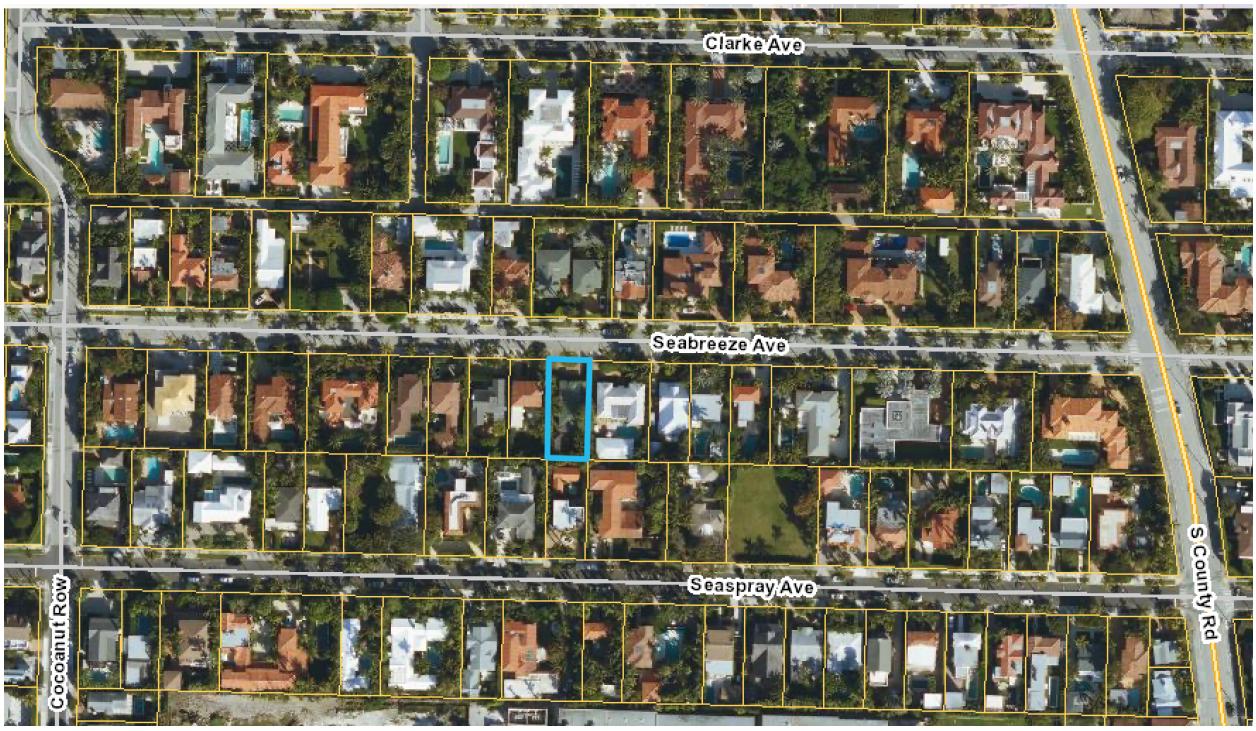
I. General Information

Location:	306 Seabreeze Avenue Palm Beach, Florida
Date of Construction:	Circa 1920
Architect:	Not Listed; Likely Contractor Designed and Built
Builder/Contractor:	Unknown
Present Owner:	Ralph J. Greco Revokable Trust Ralph J. Greco Trustee
Present Use:	Single Family Dwelling
Present Zoning:	R-B
Palm Beach County Tax Folio Number:	50-43-43-22-06-000-1010
Legal Description:	Lots 101 and 103, Poinciana Park, according to the Plat thereof, as recorded in Plat Book 6, Page 1, of the Public Records of Palm Beach County, Florida.

II. Location Map

306 Seabreeze Avenue





III. Architectural Information

The craftsman Bungalow style home located at 306 Seabreeze Avenue was built circa 1920 during the early years of Palm Beach's 1920s building boom.[1] The dwelling is located on the south side of Seabreeze Avenue between Cocoanut Row and South County Road in the Poinciana Park subdivision.

The Bungalow style was a dominant style of smaller houses built throughout the United States during the early decades of the twentieth century. The Bungalow design originated as shelter for British travelers in India during the eighteenth and nineteenth centuries.[2] By the time it reached the United States in the late-nineteenth century, the Bungalow had gained design features from both Japanese architecture and the English Arts and Crafts movement. The American version of the Craftsman-type Bungalow originated in Southern California primarily through the work of the Greene Brothers. Central to the Bungalow's popularity was the idea that simplicity and artistry could work together and still be an affordable home. The style's popularity spread quickly

[1] The original building permit for 306 Seabreeze Avenue is not on file in the building permit records. The first building permit is number 6623 dated January 30, 1923 for the construction of a garage structure.

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

throughout the United States when plans were published in pattern books and popular magazines as well as prefabricated kit homes. Between 1910 and the mid-1920s Bungalows became the most popular style of middle-class architecture in south Florida.

Principal characteristics of the Bungalow style are a simple design with a low-pitched gable or hip roof and a quintessential front porch to provide additional living space. The roof generally has a wide unenclosed eave overhang to shield the house from the sun and exposed rafter tails. Windows are most often double-hung sash with simple wood trim and are frequently found in contiguous bands. Many Bungalow porches have a supporting-post construction with short square upper posts resting on massive piers. Other Bungalow characteristics include the use of natural materials, dormers and exterior chimneys.

306 Seabreeze Avenue is one-story in height and was constructed of wood framing surfaced with wood clapboard. The roof is a low-pitched hip roof and features a centrally located, hipped roof dormer on the main facade. Both the main roof and the roof of the dormer have broad overhanging eaves with exposed rafter tails and are surfaced with asphalt shingles. The rafter tails of the primary roof are carved providing a decorative woodwork detail at the roof line. The home's main hip roof covers a full-width, enclosed, front porch.

The focal point of the home is the characteristic Bungalow front porch. The porch which is enclosed features rough stone walls and piers that rise from the ground level. Sets of three short square columns rest on the corner piers and a pair of short square columns are located on the center pier. Carved decorative woodwork tops the columns that along with the piers helps to define the porch into two bays. The porch was enclosed to add to the interior living space prior to the mid-1960s.[3] The western bay, which features the home's entrance, has a wood three-panel front door flanked by six-over-six sash windows. A small landing, with a metal railing, leads to the entrance from a semi-circular pebble driveway. The eastern bay features a set of three six-over-six sash windows. An arched crawl space vent in the stonework is centered in the bay under the windows. An additional pronounced feature of the dwelling is the rough stone chimney on the west exterior wall that matches the stone of the front porch. While the porch was enclosed, its original design was retained and continues to be a character defining feature of the residence.

Northwest Corner of Front Porch
Showing Details of the Columns, Decorative Woodwork Above the Openings, Carved Rafter Tails, Stone and Wood Clapboard

[3] While the date of the porch enclosure is unknown as a building permit was not issued for its enclosure, according to the property owner's daughter the porch was already enclosed when the house was purchased in 1966. A 1979 photo on file at the Preservation Foundation of Palm Beach shows the porch enclosed with jalousie windows.

The east and west façades feature the home's original wood six-over-one sash windows in the northern portion of the residence and jalousie windows in the southern portion. A small addition with a flat roof and overhanging eaves was constructed in 1950 on the rear of the residence.

A one-story, wood frame, detached accessory structure, constructed in 1923, is located on the southwest corner of the property. It is surfaced with wood siding and has an asphalt shingle low-pitched hipped roof with wide overhanging eaves and exposed rafter tails. A single louvered door sheltered with a decorative metal canopy is located on the north façade.

North Façade of Accessory Structure

Over its approximately 105-year history the residence has seen minimal alterations and additions.[4] These changes were minor and the design for the enclosure of the porch was done in a way that retained the original porch design characteristics thus allowing the residence to retain its historic architectural integrity. The home has been deteriorating over the last number of years.

Historic Photograph, 1979
Courtesy of The Preservation Foundation of Palm Beach

[4] Building permit records on file with the Town of Palm Beach.

IV. Historical Information

306 Seabreeze Avenue was constructed circa 1920 in the Poinciana Park subdivision during the early years of Palm Beach's 1920s Land Boom. The end of World War I allowed for an incredible decade of growth and prosperity throughout the country and especially in Palm Beach. The Island had become the winter resort of America's most influential families, and the building boom was radically changing the face of the small community. By 1920, railroad construction had increased, and Ocean Boulevard was completed so many people from the north were taking trains or driving down to enjoy the popular winter resort.

The Poinciana Park subdivision was platted and largely developed by Oscar A. Jose and his City Builders Realty Company. Oscar Jose was one of the early developers to recognize the potential in Palm Beach for building something other than a grand estate or spending the season at a resort hotel. Jose created Poinciana Park by purchasing tracts of land south of the Breakers and the Royal Poinciana Hotels from Lake Worth to the Atlantic Ocean. This area became the "Sea" streets with Sea Breeze platted in 1914 followed by Sea Spray in 1917 and the north side of Sea View in 1923.[5] A brochure designed and distributed by City Builders Realty Company titled "Poinciana Park, The Preferred Location," goes into great detail about the many advantages of wintering in Palm Beach and the benefits of owning or leasing a house in centrally located Poinciana Park, close to all of the town's amenities but removed from the "rush and bustle of the hotel center."[6]

Houses in a variety of styles and sizes could be either purchased or leased for the season with the option of being fully furnished and staffed. Many of the earlier houses in Poinciana Park were bungalows or a variation of the Colonial Revival style with the addition of Mediterranean Revival style homes as the style increased in popularity in Palm Beach. At the time, the houses were called "cottages" and residents were considered part of the "cottage colony." In addition to building, selling and leasing properties, City Builders Realty Company sold many lots in Poinciana Park to individual homeowners as well as other developers. Lot sales came with stipulations regarding the quality of

[5] Sea Breeze, Sea Spray and Sea View were the original spellings of the Poinciana Park Avenues. A January 28, 1917, City Builders Realty Company advertisement in the Palm Beach Post stated, "We have platted a new addition to Poinciana Park, and we are advertising for a name for the new street. $10.00 for an acceptable name." The street was named Sea Spray Avenue.

[6] "Poinciana Park, The Preferred Location," Brochure distributed by City Builders Realty. No Date. Located in the Poinciana Park file at the Preservation Foundation of Palm Beach.

houses to be built so that no "cheap" houses could be built in Poinciana Park.[7] During Palm Beach's early 1920s land and housing boom, developers had difficulty keeping up with the housing demand. Houses were selling quickly and there were not enough rental properties to keep up with all of the seasonal requests. Despite this demand, City Builders did not allow cookie-cutter houses and in order to avoid monotony each house had a unique design.

As previously noted, in addition to City Builders, lots in Poinciana Park could also be purchased by individual owners, builders and developers. Some of these projects were done on speculation while others were commissioned by homeowners looking to live in one of Palm Beach's prime midtown locations. 306 Seabreeze Avenue was constructed circa 1920. There is no original building permit information on file in the Town's records to provide information on the original architect, builder or owner. Like many of the Palm Beach houses built during this time frame, it was likely designed and constructed by a local builder. The first building permit on file is from January 30, 1923, to construct the garage structure on the property for the earliest known owners, Charles and Stella Piepenbrink. The Piepenbrink's were from Boston Massachusetts and were living in the home by 1922 according to documentation in the *Palm Beach Post*.[8] The Piepenbrink's owned the home until 1925 when it was purchased by Arthur C. and Lena Pendergast of Revere, Massachusetts. The Pendergast's owned the property for approximately twenty years renting it most of those years to various tenants. Subsequent owners were Hugh and Grace McAfee and John C. Vosoff. In 1966, 306 Seabreeze Avenue was purchased by Ralph and Dolly Greco and is currently owned by the Ralph Greco Revokable Trust, with Ralph Greco listed as trustee. Both Ralph and Dolly Greco taught at Palm Beach Day Academy with Ralph Greco being a beloved former English teacher who taught there for more than 50 years.

V. Architect's Biography

There is no building permit on file for the construction of 306 Seabreeze Avenue and the original architect for the home could not be determined. Like many of the Palm Beach houses built during this time frame, it was likely designed and constructed by a local builder.

[7] Advertisement in the *Palm Beach Post*.
[8] December 19, 1922, *Palm Beach Post,* page 16.

VI. Statement of Significance

The residence located at 306 Seabreeze Avenue is a very good example of the craftsman Bungalow style of architecture that was popular during the early decades of the twentieth century. Constructed in circa 1920 during the early years of Palm Beach's land and housing boom in the Poinciana Park subdivision, the home is representative of the popularity of the style during this time period as Bungalows were an important part of the historic architectural composition of Palm Beach. The residence is also representative of the early homes being constructed in Palm Beach and more specifically the Poinciana Park subdivision during a time of significant growth in Palm Beach. The Sea streets of Poinciana Park were one of the Town's early real estate developments and the area became a successful residential neighborhood due to the scale and character of the residences constructed.

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."

306 Seabreeze Avenue represents the broad cultural, economic and social history of the Town of Palm Beach during the Florida Boom Time Era of the 1920s. Seabreeze Avenue was the first platted street in the Poinciana Park subdivision, a successful subdivision developed by City Builders Realty Company in a prime mid-town location with quality houses and amenities attractive to families. Coming out of the Craftsman movement of the early twentieth century, the Bungalow style of architecture enjoyed widespread popularity throughout the United States. Variations of the style were built in Palm Beach, including many in Poinciana Park, during the early years of the Island's history. 306 Seabreeze Avenue is a good example of this local and national architectural movement and the rise of cohesive neighborhoods of single-family homes in Palm Beach following WWI.

(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 306 Seabreeze Avenue is a very good example of the craftsman Bungalow style of architecture and features distinguishing characteristics of the style that make it valuable for study. These characteristics include the one-story wood frame construction surfaced with clapboard siding, low-pitched hip roofs with wide eave overhangs and exposed carved rafter tails, a front porch with stone walls and piers topped with short square upper posts and decorative woodwork, and a chimney constructed of rough stone matching the stone on the porch. In addition, this circa 105-year-old dwelling is one of the few remaining Palm Beach Bungalows from the early 1920s, which makes it additionally valuable for study.

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