ARCHITECTURAL COMMISSION MEETING

TOWN OF PALM BEACH

DECEMBER 19, 2025

9:00 AM

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

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

AGENDA

CALL TO ORDER AND ROLL CALL

PLEDGE OF ALLEGIANCE

MINUTES

1. Minutes of the November 21, 2025, Architectural Commission Meeting

APPROVAL OF CONSENT AGENDA

2. EXTPLAN-25-0009 315 COCOANUT ROW The applicant, Virginia C. Knott (Environment Design Group), has filed an application requesting an Extension of Time for a previously issued Architectural Commission approval for a new vehicular driveway configuration with landscape and hardscape modifications. (ORIGINALLY ARCS-24-0105 AND APPROVED AT THE DECEMBER 20, 2024 MEETING)

3. ARC-25-0086 (ZON-25-0080) 328 CHILEAN AVE. (COMBO) The applicant, Cathy B Graham Trust (SKA Architect + Planner), has filed an application requesting Architectural Commission review and approval for window and door replacements, first floor addition to an existing accessory structure with landscape and hardscape with a variance request for deficient landscape open space. Town Council shall review the application as it pertains to zoning relief/approval.

APPROVAL OF AGENDA

ADMINISTRATION OF THE OATH

COMMENTS

4. OFFICIALS

5. STAFF

6. PUBLIC - 3 MINUTE LIMIT

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

UNFINISHED BUSINESS

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

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

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

10. ARC-25-0073 3140 S OCEAN BLVD. The applicant, Carton Place Condominium Association, has filed an application requesting Architectural Commission review and approval for sit e improvements including a new guardhouse with lift arms, installation of a fountain, new entry covering, and landscape and hardscape modifications.

11. ARC-24-0146 258 WELLS RD. The applicant, Bear 258 LLC (Lang Design Group}, has filed an application requesting Architectural Commission review and approval for two (2) swinging vehicular gates anchored by new piers and one (1) pedestrian gate with an arched landscape trellis above, located near the front property line along Wells Road. ***This item has been deferred to the January 28, 2026 meeting.***

12. ARC-25-0063 (ZON-25-0057) 226 OLEANDER AVE. VACANT (LOT 6 OF THE PLAT OF THE JEANETTE COURT ADDITION TO PALM BEACH) (COMBO) The applicant, Beach Gal LLC (Melissa Schorr, Manager,) has filed an application requesting Architectural Commission review and approval for construction of a new, two-st ory, single family residence with final landscape and hardscape; variances are requested and required to develop the nonconforming parcel of land in the R-C zoning district and for town council to review the COMBO application prior to ARCOM review and approval. Review of the COMBO application is contingent on the applicant's appeal of administrative determination being upheld by the Town Council regarding the current configuration of the parcel. Town Council shall review the application as it pertains to zoning relief/ approval. ***This item has been deferred to the January 28, 2026 meeting.***

13. ARC-25-0060 259 WORTH AVE. The applicant, 259 Worth Avenue LLC (Riccardo Grazia), has filed an application requesting Architectural Commission review and approval for exterior modifications to an existing storefront including new signage, entry door and awnings. ***This item has been deferred to the February 25, 2026 meeting.***

NEW BUSINESS

14. ARC-25-0076 (ZON-25-0066) 3031 S OCEAN BLVD. (COMBO) The applicant, PB3031 LLC, has filed an application requesting Architectural Commission review and approval for the demolition of

an existing two-story building and the construction of a new five-story, 12-unit residential building requiring multiple variances from the regulations in the R-D-(1) zoning district. Town Council shall review the application as it pertains to zoning relief/approval.

15. ARC-25-0082 216-218 WORTH AVE. The applicant, Brunello Cucinelli Boutique (AND Studio/ Shutts & Bowen LLP Representatives), has filed an application requesting Architectural Commission review and approval for exterior façade alterations, including a new ground-floor storefront system and new signage.

16. ARC-25-0084 (ZON-25-0081) 150 WORTH AVE (COMBO). The applicant, Wilson 150 Worth LLC (Tim Hanlon Representative), has filed an application requesting Architectural Commission review and approval for exterior façade alterations, including new windows and doors, architectural enhancements such as pilasters, a frieze band, arches, tile and awnings. This is a combination project that shall also be reviewed by the Town Council as it pertains to zoning relief/approval.

17. ARC-25-0080 (ZON-25-0071) 760 N OCEAN BLVD. (COMBO) The applicant, Palm Beach Country Club Inc (WRP DESIGN & Maura Ziska Representative), has filed an application requesting Architectural Commission review and approval for a 640 SF addition to the golf cart storage building. Town Council shall review the application as it pertains to zoning relief/approval.

18. ARC-25-0085 123 CHILEAN AVE. The applicants, Paul & Aline Griffin, have filed an application requesting Architectural Commission review and approval for design changes to a previously approved new, two-story, single-family residence and accessory structure.

19. ARC-25-0087 (ZON-25-0079) 320 DUNBAR RD. (COMBO) The applicant, Peter May (Ferguson & Shamamian Architects), has filed an application requesting Architectural Commission review and approval for a new rear loggia with variances to exceed allowable Cubic Content Ratio (CCR) and lot coverage. Town Council shall review the application as it pertains to zoning relief/approval.

20. ARCS-25-0937 (ZON-25-0082) 241 EL DORADO LN. (COMBO) The applicant, Desmond & Cristina Keogh (Paradelo Burgess Design Studio), has filed an application requesting Architectural Commission review and approval of after the fact installation artificial turf requiring variances for open landscape and front yard open space. Town Council shall review the application as it pertains to zoning relief/approval.

ANY OTHER BUSINESS

MEETING SCHEDULE

21. The next meeting is scheduled for January 28, 2026

ADJOURNMENT

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

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

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

TOWN OF PALM BEACH

Minutes of the Architectural Commission Meeting
Held on November 21, 2025

CALL TO ORDER AND ROLL CALL

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

Members Present: Betsy Shiverick, Elizabeth Connaughton, Jeffery Smith, Claudia Visconti, Kenn Karakul, Kathy Georgas, Sue Patterson, David Phoenix, Richard Sammons (arrived at 9:03 AM), KT Catlin

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

PLEDGE OF ALLEGIANCE

Chair Smith led the Pledge of Allegiance.

MINUTES

1. **Minutes of the October 29, 2025, Architectural Commission Meeting**

A motion was made by Ms. Catlin and seconded by Mr. Karakul to approve the minutes of the October 29, 2025, meeting. The motion was carried unanimously, 7-0.

APPROVAL OF AGENDA

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

APPROVAL OF CONSENT AGENDA

Ms. Connaughton asked to remove ARC-25-0077, 1105 N Lake Way, for discussion.

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

2. EXTPLAN-25-0007 160-170 SEAVIEW AVE. The applicant, Coral Beach Corporation (Angela Feldman, President) & Seaview Holdings, Inc (David Feldman, Director), has filed an application requesting an Extension of Time for a previously issued Architectural Commission approval for a two-story addition, detached accessory structure with hardscape and landscape. (ORIGINALLY ARC-23-155 AND APPROVED AT THE NOVEMBER 22, 2024 MEETING)

3. EXTPLAN-25-0008 239 TANGIER AVE. The applicant, Patricia Dean, has filed an application requesting an Extension of Time for a previously issued Architectural Commission approval for new dormer windows related to improvements and enclosure of existing attic space to achieve a second-floor habitable area. (ORIGINALLY ARC-24-0083 AND APPROVED AT THE OCTOBER 23, 2024 MEETING)

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

5. OFFICIALS

No one indicated a desire to speak.

6. STAFF

Ms. Mittner announced that, after the beginning of the year, time extension approvals would be valid for two years, rather than the existing one year.

7. PUBLIC - 3 MINUTE LIMIT

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

UNFINISHED BUSINESS

8. ITEMS PULLED FROM CONSENT

4. ARC-25-0077 1105 N LAKE WAY. The applicant, Kenneth Franklin has filed an application requesting Architectural Commission review and approval for a one-story addition to an existing one-story residence.

Ms. Mittner provided staff comments on the project.

Several members disclosed ex parte communications.

Ms. Connaughton asked Mr. Segraves if there would be an additional air conditioning unit on the site. She said there was one drawn on the plan, and if so, she would like it screened from the property to the north.

Patrick Segraves of SKA Architecture stated he did not believe there would be an additional unit, but if there were any change, they would probably replace the existing unit and enlarge it. Ms. Connaughton asked the staff if a larger unit would require screening. Mr. Segraves stated that the unit would not be physically larger but may potentially be larger in tonnage.

Mr. Phoenix asked if the shutters would be replaced. Mr. Segraves responded and stated that only 7 feet would be added to the bedroom.

Ms. Connaughton asked the staff if a larger unit would require screening. Ms. Mittner stated that the staff would analyze how the unit was larger and evaluate if screening is needed.

Please note: At this time, Ms. Visconti declared a conflict of interest for the project and recused herself from the dais.

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

9. ARC-25-0026 310 POLMER PARK The applicant, Oscannlain Sean J Trust (Environment Design Group), has filed an application requesting Architectural Commission review and approval for installation of entry columns, rear yard trellis and landscape and hardscape modifications.

Ms. Pardue provided staff comments on the project.

Mr. Karakul disclosed ex parte communications.

Dustin Mizell of Environment Design Group provided an overview of the project and introduced Kyle Fant, who redesigned the pergola. Kyle Fant of Bartholomew + Partners presented the architectural plans for the proposed pergola.

Mr. Sammons expressed concern that the proposed structure appears too tall and visually disproportionate. He suggested reducing the column order to better match the existing architectural elements and lowering the overall height. He recommended aligning the beam and detailing with the existing wall features for consistency. Mr. Sammons also noted that the rear wall appears thin and suggested adding an “L-shaped” return or additional mass for improved stability and proportion.

Ms. Connaughton agreed with Mr. Sammons's comments.

Ms. Visconti asked about the design and whether there were any plantings currently on the structure. Mr. Fant responded.

Mr. Smith called for public comment. No one indicated a desire to speak.

Ms. Catlin requested that the nature of the renderings be toned down in the future.

Mr. Karakul asked if there were any doors or windows proposed for the new cabana. Mr. Fant stated he was hired to work only on the pergola.

Ms. Visconti asked about the solid wall in one of the perspectives. Mr. Fant discussed adding new niches to the solid wall.

Mr. Sammons inquired about the dimensions of the columns' necks. Mr. Fant responded. Mr. Sammons thought the beam was too heavy for the columns.

Ms. Shiverick asked how much lower Mr. Sammons would recommend. Mr. Sammons recommended that the top of the beam align with the bottom of the architrave.

A motion was made by Ms. Shiverick and seconded by Ms. Visconti to approve the project with the conditions that the columns are changed to a lesser Doric order and that the height of the pergola is reduced. The motion was carried unanimously, 7-0.

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

Mr. Falco provided staff comments on the project.

Several members disclosed ex parte communications.

Rafael Portuondo of Portuondo Perotti presented the architectural plans proposed for the residence, and Dustin Mizell of Environment Design Group presented the landscape and hardscape plans proposed for the site.

Mr. Sammons thought the detailing was brilliant, and he commented that the plans were much better. He thought the pergola was a bit too tall. He asked why the existing home could not be renovated. Mr. Portuondo responded.

Ms. Visconti thanked the professional for the renderings. She wished there were fewer steps at the front of the home, but understood the reasoning for them. She favored the coral on the front and thought it brought warmth. Mr. Portuondo responded. She asked about the shutter material. Mr. Portuondo discussed the material.

Mr. Phoenix asked about the coral stone across the home, to which Mr. Portuondo responded. Mr. Phoenix asked if the professional would consider adding hardware to the shutters; Mr. Portuondo agreed. Mr. Phoenix asked about the material proposed for the pergola, to which Mr. Portuondo responded. Mr. Phoenix asked about the cubic content ratio for the project, to which Mr. Portuondo responded. Mr. Phoenix thought the project was beautiful.

Ms. Patterson agreed with Mr. Sammons's remarks and expressed strong appreciation for the beauty and quality of the proposed project. However, she stated that she is deeply saddened by

the demolition of a 100-year-old home that had previously been considered for landmark designation, noting it as a missed preservation opportunity. She acknowledged the owners' decision but expressed disappointment that the historic structure could not be saved. She concluded by commending the applicant and design team for their work.

Ms. Catlin appreciated the effort to lower the grade but asked whether the side steps could be softened with terraced or grassy elements instead of fully structured steps. Mr. Portuondo discussed the design. She requested clearer renderings and suggested a possible combination of structured steps near the house and grassy terraces farther out. She encouraged the applicant to explore options with the landscape architect.

Ms. Shiverick asked about the shutters and inquired about the painted brick on the front elevation. Mr. Portuondo stated that it was intentional and further explained the design.

Ms. Connaughton thought the project was brilliant, but was sad to see the loss of the existing home.

Ms. Georgas asked about the drain pipes on the rear balcony and loggia. Mr. Portuondo responded and described their functionality.

Mr. Smith called for public comment. No one indicated a desire to speak.

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

A motion was made by Ms. Visconti and seconded by Mr. Sammons that the implementation of the proposed variances will not cause a negative architectural impact on the subject property. The motion was carried unanimously, 7-0.

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

Several members disclosed ex parte communications.

Ms. Pardue provided staff comments on the project.

Architect Val Hawkins presented the architectural modifications to the existing residence. Owner Alexander Auersperg discussed the design's intent and the proposed changes.

Mr. Sammons asked about the railing design next to the roof. Mr. Hawkins responded. Mr. Sammons provided suggestions for the dormer design.

Ms. Shiverick confirmed that the skylights were all removed, to which Mr. Hawkins confirmed. She thought the dormers looked much better.

Ms. Visconti asked about the design of the railings and post details, and asked if they matched another portion of the house. Mr. Hawkins responded.

Ms. Connaughton asked if the dormers aligned with anything below. Mr. Hawkins stated they did and described the design.

Mr. Smith called for public comment. No one indicated a desire to speak.

A motion was made by Mr. Sammons and seconded by Ms. Catlin to approve the project with the condition that a flat setting and a lower angle are used for the dormers, and a solid return on the side railing is used. The motion was carried unanimously, 7-0.

A motion was made by Ms. Catlin and seconded by Ms. Shiverick that the implementation of the proposed variances will not cause a negative architectural impact on the subject property. The motion was carried unanimously, 7-0.

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

Several members disclosed ex parte communications. *Mr. Smith declared a conflict of interest and left the dais during the discussion.*

Mr. Falco provided staff comments on the project.

Sophia Bacon of Smith Architectural Group presented the architectural plans proposed for the beach cabana. Cory Meyer of Nievera Williams Design presented the landscape and hardscape plans for the site.

Mr. Phoenix asked about the location of the cabana and requested to see the image to the south. Ms. Bacon responded. Mr. Phoenix wondered if the cabana could be lowered. Ms. Bacon stated that the elevation was high at that point, which also elevated the structure.

Ms. Catlin wondered if there were pictures of the other cabana that was not yet built. Ms. Bacon responded, stating that the elevation was much lower in those areas.

Ms. Shiverick asked about the plantings on the cabana and its viability. Mr. Meyer responded.

Ms. Connaughton asked if there were niches on the east and west elevations. Ms. Bacon responded. Ms. Connaughton requested views of the main home. Ms. Bacon responded.

Ms. Visconti asked if the proposed tile was also on the main home. Ms. Bacon confirmed it was and showed the location of the main home. Ms. Visconti asked about the different heights of the wall, gate, and hedges. Mr. Meyer responded and explained the design, as well as the different heights. Mr. Meyer stated that they were trying to bring interest with the hedges.

Mr. Phoenix wondered if the palms would be added, to which Mr. Meyer confirmed. Mr. Phoenix wondered if additional palms could be added further south before the curve to add interest.

Ms. Connaughton asked about the grade of the road and the cabana. Ms. Bacon said the cabana was about two feet higher.

Mr. Karakul wondered if more landscaping could be added around the cabana, so that it would be more fully integrated into the natural landscape.

Mr. Sammons asked about the door height. Ms. Bacon responded that the top of the cornice was 8 feet.

Mr. Meyer provided alternative renderings of the proposed cabana.

Mr. Sammons called for public comment. No one indicated a desire to speak.

Ms. Visconti supports adding smaller-scale trees, like pigeon plum or sea grape, along the front and sides to soften the building and reduce its apparent height, noting that palms will grow too tall and expose the structure again. She also said the quoining, combined with vines, creates a harsh contrast and doesn't fully green the façade. She thought that placing palms farther out on the property in a more natural, staggered way could complement this screening approach.

Ms. Catlin said the cabana is a beautiful design, but it feels too solid and formal for a stretch of beach that's defined by wide open views. Without substantial landscaping, she believed the structure would appear jarring, regardless of how well detailed it was. She also noted it may increase road-crossing activity because it's a more functional structure. Overall, she feels the design is attractive but not well-suited to this open, beach location.

Ms. Georgas said the revisions are significant, and the structure looks beautiful. She agreed with the other commissioners that the landscaping should be made lusher to help soften the building's density. Overall, she was very positive about the design.

Ms. Connaughton said the cabana appears somewhat elevated and stilted from the road and suggested trying to mitigate the height. She feels the revised design, while improved, is now too busy for its size and would benefit from simplification. She noted issues with the proportions of the center bay, inconsistent quoining, niches, and overly large pocket doors, recommending a more unified roofline, simpler detailing, and alternative door types. Overall, she believes the design has potential but needs significant refinement.

Mr. Phoenix suggested rethinking the cabana so that it resembles an older, original Palm Beach structure rather than an extension of the main house, perhaps something simpler, lower, and clad entirely in stone, like a historic folly or beach bungalow. He felt removing the tile roof could reduce the perceived height and make the structure feel more authentic to the site. While he acknowledged the applicant made meaningful improvements and that the building is attractive, he encouraged a design that feels naturally rooted in the landscape and less like a miniature version of the main house, especially given the prominent ocean-facing curve of the road.

Ms. Patterson said the applicant clearly responded to prior feedback and noted her earlier concerns about how the pocket doors would function. She agrees the design may now have gone a bit too far, though the previous, simpler version was also not well received. She found the "folly" concept interesting and suggested perhaps toning down a few elements, with landscaping playing a major role in softening the structure. She also commented on how difficult it is to judge scale from drawings alone compared to experiencing it on-site.

Ms. Shiverick said the cabana should not draw extra attention, and she prefers it to resemble the main house rather than take on a "folly" or beach-shack character. She supports an elegant, consistent design that feels appropriate for the area, with only minor simplification needed. She was pleased it was moved 35 feet north and believes that, along with lusher landscaping, it will help the structure blend in and feel like it naturally belongs to the property.

Mr. Sammons emphasized that the cabana sits in an extremely prominent location, so it cannot simply be made to disappear. He said the structure should be treated as an important architectural statement, not a small accessory building. He provided suggestions for several design elements, including the cornice, quoining, and roof tiles, and recommended using smaller, more refined components. He suggested simplifying and lowering the side wings, allowing them to recede, and planting to screen them, while making the central volume more elegant and properly proportioned. Overall, he urged the applicant to elevate the design, using high-quality, permanent materials, because the site deserves a simple but iconic building.

A motion was made by Ms. Catlin and seconded by Ms. Connaughton to defer the project to the January 28, 2026, meeting. The motion was carried unanimously, 7-0.

**Note: A short break was taken at 10:37 AM, and the meeting resumed at 10:53 AM.*

13. ARC-24-0122 239 WELLS RD. The applicant, 239 WELLS ROAD, LLC (Michael Perry, Representative), has filed an application requesting Architectural Commission review and approval for construction of a new, two-story residence with final hardscape, landscape and swimming pool improvements. ***This item has been deferred to the December 19, 2025 meeting.***

****Note: This meeting was deferred to December 19, 2025, upon approval of the agenda.***

14. ARC-24-0146 258 WELLS RD. The applicant, Bear 258 LLC (Lang Design Group), has filed an application requesting Architectural Commission review and approval for two (2) swinging vehicular gates anchored by new piers and one (1) pedestrian gate with an arched landscape trellis above, located near the front property line along Wells Road. ***This item has been deferred to the December 19, 2025, meeting.***

****Note: This meeting was deferred to December 19, 2025, upon approval of the agenda.***

15. ARC-25-0053 228 VIA LAS BRISAS. The applicant, VIA LAS BRISAS LLC (Catherine R. Clifton, Authorized Representative), has filed an application requesting Architectural Commission review and approval for construction of a new, two-story, single-family residence with final hardscape, landscape and swimming pool. ***This item has been deferred to the December 19, 2025 meeting.***

Note: This meeting was deferred to December 19, 2025, upon approval of the agenda.

16. ARC-25-0060 259 WORTH AVE. The applicant, 259 Worth Avenue LLC (Riccardo Grazia), has filed an application requesting Architectural Commission review and approval for exterior modifications to an existing storefront including new signage, entry door and awnings. *This item has been deferred to the December 19, 2025, meeting.*

Note: This meeting was deferred to December 19, 2025, upon approval of the agenda.

17. ARC-25-0062 (ZON-25-0059) 222 CHERRY LN. (COMBO) The applicant, Nancy Clifford, has filed an application requesting Architectural Commission review and approval for construction of a new, two-story, single-family residence with final landscape, hardscape, and swimming pool improvements on an existing nonconforming parcel of land, requiring site plan review for redevelopment. Town Council shall review the application as it pertains to zoning relief/approval. *This item has been deferred to the December 19, 2025 meeting.*

Note: This meeting was deferred to December 19, 2025, upon approval of the agenda.

NEW BUSINESS

18. ARC-25-0071 117 DOLPHIN RD. The applicant, Fusz Marla Wiegman FUSZ MARLA WIEGMAN FAMILY TRUST (Dailey Janssen Architects), has filed an application requesting Architectural Commission review and approval for fenestration changes to a previously approved new single-family residence.

Ms. Pardue provided staff comments on the project.

Several members disclosed ex parte communications.

Roger Janssen of Dailey Janssen Architects reviewed the architectural modifications proposed for the existing residence. Mr. Janssen presented three different options (A, B, and C) on the overhead projector.

Mr. Sammons asked about the change in the windows. Mr. Janssen responded.

Ms. Connaughton asked about Option C and if it would step back; she thought it looked a little strange. Mr. Janssen responded and explained the design. Ms. Connaughton asked about the height of the gable in Option B. Mr. Janssen responded.

Ms. Georgas asked about the proposed shutters. Mr. Janssen responded.

Ms. Catlin inquired about the texture of the stucco; Mr. Janssen described it.

Mr. Phoenix inquired about the opening in the entry for each option. Mr. Janssen responded. Mr. Phoenix inquired about the paint color for the shutters and the house. Mr. Janssen responded.

Ms. Visconti said the newly proposed design feels too generic, losing the unique brick detailing

and distinctive architecture that originally made the house special. She prefers Option A because it preserves more of the character and keeps the home feeling elevated and interesting, rather than simplified into something basic.

Mr. Sammons strongly supported Option A, emphasizing that the tile work should be mitered and that the design needed a projecting fascia to avoid appearing heavy. He questioned why the two wings have different heights. He also felt the casement windows were ineffective and suggested adjusting the rail height and using traditional proportions.

Ms. Catlin said Option A is clearly the strongest. While she wasn't attached to the brick itself, she felt the original texture added character, and removing it made the house feel more generic. She encouraged finding another way to reintroduce texture, perhaps stone or a more textured stucco, to bring back some uniqueness and prevent the design from becoming too ordinary.

Ms. Patterson preferred Option A.

Ms. Connaughton agreed with Option A. She regrets the loss of the brick, which she felt gave the house clarity and character. She is unsure about the casement windows and agreed that they should swing inward if used, but overall, she felt the home looked more confident and authentic with its original double-hung windows.

Mr. Phoenix agreed with the other commissioners.

Mr. Karakul favored Option A and suggested using better lanterns. He supported the casement windows.

A motion was made by Ms. Catlin and seconded by Ms. Shiverick to approve the project with Option A, with the condition that the windows shall be double-hung and new lanterns shall be used. The motion was carried 6-1, with Mr. Karakul dissenting.

19. ARC-25-0075 (ZON-25-0068) 160 BARTON AVE (COMBO). The applicant, Madeleine Parker (HCA Architecture, Representative), has filed an application requesting Architectural Commission review and approval for a second-floor addition, new fixed cover over front entry, window modification and site work at an existing residence; with variance relief requested for an addition within the required two-story side-yard setback. Town Council shall review the application as it pertains to zoning relief/approval.

Mr. Falco provided staff comments on the project.

Several members disclosed ex parte communications.

Peter Sprowls of HCA Architecture presented the architectural modifications for the existing residence.

Ms. Connaughton asked when the house was built. Mr. Sprowls stated it was built in 1931.

Mr. Phoenix asked several clarifying questions about the design changes. He asked about covering the pediment with an awning and whether they considered rearranging the first-floor

plan to accomplish the design. He asked about the loggia structure at the rear of the home. Mr. Sprowls responded and further explained the design.

Ms. Shiverick asked about the terracotta trim and the dual color of the stairwell. Mr. Sprowls discussed why the design was chosen. Ms. Shiverick thought it was a stark contrast for the stairwell. She inquired about the large bay window and the substantial amount of glazing for the area. Mr. Sprowls responded and discussed the design.

Ms. Connaughton asked about the dimensions of the addition's finished floor as well as other elements. Mr. Sprowls responded.

Mr. Smith called for public comment.

Attorney Jamie Gavigan, representing the owner at 170 Barton Avenue, stated his client's objections, which included loss of light and privacy concerns. Mr. Gavigan provided three pictures from his client's home, showing where the addition would encroach onto the side yard setback.

Mr. Phoenix was firmly opposed, saying the proposal undermines a charming, historic home. He criticized the removal of the pediment, the addition of a narrow second-story extension, and the alteration of windows and interiors, calling the plan unfocused and detrimental to the house's integrity. He said there are far better ways to reconfigure the layout while preserving the original façade.

Mr. Smith strongly opposed the project. He criticized removing the pediment in favor of a commercial-looking entry, adding a narrow second-story addition that wouldn't meet code, and altering windows in ways that disrupt the house. He said a better solution would be to use or extend the east wing rather than placing a second story over the loggia, which is rarely appropriate. Overall, he felt this approach was not the right way to add space to an already quirky house.

Ms. Visconti agreed that this is not the right location for an addition, and wherever it is placed, it must not be visually obvious. She said she assumed the terracotta-colored mass shown was only a diagram and emphasized that the addition should not appear in that contrasting color.

Ms. Catlin said the proposed changes fall short for such an elegant neighborhood. She isn't opposed to a new front-door cover, but the squared-off design with a clear canopy feels like a quick, inexpensive fix rather than something appropriate to the home. She felt the second-floor addition looked poorly fitted and not integrated into the original architecture. She urged a full restudy so that any addition appears intentional, cohesive, and as though it were part of the house from the beginning.

Ms. Connaughton said the house is clearly very special and the pediment should never be altered. She found the proposed addition and rear composition illogical and impractical, with proportions that would likely disappoint the owners. She felt that the changes undermined the home's simplicity and clarity, and agreed that the addition should be located elsewhere on the property.

Ms. Patterson said the pediment is a defining anchor of the house and should not be touched. She felt the rear addition appeared disorganized and squeezed in, and the contemporary staircase looked out of place with the home's character. She agreed that the extra space needs to be found elsewhere on the property.

Mr. Karakul appreciated that the ballroom was left intact, but felt that the overall design needed significant rethinking to achieve a more compatible and cohesive result.

A motion was made by Ms. Catlin and seconded by Ms. Visconti to defer the project to the January 28, 2026, meeting for extensive restudy. The motion was carried unanimously, 7-0.

20. ARC-25-0073 3140 S OCEAN BLVD. The applicant, Carton Place Condominium Association, has filed an application requesting Architectural Commission review and approval for site improvements including a new guardhouse with lift arms, installation of a fountain, new entry covering, and landscape and hardscape modifications.

Several members disclosed ex parte communications.

Ms. Pardue provided staff comments on the project.

Jerome Baumoehl of Jerome Baumoehl Architects presented the architectural plans for the new guardhouse. Sean Twomey of Environment Design Group presented the landscape and hardscape plans for the site.

Mr. Smith called for public comment. No one indicated a desire to speak.

Mr. Phoenix asked if the flagpole would be left in place. Mr. Twomey confirmed it would remain. Mr. Phoenix asked about the lighting and what would light the building. Mr. Baumoehl responded. Mr. Phoenix suggested adding a window to the bathroom, and Mr. Baumoehl agreed with the suggestion. Mr. Phoenix asked about the temperature of the LED lighting. Mr. Baumoehl responded and stated he would keep them warm. Mr. Phoenix asked about the material for the portico. Mr. Baumoehl stated that he wanted the portico to look as if it had always been a part of the design. Mr. Phoenix asked about the dimensions of the gate. Mr. Twomey discussed the design and materials of the entry gates.

Ms. Shiverick inquired about the existing entrance and the proposed materials for the new covered entrance. Mr. Baumoehl showed the existing and proposed plans. Ms. Shiverick thought the proposal was an improvement. She asked if more beefier palms could be added. Mr. Twomey confirmed that he would consider adding more palms to the front of the building.

Ms. Visconti agreed that more palms could be added to the front landscaping next to the building. She made a suggestion for the hardscape at the front entrance, as well as the vehicular gate. Ms. Visconti asked about the LED lighting in the column. Mr. Baumoehl responded.

Mr. Smith had an issue with the gates because they were not on the same plane. Mr. Baumoehl stated that he would review the design. Mr. Smith recommended restudying the landscaping where the Canary Date palm was located.

Mr. Phoenix agreed that a different planting should be considered where the Canary Date palm

was located. He thought the gates were odd, especially their placement. He recommended restudying the decorative fixtures on the gatehouse, as well as the hardscape border, the lights, the backlit sign, and the gates.

Ms. Visconti thought the bubbler elements needed restudy.

Ms. Georgas thought the LED lights at the entrance needed to be studied.

A motion was made by Ms. Catlin and seconded by Ms. Visconti to defer the project to the December 19, 2025, meeting with the request to add a bathroom window, to align the gates, to restudy the colors of the hardscape borders, revise the fountains, and a revised lighting plan in alignment with the comments of the Commissioners. The motion was carried unanimously, 7-0.

21. ARC-25-0072 341 HIBISCUS AVE. The applicant, Roy E II & Vanessa Carroll (Environment Design Group), has filed an application requesting Architectural Commission review and approval for sitewide landscape and hardscape improvements. *This application has been withdrawn by the applicant*.

Note: This meeting was withdrawn upon the approval of the agenda.

ANY OTHER BUSINESS

There was no other business discussed at this time.

MEETING SCHEDULE

22. The next meeting is scheduled for Friday, December 19, 2025

Ms. Mittner reminded the Commission that the meeting would be on a Friday in December. She also noted that December would be the last month that paper would be provided to the Commissioners, as the Commission was moving to a paperless meeting due to the town's green initiative.

ADJOURNMENT

A motion was made by Ms. Visconti and seconded by Mr. Sammons to adjourn the meeting at 12:12 PM. The motion was carried unanimously, 7-0.

Respectfully Submitted,

_____

Jeffery W. Smith, Chair

TOWN OF PALM BEACH

Information for Architectural Commission Meeting on: December 19, 2025

To: Architectural Commission

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

From: Planning, Zoning & Building

Re: EXTPLAN-25-0009 315 COCOANUT ROW The applicant, Virginia C. Knott (Environment Design Group), has filed an application requesting an Extension of Time for a previously issued Architectural Commission approval for a new vehicular driveway configuration with landscape and hardscape modifications. (ORIGINALLY ARCS-24-0105 AND APPROVED AT THE DECEMBER 20, 2024 MEETING)

Date: 12/12/2025

ATTACHMENTS
- PZB Staff Report
- Letter of Intent

STRATEGIC PLAN
Strategic Priorities:
Community Culture and Character

Strategic Focus Areas:
Quality of Life

FUNDING
No Fiscal Impact

EXTPLAN-25-0009 315 COCOANUT ROW. The applicant, Virginia C. Knott (Environment Design Group), has filed an application requesting an Extension of Time for a previously issued Architectural Commission approval for a new vehicular driveway configuration with landscape and hardscape modifications. (ORIGINALLY ARCS-24-0105 AND APPROVED AT THE DECEMBER 20, 2024 MEETING)

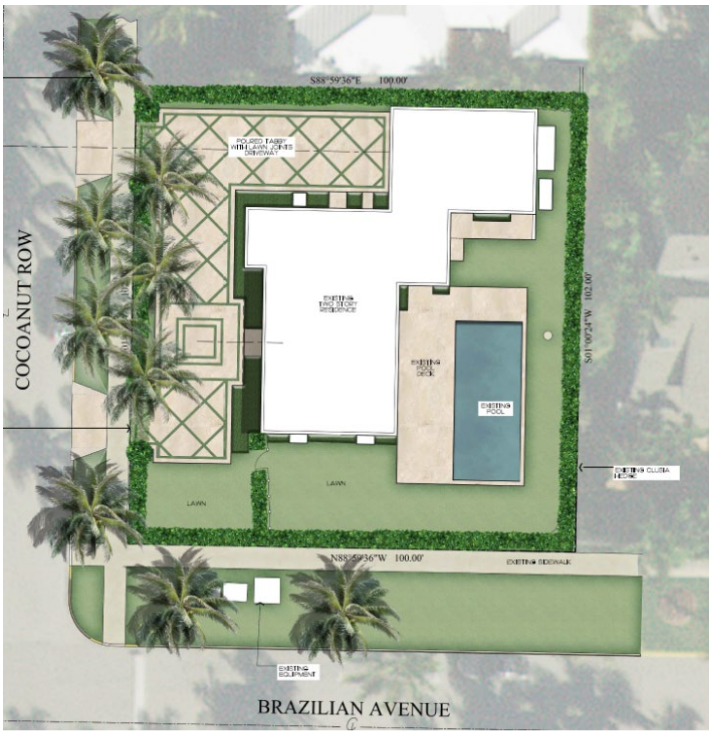
Applicant: Virginia C. Knott
Landscape: Environment Design Group

HISTORY:
The single-family residence, originally built in 1953, has undergone minor alterations over the years. Between 2019 and 2024, improvements included the installation of new garden gates, replacement of the pool decking, partial updates to windows and doors, and the addition of a retractable awning and aluminum shutters. The application for landscape and hardscape changes was unanimously approved at the December 20, 2024 meeting.

THE PROJECT:
The applicant has submitted plans, entitled "Private Residence" as prepared by **Environment Design Group**, dated December 4, 2024.

The following scope of work is proposed:

- New driveway configuration and material.
- Front yard hardscape and landscape modifications.



STAFF ANALYSIS:

The applicant is requesting a one-year extension of time for the approved project due in order to facilitate a construction date of Summer 2026.

ARCOM Development Orders:

- Approval Date: December 20, 2024
- Expiration Date: December 20, 2025
- Proposed Expiration Date: December 20, 2026

CONCLUSION:

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

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

WRB:JGM: SCP
WRB

ENVIRONMENT
DESIGN
GROUP

Land Planning
Landscape Architecture
Landscape Management

November 11, 2025

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

ATTN: *ARCOM Staff*
Re: 315 Cocoanut Row - Landscape Architecture
Our Ref # 24055.00 LA
ARC-24-0105

LETTER OF INTENT

Current zoning for the project is R-C MEDIUM DENSITY RESIDENTIAL

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

The proposed changes include:

1. ARCOM approval extension.
    a. The property owner would like to start construction during the summer of 2026 while she is not in town.

The attached plan reflects the above-outlined revisions.

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

Dustin Mizell, MLA RLA #6666784
Environment Design Group

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

TOWN OF PALM BEACH

Information for Architectural Commission Meeting on: December 19, 2025

To: Architectural Commission

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

From: Planning, Zoning & Building

Re: ARC-25-0086 (ZON-25-0080) 328 CHILEAN AVE. (COMBO) The applicant, Cathy B Graham Trust (SKA Architect + Planner), has filed an application requesting Architectural Commission review and approval for window and door replacements, first floor addition to an existing accessory structure with landscape and hardscape with a variance request for deficient landscape open space. Town Council shall review the application as it pertains to zoning relief/approval.

Date: 12/12/2025

ATTACHMENTS
- PZB Staff Report
- Letter of Intent
- Plans

STRATEGIC PLAN
Strategic Priorities:
Community Culture and Character

Strategic Focus Areas:
Quality of Life

FUNDING
No Fiscal Impact

ARC-25-0086 (ZON-25-0080) 328 CHILEAN AVE (COMBO). The applicant, Cathy B Graham Trust (SKA Architect + Planner), has filed an application requesting Architectural Commission review and approval for window and door replacements, first floor addition to an existing accessory structure with landscape and hardscape with a variance request for deficient landscape open space. Town Council shall review the application as it pertains to zoning relief/approval.

ZON-25-0080 (ARC-25-0086) 328 CHILEAN AVE (COMBO) – VARIANCE The applicant, Cathy B Graham Trust (SKA Architect + Planner), has filed an application requesting Town Council approval for one (1) variance for deficient landscape open space as it relates a first-floor addition with landscape and hardscape changes. The Architectural Commission shall perform design review of the application.

Applicant: Cathy B Graham Trust
Architecture: SKA Architect + Planner
Landscape: Environment Design Group

HISTORY:
The property at 328 Chilean shares the parcel with the adjacent attached property 326 Chilean Ave. The application was orginally submittted at an administrative application under ARCS-25-1260 however due to the scope of the work as outlined in the Project designation Manual matrix and variance request it was moved to full comission review.

THE PROJECT:
The applicant has submitted plans, entitled "Graham Residence", as prepared by **SKA Architect + Planner**, uploaded December 3, 2025.

The following is the scope of work for the application:

- Window and door replacement.
- Addition of French doors.
- Enclosure of a portion of existing guest house.

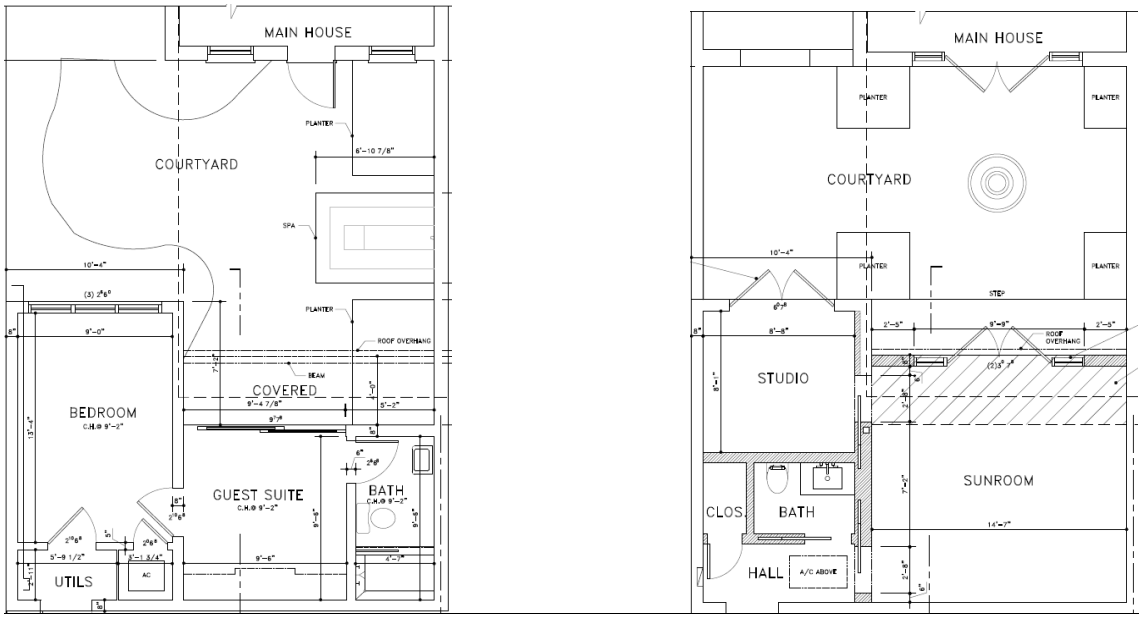
The following town council relief is requested:

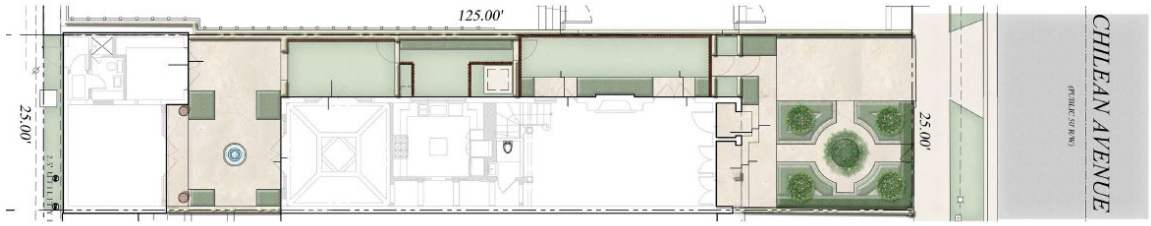
- **VARIANCE 1: Section 134-948(11)**: request for landscape open space of 25.2% in lieu of the 35% required.

Site Data			
Zoning District	R-C	**Future Land Use**	SINGLE-FAMILY
Lot Size	3,125 Sq. Ft.	**Enclosed Sq. Ft.**	2,574 Sq. Ft.
Lot Width	25'	**Lot Depth**	125'
Lot Coverage	Permitted: 30% Existing: 47.3%	**Landscape Open Space:**	Required: 35% Existing: 25.1% Proposed: 25.3% ***Variance Requested***

STAFF ANALYSIS:

The subject property is an interior lot on the south side of Chilean Avenue between Hibiscus Ave and Cocoanut Row. The existing building contains two residences. The application shares the east property wall with 326 Chilean. The application seeks to remove and replace all window and door openings to impact-rated wood matching the existing style. French doors will be added to the west elevation as well as the south elevation of the exiting guest house. The guest house currently has a covered porch that will be converted into interior living area with French doors facing the backyard/main house.





VARIANCE REQUESTS

The site's existing conditions reflect a deficiency in landscaping. Under the current application, open space will increase from 25.1% to 25.3%; however, this remains below the required 35% threshold.

CODE SECTION	REQUIRED	PROPOSED	VARIANCE
VARIANCE 1: Sec. 134-948(11)	35% Landscape Open Space	25.2% Landscape Open Space	9.8%

CONCLUSION:

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

1. for the overall design of the project in accordance with Sec. 18-205 criteria, subject to any imposed conditions;
2. That the implementation of the proposed variance(s) shall or shall not cause negative architectural impact to the subject property.

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

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

WRB:JGM:SCP WRB

SKA
Architect + Planner

Re: ARC-25-0086 (ZON-25-0080)
328 Chilean Ave Palm Beach, FL
33480

December 3, 2025

We are pleased to submit the accompanying drawings for our project at 328 Chilean Ave in Palm Beach. We are requesting the following:

Replacement of all windows and doors in style to match existing. Enclosure of a 58 sq ft open covered area in the guest house and interior renovations. New landscaping and hardscape.

One Variance is required:

The following Variance is being requested per Section 134-201:

Section 134-843(12): VARIANCE: to allow a landscaped open space 25.2% in lieu of the 35% existing and the 35% minimum required in the R-C Zoning District (IMPROVEMENT).

Sincerely,



Jacqueline Albarran, Architect P.A.

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



FINAL DROP OFF ARC-25-0086 (ZON-25-0080)
ARCOM HEARING 12/19/25 TC HEARING 01/14/26

SHEET NUMBER:
DATE: 12-03-25
JOB # 0504

REVISIONS:

JACQUELINE ALBARRAN, PA
REGISTERED ARCHITECT 11701

STATE OF FLORIDA
JACQUELINE ALBARRAN
A.R. # 1701
REGISTERED ARCHITECT

GRAHAM RESIDENCE
328 CHILEAN AVENUE
PALM BEACH, FLORIDA

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

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ARCHITECTURAL

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A1.2–EXISTING AND PROPOSED SITE PLANS
A2.1–PHOTO KEY PLAN FOR SUBJECT PROPERTY
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A2.2–PHOTO KEY PLAN FOR NEIGHBORHOOD PLAN
PHOTOS OF NEIGHBORING PROPERTIES
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A4– EXISTING AND PROPOSED FIRST FLOOR PLANS
A5– EXISTING AND PROPOSED SECOND FLOOR PLANS
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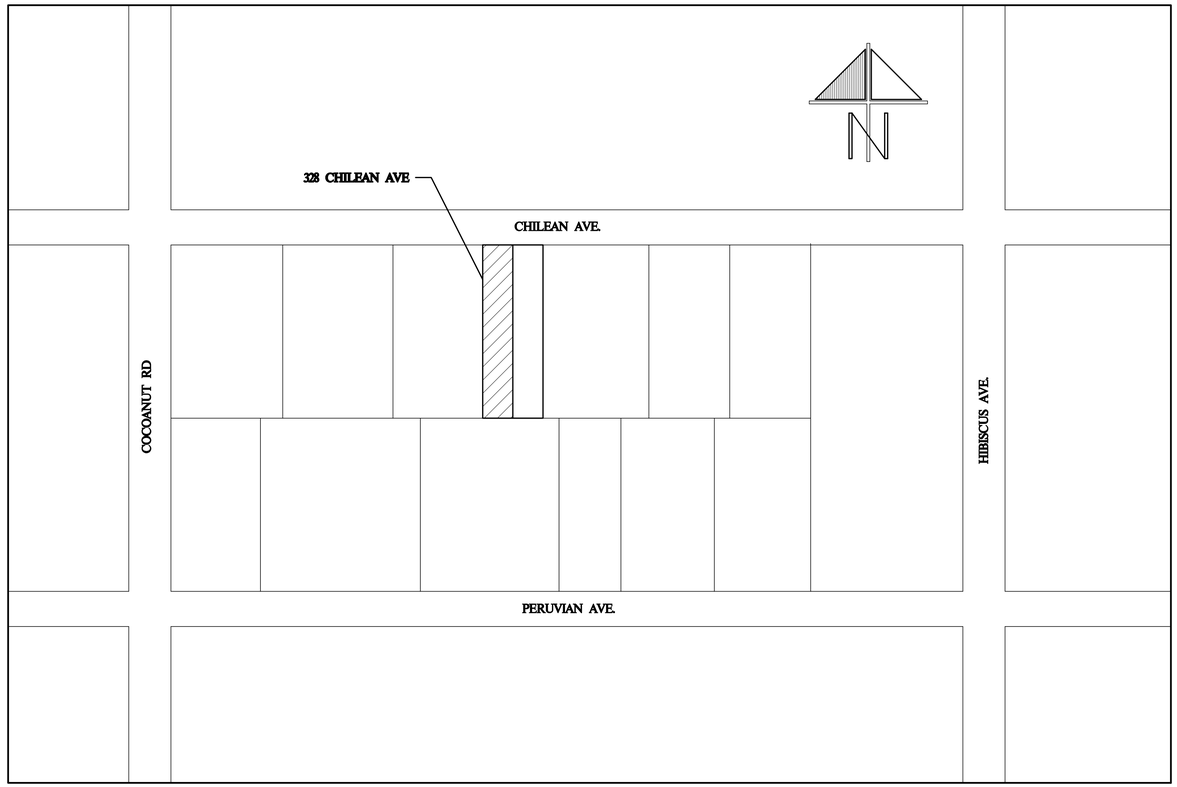
L6.5– COURTYARD TRELLIS ELEVATION
L7.2– CONSTRUCTION SCREENING AND STAGING PLAN
L7.3– TRUCK LOCISTICS PLAN

SURVEY

BOUNDARY, TOPOGRAPHIC AND EASEMENT SURVEY

Line 0	ZONING LEGEND			
1	PROPERTY ADDRESS	328 Chilean Avenue, PALM BEACH, FL		
2	ZONING DISTRICT	R–C		
3	STRUCTURE TYPE	WALLS: FRAME – ROOF: BARREL TILE AND FLAT (TAR AND GRAVEL)		
4		REQUIRED/ALLOWED	EXISTING	PROPOSED
5	LOT SIZE (SQ. FT.)	10,000 MIN.	3,125	3,125
6	LOT DEPTH	100 MIN.	125	125
7	LOT WIDTH	100 MIN.	25	25
8	LOT COVERAGE (SQ. FT.)	937.5 MAX. (30%)	1,478 (47.3%)	1,478 (47.3%)
9	ENCLOSED SQUARE FOOTAGE		2,516	2,574 (58 SQ. FT. ADD)
10	CUBIC CONTENT RATIO	N/A	N/A	N/A
11	FRONT YARD SETBACK	25.0' MIN.	24.6'	24.6'
12	STREET SIDE YARD SETBACK	N/A	N/A	N/A
13	SIDE YARD SETBACK	10.0' MIN.	8.75'	8.75'
14	REAR YARD SETBACK	15.0' MIN.	2.5'	2.5'
15	ANGLE OF VISION	N/A	N/A	N/A
16	BUILDING HEIGHT	22.0'	19.2'	19.2'
17	OVERALL BUILDING HEIGHT	30.0'	23.4'	23.4'
18	CROWN OF ROAD (COR) (NAVD)		1.64'	1.64'
19	MAX. AMOUNT OF FILL ADDED TO SITE		N/A	0
20	FINISH FLOOR ELEVATION (FFE) (NAVD)	7.00' NAVD	3.9' NAVD	3.9' NAVD
21	ZERO DATUM–PT. OF MEAS. (NAVD)	7.0' NAVD	7.0' NAVD	7.0' NAVD
22	FEMA FLOOD ZONE DESIGNATION		AE	AE
23	BASE FLOOD ELEVATION (BFE) (NAVD)	+7.00' NAVD	+7.00' NAVD	+7.00' NAVD
24	LANDSCAPE OPEN SPACE (LOS)	1,094 MIN. (35%)	787 (25.1%)	792 (25.3%)
25	PERIMETER (LOS)	N/A	N/A	N/A
26	FRONT YARD (LOS)	250 MIN. (40%)	253 (40.5%)	255 (40.7%)



PLOT PLAN
SCALE: N.T.S.

SCOPE OF WORK

WE ARE PROPOSING TO REPLACE ALL WINDOWS AND DOORS WITH NEW IMPACT–RATED WOOD UNITS TO MATCH THE STYLE OF THE EXISTING. ON THE WEST ELEVATION (SIDE) AND THE SOUTH (REAR) ELEVATION OF THE MAIN HOUSE, AND AT THE NORTH SIDE OF THE GUEST HOUSE, FRENCH DOORS WILL BE ADDED THAT WILL ALSO MATCH THE STYLE OF THE EXISTING ON THE MAIN HOUSE.

IN THE GUEST HOUSE, A 58 SQ. FT. OPEN COVERED AREA WILL BE ENCLOSED.

THE PROJECT ALSO INCLUDES INTERIOR RENOVATIONS.

A VARIANCE IS BEING REQUESTED FOR 25.3% LANDSCAPED OPEN SPACE IN LIEU OF 25.1% EXISTING AND 35% REQUIRED.

ARCHITECT

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

MECHANICAL & ELECTRICAL ENGINEER

Jones and Conde, LLC
Attn: David R. Jones, P.E.
(561) 309–9017

CONSULTING SURVEYORS

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

INTERIOR DESIGNER

Branca
Attn: Alessandra Branca
344 Worth Avenue
Palm Beach, FL 33480
(561) 462–3331

GENERAL CONTRACTOR

Givens Building & Remodeling Inc.
Attn: Tim Givens
(561) 762–2500

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

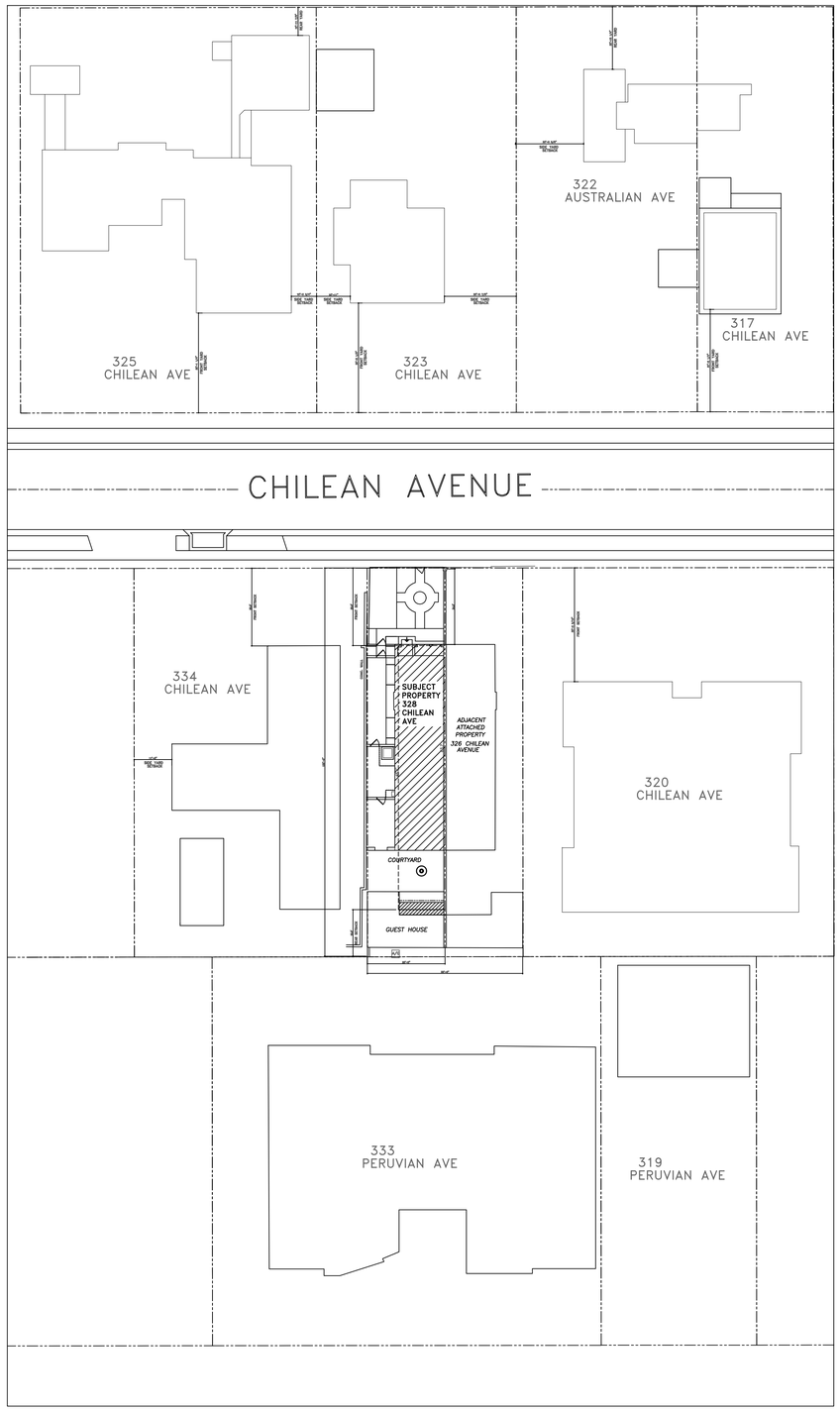
FINAL DROP OFF ARC–25–0086 (ZON–25–0080)
ARCOM HEARING 12/19/25 TC HEARING 01/14/26

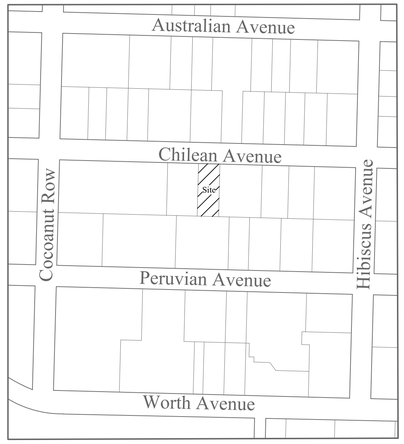
GRAHAM RESIDENCE

328 CHILEAN AVE

STATE OF FLORIDA
JACQUELINE ALBARRAN
A.R.# 0010
REGISTERED ARCHITECT

DATE:
12–03–25





PROPOSED NEIGHBORHOOD MAP

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

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

GRAHAM RESIDENCE
328 CHILEAN AVENUE
PALM BEACH, FLORIDA



REVISIONS:

1

SHEET NUMBER:

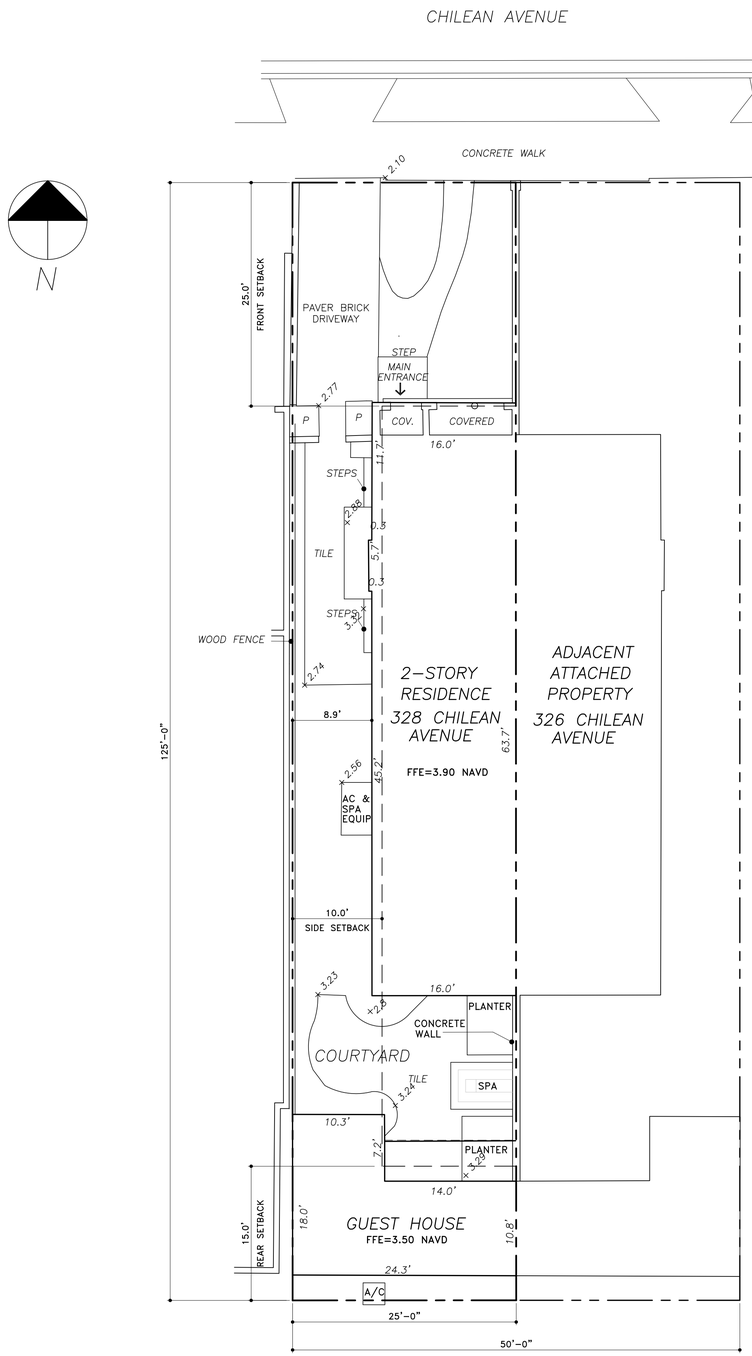
A1.1

DATE: 12-03-25

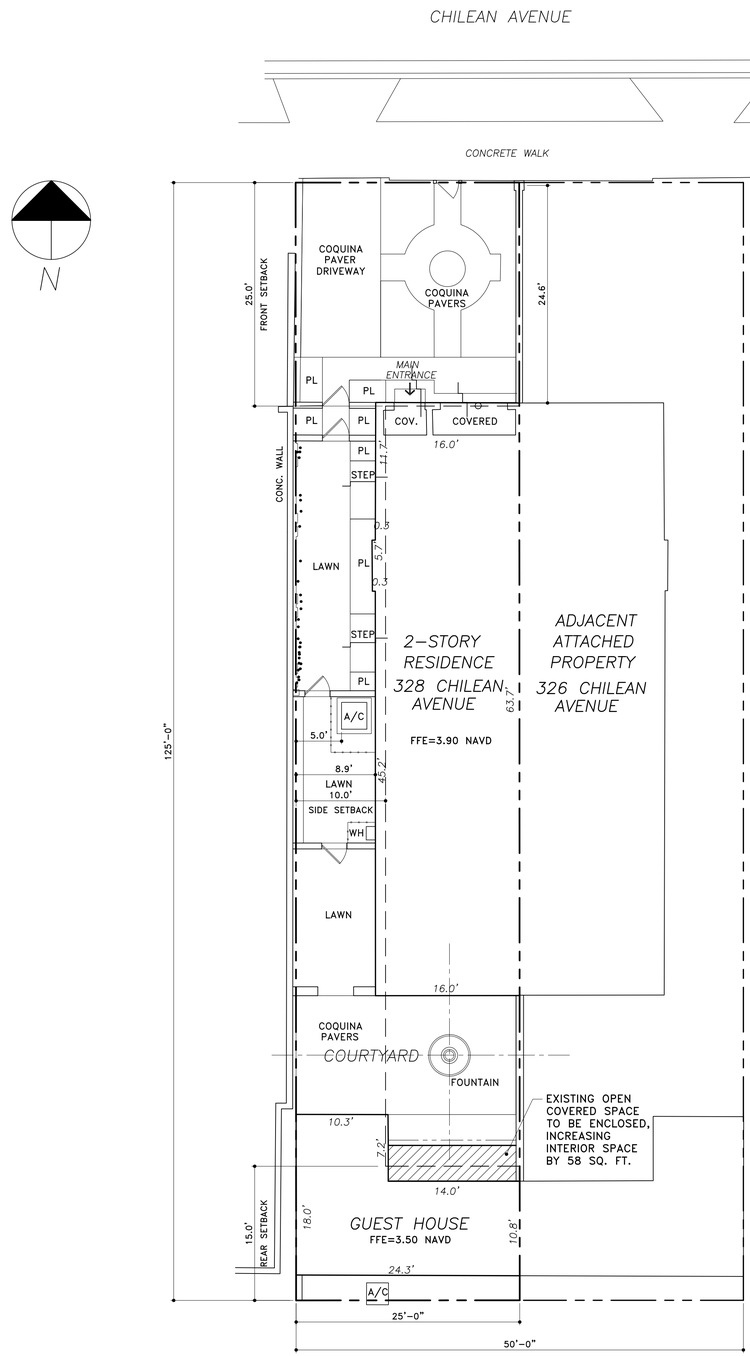
JOB # 0504

GENERAL NOTE:

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



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



PROPOSED SITE PLAN
SCALE: 1/8" = 1'-0"

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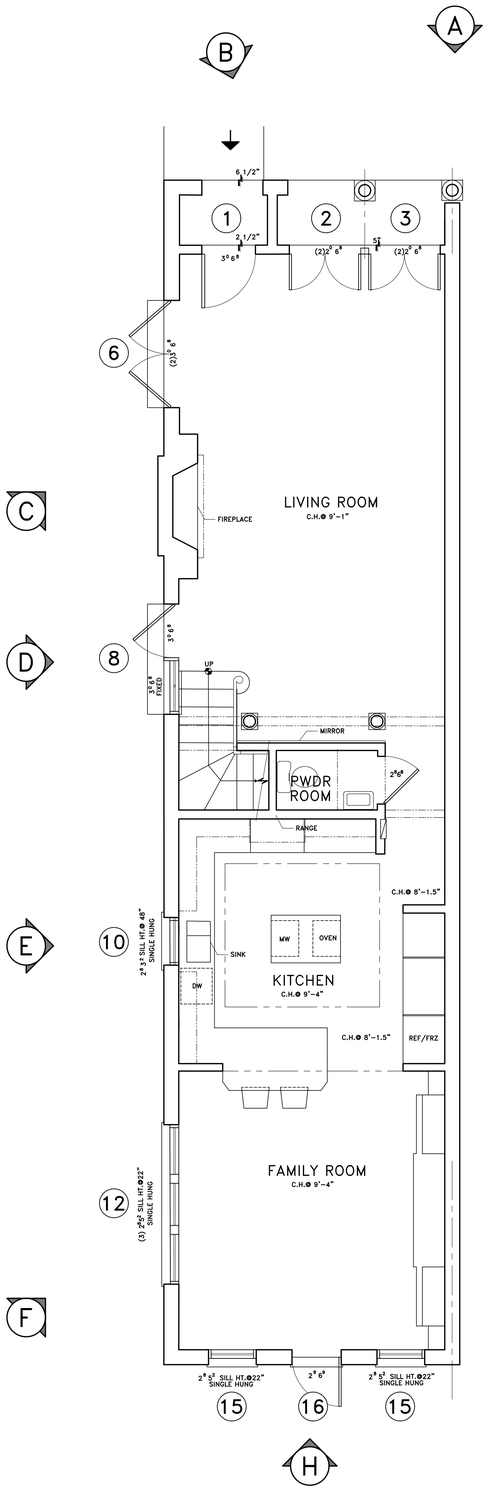
324 ROYAL PALM WAY, SUITE 227, PALM BEACH, FLORIDA
TEL: 561.655.7676 FAX: 561.655.3533

GRAHAM RESIDENACE
328 CHILEAN AVENUE
PALM BEACH, FLORIDA

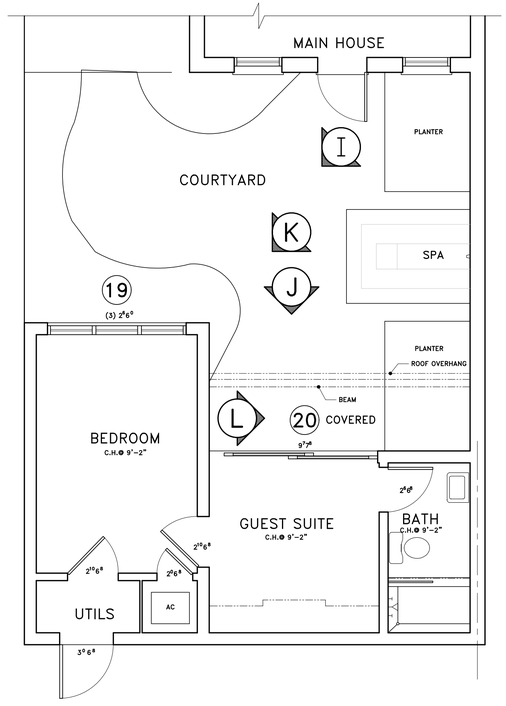
REVISIONS:
1

SHEET NUMBER:
A1.2
DATE:
12-03-25
JOB #
0504



EXISTING MAIN HOUSE FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

EXISTING MAIN HOUSE SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



EXISTING GUEST HOUSE & COURTYARD FLOOR PLAN
SCALE: 1/4" = 1'-0"

PHOTO KEY PLANS

GENERAL NOTE:

THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS, DRAWINGS AND SPECIFICATION REQUIREMENTS WITH EXISTING CONDITIONS IN THE FIELD AND BRING ANY DISCREPANCIES TO THE ARCHITECT'S ATTENTION BEFORE PROCEEDING WITH THE WORK.
DO NOT SCALE DRAWING. ALL DIMENSIONS SUPERSEDE ANY GRAPHIC REPRESENTATION.
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LEGEND:

EXISTING WALLS

ELEMENTS ABOVE

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

GRAHAM RESIDENCE
328 CHILEAN AVENUE
PALM BEACH, FLORIDA

REVISIONS:
1

SHEET NUMBER:
A2.1
DATE:
12-03-25
JOB #
0504

A



B



C



D



E



F



G



H



I



J

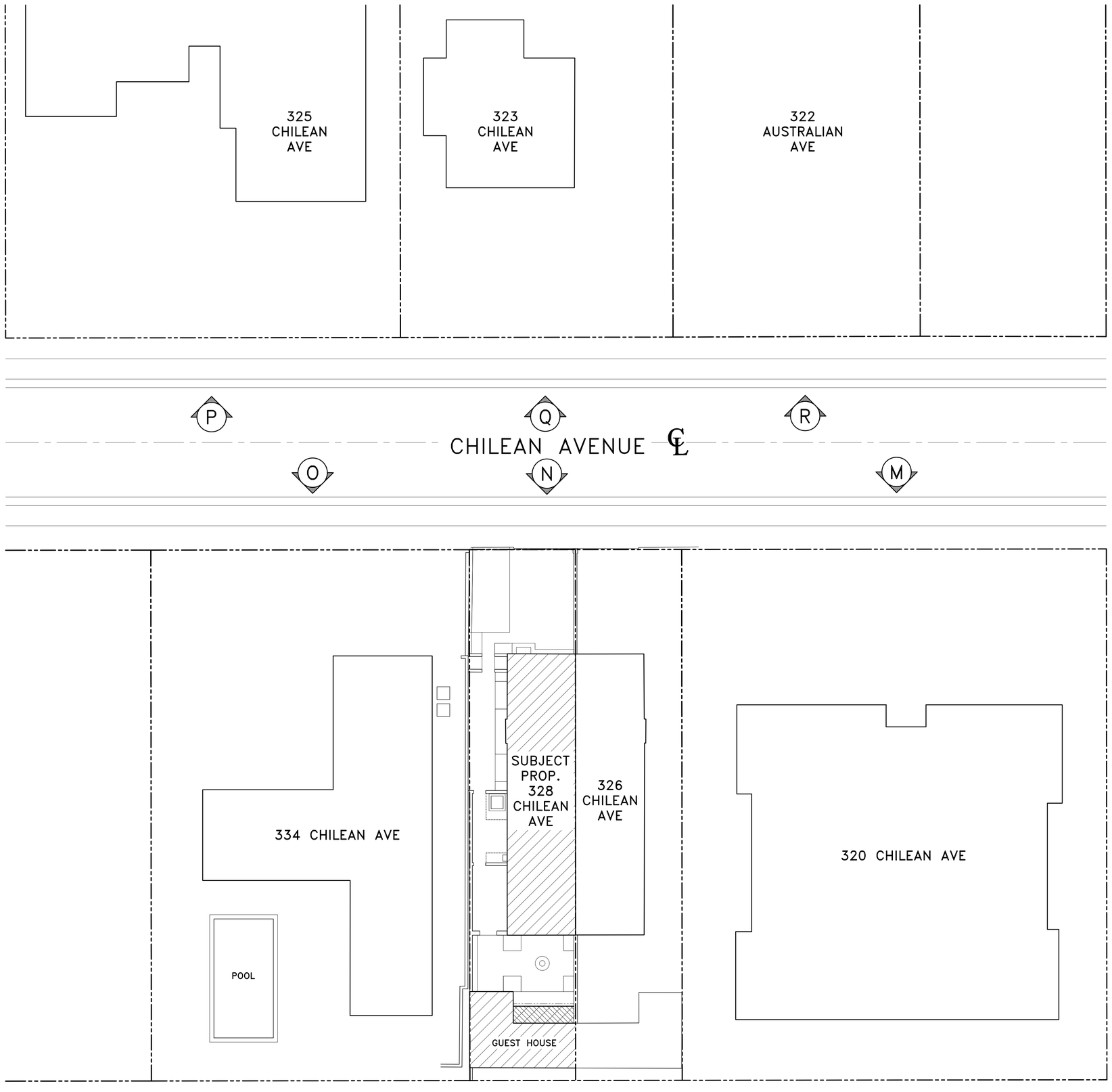


K



L





NEIGHBORHOOD
MAP
PHOTO KEY

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

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M



320 CHILEAN AVE

N



SUBJECT PROPERTY
328 CHILEAN AVE

O



334 CHILEAN AVE

P



325 CHILEAN AVE

Q



323 CHILEAN AVE

R



322 AUSTRALIAN
(REAR OF LOT ABUTS CHILEAN)

GENERAL NOTE:

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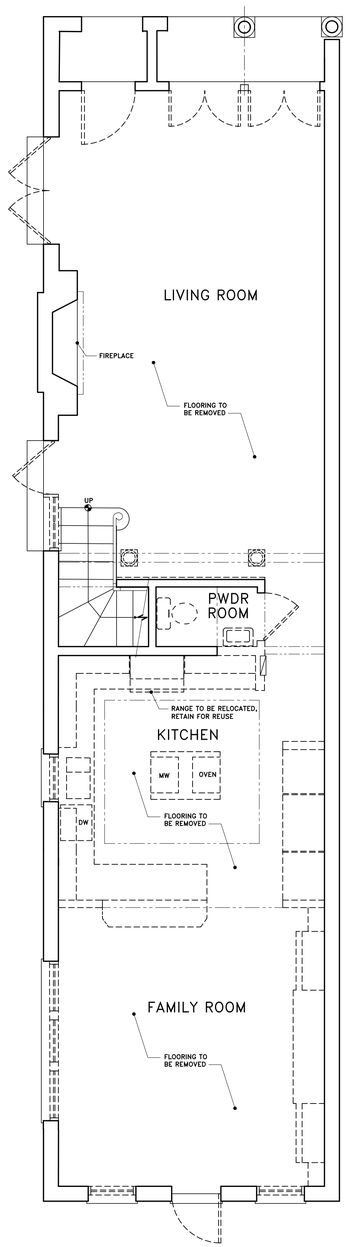
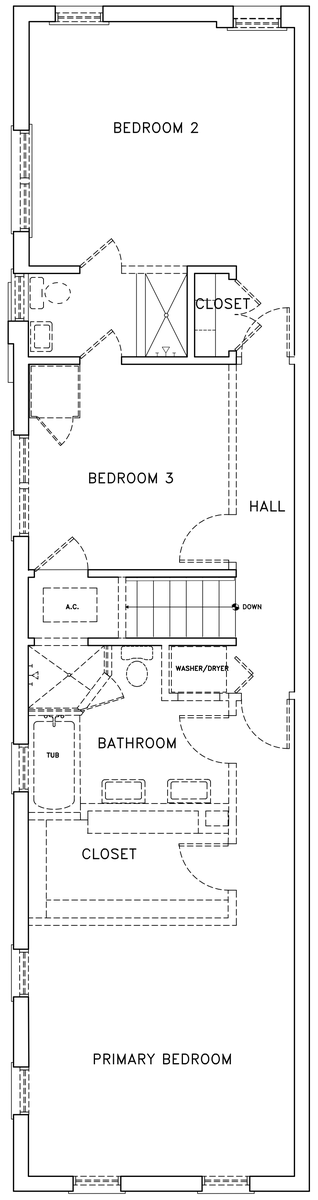
LEGEND:

- EXISTING WALLS TO REMAIN
- ELEMENTS ABOVE
- ELEMENTS TO BE REMOVED



FIRST FLOOR DEMOLITION PLAN
SCALE: 1/4" = 1'-0"



SECOND FLOOR DEMOLITIONPP PLAN
SCALE: 1/4" = 1'-0"

DEMOLITION MAIN HOUSE FLOOR PLANS
SCALE: 1/4" = 1'-0"

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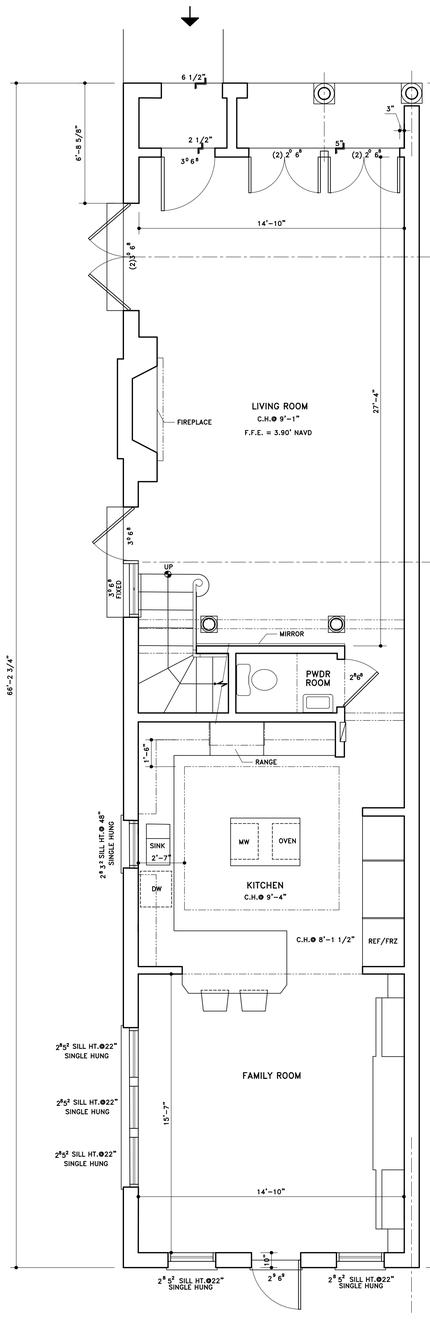
LEGEND:

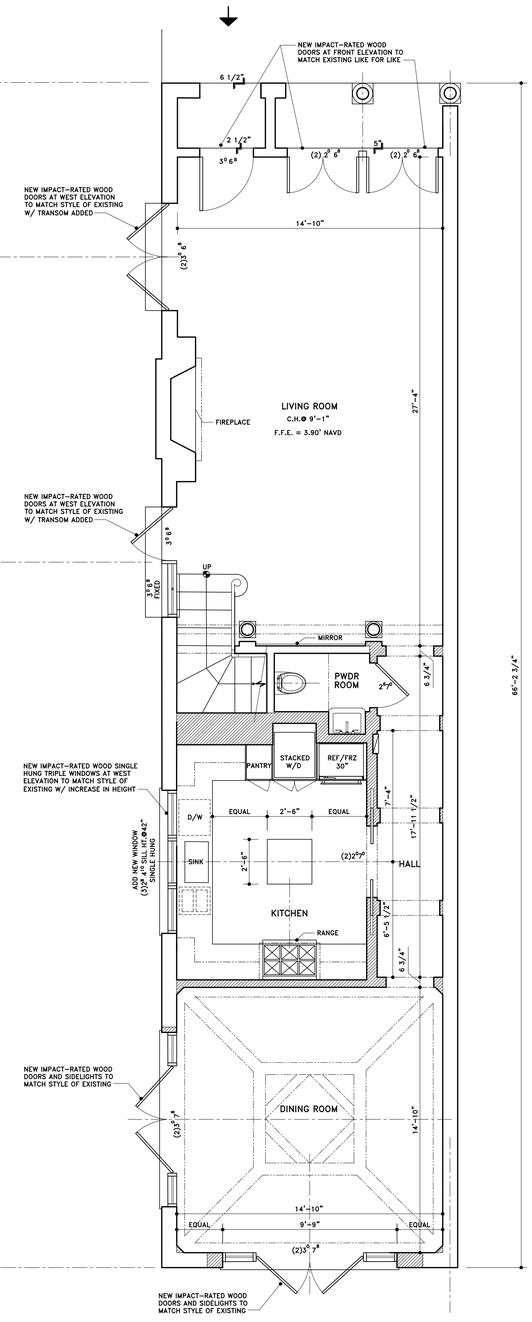
EXISTING WALLS TO REMAIN

NEW WALLS

ELEMENTS ABOVE



EXISTING FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



PROPOSED FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

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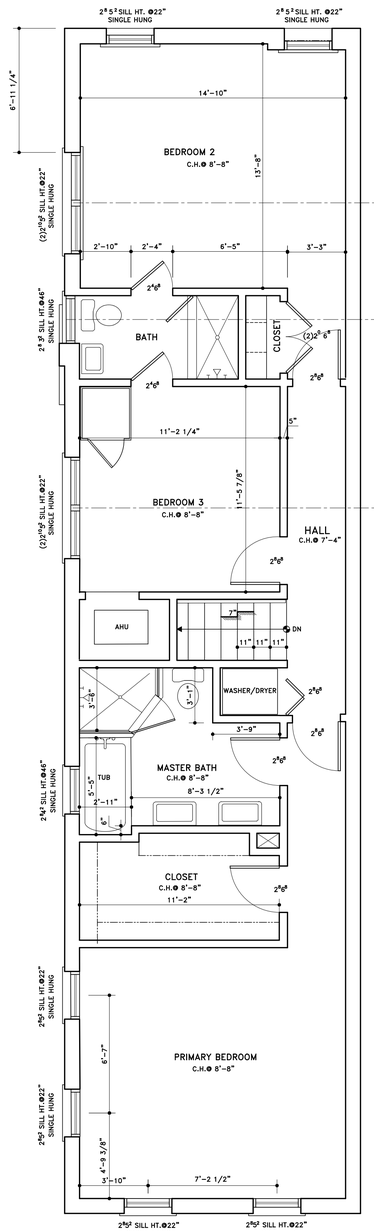
LEGEND:

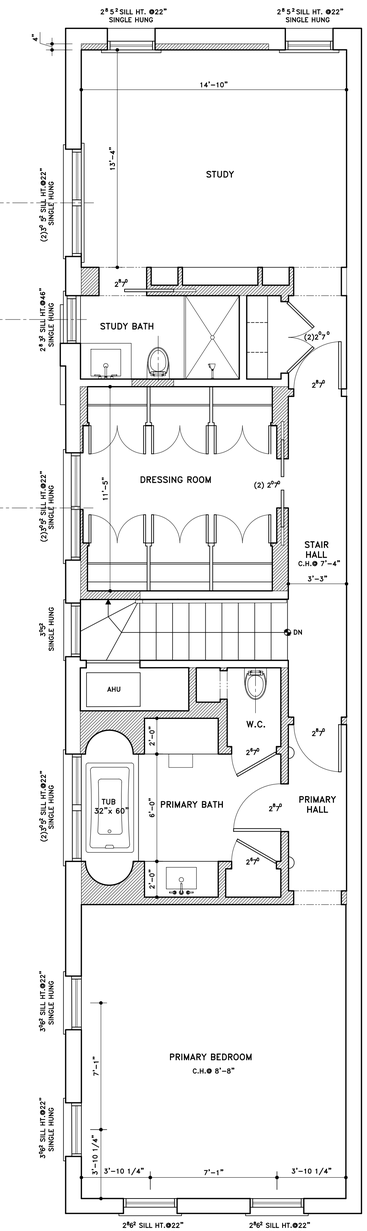
EXISTING WALLS TO REMAIN

NEW WALLS

ELEMENTS ABOVE



EXISTING SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



PROPOSED SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

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SHEET NUMBER:
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DATE:
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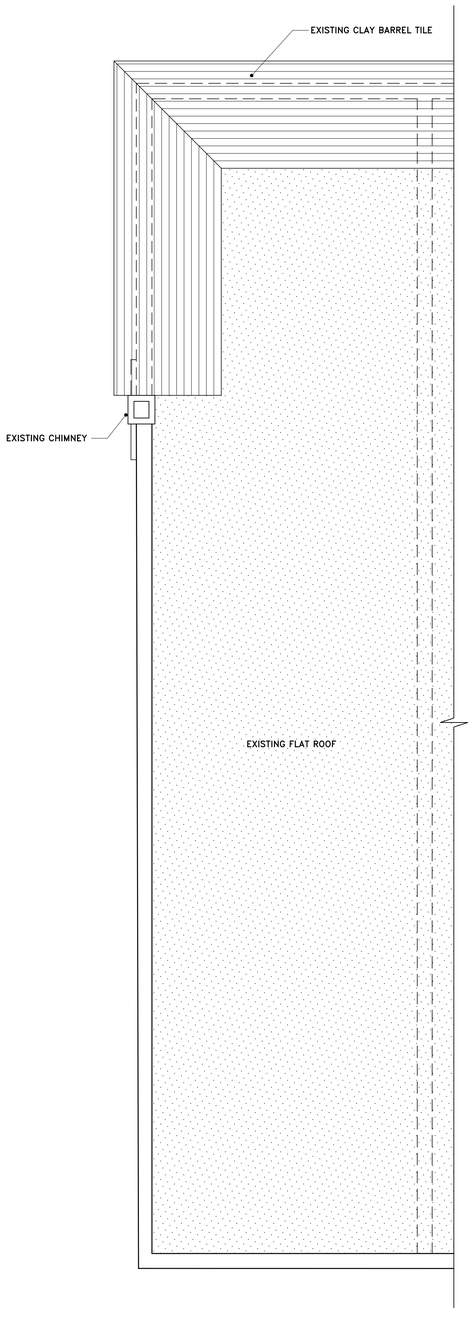
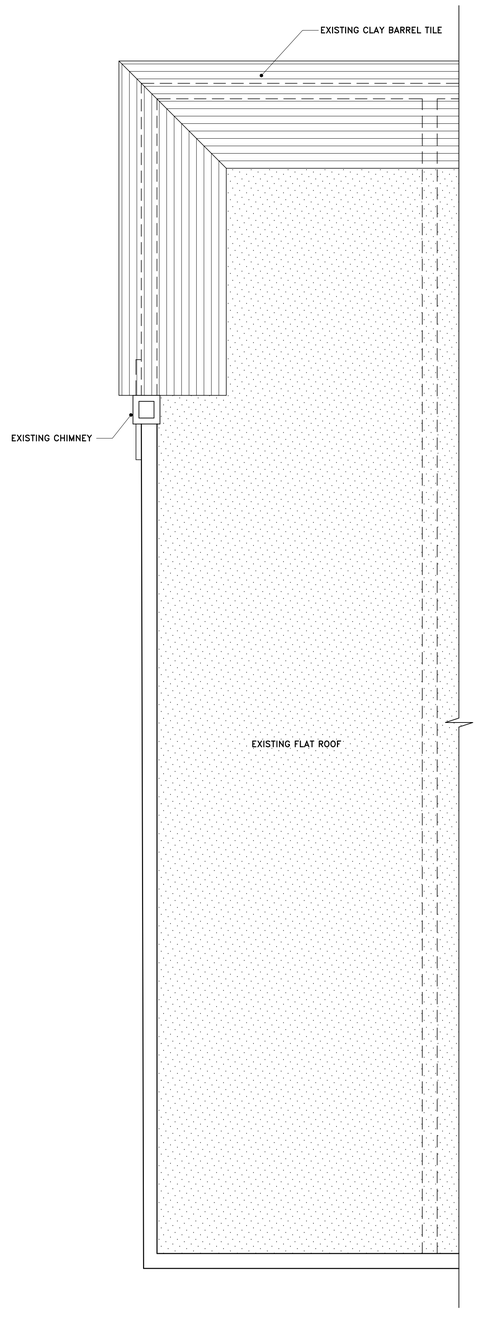
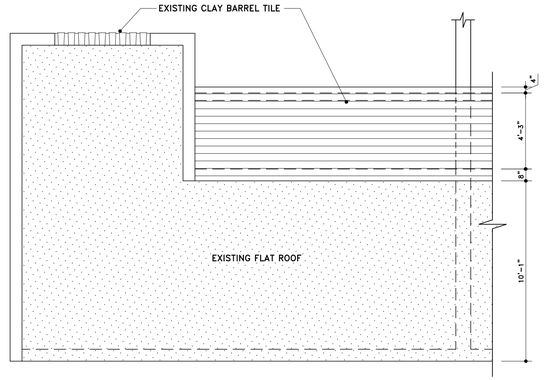


EXISTING MAIN HOUSE ROOF PLAN
SCALE: 1/4" = 1'-0"

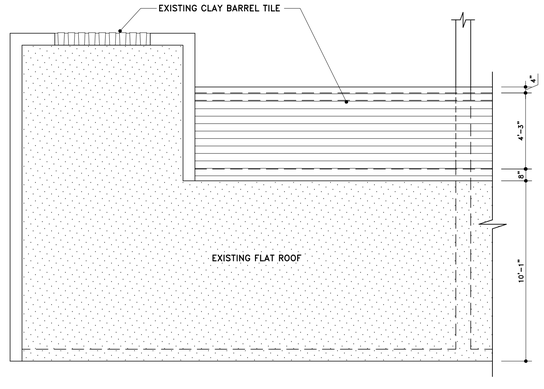


PROPOSED MAIN HOUSE ROOF PLAN
SCALE: 1/4" = 1'-0"

(NO CHANGES)



EXISTING GUEST HOUSE ROOF PLAN
SCALE: 1/4" = 1'-0"



PROPOSED GUEST HOUSE ROOF PLAN
SCALE: 1/4" = 1'-0"

(NO CHANGES)

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328 CHILEAN AVENUE
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REVISIONS:
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SHEET NUMBER:
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JOB #
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EXISTING NORTH ELEVATION
SCALE: 1/4" = 1'-0"



PROPOSED NORTH ELEVATION
SCALE: 1/4" = 1'-0"

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328 CHILEAN AVENUE
PALM BEACH, FLORIDA

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DATE:
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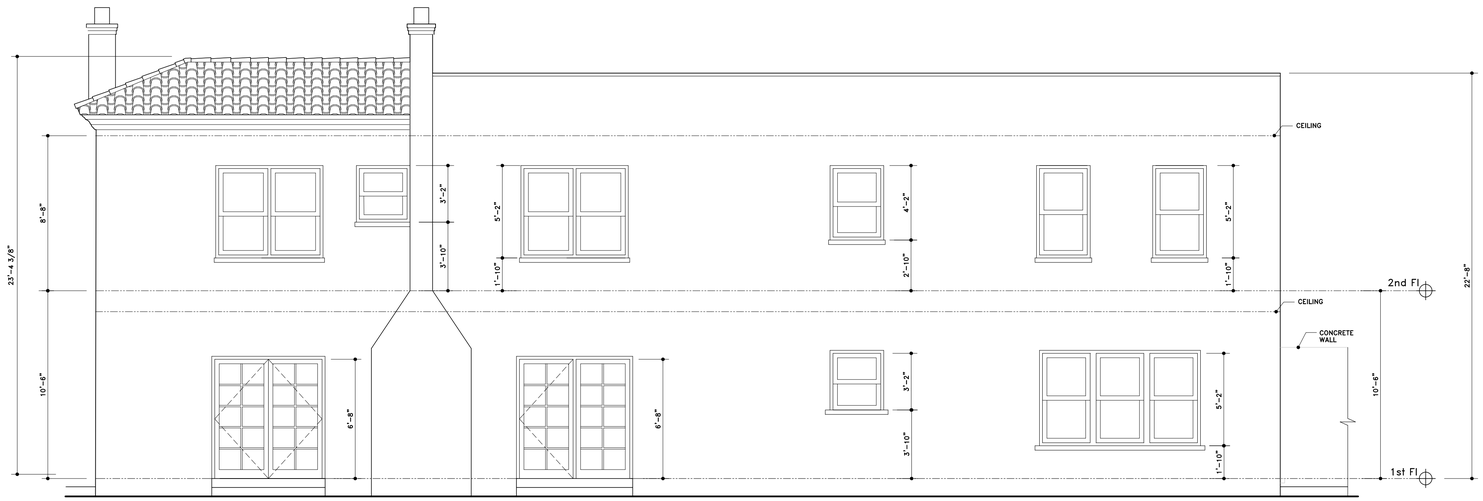
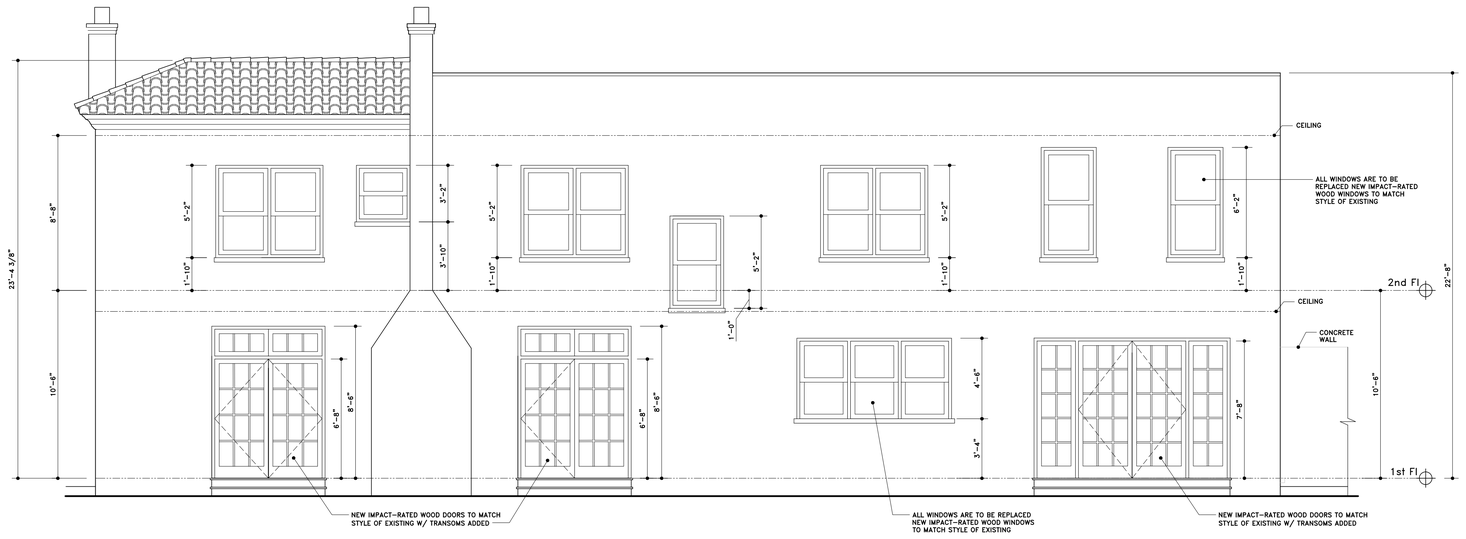


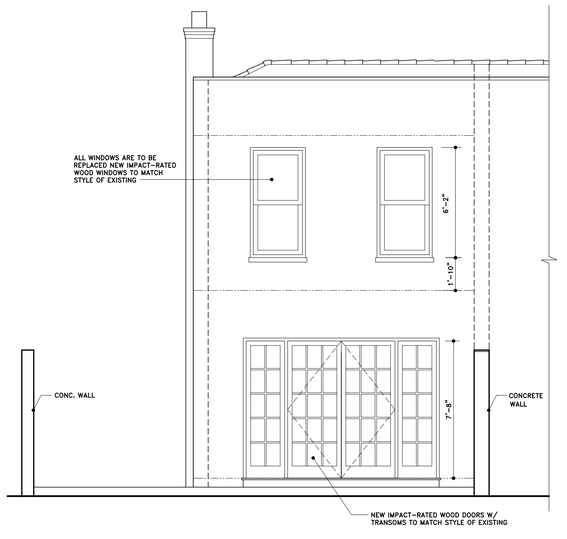
EXISTING WEST ELEVATION
SCALE: 1/4" = 1'-0"



EXISTING SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



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



PROPOSED SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

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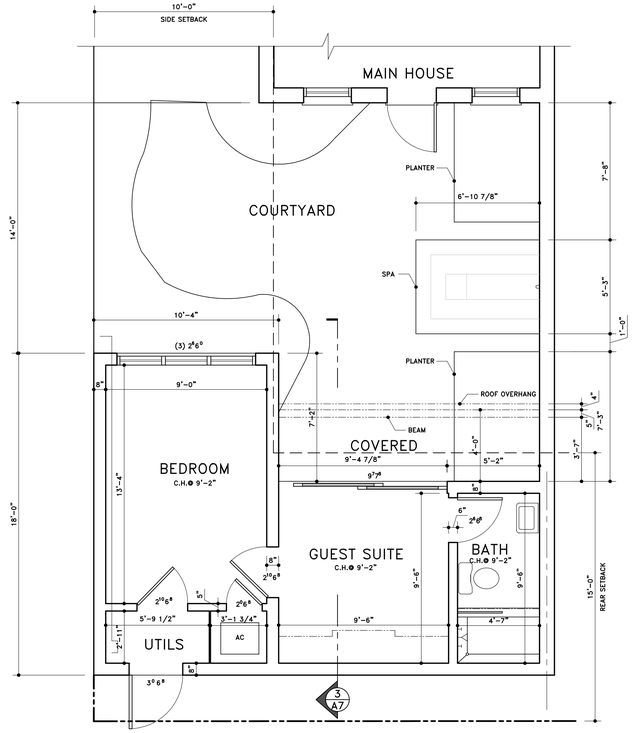
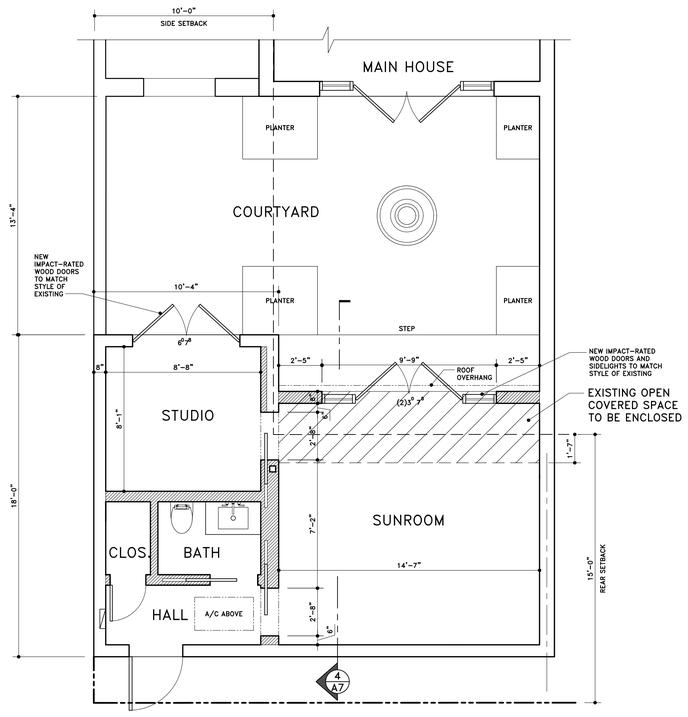
PALM BEACH, FLORIDA

REVISIONS:
1

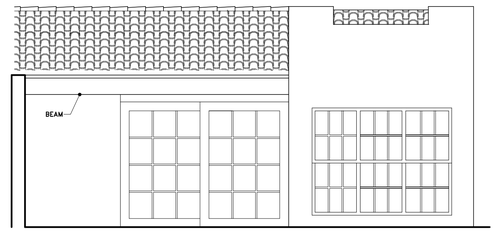
SHEET NUMBER:
A8
DATE:
12-03-25
JOB #
0504



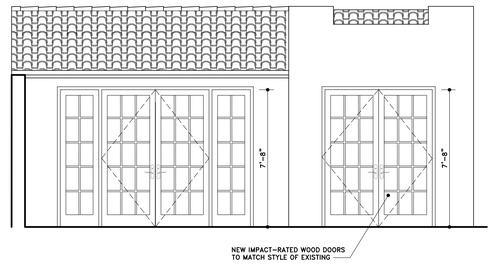
EXISTING GUEST HOUSE & COURTYARD FLOOR PLAN
SCALE: 1/4" = 1'-0"



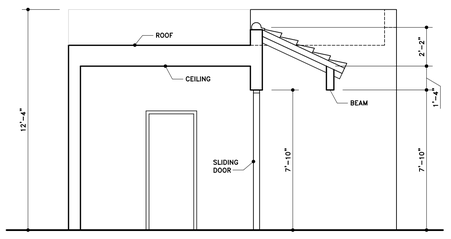
PROPOSED GUEST HOUSE & COURTYARD FLOOR PLAN
SCALE: 1/4" = 1'-0"



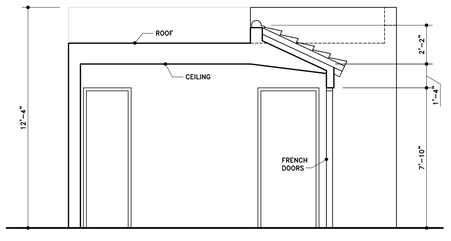
1 EXISTING GUEST HOUSE NORTH ELEVATION
SCALE: 1/4" = 1'-0"



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



3 EXISTING GUEST HOUSE SECTION A
SCALE: 1/4" = 1'-0"



4 PROPOSED GUEST HOUSE SECTION B
SCALE: 1/4" = 1'-0"

EXISTING & PROPOSED GUEST HOUSE
SCALE: 1/4" = 1'-0"

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LEGEND:

EXISTING WALLS TO REMAIN
NEW WALLS
ELEVATIONS ABOVE

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DATE:
12-03-25
JOB #
0504



PROPOSED MAIN HOUSE NORTH ELEVATION

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



PROPOSED MAIN HOUSE SOUTH ELEVATION

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



PROPOSED MAIN HOUSE WEST ELEVATION

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



PROPOSED GUEST HOUSE NORTH ELEVATION

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

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DATE:
12-03-25

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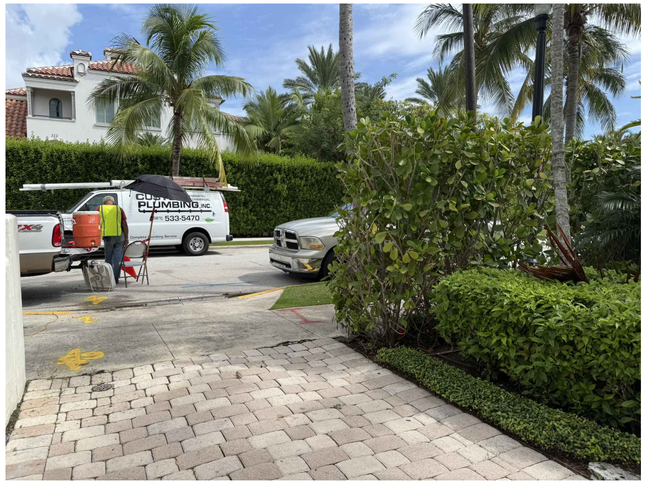
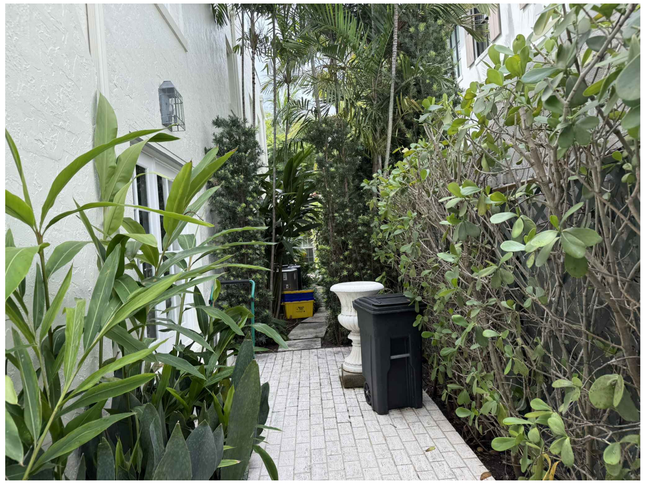


Existing Driveway



Existing West Walkway



Existing Equipment



Existing Front Garden



Existing Water Feature



Existing South Courtyard

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1-800-432-4770
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

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

Graham Residence
328 Chilean Ave
Town of Palm Beach
FLORIDA

JOB NUMBER: # 25140.00 LA
DRAWN BY: Dustin Mizell

DATE: 10.16.2025 1st.Sub
10.30.2025 2nd.Sub
11.20.2025 FinalPr.

SHEET L1.0

NOT FOR CONSTRUCTION

Existing Site Photos Exhibit



326 Chilean Avenue

East Adjacent Neighbor



328 Chilean Avenue

Subject Property



334 Chilean Avenue

West Adjacent Neighbor

ENVIRONMENT DESIGN GROUP
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11.20.2025 FinalPr.

SHEET L1.1

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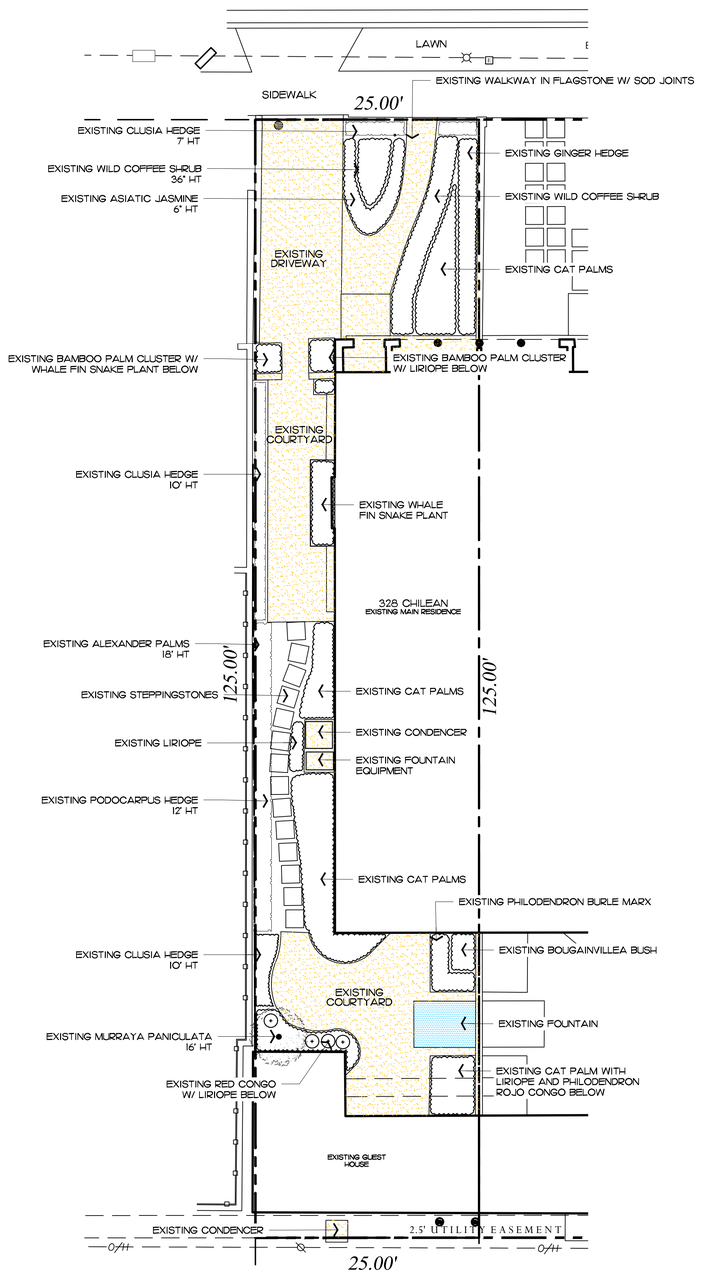
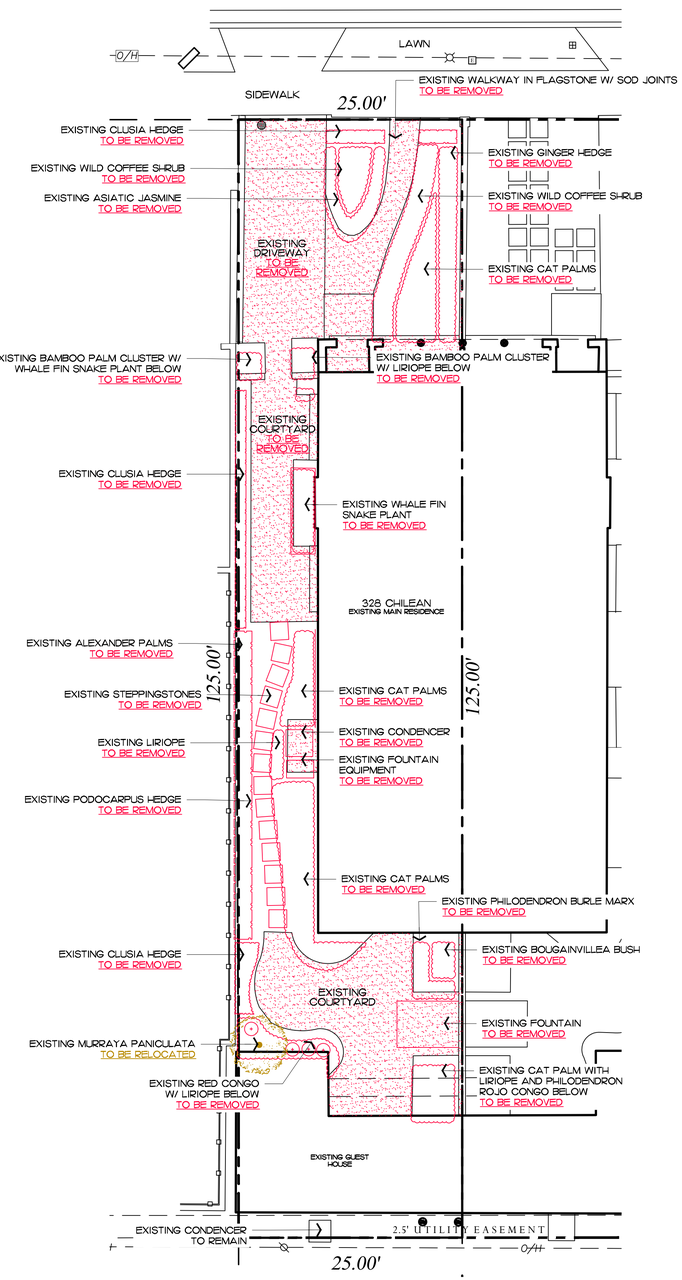
Existing Neighboring Context Exhibit



Existing Conditions / Inventory Plan



Demolition Plan

ENVIRONMENT DESIGN GROUP
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Phone 561.832.4600 Mobile 561.313.4424
Landscape Architecture
Land Planning
Landscape Management
Dustin M. Mizell, MLA FLA #6666784
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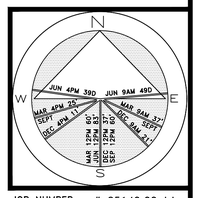
Town of Palm Beach
FL



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DRAWN BY: Dustin Mizell

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64 sf.
AREA IN SQ.FT.

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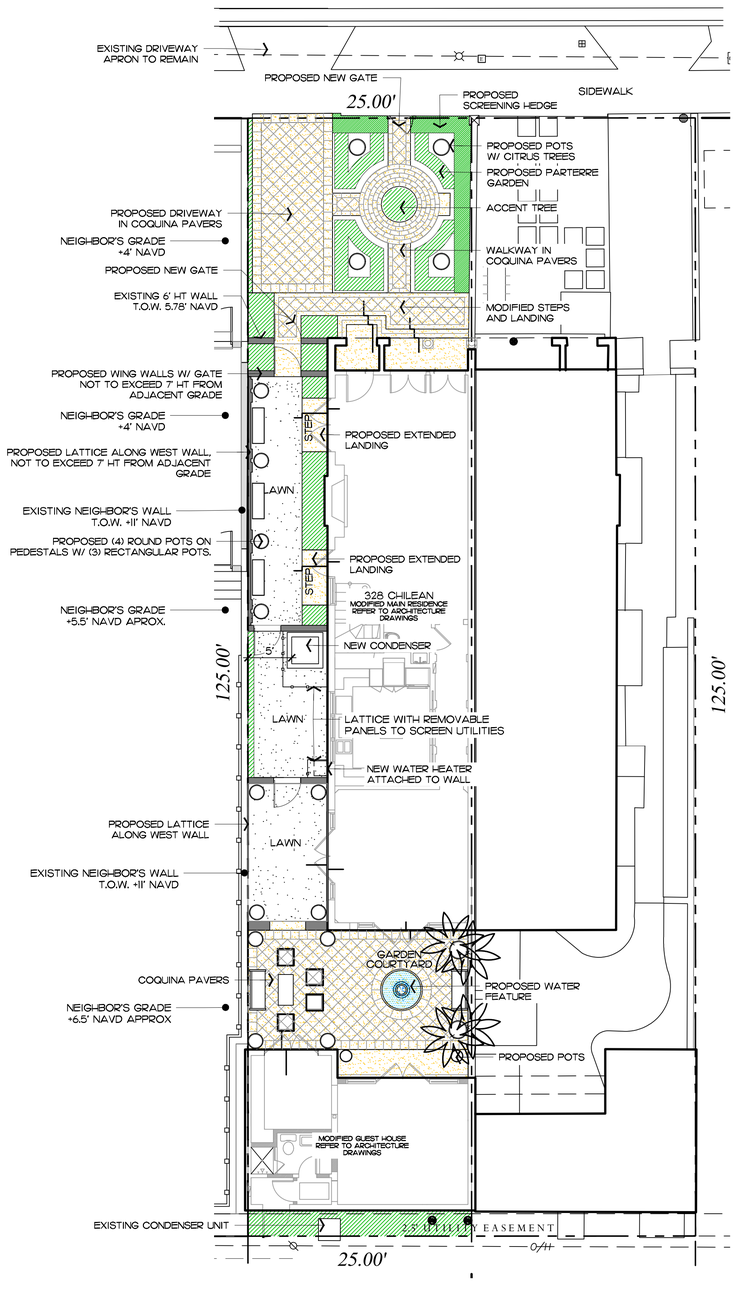
Existing Conditions & Demolition Plan

SCALE IN FEET 0' 8' 16' 24'





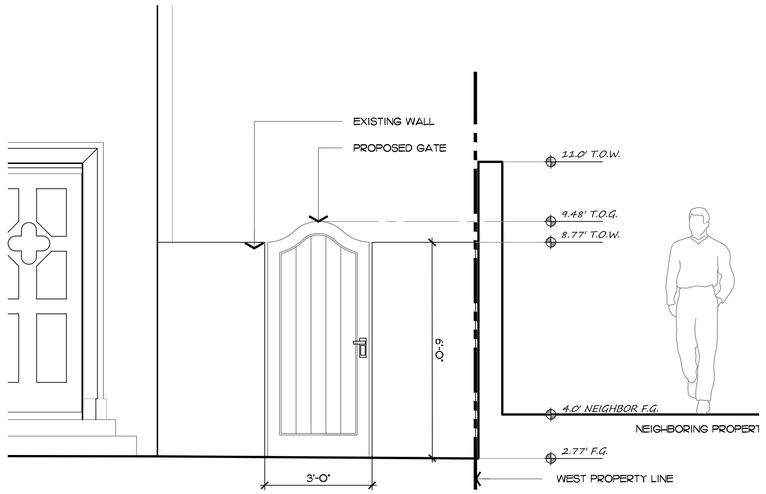
Coquina Pavers

- USED IN DRIVEWAY, WALKWAYS AND COURTYARD



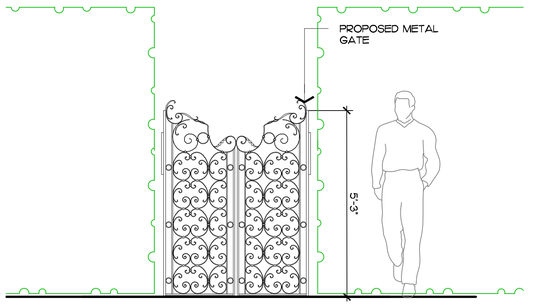
Cypress Gates

- LIMEWASH NATURAL FINISH



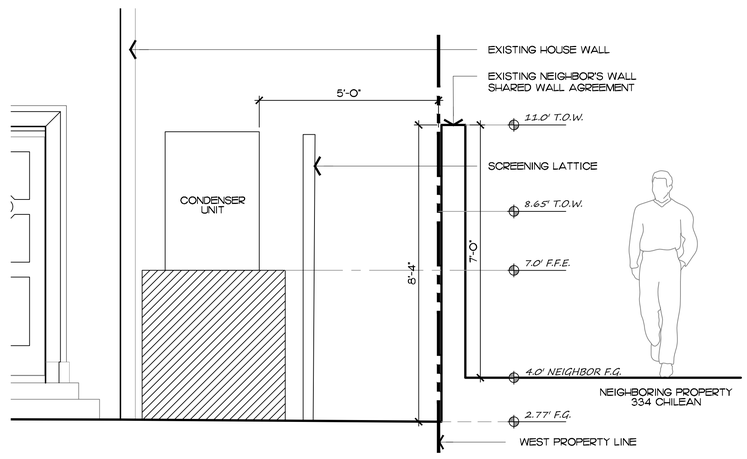
1 L3.0 — Side Pedestrian Gate

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



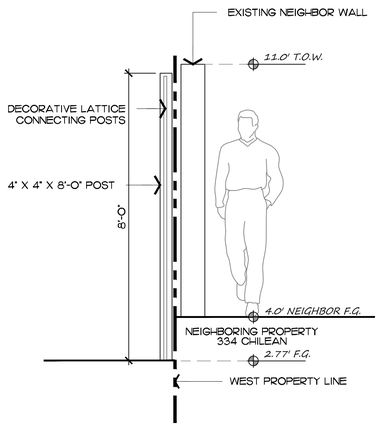
2 L3.0 — Front Pedestrian Gate

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



3 L3.0 — Equipment Screening

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



4 L3.0 — Decorative Lattice

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

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Site Plan

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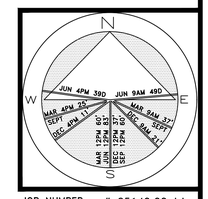

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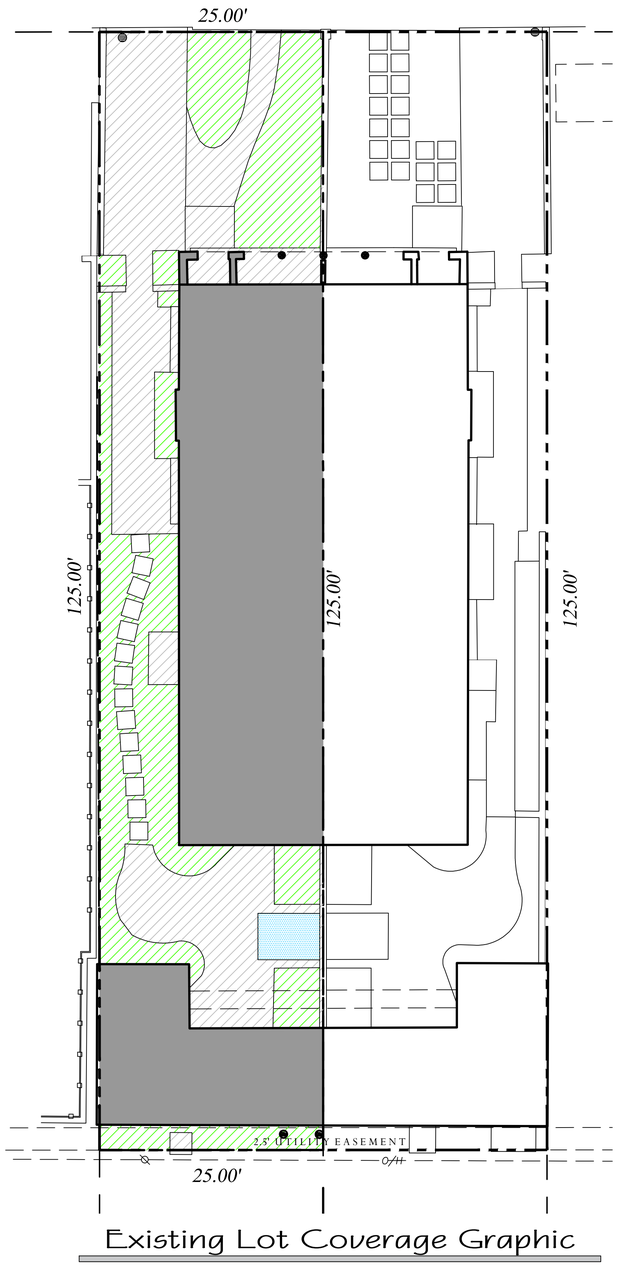
SHEET L3.0

64 sf.
AREA IN SQ.FT.



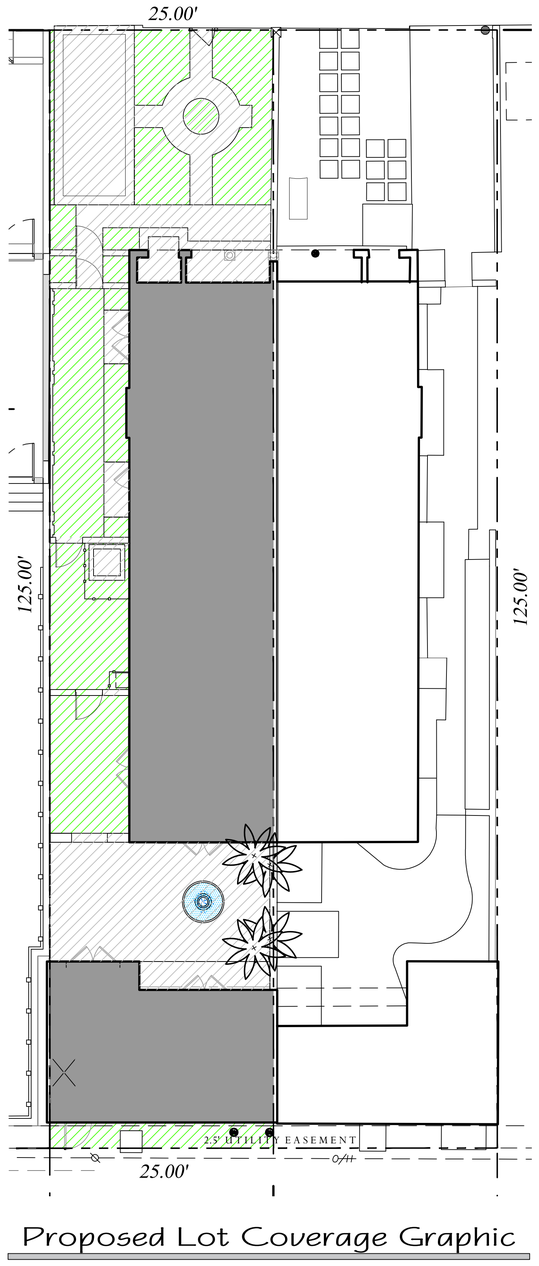
Existing Lot Coverage Graphic

Legend

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

Site Requirements

DESCRIPTION	REQUIRED		EXISTING		PROPOSED	
LOT ZONE	RC - MEDIUM DENSITY RESIDENTIAL					
LOT AREA	3,125 S.F.					
OPEN / PERMEABLE SPACE	MINIMUM 35%	1,094 S.F.	25.1%	787 S.F.	25.3%	792 S.F.
FRONT YARD LANDSCAPE	MINIMUM 40% OF FRONT YARD	250 S.F.	40.5%	253 S.F.	40.7%	255 S.F.



Proposed Lot Coverage Graphic

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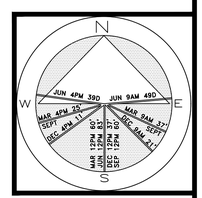

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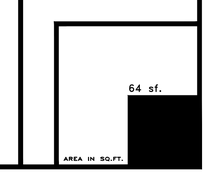
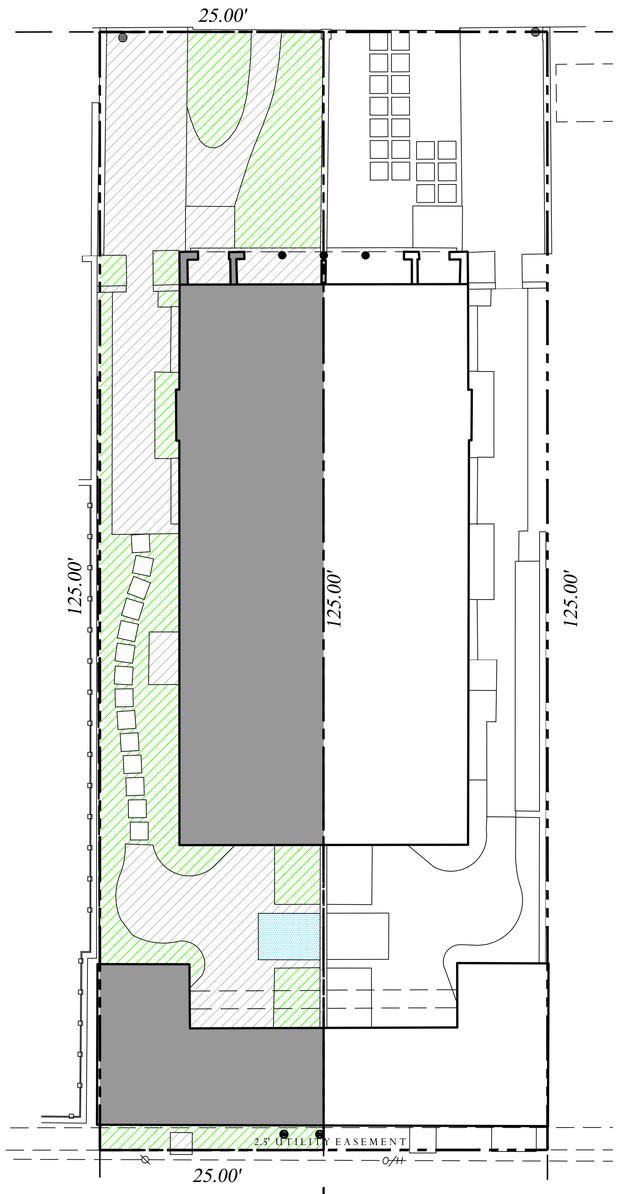
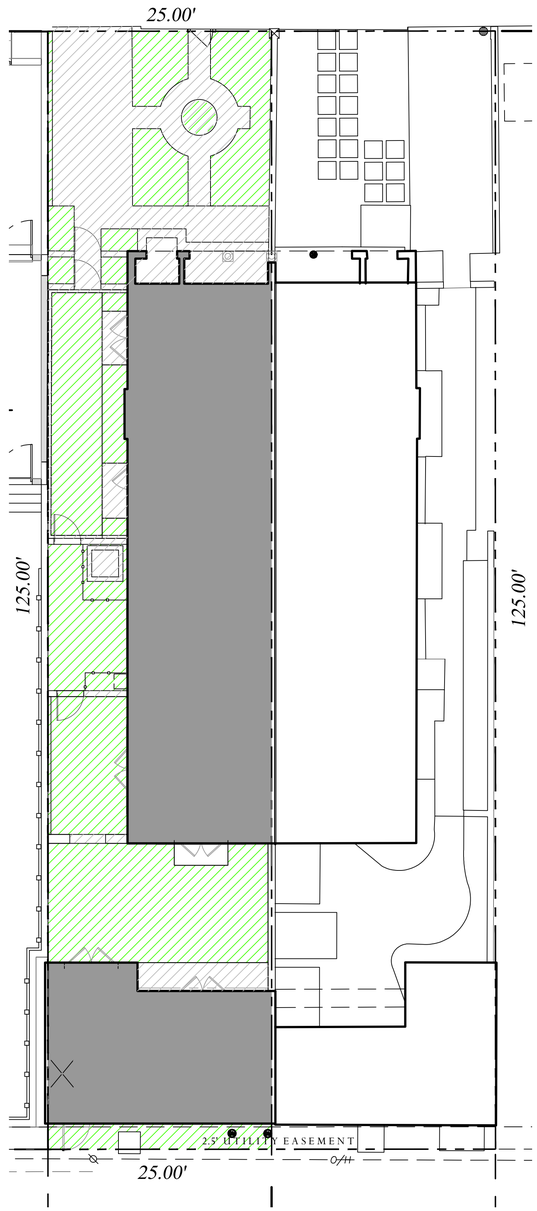
Open Space Diagrams

SCALE IN FEET 0' 8' 16' 24'

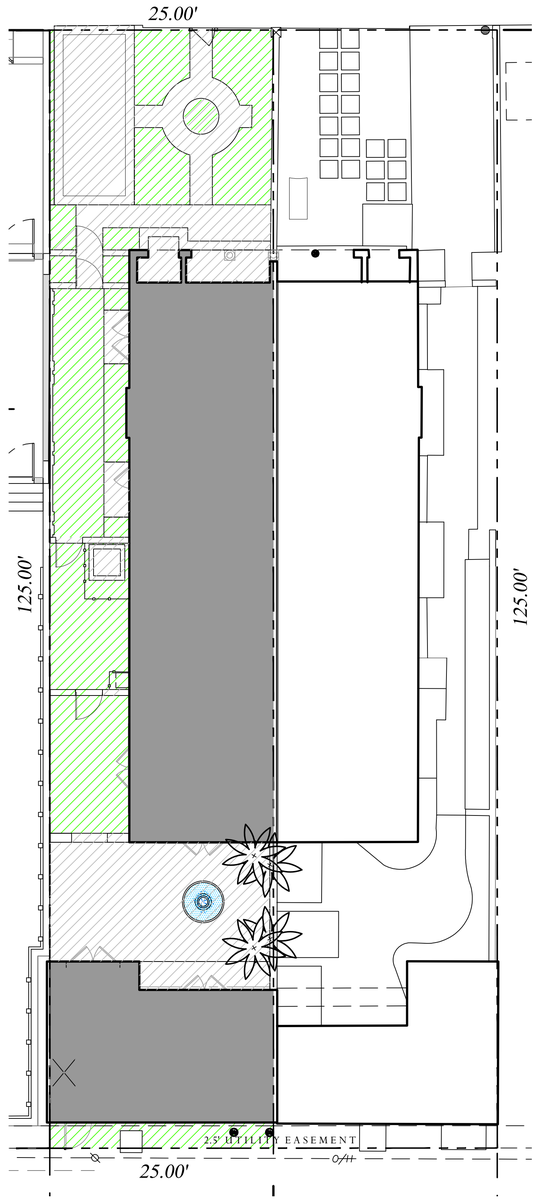




Existing Lot Coverage Graphic



Lot meeting open space Requirements



Proposed Lot Coverage Graphic

Variance request:

25.3% OPEN SPACE IN LIEU OF THE REQUIRED 35%

(9.7% VARIANCE)

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Open Space Diagrams

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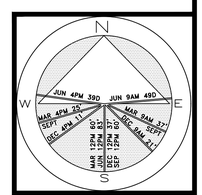

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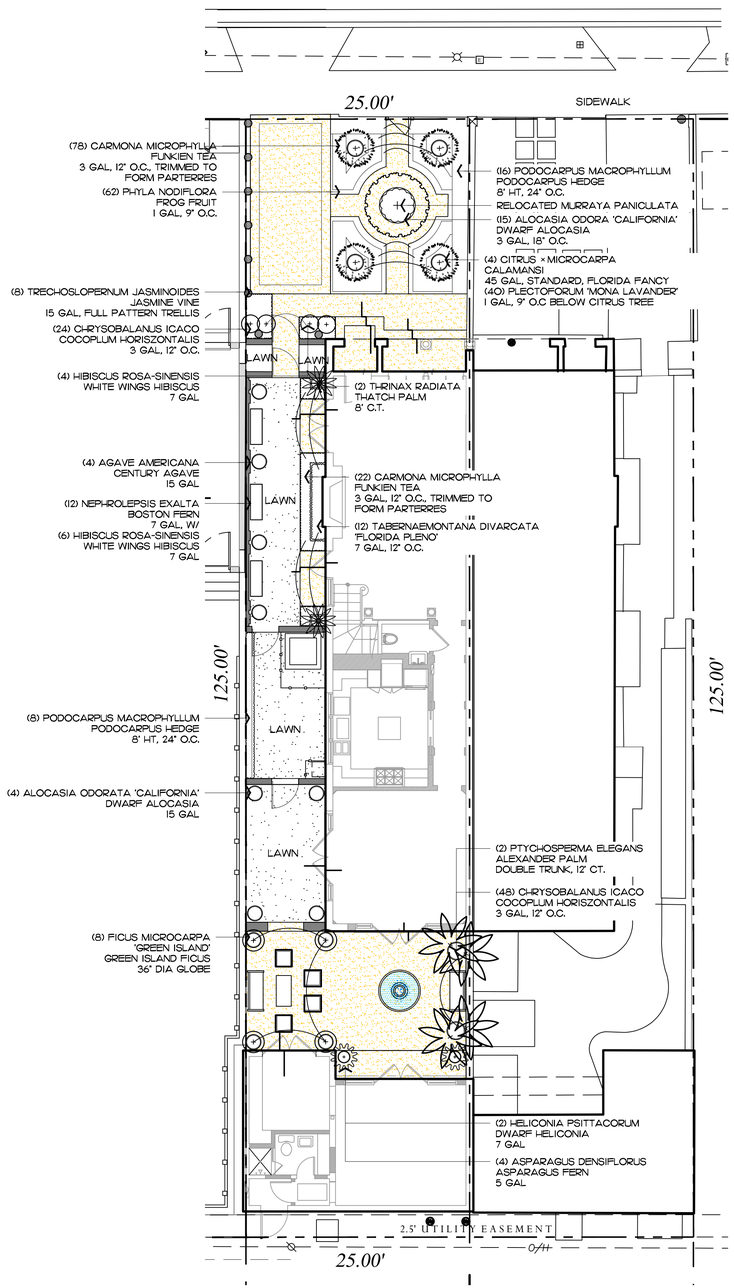
SHEET L3.2





Palms

SYMBOL/KEY	PLANT NAME	QTY.	DESCRIPTION	NATIVE
	THRINAX RADIATA THATCH PALM	2	8' CT	YES
	PTYCHOSPERMA ELEGANS ALEXANDER PALM	2	DOUBLE TRUNK, 12' CT	NO
	TOTAL:	4		
	NATIVE SPECIES:	2 (50%)		

Shrubs & Vines

SYMBOL/KEY	PLANT NAME	QTY.	DESCRIPTION	NATIVE
	ASPARAGUS DENSIFLORUS ASPARAGUS FERN	4	5 GAL	NO
	ALOCASIA ODORA 'CALIFORNIA' DWARF ALOCASIA	19	3 GAL 18" OC	NO
	AGAVE AMERICANA CENTURY PLANT	4	15 GAL, IN POTS	YES
	CARMONA MICROPHYLLA FUNKEN TEA	100	3 GAL, 12" O.C., TRIMMED TO FORM PARTERRES	NO
	CITRUS X MICROCARPA CALAMONDIN	4	45 GAL STANDARD, FLORIDA FANCY	NO
	CHRYSOBALANUS ICACO HORIZONTAL COCOPLUM	72	3 GAL 12" OC	YES
	FICUS MICROCARPA GREEN ISLAND FICUS	4	36" DIA GLOBE	NO
	HELICONIA PSITTACORUM DWARF HELICONIA	2	7 GAL, 4' HT	NO
	HIBISCUS ROSA-SINENSIS WHITE WING HIBISCUS	10	7 GAL, 2' HT, IN RECTANGULAR POTS	NO
	NEPHROLEPSIS EXALTA BOSTON FERN	12	7 GAL, 18" O.C. IN RECTANGULAR POTS	YES
	PODOCARPUS MACROPHYLLUM PODOCARPUS HEDGE	24	8' HT, 24" O.C.	NO
	TABERNAEMONTANA DIVARCATA 'FLORIDA PLENO'	12	7 GAL, 12' O.C.	NO
	TRACHELOSPERMUM JASMINOIDES CONFEDERATE JASMINE	6	15 GAL, 6' OA HT , ATTACHED TO WALL W/ DIAMOND PATTERN	NO
	TOTAL:	273		
	NATIVE SPECIES:	88 (32.2%)		

Groundcovers

SYMBOL/KEY	PLANT NAME	QTY.	DESCRIPTION	NATIVE
	PLECTRANTHUS 'MONA LAVENDER'	40	1 GAL, 9" O.C.	NO
	PHYLA NODIFLORA FROGFRUIT	62	1 GAL, 9" O.C.	YES
	TOTAL:	102		
	NATIVE SPECIES:	62 (60%)		

Landscape Legend

PROPERTY ADDRESS:	328 CHILEAN AVE	
LOT AREA (SQ FT)	3,125 S.F.	
	REQUIRED	PROPOSED
LANDSCAPE OPEN SPEACE (LOS) (SQ FT AND %)	1,094 S.F. (35%)	790 S.F. (35%)
LOS TO BE ALTERED (SQ FT AND %)	NA	790 S.F. (35%)
PERIMTETER LOS (SQ FT AND %)	NA	NA
FRONT YARD LOS (SQ FT AND %)	250 S.F. (40%)	255 S.F. (40.7%)
NATIVE TREES %	30% (NUMBER OF TREES)	NA
NATIVE SHRUBS & VINES %	30% (NUMBER OF SHRUBS & VINES)	88 (32.2%)
NATIVE GROUNDCOVER %	30% (GROUNDCOVER AREA)	62 (60%)

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Landscape Plan

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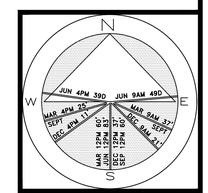

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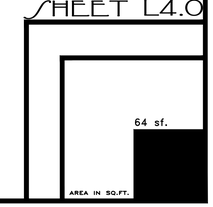
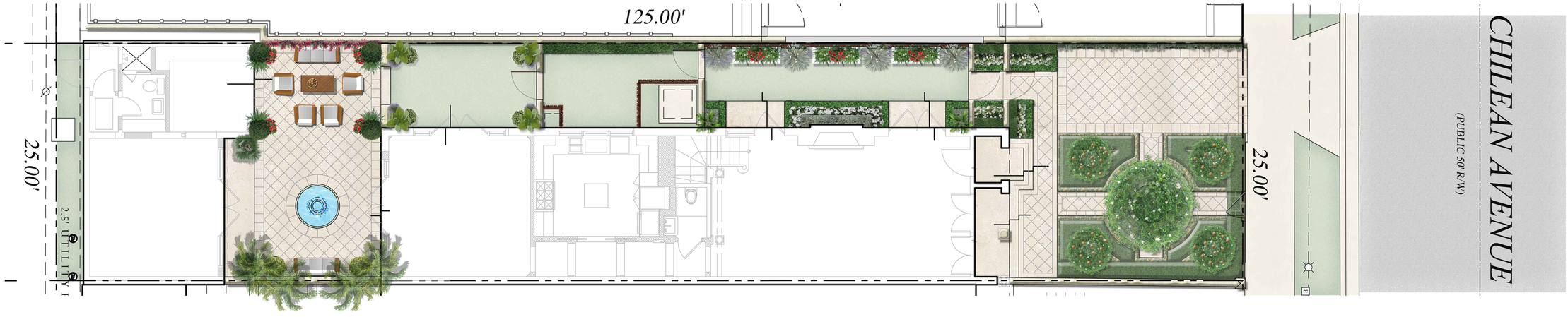
SHEET L4.0





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SHEET L6.0

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Rendered Landscape Plan

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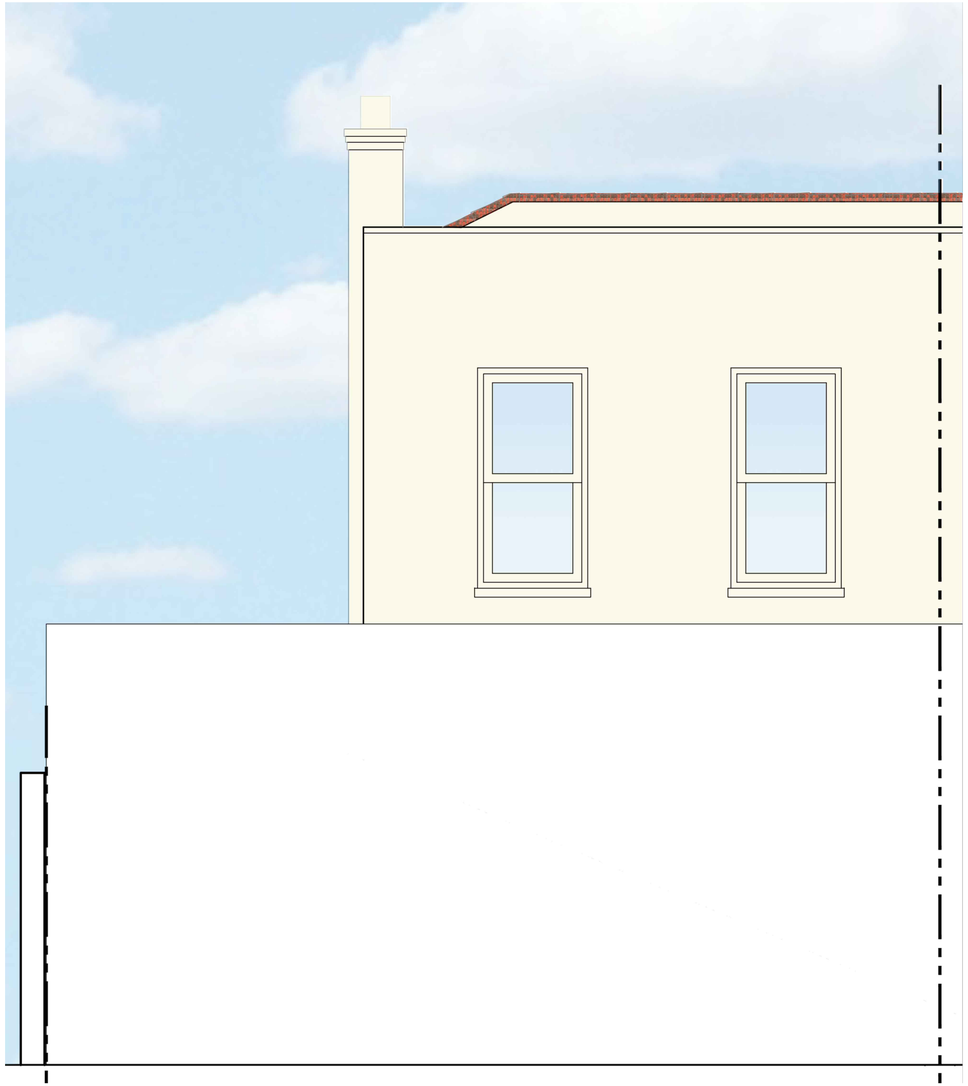
1 L6.1 North Elevation

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



2 L6.1 South Elevation

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

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Rendered Landscape Elevations

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SHEET L6.2



1
L6.2
West Elevation
SCALE: 1/4" = 1'-0"

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Rendered Landscape Elevations

SCALE IN FEET



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Front Perspective



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JOB NUMBER: # 25140.00 LA
DRAWN BY: Dustin Mizell

DATE: 10.16.2025 1st.Sub
10.30.2025 2nd.Sub
11.20.2025 FinalPr.

SHEET L6.4

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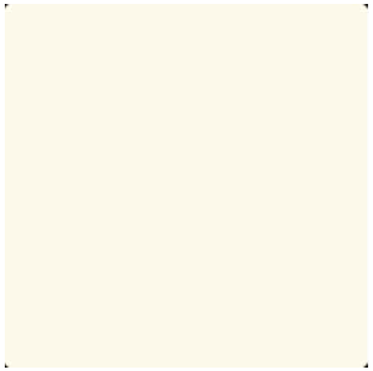
Rear Perspective





BENJAMIN MOORE
MASCARPONE AF-20



BENJAMIN MOORE
LYCHEE AF-40



PAINTED TO MATCH
EXISTING HOUSE COLOR

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

Graham Residence
328 Chilean Ave
Town of Palm Beach
L O R I D A

JOB NUMBER: # 25140.00 LA
DRAWN BY: Dustin Mizell

DATE: 10.16.2025 1st.Sub.
10.30.2025 2nd.Sub.
11.20.2025 FinalPr.

SHEET L6.5

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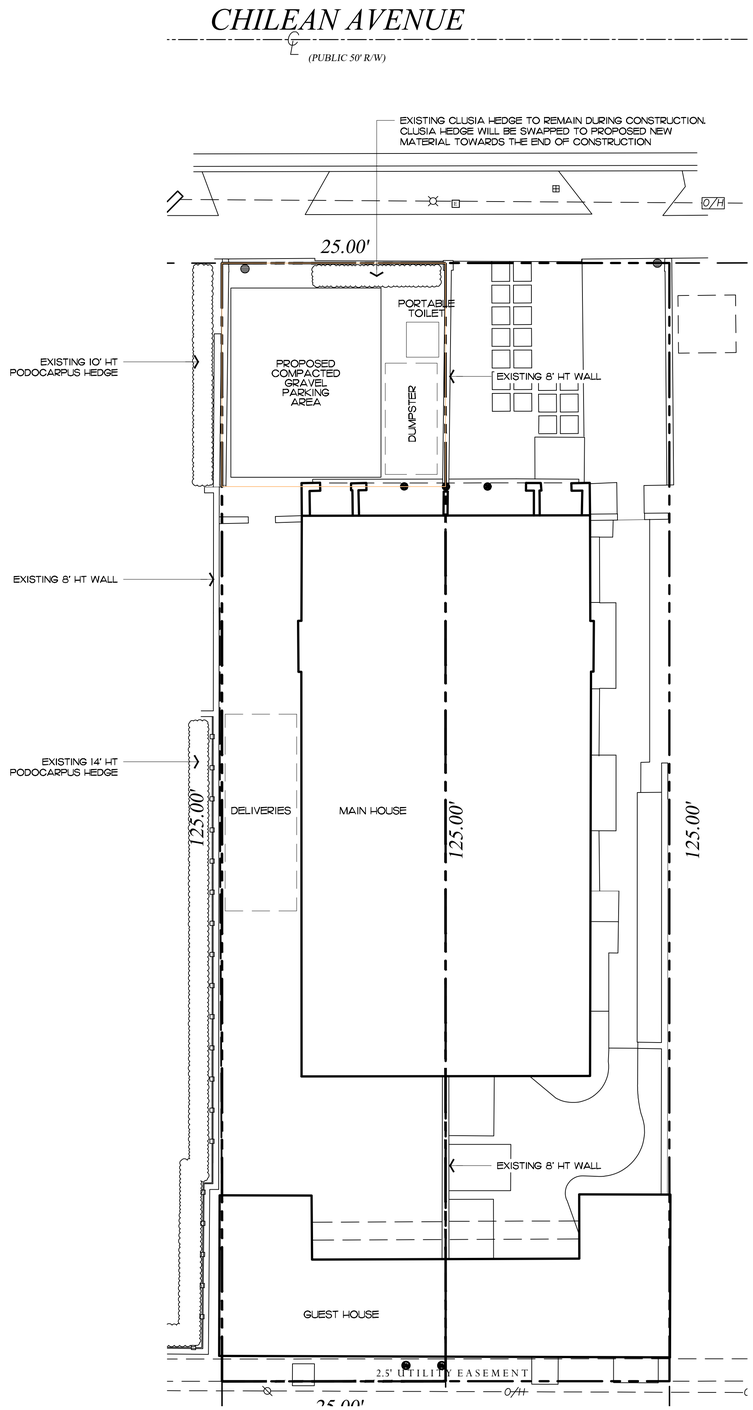
Courtyard Trelliage Elevation



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

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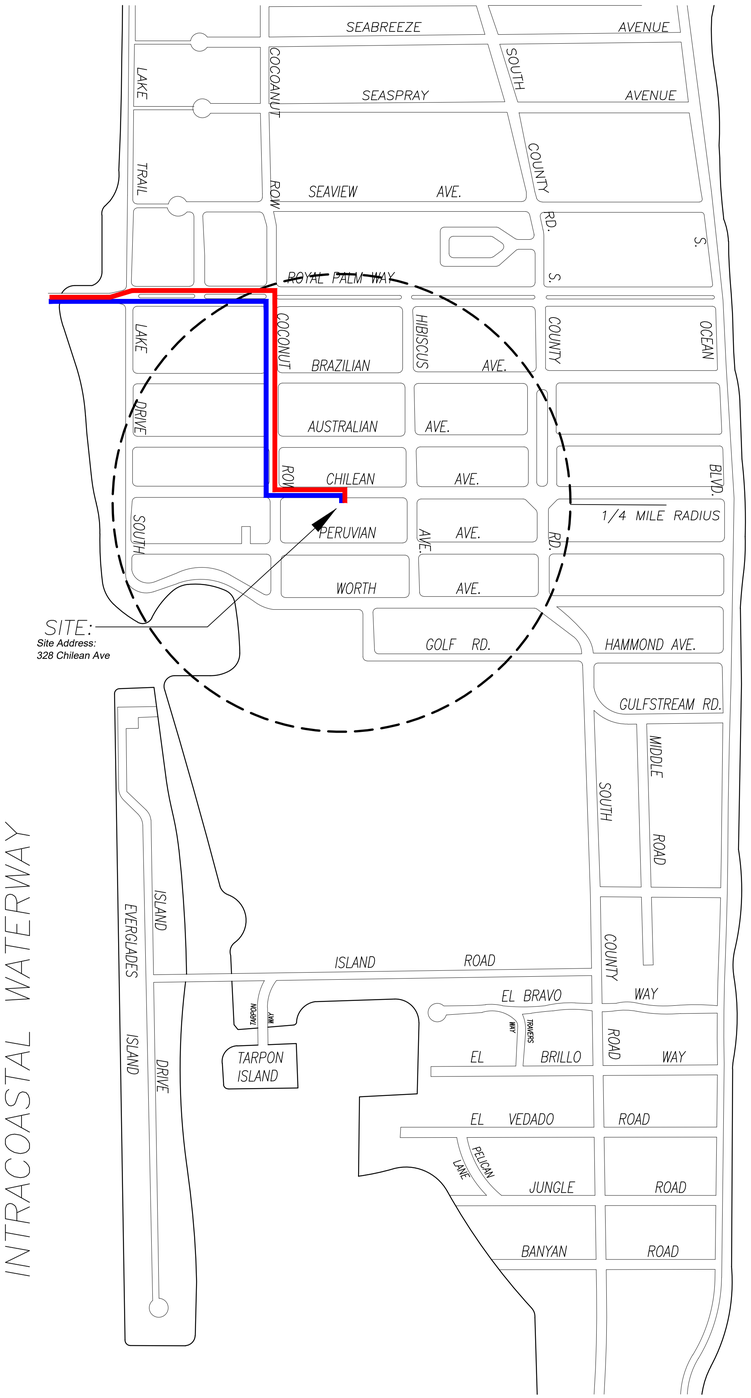
Construction Screening & Staging Plan

SCALE IN FEET 0' 8' 16' 24'



CONCEPTUAL CONSTRUCTION SCHEDULE

- JUL 1TH 2023 – ARCOM MEETING
- JUL 15TH 2023 – TOWN COUNCIL
- OCT–NOV 2023 – SUBMIT FOR PERMIT

- 1 MONTH –DEC 2023 – MOBILIZATION & DEMOLITION OF EXISTING STRUCTURES
- 2 MONTHS – SITE/BUILDING PREPARATION
- 1.5 MONTHS – FOUNDATION
- 2.5 MONTHS – BLOCK DELIVERIES & CONC. POURS
- 1 MONTH – ROOF TRUSS DELIVERY AND SET TRUSSES
- 1.5 MONTHS – WINDOW/DOOR DELIVERIES AND INSTALLATION
- .5 MONTH – DRY–IN
- 1.5 MONTHS – INTERIOR FRAMING
- 2 MONTHS – ROUGH–IN
- .5 MONTH – DRY WALL
- 6 MONTHS – FINISHES
- 2 MONTHS – LANDSCAPE & HARDSCAPE INSTALLATION
- 2 MONTHS – FINAL INSPECTIONS

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

1 *PROPOSED TRUCK INGRESS / EGRESS ROUTES MAP*

SCHEDULE:

MONTH 1: DEMOLITION AND CLEANUP
(3 - 5 DAYS)

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

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

PROPOSED INGRESS TRUCK ROUTE

PROPOSED EGRESS TRUCK ROUTE

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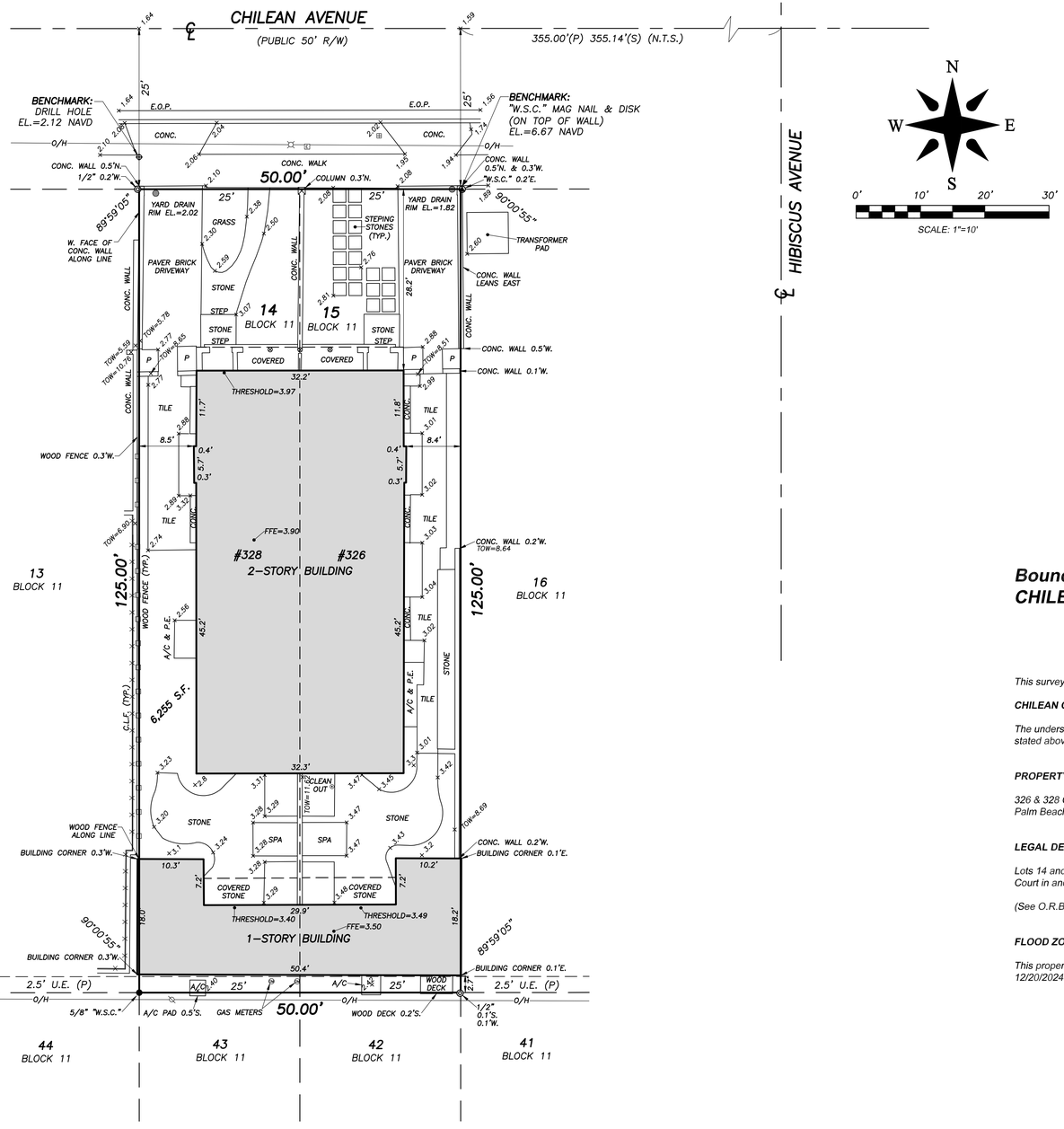
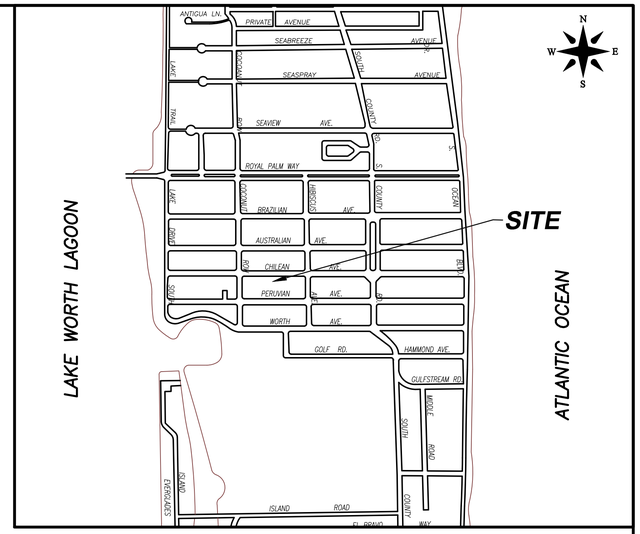
Truck Logistics Plan

SCALE: NOT TO SCALE

LEGEND

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





VICINITY SKETCH
(NOT TO SCALE)

Boundary Survey For:
CHILEAN CONDO OF PALM BEACH

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

CHILEAN CONDO OF PALM BEACH

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

PROPERTY ADDRESS:

326 & 328 Chilean Avenue
Palm Beach, FL 33480

LEGAL DESCRIPTION:

Lots 14 and 15, Block 11, ***ROYAL PARK ADDITION****, according to the Plat thereof, on file in the Office of the Clerk of the Circuit Court in and for Palm Beach County, Florida, recorded in Plat Book 4, Page 1.*

(See O.R.B. 21043, Page 715 for "DECLARATION OF CONDOMINIUM OF CHILEAN CONDOMINIUM OF PALM BEACH")

FLOOD ZONE:

This property is located in Flood Zone AE (EL 7), according to F.I.R.M. (Flood Insurance Rate Map) No. 12099C0583G, dated 12/20/2024.

NOTES:

1. *No title policy or commitment affecting title or boundary to the subject property has been provided. It is possible there are deeds and easements, recorded or unrecorded, which could affect this survey and boundaries. This office has made no search of the Public Records.*
2. *Elevations shown hereon, if any, are in feet and decimal parts thereof and are based on NAVD-88. The expected accuracy of the elevations shown hereon is 0.03' for the hard surface elevations and 0.1' for the soft surface elevations. Elevations shown hereon are U.S. survey feet unless otherwise noted.*
3. *Description furnished by client or client's agent.*
4. *Unless presented in digital form with electronic seal and electronic signature this survey must bear the signature and the original raised seal of a Florida licensed surveyor or mapper this drawing, sketch, plat or map is for informational purposes only and is not valid.*
5. *This survey cannot be transferred or assigned without the specific written permission of Wallace 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 shown shall control the location of the improvements over scaled positions.*
12. *It is a violation of Rule 5J-17 of the Florida Administrative Code to alter this survey without the express prior written consent of the Surveyor. Additions and/or deletions made to the face of this survey will make this survey invalid.*
13. *The ownership of fences, perimeter walls and/or hedges shown hereon are not known and thus are not listed as encroachments. Fences, hedges and/or perimeter walls are shown in their relative position to the boundary.*
14. *The expected horizontal accuracy of the information shown hereon is +/- 0.10'.*

CERTIFICATION:

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

DATE OF LAST FIELD SURVEY: 06/18/2025

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

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

REVISIONS:

Boundary Survey For:

CHILEAN CONDO OF PALM BEACH

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

FIELD: J.M.	JOB No.: 247387	F.B. JOE5 PG. 8
OFFICE: S.W.	DATE: 06/18/2025	DWG. No.: 247387
C'K'D.: W.N.	REF.: 92-1198-3.DWG	SHEET: 1 OF 1

TOWN OF PALM BEACH

Information for Architectural Commission Meeting on: December 19, 2025

To: Architectural Commission

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

From: Planning, Zoning & Building

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

Date: 12/12/2025

ATTACHMENTS
- PZB Staff Report
- Letter of Intent
- Plans

STRATEGIC PLAN
Strategic Priorities:
Community Culture and Character

Strategic Focus Areas:
Quality of Life

FUNDING
No Fiscal Impact

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

Property Owner: 239 Wells Road, LLC (Michael Perry, Representative)
Professional: MP Design & Architecture (Michael Perry)
Landscape: Nievera Williams Design (Mario Nievera)

HISTORY:
The application was originally heard at the October 2025 ARCOM meeting and was deferred (7-0) to allow for restudy of architectural and site plan elements.

THE PROJECT:
The applicant has submitted plans, entitled "New Residence for 239 Wells Road", as prepared by **MP Design & Architecture**, uploaded September 08, 2025.

The following is the scope of work for the application:

- New two-story, single-family residence with cabana.
- Final hardscape, landscape and swimming pool.

Site Data			
Zoning District	R-B	**Future Land Use**	SINGLE-FAMILY
Lot Size	14,000 Sq. Ft.	**Enclosed Sq. Ft.**	5,036 Sq. Ft.
Lot Width	100'	**Lot Depth**	140'
Crown of Road	4.06' NAVD	**FEMA Flood Zone**	Zone AE +6.00' NAVD
Point of Meas.	+7.00' NAVD	**Finish Floor Elev.**	+7.00' NAVD
Lot Coverage	Permitted: 30% Proposed: 30%	**Landscape Open Space:**	Required: 45% Proposed: 45%

Surrounding Properties / Zoning	
North	226 Coral Ln | Residence / R-B
South	246 Wells Rd | Residence / R-B
East	235 Wells Rd | Residence / R-B
West	247 Wells Rd | Residence / R-B

STAFF ANALYSIS:

The applicant is seeking approval for a new, two-story, single-family residence with final hardscape, landscape and swimming pool improvements. The application does not require town council relief or approval and appears zoning compliant, as proposed. The residence is designed in a mediterranean style with a one and two story mass at the front and a one-story wing along the east side which leads to a side loaded garage at the rear. A pool cabana is proposed at the north-west and is connected to the garage by a pergola structure along the north-rear of the property. Between the residence, garage, pergola and cabana create an inverted “C” shape with swimming pool centered in the middle. The building is proposed in a white-beige color with cypress outlookers and doors. Roof material proposed is handmade barrel tile. Windows, doors and shutters are proposed in a dark green color with railings proposed in black iron. The landscape and hardscape program features a circular driveway with a ribbon drive that traverses along the east to the rear of the property and the side loaded garage. Open lawn is proposed in central pool courtyard and perimeter plantings are proposed.

The application was originally heard at the October ARCOM hearing and was deferred to allow for restudy of architectural details and site plan elements. The applicant has resubmitted plans in response to the commission comments. The changes include modifications to the front façade including modifications to front door and flanking windows, addition of quoins, and modifications to roofline. The dining room was shifted to the east and a second-floor terrace was added. Door type on east modified from arch to flat top. The one-story wing of the house is shifted to the east, creating a larger interior courtyard. The orientation of the length of the cabana is rotated.



Color rendering of plan from above.



Previously proposed front (south) elevation.



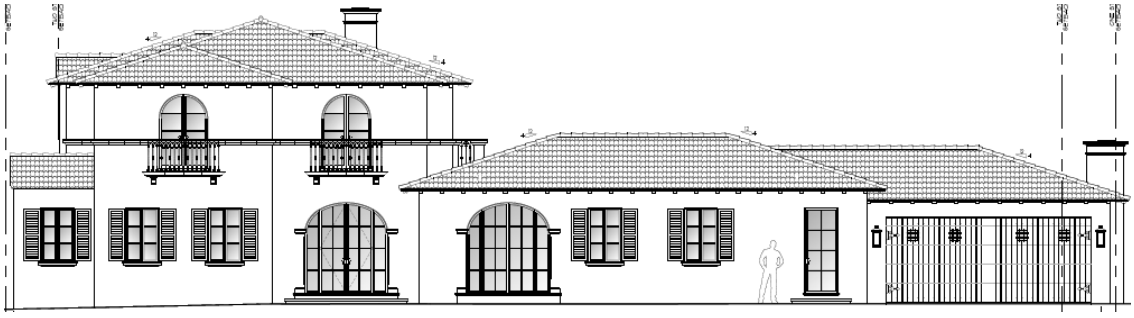
Currently proposed front (south) elevation.



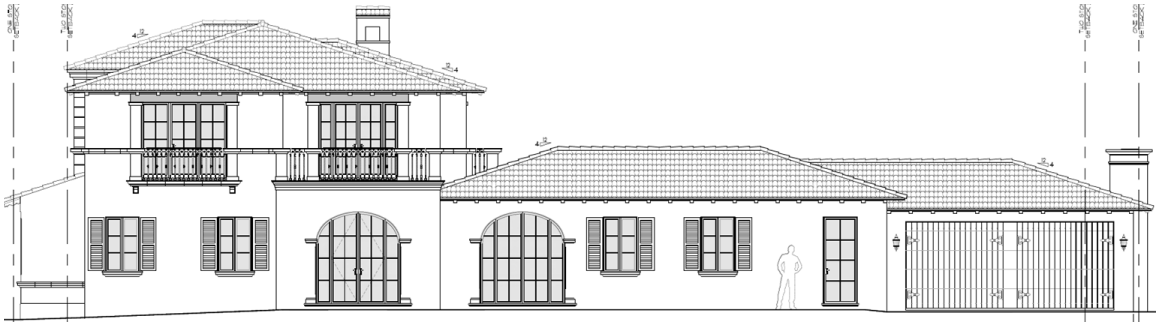
Previously proposed rear (north) elevation.



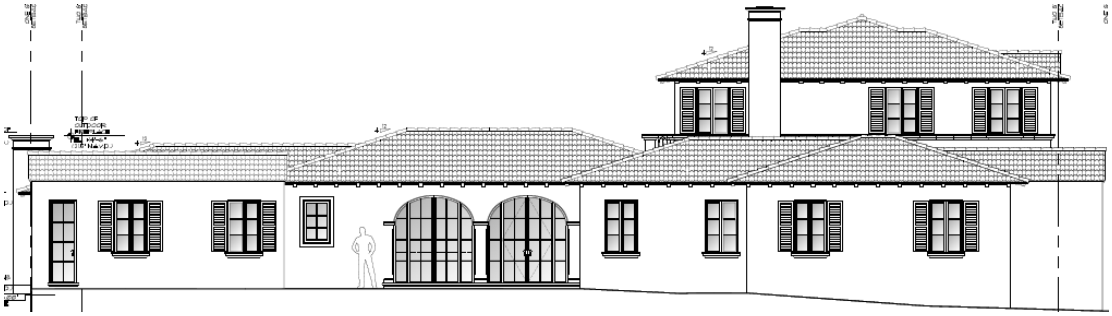
Proposed rear (south) elevation.



Previously proposed side (east) elevation.



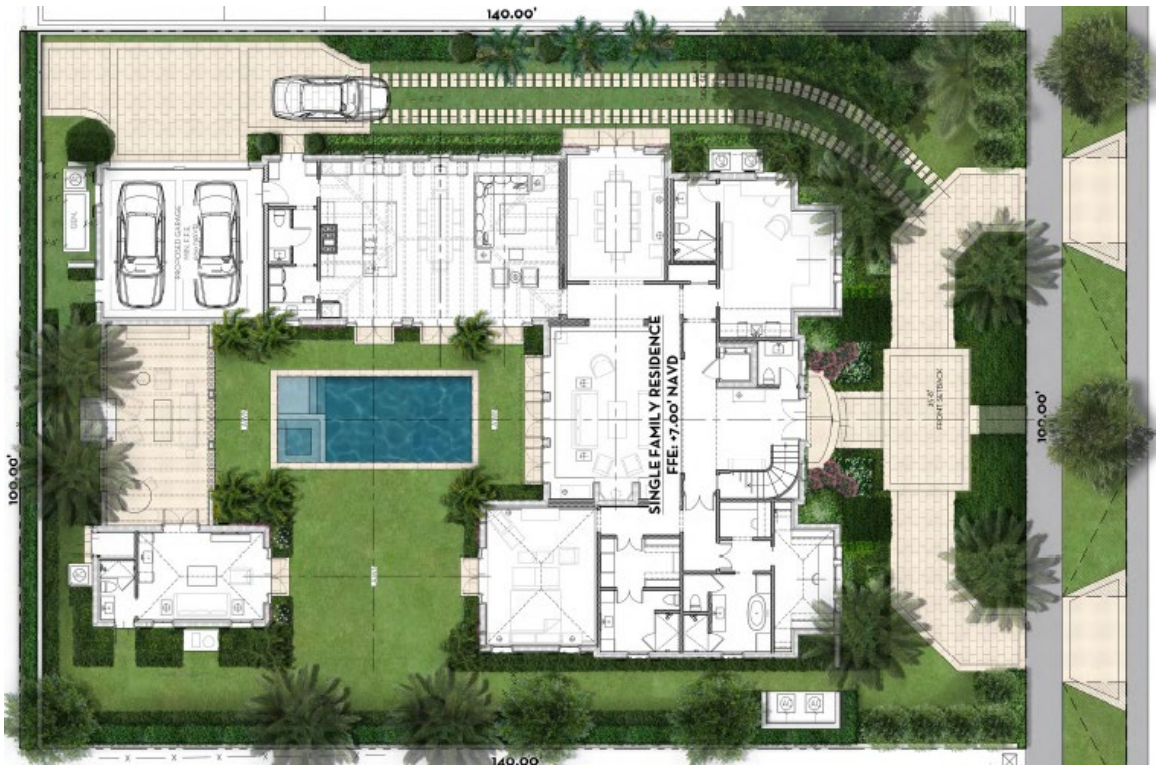
Currently proposed side (east) elevation.



Previously proposed side (west) elevation.



Proposed side (west) elevation.



Color landscape rendering.

CONCLUSION:

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

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

WRB:JGM:BMF

WRB

MP Design & Architecture, Inc.

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

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

June 16, 2025

Re: 239 Wells Rd. Palm Beach, FL 33480
ARC-24-0122

We are submitting the attached drawings and application for the review of our project at 239 Wells Rd. Palm Beach, FL 33480.
The Scope of Work includes the following:

1. Proposed New Two-Story Residence at 239 Wells Rd. The Structure is not listed under "Designated Landmarks" nor "Properties Under Consideration".
2. New Landscape, Hardscape and Pool.
3. There are no historically significant trees present at the site.

Please note the following:

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

B. ARCHITECTURAL REVIEW – Section 18-205
Proposed new 4,878 SF house.
Proposed new 232 SF pool cabana.
Proposed new pool, new landscape and hardscape.

CRITERIA FOR BUILDING PERMIT.

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

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

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

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

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

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

(5) The proposed building or structure is not excessively similar to any other structure existing or for which a permit has been issued or to any other structure included in the same permit application within 200 feet of the proposed site in respect to one or more of the following features of exterior design and appearance:
   a. Apparently visibly identical front or side elevations;
   b. Substantially identical size and arrangement of either doors, windows, porticos or other openings or breaks in the elevation facing the street, including reverse arrangement; or
   c. Other significant identical features of design such as, but not limited to, material, roof line and height of other design elements.

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

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(7) The proposed addition or accessory structure is subservient in style and massing to the principal or main structure.
(8) The proposed building or structure is appropriate in relation to the established character of other structures in the immediate area or neighboring areas in respect to significant design features such as material or quality or architectural design as viewed from any public or private way (except alleys).
(9) The proposed development is in conformity with the standards of this Code and other applicable ordinances insofar as the location and appearance of the buildings and structures are involved.
(10) The project's location and design adequately protects unique site characteristics such as those related to scenic views, rock outcroppings, natural vistas, waterways, and similar features.

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

D. SPECIAL EXCEPTION – Section 134-22
Not applicable

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

F. VARIANCE – Section 134-201
Not applicable

G. OTHER
Not applicable.

Respectfully,



Michael Perry

MP Design & Architecture, Inc.

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Palm Beach, Florida 33480
AA#26001667
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Town of Pam Beach
360 S. County Rd.
Palm Beach, FL 33480

June 16, 2025

Re: 239 Wells Rd. Palm Beach, FL 33480
ARC-24-0122

We are submitting the attached drawings and application for the review of our project at 239 Wells Rd. Palm Beach, FL 33480.
The Scope of Work includes the following:

1. Proposed New Two-Story Residence at 239 Wells Rd. The Structure is not listed under "Designated Landmarks" nor "Properties Under Consideration".
2. New Landscape, Hardscape and Pool.
3. There are no historically significant trees present at the site.

Please note the following:

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

B. ARCHITECTURAL REVIEW – Section 18-205
Proposed new 4,878 SF house.
Proposed new 232 SF pool cabana.
Proposed new pool, new landscape and hardscape.

CRITERIA FOR BUILDING PERMIT.

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

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

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Not applicable

G. OTHER
Not applicable.

Respectfully,



Michael Perry

New Residence for:
239 Wells Road
Palm Beach Fl. 33480

DESIGN & ARCHITECTURE

ARCHITECURE

MP DESIGN & ARCHITECURE

LANDSCAPE

NIEVERA + WILLIAMS DESIGN

ARC-24-0122

1st SUBMIT 06-26-2025
2nd SUBMIT 09-15-2025
FINAL SUBMIT 12-03-2025
MEETING DATE 12-19-2025

PROPOSED SCOPE OF WORK

- Proposed New Two-Story Residence with a Two-Car Garage, Pergola, Pool Cabana, New Pool, & New Hardscape.

SHEET INDEX

COVER	GENERAL NOTES & DRAWING INDEX
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	LOCATION MAP
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PHOTOS 2	SURROUNDING PROPERTY PHOTOS
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PHOTOS 4	SURROUNDING PROPERTY PHOTOS
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A004	PROPOSED FIRST FLOOR ZONING DIAGRAM
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A006	TRUCK LOGISTICS & CONSTRUCTION SCREENING PLAN
A007	YARD SECTION DIAGRAM
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A202	PROPOSED CABANA NORTH, SOUTH, EAST AND WEST ELEVATIONS
A203	PROPOSED NORTH & WEST ELEVATION/ SECTION
A204	PROPOSED GENERATOR ENCLOSURE @ SOUTH SIDE & A/C WALL SECTION @ WEST SIDE
	COLOR ELEVATIONS
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	WINDOW SILL DETAIL
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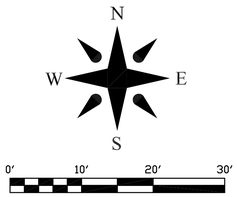
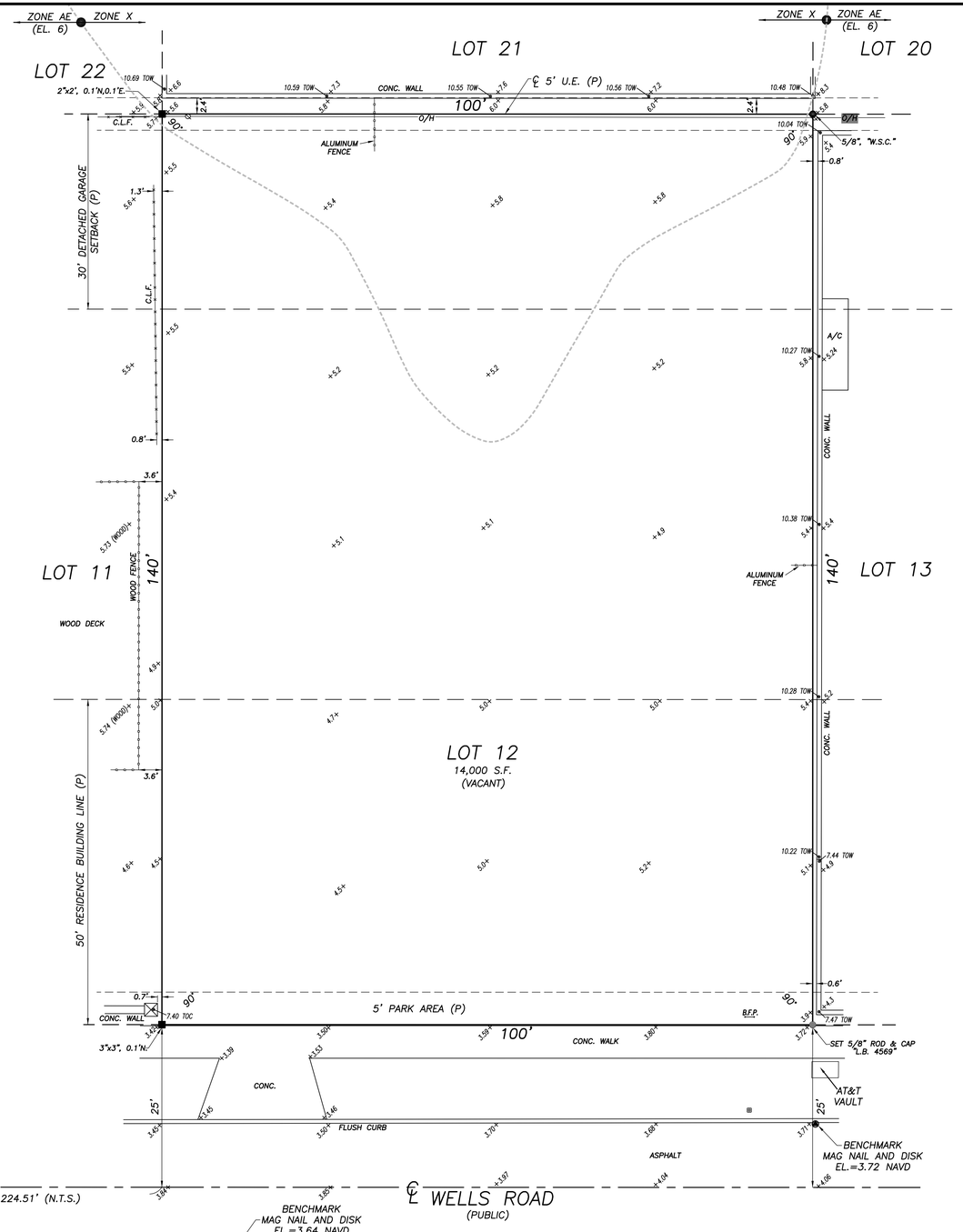
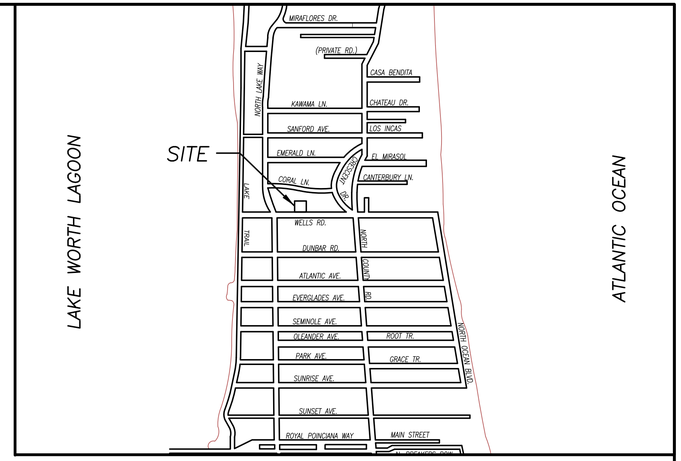
A302	WALL SECTION @ FOYER & GREAT ROOM
A000.1	GARAGE PULLING-IN & BACKING-OUT DIAGRAM - NORTH PARKING SPOT
A000.2	GARAGE PULLING-IN & BACKING-OUT DIAGRAM - SOUTH PARKING SPOT
	ENTRY ELEVATION DETAIL
	GREAT ROOM ELEVATION DETAIL\PROPOSED JULIET BALCONY SECTION
	DINING ROOM ELEVATION DETAIL







VICINITY SKETCH N.T.S.

LEGEND

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

BOUNDARY SURVEY FOR:
239 WELLS ROAD LLC

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

239 Wells Road LLC, a Florida limited liability company
Bank of America, N.A., ISAOA
Robert E. Korn, Esq.
Bernstein Hodsdon Tannen & Korn, P.A.
Old Republic National Title Insurance Company

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

PROPERTY ADDRESS:
239 Wells Rd
Palm Beach, FL 33480

LEGAL DESCRIPTION:
*Lot 12, Revised Plat of **STOTESBURY PARK**, an addition to the Town of Palm Beach, Florida, according to the Revised Plat thereof on file in the Office of the Clerk of the Circuit Court, in and for Palm Beach County, Florida, recorded in Plat Book 20, Page 42.*

FLOOD ZONE:
This property is located in Flood Zone X & AE (EL 6) according to F.I.R.M. (Flood Insurance Rate Map) No. 12099C 0581G, dated 12/20/2024.

TITLE COMMITMENT REVIEW

CLIENT: LaurieSlifka	COMMITMENT NO. : PT220242	DATE: 10/31/22			
REVIEWED BY: Craig Wallace	JOB NO. : 22-1403.2				

B2 ITEM NO.	DOCUMENT	DESCRIPTION	AFFECTS AND PLOTTED	AFFECTS AND NOT PLOTT-ABLE	DOES NOT AFFECT	NOT A SURVEY MATTER
1-5	N/A	Standard Exceptions				●
6	PB 20, PG 42	All matters contained on the Plat of Revised Plat of Stotesbury Park.	●			
7	N/A	Standard Exceptions				●

NOTES:

1. *All information regarding record easements, adjoiners, and other documents that might affect the quality of title to tract shown hereon was gained from commitment number PT220242, issued by Old Republic National Title Insurance Company, dated October 31, 2022. This office has made no search of the Public Records.*
2. *Elevations shown hereon, if any, are in feet and decimal parts thereof and are based on NAVD-88. The expected accuracy of the elevations shown hereon is 0.03' for the hard surface elevations (shown thus x 0.00) and 0.1' (shown thus x 0.0) for the soft surface elevations. Elevations shown hereon are U.S. survey feet unless otherwise noted.*
3. *Description furnished by client or client's agent.*
4. *Unless presented in digital form with electronic seal and electronic signature this survey must bear the signature and the original raised seal of a Florida licensed surveyor or mapper this drawing, sketch, plat or map is for informational purposes only and is not valid.*
5. *This survey cannot be transferred or assigned without the specific written permission of Wallace Land Surveying, LLC. Certificate of Authorization Number LB 8598.*
6. *Except as shown, underground and overhead improvements are not located. Underground foundations not located.*
7. *The survey sketch shown hereon does not necessarily contain all of the information obtained or developed by the undersigned surveyor in his field work, office work or research.*
8. *No responsibility is assumed by this surveyor for the construction of improvements, from building ties shown on this survey.*
9. *Revisions shown hereon do not represent a "survey update" unless otherwise noted.*
10. *All dates shown within the revisions block hereon are for interoffice filing use only and in no way affect the date of the field survey stated herein.*
11. *In some instances, graphic representations have been exaggerated to more clearly illustrate the relationships between physical improvements and/or lot lines. In all cases, dimensions shown shall control the location of the improvements over scaled positions.*
12. *It is a violation of Rule 5J-17 of the Florida Administrative Code to alter this survey without the express prior written consent of the Surveyor. Additions and/or deletions made to the face of this survey will make this survey invalid.*
13. *The ownership of fences, perimeter walls and/or hedges shown hereon are not known and thus are not listed as encroachments. Fences, hedges and/or perimeter walls are shown in their relative position to the boundary.*
14. *The expected horizontal accuracy of the information shown hereon is +/- 0.10'.*

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

DATE OF LAST FIELD SURVEY: 7/15/2025

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

JAMES G. PEDEN JR. LICENSED No. 6122 STATE OF FLORIDA Professional Surveyor and Mapper

REVISIONS

07/17/25 SURVEY AND TIE-IN UPDATE J.M./J.F. 209109 JOE5/36
05/21/24 SURVEY AND TIE-IN UPDATE B.M./M.B. 209109 PB364/29

BOUNDARY SURVEY FOR:

239 WELLS ROAD LLC

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

FIELD:	B.M.	JOB NO.:	22-1403	F.B.	PB336 PG. 47
OFFICE:	M.B.	DATE:	9/10/22	DWG. NO.	22-1403-1
C'K'D:	C.W.	REF:	22-1403-1.DWG	SHEET	1 OF 1

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

Line #	Zoning Legend			
1	**Property Address:**	239 WELLS ROAD		
2	**Zoning District:**	RB		
3	**Lot Area (sq. ft.):**	14,000 SF		
4	**Lot Width (W) & Depth (D) (ft.):**	100' x 140'		
5	**Structure Type:** (Single-Family, Multi-Family, Comm., Other)	SINGLE-FAMILY		
6	**FEMA Flood Zone Designation:**	Flood Zone AE (Elevation: 6'-0")		
7	**Zero Datum for point of meas. (NAVD)**	7'-0"		
8	**Crown of Road (COR) (NAVD)**	4.04'		
9		REQ'D / PERMITTED	EXISTING	PROPOSED
10	Lot Coverage (Sq Ft and %)	30%	-	29.8%(4,166SF)
11	Enclosed Square Footage (1st & 2nd Fl., Basement, Accs. Structure, etc)	-	-	5,011 SF
12	*Front Yard Setback (Ft.)	25' 1st, 30' 2nd	-	25' 1st, 30'-7" 2nd
13	* Side Yard Setback (1st Story) (Ft.)	12'-6"	-	16'-3"E, 12'-7"W
14	* Side Yard Setback (2nd Story) (Ft.)	15'-0"	-	20'-0" E,33'-9"W
15	*Rear Yard Setback (Ft.)	10' 1st, 15' 2nd	-	10' 1st, 72'-9" 2nd
16	Angle of Vision (Deg.)	100°	-	100°
17	Building Height (Ft.)	22'	-	20'
18	Overall Building Height (Ft.)	30'	-	26'-4"
19	Cubic Content Ratio (CCR) (R-B ONLY)	3.96(55,440 CCR)	-	3.92 (54,925CCR)
20	** Max. Fill Added to Site (Ft.)	1.48'	-	-
21	Finished Floor Elev. (FFE)(NAVD)	7'	-	7.16'
22	Base Flood Elevation (BFE)(NAVD)	-	-	6'-0"
23	Landscape Open Space (LOS) (Sq Ft and %)	6,300 S.F. (45%)	-	6,390 S.F. (45%)
24	Perimeter LOS (Sq Ft and %)	3,150 S.F.	-	3,387 S.F.
25	Front Yard LOS (Sq Ft and %)	1,000 S.F. (40%)	-	1,525 S.F. (61%)
26	*** Native Plant Species %	*Please refer to TOPB Landscape Legend.*		

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

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

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

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

REV BF 20230626

ARC-24-0122

MP DESIGN & ARCHITECTURE

COMM NO.
2311

DATE
12/2/2025

REVISIONS

A New Residence at
239 Wells Road
Palm Beach FL 33480

239 Wells Road

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

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

SHEET NO.
Zoning Legend

SUBJECT PROPERTY



Vicinity Location Map

Scale n.t.s.

ARC-24-0122

COMM NO.
2311

DATE
12/2/2025

REVISIONS

A New Residence at
239 Wells Road
Palm Beach FL 33480

239 Wells Road

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

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ARCHITECTURE, INC
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WEST PALM BEACH, FLORIDA 33401
561.833.7575
AA26001667

SHEET NO.
Vicinity Location Map



Location Map

Scale n.t.s.

ARC-24-0122

COMM NO.
2311

DATE
12/2/2025

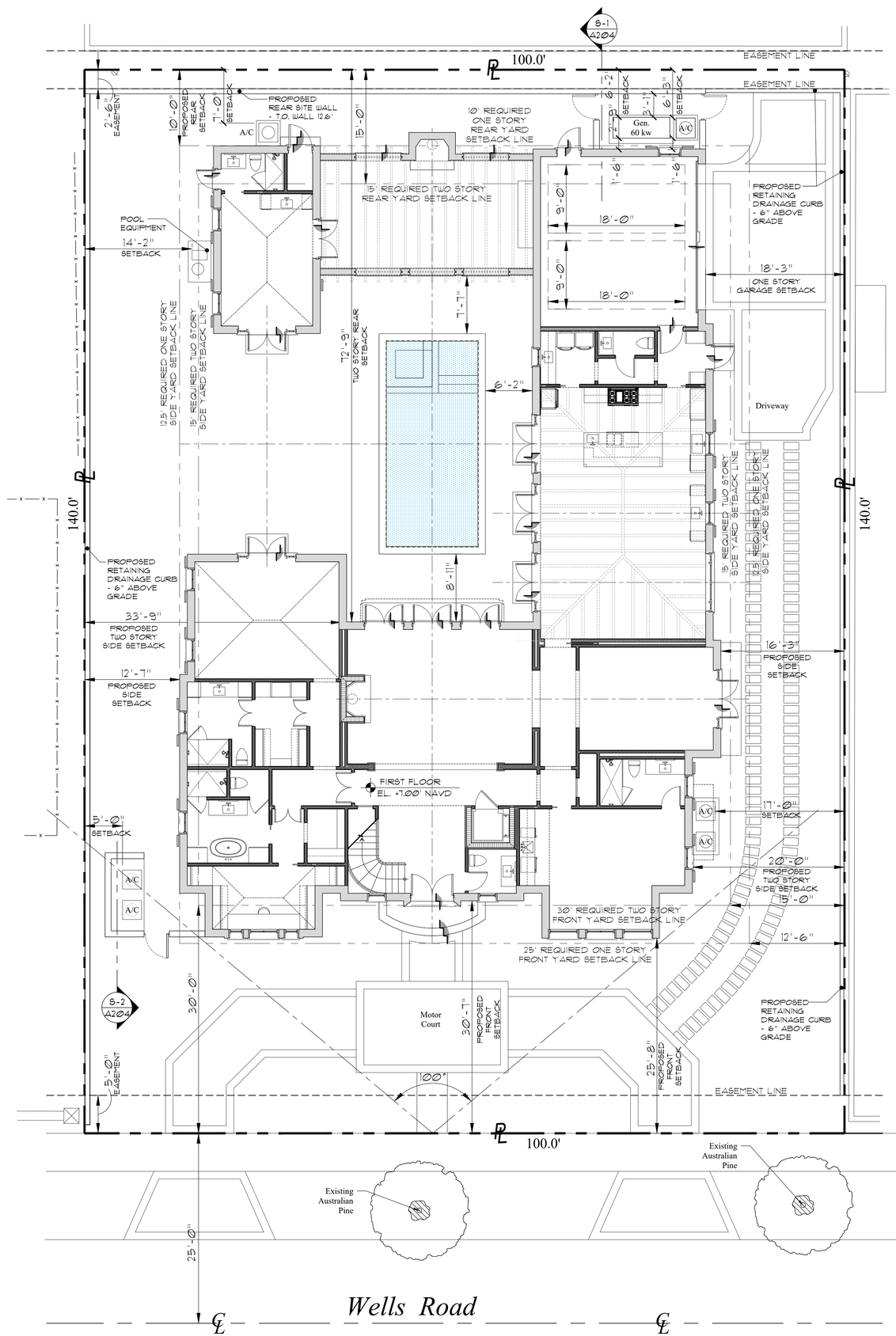
REVISIONS

A New Residence at
239 Wells Road
239 Wells Road
Palm Beach FL 33480

STATE OF FLORIDA
ANGELO L. DAVILA
AR0016639
ANGELO DAVILA R.A.
FLORIDA REG. ARCH.
#ARC016639

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

SHEET NO.
Location Map



ZONING & SITE CALCULATIONS

Zoning Item	Required/Allowed	Proposed
Zoning District	RB	RB
Lot Area	10,000 SF	14,000 SF
Lot Width Lot Depth	100' 100'	100' 140'
Front Yard Setback	25' 1-Story 30' 2-Story	25'-8" 30'-7"
Side Yard Setback	12'-6" 1-Story 15' 2-Story	16'-3" East 12'-7" West 20'-0" East 33'-9" West
Rear Yard Setback	10' 1-Story 15'- 2-Story	10' 72'-9"
Maximum Building Height	14' 1-Story 22' 2-Story	10'-0" 20'-0"
Maximum Overall Height	30'	26'-4"
Lot Coverage	30% 2-Story (4,200 SF)	29.8% (4,166 SF)
Landscape Open Space	45% (6,300 SF)	45% (6,390 SF)
Perimeter Landscape Open Space	(3,150 SF)	(3,387 SF)
Required Front Yard	40% (1,000 SF)	61% (1,525 SF)
Cubic Content Ratio	3.96 (55,440 Cu.Ft.)	3.92 (54,925 Cu.Ft.)
Angle of Vision	100 °	100°

AREAS SF CALCULATIONS

First Floor AC	2,683 SF
Pool Cabana	327 SF
Second Floor AC	1,419 SF
Total AC	4,429 SF
Garage	515 SF
Pergolas	420 SF

LEGAL DESCRIPTION

Lot 12, of **STOTESBURY PARK**, an addition to the Town of Palm Beach, Florida, according to the Revised Plat thereof on file in the Office of the Clerk of the Circuit Court, in and for Palm Beach County, Florida, recorded in Plat Book 20, Page 42.

Proposed Site Plan

Scale 1/8" = 1'-0"

ARC-24-0122

COMM NO.
2311

DATE
12/2/2025

REVISIONS

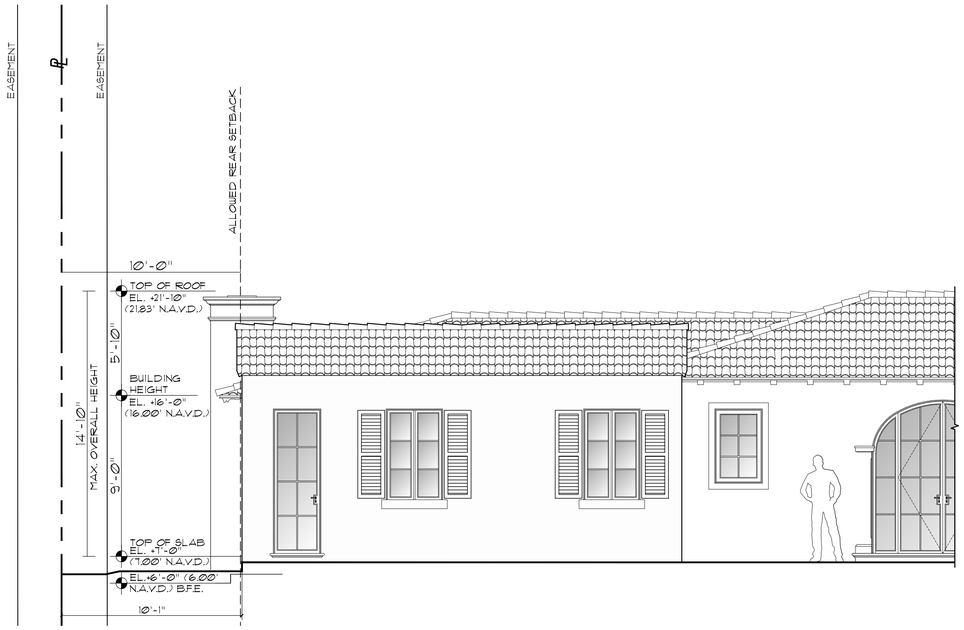
A New Residence at
239 Wells Road
Palm Beach FL 33480

239 Wells Road

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

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

SHEET NO.
A000



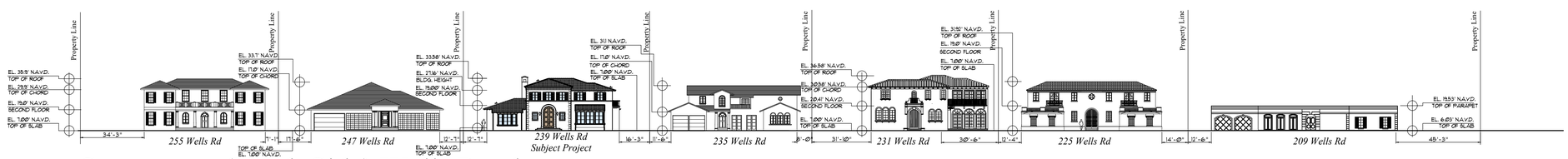
Rear Height Plane Diagram

Scale 1/4" = 1'-0"



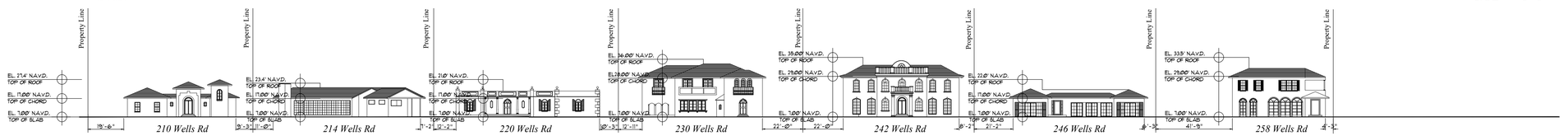
Sitescape

Scale n.t.s



Streetscape (North Side) Wells Road

Scale 1/32" = 1'-0"



Streetscape (South Side) Wells Road

Scale 1/32" = 1'-0"

ARC-24-0122

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

SHEET NO.
A001



255 Wells Rd



247 Wells Rd



239 Wells Road
Subject Property



235 Wells Road

ARC-24-0122

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ARCHITECTURE, INC
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SHEET NO.
Photos 1



231 Wells Rd



225 Wells Rd



209 Wells Road



300 N County Rd

ARC-24-0122

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239 Wells Road

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SHEET NO.
Photos 2



210 Wells Rd



214 Wells Rd



220 Wells Road



230 Wells Road

ARC-24-0122

MP DESIGN & ARCHITECTURE

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2311

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REVISIONS

A New Residence at
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239 Wells Road

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ANGELO DAVILA R.A.
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561.833.7575
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SHEET NO.
Photos 3



242 Wells Rd



246 Wells Rd



258 Wells Road



272 Wells Road

ARC-24-0122

MP DESIGN & ARCHITECTURE

COMM NO.
2311

DATE
12/2/2025

REVISIONS

A New Residence at
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239 Wells Road

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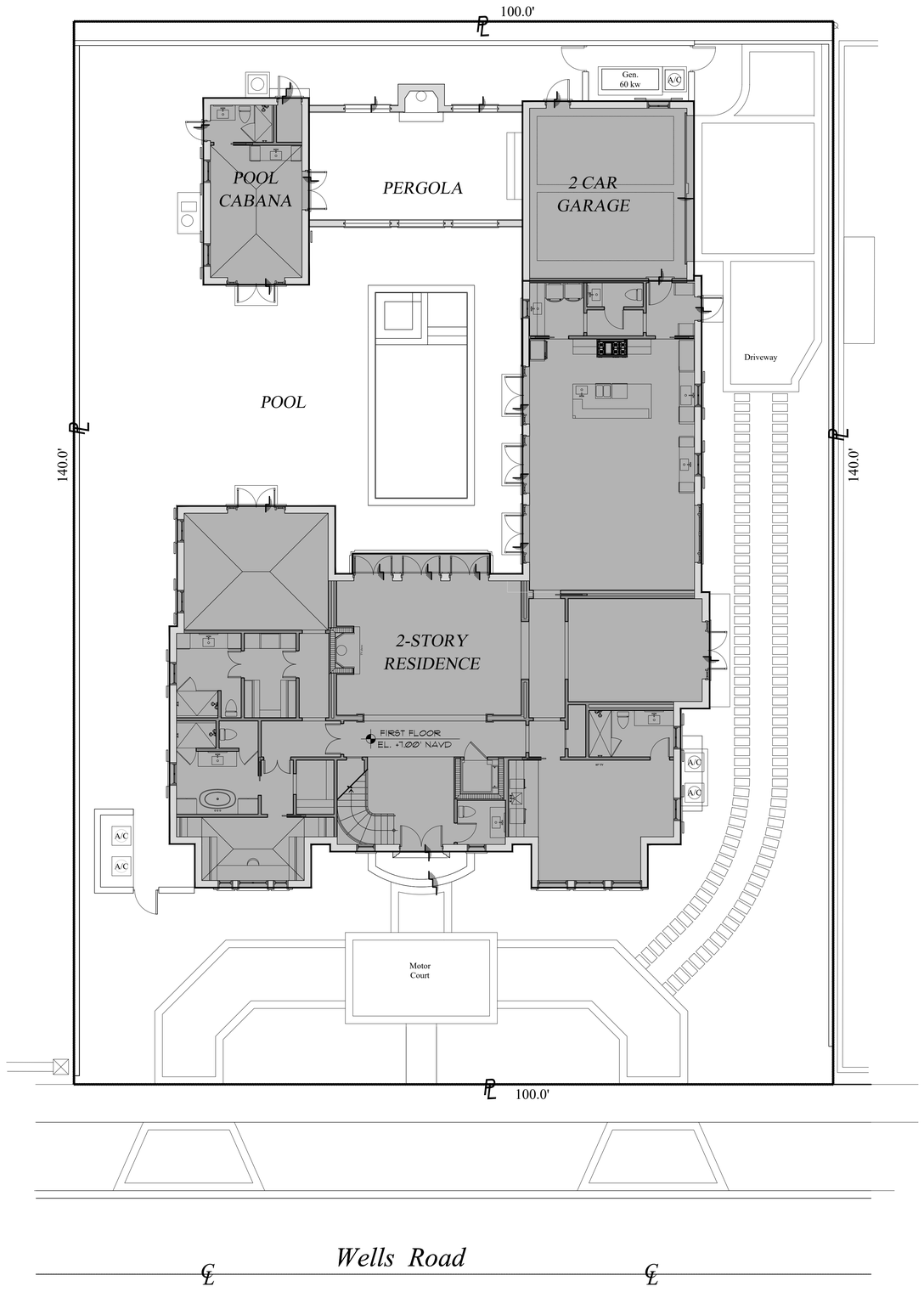
SHEET NO.
Photos 4

LOT AREA = 14,000 SF

MAIN HOUSE - 3,283 SF
BALCONY - 41 SF
GARAGE - 515 SF
POOL HOUSE - 327 SF
TOTAL FOOT PRINT - 4,166 SF

PROPOSED LOT COVERAGE
4,166 SF (29.8 %)



Proposed Lot Coverage Diagram

Scale 1/8"=1'-0"

ARC-24-0122

MP DESIGN & ARCHITECTURE

COMM NO.
2311

DATE
12/2/2025

REVISIONS

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239 Wells Road

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SHEET NO.
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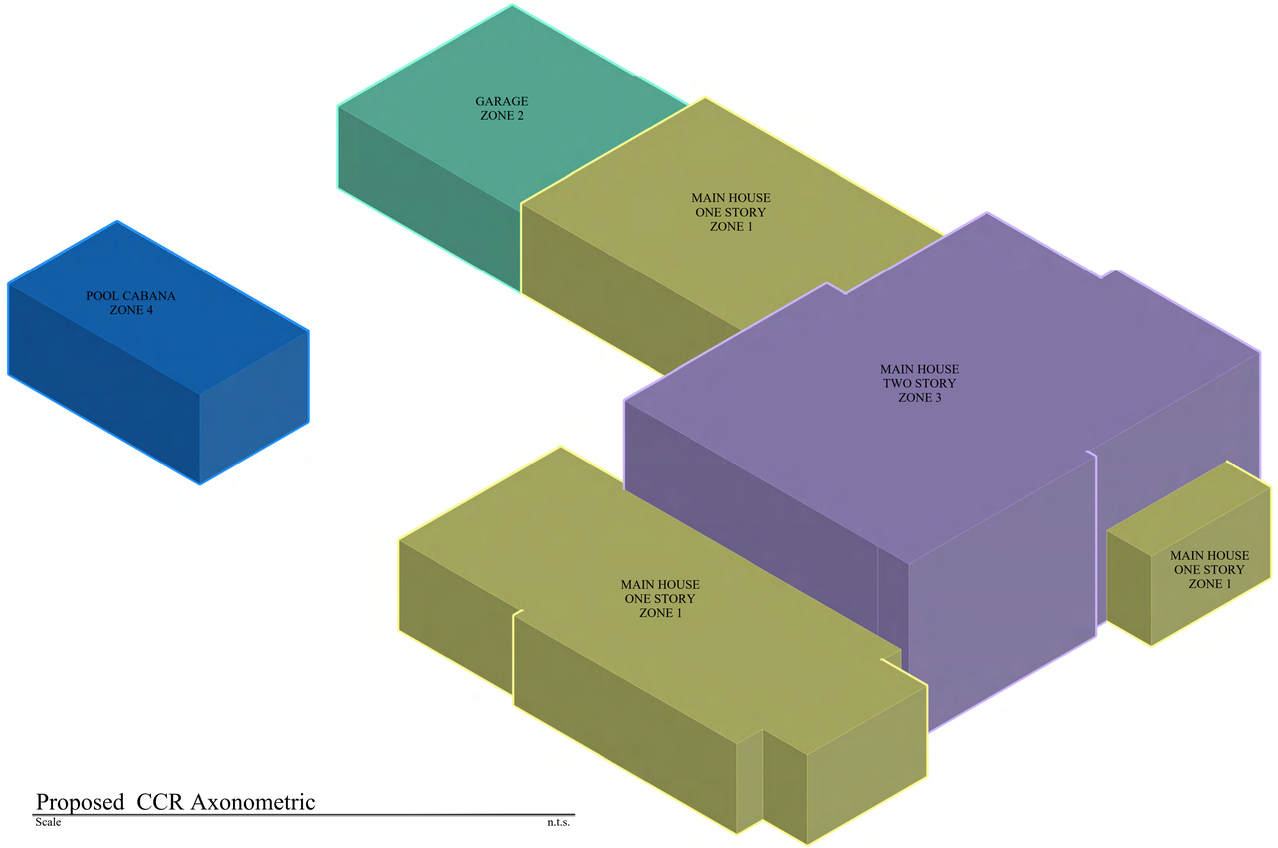


Proposed CCR Axonometric

Scale n.t.s.

LEGEND

ZONE 1
ONE STORY
MAIN HOUSE

ZONE 2
ONE STORY
GARAGE

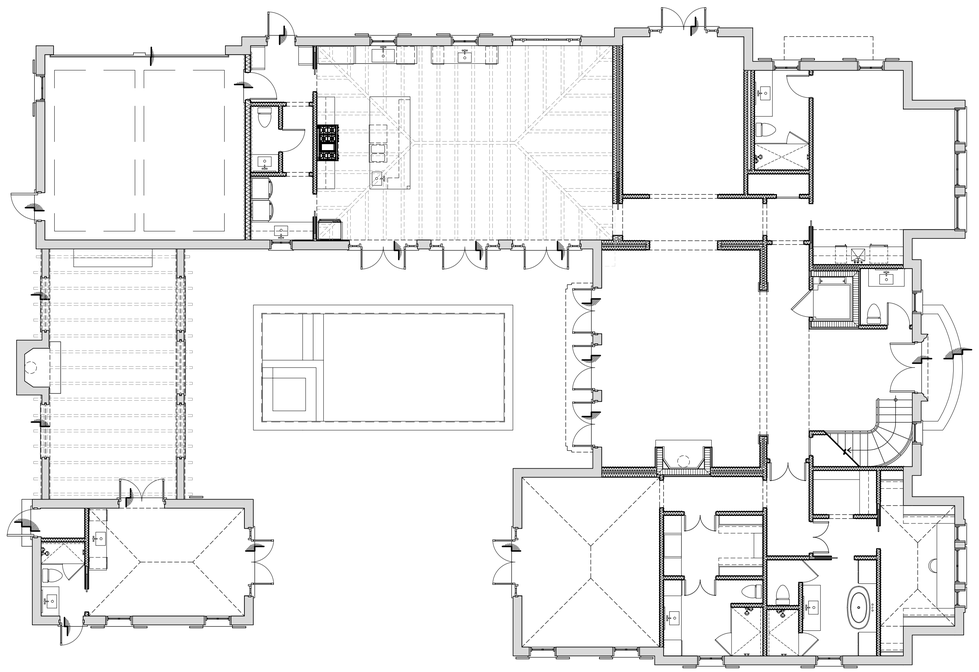
ZONE 3
TWO STORY
MAIN HOUSE

ZONE 4
POOL CABANA

CCR CALCULATIONS

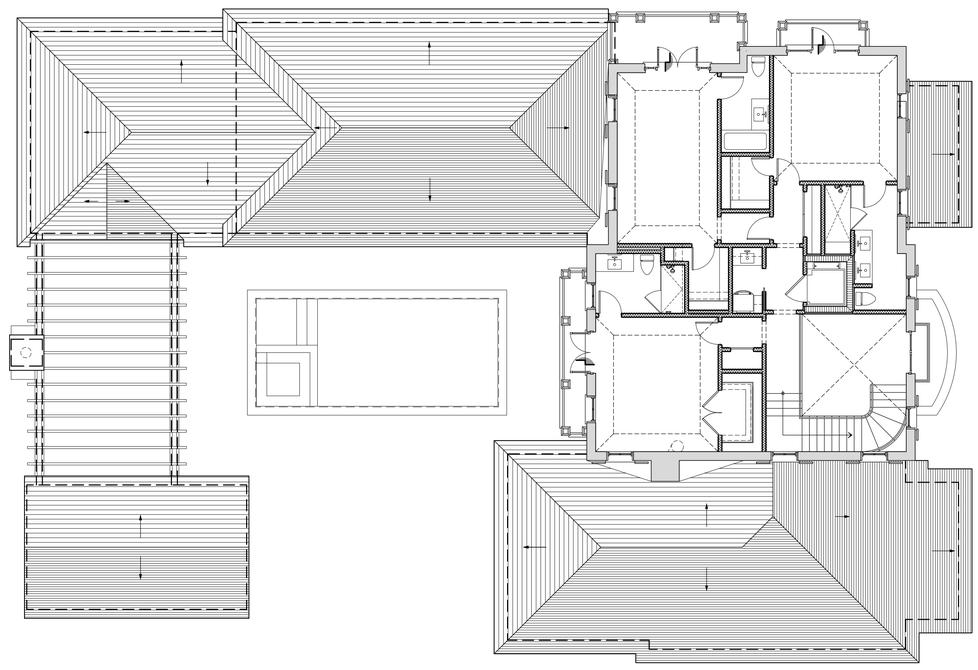
	ZONE	PROPOSED	
MAIN HOUSE ONE STORY	ZONE 1	1,864 SF x 10'	= 18,640 CU. FT.
GARAGE ONE STORY	ZONE 2	507 SF x 9'	= 4,563 CU. FT.
MAIN HOUSE TWO STORY	ZONE 3	1,419 SF x 20'	= 28,380 CU. FT.
POOL CABANA	ZONE 4	327 SF x 10'	= 3,270 CU. FT.
TOTAL			54,673 CU. FT.

LOT AREA		14,000 SF
MAX ALLOWED CCR	3.96	55,440 CU. FT.
TOTAL PROPOSED CCR	3.92	54,925 CU. FT.



Proposed First Floor Plan

Scale 1/8"=1'-0"



Proposed Second Floor Plan

Scale 1/8"=1'-0"

ARC-24-0122

MP DESIGN & ARCHITECTURE

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2311

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REVISIONS

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239 Wells Road

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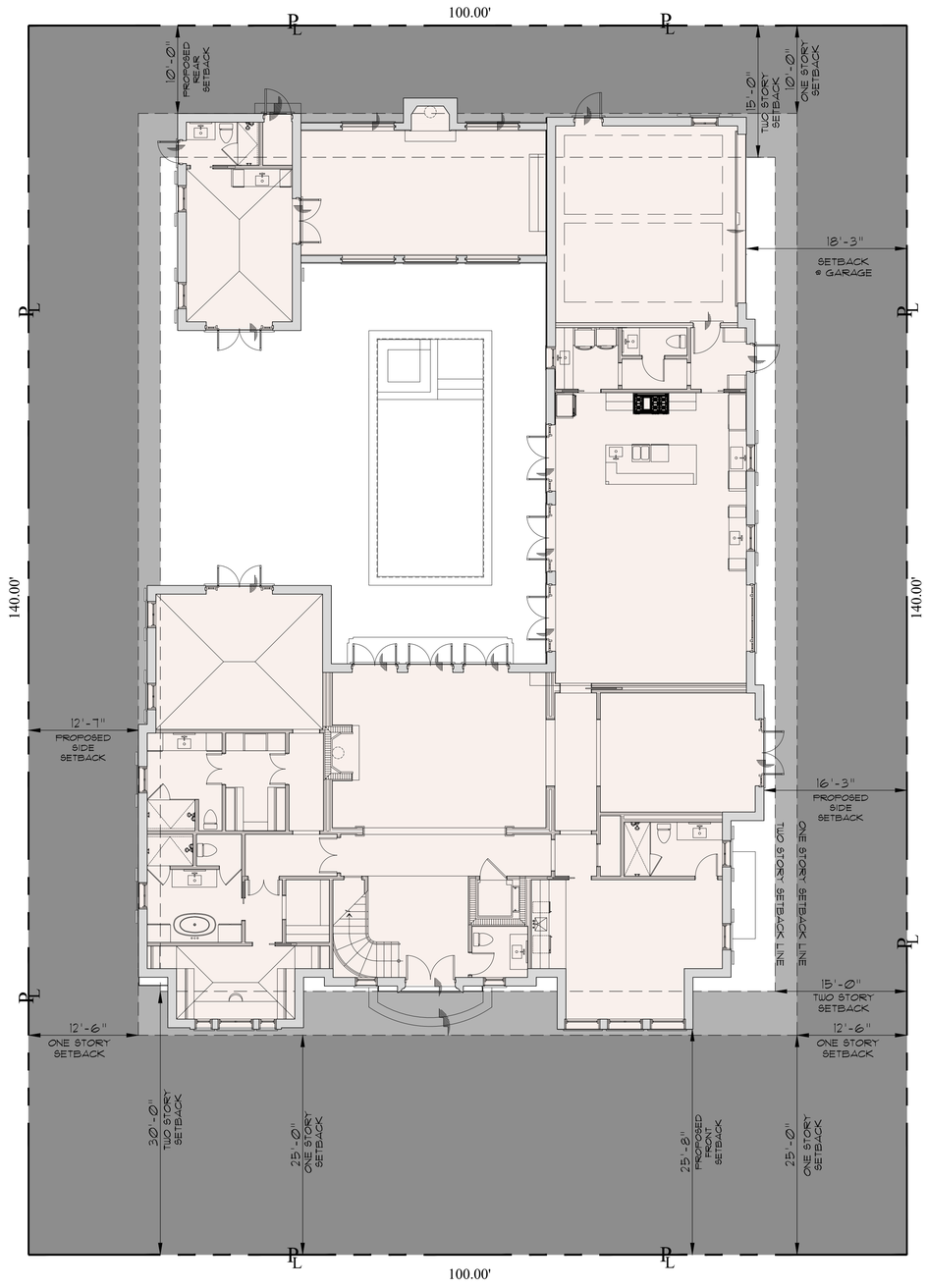
ANGELO L. DAVILA
AR0016639
ANGELO DAVILA R.A.
FLORIDA REG. NO.
AR0016639

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

SHEET NO.
A003



Legend

- 1 STORY SETBACK LINE
- 2 STORY SETBACK LINE
- PROPOSED 1-STORY HOUSE
- BUILDABLE AREA

Proposed First Floor Zoning Diagram

Scale 1/8" = 1'-0"

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AR0016639
ANGELO DAVILA R.A.
FLORIDA REG. ARCH.
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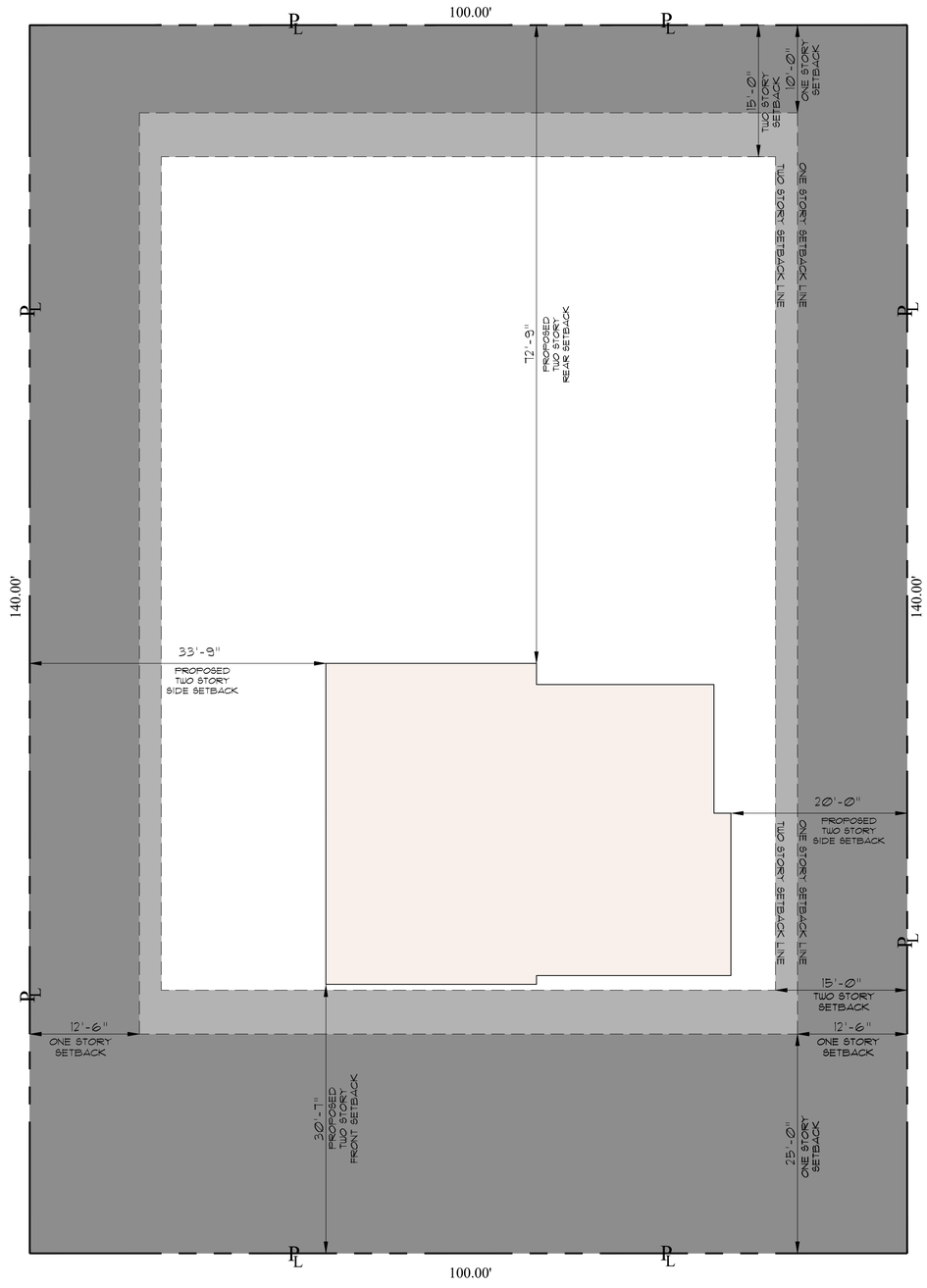
SHEET NO.
A004



Legend

- 1 STORY SETBACK LINE
- 2 STORY SETBACK LINE
- PROPOSED 2-STORY HOUSE
- BUILDABLE AREA

Proposed Second Floor Zoning Diagram

Scale 1/8" = 1'-0"

ARC-24-0122

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FLORIDA REG. ARCH.
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SHEET NO.
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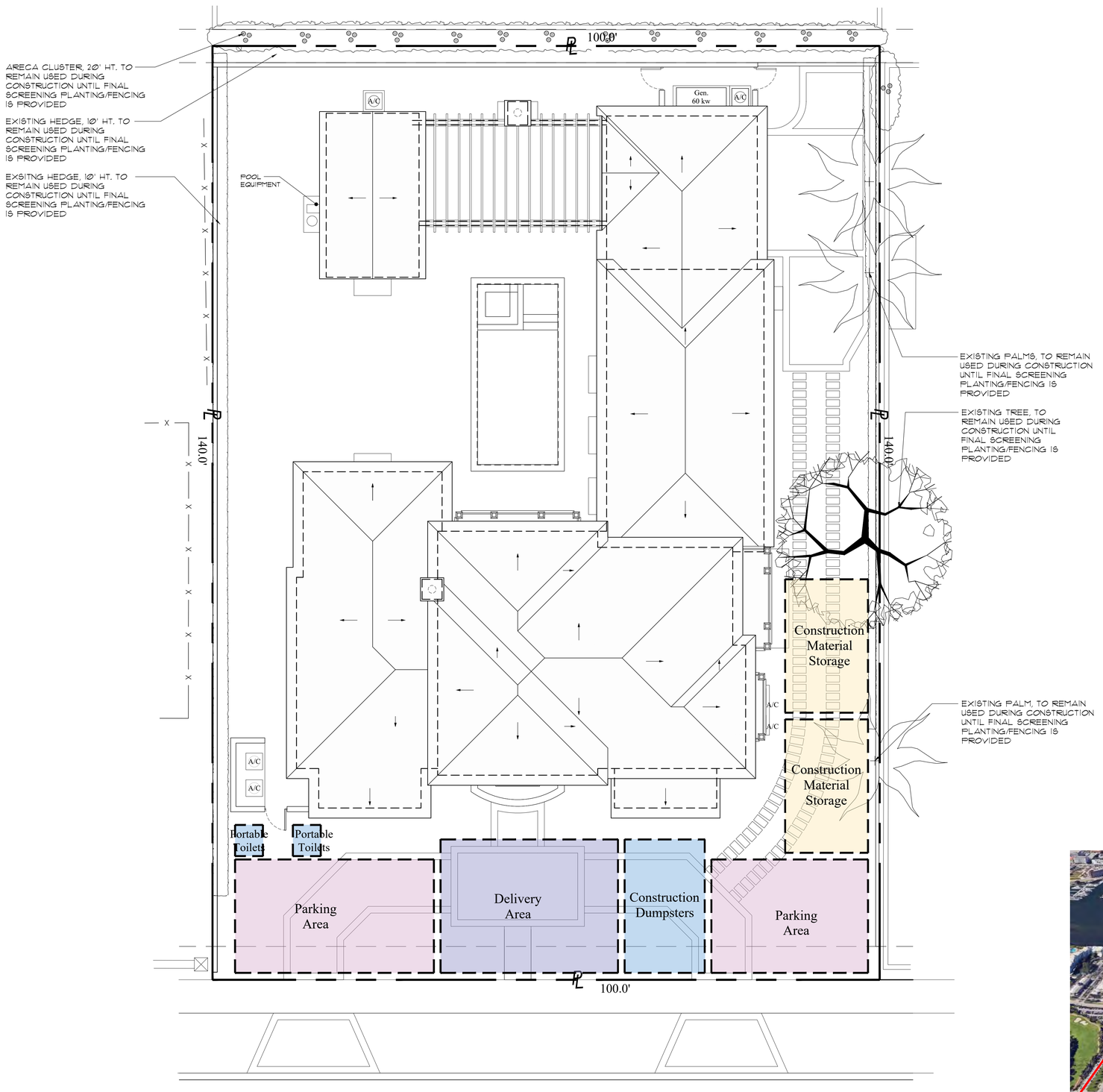


Truck Logistics & Construction Screening Plan

Scale 1/8" = 1'-0"

Route To Property:

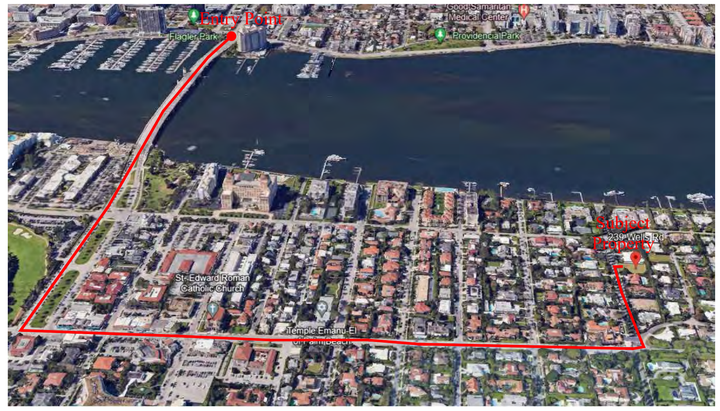
Enter the Town of Palm Beach thru Royal Ponciana Way over the Flagler Memorial Bridge. Turn left on N County Road heading North. Turn left on Wells Road heading West to Wells Road until reaching subject property.

Max. Number Of Trips to Subject Property:

80 Building material and dumpster trucks

Maximum Truck Length:

60'



Truck Traffic Map

Scale NTS

ARC-24-0122

MP DESIGN & ARCHITECTURE

COMM NO. 2311

DATE 12/2/2025

REVISIONS

A New Residence at
239 Wells Road
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239 Wells Road

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

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319 CLEMATIS STREET
10TH FLOOR - SUITE 1000
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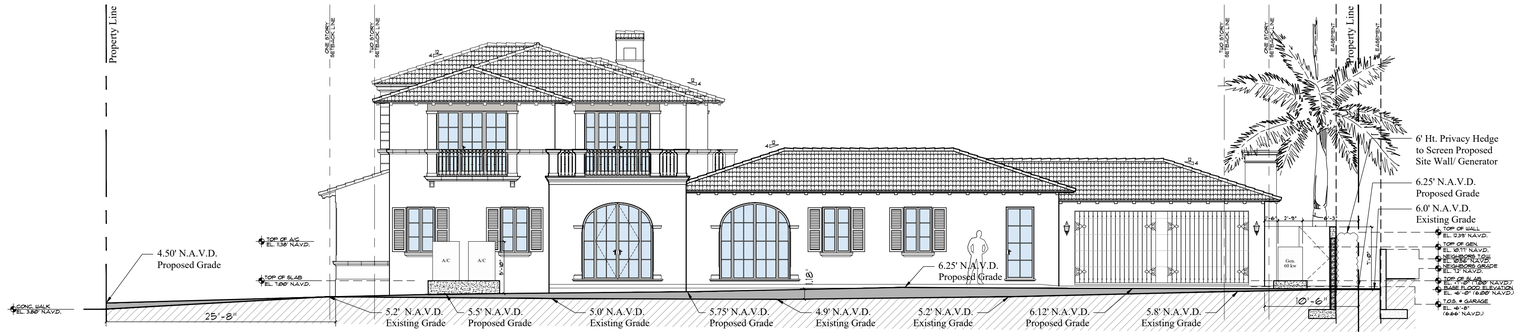
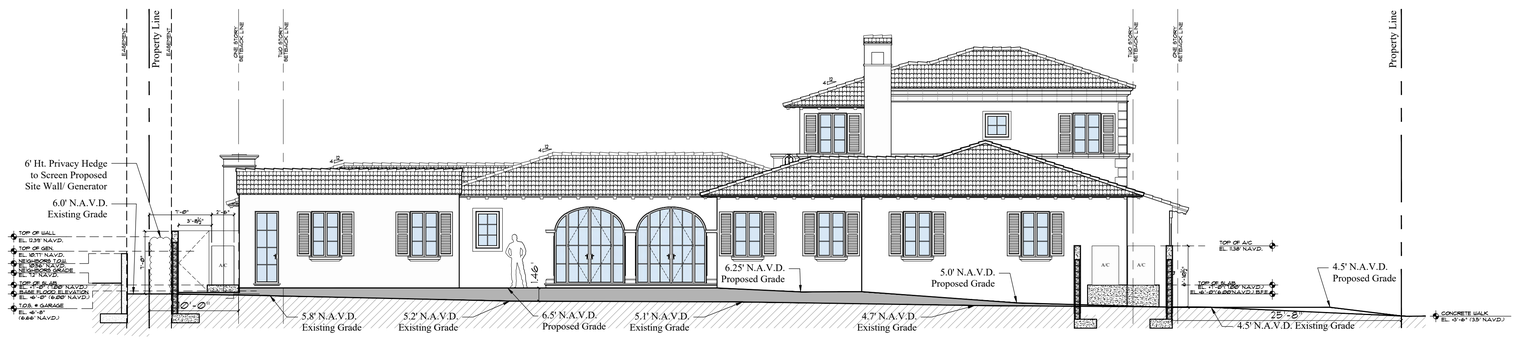
SHEET NO. A006



1 A007 Proposed East Elevation - Yard Section Diagram

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



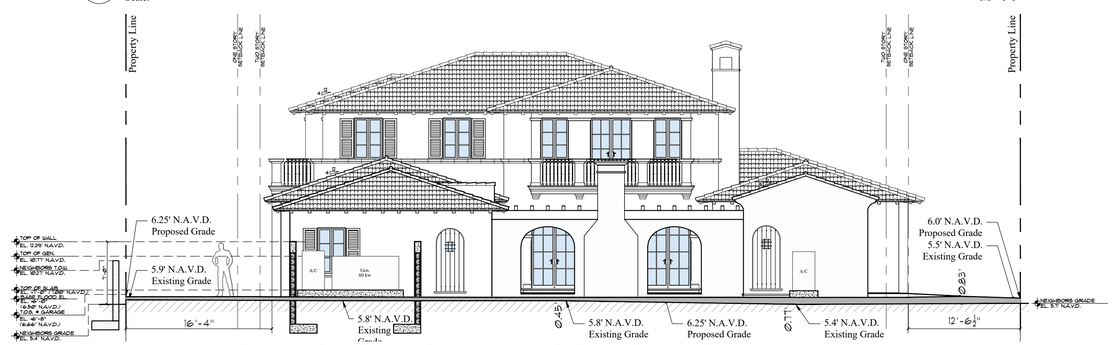
2 A007 Proposed West Elevation - Yard Section Diagram

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



3 A007 Proposed South Elevation - Yard Section Diagram

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



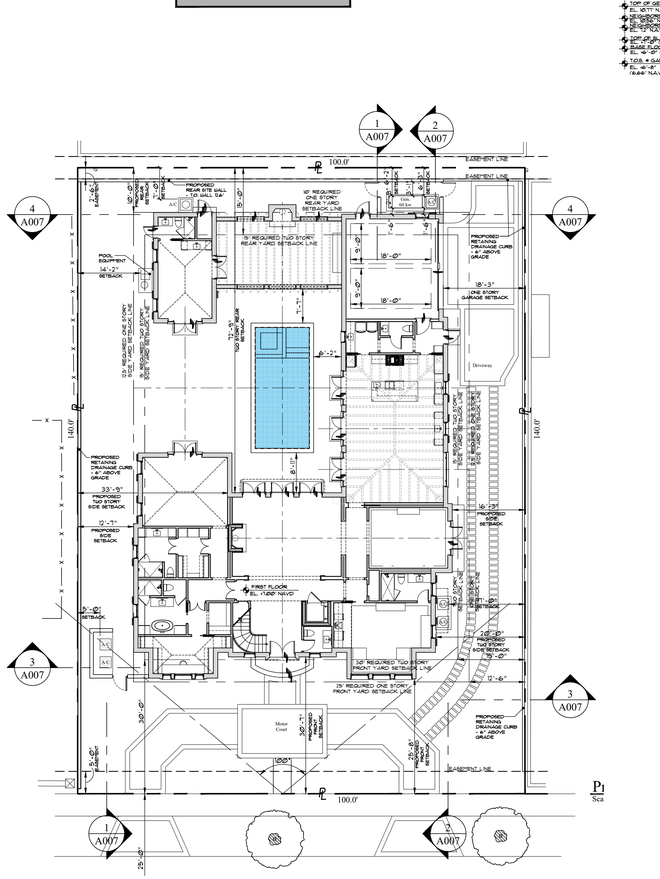
4 A007 Proposed North Elevation - Yard Section Diagram

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

LEGEND

Existing Fill

Area of Fill



Key Plan

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



ARC-24-0122

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REVISIONS

A New Residence at

239 Wells Road

Palm Beach FL 33480

239 Wells Road

STATE OF FLORIDA
ANGELO L. DAVILA
AR0016639
REGISTERED ARCHITECT

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

MP DESIGN & ARCHITECTURE, INC
319 CLEMATIS STREET
10TH FLOOR - SUITE 1000
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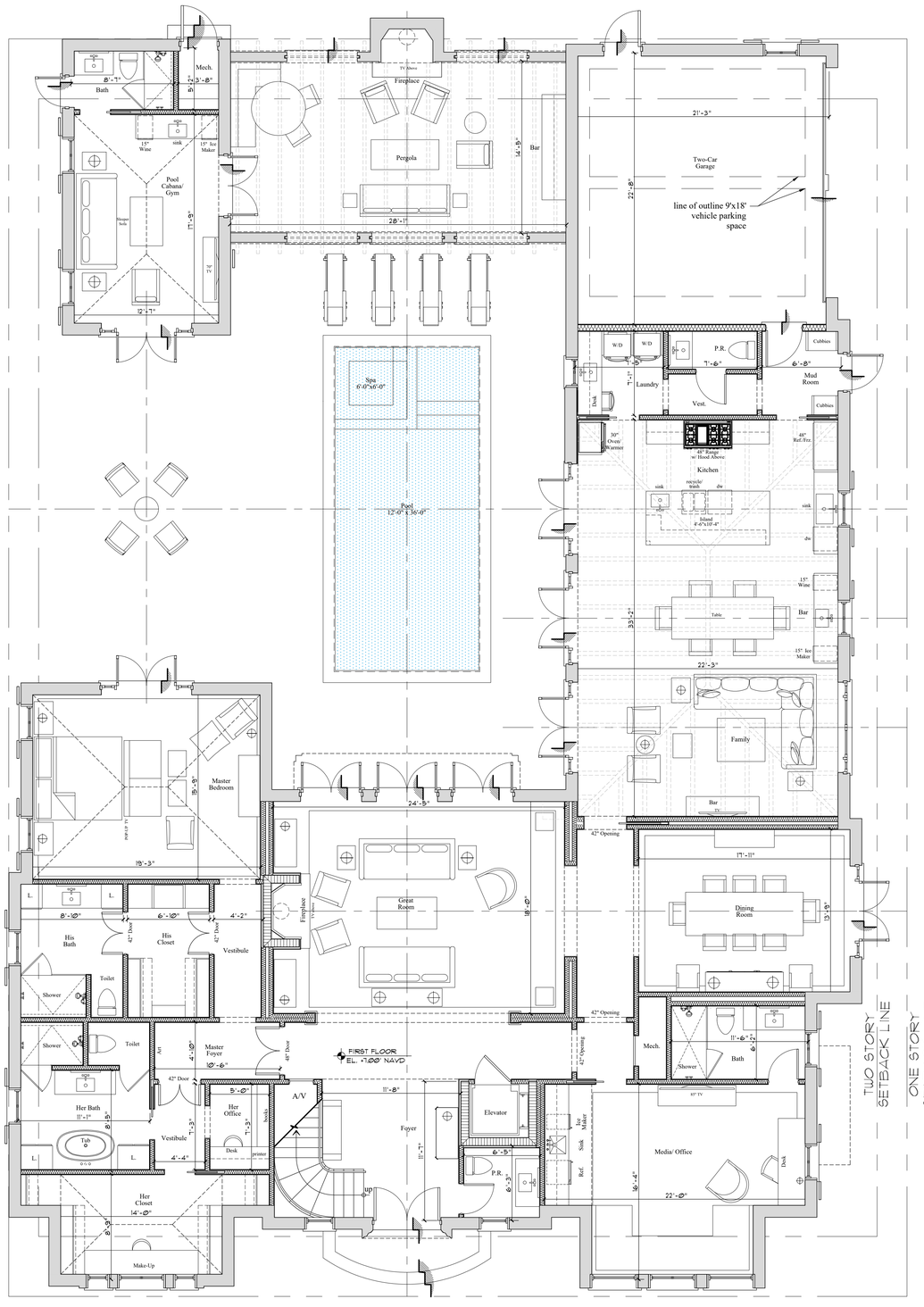
SHEET NO.

A007



Proposed First Floor Plan

Scale 3/16" = 1'-0"

ARC-24-0122

MP DESIGN & ARCHITECTURE

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2311

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REVISIONS

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ANGELO DAVILA R.A.
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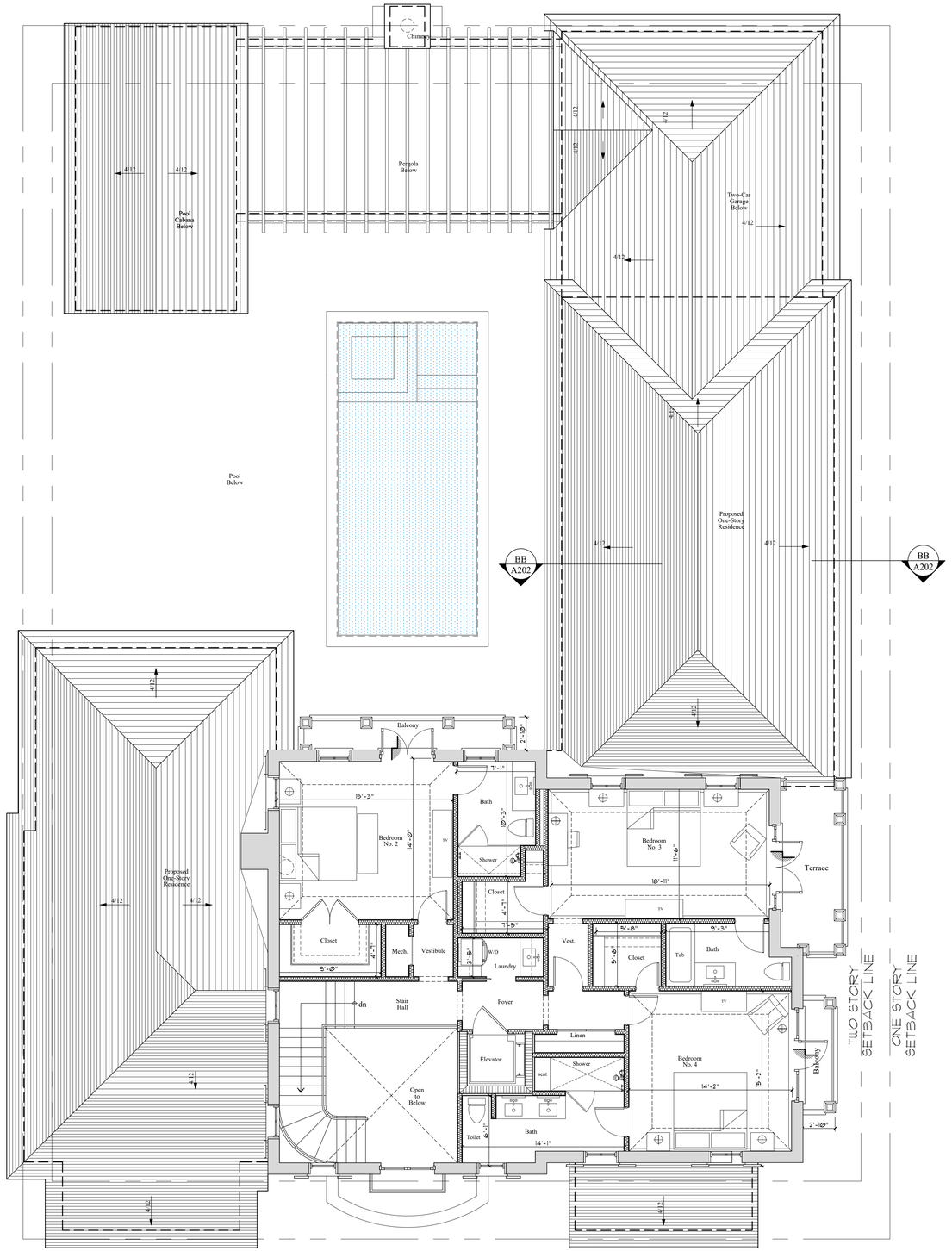
SHEET NO.
A100



Proposed Second Floor Plan

Scale 3/16" = 1'-0"

ARC-24-0122

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2311

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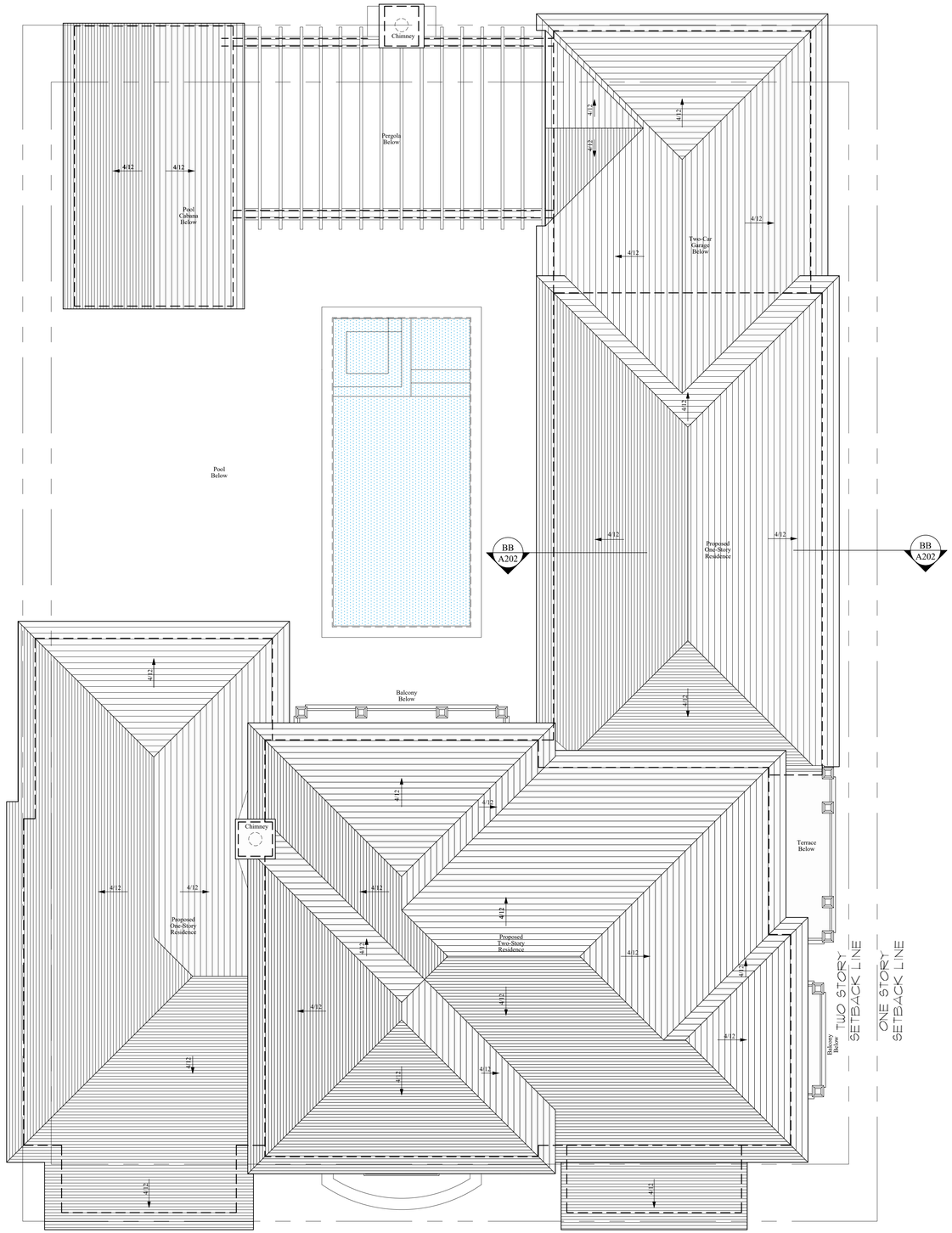
SHEET NO.
A101



Proposed Roof Plan

Scale 1/4" = 1'-0"

ARC-24-0122

MP DESIGN & ARCHITECTURE

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2311

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REVISIONS

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AA26001667

SHEET NO.
A102



Proposed North Elevation

Scale 1/4" = 1'-0"



Proposed South Elevation

Scale 1/4" = 1'-0"

ARC-24-0122

MP DESIGN & ARCHITECTURE

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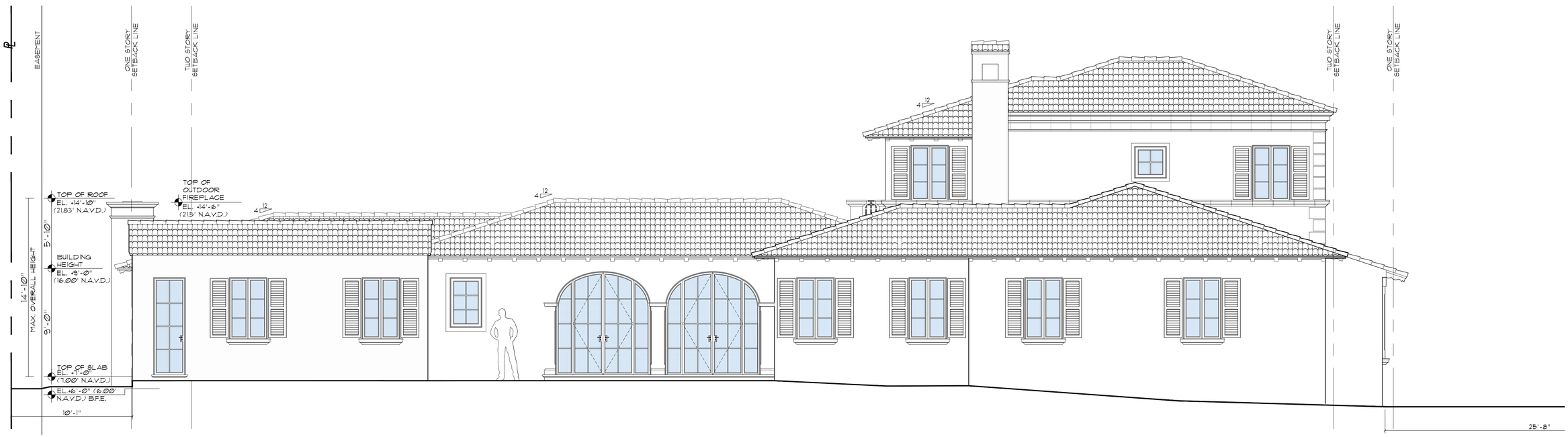
AA26001667

SHEET NO.
A200



Proposed East Elevation

Scale 1/4" = 1'-0"



Proposed West Elevation

Scale 1/4" = 1'-0"

ARC-24-0122

MP DESIGN & ARCHITECTURE

COMM NO.
2311

DATE
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AR0016639
ANGELO DAVILA R.A.
FLORIDA REG. ARCH.
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AA26001667

SHEET NO.
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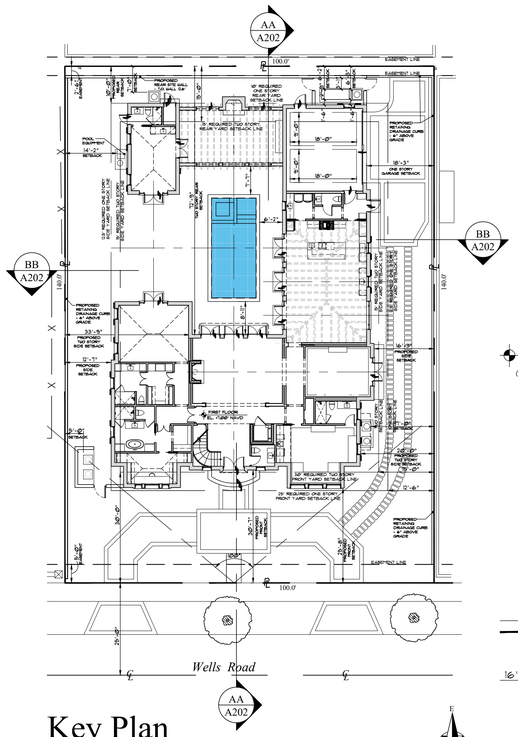


Key Plan

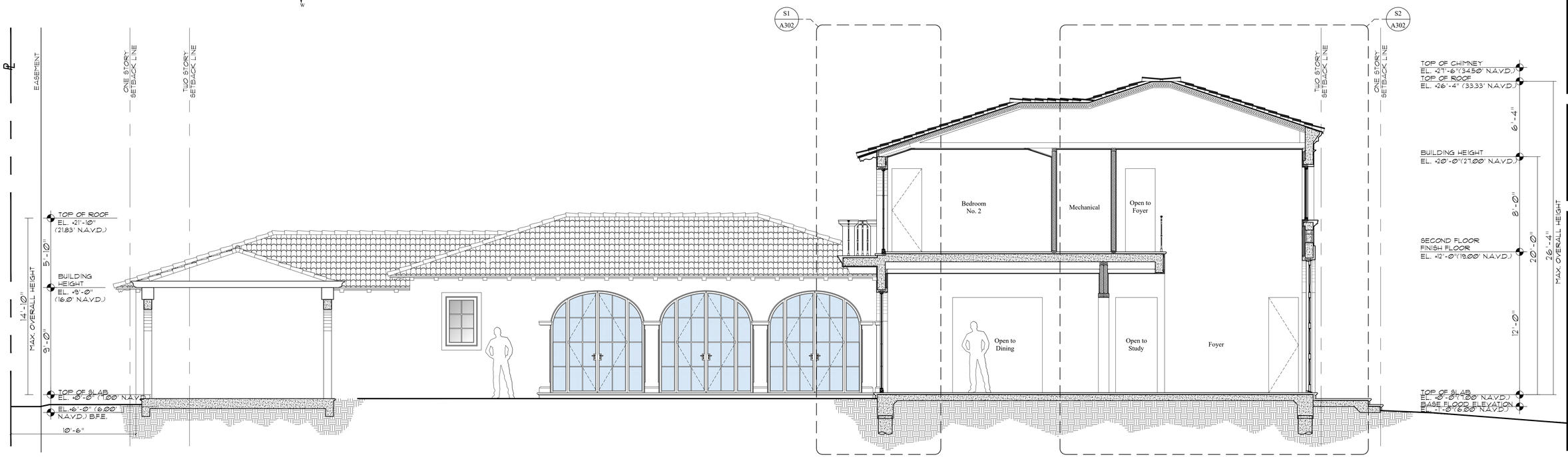
Scale: n.t.s.





Proposed North Elevation / Schematic Building Cross Section - BB

Scale 1/4" = 1'-0"



Proposed West Elevation / Schematic Building Cross Section - AA

Scale 1/4" = 1'-0"

ARC-24-0122

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AR0016639
ANGELO DAVILA R.A.
FLORIDA REG. ARCH.
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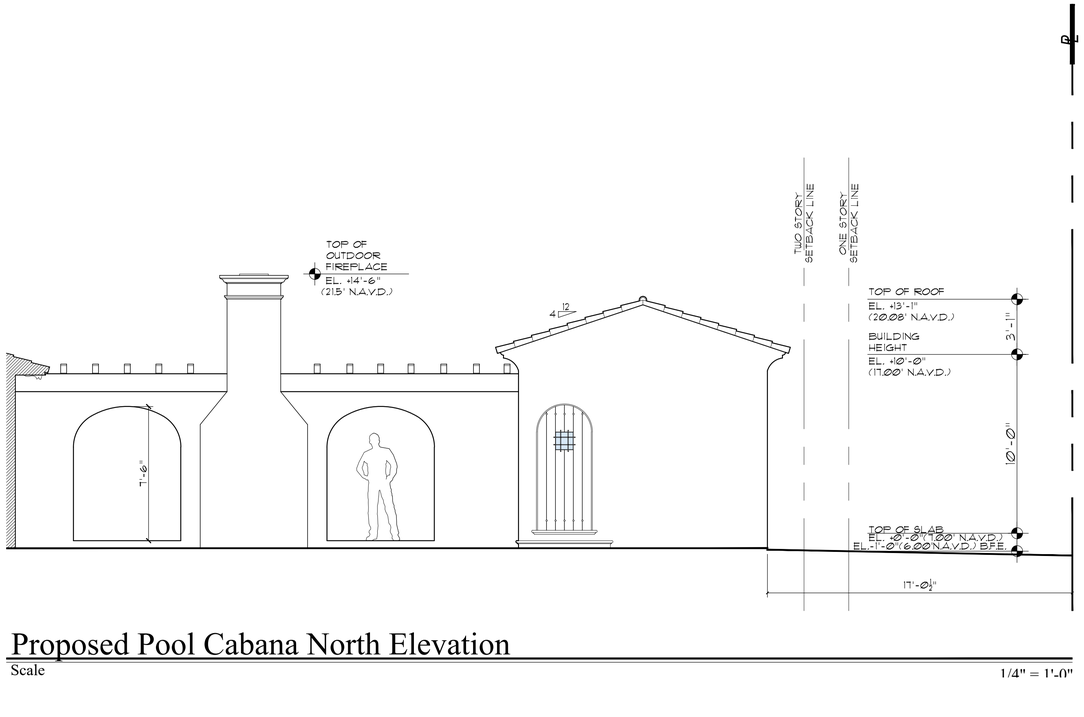
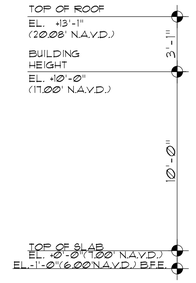
AA26001667

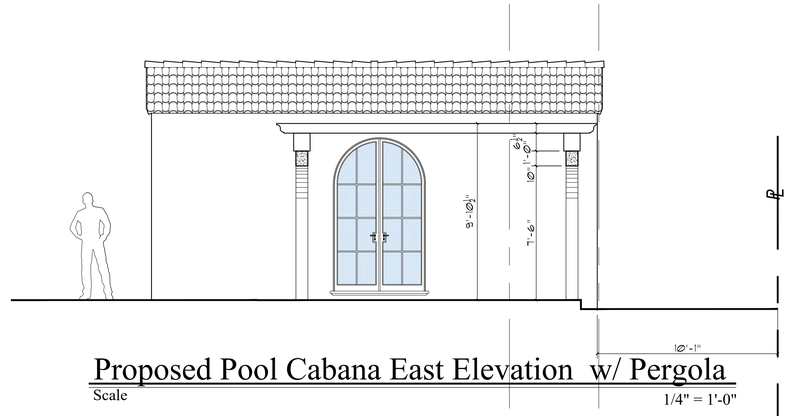
SHEET NO.
A202



Proposed Pool Cabana North Elevation

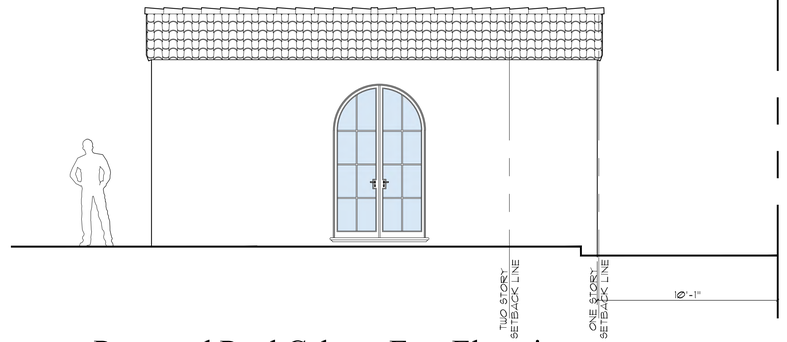
Scale 1/4" = 1'-0"





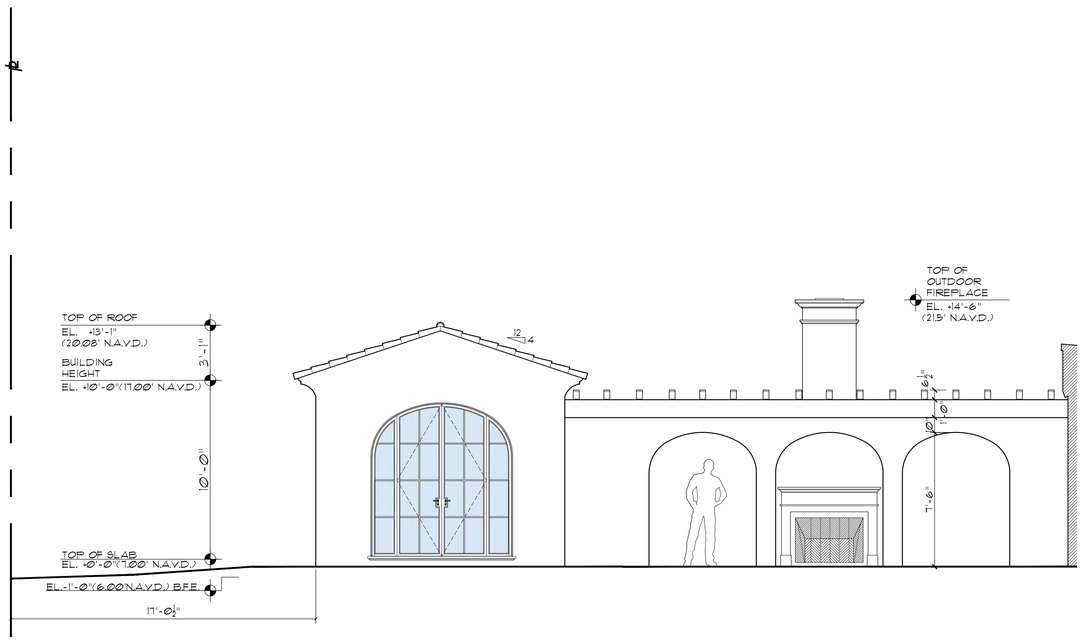
Proposed Pool Cabana East Elevation w/ Pergola

Scale 1/4" = 1'-0"



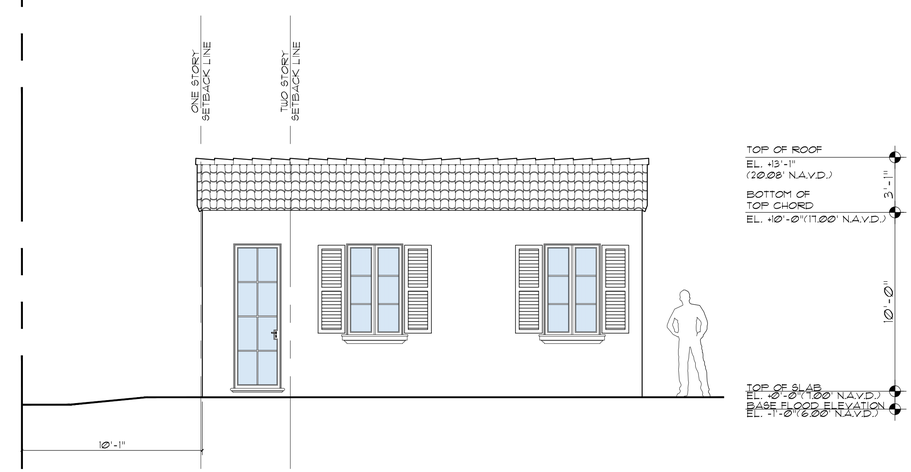
Proposed Pool Cabana East Elevation

Scale 1/4" = 1'-0"



Proposed Pool Cabana South Elevation

Scale 1/4" = 1'-0"



Proposed Pool Cabana West Elevation

Scale 1/4" = 1'-0"

ARC-24-0122

MP DESIGN & ARCHITECTURE

COMM NO.
2311

DATE
12/2/2025

REVISIONS

A New Residence at
239 Wells Road
Palm Beach FL 33480

239 Wells Road

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

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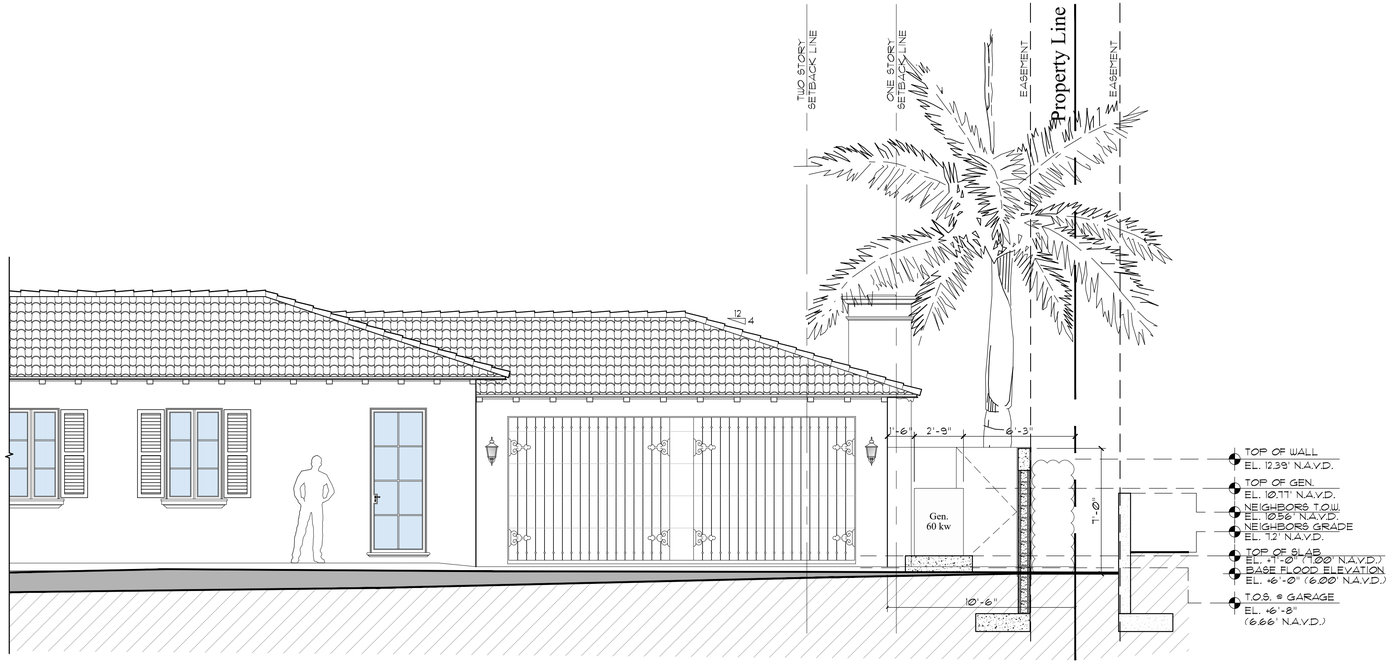
319 CLEMATIS STREET
10TH FLOOR - SUITE 1000
WEST PALM BEACH, FLORIDA 33401
561.833.7575
AA26001667

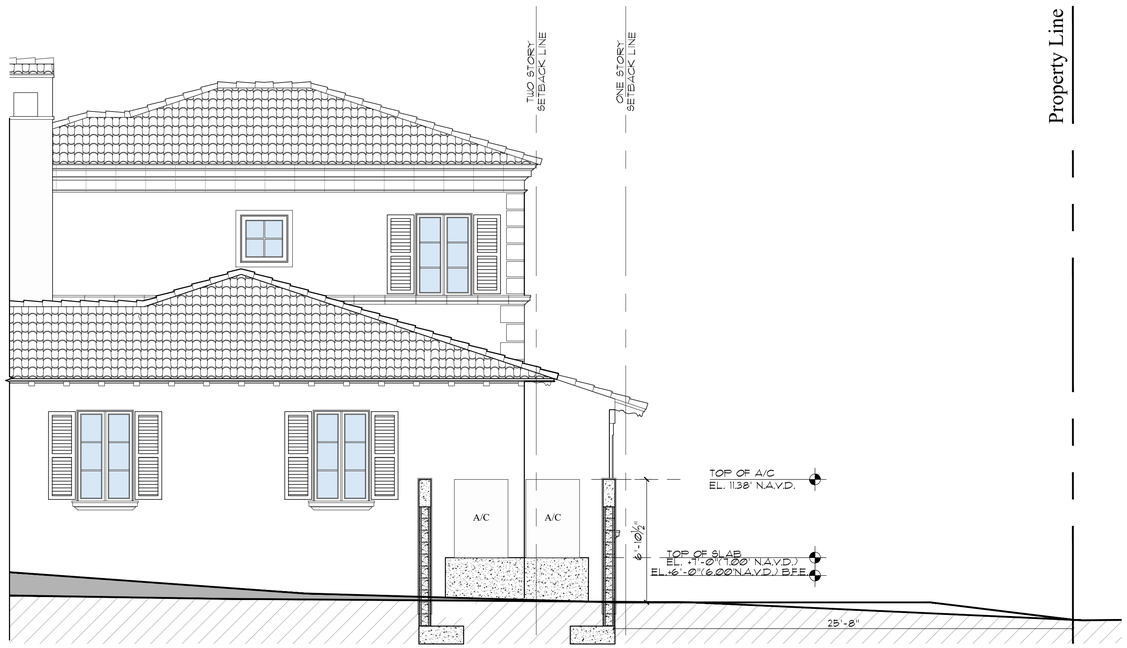
SHEET NO.
A203



S-1 / A204

Generator Enclosure Section @ South Side

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



S-2 / A204

A/C Wall Section @ West Side

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

ARC-24-0122

COMM NO.

2311

DATE

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REVISIONS

A New Residence at

239 Wells Road

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AA26001667

SHEET NO.

A204













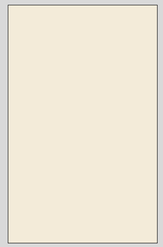












Linen White OC-146

Benjamin Moore

Building Color



Cypress

Outlookers, Entry & Garage Doors and Brackets



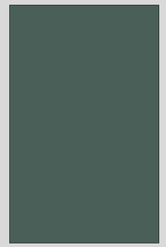
Handmade Barrel Tile

Main House Roof & Pool Cabana



Stone

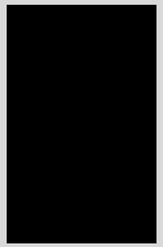
Water Table & Trims



Lafayette Green HC-135

Benjamin Moore

Doors, Windows, Shutters



Black Iron

Railings

Proposed Building Colors

ARC-24-0122

COMM NO.

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239 Wells Road

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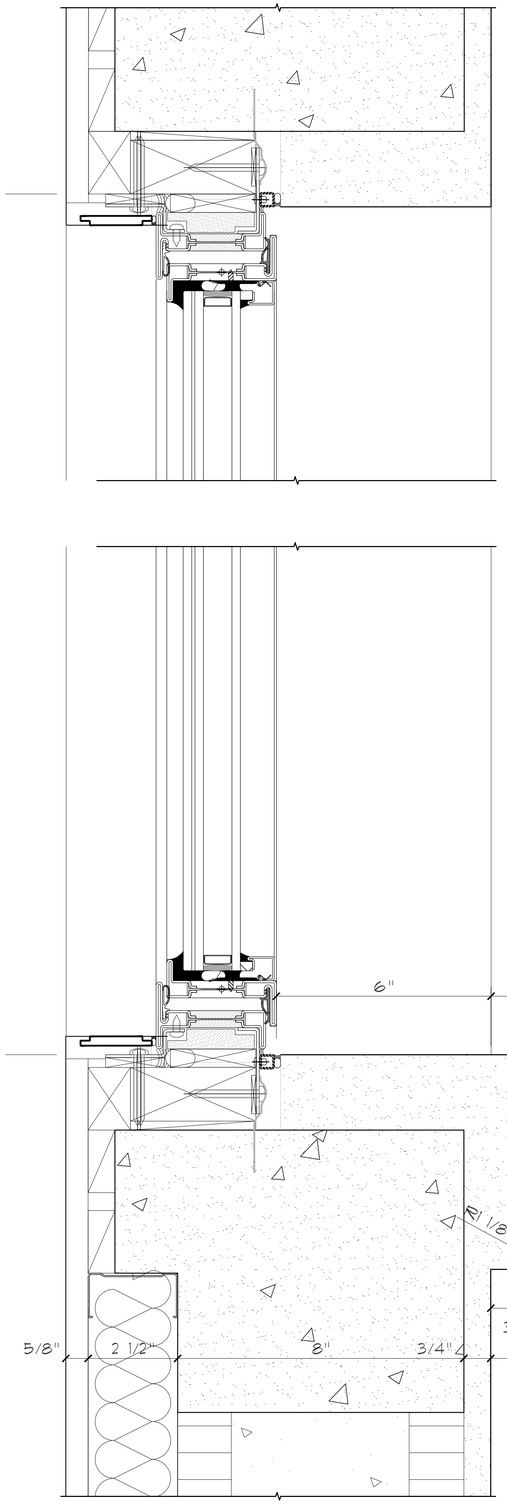
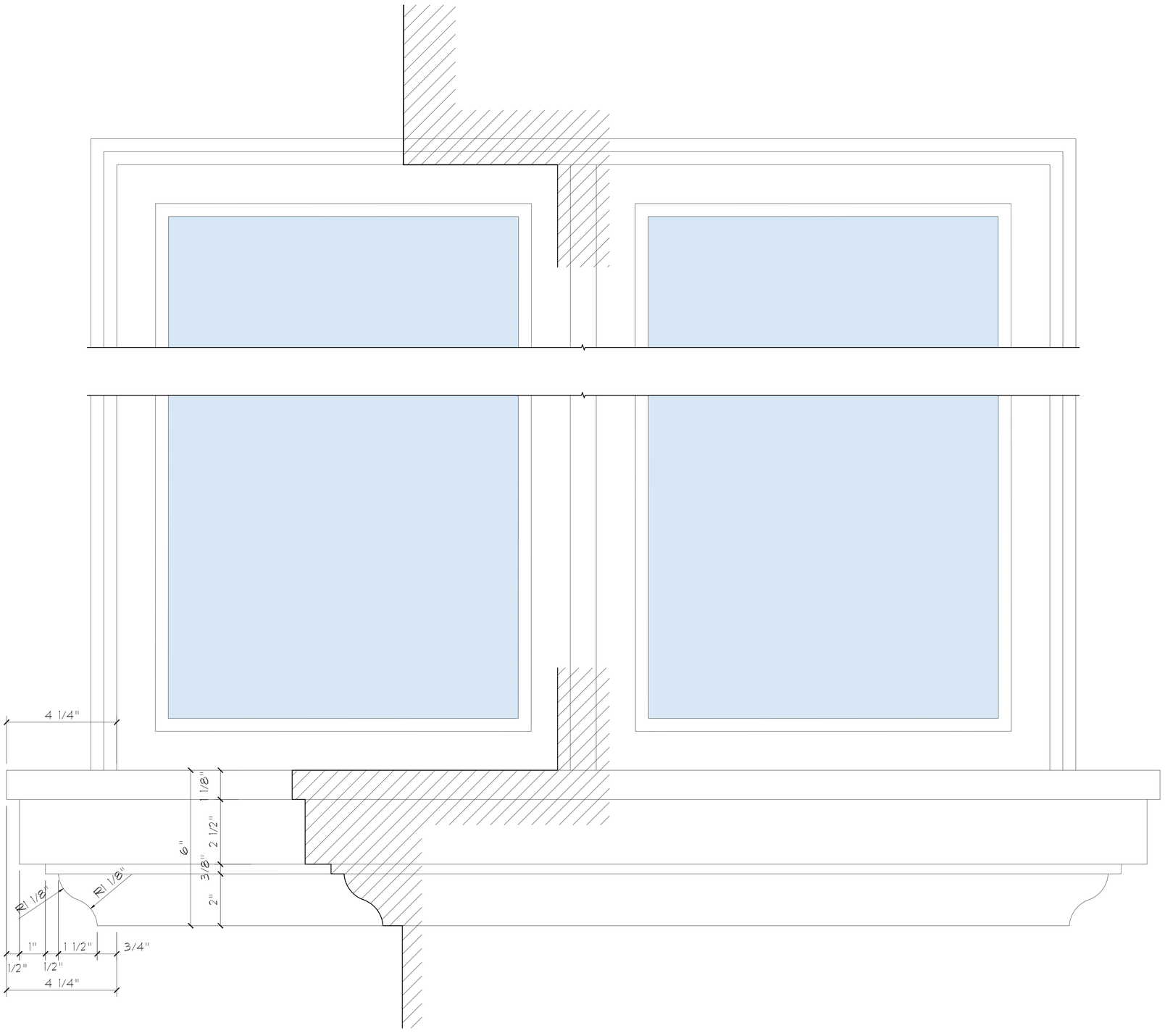
SHEET NO.

Material



Window Sill Detail

Scale: 6" = 1'-0"



Window Sill Elevation Detail

Scale: 6" = 1'-0"

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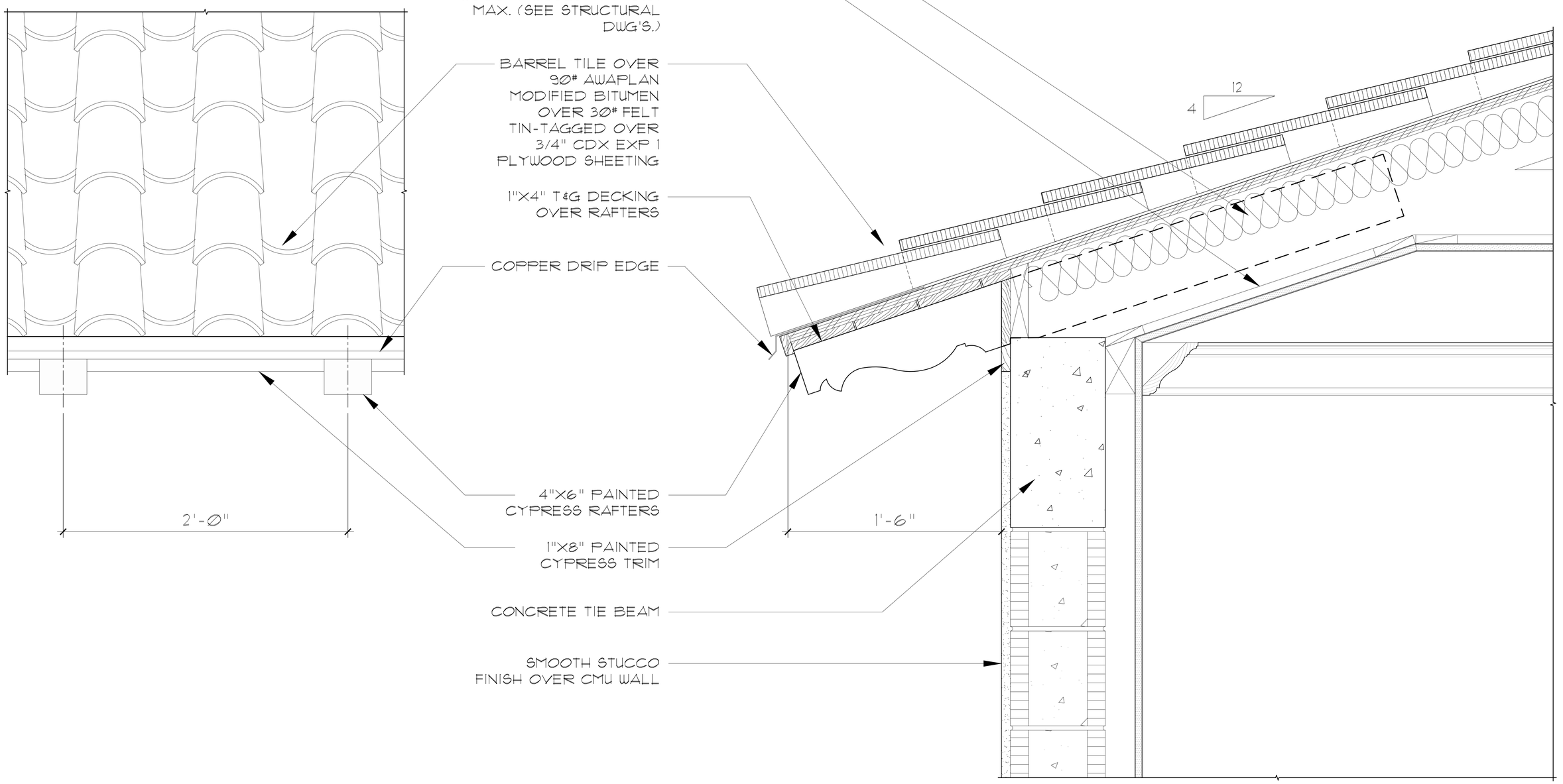
SHEET NO.
Window Sill Detail



Typical Overhang Elevation Detail

Scale 3" = 1'-0"

D-1 / A303

Typical Overhang Detail

Scale 3" = 1'-0"

ARC-24-0122

MP DESIGN & ARCHITECTURE

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DATE 12/2/2025

REVISIONS

A New Residence at
239 Wells Road
Palm Beach FL 33480

239 Wells Road

STATE OF FLORIDA — ANGELO L. DAVILA — AR0016639 — REGISTERED ARCHITECT

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

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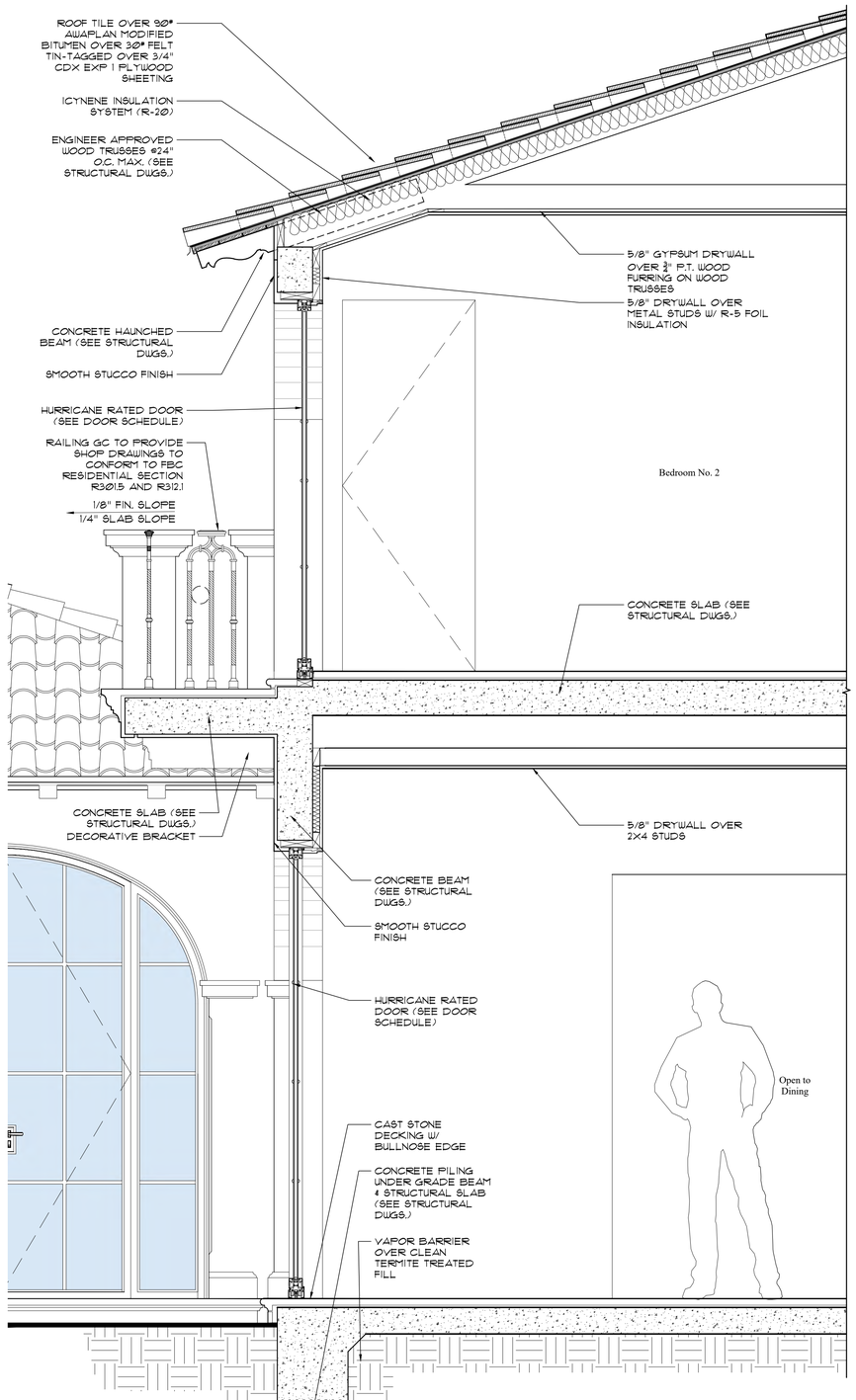
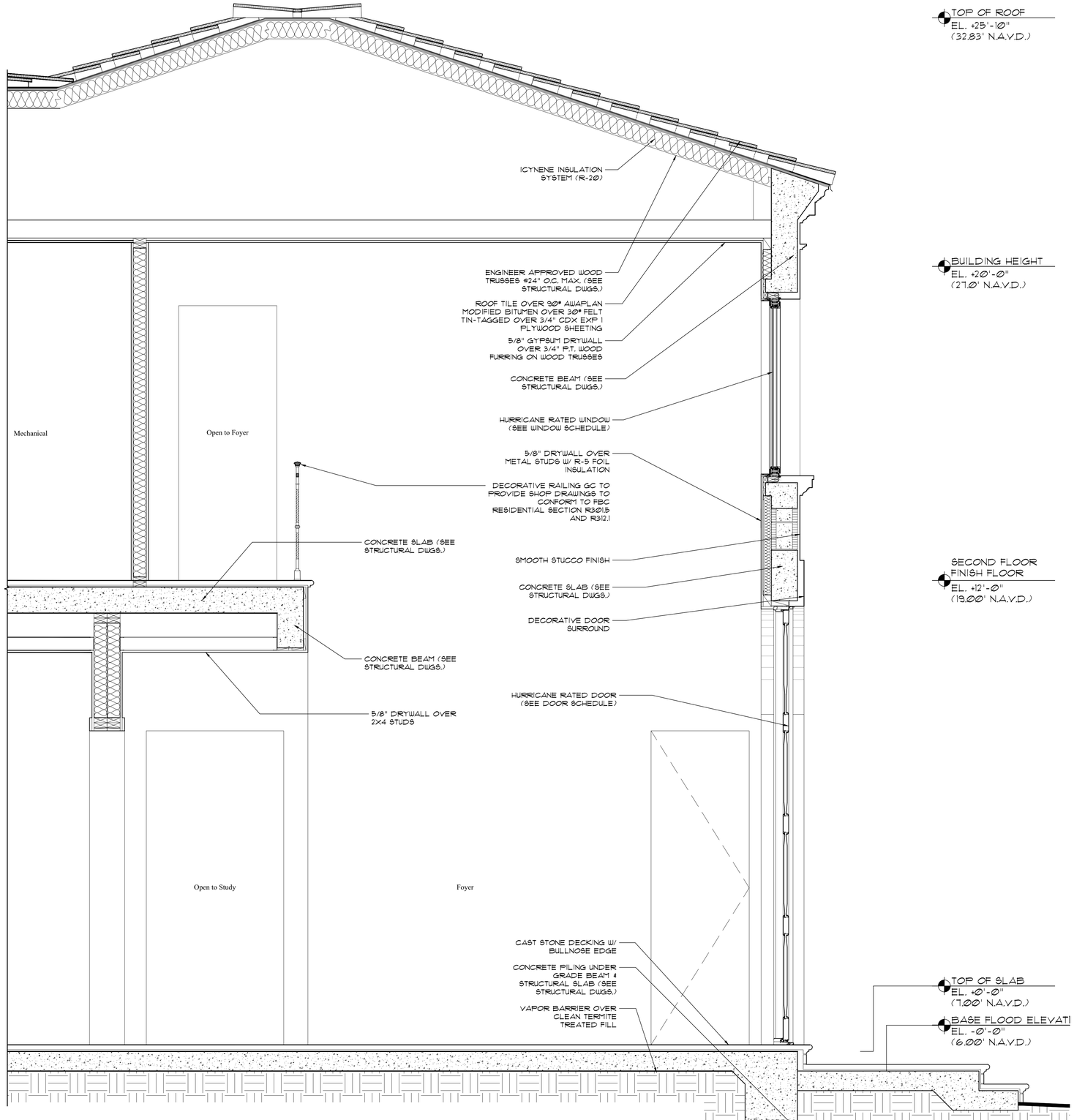
319 CLEMATIS STREET
10TH FLOOR - SUITE 1000
WEST PALM BEACH, FLORIDA 33401
561.833.7575
AA26001667

SHEET NO. A301



S1 / A302 **Wall Section @ Great Room**

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



S1 / A302 **Wall Section @ Foyer**

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

ARC-24-0122

MP DESIGN & ARCHITECTURE

COMM NO.
2311

DATE
12/2/2025

REVISIONS

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239 Wells Road

STATE OF FLORIDA
ANGELO L. DAVILA
REGISTERED ARCHITECT
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ANGELO DAVILA R.A.
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10TH FLOOR - SUITE 1000
WEST PALM BEACH, FLORIDA 33401
561.833.7575
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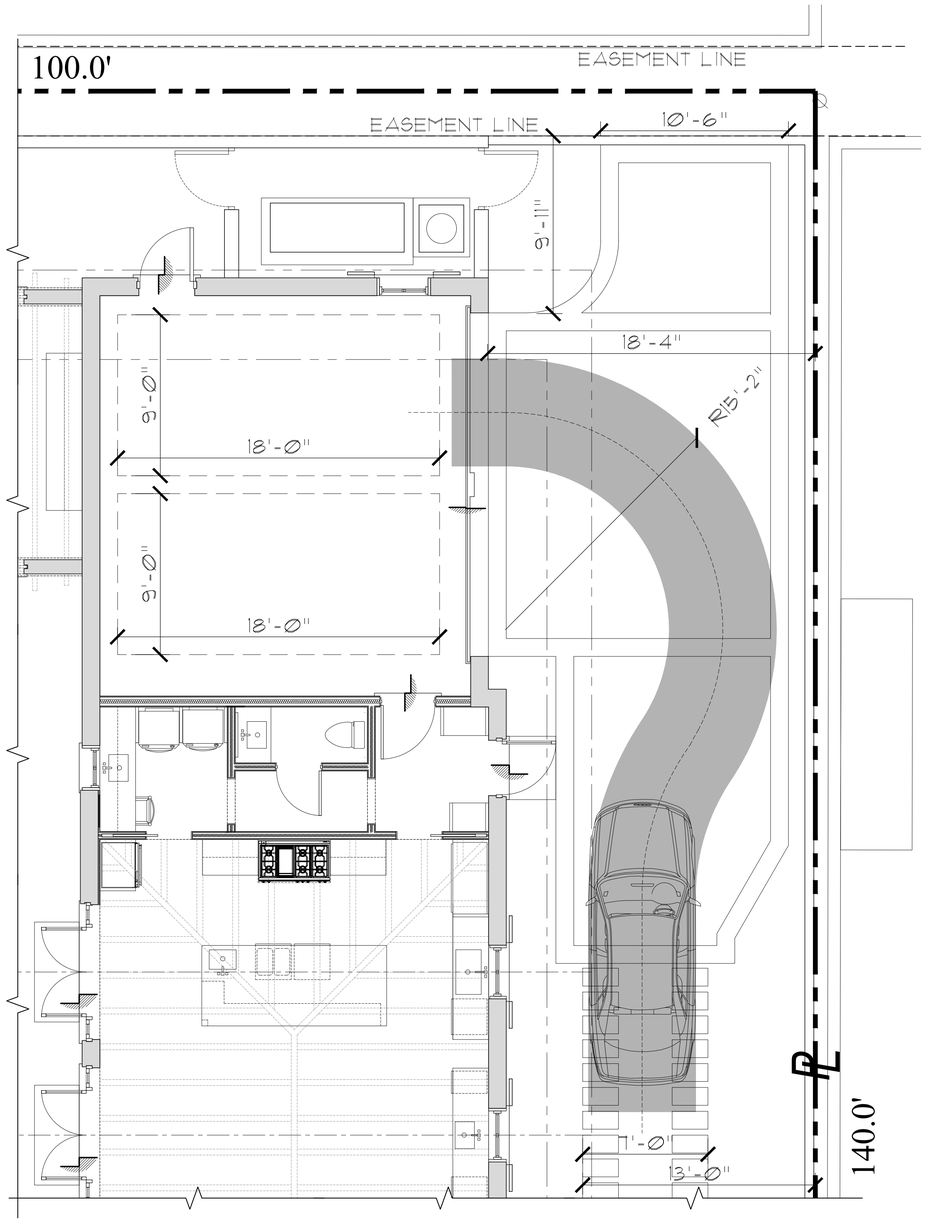
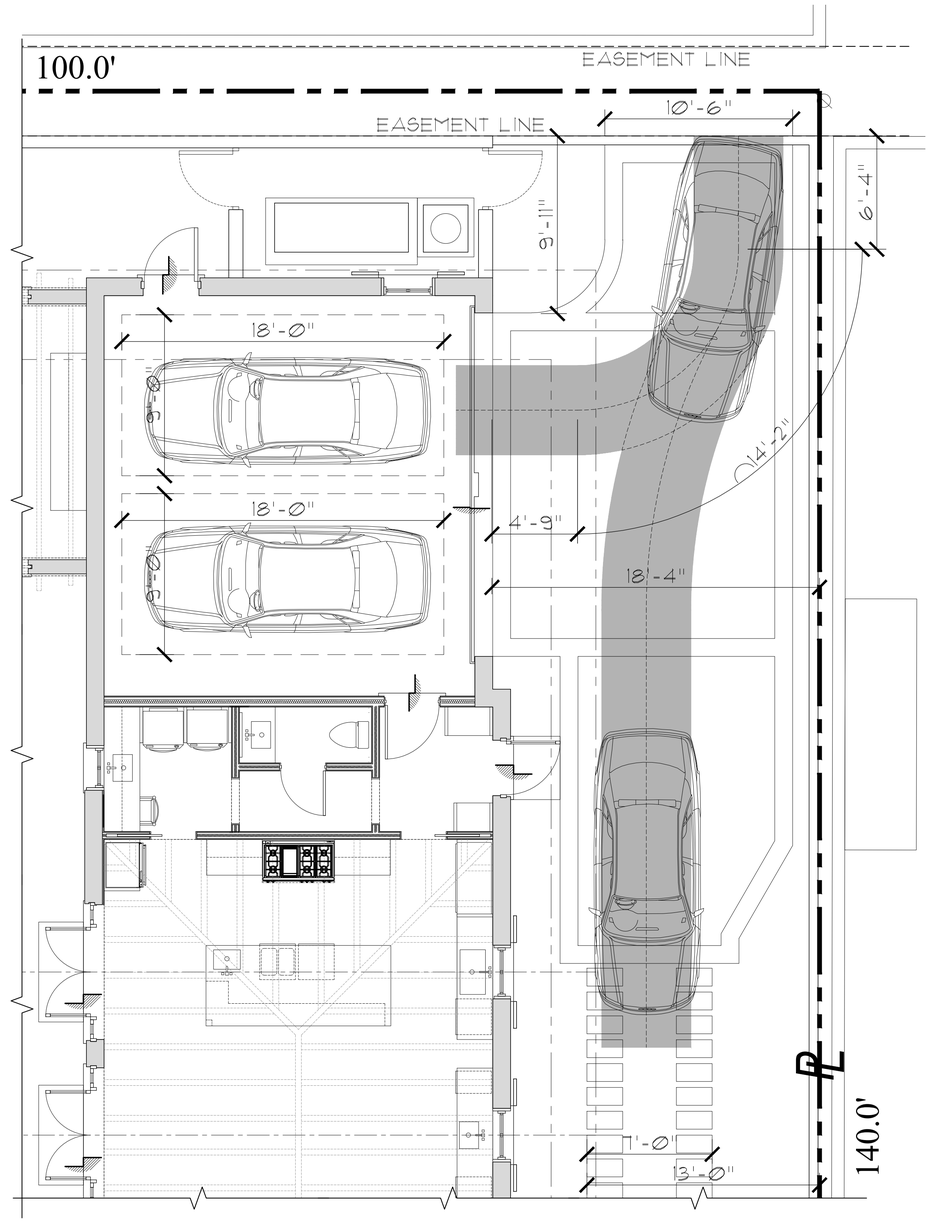
SHEET NO.
A302



Garage Pulling-In Diagram - North Parking Spot

Scale 1/4" = 1'-0"



Garage Backing-Out Diagram - North Parking Spot

Scale 1/4" = 1'-0"

ARC-24-0122

MP DESIGN & ARCHITECTURE

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2311

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12/2/2025

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239 Wells Road

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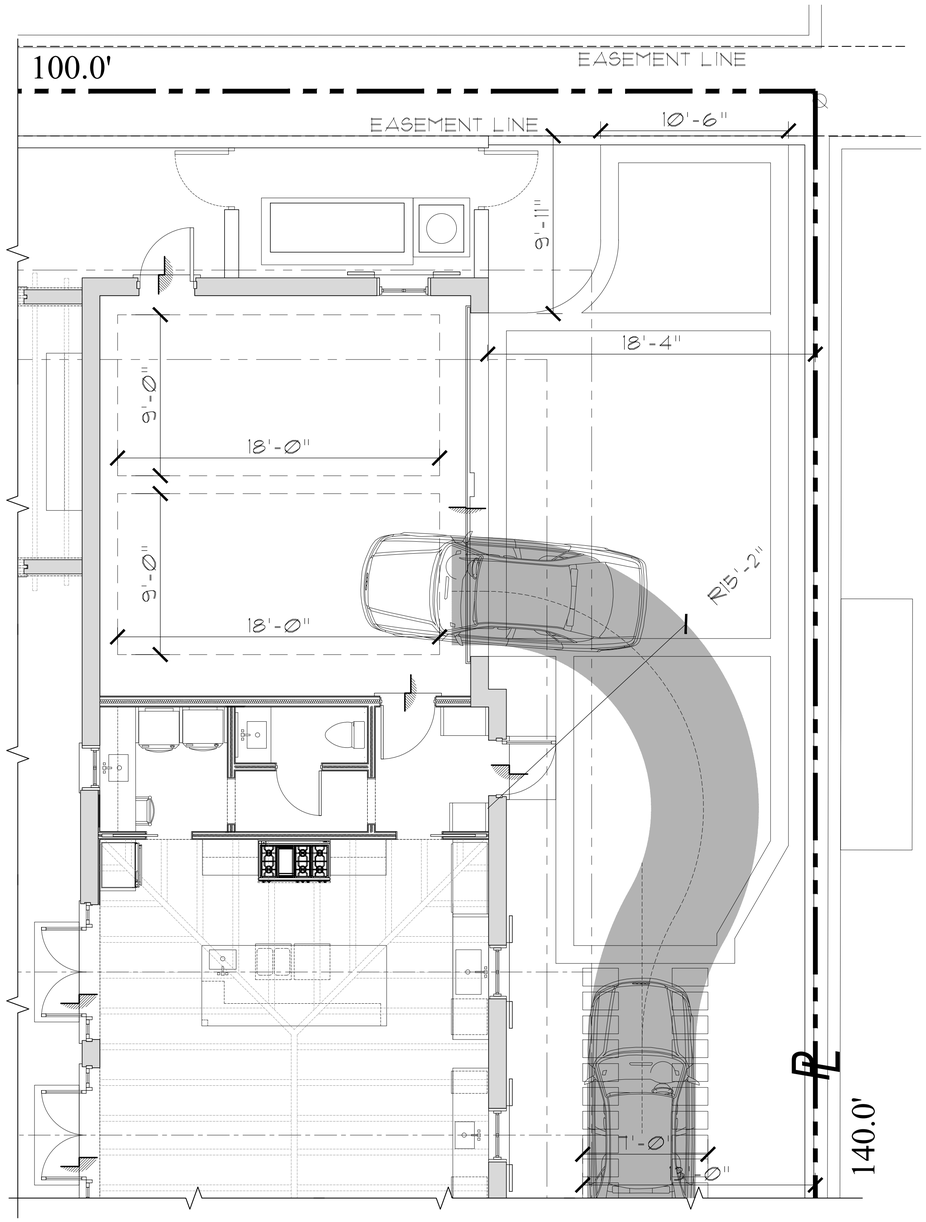
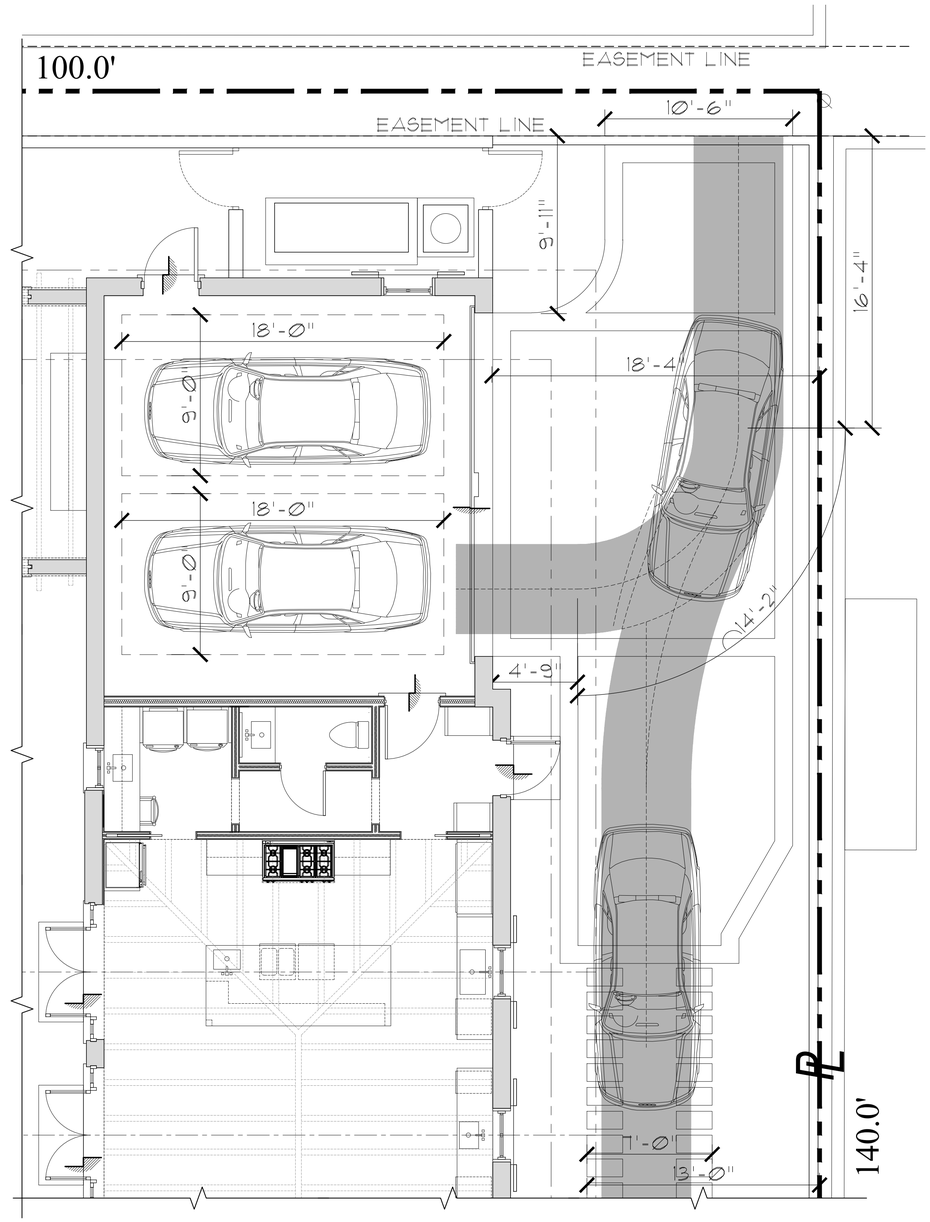
AA26001667

SHEET NO.
A000.1



Garage Pulling-In Diagram - South Parking Spot

Scale 1/4" = 1'-0"



Garage Backing-Out Diagram - South Parking Spot

Scale 1/4" = 1'-0"

ARC-24-0122

MP DESIGN & ARCHITECTURE

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2311

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REVISIONS

A New Residence at
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STATE OF FLORIDA
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SHEET NO.
A000.2



Entry Elevation Detail

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

ARC-24-0122

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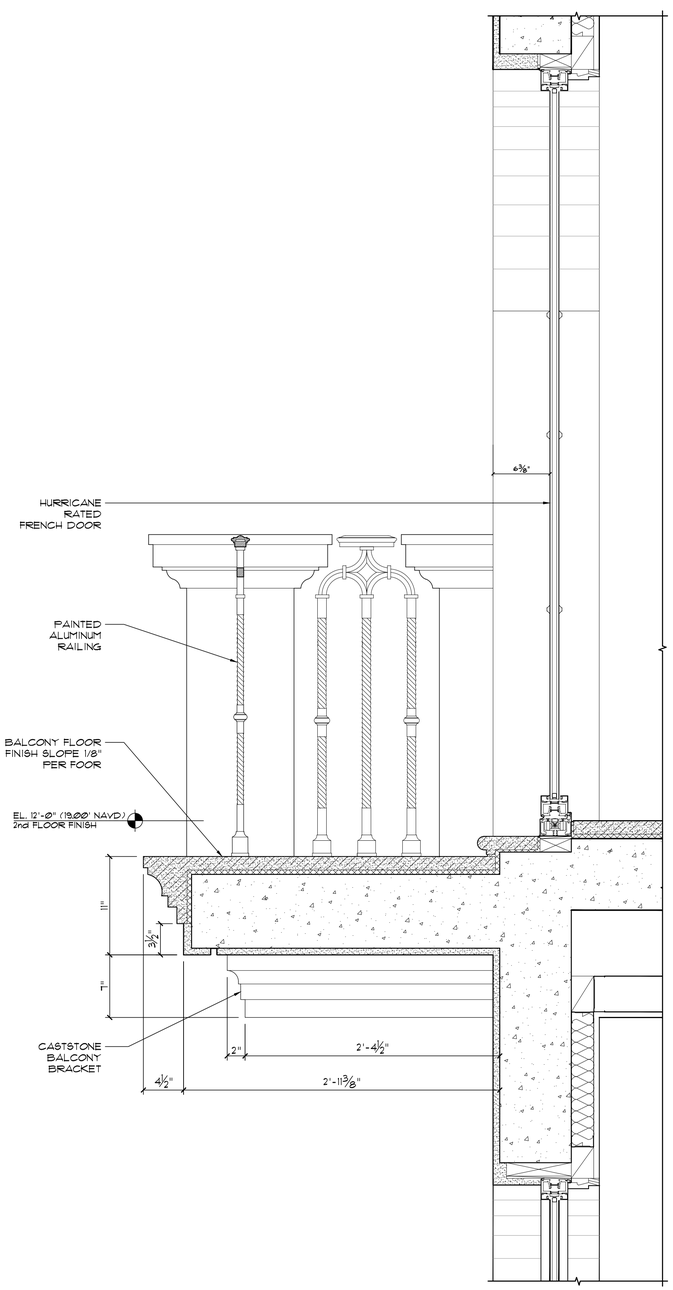
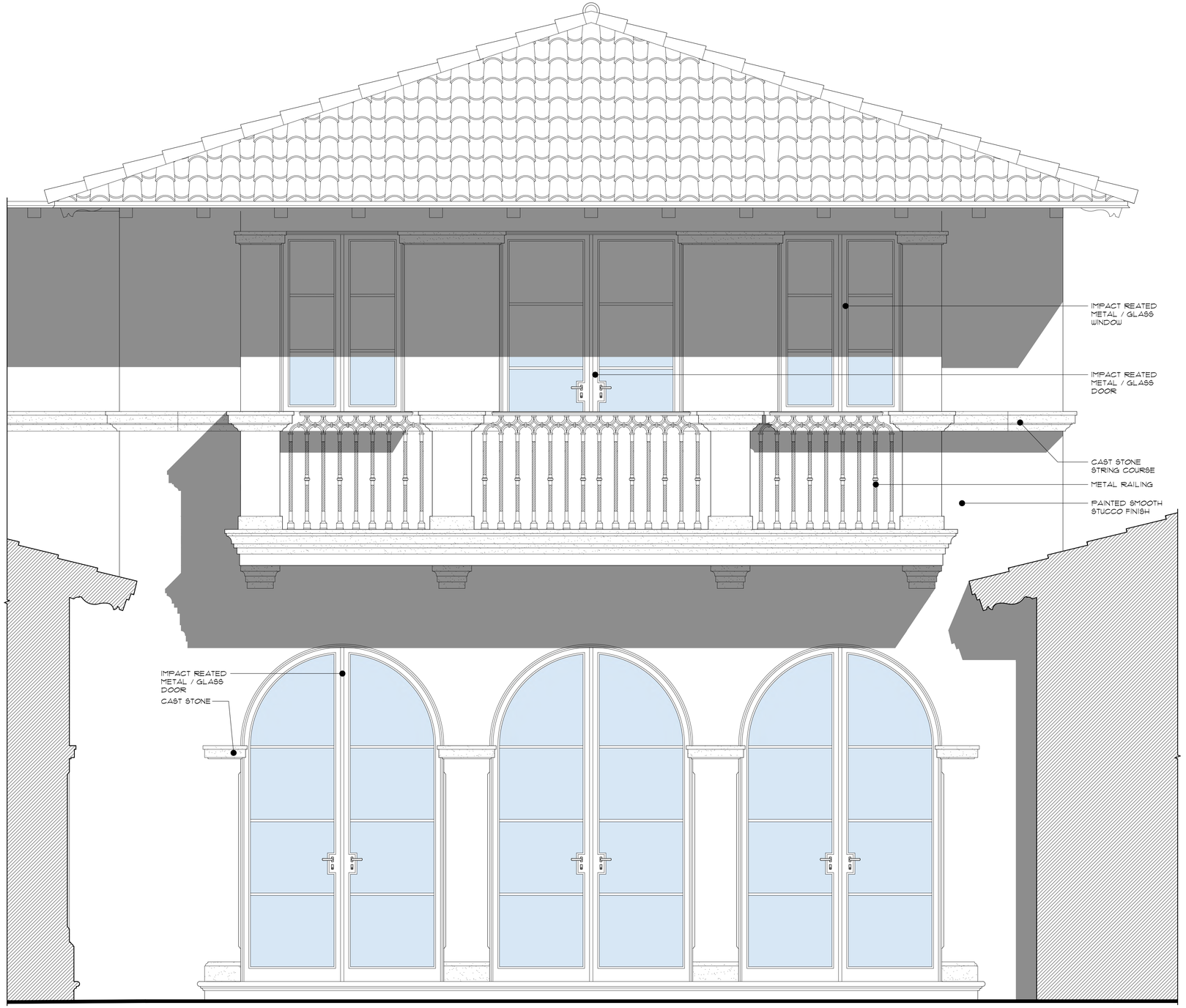
SHEET NO.
Entry
Elevation
Detail



Proposed Juliet Balcony Section

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



Great Room Elevation Detail

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

ARC-24-0122

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COMM NO.
2311

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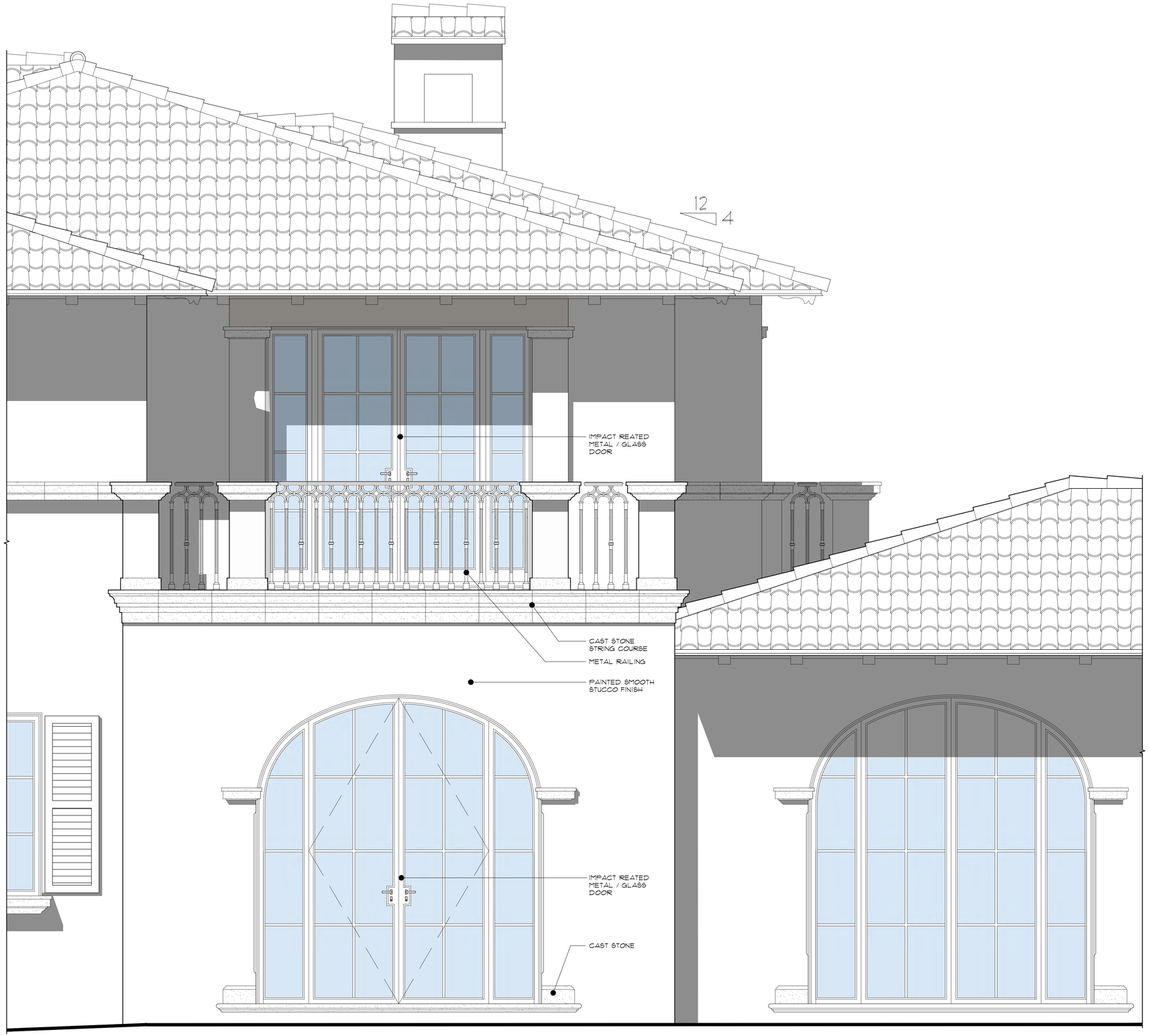
SHEET NO.
Great Room Elevation Detail



Dining Room Elevation Detail

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

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A New Residence at
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239 Wells Road

STATE OF FLORIDA
ANGELO L. DAVILA
AR0016639
ANGELO DAVILA, R.A.
FLORIDA REG. NO.
AR0016639

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WEST PALM BEACH, FLORIDA 33401
561.833.7575
AA26001667

SHEET NO.
Dining Room Elevation Detail

OVERALL R-B SITE CALCULATIONS:

SITE AREA =	14,000	SQ FT	100%
MINIMUM LANDSCAPE:			
REQUIRED =	6,300	SQ FT	45%
EXISTING =	-	SQ FT	-
PROPOSED =	6,390	SQ FT	45%

FRONT SETBACK SITE CALCULATIONS:

25' SETBACK AREA =	2,500	SQ FT	100%
MINIMUM LANDSCAPE:			
REQUIRED =	1,000	SQ FT	40%
EXISTING =	-	SQ FT	-
PROPOSED =	1,525	SQ FT	61%

10' PERIMETER SITE CALCULATIONS:

PERIMETER AREA =	4,400	SQ FT
MINIMUM LANDSCAPE:		
(50% OF 6,300 SF) = 3,150 SF REQUIRED		
EXISTING =	-	SQ FT
PROPOSED =	3,387	SQ FT



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

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

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

OVERALL SITE PLAN

239 WELLS RD LLC

239 WELLS RD, PALM BEACH, FL.

03 DEC 2025
10 NOV 2025
29 OCT 2025
07 OCT 2025
30 SEPT 2025
12 SEPT 2025

NIEVERA WILLIAMS
DESIGN

625 N. Flagler Drive
Suite 502
West Palm Beach, FL 33401
P: 561-659-2820
F: 561-659-2113

NIEVERAWILLIAMS.COM

SITE

ARC-24-0122



EL1 FRONT (SOUTH) ELEVATION - EXTERIOR
SCALE: 3/16"=1'-0"



EL1 FRONT (SOUTH) ELEVATION - INTERIOR
SCALE: 3/16"=1'-0"

0 1 2 4 8 12 FEET
SCALE: 3/16" = 1'-0"

E
W
S

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

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

SOUTH ELEVATION

239 WELLS RD LLC

239 WELLS RD, PALM BEACH, FL.

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EL1

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EL2 SIDE (EAST) ELEVATION
SCALE: 3/16"=1'-0"



EL2 SIDE (WEST) ELEVATION
SCALE: 3/16"=1'-0"

0 1 2 4 8 12 FEET
SCALE: 3/16" = 1'-0"

E
N W S

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

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

EAST & WEST ELEVATIONS

239 WELLS RD LLC

239 WELLS RD, PALM BEACH, FL.

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EL2

ARC-24-0122



EL3 REAR (NORTH) ELEVATION - EXTERIOR
SCALE: 3/16"=1'-0"

0 1 2 4 8 12 FEET
SCALE: 3/16" = 1'-0"

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

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

NORTH ELEVATION

239 WELLS RD LLC

239 WELLS RD, PALM BEACH, FL.

03 DEC 2025
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EL3

ARC-24-0122

OVERALL R-B SITE CALCULATIONS:

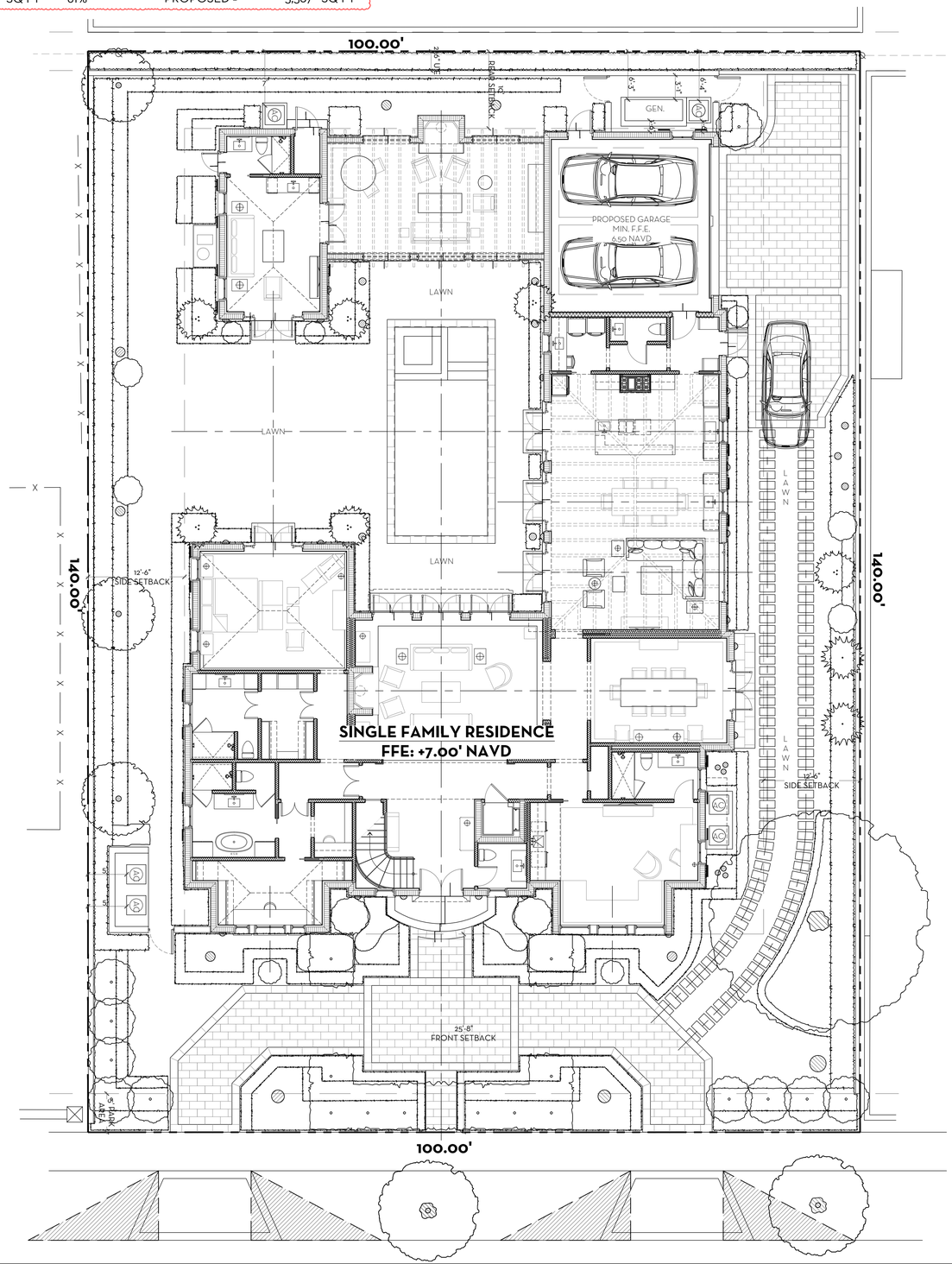
SITE AREA =	14,000	SQ FT	100%
MINIMUM LANDSCAPE:			
REQUIRED =	6,300	SQ FT	45%
EXISTING =	-	SQ FT	-
PROPOSED =	6,390	SQ FT	45%

FRONT SETBACK SITE CALCULATIONS:

25' SETBACK AREA =	2,500	SQ FT	100%
MINIMUM LANDSCAPE:			
REQUIRED =	1,000	SQ FT	40%
EXISTING =	-	SQ FT	-
PROPOSED =	1,525	SQ FT	61%

10' PERIMETER SITE CALCULATIONS:

PERIMETER AREA =	4,400	SQ FT
MINIMUM LANDSCAPE:		
(50% OF 6,300 SF) = 3,150 SF REQUIRED		
EXISTING =	-	SQ FT
PROPOSED =	3,387	SQ FT



MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

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

OVERALL SITE PLAN

239 WELLS RD LLC

239 WELLS RD, PALM BEACH, FL.

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DESIGN

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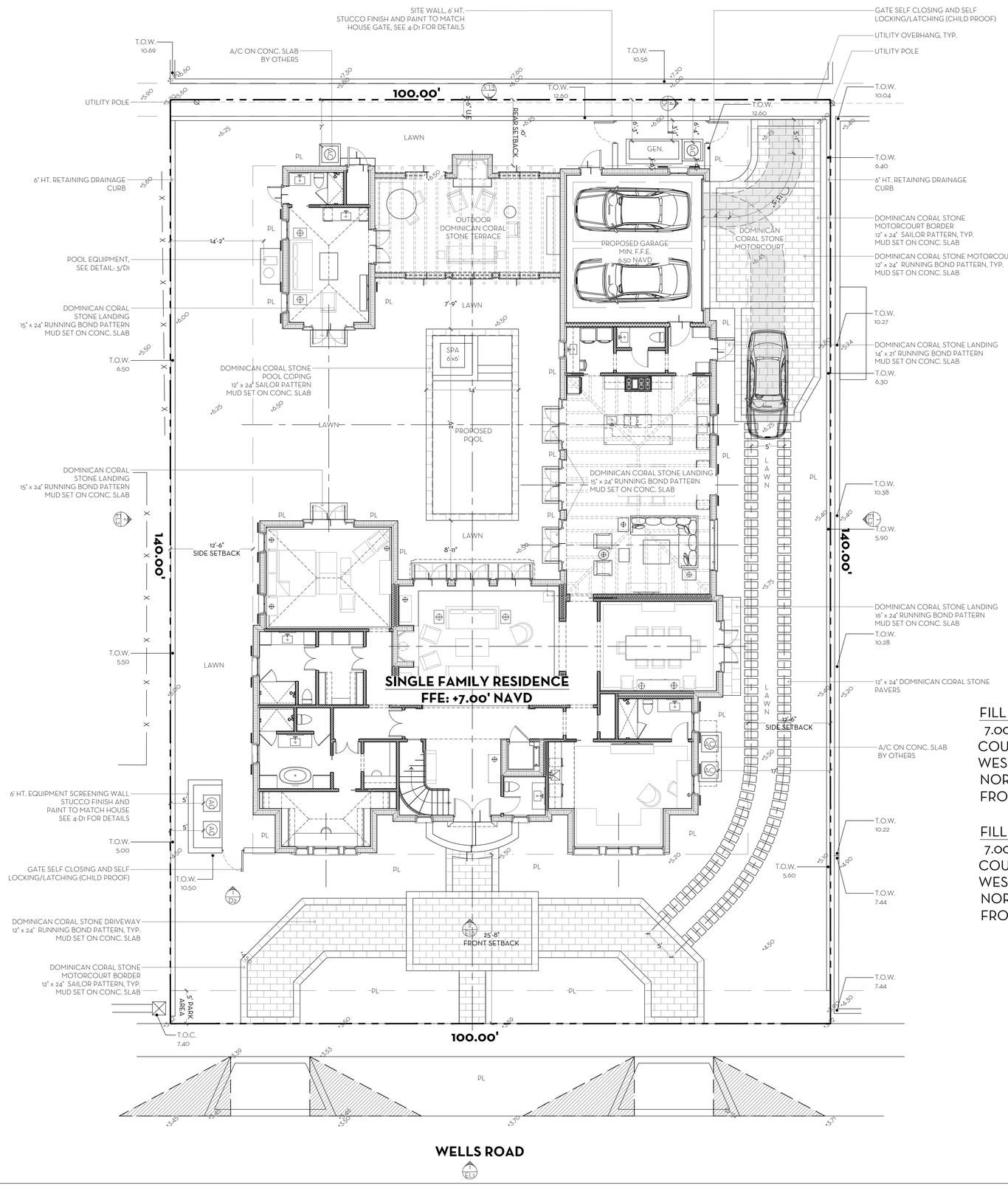
SITE

ARC-24-0122



FILL CALCULATIONS

7.00 F.F.E. - 4.06 COR ÷ 2 = 1.47' (MAXIMUM LOT FILL)
COURTYARD AREA (EAST SETBACK) 4.65-2.78= 1.87
WEST SETBACK 4.66-2.82= 1.84
NORTH SETBACK 4.91-2.87=2.04
FRONT (SOUTH) SETBACK 4.00-2.5=1.5

FILL CALCULATIONS

7.00 F.F.E. - 5.10 COR ÷ 2 = 0.95' (MAXIMUM LOT FILL)
COURTYARD AREA (EAST SETBACK) 4.65-2.78= 1.87
WEST SETBACK 4.66-2.82= 1.84
NORTH SETBACK 4.91-2.87=2.04
FRONT (SOUTH) SETBACK 4.00-2.5=1.5



DOMINICAN CORAL

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

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

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

HARDSCAPE PLAN

239 WELLS RD LLC

239 WELLS RD, PALM BEACH, FL.

03 DEC 2025
10 NOV 2025
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30 SEPT 2025
12 SEPT 2025

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DESIGN

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L1

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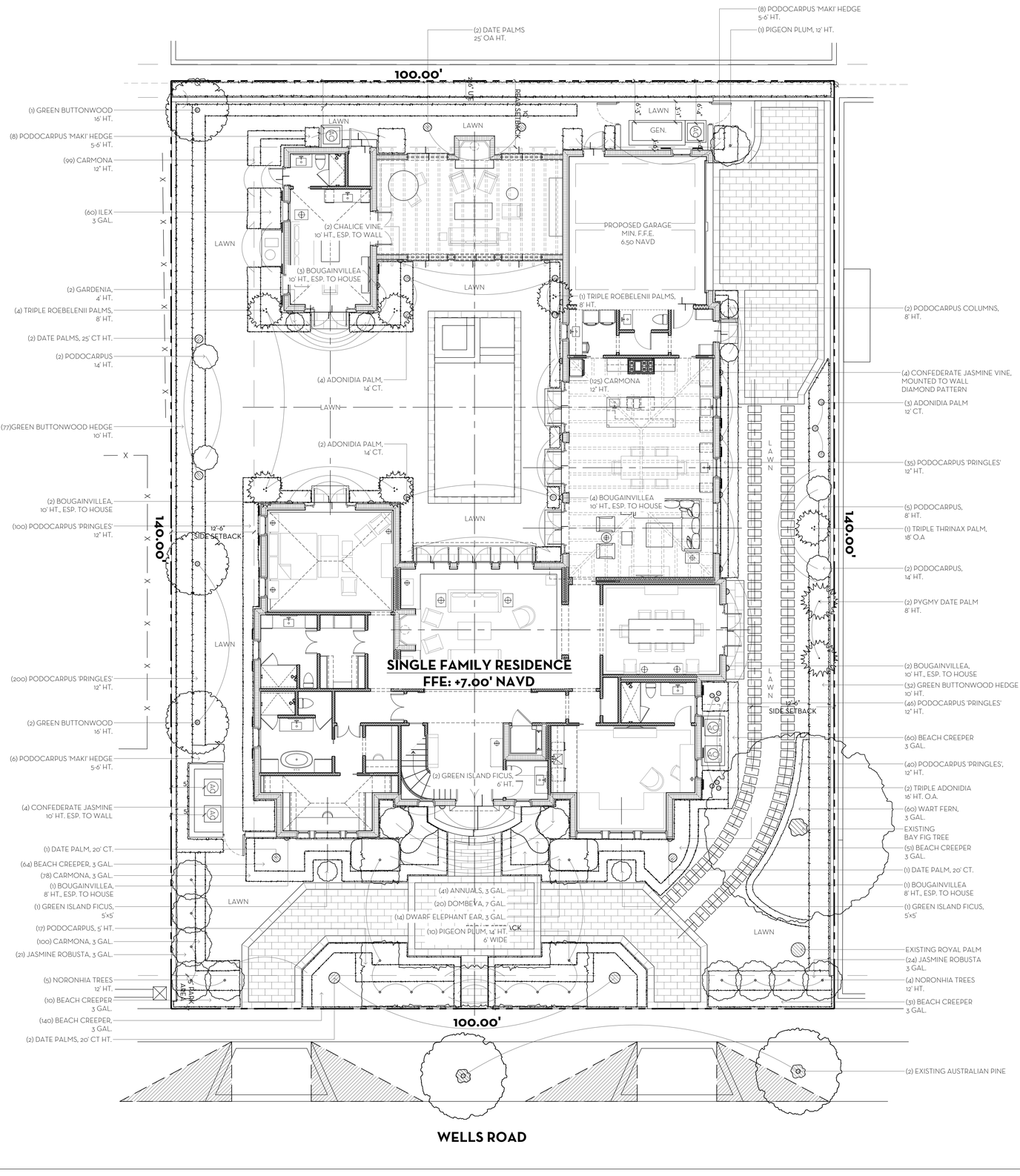

MARIO F. NIEVERA

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Landscape Architect
Registration No.
6666856

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

LANDSCAPE PLAN

239 WELLS RD LLC

239 WELLS RD, PALM BEACH, FL.

03 DEC 2025
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07 OCT 2025
30 SEPT 2025
12 SEPT 2025

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West Palm Beach, FL 33401
P: 561-659-2820
F: 561-659-2113

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LP1

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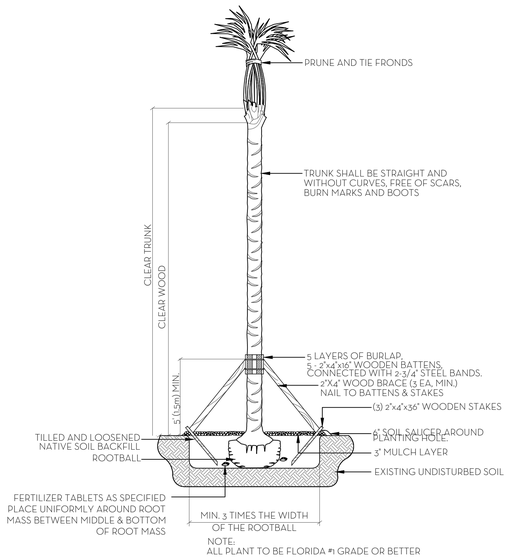
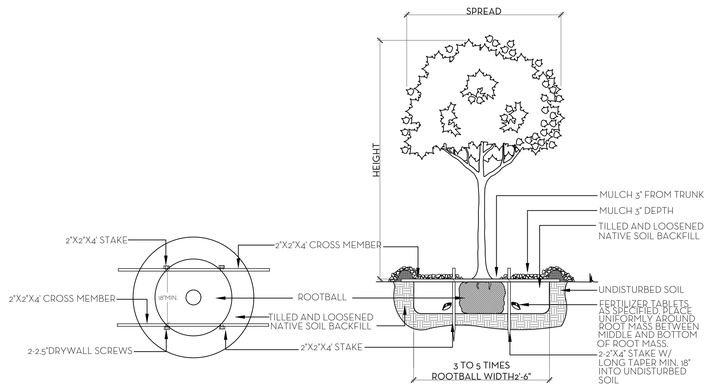


NOTE:
ALL PLANT TO BE FLORIDA #1 GRADE OR BETTER

PALM PLANTING DETAIL
N.T.S.

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



NOTE:
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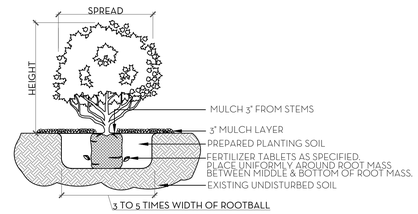
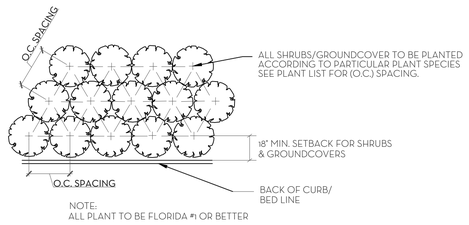
TREE PLANTING DETAIL
N.T.S.



NOTE:
ALL MATERIAL TO BE FLORIDA #1 OR BETTER

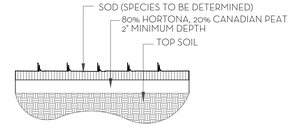
SHRUB & GROUNDCOVER PLANTING DETAIL
N.T.S.



NOTE:
ALL PLANT TO BE FLORIDA #1 OR BETTER

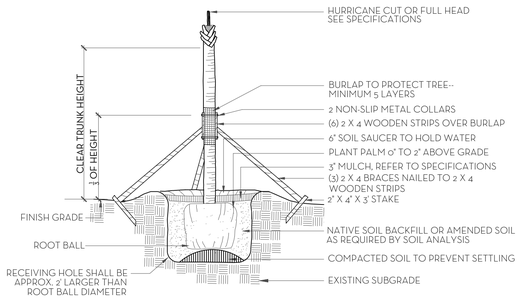
PLANT SPACING DETAIL
N.T.S.

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



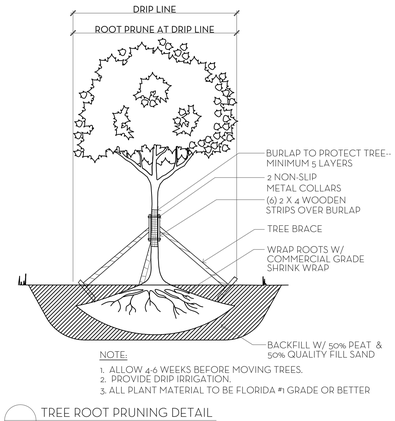
SOD PLANTING DETAIL
N.T.S.

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



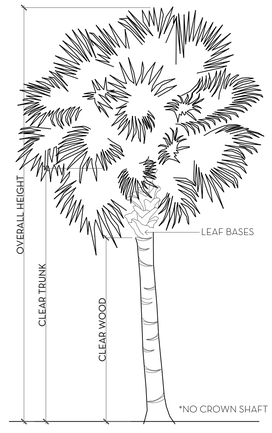
NOTES: STAKING & GUYING REQUIRED FOR PALMS, IF NECESSARY, OR AS DIRECTED BY THE LANDSCAPE ARCHITECT. ALL PLANT TO BE FLORIDA #1 OR BETTER

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



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

TREE ROOT PRUNING DETAIL
N.T.S.



PALM SPECIFICATION DETAIL
N.T.S.

FERTILIZATION

SHRUBS AND TREES
ALL TREES AND SHRUBS SHALL BE FERTILIZED WITH "AGRIFORM" 20-15-5 PLANTING TABLETS AT TIME OF INSTALLATION AND PRIOR TO COMPLETION OF PIT BACKFILLING. TABLETS SHALL BE PLACED UNIFOMLY AROUND THE ROOT MASS OF A DEPTH THAT IS BETWEEN THE MIDDLE AND BOTTOM OF THE ROOT MASS.
APPLICATION RATE:
1 GALLON CAN: 1 - 21 GRAM TABLET
3 GALLON CAN: 2 - 21 GRAM TABLETS
5 GALLON CAN: 3 - 21 GRAM TABLETS
7 GALLON CAN: 4 - 21 GRAM TABLETS
TREES: 3 - 21 GRAM TABLETS EACH 1/2" OF CALIPER
PALMS: 7 - 21 GRAM TABLETS

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

NIEVERA WILLIAMS DESIGN

239 Wells Road, Palm Beach, FL

12.03.2025

Common Name	Botanical Name	Quantity	Install Specification	Native Status
TREES				
Green Buttonwood Tree	Conocarpus erectus	3	16' HT., STD	*
Pigeon Plum	Coccoloba diversifolia	1	12' HT.	*
Pigeon Plum	Coccoloba diversifolia	10	14' HT., 6' Wide	*
Noronhia Tree	Noronhia emarginata	9	12' HT.	
		23		61%
PALMS				
Adonidia Palm, Triple	Adonidia merrillii	2	16' HT., O.A.	
Adonidia Palm	Adonidia merrillii	3	12' CT.	
Adonidia Palm	Adonidia merrillii	6	14' CT.	
Date Palm	Phoenix dactylifera	2	25' O.A.	
Date Palm	Phoenix dactylifera	2	25' CT.	
Date Palm	Phoenix dactylifera	4	20' CT.	
Pygmy Date Palm	Phoenix roebelenii	2	8' HT.	
Triple Thrinax Palm	Thrinax radiata	1	18' O.A.	
Triple Roebelenii Palm	Phoenix roebelenii	5	8' HT.	
		27		
SHRUBS & VINES				
Green Buttonwood	Conocarpus erectus	109	10' HT. HEDGE	*
Podocarpus 'Maki'	Podocarpus macrophyllus var. 'Maki'	22	5'-6' HT. HEDGE	
Podocarpus	Podocarpus macrophyllus	17	5' HT.	
Podocarpus	Podocarpus macrophyllus	5	8' HT.	
Podocarpus Column	Podocarpus macrophyllus	2	8' HT.	
Podocarpus	Podocarpus macrophyllus	4	14' HT.	
Green Island Ficus	Ficus microcarpa 'Green Island'	2	5'x5'	
Green Island Ficus	Ficus microcarpa 'Green Island'	2	6' HT.	
Bougainvillea	Bougainvillea ssp.	2	8' HT., ESPALIER TO HOUSE	
Bougainvillea	Bougainvillea ssp.	11	10' HT., ESPALIER TO HOUSE	
Confederate Jasmine Vine	Trachelospermum jasminoides	4	10' HT., ESPALIER TO WALL	
Confederate Jasmine Vine	Trachelospermum jasminoides	4	ESP TO WALL, DIAMOND PATTERN	
Chalice Vine	Solandra maxima	2	10' HT., ESPALIER TO WALL	
Carmona	Carmona microphylla	224	12" HT.	
Gardenia	Gardenia jasminoides	2	4' HT.	
Dombeya	Dombeya wallichi	20	7 GAL.	
Ilex	Ilex cassine	60	3 GAL.	*
		492		34%
GROUND COVER				
Beach Creeper	Ernodea littoralis	356	3 GAL.	*
Carmona	Carmona microphylla	178	3 GAL.	
Jasmine Robusta		45	3 GAL.	
Wart Fern	Microsorum scolopendrium	60	3 GAL.	
Dwarf Elephant Ear	Alocasia macrorrhizos	14	3 GAL.	
Podocarpus 'Pringles'	Podocarpus macrophyllus var. 'Pringles'	421	12" HT.	
Annuals		41	3 GAL.	
		1,115		32%

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

Line #	Landscape Legend		
1	**Property Address:**	239 Wells Road	
2	**Lot Area (sq. ft.):**	14,000 sq ft	
3		REQUIRED	PROPOSED
4	Landscape Open Space (LOS) (Sq Ft and %)	6,300 sq ft (45%)	6,390 sq ft (45%)
5	LOS to be altered (Sq FT and %)	N/A	N/A
6	Perimeter LOS (Sq Ft and %)	3,150 sq ft	3,387 sq ft
7	Front Yard LOS (Sq Ft and %)	1,000 sq ft (40%)	1,525 sq ft (61%)
8	Native Trees %	30% (number of trees)	61%
9	Native Shrubs & Vines %	30% (number of shrubs & vines)	34%
10	Native Groundcover %	30% (groundcover area)	32%

To determine qualifying native vegetation use either:
the Institute for Regional Conservation Natives for Your Neighborhood FL Statewide Plant List
OR
the Florida Native Plant Society Native Plants for Your Area List

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

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

See Ord. 003-2023 *REV BF 20230727*

MARIO F. NIEVERA
State of Florida
Landscape Architect
Registration No.
6666856

PLANT LIST AND DETAILS

239 WELLS RD LLC

239 WELLS RD, PALM BEACH, FL.

03 DEC 2025
10 NOV 2025
29 OCT 2025
07 OCT 2025
30 SEPT 2025
12 SEPT 2025

NIEVERA WILLIAMS DESIGN

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

NIEVERAWILLIAMS.COM

LP2

ARC-24-0122

OVERALL R-B SITE CALCULATIONS:

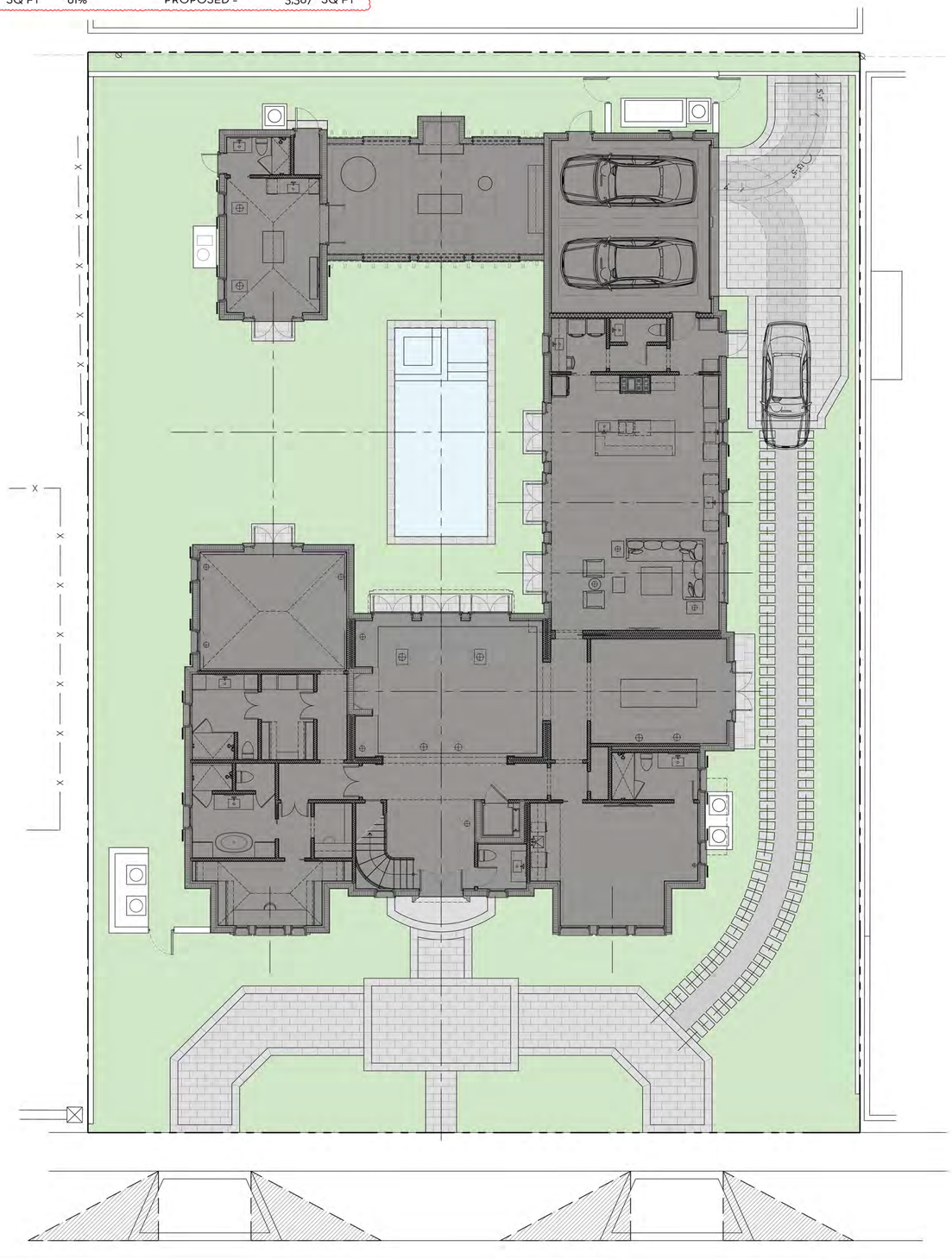
SITE AREA =	14,000	SQ FT	100%
MINIMUM LANDSCAPE:			
REQUIRED =	6,300	SQ FT	45%
EXISTING =	-	SQ FT	-
PROPOSED =	6,390	SQ FT	45%

FRONT SETBACK SITE CALCULATIONS:

25' SETBACK AREA =	2,500	SQ FT	100%
MINIMUM LANDSCAPE:			
REQUIRED =	1,000	SQ FT	40%
EXISTING =	-	SQ FT	-
PROPOSED =	1,525	SQ FT	61%

10' PERIMETER SITE CALCULATIONS:

PERIMETER AREA =	4,400	SQ FT
MINIMUM LANDSCAPE:		
(50% OF 6,300 SF) = 3,150 SF REQUIRED		
EXISTING =	-	SQ FT
PROPOSED =	3,387	SQ FT



LEGEND	
OPEN SPACE	
HARDSCAPE	
BUILDING/STRUCTURE	

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

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

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

OPEN SPACE DIAGRAMS - OVERALL

239 WELLS RD LLC

239 WELLS RD, PALM BEACH, FL.

03 DEC 2025
10 NOV 2025
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12 SEPT 2025

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OS1

ARC-24-0122

OVERALL R-B SITE CALCULATIONS:

SITE AREA =	14,000	SQ FT	100%
MINIMUM LANDSCAPE:			
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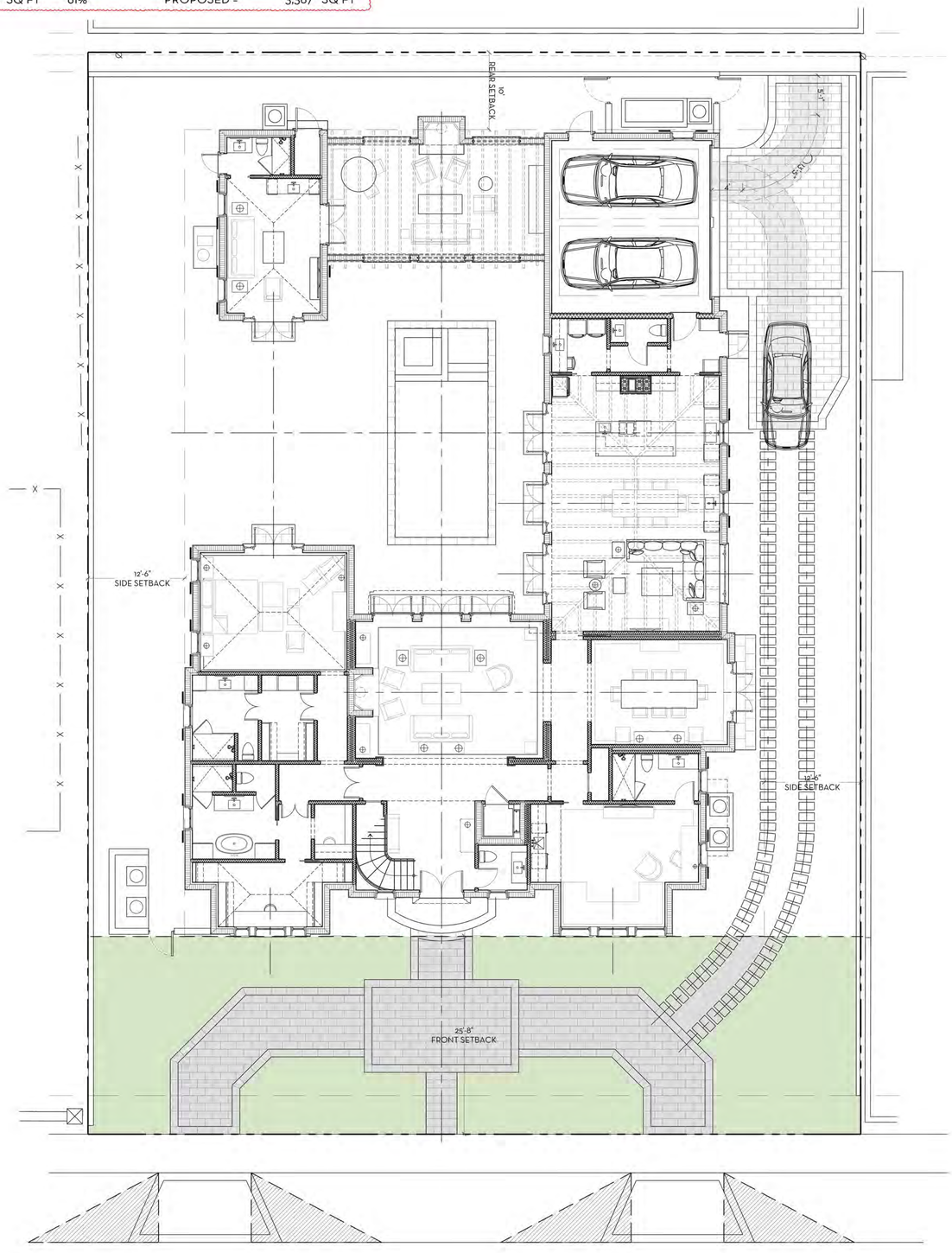

LEGEND
OPEN SPACE
HARDSCAPE
BUILDING/STRUCTURE

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

N W E S

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

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

OPEN SPACE DIAGRAMS - FRONT SETBACK

239 WELLS RD LLC

239 WELLS RD, PALM BEACH, FL.

03 DEC 2025
10 NOV 2025
29 OCT 2025
07 OCT 2025
30 SEPT 2025
12 SEPT 2025

NIEVERA WILLIAMS
DESIGN

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OS2

ARC-24-0122

OVERALL R-B SITE CALCULATIONS:

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MINIMUM LANDSCAPE:			
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MINIMUM LANDSCAPE:		
(50% OF 6,300 SF) = 3,150 SF REQUIRED		
EXISTING =	-	SQ FT
PROPOSED =	3,387	SQ FT



LEGEND
OPEN SPACE
HARDSCAPE
BUILDING/STRUCTURE

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

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

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

OPEN SPACE DIAGRAMS - 10' PERIMETER

239 WELLS RD LLC

239 WELLS RD, PALM BEACH, FL.

03 DEC 2025
10 NOV 2025
29 OCT 2025
07 OCT 2025
30 SEPT 2025
12 SEPT 2025

NIEVERA WILLIAMS
DESIGN

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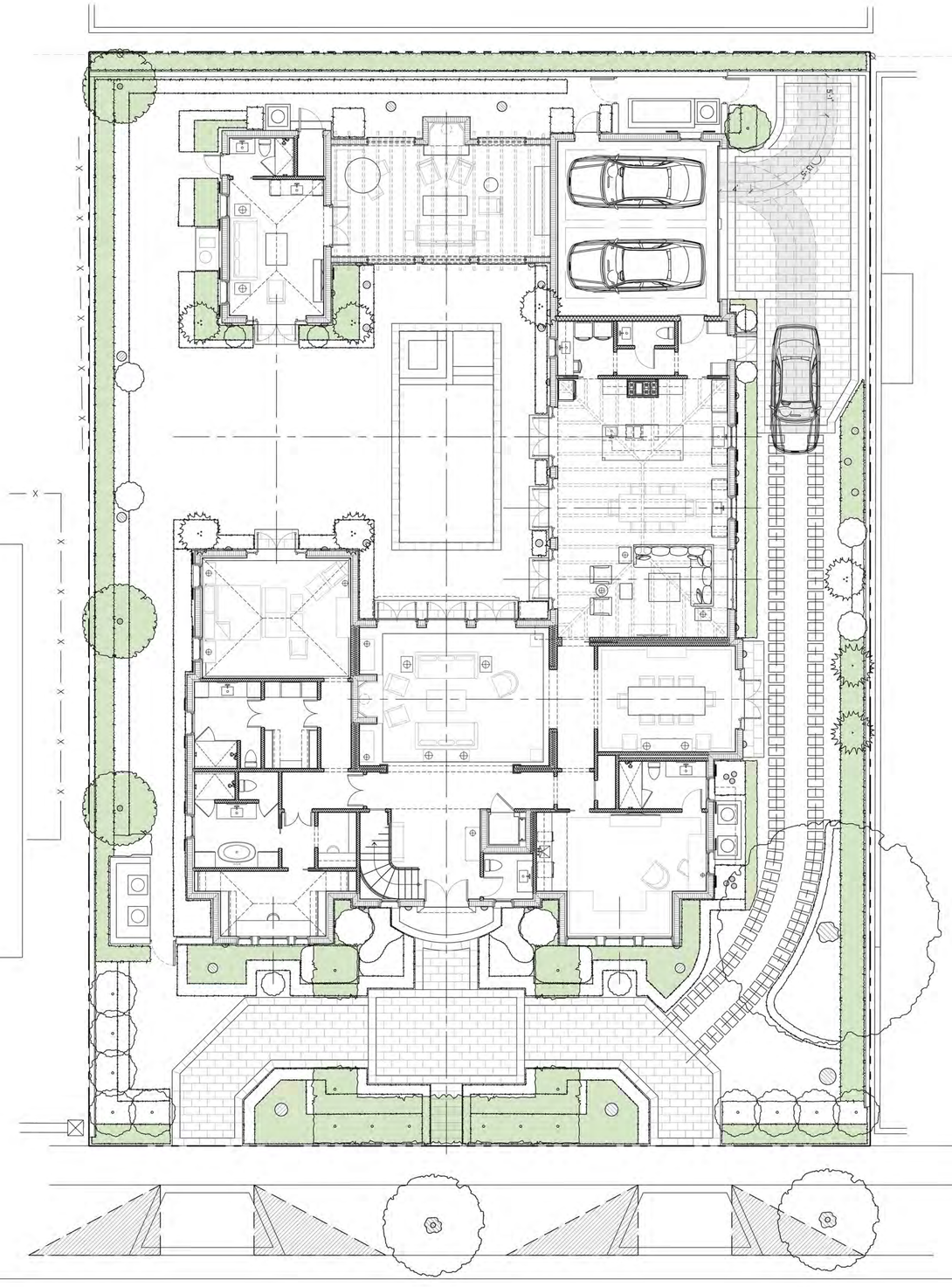

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See Ord. 003-2023 *REV BF 20230727*

LEGEND	
NATIVE PLANTING	

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

N
W E
S

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

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

OPEN SPACE DIAGRAMS - NATIVE PLANTS

239 WELLS RD LLC

239 WELLS RD, PALM BEACH, FL.

03 DEC 2025
10 NOV 2025
29 OCT 2025
07 OCT 2025
30 SEPT 2025
12 SEPT 2025

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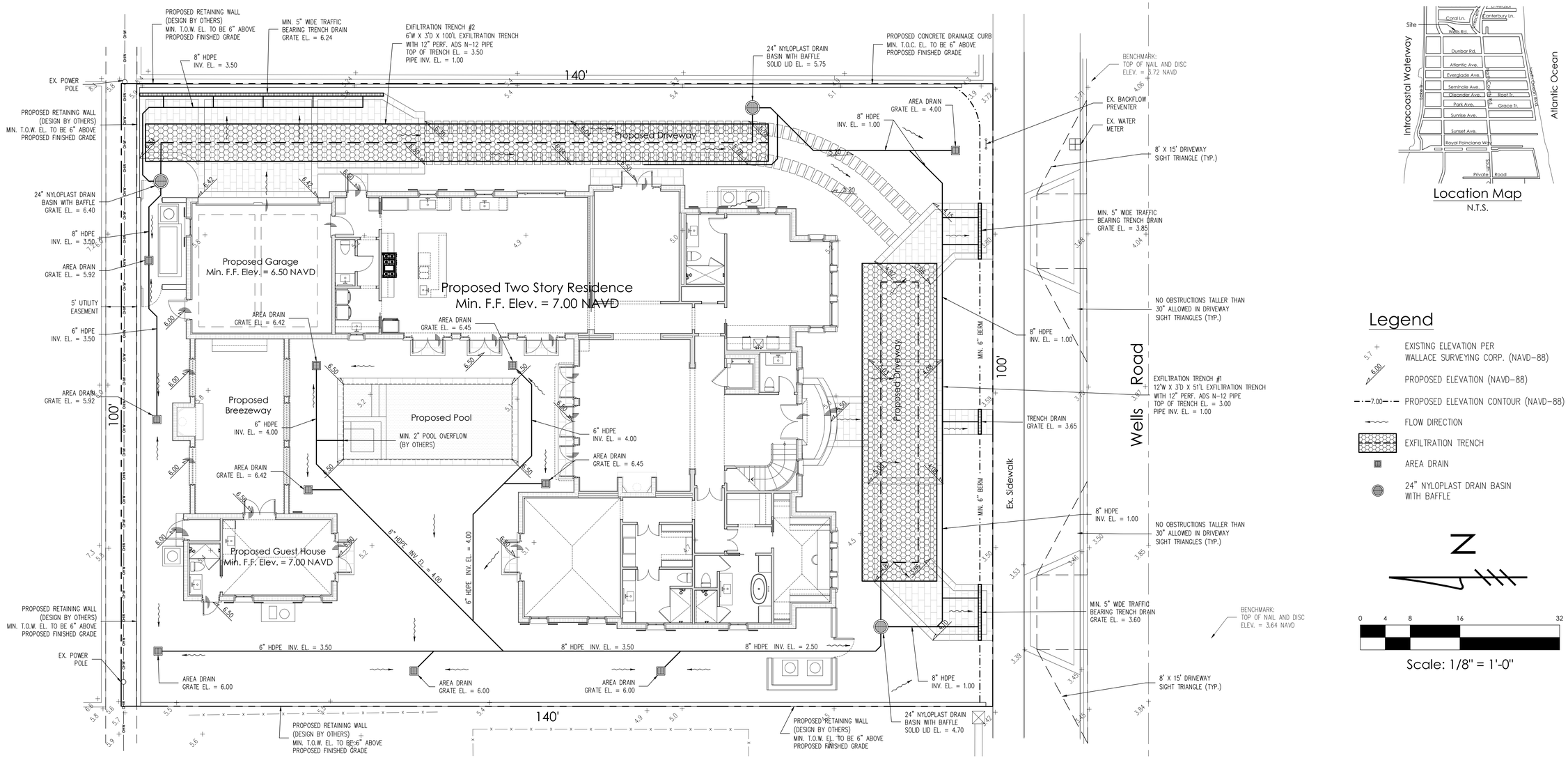

Notes:

1) Exfiltration trenches and storm piping to be protected from roots with a root barrier.
2) Roof drain downspouts are to be connected to the proposed drainage system. Contractor to provide engineer with downspout locations prior to installation of drainage system.
3) Exfiltration trench design uses an assumed value of hydraulic conductivity. Client may obtain a site specific test for hydraulic conductivity prior to exfiltration trench installation.
4) Contractor shall mill and overlay all roadway cuts a minimum of 50 ft. on either side of the excavation the entire width of each affected lane.
5) Contractor is responsible for installing and maintaining erosion control measures during construction.
6) Video inspection of storm drainage system required prior to installation of sod.

STORMWATER RETENTION CALCULATIONS

A. SITE INFORMATION

Total Property Area = 13,986 sq.ft.

Drainage Area Impervious Surface = 7,699 sq.ft.

Drainage Area Pervious Surface = 6,287 sq.ft.*

* Min. required by code without a zoning variance.

B. ESTIMATED STORMWATER RETENTION VOLUME

The retention volume is estimated using the Rational Method (Q=CiA)
where:
C = 1.0 (impervious surface)
C = 0.2 (pervious surface)
i = 2 in/hr

Impervious Surface Runoff Volume:
1.0 x 2 in/hr x 7,699 sq.ft. x 1 ft./12 in. = 1,283 cu.ft.

Pervious Runoff Volume:
0.2 x 2 in/hr x 6,287 sq.ft. x 1 ft./12 in. = 210 cu.ft.

Total Volume to be Retained = 1,493 cu.ft.

C. PROPOSED EXFILTRATION TRENCH SIZING

Exfiltration Trench #1

L	=	Total Length of Trench Provided	=	51 ft
W	=	Trench Width	=	12 ft
K	=	Hydraulic Conductivity	=	0.00005 cfs/sq.ft./ft. of head
H2	=	Depth to Water Table	=	2.10 ft
DU	=	Un-Saturated Trench Depth	=	1.50 ft
DS	=	Saturated Trench Depth	=	1.50 ft
V	=	Volume Treated	=	792 cu.ft.

Exfiltration Trench #2

L	=	Total Length of Trench Provided	=	100 ft
W	=	Trench Width	=	6 ft
K	=	Hydraulic Conductivity	=	0.00005 cfs/sq.ft./ft. of head
H2	=	Depth to Water Table	=	2.10 ft
DU	=	Un-Saturated Trench Depth	=	2.00 ft
DS	=	Saturated Trench Depth	=	1.00 ft
V	=	Volume Treated	=	990 cu.ft.

Total Volume Retained = 1,782 cu.ft

Plan Background from Hardscape Plan by Nievera Williams Design Received 11/26/25

ARC-24-0122

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GRUBER CONSULTING ENGINEERS
2475 Mercer Avenue, Suite 305
West Palm Beach, FL 33401
561.312.2041
office@gruberengineers.com

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

Contractor is responsible for obtaining location of existing utilities prior to commencement of construction activities.

Conceptual Site Grading & Drainage Plan For:

PROPOSED RESIDENCE

239 Wells Road
Palm Beach, Florida

PROJECT INFORMATION:

Project No.	2023-0037
Issue Date	12/01/2025
Scale	1/8" = 1'-0"

REVISIONS:

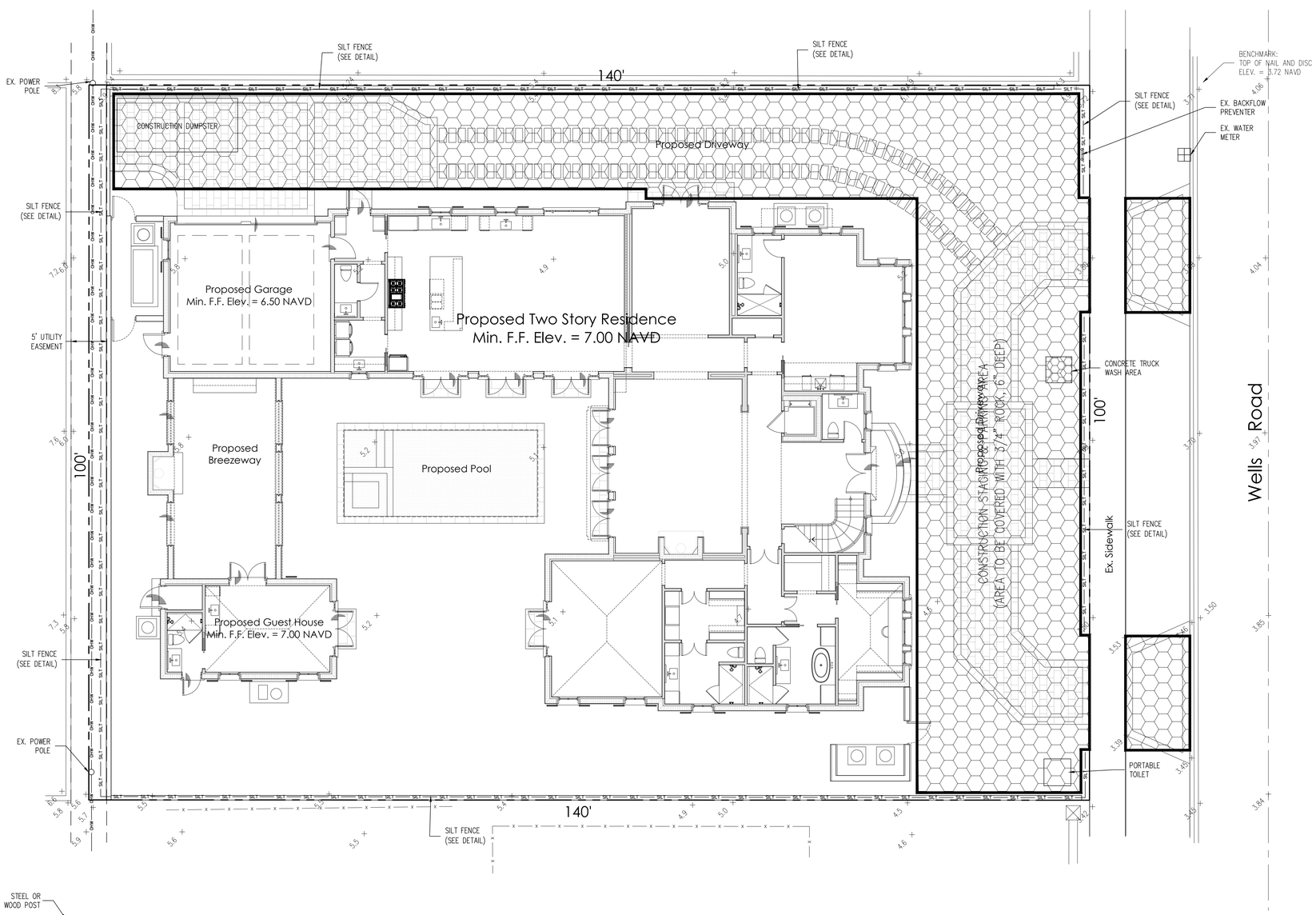
1	
2	
3	
4	
5	
6	
7	
8	
9	
10	
11	
12	

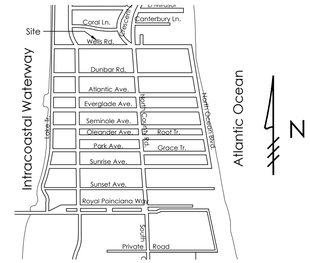
CHAD M. GRUBER
FLORIDA P.E. NO. 57466

This item has been electronically signed and sealed by Chad M. Gruber on the date adjacent to the seal using a SHA authentication code. Printed copies of this document are not considered signed and sealed and the SHA authentication code must be verified on any electronic copies.

SHEET NUMBER:

C-1





Location Map
N.T.S.

Legend

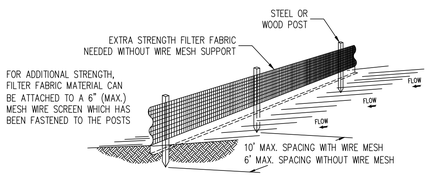
CONSTRUCTION STAGING AREA

SILT FENCE (SEE DETAIL)

N

0 4 8 16 32

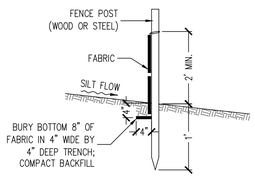
Scale: 1/8" = 1'-0"



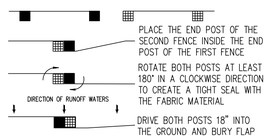
Notes:

1) The height of a silt fence shall not exceed 36".
2) Filter fabric shall be purchased in a continuous roll cut to the length of the barrier to avoid the use of joints.
3) Posts shall be spaced a maximum of 10' apart at the barrier location and driven securely into the ground a minimum of 12". When extra strength fabric is used without the wire support fence, post spacing shall not exceed 6'.
4) A trench shall be excavated approximately 4" wide and 4" deep along the line of posts and upslope from the barrier.
5) When standard strength filter fabric is used, a wire mesh support fence shall be fastened securely to the upslope side of the posts using heavy duty wire staples at least 1" long, tie wires, or hog rings. The wire shall extend into the trench a minimum of 2" and shall not extend more than 36" above the original ground surface.
6) The standard strength filter fabric shall be stapled or wired to the fence, and 8" of the fabric shall be extended into the trench. The fabric shall not extend more than 36" above the original ground surface.
7) The trench shall be backfilled and the soil compacted over the filter fabric.

SILT FENCE DETAIL
N.T.S.



SILT FENCE SECTION
N.T.S.



ATTACHING TWO SILT FENCES
N.T.S.

Notes:

1) Contractor is responsible for installing and maintaining erosion control measures during construction.
2) Contractor to investigate condition of existing sewer service prior to building permit submittal. If existing service is cast iron, or in poor condition, service will be replaced to main per Town of Palm Beach standards.

Plan Background from Hardscape Plan by Nievera Williams Design Received 11/26/25

ARC-24-0122

© 2025 Gruber Consulting Engineers, Inc.

GRUBER CONSULTING ENGINEERS
2475 Mercer Avenue, Suite 305
West Palm Beach, FL 33401
561.312.2041
office@gruberengineers.com

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

Contractor is responsible for obtaining location of existing utilities prior to commencement of construction activities.

Construction Staging/Parking & Erosion Control Plan For:

PROPOSED RESIDENCE

239 Wells Road
Palm Beach, Florida

PROJECT INFORMATION:

Project No.	2023-0037
Issue Date	12/01/2025
Scale	1/8" = 1'-0"

REVISIONS:

1	
2	
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12	

CHAD M. GRUBER
FLORIDA P.E. NO. 57466

This item has been electronically signed and sealed by Chad M. Gruber on the date adjacent to the seal using a SHA authentication code. Printed copies of this document are not considered signed and sealed and the SHA authentication code must be verified on any electronic copies.

SHEET NUMBER:

EC-1

TOWN OF PALM BEACH

Information for Architectural Commission Meeting on: December 19, 2025

To: Architectural Commission

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

From: Planning, Zoning & Building

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

Date: 12/12/2025

ATTACHMENTS
- PZB Staff Report
- Letter of Intent
- Plans

STRATEGIC PLAN
Strategic Priorities:
Community Culture and Character

Strategic Focus Areas:
Quality of Life

FUNDING
No Fiscal Impact

ARC-25-0062 ~~(ZON-25-0059)~~ 222 CHERRY LN. The applicant, Nancy Clifford, has filed an application requesting Architectural Commission review and approval for construction of a new, two-story, single-family residence with final landscape, hardscape and swimming pool improvements on an existing nonconforming parcel of land.

~~**ZON-25-0059 (ARC-25-0062) 222 CHERRY LN (COMBO) – SITE PLAN REVIEW.** The applicant, Nancy Clifford, has filed an application requesting Town Council review and approval for Site Plan Review as it relates to the redevelopment of an existing nonconforming platted parcel of land which is deficient in lot depth. The Architectural Commission shall perform design review of the application.~~

Site plan review of this application is no longer required after adoption of Ord. 10-2025 which became effective on November 14, 2025.

Applicant: Nancy Clifford
Architecture: Varnava Design Studio (Yianni Varnava)
Landscape: Environment Design Group (Dustin Mizell)

HISTORY:

- The project was originally heard at the October 29, 2025, ARCOM meeting and was deferred (7-0) for one month to the November meeting to allow for restudy and refinement of the design.

- Ordinance 10-2025 became effective on November 14, 2025, which allows a single-family dwelling and ancillary accessory structures to be developed on a nonconforming lot in the R-AA, R-A and R-B zoning districts provided that the lot contained a single-family dwelling and the lot retains the same size and configuration as when the previous single-family dwelling was constructed on the lot.

- The applicant requested in writing a further deferral to the December 19, 2025, meeting to allow time for additional study.

THE PROJECT:

The applicant has submitted plans, entitled "Clifford Residence 222 Cherry Lane Palm Beach, FL. 33480" as prepared by **Varnava Design Studio,** date uploaded to the Town 12/02/25.

The following scope of work is proposed:

- New, two-story, single-family residence with final hardscape, landscape and swimming pool improvements on an existing nonconforming parcel.

Site Data			
Zoning District	R-B	**Future Land Use**	SINGLE-FAMILY
Lot Size	10,000 SF	**Crown of Road**	5.62’ NAVD
Lot Depth	80’	**Lot Width**	125’

Crown of Road	+5.62' NAVD	**FEMA Flood Zone**	Zone AE 6' NAVD
Point of Measure.	+7' NAVD	**Finished Floor Elev.**	+7.5' NAVD
Surrounding Properties / Zoning			
North	4 Windsor Ct & 6 Windsor Ct | Residence(s) / R-B		
South	217 W Indies Dr & 225 W Indies Dr | Residence(s) / R-B		
East	212 Cherry Ln | Residence / R-B		
West	232 Cherry Ln | Residence / R-B		

STAFF ANALYSIS

The applicant is proposing the construction of a new two-story residence with final hardscape, landscape, and swimming pool on an existing nonconforming parcel with nonconforming lot depth. A permit for demolition has been issued for the existing one-story residence built in 1951. A preliminary review of the project indicates that the application, as proposed, is consistent with the Town zoning code.

The application was originally heard at the October ARCOM hearing and was deferred due to concerns of the size and massing of the structure as well as for other design detail-related comments. The applicant has resubmitted modified plans in response to the comments of the commission with slight changes. The building height and roof proportions have been lowered to reduce massing. On the front, the roof return was eliminated, balcony post detailing was restudied, and window sizes were adjusted. At the rear, the size and number of windows were reduced to mitigate neighbor privacy concerns.

The site is located three parcels west of N County Rd on the south side of Cherry Lane. The proposed residence is situated as easterly as permitted on the site with a single-story garage before the two-story main residence as you move west, which is sited roughly center on the parcel. The curb cut is located at the eastern end of the parcel and leads to a front-loaded double-bay garage. The swimming pool and outdoor recreation area is situated on the west side of the house. The exterior of the structure will be finished in painted stucco with a shake-style roof and louvered shutters to be painted green. Equipment is provided in the east yard next to the garage. Site walls are proposed to enclose the side yard, rear yard and outdoor area located along the west side of the parcel.



Previously proposed front (north) elevation.



Proposed front (north) elevation.



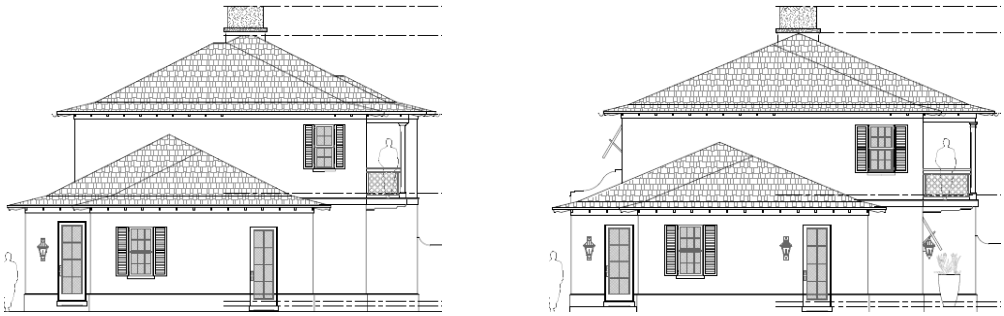
Previously proposed rear (south) elevation.



Proposed rear (south) elevation.



Previously proposed (left) and currently proposed (right) west-side elevations.



Previously proposed (left) and currently proposed (right) east-side elevations.



Color rendering of landscape plan.

CONCLUSION:

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

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

WRB:JGM:BMF

Letter of intent

August 27th, 2025

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

RE: **222 Cherry Lane**
ARCOM Case Number: **ARC-25-0062**

We respectfully submit this request for approval of a new two-story residence located at **222 Cherry Lane, Palm Beach, Florida**. The project scope includes the construction of a new two-story home, installation of impact-rated exterior openings, a complete interior buildout with high-quality finishes and design, along with associated new hardscape and landscape improvements. The following points address the Town's standards for architectural review and conformity:

1. **Conformity with Town Image**
   The proposed residence is in harmony with the established architectural character of Palm Beach. Its design emphasizes beauty, spaciousness, balance, taste, fitness, and charm, contributing positively to the Town's reputation for high-quality residential development.
2. **Environmental Protections**
   The home will incorporate modern building systems and materials to ensure proper insulation and protection from external and internal noise, vibration, and other environmental factors that could diminish the comfort and desirability of the property.
3. **Quality of Exterior Design**
   The exterior appearance of the home reflects a high standard of architectural quality. Durable, elegant materials and refined design features have been selected to ensure that the project will not detract from, but rather enhance, the visual environment and

value of the surrounding neighborhood.

4. **Neighborhood Harmony**

   The design is consistent with the comprehensive plan of the Town and aligns with the scale, aesthetic, and residential character of nearby homes. It respects the existing context while offering a distinguished architectural contribution to the community.

5. **Avoidance of Excessive Similarity**

   The proposed home has been carefully designed to avoid excessive similarity with adjacent properties within 200 feet. It achieves individuality through variation in façade composition, arrangement of windows and openings, rooflines, and material choices, ensuring distinction while maintaining compatibility.

6. **Avoidance of Excessive Dissimilarity**

   The project avoids excessive dissimilarity to neighboring homes by maintaining a compatible height, massing, roofline, and material palette. The home incorporates architectural features and proportions that integrate seamlessly with its context, while ensuring privacy for neighboring properties and a thoughtful relationship to the street.

7. **Appropriateness of Character**

   The design draws upon the established architectural traditions of the Palm Beach community, utilizing quality materials and a refined design vocabulary consistent with the surrounding neighborhood as viewed from public and private vantage points.

8. **Conformity with Applicable Codes**

   The project fully complies with the standards of the Town Code and other applicable ordinances, including setbacks, height regulations, and flood elevation requirements. The design and location of the home conform to all applicable standards for safety, aesthetics, and community compatibility.

9. **Site-Specific Considerations**

   The siting and design of the home respect unique site characteristics, including natural vistas and the surrounding neighborhood context. Views are preserved and enhanced where possible, while landscaping and architectural elements are incorporated to harmonize with the property's setting.

Conclusion

The proposed new two-story residence at **222 Cherry Lane**, with its carefully considered design, associated new hardscape and landscape, and attention to quality, will serve as an asset to the Island of Palm Beach. It is our intent that this project not only meet but exceeds the standards of architectural review, ensuring that it contributes positively to the character, charm, and beauty of the Town.

Respectfully submitted,

Yianni Varnava



Varnava Design Studio LLC.

Clifford Residence
222 Cherry Lane
Palm Beach, FL. 33480

FIRST SUBMITTAL	08.28.25
SECOND SUBMITTAL	09.15.25
FINAL SUBMITTAL	10.07.25
ARCOM	12.19.25
TOWN COUNCIL	01.14.25

ARC-25-0062
ZON-25-0059



SCOPE OF WORK

- NEW TWO STORY RESIDENCE
- NEW HARDSCAPE AND LANDSCAPE
- SITE PLAN REVIEW FOR NON CONFORMING LOT

ARCHITECT	LANDSCAPE ARCHITECT	CIVIL ENGINEER
VARNAVA DESIGN STUDIO, LLC 2875 South Ocean Blvd. Suite 200-33 Palm Beach, Florida 33480 PH. 561.302.5853	ENVIRONMENT DESIGN GROUP 139 N. County Road Suite 20B Palm Beach, Florida 33480 PH. 561.332.4600	GRUBER CONSULTING ENGINEERS, INC. 2475 Mercer Ave. Suite 305 West Palm Beach FL 33401 PH. 561.312.2041

DRAWING INDEX

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SP-001 SITE PLAN
SP-002 LOT COVERAGE CALCULATIONS
SP-003 CUBIC CONTENT CALCULATIONS
SP-004 NEIGHBORING PROPERTIES
SP-005 STREETSCAPE ELEVATIONS
A-001 FIRST FLOOR PLAN
A-002 SECOND FLOOR PLAN
A-003 ROOF PLAN
A-004 NORTH ELEVATION
A-005 SOUTH ELEVATION
A-005R RENDERED ELEVATIONS
A-006 WEST ELEVATION
A-007 EAST ELEVATION
A-007R RENDERED ELEVATIONS
A-008 FINISHES & BROCHURES
A-009 EXTERIOR MATERIAL AND FINISHES
A-010 ARCHITECTURAL DETAILS
A-011 YARD SECTION DIAGRAMS
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A-013 3D RENDERINGS
A-014 3D RENDERINGS
A-015 3D RENDERINGS
L 1.0 EXISTING SITE PHOTOS EXHIBIT
L 2.0 EXISTING CONDITIONS / INVENTORY PLAN
L 2.1 DEMOLITION PLAN / LANDSCAPE
L 3.0 SITE PLAN
L 3.1 OPEN SPACE DIAGRAMS
L 4.0 LANDSCAPE PLAN
L 4.1 PLANT PALLET
L 4.2 PLANT SCHEDULE
L 4.3 PLANTING DETAILS AND SPECIFICATIONS
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L 7.0 CONSTRUCTION SCREENING & STAGING PLAN
L 8.0 TRUCK LOGISTICS PLAN DEMOLITION
SURVEY BY WALLACE SURVEYING

VARNAVA DESIGN STUDIO
AR10023
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2875 SOUTH OCEAN BLVD
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FORT LAUDERDALE, FLORIDA 33305
TEL 561.302.5853

CLIFFORD RESIDENCE

222 CHERRY LANE
PALM BEACH FL, 33480

ARC-25-0062
ZON-25-0059

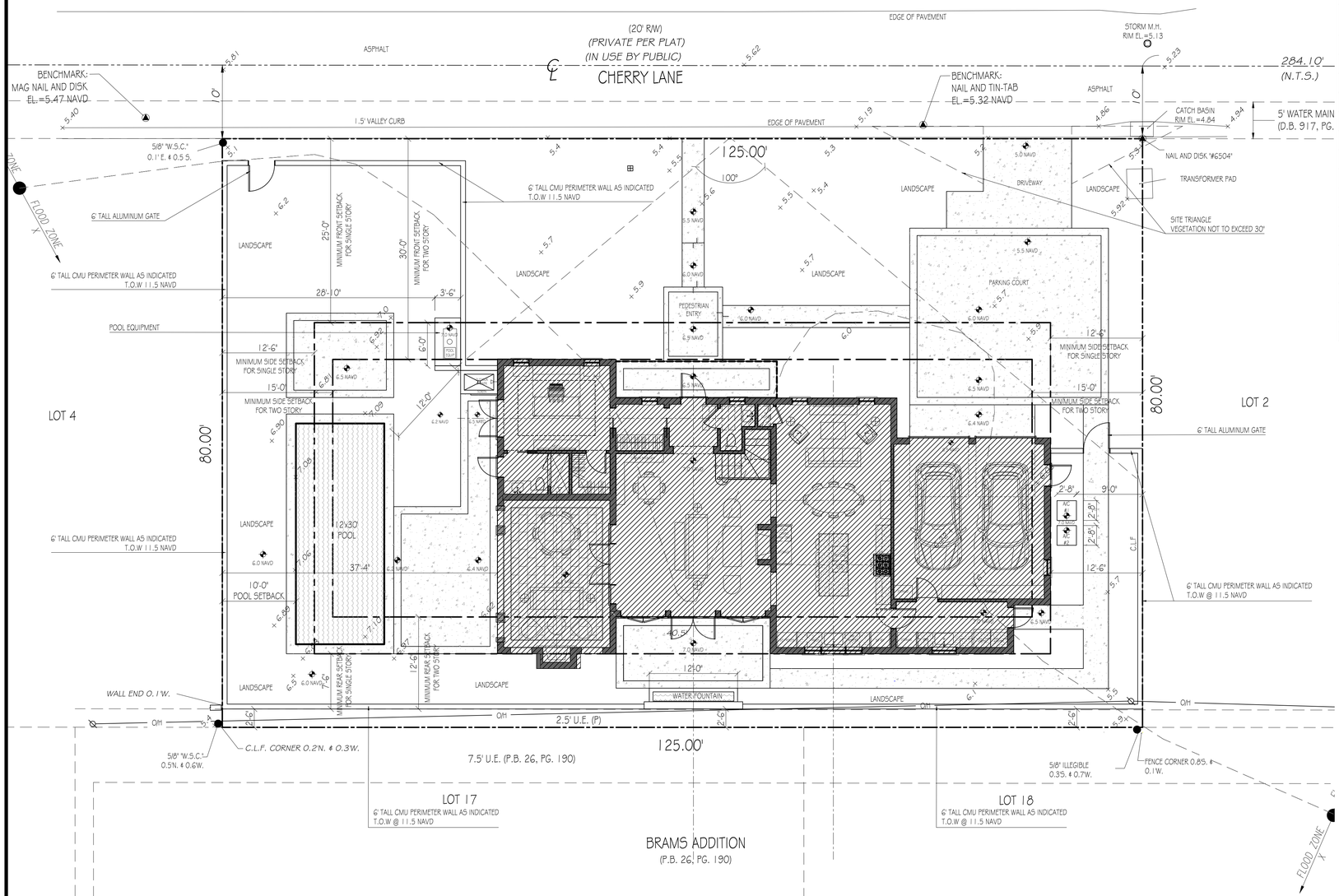
FOR REVIEW ONLY
NOT FOR CONSTRUCTION

MARK	DATE	DESCRIPTION

PROJECT NO:	###
CAD DWG FILE:	222 CHERRY LANE - PROPOSED FLOOR PLANS - UPDATED 11-04-25.DWG
DRAWN BY:	Y.V. M.C.
CHKD BY:	M.C.
PERMIT PLOT:	12.01.25

SHEET TITLE
COVER PAGE

CP-001



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

Line #	Zoning Legend			
1	**Property Address:**	222 Cherry Lane		
2	**Zoning District:**	R-B		
3	**Lot Area (sq. ft.):**	10,000		
4	**Lot Width (W) & Depth (D) (ft.):**	125' (W) 80' (D)		
5	**Structure Type:** (Single-Family, Multi-Family, Comm., Other)	SINGLE FAMILY		
6	**FEMA Flood Zone Designation:**	AE		
	7 Zero Datum for point of meas. (NAVD)	POINT OF MEASUREMENT 7.0 NAVD		
8	**Crown of Road (COR) (NAVD)**	COR 5.62 NAVD		
9		REQD / PERMITTED	EXISTING	PROPOSED
10	Lot Coverage (Sq Ft and %)	30% (3,000 SQ. FT.)		25.32% (2,532 SQ. FT.)
11	Enclosed Square Footage (1st & 2nd Fl., Basement, Accs. Structure, etc)	N/A		3,767 sq. ft.
12	*Front Yard Setback (Ft.)	25' + 30' N		30' N
13	* Side Yard Setback (1st Story) (Ft.)	12.5' E,W		12.5' E
14	* Side Yard Setback (2nd Story) (Ft.)	15' E,W		37.3' W
15	*Rear Yard Setback (Ft.)	10' S		10' S
16	Angle of Vision (Deg.)	100 (Deg.)		100 (Deg.)
17	Building Height (Ft.)	22'		19'-6"
18	Overall Building Height (Ft.)	30'		27'-6"
19	Cubic Content Ratio (CCR) (R-B ONLY)	4.00 MAX CCR		3.91
20	** Max. Fill Added to Site (Ft.)	7.5-5.62/2=.94		0.94'
21	Finished Floor Elev. (FFE)(NAVD)	7.0 NAVD	7.38 NAVD	7.5 NAVD
22	Base Flood Elevation (BFE)(NAVD)	BFE=6 FT NAVD	BFE=6 FT NAVD	BFE=6 FT NAVD
23	Landscape Open Space (LOS) (Sq Ft and %)	45% (4500)		45.0% (4511)
24	Perimeter LOS (Sq Ft and %)	25% (2550)		60.62% (2440)
25	Front Yard LOS (Sq Ft and %)	40% (1249)		78.10% (2440)
26	*** Native Plant Species %	*Please refer to TOPB Landscape Legend.*		

VARNAVA DESIGN STUDIO
AR1010123
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FORT LAUDERDALE, FLORIDA 33305
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CLIFFORD RESIDENCE

222 CHERRY LANE
PALM BEACH FL, 33480

ARC-25-0062
ZON-25-0059

FOR REVIEW ONLY
NOT FOR CONSTRUCTION

MARK	DATE	DESCRIPTION

PROJECT NO:	###
CAD DWG FILE:	222 CHERRY LANE - PROPOSED FLOOR PLANS - UPDATED 1 (0425).DWG
DRAWN BY:	Y.V M.C
CHKD BY:	M.C
PERMIT PLOT:	12.01.25

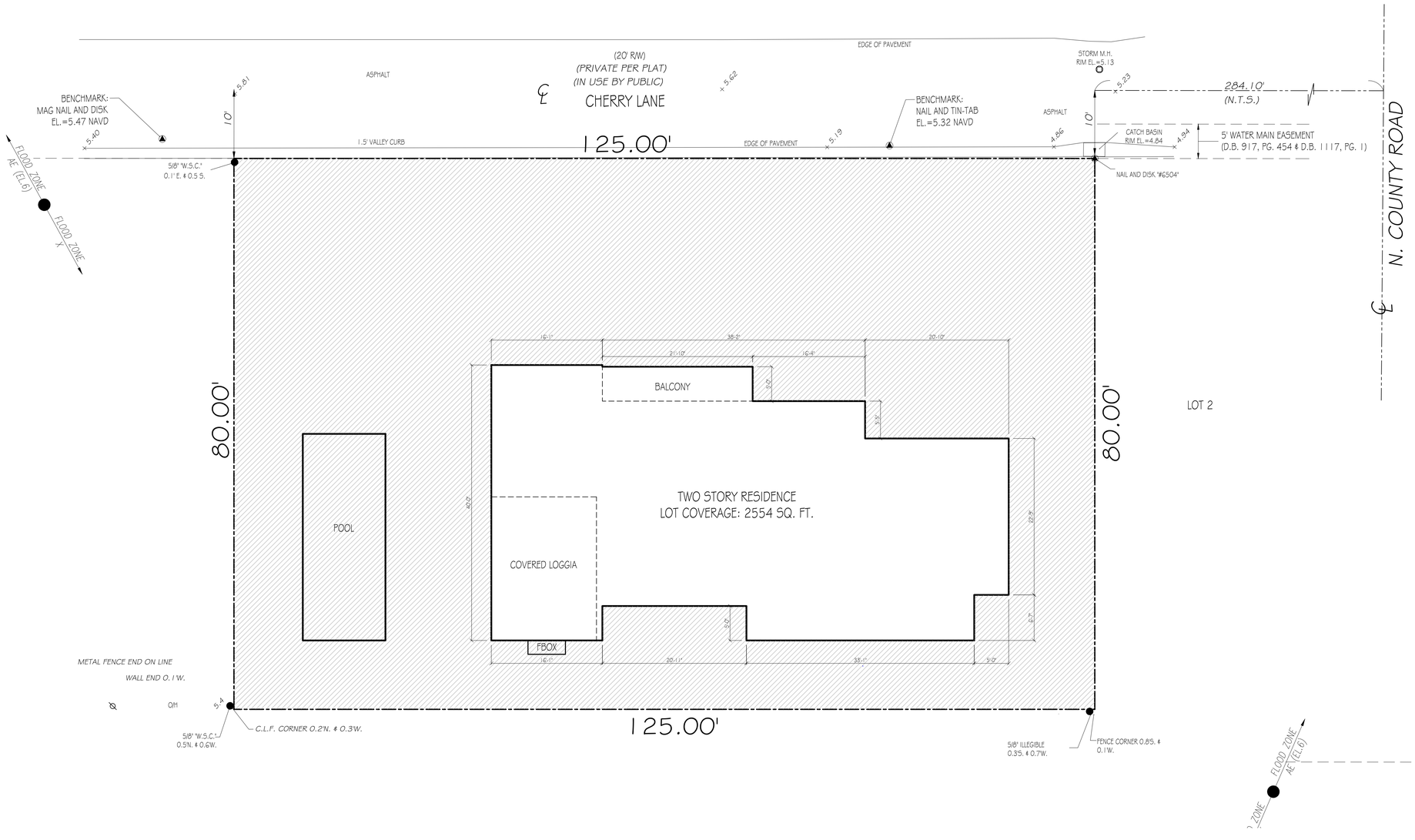
SHEET TITLE
PROPOSED SITE PLAN

N
SCALE AS NOTED

SP-001

LOT COVERAGE CALCULATIONS

ALLOWABLE	PROPOSED
TWO STORY 30% 10000 X.3= 3000 SQ. FT. OPEN PERGOLA/AWNING 3% 10000 X.03= 300 SQ. FT.	MAIN HOUSE: 2554 SQ. FT. TOTAL: 2554 SQ. FT. PROPOSED LOT COVER : 25.54% NO PERGOLA OR AWNING



1 PROPOSED LOT COVERAGE DIAGRAM
1/8" = 1'-0"

SCALE AS NOTED

VARNAVA DESIGN STUDIO
AR1010123

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CHK'D BY:	M.C
PERMIT PLOT:	12.01.25

SHEET TITLE
LOT COVERAGE CALCULATIONS

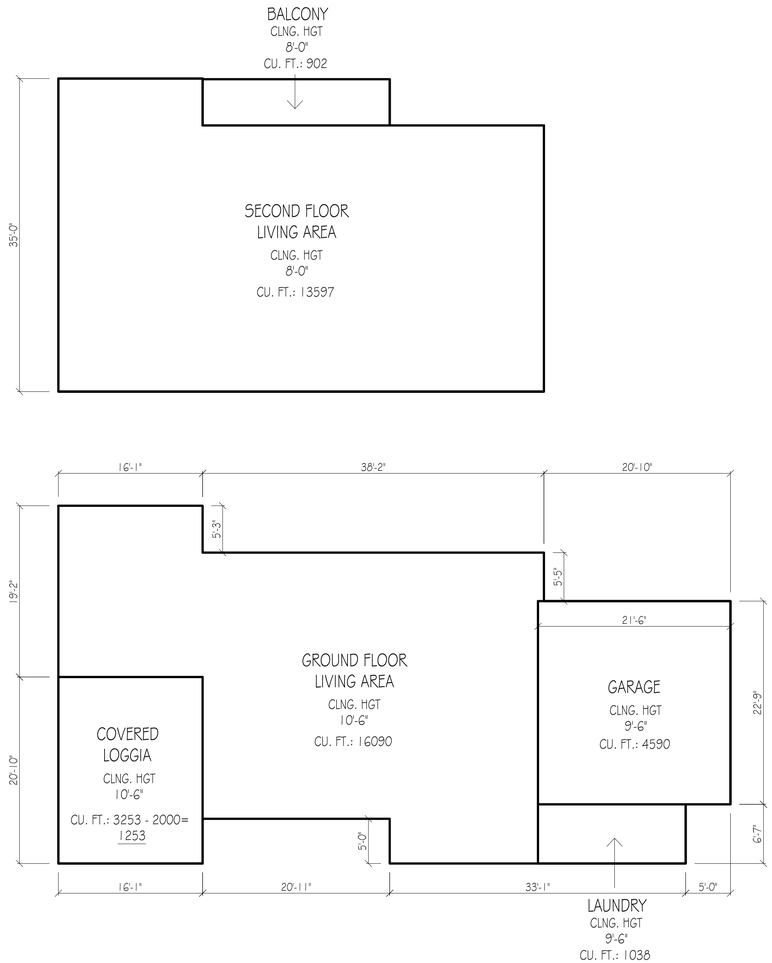
SP-002

CUBIC CONTENT CALCULATIONS

CUBIC CONTENT RATIO = 4.00 + [(10,000-10,000) ÷ 10,000] = 4

MAXIMUM ALLOWABLE CUBIC CONTENT = 4 x 10,000 SQ FT. = 40,000 CU FT.

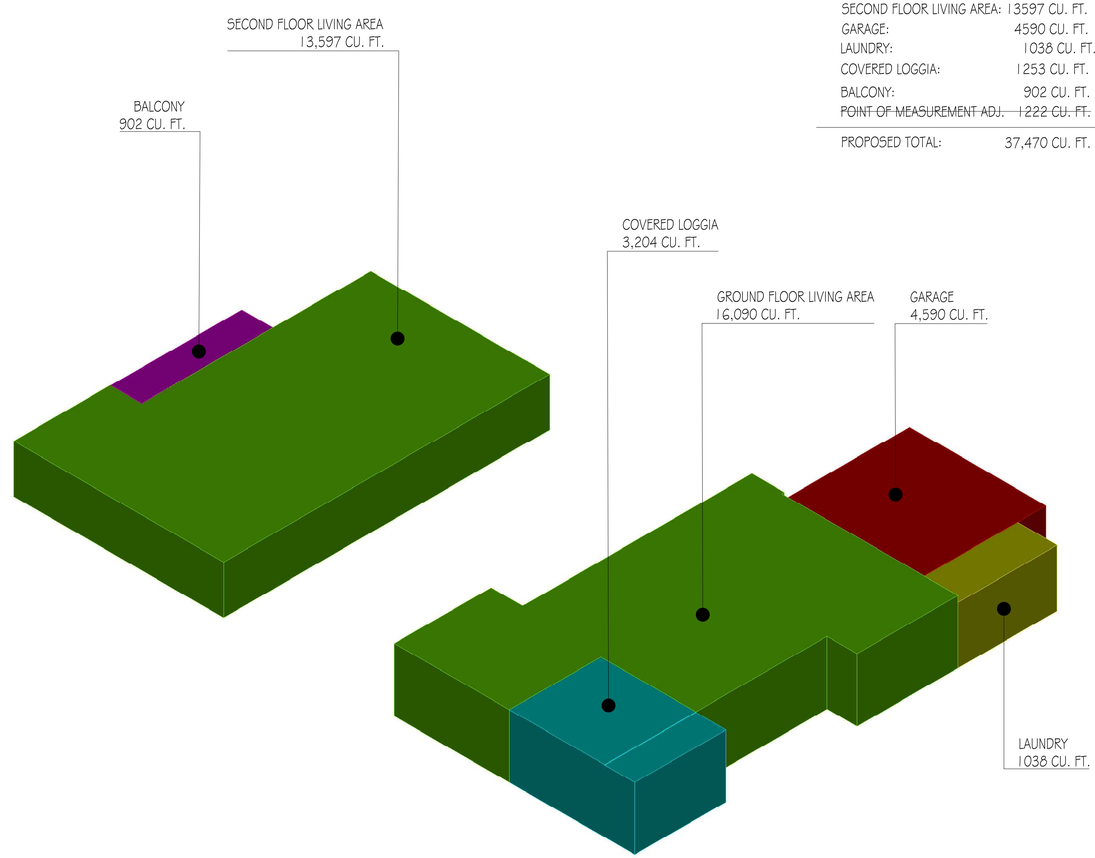
	MAX ALLOW.	PROPOSED
CUBIC CONTENT	4 CCR 40,000 CU FT.	3.74 CCR 37,470 CU FT.



1 FLOOR PLAN OUTLINES AND CUBIC MEASUREMENTS

1/8" = 1'-0"

GROUND FLOOR LIVING AREA: 16090 CU. FT.
SECOND FLOOR LIVING AREA: 13597 CU. FT.
GARAGE: 4590 CU. FT.
LAUNDRY: 1038 CU. FT.
COVERED LOGGIA: 1253 CU. FT.
BALCONY: 902 CU. FT.
~~POINT OF MEASUREMENT ADJ.: 1222 CU. FT.~~
PROPOSED TOTAL: 37,470 CU. FT.



2 3D VOLUMES AND CUBIC MEASUREMENTS

N.T.S

N

SCALE AS NOTED

VARNAVA DESIGN STUDIO
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PALM BEACH
2875 SOUTH OCEAN BLVD
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DRAWN BY:	Y.V M.C
CHKD BY:	M.C
PERMIT PLOT:	12.01.25
SHEET TITLE	

CUBIC CONTENT CALCULATIONS

SP-002

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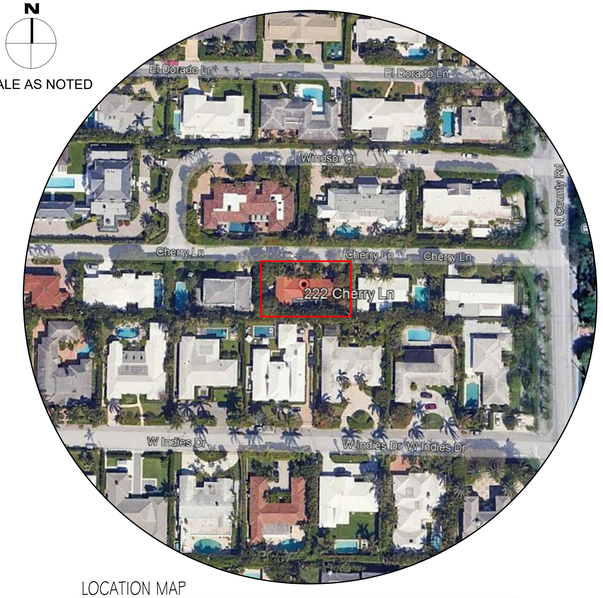
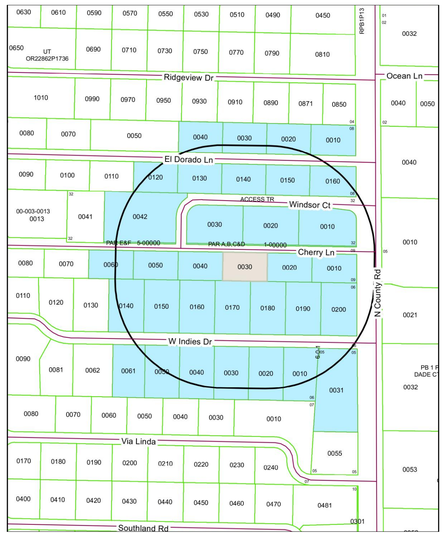
SCALE AS NOTED



LOCATION MAP

N.T.S



300 FT RADIUS - TAX MAP

N.T.S



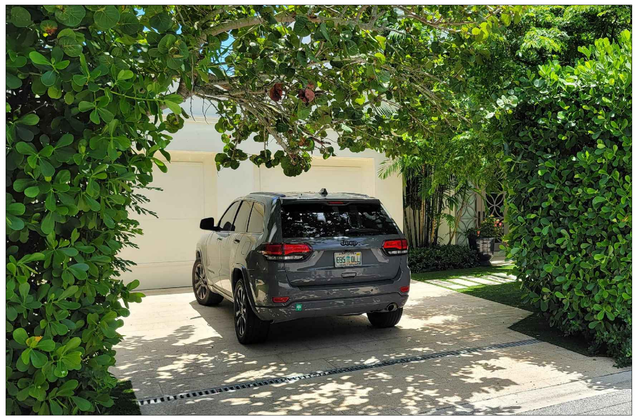
8 WINDSOR CT - TWO STORY RESIDENCE



212 CHERRY LANE - SINGLE STORY RESIDENCE



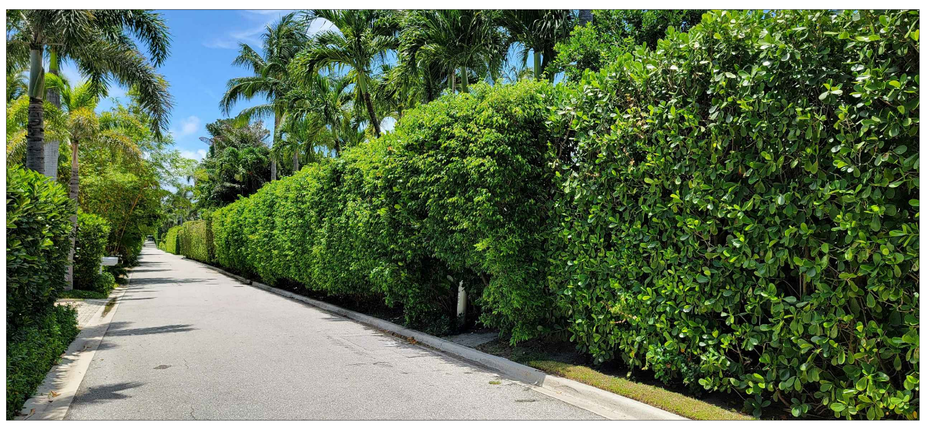
SUBJECT PROPERTY
222 CHERRY LANE



232 CHERRY LANE - TWO STORY RESIDENCE



CHERRY LANE - NORTH SIDE OF THE STREET FROM WINDSOR CT TO N. COUNTY ROAD



CHERRY LANE - NORTH SIDE OF THE STREET FROM N. COUNTY ROAD TO WINDSOR CT AND BEYOND

VARNAVA DESIGN STUDIO
AR1010123
PALM BEACH
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TEL 561.302.5853

CLIFFORD RESIDENCE

222 CHERRY LANE
PALM BEACH FL, 33480

ARC-25-0062
ZON-25-0059

FOR REVIEW ONLY
NOT FOR CONSTRUCTION

MARK	DATE	DESCRIPTION

PROJECT NO:	###
CAD DWG FILE:	222 CHERRY LANE - PROPOSED FLOOR PLANS - UPDATED 12425.DWG
DRAWN BY:	Y.V. M.C
CHKD BY:	M.C
PERMIT PLOT:	12.01.25
SHEET TITLE	

NEIGHBORING PROPERTIES

SP-004

N

SCALE AS NOTED



LOCATION MAP

N.T.S



200 CHERRY LANE - SINGLE STORY RESIDENCE



242 CHERRY LANE - SINGLE STORY RESIDENCE



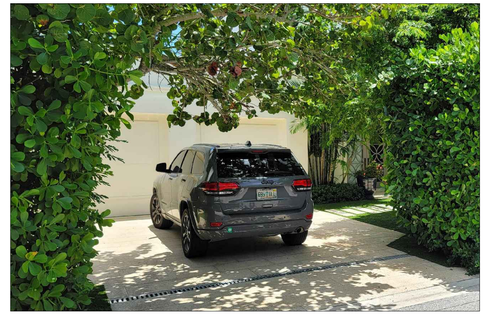
252 CHERRY LANE - TWO STORY RESIDENCE



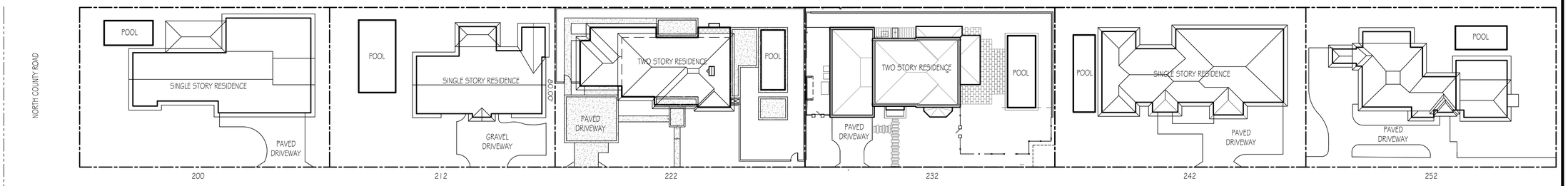
212 CHERRY LANE - SINGLE STORY RESIDENCE



SUBJECT PROPERTY
222 CHERRY LANE



232 CHERRY LANE - TWO STORY RESIDENCE



VARNAVA DESIGN STUDIO

AR10102 3

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

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

TEL. 561.302.5853

CLIFFORD RESIDENCE

222 CHERRY LANE
PALM BEACH FL, 33480

ARC-25-0062
ZON-25-0059

FOR REVIEW ONLY
NOT FOR CONSTRUCTION

MARK	DATE	DESCRIPTION

PROJECT NO:	###
CAD DWG FILE:	222 CHERRY LANE - PROPOSED FLOOR PLANS - UPDATED 11.04.25.DWG
DRAWN BY:	Y.V. M.C
CHKD BY:	M.C
PERMIT PLOT:	12.01.25

SHEET TITLE

STREETSCAPE

SP-005

GENERAL NOTES

CLASSIFICATION OF WORK: NEW SINGLE FAMILY RESIDENCE

OCCUPANCY GROUP: RESIDENTIAL (R-3)

CONSTRUCTION TYPE: VB

1. ALL WORK SHALL COMPLY WITH THE RESIDENTIAL 2023 ED. FLORIDA BUILDING CODE, TOWN OF PALM BEACH AMENDMENTS AND ALL OTHER PERTINENT CODES AND ORDINANCES.
2. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH THE WORK.
3. ALL WOOD IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE TREATED.
4. ISOLATE DISSIMILAR METALS FROM DIRECT CONTACT.
5. ALL FERROUS METALS SHALL HAVE A PREMIUM GALVANIZE COATING APPROPRIATE FOR COASTAL LOCATIONS.
6. CONSTRUCTION SHALL COMPLY WITH NFPA 241, STANDARD FOR SAFEGUARDING.
7. ALL STRUCTURE AND BUILDING ELEMENTS SHALL BE DESIGNED TO RESIST HURRICANE WIND LOADS, AND SHALL BE TESTED AND BEAR THE 2023 FLORIDA RESIDENTIAL BUILDING CODE PRODUCT APPROVAL OR EQUAL.
8. ROOF FLASHING SHALL BE 16 OZ. WITH HEAVILY SOLDERED JOINTS EXCEPT AT EAVE DRIP FLASHING. EAVE FLASHING SHALL BE UNSOLDERED WITH A 3" (MIN) LAP.
9. ALL EXTERIOR DOORS AND WINDOWS SHALL BE IMPACT RATED.
10. ALL DIMENSIONS ARE TO FACE OF STUD, FACE OF MASONRY OR CENTER OF COLUMNS.
11. REFER TO STRUCTURAL DWGS FOR STRUCTURAL CONNECTIONS & SUPPORTS
12. TERMITE PROTECTION SHALL BE PROVIDED BY REGISTERED TERMITICIDES, INCLUDING SOIL-APPLIED PESTICIDES, BAITING SYSTEMS AND PESTICIDES APPLIED TO WOOD, OR OTHER APPROVED METHODS OF TERMITE PROTECTION LABELED FOR USE AS A PREVENTATIVE TREATMENT TO NEW CONSTRUCTION.
13. COORDINATE LOCATION OF SMOKE / CO2 DETECTOR WITH ELECTRICAL PLANS

TYPICAL EXTERIOR WALL

INSTALL 5/8" GYPSUM WALL BOARD ON 7/8" METAL FURRING AT 16" O.C. ON EXTERIOR 8" C.M.U.

TYPICAL INTERIOR PARTITION

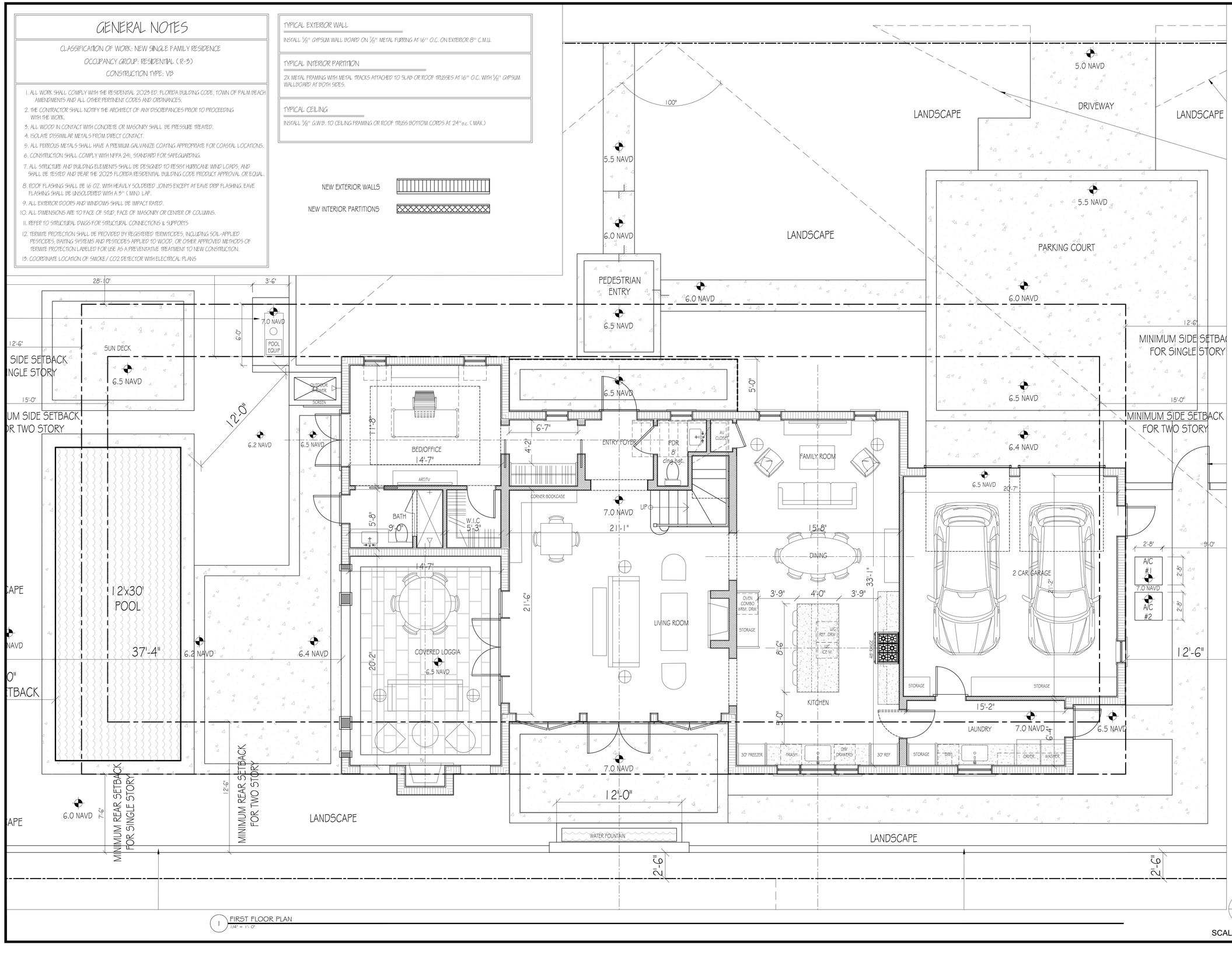
2X METAL FRAMING WITH METAL TRACKS ATTACHED TO SLAB OR ROOF TRUSSES AT 16" O.C. WITH 5/8" GYPSUM WALLBOARD AT BOTH SIDES.

TYPICAL CEILING

INSTALL 5/8" G.W.B. TO CEILING FRAMING OR ROOF TRUSS BOTTOM CORDS AT 24" o.c. (MAX.)

NEW EXTERIOR WALLS

NEW INTERIOR PARTITIONS



1 FIRST FLOOR PLAN
1/4" = 1'-0"

SCALE AS NOTED

VARNAVA DESIGN STUDIO

AR10023

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

FORT LAUDERDALE
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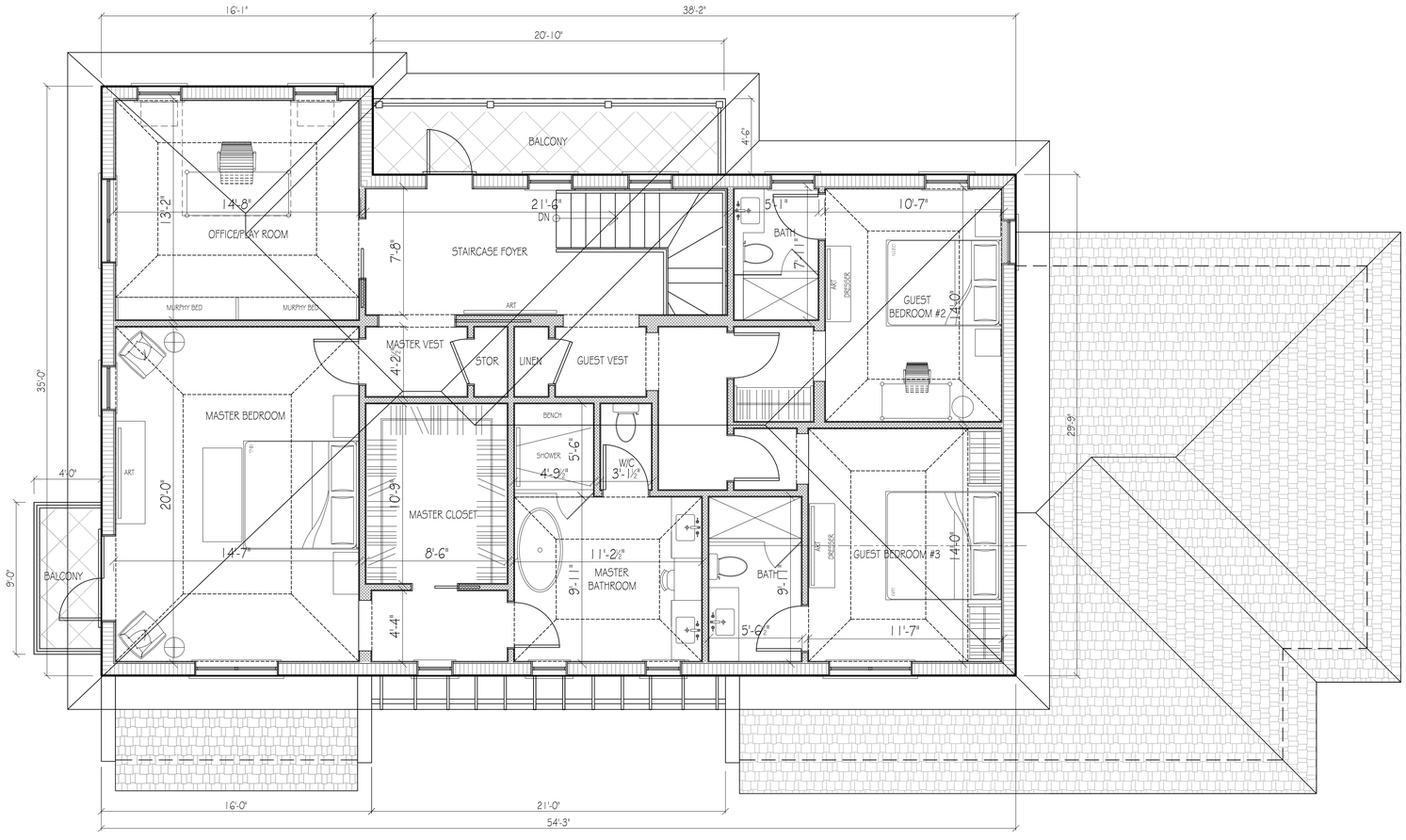
DRAWN BY:	Y.V M.C
CHK'D BY:	M.C
PERMIT PLOT:	12.01.25

SHEET TITLE

FIRST FLOOR PLAN

A-001



1 SECOND FLOOR PLAN
1/4" = 1'-0"

N

SCALE AS NOTED

VARNAVA DESIGN STUDIO
AR1010123

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

FORT LAUDERDALE
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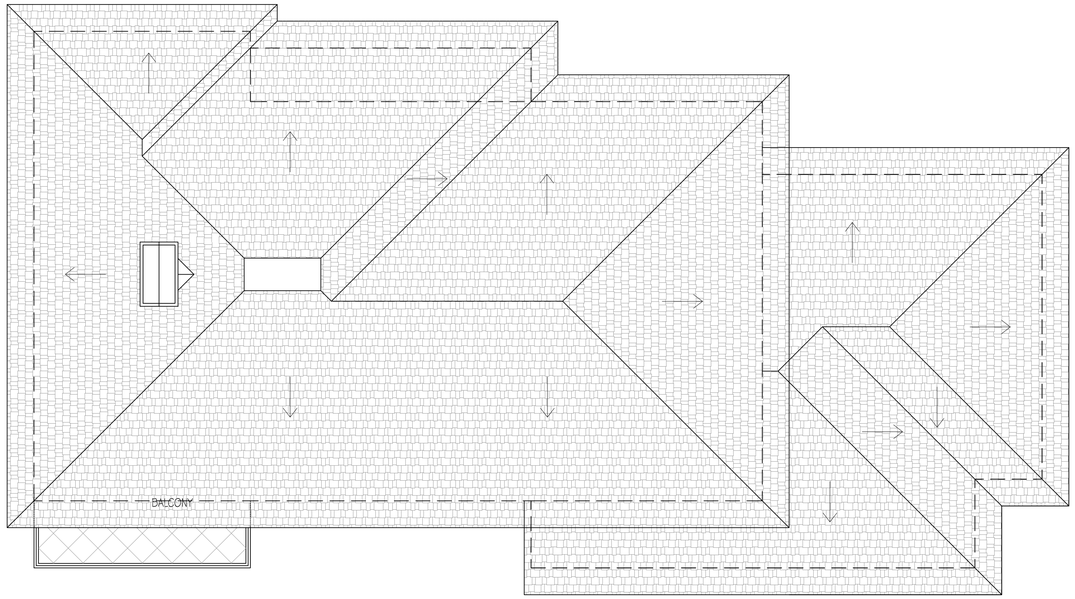
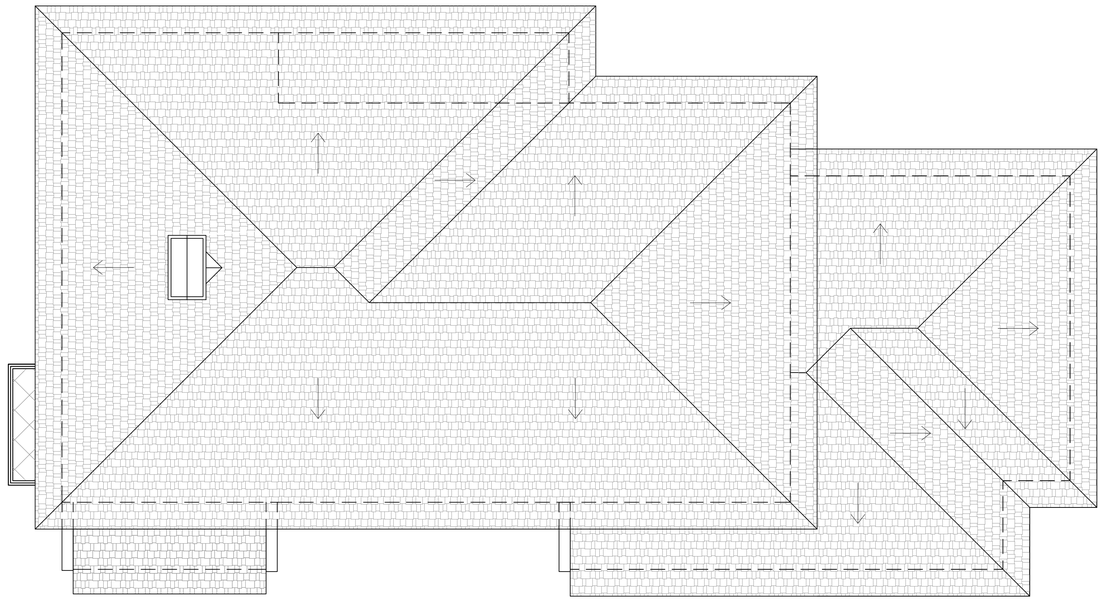
DRAWN BY:	Y.V M.C
CHKD BY:	M.C
PERMIT PLOT:	12.01.25

SHEET TITLE
SECOND FLOOR PLAN

A-002



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



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

N

SCALE AS NOTED

VARNAVA DESIGN STUDIO
AR1010123

PALM BEACH
2875 SOUTH OCEAN BLVD
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CHK'D BY:	M.C
PERMIT PLOT:	12.01.25

SHEET TITLE

ROOF PLAN

A-003



1 PREVIOUSLY PROPOSED - NORTH ELEVATION
1/4" = 1'-0"



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

VARNAVA DESIGN STUDIO
AR1010123
PALM BEACH
2875 SOUTH OCEAN BLVD
SUITE 200-33
PALM BEACH, FLORIDA 33480
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222 CHERRY LANE
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ARC-25-0062
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CHK'D BY:	M.C
PERMIT PLOT:	12.01.25

SHEET TITLE
NORTH ELEVATION

A-004



1 PREVIOUSLY PROPOSED - SOUTH ELEVATION
1/4" = 1'-0"



VARNAVA DESIGN STUDIO
AR1010123
PALM BEACH
2875 SOUTH OCEAN BLVD
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CLIFFORD RESIDENCE

222 CHERRY LANE
PALM BEACH FL, 33480

ARC-25-0062
ZON-25-0059

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CHKD BY:	M.C
PERMIT PLOT:	12.01.25
SHEET TITLE	

SOUTH ELEVATION

A-005



1 NEW PROPOSED NORTH ELEVATION - RENDERED
1/4" = 1'- 0"



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

VARNAVA DESIGN STUDIO

AR1010123

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PALM BEACH, FLORIDA 33480

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CLIFFORD RESIDENCE

222 CHERRY LANE
PALM BEACH FL, 33480

ARC-25-0062
ZON-25-0059

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DRAWN BY:	Y.V. M.C
CHKD BY:	M.C
PERMIT PLOT:	12.01.25
SHEET TITLE	

NORTH & SOUTH RENDERED ELEVATIONS

A-005R



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

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

VARNAVA DESIGN STUDIO
AR1010123

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

FORT LAUDERDALE
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FORT LAUDERDALE, FLORIDA 33305

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CLIFFORD RESIDENCE

222 CHERRY LANE
PALM BEACH FL, 33480

ARC-25-0062
ZON-25-0059

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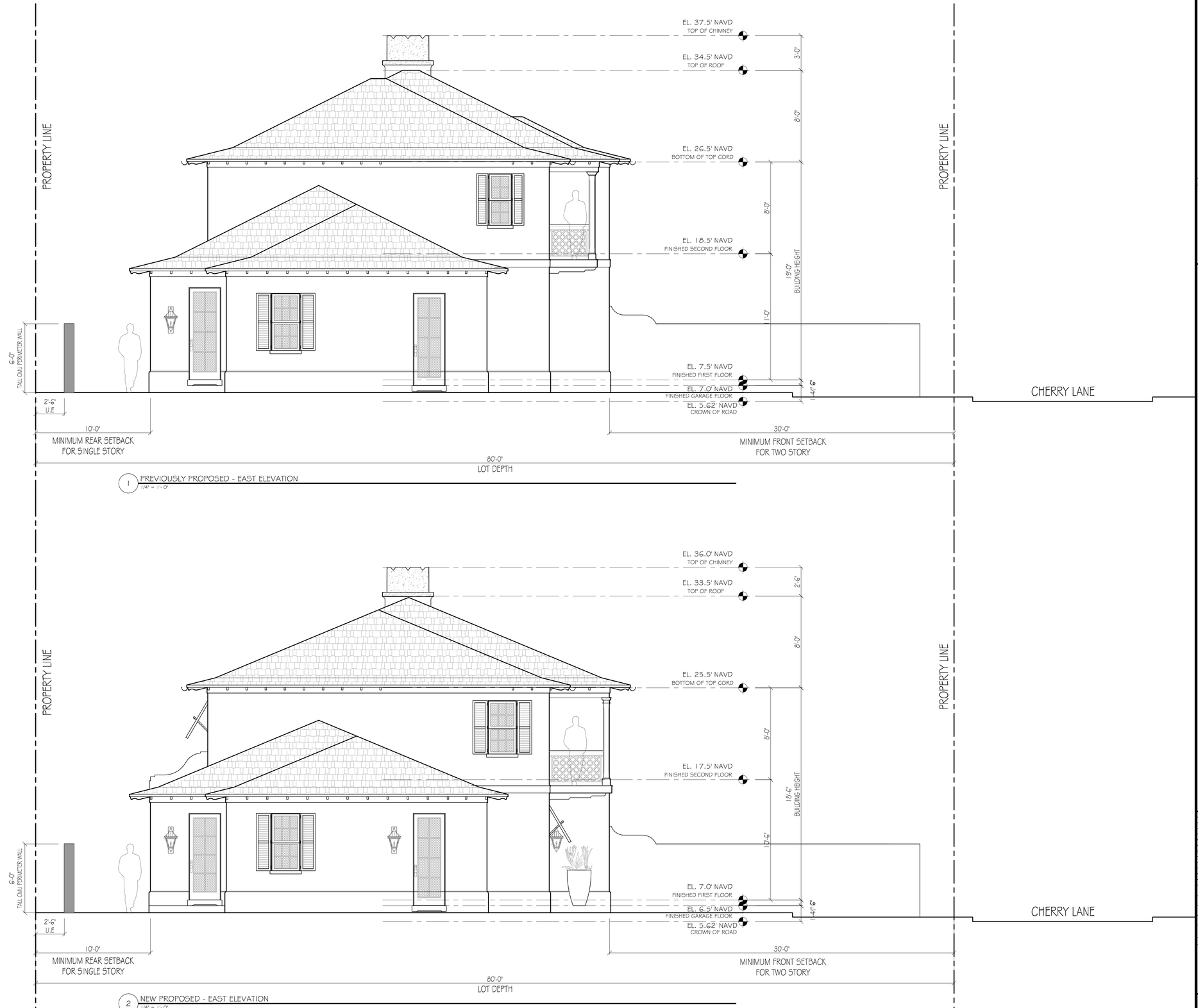
CHKD BY:	M.C
PERMIT PLOT:	12.01.25
SHEET TITLE	

WEST ELEVATION

A-006



1 PREVIOUSLY PROPOSED - EAST ELEVATION
1/4" = 1'-0"

2 NEW PROPOSED - EAST ELEVATION
1/4" = 1'-0"

VARNAVA DESIGN STUDIO
AR1010123
PALM BEACH
2875 SOUTH OCEAN BLVD
SUITE 200-33
PALM BEACH, FLORIDA 33480
FORT LAUDERDALE
1706 NE 18TH ST.
FORT LAUDERDALE, FLORIDA 33305
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CLIFFORD RESIDENCE

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PALM BEACH FL, 33480

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CHKD BY:	M.C
PERMIT PLOT:	12.01.25

SHEET TITLE

EAST ELEVATION

A-007



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



2 NEW PROPOSED EAST ELEVATION - RENDERED
1/4" = 1'-0"

VARNAVA DESIGN STUDIO

AR1010123

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

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

TEL. 561.302.5853

CLIFFORD RESIDENCE

222 CHERRY LANE
PALM BEACH FL, 33480

ARC-25-0062
ZON-25-0059

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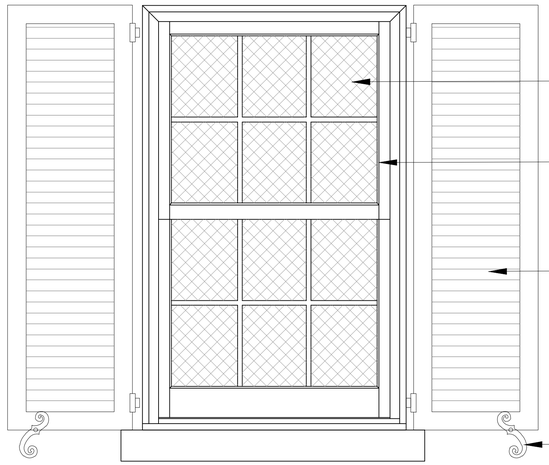
DRAWN BY:	Y.V M.C
CHKD BY:	M.C
PERMIT PLOT:	12.01.25

SHEET TITLE

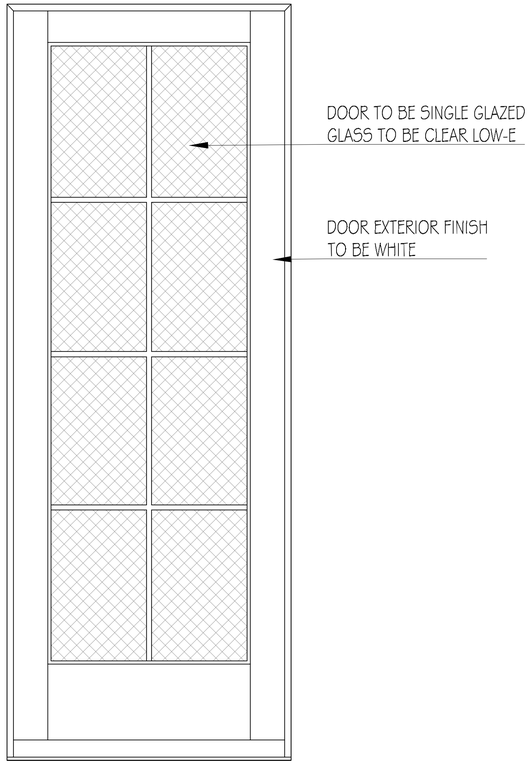
WEST & EAST RENDERED ELEVATIONS

A-007R

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



1 PROPOSED WINDOWS
N.T.S



2 PROPOSED EXTERIOR DOORS
N.T.S

MARVIN®

ULTIMATE DOUBLE HUNG G2

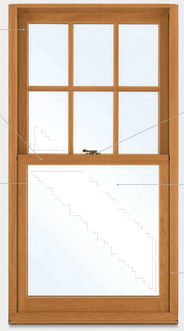
Engineered for performance and designed to inspire, each aspect of the Ultimate Double Hung G2 window was made with purpose. Our engineers consider every detail from the most innovative features to the most minute subtleties, all because the windows in your home help illuminate the most important parts of your life.

INTERIOR FEATURES AND PERFORMANCE

RICH WOOD INTERIOR
Offers beauty and warmth with six wood species and ten interior finish options.

NARROW CHECKRAIL
Provides a sleek aesthetic at 1 15/16 inches to maximize daylight opening while maintaining historical accuracy.

TILT WASH MODE
Allows easy access to exterior glass for cleaning and maintenance.



EXCLUSIVE AUTOLOCK
Activates when the sashes are closed, locking the window.

FIRST-RATE ENERGY EFFICIENCY
Meets ENERGY STAR® standards in energy efficiency with multiple glass options for various regions, climates, and weather needs.

SASH BALANCE SYSTEMS
Enables smooth operation at the largest sizes.

EXTERIOR FEATURES AND PERFORMANCE

DURABLE CLADDING
Extruded aluminum exterior cladding with an AAMA verified 2605 finish and backed by a 20-year warranty against chalking and fading.

EXPANSIVE SIZES
Larger than 5 feet wide by 10 feet high.

TRADITIONAL SILL BEVEL
The 14-degree bevel provides optimal water management while maintaining a classic look.



SUPERIOR WEATHER PERFORMANCE
LC-PG50 on most sizes. Optional commercial (CW) performance and IZ3 certified coastal performance on most sizes.

DESIGN VERSATILITY
An array of simulated divided lite patterns, interior and exterior color options, ten hardware finishes, and archtop models.

ALUMINUM INTER-LOCK
Eliminates drafts and improves the window's overall structural integrity.

16 MARVIN SIGNATURE® COLLECTION 17

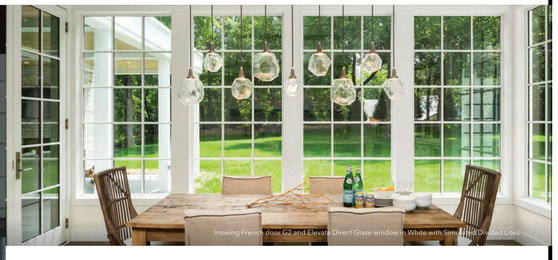
3 PROPOSED WINDOW BROCHURES
N.T.S

MARVIN®

ULTIMATE SWINGING FRENCH DOOR G2



Inswing French door G2 with Oil Rubbed Bronze hardware



Inswing French door G2 and Elevate Direct Glaze window in White with Simulated Divided Lites

ULTIMATE SWINGING FRENCH DOOR G2

The Ultimate Swinging French door G2, available in both Inswing and Outswing, delivers a traditional aesthetic with 4 ¾ inch top rail and 8 ⅛ inch bottom rail. Select sizes up to 10 feet high and 14 feet wide to maximize views and access to the outdoors. Choose up to 4 panels with an Ogee interior profile.



INSWING INTERIOR



INSWING EXTERIOR

Available with IZ3

72 MARVIN SIGNATURE® COLLECTION 73

4 PROPOSED DOOR BROCHURES
N.T.S

VARNAVA DESIGN STUDIO
AR101023

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

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

TEL. 561.302.5853

CLIFFORD RESIDENCE

222 CHERRY LANE
PALM BEACH FL, 33480

ARC-25-0062
ZON-25-0059

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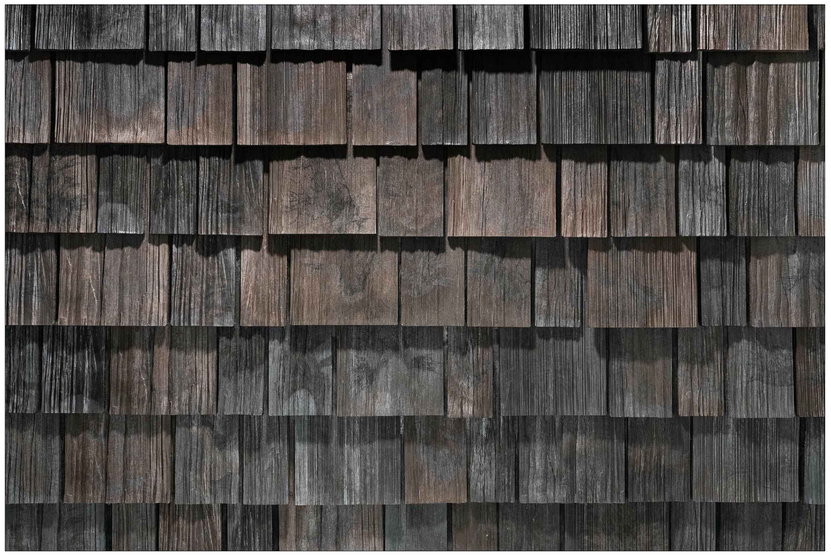
PROJECT NO:	###
CAD DWG FILE:	222 CHERRY LANE - PROPOSED ROOF PLAN - UPDATED - 10-02-2016
DRAWN BY:	Y.V. M.C
CHKD BY:	M.C
PERMIT PLOT:	12.01.25
SHEET TITLE	

FINISHES & BROCHURES

A-008



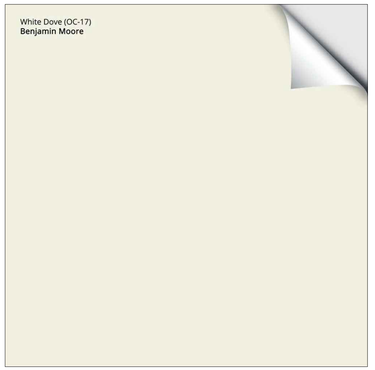
1 PROPOSED ROOF SHAKE BY BRAVA - SYNTHETIC SHAKE - FINISH TO BE "AGED CEDAR"
N.T.S



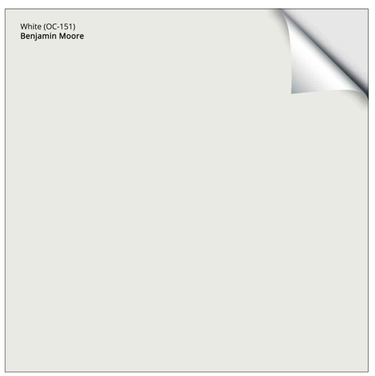
2 PROPOSED COPPER GUTTERS
N.T.S



SHUTTER FINISH TO BE BREAKFAST ROOM GREEN #81 BY FARROW AND BALL OR SIMILAR



STUCCO FINISH TO BE WHITE DOVE BY BJ OC-17 OR SIMILAR



DOOR AND WINDOW FINISH TO BE WHITE BY BJ OC-151 OR SIMILAR

VARNAVA DESIGN STUDIO
AR101023

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

FORT LAUDERDALE
1706 NE 18TH ST.
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CLIFFORD RESIDENCE

222 CHERRY LANE
PALM BEACH FL, 33480

ARC-25-0062
ZON-25-0059

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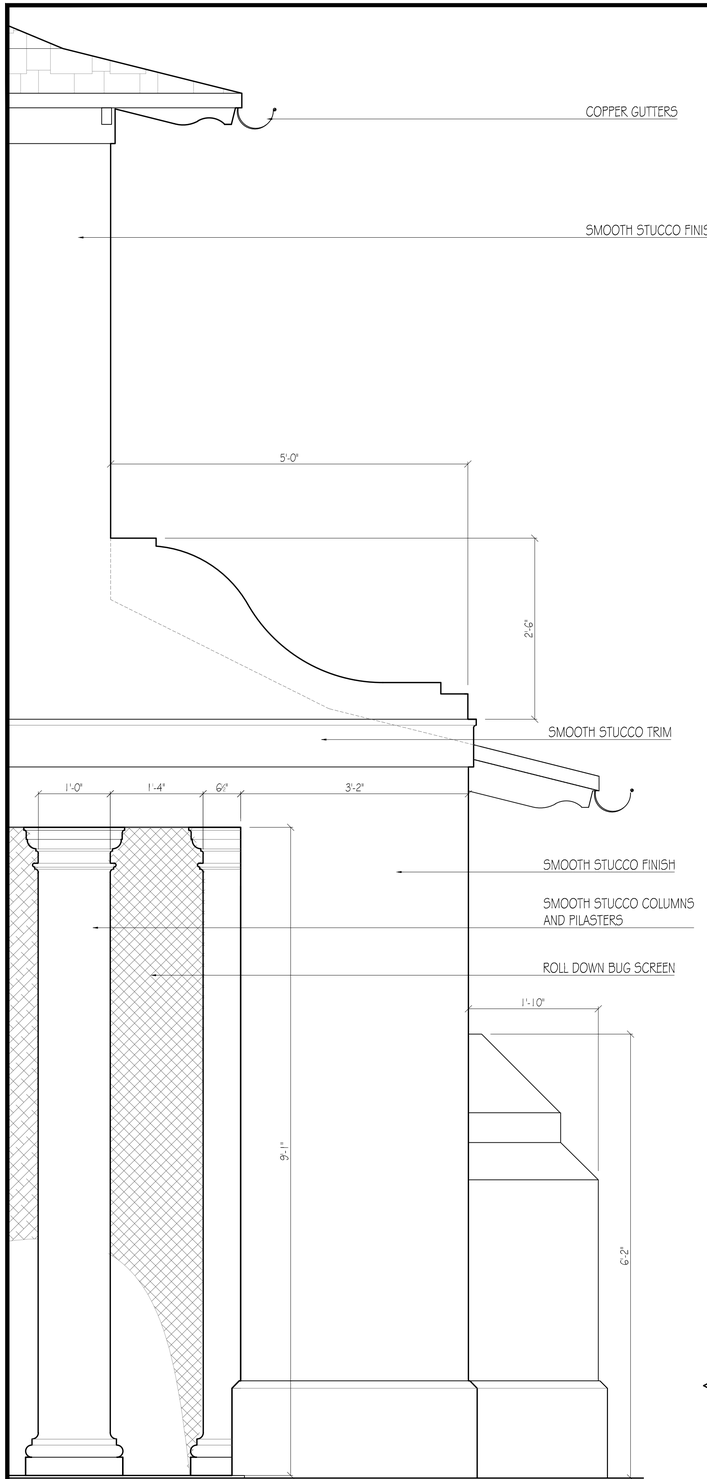
MARK	DATE	DESCRIPTION

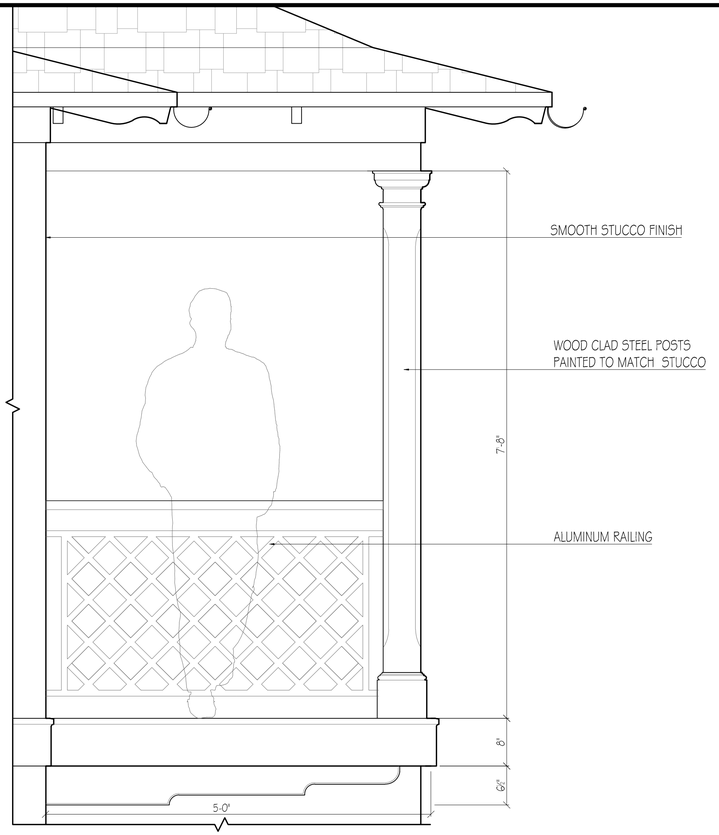
PROJECT NO:	###
CAD DWG FILE:	222 CHERRY LANE PROPOSED ROOF # 4.5 - UPDATED 10-02-2015
DRAWN BY:	Y.V. M.C
CHKD BY:	M.C
PERMIT PLOT:	12.01.25
SHEET TITLE	

EXTERIOR MATERIAL AND FINISHES

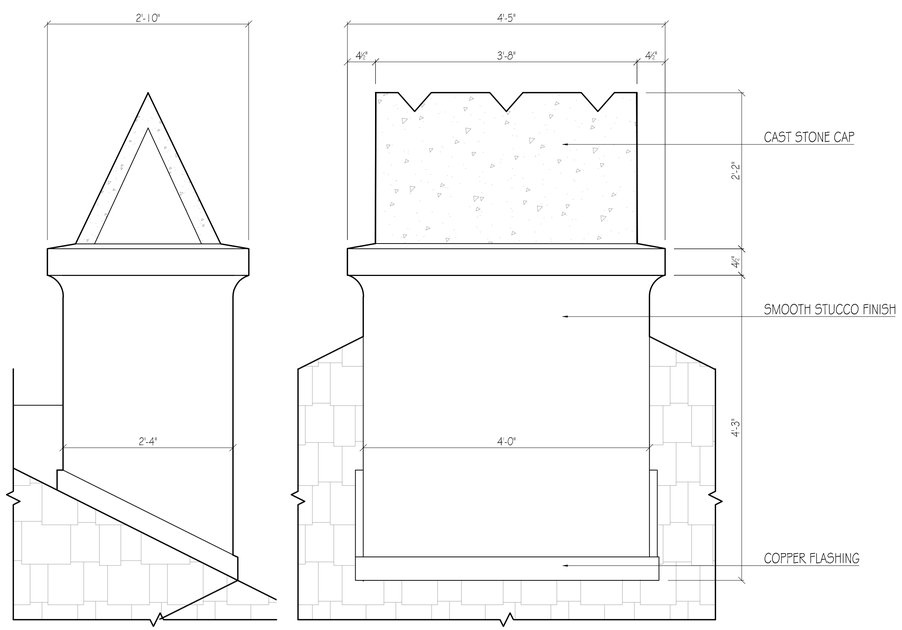
A-009



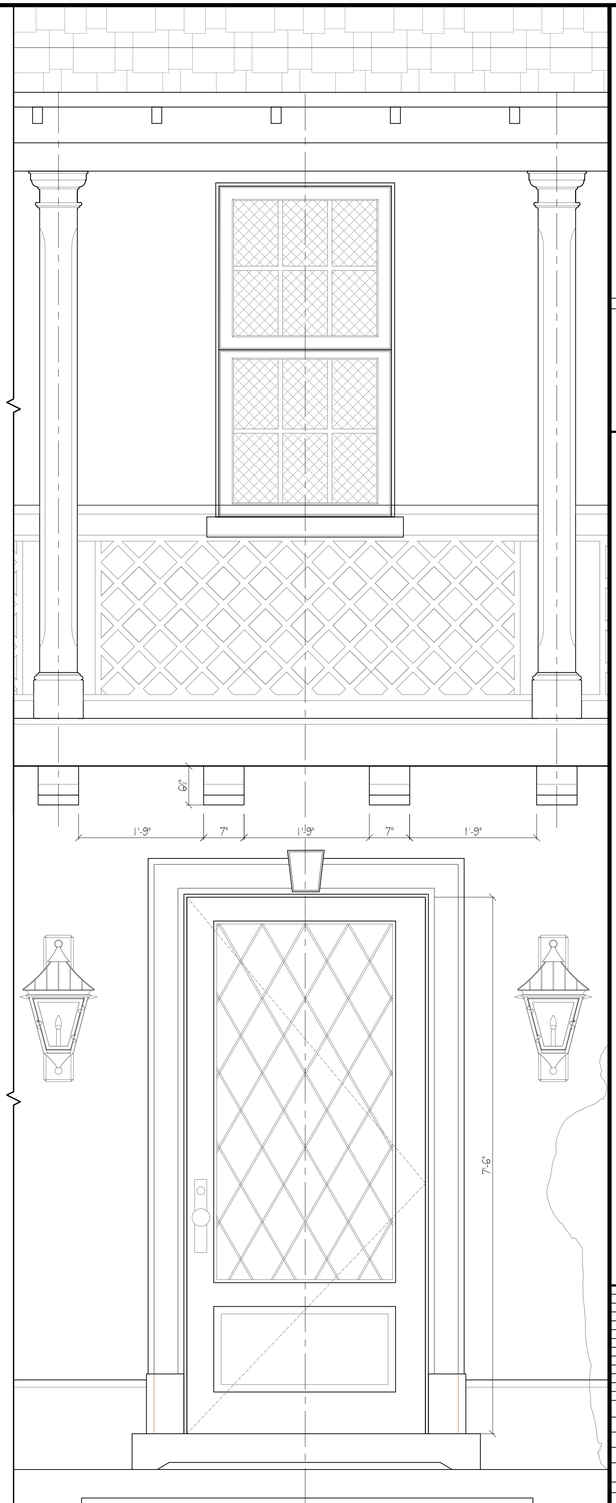
1 BUILDING, REAR BALCONY AND RAILING DETAILS
1" = 1'-0"



4 FRONT BALCONY DETAILS
1" = 1'-0"



2 CHIMNEY DETAILS
1" = 1'-0"



3 FRONT DOOR AND BALCONY DETAILS
1" = 1'-0"

VARNAVA DESIGN STUDIO
AR10I023
PALM BEACH
2875 SOUTH OCEAN BLVD
SUITE 200-33
PALM BEACH, FLORIDA 33480
FORT LAUDERDALE
1706 NE 18TH ST.
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ARC-25-0062
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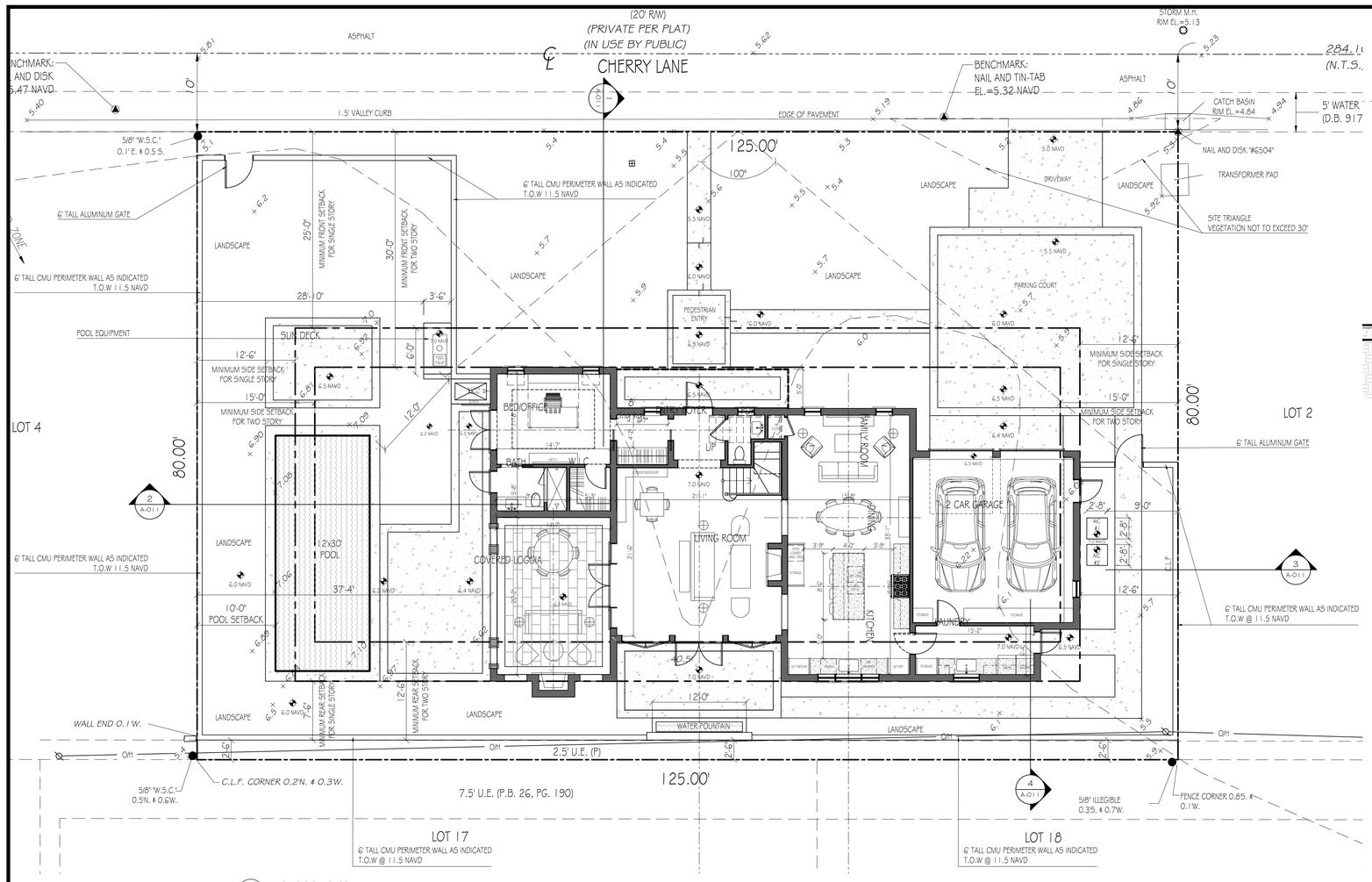
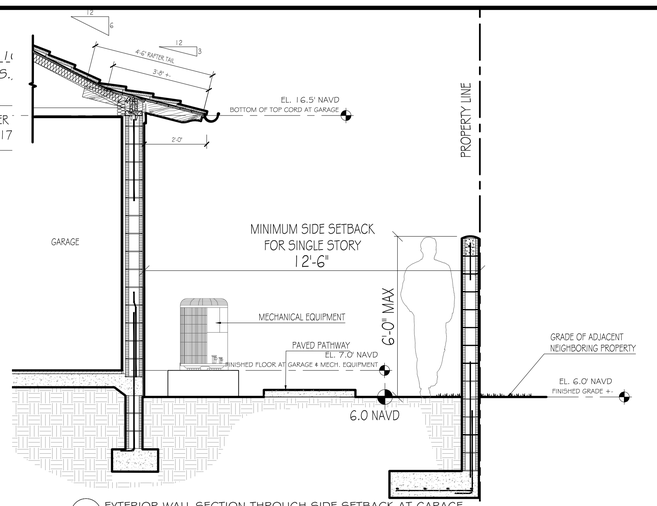
DRAWN BY:		Y.V. M.C
CHKD BY:		M.C
PERMIT PLOT:		12.01.25

SHEET TITLE
ARCHITECTURAL DETAILS

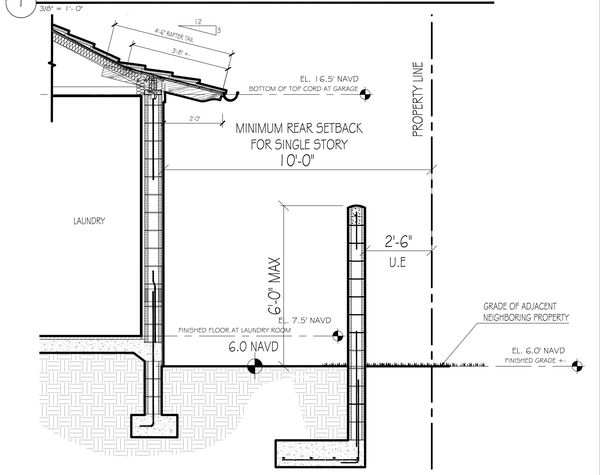
A-010



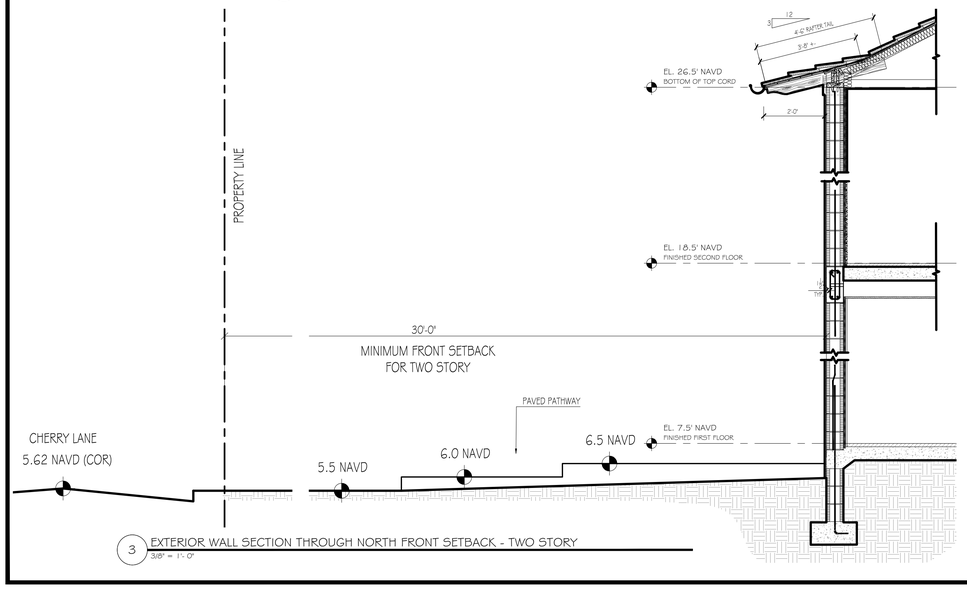
1 PROPOSED SITE PLAN
1/8" = 1'-0"



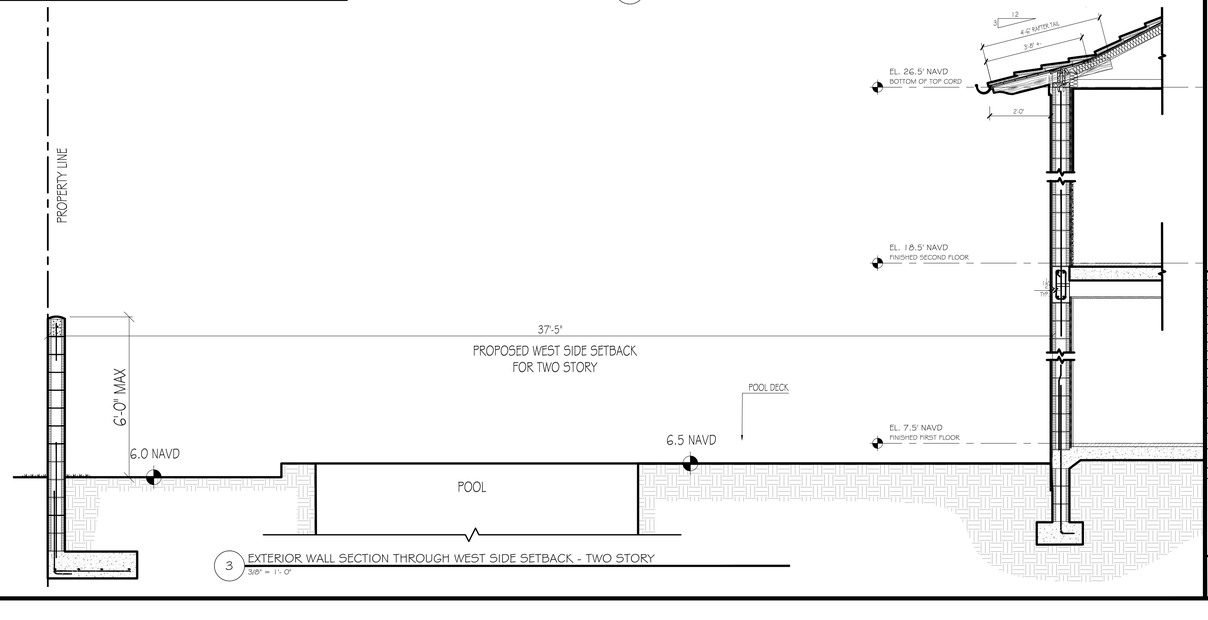
1 EXTERIOR WALL SECTION THROUGH SIDE SETBACK AT GARAGE
3/8" = 1'-0"



2 EXTERIOR WALL SECTION THROUGH REAR SETBACK AT LAUNDRY ROOM
3/8" = 1'-0"



3 EXTERIOR WALL SECTION THROUGH NORTH FRONT SETBACK - TWO STORY
3/8" = 1'-0"



3 EXTERIOR WALL SECTION THROUGH WEST SIDE SETBACK - TWO STORY
3/8" = 1'-0"

VARNAVA DESIGN STUDIO
AR10023
PALM BEACH
2875 SOUTH OCEAN BLVD
SUITE 200-33
PALM BEACH, FLORIDA 33480
FORT LAUDERDALE
1706 NE 18TH ST.
FORT LAUDERDALE, FLORIDA 33305
TEL 561.302.5853

CLIFFORD RESIDENCE

222 CHERRY LANE
PALM BEACH FL, 33480

ARC-25-0062
ZON-25-0059

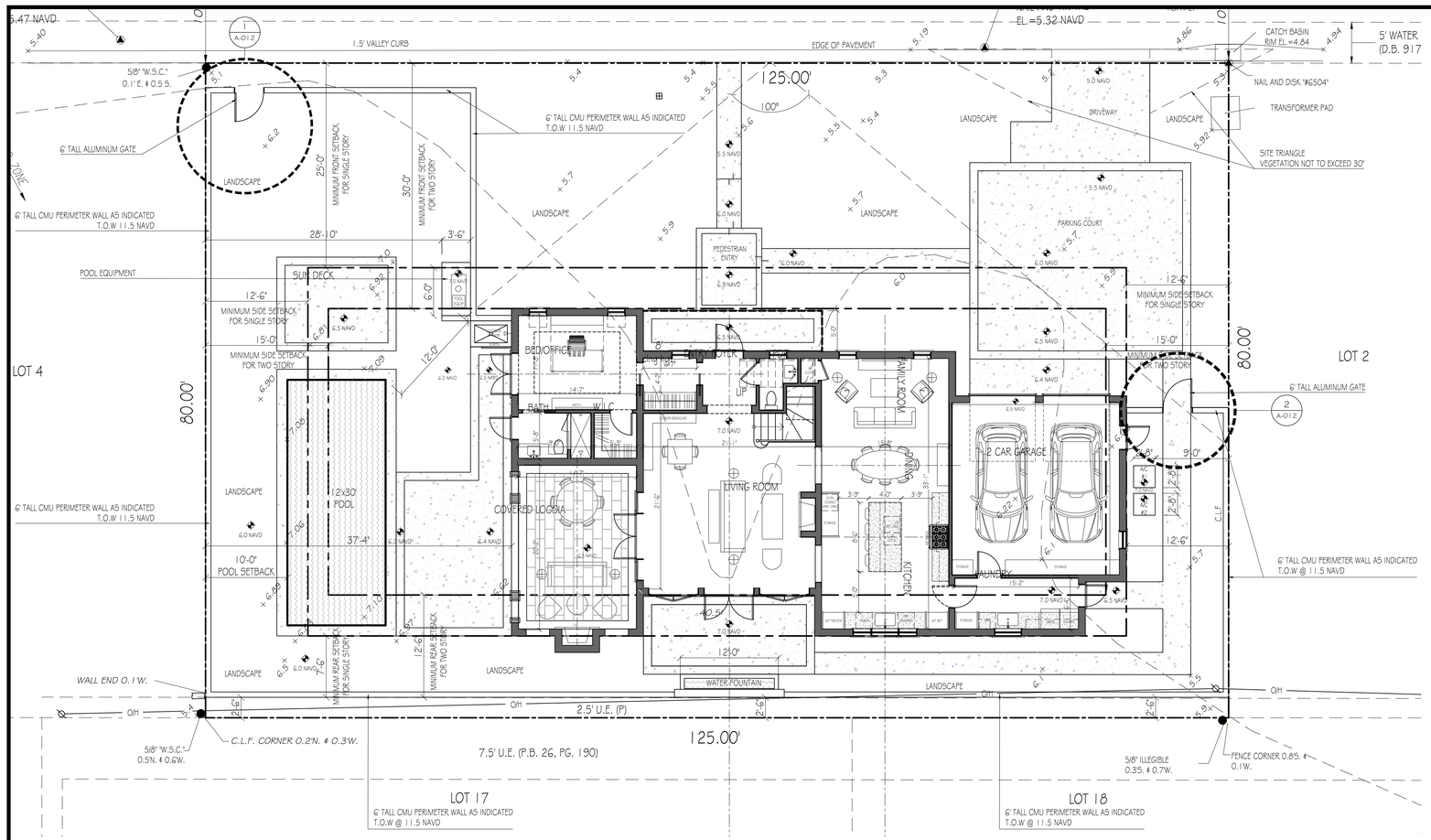
FOR REVIEW ONLY
NOT FOR CONSTRUCTION

MARK	DATE	DESCRIPTION

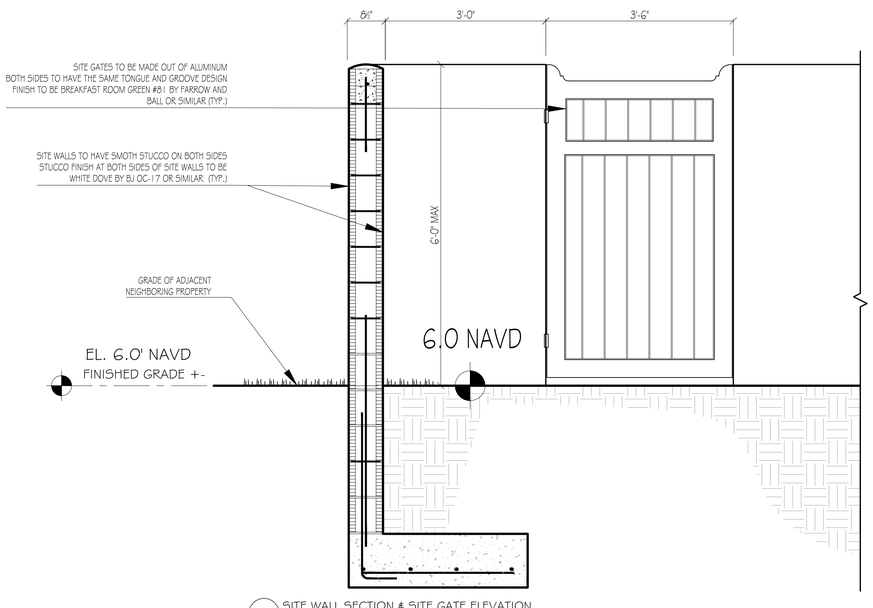
PROJECT NO:	***
CAD DWG FILE:	222 CHERRY LANE - PROPOSED FLOOR PLANS - UPDATED 11-04-25.DWG
DRAWN BY:	Y.V M.C
CHKD BY:	M.C
PERMIT PLOT:	12.01.25

SHEET TITLE
YARD SECTION DIAGRAMS

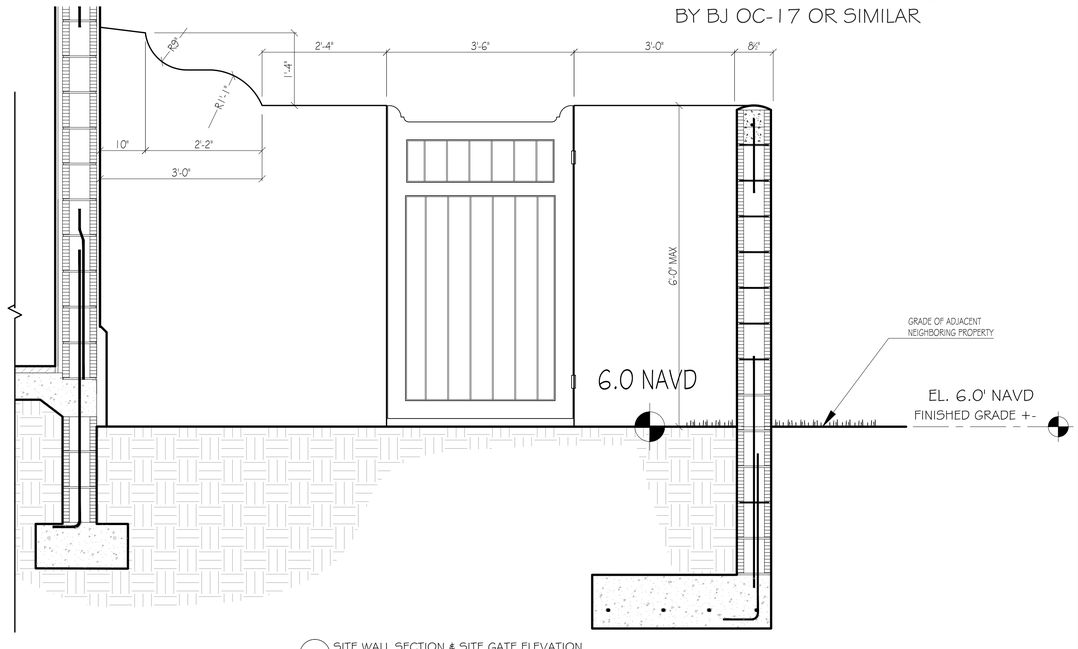
A-011



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



1 SITE WALL SECTION & SITE GATE ELEVATION
3/4" = 1'-0"



2 SITE WALL SECTION & SITE GATE ELEVATION
3/4" = 1'-0"



SITE GATE FINISH TO BE BREAKFAST ROOM GREEN #81 BY FARROW AND BALL OR SIMILAR

White Dove (OC-17)
Benjamin Moore

STUCCO FINISH AT BOTH SIDES OF SITE WALLS TO BE WHITE DOVE BY BJ OC-17 OR SIMILAR

VARNAVA DESIGN STUDIO
AR1010123
PALM BEACH
2875 SOUTH OCEAN BLVD
SUITE 200-33
PALM BEACH, FLORIDA 33480
FORT LAUDERDALE
1706 NE 18TH ST.
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CLIFFORD RESIDENCE

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MARK	DATE	DESCRIPTION

PROJECT NO:	###
CAD DWG FILE:	222 CHERRY LANE - PROPOSED FLOOR PLANS - UPDATED 11-04-25.DWG
DRAWN BY:	Y.V M.C
CHK'D BY:	M.C
PERMIT PLOT:	12.01.25
SHEET TITLE	

FENCES, WALLS & GATES

A-012



1 EXTERIOR RENDERING OF FRONT FACADE
NOT TO SCALE

VARNAVA DESIGN STUDIO
AR101023

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

FORT LAUDERDALE
1706 NE 18TH ST.
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ZON-25-0059

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MARK	DATE	DESCRIPTION

PROJECT NO:	###
CAD DWG FILE:	222 CHERRY LANE FLOYDSIDE ROOFF AES - UPDATED - 10-02-2016
DRAWN BY:	Y.V. M.C
CHKD BY:	M.C
PERMIT PLOT:	12.01.25
SHEET TITLE	

3D RENDERINGS

A-013



1 EXTERIOR RENDERING OF FRONT FACADE
NOT TO SCALE

VARNAVA DESIGN STUDIO
AR101023

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

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

TEL. 561.302.5853

CLIFFORD RESIDENCE

222 CHERRY LANE
PALM BEACH FL, 33480

ARC-25-0062
ZON-25-0059

FOR REVIEW ONLY
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MARK	DATE	DESCRIPTION

PROJECT NO:	###
CAD DWG FILE:	222 CHERRY LANE FLOYDSIDE ROOFIP 4.5 - UPDATED - 10425.DWG
DRAWN BY:	Y.V M.C
CHKD BY:	M.C
PERMIT PLOT:	12.01.25
SHEET TITLE	

3D RENDERINGS

A-014



1 EXTERIOR RENDERING OF SIDE YARD
NOT TO SCALE

VARNAVA DESIGN STUDIO
AR101023

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

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

TEL. 561.302.5853

CLIFFORD RESIDENCE

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PALM BEACH FL, 33480

ARC-25-0062
ZON-25-0059

FOR REVIEW ONLY
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MARK	DATE	DESCRIPTION

PROJECT NO:	###
CAD DWG FILE:	222 CHERRY LANE FLOYDSIDE ROOFF 4.5 - UPDATED - 10425.DWG
DRAWN BY:	Y.V M.C
CHKD BY:	M.C
PERMIT PLOT:	12.01.25
SHEET TITLE	

3D RENDERINGS

A-015



Aerial View Key Map



Ⓐ North Buffer



Ⓑ West Side



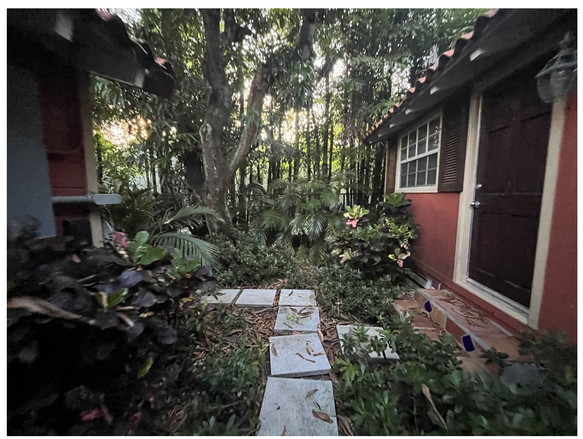
Ⓒ Southeast Corner



Ⓓ Southeast Corner



Ⓔ Southeast Corner



Ⓕ East Buffer

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

Private Residence
222 Cherry Ln
Town of Palm Beach
FL

JOB NUMBER: # 25091.00 LA
DRAWN BY: Dustin Mizell
DATE: 09.15.2025

ARC-25-0062
ZON-25-0059

SHEET L1.0

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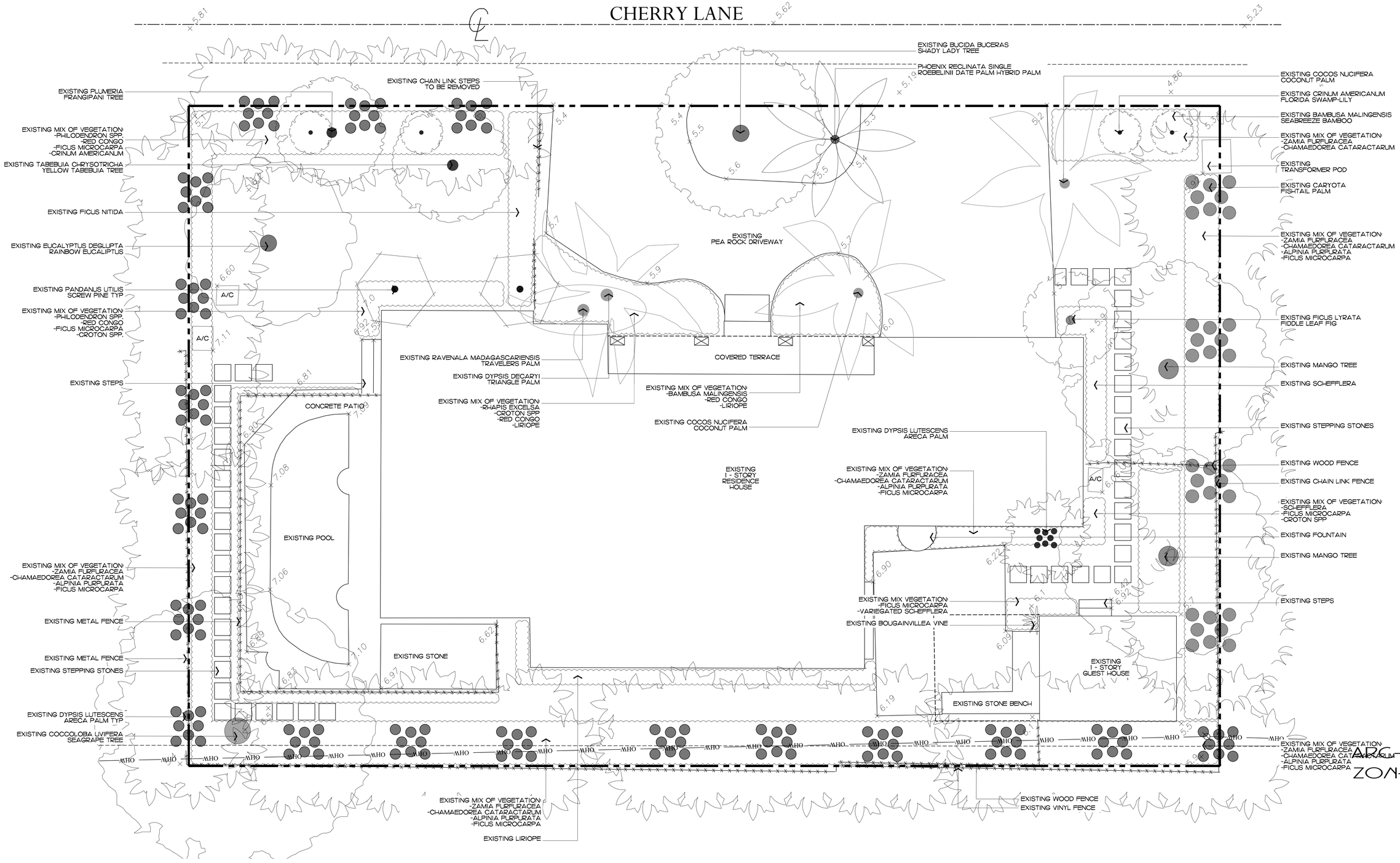
Existing Site Photos Exhibit



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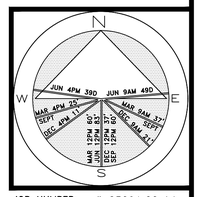

JOB NUMBER: # 25091.00 LA
DRAWN BY: Dustin Mizell

DATE: 09.15.2025

ARC-25-0062
ZON-25-0059

SHEET L2.0

64 sf.
AREA IN SQ.FT.

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Existing Conditions / Inventory Plan

SCALE IN FEET: 3/16"=1'

CHERRY LANE

EXISTING PLUMERIA FRANGIPANI TREE TO BE REMOVED

EXISTING MIX OF VEGETATION -PHILODENDRON SPP. -RED CONGO -FICUS MICROCARPA -CRINUM AMERICANUM TO BE REMOVED

EXISTING TABEBUIA CHRYSOTRICHA YELLOW TABEBUIA TREE TO BE REMOVED

EXISTING FICUS NITIDA TO BE REMOVED

EXISTING EUCALYPTUS DEGLUPTA RAINBOW EUCALIPTUS TO BE REMOVED

EXISTING PANDANUS UTILIS SCREW PINE TYP TO BE REMOVED

EXISTING MIX OF VEGETATION -PHILODENDRON SPP. -RED CONGO -FICUS MICROCARPA -CROTON SPP. TO BE REMOVED

EXISTING A/C TYP TO BE REMOVED

EXISTING STEPS TO BE REMOVED

A/C

A/C

EXISTING CHAIN LINK FENCE TO BE REMOVED

CONCRETE PATIO TO BE REMOVED

EXISTING POOL TO BE REMOVED

EXISTING MIX OF VEGETATION -ZAMIA FURFURACEA -CHAMAEDOREA CATARACTARUM -ALPINIA PURPURATA -FICUS MICROCARPA TO BE REMOVED

EXISTING METAL FENCE TO BE REMOVED

EXISTING METAL FENCE TO BE REMOVED

EXISTING STEPPING STONES TO BE REMOVED

EXISTING DYPSIS LUTESCENS ARECA PALM TYP TO BE REMOVED

EXISTING COCCOLOBA UVIFERA SEAGRAPE TREE TO BE REMOVED

EXISTING STONE TO BE REMOVED

EXISTING RAVENALA MADAGASCARIENSIS TRAVELERS PALM TO BE REMOVED

EXISTING DYPSIS DECARYI TRIANGLE PALM TO BE REMOVED

EXISTING MIX OF VEGETATION -RHAPIS EXCELSA -CROTON SPP -RED CONGO -LIRIOPE TO BE REMOVED

EXISTING MIX OF VEGETATION -ZAMIA FURFURACEA -CHAMAEDOREA CATARACTARUM -ALPINIA PURPURATA -FICUS MICROCARPA TO BE REMOVED

EXISTING LIRIOPE TO BE REMOVED

EXISTING BUCIDA BUCERAS SHADY LADY TREE TO BE REMOVED

PHOENIX RECLINATA SINGLE ROEBELINII DATE PALM HYBRID PALM TO BE REMOVED

EXISTING PEA ROCK DRIVEWAY TO BE REMOVED NOTE: EXISTING DRIVEWAY TO BE USED FOR DEMOLITION STAGING & PARKING (DRIVEWAY TO BE REMOVED UPON COMPLETION OF DEMOLITION OF STRUCTURES)

EXISTING COVERED TERRACE TO BE REMOVED

EXISTING MIX OF VEGETATION -BAMBUSA MALINGENSIS -RED CONGO -LIRIOPE TO BE REMOVED

EXISTING COCOS NUCIFERA COCONUT PALM TO BE REMOVED

EXISTING DYPSIS LUTESCENS ARECA PALM TO BE REMOVED

EXISTING I - STORY RESIDENCE HOUSE TO BE REMOVED

EXISTING MIX OF VEGETATION -ZAMIA FURFURACEA -CHAMAEDOREA CATARACTARUM -ALPINIA PURPURATA -FICUS MICROCARPA TO BE REMOVED

EXISTING MIX VEGETATION -FICUS MICROCARPA -VARIEGATED SCHEFFLERA TO BE REMOVED

EXISTING BOUGAINVILLEA VINE TO BE REMOVED

EXISTING STONE BENCH TO BE REMOVED

EXISTING I - STORY GUEST HOUSE TO BE REMOVED

EXISTING COCOS NUCIFERA COCONUT PALM TO BE REMOVED

EXISTING CRINUM AMERICANUM FLORIDA SWAMP-LILY TO BE REMOVED

EXISTING BAMBUSA MALINGENSIS SEABREEZE BAMBOO TO BE REMOVED

EXISTING MIX OF VEGETATION -ZAMIA FURFURACEA -CHAMAEDOREA CATARACTARUM TO BE REMOVED

EXISTING TRANSFORMER POD TO REMAIN

EXISTING CARYOTA FISHTAIL PALM TYP TO BE REMOVED

EXISTING MIX OF VEGETATION -ZAMIA FURFURACEA -CHAMAEDOREA CATARACTARUM -ALPINIA PURPURATA -FICUS MICROCARPA TO BE REMOVED

EXISTING FICUS LYRATA FIDDLE LEAF FIG TO BE REMOVED

EXISTING MANGO TREE TO BE REMOVED

EXISTING SCHEFFLERA TO BE REMOVED

EXISTING STEPPING STONES TO BE REMOVED

EXISTING WOOD FENCE TO BE REMOVED

EXISTING CHAIN LINK FENCE TO BE REMOVED

EXISTING MIX OF VEGETATION -SCHEFFLERA -FICUS MICROCARPA -CROTON SPP TO BE REMOVED

EXISTING FOUNTAIN TO BE REMOVED

EXISTING MANGO TREE TO BE REMOVED

EXISTING STEPS TO BE REMOVED

EXISTING MIX OF VEGETATION -ZAMIA FURFURACEA -CHAMAEDOREA CATARACTARUM -ALPINIA PURPURATA -FICUS MICROCARPA TO BE REMOVED

EXISTING WOOD FENCE TO REMAIN

EXISTING VINYL FENCE TO REMIAN

MHO

NOTE:
THE SITE IS TO BE IRRIGATED AND SODDED WITHIN 10 WORKING DAYS OF THE DEMOLITION AND MAINTAINED SO AS NOT TO BE IN AN UNSIGHTLY CONDITION

ENVIRONMENT DESIGN GROUP
139 North County Road SR20-B Palm Beach, Fl 33480
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Dustin M. Mizell, MLA FL# 6666784
Dustin@environmentdesigngroup.com

Private Residence
2222 Cherry Ln
Town of Palm Beach
FL 0 I D A

JUN 4PM 39D | JUN 9AM 49D | MAR 9AM 37D | SEPT | DEC 9AM 24D | MAR 3PM 80 | JUN 3PM 85 | DEC 3PM 60 | SEP 3PM 80

JOB NUMBER: # 25091.00 LA
DRAWN BY: Dustin Mizell

DATE: 09.15.2025

ARC-25-0062
ZON-25-0059

SHEET L2.1

64 sf.
AREA IN SQ.FT.

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Demolition Plan

SCALE IN FEET: 3/16"=1'

℄ CHERRY LANE

125.00'

SITE TRIANGLES TYP
VEGETATION NOT TO EXCEED 30"

CATCH BASIN

12'-0"

6' OA HT WALL & GATE

TRANSFORMER PAD

GRAVEL

WALK WAY

LAWN

LAWN

LAWN

VEGETATION BUFFER

CAST STONE
COLOR: LIGHT GRAY

LIMESTONE
"AGRANDE"

VEGETATION BUFFER

CAST STONE
COLOR: LIGHT GRAY

LIMESTONE
"AGRANDE"

OUTDOOR SHOWER

SUN
DECK

WALK WAY

DRIVEWAY

CAST STONE
COLOR: LIGHT GRAY

LIMESTONE
"AGRANDE"

LANDING

80.00'

6' OA HT GATE & WALL

(4) THRINAX RADIATA
FLORIDA THATCH PALM TYP
14'-16' CT

CAST STONE
COLOR: LIGHT GRAY

LIMESTONE
"AGRANDE"

12' X 30'
POOL

7.5'
NAVD

2-STORY
STRUCTURE

A/C

A/C

P.E.

OUTDOOR TERRACE

CAST STONE
COLOR: LIGHT GRAY

LIMESTONE "AGRANDE"

OUTDOOR TERRACE

LAWN

WALK WAY

VEGETATION BUFFER

MHO

25' UTILITY EASEMENT

WATER FEATURE

125.00'

Hardscape Materials

LIMESTONE
"AGRANDE"



CAST STONE
COLOR: LIGHT GRAY

ENVIRONMENT DESIGN GROUP
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Landscape Architecture
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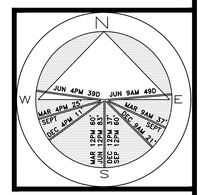
Town of Palm Beach
FL



JOB NUMBER: # 25091.00 LA
DRAWN BY: Alex Bugrii

DATE: 09.15.2025

ARC-25-0062
ZON-25-0059

SHEET L3.0

64 sf.

AREA IN SQ.FT.

NOT FOR CONSTRUCTION

Site Plan

SCALE IN FEET: 3/16"=1'

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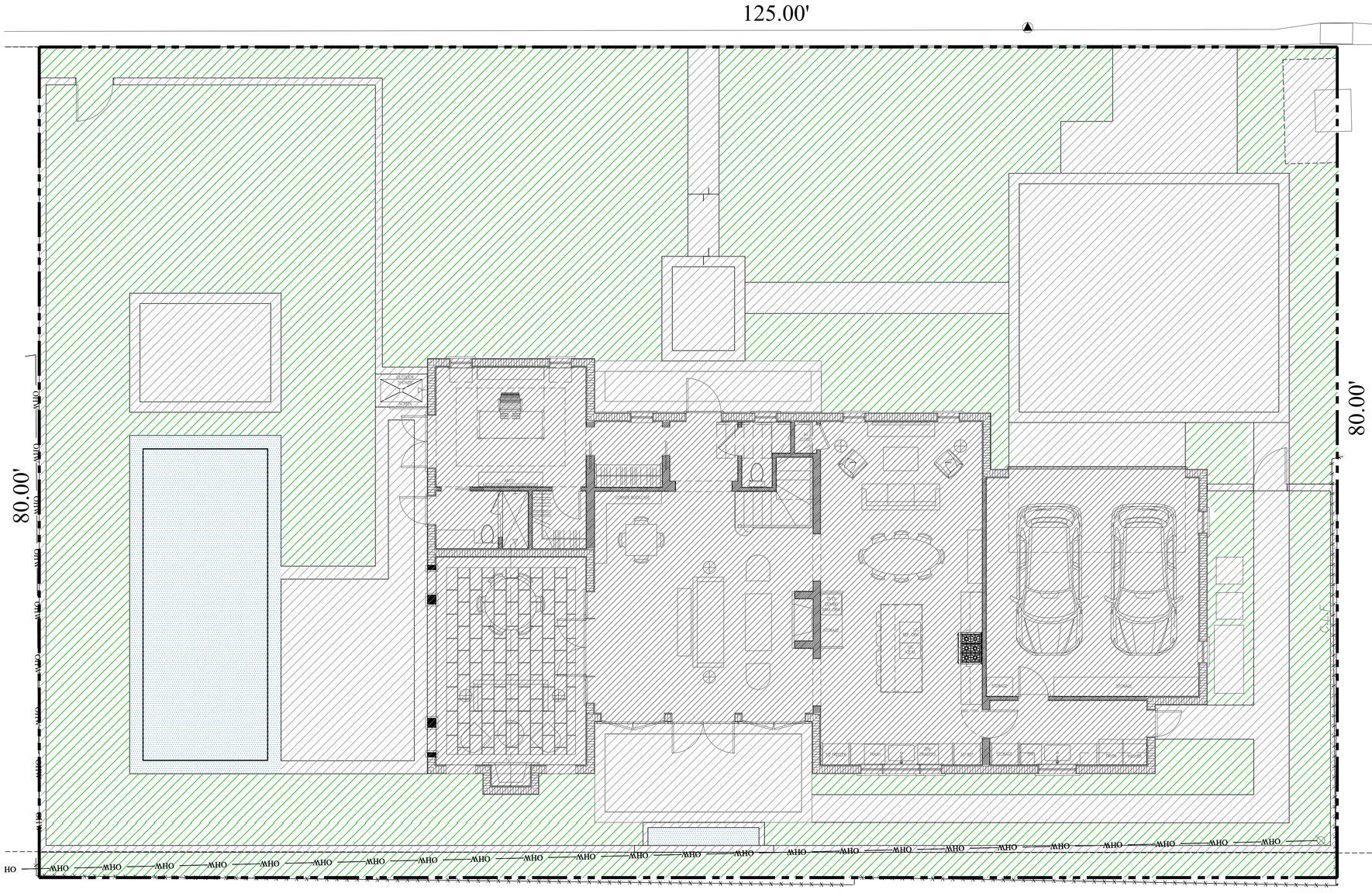

Proposed Site Data

DESCRIPTION	REQUIRED		PROPOSED	
LOT ZONE			R-B - LOW DENSITY RESIDENTIAL	
LOT AREA	10,000 S.F. MINIMUM		10,000 S.F.	
OPEN / PERMEABLE SPACE	MINIMUM 45%	4,500 S.F.	45%	4,511 S.F.
FRONT YARD LANDSCAPE	MINIMUM 40% OF FRONT YARD	1,249 S.F.	78.10%	2,440 S.F.
PERIMETER LANDSCAPE WITHIN 10' OF PROPERTY LINE	MINIMUM 50% OF REQ'D OPEN SPACE	2,250 S.F.	60.62%	2,728 S.F.

Legend

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

ARC-25-0062
ZON-25-0059

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Open Space Diagrams

SCALE IN FEET 0' 8' 16' 24'

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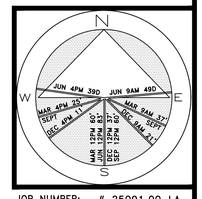
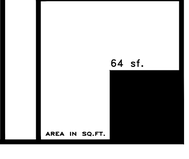


JOB NUMBER: # 25091.00 LA
DRAWN BY: Alex Bugril
DATE: 09.15.2025

SHEET L3.1



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℄ CHERRY LANE

125.00'

(2) ADONIDIA MERRILLII
CHRISTMAS PALM
20'-22' OA HT TRIPLE TRUNK

(12) SYMPHYOTRICHUM DUMOSUM
RICE BUTTON ASTER
3 GAL 12" OC

(30) FICUS MICROCARPA
GREEN ISLAND FICUS
3 GAL 15" OC

(12) LIATRIS SPICATA
BLAZING STAR
7 GAL

SITE TRIANGLES TYP
VEGETATION NOT TO EXCEED 30"

12'-0"

(20) ILEX GLABRA
INKBERRY
3 GAL 18" OC

(4) THUNBERGIA GRANDIFLORA
BLUE SKY VINE
6' OA HT ATTACHED TO TIE WALL
TO BE MAINTAINED 6' HT

(30) RHAPIS EXCELSA
LADY PALM
7 GAL

(13) CALOPHYLLUM BRASILIENSE
CALOPHYLLUM BRASILIENSE
PLEACHED 14' OA HT

(16) FORESTIERA SEGREGATA
FLORIDA PRIVET
8' OA HT 36" OC

(8) MYRICA CERIFERA
WAX MYRTLE
6' HT 36" OC

(35) CLUSIA ROSEA 'NANA'
CLUSIA BORDER
3 GAL 12" OC

(16) MUHLENBERGIA CAPILLARIS
PINK MUHLY GRASS
7 GAL

(36) FICUS MICROCARPA
GREEN ISLAND FICUS
3 GAL 15" OC

(1) CONOCARPUS ERECTUS
GREEN BUTTONWOOD TREE
20'-22' OA HT SPECIMET
ALT: RELOCATED EXISTING
RAINBOW EUCALYPTUS

(8) SERENOA REPENS
SAW PALMETTO
7 GAL

(10) MYRICA CERIFERA
WAX MYRTLE
6' HT, 36" OC

(10) CLUSIA ROSEA 'NANA'
CLUSIA BORDER
3 GAL 12" OC

LAWN

LAWN

LAWN

80.00'

(1) TRACHELOSPERMUM JASMINOIDES
CONFEDERATE JASMINE VINE
6' OA HT ATTACHED TO WALL

(2) JATROPHA INTEGERRIMA
ROSE FLOWERED JATROPHA
6'-8' OA HT IN POTS

(4) SERENOA REPENS
SAW PALMETTO
7 GAL

(1) WALTER'S VIBURNUM
VIBURNUM OBOVATUM
25 GAL

(1) GUAIACUM SANCTUM
LIGNUM VITAE
8'-10' OA HT

(16) FICUS MICROCARPA
GREEN ISLAND FICUS
3 GAL 15" OC

(4) FICUS MICROCARPA
GREEN ISLAND FICUS
3 GAL 15" OC

(9) VALLESIA ANTILLANA
PERLBERRY
7 GAL

(48) FICUS MICROCARPA
GREEN ISLAND FICUS
3 GAL 15" OC

(5) SYMPHYOTRICHUM DUMOSUM
RICE BUTTON ASTER
3 GAL 12" OC

(46) ILEX GLABRA
INKBERRY
3 GAL 18" OC

DECORATIVE POTS
WITH PLANTS

(6) CALOPHYLLUM BRASILIENSE
CALOPHYLLUM BRASILIENSE
PLEACHED 14' OA HT

(25) RHAPIS EXCELSA
LADY PALM
7 GAL

(6) MUHLENBERGIA CAPILLARIS
PINK MUHLY GRASS
7 GAL

(4) POTS DECORATIVE
WITH PLANTS

(3) TRACHELOSPERMUM JASMINOIDES
STAR JASMINE VINE
6' OA HT ATTACHED TO WALL

(4) GARDENIA JASMINOIDE
FLORIDA GARDENIA
4' OA HT STANDARD

(18) FICUS MICROCARPA
GREEN ISLAND FICUS
3 GAL 15" OC

(3) THRINAX RADIATA
FLORIDA THATCH PALM TYP
14'-16' CT

(4) THRINAX RADIATA
FLORIDA THATCH PALM TYP
14'-16' CT

(8) SERENOA REPENS
SAW PALMETTO
7 GAL

(5) RHAPIS EXCELSA
LADY PALM
7 GAL

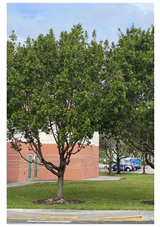
LAWN

(12) ILEX GLABRA
INKBERRY
3 GAL 18" OC

25' UTILITY EASEMENT

MHO MHO MHO

Trees & Palms



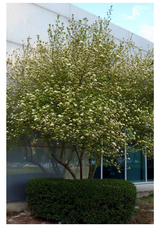
CONOCARPUS ERECTUS
GREEN BUTTONWOOD



LIGNUM VITAE
WOOD OF LIFE
* BLOOMS IN SPRING



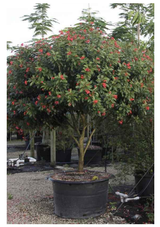
CALOPHYLLUM BRAZ.
CALOPHYLLUM



VIBURNUM OBOVATUM
WALTERS VIBURNUM



PIMENTA RACEMOSA
BAY RUM



JATROPHA INTEGERRIMA
ROSE FLOWERED JAT.
* BLOOMS IN SUMMER



ADONIDIA MERRILLII
CHRISTMAS PALM



SABAL PALMETTO
SABAL PALM



RAVENALA MADAGASCARIENSIS
TRAVELER'S PALM

Shrubs



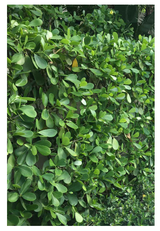
MUHLENBERGIA CAPILLARIS
MUHLY GRASS



SABAL PALMETTO
SABAL PALM



MYRICA CERIFERA
WAX MYRTLE



CLUSIA ROSEA
'NANA'



RHAPIS EXCELSA
LADY PALM



SERENOA REPENS
SAW PALMETTO



ILEX GLABRA
INKBERRY



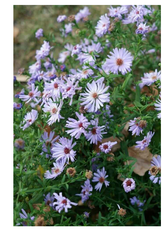
VALLESIA ANTILLANA
PEARLBERRY



GARDENIA SPP
SPHERE



LIATRIS SPICATA
BLAZING STAR

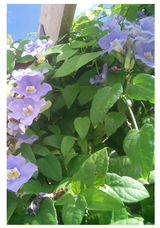


SYMPHYOTRICHUM DUMOSUM
RICE BUTTON ASTER

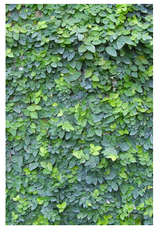


GARDENIA SPP
STANDARD

Vines



THUNBERGIA GRANDIFLORA
BLUE SKY VINE



FICUS PUMILA
CREEPING FIG VINE



CONFEDERATE JASMINE
STAR JASMINE VINE



* MEDINILLA IN POTS

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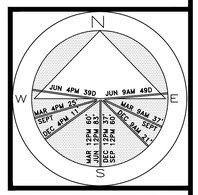

JOB NUMBER: # 25091.00 LA
DRAWN BY: Alex Bugril

DATE: 09.15.2025

ARC-25-0062
ZON-25-0059

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Plant Pallet

SCALE IN FEET: NTS

64 sf.
AREA IN SQ.FT.

Trees & Palms

SYMBOL	PLANT NAME	QTY.	DESCRIPTION	NATIVE
	ADONIDIA MERRILLII CHRISTMAS PALM	2	20'-22' OA HT TRIPLE TRUNK	NO
	CALOPHYLLUM BRASILIENSIS CALOPHYLLUM BRASILIENSIS	19	14' OA HT, PLEACHED	NO
	CONOCARPUS ERECTUS GREEN BUTTONWOOD TREE	1	20-22' OA HT SPECIMEN	YES
	GUAIACUM SACTUM LIGNUM VITAE	1	8'-10' OA HT	YES
	JATROPHA INTEGERRIMA ROSE FLOWERED JATROPHA	2	6'-8' OA HT IN POTS	YES
	PIMENTA RACEMOSA BAY RUM TREE	6	18' OA HT	YES
	SABAL PALMETTO SABAL PALM	6	20' OA HT	YES
	RAVENALA AMDAGASCARIENSIS TRAVELERS PALM	1	22'-24' OA HT	NO
	VIBURNUM OBOVATUM WALTER'S VIBURNUM	1	25 GAL	YES
	THRINAX RADIATA FLORIDA THATCH PALM	7	14'-16' CT	YES

TOTAL TREES:	28
NATIVE SPECIES:	9 (32)

Groundcovers

SYMBOL/KEY	PLANT NAME	QTY.	DESCRIPTION	NATIVE
	CLUSIA ROSEA NANA CLUSIA BORDER	45	3 GAL, 12" O.C.	NO

TOTAL:	45
NATIVE SPECIES:	45 (100%)

Lawn & Mulch

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

Shrubs & Vines

SYMBOL/KEY	PLANT NAME	QTY.	DESCRIPTION	NATIVE
	FICUS PUMILA CREEPING FIG	13	3 GAL ATTACHED TO THE WALL	NO
	FICUS MICROCAROA GREEN ISLAND FICUS	158	3 GAL 15" OC	NO
	FORESTIERA SEGREGATA FLORIDA PRIVET HEDGE	16	8' OA HT, 36" O.C.	YES
	GARDENIA JASMINOIDE FLORIDA GARDENIA	4	4' OA HT STANDARD	NO
	LIATRIS SPICATA BLAZING STAR	12	7 GAL	YES
	MUHLENBERGIA CAPILLARIS PINK MUHLY GRASS	22	7 GAL	YES
	MYRICA CERIFERA WAX MYRTLE	18	6' HT, 36" O.C.	YES
	ILEX GLABRA INKBERRY	80	3 GAL, 18" O.C.	YES
	RHAPIS EXCELSA LADY PALM	66	7 GAL	NO
	SYMPHOTRICHUM DUMOSUM RICE BUTTON ASTER	24	3 GAL, 12" O.C.	YES
	SERENOA REPENS SAW PALMETTO	20	7 GAL	YES
	THUNBERGIA GRANDIFLORA BLUE SKY VINE	4	6' OA HT, ATTACHED TO WALL	NO
	TRACHELOSPERMUM JASMINOIDES STAR JASMINE VINE	4	6' OA HT ATTACHED TO WALL	NO
	VALLESIA ANTILLIANA PERLBERRY	9	7 GAL	YES

TOTAL:	449
NATIVE SPECIES:	201 (44.7%)

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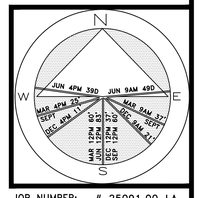

JOB NUMBER: # 25091.00 LA
DRAWN BY: Allison Padilla

DATE: 09.15.2025

ARC-25-0062
ZON-25-0059

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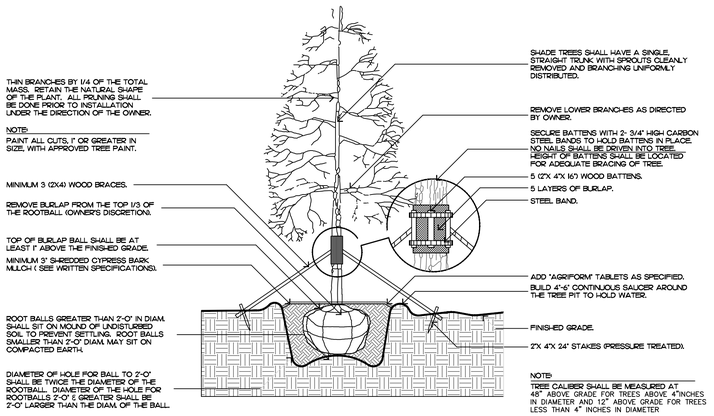
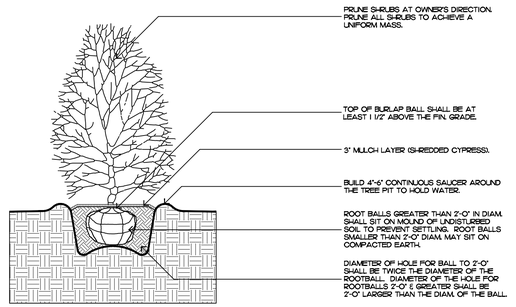
Plant Schedule



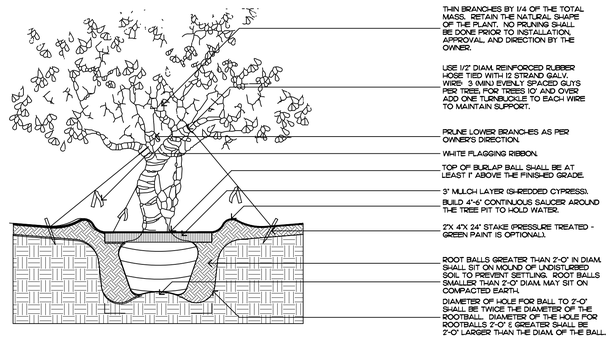
FILL MATERIAL SHALL CONSIST OF AT LEAST 1/3 NATIVE SOIL FROM THE HOLE DUG FOR THE PLANT. SEE SPECIFICATIONS FOR BACKFILL MIXTURE.

Tree Planting



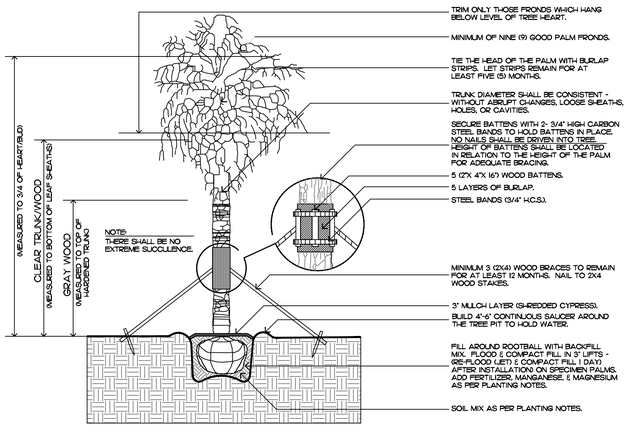
FILL MATERIAL SHALL CONSIST OF AT LEAST 1/3 NATIVE SOIL FROM THE HOLE DUG FOR THE PLANT. SEE SPECIFICATIONS FOR BACKFILL MIXTURE.

Shrub Planting



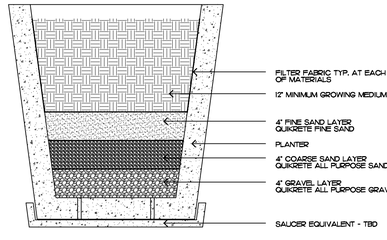
FILL MATERIAL SHALL CONSIST OF AT LEAST 1/3 NATIVE SOIL FROM THE HOLE DUG FOR THE PLANT. SEE SPECIFICATIONS FOR BACKFILL MIXTURE.

Irregular and Multi-stem Tree

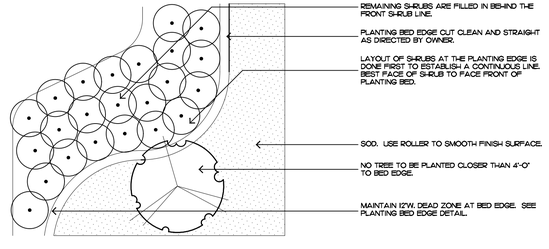


FILL MATERIAL SHALL CONSIST OF AT LEAST 1/3 NATIVE SOIL FROM THE HOLE DUG FOR THE PLANT. SEE SPECIFICATIONS FOR BACKFILL MIXTURE.

Palm Tree Planting



Typical Planter/Sediment Filtration Detail



Shrub & Groundcover Layout

Planting Notes

COMMERCIAL FERTILIZER:

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

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

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

MULCH:

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

SOD:

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

SUBSTITUTIONS:

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

MEASUREMENTS:

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

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

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

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

PALMS WITH MARRED OR BURNED TRUNKS WILL NOT BE ACCEPTED.

PLANTING SOIL AND BACKFILL:

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

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

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

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

PLANT MATERIALS:

PALMS, TREES, SHRUBS, GROUNDCOVERS AND VINES

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

CONTAINER GROWN STOCK:

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

WARRANTY:

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

MAINTENANCE:

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

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JOB NUMBER: # 25091.00 LA
DRAWN BY: Dustin Mizell

DATE: 09.15.2025

ARC-25-0062
LDN-25-0059

SHEET L4.3

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Planting Details & Specifications

Cherry Ln



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Rendered Landscape Plan

SCALE IN FEET: NTS



Front / North Elevation



Rear / South Elevation

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DRAWN BY: Alex Bugrii
DATE: 09.15.2025

ARC-25-0062
ZON-25-0059

SHEET L6.0

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Rendered Landscape Elevations



East Elevation / Exterior



East Elevation / Interior

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Rendered Landscape Elevations

SCALE IN FEET

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SHEET L6.1



West Elevation

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SHEET L6.2

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Rendered Landscape Elevations

SCALE IN FEET

CHERRY LANE

℄

EXISTING PLUMERIA
FRANGIPANI TREE
TO BE REMOVED

EXISTING MIX OF VEGETATION
-PHILODENDRON SPP.
-RED CONGO
-FICUS MICROCARPA
-CRINUM AMERICANUM
TO BE REMOVED

EXISTING TABEBUIA CHRYSOTRICHA
YELLOW TABEBUIA TREE
TO BE REMOVED

8' HT. CHAIN-LINK
CONSTRUCTION FENCE
W/ SCREENING

PORTABLE
TOILETS

20' WIDE
CHAIN-LINK ROLLING
GATE W/ SCREENING

20' WIDE
CHAIN-LINK ROLLING
GATE W/ SCREENING

EXISTING
PEA ROCK DRIVEWAY
TO BE REMOVED
NOTE:
EXISTING DRIVEWAY TO BE USED FOR
DEMOLITION STAGING & PARKING
(DRIVEWAY TO BE REMOVED UPON
COMPLETION OF DEMOLITION OF
STRUCTURES)

EXISTING CRINUM AMERICANUM
FLORIDA SWAMP-LILY
TO BE REMOVED

EXISTING BAMBUSA MALINGENSIS
SEABREEZE BAMBOO
TO BE REMOVED

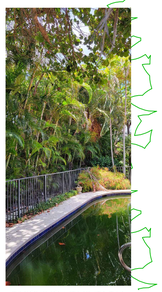
EXISTING MIX OF VEGETATION
-ZAMIA FURFURACEA
-CHAMAEDOREA CATARACTARUM
TO BE REMOVED

EXISTING
TRANSFORMER POD
TO REMAIN

EXISTING CARYOTA
FISHTAIL PALM TYP
TO BE REMOVED

8' HT. CHAIN-LINK
CONSTRUCTION FENCE
W/ SCREENING

EXISTING MIX OF VEGETATION
-ZAMIA FURFURACEA
-CHAMAEDOREA CATARACTARUM
-ALPINIA PURPURATA
-FICUS MICROCARPA
TO BE REMOVED



EXISTING PERIMETER
VEGETATION ON WEST SIDE IS
CURRENTLY VERY DENSE AND
WILL BE REMAIN +/- 20' OA HT

EXISTING 20 FOOT TALL
VEGETATION SCREEN
TO REMAIN

EXISTING MIX OF VEGETATION
-ZAMIA FURFURACEA
-CHAMAEDOREA CATARACTARUM
-ALPINIA PURPURATA
-FICUS MICROCARPA
TO BE REMOVED

EXISTING METAL FENCE
TO REMAIN

EXISTING DYPSIS LUTESCENS
ARECA PALM TYP
TO BE REMOVED

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

NOTE:
THE SITE IS TO BE IRRIGATED AND SODDED WITHIN 10 WORKING DAYS OF THE DEMOLITION AND MAINTAINED SO AS NOT TO BE IN AN UNSIGHTLY CONDITION

DUMPSTER

DELIVERIES



EXISTING PERIMETER VEGETATION ON
SOUTH SIDE IS CURRENTLY VERY DENSE
AND WILL BE REMAIN +/- 20' OA HT



EXISTING PERIMETER
VEGETATION ON EAST SIDE
IS CURRENTLY VERY DENSE
AND WILL BE REMAIN +/- 20'
OA HT

EXISTING 20 FOOT TALL
VEGETATION SCREEN
TO REMAIN

EXISTING CHAIN LINK FENCE
TO REMAIN

EXISTING MIX OF VEGETATION
-ZAMIA FURFURACEA
-CHAMAEDOREA CATARACTARUM
-ALPINIA PURPURATA
-FICUS MICROCARPA
TO BE REMOVED

EXISTING MIX OF VEGETATION
-ZAMIA FURFURACEA
-CHAMAEDOREA CATARACTARUM
-ALPINIA PURPURATA
-FICUS MICROCARPA
TO BE REMOVED

EXISTING 20 FOOT TALL
VEGETATION SCREEN
TO REMAIN

EXISTING WOOD FENCE
TO REMAIN

EXISTING VINYL FENCE
TO REMIAN

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JOB NUMBER: # 25091.00 LA
DRAWN BY: Alex Bugrii

DATE: 09.15.2025

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SHEET L7.0

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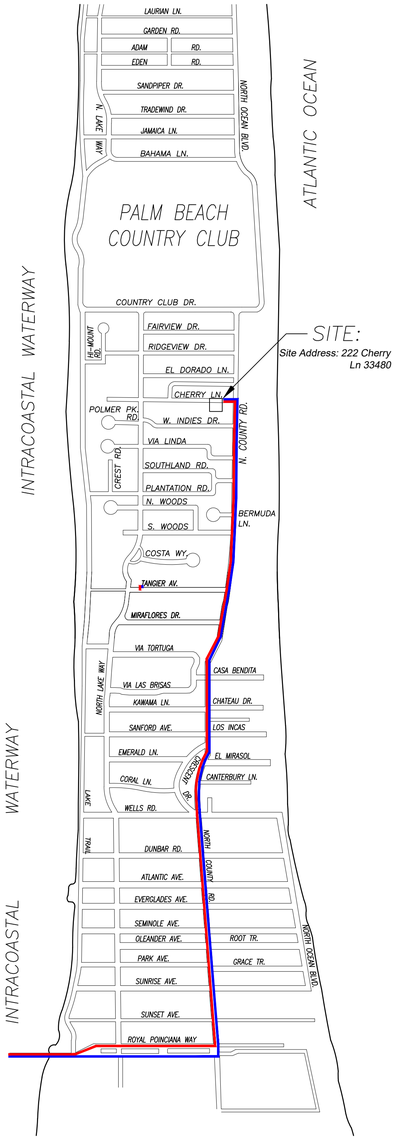
Construction Screening & Staging Plan

SCALE IN FEET: 3/16"=1'



CONCEPTUAL CONSTRUCTION SCHEDULE		
•	JULY 2025	– SUBMIT FOR PERMIT
•	1 MONTH –AUG 2025	– MOBILIZATION & DEMOLITION OF EXISTING STRUCTURES
•	.5 MONTHS	– SITE/BUILDING PREPARATION
•	.5 MONTHS	– FINAL INSPECTIONS
•	+/–2 MONTHS	– PROPOSED TOTAL CONSTRUCTION FOLLOWING BUILDING PERMIT

1 *PROPOSED TRUCK INGRESS / EGRESS ROUTES MAP*

SCHEDULE:

MONTH 1: DEMOLITION AND CLEANUP
(3 - 5 DAYS)

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

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

PROPOSED INGRESS TRUCK ROUTE

PROPOSED EGRESS TRUCK ROUTE

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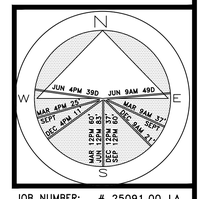

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DRAWN BY: Dustin Mizell
DATE: 09.15.2025

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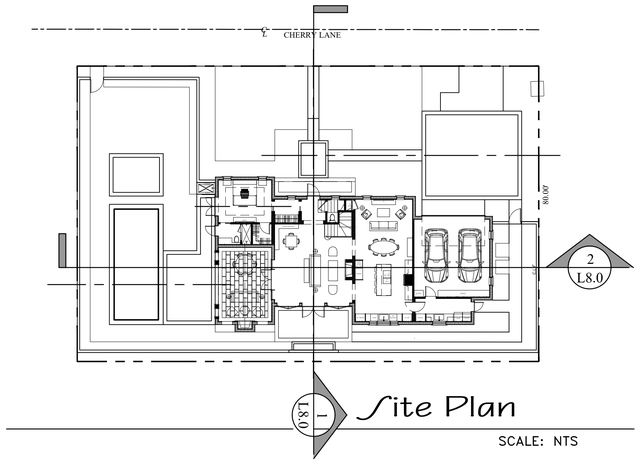
Truck Logistics Plan

SCALE: NOT TO SCALE



Site Plan

SCALE: NTS



North - South Yard Section Diagram

1 L8.0

SCALE: 3/16" = 1'



East - West Yard Section Diagram

2 L8.0

SCALE: 3/16" = 1'

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Yard Section Diagram

SCALE: NOT TO SCALE

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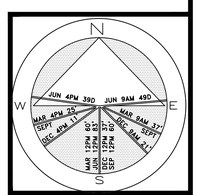


JOB NUMBER: # 25091.00 LA
DRAWN BY: Alex Bugrii

DATE: 09.15.2025

ARC-25-0062
ZON-25-0059

SHEET L8.0

TOWN OF PALM BEACH

Information for Architectural Commission Meeting on: December 19, 2025

To: Architectural Commission

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

From: Planning, Zoning & Building

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

Date: 12/12/2025

ATTACHMENTS
- PZB Staff Report
- Letter of Intent
- Plans

STRATEGIC PLAN
Strategic Priorities:
Community Culture and Character

Strategic Focus Areas:
Quality of Life

FUNDING
No Fiscal Impact

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

Applicant: Via Las Brisas LLC (Catherine R. Clifton, Authorized Representative)
Architecture: Roy & Posey (Stephen Roy) | Nievera Williams (Mario Nievera)
Representative: Maura Ziska

HISTORY:

- Application for a new, two-story, single-family residence was reviewed at the September 25, 2025 ARCOM meeting and was deferred (7-0) for two-months to the November 21 meeting.
- The applicant submitted written request for deferral from the November to December 19, 2025 ARCOM meeting to allow time for further study.

THE PROJECT:

The applicant has submitted plans, entitled "228 Via Las Brisas Palm Beach, Florida 33480", as prepared by **Roy & Posey,** date uploaded to the Town December 03, 2025.

The following is the scope of work:

- Construction of a new two-story residence.
- Final hardscape, landscape and swimming pool.

Site Data			
Zoning District	R-B	**Future Land Use**	SINGLE-FAMILY
Lot Size	23,638 SF	**Flood Zone**	AE +6' NAVD
Lot Width	118'	**Lot Depth**	195.75'
Crown of Road	+4.33' NAVD	**FEMA Flood Zone**	AE +6.00' NAVD
Point of Measure	+7.00' NAVD	**Finished Floor Elev.**	+7.17' NAVD
Lot Coverage	Permitted: 25% Proposed: 24.98%	**Landscape Open Space**	Required: 50% Proposed: 61%

Surrounding Properties / Zoning	
North	Phipps Estates Homeowners Association Common Land & 229 Via Las Brisas | Residence / R-B
South	Kawama Lane Right-of-Way & 200 - 210 Kawama Lane | Residence(s) / R-B
East	226 Via Las Brisas | Residence / R-B

West	230 Via Las Brisas | Residence / R-B

STAFF ANALYSIS:

The applicant is proposing to construct a new approximately 8,650 SF two-story residence with pool, hardscape and landscape on a vacant parcel of land on the south side of Via Las Brisas, the second lot west of North County Road. The style of the proposed residence is described in the letter of intent as being designed in the Mediterranean style influenced by the homes found in the Provence region of France. Materials and finishes include gray pigmented stucco walls, light blue composite shutters, mahogany windows with cast stone trim, and mahogany entry door and transom.

This application was originally heard at the September ARCOM hearing, and was deferred to allow for restudy of architectural features. The applicant has resubmitted plans in response to the comments of the commission. Changes include a restudy of the building mass by lowering the grade and incorporating an additional step to access the residence; no changes were made to the footprint. Architectural details were studied further and quoins were added, pilaster articulation was further defined, and door surrounds were enhanced. Sizes and locations of windows and doors were adjusted slightly and the gym façade at the motor court was studied further, with the exterior door eliminated. The exterior sconces and shutters were also adjusted.



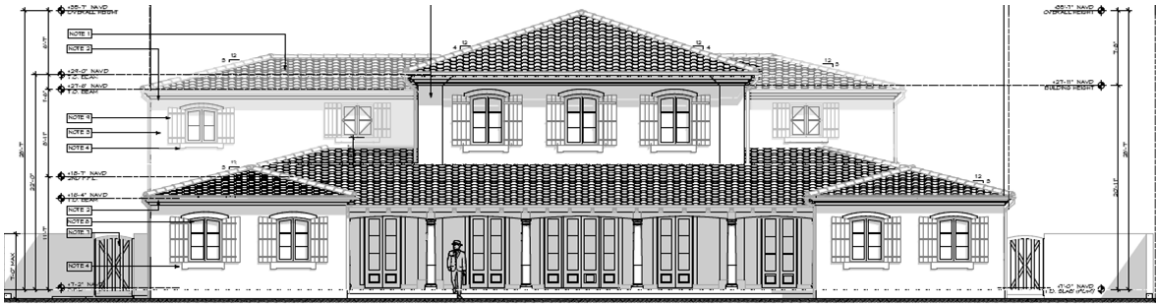
Artistic rendering primary façade.



Previously proposed front (north) elevation.



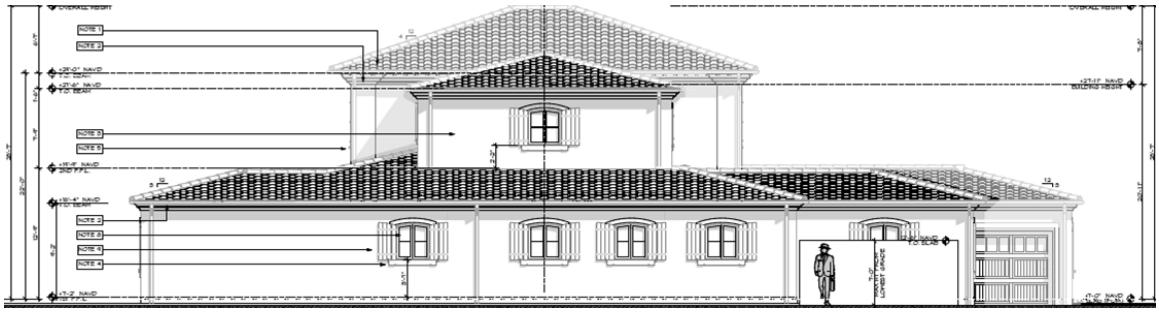
Proposed front (north) elevation.



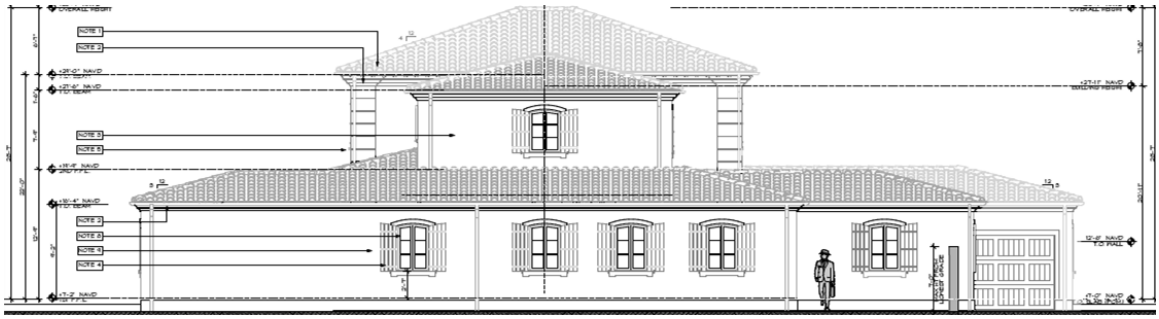
Previously proposed rear (south) elevation.



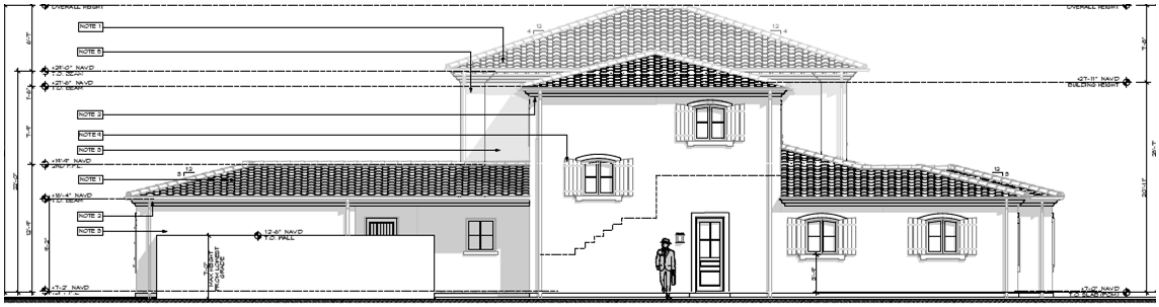
Proposed rear (south) elevation.



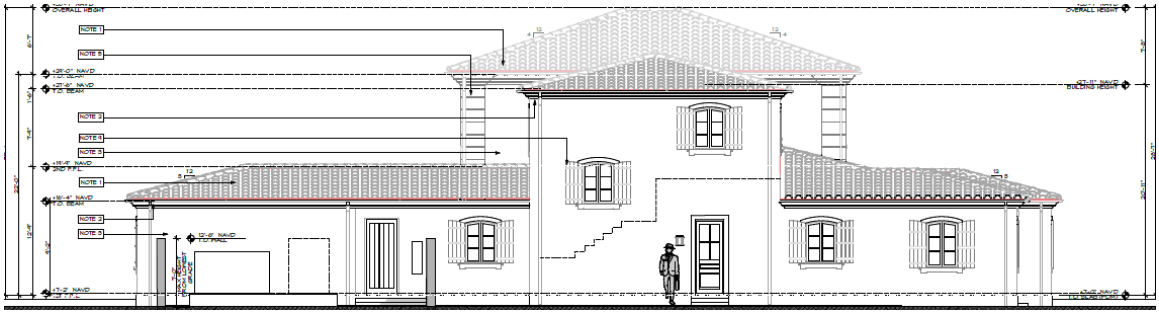
Previously proposed east (side) elevation.



Proposed east (side) elevation.



Previously proposed west (side) elevation.



Proposed west (side) elevation.

The surrounding properties are similarly Mediterranean inspired. The south side of Via Las Brisas features two-story residences of similar height and massing with side loaded garages on either side of the subject parcel.

The hardscape plan takes advantage of the site configuration on the outside of the east curve on Via Las Brisas with a curb cut that does not directly face the residence, providing added privacy from the right of way. Equipment are corralled on either side of the house, and a dense landscape plan surrounds the perimeter of the site. On the interior, the landscape plan is less formal and includes lawns and landscape islands that the lead to a hidden folly, the swimming pool, and a lounging area.



Color landscape and hardscape rendering.

CONCLUSION:

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

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

WRB: JGM: BMF

WRB

ROY & POSEY
ARCHITECTURE
LANDSCAPE
INTERIORS

ARCOM: ARC-025-0053

Date: September 8, 2025

Town Of Palm Beach
360 S County Rd,
Palm Beach, FL 33480

Re: 228 Via Las Brisas Palm Beach, Florida 33480

LETTER OF INTENT

This firm represents Catherine Clifton (the "Applicant"), the owners of the above-referenced parcels, with Palm Beach County Folio No. 50-43-43-14-29-000-0020 (hereinafter referred to as "Property"). Please consider this the letter the letter of intent in connection with the Architectural Review Board ("ARCOM") for design review to construct a new 2 story residence

The properties:
The Property is located at 228 Via Las Brisas in Single Family Residential District (RB). Currently, the property consists of a vacant existing lot. The lot is 23,638 square feet.

Applicant's Proposal:
The applicant is proposing a new two story residence, pool, hardscape and landscape design. The proposed modifications comply with the Town of Palm Beach (the "Code") zoning requirements.

Construction Budget Cost Evaluation: $6,800,000.00

A. LANDMARK PRESERVATION COMMISSION
Not applicable, this property is not landmarked.

B. ARCOM
Request review and approval of proposed two story residence

C. SPECIAL EXCEPTION
Not applicable, no exceptions required at this time.

D. SITE PLAN REVIEW
Not applicable.

E. VARIANCES
Not applicable, no variances required at this time.

Responses to Section 18-205 and/or Section 18-206

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

Response: The proposed design of this two story home has been designed in the Mediterranean style influenced by the homes found in the Provence region of France. Great care has been given to design a home that has good proportions, balance, charm and is in keeping with quality found in Palm Beach.

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

Response: The home will be constructed using Auger cast piles with grade beams and emu calls. This type of construction does not create excessive noise and vibration.

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

Response: The material to construct this home shall be of high quality material. This home is being constructed as a primary residence for the owners.

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

Response: The style of architectural features proposed is complementary to the neighboring mediterranean architecture.

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

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

Response: The existing architecture is not excessively similar to the adjacent properties.

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

Response: The proposed modifications are also complementary to the street and neighboring properties.

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

Response: This is a new two story residence and there is no accessory structure proposed.

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

Response: The proposed modifications are complementary to the existing architecture and do not overpower and complete with the adjacent properties.

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

Response: The proposed two story residence comply with the zoning code and all applicable ordinances.

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

Response: The proposed two story residence is complementary to the adjacent homes and do not overpower and complete with the adjacent properties. Any views, rock outcroppings, natural vistas, waterways, and similar features will not be affected.

We believe that the approval of this new two story residence will be a great addition to this neighborhood. On behalf of the applicant, we look forward to your favorable review. If you have any questions or comments with regard to the application, please give me a call at: 561-659-5683.

Sincerely,



Stephen Roy, Architect
Roy & Posey Architects

ROY & POSEY ARCHITECTS | WWW.ROYPOSEY.COM

228 Via Las Brisas Palm Beach, Florida 33480

ARCOM PRESENTATION
12/19/25

Scope of Work:
Construction of a new two story residence to include:
New pool, New hardscape, New landscape.

SUMMARY OF ARCOM COMMENTS:

1. RESTUDY BUILDING MASSING AND ROOF PITCH

2. SUGGESTION TO RAISE THE HEIGHT OF THE ROOF ON THE SECOND FLOOR

3. ARTICULATE PILASTERS & DETAILS

4. REFINE GYM & GARAGE MOTORCOURT ELEVATIONS

5. REFINE THE ENTRY EXTERIOR LIGHT

7. REFINE SHUTTER FINISH

PRESENTATION ARCOM NUMBER: ARC-25-0053

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INTERIORS
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STATE OF FLORIDA
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12/3/25

VIA LAS BRISAS

228 VIA LAS BRISAS
PALM BEACH, FLORIDA
33480

1" ACTUAL

IF THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY, THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED, AFFECTING ALL LABELED SCALES.

BY	REVISIONS	DATE

DATE:	12/3/25
SCALE:	AS NOTED
DRAWN:	SMR
JOB:	
SHEET	
PERMIT	DATE

A1

Plotted On: 12/3/25

ARCOM COMMENT SUMMERY

Volumes/RP Server/RESIDENTIAL/2025 Projects/Clifton Residence/Archicad Model/CLIFTON RESIDENCE 10-25.pln



1 A2 COLORERED SITE PLAN

SCALE: 1' = 1'-0"

PRESENTATION ARCOM NUMBER: ARC-25-0053

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A2

Plotted On: 12/3/25

SITE PLAN

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Architectural Style

228 Via las Brisas, Palm Beach Florida 33480

Mediterranean Architectural Style:
The architectural style of this home is Mediterranean with influences from the Provence region of France. It is characterized by stucco walls, hipped roofs, hand made terracotta barrel tiles and arched doorways and windows. Homes are often multi-storied and may have prominent symmetrical layouts and elevations. Secondary additions may be asymmetrical and have lower roof lines. There is a focus on outdoor living areas such as courtyards and loggias.

Proposed Design:
The residence is a simple interpretation of the Mediterranean Style. Some architectural detailing, such as shutters and low-arched doorways & windows, is inspired by the traditional architecture of Provence.

Massing: The central, two-story massing is a key feature defined by its symmetry and architectural detailing such as the main entry door, pilasters at the corners of the structure, and water table. However, it is offset by less symmetrical additions that may appear to have been constructed over time; these secondary additions typically have lower roof lines. The traditional rear loggia is an important living area that integrates interior and exterior spaces.

Roofs: Hipped roofs are low pitched and utilize hand made terracotta barrel tiles. Cornices are stepped and the roof tiles directly above them are layered.

Windows and Doors: Windows are low-arched casement with lintels and simple, horizontal sills. French doors have lower panels with divided lights above; Shutters for windows and doors have a somewhat rustic appearance utilizing vertical wood panels in pastel colors



Le Mas Des Poiriers



2417 South Dixie Hwy West Palm beach, Florida 33401 (P) 561-659-5683 (F) 5651-248-9516

PRESENTATION ARCOM NUMBER: ARC-25-0053

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12/3/25

VIA LAS BRISAS
228 VIA LAS BRISAS
PALM BEACH, FLORIDA
33480

1" ACTUAL

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A3

Plotted On: 12/3/25

ARCHITECTURAL STYLE / INSPIRATIONM PHOTOS

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Giorgio Armani House (Saint-Tropez)



Le Mas Des Poiriers

CORE ARCHITECTURAL CHARACTERISTIC OF MEDITERRANEAN STYLE ARCHITECTURE

- LOW-PITCHED, CLAY TILE ROOFS WITH SIMPLE HIPPED ROOFS
- WINDOWS AND DOORS ARE CASEMENT WITH LOW PITCHED ARCH TOPS AND SIMPLE SURROUND PROFILES
- SHUTTERS HAVE A SIMPLE APPEARANCE WITH VERTICAL PANELS
- EXTERIOR WALLS OFTEN A PIGMENTED STUCCO FINISH
- ASYMMETRICAL MASSING WITH ONE AND TWO STORY VOLUMES
- EXTERIOR LOGGIAS ARE OFTEN USED TO TRANSITION / CONNECT TO EXTERIOR SPACES

PRESENTATION ARCOM NUMBER: ARC-25-0053

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VIA LAS BRISAS

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A4

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ARCHITECTURAL STYLE / INSPIRATIONM PHOTOS

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Le Mas Des Poiriers



Le Mas Des Poiriers

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ARCHITECTURAL STYLE / INSPIRATIONM PHOTOS

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PRESENTATION

ARCOM NUMBER: ARC-25-0053

$\frac{A}{B} = \frac{A+B}{A} = 1.618$

R 28'-6"

GOLDEN MEAN

EQ. 1'-0 1/4" EQ.

6" EQ. EQ.

2'-6"

6 3/4"

1'-3"

1'-3"

2"

2'-0"

5'-9"

7'-0"

6'-6"

8 1/4"

1'-2" 3'-1 1/2" 1 3/4" 1'-0 1/4"

1'-0"

3" 1 5/8"

2" 3 1/2" 3 3/4" 2 1/4" 1'-2" 4 1/2"

5 1/2" 5 1/2" 5 1/2"

1'-6"

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A6

Plotted On: 12/3/25

NORTH BUILDING ENLARGED ELEVATION

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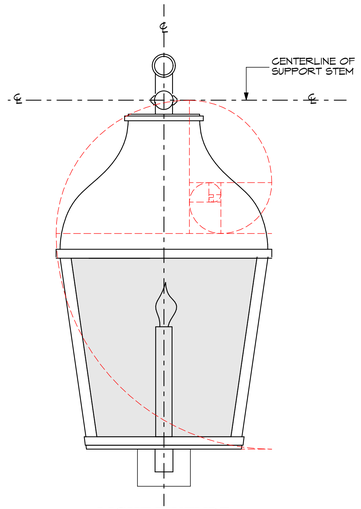
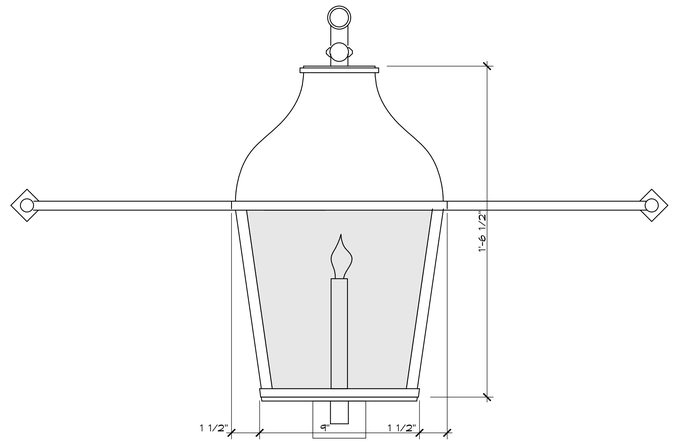
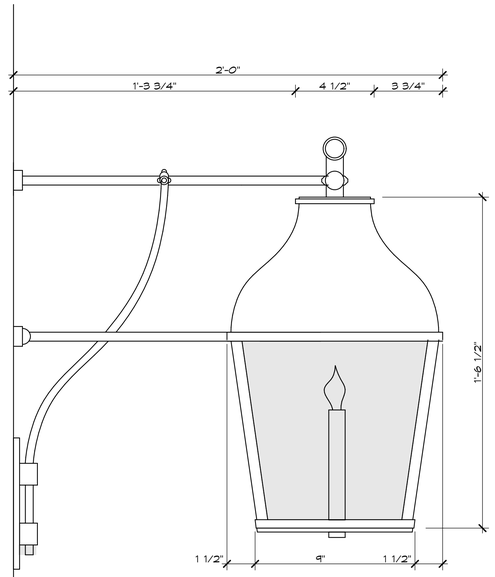
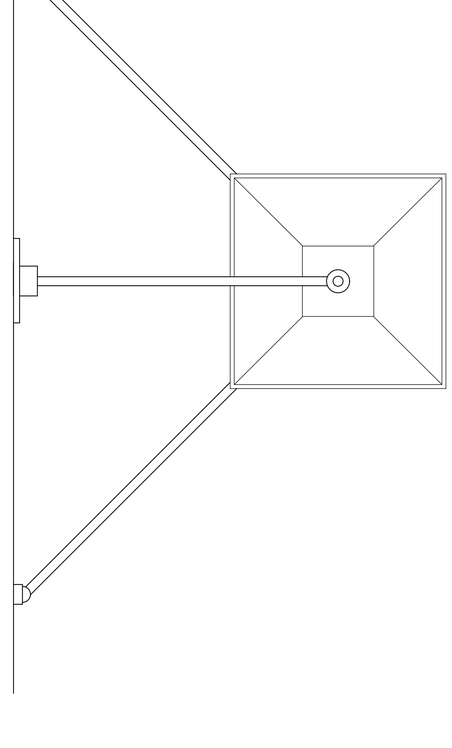


LIGHT FIXTURE
PROPORTION STUDY









1 A7 LIGHT FIXTURE

SCALE: 3" = 1'-0"

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12/3/25

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A7

Plotted On: 12/3/25

MOTORCOURT LIGHT FIXTURE

Volumes/RP Server/RESIDENTIAL/2023 Projects/Clifton Residence/Archicad Model/CLIFTON RESIDENCE 10-1-25.pln

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FRONT ELEVATION

PRESENTATION ARCOM NUMBER: ARC-25-0053

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A8

Plotted On: 12/3/25

PERSPECTIVE RENDERINGS

Volumes/RP Server/RESIDENTIAL/2025 Projects/Clifton Residence/Architect Model/CLIFTON RESIDENCE 10-1-25.pln



MOTORCOURT

PRESENTATION ARCOM NUMBER: ARC-25-0053

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AR91404

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AR91404
REGISTERED ARCHITECT

12/3/25

VIA LAS BRISAS

228 VIA LAS BRISAS
PALM BEACH, FLORIDA
33480

1" ACTUAL

IF THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY, THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED, AFFECTING ALL LABELED SCALES.

BY	REVISIONS	DATE

DATE:	12/3/25
SCALE:	AS NOTED
DRAWN:	SMR
JOB:	
SHEET	
PERMIT	DATE

A9

Plotted On: 12/3/25

PERSPECTIVE RENDERINGS

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FRONT ENTRY

PRESENTATION ARCOM NUMBER: ARC-25-0053

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PERMIT	DATE

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Plotted On: 12/3/25

PERSPECTIVE RENDERINGS

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REAR ELEVATION

PRESENTATION ARCOM NUMBER: ARC-25-0053

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12/3/25

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BY	REVISIONS	DATE

DATE:	12/3/25
SCALE:	AS NOTED
DRAWN:	SMR
JOB:	
SHEET	
PERMIT	DATE

A11

Plotted On: 12/3/25

PERSPECTIVE RENDERINGS

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1
A12

NORTH ELEVATION PROPOSED W/. LANDSCAPE

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

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12/3/25

VIA LAS BRISAS

228 VIA LAS BRISAS
PALM BEACH, FLORIDA
33480

1" ACTUAL

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BY	REVISIONS	DATE

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SCALE:	AS NOTED
DRAWN:	SMR
JOB:	
SHEET	
PERMIT	DATE

A12

Plotted On: 12/3/25

NORTH BUILDING COLORED BASE ELEVATION

Volumes/RP Server/RESIDENTIAL/2025 Projects/Clifton Residence/Architecd Model CLIFTON RESIDENCE 10-1-25.pln

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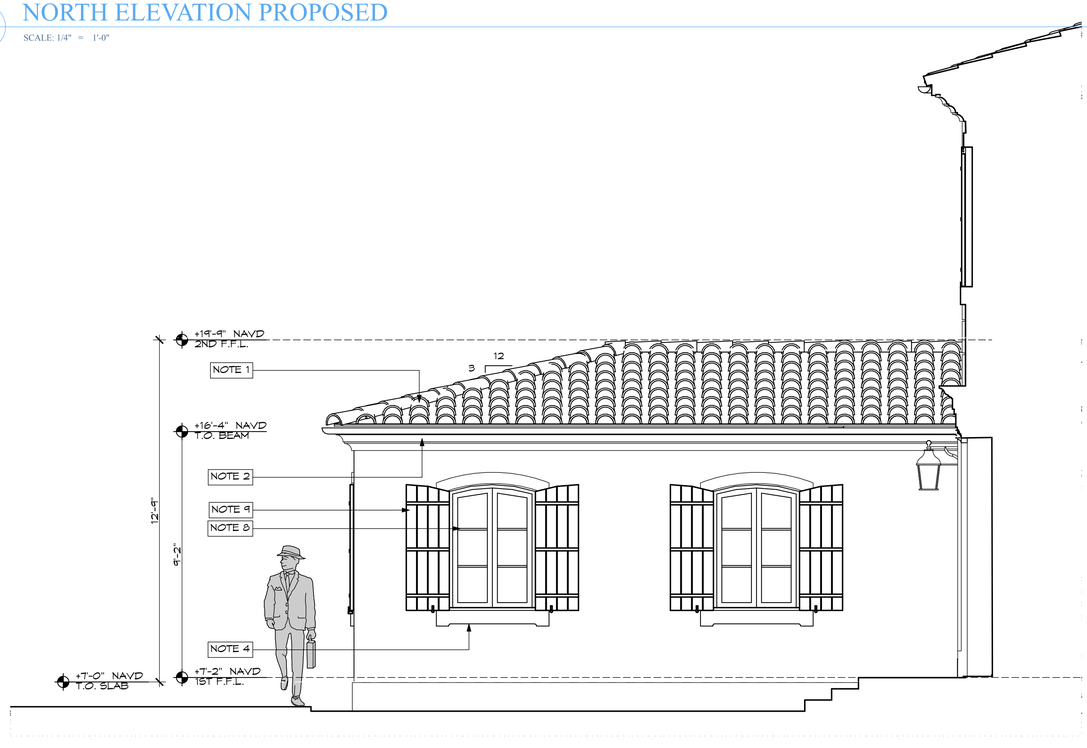
1 A13 NORTH ELEVATION PROPOSED

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



2 A13 PROPOSED MOTORCOURT WEST ELEVATION

SCALE: 3/8" = 1'-0"

SUMMARY OF UPDATES:

ARTICULATED PILASTERS AND DETAILS

ADJUSTED THE PROPORTIONS OF THE WINDOWS

ADJUSTED THE OVERALL HEIGHT - ADDING ONE STEP

ADJUSTED WATER TABLE HEIGHT

ADJUSTED WEST ELEVATION OF GYM

REDESIGNED THE ENTRY LANTERN

PRESENTATION

ARCOM NUMBER: ARC-25-0053

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INTERIORS
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12/3/25

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PALM BEACH, FLORIDA
33480

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Plotted On: 12/3/25

NORTH BUILDING COLORED BASE ELEVATION

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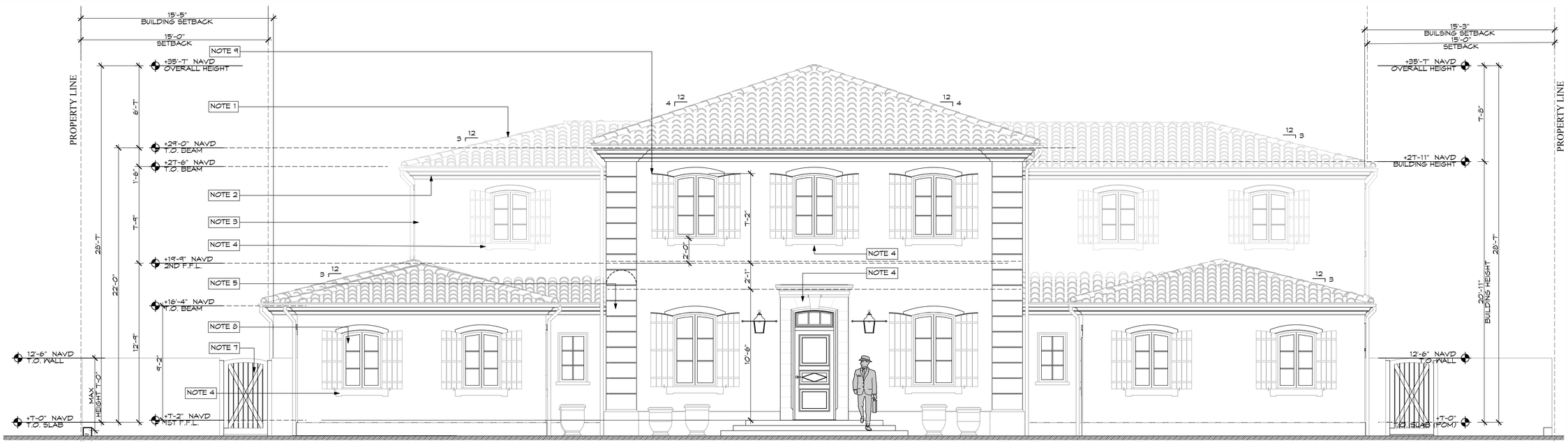
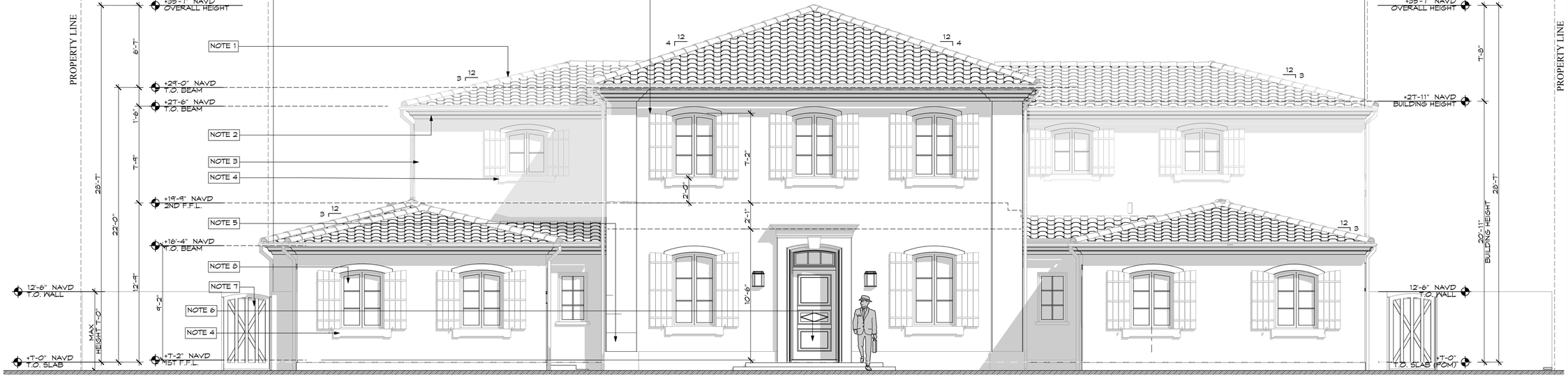


1 / A14 NORTH ELEVATION (PROPOSED)

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



2 / A14 NORTH ELEVATION (PREVIOUS ARCOM SUBMISSION)

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

NOTE 1	SANTA ANA CLAY TWO PIECE ROOF TILE (APRICOT BLEND (DOUBLE EAVE STARTER COARSE)	NOTE 5	STUCCO PILASTER SHERWIN WILLIAMS OC-45 SWISS COFFEE	NOTE 9	MAHOGANY SHUTTER PAINTED SHERWIN WILLIAMS SW 6806 RHYTHMIC BLUE. PROVIDE COPPER CAPS AT TOP OF SHUTTER
NOTE 2	STUCCO STEPPED COVE CORNICE SHERWIN WILLIAMS OC-45 SWISS COFFEE	NOTE 6	STAINED MAHOGANY (RIFT CUT) ENTRY DOOR / TRANSOM STAIN: SIKKENS BUTTERNUT	NOTE 10	CAST STONE COLUMNS SHERWIN WILLIAMS OC-45 SWISS COFFEE
NOTE 3	COLORED STUCCO SHERWIN WILLIAMS 7010 WHITE DUCK DOORS AND WINDOWS	NOTE 7	MAHOGANY GATE PAINTED SHERWIN WILLIAMS 7010 WHITE DUCK		
NOTE 4	STUCCO WINDOW AND DOOR SURROUND SHERWIN WILLIAMS OC-45 SWISS COFFEE	NOTE 8	TISCHLER WINDOWS AND DOORS PAINTED MAHOGANY SHERWIN WILLIAMS 7010 WHITE DUCK		

SUMMARY OF UPDATES:

ARTICULATED PILASTERS AND DETAILS
ADJUSTED THE PROPORTIONS OF THE WINDOWS
ADJUSTED THE OVERALL HEIGHT - ADDING ONE STEP
ADJUSTED WATER TABLE HEIGHT
ADJUSTED WEST ELEVATION OF GYM
REDESIGNED THE ENTRY LANTERN

PRESENTATION

ARCOM NUMBER: ARC-25-0053

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REGISTERED ARCHITECT

12/3/25

VIA LAS BRISAS

228 VIA LAS BRISAS
PALM BEACH, FLORIDA
33480

1" ACTUAL

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BY	REVISIONS	DATE

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JOB:	
SHEET	
PERMIT	DATE

A14

Plotted On: 12/3/25

NORTH BUILDING ELEVATION (COMPARISON)

Volumes:RP Server/RESIDENTIAL/2025 Projects/Clifton Residence/Archicad Model/CLIFTON RESIDENCE 10-1-25.pln

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1 A15

SOUTH ELEVATION PROPOSED W/. LANDSCAPE

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

PRESENTATION

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VIA LAS BRISAS

228 VIA LAS BRISAS
PALM BEACH, FLORIDA
33480

1" ACTUAL

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BY	REVISIONS	DATE

DATE:	12/3/25
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SHEET	
PERMIT	DATE

A15

Plotted On: 12/3/25

SOUTH BUILDING COLORED BASE ELEVATIONS

Volumes/RP Server/RESIDENTIAL/2025 Projects/Clifton Residence/Archicad Model/CLIFTON RESIDENCE 10-1-25.pln

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1 A16 SOUTH ELEVATION PROPOSED

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

SUMMARY OF UPDATES:

ARTICULATED PILASTERS AND DETAILS

ADJUSTED THE PROPORTIONS OF THE WINDOWS

ADJUSTED THE OVERALL HEIGHT - ADDING ONE STEP

ADJUSTED WATER TABLE HEIGHT

INCREASED THE WIDTH OF THE LOGGIA DOORS

PRESENTATION

ARCOM NUMBER: ARC-25-0053

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12/3/25

VIA LAS BRISAS

228 VIA LAS BRISAS
PALM BEACH, FLORIDA
33480

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Plotted On: 12/3/25

SOUTH BUILDING COLORED BASE ELEVATIONS

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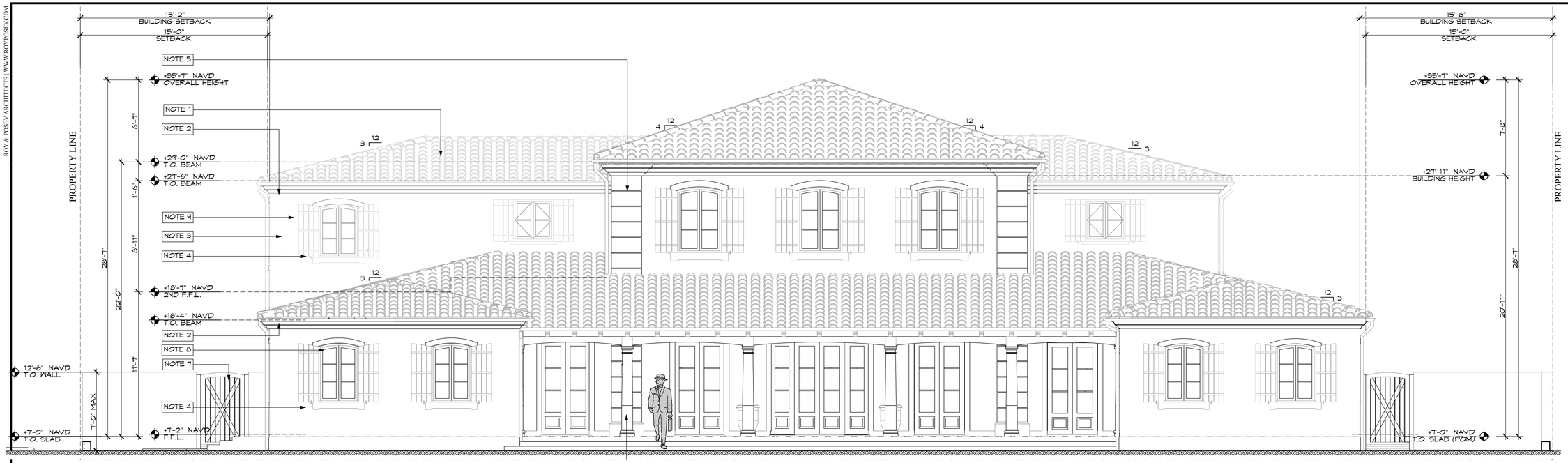

1 A17 SOUTH ELEVATION (PROPOSED)

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



3 A17 SOUTH ELEVATION (PREVIOUS ARCOM SUBMISSION)

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

NOTE 1	SANTA ANA CLAY TWO PIECE ROOF TILE (APRICOT BLEND (DOUBLE EAVE STARTER COARSE)	NOTE 5	STUCCO PILASTER SHERWIN WILLIAMS OC-45 SWISS COFFEE	NOTE 9	MAHOGANY SHUTTER PAINTED SHERWIN WILLIAMS SW 6806 RHYTHMIC BLUE. PROVIDE COPPER CAPS AT TOP OF SHUTTER
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NOTE 3	COLORED STUCCO SHERWIN WILLIAMS 7010 WHITE DUCK DOORS AND WINDOWS	NOTE 7	MAHOGANY GATE PAINTED SHERWIN WILLIAMS 7010 WHITE DUCK		
NOTE 4	STUCCO WINDOW AND DOOR SURROUND SHERWIN WILLIAMS OC-45 SWISS COFFEE	NOTE 8	TISCHLER WINDOWS AND DOORS PAINTED MAHOGANY SHERWIN WILLIAMS 7010 WHITE DUCK		

SUMMARY OF UPDATES:

ARTICULATED PILASTERS AND DETAILS
ADJUSTED THE PROPORTIONS OF THE WINDOWS
ADJUSTED THE OVERALL HEIGHT - ADDING ONE STEP
ADJUSTED WATER TABLE HEIGHT
INCREASED THE WIDTH OF THE LOGGIA DOORS

PRESENTATION ARCOM NUMBER: ARC-25-0053

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228 VIA LAS BRISAS
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BY	REVISIONS	DATE

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SHEET	
PERMIT	DATE

A17

Plotted On: 12/3/25

SOUTH BUILDING ELEVATIONS (COMPARISON)

Volumes:RP Server/RESIDENTIAL/2025 Projects/Clifton Residence/Archicad Model/CLIFTON RESIDENCE 10-1-25.pln

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2 A18 EAST ELEVATION PROPOSED W/. LANDSCAPE

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

PRESENTATION ARCOM NUMBER: ARC-25-0053

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BY	REVISIONS	DATE

DATE:	12/3/25
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SHEET	
PERMIT	DATE

A18

Plotted On: 12/3/25

EAST BUILDING COLORED BASE ELEVATIONS

Volumes:RP Server:RESIDENTIAL:2025 Projects:Clifton Residence:Architect Model:CLIFTON RESIDENCE 10-1-25.pln

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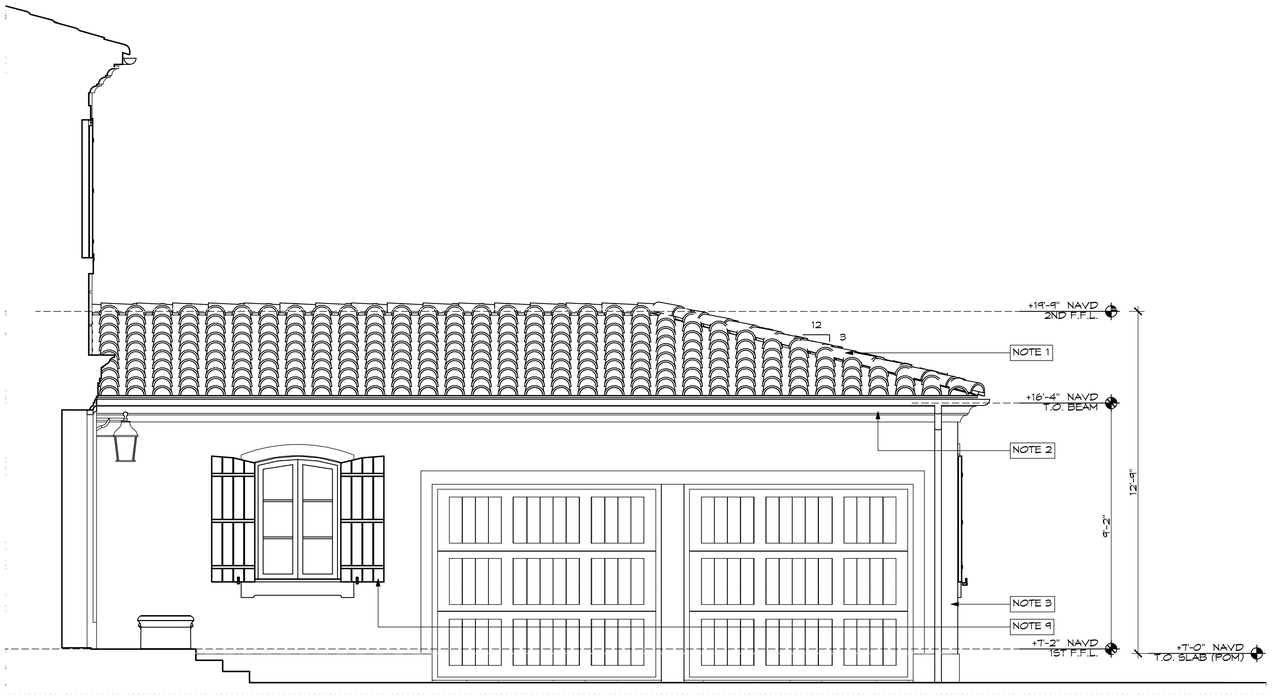
3 A19

EAST ELTEVATION PROPOSED

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





2 A19

PROPOSED MOTORCOURT EAST ELEVATION

SCALE: 3/8" = 1'-0"

SUMMARY OF UPDATES:

ARTICULATED PILASTERS AND DETAILS

ADJUSTED THE PROPORTIONS OF THE WINDOWS

ADJUSTED THE OVERALL HEIGHT - ADDING ONE STEP

ADJUSTED WATER TABLE HEIGHT

ADJUSTED THE DETAILS OF THE GARAGE DOORS

PRESENTATION ARCOM NUMBER: ARC-25-0053

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A19

Plotted On: 12/3/25

EAST BUILDING COLORED BASE ELEVATIONS

Volumes:RP Server:RESIDENTIAL:2025 Projects:Clifton Residence:Archicad Model:CLIFTON RESIDENCE 10-1-25.pln

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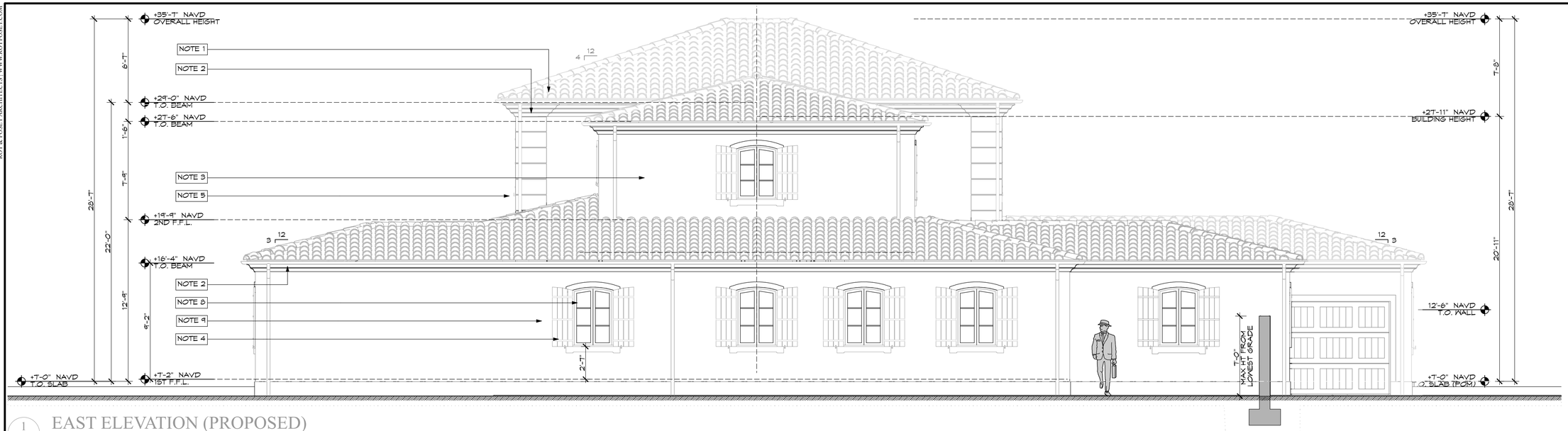
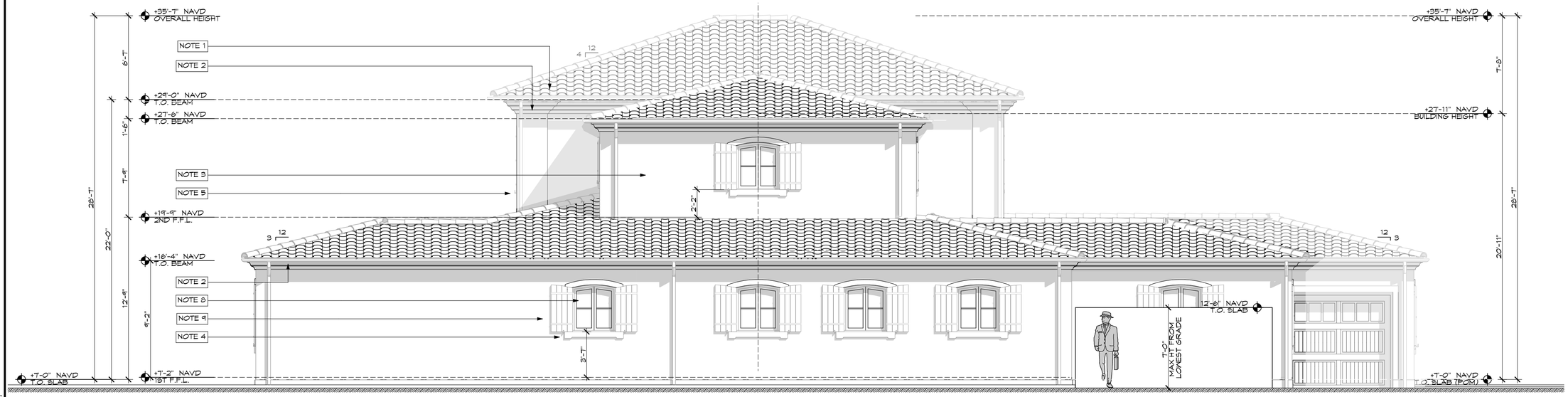


1 A20

EAST ELEVATION (PROPOSED)

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



2 A20

EAST ELEVATION (PREVIOUS ARCOM SUBMISSION)

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

NOTE 1	SANTA ANA CLAY TWO PIECE ROOF TILE (APRICOT BLEND (DOUBLE EAVE STARTER COARSE)	NOTE 5	STUCCO PILASTER SHERWIN WILLIAMS OC-45 SWISS COFFEE	NOTE 9	MAHOGANY SHUTTER PAINTED SHERWIN WILLIAMS SW 6806 RHYTHMIC BLUE. PROVIDE COPPER CAPS AT TOP OF SHUTTER
NOTE 2	STUCCO STEPPED COVE CORNICE SHERWIN WILLIAMS OC-45 SWISS COFFEE	NOTE 6	STAINED MAHOGANY (RIFT CUT) ENTRY DOOR / TRANSOM STAIN: SIKKENS BUTTERNUT	NOTE 10	CAST STONE COLUMNS SHERWIN WILLIAMS OC-45 SWISS COFFEE
NOTE 3	COLORED STUCCO SHERWIN WILLIAMS 7010 WHITE DUCK DOORS AND WINDOWS	NOTE 7	MAHOGANY GATE PAINTED SHERWIN WILLIAMS 7010 WHITE DUCK		
NOTE 4	STUCCO WINDOW AND DOOR SURROUND SHERWIN WILLIAMS OC-45 SWISS COFFEE	NOTE 8	TISCHLER WINDOWS AND DOORS PAINTED MAHOGANY SHERWIN WILLIAMS 7010 WHITE DUCK		

SUMMARY OF UPDATES:

ARTICULATED PILASTERS AND DETAILS
ADJUSTED THE PROPORTIONS OF THE WINDOWS
ADJUSTED THE OVERALL HEIGHT - ADDING ONE STEP
ADJUSTED WATER TABLE HEIGHT
ADJUSTED THE DETAILS OF THE GARAGE DOORS

PRESENTATION ARCOM NUMBER: ARC-25-0053

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LANDSCAPE
INTERIORS
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FLORIDA REGISTERED ARCHITECT
AR91404

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12/3/25

VIA LAS BRISAS

228 VIA LAS BRISAS
PALM BEACH, FLORIDA
33480

1" ACTUAL

IF THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY, THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED, AFFECTING ALL LABELED SCALES.

BY	REVISIONS	DATE

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SCALE:	AS NOTED
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JOB:	
SHEET	
PERMIT	DATE

A20

Plotted On: 12/3/25

EAST BUILDING ELEVATIONS (COMPARISON)

Volumes/RP Server/RESIDENTIAL/2025 Projects/Clifton Residence/Archicad Model/CLIFTON RESIDENCE 10-1-25.pln

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1
A21

WEST ELEVATION PROPOSED W/. LANDSCAPE

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

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VIA LAS BRISAS

228 VIA LAS BRISAS
PALM BEACH, FLORIDA
33480

1" ACTUAL

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BY	REVISIONS	DATE

DATE:	12/3/25
SCALE:	AS NOTED
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JOB:	
SHEET	
PERMIT	DATE

A21

Plotted On: 12/3/25

WEST BUILDING COLORED BASE ELEVATIONS

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1 A22 WEST ELEVATION PROPOSED

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

SUMMARY OF UPDATES:

ARTICULATED PILASTERS AND DETAILS

ADJUSTED THE PROPORTIONS OF THE WINDOWS

ADJUSTED THE OVERALL HEIGHT - ADDING ONE STEP

ADJUSTED WATER TABLE HEIGHT

PRESENTATION ARCOM NUMBER: ARC-25-0053

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PALM BEACH, FLORIDA
33480

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BY	REVISIONS	DATE

DATE:	12/3/25
SCALE:	AS NOTED
DRAWN:	SMR
JOB:	
SHEET	
PERMIT	DATE

A22

Plotted On: 12/3/25

WEST BUILDING COLORED BASE ELEVATIONS

Williams/RP Server/RESIDENTIAL/2025 Projects/Clifton Residence/Archicad Model/CLIFTON RESIDENCE 10-1-25.pln

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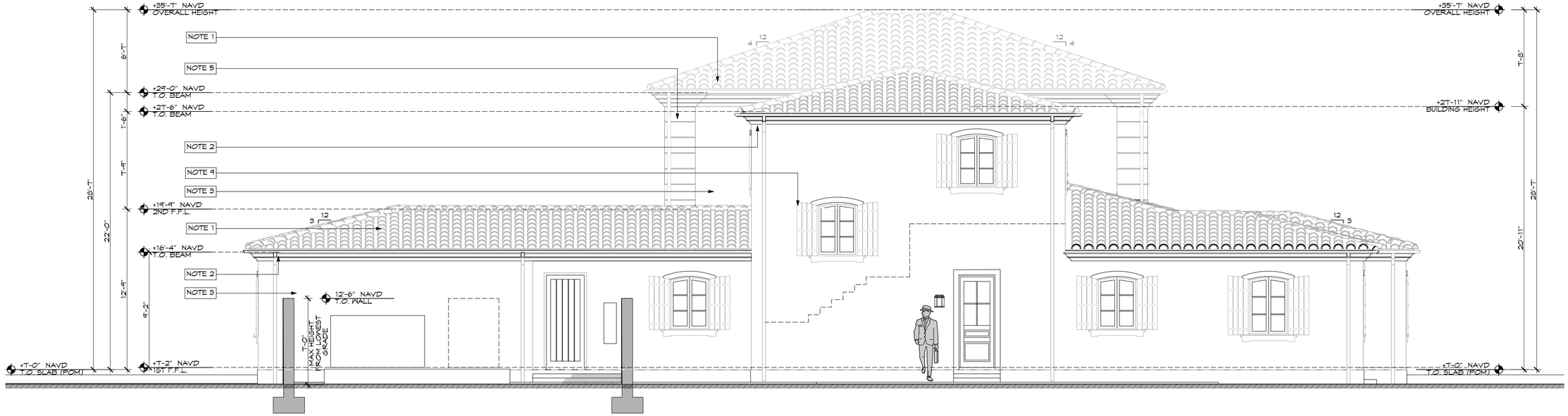
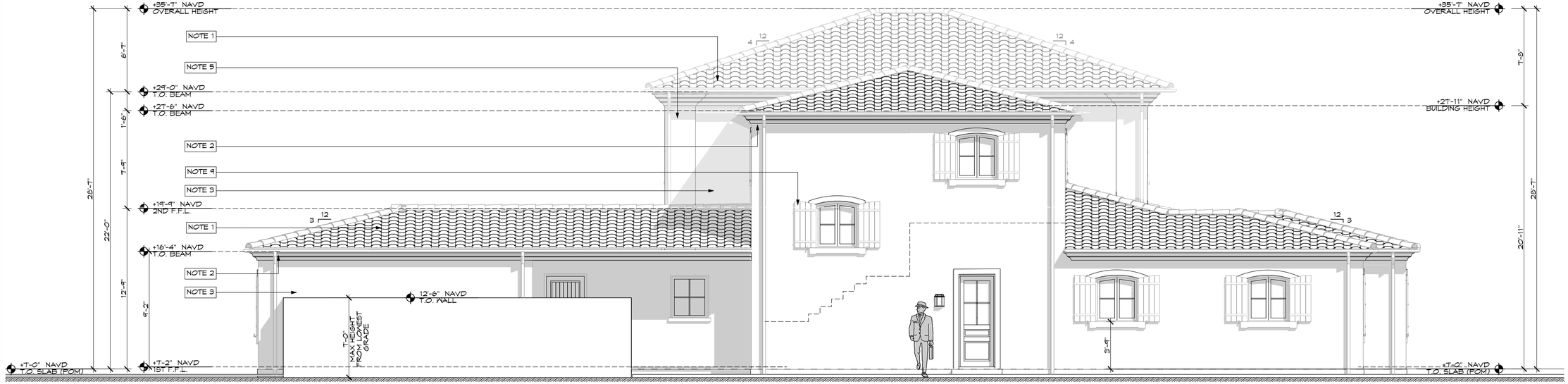


1 A23 WEST ELEVATION (PROPOSED)

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



2 A23 WEST ELEVATION (PREVIOUS ARCOM SUBMISSION)

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

NOTE 1	SANTA ANA CLAY TWO PIECE ROOF TILE (APRICOT BLEND (DOUBLE EAVE STARTER COARSE)	NOTE 5	STUCCO PILASTER SHERWIN WILLIAMS OC-45 SWISS COFFEE	NOTE 9	MAHOGANY SHUTTER PAINTED SHERWIN WILLIAMS SW 6806 RHYTHMIC BLUE. PROVIDE COPPER CAPS AT TOP OF SHUTTER
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SUMMARY OF UPDATES:

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ADJUSTED THE PROPORTIONS OF THE WINDOWS
ADJUSTED THE OVERALL HEIGHT - ADDING ONE STEP
ADJUSTED WATER TABLE HEIGHT

PRESENTATION ARCOM NUMBER: ARC-25-0053

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AR91404

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12/3/25

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PALM BEACH, FLORIDA
33480

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WEST BUILDING ELEVATIONS (COMPARISON)

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VIA LAS BRISAS

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PALM BEACH, FLORIDA
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1" ACTUAL

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DATE:	12/3/25
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PERMIT	DATE

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Plotted On: 12/3/25

PERSPECTIVE RENDERINGS

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228 Via Las Brisas Palm Beach, Florida 33480

PRESENTATION
12/19/25

Scope of Work:
Construction of a new two story residence to include:
New pool, New hardscape, New landscape.

ARCOM SHEET INDEX	
ID	Name
A1	ARCOM COMMENT SUMMERY
A2	SITE PLAN
A3	ARCHITECTURAL STYLE / INSPIRATIONM PHOTOS
A4	ARCHITECTURAL STYLE / INSPIRATIONM PHOTOS
A5	ARCHITECTURAL STYLE / INSPIRATIONM PHOTOS
A6	NORTH BUILDING ENLARGED ELEVATION
A7	MOTORCOURT LIGHT FIXTURE
A8	PERSPECTIVE RENDERINGS
A9	PERSPECTIVE RENDERINGS
A10	PERSPECTIVE RENDERINGS
A11	PERSPECTIVE RENDERINGS
A12	NORTH BUILDING COLORED BASE ELEVATION
A13	NORTH BUILDING COLORED BASE ELEVATION
A14	NORTH BUILDING ELEVATION (COMPARISON)
A15	SOUTH BUILDING COLORED BASE ELEVATIONS
A16	SOUTH BUILDING COLORED BASE ELEVATIONS
A17	SOUTH BUILDING ELEVATIONS (COMPARISON)
A18	EAST BUILDING COLORED BASE ELEVATIONS
A19	EAST BUILDING COLORED BASE ELEVATIONS
A20	EAST BUILDING ELEVATIONS (COMPARISON)
A21	WEST BUILDING COLORED BASE ELEVATIONS
A22	WEST BUILDING COLORED BASE ELEVATIONS
A23	WEST BUILDING ELEVATIONS (COMPARISON)
A24	PERSPECTIVE RENDERINGS
A25	TITLE SHEET / GENERAL INFO
A26	LOCATION MAP

ARCOM SHEET INDEX	
ID	Name
A27	SITE LOCATION PLAN
A28	EXISTING PHOTOS
A29	FIRST FLOOR PLAN
A30	SECOND FLOOR PLAN
A31	ROOF PLAN
A32	ROOF DETAILS
A33	MATERIAL SUMMARY
A34	MOTORCOURT EAST ELEVATION
A35	MOTORCOURT WEST ELEVATION
A36	BUILDING SECTIONS
A37	CONTEXT PHOTOS
A38	CONTEXT PHOTOS
A39	CONTEXT PHOTOS
A40	CONTEXT PHOTOS
A41	SITE STREETSCAPE PLAN & ELEVATIONS
A42	SITE PLAN & AREA CALCULATIONS
A43	SITE LOT COVERAGE PLAN
A44	CUBIC CONTENT DIAGRAM
A45	TRELLIS
A46	DOOR & WINDOW DETAILS / SCHEDULES
A47	DOOR & WINDOW DETAILS CONT.
A48	ARCHITECTURAL DETAILS
A49	REAR HEIGHT SETBACK PLANE
A50	SITE PLAN YARD SECTIONS
A51	CIRCULATION MAP
A52	CONSTRUCTION STAGING PLAN & TRUCK LOGISTICS PLAN

LANDSCAPE	
ID	Name
SITE	LANDSCAPE PLAN
EL1	ELEVATION LANDSCAPE OVERLAY
EL2	ELEVATION LANDSCAPE OVERLAY
EL3	ELEVATION LANDSCAPE OVERLAY
	PERSPECTIVE RENDER
	PERSPECTIVE RENDER
SITE	SITE PLAN
L1	HARDSCAPE PLAN
LP1	LANDSCAPE PLAN
LP2	PLANTING DETAILS
LL1	LIGHTING PLAN
LL2	LIGHTING PLAN
OS1	OPEN SPACE DIAGRAM PROPOSED OVERALL
OS2	OPEN SPACE DIAGRAM - FRONT SETBACKS PROPOSED
OS4	OPEN SPACE DIAGRAM - NATIVE PLANTING

CIVIL	
ID	Name
C1	CIVIL PLAN
EC-1	EROSION CONTROLL PLAN

CONSULTANTS AND ENGINEERS

GENERAL CONTRACTOR TBD	GEOTECHNICAL ENGINEER: NUTTING ENGINEERING 1310 Neptune Dr Boynton Beach, FL 33426 561-732-7200	STRUCTURAL ENGINEER: HUSTAD STRUCTURAL ENGINEERING	MEP ENGINEER: FAE CONSULTING	CIVIL ENGINEER: GRUBER CONSULTING CHAD GRUBER Gruber Consulting Engineers, Inc. 2475 Mercer Ave., Suite 305 West Palm Beach, FL 33401 561-312-2041	LANDSCAPE ARCHITECT: NIEVERA WILLIAMS DESIGN MARIO NIEVERA 625 N. FLAGLER DR STE 502 WEST PALM BEACH, FL 33401 561-659-2820	SURVEYOR: KESHAVARZ & ASSOCIATED 711 N DIXIE HWY STE 201 WEST PALM BEACH, FL33401

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12/3/25

VIA LAS BRISAS

228 VIA LAS BRISAS
PALM BEACH, FLORIDA
33480

1" ACTUAL

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TITLE SHEET / GENERAL INFO

Volumes:RP Server:RESIDENTIAL:2025 Projects:Clifton Residence:Archicad Model:CLIFTON RESIDENCE 10-25.pln

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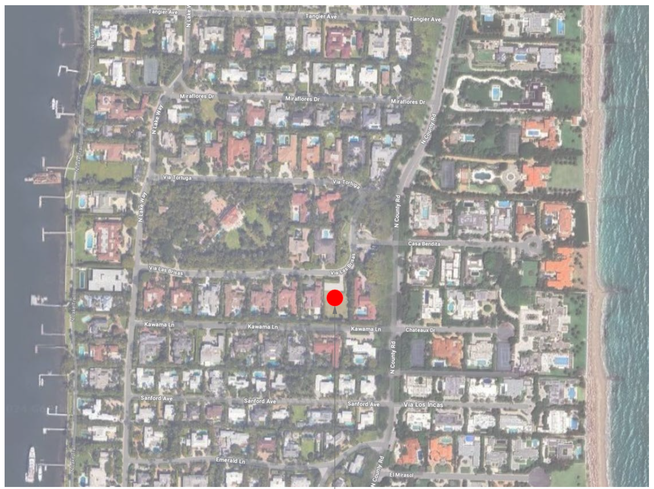

PROPERTY: 228 VIA LAS BRISAS



1 A26 LOCATION MAP

SCALE: 1" =100'

NORTH

PRESENTATION ARCOM NUMBER: ARC-25-0053

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DATE:	12/3/25
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JOB:	
SHEET	
PERMIT	DATE

A26

Plotted On: 12/3/25

LOCATION MAP

Wilsons/RP Server/RESIDENTIAL/2025 Projects/Clifton Residence/Archicad Model/CLIFTON RESIDENCE 10-1-25.pln

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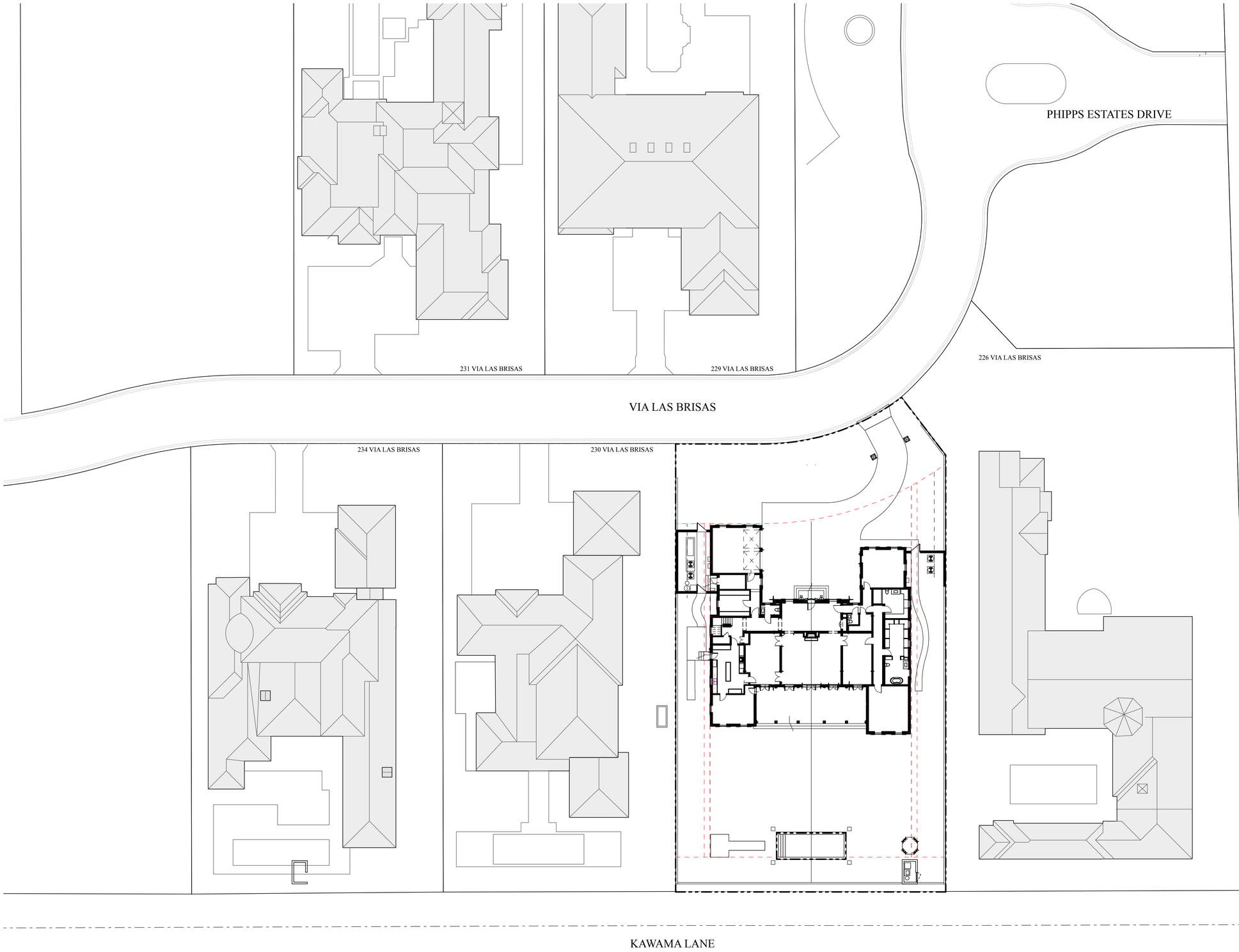

1 A27 SITE LOCATION CONTEXT PLAN

SCALE: 1" = 20'

PRESENTATION ARCOM NUMBER: ARC-25-0053

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AR91404

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DRAWN:	SMR
JOB:	
SHEET	
PERMIT	DATE

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Plotted On: 12/3/25

SITE LOCATION PLAN

Volumes:RP Server:RESIDENTIAL:2025 Projects:Clifton Residence:Archicad Model:CLIFTON RESIDENCE 10-1-25.pln

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228 VIA LAS BRISAS - EAST VIEW



228 VIA LAS BRISAS - WEST VIEW



228 VIA LAS BRISAS - NORTH VIEW



228 VIA LAS BRISAS - SOUTH VIEW

PRESENTATION ARCOM NUMBER: ARC-25-0053

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DATE:	12/3/25
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EXISTING PHOTOS

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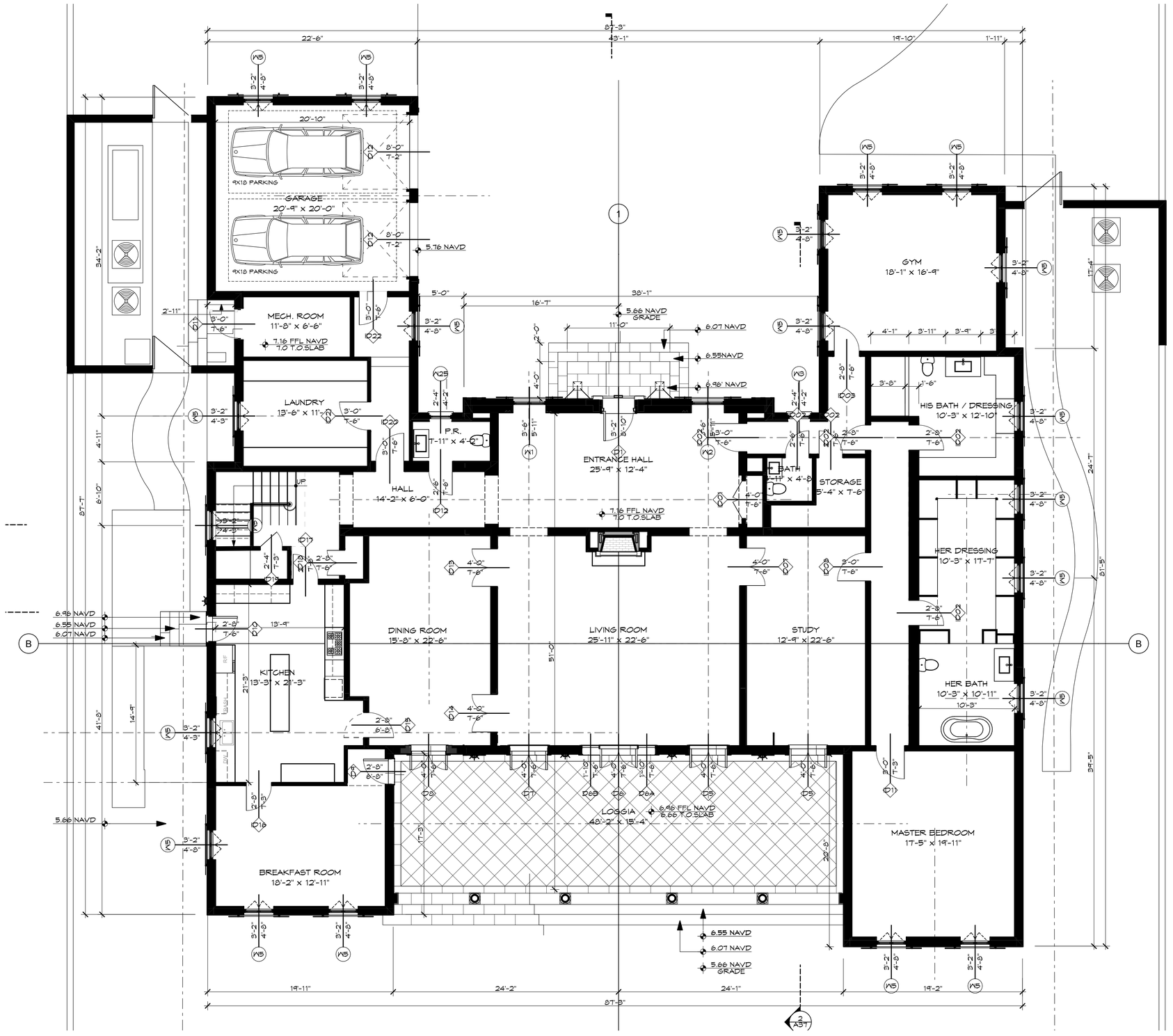

1 A29 FIRST FLOOR PLAN

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

NORTH

PRESENTATION ARCOM NUMBER: ARC-25-0053

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AR91404

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12/3/25

VIA LAS BRISAS

228 VIA LAS BRISAS
PALM BEACH, FLORIDA
33480

1" ACTUAL

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BY	REVISIONS	DATE

DATE:	12/3/25
SCALE:	AS NOTED
DRAWN:	SMR
JOB:	
SHEET	
PERMIT	DATE

A29

Plotted On: 12/3/25

FIRST FLOOR PLAN

Volumes/RP Server/RESIDENTIAL/2025 Projects/Clifton Residence/Archicad Model/CLIFTON RESIDENCE 10-1-25.pln

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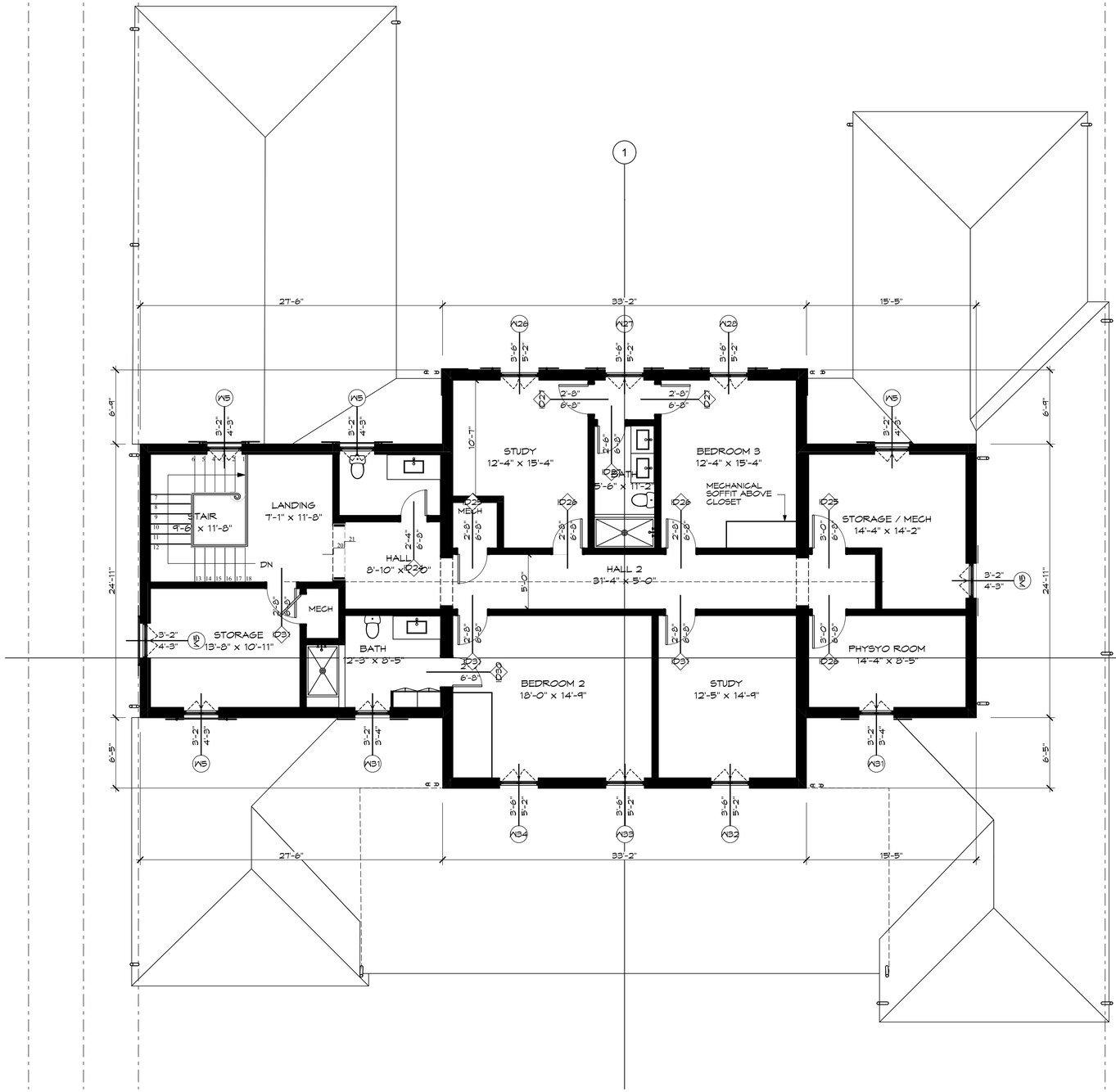

1 A30 SECOND FLOOR - LOWER ROOF PLAN

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

NORTH

PRESENTATION ARCOM NUMBER: ARC-25-0053

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SECOND FLOOR PLAN

Volumes:RP Server:RESIDENTIAL:2025 Projects:Clifton Residence:Archicad Model:CLIFTON RESIDENCE 10-1-25.pln

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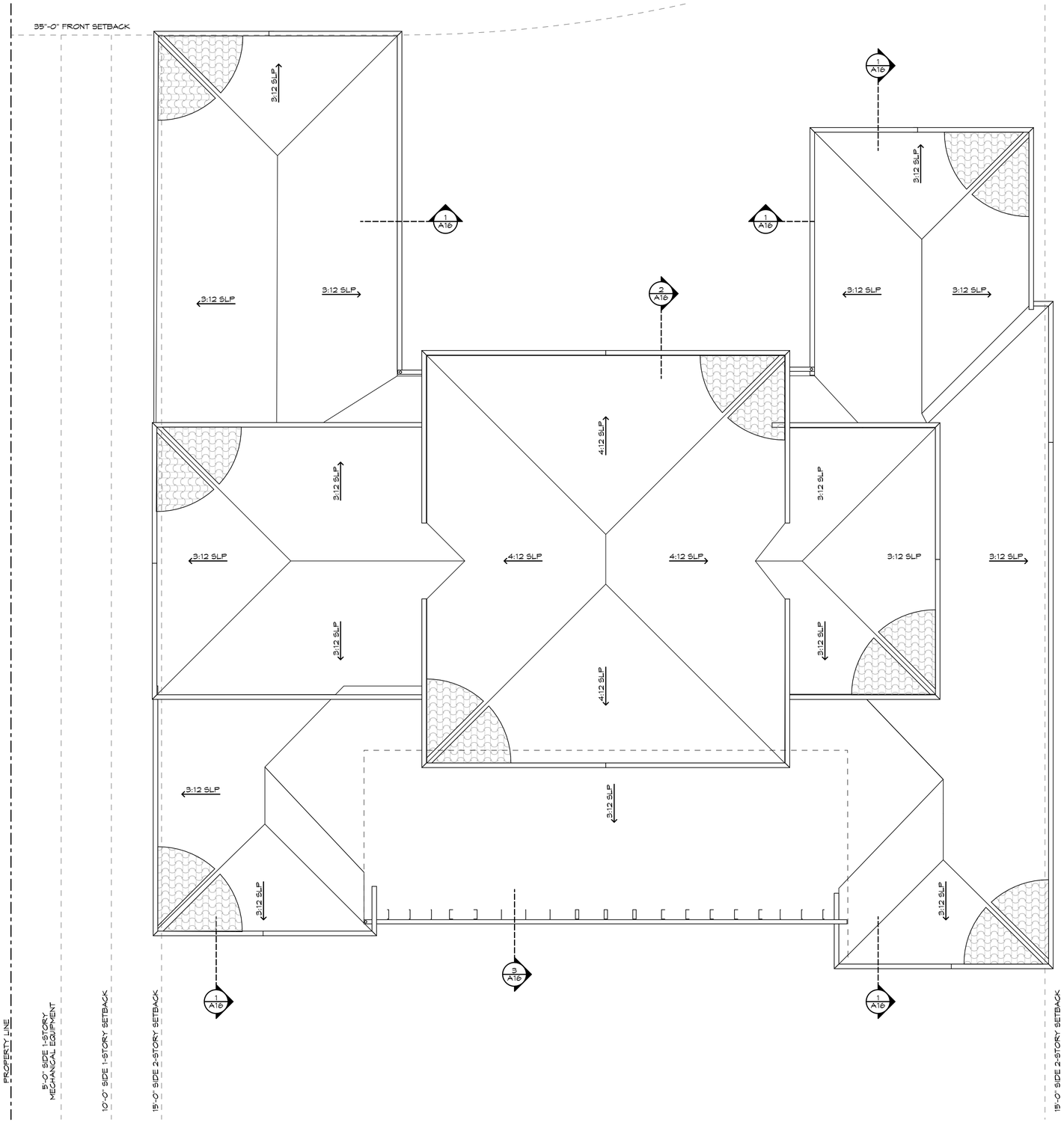

1 A31 UPPER ROOF PLAN

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

NORTH

PRESENTATION ARCOM NUMBER: ARC-25-0053

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PALM BEACH, FLORIDA
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Plotted On: 12/3/25

ROOF PLAN

Volumes:RP Server\RESIDENTIAL\2025 Projects\Clifton Residence\Architecal Model\CLIFTON RESIDENCE 10-1-25.pln

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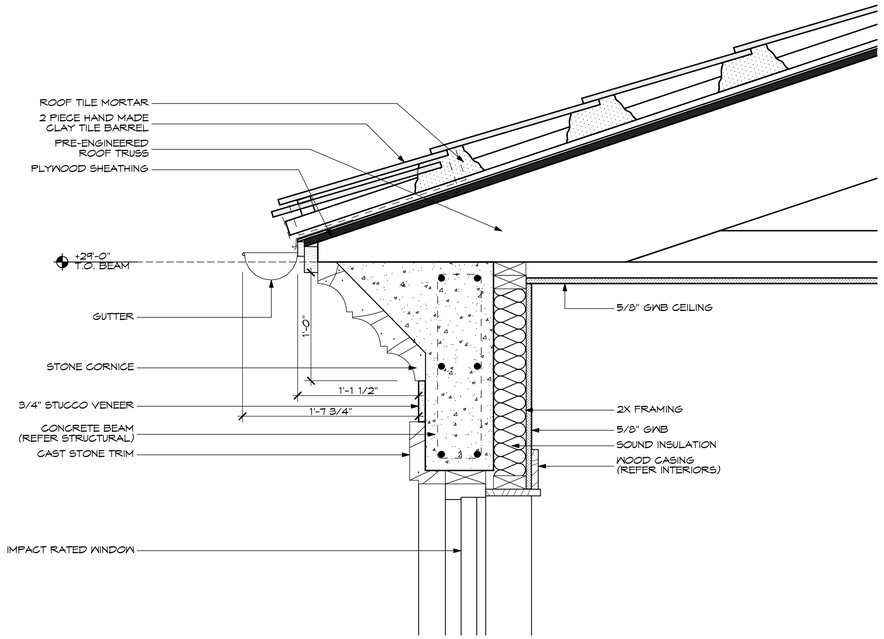
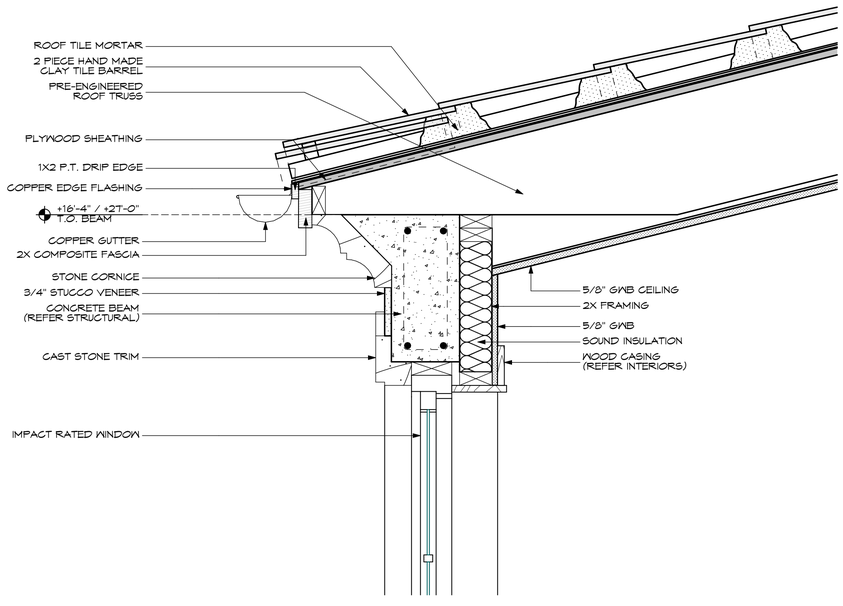


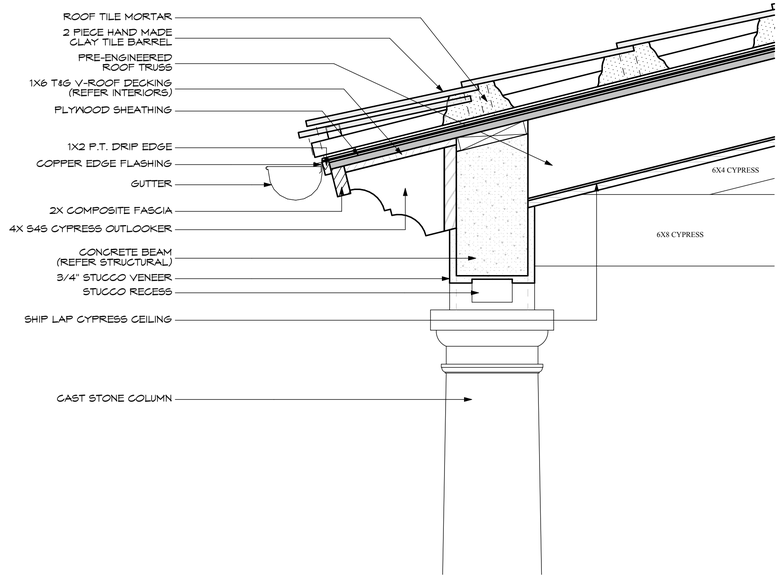
1 A32 ROOF DETAIL @ CENTER MASSING

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



2 A32 ROOF DETAIL TYPICAL

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



3 A32 ROOF DETAIL @ LOGGIA

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

PRESENTATION ARCOM NUMBER: ARC-25-0053

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VIA LAS BRISAS

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1" ACTUAL

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ROOF DETAILS

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SHERWIN WILLIAMS 7010 WHITE DUCK:
- DOORS AND WINDOWS
- GARDEN GATES
- GARAGE DOORS



EXTERIOR WALLS:
PIGMENTED STUCCO HC-173
EGDECOME GRAY

SHUTTERS:
SHERWIN WILLIAMS SW 6806 RHYTHMIC BLUE



MAHOGANY SIKKENS BUTTERNUT
ENTRY DOOR AND TRANSOM:

SHERWIN WILLIAMS OC-45 SWISS COFFEE
TRIM: STUCCO / CAST STONE:
- WINDOW AND DOOR TRIM
- CORNICE
- PILASTERS AND COLUMNS
- WATERTABLE
- GUTTER AND DOWNSPOUTS



COLOR PALLET INSPIRATION PHOTO



ROOF MATERIAL:
SANTA ANA CLAY TWO PIECE ROOF TILE
APRICOT BLEND



OIL RUBBED BRONZE FINISH:
- EXTERIOR DOOR HARDWARE
- EXTERIOR LIGHT FIXTURES
- GARDEN FOLLY PERGOLA

PRESENTATION ARCOM NUMBER: ARC-25-0053

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MATERIAL SUMMARY

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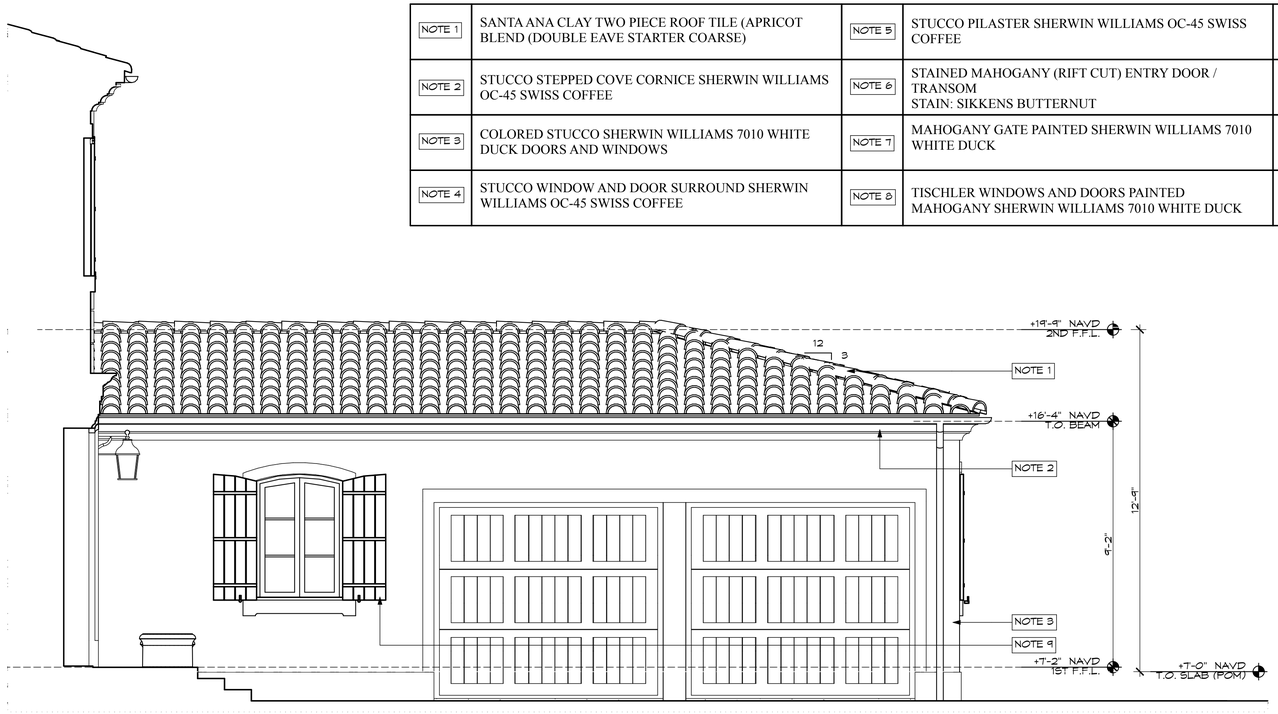
NOTE 1	SANTA ANA CLAY TWO PIECE ROOF TILE (APRICOT BLEND (DOUBLE EAVE STARTER COARSE)	NOTE 5	STUCCO PILASTER SHERWIN WILLIAMS OC-45 SWISS COFFEE	NOTE 9	MAHOGANY SHUTTER PAINTED SHERWIN WILLIAMS SW 6806 RHYTHMIC BLUE. PROVIDE COPPER CAPS AT TOP OF SHUTTER
NOTE 2	STUCCO STEPPED COVE CORNICE SHERWIN WILLIAMS OC-45 SWISS COFFEE	NOTE 6	STAINED MAHOGANY (RIFT CUT) ENTRY DOOR / TRANSOM STAIN: SIKKENS BUTTERNUT	NOTE 10	CAST STONE COLUMNS SHERWIN WILLIAMS OC-45 SWISS COFFEE
NOTE 3	COLORED STUCCO SHERWIN WILLIAMS 7010 WHITE DUCK DOORS AND WINDOWS	NOTE 7	MAHOGANY GATE PAINTED SHERWIN WILLIAMS 7010 WHITE DUCK		
NOTE 4	STUCCO WINDOW AND DOOR SURROUND SHERWIN WILLIAMS OC-45 SWISS COFFEE	NOTE 8	TISCHLER WINDOWS AND DOORS PAINTED MAHOGANY SHERWIN WILLIAMS 7010 WHITE DUCK		



2 / A34 PROPOSED MOTORCOURT EAST ELEVATION

SCALE: 3/8" = 1'-0"



1 / A34 MOTORCOURT EAST ELEVATION (PREVIOUS ARCOM SUBMISSION)

SCALE: 3/8" = 1'-0"

PRESENTATION ARCOM NUMBER: ARC-25-0053

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1" ACTUAL

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BY	REVISIONS	DATE

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SHEET	
PERMIT	DATE

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Plotted On: 12/3/25

MOTORCOURT EAST ELEVATION

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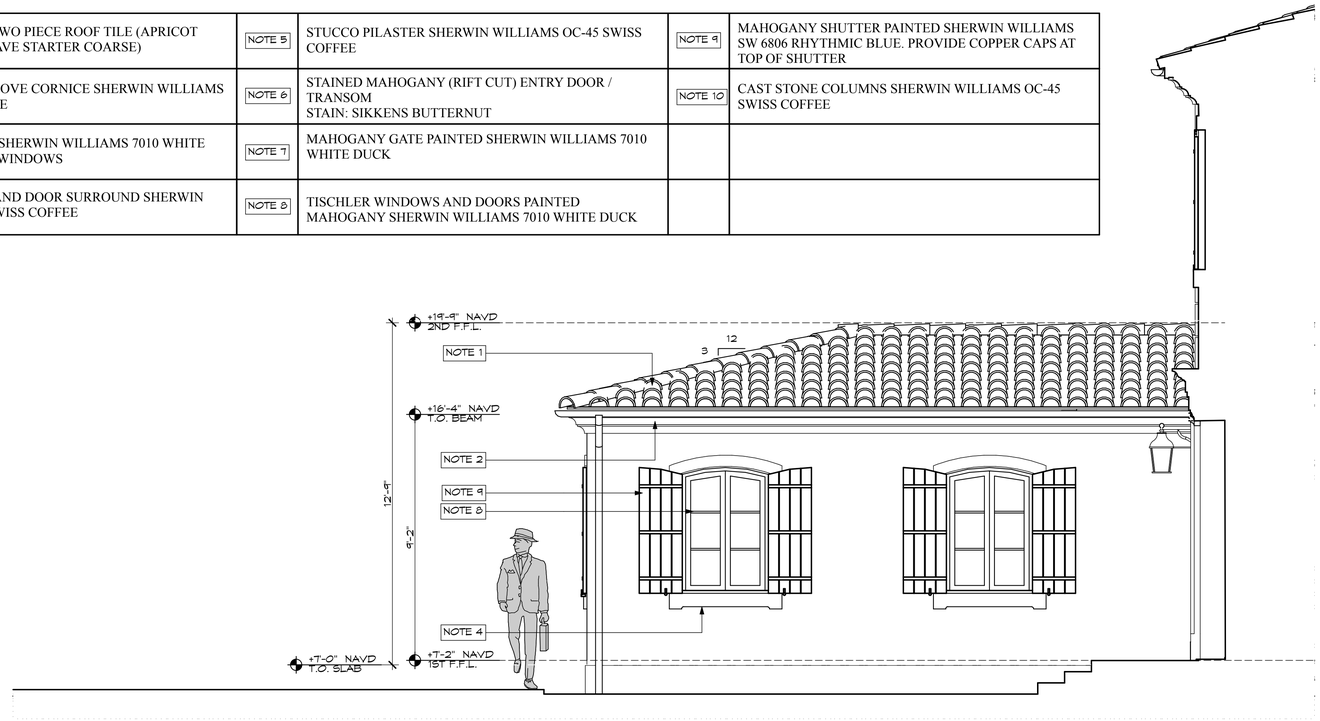
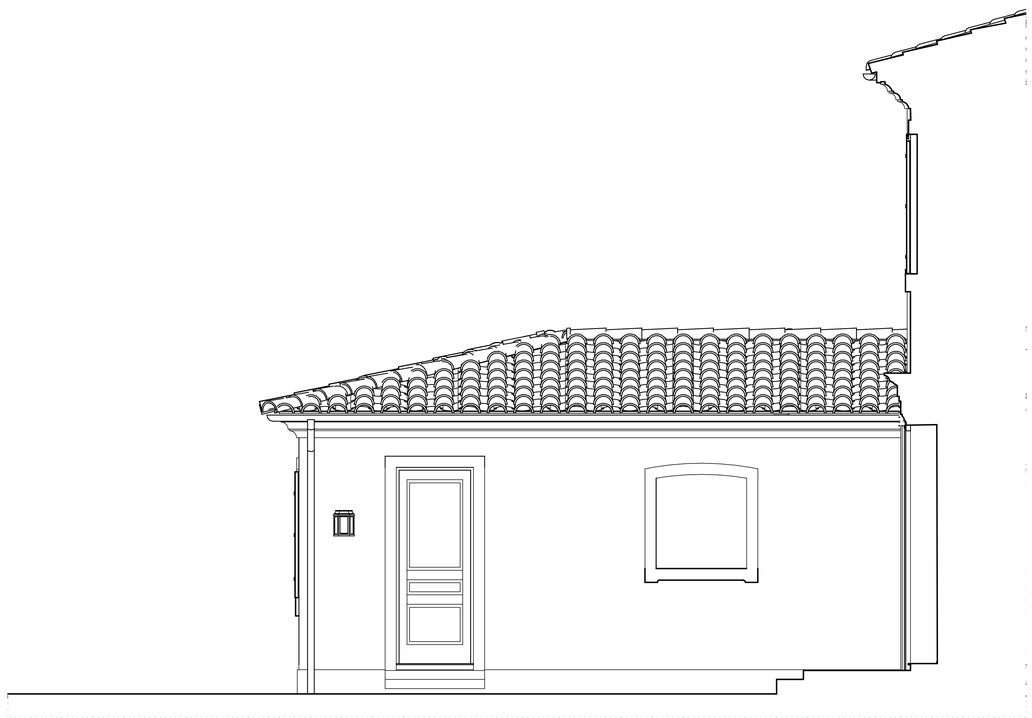


1 A35 PROPOSED MOTORCOURT WEST ELEVATION

SCALE: 3/8" = 1'-0"



2 A35 CURRENT MOTORCOURT WEST ELEVATION

SCALE: 3/8" = 1'-0"

PRESENTATION ARCOM NUMBER: ARC-25-0053

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A35

Plotted On: 12/3/25

MOTORCOURT WEST ELEVATION

Volumes:RP Server:RESIDENTIAL:2025 Projects:Clifton Residence:Archicad Model:CLIFTON RESIDENCE 10-1-25.pln

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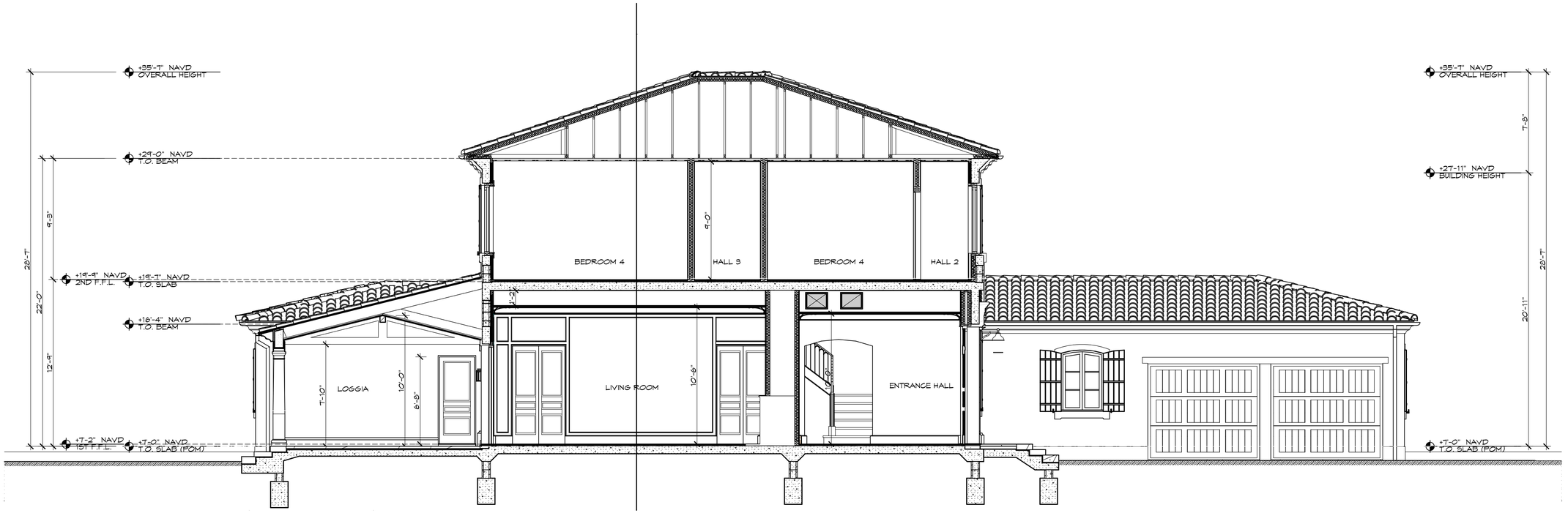

1 A36 BUILDING SECTION @ LIVING ROOM & LOGGIA

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



2 A36 BUILDING SECTION @ STAIR

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

PRESENTATION ARCOM NUMBER: ARC-25-0053

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BY	REVISIONS	DATE

DATE:	12/3/25
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PERMIT	DATE

A36

Plotted On: 12/3/25

BUILDING SECTIONS

Volumes/RP Server/RESIDENTIAL/2025 Projects/Clifton Residence/Archicad Model/CLIFTON RESIDENCE 10-1-25.pln

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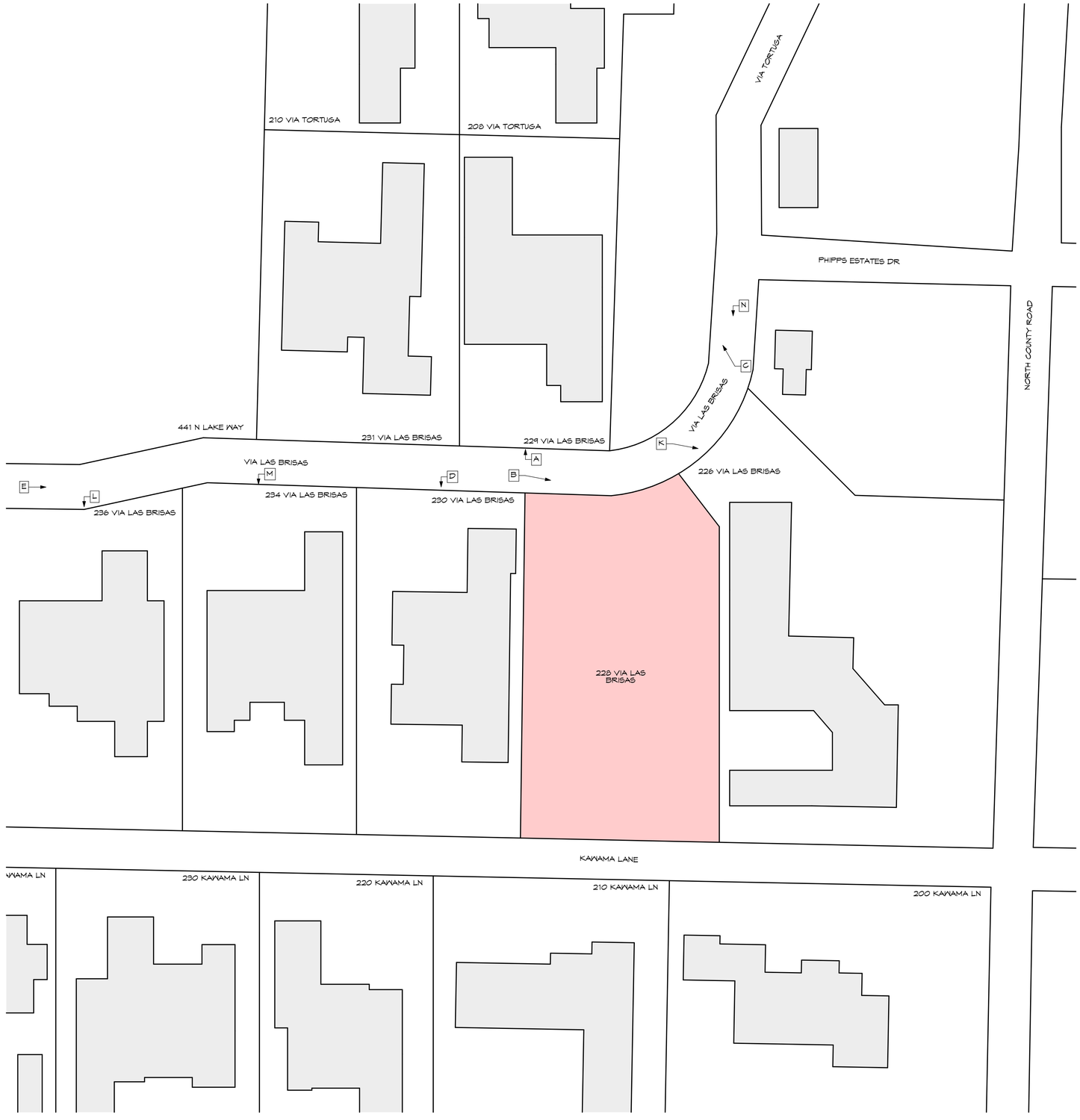
A - 229 VIA LAS BRISAS



B - 228 VIA LAS BRISAS



C - VIA LAS BRISAS STREET VIEW



1 A37 CONTEXT PHOTOS PLAN

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

PRESENTATION ARCOM NUMBER: ARC-25-0053

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SHEET	
PERMIT	DATE

A37

Plotted On: 12/3/25

CONTEXT PHOTOS

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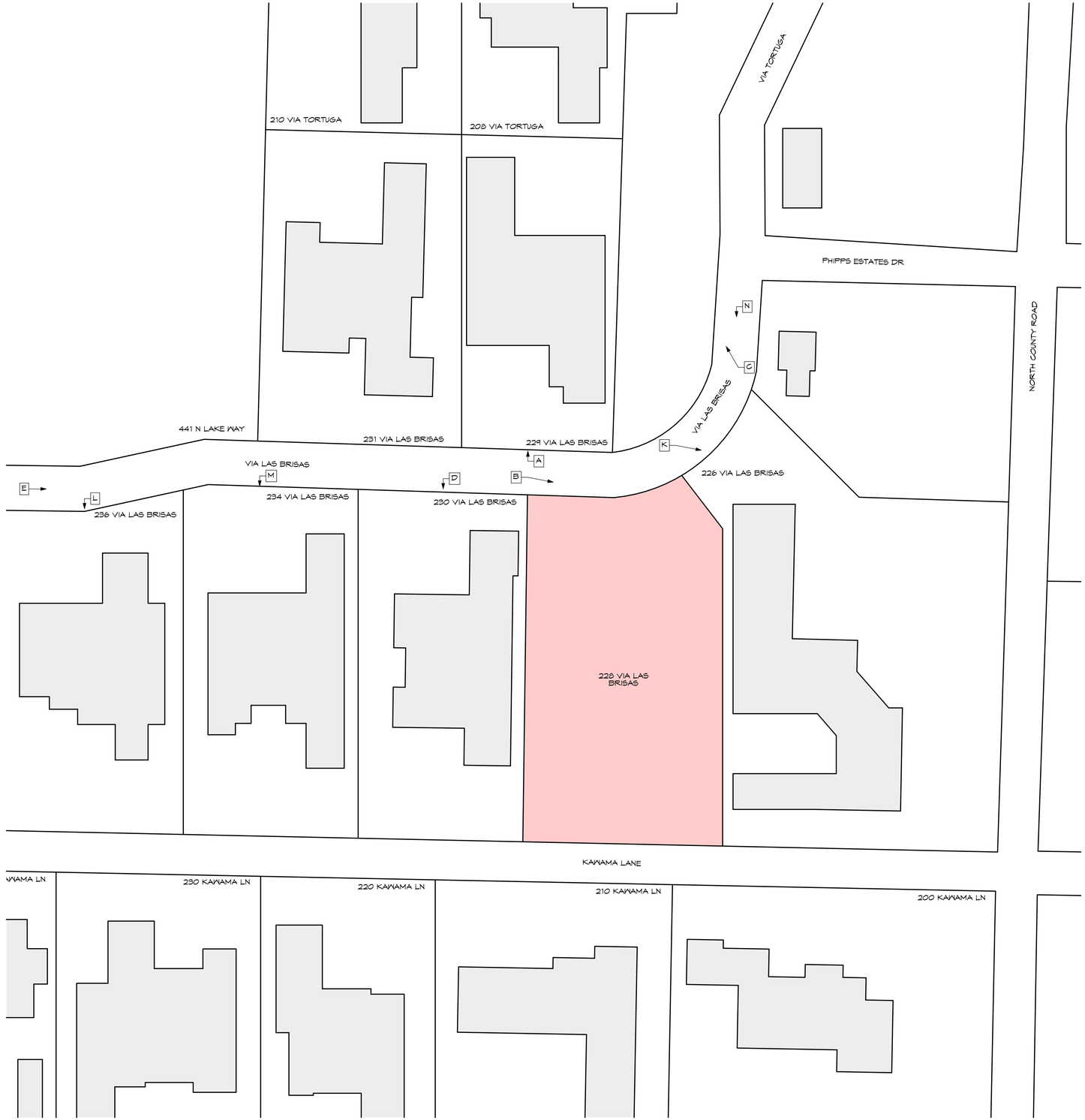
D - 230 VIA LAS BRISAS



E - VIA LAS BRISAS STREET VIEW



1 A38 CONTEXT PHOTOS PLAN

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

PRESENTATION ARCOM NUMBER: ARC-25-0053

ROY & POSEY
ARCHITECTURE
LANDSCAPE
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AR91404

ROY & POSEY LICENSE: AA0003396

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STATE OF FLORIDA
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12/3/25

VIA LAS BRISAS

228 VIA LAS BRISAS
PALM BEACH, FLORIDA
33480

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JOB:	
SHEET	
PERMIT	DATE

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Plotted On: 12/3/25

CONTEXT PHOTOS

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I - 240 VIA LAS BRISAS



J - 238 VIA LAS BRISAS



K - 226 VIA LAS BRISAS



1 A39 CONTEXT PHOTOS PLAN

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

PRESENTATION ARCOM NUMBER: ARC-25-0053

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STEPHEN MICHAEL ROY AIA, NCARB
FLORIDA REGISTERED ARCHITECT
AR91404

ROY & POSEY LICENSE: AA0003396

SEAL

STATE OF FLORIDA
STEPHEN M. ROY
AR91404
REGISTERED ARCHITECT

12/3/25

VIA LAS BRISAS

228 VIA LAS BRISAS
PALM BEACH, FLORIDA
33480

1" ACTUAL

IF THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY, THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED, AFFECTING ALL LABELED SCALES.

BY	REVISIONS	DATE

DATE:	12/3/25
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JOB:	
SHEET	
PERMIT	DATE

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CONTEXT PHOTOS

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L - 236 VIA LAS BRISAS



M - 234 VIA LAS BRISAS

1 A40 CONTEXT PHOTOS PLAN

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

PRESENTATION ARCOM NUMBER: ARC-25-0053

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226 VIA LAS BRISAS

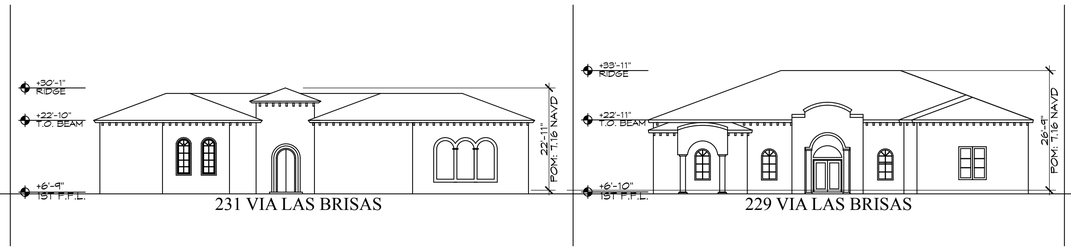
228 VIA LAS BRISAS
SUBJECT PROPERTY

230 VIA LAS BRISAS

234 VIA LAS BRISAS

1 A41 STREETSCAPE ELEVATIONS

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

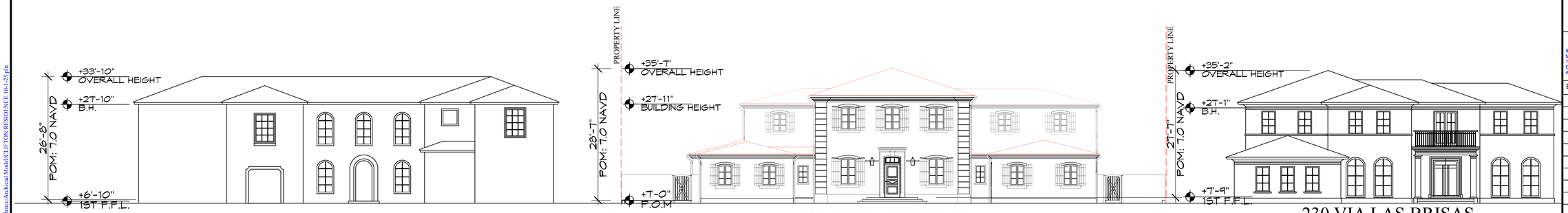


231 VIA LAS BRISAS

229 VIA LAS BRISAS

3 A41 STREETSCAPE ELEVATIONS

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



226 VIA LAS BRISAS

228 VIA LAS BRISAS
SUBJECT PROPERTY

230 VIA LAS BRISAS

2 A41 STREETSCAPE ELEVATIONS

SCALE: 3/32" = 1'-0"

PRESENTATION ARCOM NUMBER: ARC-25-0053

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SITE STREETSCAPE PLAN & ELEVATIONS

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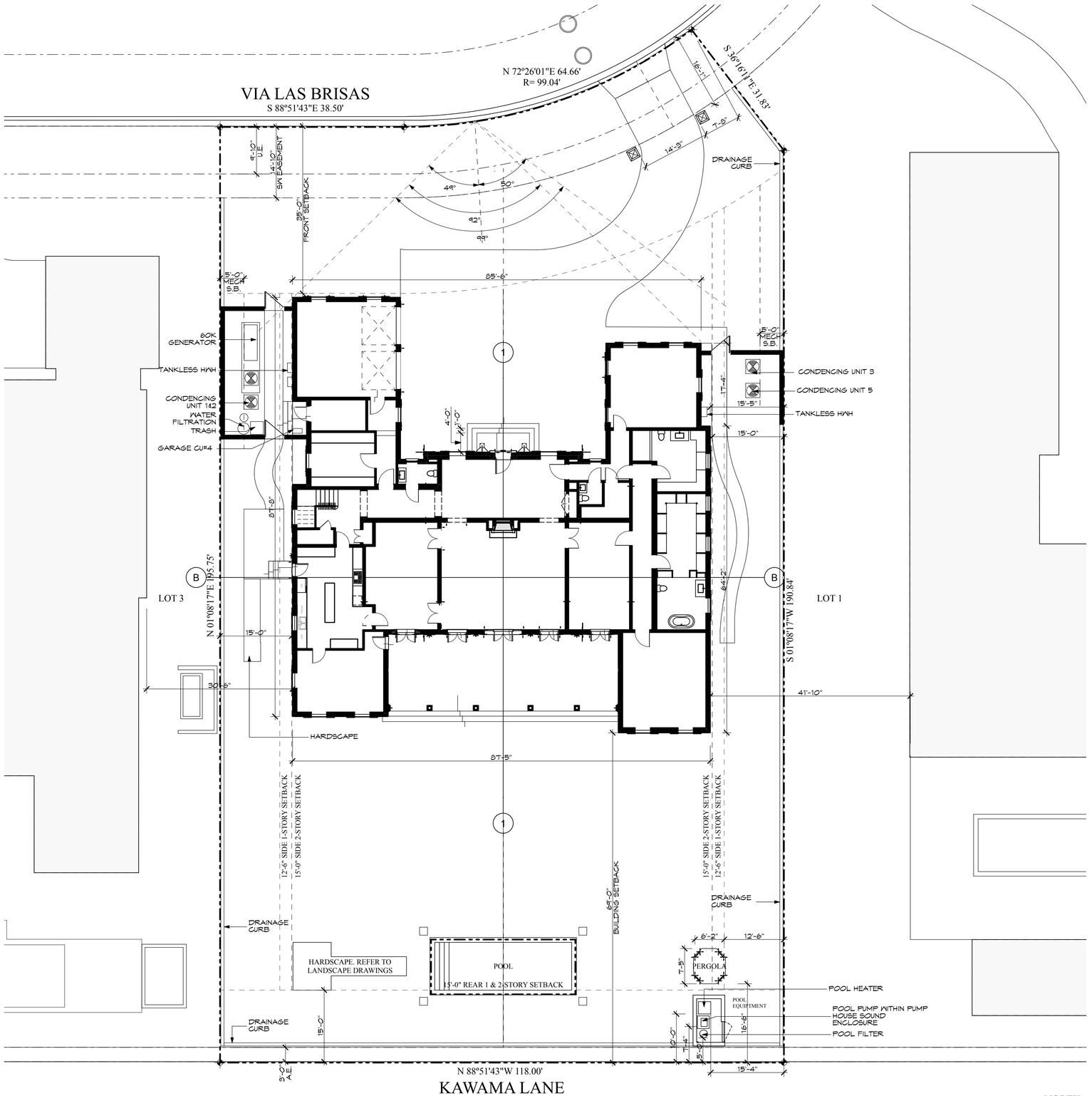

NORTH

1 A42 SITE PLAN
SCALE: 3/32" = 1'-0"

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:**	228 Via Las Brisas Palm Beach, Fl 33480		
2	**Zoning District:**	RB		
3	**Lot Area (sq. ft.):**	23,638 s.f.		
4	**Lot Width (W) & Depth (D) (ft.):**	118' x 195.75'		
5	**Structure Type:** (Single-Family, Multi-Family, Comm., Other)	Single Family residence		
6	**FEMA Flood Zone Designation:**	AE		
7	**Zero Datum for point of meas. (NAVD)**	7.0		
8	**Crown of Road (COR) (NAVD)**	4.32		
9		REQ'D / PERMITTED	EXISTING	PROPOSED
10	Lot Coverage (Sq Ft and %)	25%	N/A	24.98%
11	Enclosed Square Footage (1st & 2nd Fl., Basement, Accs. Structure, etc)		N/A	8,646 s.f.
12	*Front Yard Setback (Ft.)	35	N/A	35'-1"
13	* Side Yard Setback (1st Story) (Ft.)	(E&W) 12.5'	N/A	(E&W) 15'-5"
14	* Side Yard Setback (2nd Story) (Ft.)	(E&W) 15.0'	N/A	(E&W) 15'-6"
15	*Rear Yard Setback (Ft.)	(S) 15'	N/A	(S) 69'-8")
16	Angle of Vision (Deg.)	100 DEG	N/A	92 DEG
17	Building Height (Ft.)	22'	N/A	20'-11"
18	Overall Building Height (Ft.)	30'-0"	N/A	28'-7"
19	Cubic Content Ratio (CCR) (R-B ONLY)	3.86 CCR	N/A	3.36 CCR
20	** Max. Fill Added to Site (Ft.)	1.34'	N/A	1.34'
21	Finished Floor Elev. (FFE)(NAVD)	7'-0"	N/A	7'-2"
22	Base Flood Elevation (BFE)(NAVD)	7'-0"	N/A	7'-0"
23	Landscape Open Space (LOS) (Sq Ft and %)	11,819 S.F.	N/A	14,335 S.F.
24	Perimeter LOS (Sq Ft and %)	5,909 S.F.	N/A	5.920 S.F.
25	Front Yard LOS (Sq Ft and %)	1,803 S.F.	N/A	2,840 S.F.
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

FIRST FLOOR AIR CONDITIONED SPACE	4,675 S.F.
SECOND FLOOR AIR CONDITIONED SPACE	2,739 S.F.
TOTAL AIR CONDITIONED SPACE	7,414 S.F.
GARAGE:	475 S.F.
LOGGIA	757 S.F.
TOTAL GROSS AREA:	8646 S.F.

COR + FFE ÷2 = MAXIMUM AMOUNT OF FILL ALLOWED:
4.32 X 7.0 / 2 = 1.34' = 1.34' (4.32 - 5.66' = 1.34')

PRESENTATION
ARCOM NUMBER: ARC-25-0053

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Plotted On: 12/3/25

SITE PLAN & AREA CALCULATIONS

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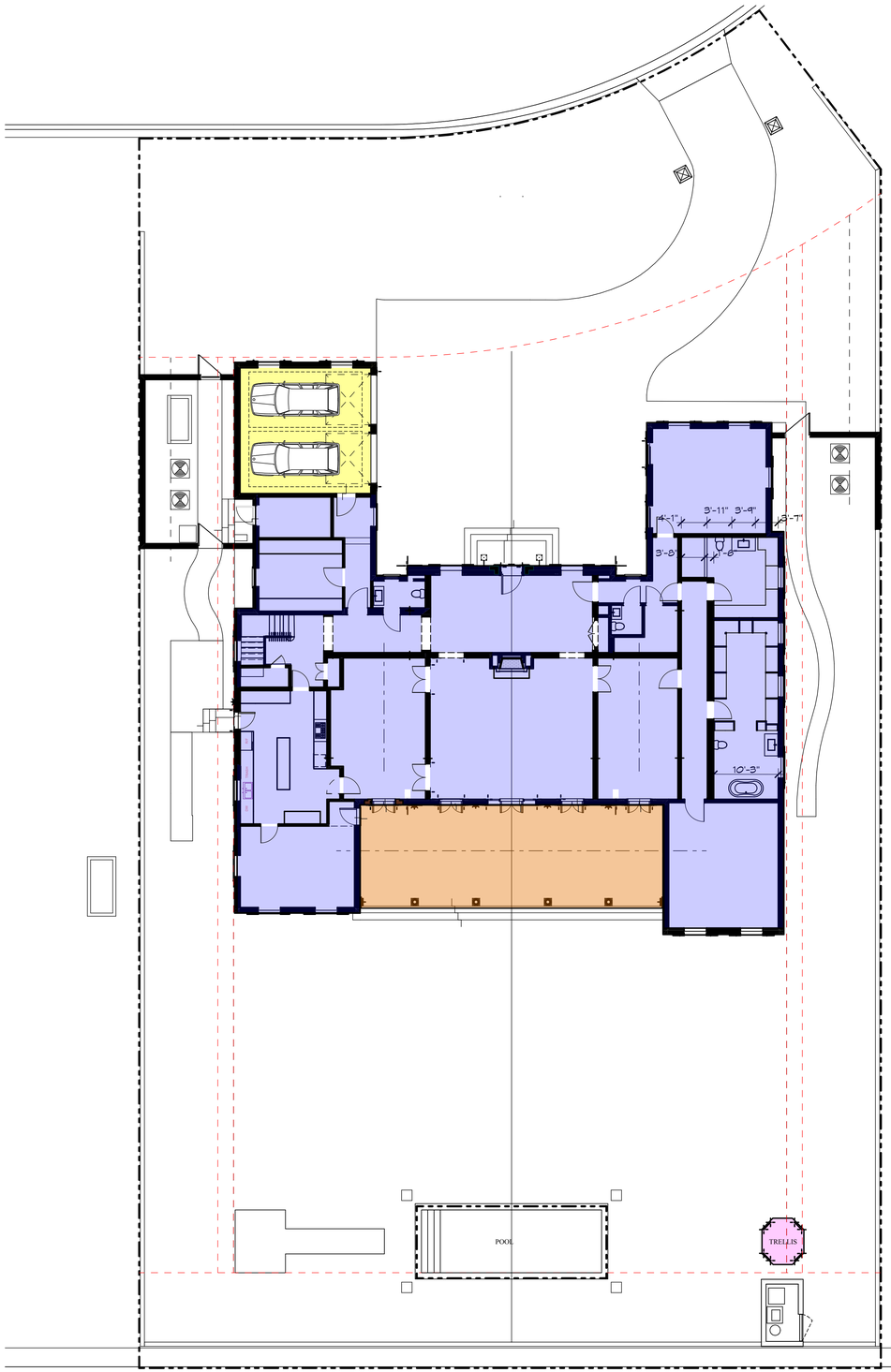

1 A43 SITE PLAN (LOT COVERAGE CALCULATIONS)

SCALE: 3/32" = 1'-0"

LOT COVERAGE CALCULATIONS

FIRST FLOOR (INCLUDED IN CALCULATION):

	FIRST FLOOR AIR CONDITIONED SPACE	(4,675 S.F.)
	COVERED LOGGIA	(757 S.F.)
	GARAGE	(475 S.F.)
LOT COVERAGE:		5,907 S.F.
SITE AREA:		23,638 S.F.

PROPOSED BUILDING LOT COVERAGE SIZE IS (24.98%) < 25%

	TRELLIS	(112 S.F.)
LOT COVERAGE:		6,919 S.F.
SITE AREA:		23,638 S.F.

PROPOSED GROSS LOT COVERAGE SIZE IS (25.46%) < 28% (SEC 134-895)

SEC. 134-895. - SAME—EXCEPTIONS TO YARD REGULATIONS.

IN THIS DISTRICT AN AWNING AND/OR OPEN TRELLISES LOCATED IN A SIDE OR REAR YARD WHICH MEET APPLICABLE MINIMUM YARD REQUIREMENTS MAY BE ERECTED, PROVIDED THE AREA OF THE PRINCIPAL STRUCTURE AND ALL AWNINGS AND OPEN TRELLISES COMBINED DOES NOT EXCEED ALLOWABLE LOT COVERAGE BY MORE THAN THREE PERCENT. SAID AWNINGS AND/OR TRELLISES SO ERECTED SHALL NOT COUNT IN THE CUBIC CONTENT RATIO CALCULATIONS AND SHALL NOT BE CONVERTED TO PERMANENT ADDITIONS TO THE PRINCIPAL STRUCTURE IF SUCH CONVERSION WOULD INCREASE LOT COVERAGE OF THE PRINCIPAL STRUCTURE ABOVE THE ALLOWED PERCENTAGE.

PRESENTATION ARCOM NUMBER: ARC-25-0053

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SITE LOT COVERAGE PLAN

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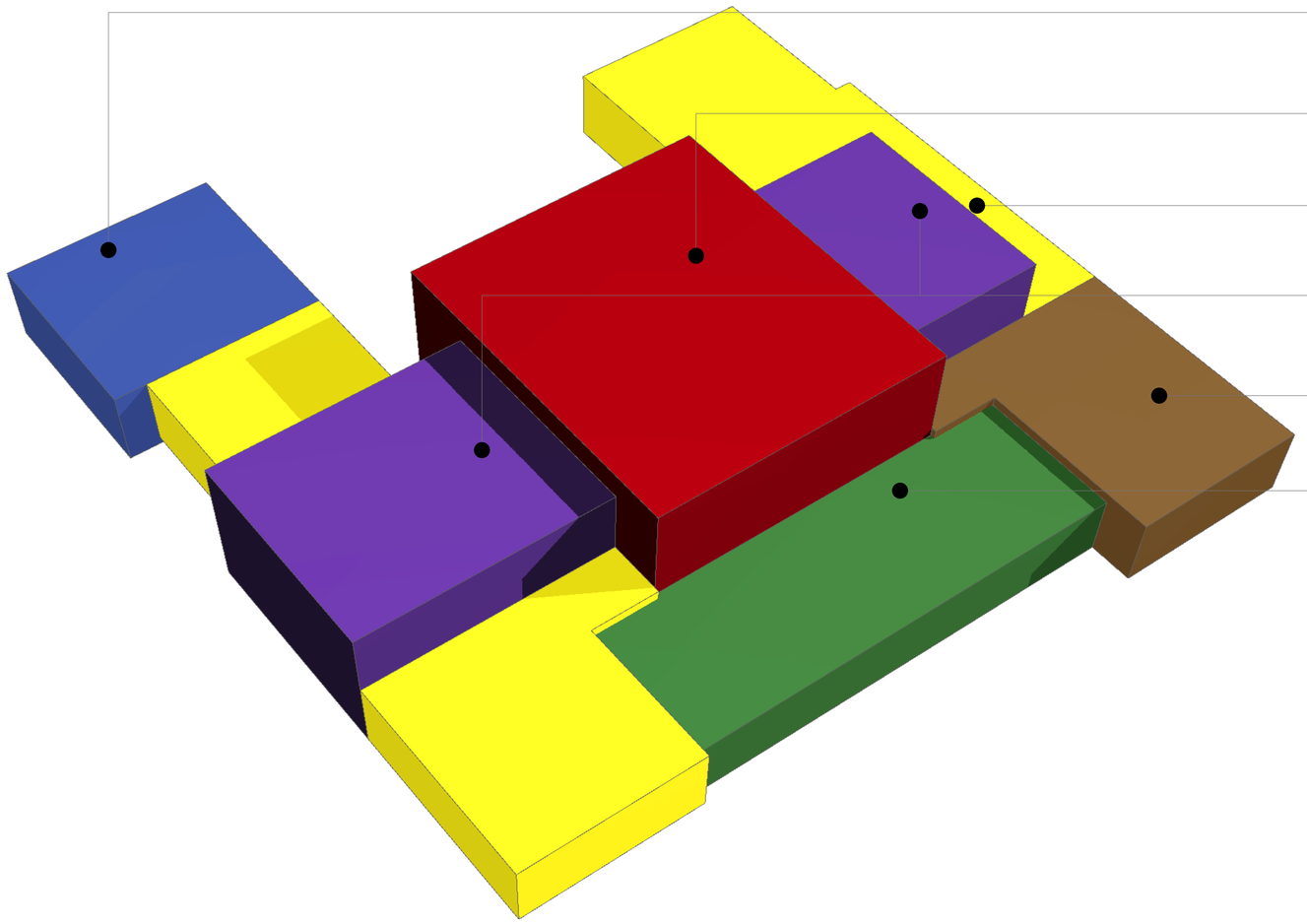

CCR CALCULATIONS

GARAGE	5,334 CUBIC FEET
TWO STORY LIVING SPACE	27,153 CUBIC FEET
ONE STORY LIVING SPACE	3,438 CUBIC FEET 4,767 CUBIC FEET 8,736 CUBIC FEET
LOWER TWO STORY LIVING SPACE	8,400 CUBIC FEET 13,380 CUBIC FEET
MASTER BEDROOM	5,298 CUBIC FEET
COVERED LOGGIA	6,006 CUBIC FEET (QUALIFIES FOR REDUCTION) +1453.2 CF OF LOGGIA COUNTS TOWARDS FULL CCR

TOTAL: 82,514 CF
LOGGIA REDUCTION -4,554.8 CF
ADJUSTED TOTAL 77,959.2
3.29 CCR < 3.86 MAX CCR

CCR:
3.50 + [(60,000 - THE LOT SIZE)÷ 50,000) × 0.5]
3.50 + [(60,000 - 23,638)÷ 50,000) × 0.5] = 3.86 MAX CCR
(91,242 CF) > 77,959.2 CF

	AREA	BUILDING HEIGHT	AREA	REDUCTION	CCR
ZONE RED	39'-0" X 33'-2"	20'-11"	1293 S.F.		27,153 CF
ZONE BLUE	23'-0" X 22'-1"	10'-6"	508 S.F.		5,334 CF
ZONE BROWN	27'-0" X 21'-5"	9'-2"	578 S.F.		5,298 CF
ZONE GREEN	15'-7" X 48'-3"	8'-0"	751 S.F.	6,008 -4,554.8	1,453.2 CF
ZONE PURPLE (A)	24'-3" X 17'-4"	20'-0"	420 S.F.		8,400 SF
ZONE PURPLE (B)	24'-3" X 27'-7"	20'-0"	669 S.F.		13,380 CF
ZONE YELLOW (A)	19'-1" X 19'-8"	9'-2"	375 S.F.		3,438 CF
ZONE YELLOW (B)	20'-1" X 25'-11"	9'-2"	520 S.F.		4,767 CF
ZONE YELLOW (C)	20'-9" X 31'-9"	9'-2"	953 S.F.		8,736 CF
TOTAL:					77,959.2 CF

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CUBIC CONTENT DIAGRAM

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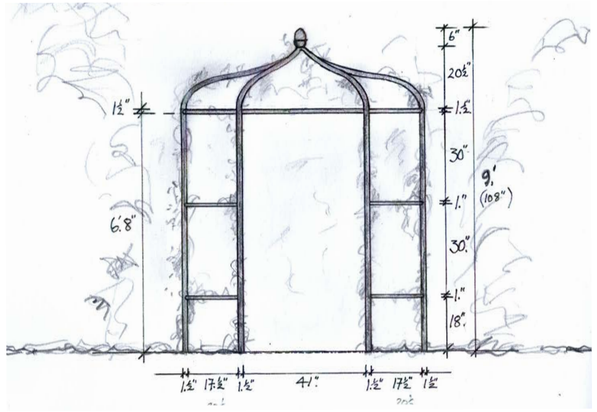
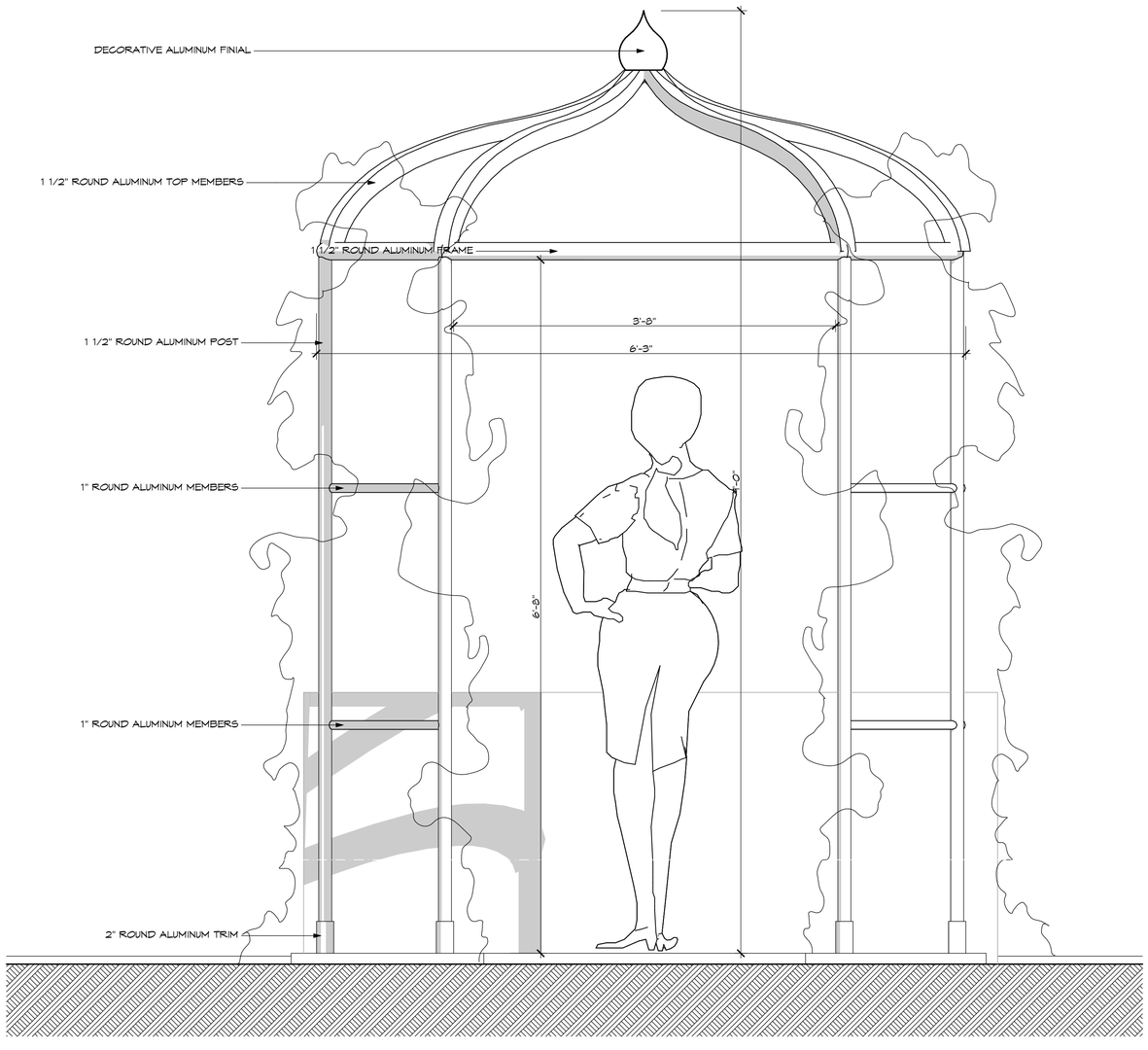
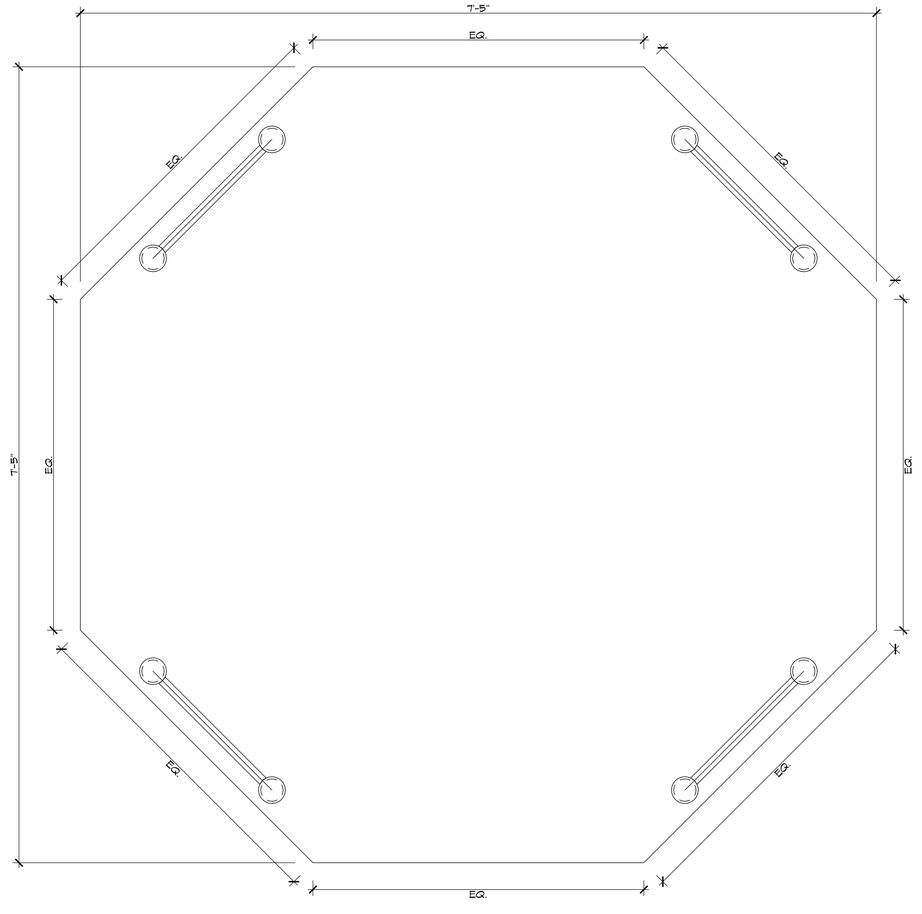




1 A45 TRELLIS ELEVATION

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



2 A45 TRELLIS PLAN

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

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TRELLIS

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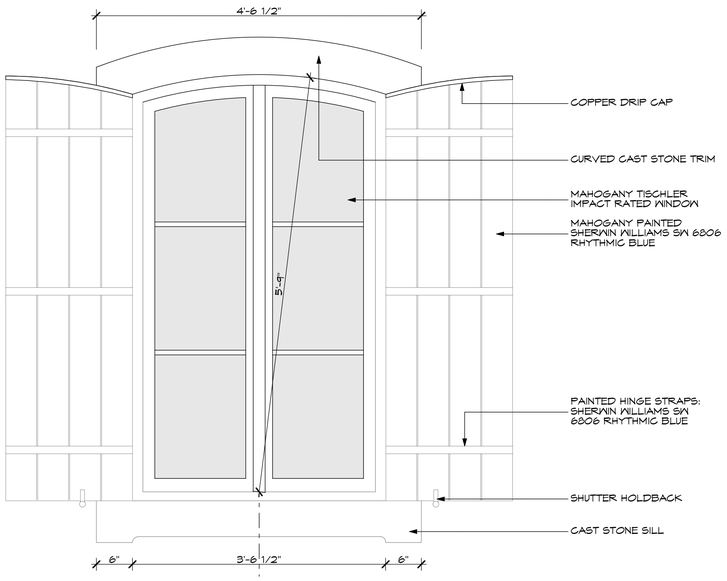
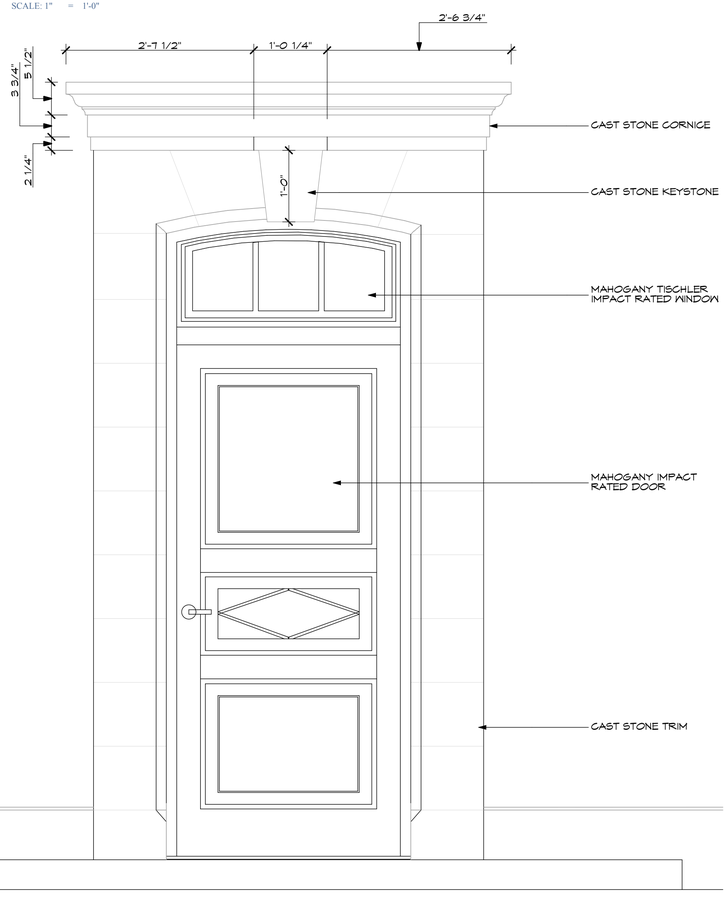


1 A46 WINDOW ELEVATION TRIM DETAILS

SCALE: 1" = 1'-0"

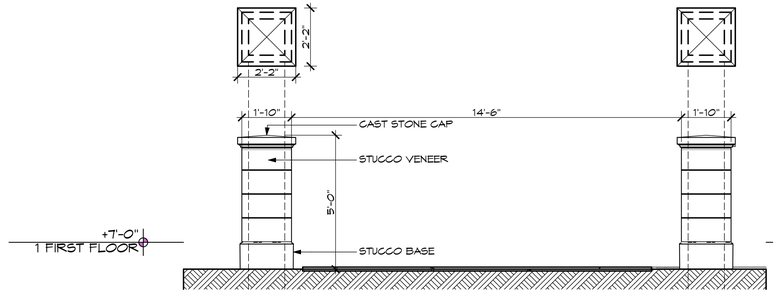


2 A46 MAIN DOOR ELEVATION STONE TRIM DETAILS

SCALE: 1" = 1'-0"

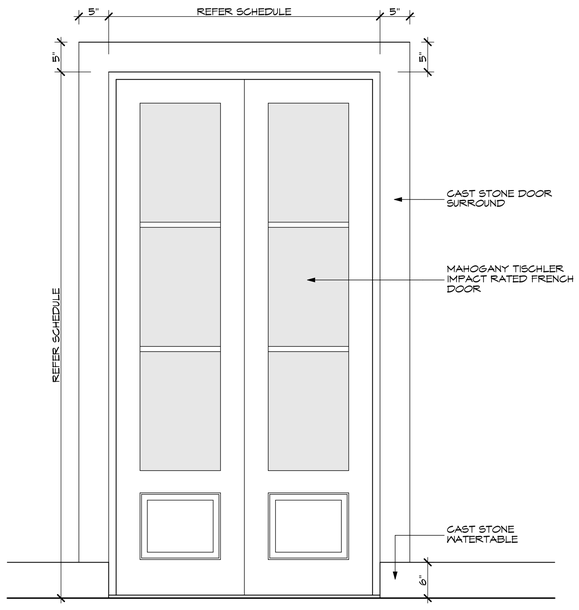
NEW DOOR AND FRAME SCHEDULE																			
MARK	SIZE			MATL	EL	GLZ	LOUVER		FRAME			DETAIL			FIRE RATING	HARDWARE		MATERIAL	NOTES
	W	HT	THK				W	HT	MATL	EL	GLZ	HEAD	JAMB	SILL		SET NO	KEYSIDE RM NO		
D1	3'-2"	8'-10"	2 1/4"		---		---	---	---		---							TISCHLER SIN 7010 WHITE DUCK	
D5	4'-0"	7'-6"	4 1/2"		---		---	---	---		---							TISCHLER SIN 7010 WHITE DUCK	
D6	4'-0"	7'-6"	2 1/4"		---		---	---	---		---							TISCHLER SIN 7010 WHITE DUCK	
D6A	1'-9 1/2"	7'-6"	2 1/4"		---		---	---	---		---							TISCHLER SIN 7010 WHITE DUCK	
D6B	1'-9 1/2"	7'-6"	2 1/4"		---		---	---	---		---							TISCHLER SIN 7010 WHITE DUCK	
D7	4'-0"	7'-6"	2 1/4"		---		---	---	---		---							TISCHLER SIN 7010 WHITE DUCK	
D8	4'-0"	7'-6"	2 1/4"		---		---	---	---		---							TISCHLER SIN 7010 WHITE DUCK	
D9	2'-8"	6'-8"	2 1/4"		---		---	---	---		---							TISCHLER SIN 7010 WHITE DUCK	
D10	2'-8"	7'-6"	2 1/4"		---		---	---	---		---							TISCHLER SIN 7010 WHITE DUCK	
D11	3'-0"	7'-6"	2 1/4"		---		---	---	---		---							TISCHLER SIN 7010 WHITE DUCK	
D12	8'-0"	7'-2"	4 1/2"		---		---	---	---		---							TISCHLER SIN 7010 WHITE DUCK	GARAGE DOOR

NEW WINDOW SCHEDULE						
MARK	ROOM NAME	SIZE		TYPE	MATERIAL	NOTES
		WIDTH	HEIGHT			
W1		3'-6"	5'-11"	---	TISCHLER SH7010 WHITE DUCK	
W2		3'-6"	5'-11"	---	TISCHLER SH7010 WHITE DUCK	
W3		2'-4"	4'-2"	---	TISCHLER SH7010 WHITE DUCK	TYPE W2
W4		3'-2"	4'-3"	---	TISCHLER SH7010 WHITE DUCK	
W5		3'-2"	4'-8"	---	TISCHLER SH7010 WHITE DUCK	
W25		2'-4"	4'-2"	---	TISCHLER SH7010 WHITE DUCK	TYPE W2
W26		3'-6"	5'-2"	---	TISCHLER SH7010 WHITE DUCK	
W27		3'-6"	5'-2"	---	TISCHLER SH7010 WHITE DUCK	
W28		3'-6"	5'-2"	---	TISCHLER SH7010 WHITE DUCK	
W31		3'-2"	3'-4"	---	TISCHLER SH7010 WHITE DUCK	
W32		3'-6"	5'-2"	---	TISCHLER SH7010 WHITE DUCK	
W33		3'-6"	5'-2"	---	TISCHLER SH7010 WHITE DUCK	
W34		3'-6"	5'-2"	---	TISCHLER SH7010 WHITE DUCK	



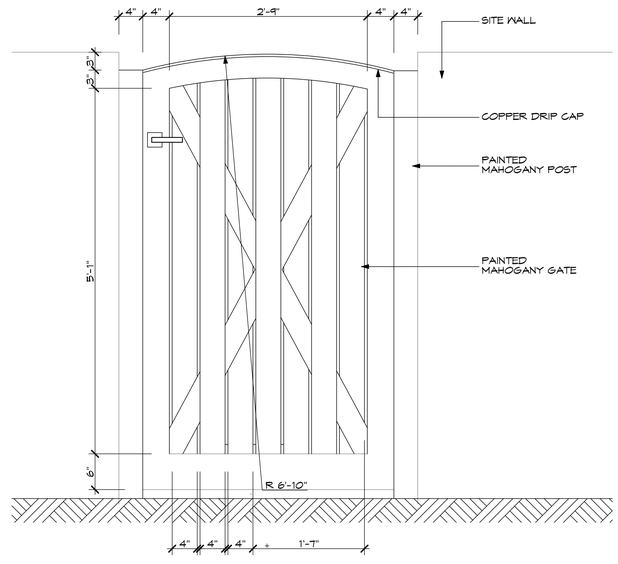
7 A46 ENTRY COLUMNS

SCALE: 3/8" = 1'-0"



3 A46 EXTERIOR DOOR ELEVATION STUCCO TRIM DETAILS

SCALE: 1" = 1'-0"



6 A46 EXTERIOR GATE

SCALE: 1" = 1'-0"

PRESENTATION ARCOM NUMBER: ARC-25-0053

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12/3/25

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PALM BEACH, FLORIDA
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1" ACTUAL

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DOOR & WINDOW DETAILS / SCHEDULES

Volumes/RP Server/RESIDENTIAL/2025 Projects/Clifton Residence/Archicad Model/CLIFTON RESIDENCE 10-1-25.pln

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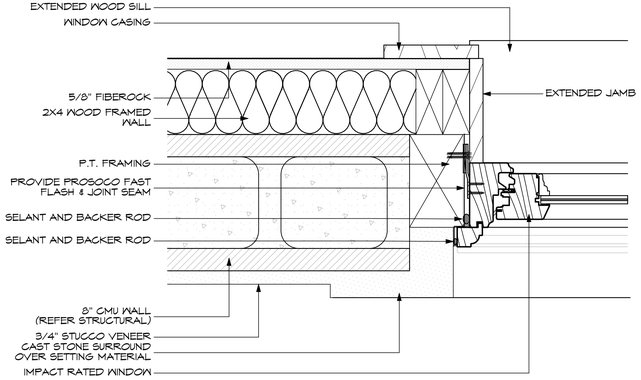
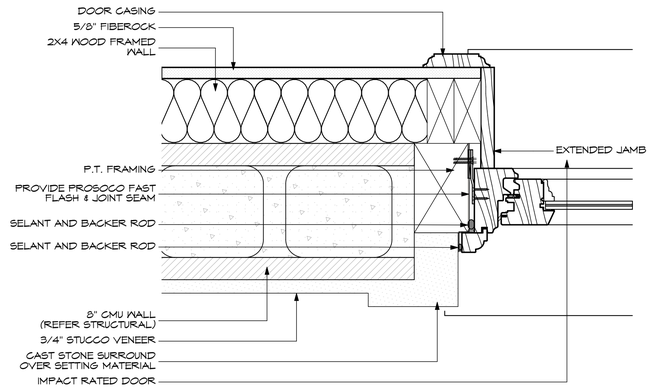


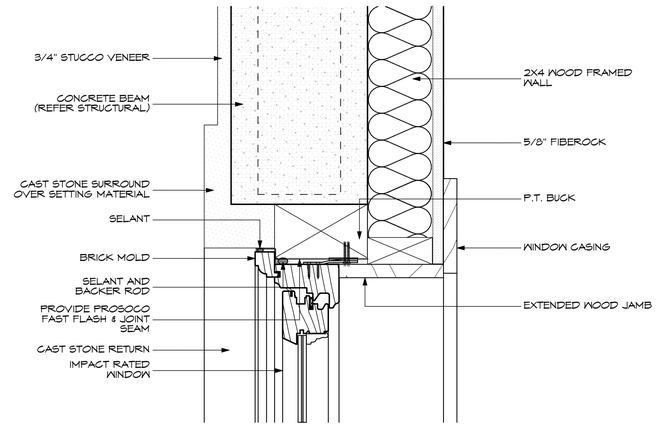
1 A47 MAHOGANY WINDOW JAMB DETAIL

SCALE: 3" = 1'-0"



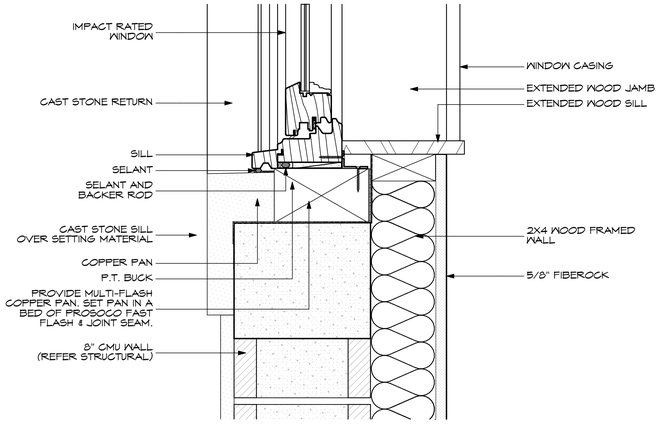
4 A47 MAHOGANY DOOR JAMB DETAIL

SCALE: 3" = 1'-0"



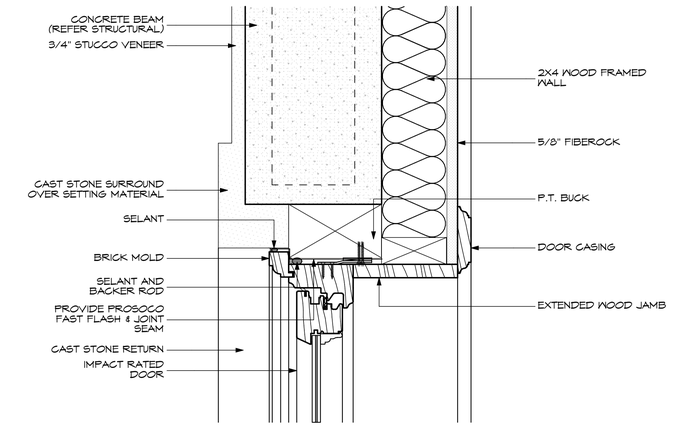
2 A47 MAHOGANY WINDOW HEADER DETAIL

SCALE: 3" = 1'-0"



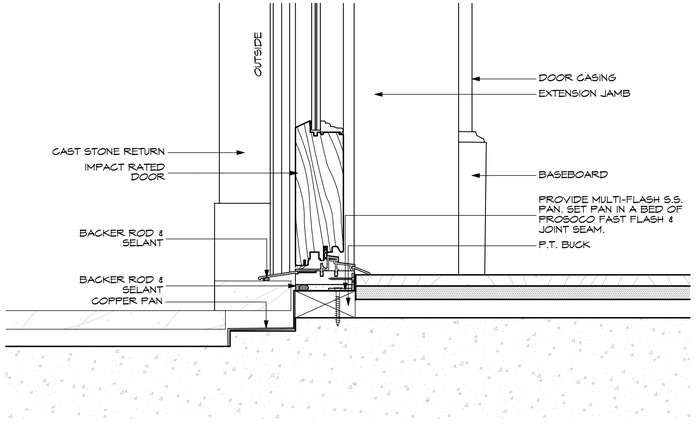
3 A47 MAHOGANY WINDOW SILL DETAIL

SCALE: 3" = 1'-0"



5 A47 MAHOGANY DOOR HEADER DETAIL

SCALE: 3" = 1'-0"



6 A47 MAHOGANY DOOR THRESHOLD DETAIL

SCALE: 3" = 1'-0"

PRESENTATION ARCOM NUMBER: ARC-25-0053

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DOOR & WINDOW DETAILS CONT.

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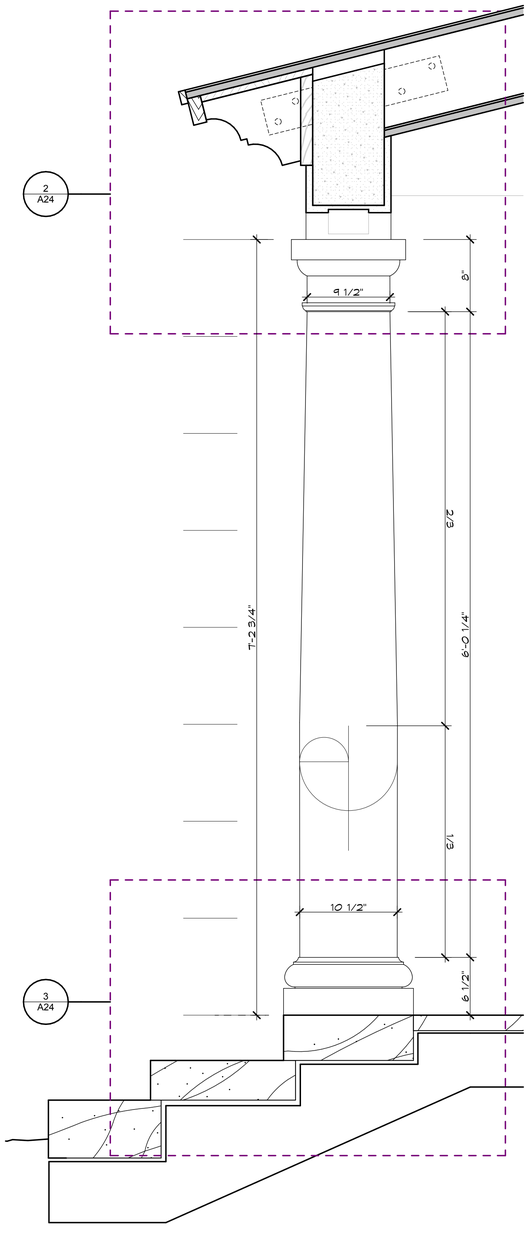
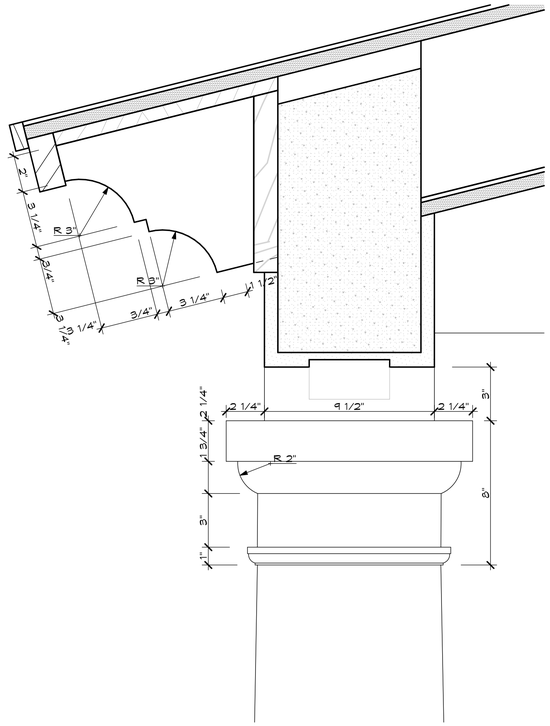


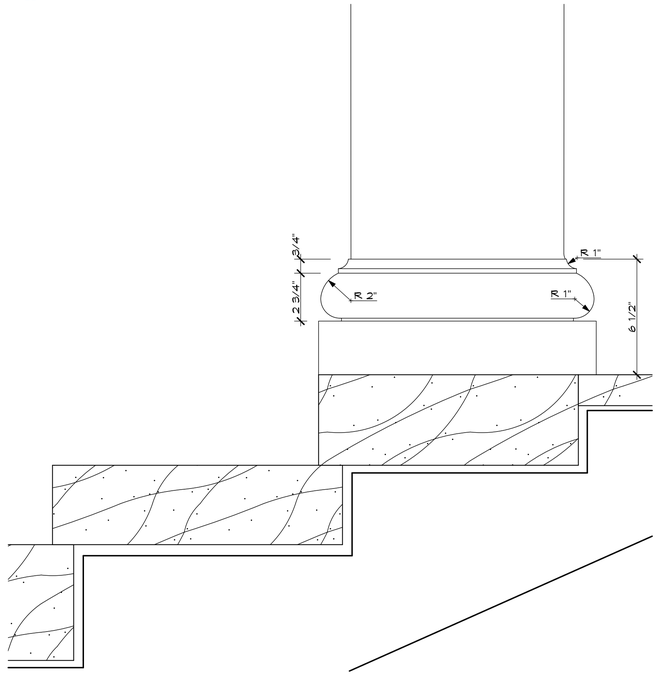
1 A48 LOGGIA COLUMN ELEVATION DETAIL

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



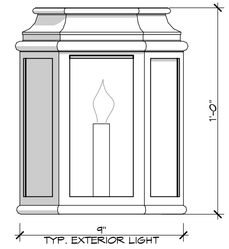
2 A48 DECORATIVE COLUMN DETAIL

SCALE: 3" = 1'-0"



3 A48 DECORATIVE COLUMN DETAIL

SCALE: 3" = 1'-0"



6 A48 LIGHT FIXTURERBRONZE FINISH

SCALE: 3" = 1'-0"

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ARCHITECTURAL DETAILS

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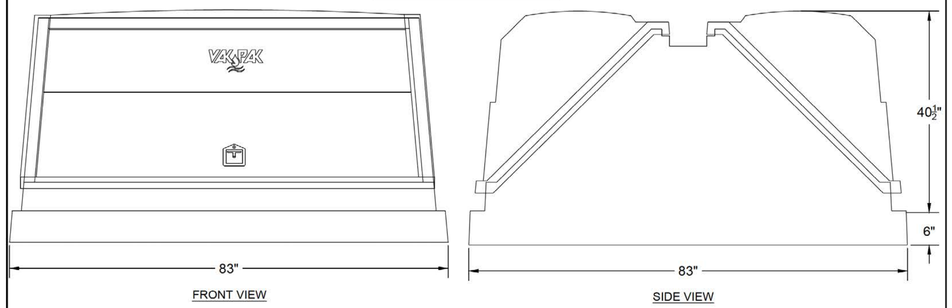
CB617 CABINET DETAIL



Palm Gate Fountain Pump house sized to fit final equipment layout.

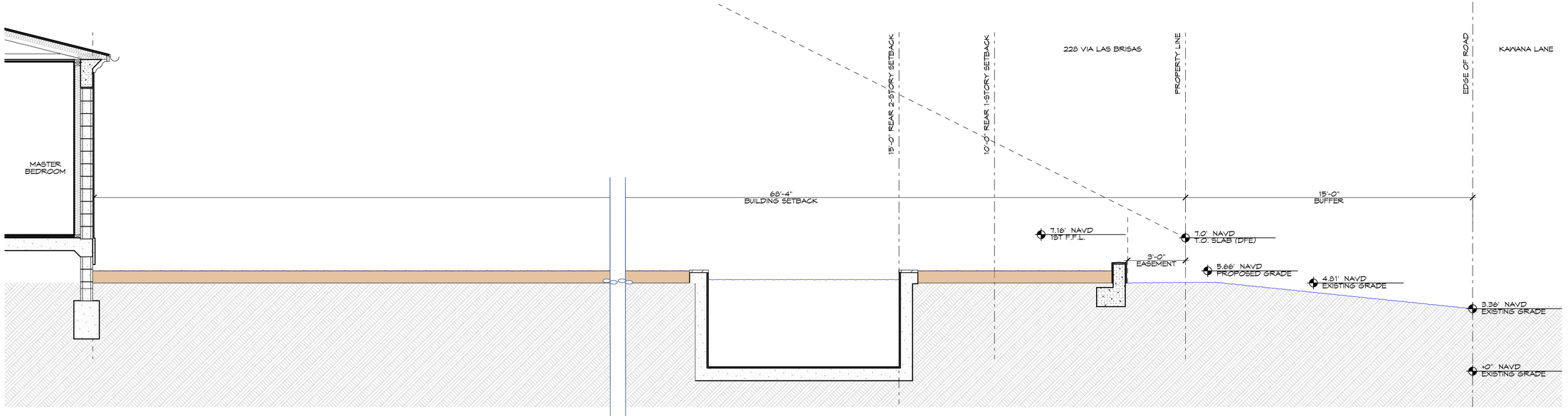
VAK-PAK inc.
P.O BOX 3264 - JACKSONVILLE, FL 32206
(904)353-4403

THIS SPACE RESERVED FOR STATE APPROVAL STAMP

DRAWN BY: EM	DRAWN DATE: 05/16/18	MODEL # CB617
REVISED BY:	REVISED DATE:	SCALE 1:1
REVISIONS	RECORD #	
SHEET 1 of 1	AS OF DATE:	

CB617
CABINET DETAILS

POOL EQUIPMENT SOUND ENCLOSURE



2 A49 YARD SECTION
SCALE: 3/8" = 1'-0"

1 A49 YARD SECTION
SCALE: 3/8" = 1'-0"

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REAR HEIGHT SETBACK PLANE

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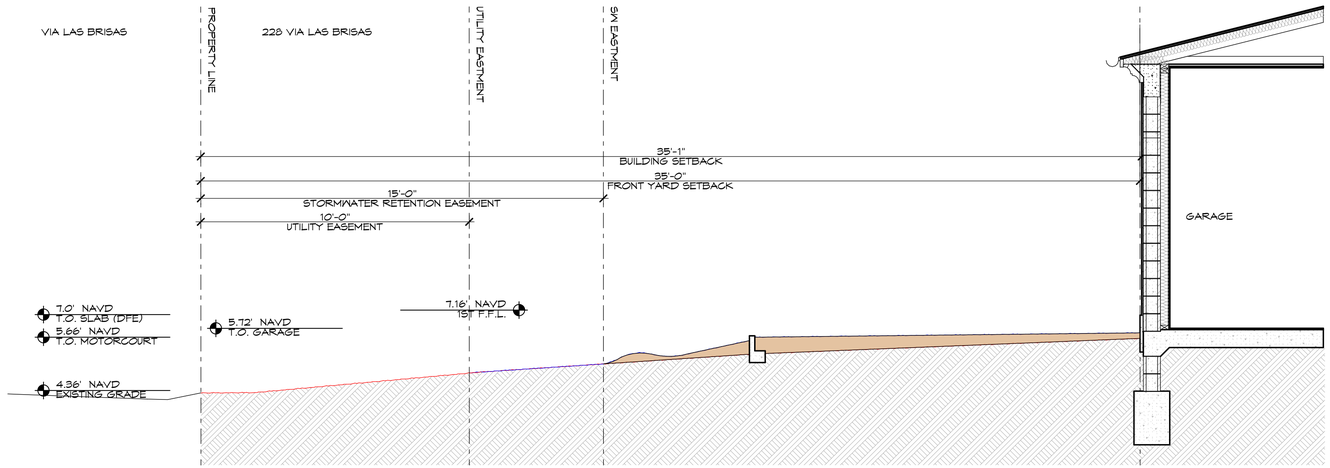
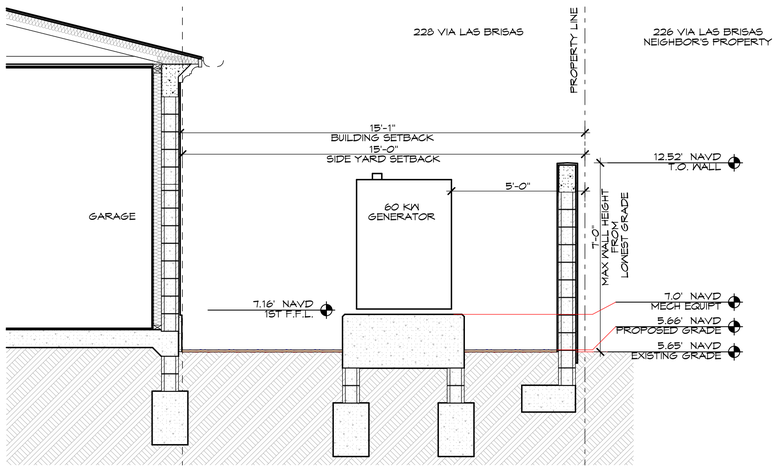


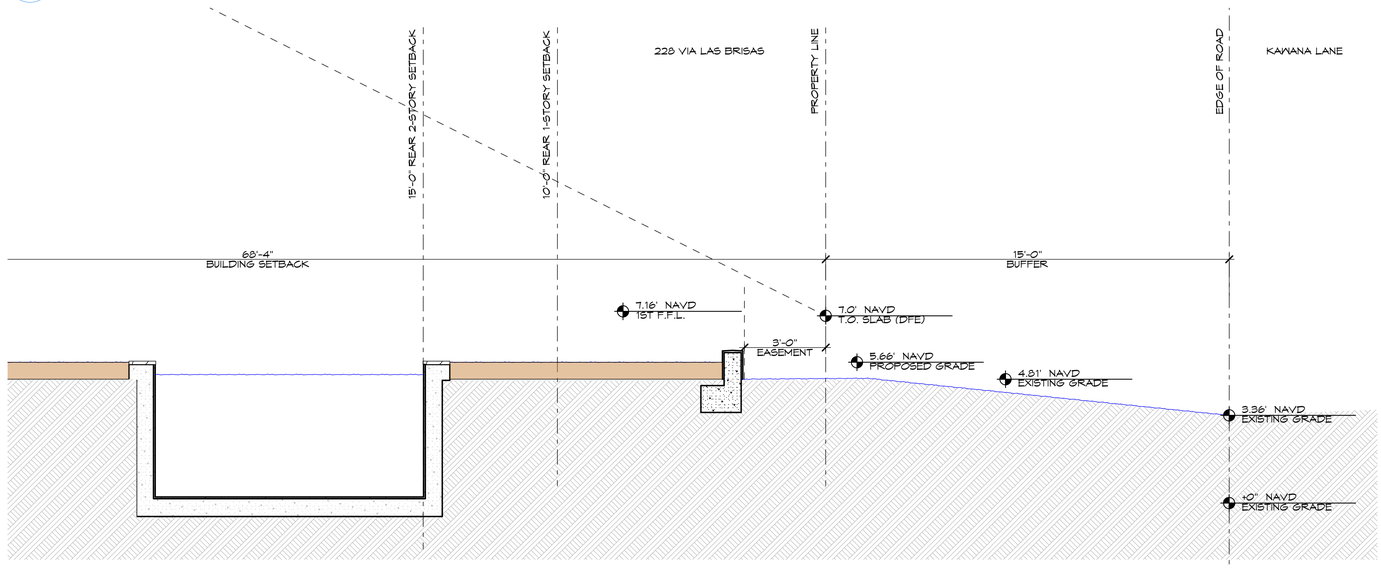
4 A50 YARD SECTION

SCALE: 3/8" = 1'-0"



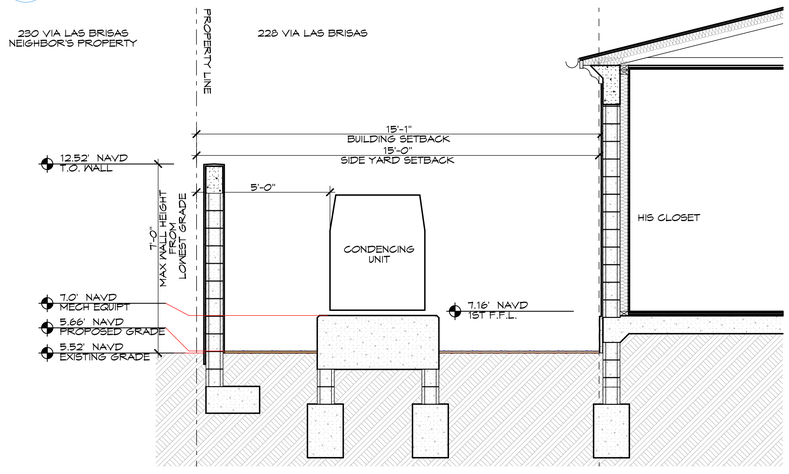
1 A50 YARD SECTION

SCALE: 3/8" = 1'-0"



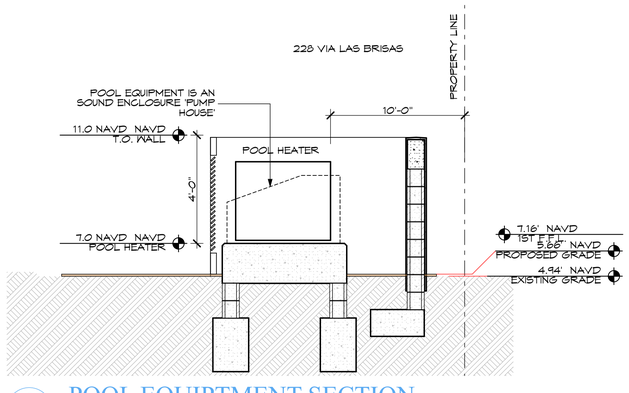
3 A50 YARD SECTION

SCALE: 3/8" = 1'-0"



2 A50 YARD SECTION

SCALE: 3/8" = 1'-0"



5 A50 POOL EQUIPTMENT SECTION

SCALE: 3/8" = 1'-0"

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SITE PLAN YARD SECTIONS

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MAXIMUM SIZE TRUCK THAT CAN TRAVERSE THE STREETS TO ACCESS THE PROPERTY - 60 FOOT.

BEST ROUTE TO THE PROPERTY – USE THE NORTH BRIDGE, NORTH ALONG NORTH COUNTY ROAD, MAKE LEFT PHIPPS ESTATES ROAD

MAXIMUM NUMBER OF TRUCK TRIPS TO THE PROPERTY (ESTIMATED) – 80 (FILL, STEEL, CONCRETE, BLOCK, WINDOWS, DOORS, TRUSSES, ROOF SHEATHING, A/C UNITS, CABINETS, FLOOR TILE, PAVERS, LANDSCAPE, ETC.)

102	Construction	01/05/26	07/01/27	Construction
103	Mobolization	01/05/26	01/23/26	Mobolization
104	Foundations	01/19/26	03/20/26	Foundations
105	MEP Rough	03/20/26	04/30/26	MEP Rough
106	Walls and Roof	04/30/26	09/02/26	Walls and Roof
107	Windows and Doors	09/02/26	09/29/26	Windows and Doors
108	MEP install	09/29/26	11/30/26	MEP install
109	Site work	09/02/26	02/16/27	Site work
110	Finishes (interior)	01/20/27	06/25/27	Finishes (interior)
111	Finishes (interior)	12/01/26	04/30/27	Finishes (interior)
112	Landscape	04/30/27	07/01/27	Landscape
113				



1 A51 CIRCULATION MAP

SCALE: 1:4191.80

PRESENTATION ARCOM NUMBER: ARC-25-0053

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CIRCULATION MAP

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FINAL SUBMITTAL



MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

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

LANDSCAPE PLAN

PRIVATE RESIDENCE

228 VIA LAS BRISAS, PALM BEACH, FL.

24 NOVEMBER 2025
08 AUGUST 2025
24 JULY 2025
04 JUNE 2025

NIEVERA WILLIAMS
DESIGN

625 N. Flagler Drive
Suite 502
West Palm Beach, FL 33401
P: 561-659-2820
F: 561-659-2113

NIEVERAWILLIAMS.COM

SITE



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

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

NORTH ELEVATION

PRIVATE RESIDENCE

228 VIA LAS BRISAS, PALM BEACH, FL.

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

24 NOVEMBER 2025
08 AUGUST 2025
24 JULY 2025
04 JUNE 2025

NIEVERA WILLIAMS
DESIGN

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Suite 502
West Palm Beach, FL 33401
P: 561-659-2820
F: 561-659-2113

NIEVERAWILLIAMS.COM

EL1



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

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

SOUTH ELEVATION

PRIVATE RESIDENCE

228 VIA LAS BRISAS, PALM BEACH, FL.

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

24 NOVEMBER 2025
08 AUGUST 2025
24 JULY 2025
04 JUNE 2025

NIEVERA WILLIAMS
DESIGN

625 N. Flagler Drive
Suite 502
West Palm Beach, FL 33401
P: 561-659-2820
F: 561-659-2113

NIEVERAWILLIAMS.COM

EL2



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



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

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

EAST AND WEST ELEVATION

PRIVATE RESIDENCE

226 VIA LAS BRISAS, PALM BEACH, FL.

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

24 NOVEMBER 2025
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EL3

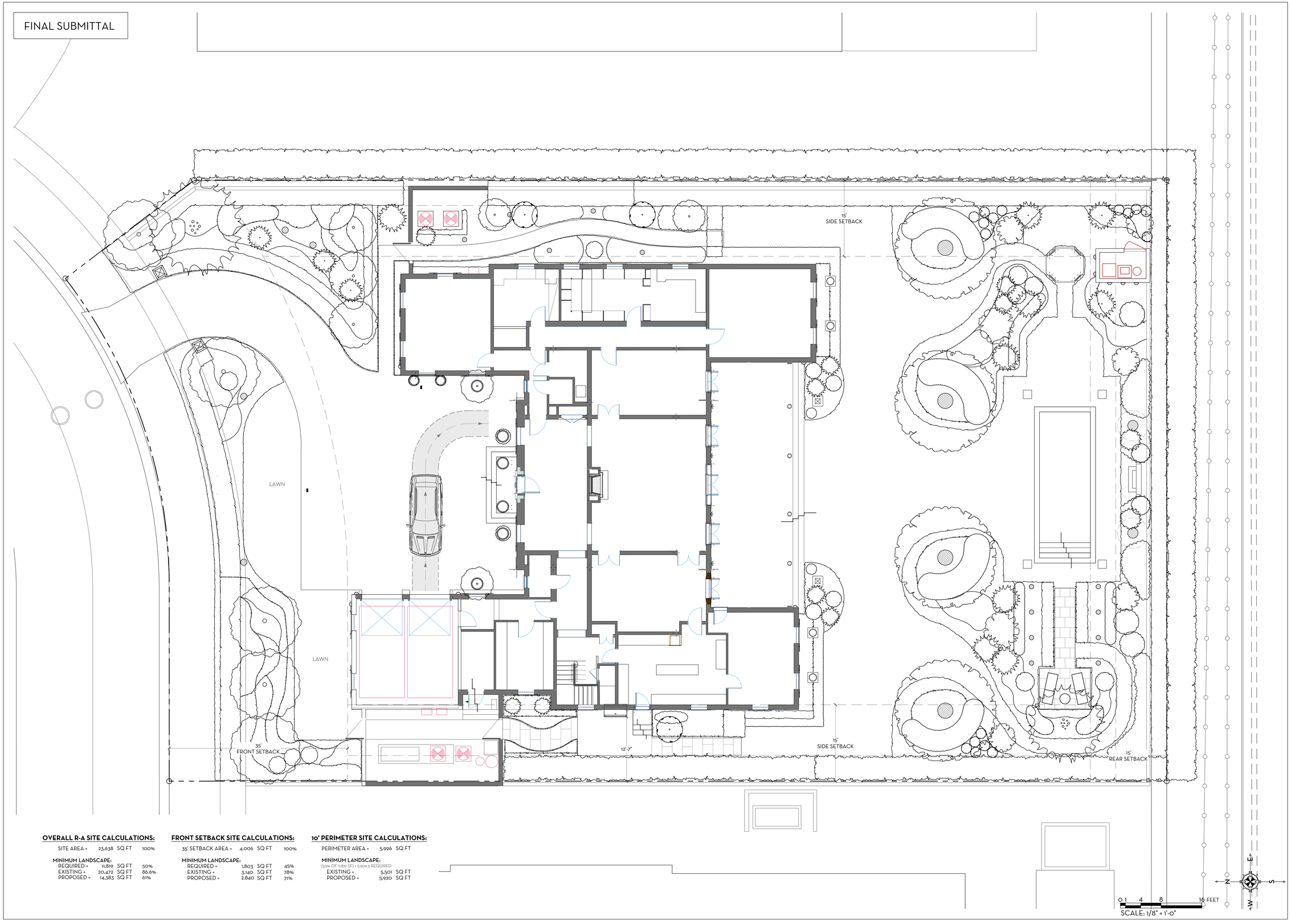


fountain Perspective Render



fountain Perspective Render

FINAL SUBMITTAL



OVERALL R-A SITE CALCULATIONS:

SITE AREA =	23,638	SQ FT	100%
MINIMUM LANDSCAPE:			
REQUIRED =	11,819	SQ FT	50%
EXISTING =	20,472	SQ FT	86.6%
PROPOSED =	14,383	SQ FT	61%

FRONT SETBACK SITE CALCULATIONS:

35' SETBACK AREA =	4,006	SQ FT	100%
MINIMUM LANDSCAPE:			
REQUIRED =	1,803	SQ FT	45%
EXISTING =	3,140	SQ FT	78%
PROPOSED =	2,840	SQ FT	71%

10' PERIMETER SITE CALCULATIONS:

PERIMETER AREA =	5,996	SQ FT
MINIMUM LANDSCAPE:		
(50% OF 1ST 5K SF) + 5,000 SF REQUIRED		
EXISTING =	5,501	SQ FT
PROPOSED =	5,920	SQ FT

MARIO F. NIEVERA

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Registration No.
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SCALE: 1/8" = 1'-0"

SITE PLAN

PRIVATE RESIDENCE

228 VIA LAS BRISAS, PALM BEACH, FL.

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SITE

ARC-25-0053

FINAL SUBMITTAL

6' HT SOLID PANEL PEDESTRIAN GATE
ALUMINUM POWDER COATED

EQUIPMENT WALL - 7' MAX HT AS MEASURED
FROM LOWEST ADJACENT GRADE

GRAVEL WALKWAY ON COMPACTED BASE

LOW DRAINAGE CURB WALL
(SEE CIVIL)

BLACK METAL EDGING

3" MINUS WHITE GRAVEL DRIVE

15'
SIDE SETBACK

13'-4"

10'

EQUIPMENT SCREENING WALL
6' HT MAX AS MEASURED
FROM LOWEST ADJACENT GRADE

LIMESTONE PLINTH FOR CONTAINERS
FLUSH WITH GRADE

5'

POOL EQUIPMENT

OPEN AIR STRUCTURE
FINAL DESIGN TBD
MAX 14' HT

(4) 20"x20" LIMESTONE PAD
PROVIDE PENETRATION FOR
IRRIGATION AND DRAINAGE

13'

15'-11"

24'-5"

SCULPTURE PEDESTAL
PROVIDE CONCRETE SUB BASE

LOW DRAINAGE CURB WALL
(SEE CIVIL)

5'

10'

LIMESTONE COPING

9" FOUNTAIN COPING

6' FOUNTAIN WALL

PROPOSED PIERS
8' MAX HT.
AS MEASURED FROM
CROWN OF ROAD

MOTORCOURT

42'-1"

42'

11'-7"

6'

6'-6"

1'-6"

1'

5'

4'

(8) CONTAINERS TBD
PROVIDE IRRIGATION
AND DRAINAGE

LIMESTONE PAVING
MUD SET ON COMPACTED BASE

GRILL - TBD

8'

10'

35'
FRONT SETBACK

60K
GENERATOR

A/C

A/C

11'-7"

15'
SIDE SETBACK

15'
REAR SETBACK

6' HT SOLID PANEL PEDESTRIAN GATE
ALUMINUM POWDER COATED

LIMESTONE STONE
PAVING

STAGGERED PATTERN
PAVING

LOW DRAINAGE CURB WALL
(SEE CIVIL)

TANKLESS HWH

EQUIPMENT WALL
STUCCO FINISH
7' MAX HT
AS MEASURED
FROM LOWEST ADJACENT GRADE

6' HT SOLID PANEL PEDESTRIAN GATE
ALUMINUM POWDER COATED

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

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

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

HARDSCAPE PLAN

PRIVATE RESIDENCE

228 VIA LAS BRISAS, PALM BEACH, FL.

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L1

ARC-25-0053

FINAL SUBMITTAL

EXISTING RECLINATA PALM
(10) JAVA GLORYBOWER 4'HT, FULL, @ 2.5' O.C.
(2) PTYCHOSPERMA SCHEFFERI 14' HT
(3) ENCEPHALARTOS 6' HT
(5) THATCH PALM 10' HT SGL
(40) COONTIE 16" HT, FULL, @ 16" O.C.
EXISTING CLUSIA HEDGE
(3) LADY PALM 5' HT, FULL, @ 2.25' O.C.
(3) PHILODENDRON GIGANTEUM 5'HT, @ 2.5' O.C.
(3) PIGEON PLUM, 12' HT., STD, MATCHING
(1) YELLOW TABEBUIA 18' HT
(1) WHITE BIRD OF PARADISE 12' HT
(5) YUCCA COLOR GUARD 3'HT, @ 2' O.C.
NEIGHBORING ARECA PALMS
(10) HOLLY FERN 3 GAL, FULL, @ 16" OC.
SMALL LEAF CLUSIA HEDGE TO MATCH EXISTING
(18) COONTIE 16" HT, FULL, @ 16" O.C.
(1) PITCH APPLE 16' HT
ARCHWAY
(35) BEGONIA (ODORATA ALBA) 16" HT, FULL, @ 16" OC.
(4) RUSTY FIG, 20'x15', MATCHING
(10) AWABUKI 4'HT, FULL, @ 2.25' O.C.
(6) FIDDLEWOOD 5' HT
(4) WHITE GEIGER 'TEXAS OLIVE' 14' HT STD, MATCHING
(5) SPIDER LILY 3' HT, FULL, @ 1.5' OC
(6) FIDDLEWOOD 5' HT
(2) PINK BUTTERFLY BUSH 5' HT, FULL
(5) SKY VINE 6' HT
(2) OLEANDER 'DWARF ICE PINK' 2' HT, FULL
(1) DWARF WHITE TRUMPET TREE 12' HT, CHARACTER
(10) AWABUKI 4'HT, FULL, @ 2.25' OC
(45) VARIEGATED LIRIOPE 3 GAL, FULL, @ 16" OC
(3) SPIDER LILY 3' HT, FULL, @ 1.5' OC
NEIGHBORING ARECA PALMS
(2) CANARY ISLAND DATE PALM 28' G.W.
(5) SMALL LEAF CLUSIA 8' HT
15' SIDE SETBACK
(2) COCONUT PALMS, 20' G.W.
(10) SPIDER LILY 3' HT, FULL, @ 1.5' OC
(10) FARFUGIUM 2' HT, FULL, @ 1.5' O.C.
(52) COONTIE 16" HT, FULL, @ 16" O.C.
(85) BEACH CREEPER 12" HT, FULL, @ 16" O.C.
(295) VARIEGATED MINIMA 1 GAL, @ 10" O.C.
(1) HELICONIA 8' HT
(27) DWARF ELEPHANT EAR 2' HT, 1.5' OC
(20) BEACH CREEPER 12" HT, FULL, @ 16" OC
(1) WHITE BIRD OF PARADISE 8' HT
(3) CONFEDERATE JASMINE 10' HT, ESP. TO WALL
(2) GREEN ISLAND FICUS 2'x2', GLOBES
(1) CITRUS TBD 6'HT
(30) DWARF ELEPHANT EAR 2' HT, 1.5' OC
(32) BEACH CREEPER 12" HT, FULL, @ 16" OC
(13) GREEN ISLAND FICUS, 18" HT, FULL, @ 18" OC
(1) CONFEDERATE JASMINE 10' HT, ESP. TO WALL
(4) GARDENIA 'MIAMI SUPREME' 3'HT, BUSH, FULL
(130) MINIMA 1 GAL, @ 10" OC
(5) CARICATURE PLANT 'TRICOLOR' 3' HT, FULL, @ 2' OC
(10) DWARF VIBURNUM 2'x2', FULL, @ 24" OC.
(4) DWARF ICE PINK 2'HT, FULL
(1) OLEANDER 'HARDY PINK' 4' HT, FULL
(3) SPIDER LILY 3' HT, FULL
(560) MINIMA 1 GAL, @ 10" OC.
(10) HOLLY FERN 3 GAL, FULL, @ 16" OC.
(30) AWABUKI 4'HT, FULL, @ 2.25' O.C.
(115) MINIMA 1 GAL, @ 10" OC.
(5) CARICATURE PLANT 'TRICOLOR' 3' HT, FULL, @ 2' OC
(3) YUCCA COLOR GUARD 3' HT
(2) RUSTY FIG, 16' HT., MATCHING
(1) CARBOARD PALM 3'x3'
(5) AWABUKI 4'HT, FULL, @ 2.25' O.C.
(3) GREEN CONGO 2'HT, @ 2' O.C.
LAWN
(60) GREEN ISLAND FICUS, 18" HT., FULL, @ 18" OC
(2) COCONUT PALMS, 20' G.W.
(150) BEACH CREEPER 12" HT, FULL, @ 16" OC
(40) COONTIE 16" HT, FULL, @ 16" O.C.
(35) GREEN BUTTONWOOD 12' HT., FTB, @ 36" OC
(3) GREEN CONGO 2'HT, @ 2' O.C.
(5) JAVA GLORYBOWER 4'HT, FULL, @ 2.5' O.C.
(1) GREEN CRINUM 3' HT, @ 3' O.C.
(15) AWABUKI 4'HT, FULL, @ 2.25' O.C.
(10) GREEN CONGO 2'HT, @ 2' O.C.
35' FRONT SETBACK
(3) PHILODENDRON SELLOUM 3'HT, FULL, @ 2' O.C.
(2) GREEN ISLAND FICUS 4'HT CONES
(2) CARMONA 3'x3' SPHERES
(1) CITRUS TBD 6'HT
(3) CONFEDERATE JASMINE 10' HT, ESP. TO WALL
(35) MINIMA 1 GAL, @ 10" OC.
(10) COONTIE 16" HT, FULL, @ 16" O.C.
(2) FIDDLEWOOD 5' HT, FULL
(2) DWARF VIBURNUM 2'x2' FULL
(1) CONFEDERATE JASMINE 10' HT, ESP. TO WALL
(15) GREEN ISLAND FICUS, 18" HT, FULL, @ 18" OC
(27) BEACH CREEPER 12" HT, FULL, @ 16" OC
(7) FIDDLEWOOD 5' HT, FULL, @ 24" O.C.
(3) SMALL LEAF CLUSIA 8' HT
15' SIDE SETBACK
11'-7"
(2) DWARF OLEANDER ICE PINK 2'HT, FULL
15' REAR SETBACK
(10) CARICATURE PLANT ' TRICOLOR' 3' HT, FULL, @ 24" OC
(10) VARIEGATED LIRIOPE 3 GAL, FULL, @ 16" OC
(1) RECLINATA PALM 16'HT, 12' SPR
(10) FARFUGIUM 2' HT, FULL, @ 1.5' O.C.
(95) MINIMA 1 GAL, @ 10" OC.
(1) OLEANDER 'HARDY PINK' 4' HT, FULL
(45) VARIEGATED LIRIOPE 3 GAL, FULL, @ 16" OC
(10) SPIDER LILY 3' HT, FULL, @ 1.5' OC
(1) DWARF WHITE TRUMPET TREE 12' HT, CHARACTER
(8) ADONIDIA 15 GT
(2) TAHITIAN GARDENIA 3' HT, BUSH, MATCHING
(97) GREEN ISLAND FICUS 18" HT, FULL, @ 18" OC
(25) SPIDER LILY 3' HT, FULL, @ 1.5' OC
(18) SILVER SAW PALMETTO 2'x2', FULL, @ 2' OC.
EXISTING ARECA PALMS TO REMAIN
(5) CARBOARD PALM 3'x3'
(3) PIGEON PLUM, 16'x12' STD, MATCHING
(32) GREEN ISLAND FICUS, 18" HT, FULL, @ 18" OC
ARECA PALMS TO MATCH EXISTING
(3) GREEN CONGO 2' HT
(1) DWARF JASMINE TREE 10' HT
(35) BEGONIA (ODORATA ALBA) 16" HT, FULL, @ 16" OC.
(10) AWABUKI 4'HT, FULL, @ 2.25' O.C.
(6) FIDDLEWOOD 5' HT
(1) PINK BUTTERFLY BUSH 5' HT, FULL
(8) SPIDER LILY 3' HT, FULL, @ 1.5' OC
(18) HOLLY FERN 3 GAL, FULL, @ 16" OC.
(1) SPIDER LILY 3' HT, FULL
(1) OLEANDER 'HARDY PINK' 4' HT, FULL
(12) VARIEGATED LIRIOPE 3 GAL, FULL, @ 16" OC
(40) GREEN ISLAND FICUS, 18" HT, FULL, @ 18" OC
EQ
0 1 4 8 16 FEET
SCALE: 1/8" = 1'-0"

MARIO F. NIEVERA
State of Florida
Landscape Architect
Registration No.
6666856

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

LANDSCAPE PLAN

PRIVATE RESIDENCE

228 VIA LAS BRISAS, PALM BEACH, FL.

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LP1

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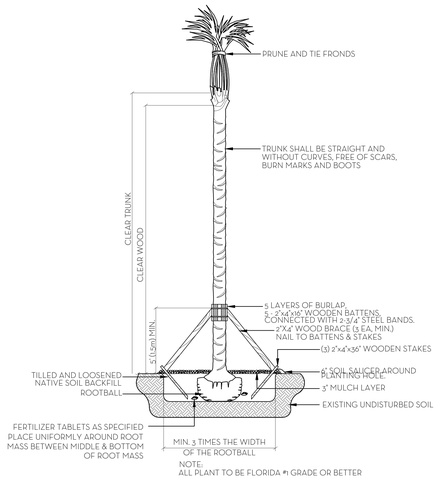
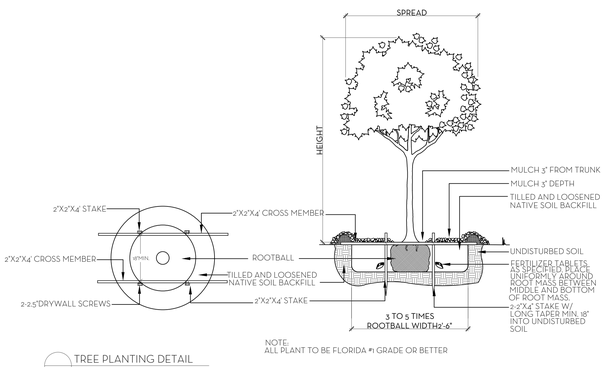
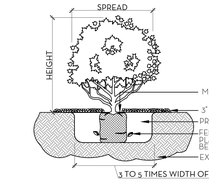


PALM PLANTING DETAIL
N.T.S.

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

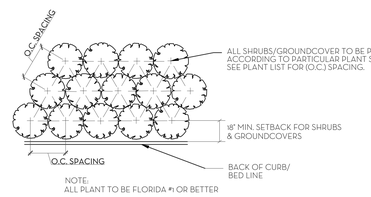


TREE PLANTING DETAIL
N.T.S.



NOTE:
ALL MATERIAL TO BE FLORIDA #1 OR BETTER

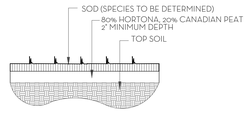
SHRUB & GROUNDCOVER PLANTING DETAIL
N.T.S.



NOTE:
ALL PLANT TO BE FLORIDA #1 OR BETTER

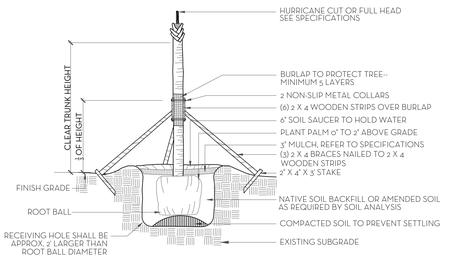
PLANT SPACING DETAIL
N.T.S.

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



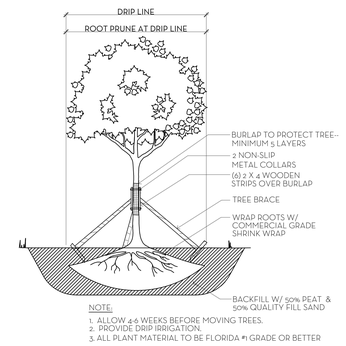
SOD PLANTING DETAIL
N.T.S.

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



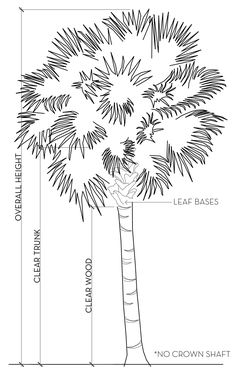
NOTES: STAKING & GUYING REQUIRED FOR PALMS, IF NECESSARY, OR AS DIRECTED BY THE LANDSCAPE ARCHITECT. ALL PLANT TO BE FLORIDA #1 OR BETTER

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



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

TREE ROOT PRUNING DETAIL
N.T.S.



PALM SPECIFICATION DETAIL
N.T.S.

FERTILIZATION

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

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

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

NIEVERA WILLIAMS DESIGN

Clifton Residence

228 Via Las Brisas, Palm Beach, FL

06.23.2025

Common Name	Botanical Name	Quantity	Specification	Native Status	Notes
TREES					
Citrus	TBD	2	6' HT		
Pigeon Plum	Coccoloba diversifolia	3	16'x12' STD, Matching	*	
Pigeon Plum	Coccoloba diversifolia	3	12' HT, STD, Matching	*	
Pitch Apple	Clusia Rosea	1	16' HT	*	
Dwarf White Trumpet tree	Tabebuia bahamensis	2	12' HT, CHARACTER		
Dwarf Jasmine Tree	Radermachera 'Kunming'	1	10' HT		
Rusty Fig	Ficus Rubiginosa	2	16' HT, Matching		
Rusty Fig	Ficus Rubiginosa	4	20'x15', Matching		
Yellow Tabebuia	Tabebuia caraiba	1	18' HT		
White Geiger 'Texas Olive'	Cordia Boissieri	4	14' HT, STD, Matching		
Total		**23**		30%	
PALMS					
Adonidia Palm	Veitchia Merrillii	8	10' CT		
Canary Island Date Palm	Phoenix Canariensis	2	20' GW		
Coconut Palm	Cocos nucifera	4	20' GW		
Lady Palm	Rhapis excelsa	3	5'HT, FULL		
Encephalartos	Encephalartos Ferox	3	6' HT		
Thatch Palm	Thrinax Radiata	5	10' HT, SGL		
Scheffler's Palm	Ptychosperma Scheffler's Palm	2	14' HT		
Reclinata palm	Phoenix Reclinata	1	16' HT, 12' SPR		
Total					
SHRUBS & VINES					
Awabuki	Viburnum Odoratissimum awabuki	80	4' HT, FULL		
Caricature Plant	Graptophyllum pictum 'Tricolor'	20	3'HT, FULL		
Carmona	Carmona microphylla	2	3'x3' Spheres		
Cardboard Palm	Zamia furfuracea	4	3'x3'		
Coontie	Integrifolia	160	16" HT, FULL	*	
Dwarf Elephant Ear	Alocasia Amazonica	57	2'HT		
Dwarf Viburnum	Viburnum Obovatum 'Rietler's Densa'	12	2'x2', FULL	*	
Dwarf Ice Pink	Nerium Oleander 'Dwarf Pink Ice'	8	2'HT, FULL		
Fiddlewood	Citharexylum Spinosum	24	3' HT	*	
Fiddlewood	Citharexylum Spinosum	2	5' HT, FULL	*	
Farfugium	Farfugium japonicum	20	2'HT, FULL		
Green Island Ficus	Ficus microcarpa 'Green Island'	187	18" HT, FULL		
Green Island Ficus	Ficus microcarpa 'Green Island'	2	2'x2', Globes		
Green Island Ficus	Ficus microcarpa 'Green Island'	2	4' HT, Cones		
Green Buttonwood	Conocarpus Erectus	35	12' HT, FTB	*	
Silver Saw Palmetto	Serenoa Repens 'Cinerea'	18	2'x2', FULL	*	
Oleander 'Hardy Pink'	Nerium Oleander 'Hardy Pink'	3	4' HT, FULL		
Green Crinum	Crinum asiaticum	1	3' HT		
Green Congo	Philodendron 'Congo'	19	2' HT		
Giant Philodendron	Philodendron giganteum 'Variegated'	3	3' HT		
Philodendron Selloum	Philodendron Selloum	3	3'HT, FULL		
Java Glorybower	Clerodendrum Speciosissimum	15	4' HT, FULL		
Holly Fern	Cyrtomium falcatum	38	3 Gal, FULL		
Heliconia	Heliconia rostrata	1	8' HT		
Gardenia 'Miami Supreme'	Gardenia jasminoides 'Miami Supreme'	4	3'HT, Bush, FULL		
Pink Butterfly Bush	Buddleia Pink Cascade	3	3'HT, FULL		
Tahitian Gardenia	Gardenia Taitensis	2	3'HT, Bush, Matching		
Small Leaf Clusia	Clusia guttifera	6	8' HT		
Color Guard Yucca	Yucca filamentosa 'Color Guard'	6	3' HT		
White Begonia	Begonia Odorata Alba	70	16" HT, FULL		
White Bird of Paradise	Strelitzia alba 'Variegated'	1	8' HT		
White Bird of Paradise	Strelitzia alba 'Variegated'	1	12' HT		
Confederate Jasmine	Trachelospermum jasminoides	8	10' HT, Esp. to wall		
Spider Lily	Hymenocallis Latifolia	55	3' HT, FULL	*	
Sky Vine	Thunbergia grandiflora	5	6' HT		
Total		**872**		35%	
GROUND COVER					
Beach Creeper	Ernodea littoralis	314	12" HT, FULL	*	628
Minima	Trachelospermum asiaticum 'Minima'	935	1 Gal		467.5
Variegated Liriope	Liriope muscari 'Variegata'	74	3 Gal, FULL		74
Variegated Minima	Variegated Minima	295	1 Gal		147.5

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:	228 VIA LAS BRISAS, PALM BEACH, FL	
2	Lot Area (sq. ft.):	23,638 SQFT	
3		REQUIRED	PROPOSED
4	Landscape Open Space (LOS) (Sq Ft and %)	11,819	14,335
5	LOS to be altered (Sq FT and %)	N/A	N/A
6	Perimeter LOS (Sq Ft and %)	5,909	5,920
7	Front Yard LOS (Sq Ft and %)	1,803	2,840
8	Native Trees %	30%	7 (30%)
9	Native Shrubs & Vines %	30%	310 (36%)
10	Native Groundcover %	30%	314 (48%)

To determine qualifying native vegetation use either:
the Institute for Regional Conservation Natives for Your Neighborhood FL Statewide Plant List
OR
the Florida Native Plant Society Native Plants for Your Area List

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

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

See Ord. 003-2023 *REV BF 20230727*

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

PLANT LIST AND DETAILS

PRIVATE RESIDENCE

228 VIA LAS BRISAS, PALM BEACH, FLORIDA

08 AUGUST 2025
27 FEB 2025
17 FEB 2025
10 FEB 2025
04 FEB 2025
17 JAN 2025
13 JAN 2025

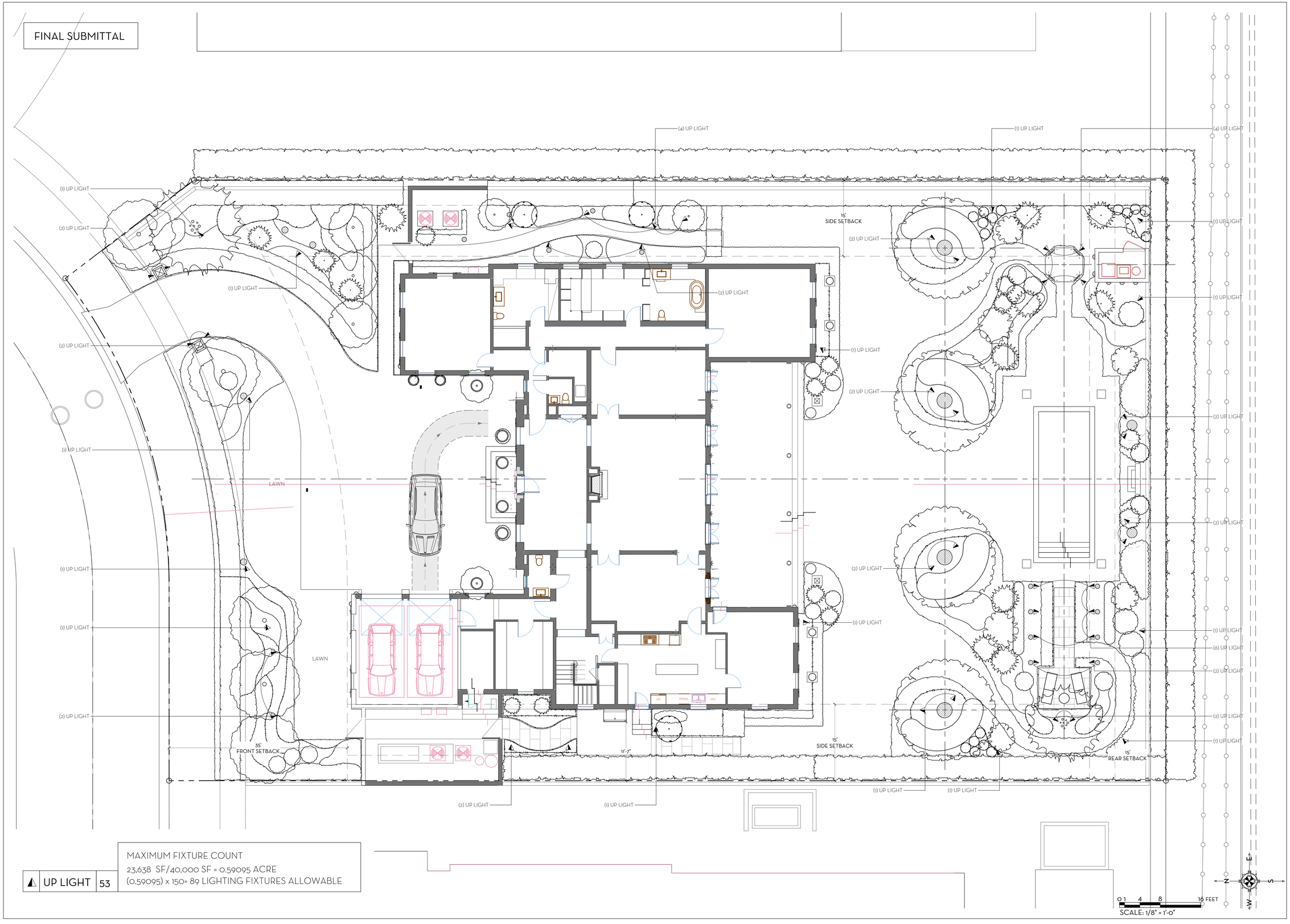
NIEVERA WILLIAMS DESIGN

625 N. Flagler Drive
Suite 502
West Palm Beach, FL 33401
P: 561-659-2820
F: 561-659-2113

NIEVERAWILLIAMS.COM

LP2

FINAL SUBMITTAL



UP LIGHT	53

MAXIMUM FIXTURE COUNT
23,638 SF/40,000 SF = 0.59095 ACRE
(0.59095) x 150= 89 LIGHTING FIXTURES ALLOWABLE

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

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

LIGHTING PLAN

PRIVATE RESIDENCE

228 VIA LAS BRISAS, PALM BEACH, FL.

24 NOVEMBER 2025
08 AUGUST 2025
24 JULY 2025
04 JUNE 2025

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LL1

ARC-25-0053

VLO 12V LED Small Accent

Additional Specs

DIMENSIONS



FINISH OPTIONS

- **AZT –** Textured Architectural Bronze
- **BKT –** Textured Black
- **CBR –** Centennial Brass

PERFORMANCE

Output Position	Level 1	Level 2	Level 3
Lumen Output	100 lm	200 lm	300 lm
Input Voltage	9V-15V	9V-15V	9V-15V
Power (VA) @ 15V AC	3.5VA	5.5VA	8VA
Power (W) @ 15V DC	2W	3.5W	5.5W
Efficacy (lm/W @ DC)	50 lm/W	57 lm/W	55 lm/W
Halogen Equivalents	10W	20W	30-35W

SPECIFICATIONS

Fixture

Light Source	Integrated LED
Number of LEDs	1 High Output LED
Color Temperature	2700K, 3000K
Color Rendering Index	80
Beam Angle	10°, 35°, 60°
Binning	3 Step

Fixture can be used in up or down position.

Input

Input Voltage Range	9 – 15V AC or DC with no loss in light output
Input Frequency	47 – 63Hz
Input Current	877mA max@15VAC
Inrush Current	9A Max
Efficiency	> 57L/W @ 12VDC
Power Factor	> 0.7 @ 15V

Environmental

Environmental Protection Rating	Wet, IP 66
Operation Ambient Temperature	-25°C - +40°C
Lumen Maintenance (L70)	50K Hours

Mechanical & Housing Specification

Diameter/Height	4.5" L x 2.0" W x 3.75" H
Housing Material	Cast Aluminum, Cast Brass
Housing Color & Surface	AZT, BKT or CBR
Weight	13 oz (Aluminum), 30 oz (Brass)

Lens Material

Tempered, shock resistance glass with high tolerance for thermal expansion and stress.

Wire

18 AWG, 105°C, 300V 48" of usable #18-2 SPT-1W leads.

Optics

Custom reflector provides superior fixture beam angle. Available in 10°, 35° and 60°.

FIXTURE ATTRIBUTES

Included Accessories

8" Slotted In-ground Stake, 2 Gel-Filled Wire Nuts, Locknut, and Magnetic Key.

Optional Accessories

3" Riser Stem	**15509CBR**
6" Riser Stem	**15645AZT, BKT, 15510CBR**
12" Riser Stem	**15656AZT, BKT, 15511CBR**
18" Riser Stem	**15657AZT, BKT, 15512CBR**
24" Riser Stem	**15658AZT, BKT, 15513CBR**
Adjustable Riser Stem	**15570AZT, BKT**
Stem Coupler	**15649AZT, BKT**
Mounting Base	**15493CBR**
Two Fixture "T"	**15515CBR**
Surface Flange	**15601AZT, BKT**
Bracket	**15607AZT, BKT, 15516CBR**
Tree Mount	**15609AZT, BKT, CBR**
Elbow	**15647AZT, 15514CBR**
Gutter Mount	**15489CBR**
Long Cowl	**16067AZT, BKT, CBR**
Amber Lens	**16071AMB**
Green Lens	**16071GRN**
Hexcell Louver	**16073BK**
Beam Expander	**16090FRO**
8" Stake	**15575BK**
14" Stake	**15576BK**
Power Post	**15276BK**

LOAD CHART

Power (VA)	Wire Gauge / Length (ft/m) Load Chart			
	10 AWG	12 AWG	14 AWG	16 AWG
0-20 VA	1860'/567 m	1150'/351 m	730'/223 m	450'/137 m
40 VA	930'/283 m	580'/177 m	370'/113 m	230'/70 m
60 VA	620'/189 m	390'/119 m	240'/73 m	150'/46 m
80 VA	470'/143 m	290'/88 m	180'/55 m	110'/34 m
100 VA	370'/113 m	230'/70 m	140'/43 m	90'/27 m
>100 VA	**Consult Technical Support**			

1 LL2 UP LIGHT

FINAL SUBMITTAL

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

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

LIGHTING PLAN

PRIVATE RESIDENCE

228 VIA LAS BRISAS, PALM BEACH, FL.

24 NOVEMBER 2025
08 AUGUST 2025
24 JULY 2025
04 JUNE 2025

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DESIGN

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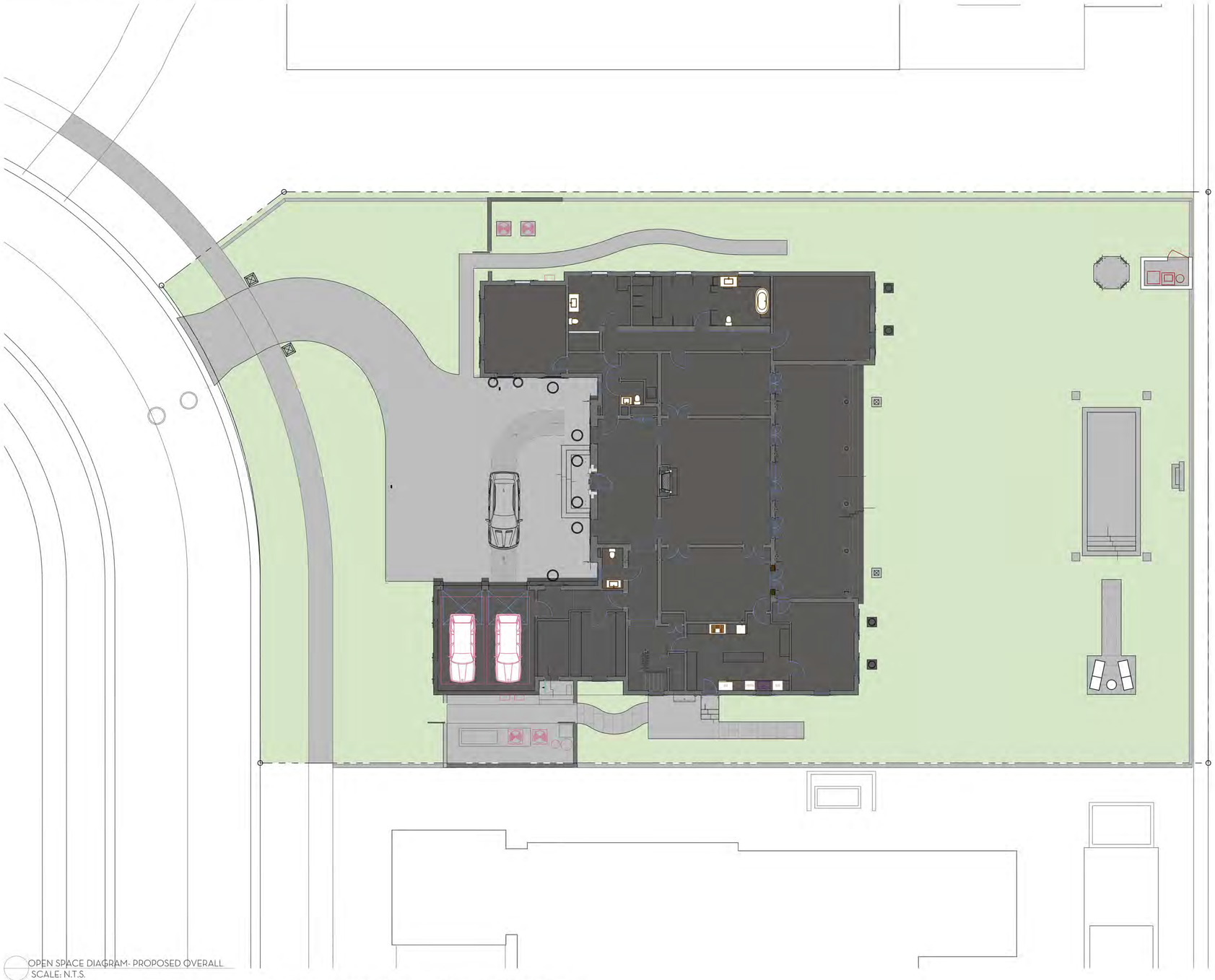
NIEVERAWILLIAMS.COM

LL2

ARC-25-0053

FINAL SUBMITTAL



OPEN SPACE DIAGRAM- PROPOSED OVERALL
SCALE: N.T.S.

OVERALL R-A SITE CALCULATIONS:

SITE AREA =	23,638	SQ FT	100%
MINIMUM LANDSCAPE:			
REQUIRED =	11,819	SQ FT	50%
EXISTING =	20,472	SQ FT	86.6%
PROPOSED =	14,383	SQ FT	61%

FRONT SETBACK SITE CALCULATIONS:

35' SETBACK AREA =	4,006	SQ FT	100%
MINIMUM LANDSCAPE:			
REQUIRED =	1,803	SQ FT	45%
EXISTING =	3,140	SQ FT	78%
PROPOSED =	2,840	SQ FT	71%

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

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

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

OPEN SPACE DIAGRAM-OVERALL

PRIVATE RESIDENCE

228 VIA LAS BRISAS, PALM BEACH, FL.

24 NOVEMBER 2025
08 AUGUST 2025
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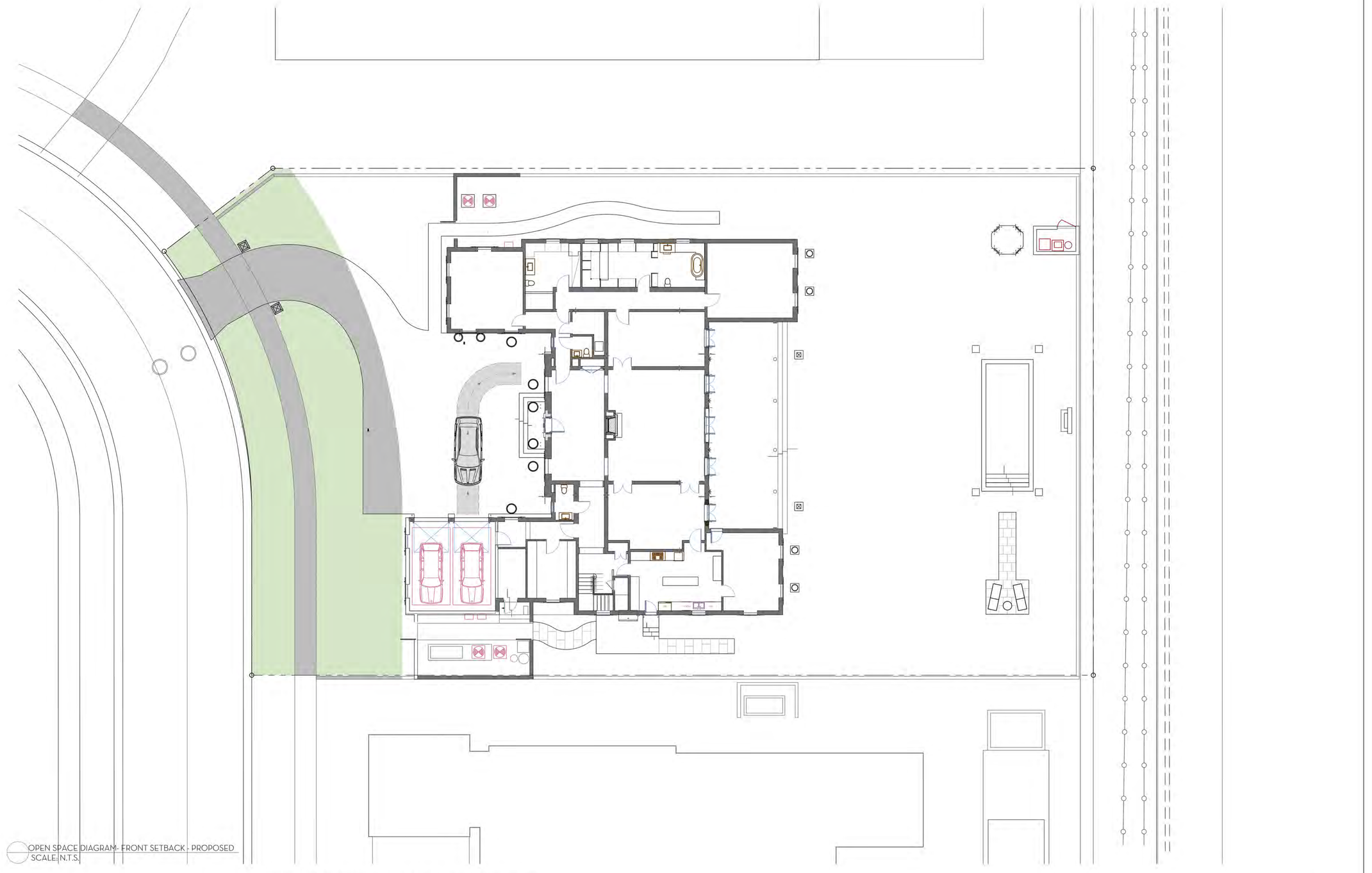
OS1

CURRENT SUBMITTAL

PREVIOUS SUBMITTAL



OPEN SPACE DIAGRAM- FRONT SETBACK - PROPOSED
SCALE: N.T.S.

OVERALL R-A SITE CALCULATIONS:

SITE AREA =	23,638	SQ FT	100%
MINIMUM LANDSCAPE:			
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0 1 4 8 16 FEET
SCALE: 1/8" = 1'-0"

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

SCALE: 3/32" = 1'-0"

OPEN SPACE DIAGRAM- FRONT SETBACK

PRIVATE RESIDENCE

228 VIA LAS BRISAS, PALM BEACH, FL.

24 NOVEMBER 2025
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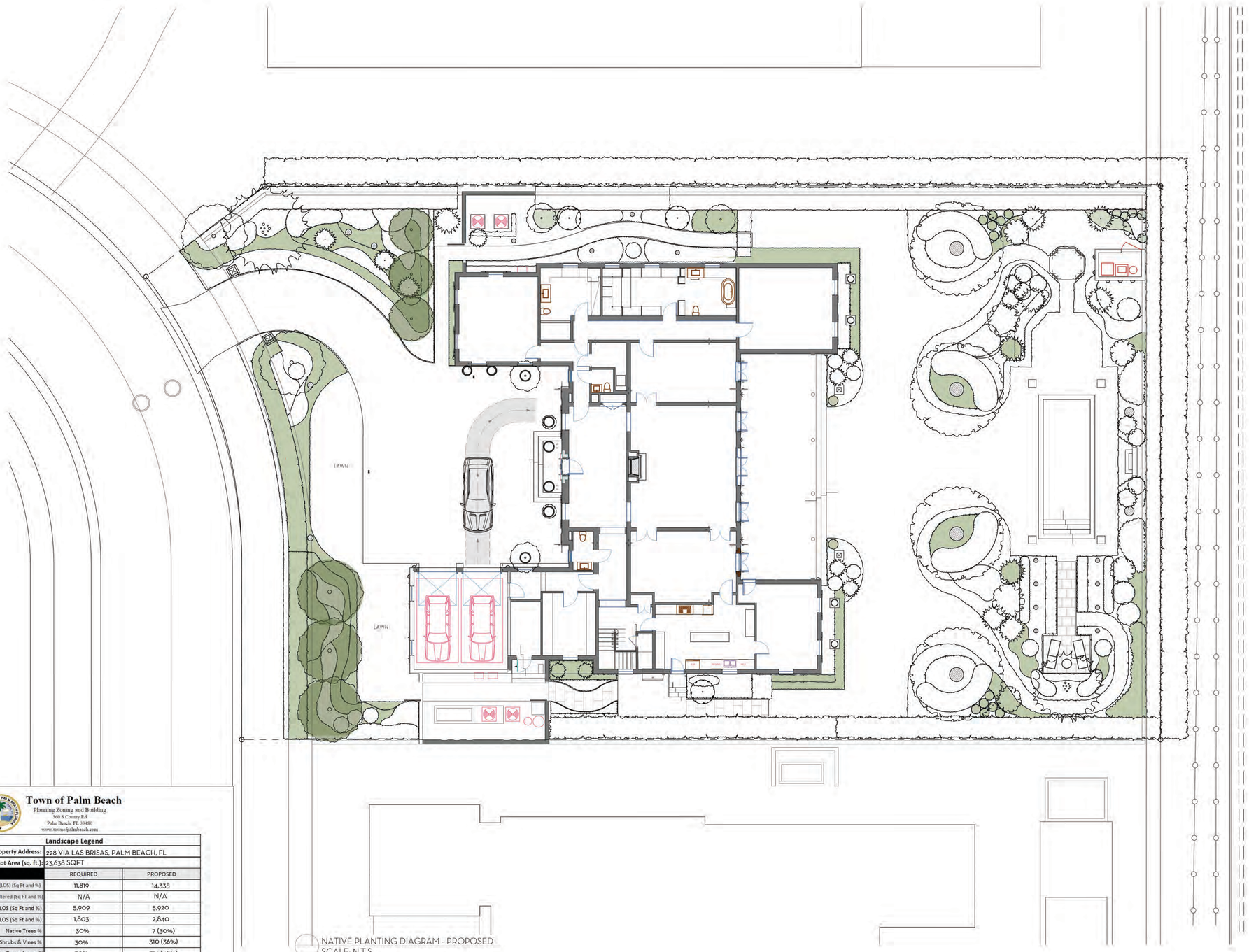
FINAL SUBMITTAL



NATIVE PLANTING DIAGRAM - PROPOSED
SCALE: N.T.S.

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

Line #	Landscape Legend		
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See Ord. 003-2023 *REV BY 20230727*

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

MARIO F. NIEVERA
State of Florida
Landscape Architect
Registration No.
6666856

OPEN SPACE DIAGRAM - NATIVE PLANTING

PRIVATE RESIDENCE

228 VIA LAS BRISAS, PALM BEACH, FL.

SCALE: 3/32" = 1'-0"

24 NOVEMBER 2025
08 AUGUST 2025
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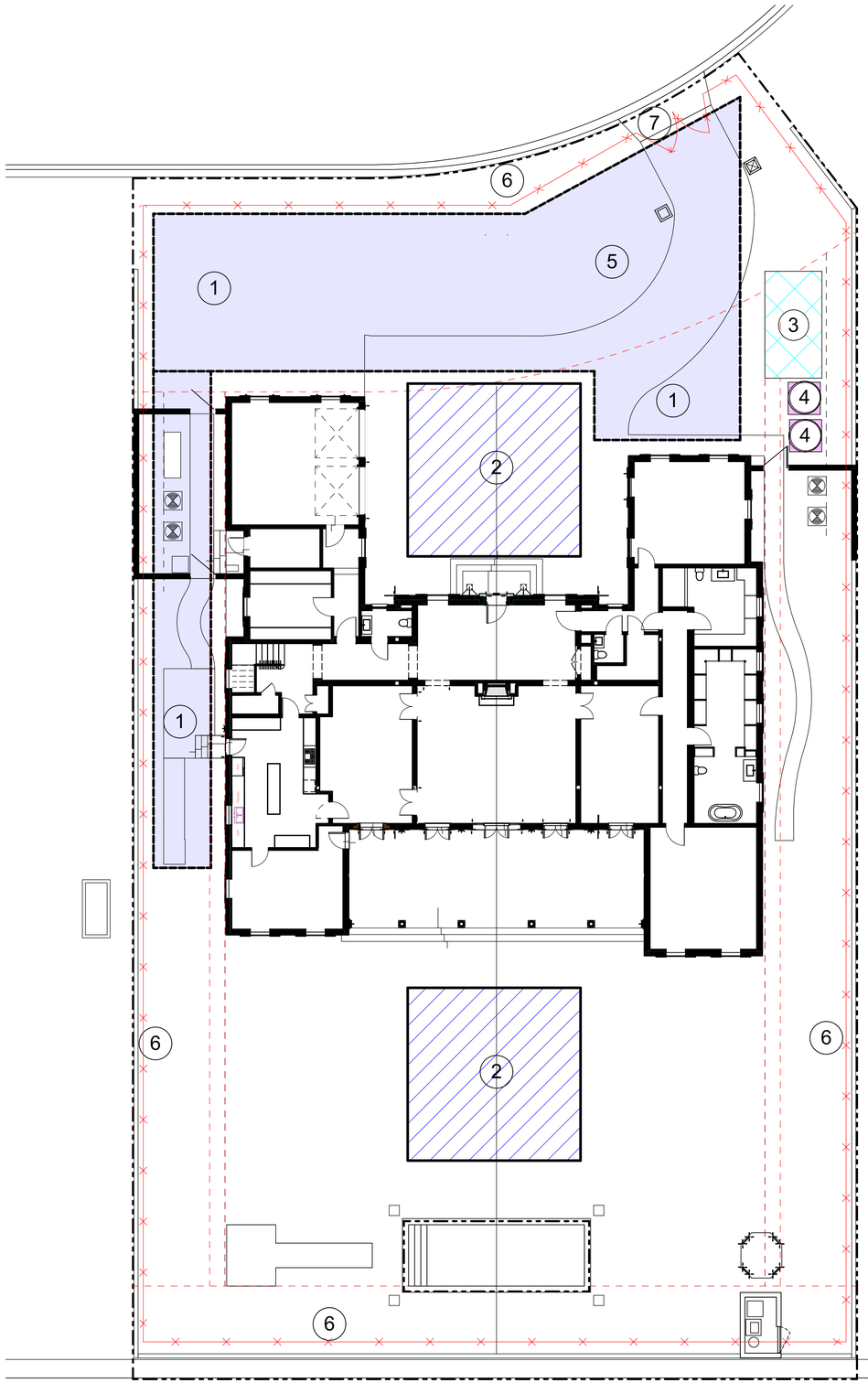
OS4

ROY & POSEY ARCHITECTS | WWW.ROYPOSEY.COM



CONSTRUCTION STAGING LEGEND:

1. VEHICULAR PARKING
2. EQUIPMENT / MATERIAL STAGING/STORAGE
3. DUMPSTER
4. PORTABLE TOILETS
5. 57 ROCK BASE
6. SILT FENCE. REFER TO CIVIL FOR FINAL LOCATION
7. CHAINLINK SECURITY GATE / FENCE W/ PRIVACY SCREEN

"THESE DRAWINGS ARE FOR ORGANIZING SITE LOGISTICS ONLY. THE CONTRACTOR SHALL REFERENCE THE CIVIL AND LANDSCAPE PLANS FOR ALL CONSTRUCTION REQUIREMENTS."

1 / A52 SITE LOGISTICS PLAN

SCALE: 3/32" = 1'-0"

PRESENTATION

ARCOM NUMBER: ARC-25-0053

ROY & POSEY
ARCHITECTURE
LANDSCAPE
INTERIORS
2417 SOUTH DIXIE HWY | WEST PALM BEACH, FLORIDA 33401 | 561.659.5683 |
WWW.ROYPOSEY.COM

OWNERSHIP AND USE OF THESE DOCUMENTS & SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT WHETHER THE PROJECT THEY ARE MADE FOR IS EXECUTED OR NOT. THEY SHALL NOT BE USED BY THE OWNER ON OTHER PROJECTS OR FOR ADDITIONS ON OTHER PROJECTS BY THE OWNER OR OTHERS WITHOUT AGREEMENT IN WRITING WITH ARCHITECT

STEPHEN MICHAEL ROY AIA, NCARB
FLORIDA REGISTERED ARCHITECT
AR91404

ROY & POSEY LICENSE: AA0003396

SEAL

STATE OF FLORIDA · STEPHEN M. ROY · AR91404 · REGISTERED ARCHITECT

12/3/25

VIA LAS BRISAS

228 VIA LAS BRISAS
PALM BEACH, FLORIDA
33480

1" ACTUAL

IF THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY, THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED, AFFECTING ALL LABELED SCALES.

BY	REVISIONS	DATE

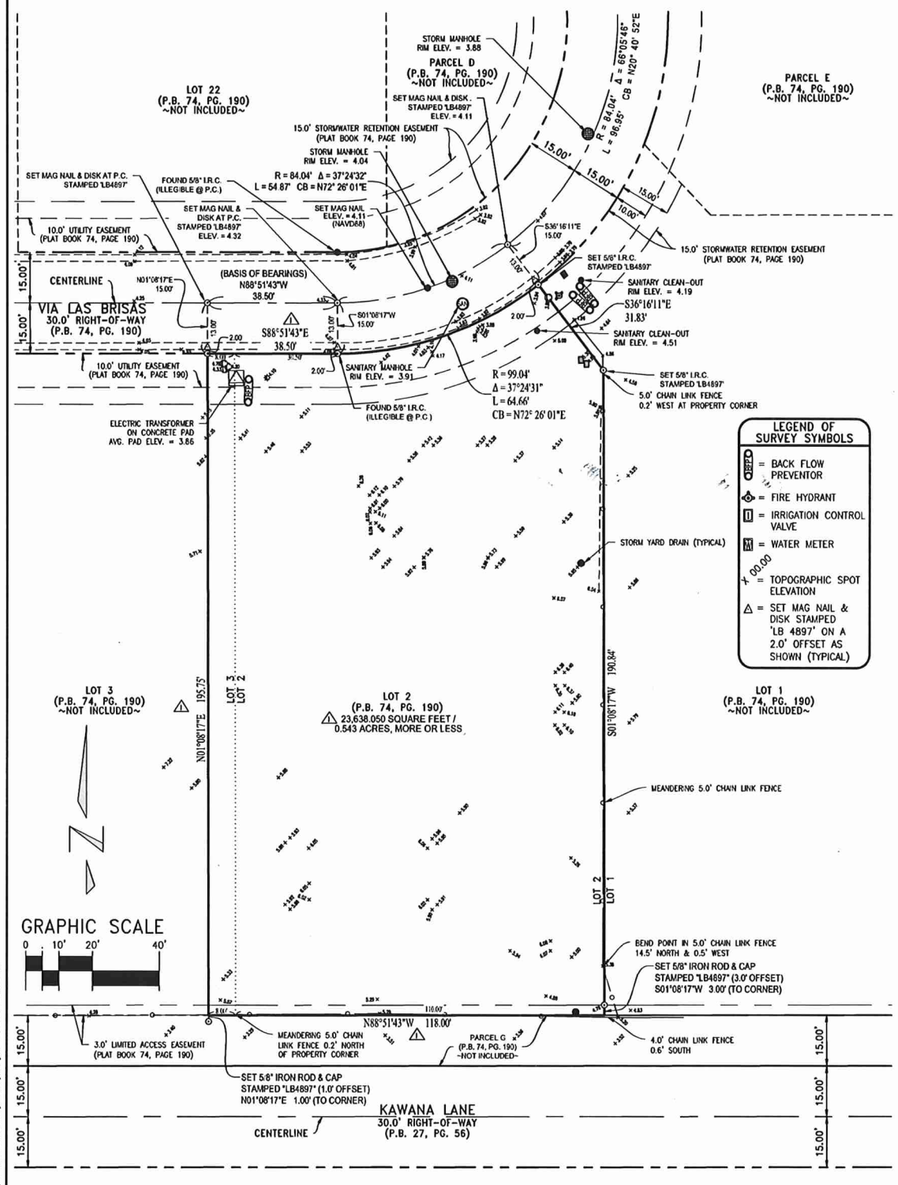
DATE:	12/3/25
SCALE:	AS NOTED
DRAWN:	SMR
JOB:	
SHEET	
PERMIT	DATE

A52

Plotted On: 12/3/25

CONSTRUCTION STAGING PLAN & TRUCK LOGISTICS PLAN

Odums: RP Server/RESIDENTIAL/2025 Projects/Clifton Residence/Archicad Model/CLIFTON RESIDENCE 10-1-25.pln



NOTICE: ALL ELEVATIONS SHOWN ARE IN THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AND ARE BASED ON PALM BEACH COUNTY BENCHMARK 872 2607 B TIDAL STAMPED "2607 B 2006" HAVING AN ELEVATION OF 3.590 (NAVD88) AS SHOWN ON THE ASSOCIATED DATA SHEET AS PROVIDED BY PALM BEACH COUNTY ENGINEERING DEPARTMENT.

- CONVERSION FACTOR AS SHOWN HEREON IS AS DETERMINED BY USING THE ORTHOMETRIC HEIGHT CONVERSION SOFTWARE "VERTCON" AS FOUND AT HTTPS://WWW.NGS.NOAA.GOV/CGI-BIN/VERTCON/VERT_CON.PRL
- THE CONVERSION FACTOR WAS DETERMINED BY USING THE APPROXIMATED LATITUDE AND LONGITUDE VALUES AS SHOWN ON THE ABOVE REFERENCED DATA SHEET.

VERTICAL DATUM

ALL ELEVATIONS SHOWN ARE IN NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)

CONVERSION FACTOR: NAVD88 + 1.53 = NGVD29

ISSUING OFFICE FILE NUMBER: 6655.0002
SCHEDULE B-II ITEMS

ITEMS 1 THROUGH 3 ARE STANDARD EXCEPTIONS.

ITEM 4: ANY LIEN PROVIDED BY COUNTY ORDINANCE OR BY CHAPTER 159, F.S., IN FAVOR OF ANY CITY, TOWN, VILLAGE OR PORT AUTHORITY, FOR UNPAID SERVICE CHARGES FOR SERVICES BY ANY WATER SYSTEMS, SEWER SYSTEMS OR GAS SYSTEMS SERVING THE LAND DESCRIBED HEREIN; AND ANY LIEN FOR WASTE FEES IN FAVOR OF ANY COUNTY OR MUNICIPALITY. *NOT A SURVEY MATTER.*

ITEM 5: RIGHTS OF THE LESSEES UNDER UNRECORDED LEASES. *NOT A SURVEY MATTER.*

ITEM 6: REVISED: LOT BOUNDARIES, EASEMENTS, DEDICATIONS, RESERVATIONS, RESTRICTIONS AND ROAD RIGHTS-OF-WAY AS CONTAINED ON THE PLAT OF PHIPPS ESTATES RECORDED IN PLAT BOOK 74, PAGES 190, AS AFFECTED BY SURVEYOR'S AFFIDAVITS RECORDED IN O.R. BOOK 8888, PAGE 781 AND O.R. BOOK 8998, PAGE 1796; QUIT-CLAIM DEED BETWEEN PHIPPS ESTATES LIMITED PARTNERSHIP AND THE PHIPPS ESTATES HOMEOWNER'S ASSOCIATION, INC., RECORDED IN O.R. BOOK 14431, PAGE 1281; PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. *AFFECTS THE PROPERTY AND PLOTTABLE MATTERS CONTAINED THEREIN ARE SHOWN HEREON. NOTE: SURVEYORS AFFIDAVITS DO NOT AFFECT THE LOCATION OR DIMENSIONS OF THE SUBJECT PROPERTY, HOWEVER DO AFFECT THE OVERALL PLAT AS RELATED TO THE PLAT BOUNDARY LINE DIMENSIONS AND MISCELLANEOUS LOTS WITHIN THE SUBDIVISION. ALSO NOTE THAT THE ABOVE LISTED QUIT CLAIM DEED DOES NOT AFFECT THE SUBJECT PROPERTY HOWEVER DOES TRANSFER LANDS AND RIGHTS TO THE PHIPPS ESTATES HOMEOWNERS ASSOCIATION TO THE PROPORTIONATE BENEFIT FOR ALL LOTS CONTAINED THEREIN.*

ITEM 7: COVENANTS, CONDITIONS, AND RESTRICTION AS RECORDED IN O.R. BOOK 8691, PAGE 244 AND AMENDED IN O.R. BOOK 8998, PAGE 1798; O.R. BOOK 9742, PAGE 1766; O.R. BOOK 9927, PAGE 1779; O.R. BOOK 14431, PAGE 1277, AND FURTHER AMENDED AND RESTATED IN O.R. BOOK 30218, PAGE 1106, WHICH CONTAIN PROVISIONS CREATING EASEMENTS AND/OR ASSESSMENTS. *AFFECTS THE PROPERTY, HOWEVER BLANKET IN NATURE, NOT PLOTTABLE AND NOT A SURVEY MATTER.*

ITEM 8: ANY LOSS OR DAMAGE CAUSED BY A LIEN FOR ASSESSMENTS PURSUANT TO SEC. 720.3085(1), F.S., NOTWITHSTANDING ANY ASSURANCES TO THE CONTRARY IN ANY ATTACHED ALTA ENDORSEMENT FORM 5.1-06 AS TO THE OWNER'S POLICY. *NOT A SURVEY MATTER.*

ITEM 9: EASEMENTS GRANTED TO FLORIDA EAST COAST HOTEL COMPANY RECORDED IN DEED BOOK 35, PAGE 209, DEED BOOK 35, PAGE 211 AND DEED BOOK 35, PAGE 216, PUBLIC RECORDS OF DADE COUNTY, FLORIDA, AS CONVEYED TO THE WEST PALM BEACH WATER COMPANY IN DEED BOOK 43, PAGE 331 AND FURTHER CONVEYED TO CITY OF WEST PALM BEACH IN DEED BOOK 1117, PAGE 1, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. *DOES NOT AFFECT THE SUBJECT PROPERTY. IN THE OPINION OF THIS SURVEYOR, BY THE PROCESS OF PLATTING THE UNDERLYING LANDS DESCRIBED THEREIN, NOW KNOWN AS, OR BEING A PORTION, OF PHIPPS ESTATES, RECORDED IN PLAT BOOK 74, PAGE 190, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA, WHEREAS ROAD TRACTS, UTILITY AND DRAINAGE EASEMENTS WHERE CREATED AND DEDICATED ALL UNDERLYING EASEMENTS ARE VACATED AND SUPERCEDED BY THE DEDICATION, ACCEPTANCE AND RECORDATION.*

ITEM 10: AGREEMENT BY AND AMONG THE TOWN OF PALM BEACH, FLORIDA, PHIPPS ESTATES LIMITED PARTNERSHIP, CASA CAJCO, INC., AND PHIPPS ESTATES PROPERTY OWNER'S ASSOCIATION, INC. REGARDING THE DEVELOPMENT OF THE PROPERTY, RECORDED IN O.R. BOOK 8691, PAGE 305, AS AMENDED IN O.R. BOOK 8875, PAGE 501, O.R. BOOK 11749, PAGE 416, AND O.R. BOOK 28686, PAGE 69; PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. *DOES NOT AFFECT THE SUBJECT PROPERTY, HOWEVER, DOES PETITION THE TOWN TO ABANDON EASEMENTS AND ACCOMMODATE CONDITIONS TO SATISFY AND PROVIDE ALTERNATIVE UTILITY AND DRAINAGE EASEMENTS TO BE DEDICATED ON THE PLAT.*

ITEM 11: RESTRICTIONS, RESERVATIONS OF EASEMENTS FOR UTILITY PURPOSES AS SET FORTH IN SPECIAL WARRANTY DEED BETWEEN CASA CAJCO, INC. AND PHIPPS ESTATES LIMITED PARTNERSHIP RECORDED IN O.R. BOOK 8691, PAGE 226; PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. *AFFECTS THE PROPERTY, HOWEVER BLANKET IN NATURE AND NOT PLOTTABLE. HOWEVER AS REFERENCED ABOVE THE UNDERLYING RESTRICTIONS, RESERVATIONS AND EASEMENTS ARE VACATED AND SUPERCEDED BY THE PROCESS OF THE CREATION OF THE ABOVE REFERENCED PLAT OF PHIPPS ESTATES.*

ITEM 12: ASSIGNMENT OF DEVELOPER'S RIGHTS IN FAVOR OF KAWAMA FUNDING, L.P., RECORDED IN O.R. BOOK 8691, PAGE 410, AS ASSIGNED TO PATTERSON/RICE FUNDING CORP. BY ASSIGNMENT OF MORTGAGE AND OTHER LOAN DOCUMENTS RECORDED IN O.R. BOOK 9656, PAGE 1391, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. *DOES NOT AFFECT THE SUBJECT PROPERTY, IS BLANKET IN NATURE AND NOT A SURVEY MATTER.*

ITEM 13: RESTRICTIONS AND COVENANTS CONTAINED IN DECLARATION OF RESTRICTIONS REGARDING SPECIMEN TREES RECORDED IN O. R. BOOK 6569, PAGE 1108, TOGETHER WITH RESOLUTION NO. 4-94 OF THE TOWN COUNCIL OF THE TOWN OF PALM BEACH DESIGNATING HISTORIC OR SPECIMEN TREES RECORDED IN O. R. BOOK 8143, PAGE 124, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. *DOES NOT AFFECT THE SUBJECT PROPERTY, BANYAN TREES DESCRIBED THEREIN DO NOT FALL WITHIN THE SUBJECT PROPERTY.*

ITEM 14: TERMS AND PROVISIONS CONTAINED IN THAT CERTAIN EASEMENT GRANT FROM STEPHEN A. LEVIN TO SUSAN PHIPPS EGELBERGER, BESSEMER TRUST COMPANY OF FLORIDA AND CASA CAJCO, INC., RECORDED IN O. R. BOOK 6666, PAGE 1164, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. *DOES NOT AFFECT THE SUBJECT PROPERTY.*

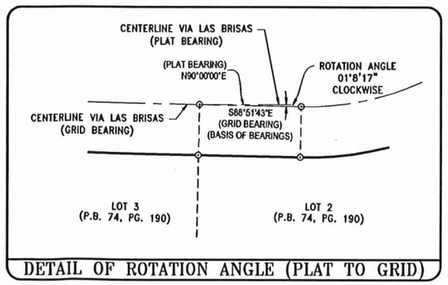
ITEM 15: UNITY OF TITLE AGREEMENT BETWEEN RECORDED IN O. R. BOOK 9743, PAGE 1106, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. *AFFECTS THE PROPERTY, NOT A SURVEY MATTER.*

ITEM 16: AGREEMENT WITH THE TOWN OF PALM BEACH REGARDING PAVER BRICK DRIVEWAY CROSSING ROAD RIGHT-OF-WAY RECORDED IN O.R. BOOK 9753, PAGE 1726, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. *AFFECTS LOT 2, NOT A SURVEY MATTER.*

ITEM 17: EASEMENT REMOVAL AGREEMENT WITH THE TOWN OF PALM BEACH REGARDING CHAIN LINK FENCE AND HEDGE ENCROACHING INTO PUBLIC UTILITY EASEMENT, RECORDED IN O.R. BOOK 22176, PAGE 1002, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. *AFFECTS LOTS 2 AND 3. NOT A SURVEY MATTER.*

ITEM 18: STORMWATER MANAGEMENT AGREEMENT RECORDED IN O.R. BOOK 31931, PAGE 869, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. *AFFECTS THE PROPERTY, NOT A SURVEY MATTER.*

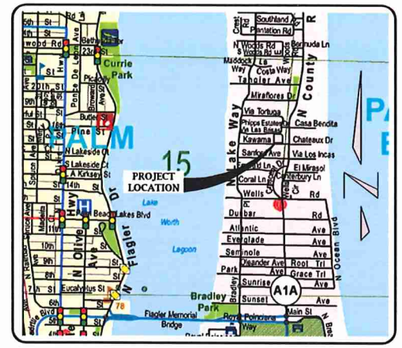
ITEM 19: ANY LIEN OR CLAIM OF LIEN FOR SERVICES, LABOR OR MATERIALS WHICH MAY TAKE PRIORITY OVER THE ESTATE OR INTEREST INSURED BY REASON OF THAT CERTAIN NOTICE OF COMMENCEMENT RECORDED MAY 26, 2020, UNDER O.R. BOOK 31450, PAGE 578, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. (FOR INFORMATIONAL PURPOSES ONLY: THIS EXCEPTION MAY BE REMOVED UPON COMPLIANCE WITH THE RELATED REQUIREMENT SET FORTH IN B-I.) *AFFECTS THE PROPERTY, NOT A SURVEY MATTER.*



DETAIL OF ROTATION ANGLE (PLAT TO GRID)

LEGEND OF ABBREVIATIONS

C/L = CENTERLINE	P.C.P. = PERMANENT CONTROL POINT
F/K/A = FORMERLY KNOWN AS	P.C. = POINT OF CURVATURE
L.A.E. = LIMITED ACCESS EASEMENT	P.T.= POINT OF TAGENCY
O.R.B. = OFFICIAL RECORD BOOK	Δ = DELTA
P.B. = PLAT BOOK	R = RADIUS
PG(S) = PAGE(S)	L = LENGTH
P.O.B. = POINT OF BEGINNING	CB = CHORD BEARING
P.O.C.= POINT OF COMMENCEMENT	I.R.C. = IRON ROD & CAP
R/W = RIGHT-OF-WAY	
U.E. = UTILITY EASEMENT	



LOCATION SKETCH – NOT TO SCALE

LAND DESCRIPTION

ALL OF LOT 2 TOGETHER WITH THE EAST 8.00 FEET OF LOT 3, PHIPPS ESTATES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 74, PAGE 190, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SURVEYOR'S NOTES:

1. THIS IS A BOUNDARY & TOPOGRAPHIC SURVEY AS DEFINED IN CHAPTER 5J-17.050 FLORIDA ADMINISTRATIVE CODE.
2. THIS SURVEY IS BASED ON THE PLAT OF PHIPPS ESTATES, PLAT BOOK 74, PAGE 190, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA. ADDITIONALLY THIS SURVEY RELIED ON THE AMERICAN LAND TITLE ASSOCIATION COMMITMENT FOR TITLE INSURANCE AS ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY AS FURTHER DESCRIBED BELOW IN NOTE 3.
3. LEGAL DESCRIPTION WAS PROVIDED TO KESHAVARZ & ASSOCIATES INC. AND IS SHOWN HEREON AS CONTAINED IN *"SCHEDULE A"* OF THE BELOW REFERENCE TITLE COMMITMENT. TITLE EXCEPTIONS SHOWN HEREON ARE BASED ON A TITLE COMMITMENT, AS FURNISHED BY THE CLIENTS AGENT, PREPARED BY OLD REPUBLIC TITLE INSURANCE COMPANY, HAVING A COMMITMENT NO.: 1048329, AN ISSUING OFFICE FILE NUMBER 6655.0002, ISSUING OFFICE: 2798201, ISSUING AGENT: COE & BROBERG LLP, WITH A COMMITMENT DATE: MARCH 17, 2021 AT 11:00 P.M. ITEMS CONTAINED WITHIN SCHEDULE B-II (EXCEPTIONS) OF SAID TITLE COMMITMENT ARE AS SHOWN MIDDLE LEFT:
4. ALL COORDINATES AND BEARINGS SHOWN HEREON ARE REFERENCED TO STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE, TRANSVERSE MERCATOR PROJECTION, NORTH AMERICAN DATUM OF 1983 (NAD 83/90). STATE PLANE COORDINATE VALUES SHOWN HEREON ARE BASED ON OBSERVATIONS PERFORMED USING OUR TOPCON HIPER-V GPS UNIT IN CONJUNCTION WITH THE LENGEMANN OF FLORIDA STATEWIDE NETWORK. CONTROL POINTS WERE ESTABLISHED WITH THE AFOREMENTIONED GPS UNIT. EACH CONTROL POINT WAS OCCUPIED A MINIMUM OF TWO TIMES AND THE AVERAGE HORIZONTAL VALUE (NORTHING & EASTING) WAS CALCULATED AND HELD AS PRIMARY CONTROL POINTS AND PUBLISHED HEREON. THE CENTERLINE OF VIA LAS BRISAS WAS DETERMINED TO BEAR SOUTH 88°51'43" EAST, AND ALL OTHER BEARINGS SHOWN HEREON ARE RELATED THERETO. SEE ROTATION ANGLE DETAIL ON PAGE 2 OF 2 FOR PLAT TO GRID ROTATION.
5. TOTAL AREA: 23,638.050 SQUARE FEET / 0.543 ACRES, MORE OR LESS.
6. ELEVATIONS SHOWN HEREON ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AND ARE REFERENCED TO PALM BEACH COUNTY BENCHMARK '872 2607 B TIDAL' STAMPED '2607 B 2006' WITH AN ELEVATION OF 3.590 (NAVD88) AS PUBLISHED BY PALM BEACH COUNTY ENGINEERING.
7. THE SUBJECT PROPERTY LIES WITHIN FLOOD ZONE AE (EL. 6) AS SHOWN ON FLOOD INSURANCE RATE MAP NUMBER 12099C0581 F, HAVING A COMMUNITY-PANEL NUMBER 120220-0581-F, WITH AN EFFECTIVE DATE OF OCTOBER 5, 2017
8. FOUNDATIONS, FOOTERS AND OTHER UNDERGROUND FACILITIES THAT MAY EXIST HAVE NOT BEEN LOCATED UNLESS OTHERWISE SHOWN.
9. THE UNDERGROUND UTILITIES / FACILITIES THAT EXIST BASED ON SURFACE FEATURES SUCH AS WATER VALVES, FIRE HYDRANTS, WATER METERS, SANITARY MANHOLES, STORM MANHOLES, ELECTRICAL TRANSFORMERS, GAS METERS, CABLE TELEVISION RISERS ETC. HAVE NOT BEEN LOCATED.
10. EASEMENTS AND / OR RESTRICTIONS SHOWN HEREON THIS SURVEY ARE BASED SOLELY ON THE TITLE COMMITMENT AS MENTIONED IN NOTE No. 3 ABOVE. NO SEARCH OF THE PUBLIC RECORDS BY KESHAVARZ & ASSOCIATES, INC.
11. BUILDING IMPROVEMENTS, TENNIS COURTS, POOLS, DRIVEWAYS AND ASSOCIATED DIMENSIONS AS SHOWN ARE BASED ON A PREVIOUS SURVEY AS PROVIDED BY THE CLIENT. BUILDING TIES ARE PURSUANT TO BUILDING CORNER LOCATIONS AS CONFIRMED IN THE FIELD. IMPROVEMENTS SHOWN HEREON ARE GENERALLY APPROXIMATED BASED ON RANDOM SPOT LOCATIONS, TRACING OF THE PREVIOUS SURVEY PURSUANT TO THE CLIENTS REQUEST AS SUCH IMPROVEMENTS TO BE DEMOLISHED AND NEW STRUCTURES TO BE DESIGNED FOR THE SUBJECT PROPERTIES. THIS SURVEYOR DOES NOT WARRANT THE ACCURACY RELATED TO DIMENSIONS FOR BUILDING WALLS OR OTHER IMPROVEMENTS.
12. THE FIELD-MEASURED CONTROL MEASUREMENTS FOR THIS SURVEY MEET OR EXCEED AN ACCURACY OF 1 FOOT IN 7,500 FEET.
13. THE CONTRACTED USE OF THIS SURVEY IS FOR THE DESIGN, PERMITTING AND PURCHASE OF THE SUBJECT PROPERTY AND IS NOT VALID FOR ANY OTHER USE.
14. THIS SURVEY IS PREPARED ONLY FOR THE PARTIES LISTED BELOW.
    PREPARED FOR:

    228 VIA LAS BRISAS, LLC, A FLORIDA LIMITED LIABILITY COMPANY
    COE & BROBERG LLP
    OLD REPUBLIC TITLE COMPANY
    RABIDEAU KLEIN
15. COPYRIGHT 2021 BY KESHAVARZ & ASSOCIATES, INC. THE SKETCH OF SURVEY AND SURVEY REPORT COMPRISE THE COMPLETE SURVEY. THIS SURVEY IS NOT VALID UNLESS THE SKETCH AND REPORT ACCOMPANY EACH OTHER. REPRODUCTIONS OF THIS SURVEY ARE NOT VALID WITHOUT THE ORIGINAL RAISED SEAL OF A FLORIDA SURVEYOR AND MAPPER EMPLOYED BY KESHAVARZ & ASSOCIATES, INC.

DATE OF SURVEY: APRIL 12, 2021

Scott F. Bryson

SCOTT F. BRYSON
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE No. 5991

SCOTT F. BRYSON License Number 5991 STATE OF FLORIDA Professional Surveyor and Mapper

Digitally signed by Scott F Bryson
DN: c=US, o=KESHAVARZ AND ASSOCIATES, ou=A01410D0000001 6F1579D2E6000000A 97, cn=Scott F Bryson
Date: 2021.08.31 11:12:32 -04'00'

No.	REVISION	By	Date
1	REV. BOUNDARY LINES	SB	08/26/21

BOOK	PAGE(S)
134	75-81
135	01-02

FIELD AS/NG

BOUNDARY & TOPOGRAPHIC SURVEY OF:
LOT 2 PHIPPS ESTATES
PLAT BOOK 74, PAGE 190

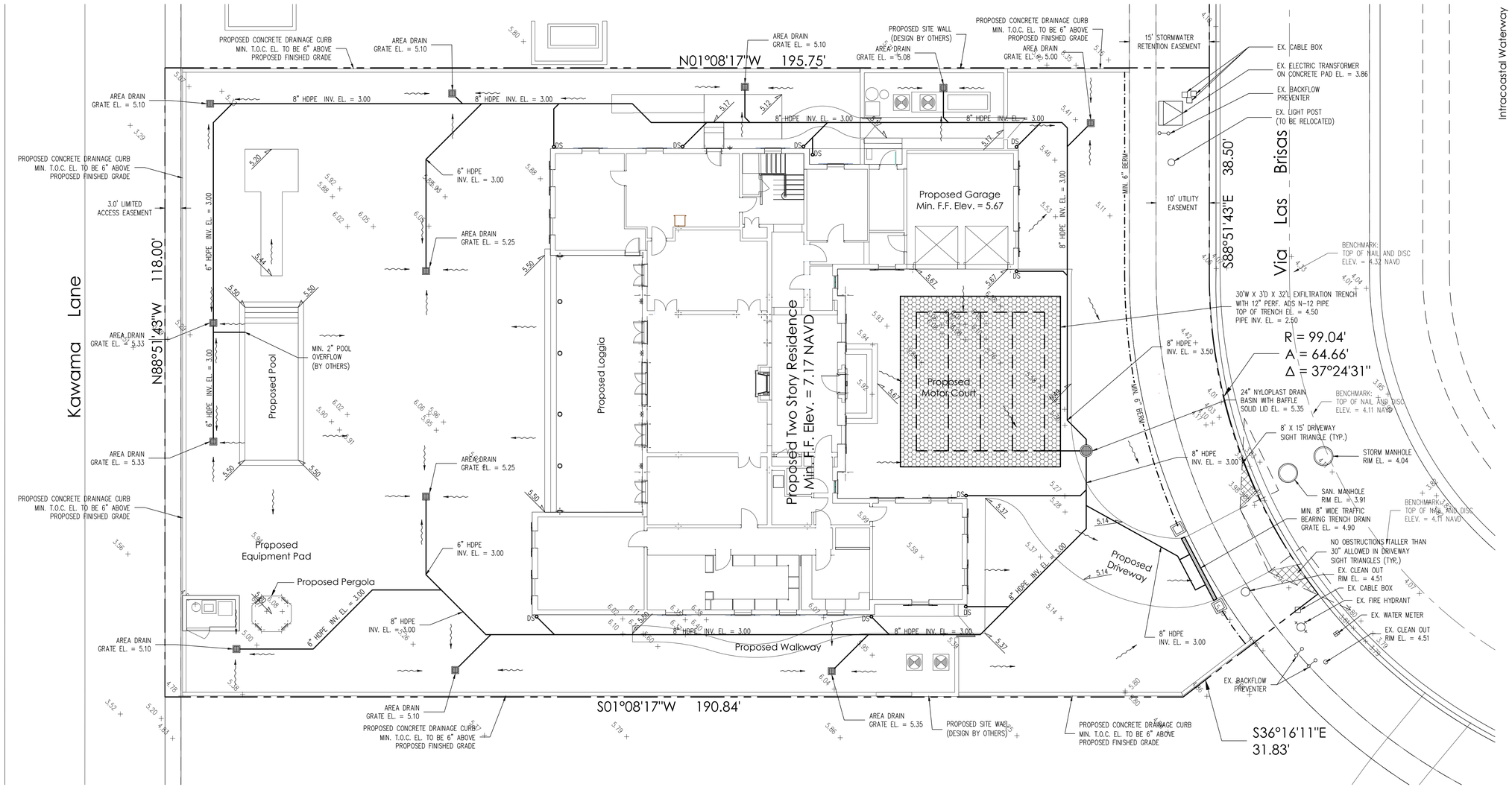
KESHAVARZ & ASSOCIATES
Civil Engineers • Land Surveyors
711 North Dixie Highway, Suite 201
West Palm Beach, Florida 33401
Tel: (561) 689-8600 Fax: (561) 689-7456

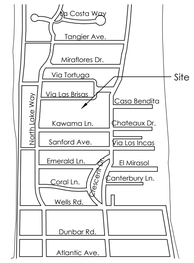
228 VIA LAS BRISAS
PALM BEACH, FLORIDA 33480

DATE	04/01/21	CHECKED	SFB	PROJECT No.	SHEET No.
SCALE	1" = 20'	APPROVED	SFB	21-1370	1 OF 1
DRAWN	SFB	DWG No:	D20-1370		

last saved:P:\21-1370 Addison 228 Via Las Brisas\KA DWG\xSV-211370 Lot 2_log With B Ft Lot 3.dwg Monday, August 30, 2021 10:14:17 AM

P:\21-1370 Addison 228 Via Las Brisas\KA DWG\xSV-211370 Lot 2_log With B Ft Lot 3.dwg Monday, August 30, 2021 2:54:35 PM





Location Map
N.T.S.

Notes:

1) Exfiltration trenches and storm piping to be protected from roots with a root barrier.
2) Roof drain downspouts are to be connected to the proposed drainage system. Contractor to provide engineer with downspout locations prior to installation of drainage system.
3) Contractor shall mill and overlay all roadway cuts a minimum of 50 ft. on either side of the excavation the entire width of each affected lane.
4) Contractor is responsible for installing and maintaining erosion control measures during construction.
5) Video inspection of storm drainage system required prior to installation of sod.

STORMWATER RETENTION CALCULATIONS

A. SITE INFORMATION

Total Property Area = 23,631 sq.ft.

Drainage Area Impervious Surface 10,634 = sq.ft.

Drainage Area Pervious Surface = 12,997 sq.ft.*
*Minimum required without a variance

B. ESTIMATED STORMWATER RETENTION VOLUME

The retention volume is estimated using the Rational Method (Q=CiA)
where:
C = 1.0 (impervious surface)
C = 0.2 (pervious surface)
i = 2 in/hr

Impervious Surface Runoff Volume:
1.0 x 2 in/hr x 10,634 sq.ft. x 1 ft./12 in. = 1,772 cu.ft.

Pervious Runoff Volume:
0.2 x 2 in/hr x 12,997 sq.ft. x 1 ft./12 in. = 433 cu.ft.

Total Volume to be Retained = 2,205 cu.ft.

C. PROPOSED EXFILTRATION TRENCH SIZING

L	=	Total Length of Trench Provided	=	32	ft
W	=	Trench Width	=	30	ft
K	=	Hydraulic Conductivity	=	0.0000901	cfs/sq.ft./ft. of head
H2	=	Depth to Water Table	=	3.40	ft
DU	=	Un-Saturated Trench Depth	=	3.00	ft
DS	=	Saturated Trench Depth	=	0.00	ft
V	=	Volume Treated	=	2,640	cu.ft.

Legend

- 5.7 + — EXISTING ELEVATION PER KESHAVARE AND ASSOCC. (NAVD–88)
- 6.00 — PROPOSED ELEVATION (NAVD–88)
- 7.00 — PROPOSED ELEVATION CONTOUR (NAVD–88)
- FLOW DIRECTION
- EXFILTRATION TRENCH
- AREA DRAIN
- 24" NYLOPLAST DRAIN BASIN WITH BAFFLE

N

0 5 10 20 40

Scale: 1" = 10'

Plan Background from Site Plan by
Roy & Posey Architects Received 11/13/25

ARC-25-0053

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GRUBER CONSULTING ENGINEERS
2475 Mercer Avenue, Suite 305
West Palm Beach, FL 33401
561.312.2041
office@gruberengineers.com

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

Contractor is responsible for obtaining location of existing utilities prior to commencement of construction activities.

Conceptual Site Grading & Drainage Plan For:

PROPOSED RESIDENCE

228 Via Las Brisas
Palm Beach, Florida

PROJECT INFORMATION:

Project No.	2017-0038
Issue Date	11/17/2025
Scale	1" = 10'

REVISIONS:

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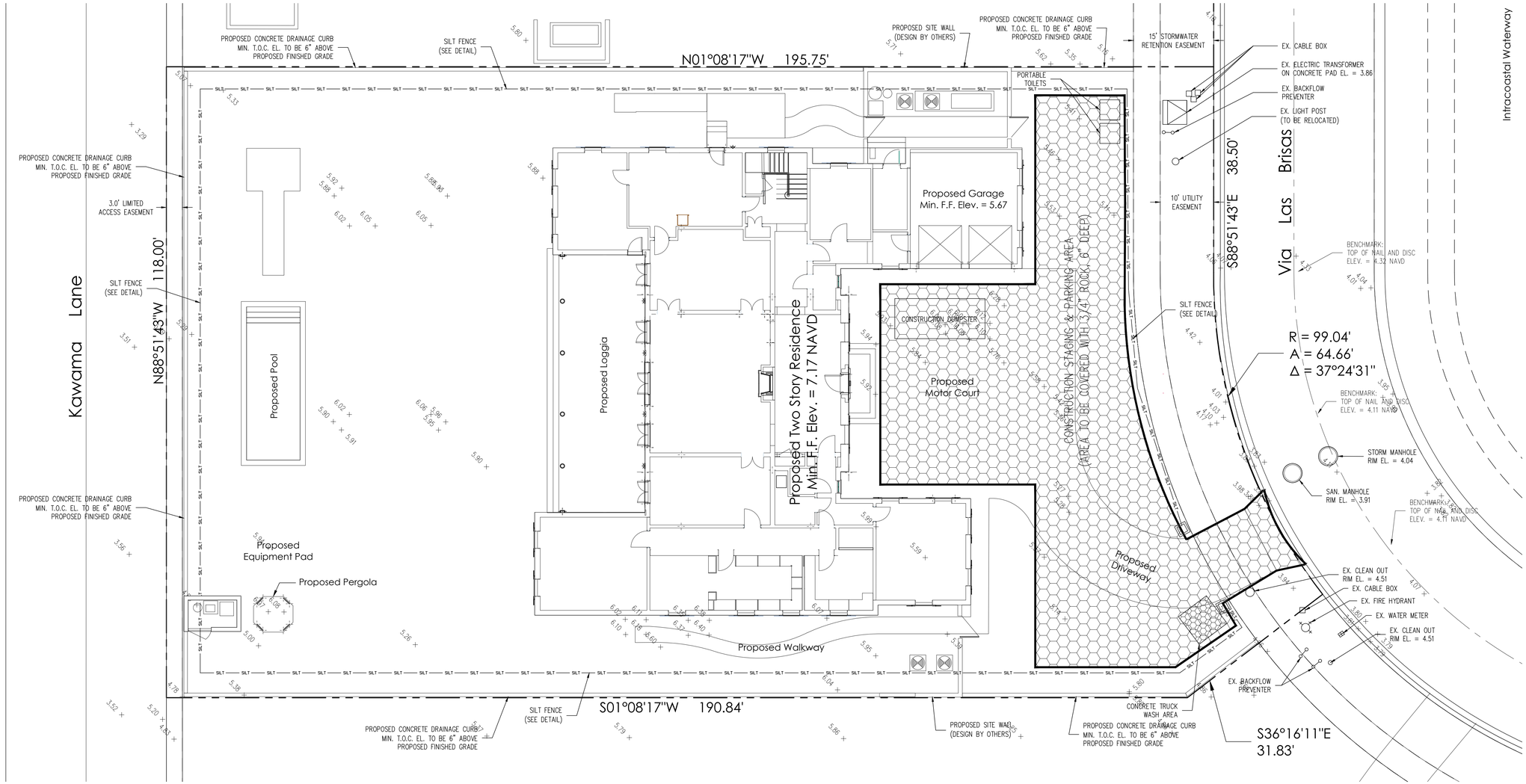
CHAD M. GRUBER
FLORIDA P.E. NO. 57466

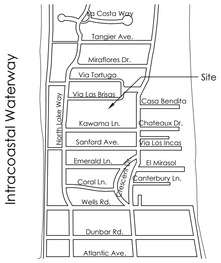
Digitally signed by Chad M Gruber
Date: 2025.11.17 11:56:09 -05'00'

This item has been electronically signed and sealed by Chad M. Gruber on the date adjacent to the seal using a SHA authentication code. Printed copies of this document are not considered signed and sealed and the SHA authentication code must be verified on any electronic copies.

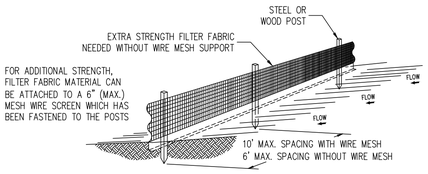
SHEET NUMBER:

C-1





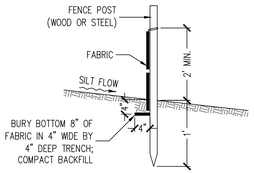
Location Map
N.T.S.



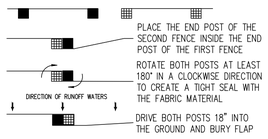
Notes:

1) The height of a silt fence shall not exceed 36".
2) Filter fabric shall be purchased in a continuous roll cut to the length of the barrier to avoid the use of joints.
3) Posts shall be spaced a maximum of 10' apart at the barrier location and driven securely into the ground a minimum of 12". When extra strength fabric is used without the wire support fence, post spacing shall not exceed 6'.
4) A trench shall be excavated approximately 4" wide and 4" deep along the line of posts and upslope from the barrier.
5) When standard strength filter fabric is used, a wire mesh support fence shall be fastened securely to the upslope side of the posts using heavy duty wire staples at least 1" long, tie wires, or hog rings. The wire shall extend into the trench a minimum of 2" and shall not extend more than 36" above the original ground surface.
6) The standard strength filter fabric shall be stapled or wired to the fence, and 8" of the fabric shall be extended into the trench. The fabric shall not extend more than 36" above the original ground surface.
7) The trench shall be backfilled and the soil compacted over the filter fabric.

SILT FENCE DETAIL
N.T.S.



SILT FENCE SECTION
N.T.S.



ATTACHING TWO SILT FENCES
N.T.S.

Notes:

1) Contractor is responsible for installing and maintaining erosion control measures during construction.

Legend

CONSTRUCTION STAGING AREA

SILT FENCE (SEE DETAIL)

N

0 5 10 20 40

Scale: 1" = 10'

Plan Background from Site Plan by Roy & Posey Architects Received 11/13/25

ARC-25-0053

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GRUBER CONSULTING ENGINEERS

2475 Mercer Avenue, Suite 305
West Palm Beach, FL 33401
561.312.2041
office@gruberengineers.com

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

Contractor is responsible for obtaining location of existing utilities prior to commencement of construction activities.

Construction Staging/Parking & Erosion Control Plan For:

PROPOSED RESIDENCE

226 Via Las Brisas
Palm Beach, Florida

PROJECT INFORMATION:

Project No.	2017-0038
Issue Date	11/17/2025
Scale	1" = 10'

REVISIONS:

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CHAD M. GRUBER
FLORIDA P.E. NO. 57466

Digitally signed by Chad M Gruber
Date: 2025.11.17 11:57:08 -05'00'

This item has been electronically signed and sealed by Chad M. Gruber on the date adjacent to the seal using a SHA authentication code. Printed copies of this document are not considered signed and sealed and the SHA authentication code must be verified on any electronic copies.

SHEET NUMBER:

EC-1

TOWN OF PALM BEACH

Information for Architectural Commission Meeting on: December 19, 2025

To: Architectural Commission

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

From: Planning, Zoning & Building

Re: ARC-25-0073 3140 S OCEAN BLVD. The applicant, Carton Place Condominium Association, has filed an application requesting Architectural Commission review and approval for sit e improvements including a new guardhouse with lift arms, installation of a fountain, new entry covering, and landscape and hardscape modifications.

Date: 12/12/2025

ATTACHMENTS
- PZB Staff Report
- Letter of Intent
- Plans

STRATEGIC PLAN
Strategic Priorities:
Community Culture and Character

Strategic Focus Areas:
Quality of Life

FUNDING
No Fiscal Impact

ARC-25-0073 3140 S OCEAN BLVD. The applicant, Carlton Place Condominium Association, has filed an application requesting Architectural Commission review and approval for site improvements including a new guardhouse with lift arms, installation of a fountain, new entry covering, and landscape and hardscape modifications.

Applicant: Carlton Place Condominium Association
Architecture: Jerome Baumoehl Architect, Incorporated
Landscape: Environment Design Group

HISTORY:
The condominium, Carlton Place, has had two applications heard at ARCOM in recent years. A-016-2021 was approved in April of 2021 for the remodeling of the existing pool and hardscape on property. Following that approval, application A-064-2021 applied for the addition of sun sails on the existing upper terrace but was subsequently withdrawn by the applicant.

The current application was first heard at the November 21, 2025 and was deferred for further restudy of the proposed changes.

THE PROJECT:
The applicant has submitted plans, entitled "Carlton Place Condominium" as prepared by Environment Design Group, uploaded December 3, 2025.

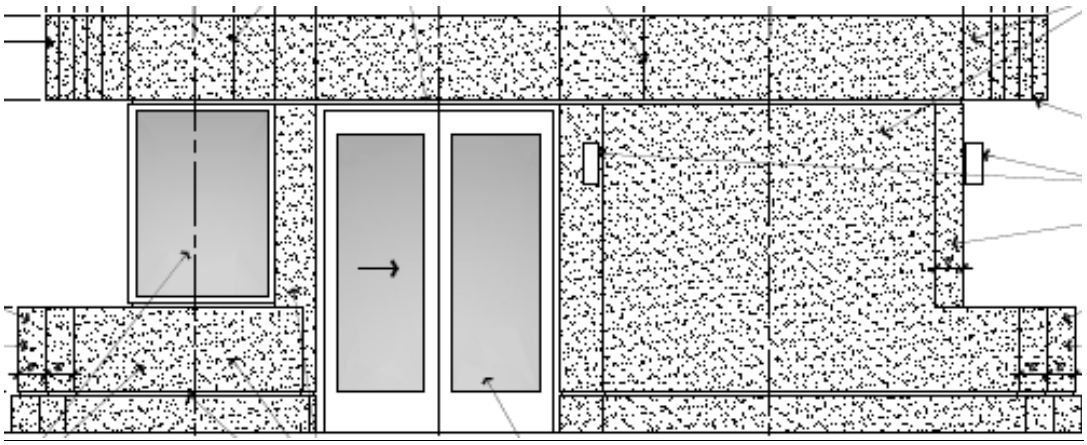
The following scope of work is proposed:

- New guardhouse with security gate/arm measures.
- New covered entry.
- Landscape and hardscape improvements with fountains.

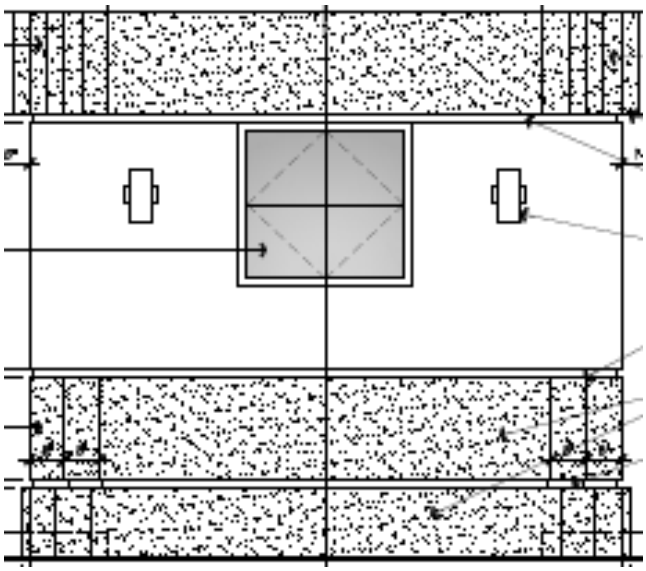
Site Data			
Zoning District	R-D(1)	**Future Land Use**	Multi Family
Lot Size	232,177 SF	**Overall Landscape Open Space**	Required: 35% Existing: 57.28% Proposed: 57.90%
Neighboring Properties			
North	3120 S Ocean Blvd / Condominium		
South	3170 S Ocean Blvd / Condominium		
East	Atlantic Ocean		
West	Intracoastal Waterway		

STAFF ANALYSIS
A preliminary review of the project indicates that the proposed application does comply with the Town's zoning code. The applicant seeks to demolish the existing guardhouse and construct a new

one in a similar footprint with the installation of new entry gates. Following comments from the November ARCOM hearing the applicant has added an additional window to the proposed guardhouse.

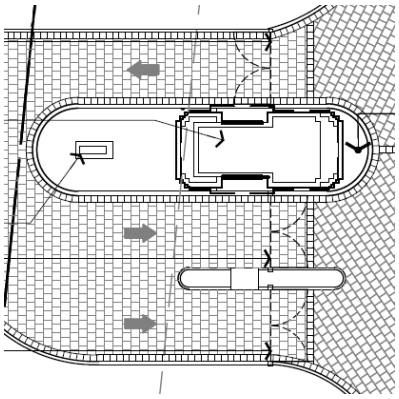


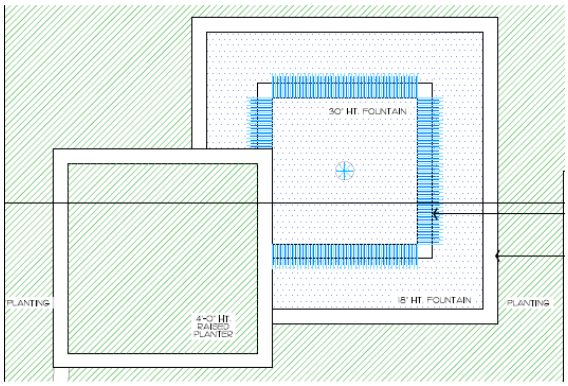
PROPOSED GUARDHOUSE



REVISED REAR ELEVATION – ADDITION OF WINDOW

The entry drive will be resurfaced and replaced with Tremron and Shellstone pavers. Water features are proposed on both the north and south sides of the driveway, along with new signage and a revised spillover design from the previous submittal. Existing landscaping along South Ocean Boulevard will be enhanced. In response to commissioner comments, the applicant has also redesigned and realigned the proposed entrance gates, shifting them to the west for improved alignment.





The two existing residential towers will modify their front entry ways to match. Each of the main entrances will construct a new flat roof porte cochere and the existing awnings to the north and south will be replaced with new white sunbrella fabric. The circular landscape areas and planting areas adjacent to both entrances will be relandscaped.







CONCLUSION:

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

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

WRB:JGM:SCP

ENVIRONMENT
DESIGN
GROUP

Land Planning
Landscape Architecture
Landscape Management

September 8, 2025

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

ATTN: *ARCOM Staff*
Re: CARLTON PLACE CONDOMINIUM
3140 South Ocean Blvd

LETTER OF INTENT
Current zoning for the project is R-D(1) MODERATE DENSITY RESIDENTIAL

The proposed changes include:

1. Improvements to west side of the building / property
    a. Improvements to east façade / driveway drop-off of north and south buildings
        - Existing awning structures to be removed and replaced with new flat roof structure attached to existing building
        - See architectural plans by Jerome Baumoehl Architect, for details.
    b. Minor modifications to front entry drive
        - Existing entry pavers, and asphalt drive, on east side of the building to be removed and replaced with new 4” x 4” pavers.
        - Existing entry drive to be slightly modified / enlarged to improve vehicle circulation.
        - Existing entry planters will be modified.
        - (2) New decorative fountains, and new vehicle gates
    c. Existing entry guard house to be demolished and replaced in same location.
        - See architectural plan by Jerome Baumoehl Architect, for details.
        - New vehicle entry gates, and new pedestrian entry gate / path.
    d. Enhance existing landscaping on entire east side of the property.
        - To include butterfly garden

Dustin Mizell, MLA RLA #6666784
Environment Design Group

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

ENVIRONMENT
DESIGN
GROUP
139 North County Road Suite 20-B Palm Beach, Fl 33480
Phone 561.832.4600 Mobile 561.313.4424
Landscape Architecture
Land Planning
Landscape Management
Dustin M. Mizell, MLA RLA #6666784
Dustin@environmentdesigngroup.com

Carlton Place Condominium
3140 South Ocean Blvd
Palm Beach

F L O R I D A

Application #: ARC-25-0073
Deferred Submittal

Comments as per ARCOM / LPC Meeting 12.21.2025

- Add window to guardhouse bathroom.
- Align the entry and exit gates on the same plane .
- Planting in Landscape Elevation Rendering appeared too sparse
- Backlighting at the monument site is not permitted
- Re-examine entry fountains
- Concern regarding lighting under column of Porte Cocher

Modifications to Previously Presented Plans

- Addition of a window in the guardhouse bathroom
  - See Sheet A.3 & A.4
- Entry and Exit gates are in alignment.
  - See Sheet L3.1
- Street View Elevation has been included to show a more accurate depiction of the proposed lush planting .
  - See Sheet L4.3
- Washlights have been added to illuminate signage monument.
  - See Sheet L3.2
- Removal of Fountain bubblers
  - See Sheet L3.3
- Additional details of Column lighting have been added

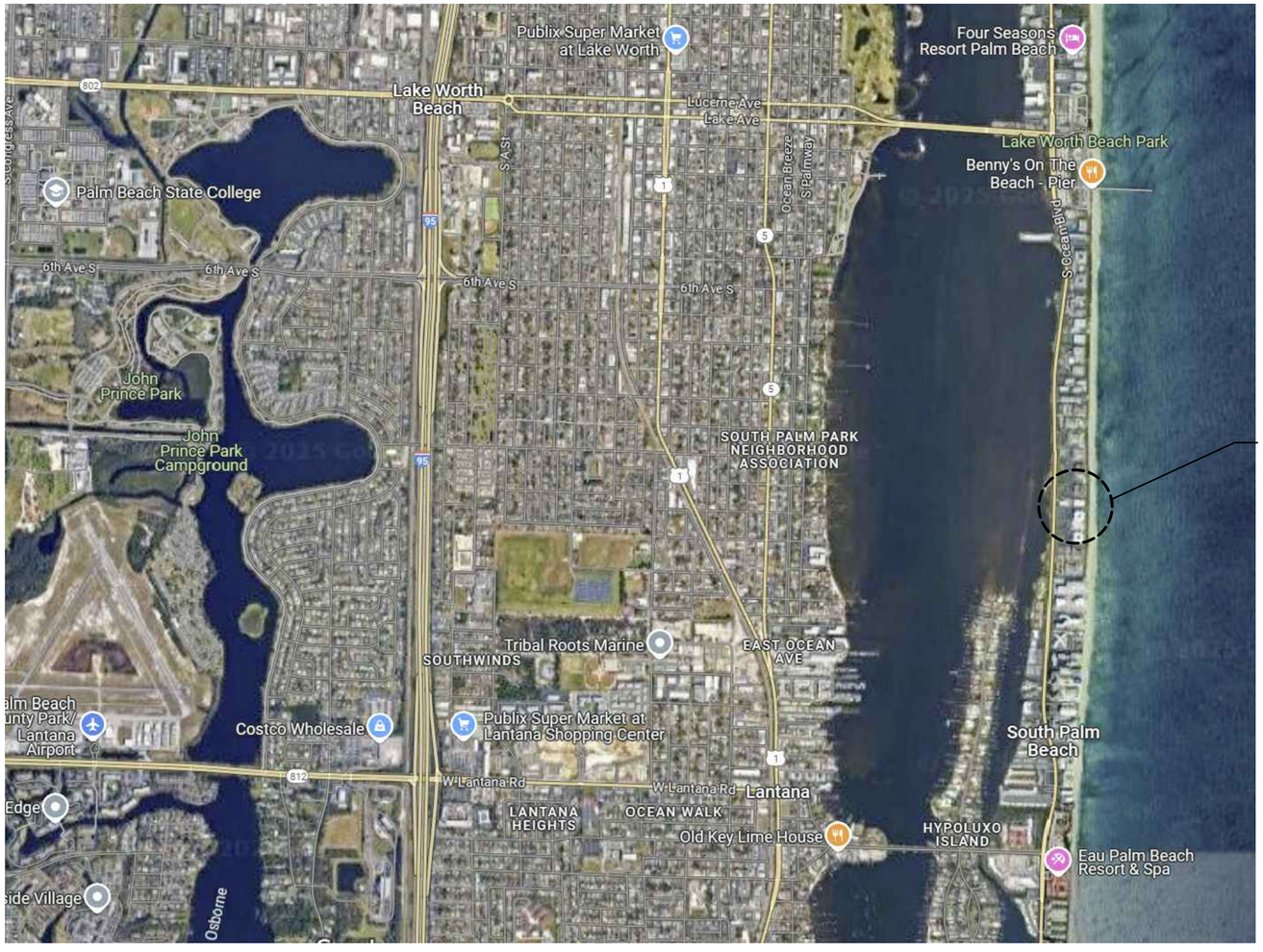
-See Sheet A.9

New Guardhouse, Site Improvements,
Landscaped Areas and New Covered Entrances for:

Carlton Place Condominium

3140 South Ocean Boulevard, Palm Beach, Florida 33480

Revised Final Submittal for Arcom Meeting December 19, 2025



Site Location, (Photograph)

N
W E
S

INDEX OF DRAWINGS

TS	TITLE SHEET
	SURVEY PLAN
A1	SITE PLAN, (EXISTING)
A2	SITE PLAN, (PROPOSED)
A2.1	SITE PLAN, (ENLARGED PLAN AT GUARD HOUSE)
A3	GUARDHOUSE FLOOR, ROOF AND REFLECTED CEILING PLANS
A4	PROPOSED GUARD HOUSE ELEVATIONS
A6	ENTRANCE WALLS PLAN AND ELEVATION
A6.1	SECTIONS THROUGH ENTRANCE WALLS SHOWING GRADE
A6.2	ENTRANCE AND RETAINING WALL SECTIONS
A7	SOUTH BUILDING COVERED ENTRY PLANS
A8	SOUTH BUILDING FRONT ELEVATION
A9	SECTIONS AND DETAILS
A10	EXISTING / PROPOSED RENDERING OF MAIN ENTRANCE / GUARDHOUSE

NOTE:
GENERAL CONTRACTOR TO PROVIDE ALL SHEETS TO ALL TRADES FOR PERTINENT INFORMATION, INTENT, AND COORDINATION.

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:**	3140 South Ocean Boulevard, Palm Beach, Florida 33480		
2	**Zoning District:**	R-D (1) Moderate Density Residential, (50 - Palm Beach)		
3	**Lot Area (sq. ft.):**	232, 177 square feet		
4	**Lot Width (W) & Depth (D) (ft.):**	436.23 feet (width) x North - 510.6 feet (depth), South - 533.6 feet (depth)		
5	**Structure Type:** (Single-Family, Multi-Family, Comm., Other)	Multi-Family Condominium (64 units)		
6	**FEMA Flood Zone Designation:**	X, AE, VE (Firm 10/05/2017)		
7	**Zero Datum for point of meas. (NAVD)**	00.00 (NAVD)		
8	**Crown of Road (COR) (NAVD)**	4.82 (NAVD)		
9		REQ'D / PERMITTED	EXISTING	PROPOSED
10	Lot Coverage (Sq Ft and %)	20,000 SF	232,177 SF	232.177 SF
11	Enclosed Square Footage (1st & 2nd Fl., Basement, Accs. Structure, etc)	N/C	N/C	N/C
12	*Front Yard Setback (Ft.)	25'-0" or (HOB)	N/C	N/C
13	* Side Yard Setback (1st Story) (Ft.)	30'-0" or (HOB)	N/C	N/C
14	* Side Yard Setback (2nd Story) (Ft.)	30'-0" or (HOB)	N/C	N/C
15	*Rear Yard Setback (Ft.)	30'-0"	N/C	N/C
16	Angle of Vision (Deg.)	(existing)	N/C	N/C
17	Building Height (Ft.)	62'-3"	N/C	N/C
18	Overall Building Height (Ft.)	66'-3"	N/C	N/C
19	Cubic Content Ratio (CCR) (R-B ONLY)	N/A	N/A	N/A
20	** Max. Fill Added to Site (Ft.)	N/A	N/A	N/A
21	Finished Floor Elev. (FFE)(NAVD)	6.20	N/C	N/C
22	Base Flood Elevation (BFE)(NAVD)	N/C	N/C	N/C
23	Landscape Open Space (LOS) (Sq Ft and %)	81,261 SF (35%)	132,997 SF (57.28%)	134,441 SF (57.90%)
24	Perimeter LOS (Sq Ft and %)	N/C	N/C	N/C
25	Front Yard LOS (Sq Ft and %)	3,816 SF (35%)	9,695 SF (88.90%)	8,826 SF (80.93%)
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 required by Ord. 003-2023 on separate TOPB Landscape Legend*

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

REV BF 20230626

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JEROME IRA BAUMOEHL
AR 0014743
REGISTERED ARCHITECT
AA 26001281

Proposed New Guardhouse, Site Improvements, Landscaping and New Covered Entrances for:
Carlton Place Condominium
3140 South Ocean Boulevard
Palm Beach, Florida

09/19/2025	FIRST SUBMITTAL ARCOM	
10/06/2025	SECOND SUBMITTAL ARCOM	
12/04/2025	FINAL SUBMITTAL ARCOM	
11/20/2025	REVISED FINAL SUBMITTAL ARCOM	

23-130

June 26, 2024

Arcom: #ARC-25-0073

TS

Site Plan, (Proposed)

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

S00° 06' 15"E 68.53'

S00° 07' 55"W

S00°07'55"W 792.10'

COASTAL CONSTRUCTION CONTROL LINE (1997)

PAVER

5 STORY CONDOMINIUM BUILDING

SEE SHEET A1 FOR ENLARGED PLANS

GARAGE F.F.EL.= 4.73

GARAGE F.F.EL.= 4.72

UNDERGROUND GARAGE ENTRANCE

EXISTING CBS WALL, (TYPICAL)

EXISTING CANOPY TO BE REMOVED AND REPLACED WITH NEW AS SHOWN

EXISTING AWNING FRAME TO BE MODIFIED TO ACCOMMODATE NEW COVERED ENTRY AND TO RECEIVE NEW WHITE FABRIC.

EXISTING 4 FT. SIDEWALK,

38'-0"+/-

MAIN LOBBY

RAISED PAVER DECK

SPA

POOL

PAVER DECK

RAMP

LANDSCAPE AREA

OUTLINE OF BUILDING BALCONIES ABOVE, TYPICAL

RADIAL "TUSCANY" PAVER PATTERN AT TOWER DRIVES AS SHOWN

OPP. HAND

UNDERGROUND GARAGE EXIT

GARAGE F.F.EL.=5.22

GARAGE F.F.EL.= 5.25

S88°29'01"E 510.6'± (TO SURVEY LINE)

N88°29'01"W 533.6'± (TO SURVEY LINE)

397.02'

302.09'

176.3'

DENOTES NEW FLAT ROOF STRUCTURE ABOVE CONNECTED TO EXISTING STRUCTURE, (TYPICAL AT BOTH TOWERS)

DENOTES NEW STEPPED CONCRETE COLUMN WITH FLAT ROOF STRUCTURE CONNECTED TO EXISTING STRUCTURE ABOVE, (TYPICAL AT BOTH TOWERS)

12" TILE CONTINUOUS BORDER, (TYPICAL)

EXISTING LANDSCAPE AREA

EXISTING TANK ON CONC. PAD

EXISTING CBS WALLS TO BE REMOVED AS SHOWN

NEW RETAINING WALL / CURB LOCATION

EXISTING LANDSCAPE

DENOTES NEW STUCCO WALL

DENOTES NEW TEXTURED STONE WALL AND LIGHTING ON BUILT UP WALL

EXISTING VENT SHAFT

8'-0"+/-

PLANTER, (ELEVATED)

DENOTES EXISTING CURB / RETAINING WALL TO BE REMOVED / MODIFIED AND ASPHALT DRIVE TO BE WIDENED AS SHOWN

"TUSCANY" 4"x4"x4" PAVERS WITH LINEAR PATTERN AT DRIVES AND ENTRANCE AS SHOWN, (SEE ENVIRONMENTS DESIGN DRAWINGS)

DRIVE

+/-11'-0" (PROPOSED)

14'-0" (PROPOSED)

+/-28'-1" (EXISTING)

+/-25'-4" (PROPOSED)

+/-28'-0" (PROPOSED)

+/-21'-0" (EXISTING)

+/-18'-0" (EXISTING)

13'-1"+/-

169.0'

168.7'

168.9'

168.8'

PROPOSED NEW "DATE" PALMS AT SITE, (TYPICAL)

EXISTING CBS WALL, (TYPICAL)

EXISTING SITE WALLS TO BE MODIFIED, TYPICAL, (SEE SHEET A2.1)

PROPOSED FOUNTAIN EQUIPMENT, (SEE LANDSCAPE ARCHITECT'S DRAWINGS)

NEW FOUNTAIN AND CBS WALLS, (TYPICAL)

5.2'

436.23'

WIDEN AND EXTEND EXISTING GUARD HOUSE ISLAND AND MODIFY MOTOR COURT, (SEE ENVIRONMENTAL DESIGN DRAWINGS)

NEW FREE STANDING SIGNAGE, (SEE ENVIRONMENTAL DESIGN DRAWINGS)

SEE SHEET A2.1 FOR ENLARGED PLANS

50.00'

00'

R36'-0"

N07°18'39"E

PROPOSED NEW MOTOR COURT ALLOTMENT

12" TILE CONTINUOUS BORDER, (TYPICAL)

R36'-0"+/-

2.5'

SOUTH OCEAN BOULEVARD
(A/K/A STATE ROAD A-1-A)
(100' R/W)

(29' PAVED)

DOTTED AREA DENOTES EXISTING GUARDHOUSE PROFILE

PROPOSED FOUNTAIN EQUIPMENT, (SEE LANDSCAPE ARCHITECT'S DRAWINGS)

PROPOSED NEW GUARD HOUSE (+/-230Ø SQUARE FEET) AT EXISTING GUARD HOUSE LOCATION, (SEE ARCHITECTURAL DRAWINGS)

EXISTING TENNIS COURT

COVERED

EXISTING CHAIN LINK FENCE TO BE REMOVED / REPLACED, (SEE LANDSCAPE DRAWINGS)

DENOTES NEW FLAT ROOF STRUCTURE CONNECTED TO EXISTING STRUCTURE ABOVE, (TYPICAL AT BOTH TOWERS)

DENOTES NEW STEPPED CONCRETE COLUMN WITH FLAT ROOF STRUCTURE CONNECTED TO EXISTING STRUCTURE ABOVE, (TYPICAL AT BOTH TOWERS)

12" TILE CONTINUOUS BORDER, (TYPICAL)

5.6'

5.5'

2.5'

201.7'

4.1'

4.3'

3.7'

3.5'

30.2'

30.4'

24" CMP

102 LF 24" CMP

E

N

S

W

Arcom: #ARC-25-0073

A2

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JEROME IRA BAUMOEHL
AR 0014743
REGISTERED ARCHITECT
AA 26000181

Proposed New Guardhouse, Site Improvements, Landscaping and New Covered Entrances for:

Carlton Place Condominium

3140 South Ocean Boulevard
Palm Beach, Florida

		23-1340
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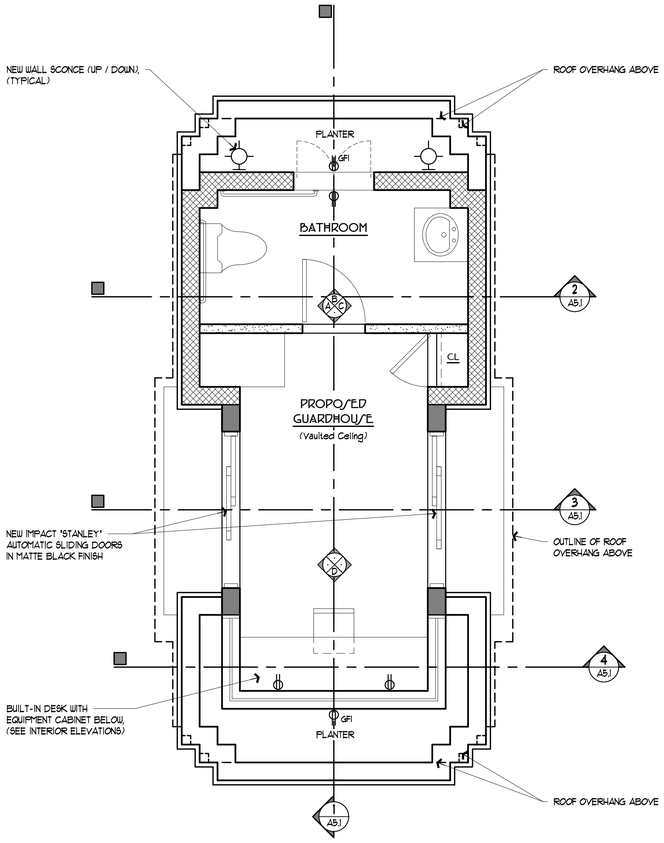
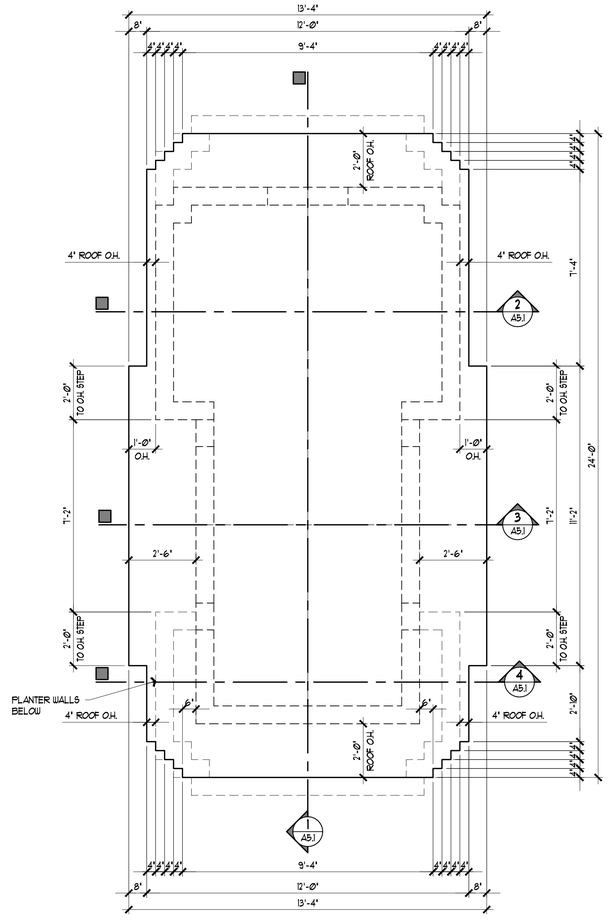
11/10/2025	REVISED FINAL SUBMITTAL ARCOM	
		June 26, 2024



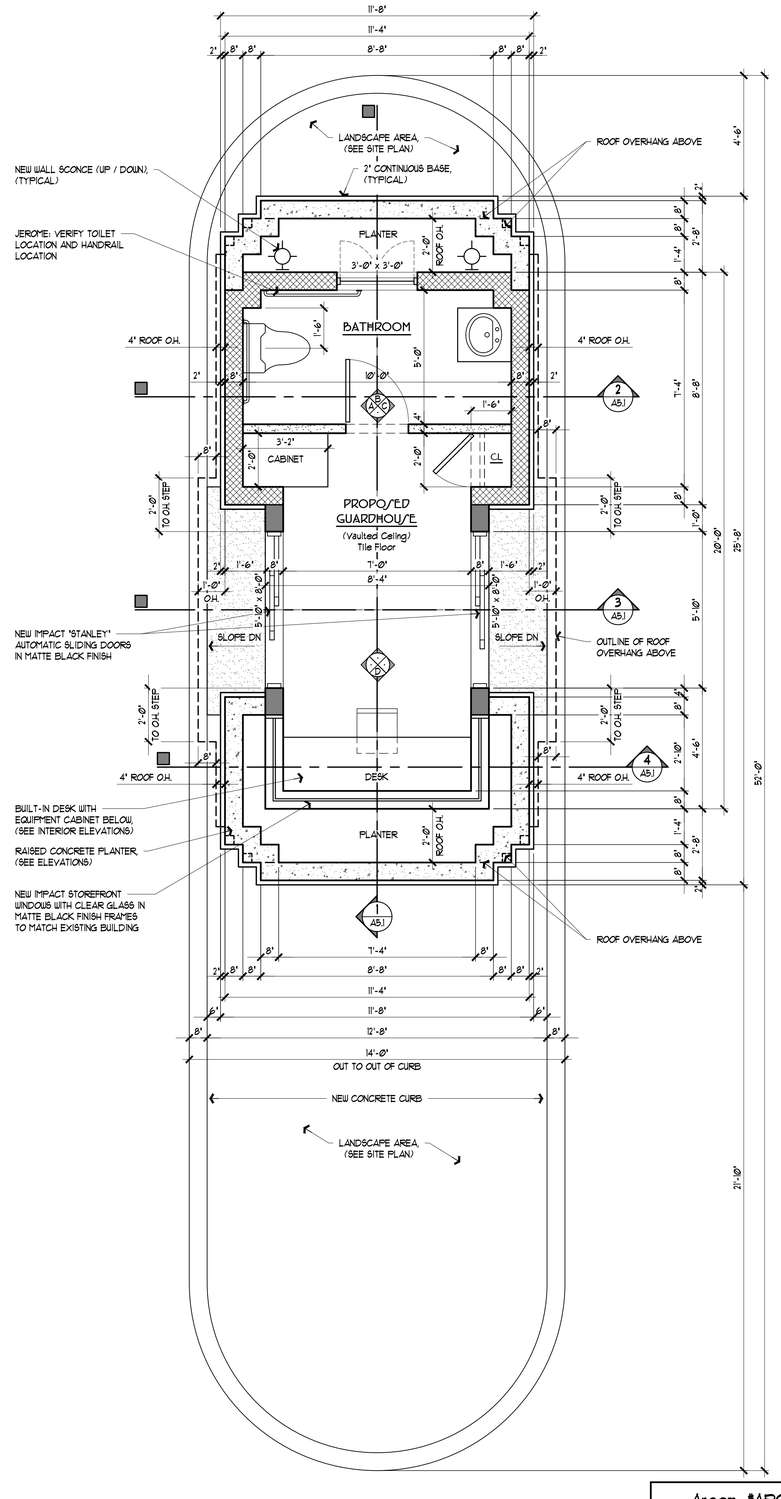
Guardhouse Electrical and Reflected Ceiling Plan

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



Guardhouse Roof Plan

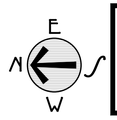
Scale: 1/2" = 1'-0"



DENOTES INTERIOR ELEVATION, SEE SHEET A5

Guardhouse Floor Plan

Scale: 3/8" = 1'-0"



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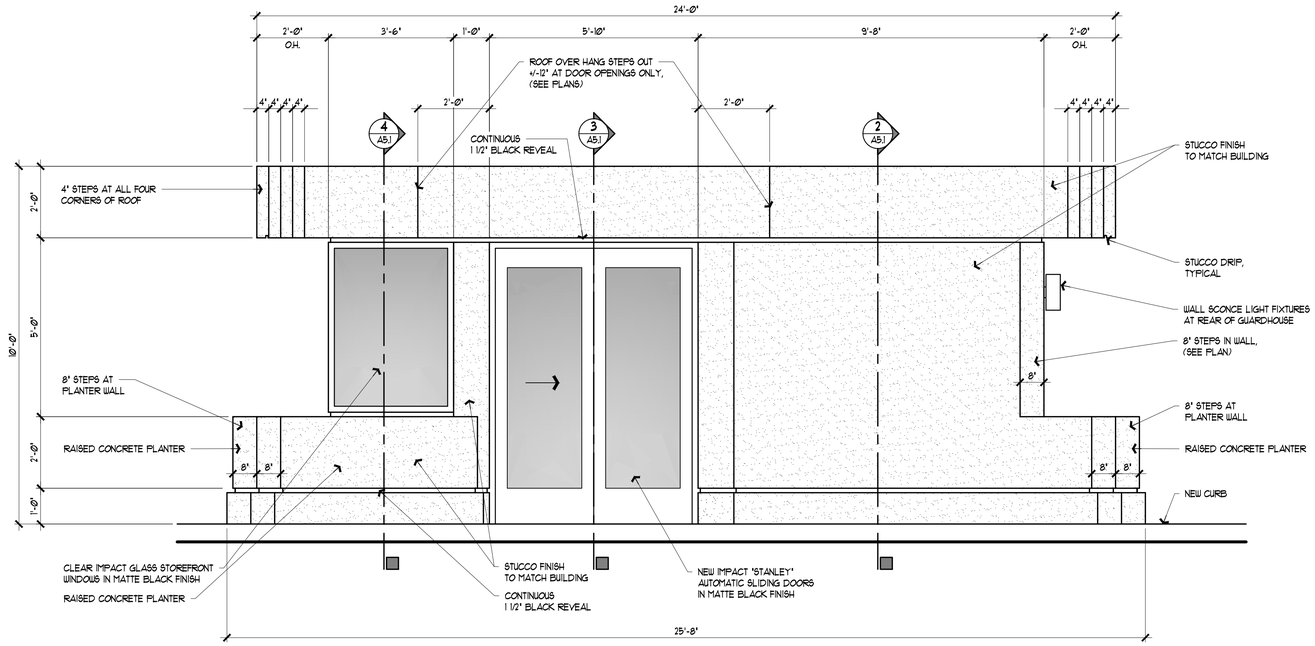
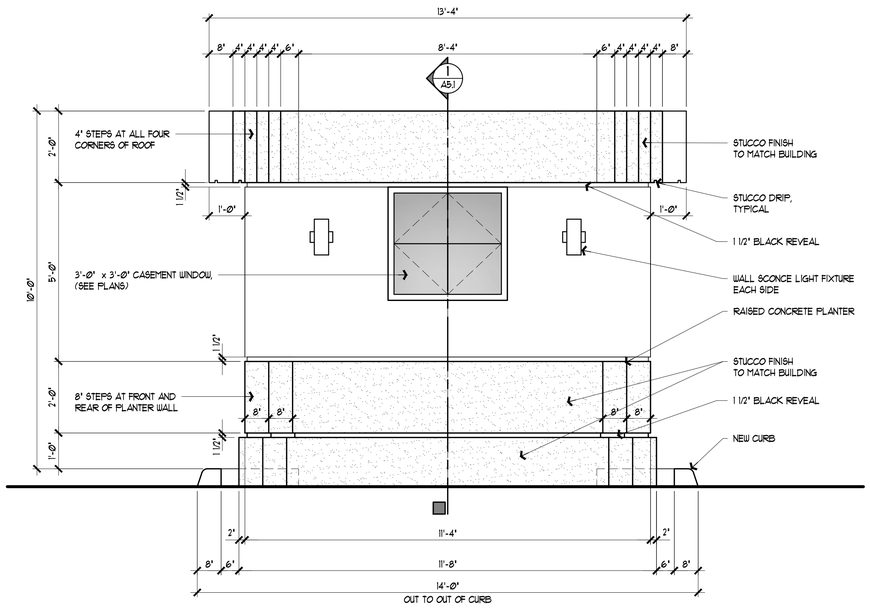
A3



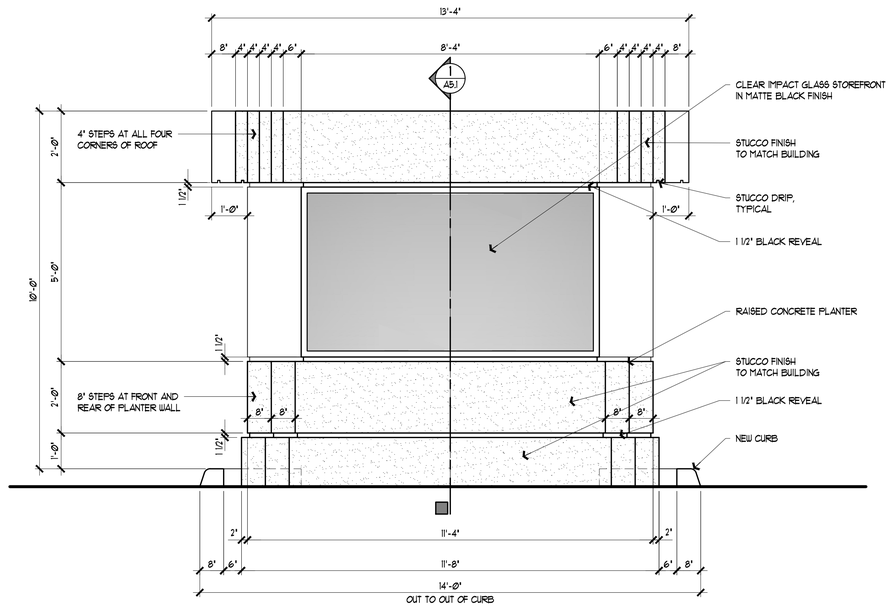
Proposed Guardhouse North and South Elevations

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



Proposed Guardhouse Rear Elevation

Scale: 1/2"=1'-Ø"



Proposed Guardhouse Front Elevation

Scale: 1/2"=1'-Ø"

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A4



A
A8 SOUTH BUILDING FRONT ELEVATION, (NORTH BUILDING SIMILAR REVERSE)
Scale: 3/16"=1'-0"

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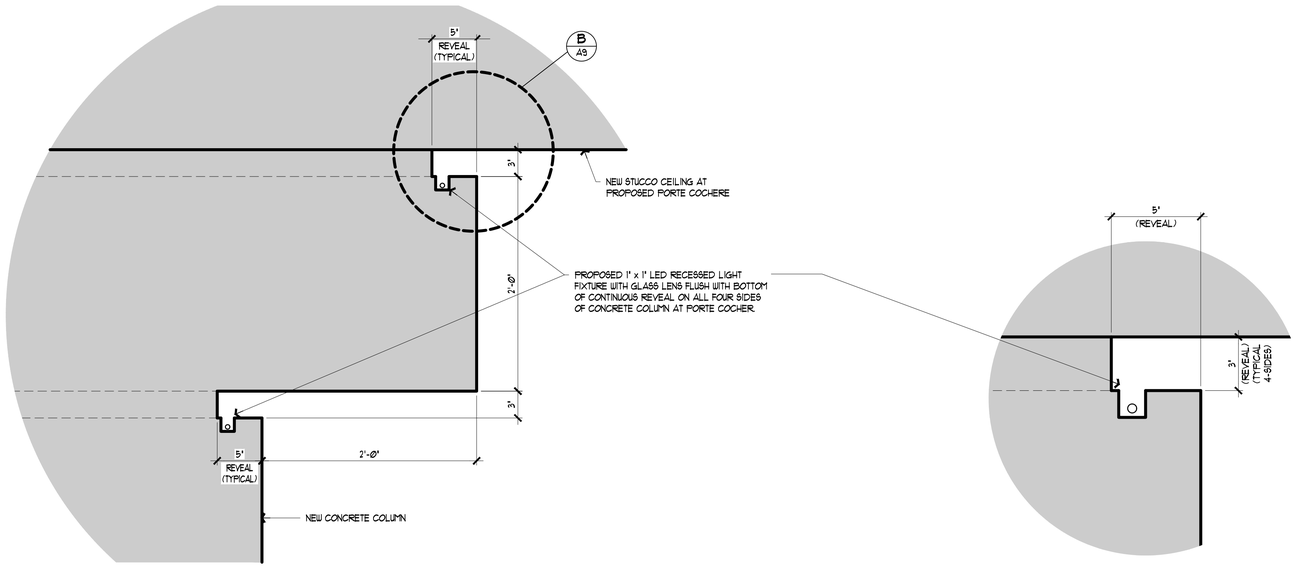
A8

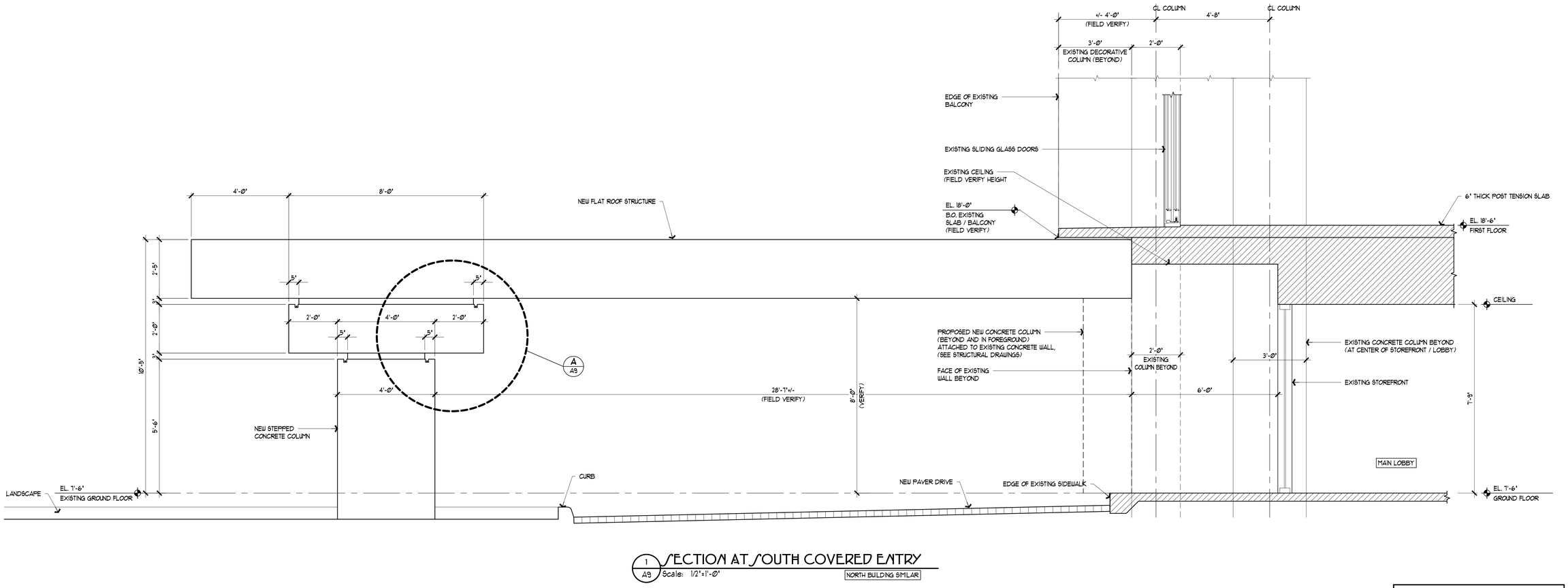


A / A9 ENLARGE SECTION / DETAIL AT RECESSED LIGHT IN COLUMN REVEAL AT PORTE COCHERE

Scale: 1 1/2"=1'-Ø"

B / A9 RECESSED LIGHT IN REVEAL

Scale: 3"=1'-Ø"



1 / A9 SECTION AT SOUTH COVERED ENTRY

Scale: 1/2"=1'-Ø"

NORTH BUILDING SIMILAR

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3140 South Ocean Boulevard
Palm Beach, Florida

23-1340

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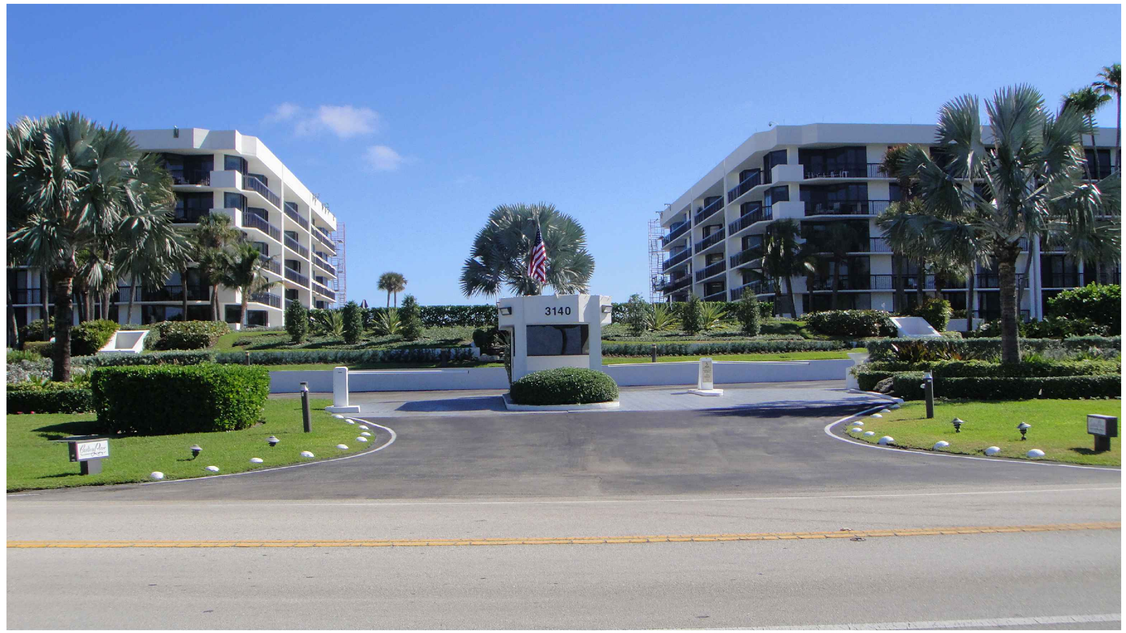
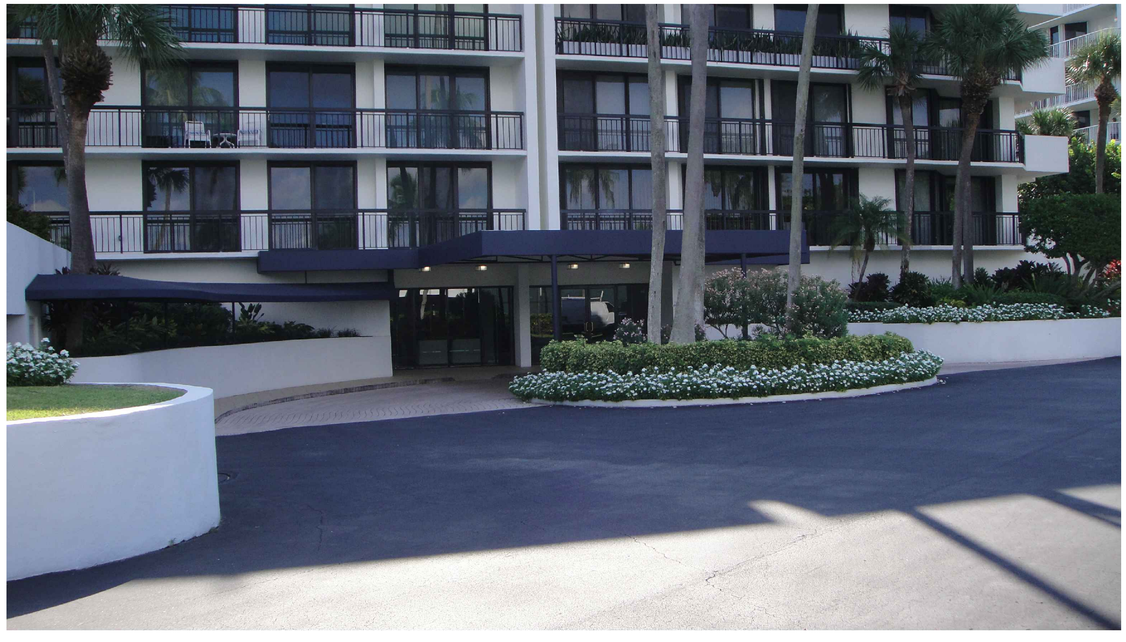
A9



Main Entrance and Guardhouse, (Existing Photograph)



Main Entrance and Guardhouse, (Proposed Rendering)



Covered Entrance at Tower, (Existing Photograph)



Covered Entrance at Tower, (Proposed Rendering)

Arcom: #ARC-25-0073

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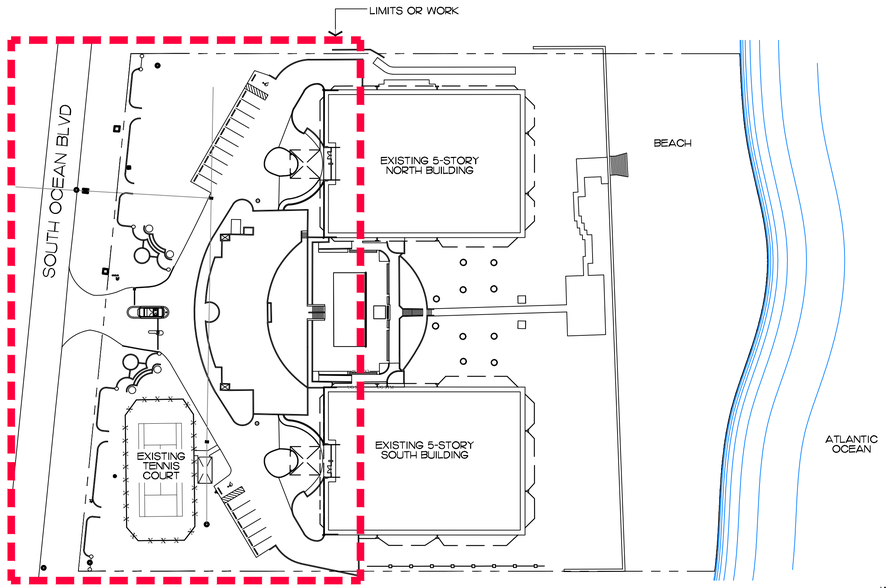
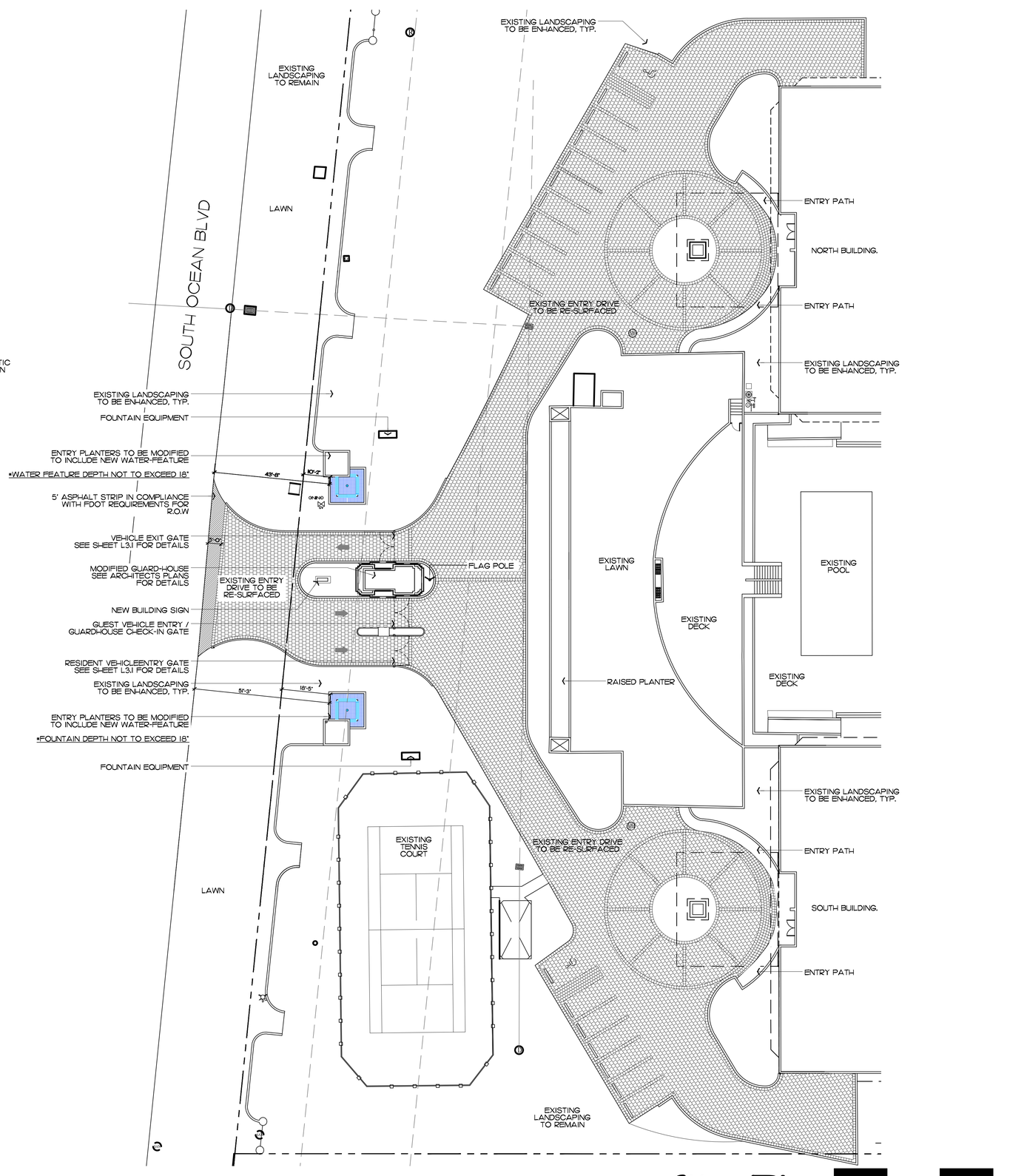
June 26, 2024		

A10



Site Plan - Limits of Work



ARC-25-0073 Site Plan

SCALE IN FEET 0' 20' 40' 60'

Hardscape Materials



ULTRA COMBO - TREMRON PAVERS



12" X 12" SHELLSTONE PAVERS IN WHITE

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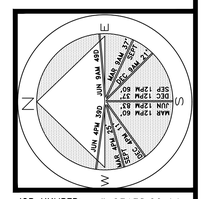
ENVIRONMENT
DESIGN
GROUP
139 North County Road SJ20-B Palm Beach, Fl 33480
Phone 561.832.4600 Mobile 561.313.4424
Landscape Architecture
Land Planning
Landscape Management
Dustin M. Mizell, MLA FLA #6666784
Dustin@environmentdesigngroup.com

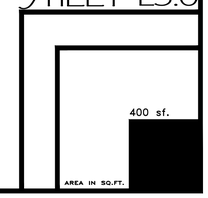
Ritz Carlton Place Condominium
3140 S Ocean Blvd
Palm Beach
FLORIDA

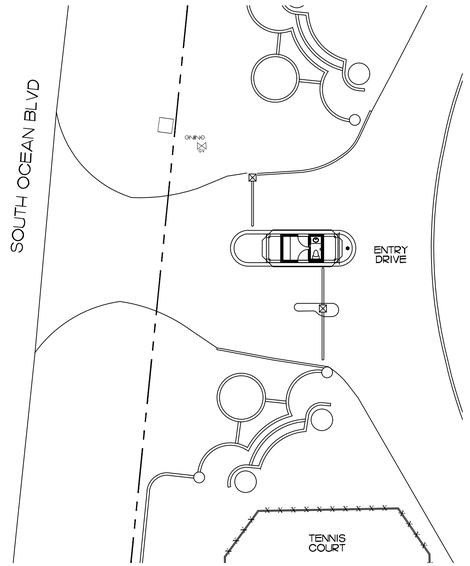


JOB NUMBER: # 23138.00 LA
DRAWN BY: Jean Twomey

DATE: 09.18.2025
10.06.2025
11.06.2025

SHEET L3.0



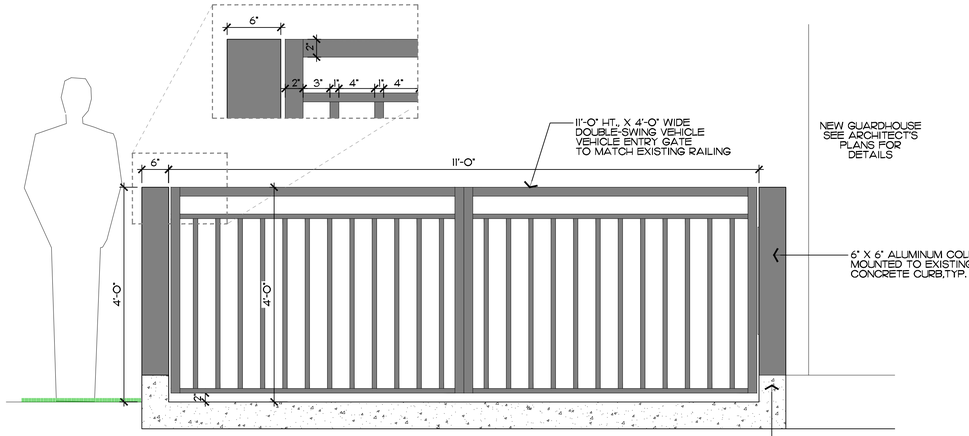


Existing Conditions



Aerial View - Existing

NOT TO SCALE

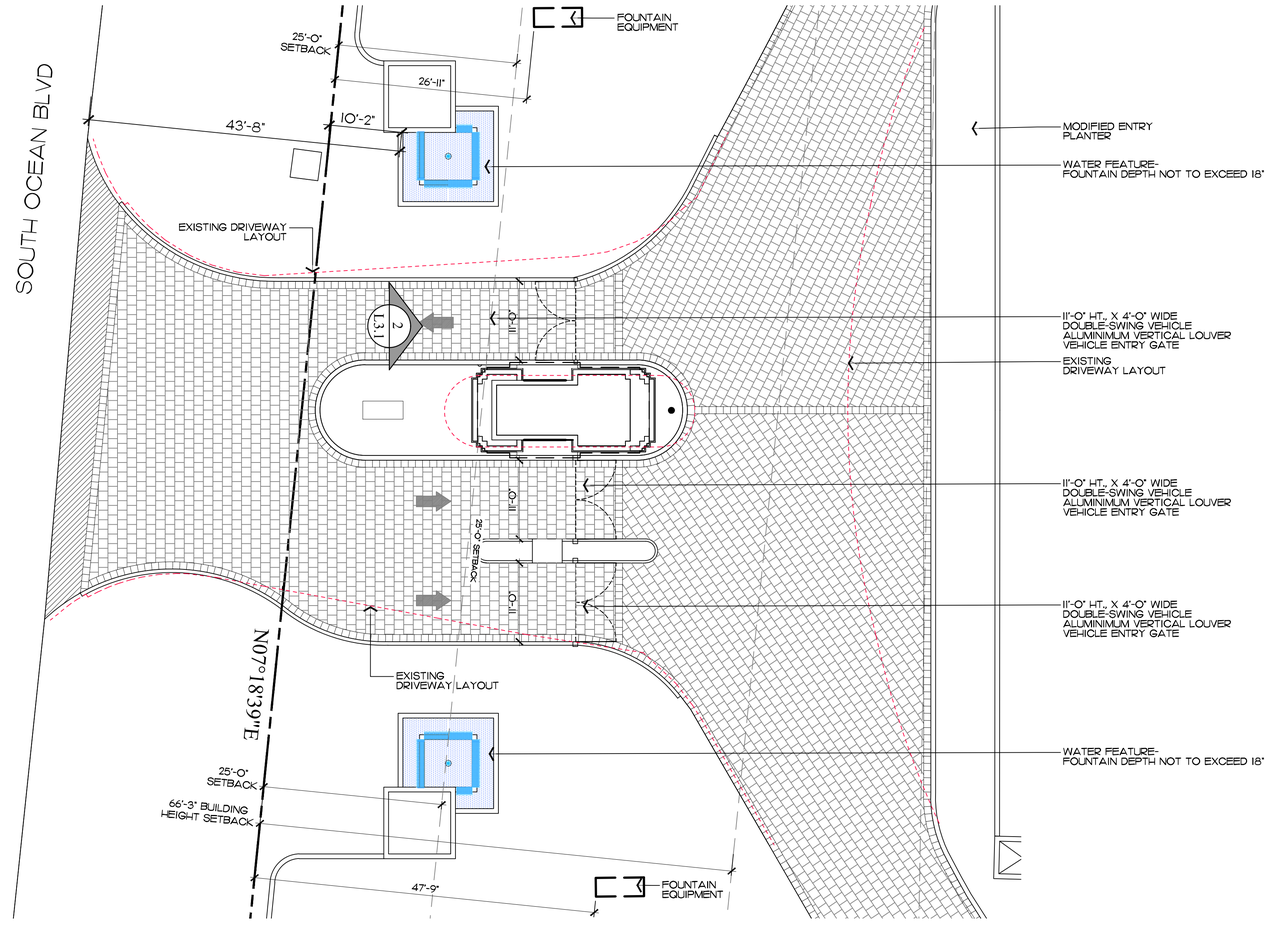


2 L3.1 Vehicle Entry Gate

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



Existing Railing



Driveway Comparison

SCALE IN FEET: 1/10" = 1'-0"

Entry Drive Modification / Circulation Improvements

SCALE IN FEET: 1/20" = 1'-0"

ENVIRONMENT DESIGN GROUP
139 North County Road SJ20-B Palm Beach, Fl 33480
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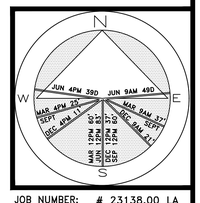
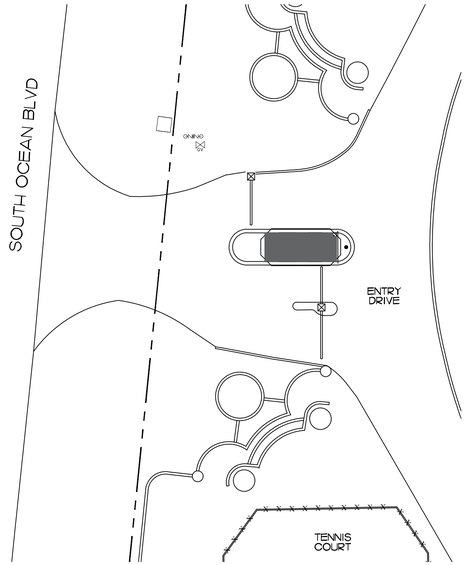
Palm Beach
FLORIDA



JOB NUMBER: # 23138.00 LA
DRAWN BY: Jean Twomey
DATE: 09.18.2025

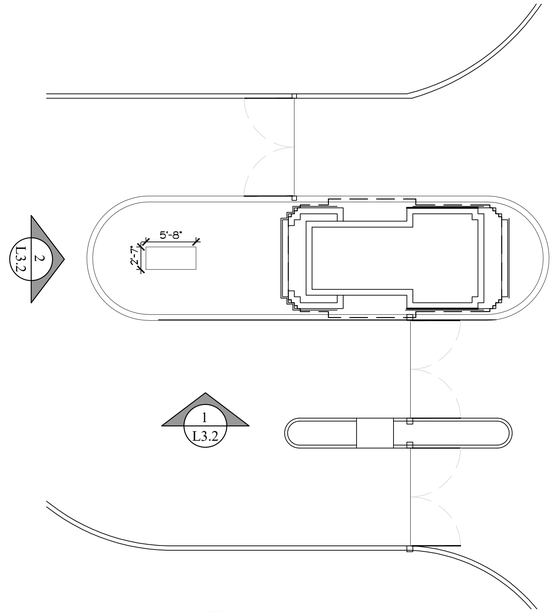
SHEET L3.1



Existing Conditions

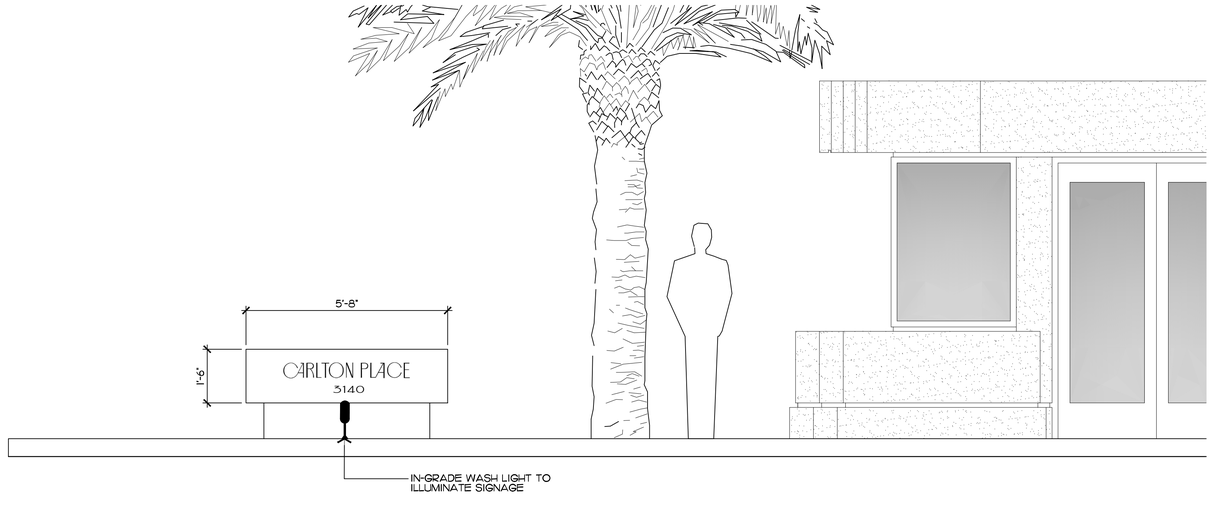


Signage Rendering



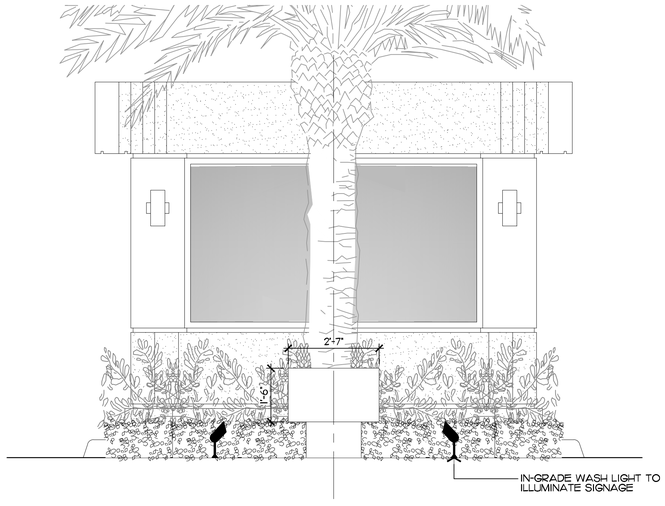
Signage Plan

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



1 L3.2 Signage Elevation

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



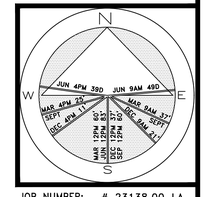
2 L3.2 Signage Elevation

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

Signage Exhibit

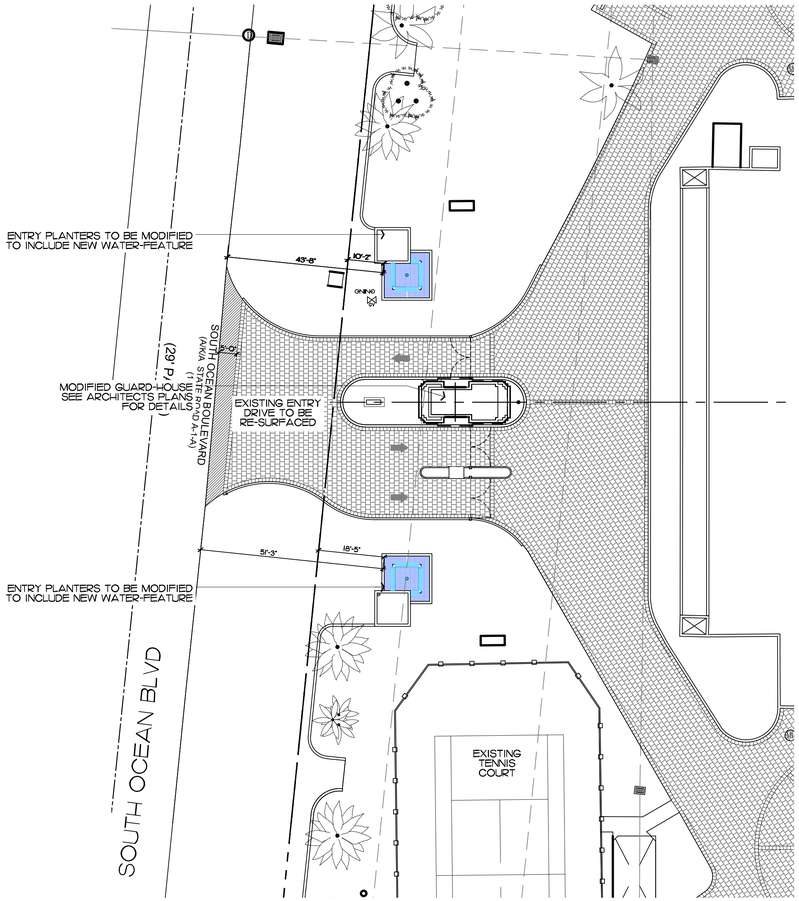
ENVIRONMENT DESIGN GROUP
139 North County Road SJ20-B Palm Beach, Fl 33480
Phone 561.832.4600 Mobile 561.313.4424
Landscape Architecture
Land Planning
Landscape Management
Dustin M. Mizell, MLA FLA #6666784
Dustin@environmentdesigngroup.com

Carlton Place Condominium
3140 South Ocean Blvd
Palm Beach
FLORIDA



JOB NUMBER: # 23138.00 LA
DRAWN BY: Jean Twomey
DATE: 10.29.2025

SHEET L3.2

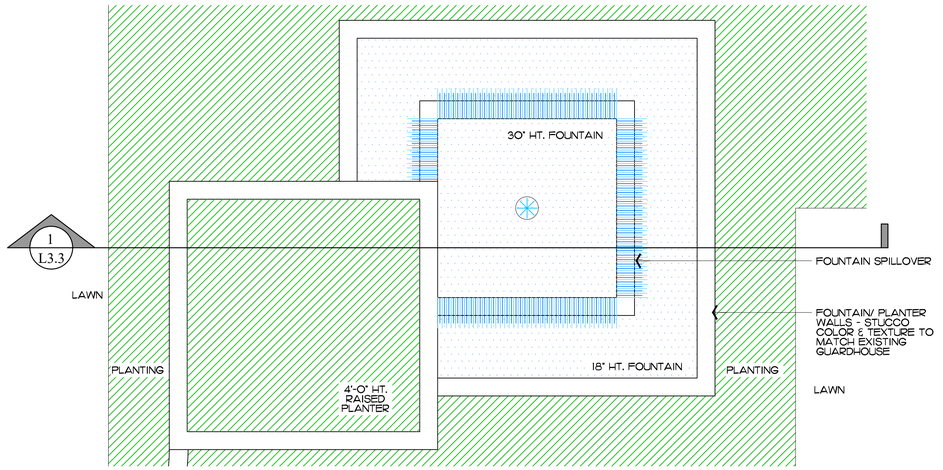


Plan

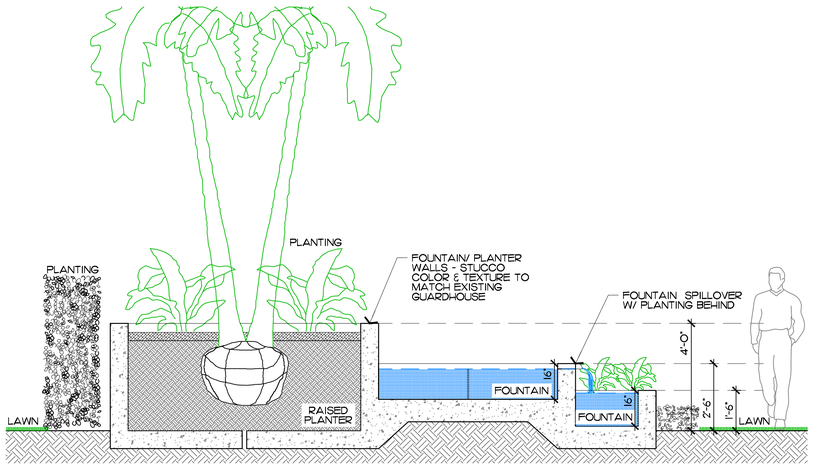
SCALE: 1" = 20'-0"

Design Inspiration Images





Plan



1 L3.3 Section

SCALE: 3/8" = 1'-0"

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

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

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

Carlton Place Condominium
3140 S Ocean Blvd
Palm Beach
FLORIDA

JOB NUMBER: # 23138.00 LA
DRAWN BY: Allison Padilla
Jean Twomey
DATE: 09.18.2025

SHEET L3.3

400 sf.
AREA IN SQ.FT.

ARC-25-0073 Modified Entry Planters



Option 1 - Date Palm



Option 2 - Multi-Trunk

• NOTE: LANDSCAPE DESIGN AT NORTH BUILDING TO REFLECT SOUTH BUILDING



PROPOSED PALMS STRATEGICALLY PLACED TO MINIMIZE INTRACOASTAL VIEW OBSTRUCTION

Interior View of South Building



Street View Elevation with Proposed Enhanced Planting

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ARC-25-0073

Street View Elevation Rendering

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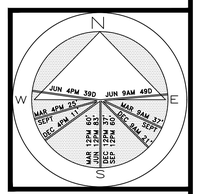


JOB NUMBER: # 23138.00 LA
DRAWN BY: Dustin Mizell

DATE: 09.18.2025
10.06.2025
11.06.2025

SHEET L4.3

AREA IN SQ.FT.

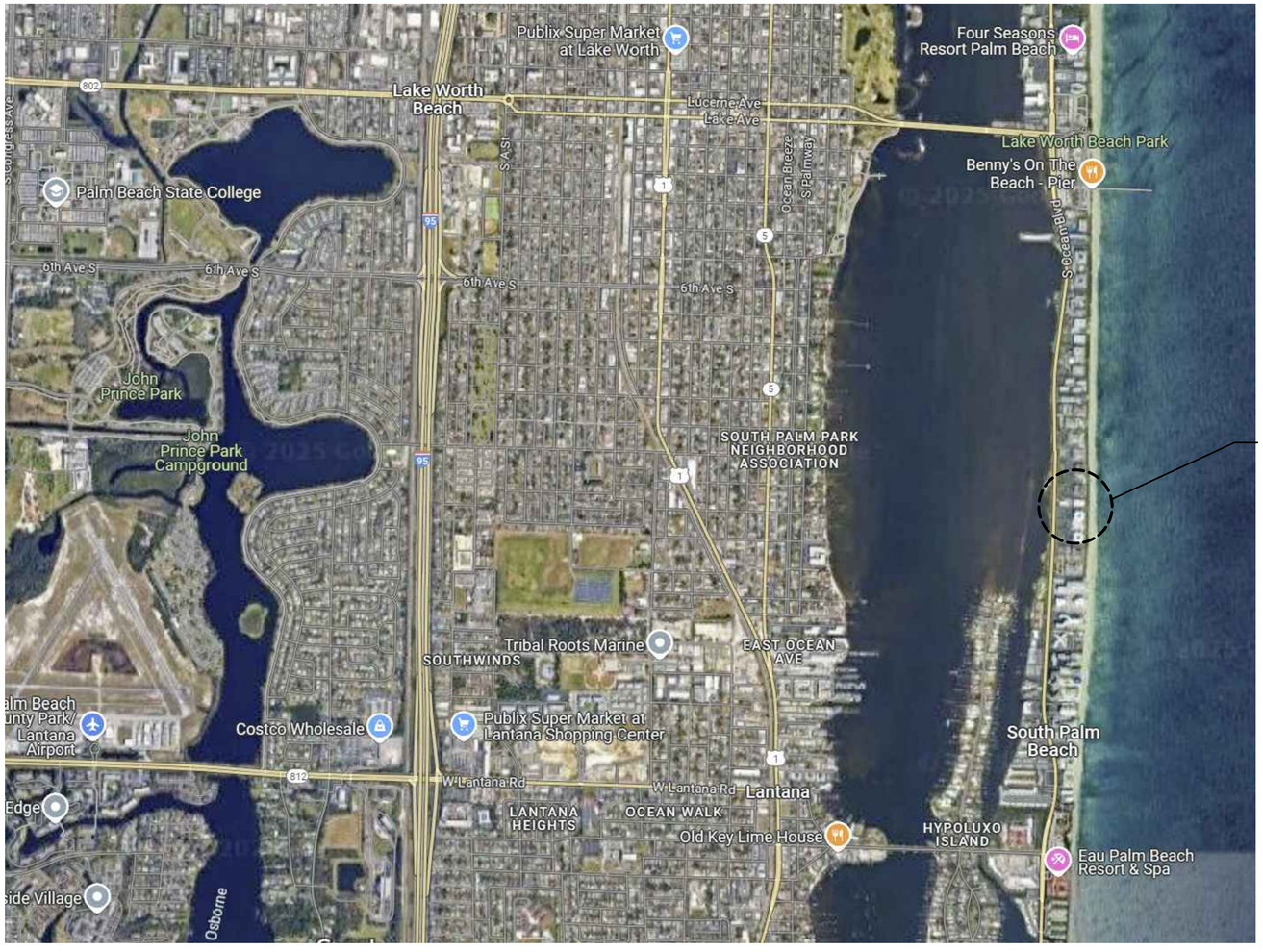
Previous Submittal 11.10.25

New Guardhouse, Site Improvements,
Landscaped Areas and New Covered Entrances for:

Carlton Place Condominium

3140 South Ocean Boulevard, Palm Beach, Florida 33480

Final Submittal for Arcom Meeting November 21, 2025



PROJECT SITE:
3140 SOUTH OCEAN BOULEVARD
PALM BEACH, FLORIDA

Site Location, (Photograph)

N
W E
S

INDEX OF DRAWINGS

TS	TITLE SHEET
	SURVEY PLAN
A1	SITE PLAN, (EXISTING)
A2	SITE PLAN, (PROPOSED)
A2.1	SITE PLAN, (ENLARGED PLAN AT GUARD HOUSE)
A3	GUARDHOUSE FLOOR, ROOF AND REFLECTED CEILING PLANS
A4	PROPOSED GUARD HOUSE ELEVATIONS
A6	ENTRANCE WALLS PLAN AND ELEVATION
A6.1	SECTIONS THROUGH ENTRANCE WALLS SHOWING GRADE
A6.2	ENTRANCE AND RETAINING WALL SECTIONS
A7	SOUTH BUILDING COVERED ENTRY PLANS
A8	SOUTH BUILDING FRONT ELEVATION
A10	EXISTING / PROPOSED RENDERING OF MAIN ENTRANCE / GUARDHOUSE

NOTE:
GENERAL CONTRACTOR TO PROVIDE ALL SHEETS TO ALL TRADES FOR PERTINENT INFORMATION, INTENT, AND COORDINATION.

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:**	3140 South Ocean Boulevard, Palm Beach, Florida 33480		
2	**Zoning District:**	R-D (1) Moderate Density Residential, (50 - Palm Beach)		
3	**Lot Area (sq. ft.):**	232, 177 square feet		
4	**Lot Width (W) & Depth (D) (ft.):**	436.23 feet (width) x North - 510.6 feet (depth), South - 533.6 feet (depth)		
5	**Structure Type:** (Single-Family, Multi-Family, Comm., Other)	Multi-Family Condominium (64 units)		
6	**FEMA Flood Zone Designation:**	X, AE, VE (Firm 10/05/2017)		
7	**Zero Datum for point of meas. (NAVD)**	00.00 (NAVD)		
8	**Crown of Road (COR) (NAVD)**	4.82 (NAVD)		
9		REQ'D / PERMITTED	EXISTING	PROPOSED
10	Lot Coverage (Sq Ft and %)	20,000 SF	232,177 SF	232.177 SF
11	Enclosed Square Footage (1st & 2nd Fl., Basement, Accs. Structure, etc)	N/C	N/C	N/C
12	*Front Yard Setback (Ft.)	25'-0" or (HOB)	N/C	N/C
13	* Side Yard Setback (1st Story) (Ft.)	30'-0" or (HOB)	N/C	N/C
14	* Side Yard Setback (2nd Story) (Ft.)	30'-0" or (HOB)	N/C	N/C
15	*Rear Yard Setback (Ft.)	30'-0"	N/C	N/C
16	Angle of Vision (Deg.)	(existing)	N/C	N/C
17	Building Height (Ft.)	62'-3"	N/C	N/C
18	Overall Building Height (Ft.)	66'-3"	N/C	N/C
19	Cubic Content Ratio (CCR) (R-B ONLY)	N/A	N/A	N/A
20	** Max. Fill Added to Site (Ft.)	N/A	N/A	N/A
21	Finished Floor Elev. (FFE)(NAVD)	6.20	N/C	N/C
22	Base Flood Elevation (BFE)(NAVD)	N/C	N/C	N/C
23	Landscape Open Space (LOS) (Sq Ft and %)	81,261 SF (35%)	132,997 SF (57.28%)	134,441 SF (57.90%)
24	Perimeter LOS (Sq Ft and %)	N/C	N/C	N/C
25	Front Yard LOS (Sq Ft and %)	3,816 SF (35%)	9,695 SF (88.90%)	8,826 SF (80.93%)
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 required 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

Arcom: #ARC-25-0073

Jerome Baumoehl Architect, Incorporated
205 Worth Avenue
Suite 317
Palm Beach
Florida 33480
Phone : (561) 683 2000

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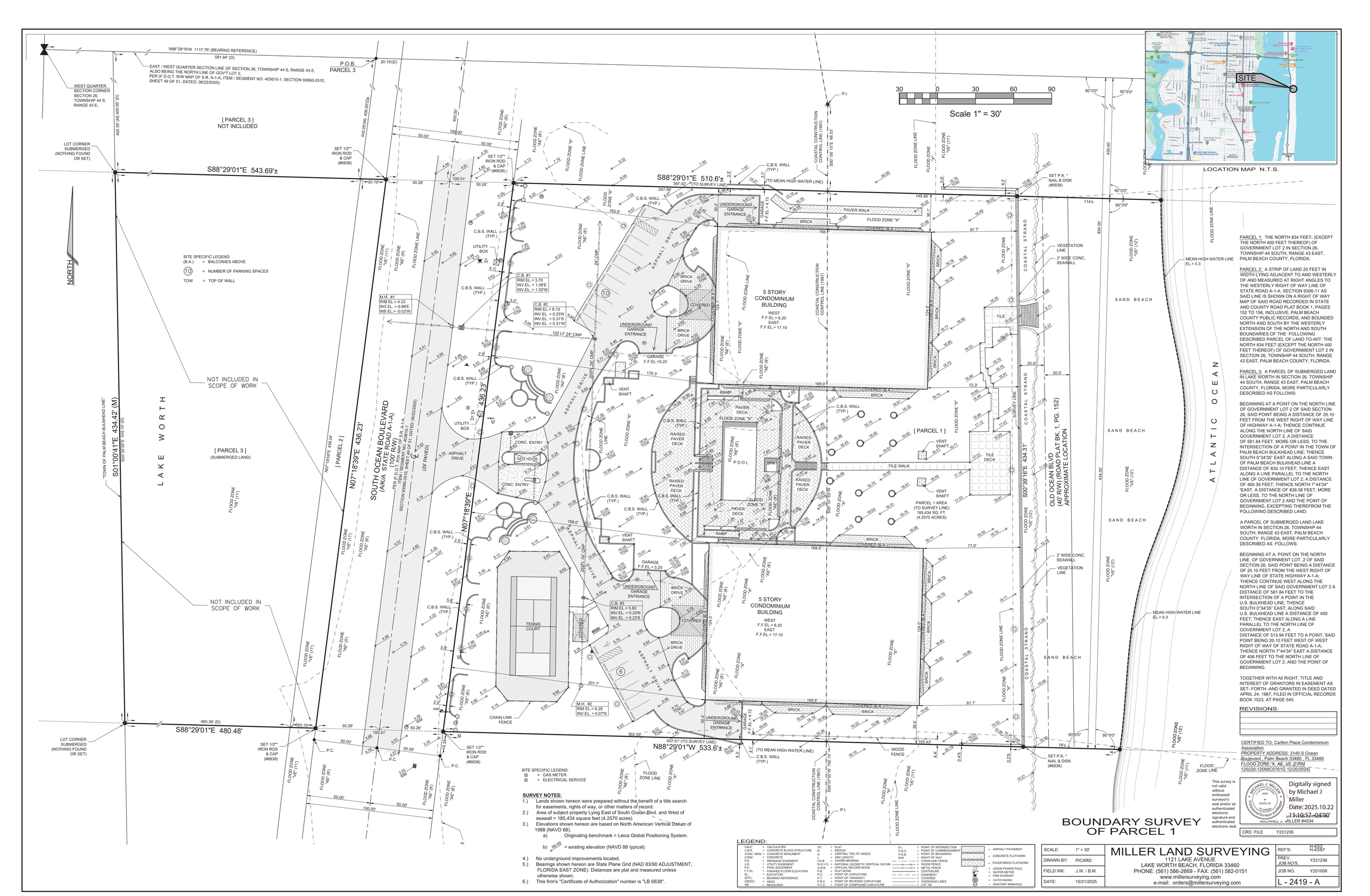
STATE OF FLORIDA
JEROME IRA BAUMOEHL
AR 0014743
REGISTERED ARCHITECT
AA 26001281

Proposed New Guardhouse, Site Improvements, Landscaping and New Covered Entrances for:
Carlton Place Condominium
3140 South Ocean Boulevard
Palm Beach, Florida

23-130		
09/19/2025	FIRST SUBMITTAL ARCOM	
10/06/2025	SECOND SUBMITTAL ARCOM	
11/07/2025	FINAL SUBMITTAL ARCOM	
	June 26, 2024	

TS



PARCEL 1: THE NORTH 834 FEET- (EXCEPT THE NORTH 400 FEET THEREOF) OF GOVERNMENT LOT 2 IN SECTION 26, TOWNSHIP 44 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA.

PARCEL 2: A STRIP OF LAND 20 FEET IN WIDTH LYING ADJACENT TO AND WESTERLY OF AND MEASURED AT RIGHT ANGLES TO THE WESTERLY RIGHT OF WAY LINE OF STATE ROAD A-1-A, SECTION 9306-11 AS SAID LINE IS SHOWN ON A RIGHT OF WAY MAP OF SAID ROAD RECORDED IN STATE AND COUNTY ROAD PLAT BOOK 1, PAGES 152 TO 156, INCLUSIVE, PALM BEACH COUNTY PUBLIC RECORDS, AND BOUNDED NORTH AND SOUTH BY THE WESTERLY EXTENSION OF THE NORTH AND SOUTH BOUNDARIES OF THE FOLLOWING DESCRIBED PARCEL OF LAND TO-WIT: THE NORTH 834 FEET (EXCEPT THE NORTH 400 FEET THEREOF) OF GOVERNMENT LOT 2 IN SECTION 26, TOWNSHIP 44 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA.

PARCEL 3: A PARCEL OF SUBMERGED LAND IN LAKE WORTH IN SECTION 26, TOWNSHIP 44 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF GOVERNMENT LOT 2 OF SAID SECTION 26, SAID POINT BEING A DISTANCE OF 20.10 FEET FROM THE WEST RIGHT OF WAY LINE OF STATE HIGHWAY A-1-A; THENCE CONTINUE ALONG THE NORTH LINE OF SAID GOVERNMENT LOT 2, A DISTANCE OF 581.84 FEET, MORE OR LESS, TO THE INTERSECTION OF A POINT IN THE TOWN OF PALM BEACH BULKHEAD LINE; THENCE SOUTH 0°34'35" EAST ALONG A SAID TOWN OF PALM BEACH BULKHEAD LINE A DISTANCE OF 835.10 FEET, THENCE EAST ALONG A LINE PARALLEL TO THE NORTH LINE OF GOVERNMENT LOT 2; A DISTANCE OF 460.39 FEET; THENCE NORTH 7°44'34" 'EAST, A DISTANCE OF 838.58 FEET, MORE OR LESS, TO THE NORTH LINE OF GOVERNMENT LOT 2 AND THE POINT OF BEGINNING, EXCEPTING THEREFROM THE FOLLOWING DESCRIBED LAND:

A PARCEL OF SUBMERGED LAND LAKE WORTH IN SECTION 26, TOWNSHIP 44 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS -FOLLOWS:

BEGINNING AT A. POINT ON THE NORTH LINE. OF GOVERNMENT LOT .2 OF SAID SECTION 26, SAID POINT BEING A DISTANCE OF 20.10 FEET FROM THE WEST RIGHT OF WAY LINE OF STATE HIGHWAY A-1-A; THENCE CONTINUE WEST ALONG THE NORTH LINE OF SAID GOVERNMENT LOT 2 A DISTANCE OF 581.84 FEET TO THE INTERSECTION OF A POINT IN THE U.S. BULKHEAD LINE: THENCE SOUTH 0°34'35" EAST; ALONG SAID U.S. BULKHEAD LINE A DISTANCE OF 400 FEET; THENCE EAST ALONG A LINE PARALLEL TO THE NORTH LINE OF GOVERNMENT LOT 2, A DISTANCE OF 513.94 FEET TO A POINT, SAID POINT BEING 20.10 FEET WEST OF WEST RIGHT OF WAY OF STATE ROAD A-1-A; THENCE NORTH 7°44'34" EAST A DISTANCE OF 406 FEET TO THE NORTH LINE OF GOVERNMENT LOT 2, AND THE POINT OF BEGINNING.

TOGETHER WITH AI RIGHT, TITLE AND INTEREST OF GRANTORS IN EASEMENT AS SET- FORTH -AND GRANTED IN DEED DATED APRIL 24, 1967, FILED IN OFFICIAL RECORDS BOOK 1523, AT PAGE 545.

REVISIONS:

CERTIFIED TO: Carlton Place Condominium Association
PROPERTY ADDRESS: 3140 S Ocean Boulevard , Palm Beach 33480 FL 33480
FLOOD ZONE:"X, AE, VE (FIRM 120220-12099C0781G 12/20/2024)

SURVEY NOTES:

1.) Lands shown hereon were prepared without the benefit of a title search for easements, rights of way, or other matters of record.
2.) Area of subject property Lying East of South Ocean Blvd. and West of seawall = 185,434 square feet (4.2570 acres).
3.) Elevations shown hereon are based on North American Vertical Datum of 1988 (NAVD 88).
   a) Originating benchmark = Leica Global Positioning System.
   b) 00.00 = existing elevation (NAVD 88 typical).
4.) No underground improvements located.
5.) Bearings shown hereon are State Plane Grid (NAD 83/90 ADJUSTMENT, FLORIDA EAST ZONE). Distances are plat and measured unless otherwise shown.
6.) This firm's "Certificate of Authorization" number is "LB 6838".

LEGEND:

CALC. = CALCULATED	(P) = PLAT	P.I. = POINT OF INTERSECTION		= ASPHALT PAVEMENT
C.B.S. = CONCRETE BLOCK STRUCTURE	R = RADIUS	P.O.C. = POINT OF COMMENCEMENT		= CONCRETE FLATWORK
CONC. MON. = CONCRETE MONUMENT	Δ = CENTRAL "DELTA" ANGLE	P.O.B. = POINT OF BEGINNING		= PAVER BRICK FLATWORK
CONC. = CONCRETE	L = LENGTH	R/W = RIGHT OF WAY		
D.E. = DRAINAGE EASEMENT	CH.B. = CHORD BEARING	P.O.B. = POINT OF BEGINNING		= WOOD POWER POLE
U.E. = UTILITY EASEMENT	N.G.V.D. = NATIONAL GEODETIC VERTICAL DATUM	WOOD FENCE		= WATER METER
P.E. = POOL EQUIPMENT	O.R.B. = OFFICIAL RECORD BOOK	METAL FENCE		= FIRE HYDRANT
F.F.EL. = FINISHED FLOOR ELEVATION	P.B. = FLAT BOOK	CENTERLINE		= CATCH BASIN
EL. = ELEVATION	P.C. = POINT OF CURVATURE	EASEMENT		= SANITARY MANHOLE
(B.R.) = BEARING REFERENCE	P.T. = POINT OF TANGENCY	COVERED		
(DEED) = DEED	P.R.C. = POINT OF REVERSE CURVATURE	OVERHEAD LINES		
(M) = MEASURED	P.C.C. = POINT OF COMPOUND CURVATURE	LOT TIE		

This survey is not valid without embossed surveyor's seal and/or an authenticated electronic signature and authenticated electronic seal.

MICHAEL J. MILLER — LICENSED SURVEYOR — 4034 — STATE OF FLORIDA

Digitally signed by Michael J Miller
Date: 2025.10.22 15:10:57-04'00'

MICHAEL J. MILLER #4034

CRD. FILE Y231236

BOUNDARY SURVEY OF PARCEL 1

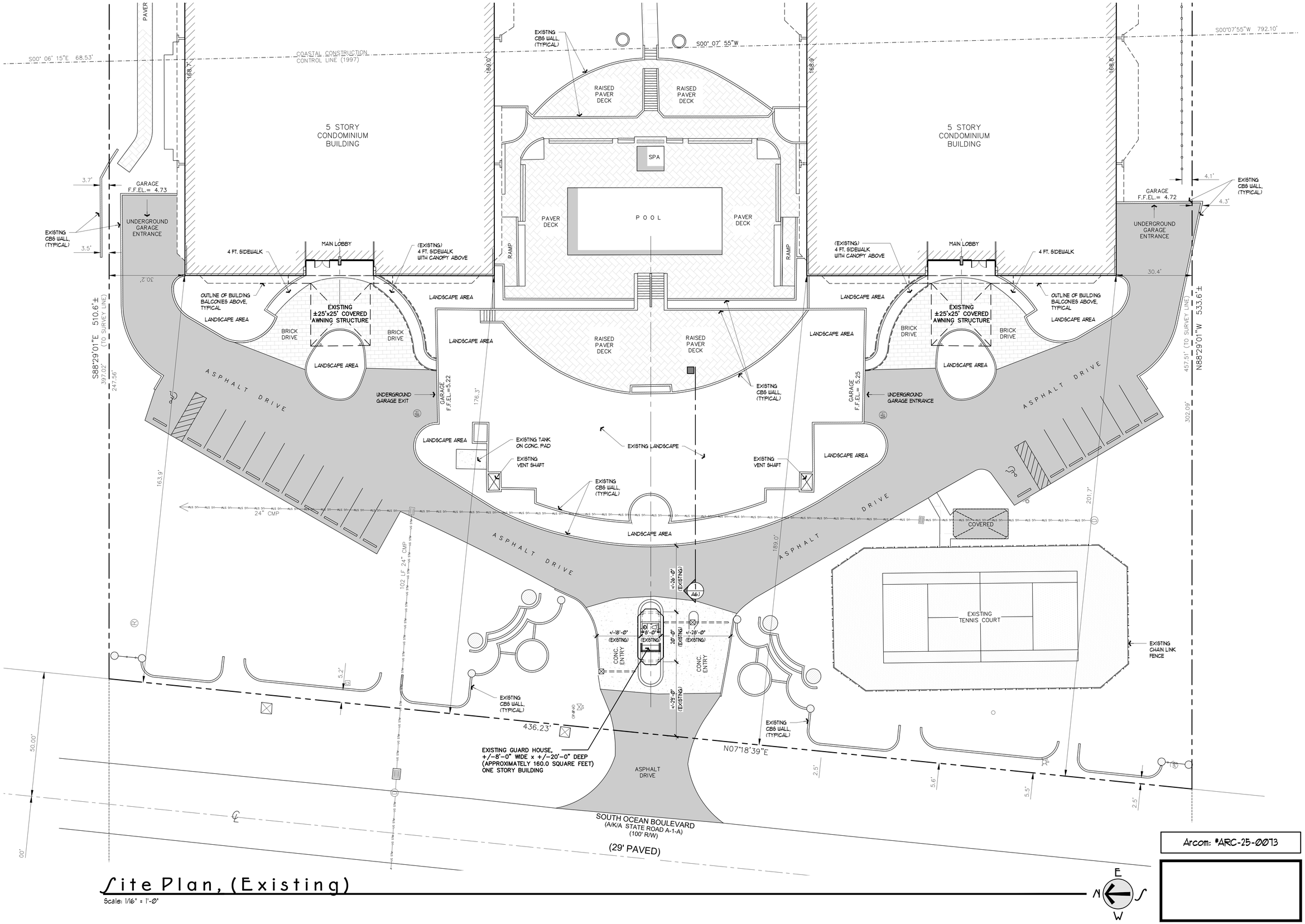
SCALE:	1" = 30'
DRAWN BY:	PICARD
FIELD WK:	J.W. / B.M.
DATE:	10/21/2025

MILLER LAND SURVEYING
1121 LAKE AVENUE
LAKE WORTH BEACH, FLORIDA 33460
PHONE: (561) 586-2669 - FAX: (561) 582-0151
www.millersurveying.com
e-mail: orders@millersurveying.com

REF'S:	H-43/2 H-43/67
PREV. JOB NO'S.	Y231236
JOB NO.	Y251008
	L - 2419 - A

Site Plan, (Existing)

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



Arcom: #ARC-25-0073

Jerome Baumoehl Architect, Incorporated

205 Worth Avenue
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STATE OF FLORIDA
JEROME IRA BAUMOEHL
AR 0014743
REGISTERED ARCHITECT
AA 26001281

Proposed New Guardhouse, Site Improvements, Landscaping and New Covered Entrances for:

Carlton Place Condominium

3140 South Ocean Boulevard
Palm Beach, Florida

23-130		
09/19/2025	FIRST SUBMITTAL ARCOM	
10/06/2025	SECOND SUBMITTAL ARCOM	
11/07/2025	FINAL SUBMITTAL ARCOM	
June 26, 2024		

A1

S00° 06' 15"E 68.53'

COASTAL CONSTRUCTION CONTROL LINE (1997)

S00° 07' 55"W

S00°07'55"W 792.10'

PAVER

168.7'

169.0'

168.9'

168.8'

EXISTING CBS WALL, (TYPICAL)

5 STORY CONDOMINIUM BUILDING

SEE SHEET A1 FOR ENLARGED PLANS

RAISED PAVER DECK

SPA

POOL

PAVER DECK

RAMP

3.7'

GARAGE F.F.EL.= 4.73

GARAGE F.F.EL.= 4.72

4.1'

4.3'

3.5'

UNDERGROUND GARAGE ENTRANCE

EXISTING CANOPY TO BE REMOVED AND REPLACED WITH NEW AS SHOWN

EXISTING AWNING FRAME TO BE MODIFIED TO ACCOMMODATE NEW COVERED ENTRY AND TO RECEIVE NEW WHITE FABRIC.

38'-0"+/-

MAIN LOBBY

EXISTING 4 FT. SIDEWALK,

30.2'

30.4'

LANDSCAPE AREA

OUTLINE OF BUILDING BALCONIES ABOVE, TYPICAL

S88°29'01"E 510.6'± (TO SURVEY LINE)

N88°29'01"W 533.6'± (TO SURVEY LINE)

302.09'

OPP. HAND

A9

A8

DRIVE

UNDERGROUND GARAGE EXIT

GARAGE F.F.EL.=5.22

GARAGE F.F.EL.= 5.25

176.3'

RADIAL "TUSCANY" PAVER PATTERN AT TOWER DRIVES AS SHOWN

EXISTING CBS WALLS TO BE REMOVED AS SHOWN

NEW RETAINING WALL / CURB LOCATION

EXISTING TANK ON CONC. PAD

EXISTING LANDSCAPE

DENOTES NEW STUCCO WALL

DENOTES NEW TEXTURED STONE WALL AND LIGHTING ON BUILT UP WALL

8'-0"+/-

EXISTING VENT SHAFT

PLANTER, (ELEVATED)

EXISTING LANDSCAPE AREA

DENOTES NEW FLAT ROOF STRUCTURE ABOVE CONNECTED TO EXISTING STRUCTURE, (TYPICAL AT BOTH TOWERS)

DENOTES NEW STEPPED CONCRETE COLUMN WITH FLAT ROOF STRUCTURE CONNECTED TO EXISTING STRUCTURE ABOVE, (TYPICAL AT BOTH TOWERS)

DENOTES NEW FLAT ROOF STRUCTURE CONNECTED TO EXISTING STRUCTURE ABOVE, (TYPICAL AT BOTH TOWERS)

DENOTES NEW STEPPED CONCRETE COLUMN WITH FLAT ROOF STRUCTURE CONNECTED TO EXISTING STRUCTURE ABOVE, (TYPICAL AT BOTH TOWERS)

12" TILE CONTINUOUS BORDER, (TYPICAL)

63.8'

24" CMP

102 LF 24" CMP

DENOTES EXISTING CURB / RETAINING WALL TO BE REMOVED / MODIFIED AND ASPHALT DRIVE TO BE WIDENED AS SHOWN

"TUSCANY" 4"x4"x4" PAVERS WITH LINEAR PATTERN AT DRIVES AND ENTRANCE AS SHOWN, (SEE ENVIRONMENTS DESIGN DRAWINGS)

A6.1

+/-18'-0" (EXISTING)

+/-11'-0" (PROPOSED)

14'-0" (PROPOSED)

+/-28'-1" (EXISTING)

+/-25'-4" (PROPOSED)

+/-28'-0" (PROPOSED)

+/-21'-0" (EXISTING)

169.0'

201.7'

DOTTED AREA DENOTES EXISTING GUARDHOUSE PROFILE

PROPOSED FOUNTAIN EQUIPMENT, (SEE LANDSCAPE ARCHITECT'S DRAWINGS)

PROPOSED NEW GUARD HOUSE (+/-230Ø SQUARE FEET) AT EXISTING GUARD HOUSE LOCATION, (SEE ARCHITECTURAL DRAWINGS)

EXISTING TENNIS COURT

COVERED

EXISTING CHAIN LINK FENCE TO BE REMOVED / REPLACED, (SEE LANDSCAPE DRAWINGS)

PROPOSED NEW "DATE" PALMS AT SITE, (TYPICAL)

EXISTING CBS WALL, (TYPICAL)

EXISTING SITE WALLS TO BE MODIFIED, TYPICAL, (SEE SHEET A2.1)

PROPOSED FOUNTAIN EQUIPMENT, (SEE LANDSCAPE ARCHITECT'S DRAWINGS)

NEW FOUNTAIN AND CBS WALLS, (TYPICAL)

5.2'

GRADE

WIDEN AND EXTEND EXISTING GUARD HOUSE ISLAND AND MODIFY MOTOR COURT, (SEE ENVIRONMENTAL DESIGN DRAWINGS)

NEW FREE STANDING SIGNAGE, (SEE ENVIRONMENTAL DESIGN DRAWINGS)

436.23'

N07°18'39"E

R36'-0"

R36'-0"+/-

PROPOSED NEW MOTOR COURT ALLOTMENT

12" TILE CONTINUOUS BORDER, (TYPICAL)

2.5'

5.6'

5.5'

50.00'

SEE SHEET A2.1 FOR ENLARGED PLANS

SOUTH OCEAN BOULEVARD
(A/K/A STATE ROAD A-1-A)
(100' R/W)

(29' PAVED)

Site Plan, (Proposed)

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

N E S W

Arcom: #ARC-25-0073

Jerome Baumoehl Architect, Incorporated

205 Worth Avenue
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Palm Beach
Florida 33480
Phone : (561) 683 2000

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STATE OF FLORIDA
JEROME IRA BAUMOEHL
AR 0014743
REGISTERED ARCHITECT
AA 26000181

Proposed New Guardhouse, Site Improvements, Landscaping and New Covered Entrances for:

Carlton Place Condominium

3140 South Ocean Boulevard
Palm Beach, Florida

		23-1340
09/19/2025	FIRST SUBMITTAL ARCOM	
10/06/2025	SECOND SUBMITTAL ARCOM	
11/10/2025	FINAL SUBMITTAL ARCOM	
		June 26, 2024

A2

119'-8" +/-

EXISTING 8' CONCRETE RETAINING WALL BELOW ON 3'-0"W x 12" CONCRETE FOOTING, (SEE SECTION)

1 / A6.1

EXISTING GRADE ON EXISTING 9" CONCRETE PARKING GARAGE ROOF SLAB

EXISTING 8' CONCRETE WALL VENT SHAFT ON STRIP FOOTINGS (TO REMAIN)

NEW STONE HORIZONTAL PATTERN WALL BUILT-UP FROM EXISTING WALL, (SEE SECTION)

ELEVATED PLANTER, (SEE ENVIRONMENTAL DESIGN DRAWINGS)

8"

6'-8"+/-

8"

9'-0"+/-

LANDSCAPE

NEW RETAINING WALL ON CONC. FOOTING

NEW RETAINING WALL / CURB LOCATION ON CONC./ FOOTING

NEW STUCCO WALL

EXISTING 8' CONCRETE RETAINING WALL ON 3'-0"W x 12'd CONCRETE FOOTING

AREA TO TIE NEW CURB INTO EXISTING

12" CONTINUOUS TILE BORDER, TYPICAL

EXISTING CBS WALLS TO BE REMOVED AS SHOWN, ABANDON OR REMOVE EXISTING FOOTINGS AS REQUIRED.

1 / A6

13'-2"+/-

PROPOSED ADDITIONAL MOTOR COURT, (SEE LANDSCAPE ARCHITECT'S DRAWINGS)

12" CONTINUOUS TILE BORDER, TYPICAL

TOP OF NEW WALL / CURB TO MATCH EXISTING

AREA TO TIE NEW CURB INTO EXISTING

+/-37'-0" (EXISTING)

EXISTING 8' CONCRETE RETAINING WALL ON 3'-0"W x 12'd CONCRETE FOOTING

DRIVE

DRIVE

+/-18'-0" (EXISTING)

EXISTING CURB / RETAINING WALL TO BE REMOVED / MODIFIED AND PAVER DRIVE TO BE WIDENED AS SHOWN

EXISTING RETAINING WALL FOOTING TO BE ABANDONED OR REMOVED IF REQUIRED.

"TUSCANY" 4'x4'x4" PAVERS WITH LINEAR PATTERN AT DRIVES AND ENTRANCE AS SHOWN, (TYPICAL)

35'-0"+/-

20'-8"+/-

LANDSCAPE AREA

12" CONTINUOUS TILE BORDER, TYPICAL

12" TILE BORDER, TYPICAL

LANDSCAPE AREA

EXISTING SITE WALLS TO BE REMOVED AS SHOWN

LANDSCAPE

FOUNTAIN EQUIPMENT LOCATION, (SEE LANDSCAPE ARCHITECT'S DRAWINGS)

NEW GUARD HOUSE, (SEE SHEET A3 FOR ENLARGED FLOOR PLAN)

+/-1'-4"

(PROPOSED) GUARD HOUSE

+/-28'-0"

+/-11'-0"

+/-1'-4"

+/-11'-4"

+/-1'-4"

+/-25'-4"

+/-3'-4"

11'-0"

11'-0"

NEW SECURITY GATES, (SEE LANDSCAPE ARCHITECT'S DRAWINGS)

EXISTING SITE WALLS TO BE REMOVED AS SHOWN

FOUNTAIN EQUIPMENT LOCATION, (SEE LANDSCAPE ARCHITECT'S DRAWINGS)

EXISTING SITE WALLS TO BE REMOVED AS SHOWN

DENOTES EXISTING GUARD HOUSE TO BE REMOVED AND REPLACED WITH NEW (SEE SHEET A3 FOR PLANS)

NEW MODIFIED ISLAND

51'-0"

NEW SECURITY GATES, (SEE LANDSCAPE ARCHITECT'S DRAWINGS)

NEW CBS WALLS AND FOUNTAIN

DENOTES EXISTING CURB TO BE REMOVED AND ENLARGED AS SHOWN

DENOTES NEW CURB

+/-38'-5" (PROPERTY LINE TO PROPOSED GATE)

+/-13'-2" (EXISTING)

11'-0"+/- (PROPOSED)

+/-35'-5" (PROPERTY LINE TO PROPOSED GATE)

24'-8"+/-

+/-20'-10" (EXISTING)

25'-4"+/- (PROPOSED)

+/-4'-6" (VARIES)

+/-14'-0"

12" CONTINUOUS TILE BORDER, TYPICAL

PROPOSED NEW MOTOR COURT

NEW PAVER MOTOR COURT DRIVE

NEW PAVER MOTOR COURT DRIVE

NEW SITE WALLS AND FOUNTAIN, (SEE ENVIRONMENTAL DESIGN DRAWINGS)

NOTE:
SEE ENVIRONMENTAL DESIGN DRAWINGS FOR ALL HARDSCAPE / LANDSCAPE IMPROVEMENTS.

LANDSCAPED AREA (SEE ENVIRONMENTAL DESIGN DRAWINGS)

3'-3"+/-

PROPERTY LINE

12" CONTINUOUS TILE BORDER, TYPICAL

9'-6"+/-

PROPOSED NEW MOTOR COURT

EXISTING CBS WALLS, TYPICAL

45'-4"+/-

NEW FREE STANDING SIGNAGE, (SEE ENVIRONMENTAL DESIGN DRAWINGS)

E
N
S
W

Site Plan, (Enlarged Plan at Guard House)

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

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JEROME IRA BAUMOEHL
AR 0014743
REGISTERED ARCHITECT

AA 26001281

Proposed New Guardhouse, Site Improvements, Landscaping and New Covered Entrances for:

Carlton Place Condominium

3140 South Ocean Boulevard
Palm Beach, Florida

23-130		
09/18/2025	FIRST SUBMITTAL ARCOM	
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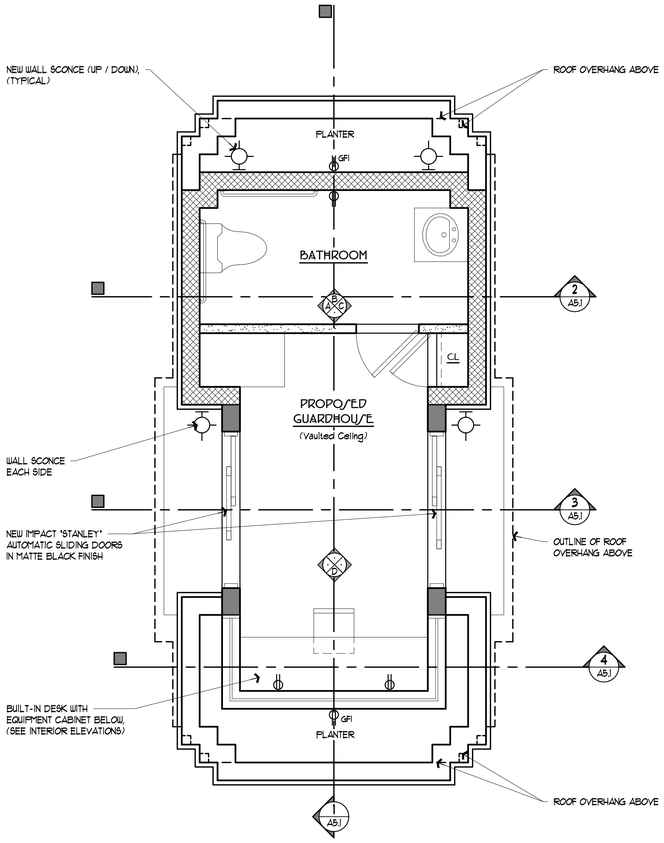
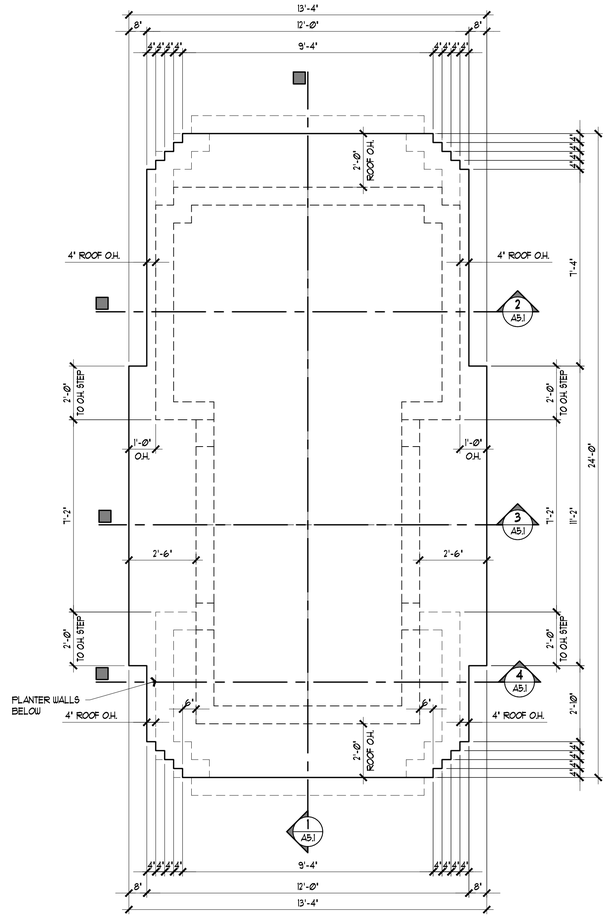
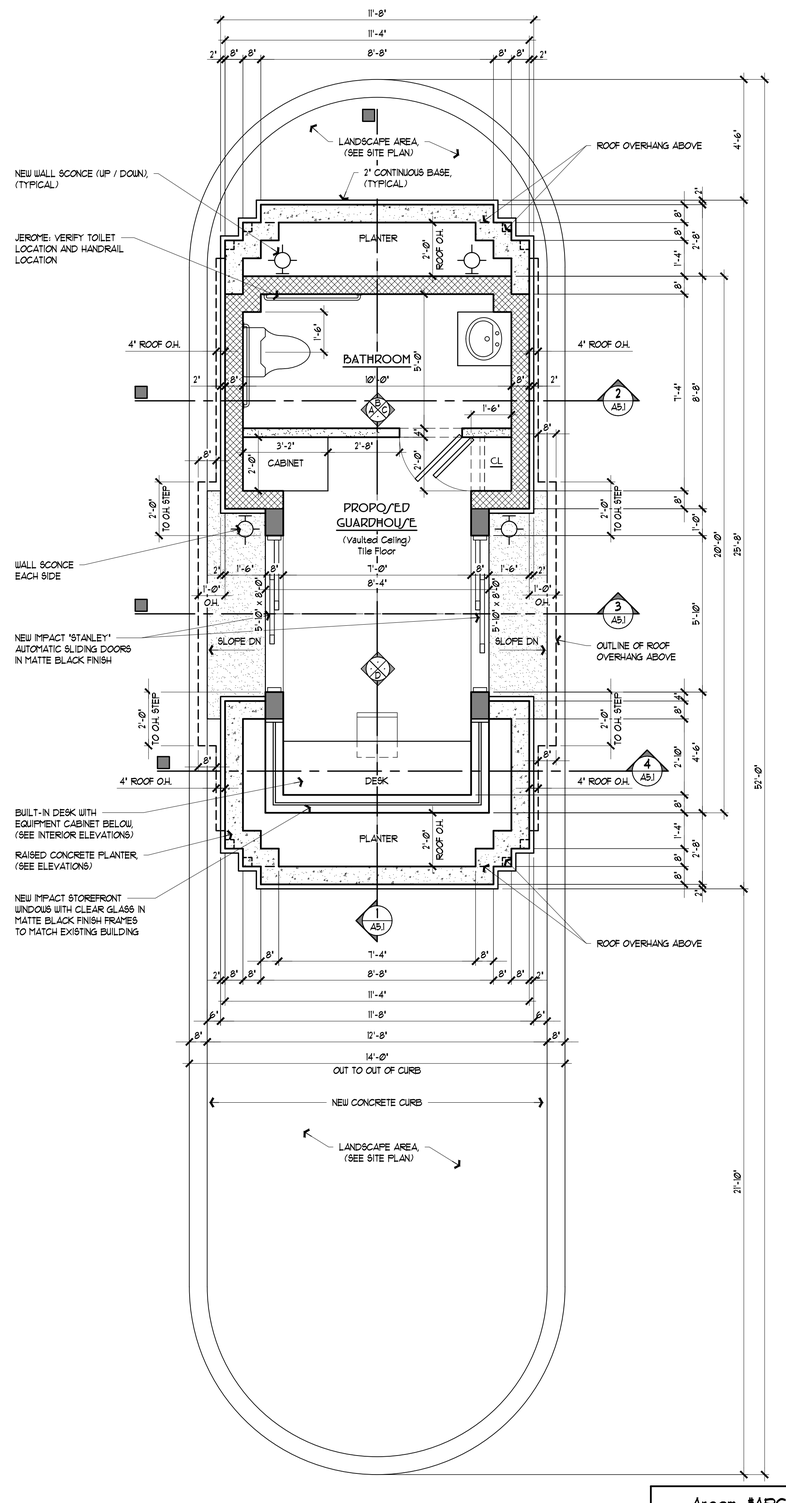
	June 26, 2024	

Arcom: #ARC-25-0073

A2.1







DENOTES INTERIOR ELEVATION, SEE SHEET A5

Guardhouse Electrical and Reflected Ceiling Plan

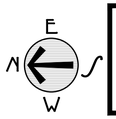
Scale: 1/2" = 1'-0"

Guardhouse Roof Plan

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

Guardhouse Floor Plan

Scale: 3/8" = 1'-0"



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Proposed New Guardhouse, Site Improvements, Landscaping and New Covered Entrances for:

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3140 South Ocean Boulevard
Palm Beach, Florida

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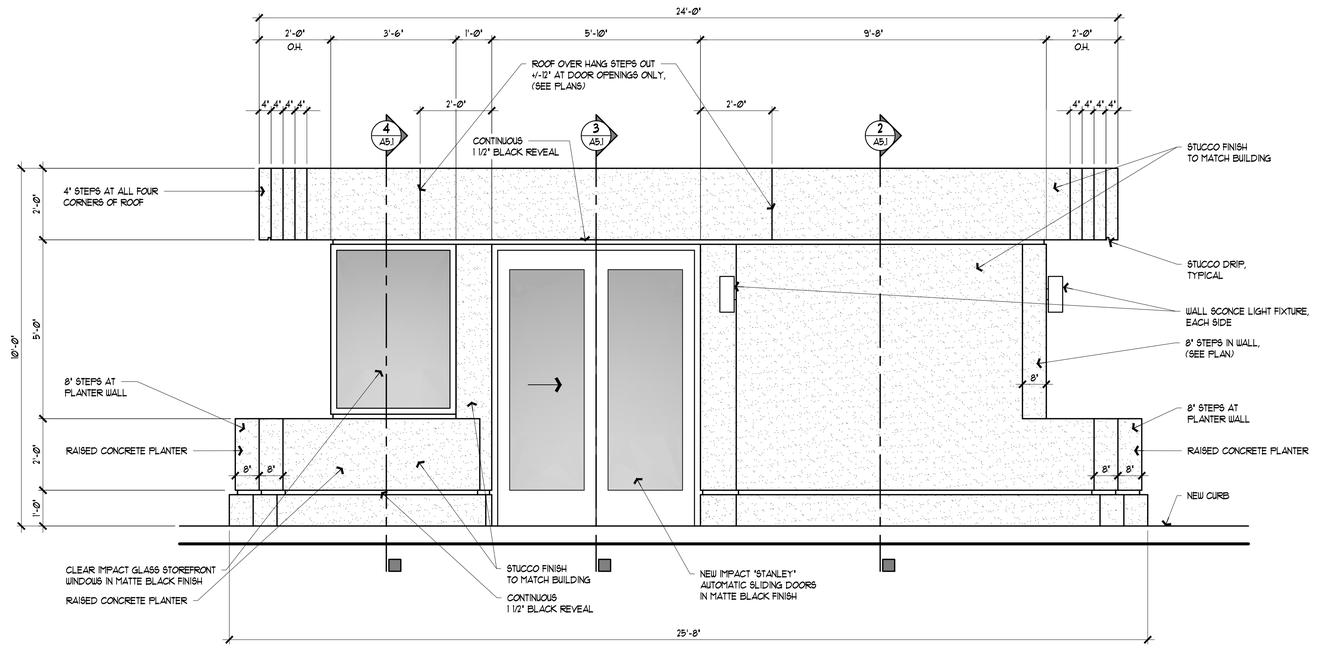
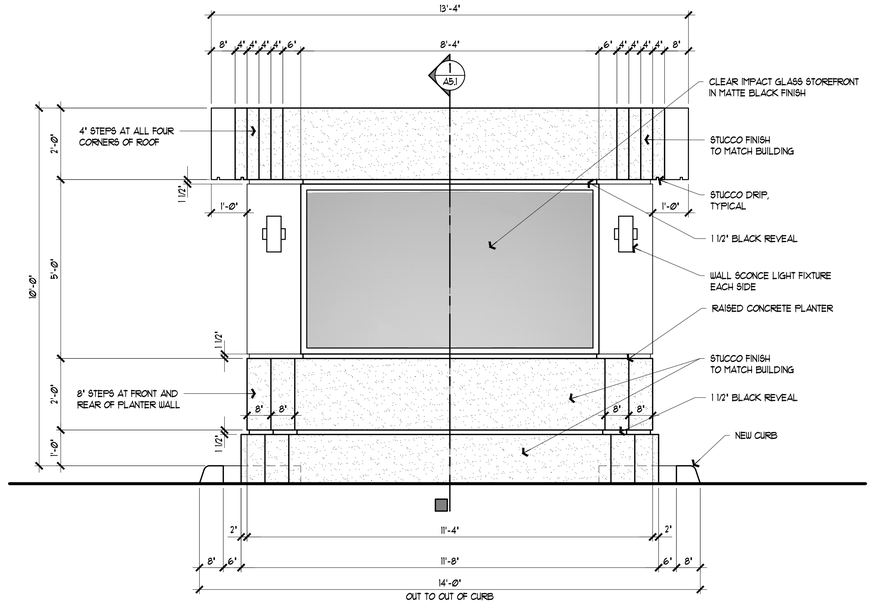
June 26, 2024		

A3



Proposed Guardhouse North and South Elevations

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



Proposed Guardhouse Front Elevation

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

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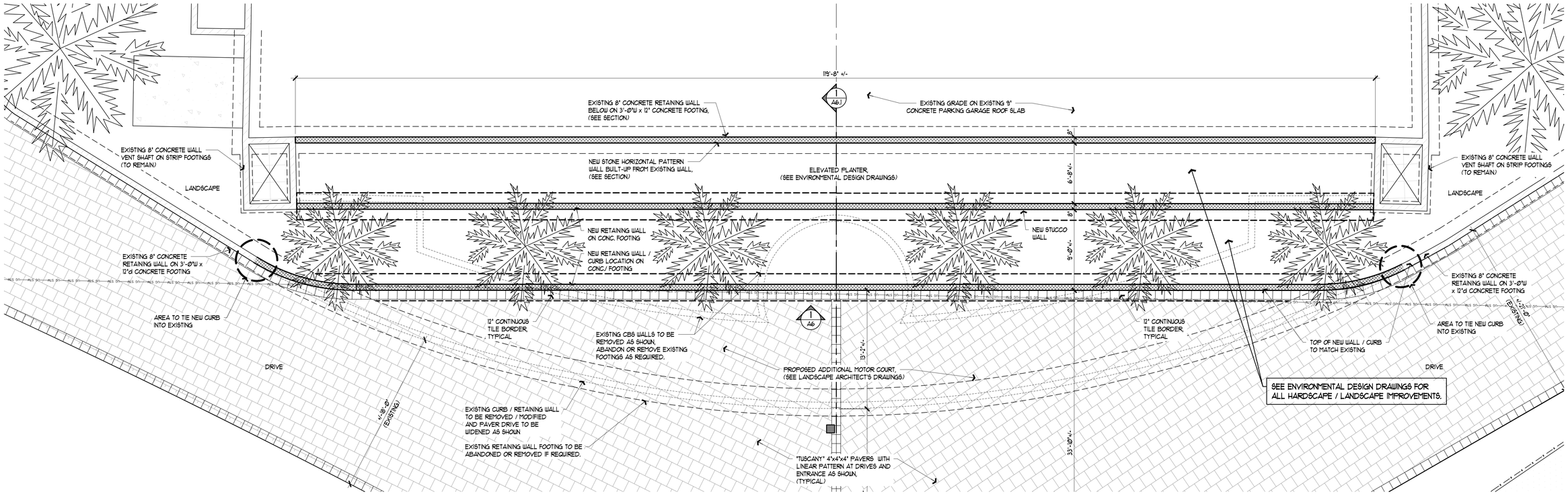
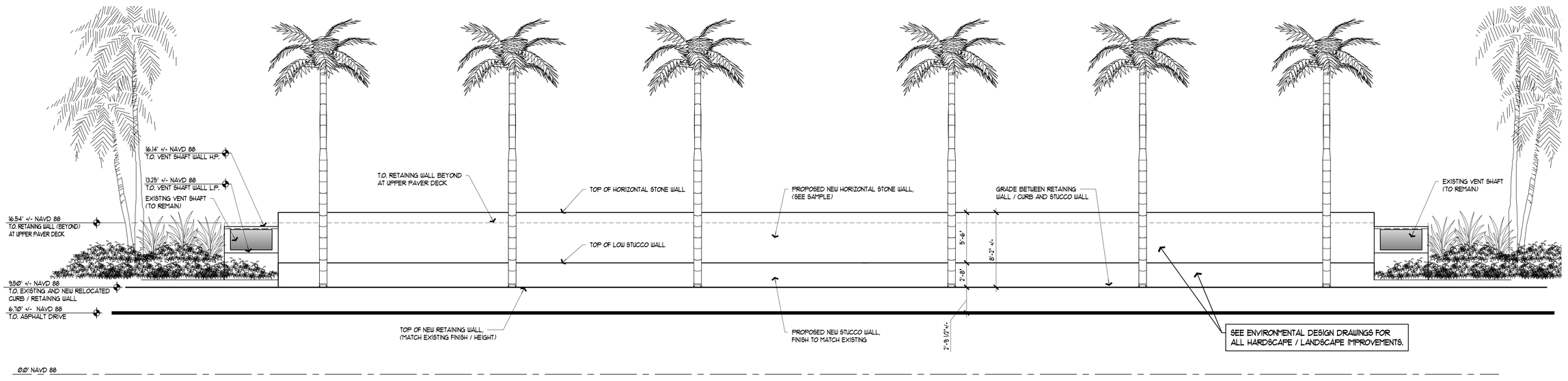
A4



Partial Plan at Entrance Walls

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



Entrance Wall Elevation, (Looking East)

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

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Proposed New Guardhouse, Site Improvements, Landscaping and New Covered Entrances for:

Carlton Place Condominium

3140 South Ocean Boulevard
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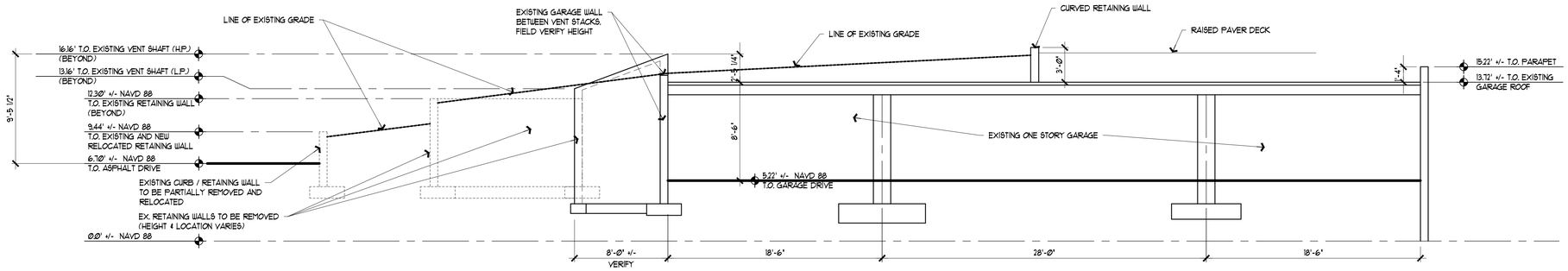
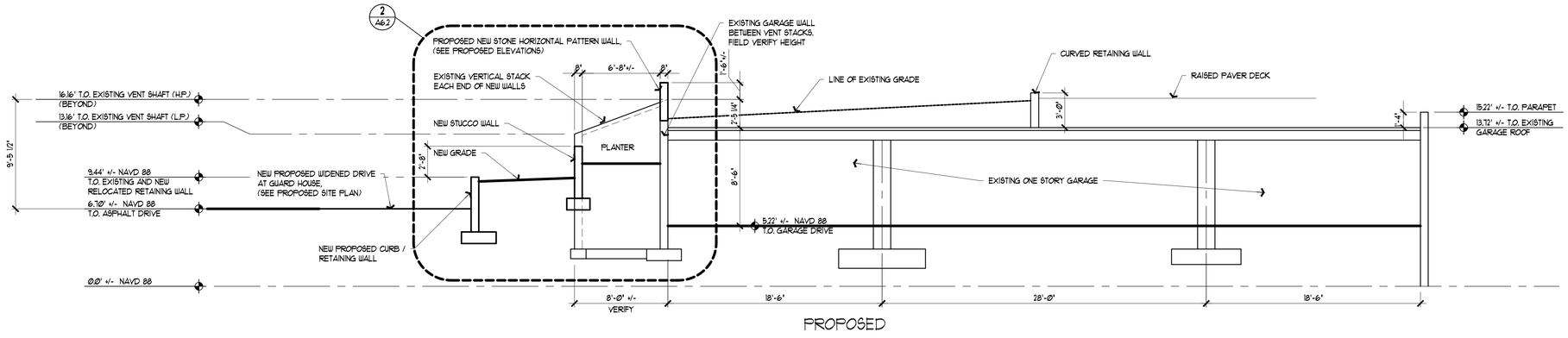
01/06/2025	SECOND SUBMITTAL ARCOM	
11/07/2025	FINAL SUBMITTAL ARCOM	
		June 26, 2024

A6



SECTION THROUGH EXISTING ENTRY DRIVE / ENTRY WALL , (SHOWING EXISTING GRADE)

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



PROPOSED

1 A6.1 SECTION THROUGH EXISTING / PROPOSED ENTRY DRIVE / ENTRY WALL , (SHOWING PROPOSED GRADE)

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

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3140 South Ocean Boulevard
Palm Beach, Florida

23-130		
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		June 26, 2024

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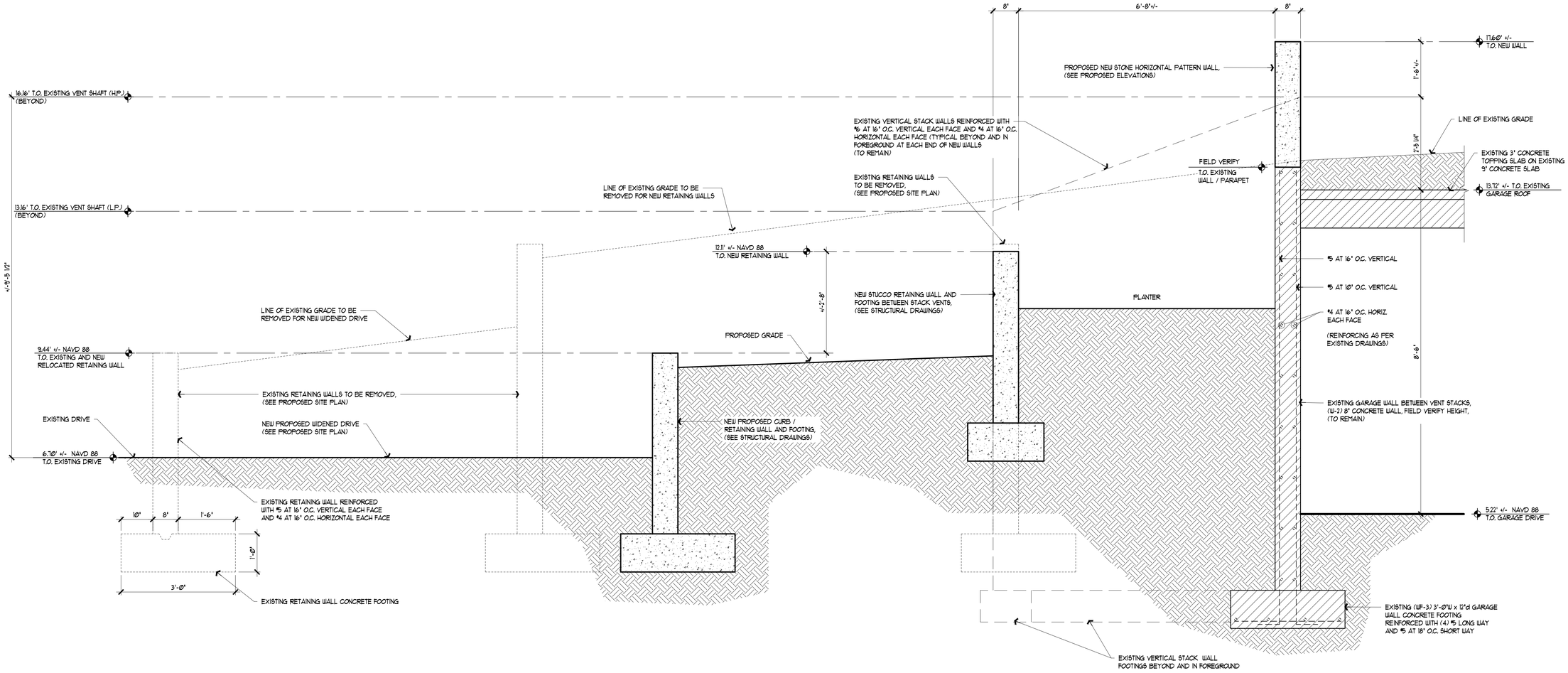
A6.1



2 / A6.2 ENLARGED ENTRY WALL SECTION, (PROPOSED)

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

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23-130

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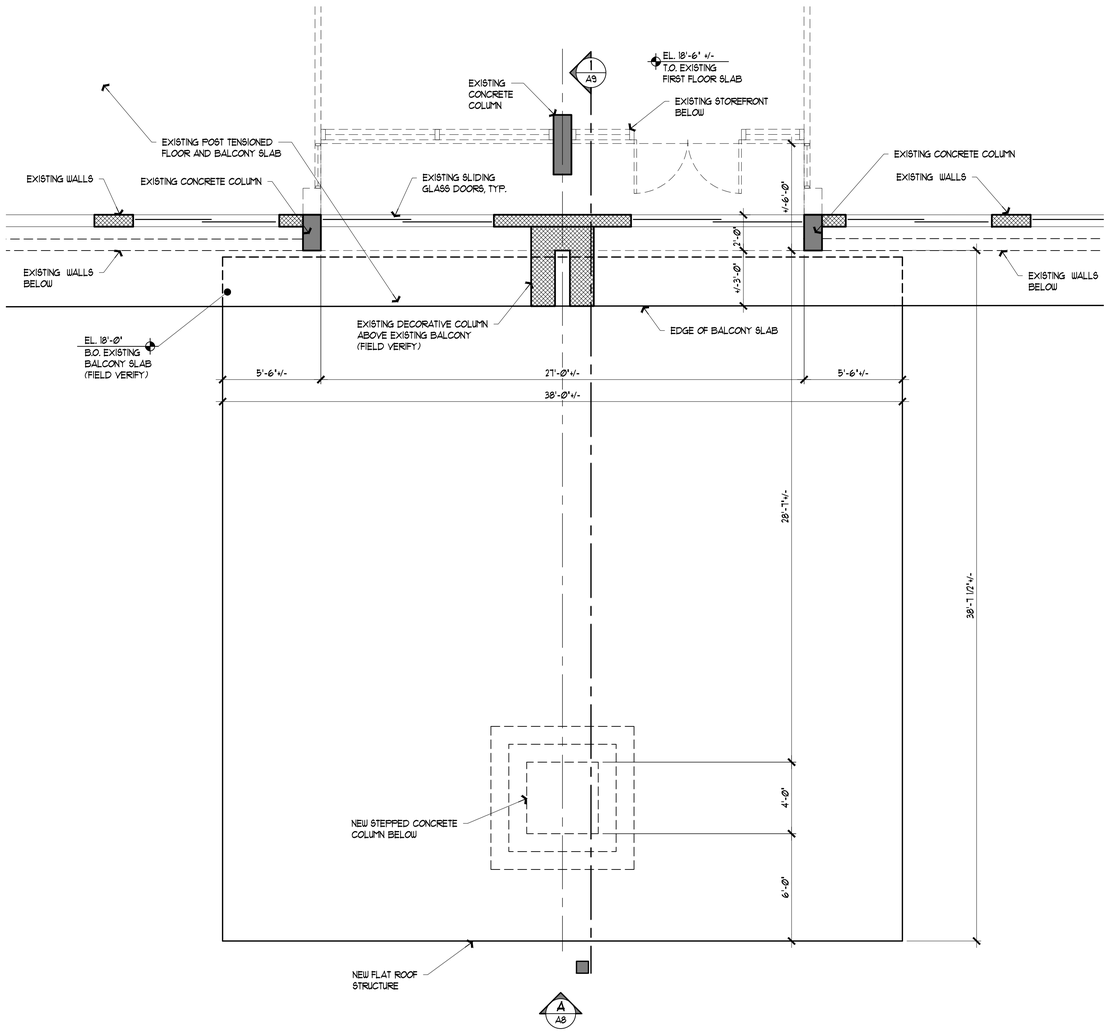
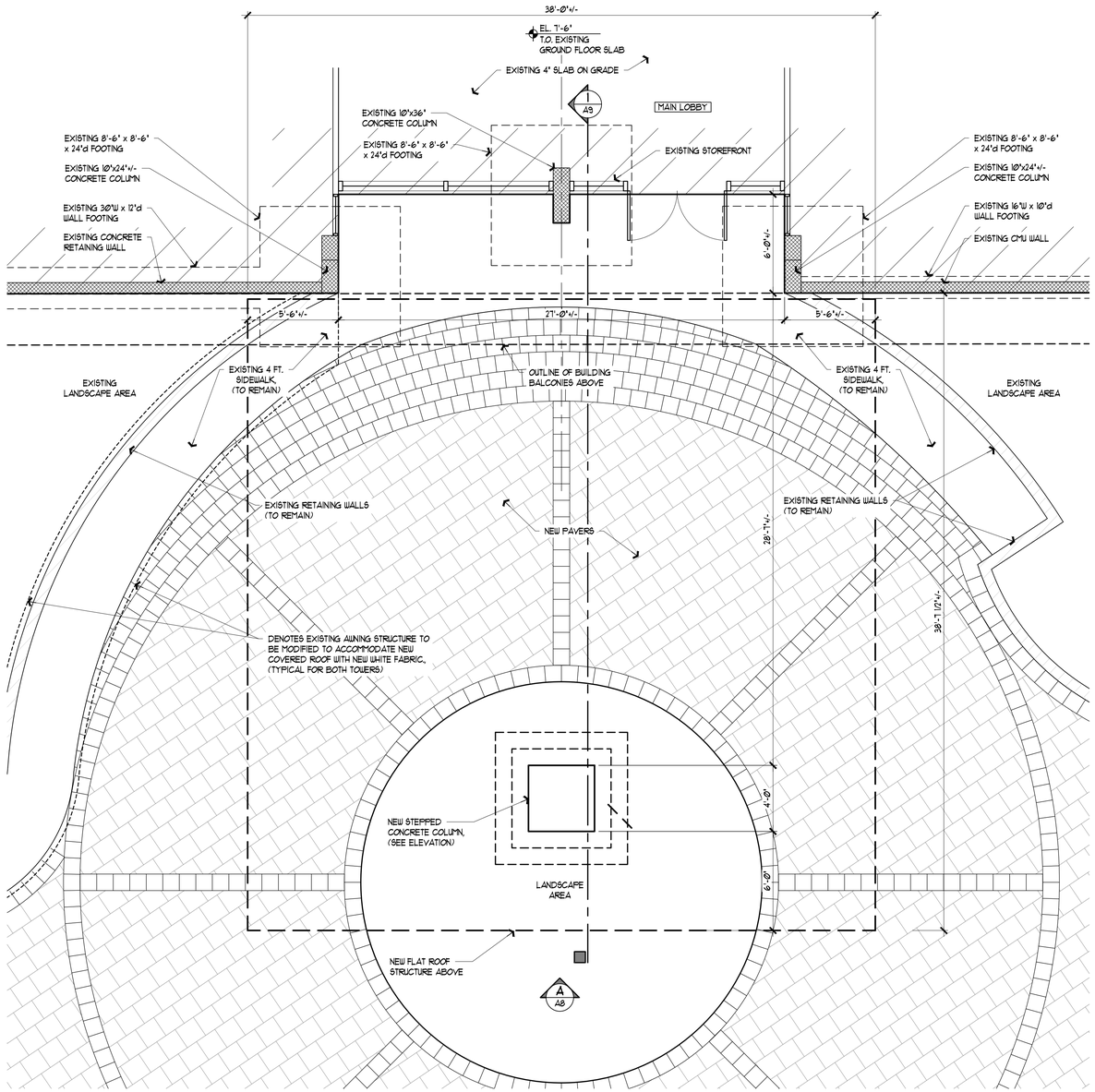
A6.2

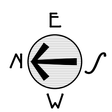




Enlarged Roof Plan at
South Building New Covered Entry

Scale: 1/4" = 1'-Ø"

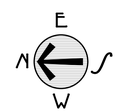
NORTH BUILDING IS OPPOSITE HAND, SIMILAR



Enlarged Floor Plan at
South Building New Covered Entry

Scale: 1/4" = 1'-Ø"

NORTH BUILDING IS OPPOSITE HAND, SIMILAR



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		June 26, 2024

23-730

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A7



A
A8 SOUTH BUILDING FRONT ELEVATION, (NORTH BUILDING SIMILAR REVERSE)
Scale: 3/16"=1'-0"

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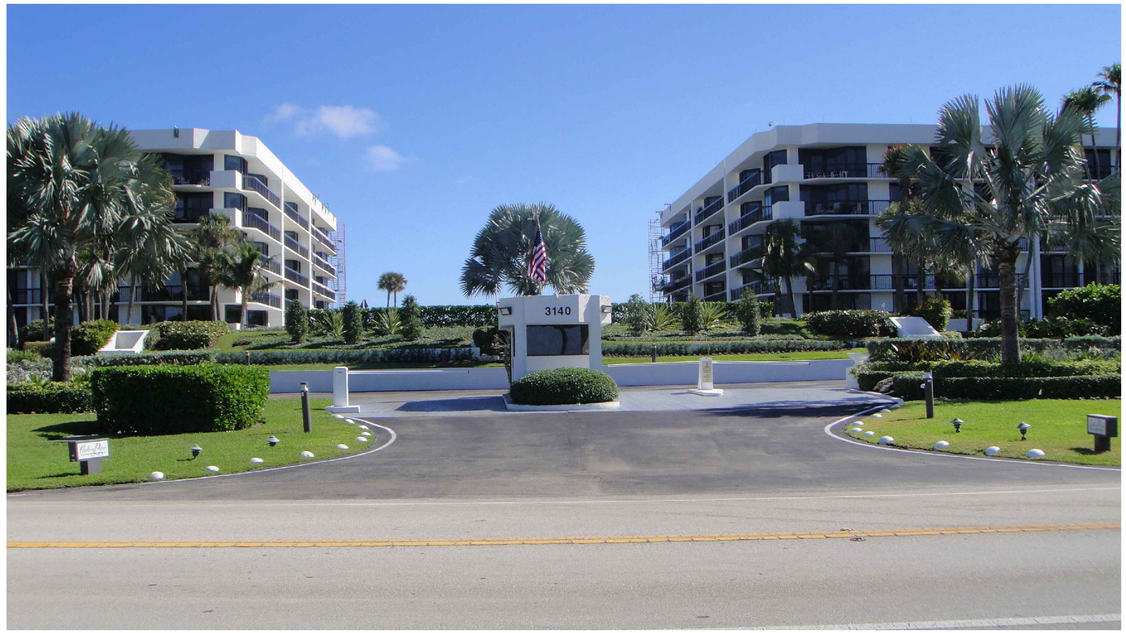
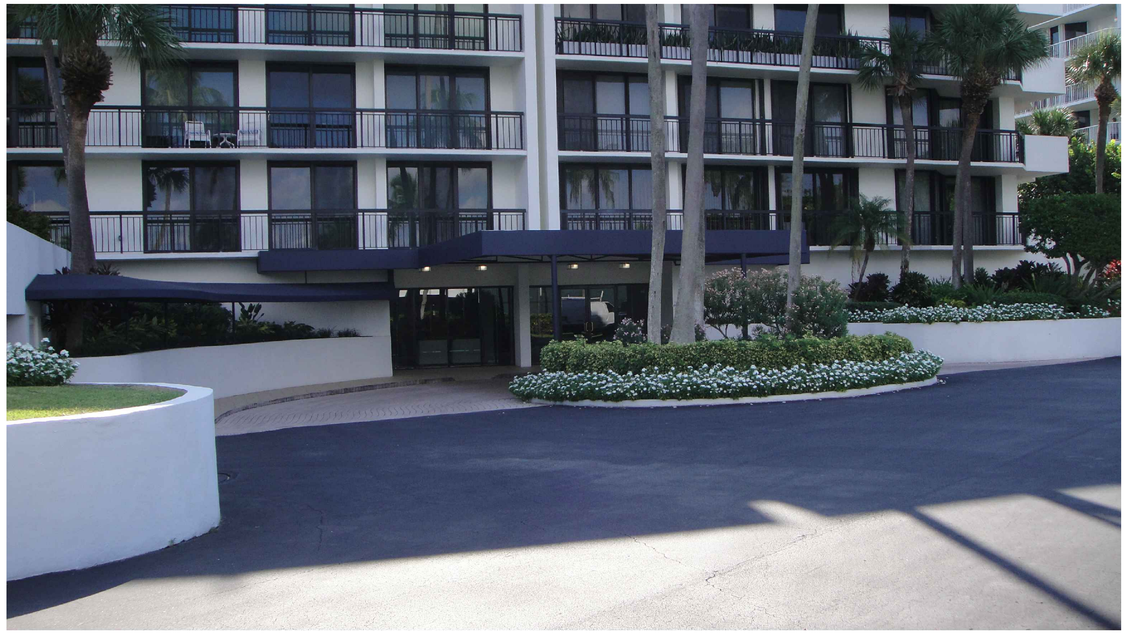
A8



Main Entrance and Guardhouse, (Existing Photograph)



Main Entrance and Guardhouse, (Proposed Rendering)



Covered Entrance at Tower, (Existing Photograph)



Covered Entrance at Tower, (Proposed Rendering)

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June 26, 2024

A10



Aerial View - Key Map



Ⓐ



Ⓑ



Ⓒ



Ⓓ



Ⓔ



Ⓕ



Ⓖ



Ⓗ

ARC-25-0073 Existing Conditions Images

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

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3140 S Ocean Blvd
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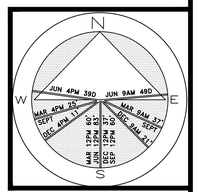
FLORIDA



JOB NUMBER: # 23138.00 LA
DRAWN BY: Jean Twomey

DATE: 09.18.2025
10.06.2025
11.06.2025

SHEET L1.0



Ⓐ Street View - North Building



Ⓑ Street View - South Building

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Landscape Architecture
Land Planning
Landscape Management
Dustin M. Mizell, MLA FLA #6666784
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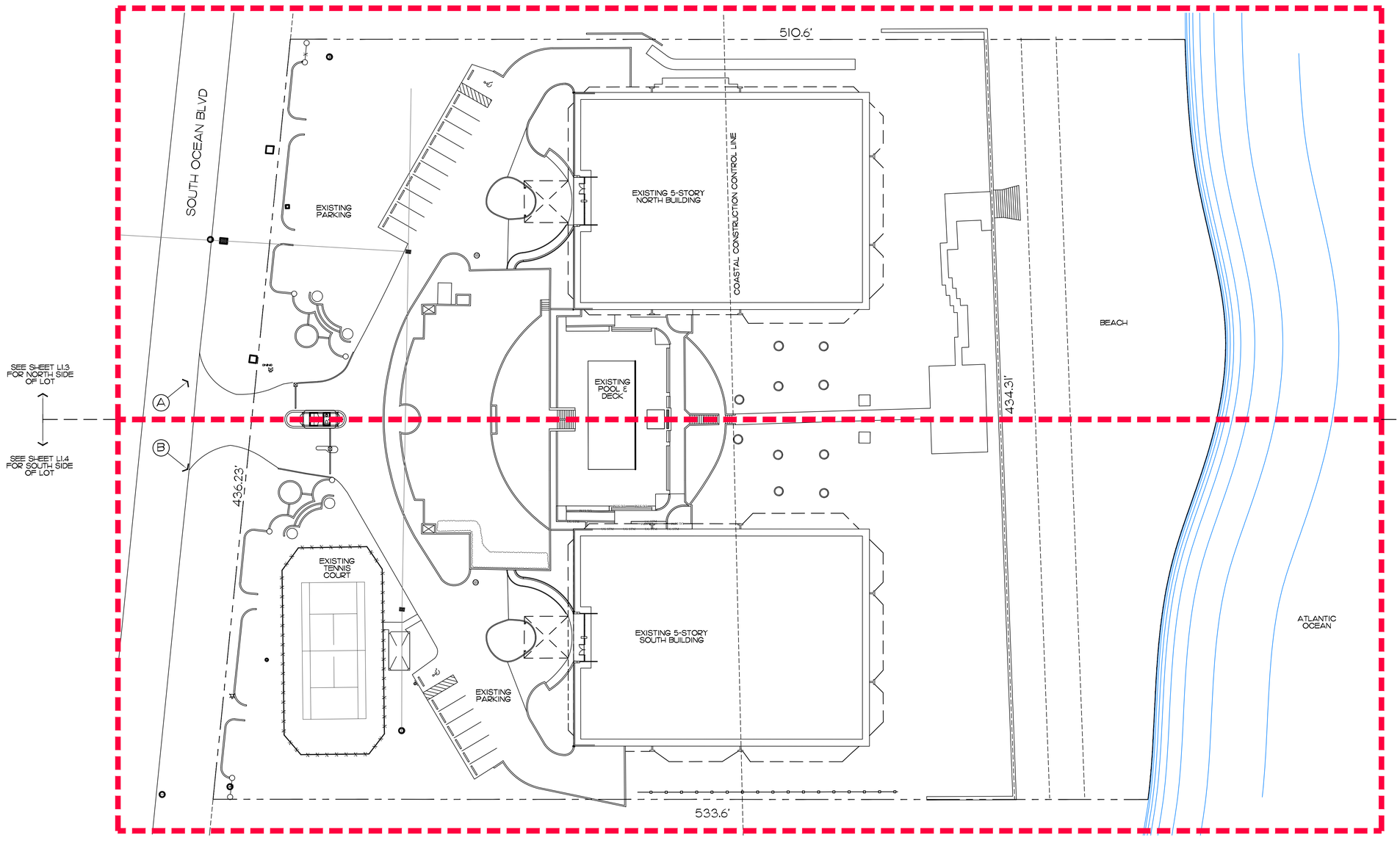

Carlton Place Condominium
3140 S Ocean Blvd
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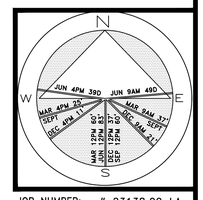
FLORIDA



JOB NUMBER: # 23138.00 LA
DRAWN BY: Valeria Quintanilla

DATE: 09.18.2025
10.06.2025
11.06.2025

SHEET L1.1

900 sf.
AREA IN SQ.FT.

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ARC-25-0073

Existing Conditions - Site Plan

SCALE IN FEET 0' 30' 60' 90'



Ⓐ View from Street



Ⓑ View from Beach

NOTE:
SEE SHEET L1.3 FOR SOUTH SIDE EXISTING CONDITIONS

ENVIRONMENT DESIGN GROUP
139 North County Road SJ20-B Palm Beach, Fl 33480
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Dustin M. Mizell, MLA FLA #6666784
Dustin@environmentdesigngroup.com

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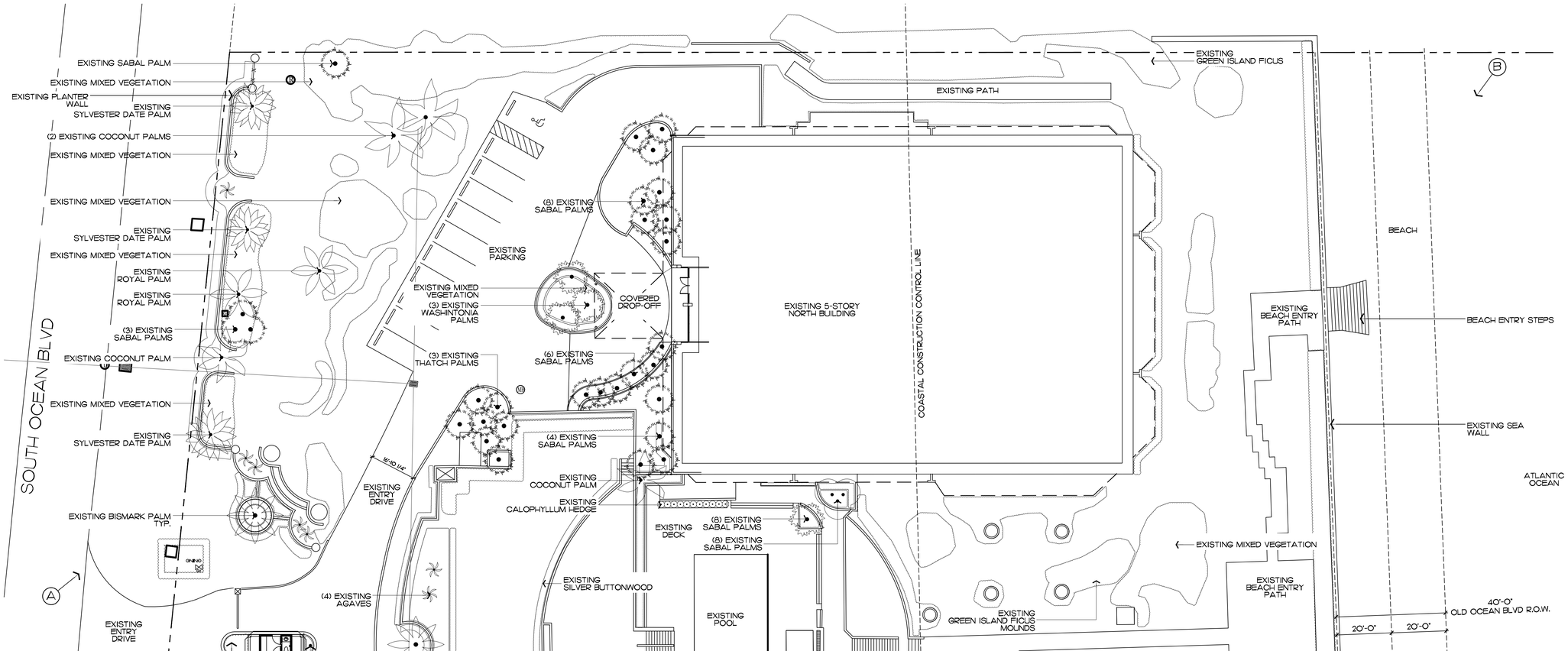
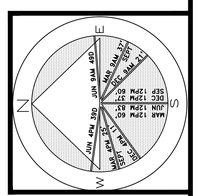
Palm Beach
FLORIDA





JOB NUMBER: # 23138.00 LA
DRAWN BY: Valeria Quiritarilla

DATE: 09.18.2025
10.06.2025
11.06.2025

SHEET L1.2

400 sf.
AREA IN SQ.FT.

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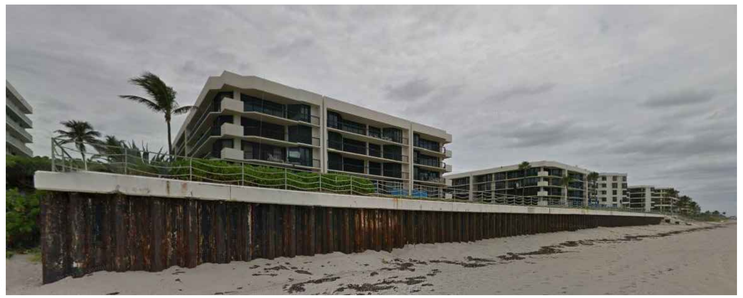
Existing Conditions - North Side

ARC-25-0073

SCALE IN FEET 0' 20' 40' 60'



Ⓐ View from Street



Ⓑ View from Beach

NOTE:
SEE SHEET L1.3 FOR SOUTH SIDE EXISTING CONDITIONS

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

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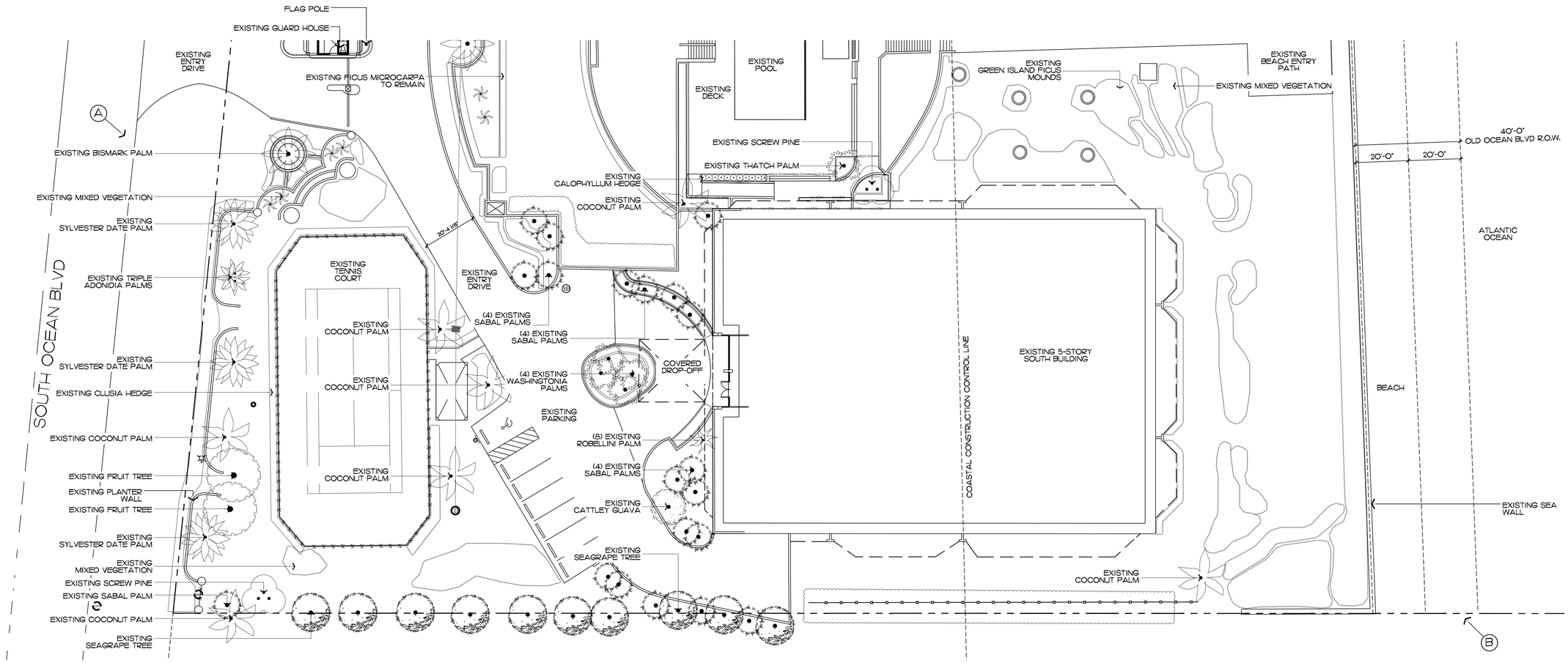
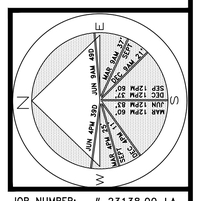
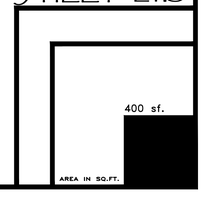




JOB NUMBER: # 23138.00 LA
DRAWN BY: Valeria Quintanilla

DATE: 09.18.2025
10.06.2025
11.06.2025

SHEET L1.3



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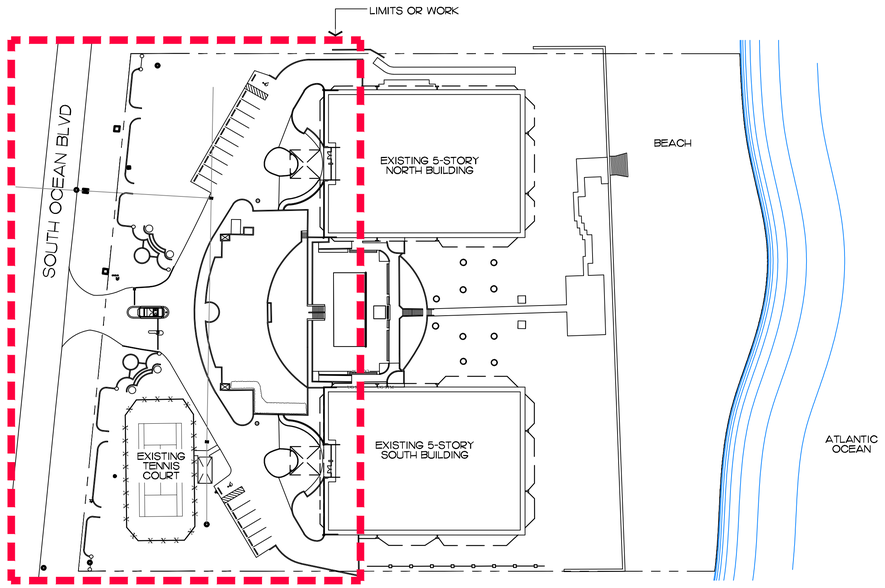
Existing Conditions - South Side

ARC-25-0073

SCALE IN FEET 0' 20' 40' 60'





Ⓐ



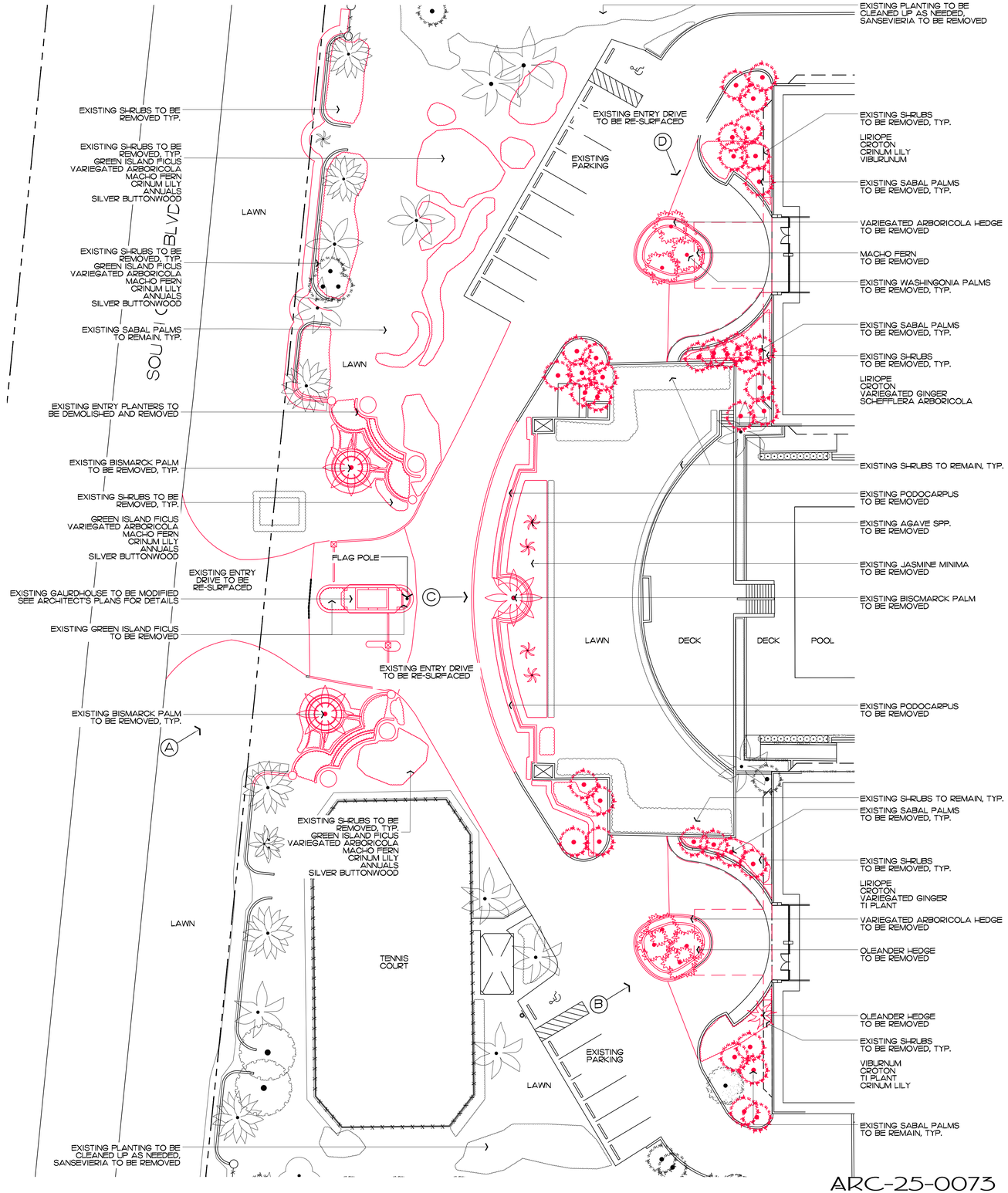
Ⓑ



Ⓒ



Ⓓ



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Palm Beach
FL 0 I R D A

JOB NUMBER: # 23138.00 LA
DRAWN BY: Valeria Quintanilla

DATE: 09.18.2025
10.06.2025
11.06.2025

SHEET L2.0

400 sf.
AREA IN SQ.FT.

ARC-25-0073

SCALE IN FEET 0' 20' 40' 60'

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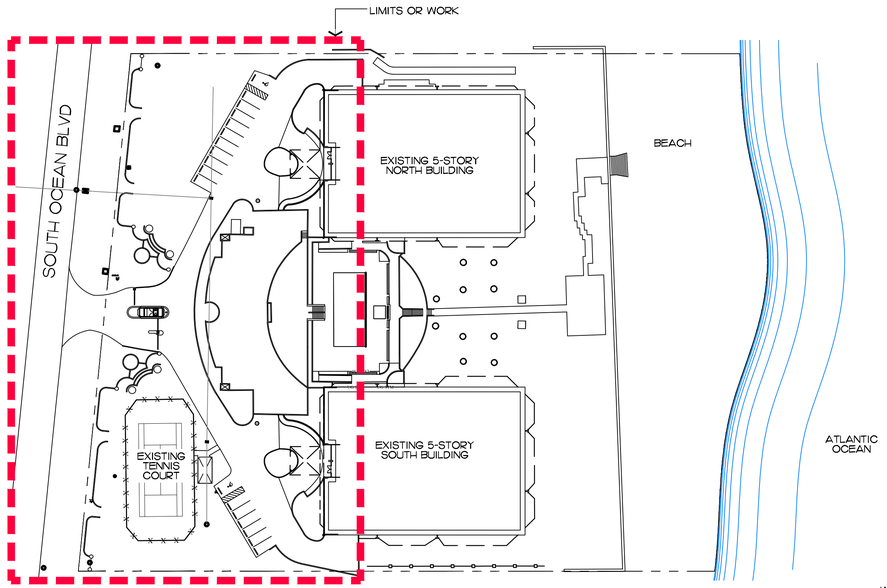
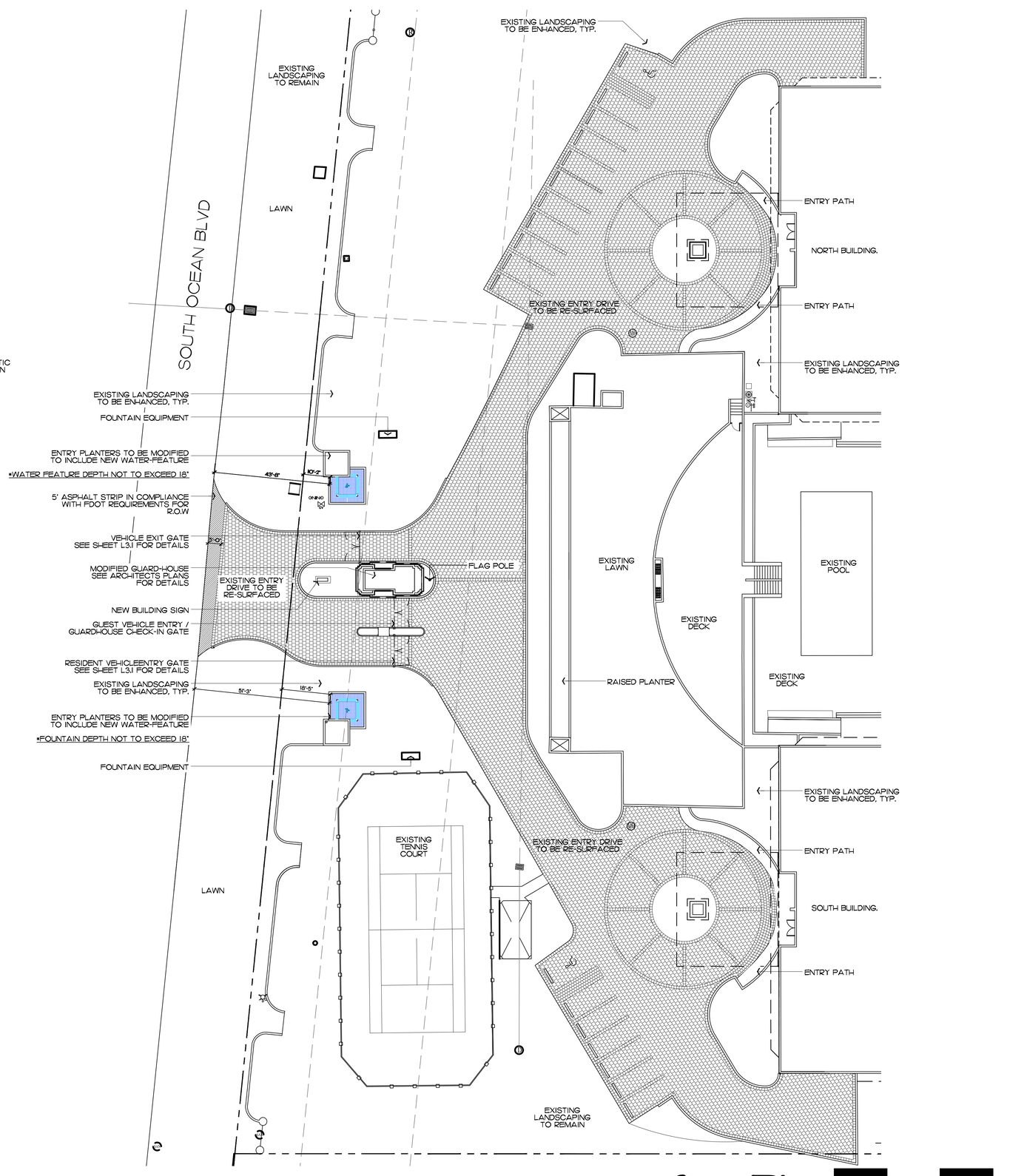
Vegetation Action & Demolition Plan



Site Plan - Limits of Work



ARC-25-0073 Site Plan

SCALE IN FEET 0' 20' 40' 60'

Hardscape Materials



ULTRA COMBO - TREMRON PAVERS



12" X 12" SHELLSTONE PAVERS IN WHITE

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

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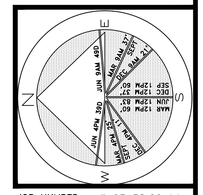
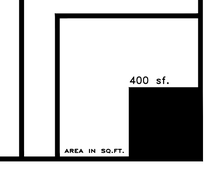
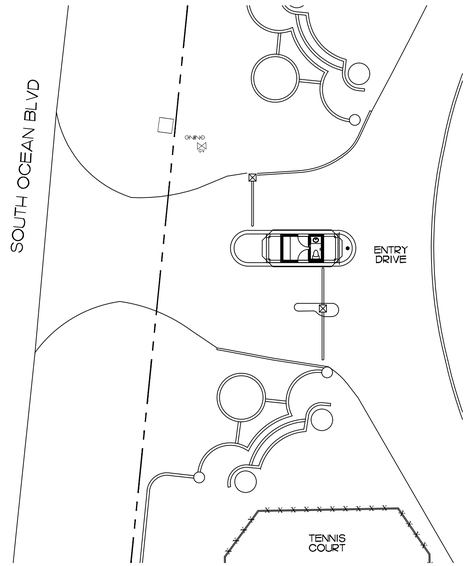


JOB NUMBER: # 23138.00 LA
DRAWN BY: Jean Twomey

DATE: 09.18.2025
10.06.2025
11.06.2025

SHEET L3.0



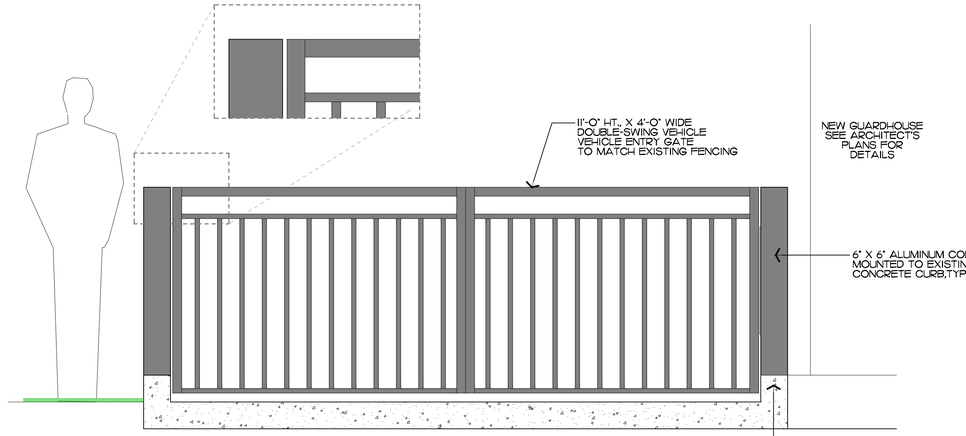


Existing Conditions



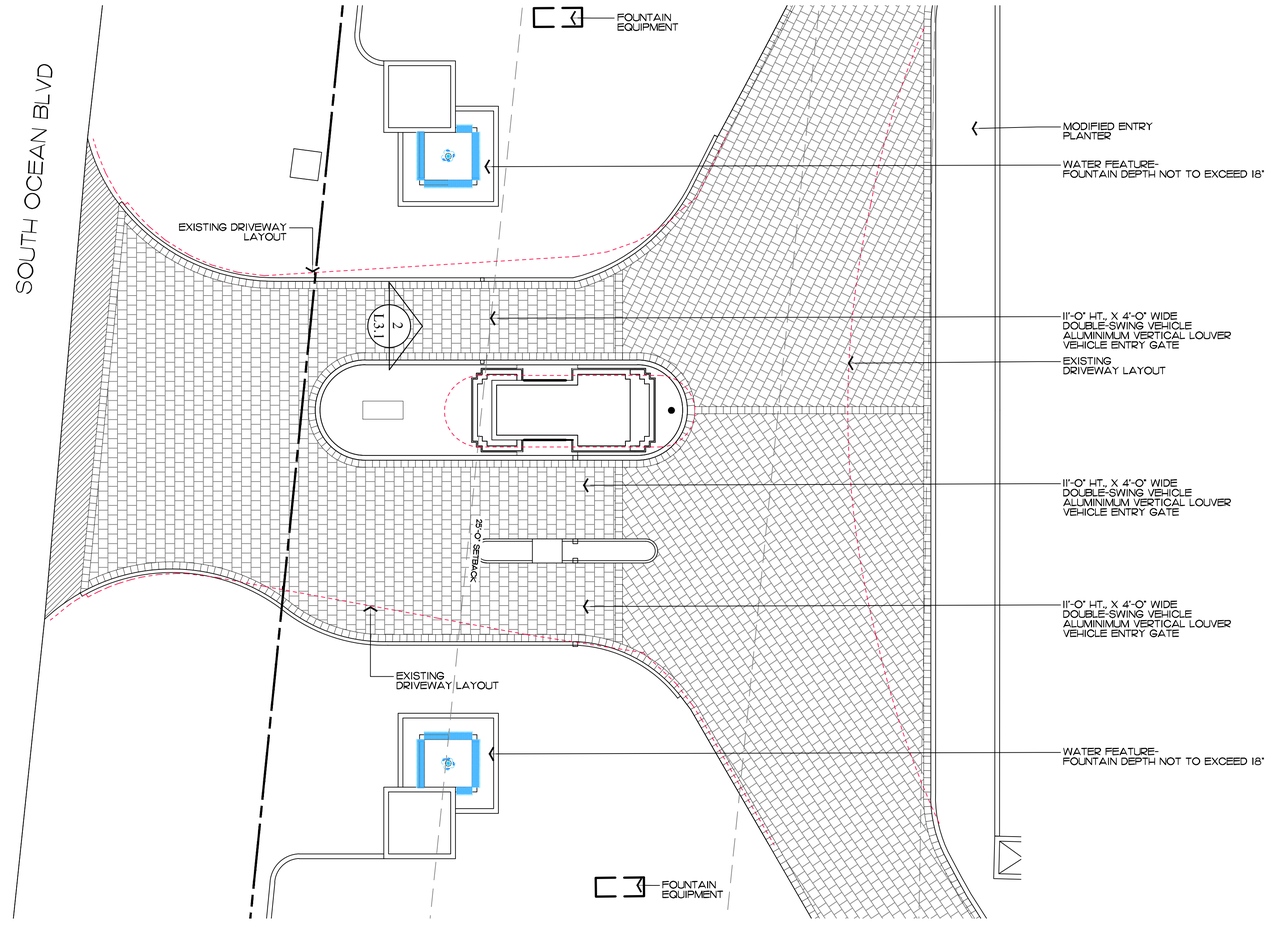
Aerial View - Existing

NOT TO SCALE



2 L3.1 Vehicle Entry Gate

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



Driveway Comparison

SCALE IN FEET: 1/10" = 1'-0"

Entry Drive Modification / Circulation Improvements

SCALE IN FEET: 1/20" = 1'-0"

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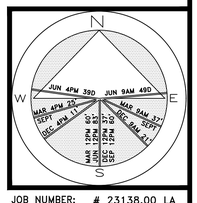
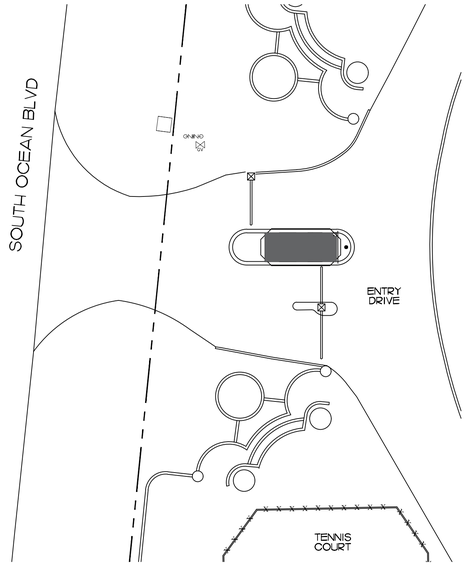
FLORIDA



JOB NUMBER: # 23138.00 LA
DRAWN BY: Jean Twomey
DATE: 09.18.2025

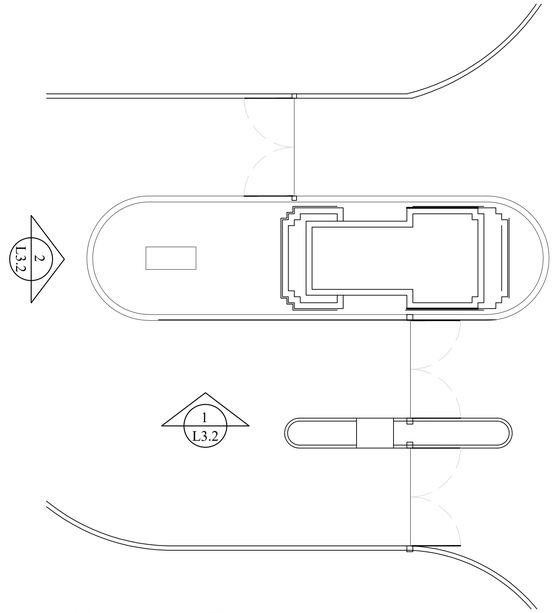
SHEET L3.1



Existing Conditions

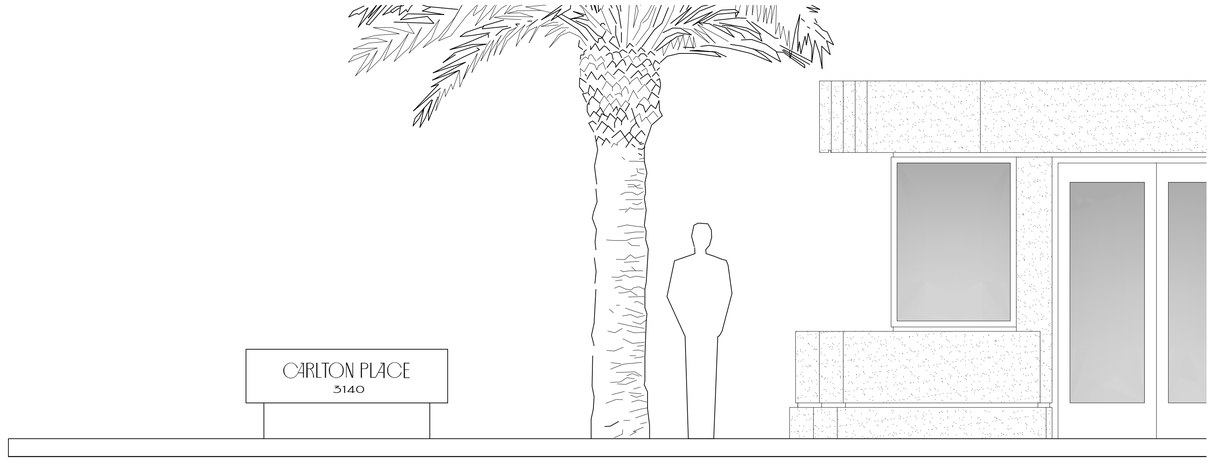


Signage Rendering



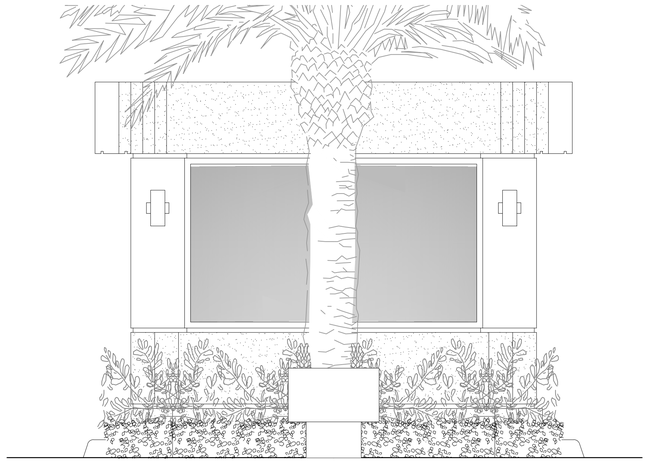
Signage Plan

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



1 L3.2 Signage Elevation

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



2 L3.2 Signage Elevation

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

Signage Exhibit

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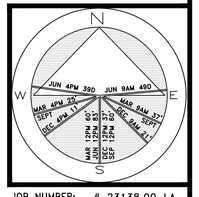
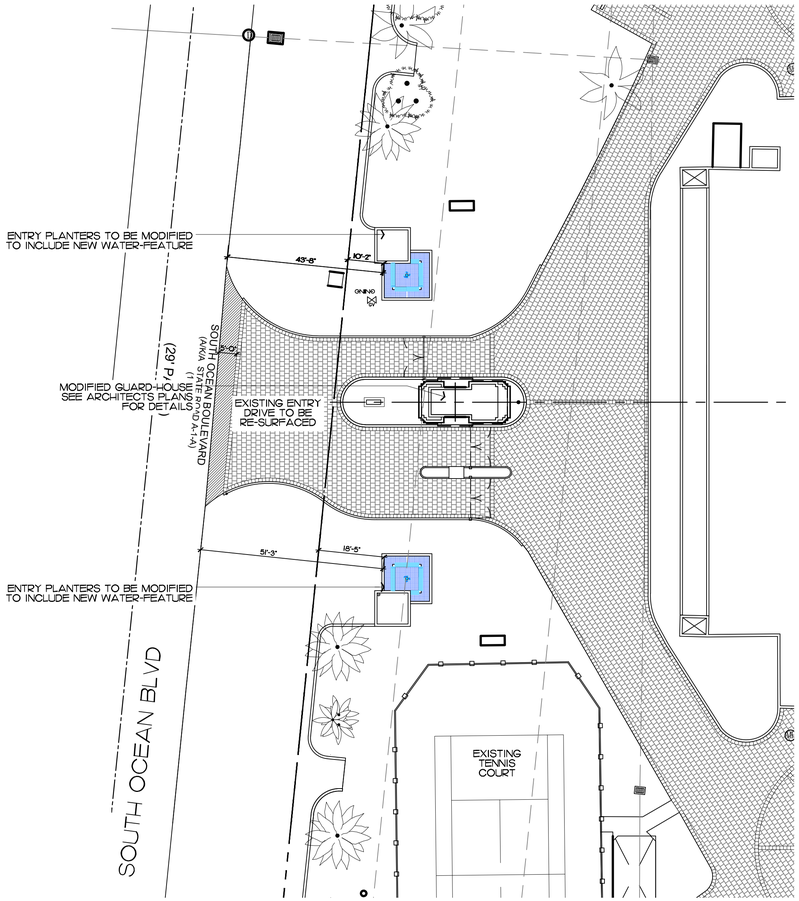


JOB NUMBER: # 23138.00 LA
DRAWN BY: Jean Twomey
DATE: 10.29.2025

SHEET L3.2



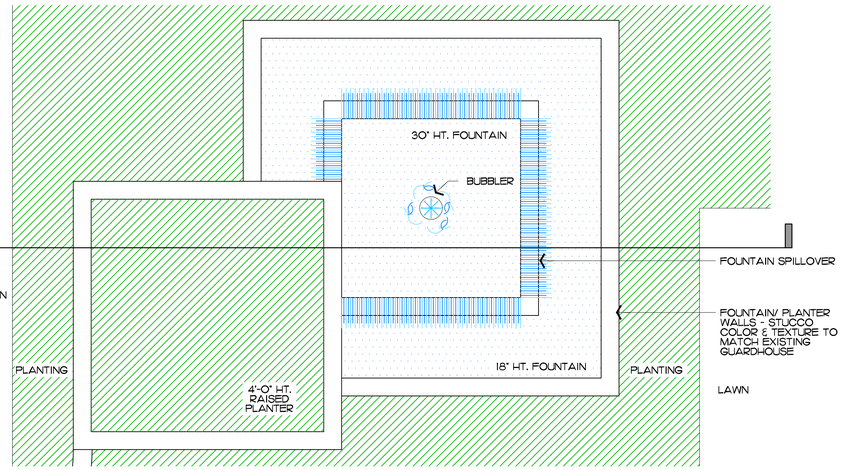
Plan

SCALE: 1" = 20'-0"

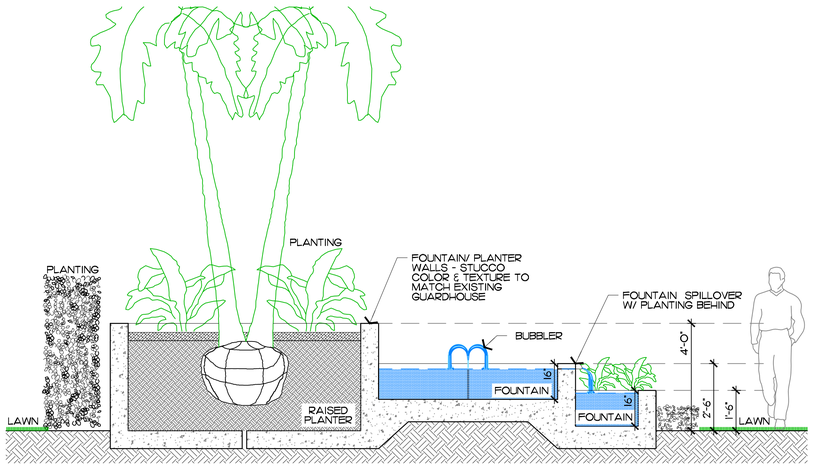
Design Inspiration Images







Plan



1 L3.3 Section

SCALE: 3/8" = 1'-0"

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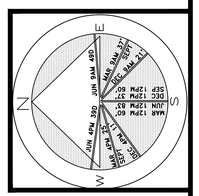

JOB NUMBER: # 23138.00 LA
DRAWN BY: Allison Padilla
Jean Twomey
DATE: 09.18.2025

SHEET L3.3

400 sf.

AREA IN SQ.FT.

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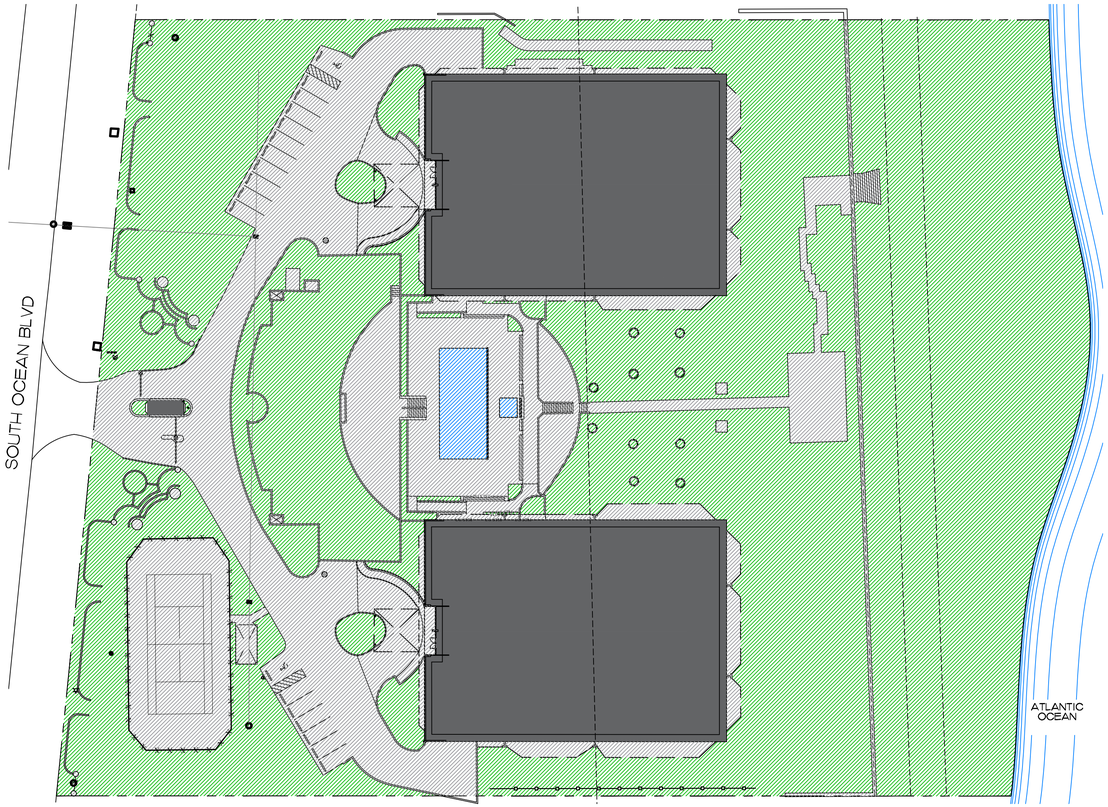
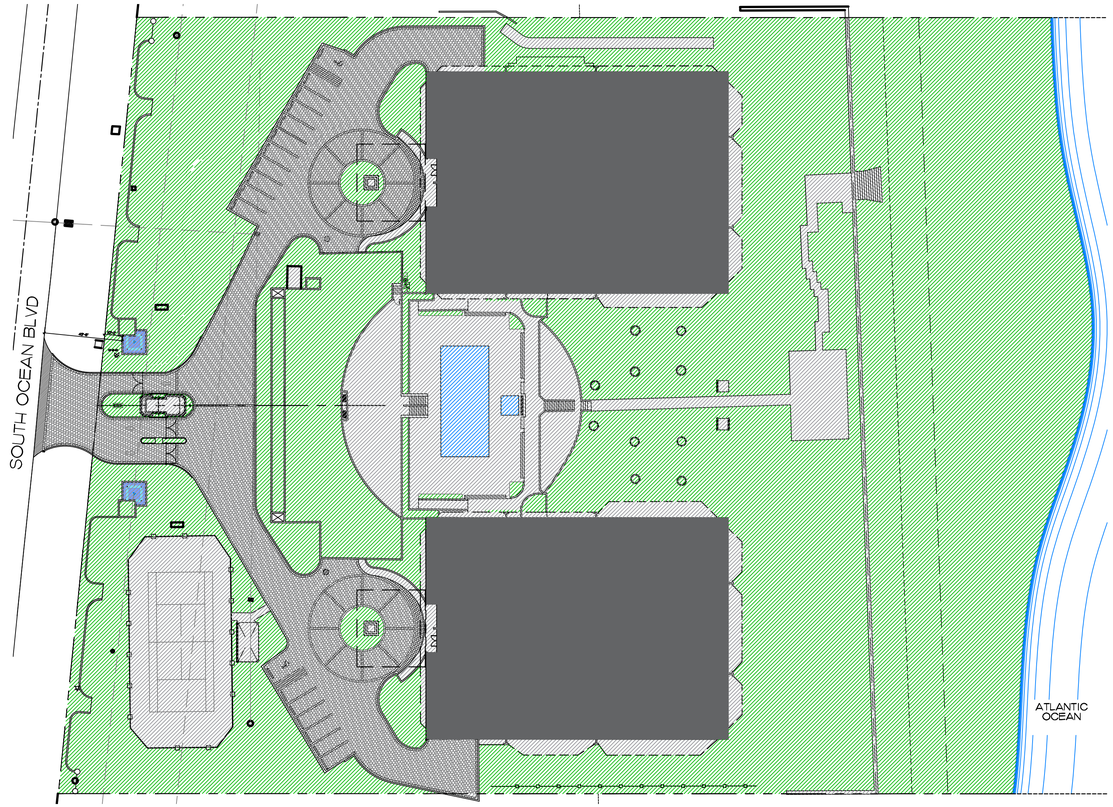
ARC-25-0073 Modified Entry Planters



Existing Lot Coverage Graphic



Proposed Lot Coverage Graphic

Site Requirements

DESCRIPTION	REQUIRED		EXISTING		PROPOSED	
LOT ZONE	RD - (MODERATE DENSITY RESIDENTIAL (50-PALM BEACH)					
LOT AREA	20,000 S.F. MINIMUM		232,177 S.F.			
OPEN / PERMEABLE SPACE	MINIMUM 35%	81,261 S.F.	57.28%	132,997 S.F.	57.90%	134,441 S.F.
FRONT YARD LANDSCAPE	MINIMUM 35% OF FRONT YARD	3,816 S.F.	88.90%	9,695 S.F.	80.93%	8,826 S.F.

Legend

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

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Dustin@environmentdesigngroup.com

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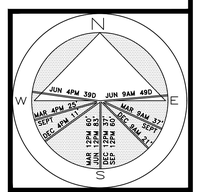

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DRAWN BY: Jean Twomey

DATE: 09.18.2025
10.06.2025
11.06.2025

SHEET L3.4

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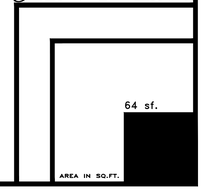
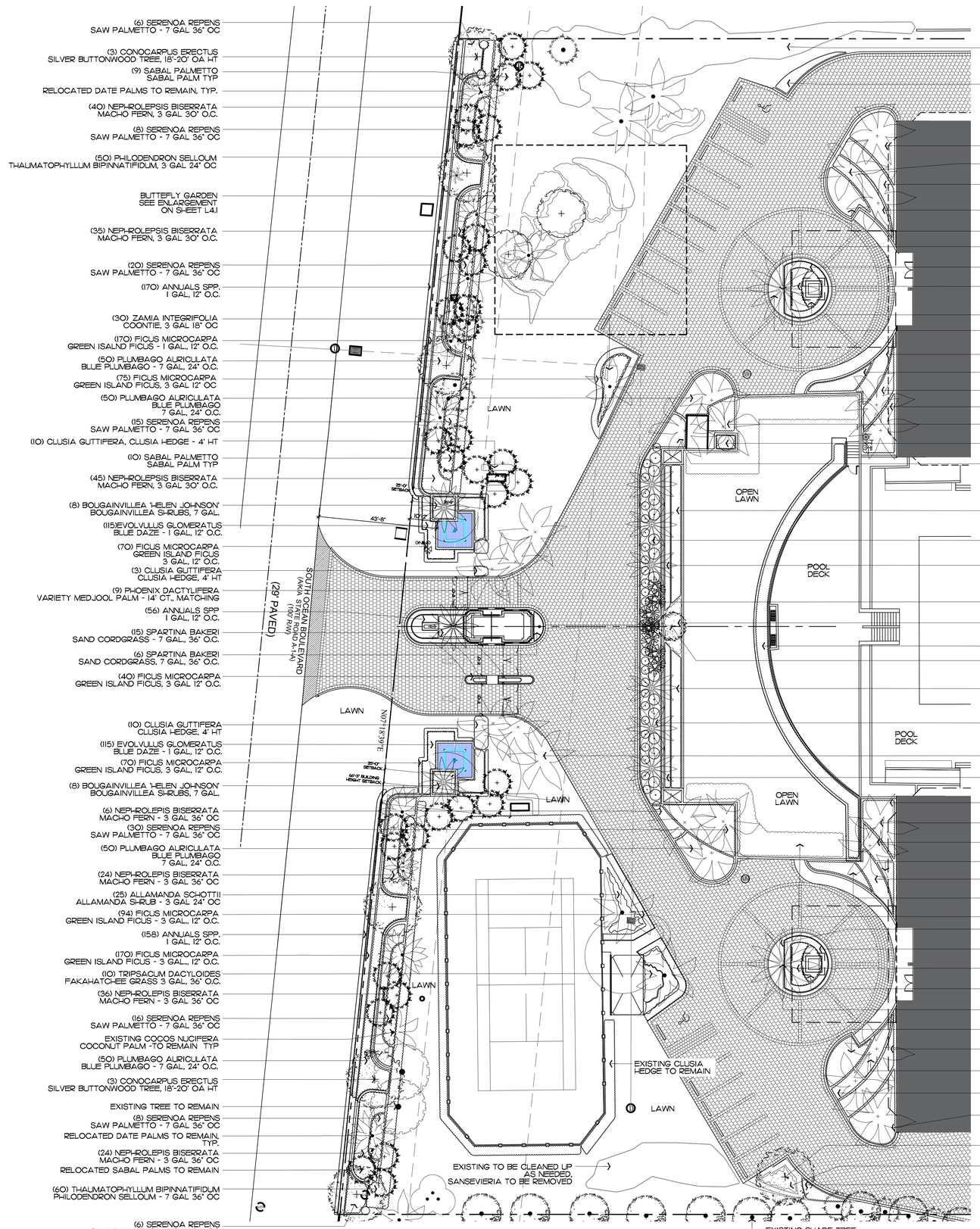
Site Calculation/Lot Coverage Graphics

ARC-25-0073

SCALE IN FEET 0' 8' 16' 24'





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Carlton Place Condominium
3140 S Ocean Blvd
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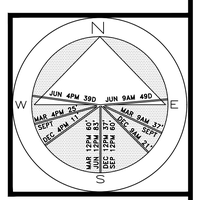
FLORIDA



JOB NUMBER: # 23138.00 LA
DRAWN BY: Alex Bugrii

DATE: 09.18.2025
10.06.2025
11.06.2025

SHEET L4.0

64 sf.
AREA IN SQ.FT.

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2025
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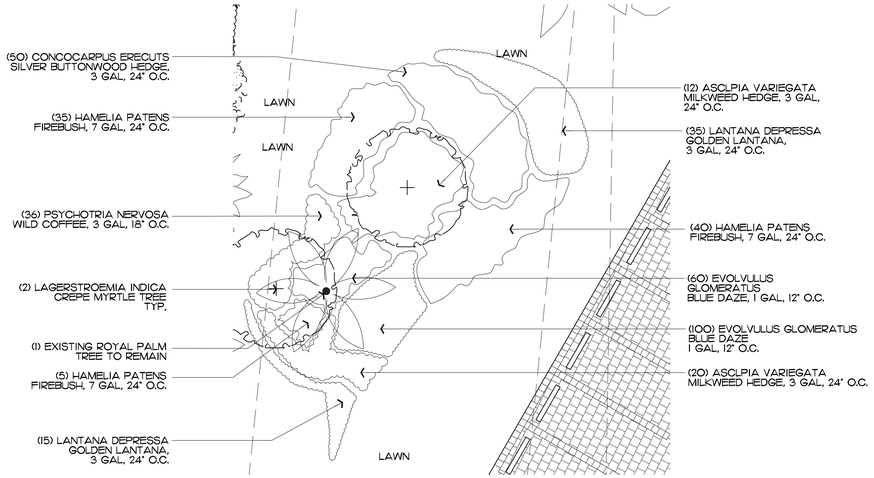
ARC-25-0073

Landscape Plan

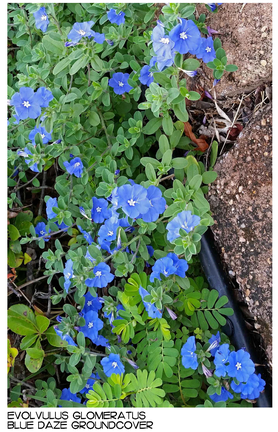
SCALE IN FEET 0' 16 32' 64'

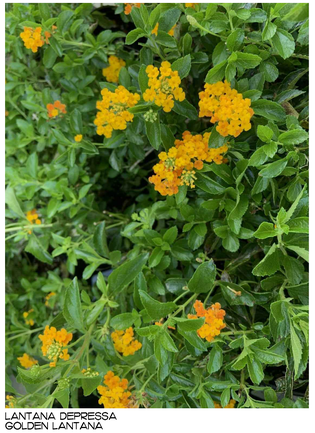



LAGERSTREMIA INDICA
CREPE MYRTLE TREE


EXISTING ROYAL PALM
TREE

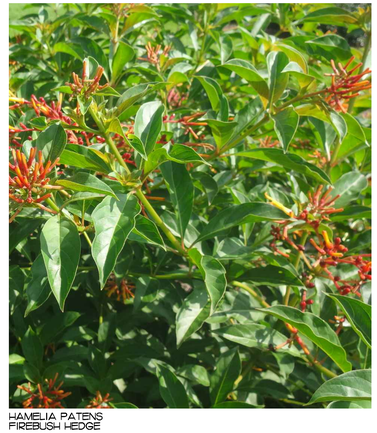

CONOCARPUS ERECTUS
SILVER BUTTONWOOD HEDGE


EVOLVULUS GLOMERATUS
BLUE DAZE GROUNDCOVER


LANTANA DEPRESSA
GOLDEN LANTANA


ASCLIPIA VARIEGATA
MILKWEED HEDGE


PSYCHOTRIA NERVOSA
WILD COFFEE HEDGE


HAMELIA PATENS
FIREBUSH HEDGE

Landscape Plan - Buttefly Garden Enlargement

ARC-25-0073

SCALE IN FEET 0' 10' 20' 30'

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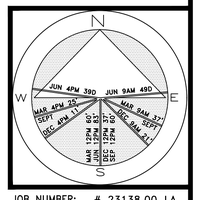
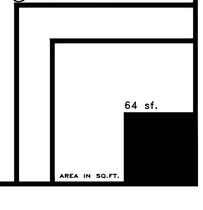


JOB NUMBER: # 23138.00 LA
DRAWN BY: Alex Bugrii

DATE: 09.18.2025
10.06.2025
11.06.2025

SHEET L4.1



Trees & Palms

SYMBOL	PLANT NAME	QTY.	DESCRIPTION	NATIVE
	PHOENIX DACTYLIFERA VARIETY MEDJOOL	9	14' CT MATCHING	NO
	PHOENIX DACTYLIFERA VARIETY MEDJOOL	2	20'-22' CT	NO
	CONOCARPUS ERECTUS SILVER BUTTONWOOD	1 6	12' HT 18'-20' HT	YES YES
	COCCOLOBA DIVERSIFOLIA SEA PLUM TREE	1	10' HT	YES
	COCOS NUCIFERA COCONUT PALM	17 6	12'-16' CT 12'-20' CT	NO
	SABAL PALMETTO SABAL PALM	19	8-16' CT	NO
	LAGERSTREMIA INDICA CREPE MYRTLE JASMINE	2	12' OA HT	YES

TOTAL TREES:	10
NATIVE SPECIES:	9 (90%)

Groundcovers

SYMBOL/KEY	PLANT NAME	QTY.	DESCRIPTION	NATIVE
	PEPEROMIA RUBBER PLANT	350	1 GAL, 12" OC	YES
	TRACHELOSPERMUM ASIATICUM CONFEDERATE JASMINE MINIMA	600	1 GAL, 12" OC	NO

TOTAL:	950
NATIVE SPECIES:	350 (36.8%)

Lawn & Mulch

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

Shrubs & Vines

SYMBOL/KEY	PLANT NAME	QTY.	DESCRIPTION	NATIVE
	ANNUALS SPP. COLORFUL ANNUALS	384	1 GAL, 12" O.C.	NO
	NERIUM 'DWARF PINK ICE' ICED PINK OLEANDER	80	7 GAL	NO
	CONOCARPUS ERECTUS SILVER BUTTONWOOD	140	3' HT 24" OC	YES
	TRIPSACUM DACTYLOIDES FAKAHATCHEE GRASS	20	3 GAL, 36" OC	YES
	ANGEL WING BEGONIA WHITE BEGONIA	34	7 GAL, 30" OC	NO
	ALOCASIA GAGAENA DWARF ALOCASIA	68	7 GAL, 30" OC	NO
	SERENOA REPENS SAW PALMETTO	161	7 GAL, 24" OC	YES
	CLUSIA GUTTIFERA CLUSIA HEDGE	23	4'-6' OA HT	NO
	ZAMIA INTEGRIFOLIA COONTIE PLANT	60	3 GAL, 18" OC	YES
	NEPHROLEPSIS BISERRATA MACHO FERN	292	3 GAL, 30" OC	YES
	SPARTINA BAKERI SANDCORDGRASS	21	3 GAL 36" OC	YES
	FICUS MICROCARPA GREEN ISLAND FICUS	849	3 GAL, 15" OC	NO
	GARCINIA COLUMNS	1	7 GAL	NO
	THAUMATOPHYLLUM BIP. PHILODENDRON SELLOUM	110	7 GAL 36" OC	NO
	CORDYLINE FRUICOSA TI PLANT	30	7 GAL	NO
	MONSTERA DELICIOUSA SWISS CHEESE PLANT	30	3 GAL, 24" O.C.	NO
	CHRYSOBALANUS ICACO COCOPLUM HEDGE	110	3 GAL, 12" O.C.	YES
	ALLAMANDA SCHOTTII ALLAMANDA SHRUB	25	3 GAL 24" OC	NO
	BOUGAINVILLEA 'HELEN JOHNSON'	16	7 GAL	NO
	PLUMBAGO AURICULATA 'BLUE PLUMBAGO'	200	7 GAL, 24" OC	NO
	EVOLVULUS GLOMERATUS BLUE DAZE	520	1 GAL 12" OC	NO
	LANTANA DEPRESSA GOLDEN LANTANA	55	3 GAL 24" OC	YES
	ASCIPIA VARIEGATA MILKWEED	32	3 GAL 24" OC	YES
	PSYCHOTRIA NERVOSA WILD COFFEE	36	12' OA HT	YES
	HAMELIA PATENS FIREBUSH	80	7 GAL 24" OC	YES

TOTAL:	3,377
NATIVE SPECIES:	1,037 (30.7%)

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Carlton Place Condominium
3140 S Ocean Blvd
Palm Beach FL

JOB NUMBER: # 23138.00 LA
DRAWN BY: Allison Padilla

DATE: 09.18.2025
10.06.2025
11.07.2025

SHEET L4.2

ARC-25-0073 Plant Schedule



* NOTE: LANDSCAPE DESIGN AT NORTH BUILDING TO REFLECT SOUTH BUILDING

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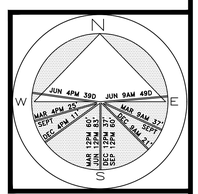

JOB NUMBER: # 23138.00 LA
DRAWN BY: Dustin Mizell

DATE: 09.18.2025
10.06.2025
11.06.2025

SHEET L4.3

AREA IN SQ.FT.

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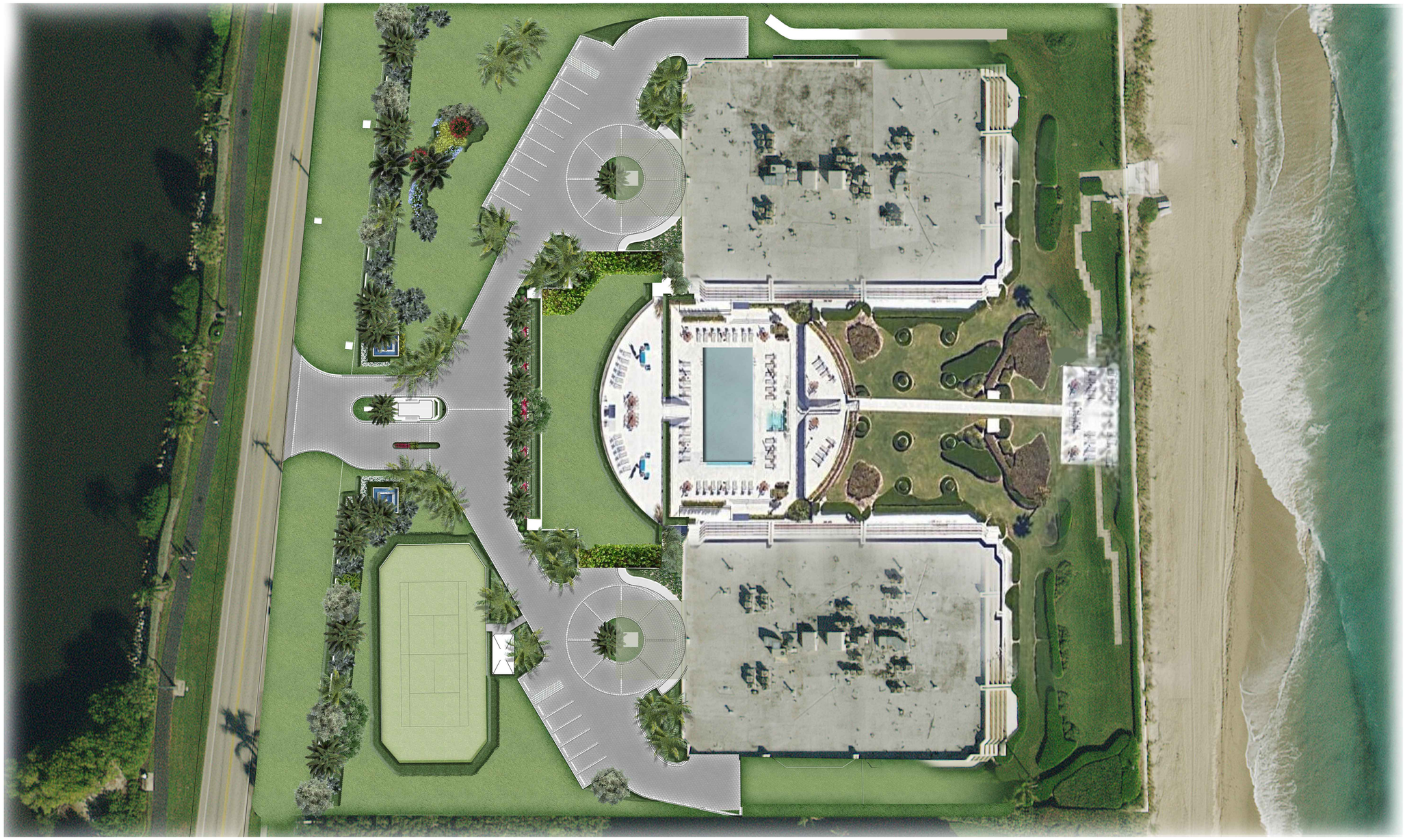
ARC-25-0073

South Building Elevation Rendering



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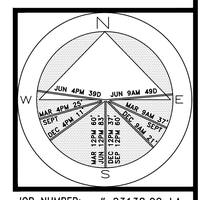

JOB NUMBER: # 23138.00 LA
DRAWN BY: Dustin Mizell

DATE: 09.18.2025
10.06.2025
11.06.2025

SHEET L4.5

64 sf.
AREA IN SQ.FT.

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ARC-25-0073

Rendered Landscape Plan

TOWN OF PALM BEACH

Information for Architectural Commission Meeting on: December 19, 2025

To: Architectural Commission

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

From: Planning, Zoning & Building

Re: ARC-25-0076 (ZON-25-0066) 3031 S OCEAN BLVD. (COMBO) The applicant, PB3031 LLC, has filed an application requesting Architectural Commission review and approval for the demolition of an existing two-story building and the construction of a new five-story, 12-unit residential building requiring multiple variances from the regulations in the R-D-(1) zoning district. Town Council shall review the application as it pertains to zoning relief/approval.

Date: 12/12/2025

ATTACHMENTS
- PZB Staff Report
- Letter of Intent
- Plans

STRATEGIC PLAN
Strategic Priorities:
Community Culture and Character

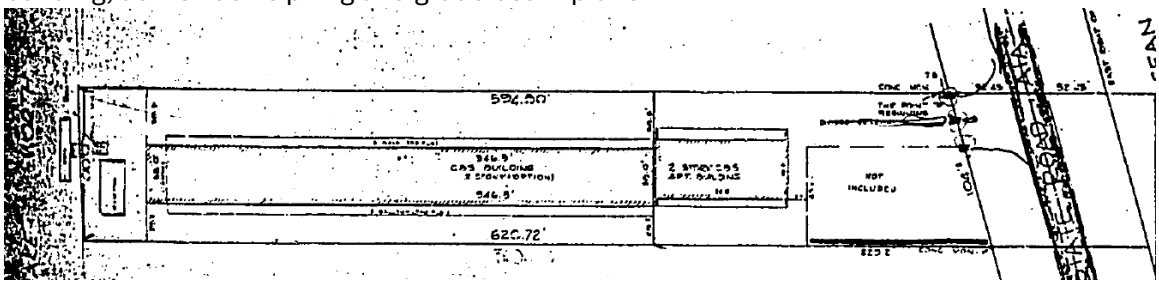
Strategic Focus Areas:
Quality of Life

FUNDING
No Funding

ARC-25-0076 (ZON-25-0066) 3031 S OCEAN BLVD (COMBO). The applicant, PB3031 LLC, has filed an application requesting Architectural Commission review and approval for the demolition of an existing two-story building and the construction of a new five-story, 12-unit residential building requiring multiple variances from the regulations in the R-D-(1) zoning district. Town Council shall review the application as it pertains to zoning relief/approval.

Applicant: PB3031 LLC
Professional: Fairfax & Sammons Architects Inc PC
Representative: Maura Ziska

HISTORY:
The peninsula on which the subject property is located was artificially created. Town records from 1963 show a new bulkhead and overall layout of land with dimensions that match the submitted survey. Other records from 1963 and 1964 show the plot plan with the existing building, as well as its piling and grade beam plans.



It is also worth noting that the plans show additional surface parking for the Beachcomber condominium that still remain today, and are not part of the subject application.

THE PROJECT:
The applicant has submitted plans, "Copperline Partners Development at Lake Worth Lagoon 3031 SOUTH OCEAN BLVD" as prepared by **Fairfax & Sammons Architects Inc PC**, received by the Town and uploaded on 12/03/2025.

The project involves the construction of a new five-story, 12-unit residential building on an elevated site with four residential levels and a parking level that will replace an existing two-story building to be demolished.

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

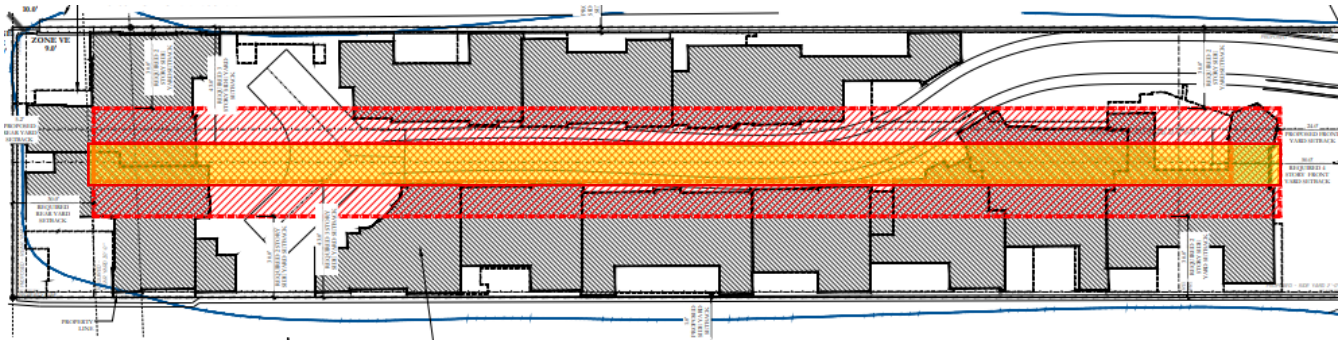
- **SPECIAL EXCEPTION 1**: Sec. 134-14060(8) for 5 stories.
- **SITE PLAN REVIEW**: Sec. 134-1871 multifamily shall be subject to site plan review.

1. **VARIANCE Sec. 134-1004. (2)** Lot Width. Existing 100' Required 150'
2. **VARIANCE Sec. 134-1004.(9)** Lot Coverage. Proposed: 78% (38,598 SF) Required 20%.
3. **VARIANCE Sec. 134-1004. (5)** Front yard. Proposed 24' Required 40' (4-story in the setback)
4. **VARIANCE Sec. 134-1004. (6)** Side yard (north) Proposed Varies 2' at closest point. Required 50'. (4-story in the setback)
5. **VARIANCE Sec. 134-1004. (6)** Side yard (south) Proposed Varies 2' at closest point.

Required 62.5'. (5-story in the setback)

6. **VARIANCE Sec. 134-1004. (7)** Rear yard. Proposed Varies 2' at closest point. Required 30'. (3-story in the setback)
7. **VARIANCE Sec. 134-1004(8)d** Height Proposed: 62.5' Required 35'
8. **VARIANCE Sec. 134-1004(8)e:** Overall Building Height Proposed: 68' Required 45'.
9. **VARIANCE. Sec. 134-1004. (11)** Landscape Open Space. Proposed 19% (9,406 sf) Required 35% (17,318sf)
10. **VARIANCE Sec 134-1757** pool within setbacks.
11. **VARIANCE Sec 134-1728 (c)** # of pieces of equipment in yards.
12. **VARIANCE Sec. 134-1004. (10)** Dimensions Sec. 134-1874 Building length. Proposed 427' Required 175'.
13. **VARIANCE Sec. 134-1004. (10)** Dimensions Sec. 134-1877 Recreational open space. Proposed 0 SF Required 4,800SF
14. **VARIANCE Sec. 134-1697** Buildings and structures over Lake Worth.
15. **VARIANCE Sec. 134-1600 FILL** A variance to exceed by 9.55 the maximum amount of fill in required yards to permit 14.5 of max fill in lieu of 4.95 ft permitted.
16. **VARIANCE Sec 134-2172.** Two-way driveway width. Proposed Varies 16'-22.6' Req. 25'.

Without the granting of many of the variances, the project would not be feasible. In fact, new development of any kind would unlikely be possible given the site's geometry and the current R-D(1) zoning requirements. Below is a diagram of the allowable building envelope without variances overlaid on the proposed site plan, for two- or three-story structures only that would likely require variances. Four- or five-story development is not conceivable without even additional variances.



PROJECT DATA			
Zoning District: R-D(1) Moderate Density		**Future Land Use: Multi Family High Density**	
Year of Construction: 1964	**Existing # of Units: 24**		**Existing # of stories: 2**
Flood Zone	**AE-9 and VE -11**	**Crown of Road**	**4.6' NAVD**
Lot depth	**494.8' Required 200'**	**Lot width**	**100' Required 150'**
Lot Size (SF)	49,480 SF (1.136 acres)	**Fin. Floor Elevation**	13' NAVD
Proposed # of stories	5 including parking level (36 parking spaces)	**Proposed # of Units**	12
Lot Coverage	Existing: 34% (17,078 SF) Proposed: 78% (38,598 SF) (Above ground: 53% 26,323 SF) Permitted: 20% (9,896 SF) ***Variance required***	**Floor Area Gross floor area (GSF)**	77,028 SF (not including drive aisle)

Building Height	Proposed: 62'-6" (Overall 45'-0") ***Variance required***	**Building Length**	Proposed: 427'-0" Permitted: 175'-0" ***Variance required***
Fill	Proposed: 14.5' Permitted: 4.95' ***Variance required***	**Overall Landscape Open Space (LOS)**	Proposed: 19% (9,406 SF) Required: 35% (17,318 SF) ***Variance required***
Surrounding Properties / Zoning			
North	Lake Worth Lagoon and natural landscape area		
South	Lake Worth Lagoon and natural landscape area		
East	1961 Six (6)-story residential building—*"The Palmbeacher"* / R-D (1)		
West	Lake Worth Lagoon		

CONSISTENCY WITH THE COMPREHENSIVE PLAN:

A preliminary review of the project indicates that the **application** for a **residential building** is **consistent** with the **MULTI-FAMILY HIGH DENSITY** designation of the Future Land Use Map of the Comprehensive Plan. The 12 residential unit proposal is within the density threshold allowance of 14.157 du/a.

STAFF ANALYSIS:

The development site is a waterfront peninsula located at the southern end of the town, approximately 1,500 feet south of the Lake Worth Bridge, Lake Worth Casino, beach, pier and park. The site currently features a two-story building comprising 24 condo-hotel units, constructed in 1964, as well as surface parking areas. The applicant is proposing a five-story building with 12 residential units. The design concept is inspired by the architecture and urban form of small Italian towns nestled on cliffs overlooking the sea. Not quite townhouses and not quite a multifamily building, the development consists of 12 connected private villas sitting atop a common parking area, albeit with private garages providing segregation. The roof lines are varied, and the number of stories fluctuates among the 12 units in an attempt to break up the massing. The units range in size from 4,883 to 8,344 sq ft. The project relies on many variances from the zoning code being granted. While many of these are undoubtedly justified due to the unique and challenging nature of the site, the Architectural Commission will review the extent and magnitude of the variance requests and the design success.

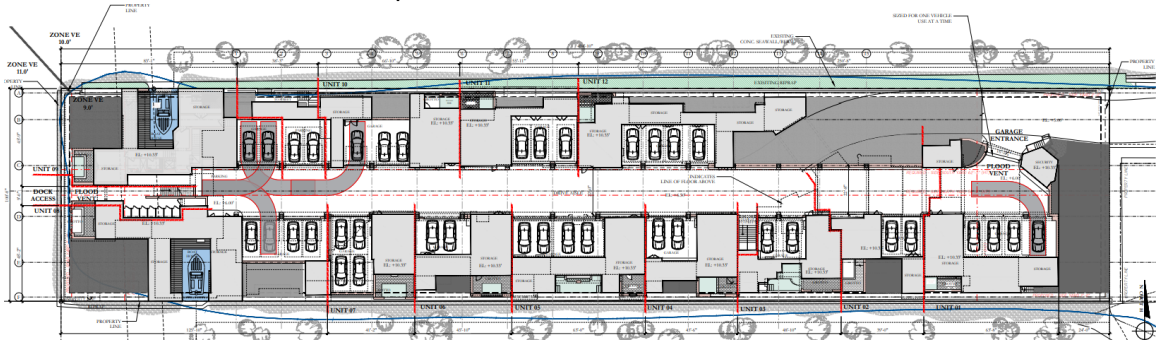


SITE PLAN REVIEW, SPECIAL EXCEPTION, AND VARIANCE REQUESTS

Site Plan Review is required for the development of new multifamily structures. The Special Exception request is for a building height of 5-stories in the R-D(1) zoning district. The applicant is proposing a five-story building including a first story / "ground level" enclosed parking level. Five-story buildings would not be out of character with the south end, or the immediate area. The sole neighboring property to the east across South Ocean Boulevard is a six-story oceanfront building. The FEMA zone for the lakefront site is AE-9 and VE-11, meaning that the finished floor of the residential building must be at minimum grade elevation of 10' NAVD (base flood elevation plus one foot of freeboard)—or 12' if the building traversed the VE-11 boundary. As the buildings in the south end of the Town are redeveloped, the built context of building height will be dramatically different based on these required elevation heights, which are likely only to increase in the future. The immediate area has buildings exceeding five stories in height. The Belaria is a six- or seven-story building built in 2009. The Palmbeacher is a six-story residential building built in 1961. The Palm Beach Hampton is a seven-story building containing two towers built in 1985.

Variance #1 is to exceed the allow for the development of the site with a less than required minimum width. The peninsula was created and maintains the same geometric measurements as it did when dredged and filled, with 100' of width where 150' is required. Denial of the variance would prohibit the development of the site. The site contains 49,480 SF (1.136 acres) of area and 494.8' of lot depth—twice the minimum required in the R-D(1) zoning district.

Variance #2 to exceed the maximum lot coverage by 58% for new five-story building with 78% in view of the 20% permitted. The underground garage level counts towards the lot coverage, including when it is outside of the building envelope. The garage level measures approximately 100' wide and spans 427' deep into the 494.8' long site to accommodate 36 parking spaces in 12 private garages, and ancillary storage areas and other permissible areas below the required FEMA elevation areas. The slab elevation at the common drive aisle is set at 6.5' NAVD, almost two feet above the highest point of South Ocean Boulevard. Other areas are at a FEMA compliant elevation. There are probably areas of the parking level that can be reduced in area and/or eliminated from the program that does not contain a level above it in order to lessen the variance request.



It is important to note that the portion of structure above grade (i.e. the visible villas) is also above the lot coverage at 53%.

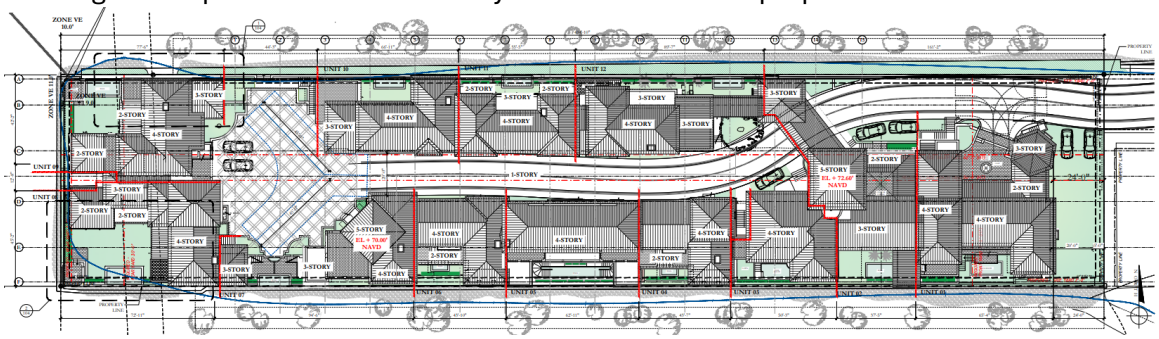


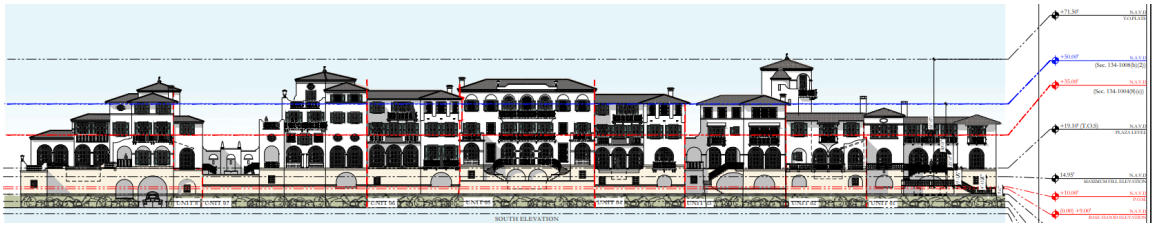
Variance #3 is to reduce the required front yard setback. The applicant is proposing 24' where 40' (4-story in the setback) is required. The sole abutting property is a surface parking lot that belongs to the six-story Palmbeacher condominium building across South Ocean Boulevard.

Variance #4 and #5 is to reduce the north and side yards at the lakefront site. The request to reduce both of the required minimum north and south side yard setback to 2' in lieu of 50'-0" required is based on the unique-to-the-site scenario where there is no abutting property to the north or the south, the site has a natural inlet of Lake Worth Lagoon and is an artificially made peninsula. Considering there is no impact upon a neighboring property, it would make sense that both setback requirements be reduced. Additionally, in order to construct the building on the 100' wide site to a FEMA compliant building elevation, the entire property has to be elevated.

Variance #6 is to reduce the required rear yard at the lakefront site. The request to reduce the setback to 2' in lieu of 40'-0" required is based on the unique-to-the-site scenario where there is no abutting property to the north or the west, the site has a natural inlet of Lake Worth Lagoon and is an artificially made peninsula. Considering there is no impact upon a neighboring property, it would make sense that the setback requirement be reduced. However, due to the nature of **Variance #14** (building west of the bulkhead line) should that variance be denied or fail to obtain approval from the state regulating agencies, there is an opportunity to comply with the rear yard setback.

Variance #7 (height) and #8 (overall building height) to permit a five-story building in the R-D(1) zoning district to be 7.5' higher than permitted, and to have an overall building height 5.5' higher than permitted. The design features many varying roof lines for the 12-unit building. It is important to note that only two of the units are proposed to be at five-stories.





And many of the residences have been designed with mostly 3 and four stories.

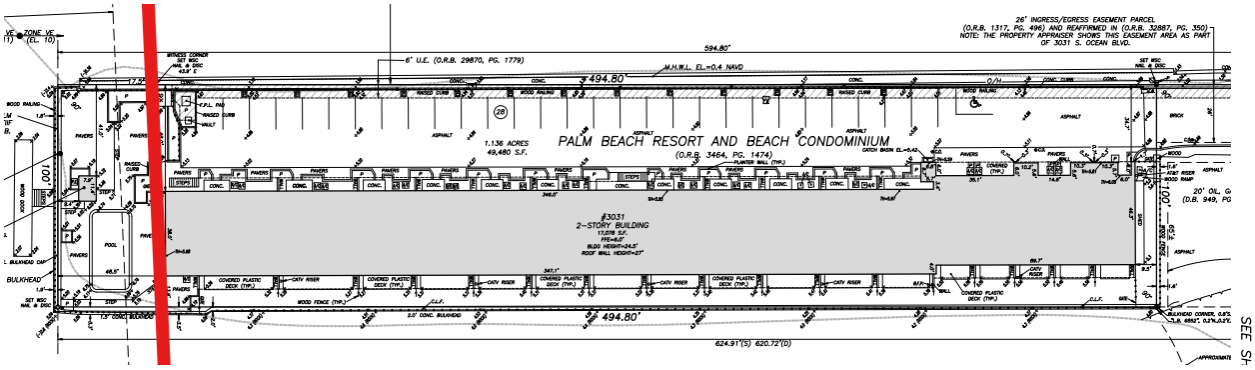
Variance #9 is to reduce the required landscape open space. Similar to variance #2 for lot coverage, nearly the entirety of the project will be developed with the parking deck level and the 12 units, that range from three to five stories in height, will sit on top of this. Therefore, the natural landscape opportunities are limited as greenspace above the parking level does not count towards the open space calculation. The applicant has attempted to offset this with the use of planters and climbing plants at the various levels of the villas.

Variance #10 (pool within setbacks) and #11 (# of ac pieces) to allow pools within the required yards or # of pieces of mechanical equipment in the yards should not apply as these regulations are intended to protect these potentially noisy elements from neighbors. There are no abutting properties to the north or the south that could be impacted as the subject site is the sole building on an artificially made peninsula.

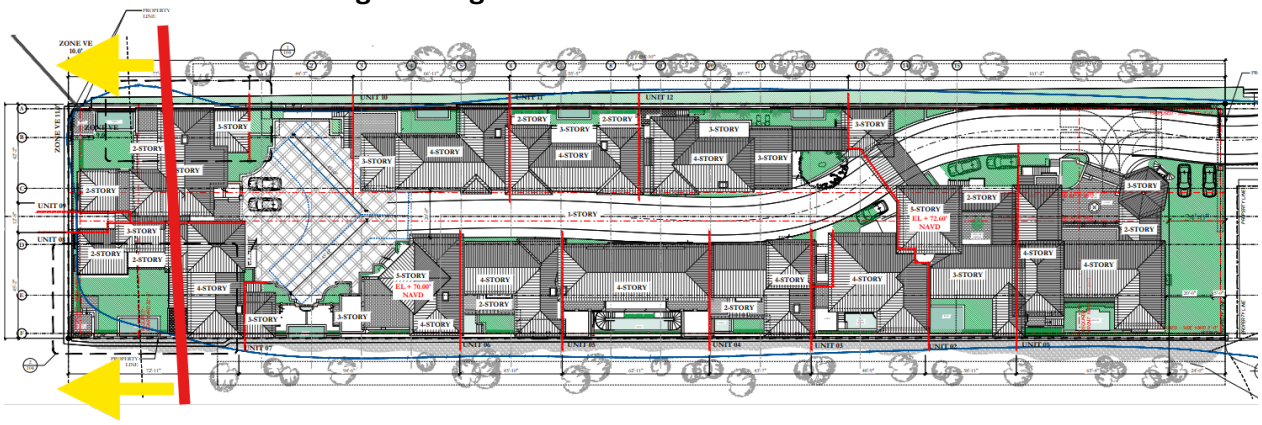
Variance #12 requests to exceed the maximum building length from 175'-0" to 427'-0" inclusive of the subgrade garage and elevated yards for the unique lakefront parcel. The Code requires that the maximum dimension of any structure or group of attached structures not exceed 150'-0"; the regulation does not cite aboveground structures or rather does not exempt basements or subbasements or below grade parking levels from this rule. In staff's opinion, this regulation should only pertain to aboveground structures in order to minimize a solid and continuous mass of building on any given site and their potential to infringe upon abutting properties light and air; however in this unique circumstance, there are no abutting properties to the north or the south that could be impacted as the subject site is the sole building on an artificially made peninsula. The two lengths at 'above ground' are: ~230' on the north elevation and ~360' on the south elevation.

Variance #13 is a variance to not provide common recreational open space. This project has been conceived as a series of privately connected individual villas replete with separate cloistered yard, pool and outdoor space. This regulation should not apply as the building is not a multifamily building with a common area such as a pool, tennis area or other common element.

Variance #14 is a variance to allow a building to be built over and west of the established bulkhead or bulkhead line or over the water of Lake Worth. It could be argued that as this is an artificially made land mass (peninsula) that juts within and past the 1953 bulkhead line, that the regulation should not apply. That said the existing does appear to comport to the regulation as the two-story does not extend past this line as evidenced by the survey with the exception of the pool deck. This rear pool deck extends approximately 48' from the sea wall to the edge of the existing building.



Existing building in relation to the bulkhead line



Proposed building in relation to the bulkhead line

There are considerable elements of two of the twelve private villas that extend past this line. More importantly as the applicant is literally extracting the peninsula to a higher elevation, much of the fill and portions of the garage level also extend westward past this line. Building beyond an established bulkhead line in Florida is generally strictly regulated and often prohibited for permanent structures, as the area waterward of the line typically falls under state or local jurisdiction for the protection of public waters, and natural resources. Some structures, such as landing docks, piers, pipelines, and certain erosion control devices (jetties, groins, seawalls, bulkheads), may be authorized by the FDEP, but they are subject to specific requirements and conditions to prevent negative impacts on navigation, riparian rights, marine life, and the coastal environment. That said the applicant has been advised to seek permissions to obtain approval for the encroachment, as this is a unique scenario due to the construct of the land that extends so far within the waters. Denial of the request would reduce this area and also likely allow for compliance with the rear yard setback (variance #7). In summary, building a permanent, habitable structure past the bulkhead line in Florida is highly unlikely to be permitted. Construction in these sensitive coastal areas is heavily regulated to protect the environment and public safety. Consultation with the FDEP is essential for any proposed project in or near a bulkhead line. That said should FDEP deny the request, a complete redesign of this portion of the project will be needed.

Variance #15 is to exceed by 9.55' the maximum amount of fill in required yards to permit 14.5' of max fill in lieu of 4.95' permitted on the lakefront peninsula. The site is relatively flat,

as it generally maintains the same elevation datum from the crown of road (4.6') to the seawall. The existing peninsula's elevation rises from approximately 3.91 NAVD at its lowest elevation towards the east to a high of about 5.04 NAVD at sections of the pool deck at the western edge of the site. Current FEMA code was most recently amended with the Dec 20, 2024, adoption of the latest FIRM, and requires that the minimum floor elevation be set at 10' NAVD (BFE+1' freeboard). This creates a 5.4' height difference. The applicant is seeking to place the required parking under the existing building area in order to utilize this interstitial space between grade and design floor elevation and lifting the first design floor elevation to 14.5' NAVD. In doing so, the design would create a garage parking level that would be considered a story and not a basement, as it would not be below grade. Unlike the other recent multifamily development (Ambassador project) there is no ability to "bury" the garage in fill as the site is too narrow. This parking garage level counts as a story, or a level, but requires the fill variance to "fill in" the other areas of the peninsula.

Variance #15 is to reduce the required width of two-way drive aisles. During the review process the applicant has received feedback from the Fire Department and the Public Works Department regarding the "private road /drive aisle" that is above ground as well as the width of the drive aisle in the parking level. At its closest point, the entrance to the garage level is proposed at 16'. Other areas of the site include 20' and 22.5' width roadways.

SUMMARY

A unique site and opportunity. There are challenges, particularly with navigating the FDEP permit process and the site-specific easement entitlements and encroachment issues, as well as the overall feasibility of constructing the project. Despite these items that need to be overcome it cannot be stressed enough what a wonderful and creative proposal this is. It has been a long time since such a charming and warm, human-scaled project for this number of units has been proposed. Its peninsular location makes it ideal for the barrel tile roofs, arches, meandering paths and drives, stucco finishes, and all the other Portofino-inspired details.

CONCLUSION:

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

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

Approval, approval with conditions, or denial of the project will require three (3) separate motion(s) or more to be made by the Town Council. There are the following requests:

1. One (1) separate Special Exception requests for five stories.
2. one (1) Site Plan Review; and
3. sixteen (16) variances.

WRB:JGM
WRB

FAIRFAX & SAMMONS
ARCHITECTURE

3031 S Ocean Blvd – Palm Beach, FL 33480

Letter of Intent: ARC-25-0076/ZON-25-0066

October 31, 2025
To: Planning, Zoning and Building Dept.
Re: *Request for Design Review of 3031 S Ocean Blvd. Palm Beach, Florida*

Dear Town Council & ARCOM Board Members,

Let this letter serve as the intent in support of the Owner's & Applicant's request for Town Council & ARCOM approval of a multi-family (permitted use) property located at 3031 S Ocean Blvd., in Palm Beach, FL within a R-D(1) Moderate Density Residential District. The Owner for this property is *PB3031 LLC*, the Design Professional is *Richard F. Sammons, RA* and the Applicant is *Maura Ziska, Esq*. The scope of work is as follows:

- *Full demolition of the existing two-story structure and associated hardscape and landscape*
- *Renovation and repair of an existing North, South, East and West facing Lagoon bulkhead/seawall(s).*
- *Proposed multi-story, multi-family building with corresponding zoning site plan review & variance(s) request — to be represented by attorney, Maura Ziska:*

1. VARIANCE Sec. 134-1004. (2) Lot Width. Proposed 100' Required 150'
2. VARIANCE Sec. 134-1004. (5) Front yard. Proposed 25' Required the height of the building.
3. VARIANCE Sec. 134-1004. (6) Side yard (north) Proposed Ranging 1-0" - 2'-0".
4. VARIANCE Sec. 134-1004. (6) Side yard (south) Proposed Ranging 1'-0" - 2-0'.
5. VARIANCE Sec. 134-1004. (7) Rear yard. Proposed 5'-0".
6. VARIANCE Sec. 134-1004. (8) Height Proposed: 65' Required 35'
7. VARIANCE (b) Four-story/45 feet, plus one additional foot for each foot of ceiling height of each story over eight feet six inches, up to a maximum of 50 feet. Proposed: 67'-4" Required 40'
8. VARIANCE Sec. 134-1004.(9) Lot Coverage. Proposed: 78% Required 25%.
9. VARIANCE Sec. 134-1004. (10) Dimensions Sec. 134-1874 Building length. Proposed 360' Required 175'. Building length must be taken from garage level. Revise.
10. VARIANCE Sec. 134-1004. (10) Dimensions Sec. 134-1877 Recreational open space. Proposed 0 SF Required 4,800SF
11. VARIANCE. Sec. 134-1004. (11) Landscape Open Space. Proposed 13% Required 35%
12. VARIANCE Sec 134-1728 (c) # of pieces of equipment in yards.
13. VARIANCE Sec 134-1757 pool within setbacks and property line.

FAIRFAX, SAMMONS & PARTNERS LLC
214 BRAZILIAN AVE, SUITE 100, PALM BEACH, FLORIDA 33480
TELEPHONE (561) 805-8591 ~ FAIRFAXANDSAMMONS.COM

14. VARIANCE Sec. 134-1697 Buildings and structures over Lake Worth. With the exception of essential services, landing docks and piers related to town-owned municipal property, buildings, and structures, no buildings or structures shall be erected or constructed west of the established bulkhead or bulkhead line or over the water of Lake Worth except one pier or land docks on a lot.
15. VARIANCE Sec. 134-1600 FILL (V12) A variance to exceed by 9.55 the maximum amount of fill in required yards to permit 14.5 of max fill in lieu of 4.95 ft permitted. COR = 4.6 NAVD FFE = 14.5 NAVD (14.5-4.6 = 9.9/ 2 = 4.95 FT. MAX FILL)
16. VARIANCE Sec 134-2172. Two-way driveway width Proposed Varying 18'-22.6' Required 25'

b. Special Exception for four (4) stories / Sec. 134-1008. In order to encourage increased open space, landscaped open space, reduced density and lot coverage and architectural detail, the town council may at its discretion, upon review of an application and public hearing thereon, allow for the increase of the maximum building height in the R-D(1) moderate density residential district, upon a finding being made by the town council that the proposed increase in height for a contemplated special exception structure is in the public interest, that careful attention is given to architectural detail, and that it meets the standards of sections 134-227 through 134-233 and the following goals and guidelines: Four-story guidelines. Lot coverage not more than 25 percent.

The character of the new building is to be in the Venetian Revival style. We ask the ARCOM Board Members and the Town Council Members to approve the application as submitted. Should you have any questions with regards to this application, please do not hesitate to contact us.

Respectfully submitted,

Richard F. Sammons, RA

Fairfax, Sammons & Partners LLC
214 Brazilian Ave, Suite 100, Palm Beach, Florida 33480
Telephone (561) 805-8591 ~ Fairfaxandsammons.com

FAIRFAX & SAMMONS
NEW YORK ~ PALM BEACH

TOWN OF PALM BEACH

3031 S. OCEAN BLVD.

LANDSCAPE ARCHITECT
PARKER-YANNETTE DESIGN GROUP, INC.
4425 MILITARY TRAIL, SUITE 202
JUPITER, FLORIDA 33458
561-747-5069

ARCHITECT
FAIRFAX & SAMMONS ARCHITECTS
214 BRAZILIAN AVENUE, SUITE 100
PALM BEACH, FL 33480
561-805-8591

LANDSCAPE CONSULTING
HMWHITE SITE ARCHITECTURE
32 MERCER STREET
NEW YORK, NY 10013
212-868-9411

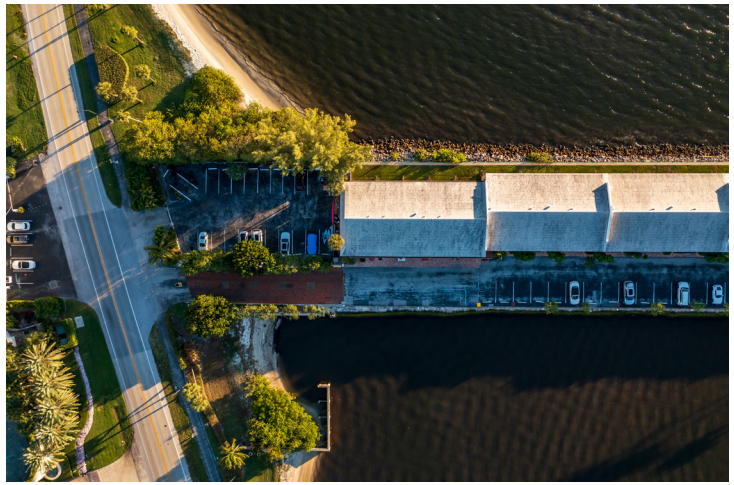
SITE ENGINEERING
ISIMINGER & STUBBS ENGINEERING, INC.
649 U.S. HIGHWAY 1, SUITE 9
NORTH PALM BEACH, FL 33408
561-881-0003

STRUCTURAL ENGINEERING
YH CONSULTING ENGINEERING
99 NW 27 AVENUE
MIAMI, FL 33125
305-969-9423

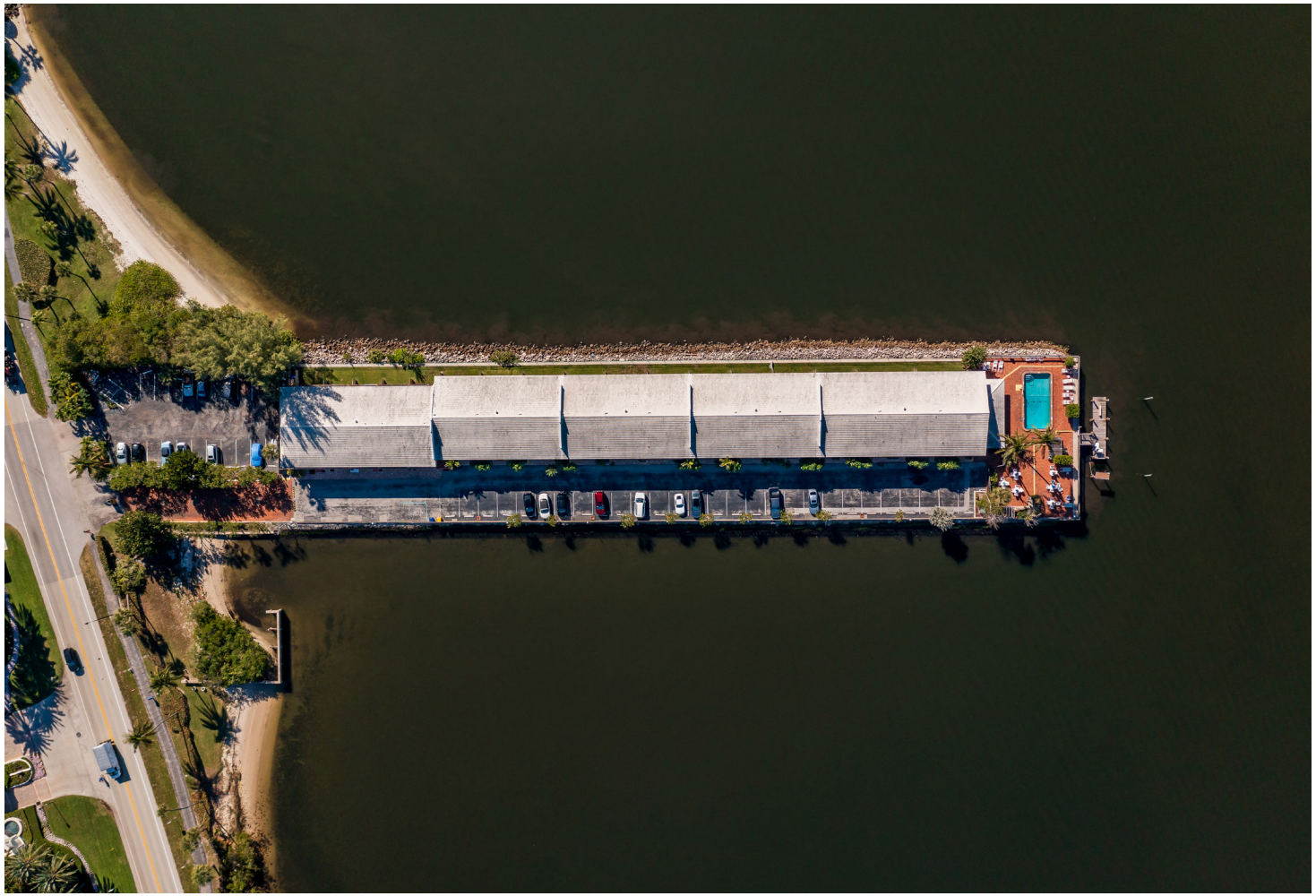
CIVIL ENGINEERING
GRUBER CONSULTING ENGINEERS
2475 MERCER AVENUE, SUITE 305
WEST PALM BEACH, FL 33401
561-312-2041

COPPERLINE PARTNERS

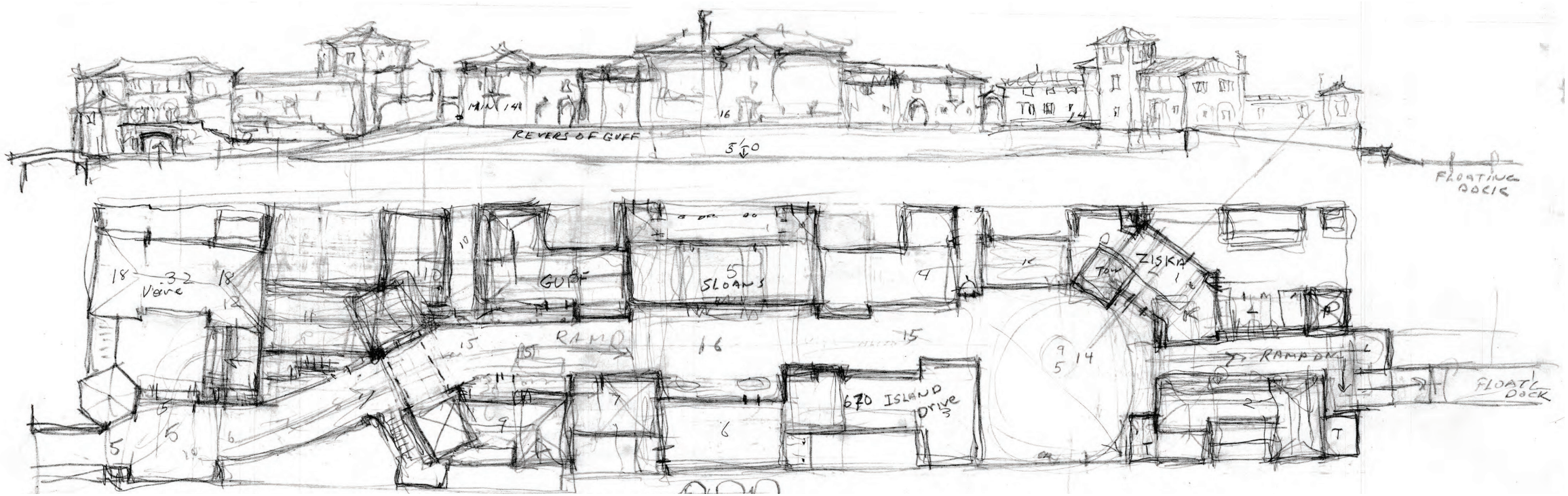
EXISTING SITE: 3031 S. OCEAN BLVD.







THE POTENTIAL





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NEW YORK ~ PALM BEACH

PRECEDENTS



VIA BARTOLOMEO, TORNO, IT
LAGO DI COMO



LA FLEUR DU CAP, SANT-JEAN-CAP-FERRAT, FR
FRENCH RIVIERA

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NEW YORK ~ PALM BEACH

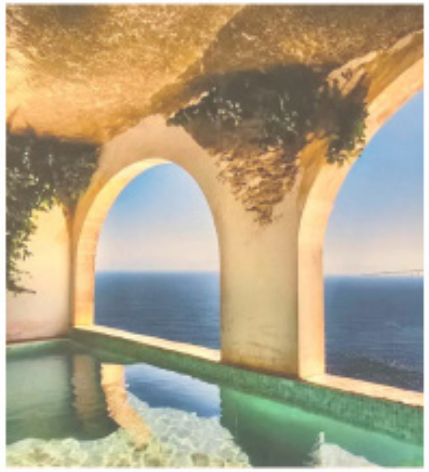
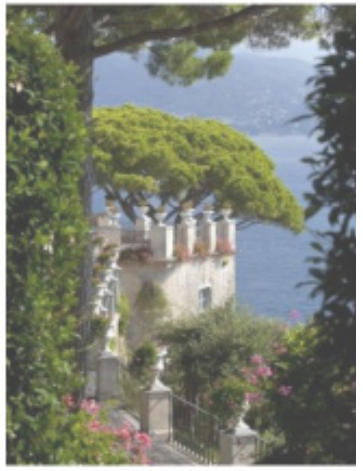
PRECEDENTS







PRECEDENTS

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SITE CONSTRAINT: THE B.F.E.





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SCHEMATIC SITE SECTION LOOKING WEST



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SCHEMATIC SITE SECTION LOOKING SOUTH



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PROPOSED SITE PLAN 3031 S. OCEAN



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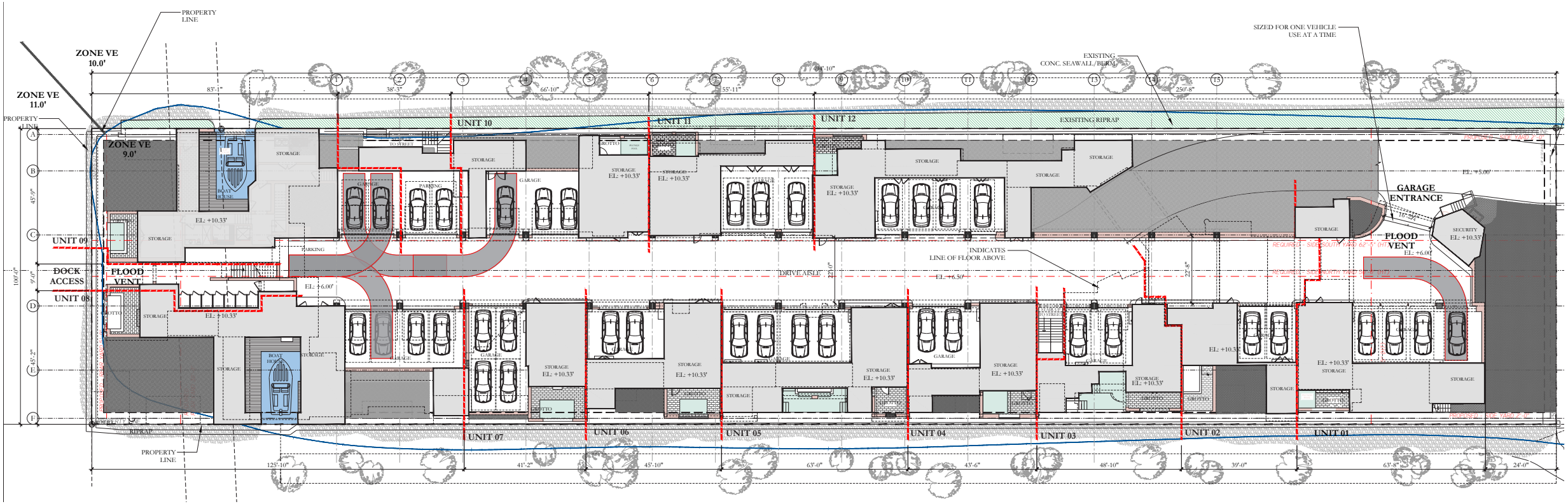
PROPOSED PARKING LEVEL PLAN



1 PROPOSED PARKING LEVEL

0' 10' 20' 50'

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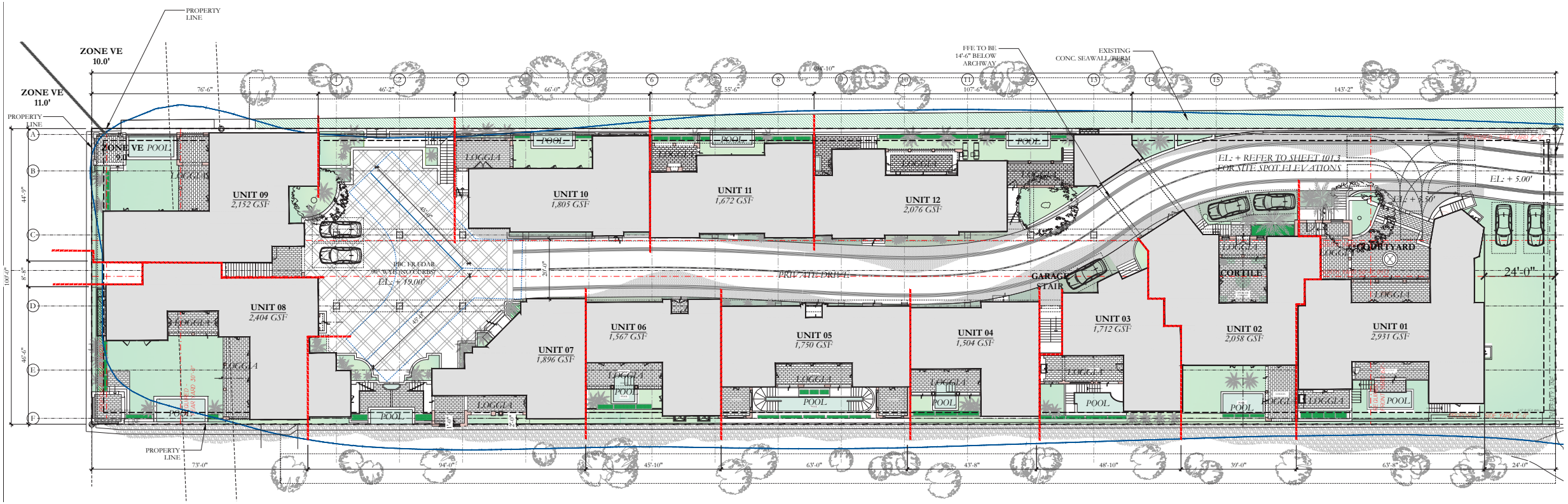
PROPOSED GROUND LEVEL PLAN



1 PROPOSED GROUND LEVEL

0' 10' 20' 50'

NORTH

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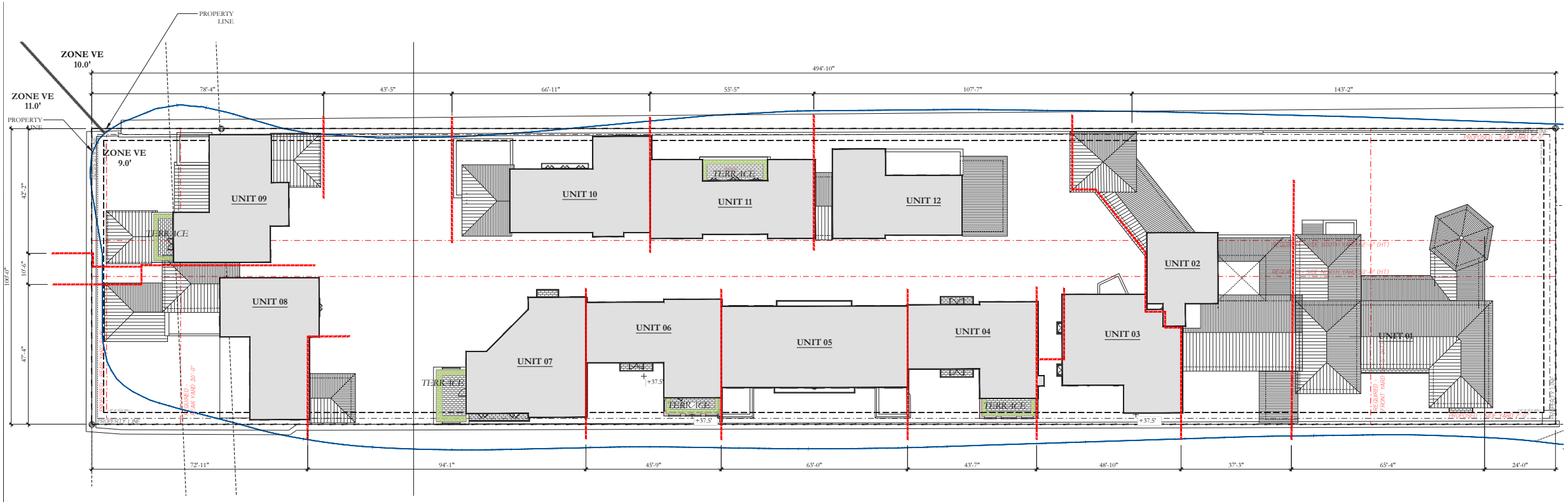
PROPOSED SECOND LEVEL PLAN



1 PROPOSED SECOND LEVEL

0' 10' 20' 50'

PROPOSED THIRD LEVEL PLAN



1 PROPOSED THIRD LEVEL

0' 10' 20' 50'

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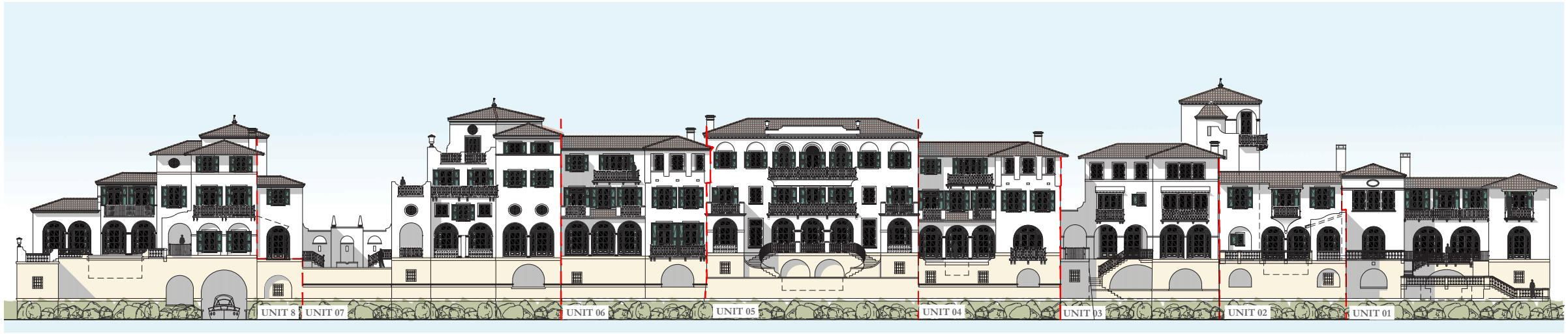
PROPOSED SOUTH ELEVATION



1 PROPOSED SOUTH ELEVATION

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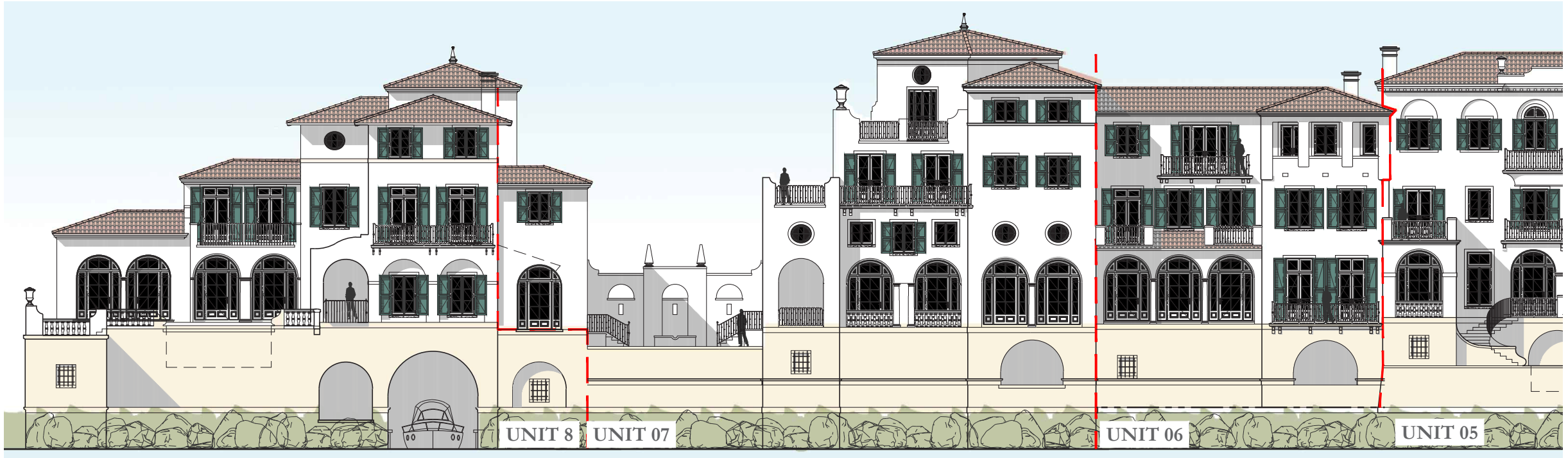
PROPOSED UNITS 6,7&8



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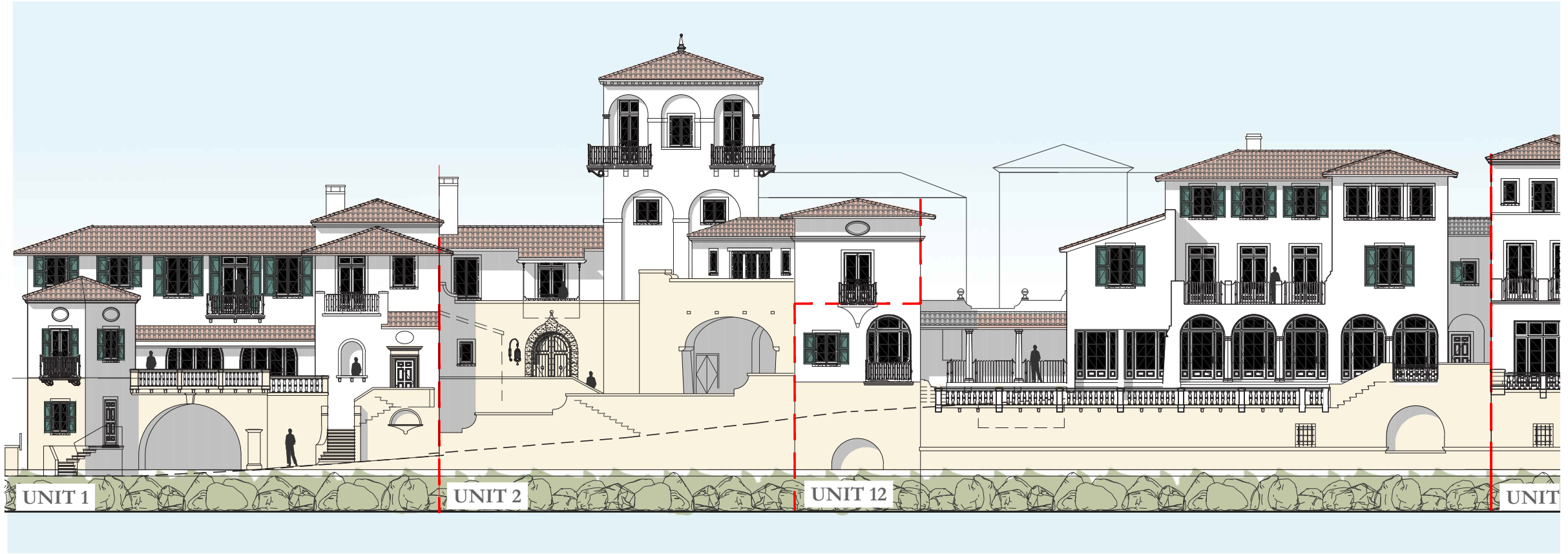
PROPOSED NORTH ELEVATION

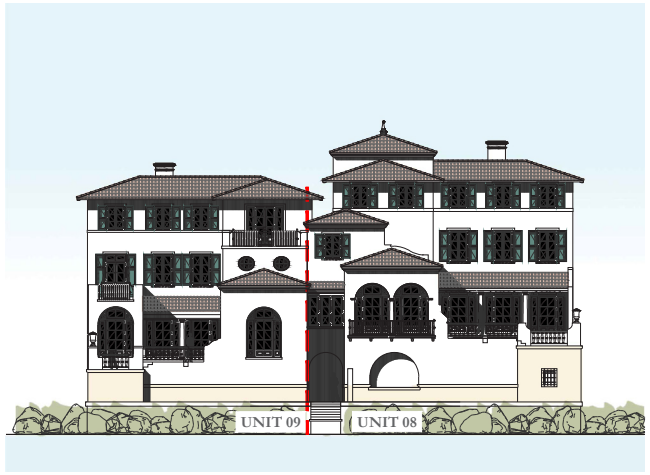


1 PROPOSED NORTH ELEVATION

PROPOSED UNITS 1,2&12



PROPOSED EAST & WEST ELEVATIONS



3 PROPOSED WEST ELEVATION



3 PROPOSED EAST ELEVATION

THE SITE FROM 3100 S. OCEAN BLVD



EXISTING



PROPOSED

3031 S. OCEAN BLVD. *PERSPECTIVE VIEW*









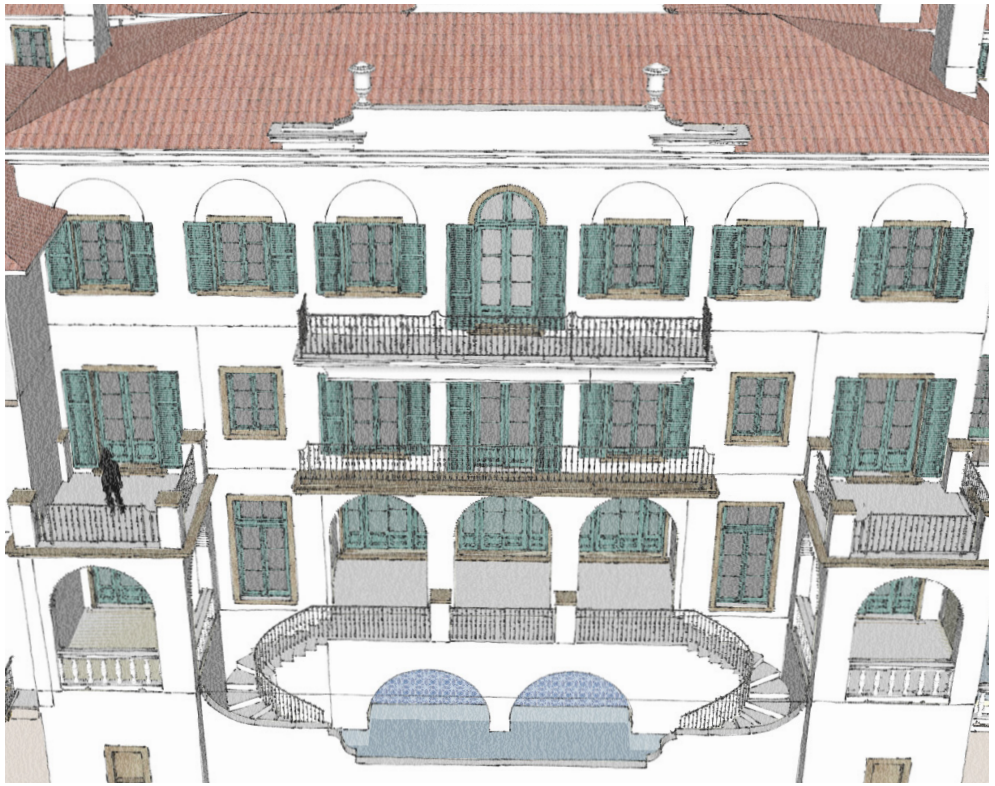
3031 S. OCEAN BLVD. *PERSPECTIVE AERIAL*



3031 S. OCEAN BLVD. *PERSPECTIVE VIEW*



3031 S. OCEAN BLVD. *PERSPECTIVE VIEW*





3031 S. OCEAN BLVD. *THE VIA*





3031 S. OCEAN BLVD. *TOWER VIEWS*





3031 S. OCEAN BLVD. *THE PIAZZA*





3031 S. OCEAN BLVD. *PRIVATE REALM*





3031 S. OCEAN BLVD. *PRIVATE REALM*





3031 S. OCEAN BLVD. *THE WATER'S EDGE*





3031 S. OCEAN BLVD. *AERIAL LOOKING NORTHEAST*



3031 S. OCEAN BLVD. *AERIAL LOOKING SOUTHEAST*



3031 S. OCEAN BLVD. *AERIAL LOOKING SOUTHWEST*



3031 S. OCEAN BLVD. *AERIAL LOOKING NORTHWEST*



STREETSCAPE AT S. OCEAN BLVD LOOKING WEST



PROPOSED MATERIAL PALETTE



CLAY TILE ROOF
BUFF & BROWN HUES ONLY (NO REDS)



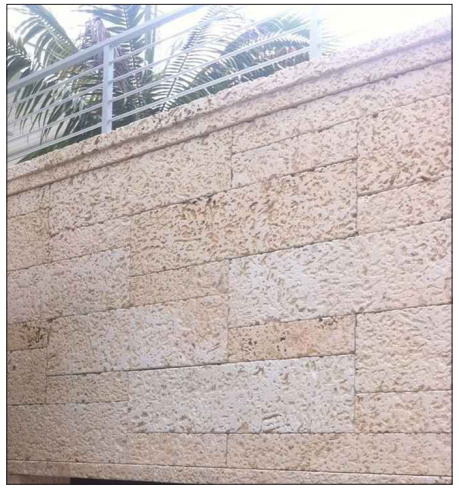
STAINED WOOD DOORS & GATES
WHITEWASHED CYPRESS



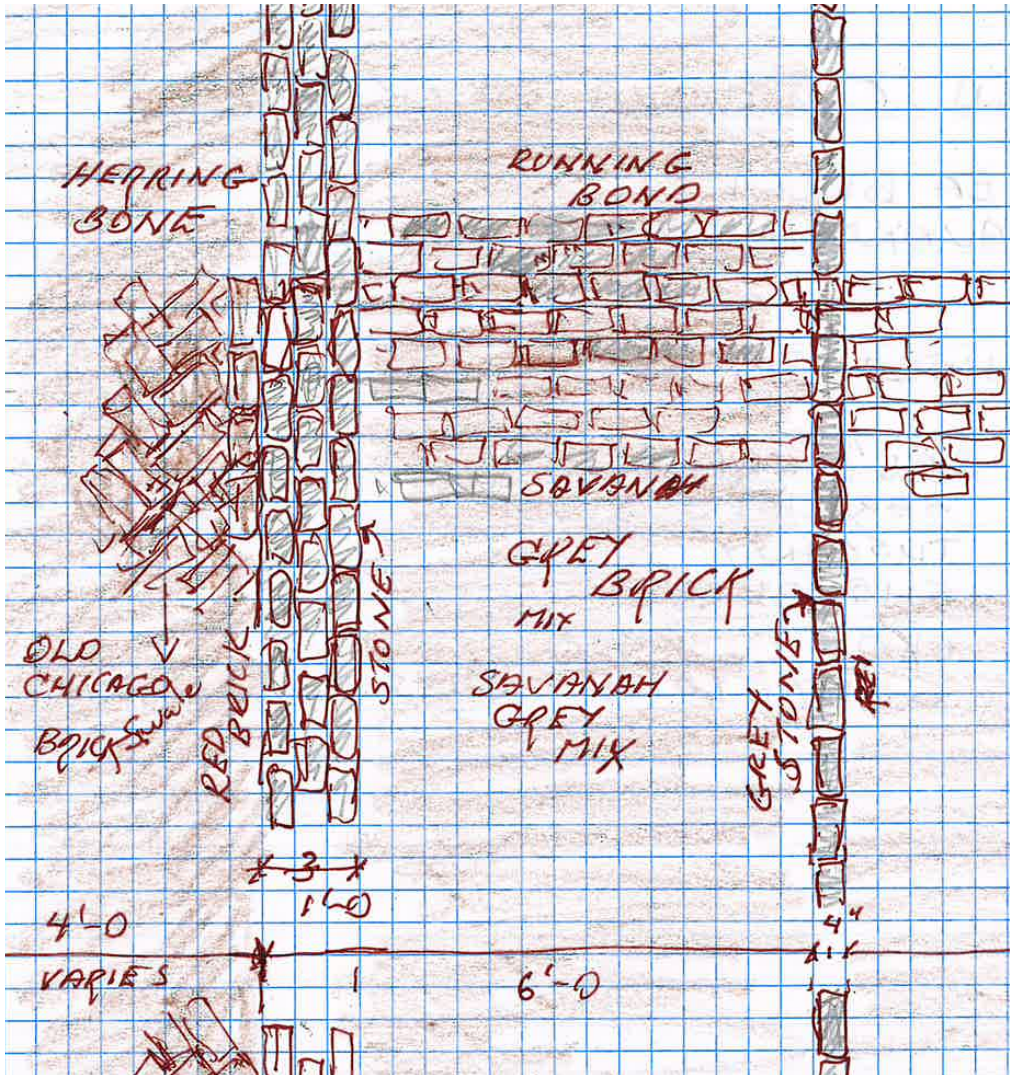
PAINTED METAL RAILINGS
CHARCOAL



STONE SURROUNDS & DETAILS
LIMESTONE



SEAWALL
OOLITIC LIMESTONE



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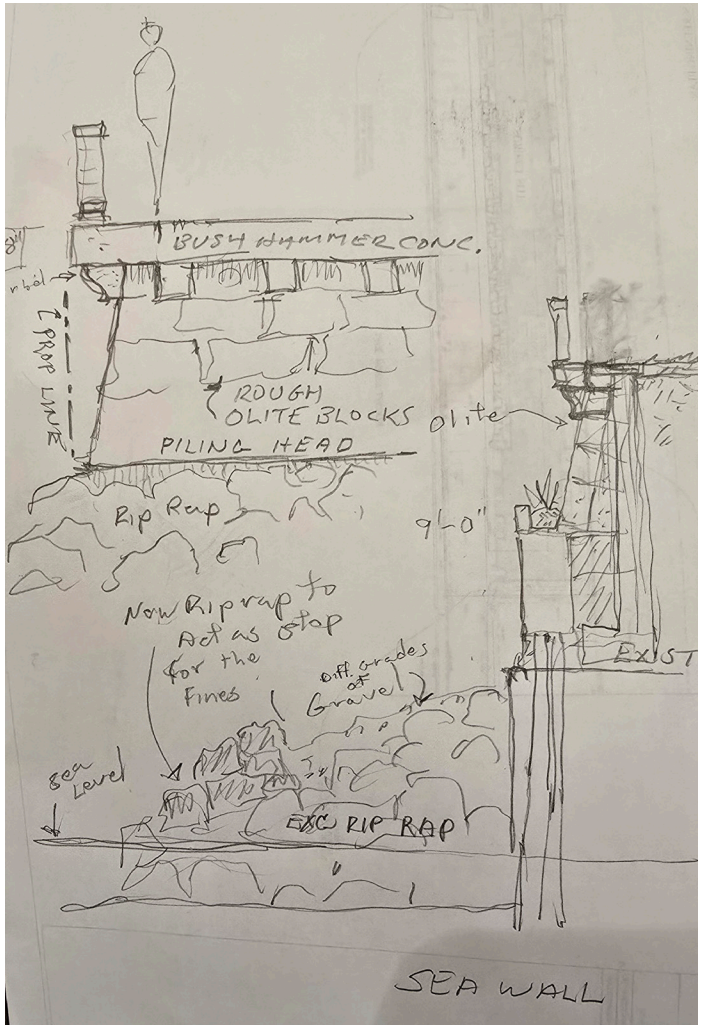
NEW YORK ~ PALM BEACH

DESIGN CONSIDERATIONS

- ARCOM REVIEW CRITERIA
- TOWN STAFF REVIEWS
- NEIGHBOR PARTICIPATION & REVIEWS
- NON-CONFORMING SITE CONSTRAINTS
- UNIQUE SITE: N/A ZONING FRAMEWORK
- UPDATED FEMA COMPLIANCE
  & SITE WALL ENGINEERING



PB PLANNING, ZONING & DEVELOPMENT TIMELINE

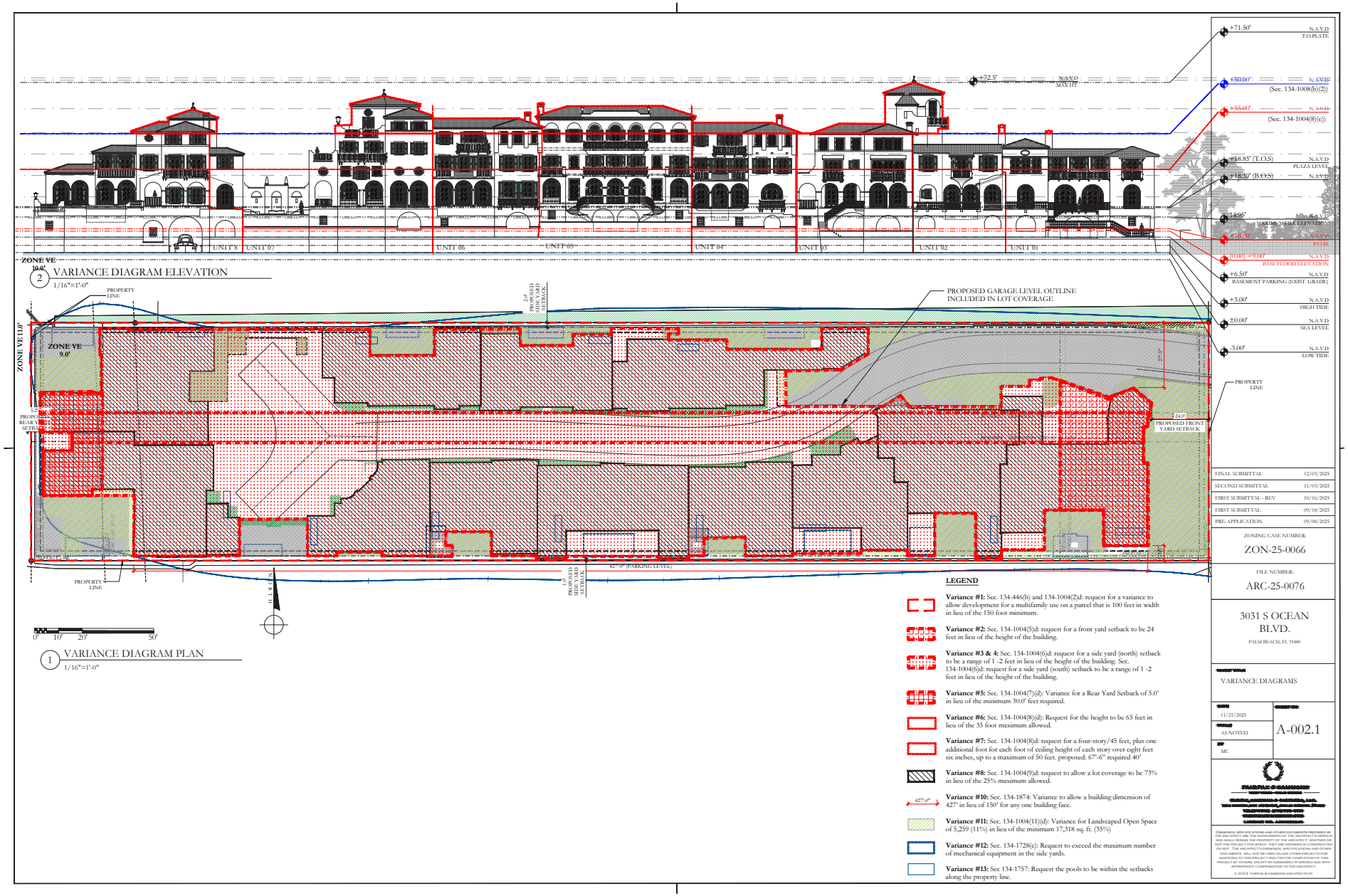
12/09/2024	Pre-Submittal 01
12/19/2024	First Submittal 01
01/17/2025	Comment Review with the Town of PB
07/09/2025	Pre-Submittal 02
07/28/2025	Massing Reduction Review with the Town of PB
09/08/2025	Pre-Submittal 03
09/18/2025	First Submittal 03
09/30/2025	Comment Review with the Town of PB
10/16/2025	First Submittal 03 - Revision
10/25/2025	Second Submittal 03
11/10/2025	Second Submittal Comments/NTP

(11) Staff Reviews/Submittals
Starting in 2024 with:

James G. Murphy
Friederike H. Mittner
Craig Hauschild
Andres Quintana
Katharene Cline
Martin DeLoach

VARIANCES

1. VARIANCE Sec. 134-1004.(2)	Lot Width. Proposed 100' Required 150'
2. VARIANCE Sec. 134-1004.(9)	Lot Coverage. Proposed: 78% Required 20% for five-story buildings.
3. VARIANCE Sec. 134-1004.(5)	Front yard. Proposed 24' Required 40' (4-story in the setback)
4. VARIANCE Sec. 134-1004.(6)	Side yard (north) Proposed Varies 2' at closest point. Required 50'. (4-story in the setback)
5. VARIANCE Sec. 134-1004.(6)	Side yard (south) Proposed Varies 2' at closest point. Required 62.5'. (5-story in the setback)
6. VARIANCE Sec. 134-1004.(7)	Rear yard. Proposed Varies 2' at closest point. Required 30'. (3-story in the setback)
7. VARIANCE Sec. 134-1004(8)d	Height Proposed: 62.5' Required 35'
8. VARIANCE Sec. 134-1004(8)e	Overall Building Height Proposed: 68' Required 45'.
9. VARIANCE. Sec. 134-1004.(11)	Landscape Open Space. Proposed 19% (9406 sf) Required 35% (17318sf)
10. VARIANCE Sec 134-1757	Pool within setbacks.
11. VARIANCE Sec 134-1728(c)	# of pieces of equipment in yards.
12. VARIANCE Sec. 134-1004.(10)	Dimensions Sec. 134-1874 Building length. Proposed 360' Required 175'.
13. VARIANCE Sec. 134-1004.(10)	Dimensions Sec. 134-1877 Recreational open space. Proposed 0 SF Required 4,800SF
15. VARIANCE Sec. 134-1600	FILL (V12) A variance to exceed by 9.55 the maximum amount of fill in required yards to permit 14.5 of max fill in lieu of 4.95 ft permitted. COR = 4.6 NAVD FFE = 14.5 NAVD (14.5-4.6 = 9.9/ 2 = 4.95 FT. MAX FILL)
16. VARIANCE Sec 134-2172.	Two-way driveway width Proposed Varies 16'-22.6' Required 25'. b. c. 3.



LEGEND

Variance #1: Sec. 134-446(b) and 134-1004(2)d: request for a variance to allow development for a multifamily use on a parcel that is 100 feet in width in lieu of the 150 foot minimum.

Variance #2: Sec. 134-1004(5)d: request for a front yard setback to be 24 feet in lieu of the height of the building.

Variance #3 & 4: Sec. 134-1004(6)d: request for a side yard (north) setback to be a range of 1 -2 feet in lieu of the height of the building. Sec. 134-1004(6)d: request for a side yard (south) setback to be a range of 1 -2 feet in lieu of the height of the building.

Variance #5: Sec. 134-1004(7)(d): Variance for a Rear Yard Setback of 5.0' in lieu of the minimum 30.0' feet required.

Variance #6: Sec. 134-1004(8)(d): Request for the height to be 65 feet in lieu of the 35 foot maximum allowed.

Variance #7: Sec. 134-1004(8)d: request for a four-story/45 feet, plus one additional foot for each foot of ceiling height of each story over eight feet six inches, up to a maximum of 50 feet. proposed: 67'-6" required 40'

Variance #8: Sec. 134-1004(9)d: request to allow a lot coverage to be 73% in lieu of the 25% maximum allowed.

Variance #10: Sec. 134-1874: Variance to allow a building dimension of 427' in lieu of 150' for any one building face.

Variance #11: Sec. 134-1004(11)(d): Variance for Landscaped Open Space of 5,259 (11%) in lieu of the minimum 17,318 sq. ft. (35%)

Variance #12: Sec. 134-1728(c): Request to exceed the maximum number of mechanical equipment in the side yards.

Variance #13: Sec 134-1757: Request the pools to be within the setbacks along the property line.

FINAL SUBMITTAL	12/03/2025
SECOND SUBMITTAL	11/03/2025
FIRST SUBMITTAL - REV	10/16/2025
FIRST SUBMITTAL	09/18/2025
PRE-APPLICATION	09/08/2025

ZONING CASE NUMBER:
ZON-25-0066

FILE NUMBER:
ARC-25-0076

3031 S OCEAN BLVD.
PALM BEACH, FL 33480

VARIANCE DIAGRAMS

DATE 11/21/2025
SCALE AS NOTED
BY MC
SHEET NO. A-002.1

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DRAWING SET

TOWN OF PALM BEACH

Information for Architectural Commission Meeting on: December 19, 2025

To: Architectural Commission

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

From: Planning, Zoning & Building

Re: ARC-25-0082 216-218 WORTH AVE. The applicant, Brunello Cucinelli Boutique (AND Studio/ Shutts & Bowen LLP Representatives), has filed an application requesting Architectural Commission review and approval for exterior façade alterations, including a new ground-floor storefront system and new signage.

Date: 12/12/2025

ATTACHMENTS
- PZB Staff Report
- Letter of Intent
- Plans

STRATEGIC PLAN
Strategic Priorities:
Community Culture and Character

Strategic Focus Areas:
Quality of Life

FUNDING
No Fiscal Impact

ARC-25-0082 216-218 WORTH AVE. The applicant, Brunello Cucinelli Boutique (AND Studio/ Shutts & Bowen LLP Representatives), has filed an application requesting Architectural Commission review and approval for exterior façade alterations, including a new ground-floor storefront system and new signage.

Applicant: Napoleon Palm Beach LLC
Professional: AND Studio
Representative: Shutts & Bowen LLP

THE PROJECT:

The applicant has submitted revised plans, entitled "Brunello Cucinelli Palm Beach" as prepared by **AND Studio Architecture & Design**, uploaded December 03, 2025.

The following scope of work is proposed:

- Exterior façade alterations, including new ground floor storefront system and new signage.



Site Data			
Zoning District	C-WA	**Future Land Use**	COMMERCIAL
Year built	1925 with later alterations including 1993	**Architect**	Lawrence Group Architects

STAFF ANALYSIS

The applicant is proposing exterior alterations to the north façade of this building on Worth Avenue that houses two storefronts of the existing ground floor Brunello Cucinelli shops spanning approximately 50'-0". The renovation project will include installation of symmetrical glass storefronts systems with a painted aluminum antique silver finish frame. The most notable change will be the elimination of quoins that flank the western storefront and cladding of the ground floor façade with a travertine tile. The western bay will also receive a new knee wall of approximately 1'3" in height to match the eastern bay. No actual

historic materials will be lost since building alterations have occurred over time. However, by making both sides of the open-air corridor identical, it will create a more homogenous pedestrian experience vs the character and interest varied façade applications create. No additional square footage is proposed as part of this project, nor does it require any variances.

Existing vs Proposed:





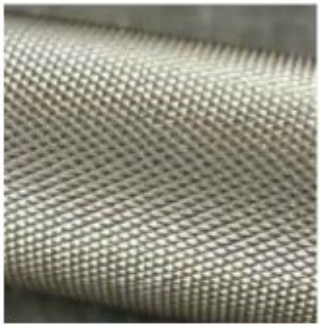
Signage will also be duplicated over each storefront. The name “Brunello Cucinelli” will be mounted in metal letters above each retail bay.

Materials:



AL-3
PAINTED ALUMINUM, ANTIQUE SILVER FINISH

PT-01
PAINT: COLOUR TO MATCH EXISTING



MT-1
MILLED GRIP IN BURNISHED BRASS



ST-01
STONE FINISH: TRAVERTINO SPESSORE 20MM PESO



GL-01
LOW IRON CLEAR GLASS



SIGN
METAL SIGNAGE LETTER METAL FINISH IN BURNISHED BRONZE RAL 7022

CONCLUSION:

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

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

WRB: JGM: FHM WRB

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

S E C O N D S U B M I T T A L

DATE: November 3, 2025

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

RE: 216 218 WORTH AVE (BRUNELLO CUCINELLI)

REQUEST

On behalf of Brunello Cucinelli c/o Massimo Caronna (**"Applicant"**), Shutts & Bowen LLP (**"Agent"**) submits a request for review and approval by the Architectural Commission ("**ARCOM**") for a Minor Project to allow for minor alterations to the storefront façade ("**Project**") of the existing Brunello Cucinelli Boutique (**"Boutique"**) located at 216 ("**Unit 216**") and 218 ("**Unit 218**") Worth Avenue (collectively the **"Site"**) in the Town of Palm Beach ("**Town**").

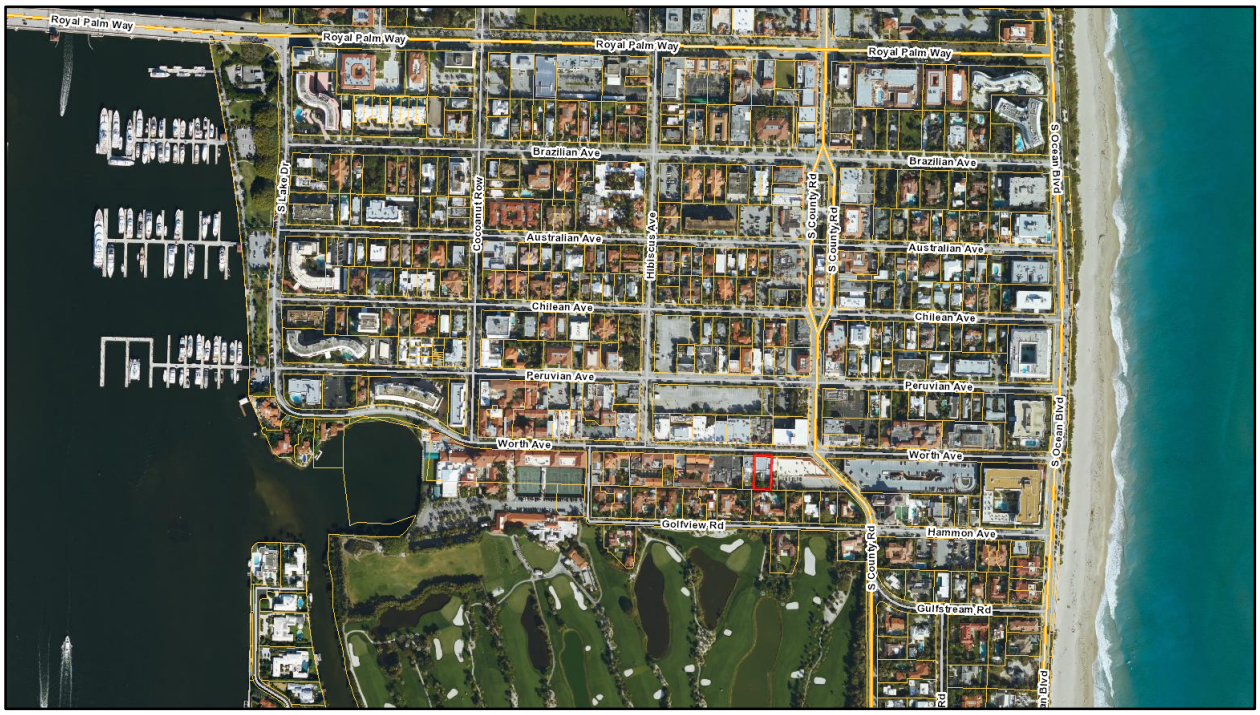


FIGURE 1 – Location map

Location:	216 and 218 Worth Ave. *(Figure 1)*
Property Control Number(s)	50434323050180190
Zoning District:	Commercial Worth Avenue (C-WA) District
Acreage:	0.25 acres

REQUEST

Request for an ARCOM Minor Project as follows:

- Remove existing stone cladding at Unit 216 and stucco banding at Unit 218, and install new Italian travertine stone across lower level (first floor) of both Unit 216 and Unit 218. All joints are to be 1/16 inch with minimal grout. The specified travertine is characterized by its uniform color and minimal vein variation, resulting in a homogenous and compact appearance.
- Construct a new knee wall at Unit 218 to match the existing knee wall at Unit 216.
- Replace all existing glass storefronts with new impact-rated doors and windows with clear glass and minimal frames, finished in antique silver. This will improve the public safety and welfare while providing better security during storm events.
- Touch up all stucco and repaint the existing wall and eyebrow for the second level (color to match existing).
- Construct new header and install two new sconces above central corridor between Unit 216 and Unit 218.
- Install new metal portal at exterior corridor entrance, finished in antique silver to match window frame color.

Under a separate building permit: new signage for the Site, consisting of individual letters secured through the stone and finished in dark bronze. This will be permitted separately in compliance with the signage requirements of the Town's Code of Ordinances ("**Code**").

BACKGROUND

Brunello Cucinelli is an Italian luxury fashion brand which sells menswear, women's wear and accessories in Europe, North America and East Asia. The company was founded by Brunello Cucinelli in 1978. It is a brand that places a premium on quality and craftsmanship. Each piece in their collection is meticulously crafted by skilled artisans who have honed their skills over decades. From the selection of the finest materials to the attention to detail in the finishing touches, every aspect of the design process is carefully considered to ensure that each piece is of the highest possible standard.

The Applicant opened a Brunello Cucinelli Boutique in Palm Beach in 2015 for retail sales of menswear, women's wear and accessories at Unit 216. Since 2015 the Boutique has grown and added several new lines like the children collection, and additional accessories including shoes and bags and expanded to Unit 218. On April 10, 2024, the Town Council granted this approval for the expansion (Special Exception and Site Plan Review Application No. ZON-24-0049). The newly acquired space would allow the Applicant to dedicate Unit 216 space for women's wear and Unit 218 for menswear.

The philosophy of Brunello Cucinelli is based on dignity of the workers, making profit with ethics, dignity and morals, while providing the patrons with the highest levels of excellent customer service. For these reasons, the Applicant proposes to update and beautify the space so that the store staff have good spaces to work and feel comfortable and the customers get the highest level of service that can be provided.

PARKING STATEMENT

There are no changes proposed to the parking.

SUPPLEMENTAL APPLICATION REQUIREMENTS

As required, attached are the responses to the review standards/guidelines for the SE and variance request:

- **Exhibit A**: Architectural review in accordance with Section 18-205 of the Code.
- **Exhibit B**: Town-serving Affidavit certifying that 51% or more of the Boutique serves townpersons**.**
- **Exhibit C:** A detailed history in chronological order of all zoning-related requests processed on or after January 1, 1970 specific to the Site.
- **Exhibit D:** Property Info sheet.
- **Exhibit E:** Legal Description.

EXHIBIT A

Sec. 18-205. Criteria for building permit.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

a. There are no changes proposed to the height of the building.
b. The architectural expression and exterior detailing are consistent with the proposed architectural style and compatible with the adjacent structures.
c. The proposed work is architectural compatibility with the context of the adjacent structures.
d. The arrangements of the components of the structure are compatible with the adjacent structures.
e. There are no changes proposed to the massing of the building.
f. While the general architectural approach is consistent with adjacent properties, the detailing and material selection provides diversity of design without becoming excessively dissimilar.
g. There are no changes proposed that affects the massing of the building.
h. There are no design elements proposed that affects the privacy of the neighboring properties.

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

RESPONSE: *The request does not include the addition of an accessory structure.*

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

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

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

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

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

RESPONSE: *There are no requested changes affecting the project's location and design that affects any unique site characteristics such as those related to scenic views, rock outcroppings, natural vistas, waterways, or similar features.*

EXHIBIT B

Town-Serving Affidavit

BRUNELLO CUCINELLI

TOWN-SERVING AFFIDAVIT

The undersigned, (the "Affiant"), IGNAZIO MASSIMO CARONNA President of Brunello Cucinelli Boutique located at 216 Worth Avenue, Palm Beach, FL 33480 ("Boutique"), does hereby certify that:

1. Affiant states that he/she is familiar with the nature of an oath and with the penalties as provided by the laws of the State of Florida for falsely swearing to statements made in an instrument of this nature.

2. Affiant has read the foregoing Affidavit and states that each and every statement contained herein is true and correct.

3. The Zoning Code of Ordinances (the "Code") of the Town of Palm Beach (the "Town") defines "Town-Serving" as establishments principally oriented to serving the needs of townpersons which would not substantially rely upon the patronage of persons not defined as townpersons. The Code defines "townpersons" as all full-time and seasonal residents as well as visitors staying at accommodations and employees working in establishments located within the Town.

4. Affiant has reviewed the records of the customers served at the Boutique.

5. Affiant has concluded that a minimum of 51% of the customers served at the Boutique qualify as "townpersons" as defined in the Code.

6. The Boutique will be expanded to the adjacent space located at 218 Worth Avenue, Palm Beach, FL 33480 (the "Boutique Expansion") to dedicate the Boutique space for women's wear and the Boutique Expansion space for menswear.

7. As the Boutique is a "Town-Serving" establishment, the Boutique Expansion will be "Town-Serving" as defined by the Code.

[SIGNATURES ON NEXT PAGE]

Brunello Cucinelli USA Inc. 466 Sawmill River Road, Ardsley, NY 10502

BRUNELLO CUCINELLI

Wherefore Affiant has signed this Affidavit this 7TH day of February, 2024.

STATE OF FLORIDA

COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☑ online notarization, this 7th day of February, 2024 by IGNAZIO MASSIMO CARONNA, who ☐ is personally known to me or ☑ has produced PASSPORT as identification.

(NOTARY SEAL)

WILAILUCK RODRIGUEZ
Notary Public
State of Florida
Comm# HH176888
Expires 9/20/2025

Notary Public, State of Florida

Name: WILAILUCK RODRIGUEZ

My commission expires: 09/20/2025

Serial No.: HH176888

EXHIBIT C

SITE HISTORY

04/10/2024	ZON-24-049	Approval of a Special Exception and Site Plan Review to allow a new retail store to expand a retail space in excess of 4,000 sq. ft.

EXHIBIT D

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

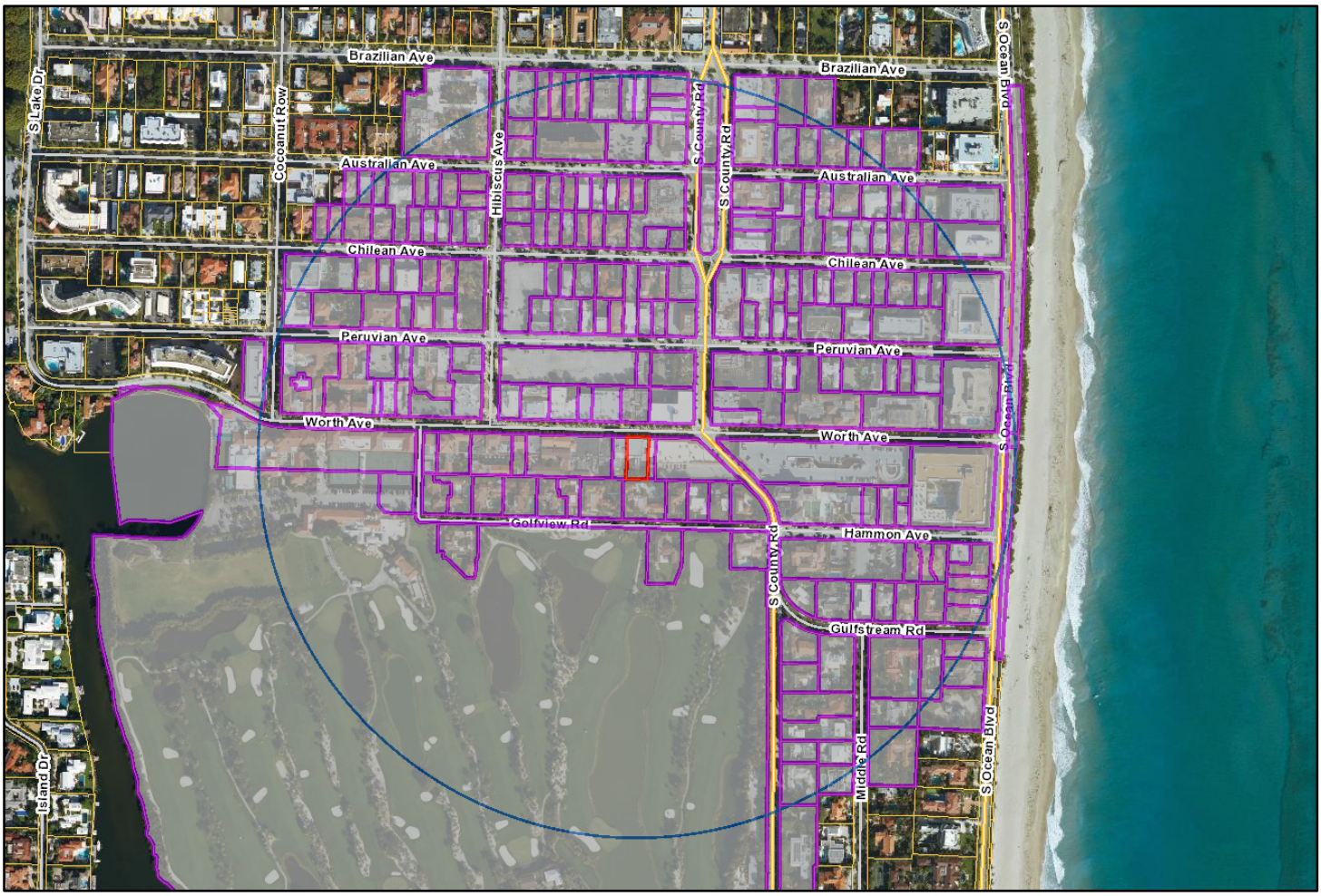


FIGURE 1 – ¼ mile Vicinity Location map

Location:	218 Worth Ave. *(Figure 1)*
Property Control Number(s)	50434323050180190
Zoning District:	Commercial Worth Avenue (C-WA)
Acreage:	0.25 acres

EXHIBIT E

LEGAL DESCRIPTION

Lots 19, 20 and 21, Block 18, ***REVISED MAP OF ROYAL PARK ADDITION TO PALM BEACH,*** *according to the map or plat thereof as recorded in Plat Book 4, Page(s) 1, Public Records of Palm Beach County, Florida.*

EXCEPTING *from said Lot 21, the following described parcel of land to-wit:*
COMMENCING *at the Northeast corner of Lot 21, Block 18,* ***ROYAL PARK, AN ADDITION TO THE TOWN OF PALM BEACH, FLORIDA,*** *according to the plat thereof on file in the office of the Clerk of the Circuit Court of Palm Beach County, Florida;*
thence in a Southerly direction along the East Boundary of said Lot 21, a distance of 90 feet to the ***POINT OF BEGINNING;***
thence at right angles measured from east to west from said East line of Lot 21, a distance of one foot to a point;
thence in a Southerly direction parallel to the East line of said Lot 21 to the South boundary of said Lot 21;
thence in an Easterly direction along the South boundary of said Lot 21, a distance of one foot to the Southeast corner of said Lot 21;
thence Northerly along the East boundary of said Lot 21, to the ***POINT OF BEGINNING.***



Brunello Cucinelli

Minor Project

ARCOM Meeting 12/19/2025

216 and 218 Worth Ave. *Palm Beach, Florida*

ARC-25-0082

Requests

ARCOM review and approval of a Minor Project for the exterior façade alterations to the Brunello Cucinelli storefront.



BRUNELLO CUCINELLI PALM BEACH

216 & 218 WORTH AVENUE. PALM BEACH, FL 33480
PARCEL CONTROL # 50-43-43-23-05-018-0190

FINAL SUBMITTAL - 12/03/2025
ARCOM MINOR PROJECT
ARC-25-0082



PROJECT TEAM

CLIENT

BRUNELLO CUCINELLI

BRUNELLO CUCINELLI
689 FIFTH AVENUE, 6TH FLOOR
NEW YORK, NY 10022
WWW.BRUNELLOCUCINELLI.COM

ARCHITECT OF RECORD

AND STUDIO
ARCHITECTURE + DESIGN

2420 SW 27TH AVE, SUITE 3
MIAMI, FL 33145
WWW.ANDSTUDIO.DESIGN
FIRM LICENSE # AA26003820
FL. LICENSE # AR98269
PHONE: (786) 409-7145

RESERVED FOR CITY USE

AND STUDIO
ARCHITECTURE + DESIGN

2420 SW 27TH AVE., SUITE 3
MIAMI, FL 33145
WWW.ANDSTUDIO.DESIGN
FIRM LICENSE #AA26003820

PROJECT LOCATION:
216 & 218 WORTH AVE.,
PALM BEACH, FL 33480

PROJECT CLIENT / OWNER:
BRUNELLO CUCINELLI

DESIGNER:
BRUNELLO CUCINELLI
689 FIFTH AVENUE, 6TH FLOOR
NEW YORK, NY 10022
WWW.BRUNELLOCUCINELLI.COM

ARCHITECT OF RECORD:
DAVID SCHWADE, AIA LICENSE # AR97772
DAKOTA HENDON, AIA LICENSE #AR98269

GENERAL CONTRACTOR:
TBD

MEP ENGINEER:
N/A

STRUCTURAL ENGINEER:
TBD

PROFESSIONAL SEAL:

STATE OF FLORIDA
DAKOTA HENDON
AR98269
REGISTERED ARCHITECT

THE SEAL AND SIGNATURE APPLY ONLY TO THE DOCUMENT TO WHICH THEY ARE AFFIXED. ANDSTUDIO, LLC ASSUMES NO RESPONSIBILITY FOR ALL OTHER PLANS, SPECIFICATIONS, ESTIMATES, REPORTS, OR OTHER DOCUMENTS OR INSTRUMENTS RELATING TO OR INTENDED TO BE USED FOR ANY PART OR PARTS OF THE PROJECT.

CONFIDENTIALITY NOTICE:
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PROJECT NAME:
BRUNELLO CUCINELLI
PALM BEACH - FACADE

DATE: 11/02/2025
DRAWN BY: D.S.H.

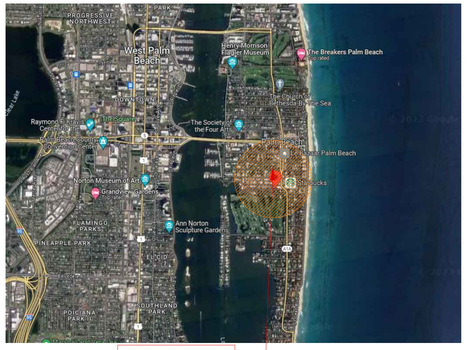
SHEET ISSUE / REVISION LOG

NO	DATE	DESCRIPTION

SHEET TITLE:
COVER SHEET

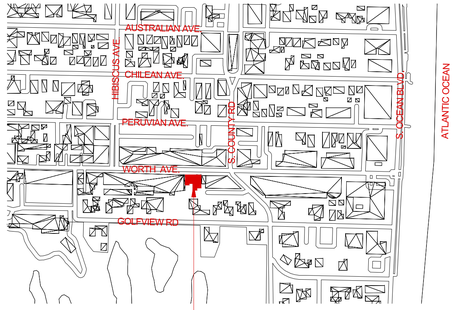
SHEET NO:
A0.00

VICINITY MAP N.T.S.



216 & 218 WORTH AVE.,
PALM BEACH 33480

LOCATION PLAN N.T.S.



216 & 218 WORTH AVE.,
PALM BEACH, FL 33480

BUILDING DATA

CODE REVIEW

CONSTRUCTION NOTES:

PROPOSED USE:	RETAIL (FIRST AND SECOND FLOOR)
OCCUPANCY CLASSIFICATION:	MERCANTILE (M)
CONSTRUCTION TYPE:	IIIB (UNPROTECTED - EXIST.WALLS NON COMBUST.)
BUILDING FULLY SPRINKLERED:	YES (EXISTING SPRINKLER SYSTEM TO BE EXTENDED TO PROTECT ENTIRE BLDG)
NUMBER OF STORIES (PROJECT):	2
NUMBER OF STORIES IN BUILDING:	2 STORIES
AREA OF WORK:	FACADE REVIEW ONLY 646 SF (SURFACE AREA)

AHJ: ARCHITECTURAL REVIEW COMMISSION (ARCOM)
360 SOUTH COUNTY ROAD
PALM BEACH, FL 33480

APPLICABLE CODES:

FLORIDA BLDG. CODE 2023
FLORIDA BLDG. CODE EXISTING BLDG. 2023
FLORIDA BLDG. CODE MECHANICAL 2023
FLORIDA FIRE PREVENTION CODE 2023 EDITION
FLORIDA BLDG. CODE ELECTRICAL 2023
FLORIDA BLDG. CODE PLUMBING 2023
FLORIDA ACCESSIBILITY CODE, 2023 EDITION
AMERICANS W/ DISABILITIES ACT GUIDELINES

SCOPE OF WORK

EXTERIOR ALTERATION TO THE FIRST FLOOR FACADE OF TWO (2) EXISTING RETAIL SPACES (216 WORTH AVE AND 218 WORTH AVE), INCLUDING:

- REMOVE EXISTING STONE CLADDING AT UNIT 216.
- REMOVE EXISTING STUCCO BANDING AT UNIT 218.
- CONSTRUCT A NEW KNEE WALL AT UNIT 218 TO MATCH THE EXISTING KNEE WALL AT UNIT 216
- CONSTRUCT NEW HEADER ABOVE CENTRAL CORRIDOR
- REPLACE ALL EXISTING STOREFRONTS WITH NEW IMPACT-RATED DOORS AND WINDOWS WITH CLEAR GLASS AND MINIMAL FRAMES, FINISHED IN ANTIQUE SILVER.
- INSTALL NEW ITALIAN TRAVERTINE STONE ACROSS LOWER LEVEL (FIRST FLOOR) OF BOTH UNIT 216 AND UNIT 218 (SEE EXTERIOR ELEVATION FOR LAYOUT). ALL JOINTS ARE TO BE 1/16" WITH MINIMAL GROUT. THE SPECIFIED TRAVERTINE IS CHARACTERIZED BY IT'S UNIFORM COLOR AND MINIMAL VEIN VARIATION, RESULTING IN A HOMOGENOUS AND COMPACT APPEARANCE
- INSTALL NEW METAL PORTAL AT EXTERIOR CORRIDOR ENTRANCE, FINISHED IN ANTIQUE SILVER TO MATCH WINDOW FRAME COLOR
- TOUCH UP ALL STUCCO AND REPAINT THE EXISTING WALL AND EYEBROW FOR THE SECOND LEVEL (COLOR TO MATCH EXISTING)
- INSTALLATION OF TWO NEW SCONCES AT THE EXTERIOR CORRIDOR ENTRANCE
- INSTALLATION OF NEW SIGNAGE FOR BOTH UNITS, CONSISTING OF INDIVIDUAL LETTERS SECURED THROUGH THE STONE AND FINISHED IN DARK BRONZE

INDEX OF DRAWINGS

ARCHITECTURAL SHEETS

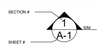
Sheet #	Sheet Name	Issued	Current Revision
A0.00	COVER SHEET	11/02/2025	0
A0.01	INDEX & PROJECT DATA	11/02/2025	0
A1.00	SITE PLAN	11/02/2025	0
D1.01	FACADE DEMOLITION PLAN	11/02/2025	0
D2.01	FACADE DEMOLITION ELEV	11/02/2025	0
A1.11	PROPOSED FACADE PLAN	11/02/2025	0
A2.00	OVERALL EXISTING & NEW BLDG	11/02/2025	0
A2.01	ENLARGED STOREFRONT ELEV.	11/02/2025	0
A2.02	RENDERING	11/02/2025	0
A2.03	SIGNAGE DETAILS	11/02/2025	0
A2.04	DOOR HANDLE DETAILS	11/02/2025	0
A5.01	FACADE DETAILS	11/02/2025	0

PHOTO & MATERIAL SHEETS

Sheet #	Sheet Name	Issued	Current Revision
PHO-01	SITE PHOTOS	11/02/2025	0
PHO-02	SITE PHOTOS	11/02/2025	0
HEP-01	MATERIAL LIST	11/02/2025	0
V0.01	SURVEY	10/31/2025	0

SYMBOL N.T.S.

BUILDING OR WALL SECTION



DETAIL



BUILDING OR WALL ELEVATION REFERENCE DRAWING NUMBER



WALL ELEVATION REFERENCE DRAWING NUMBER



ROOM TAG



WALL TYPE DETAIL



TRANSITION DETAIL



DOOR NUMBER



WINDOW NUMBER



SIGN

S-#

ELECTRIC FIXTURE REFERENCE

E-#

PLUMBING FIXTURE REFERENCE



SECTION LINES, CENTER LINES, PROJECTIONS

BREAK LINE

NORTH ARROW



REVISION #

DENOTES NEW FINISH OR WALL ASSEMBLY AS APPLICABLE

F- #

ABBREVIATIONS

ADJ	ADJACENT
AFF	ABOVE FINISHED FLOOR
ALT	ALTERNATE
ALUM	ALUMINUM
ANOD	ANODIZED
APPROX	APPROXIMATELY
BLDG	BUILDING
CL	CENTERLINE
CLG	CEILING
CLR	CLEAR
CONC	CONCRETE
CONT	CONTINUOUS
CTR	CENTER
DEMO	DEMOLITION
DTL	DETAIL
DIAM	DIAMETER
EA	EACH
ELEC	ELECTRICAL
ELEV	ELEVATION
EQ	EQUAL
EQUIP	EQUIPMENT
EXST	EXISTING
EXT	EXTERIOR
FIN	FINISHED
GA	GAUGE
GWB	GYPSUM WALLBOARD
HDWR	HARDWARE
HOR	HORIZONTAL
ID	INSIDE DIAMETER
INT	INTERIOR
LAM	LAMINATE
MAX	MAXIMUM
MECH	MECHANICAL
MDF	MEDIUM DENSITY FIBERBOARD
MFR	MANUFACTURER
MIN	MINIMUM
MISC	MISCELLANEOUS
MTL	METAL
NA	NOT APPLICABLE
NO	NUMBER
NTS	NOT TO SCALE
OC	ON CENTER
OD	OUTSIDE DIAMETER
OPP	OPPOSITE
OSB	ORIENTED STRAND BOARD
PLAM	PLASTIC LAMINATE
PREP	PREPARATION
PTD	PAINTED
RAD	RADIUS
REQ'D	REQUIRED
SCHED	SCHEDULE
SECT	SECTION
SHT	SHEET
SIM	SIMILAR
SPEC	SPECIFICATION
SQ	SQUARE
SS	STAINLESS STEEL
STD	STANDARD
STL	STEEL
TBD	TO BE DETERMINED
THK	THICK
TO	TOP OF
TYP	TYPICAL
UON	UNLESS OTHERWISE NOTED
VERT	VERTICAL
VIF	VERIFY IN FIELD
W/	WITH
WD	WOOD
W/O	WITHOUT

TO THE BEST OF THE ARCHITECTS KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE FIRE-SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY HAVING JURISDICTION IN ACCORDANCE WITH THE FLORIDA BUILDING CODE SECTION 109.3.6.4.4 AND CHAPTER 633 FLORIDA STATUTES.

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PALM BEACH, FL 33480

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DESIGNER:
BRUNELLO CUCINELLI
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DAKOTA HENDON, AIA LICENSE #AR98269

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MEP ENGINEER:
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STRUCTURAL ENGINEER:
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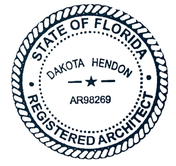
PROFESSIONAL SEAL:



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PROJECT NAME:
BRUNELLO CUCINELLI
PALM BEACH - FACADE

DATE: 11/02/2025
DRAWN BY: D.S.H.

SHEET ISSUE / REVISION LOG

NO	DATE	DESCRIPTION

SHEET TITLE:
INDEX &
PROJECT DATA

SHEET NO:
A0.01

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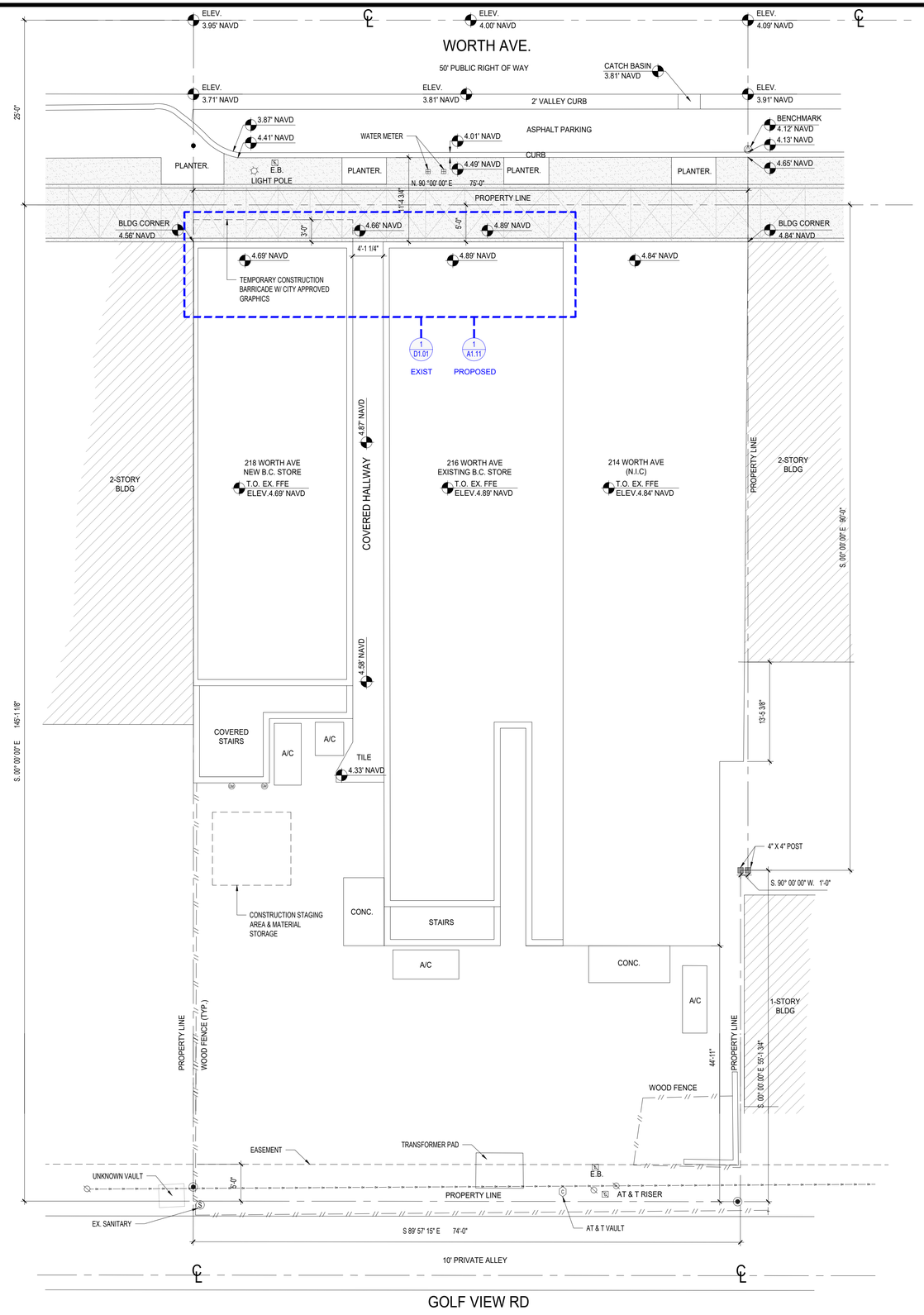
- STONE AND FINISHED IN DARK BRONZE

LEGENDS

- CHAIN LINK FENCE
- WOOD FENCE
- METAL FENCE
- OVERHEAD LINE



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

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STRUCTURAL ENGINEER:
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PROFESSIONAL SEAL:

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DAKOTA HENDON
AR98269
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PROJECT NAME:
BRUNELLO CUCINELLI
PALM BEACH - FACADE

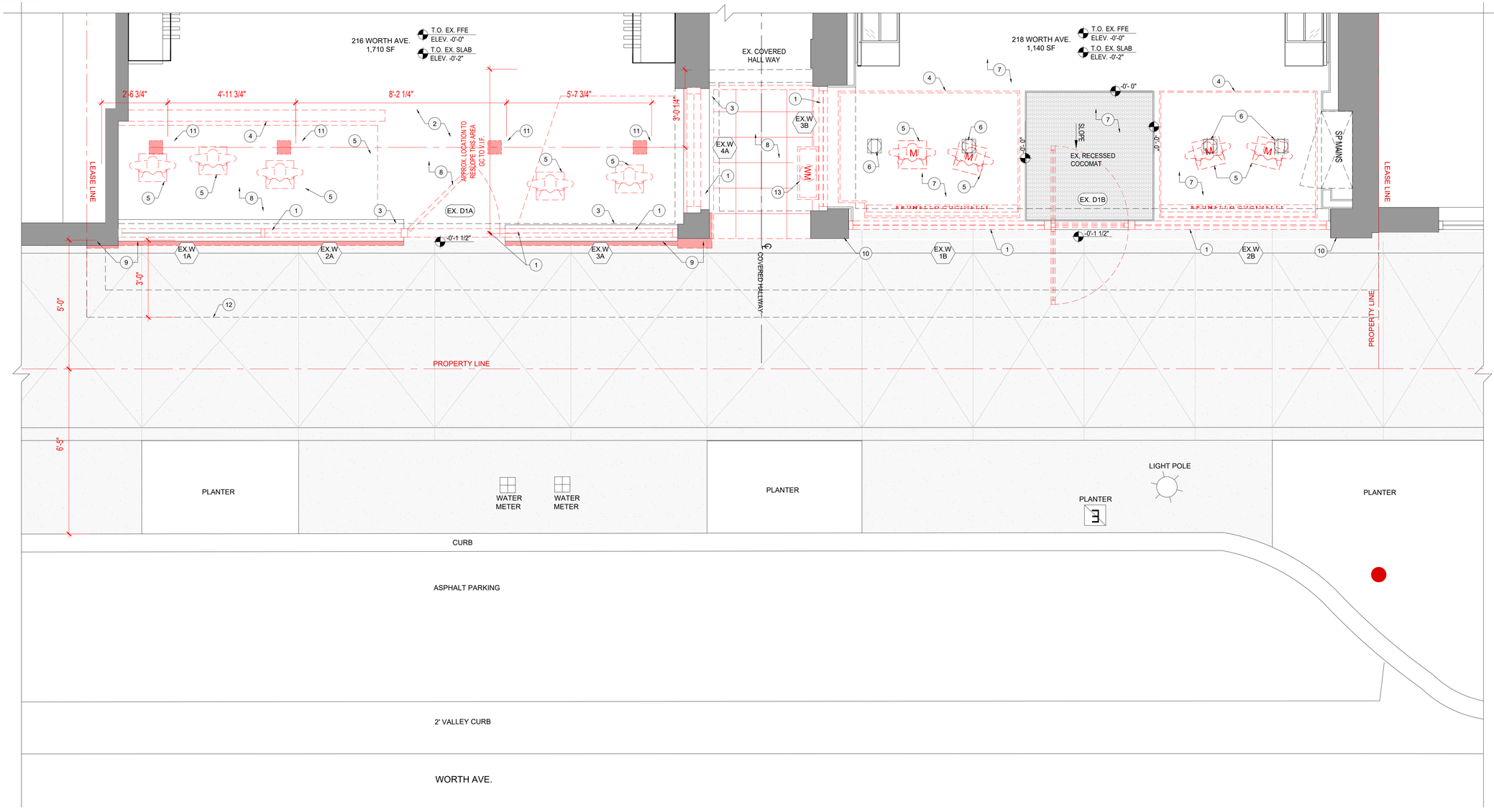
DATE: 11/02/2025
DRAWN BY: D.S.H.

SHEET ISSUE / REVISION LOG

NO	DATE	DESCRIPTION

SHEET TITLE:
SITE PLAN

SHEET NO:
A1.00



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

EXISTING ELEMENTS TO BE REMOVED

EXISTING ELEMENT ABOVE OR HIDDEN ELEMENT TO REMAIN

EXISTING INTERIOR PARTITION TO REMAIN

EXISTING DEMISING WALL TO REMAIN

2 LEGENDS
SCALE : N.T.S.

KEYNOTES*

1. REMOVE STOREFRONT WINDOWS AND DOOR
2. GC TO VERIFY IN FIELD AND RESLOPE THIS AREA.
3. EXISTING KNEE WALL TO REMAIN
4. REMOVE AND DISCARD EXISTING WINDOW DISPLAY FIXTURE
5. EXISTING WINDOW DISPLAY FIXTURE TO BE TEMPORARY REMOVED DURING CONSTRUCTION AND STORE FOR RE-USE ONCE CONSTRUCTION IS COMPLETE
6. EXISTING FLOOR OUTLETS (LOCATED ON THE FLOOR BELOW THE PLATFORM) TO REMAIN
7. EXISTING FLOOR TO REMAIN AND BE PROTECTED DURING THE COURSE OF CONSTRUCTION
8. REMOVE EXISTING FLOOR MATERIALS AND PREPARE FLOOR TO RECEIVE NEW FINISH
9. REMOVE EXISTING STONE FINISH ON THE FACADE INCLUDING AT COLUMNS AND HEADER AND PREPARE THE WALL TO RECEIVE NEW FINISH
10. REMOVE EXISTING STUCCO BANDING AND PREPARE THE EXISTING FACADE WALL TO RECEIVE NEW FINISH.
11. PREPARE FLOOR SLAB FOR NEW FLOOR OUTLET.CONTRACTOR TO REVIEW W/ ELECTRICAL CONTRACTOR TO CONFIRM FINAL ROUTING
12. TENTATIVE BARRICADE LOCATION. CONTRACTOR TO PREPARE ENGINEERED SHOP DRAWINGS FOR REVIEW BY OWNER / ARCHITECT. CONTRACTOR IS RESPONSIBLE FOR ALL-PERMITS & MOT (MODIFICATION OF TRAFFIC) PERMIT FROM AHJ.
13. RELOCATE EXISTING WATER METER AT THE BACK OF THE BLDG

3 KEY NOTES
SCALE = N.T.S.

NOTE

CONTRACTOR TO COORDINATE ALL DIMENSIONS WITH EXISTING CONDITIONS. FLOOR LEVELS SHALL ALIGN WITH EXISTING ENTRY AND EXIT POINTS. NOTIFY ARCHITECT OF ANY DISCREPANCIES.

A). OWNER SHALL NOT AUTHORIZE ANY IMPROVEMENT AND OR DEMOLITION WORK UNTIL PERMIT IS SECURE FROM AGENCIES HAVING JURISDICTION.
B). DEMOLITION CONTRACTOR SHALL COMPLY WITH F.B.C. AND ALL APPLICABLE LOCAL, STATE, AND FEDERAL REGULATIONS.
C). REMOVE EXISTING ELECTRICAL OUTLETS, LIGHTING, CONDUITS, ETC. THROUGHOUT WALLS BEING REMOVED.
D). CAP AND PROTECT ALL EXISTING PLUMBING LINES, VENTS, ETC. FOR FUTURE USE.
E). COORDINATE ALL DEMOLITION W/ NEW CONSTRUCTION PLANS FOR PHASING PURPOSES.
F). CONTRACTOR SHOULD REALIZE THAT THIS DEMOLITION PLAN DOES NOT INCLUDE INCIDENTAL DEMOLITION CONCERNING NEW CONSTRUCTION, FOR EXAMPLE, THE OPENING OF WALLS, CEILINGS, AND FLOORS FOR THE PURPOSE OF PROBING FOR PLUMBING LINES, VENTS, ELECT. CONDUITS, ETC. AND THAT AN ALLOWANCE SHOULD BE INCLUDED IN THE FINAL BID.
G). PROPER DISPOSAL OF ALL WASTE MATERIALS SHALL BE BY THE GENERAL CONTRACTOR. ALL INDIVIDUAL SUBCONTRACTORS SHALL BE RESPONSIBLE FOR PROPER DISPOSAL OF WASTE MATERIALS DUE TO THEIR RESPECTIVE ACTIVITIES.
H). ON SITE VERIFICATION OF ALL DIMENSIONS AND CONDITIONS SHALL BE RESPONSIBILITY OF THE CONTRACTOR. ALL NOTED DIMENSIONS TAKE PRECEDENCE OF SCALE. ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT AT ONCE BEFORE PROCEEDING.
i). THE SCOPE OF WORK HAS GENERALLY BEEN INDICATED ON THE DRAWING FOR CONTRACTOR'S INFORMATION. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE FULL SCOPE, EXTENT AND NATURE AND MANNER OF DEMOLITION REQUIRED
J). CONTRACTOR SHALL PROTECT FROM DAMAGE ALL EXISTING MATERIALS TO BE REUSED AND SHALL ALSO MAINTAIN PROTECTION FOR ALL TRAFFIC AREAS OF BUILDINGS HE USES DURING THE EXECUTION OF WORK PERTAINING TO THIS CONTRACT WITH THE UNDERSTANDING THAT THE CONTRACTOR WILL REPAIR ANY DAMAGE ATTRIBUTABLE TO HIS OPERATION
K). THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PERFORMANCE OF ALL CUTTING AND PATCHING MADE NECESSARY BY THE WORK OF ALL TRADES INVOLVE IN THIS ALTERATION
L) ANY ELECTRICAL DEMOLITION TO BE DONE BY QUALIFIED ELECTRICAL CONTRACTOR AND COORDINATED WITH ELECTRICAL DRAWINGS
M) ANY PLUMBING DEMOLITION TO BE DONE BY QUALIFIED PLUMBING CONTRACTOR AND COORDINATED WITH PLUMBING DRAWINGS
N) ANY MECHANICAL DEMOLITION TO BE DONE BY QUALIFIED MECHANICAL CONTRACTOR AND COORDINATED WITH MECHANICAL DRAWINGS

4 DEMOLITION NOTES
SCALE = N.T.S.

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DESIGNER:
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GENERAL CONTRACTOR:
TBD

MEP ENGINEER:
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PROJECT NAME:
BRUNELLO CUCINELLI
PALM BEACH - FACADE

DATE: 11/02/2025
DRAWN BY: D.S.H.

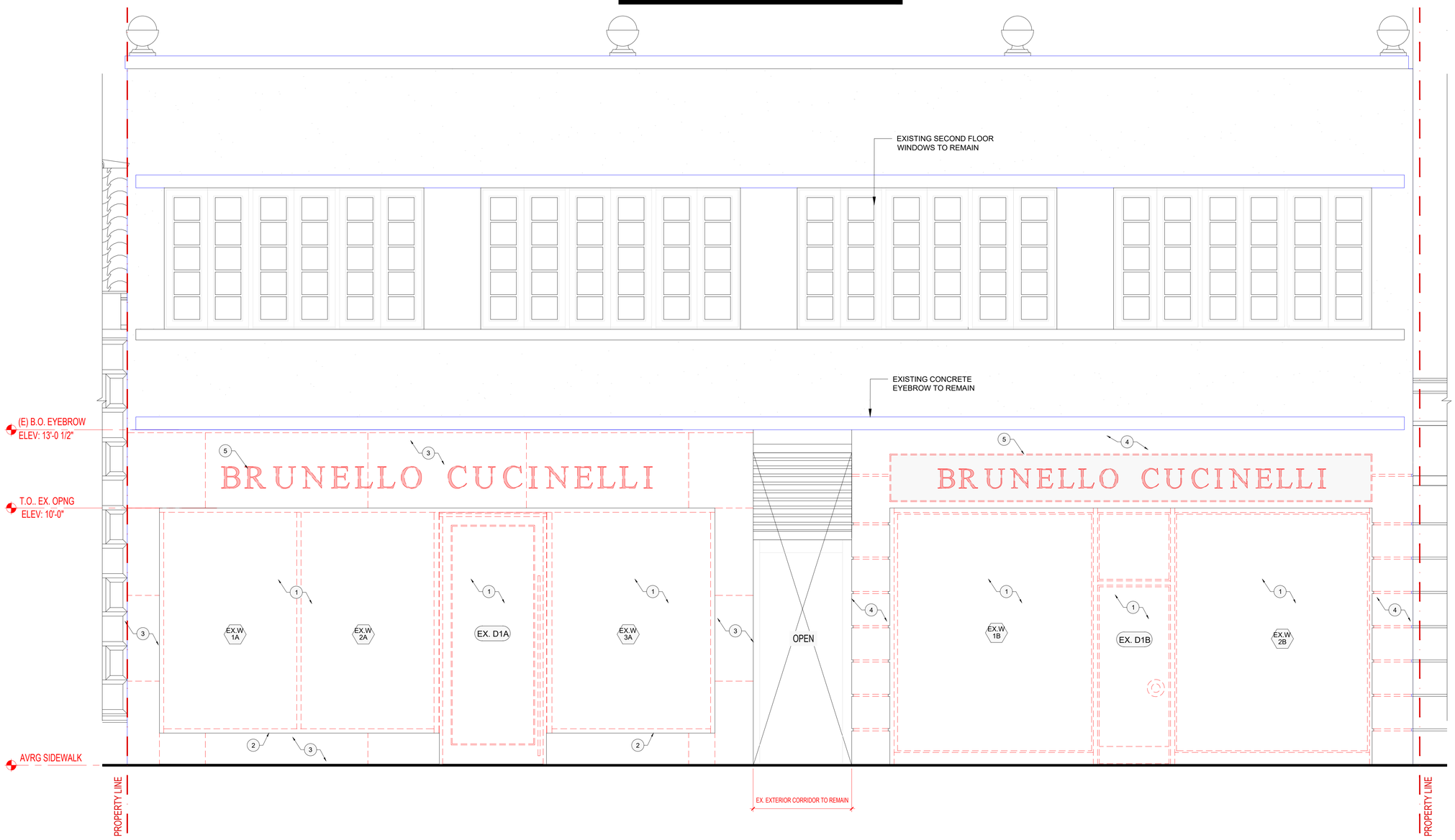
SHEET ISSUE / REVISION LOG

NO	DATE	DESCRIPTION

SHEET TITLE:
DEMOLITION PLAN

SHEET NO:
D1.01

NOTE:
ALL SIGNAGE TO BE UNDER SEPARATE PERMIT



1 ENLARGED STOREFRONT DEMOLITION ELEVATION
SCALE : 1/2" = 1'-0"

EXISTING ELEMENTS TO BE REMOVED

EXISTING ELEMENT ABOVE OR HIDDEN ELEMENT TO REMAIN

EXISTING INTERIOR PARTITION TO REMAIN

EXISTING DEMISING WALL TO REMAIN

3 LEGENDS
SCALE : N.T.S.

KEYNOTES*

1. REMOVE STOREFRONT WINDOWS AND DOORS
2. EXISTING KNEE WALL TO REMAIN
3. REMOVE EXISTING STONE FINISH ON THE FACADE AND PREPARE THE EXISTING FACADE WALL TO RECEIVE NEW FINISH.
4. REMOVE EXISTING STUCCO BAND AND PREPARE THE EXISTING FACADE WALL TO RECEIVE NEW FINISH.
5. REMOVE EXISTING SIGNAGE

4 KEY NOTES
SCALE = N.T.S.

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5 DEMOLITION NOTES
SCALE = N.T.S.

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PROJECT NAME:
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PALM BEACH - FACADE

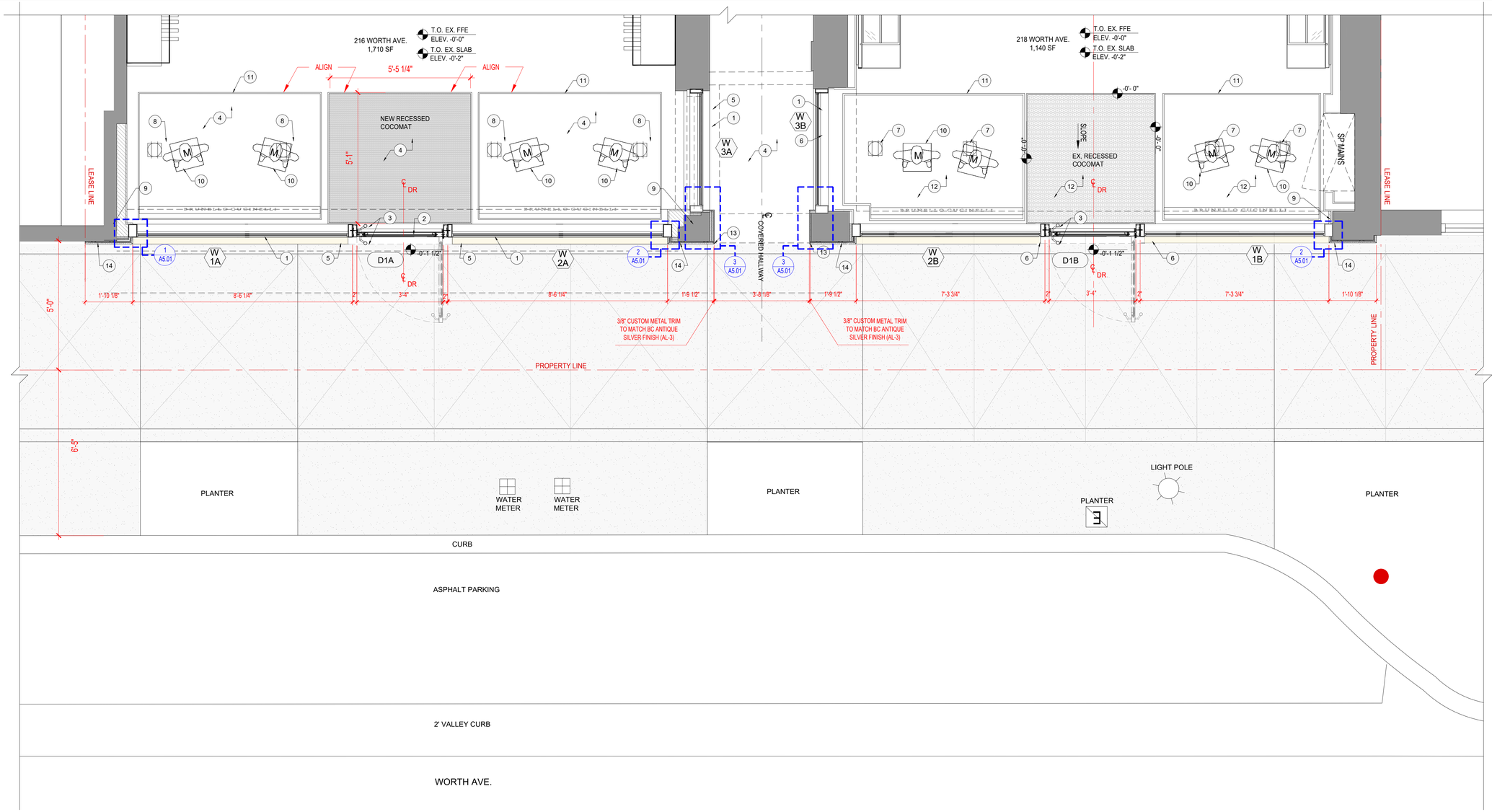
DATE: 11/02/2025
DRAWN BY: D.S.H.

SHEET ISSUE / REVISION LOG

NO	DATE	DESCRIPTION

SHEET TITLE:
STOREFRONT DEMOLITION ELEV

SHEET NO:
D2.01



1 PROPOSED FACADE PLAN
SCALE : 1/2" = 1'-0"

NOTE

G.C.TO PROVIDE BLOCKING FOR ALL WALL MOUNTED OR SUPPORTED FIXTURES AND FURNISHINGS SHOWN ON PLANS. ALL BLOCKING SHALL BE MADE OF NON-COMBUSTIBLE MATERIALS OR FIRE RETARDANT TREATED WOOD

NOTE

CONTRACTOR TO COORDINATE ALL DIMENSIONS WITH EXISTING CONDITIONS. FLOOR LEVELS SHALL ALIGN WITH EXISTING ENTRY AND EXIT POINTS. NOTIFY ARCHITECT OF ANY DISCREPANCIES.

2 GENERAL PLAN NOTES
SCALE = N.T.S.

A) GENERAL CONTRACTOR TO VERIFY FIRE WALLS AND REPAIR AS NEEDED TO PROVIDE/MAINTAIN ONE HOUR FIRE SEPARATION UL419/UL456. REPAIR ALL DEMISING WALLS TO UL 419/UL456 AS APPLICABLE.
B) ALL EXPOSED METAL STUD IN TENANT AREA TO BE FINISHED WITH GYPSUM WALL BOARD PER UL STANDARD. USE ⅝", TYPE "X" AT DEMISING PARTITIONS, SEE PARTITION TYPES.
C) ALL DIMENSIONS ARE TO FINISHED SURFACE UNLESS OTHERWISE NOTED.
D) PROVIDE WOOD BLOCKING IN WALLS FOR WALL MTD. FIXTURES AND ITEMS AS REQUIRED PER FBC 2517.5.1.& 2318.1.15
E) ALL WOOD BLOCKING AND FURRING SHALL BE FIRE RETARDANT
F) SEAL ALL FIRE-RATED WALL PENETRATIONS
G) CONTRACTOR TO SUBMIT DOOR AND FIXTURE SHOP DRAWINGS TO ARCHITECT AND OWNER FOR REVIEW AND APPROVAL PRIOR TO FABRICATION
H) REFER TO ELECTRICAL DWGS. FOR EXACT NUMBER, TYPE AND LOCATION OF OUTLETS, EXIT SIGNS AND EMERGENCY LIGHTING
I) CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO ANY CONSTRUCTION AND NOTIFY ARCHITECT OF ANY DISCREPANCIES. CONTRACTOR TO FAMILIARIZE HIMSELF WITH ALL NEUTRAL PIER CONDITIONS BEFORE BIDDING ANY WORK.
J) ALL WORK TO COMPLY WITH ALL LOCAL, STATE, NATIONAL CODES AND REGULATIONS HAVING JURISDICTION OVER THIS PROJECT
K) DOOR MANEUVERING NOTE: MINIMUM MANEUVERING CLEARANCES AT DOORS THAT ARE NOT AUTOMATIC OR POWER-ASSISTED SHALL BE AS SHOWN, SEE ACCESSIBILITY PLANS. THE FLOOR OR GROUND AREA WITHIN THE REQUIRED CLEARANCES SHALL BE LEVEL AND CLEAR. DOOR MANEUVERING TO COMPLY WITH FLORIDA BUILDING CODE - ACCESSIBILITY SECTION 404.
L) ALL INTERIOR WALL AND CEILING FINISHES TO BE CLASSIFIED IN ACCORDANCE WITH ASTM E84 OR UL 723. SUCH INTERIOR FINISH MATERIALS SHALL BE CLASS "B" MIN. FOR INTERIOR EXIT STAIRWAYS, RAMPS AND CORRIDORS IN ACCORDANCE WITH THEIR FLAME SPREAD AND SMOKE-DEVELOPED INDEXES. FOR ROOMS AND ENCLOSED SPACES, ALL INTERIOR WALL AND CEILING FINISHES SHALL BE CLASS "C" MIN.
M) CONFIRM ALL DIMENSIONS WITH LOD & FIELD VERIFY.
N) ALL FURNITURES REFER TO MANUF. FOR DETAILS

3 FLOOR PLAN KEY NOTES
SCALE = N.T.S.

KEYNOTES*

1. NEW IMPACT RATED STOREFRONT WINDOW
2. NEW IMPACT RATED STOREFRONT DOOR
3. NEW DOOR HANDLE PROVIDED BY BC, INSTALLED BY GC.
4. NEW FLOOR FINISH
5. EXISTING KNEE WALL WITH NEW STONE CLADDING
6. NEW KNEE WALL WITH STONE FACADE CLADDING
7. EXISTING ELECTRICAL FLOOR OUTLETS
8. NEW ELECTRICAL FLOOR OUTLETS
9. NEW BUILD-OUT WALL
10. EXISTING WINDOW DISPLAY FIXTURES
11. NEW WINDOW DISPLAY FIXTURES
12. EXISTING FLOOR FINISH. GC TO REPAIR DAMAGE IF OCUR DURING CONSTRUCTION
13. NEW CUSTOM METAL TRIM TO MATCH BC ANTIQUE SILVER FINISH (AL-3)
14. NEW STONE FACADE CLADDING

4 LEGEND
SCALE = N.T.S.

EXISTING SHELL WALL
EXISTING INTERIOR PARTITION
NEW INTERIOR PARTITION
EXIST. EXISTING DOOR
D# NEW DOOR
EX # EXIST. WINDOW
W # NEW WINDOW

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FIRM LICENSE #AA26003820

PROJECT LOCATION:
216 & 218 WORTH AVE.,
PALM BEACH, FL 33480

PROJECT CLIENT / OWNER:
BRUNELLO CUCINELLI

DESIGNER:
BRUNELLO CUCINELLI
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WWW.BRUNELLOCUCINELLI.COM

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DAKOTA HENDON, AIA LICENSE #AR98269

GENERAL CONTRACTOR:
TBD

MEP ENGINEER:
N/A

STRUCTURAL ENGINEER:
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PROFESSIONAL SEAL:

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DAKOTA HENDON
AR98269
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PROJECT NAME:
BRUNELLO CUCINELLI
PALM BEACH - FACADE

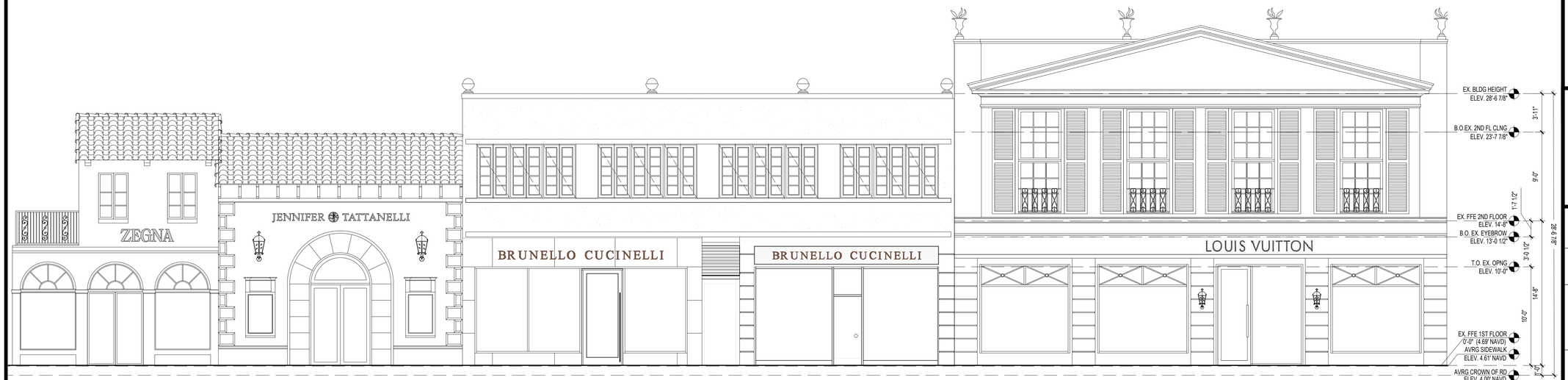
DATE: 11/02/2025
DRAWN BY: D.S.H.

SHEET ISSUE / REVISION LOG

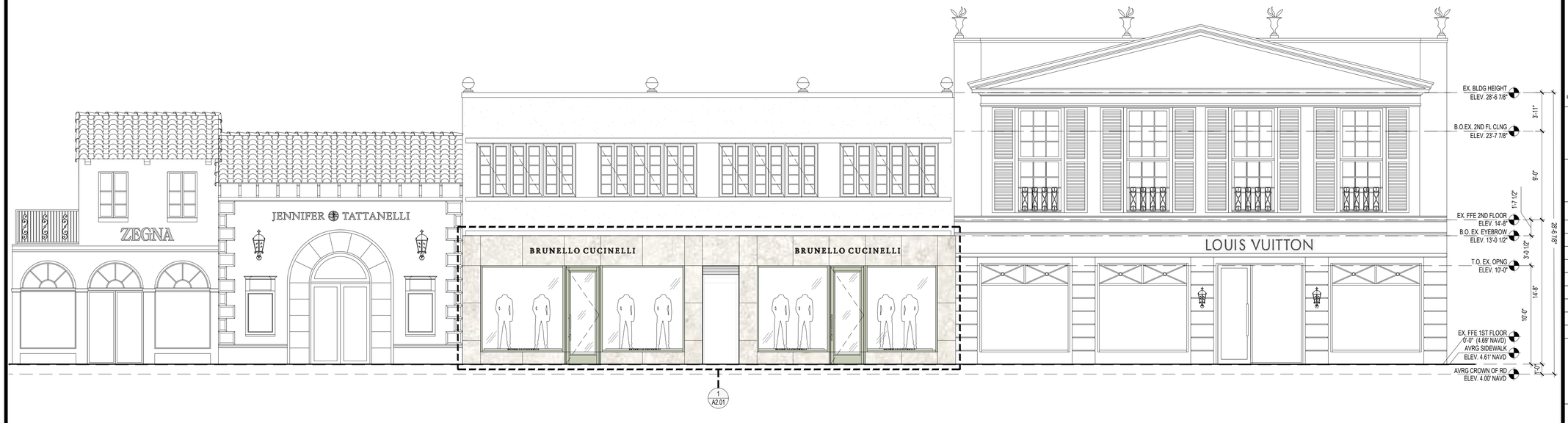
NO	DATE	DESCRIPTION

SHEET TITLE:
PROPOSED
FACADE PLAN

SHEET NO:
A1.11



1 OVERALL EXISTING BLDG EXTERIOR ELEVATION
SCALE : 3/16" = 1'-0"



2 OVERALL BLDG EXTERIOR ELEVATION WITH PROPOSED STOREFRONT
SCALE : 3/16" = 1'-0"

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STRUCTURAL ENGINEER:
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BRUNELLO CUCINELLI
PALM BEACH - FACADE

DATE: 11/02/2025
DRAWN BY: D.S.H.

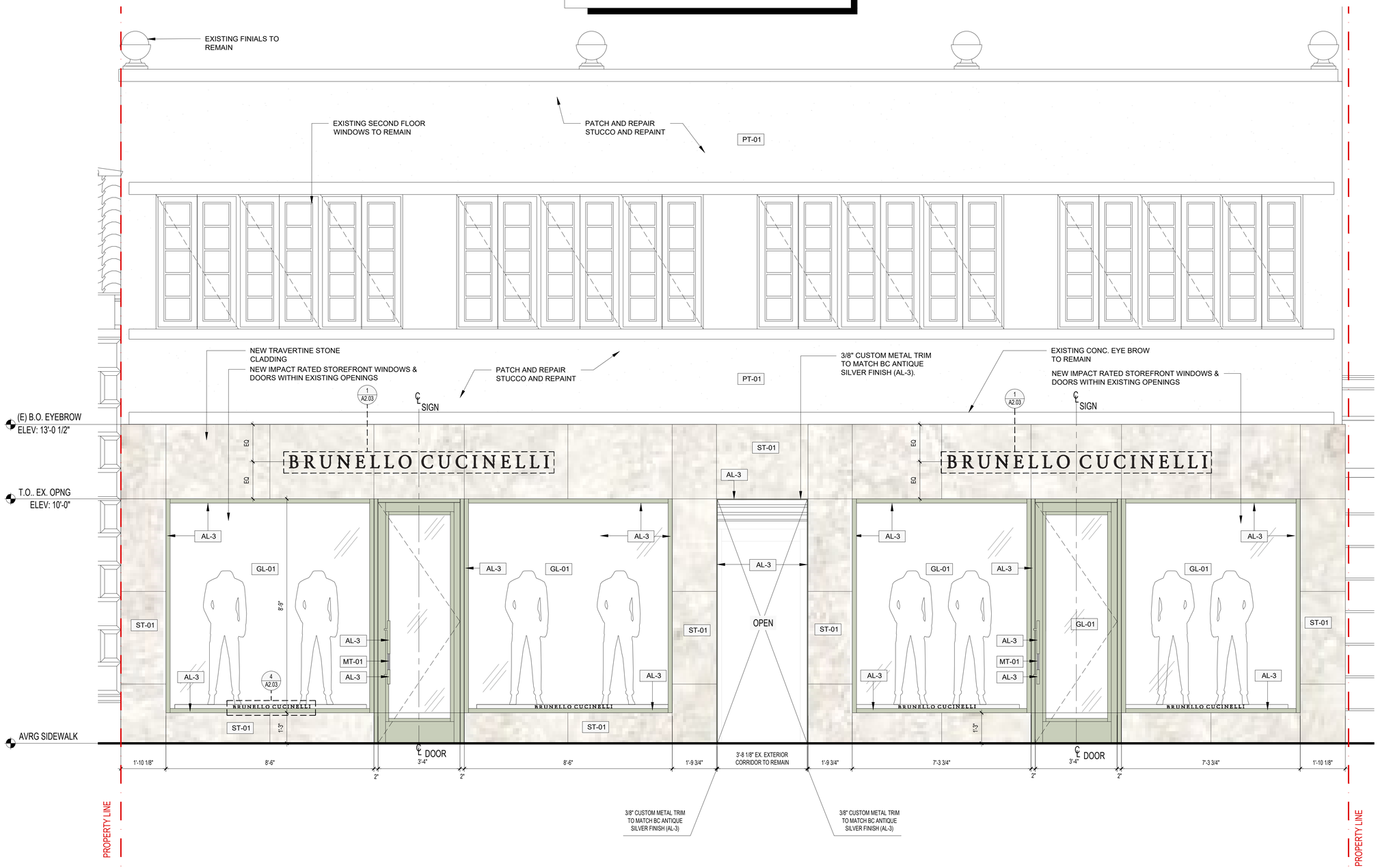
SHEET ISSUE / REVISION LOG

NO	DATE	DESCRIPTION

SHEET TITLE:
BLDG ELEVS
W/ PROPOSED
STOREFRONT

SHEET NO:
A2.00

NOTE:
ALL SIGNAGE TO BE UNDER SEPARATE PERMIT



1 ENLARGED STOREFRONT ELEVATION
SCALE : 1/2" = 1'-0"

AL-3	PAINTED ALUMINUM, ANTIQUE SILVER FINISH
GL-01	LOW IRON CLEAR GLASS.
MT-1	MILLED GRIP IN BURNISHED BRASS
PT-01	PAINTED STUCCO FINISH - WHITE
ST-01	STONE FINISH: TRAVERTINO SPESSORE 20MM PESO

2 MATERIAL KEYNOTES
SCALE = N.T.S.

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BRUNELLO CUCINELLI
PALM BEACH - FACADE

DATE: 11/02/2025
DRAWN BY: D.S.H.

SHEET ISSUE / REVISION LOG

NO	DATE	DESCRIPTION

SHEET TITLE:
ENLARGED STOREFRONT ELEVATION

SHEET NO:
A2.01



1 RENDERING
SCALE = N.T.S.

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DATE: 11/02/2025
DRAWN BY: D.S.H.

SHEET ISSUE / REVISION LOG

NO	DATE	DESCRIPTION

SHEET TITLE:
RENDERINGS

SHEET NO:
A2.02

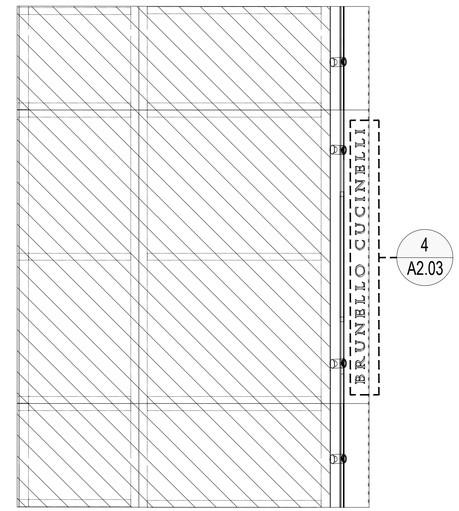
NOTE:
ALL SIGNAGE TO BE UNDER SEPARATE PERMIT



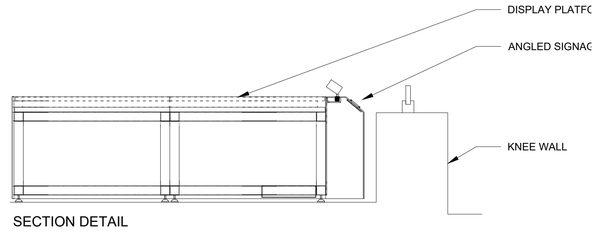
SIGNAGE FINISH SCHEDULE	
REF#	PRODUCT
A	METAL SIGNAGE TO BE ATTACHED TO BACKER TO INSTALL ON STOREFRONT. METAL FINISH IN BURNISHED BRONZE. RAL 7022.
NOTE: SIGNAGE PROVIDED BY CUCINELLI AND INSTALLED BY GC	

METAL FINISH
RAL 7022

1 SIGNAGE DETAIL
SCALE = 1" = 1'-0"

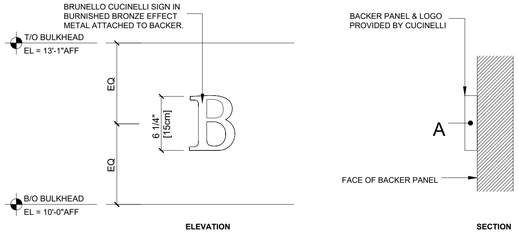


PLAN DETAIL



SECTION DETAIL

2 WINDOW PLATFORM DETAIL
SCALE = 1" = 1'-0"



ELEVATION

SECTION

SIGNAGE CALCULATIONS:

WALL SIGNS:

EACH WALL SIGN AREA = 5.53 SF (QTY. 2)
TOTAL WALL SIGN AREA = 11.06 SF

PLATFORM SIGNS

EACH PLATFORM SIGN AREA = .59 SF (QTY. 2)
TOTAL PLATFORM SIGN AREA = 1.18 SF

NOTE:
SIGNAGE PROVIDED BY CUCINELLI AND INSTALLED BY GC.
GC TO ADHERE LETTERS BY THE BACK PER CUCINELLI LAYOUT PROVIDED WITH SIGN. BACKER PANEL PROVIDED BY GC.

2 SIGNAGE DETAIL
SCALE = 1 1/2" = 1'-0"

SIGNAGE FINISH SCHEDULE	
REF#	PRODUCT
B	ALUMINUM PROFILE ATTACHED AT 45 DEGREE ANGLE TO DISPLAY PLATFORM BURNISHED IRON POWDER COAT FINISH
NOTE: SIGNAGE PROVIDED BY CUCINELLI AND INSTALLED BY GC	



2 WINDOW PLATFORM SIGN DETAILS
SCALE = 1 1/2" = 1'-0"

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DAKOTA HENDON, AIA LICENSE #AR98269

GENERAL CONTRACTOR:
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MEP ENGINEER:
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STRUCTURAL ENGINEER:
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PALM BEACH - FACADE

DATE: 11/02/2025
DRAWN BY: D.S.H.

SHEET ISSUE / REVISION LOG

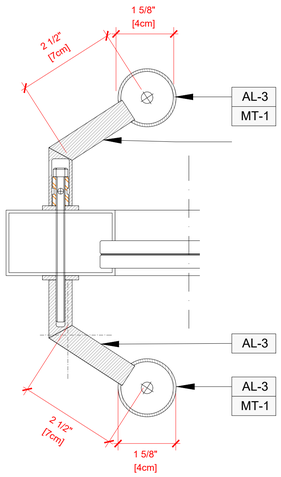
NO	DATE	DESCRIPTION

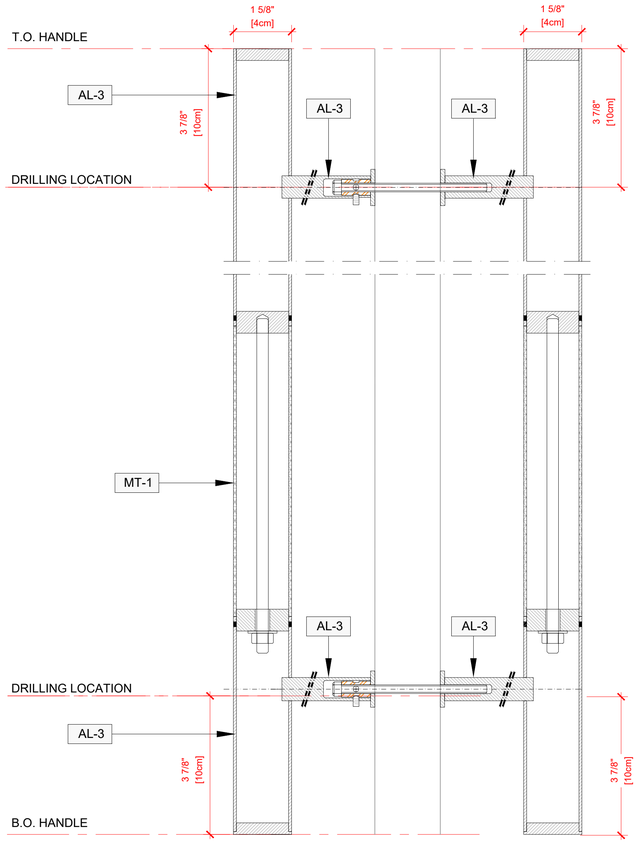
SHEET TITLE:
SIGNAGE DETAIL

SHEET NO:
A2.03

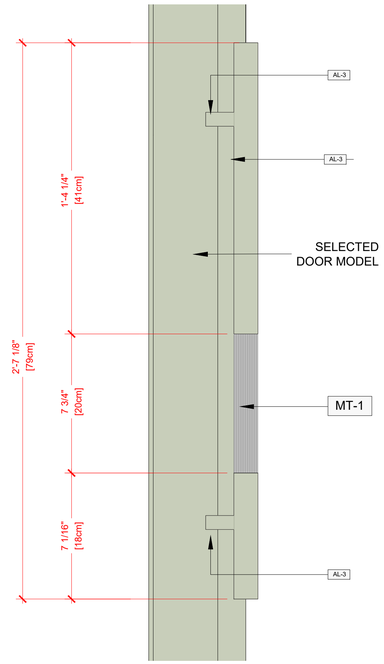
NOTE

- STOREFRONT DOOR HANDLE IS PROVIDED BY BC AND INSTALLED BY GC. SEE SHOP DRAWINGS FROM MANUF. FOR DETAILS
- STOREFRONT VENDOR MUST PRE-DRILL THE HOLES TO RECEIVE THE HANDLE





1 DOOR HANDLE DETAIL
SCALE : 6" = 1'-0"



AL-3 PAINTED METAL ANTIQUE SILVER
CG TO PROVIDE 24 X 24 SAMPLE FOR APPROVAL

MT-1 BURNISHED KNURLED
IN BURNISHED BRASS FINISH
MATCH BRAKE METAL

2 DOOR HANDLE ELEVATION
SCALE :3" = 1'-0"

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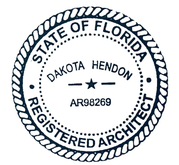

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BRUNELLO CUCINELLI
PALM BEACH - FACADE

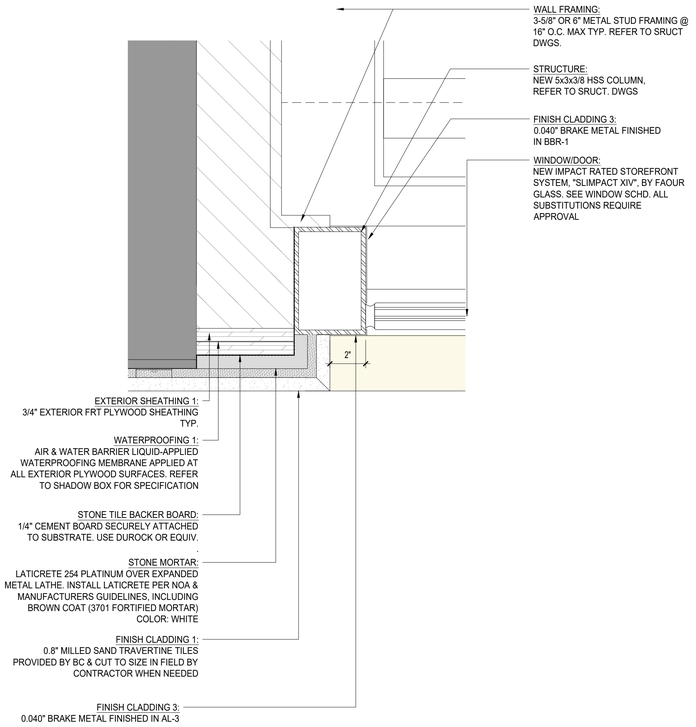
DATE: 11/02/2025
DRAWN BY: D.S.H.

SHEET ISSUE / REVISION LOG

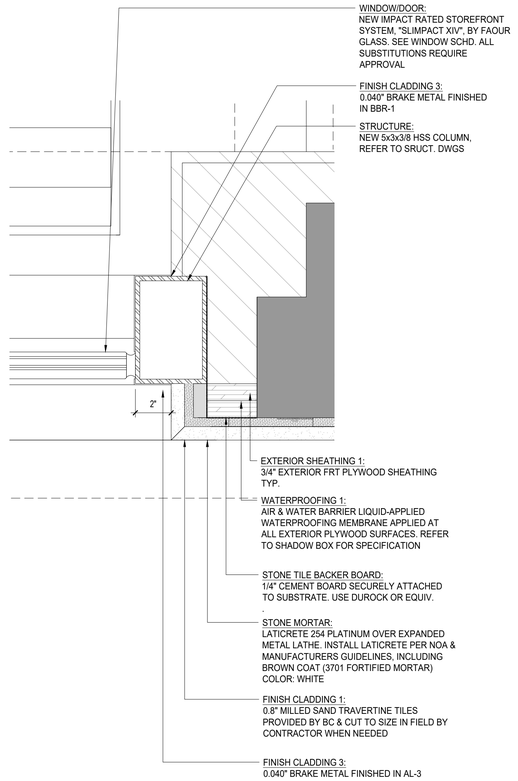
NO	DATE	DESCRIPTION

SHEET TITLE:
DOOR HANDLE DETAIL

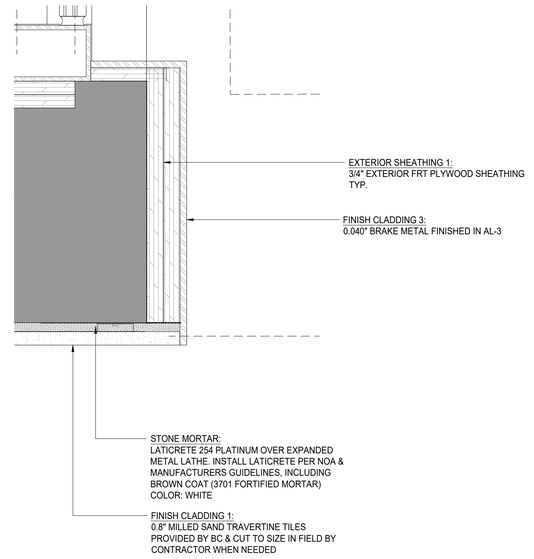
SHEET NO:
A2.04



1 DETAIL 1
SCALE : 3" = 1'-0"



2 DETAIL 2
SCALE : 3" = 1'-0"



3 DETAIL 3
SCALE : 3" = 1'-0"

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DAKOTA HENDON
AR98269
REGISTERED ARCHITECT

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PROJECT NAME:
BRUNELLO CUCINELLI
PALM BEACH - FACADE

DATE: 11/02/2025
DRAWN BY: D.S.H.

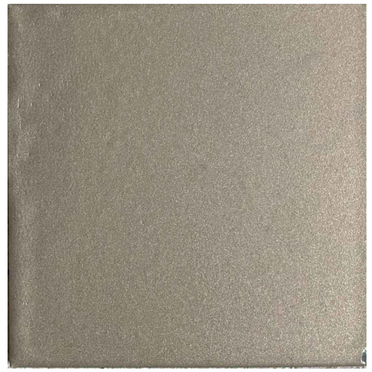
SHEET ISSUE / REVISION LOG

NO	DATE	DESCRIPTION

SHEET TITLE:
DETAILS

SHEET NO:
A5.01

MATERIAL IMAGES

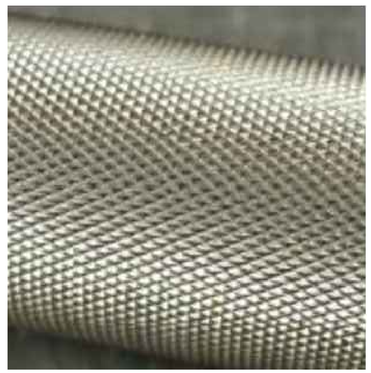


AL-3

PAINTED ALUMINUM, ANTIQUE SILVER FINISH

PT-01

PAINT: COLOUR TO MATCH EXISTING



MT-1

MILLED GRIP IN BURNISHED BRASS



ST-01

STONE FINISH: TRAVERTINO SPESSORE 20MM PESO



GL-01

LOW IRON CLEAR GLASS.



SIGN

METAL SIGNAGE LETTER METAL FINISH IN BURNISHED BRONZE.RAL 7022

1 MATERIAL IMAGES
SCALE = N.T.S.

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AND STUDIO
ARCHITECTURE + DESIGN

2420 SW 27TH AVE., SUITE 3
MIAMI, FL 33145
WWW.ANDSTUDIO.DESIGN
FIRM LICENSE #AA26003820

PROJECT LOCATION:
216 & 218 WORTH AVE.,
PALM BEACH, FL 33480

PROJECT CLIENT / OWNER:
BRUNELLO CUCINELLI

DESIGNER:
BRUNELLO CUCINELLI
689 FIFTH AVENUE, 6TH FLOOR
NEW YORK, NY 10022
WWW.BRUNELLOCUCINELLI.COM

ARCHITECT OF RECORD:
DAVID SCHWADE, AIA LICENSE # AR97772
DAKOTA HENDON, AIA LICENSE #AR98269

GENERAL CONTRACTOR:
TBD

MEP ENGINEER:
N/A

STRUCTURAL ENGINEER:
TBD

PROFESSIONAL SEAL:

STATE OF FLORIDA
DAKOTA HENDON
AR98269
REGISTERED ARCHITECT

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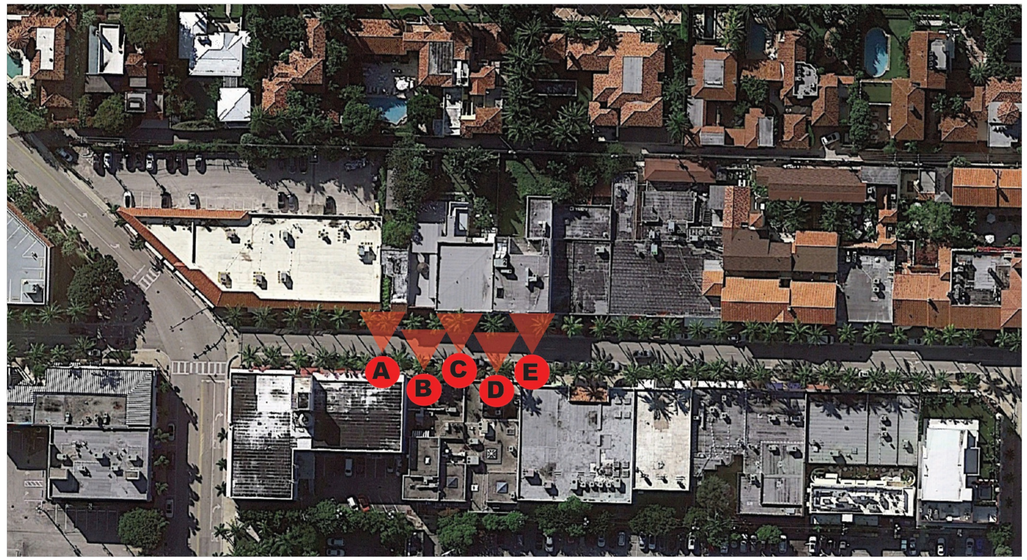

A



C



E



B



D



1 EXISITNG CONDITION PHOTOS
SCALE = N.T.S.

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SHEET ISSUE / REVISION LOG

NO	DATE	DESCRIPTION

SHEET TITLE:
SITE PHOTOS

SHEET NO:
PHO-01







1 EXISITNG CONDITION PHOTOS
SCALE = N.T.S.

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BRUNELLO CUCINELLI
PALM BEACH - FACADE

DATE: 11/02/2025
DRAWN BY: D.S.H.

SHEET ISSUE / REVISION LOG

NO	DATE	DESCRIPTION

SHEET TITLE:
SITE PHOTOS

SHEET NO:
PHO-02

TOWN OF PALM BEACH

Information for Architectural Commission Meeting on: December 19, 2025

To: Architectural Commission

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

From: Planning, Zoning & Building

Re: ARC-25-0084 (ZON-25-0081) 150 WORTH AVE (COMBO). The applicant, Wilson 150 Worth LLC (Tim Hanlon Representative), has filed an application requesting Architectural Commission review and approval for exterior façade alterations, including new windows and doors, architectural enhancements such as pilasters, a frieze band, arches, tile and awnings. This is a combination project that shall also be reviewed by the Town Council as it pertains to zoning relief/approval.

Date: 12/12/2025

ATTACHMENTS
- PZB Staff Report
- Letter of Intent
- Plans

STRATEGIC PLAN
Strategic Priorities:
Community Culture and Character

Strategic Focus Areas:
Quality of Life

FUNDING
No Fiscal Impact

ARC-25-0084 (ZON-25-0081) 150 WORTH AVE (COMBO). The applicant, Wilson 150 Worth LLC (Tim Hanlon Representative), has filed an application requesting Architectural Commission review and approval for exterior façade alterations, including new windows and doors, architectural enhancements such as pilasters, a frieze band, arches, tile and awnings. This is a combination project that shall also be reviewed by the Town Council as it pertains to zoning relief/approval.

ZON-25-0081 (ARC-25-0084) 150 WORTH AVE (COMBO)-VARIANCE. The applicant, Wilson 150 Worth LLC (Tim Hanlon Representative), has filed an application requesting Town Council review and approval for a variance for a greater overall height than permitted in the C-WA zoning district for the architectural modifications of the former Saks building. The Architectural Commission shall perform design review of the application.

Applicant: 150 Worth LLC
Professional: Fairfax & Sammons Architects Inc PC
Representative: Tim Hanlon

HISTORY:
The Site Plan (the Esplanade building) was approved on May 09, 1978, pursuant to #2-7B. In 1991 the Town of Palm Beach commissioned the planning firm Adley Brisson Engman to develop design guidelines to protect and enhance the Avenue's unique character, i.e. the Worth Avenue Design Guidelines. Modifications to the Worth Avenue Design Guidelines occurred in 1998, to allow, through special allowances, arcades to be built over sidewalks in the C-WA district. An application for exterior changes to the courtyard was most recently approved on Feb. 26, 2025, pursuant to ARC-24-0096.

THE PROJECT:
The applicant has submitted revised plans, entitled "The Esplanade 150 Worth Avenue Palm Beach" as prepared by **Fairfax & Sammons Architects Inc PC**, uploaded November 19, 2025.

The following scope of work is proposed:

- Exterior alteration of façades of former Saks Fifth Avenue store, including new openings, design elements, and a new rooftop parapet.



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

- Variance 1: Section 134-1163, requesting to exceed the maximum overall height of 30' by 17'-6.5"

Site Data			
Zoning District	C-WA	**Future Land Use**	COMMERCIAL
Year built	1979 1998 Arcade addition	**Architect**	Lawrence Group Architects

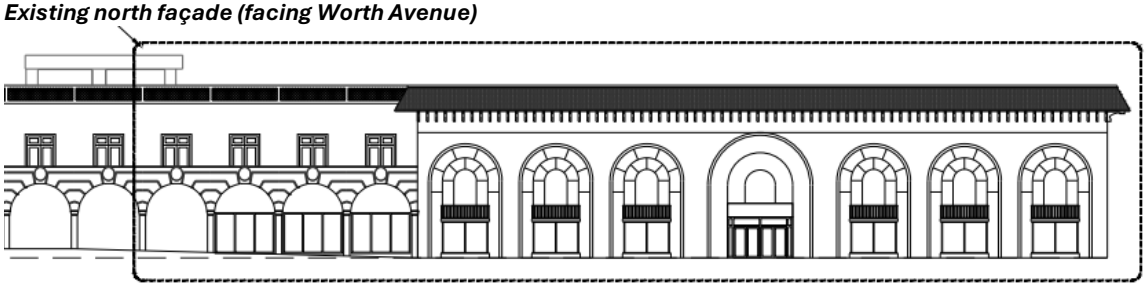
STAFF ANALYSIS

The applicant is proposing to completely renovate the exterior elevations of the former Saks Fifth Avenue anchor component to The Esplanade. The renovation project will transform the featureless big box into a building with Mediterranean-style architecture, complete with new storefronts, additional windows, and details that reflect its prominent corner location on Worth Avenue. The existing living green wall at the western terminus of the building is proposed to remain, while additional storefront openings are introduced along Worth Avenue and South County Road—providing a welcoming component from a former two-story blank wall. No interior layouts or configurations are part of this review, but the overall project goal is to eventually break up the 49,917 SF anchor space into considerably smaller retail bays on the ground floor. No additional square footage is proposed for this project.

VARIANCE

As part of the renovation project, the existing faux mansard roof will be removed. A new parapet wall is proposed slightly higher than an existing one, consistent in style with the new architecture, that is high enough to adequately screen the existing parking located on the roof. Due to the nonconforming nature of the building, a variance to exceed the maximum overall height is required.

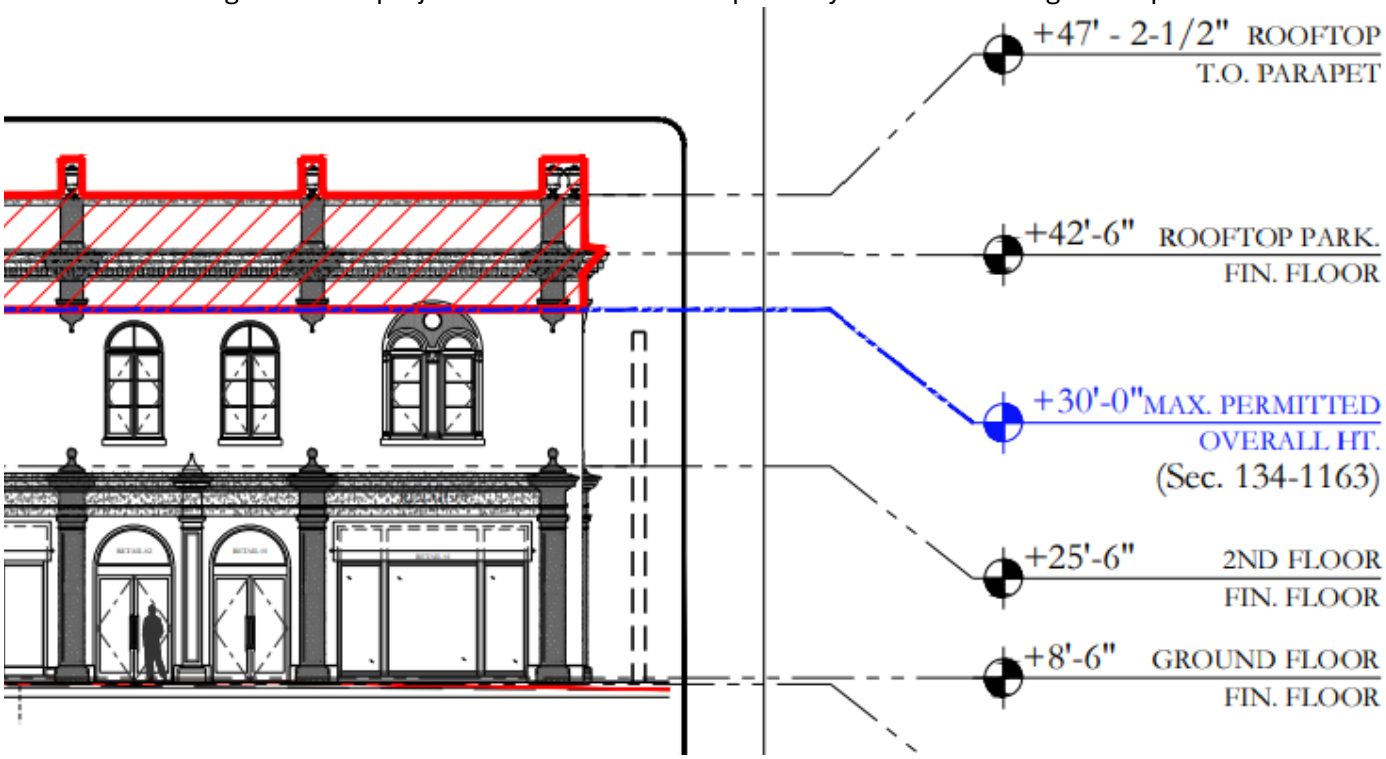
Existing north façade (facing Worth Avenue)



Proposed north façade (facing Worth Avenue)



The proposed Mediterranean-style parapet wall exceeds the maximum height allowed by the zoning ordinance; however, the additional height is essential to achieve the functional and aesthetic goals of the project and to maintain compatibility with surrounding development.



Since the existing building is nonconforming in height, the proposed new parapet wall requires a variance from the maximum allowable height. The existing rooftop parking deck is at 42'-6" and the proposed parapet wall is for 47'-6.5", a variance of 17'-6.5" for two-story buildings in the C-WA district which are limited to 30'-0". Currently, the parapet is at 46'-6" so the proposal would increase the overall height by 1'-0.5". The parapet walls have appropriate architectural treatment and are designed at a height necessary to conceal the parked cars.

Town Council approved the variance with the condition that the applicant shall install a solid gate along the service alley and within the arched opening, subject to the review and approval by ARCOM.

ARCHITECTURE

This is an exciting opportunity to transform a poorly executed design into a human-scale experience that is in keeping with the charm of Worth Avenue and Palm Beach. The large, inset arche niches will be removed, and the ground floor will receive new storefronts in both square and arched finishes. There will be a significant amount of increased glazing on the first and second floors. A horizontal cast stone banding in a terracotta color will be applied, separating the bays and the first and second floors. Individual blue fabric awnings will be installed to capture the storefront spans. On the second floor, arched openings will be punched into the existing solid mass and will feature multi-lite casement windows accented by columns and tile details. The green living wall will remain at the west elevation where the building rounds the corner. The parapet will also receive architectural treatments in the form of terracotta colored cast stone and urns. However, the most notable change will most likely

be as one travels northbound on South County Road and sees the introduction of this classical detailing from the living wall south until the wall plane terminates in the alley. Additional landscaping and benches are shown on the submittal to enhance the pedestrian experience.

CONCLUSION:

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 variances by the Town Council, and that the variances **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.

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

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

WRB: JGM: FHM

LETTER OF INTENT

ARC-25-0084 (ZON-25-0081): We are pleased to submit the accompanying drawings for our project at 150 Worth Avenue, Palm Beach, FL. The proposed work includes the following:

- Exterior modifications and proposed new retail storefronts.

Please note the following as it relates to this application:

Section 18-205

1. The plan for the proposed renovations is in conformity with good taste and design and contributes to the image of the Town. The proposed design is considerate of the history of the existing architectural themes on Worth Avenue and maintains the charm and beauty of the street and surrounding properties.
2. The proposed work has been designed to maintain the current setbacks, building envelope, and screening.
3. The proposed architectural upgrades and associated materials are more consistent with the Worth Avenue Architectural Guidelines and are of the highest quality to enhance and improve the design at this property.
4. The proposed renovations are in harmony with the history and design of Worth Avenue and surrounding properties. The renovations will be an upgrade to the overall design, and the existing visual history of the property and Worth Avenue.
5. The Esplanade is not excessively similar to any surrounding structure.
6. The Esplanade is not excessively dissimilar to any surrounding structure.
7. The Esplanade is appropriate in relation to the character of Worth Avenue, the Worth Avenue Architectural Guidelines and neighboring properties. The new design features enhance the view from the street.
8. The proposed development is in conformity with the standards of the Town Code, the Worth Avenue Architectural Guidelines insofar as the location and appearance of the buildings and structures are involved.
9. The project's location and design maintain the existing site characteristics.

THE ESPLANADE

FACADE RENOVATION

150 WORTH AVE

ARCHITECT

FAIRFAX & SAMMONS ARCHITECTS

214 BRAZILIAN AVENUE, SUITE 100

PALM BEACH, FL 33480

561-805-8591

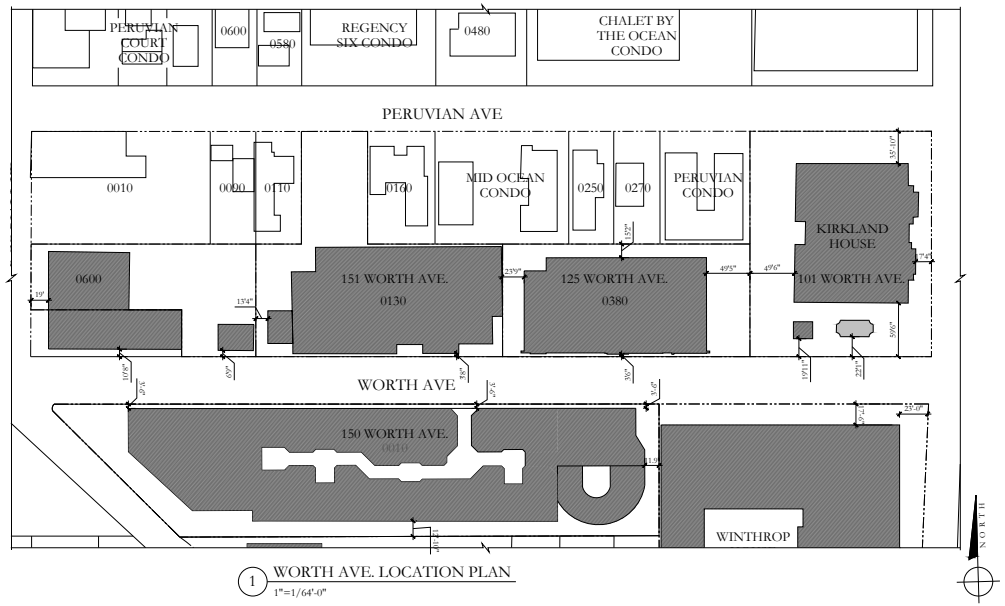
LANDSCAPE ARCHITECT

SMI LANDSCAPE ARCHITECTURE

140 ROYAL PALM WAY, SUITE 206

PALM BEACH, FL 33480

561-655-9006



1 WORTH AVE. LOCATION PLAN
1"=1/64'-0"



2 AERIAL MAP
1"=300'-0"



3 EXISTING WORTH AVE. STREETSCAPE ELEVATION, FACING SOUTH
1/32"=1'-0"

RICHARD F. SAMMONS
STATE OF FLORIDA
ARCHITECT
REGISTRATION NO. AR0016906

D.R.C. FINAL DROP-OFF SUB. SET	11/24/25
D.R.C. SECOND SUBMITTAL SET	11/03/25
D.R.C. FIRST SUBMITTAL SET	10/16/25
D.R.C. PRE-APP MEETING SET	10/13/25

ARC - 25-0084
ZON- 25 -0081

150 WORTH AVENUE
PALM BEACH, FL 33480

SHEET TITLE
EXISTING STREETSCAPE ELEVATIONS

DATE: NOVEMBER 14, 2025
SCALE: AS NOTED
BY: CG / AV/ SPB
SHEET NO.: G-004

FAIRFAX & SAMMONS
NEW YORK · PALM BEACH
[redacted]

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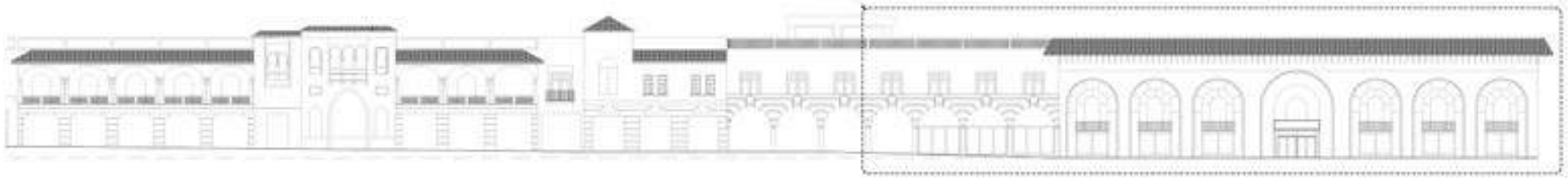
EXISTING

AREA OF WORK AT LOTS 1-7
OF 150 WORTH AVE

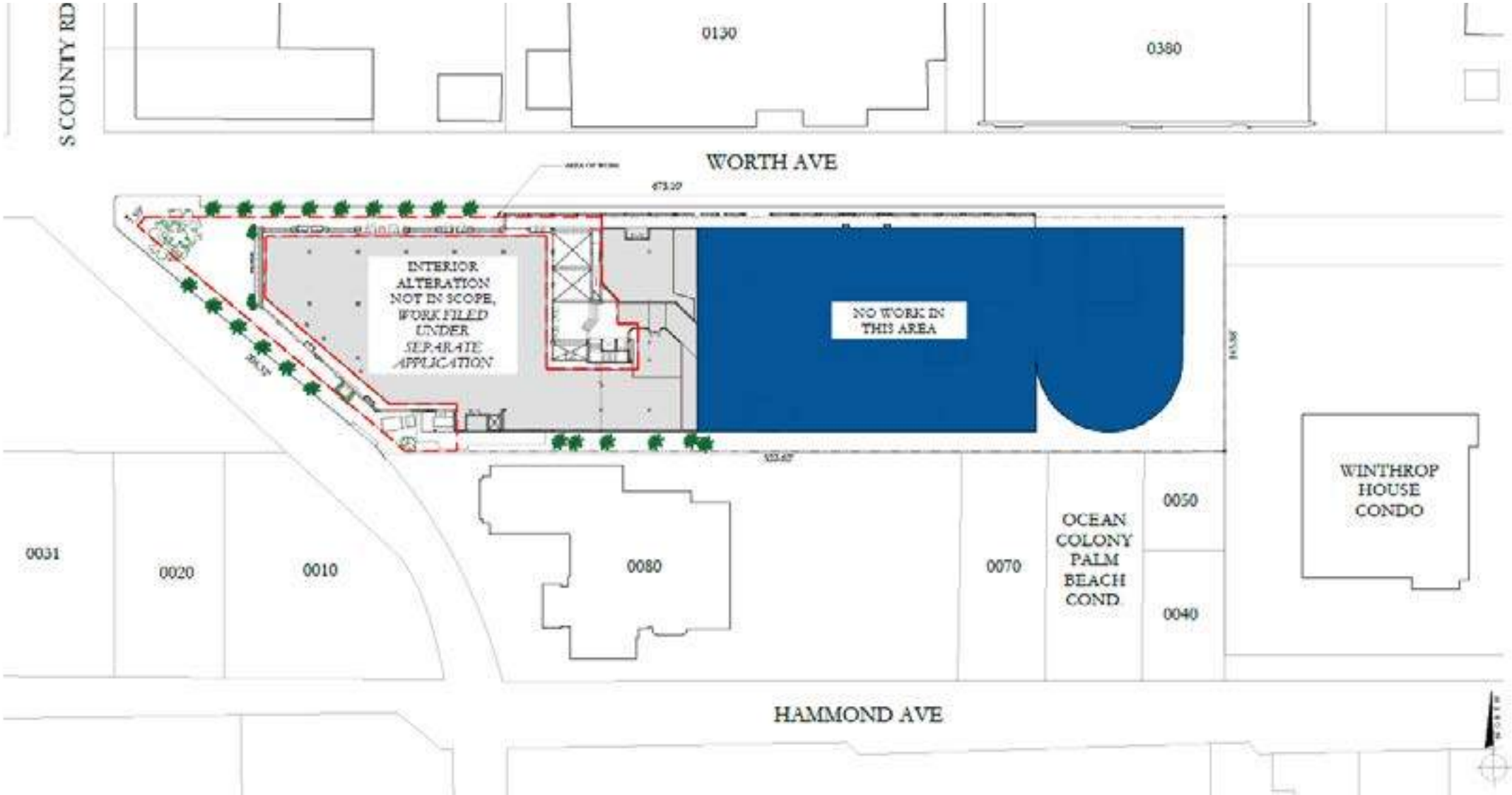


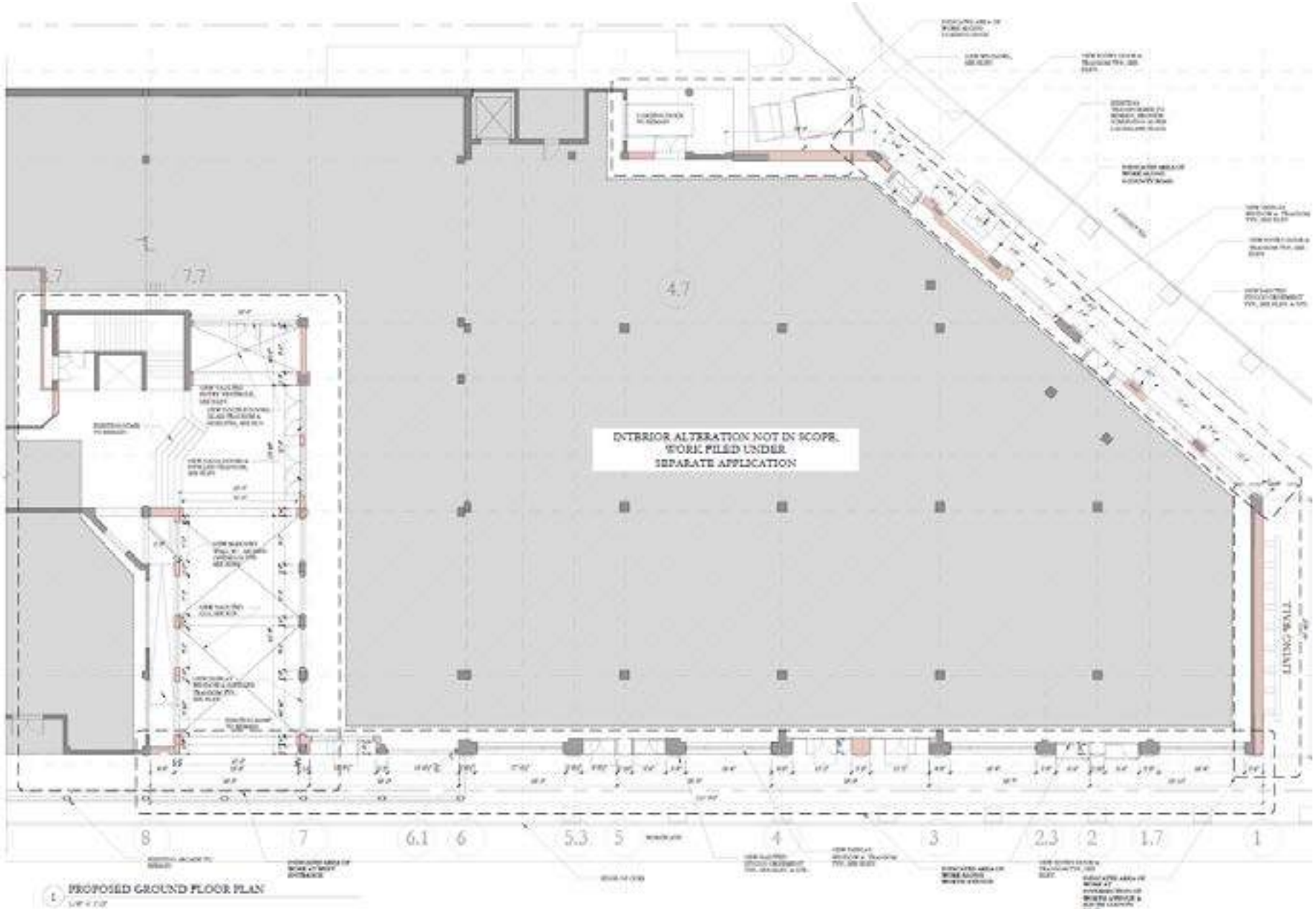
EXISTING ELEVATION



EXISTING SITE

PROPOSED SITE PLAN





PROPOSED FIRST FLOOR PLAN

EXISTING CONDITIONS





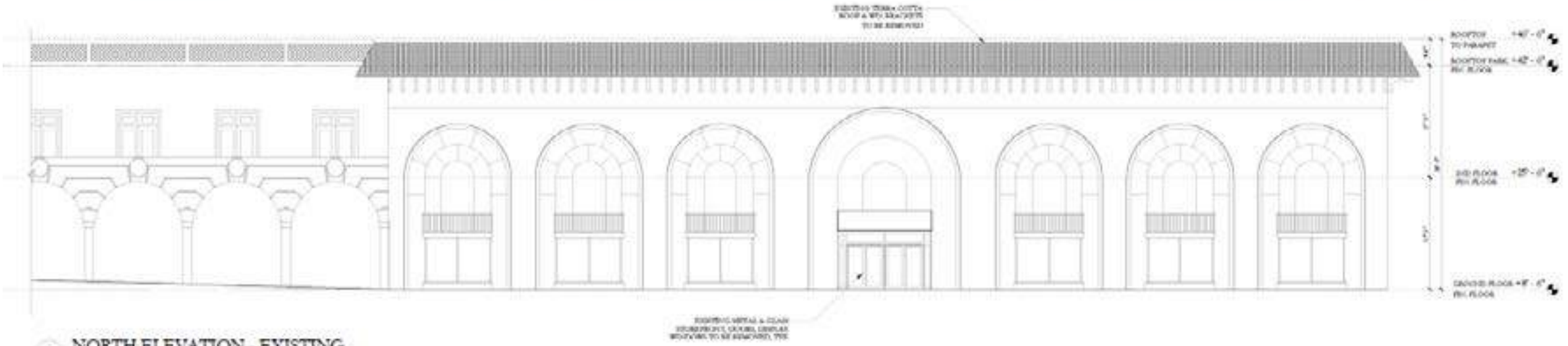


EXISTING CONDITIONS WORTH AVENUE







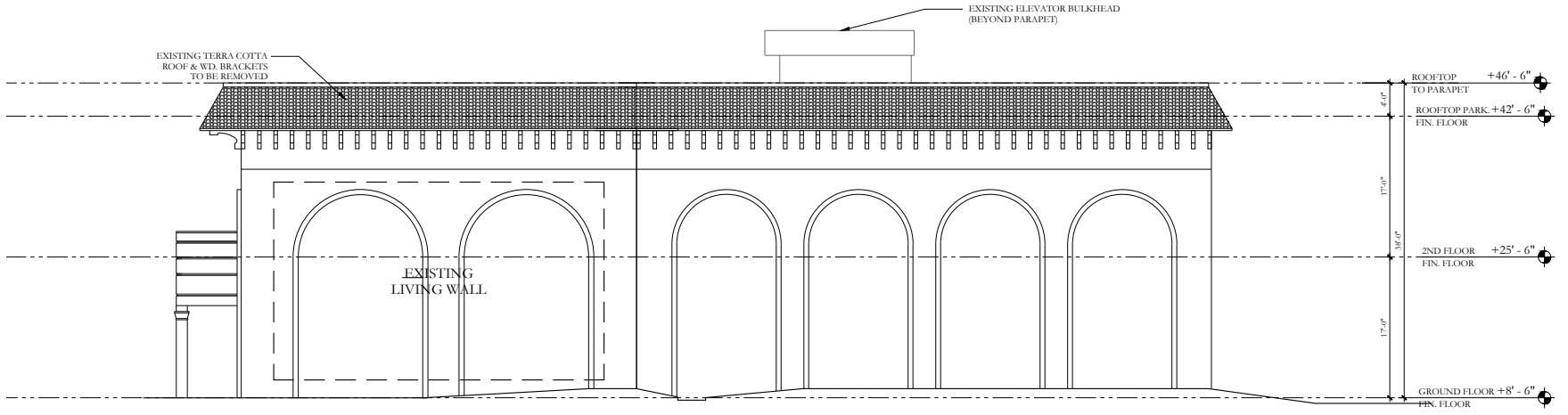


1 NORTH ELEVATION - EXISTING

1/8"=1'-0"

EXISTING CONDITIONS SOUTH COUNTY





1 W ELEVATION - EXISTING
1/8"=1'-0"

WORTH AVE DESIGN GUIDELINES

ARCHITECTURAL & URBAN-FORM PRINCIPLES

- ENCOURAGING MEDITERRANEAN REVIVAL / NEO-CLASSICAL ARCHITECTURAL STYLES (OR COMPATIBLE VARIANTS) FOR REMODELED BUILDINGS, ESPECIALLY IN CERTAIN DEVELOPMENT AREAS (E.G., EAST-END).

- ENCOURAGING REMODELING/REHABILITATION OF LESS-COMPATIBLE BUILDINGS: UNIFYING DISPLAY WINDOWS, AWNINGS, STOREFRONTS, MATERIALS, SIGNAGE.

- ENSURING STOREFRONT ENTRANCES, PEDESTRIAN ACCESS, DISPLAY WINDOW CONTINUITY.

- STREET TREES, PALMS (ESPECIALLY COCONUT PALMS), SHADED SIDEWALKS, ENHANCED LANDSCAPING: FOR EXAMPLE, THE LATER STREETSCAPE IMPROVEMENTS REFERENCED THIS HERITAGE.

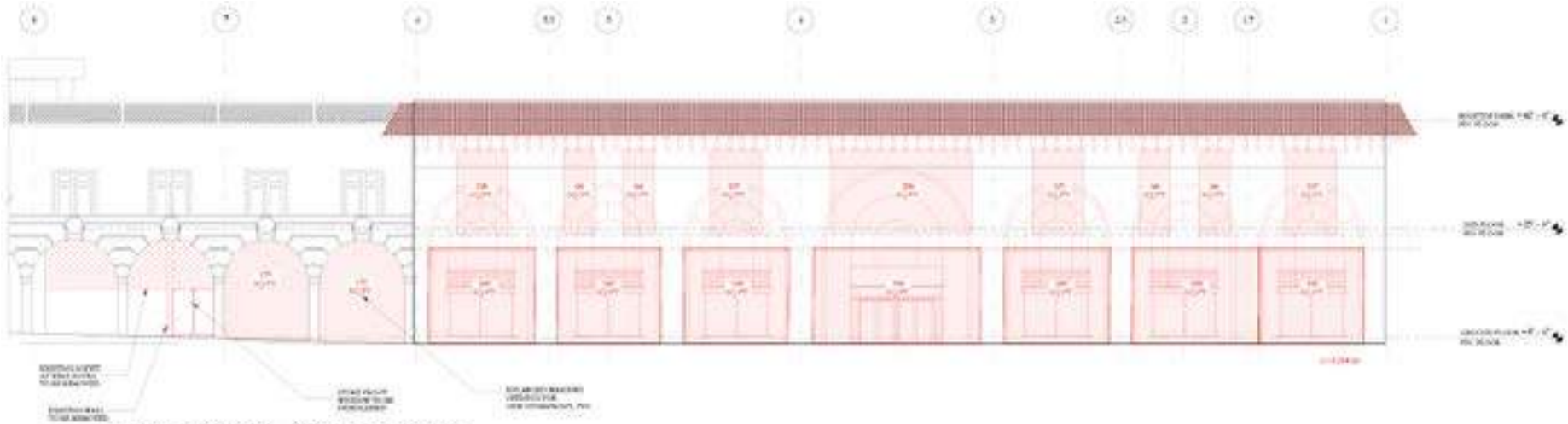


ARCOM COMPLIANCE
(SECTION 18-205)

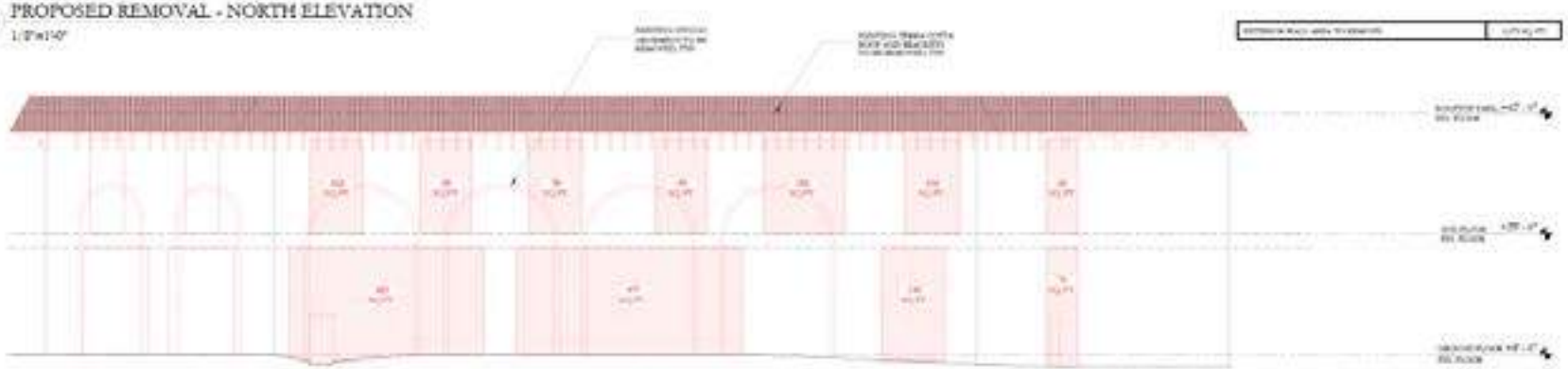
- CREATES HARMONY BOTH INTERNALLY & EXTERNALLY WITH OUR NEIGHBORING PROPERTIES;
- DOES NOT DISRUPT THE AESTHETIC QUALITY OF ITS SURROUNDINGS;
- ACHIEVES A BALANCE WITH THE NEIGHBORING PROPERTIES; AND
- IS CONTEXTUAL WITH THE OTHER BUILDINGS IN THE SURROUNDING AREA.



PROPOSED S. COUNTY ENTRANCE

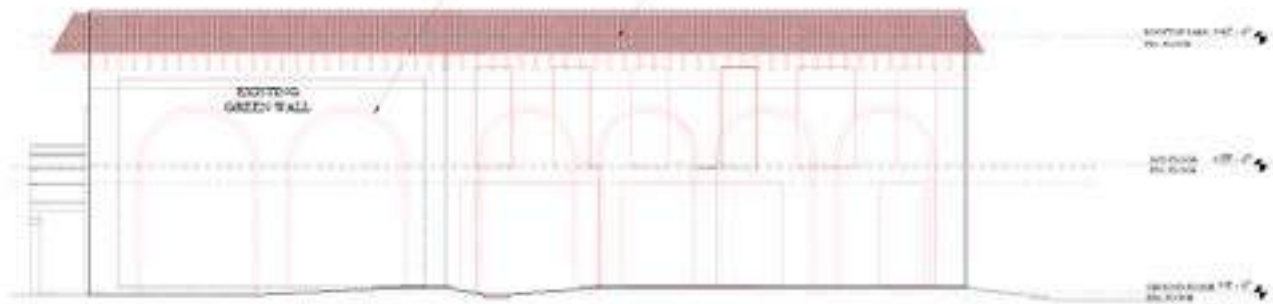


1 PROPOSED REMOVAL - NORTH ELEVATION



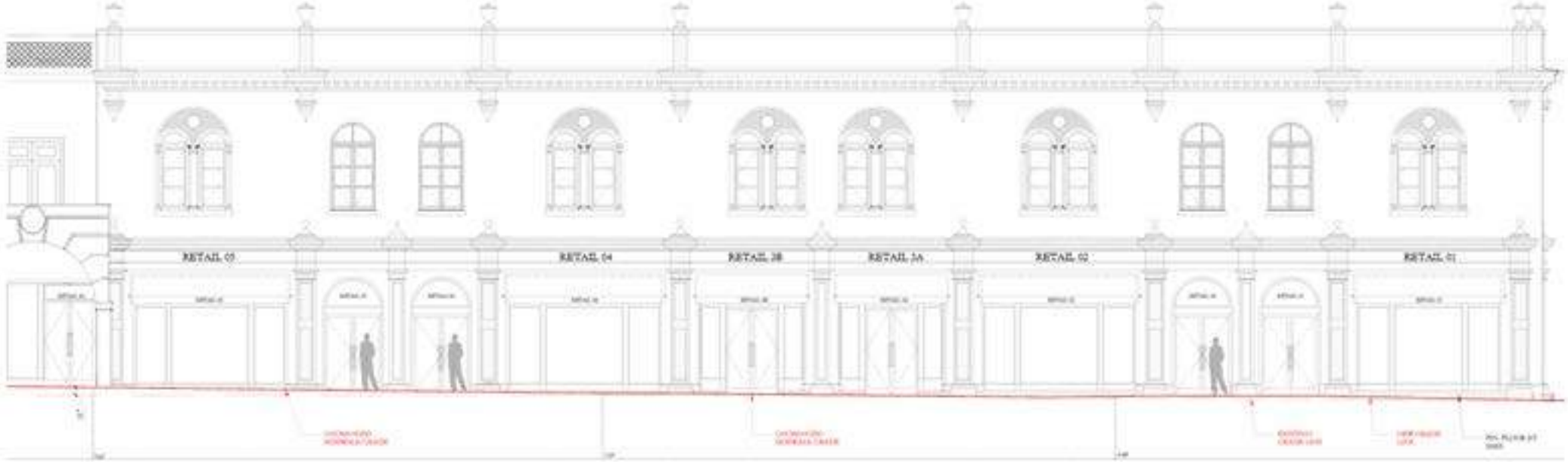
2 PROPOSED REMOVAL OF SW. ELEVATION



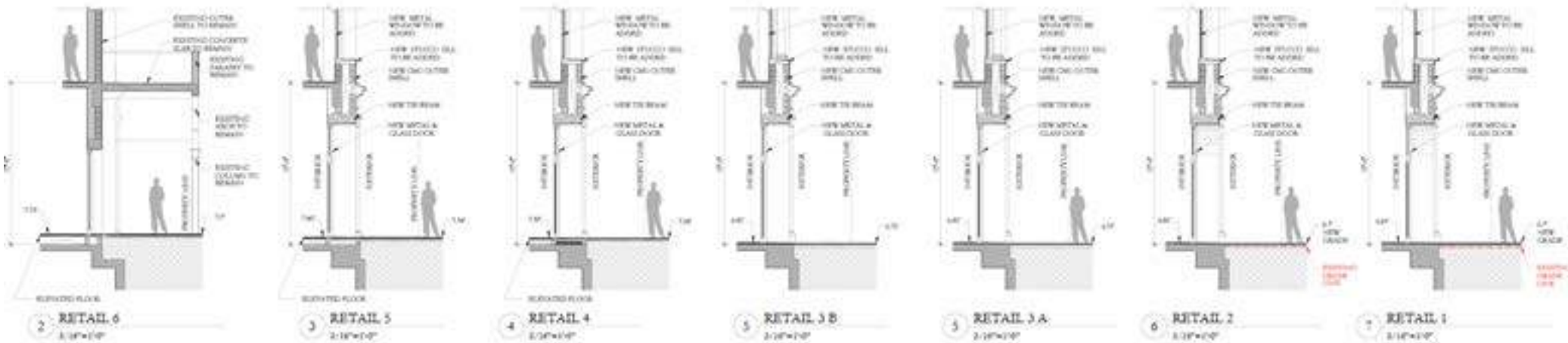


3 PROPOSED REMOVAL - WEST ELEVATION

PROPOSED DEMOLITION ELEVATIONS



1 PROPOSED WORTH AVE ELEVATION



2 RETAIL 6

3 RETAIL 5

4 RETAIL 4

5 RETAIL 3 B

5 RETAIL 3 A

6 RETAIL 2

7 RETAIL 1

PROPOSED STOREFRONT SECTIONS

PROPOSED WORTH AVE STREETSCAPE






150 Worth



ADDED LANDSCAPE FEATURES SHADE TREES AND VINES



EXISTING WEST ENTRANCE



WEST ENTRANCE



EXISTING WEST ENTRANCE





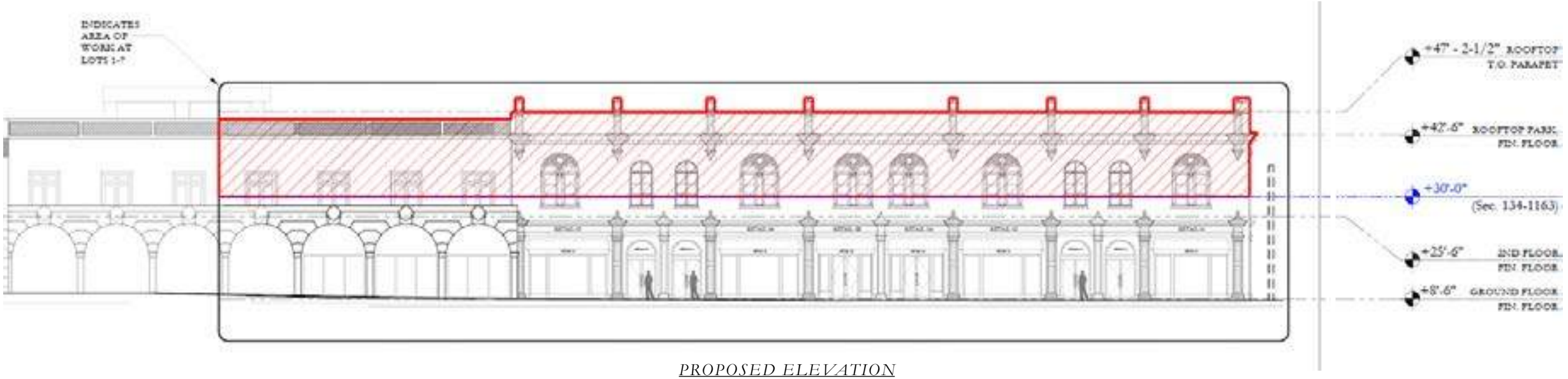
PROPOSED WEST ENTRANCE





VARIANCES

EXISTING NON-CONFORMING: OVERALL BUILDING HEIGHT



PROPOSED ELEVATION

LEGEND

Variance #1: Sec. 134-1163: Variance for Overall Building Height of 47.21' in lieu of the maximum 30.0' feet allowed.

IMPROVEMENTS & BEAUTIFICATION



1 PAINTED WHITE STUCCO WALLS
N.T.S.



2 COLORED RED CAST STONE ARCH. ELEMENTS
N.T.S.



3 GREEN FABRIC AWNINGS
N.T.S.



4 ALUMINUM DOORS AND WINDOWS
N.T.S.



5 CAST STONE MEDALLIONS
N.T.S.



6 MOSAIC SPANDREL TILES
N.T.S.

COMPONENT	MATERIAL/FINISH	COLOR
WINDOW FRAME	ALUMINUM	BRONZE
DOOR FRAME	ALUMINUM	BRONZE
WIND. & DOOR GLAZING	----	CLEAR
EXTERIOR WALLS	STUCCO	WHITE
CORNICES, COLUMNS PILASTERS, CAPS	CAST STONE	REDDISH **
AWNINGS	FIRE RETARDANT SUNBRELLA	DARK BLUE

** COLOR TO MATCH THE STONE AT THE FIRST NATIONAL BANK ON SOUTH COUNTY ROAD BY THE PHIPPS PLAZA
* COLOR TO MATCH THE STUCCO AT THE FIRST NATIONAL BANK ON SOUTH COUNTY ROAD BY THE PHIPPS PLAZA

7 FINISH AND COLORS TABLE
N.T.S.





LIVING WALL STUDY





FAIRFAX & SAMMONS
NEW YORK ~ PALM BEACH

LIVING WALL STUDY





SOUTH COUNTY LOADING DOCK & GREEN WALL







TOWN OF PALM BEACH

Information for Architectural Commission Meeting on: December 19, 2025

To: Architectural Commission

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

From: Planning, Zoning & Building

Re: ARC-25-0080 (ZON-25-0071) 760 N OCEAN BLVD. (COMBO) The applicant, Palm Beach Country Club Inc (WRP DESIGN & Maura Ziska Representative), has filed an application requesting Architectural Commission review and approval for a 640 SF addition to the golf cart storage building. Town Council shall review the application as it pertains to zoning relief/approval.

Date: 12/12/2025

ATTACHMENTS
- PZB Staff Report
- Letter of Intent
- Plans

STRATEGIC PLAN
Strategic Priorities:
Community Culture and Character

Strategic Focus Areas:
Quality of Life

FUNDING
No Funding

October 27, 2025

Town of Palm Beach
Building Planning and Zoning Department
360 S. County Road
Palm Beach, FL 33480

Project Address: 760 North Ocean Blvd, Palm Beach, FL
File No: ARC-25-0080/ZON-25-0071
Reference: LETTER OF INTENT

Ladies and Gentlemen:

We are pleased to submit this update on behalf of the Palm Beach Country Club (The Club) the enclosed drawings for our project located at 760 North Ocean Blvd, Palm Beach, FL. The proposed work to the existing cart storage building situated on eighty-four acres spanning from the Atlantic Ocean to the Intracoastal waterway, more commonly known as Lake Worth, is an approximately 640 SF addition to the existing Golf Cart Storage Building, a/k/a Cart Barn, that will require zoning relief.

Please note the following as it relates to this application:

A. Landmarks Preservation is not applicable. See Section 54-122 and/or Section 54-161.

B. Architectural Review Criteria. See Section 18-205 and/or Section 18-206.
   a. We consider the above-referenced project to be consistent with the existing architecture with symmetrical, balanced elevations and details that subscribe to the architectural principles within the Town of Palm Beach.
      1. We consider the plan for the proposed modifications to the existing building to conform to good taste and traditional design principles and contribute to the town's image as a place of beauty, spaciousness, balance, taste, fitness, charm, and high quality.
      2. The plan for the proposed Cart Barn expansion indicates the way the structures are protected against external and internal noise, vibrations, and other factors that may tend to make the environment less desirable.
      3. The exterior materials and detailing proposed are consistent with the quality and character of the surrounding structures.
      4. The proposed composition and massing of the work are consistent with other structures in the surrounding area.
      5. The proposed modifications are not excessively like any other structure existing for which a permit has been issued or to any different design included in the same

permit application within two hundred feet of the proposed site concerning one or more of the following features outlined in Section 18-205.

6. The proposed modifications are not excessively dissimilar to any other structure existing for which a permit has been issued or to any different design included in the same permit application within two hundred feet of the proposed site concerning one or more of the following features outlined in Section 18-205 (5).

7. The proposed modifications incorporate detailing like the existing structure and are consistent with the surrounding buildings.

8. The proposed modifications conform with the standards of the Town of Palm Beach Zoning Code.

9. The proposed modifications do not impact the surrounding unique site characteristics and are more consistent with adjacent properties, e.g., The Beach Club.

C. Special Exception by Section 134-229.

The Club is a notable exception to uses permitted in the R-A Zoning District. The existing clubhouse building was constructed in 1987 under the 1986 South Florida Building Code and replaced the existing wood-framed structure in the southeasterly corner of the parking lot. The proposed modifications to the Cart Barn will not adversely impact the public or neighborhood as the changes are minor and will improve the amenities of the Club. The proposed alterations to the Club will not affect the value of other properties in the neighborhood. The proposed modifications to the Club will be compatible with the area as the Palm Beach Country Club has existed since 1917, when Donald Ross designed this world-renowned golf course. The proposed changes to the Cart Barn will comply with all other yards, open spaces, and any special requirements in Article VI. The proposed modifications to the Cart Barn will comply with the comprehensive plan, if applicable. The proposed changes to the Cart Barn will not result in substantial economic, noise, glare, or odor impacts on adjoining properties and properties in the district, as the changes are minor and are proposed to improve all the above. Adequate ingress, egress, and parking are provided on the Club property along North Ocean Blvd and will remain unchanged. The proposed work will be compatible with the neighborhood and an improvement to what exists today concerning the protection of the structure with impact structural glass. The Club is town-serving, as evidenced by over 50% of the members being "townspersons." The proposed modifications to the Cart Barn will not place a more significant burden on Town services as the changes are minor and do not intensify the use of the club.

D. Site Plan Review Approval by Section 134-329.

The property owner is the Palm Beach Country Club, Inc., which will control the Cart Barn's renovation through its Board of Governors. The proposed modifications to the site plan will not intensify the use of what exists today and will not hurt the neighborhood. Ingress and egress to the property and the project work will be via North Ocean Blvd with no changes. Refuse collection will remain the same. The location and use of the off-street parking will not change. The site plan and the existing landscape at the Clubhouse and golf course perimeter provides for buffers and screening from neighboring properties, where practicable. The utility hookups will remain or be improved to meet the

current Town of Palm Beach requirements. The site plan proposes an expansion of an existing terrace at the SW corner of the clubhouse and does not increase nor negatively impact the neighborhood. The modifications to the site plan should not impose any other standards on the project. The proposed changes to the Cart Barn are in keeping with the architecture of the Club and will be an enhancement. The proposed modifications to the Cart Barn will not have a negative visual impact on the surrounding neighborhood.

E. Variance by Section 134-201.

The Variance being requested is relative to Section 134-843(5): Variance to have a street side yard setback along Country Club Road of 2.9-3 feet in lieu of the 35 foot minimum required for this parcel in the R-A Zoning District. The criteria for granting the variance is listed below:

1.The property is located in the R-A Zoning District and is an existing special exception use (private club) in residential neighborhood. This creates a hardship in designing any additions to a club while having to use residential requirements.
2.The applicant was not the cause of the special conditions of the property as the size and configuration of the Club has existed prior to today's zoning code.
3.The granting of the variance will not confer on the applicant a special privilege that is denied to the neighboring properties. The proposed skylight is screened by the parapet roof and will not be visible from any of the surrounding properties.
4.The hardship, which runs with the land, is that the property is non-conforming to today' and applying residential standards and rules to a private country club on a massive piece of property is a hardship.
5.The variance requested are the minimum necessary to make reasonable use of the land considering the modest addition to the Cart Barn.

Thank you for your time in advance. If you have any questions, do not hesitate to contact me.

Sincerely,

Maura Ziska

Maura Ziska

Golf Cart Storage Building Expansion

ZON-25-0071 / ARC-25-0080

Palm Beach Country Club, 760 N. Ocean Blvd., Palm Beach, FL 33480

Second Submittal - October 27, 2025



1 Location Map
Scale: 1:3000

PROJECT SUMMARY

Minor addition at rear of existing Cart Barn for additional cart storage. Existing building setback +/- 15'-0", proposed addition setback +/- 2'-9". Expected the addition

LIST OF DRAWINGS

A-1	Title Sheet	A-5	Roof Plans
A-2	Site Plan	A-6	Elevations
A-3	Context Photos	A-7	Elevations & Section
A-4	Floor Plans		Survey Plan

Zoning Information (RA-Zone, Special Exception

	Required	Existing	Proposed
Min. Lot Area	20,000 S.F.	(80.01 Acre) 3,659,475 S.F.	(80.01 Acre) 3,659,475 S.F. Golf Course No Change
Min. Lot Dim. Width Depth	 125' 150'	 1,645' 2,225'	 No Change No Change
Front Setback	35'	35'	No Change
Side Setback	35'	14.8'	Variance #1 2.8'
Rear Setback	15'	Golf Course	Golf Course
Min. Landscaped	55%	N.A.	No Change

	Required	Existing	Proposed
Max. Lot Coverage	25%	83,407 S.F. 3,659,475 S.F.	83,407 S.F. + 640 S.F. 84,047 S.F.
Max. Building Height	125'	Existing	No Change
Members	N.A.	330	No Change
Parking	N.A.	136	No Change
Angle of Vision	N.A.	N.A.	N.A.



2 Area Map
Scale: 1:1000

Palm Beach Country Club

Golf Cart Storage Building Expansion

760 N Ocean Blvd.
Palm Beach, FL 33480

WRP Design

7 Barton Road
Foxboro, MA 02035

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Stamp:

Job #:	PBCC Cart Building
Drawing Date:	10/27/25
Title:	Second Submission
Drawn By:	WRP
Scale:	As Noted

Revisions:

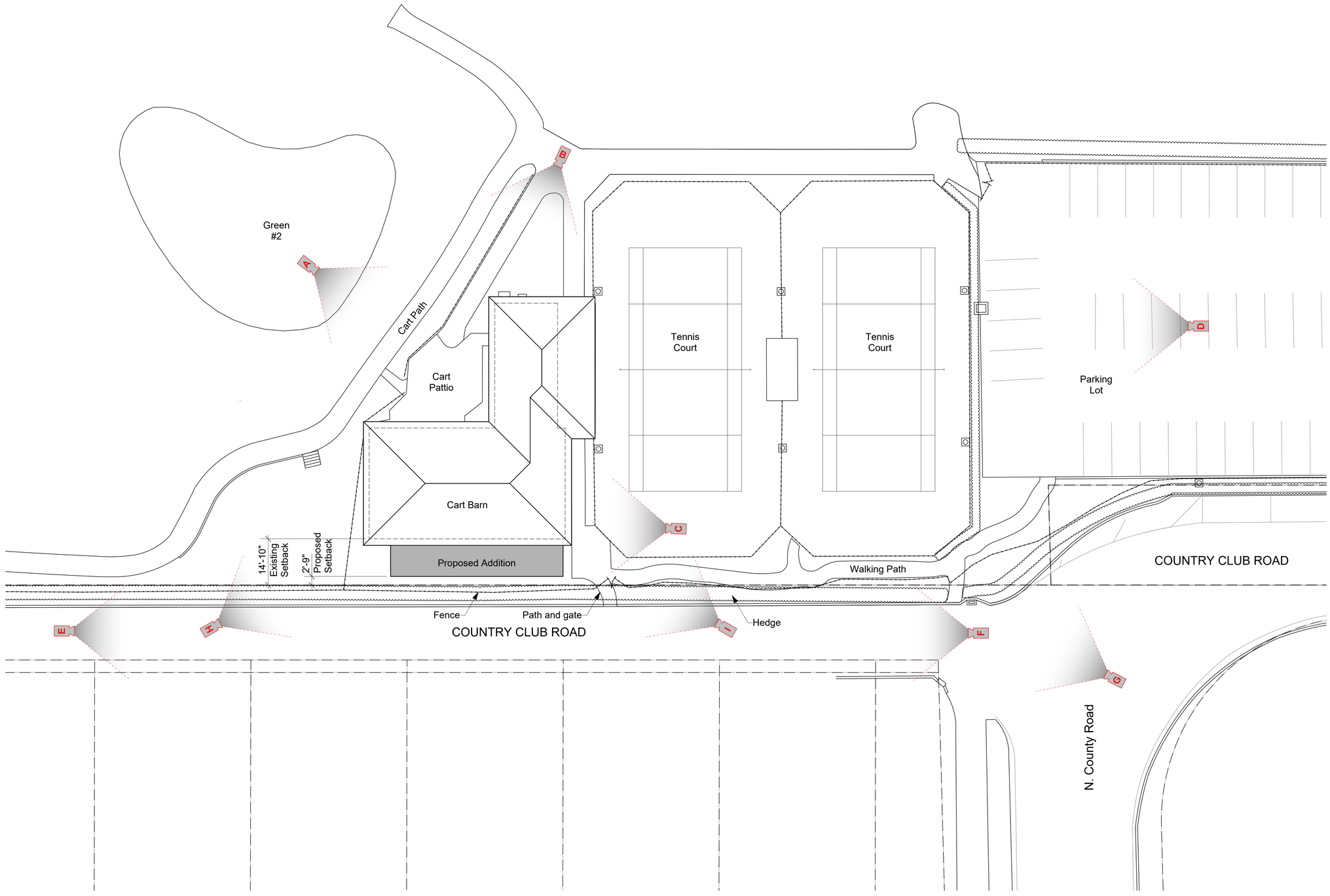
#	Notes	Date

Drawing Title:

Cover Sheet Floor Plan

Sheet #:

A-1



1 Site Plan
Scale: 1:180

Palm Beach Country Club

Golf Cart Storage Building Expansion

760 N Ocean Blvd.
Palm Beach, FL 33480

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Scale:	As Noted

Revisions:

#	Notes	Date

Drawing Title:
Site Plan

Sheet #:
A-2



A Interior Lot from Course



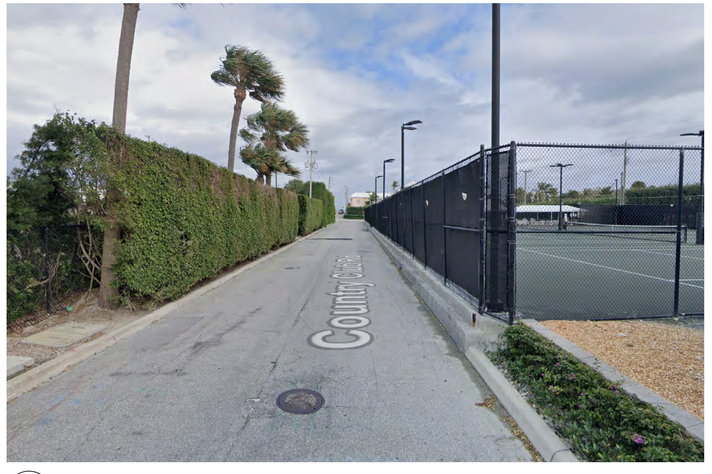
B Interior Lot from Cart Path



C Interior Lot from Tennis Court



D Interior Lot from Parking Lot



E Country Club Road Facing East



F Country Club Road Facing West



G N. County Road Facing Cart Building



H Country Club Road East Facing Cart Building



I Country Club Road West Facing Cart Building

Palm Beach Country Club

Golf Cart Storage Building Expansion

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Revisions:

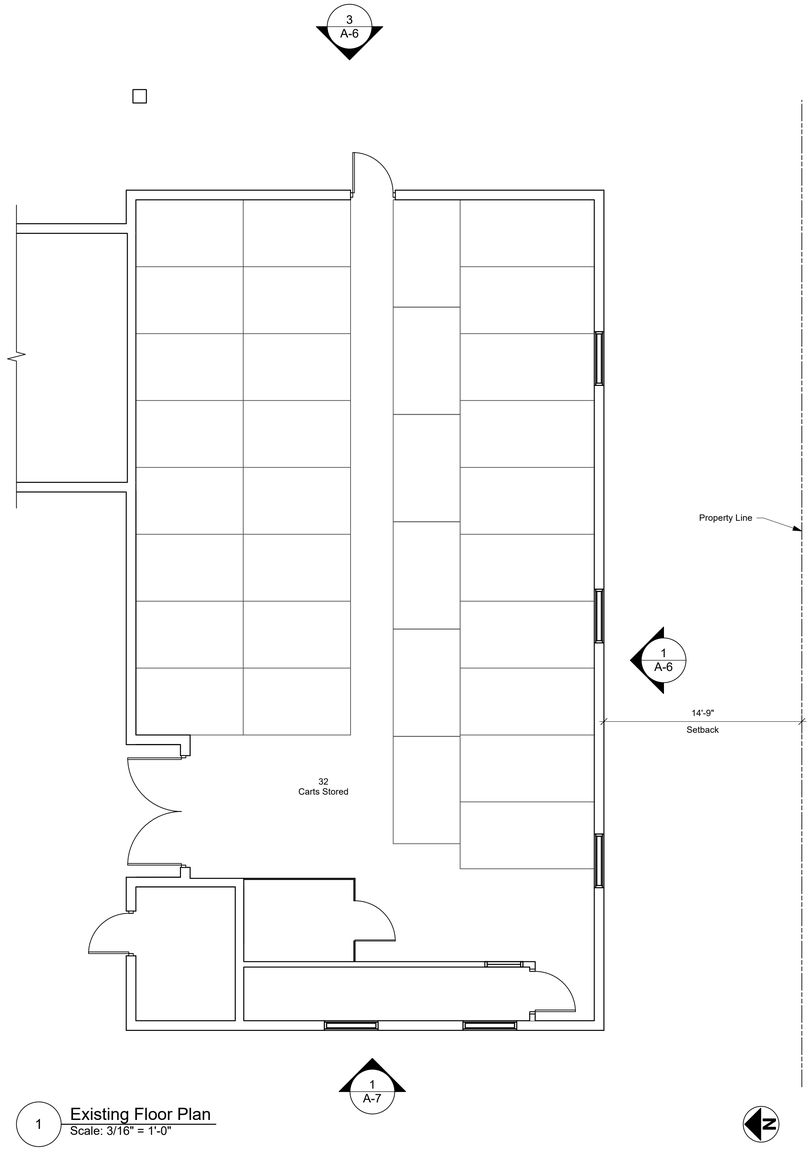
#	Notes	Date

Drawing Title:

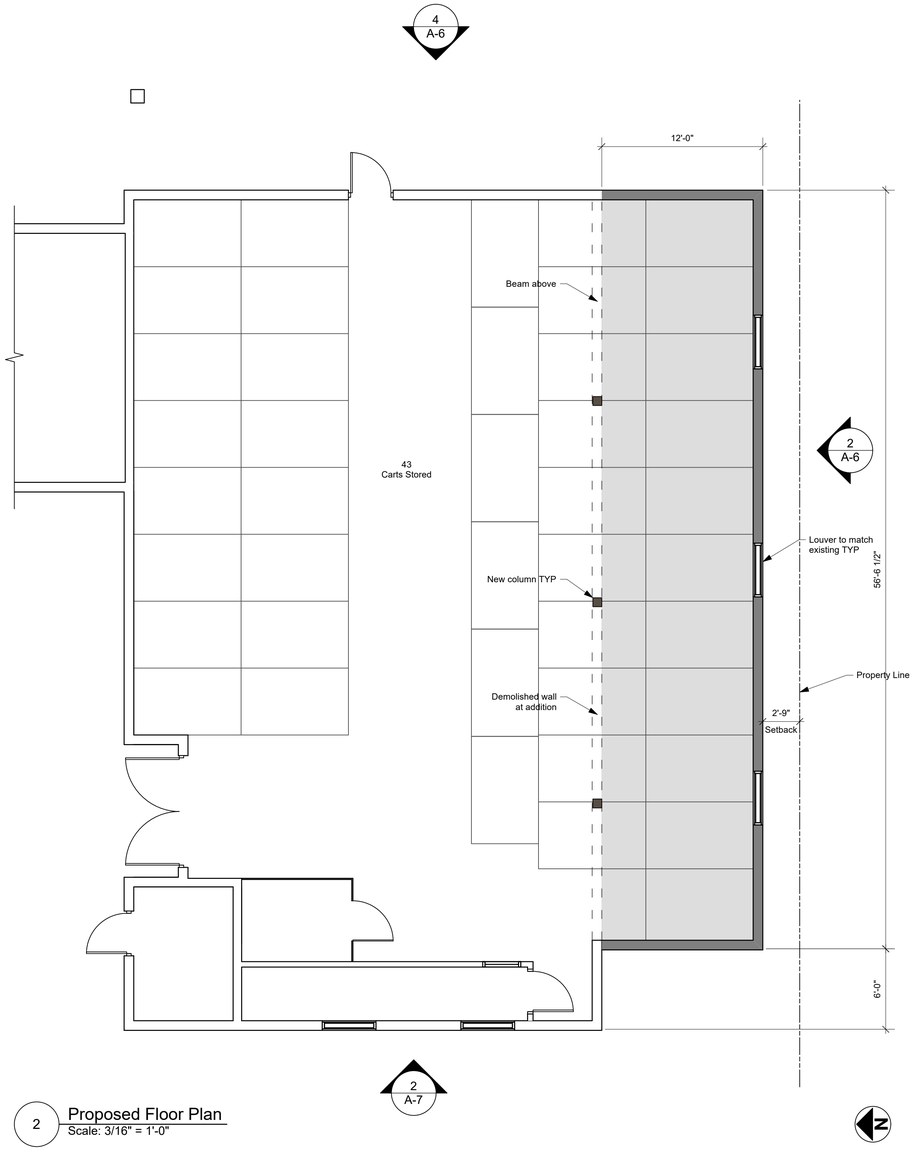
Site Plan & Context Photographs

Sheet #:

A-3



1 Existing Floor Plan
Scale: 3/16" = 1'-0"



2 Proposed Floor Plan
Scale: 3/16" = 1'-0"

Palm Beach Country Club

Golf Cart Storage Building Expansion

760 N Ocean Blvd.
Palm Beach, FL 33480

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Title:	Second Submission
Drawn By:	WRP
Scale:	As Noted

Revisions:

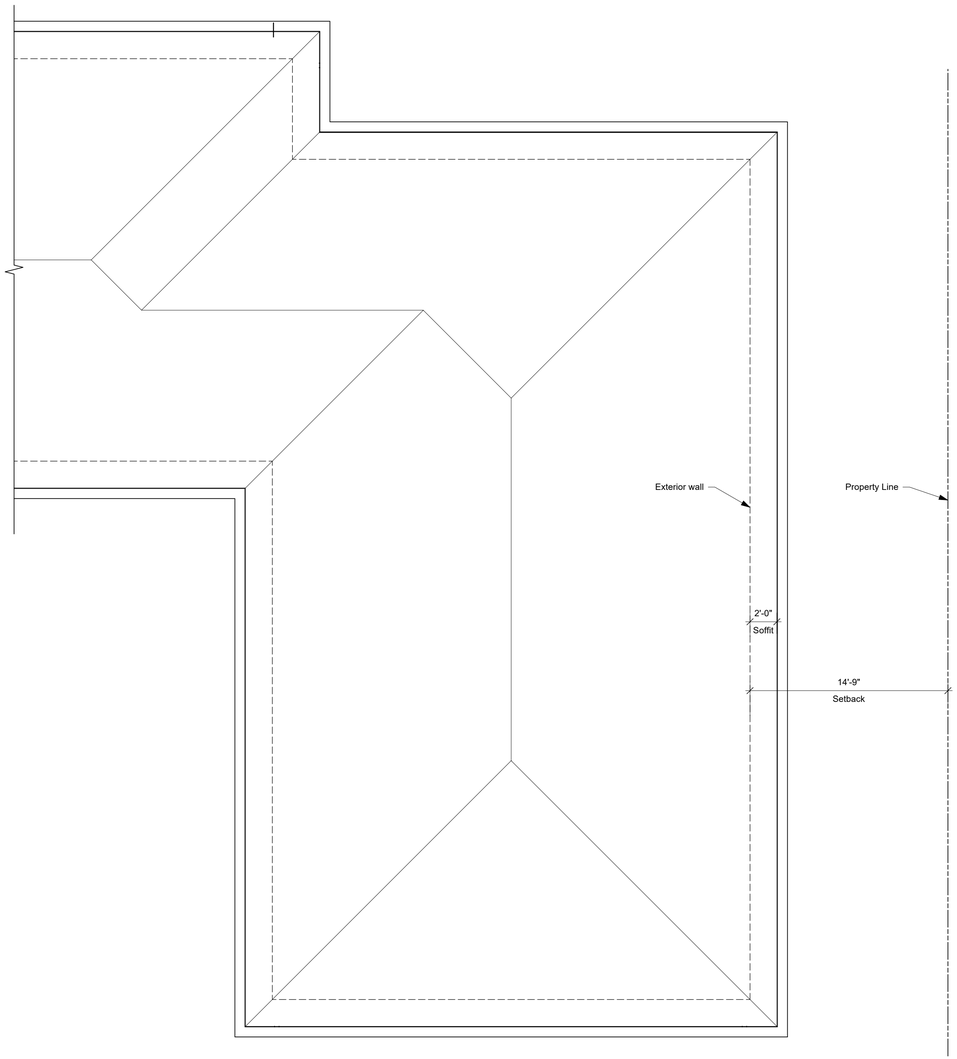
#	Notes	Date

Drawing Title:

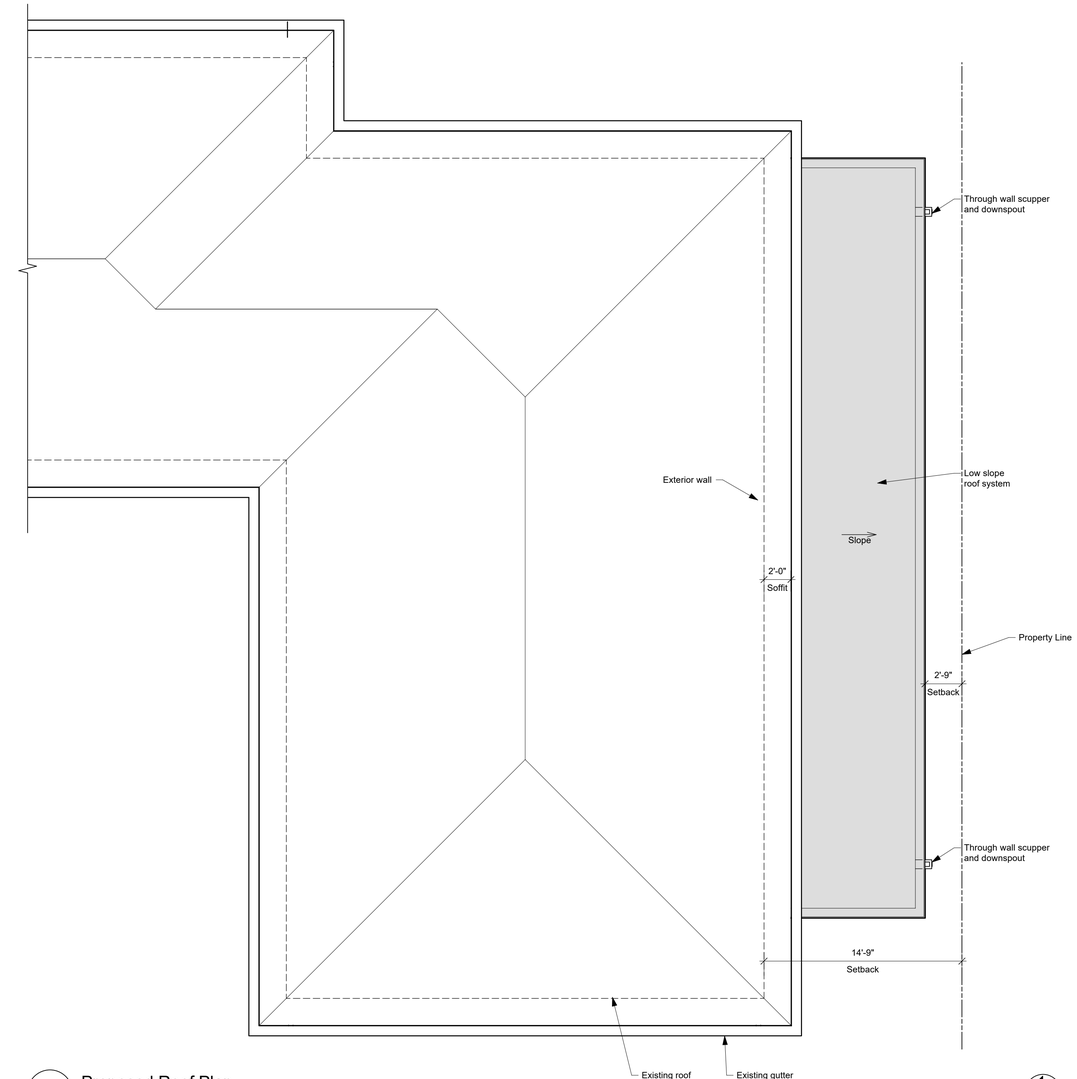
Floor Plans Existing & Proposed

Sheet #:

A-4



1 Existing Roof Plan
Scale: 3/16" = 1'-0"



2 Proposed Roof Plan
Scale: 3/16" = 1'-0"

Palm Beach Country Club

Golf Cart Storage Building Expansion

760 N Ocean Blvd.
Palm Beach, FL 33480

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Title:	Second Submission
Drawn By:	WRP
Scale:	As Noted

Revisions:

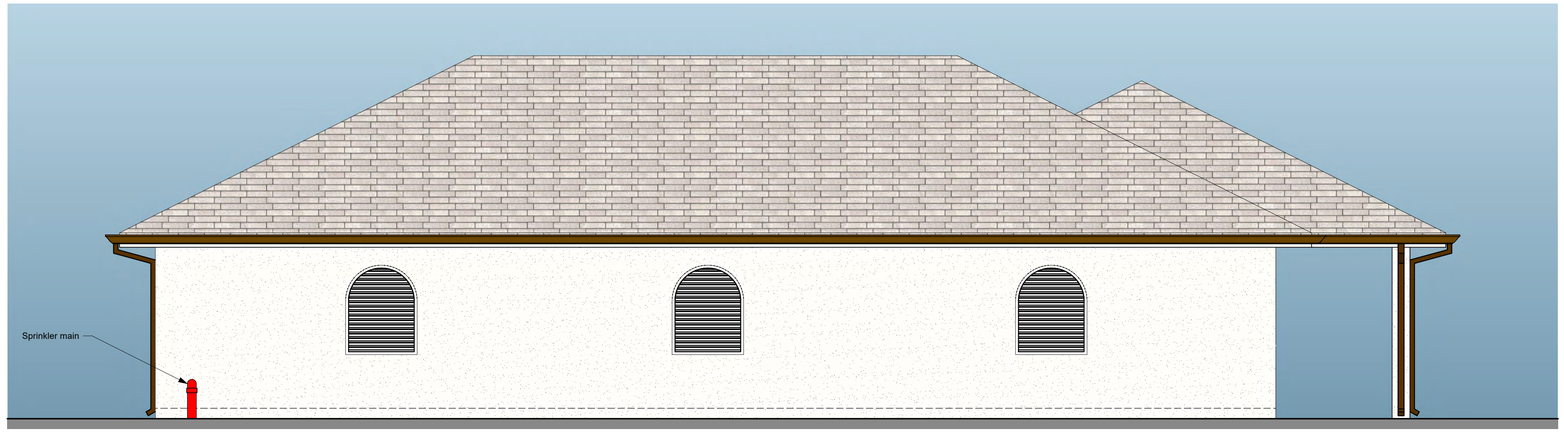
#	Notes	Date

Drawing Title:

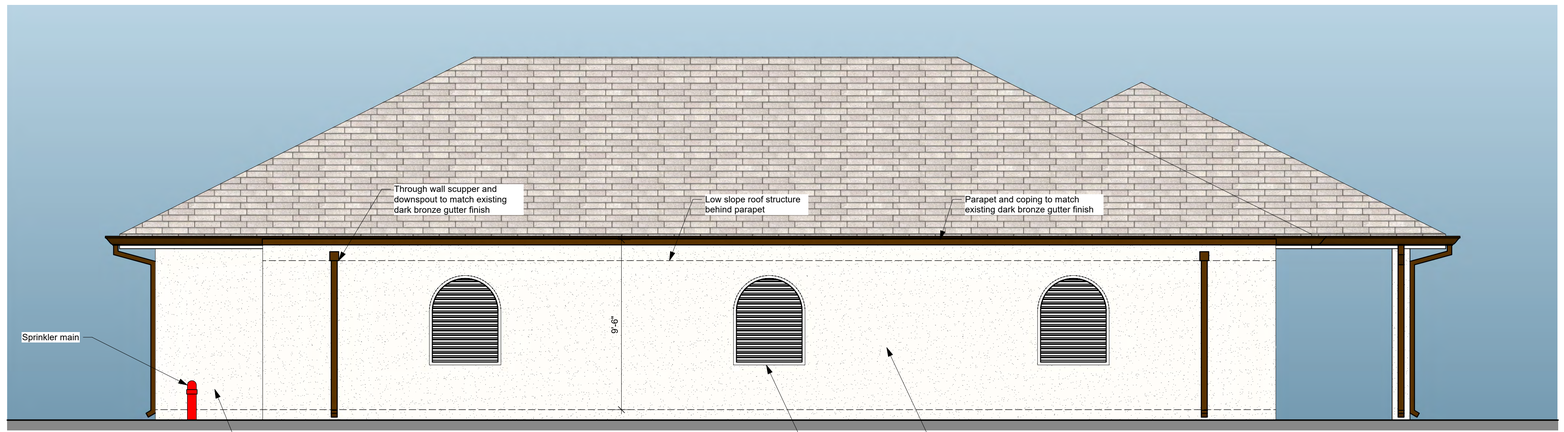
Roof Plans Existing & Proposed

Sheet #:

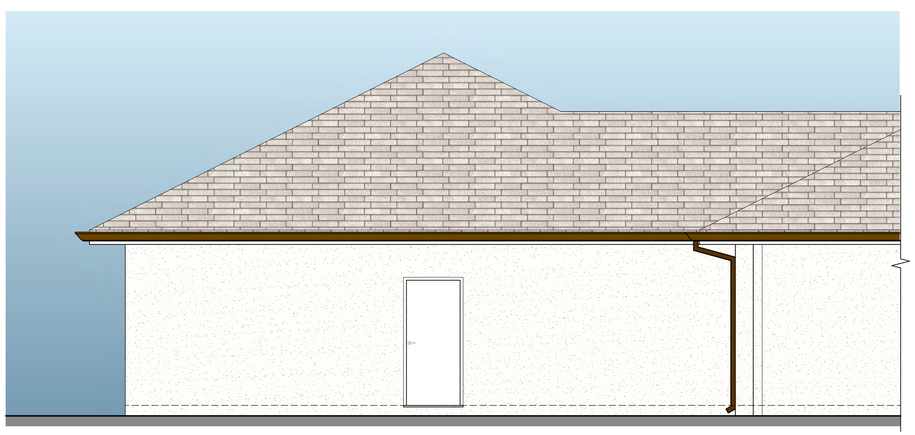
A-5



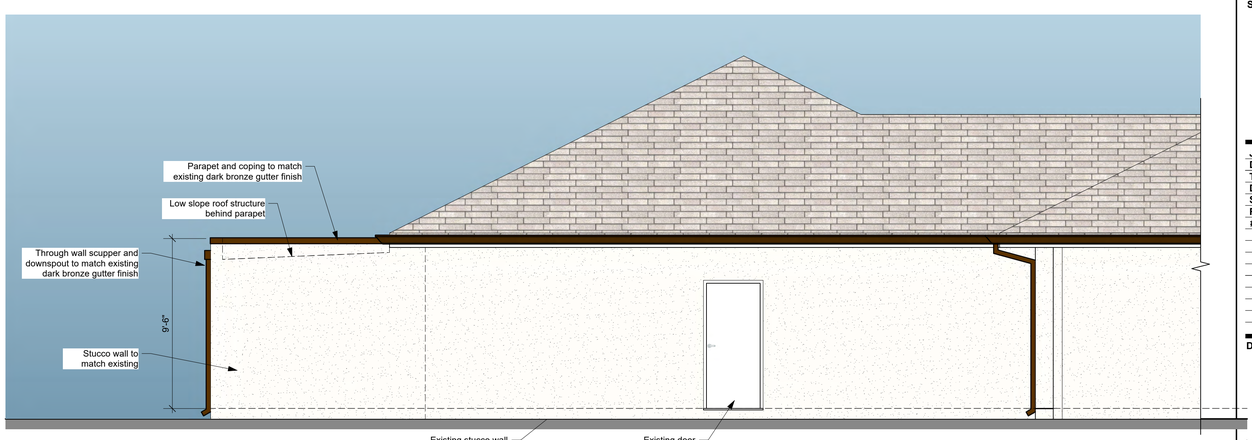
1 Existing South Elevation
Scale: 1/4" = 1'-0"



2 Proposed South Elevation
Scale: 1/4" = 1'-0"



3 Existing East Elevation
Scale: 1/4" = 1'-0"



4 Proposed East Elevation
Scale: 1/4" = 1'-0"

Palm Beach Country Club

Golf Cart Storage Building Expansion

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Palm Beach, FL 33480

WRP Design

7 Barton Road
Foxboro, MA 02035

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Drawing Date:	10/27/25
Title:	Second Submission
Drawn By:	WRP
Scale:	As Noted

Revisions:

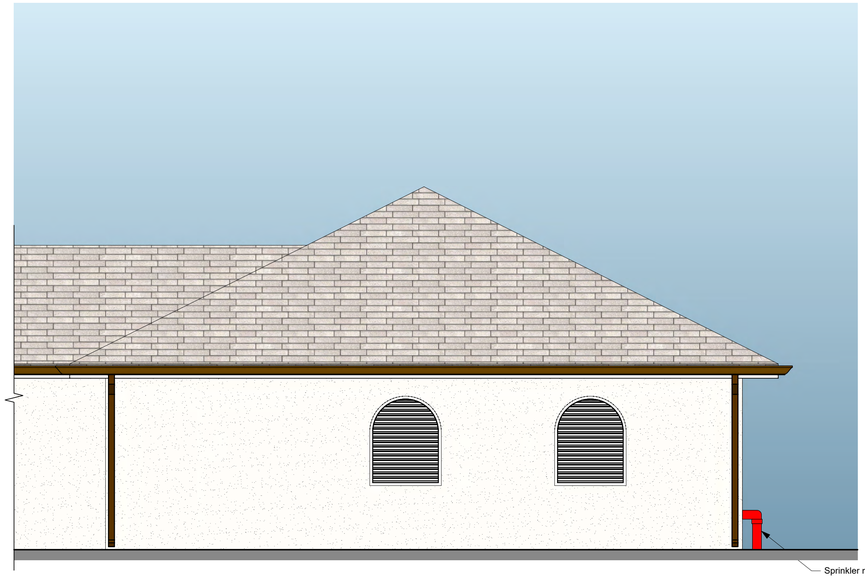
#	Notes	Date

Drawing Title:

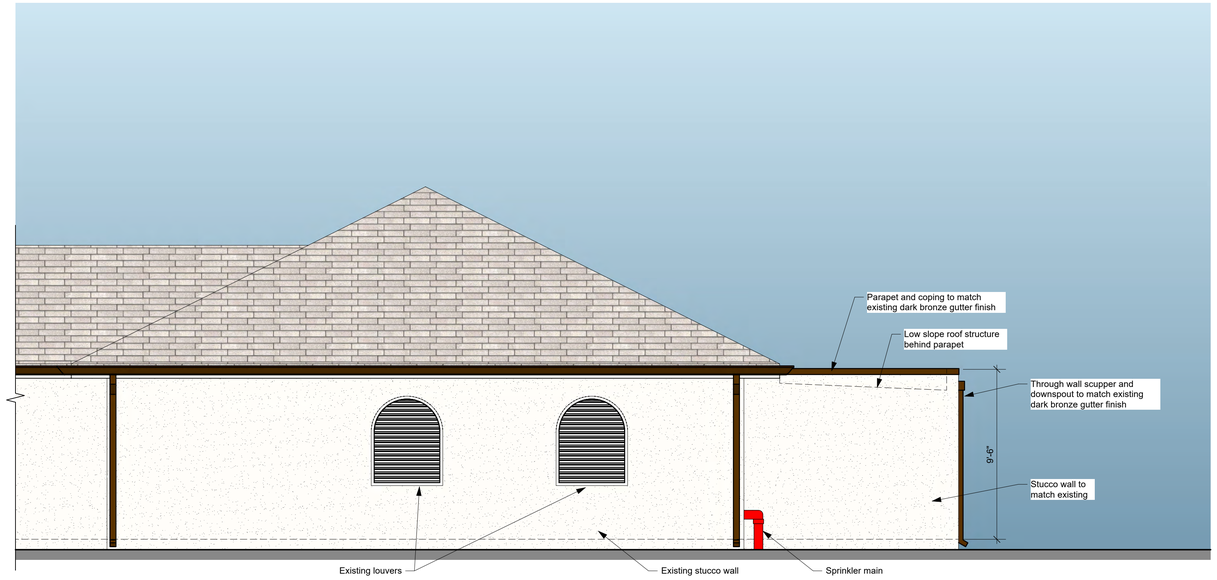
Elevations

Sheet #:

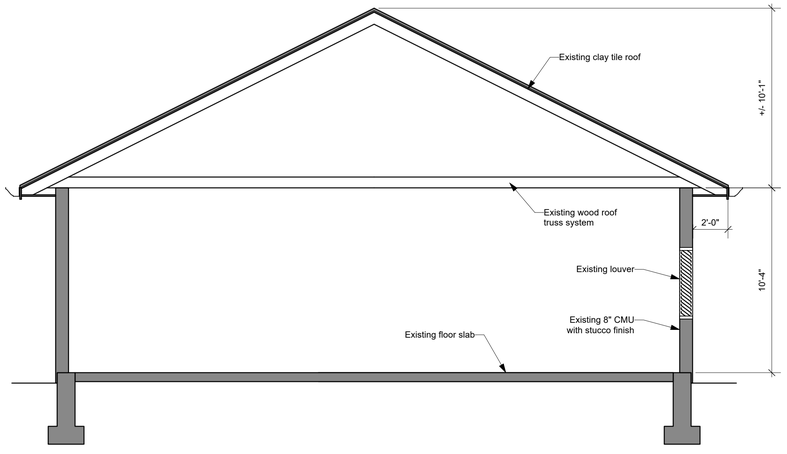
A-6



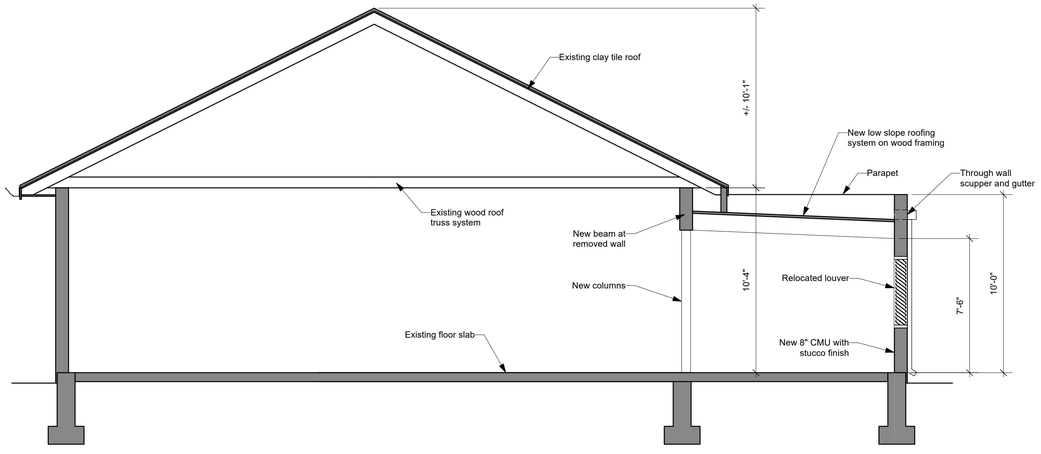
1 Existing West Elevation
Scale: 1/4" = 1'-0"



2 Proposed West Elevation
Scale: 1/4" = 1'-0"



3 Existing North/South Building Section
Scale: 1/4" = 1'-0"



4 Proposed North/South Building Section
Scale: 1/4" = 1'-0"

Palm Beach Country Club

Golf Cart Storage Building Expansion

760 N Ocean Blvd.
Palm Beach, FL 33480

WRP Design
7 Barton Road
Foxboro, MA 02035

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Drawing Date:	10/27/25
Title:	Second Submission
Drawn By:	WRP
Scale:	As Noted

Revisions:

#	Notes	Date

Drawing Title:

Elevations & Sections

Sheet #:

A-7

Special Purpose Survey For:

PALM BEACH COUNTRY CLUB

This Specific Purpose Survey is made specifically and only for the following parties for the purpose of a permit for the proposed Cart Barn Addition.

Palm Beach Country Club

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

PROPERTY ADDRESS:
760 N. Ocean Boulevard
Palm Beach, FL 33480

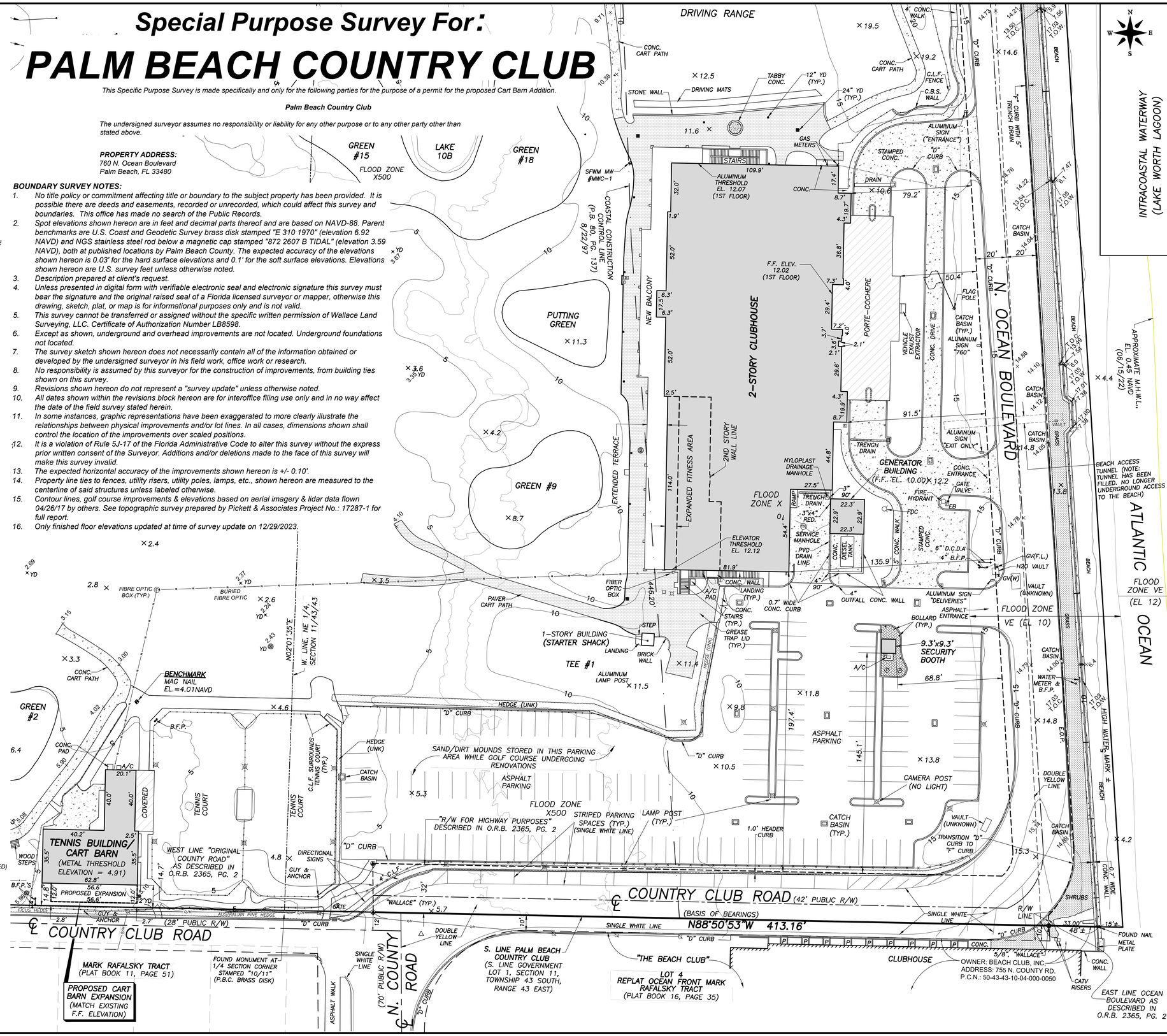
BOUNDARY SURVEY NOTES:

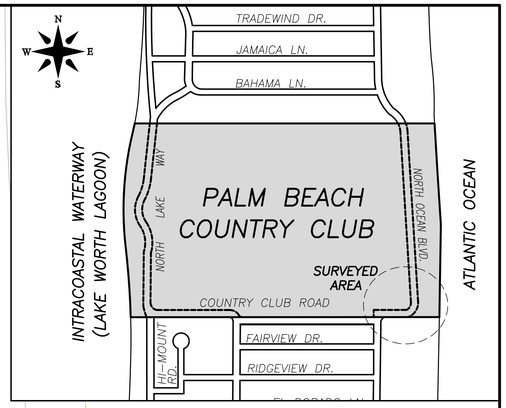
1. *No title policy or commitment affecting title or boundary to the subject property has been provided. It is possible there are deeds and easements, recorded or unrecorded, which could affect this survey and boundaries. This office has made no search of the Public Records.*
2. *Spot elevations shown hereon are in feet and decimal parts thereof and are based on NAVD-88. Parent benchmarks are U.S. Coast and Geodetic Survey brass disk stamped "E 310 1970" (elevation 6.92 NAVD) and NGS stainless steel rod below a magnetic cap stamped "872 2607 B TIDAL" (elevation 3.59 NAVD), both at published locations by Palm Beach County. The expected accuracy of the elevations shown hereon is 0.03' for the hard surface elevations and 0.1' for the soft surface elevations. Elevations shown hereon are U.S. survey feet unless otherwise noted.*
3. *Description prepared at client's request.*
4. *Unless presented in digital form with verifiable electronic seal and electronic signature this survey must bear the signature and the original raised seal of a Florida licensed surveyor or mapper, otherwise this drawing, sketch, plat, or map is for informational purposes only and is not valid.*
5. *This survey cannot be transferred or assigned without the specific written permission of Wallace Land Surveying, LLC. Certificate of Authorization Number LB8598.*
6. *Except as shown, underground and overhead improvements are not located. Underground foundations not located.*
7. *The survey sketch shown hereon does not necessarily contain all of the information obtained or developed by the undersigned surveyor in his field work, office work or research.*
8. *No responsibility is assumed by this surveyor for the construction of improvements, from building ties shown on this survey.*
9. *Revisions shown hereon do not represent a "survey update" unless otherwise noted.*
10. *All dates shown within the revisions block hereon are for interoffice filing use only and in no way affect the date of the field survey stated herein.*
11. *In some instances, graphic representations have been exaggerated to more clearly illustrate the relationships between physical improvements and/or lot lines. In all cases, dimensions shown shall control the location of the improvements over scaled positions.*
12. *It is a violation of Rule 5J-17 of the Florida Administrative Code to alter this survey without the express prior written consent of the Surveyor. Additions and/or deletions made to the face of this survey will make this survey invalid.*
13. *The expected horizontal accuracy of the improvements shown hereon is +/- 0.10'.*
14. *Property line ties to fences, utility risers, utility poles, lamps, etc., shown hereon are measured to the centerline of said structures unless labeled otherwise.*
15. *Contour lines, golf course improvements & elevations based on aerial imagery & lidar data flown 04/26/17 by others. See topographic survey prepared by Pickett & Associates Project No.: 17287-1 for full report.*
16. *Only finished floor elevations updated at time of survey update on 12/29/2023.*

N
W E
S
0′ 30′ 60′ 90′
SCALE: 1"=30′

LEGEND

A	= ARC LENGTH
A/C	= AIR CONDITIONING
A.K.A.	= ALSO KNOWN AS
ASPH.	= ASPHALT
B.F.P.	= BACKFLOW PREVENTOR
BLDG.	= BUILDING
B.M.	= BENCHMARK
B.O.C.	= BACK OF CURB
B.O.W.	= BACK OF WALK
(C)	= CALCULATED
CATV	= CABLE ANTENNA TELEVISION
C.B.	= CHORD BEARING
C.B.S.	= CONCRETE BLOCK STRUCTURE
C.C.C.L.	= COASTAL CONSTRUCTION CONTROL LINE
CH	= CHORD
C.L.F.	= CHAIN LINK FENCE
C.M.P.	= CORRUGATED METAL PIPE
CONC.	= CONCRETE
(D)	= DESCRIPTION DATUM
D.B.	= DEED BOOK
D.C.D.A.	= DOUBLE CHECK DETECTOR ASSEMBLY
D.E.	= DRAINAGE EASEMENT
D.H.	= DRILL HOLE
EB, E.B.	= ELECTRIC BOX
EL.	= ELEVATION
ENC.	= ENCROACHMENT
E.O.P.	= EDGE OF PAVEMENT
E.O.W.	= EDGE OF WATER
ESM'T	= EASEMENT
FDC	= FIRE DEPARTMENT CONNECTION
F.F.	= FINISH FLOOR
FND.	= FOUND
F.O.C.	= FACE OF CURB
G.V.(F.L.)	= GATE VALVE FIRE LINE
G.V.(W)	= GATE VALVE WATER
I.C.B.	= IRRIGATION CONTROL BOX
I.C.V.	= IRRIGATION CONTROL VALVE
I.D.	= INSIDE DIAMETER
INV.	= INVERT
L.B.	= LICENSE BOARD
(M)	= FIELD MEASUREMENT
M.H.	= MANHOLE
M.H.W.L.	= MEAN HIGH WATER LINE
MIN.	= MINIMUM
M.L.W.L.	= MEAN LOW WATER LINE
MW	= MONITORING WELL
N.A.V.D.	= NORTH AMERICAN VERTICAL DATUM
N.G.V.D.	= NATIONAL GEODETIC VERTICAL DATUM
N.T.S.	= NOT TO SCALE
O.A.	= OVERALL
O.D.	= OUTSIDE DIAMETER
O/H	= OVERHEAD UTILITY LINE
O.R.B.	= OFFICIAL RECORD BOOK
O/S	= OFFSET
P	= 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
PROP.	= PROPOSED
P.T.	= POINT OF TANGENCY
PVMT	= PAVEMENT
(R)	= RADIAL
R	= RADIUS
RED.	= REDUCER
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.R.	= STATE ROAD
STA.	= STATION
STY.	= STORY
S/W	= SIDEWALK
T.O.B.	= TOP OF BANK
T.O.C.	= TOP OF CURB/CONCRETE
T.O.W.	= TOP OF WALL
TWP.	= TOWNSHIP
TYP.	= TYPICAL
U/C	= UNDER CONSTRUCTION
U.E.	= UTILITY EASEMENT
U.R.	= UNRECORDED
W.C.	= WITNESS CORNER
YD	= YARD DRAIN
℄	= BASELINE
℄	= CENTERLINE
△	= CENTRAL ANGLE/DELTA
■	= CONCRETE MONUMENT FOUND (AS NOTED)
□	= CONCRETE MONUMENT SET (LB #8598)
●	= ROD & CAP FOUND (AS NOTED)
○	= 5/8" IRON ROD & CAP SET (LB #8598)
⊙	= IRON PIPE FOUND (AS NOTED)
◒	= IRON ROD FOUND (AS NOTED)
▲	= NAIL FOUND (AS NOTED)
●	= NAIL & DISK FOUND (AS NOTED)
⊗	= MAG NAIL & DISK SET (LB #8598)
℘	= PROPERTY LINE
⊘ ⊟	= UTILITY POLE
♙	= FIRE HYDRANT
⊞	= WATER METER
⋈	= VALVE (AS INDICATED)
☼	= LIGHT POLE
E	= ELECTRIC HAND HOLE/ JUNCTION BOX
▢	= CLEAN-OUT (SANITARY)
ⓖ	= GREASE TRAP LID
Ⓢ	= SANITARY MANHOLE
Ⓓ	= DRAINAGE MANHOLE





VICINITY MAP

(NOT TO SCALE)

FENCE LEGEND

= ALUMINUM FENCE
= CHAIN LINK FENCE
= WOOD FENCE
= GATE

BURIED UTILITIES LEGEND

= BURIED ELECTRIC CABLE
= BURIED FIBER OPTIC CABLE
= BURIED TELEPHONE CABLE
= BURIED GAS LINE
= BURIED SANITARY FORCE MAIN

LEGAL DESCRIPTION:

That portion of right-of-way for highway purposes as described in deed recorded in Official Records Book 2365, Page 2, Public Records of Palm Beach County, Florida, being more particularly described as follows;

That portion of the South line of the aforementioned right-of-way (now known as Country Club Road) having a distance of 444.88 feet and being bounded as follows;

On the West by the West line of the original County Road as described in said deed and on the East by the East line of Ocean Boulevard as described in said deed. Said South line also being the South line of Government Lot 1 lying within Section 11, Township 43 South, Range 43 East, Palm Beach County, Florida.

CERTIFICATION:
I HEREBY ATTEST *that the Special Purpose Survey shown hereon meets the Standards of Practice set forth by the Florida Board of Professional Surveyors and Mappers adopted in Rule 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.*

DATE OF LAST FIELD SURVEY: 12/29/23
(GOLF COURSE NOT INCLUDED, SEE NOTE #15)

Robert J. Cajal
Professional Surveyor and Mapper
Florida Certificate No. 6266

ROBERT J. CAJAL LICENSE NUMBER No. 6266 STATE OF FLORIDA PROFESSIONAL SURVEYOR AND MAPPER

REVISIONS:

07/31/25, PLOT PROPOSED CART BARN EXPANSION LIMITS, J.D./R.C., PB 369/1, 20377-SE
12/29/23, TIE-IN IMPROVEMENTS FOR CLUBHOUSE WINDOW/TERRACE PROJECT, B.M./R.C. PB 356/62, 97-1013.146
08/15/22, TIE-IN ADDITIONAL UTILITIES AROUND CLUBHOUSE, J.C./R.C., PB 338/15, 97-1013.130

Special Purpose Survey For:

CART BARN EXPANSION PROJECT 2025

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

FIELD: L.E.	JOB No.: 97-1013.129	F.B. PB310 PG. 72
OFFICE: R.C.	DATE: 06/15/21	DWG. No.: 97-1013-57
C'K'D.:	REF.: 203777.5-SE	SHEET: 1 OF 1

TOWN OF PALM BEACH

Information for Architectural Commission Meeting on: December 19, 2025

To: Architectural Commission

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

From: Planning, Zoning & Building

Re: ARC-25-0085 123 CHILEAN AVE. The applicants, Paul & Aline Griffin, have filed an application requesting Architectural Commission review and approval for design changes to a previously approved new, two-story, single-family residence and accessory structure.

Date: 12/12/2025

ATTACHMENTS
- PZB Staff Report
- Letter of Intent
- Plans

STRATEGIC PLAN
Strategic Priorities:
Community Culture and Character

Strategic Focus Areas:
Quality of Life

FUNDING
No Fiscal Impact

ARC-25-0085 123 CHILEAN AVE. The applicants, Paul & Aline Griffin, have filed an application requesting Architectural Commission review and approval for design changes to a previously approved new, two-story, single-family residence and accessory structure.

Property Owner: Paul & Aline Griffin
Professional: SKA Architect + Planner (Pat Segraves)

HISTORY:

- FEBRUARY 28, 2024: ARCOM reviewed and approved (7-0) a combo application (ARC-23-145 / ZON-23-113) for construction of a new, two-story, single-family residence with detached cabana structure on an existing nonconforming parcel.

- MARCH 13, 2024: Town Council reviewed and approved (4-0) the combo application (ZON-23-113 / ARC-23-145) for a special exception (for redevelopment of a parcel comprised of portions of platted lots deficient in minimum lot width and minimum lot area in the R-B district) and three (3) variances (1. reduced east side-yard setback; 2. Reduced west side-yard setback; 3. Increased CCR).

- FEBRUARY 26, 2025: ARCOM granted (7-0) a one-year time extension to February 28, 2026 for expiration of the development order for ARC-23-145.

THE PROJECT:

The applicant has submitted plans, entitled "PROPOSED NEW CONSTRUCTION FOR: THE GRIFFIN RESIDENCE", as prepared by **SKA Architect + Planner**, uploaded December 03, 2025.

The following is the scope of work for the application:

- Change in architectural design of a previously approved new residence.

Site Data			
Zoning District	R-B	**Future Land Use**	SINGLE-FAMILY
Lot Size	6,250 Sq. Ft.	**Enclosed Sq. Ft.**	2,770 Sq. Ft.
Lot Width	100'	**Lot Depth**	140'

Surrounding Properties / Zoning	
North	350 S Ocean Blvd | Condominium (Three-Fifty Condo) / R-D(2)
South	120 & 124 Chilean Ave | Residence(s) / R-B
East	360 S Ocean Blvd | Condominium (Dunster House) / R-D(2)
West	125 Chilean Ave | Residence / R-B

STAFF ANALYSIS:

The applicant is seeking approval to modify the architectural style of a previously approved, new, two-story, single-family residence. The original combo application included approval of special exception for redevelopment of the existing non-conforming parcel and three variances for reduced east and west side yard setbacks and increased Cubic Content Ratio. The ARCOM design approval expires on February 28, 2026 and the Town Council special exception and variance approval expires on March 13, 2027.

This application only seeks to modify the applied architectural style from an island-colonial to mediterranean inspired style. There are no changes proposed to the previously approved site plan or landscape plan. The previously approved variances are likewise not affected by the change.



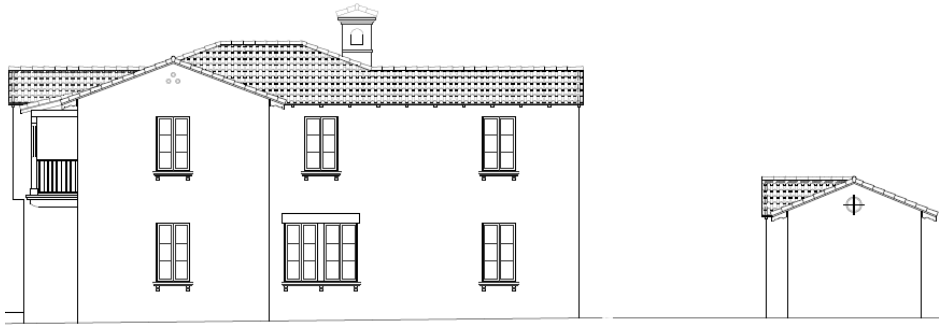
Previously approved (left) and proposed (right) south front elevation.



Previously approved (left) and currently proposed (right) north rear elevation.



Previously approved east side elevation.



Currently proposed east side elevation.



Previously approved west side elevation.



Currently proposed east side elevation.



Rendered landscape plan.

CONCLUSION:

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

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

WRB:JGM:BMF WRB

Date: Nov 20, 2025
Address: **123 Chilean Ave**, Palm Beach FL, 33480
Re:
Case #: ARC-25-0085_ZON-23-113

SKA
SKA ARCHITECT + PLANNER
OFFICE 561-655-1116 FAX 561-832-7828
249 PERUVIAN AVE., SUITE F-2, PALM BEACH, FL 33480

Letter of Intent

The applicant requests ARCOM approval to proceed with new construction of a two-story single-family residence (±1,710 SF) with a detached one-story cabana, including landscape and hardscape, at 123 Chilean Ave.

This request does not modify the site plan, floor plans, height, setbacks, lot coverage, CCR/FAR, or site layout approved under ARC-23-145. The only change is the architectural style, revised from Anglo-Caribbean to Monterrey. No new variances are requested.

Approved Variances (ZON-23-123 — unchanged):

- **Section 134-893(c): Special Exception with Site Plan Review** to allow the construction of a new 2 story residence and 1 story cabana on a lot that is 50 feet wide in lieu of the 100 foot width minimum required in the R-B Zoning District with a lot width of 50 ft in lieu of the 100 ft required and a lot area of 6,520 sq ft in lieu of the 10,0000 sq ft required.
- **Variance 1: Section 1 34-893(7)b:** Variance request to allow a west side yard setback of **10.5'** in lieu of the **15.0'** required for a two story structure.

- **Variance 2: Section 1 34-893(7)b:** Variance to allow an east side setback of **10.0'** in lieu of the **15.0'** required for a two story structure.
- **Variance 3: Sec. 134-893(b)(13):** A variance to construct a residence in the R-B zoning district with a Cubic Content Ratio of **4.64** in lieu of the **4.38** maximum allowed.

Respectfully submitted,

Erik Broberg

Project Manager

SKA Architect + Planner

PROPOSED NEW CONSTRUCTION FOR:
THE GRIFFIN RESIDENCE



SCHEDULE OF SUBMISSIONS

FIRST SUBMITTAL: 10.61.25
SECOND SUBMITTAL: 11.03.25
FINAL SUBMITTAL: 12.03.25
ARCOM MEETING: 12.19.25

PROJECT NO: ARC-25-0085

ARCHITECT
SKA Architect + Planner
249 Peruvian Avenue, Suite F-2
PALM BEACH, FLORIDA, 33480
Phone: (561) 655-1116
Fax: (561) 832-7828

CIVIL ENGINEER
Gruber Consulting Engineers, Inc.
2475 Mercer Ave., Suite 305
WEST PALM BEACH, FL 33401
Phone: (561) 312-2041

LANDSCAPE ARCHITECT
Parker-Yannette Design Group, Inc.
4425 Military Trail, Suite 202
JUPITER, FLORIDA 33458
Phone: (561) 747-5069

PROJECT DESCRIPTION

The applicant requests ARCOM approval to proceed with new construction of a two-story single-family residence (±1,710 SF) with a detached one-story cabana, including landscape and hardscape, at 123 Chilean Ave. This request does not modify the site plan, floor plans, height, setbacks, lot coverage, CCR/FAR, or site layout approved under ARC-23-145. The only change is the architectural style, revised from Anglo-Caribbean to Monterrey. No new variances are requested.

APPROVED VARIANCES

Section 134-893(c): Special Exception with Site Plan Review to allow the construction of a new 2 story residence and 1 story cabana on a lot that is 50 feet wide in lieu of the 100 foot width minimum required in the R-B Zoning District with a lot width of 50 ft in lieu of the 100 ft required and a lot area of 6,520 sq ft in lieu of the 10,0000 sq ft required.

Variance 1: Section 1 34-893(7)b.: Variance request to allow a west side yard setback of 10.5' in lieu of the 15.0' required for a two story structure.

Variance 2: Section 1 34-893(7)b.: Variance to allow an east side setback of 10.0' in lieu of the 15.0' required for a two story structure.

Variance 3: Sec. 134-893(b)(13): A variance to construct a residence in the R-B zoning district with a Cubic Content Ratio of 4.64 in lieu of the 4.38 maximum allowed.

SHEET INDEX

CVR	COVER
SVY	SURVEY
ZL	ZONING LEGEND
PH-1	PHOTOS
PH-2	PHOTOS
PH-3	PHOTOS
PH-4	PHOTOS
PH-5	PHOTOS
PR-1	VICINITY LOCATION MAP
PR-2	STREET SCAPE+ CONTEXTUAL PLAN
PR-3	CCR + ZONING DIAGRAMS
PR-4	VARIANCE SETBACK DIAGRAM
SP-1	APPROVED+PROPOSED SITE PLAN
A-1.0	APPROVED+PROPOSED FFP
A-1.1	APPROVED+PROPOSED SFP
A-1.2	APPROVED+PROPOSED ROOF PLAN
A-2.0	APPROVED+PROPOSED SOUTH EL
A-2.1	APPROVED+PROPOSED NORTH EL
A-2.2	APPROVED+PROPOSED EAST EL
A-2.4	APPROVED+PROPOSED WEST EL
A-2.5	APPROVED+ PROPOSED CABANA EL
A-3.0	SECTION
A-3.1	DETAILS
A-4.0	MATERIALS+FINISHES
A-5.1	N+S COLORED ELEVATIONS
A-5.2	W+E COLORED ELEVATIONS
A-5.3	CABANA COORED ELEVATIONS
A-6.0	RENDER 00
A-6.1	RENDER 01
A-6.2	RENDER 02
A-6.3	RENDER 03
A-6.4	RENDER 04
A-6.5	CABANA RENDER
L-1	LANDSCAPE COVER
L-2	EXISITING CONDIITONS+LANDSCAPE DEMO
L-4	CONSTRUCTION SCREENING PLAN
L-5	CONSTRUCTION SCREENING PLAN
L-6	TRUCK LOGISTICS PLAN
L-7	LANDSCAPE PLAN RENDER
L-8	LANDSCAPE LIGHTING PLAN
L-9	PROPOSED LANDSCAPE ELEVATIONS
L-10	PROPOSED LANDSCAPE ELEVATIONS
L-11	PROPOSED LANDSCAPE ELEVATIONS
L-12	PROPOSED LANDSCAPE ELEVATIONS
L-13	PROPOSED LANDSCAPE ELEVATIONS
L-14	PLANT LIST
L-15	PLANTING DETAILS+SPECS
L-16	HARDSCAPE PLAN
L-17	LANDSCAPE OPEN SPACE DIAGRAM
L-18	YARD SECTION DETAILS
C-1	DRAINAGE PLAN

SKA ARCHITECT + PLANNER
249 PERUVIAN AVE, SUITE F2, PALM BEACH, FL, 33480 PHONE: 561.655.1116

A.A. #001345
A.R.#10,181

PROPOSED NEW CONSTRUCTION FOR:
MR. PAUL GRIFFIN
123 CHILEAN AVE, PALM BEACH, FL 33480

CONSULTANT:

REVISIONS:
1 UPDATED PER DEV REVIEW 11.03.25

All designs, drawings, and arrangements are the exclusive property of SKA Architect + Planner. Plans and renderings are for reference only and subject to modification based on field conditions and professional discretion. Unauthorized use or reproduction is prohibited.

PROJECT NO:

SHEET NO.
CVR

12.03.25

LEGEND

A	= ARC LENGTH
A/C	= AIR CONDITIONING
A.E.	= ACCESS EASEMENT
A.K.A.	= ALSO KNOWN AS
B.F.P.	= BACKFLOW PREVENTER
BLDG.	= BUILDING
B.M.	= BENCHMARK
B.O.C.	= BACK OF CURB
B.O.W.	= BACK OF WALK
(C)	= CALCULATED
CATV	= CABLE ANTENNA TELEVISION
C.B.	= CHORD BEARING
C.B.S.	= CONCRETE BLOCK STRUCTURE
C.C.C.L.	= COASTAL CONSTRUCTION CONTROL LINE
CH	= CHORD
C.L.F.	= CHAIN LINK FENCE
CLR.	= CLEAR
C.M.P.	= CORRUGATED METAL PIPE
CONC.	= CONCRETE
(D)	= DESCRIPTION DATUM
D.B.	= DEED BOOK
D.E.	= DRAINAGE EASEMENT
D.H.	= DRILL HOLE
D/W	= DRIVEWAY
EL.	= ELEVATION
ENC.	= ENCROACHMENT
E.O.P	= EDGE OF PAVEMENT
E.O.W.	= EDGE OF WATER
ESM'T	= EASEMENT
F.F.	= FINISH FLOOR
FND.	= FOUND
G.A.	= GUY ANCHOR
I.D.	= INSIDE DIAMETER
INV.	= INVERT
I.T.W.C.D.	= INDIAN TRAIL WATER CONTROL DISTRICT
L.A.E.	= LIMITED ACCESS EASEMENT
L.B.	= LICENSE BOARD
L.W.D.D.	= LAKE WORTH DRAINAGE DISTRICT
(M)	= FIELD MEASUREMENT
M.H.	= MANHOLE
M.H.W.L.	= MEAN HIGH WATER LINE
M.L.W.L.	= MEAN LOW WATER LINE
N.A.V.D.	= NORTH AMERICAN VERTICAL DATUM
N.G.V.D.	= NATIONAL GEODETIC VERTICAL DATUM
N.P.B.C.I.D.	= NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT
N.T.S.	= NOT TO SCALE
O.A.	= OVERALL
O.D.	= OUTSIDE DIAMETER
O/H	= OVERHEAD UTILITY LINE
O.R.B.	= OFFICIAL RECORD BOOK
O/S	= OFFSET
(P)	= PLAT DATUM
P.B.	= PLAT BOOK
P.B.C.	= PALM BEACH COUNTY
P.C.	= POINT OF CURVATURE
P.C.C.	= POINT OF COMPOUND CURVATURE
P.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
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P.T.	= POINT OF TANGENCY
PVM'T	= PAVEMENT
(R)	= RADIAL
R	= RADIUS
RGE.	= RANGE
R.P.B.	= ROAD PLAT BOOK
R/W	= RIGHT OF WAY
(S)	= SURVEY DATUM
S.B.	= SETBACK
SEC.	= SECTION
S/D	= SUBDIVISION
S.F.	= SQUARE FEET
S.F.W.M.D.	= SOUTH FLORIDA WATER MANAGEMENT DISTRICT
S.I.R.W.C.D.	= SOUTH INDIAN RIVER WATER CONTROL DISTRICT
S.R.	= STATE ROAD
STA.	= STATION
STY.	= STORY
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T.O.B.	= TOP OF BANK
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W.M.E.	= WATER MANAGEMENT EASEMENT
W.M.M.E.	= WATER MANAGEMENT MAINTENANCE EASEMENT
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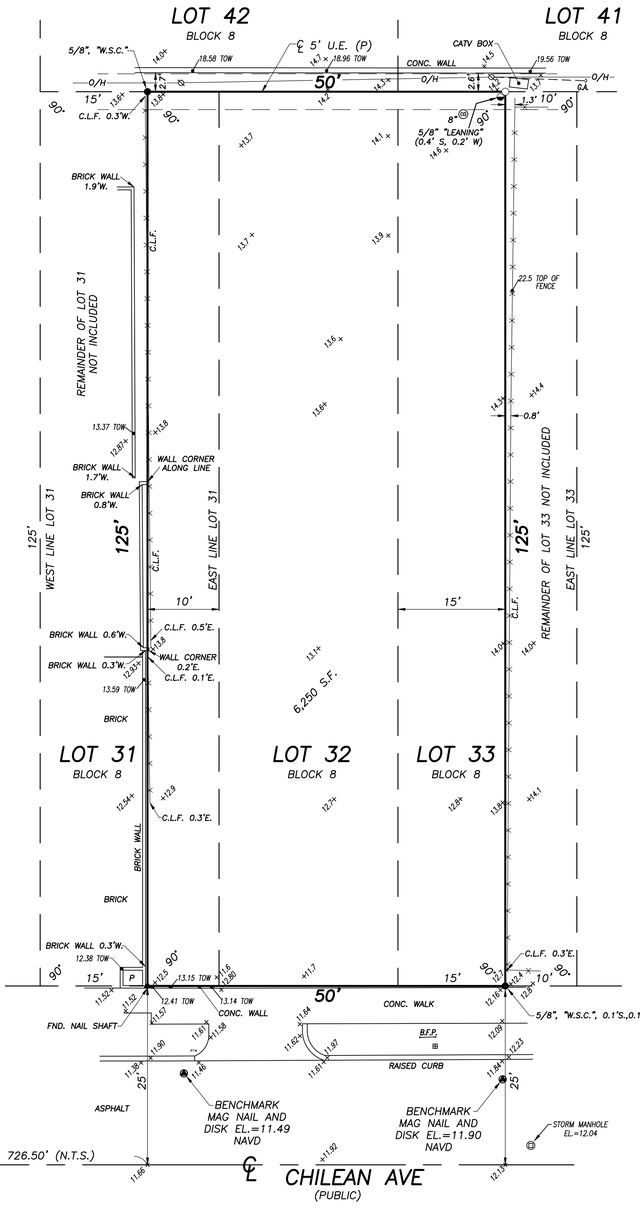
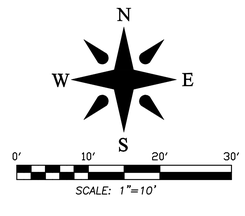
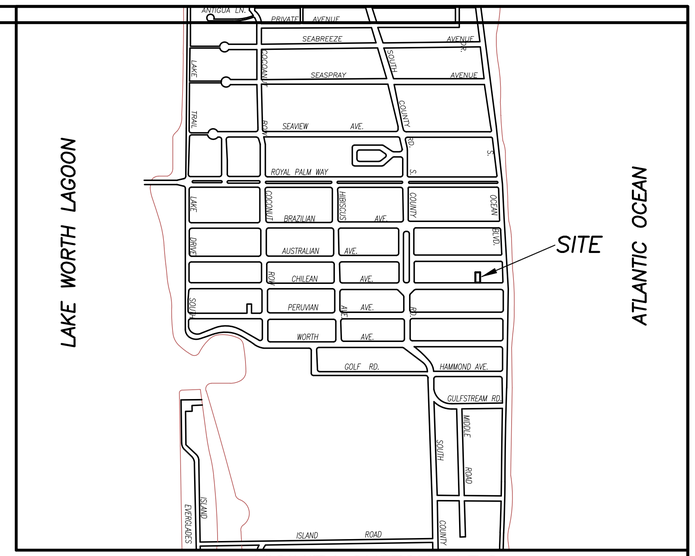
⍜	= FIRE HYDRANT
⊞	= WATER METER
⋈	= WATER VALVE
⊠	= LIGHT POLE
✳	= PINE TREE
✻	= SABAL PALM
(CO)	= SANITARY CLEAN-OUT







VICINITY SKETCH N.T.S.

BOUNDARY SURVEY FOR:
ALINE & PAUL GRIFFIN

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

Aline & Paul Griffin

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

PROPERTY ADDRESS:
123 Chilean Ave.
Palm Beach, FL 33480

LEGAL DESCRIPTION:
The East 10 feet of Lot 31, all of Lot 32, and the West 15 feet of Lot 33, Block 8, ***REVISED MAP OF ROYAL PARK ADDITION TO PLAM BEACH, FLORIDA,*** *according to the Plat thereof as recorded in Plat Book 4, Page 1, Pubic Records of Palm Beach County, Florida.*

.OOD ZONE:
his property is located in Flood Zone X according to F.I.R.M. (Flood Insurance Rate Map) No. 12099C 0583G, dated 12/20/2024.

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

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

DATE OF LAST FIELD SURVEY: 11/03/2025

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

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

JAMES G PEDEN JR Digitally signed by JAMES G PEDEN JR Date: 2025.12.03 08:14:21 -05'00'

REVISIONS:

11/03/2025 J.P.3 & J.T. – UPDATE BOUNDARY & TOPO – CHK

BOUNDARY SURVEY FOR:

ALINE & PAUL GRIFFIN

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

FIELD:	J.M.	JOB NO.: 23-1405.1	F.B. PB354 PG. 5
OFFICE:	M.B.	DATE: 9/12/23	DWG. NO. 23-1405
CK'D:	C.W.	REF: 23-1405.DWG	SHEET 1 OF 1

SKA
SKA ARCHITECT + PLANNER
249 PERUVIAN AVE. SUITE F2, PALM BEACH, FL. 33480 PHONE: 561.655.1116

A.A. #001345
A.R.#10,181

PROPOSED NEW CONSTRUCTION FOR:
MR. PAUL GRIFFIN
123 CHILEAN AVE, PALM BEACH, FL 33480

CONSULTANT:

REVISIONS:

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PROJECT NO:

SHEET NO.
ZL

11.01.25

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:**	123 CHILEAN AVE		
2	**Zoning District:**	R-B LOW DENSITY RESIDENTIAL		
3	**Lot Area (sq. ft.):**	6,250 SQ.FT.		
4	**Lot Width (W) & Depth (D) (ft.):**	50.00' x 125.00'		
5	**Structure Type:** (Single-Family, Multi-Family, Comm., Other)	Single-Family Home		
6	**FEMA Flood Zone Designation:**	Zone X		
7	**Zero Datum for point of meas. (NAVD)**	7.00' NAVD		
8	**Crown of Road (COR) (NAVD)**	12.13'		
9		REQ'D / PERMITTED	EXISTING	PROPOSED
10	Lot Coverage (Sq Ft and %)	1,875.00 SQ.FT. (30%)		1,710.00 SQ.FT. (27.36%)
11	Enclosed Square Footage (1st & 2nd Fl., Basement, Accs. Structure, etc)			2,770.00 SQ.FT.
12	*Front Yard Setback (Ft.)	25'(1) - 30'(2) N		30.0'
13	* Side Yard Setback (1st Story) (Ft.)	12.50' (W+E)		12.50' W / 13.50' E (Cabana)
14	* Side Yard Setback (2nd Story) (Ft.)	15.00' (W+E)		10.5' W / 10.0' E *
15	*Rear Yard Setback (Ft.)	10'(1) - 15'(2) S		10.0' N
16	Angle of Vision (Deg.)	100		49
17	Building Height (Ft.)	14'(1) - 22'(2)		9.83' - 20.83'
18	Overall Building Height (Ft.)	22'(1) - 30'(2)		12.83' - 25.08'
19	Cubic Content Ratio (CCR) (R-B ONLY)	4.375		4.375 *
20	** Max. Fill Added to Site (Ft.)	0.75'		0.75'
21	Finished Floor Elev. (FFE)(NAVD)	14.5'		14.5'
22	Base Flood Elevation (BFE)(NAVD)	13.63'		13.63'
23	Landscape Open Space (LOS) (Sq Ft and %)	2,812.50 SQ.FT. (45.0%)		2,834.010 SQ.FT. (45.4%)
24	Perimeter LOS (Sq Ft and %)	1,406.00 SQ.FT. (50.0%)		2,270.00 SQ.FT. (80.7%)
25	Front Yard LOS (Sq Ft and %)	600.00 SQ.FT. (40.0%)		796.00 SQ.FT. (53.1%)
26	*** Native Plant Species %	*Please refer to TOPB Landscape Legend.*		

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

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

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

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

REV BF 20230626

*Denotes need for variance

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PROJECT NO:

SHEET NO.
SVY

11.01.25



400 S OCEAN BLVD



360 S OCEAN BLVD



400 S OCEAN BLVD



360 S OCEAN BLVD



130 CHILEAN AVE



124 CHILEAN AVE



134 CHILEAN AVE



120 CHILEAN AVE



125 CHILEAN AVE



129 CHILEAN AVE



123 CHILEAN AVE



129 CHILEAN AVE



135 CHILEAN AVE



135 CHILEAN AVE

SUBJECT PROPERTY



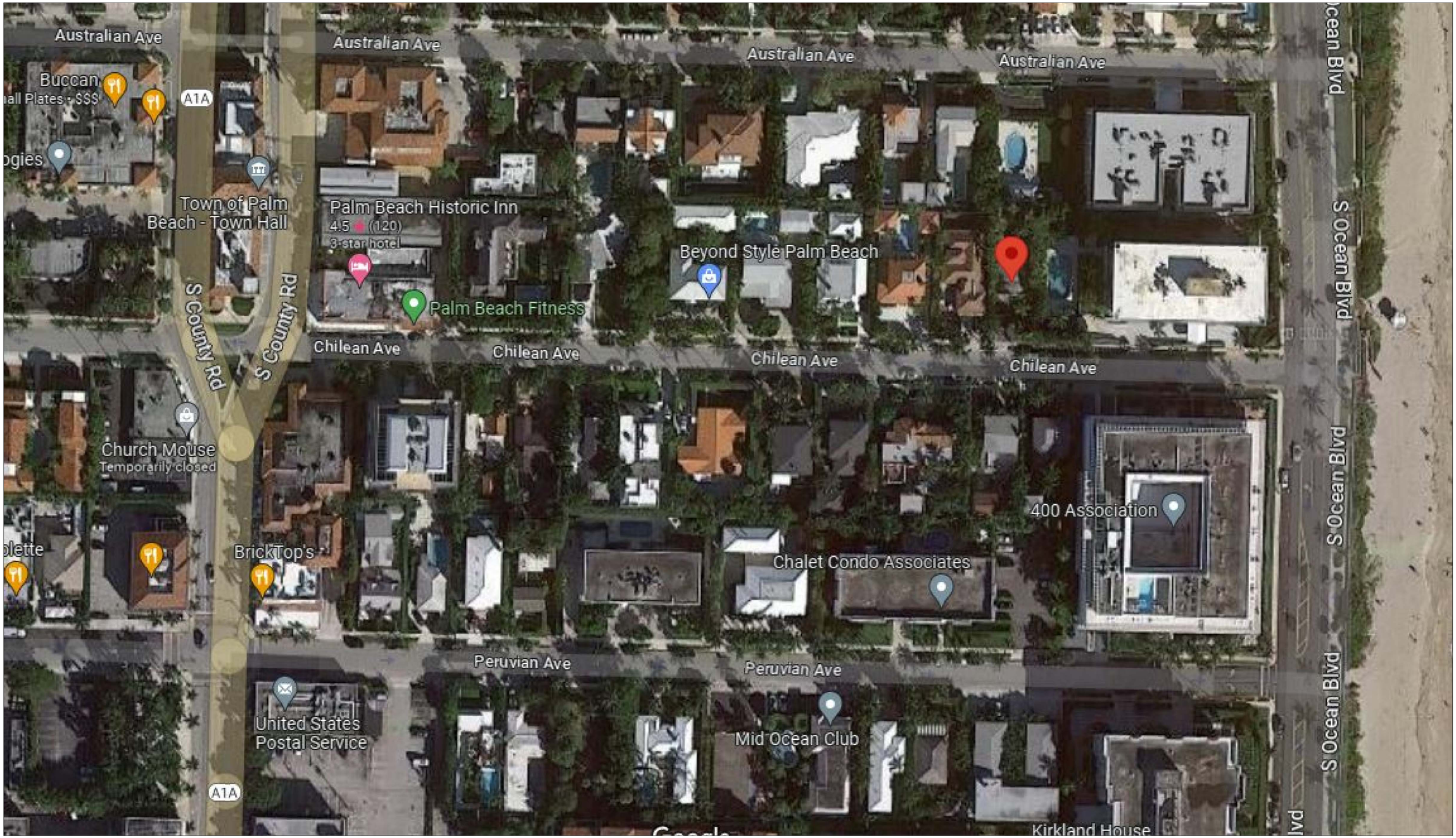
View to West



View to South



VIEW TO WEST



VICINITY LOCATION MAP

SCALE: NTS

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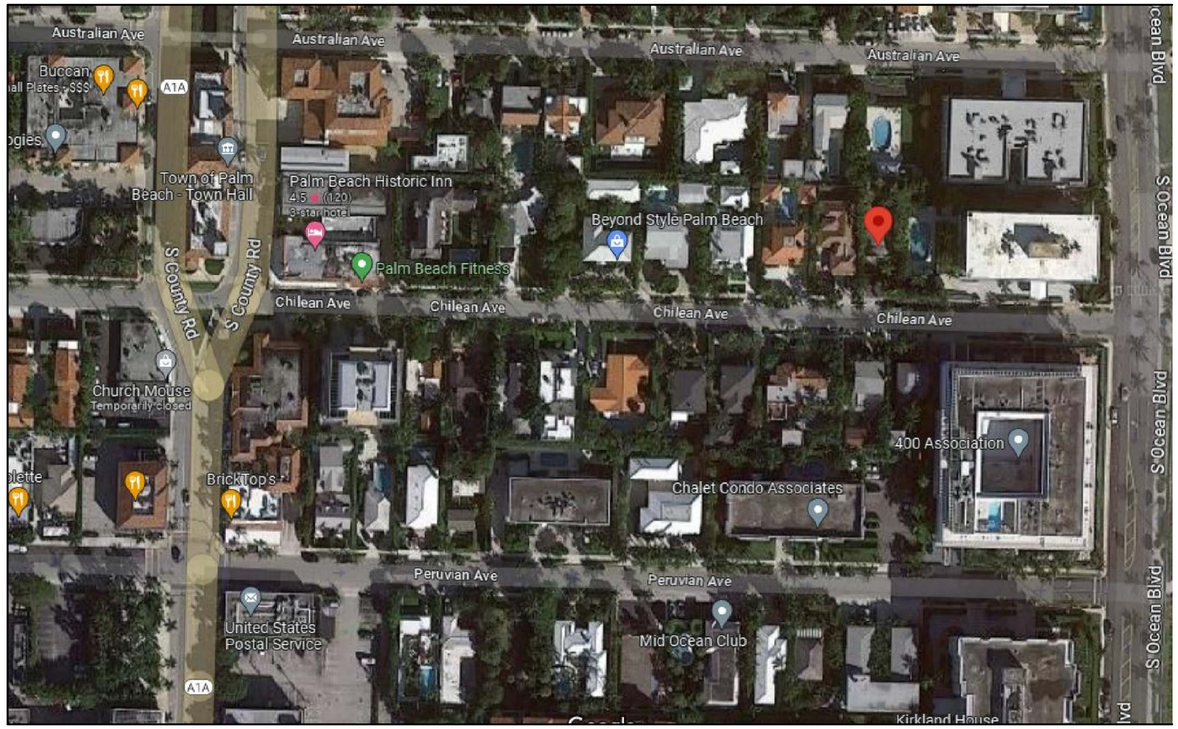
PROJECT NO:

SHEET NO.

PR-1

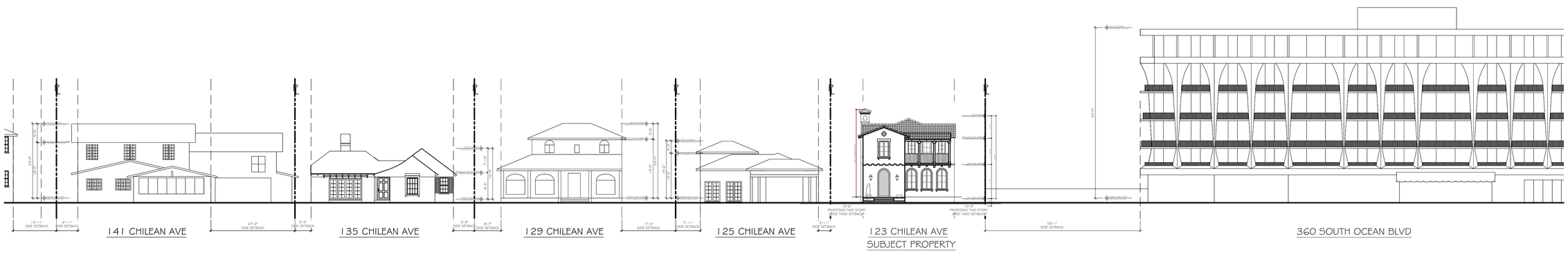
11.01.25





CONTEXTUAL SITE PLAN

SCALE: NTS





STREETSCAPE

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

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PROPOSED NEW CONSTRUCTION FOR:

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CONSULTANT:

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PROJECT NO:

SHEET NO.

PR-2

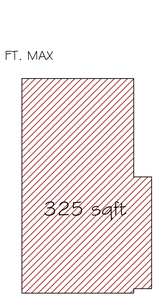
11.01.25

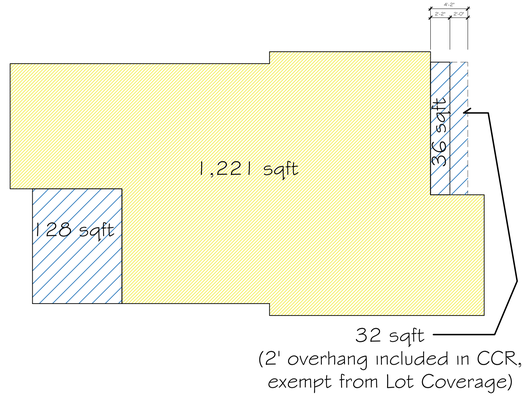
MAX ALLOWABLE CCR: 4.00 + [{(10,000 - 6,300.00) / 10,000}] = 4.370 CCR
MAX ALLOWABLE CUBIC FEET: 4.370 X 6,300.00 = 27,531.00 CU. FT.
MAX ALLOWABLE LOGGIA: 5% OF HOUSE CU.FT. (27,531.00 CU. FT.) = 1,376.55 CU. FT. MAX

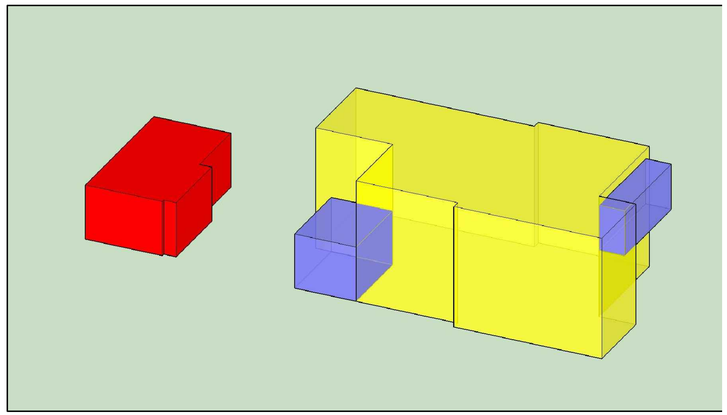
MAIN HOME
1,221.00 SQ. FT. @ 20.83' = 25,433.43 CU. FT. (TWO STORY STRUCTURE)
CABANA / GUEST HOUSE
325.00 SQ. FT. @ 9.83' = 3,194.75 CU. FT. (ONE STORY STRUCTURE)
SECOND STORY BALCONY
68.00 SQ. FT. @ 7.50' = 510.00 CU. FT.
LOGGIA
128.00 SQ. FT. @ 9.83' = 1,258.24 CU. FT.

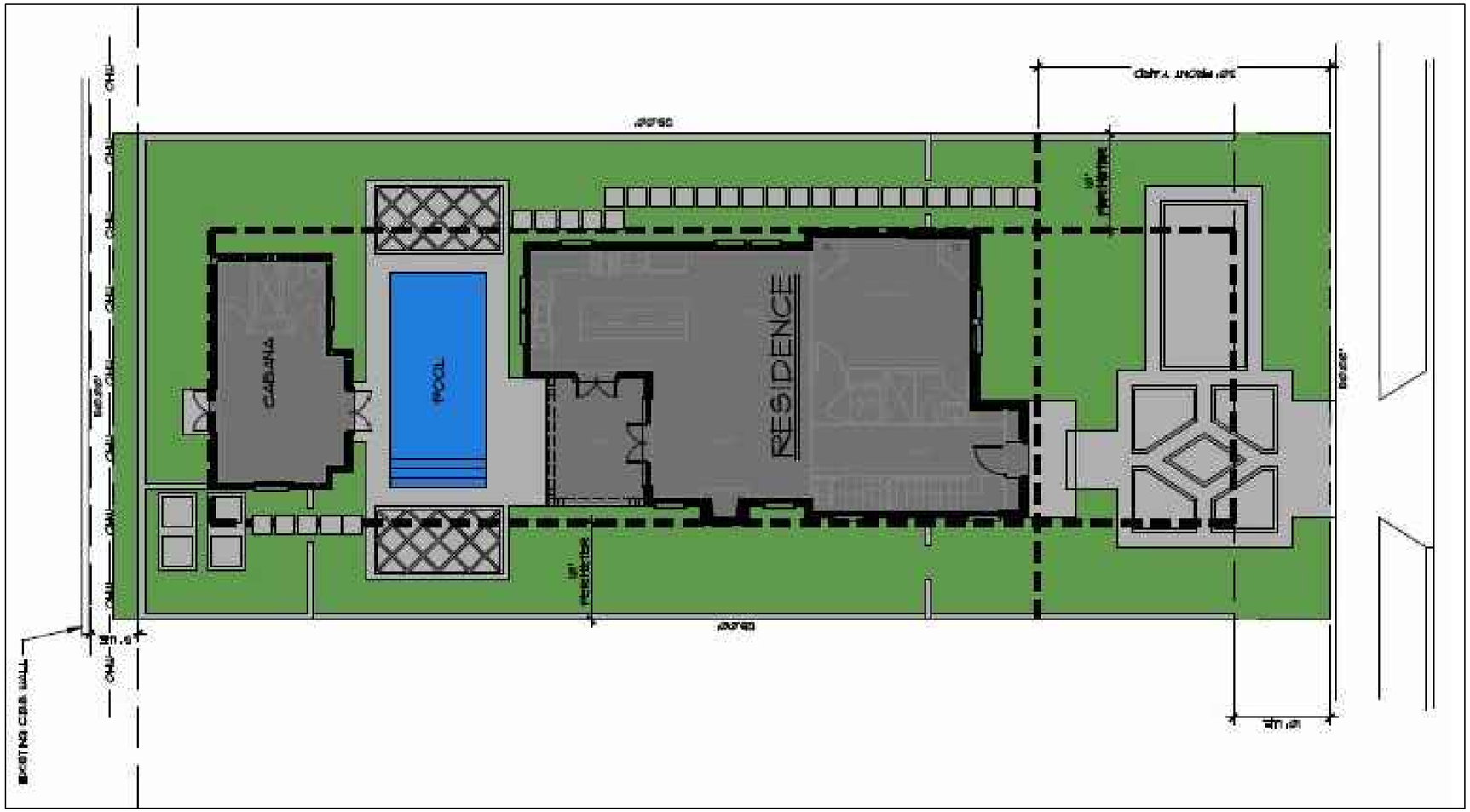
SUBTRACT LOGGIA CREDIT (-)1,258.24 CU. FT.

TOTAL CUBIC FEET = 29,138.18 CU. FT. / 6,250.00 SQ. FT. = 4.662 CCR
27,531.00 CU. FT. MAX - 29,138.18 CU. FT. = (-)1,607.18 CU. FT. IN EXCESS
4.370 - 4.662 = (-)0.29 CCR IN EXCESS









	LOT COVERAGE	1,696.00 SQ. FT.	(27.14%)
	OPEN SPACE	2,834.00 SQ. FT.	(45.40%)
	HARDSCAPE	1,720.00 SQ. FT.	(27.46%)
	TOTAL	6,250.00 SQ. FT.	(100.00%)

CCR + ZONING DIAGRAMS

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A.R.#10,181

PROPOSED NEW CONSTRUCTION FOR:
MR. PAUL GRIFFIN
123 CHILEAN AVE, PALM BEACH, FL 33480

CONSULTANT:

REVISIONS:
1
2
3
4

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PROJECT NO:

SHEET NO.
PR-3

11.01.25

PREVIOUSLY APPROVED PER ZON-23-123 NO CHANGES PROPOSED

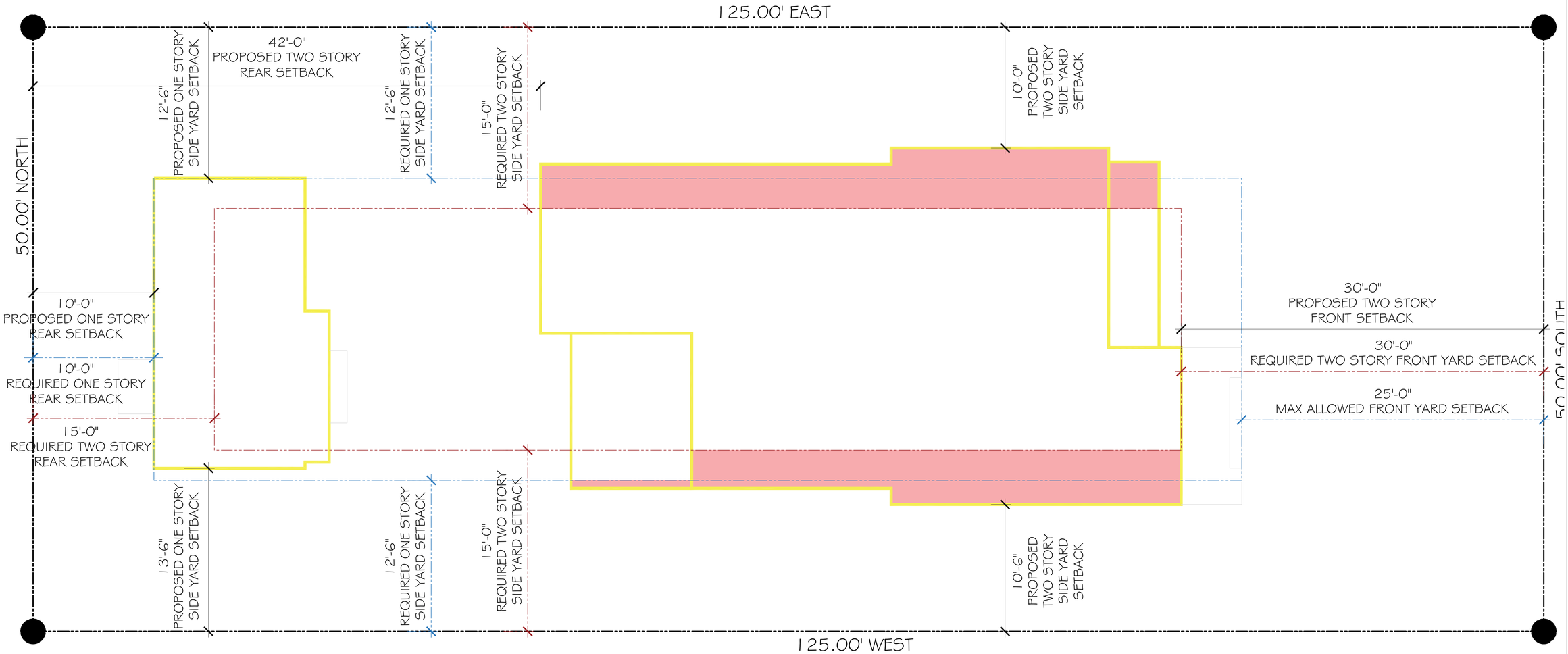
VARIANCE REQUEST

Section 134-893(c): Special Exception with Site Plan Review to allow the construction of a new 2 story residence and 1 story cabana on a lot that is 50 feet wide in lieu of the 100 foot width minimum required in the R-B Zoning District with a lot width of 50 ft in lieu of the 100 ft required and a lot area of 6,520 sq ft in lieu of the 10,0000 sq ft required. .

Variance 1: Section 1 34-893(7)b.: Variance request to allow a west side yard setback of 10.5' in lieu of the 15.0' required for a two story structure.

Variance 2: Section 1 34-893(7)b.: Variance to allow an east side setback of 10.0' in lieu of the 15.0' required for a two story structure.

Variance 3: Sec. 134-893(b)(13): A variance to construct a residence in the R-B zoning district with a Cubic Content Ratio of 4.662 in lieu of the 4.38 maximum allowed.



VARIANCE SETBACK DIAGRAM

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

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A.R.#10,181

PROPOSED NEW CONSTRUCTION FOR:

MR. PAUL GRIFFIN

123 CHILEAN AVE, PALM BEACH, FL 33480

CONSULTANT:

REVISIONS:

1 UPDATED PER DEV REVIEW 11.03.25

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PROJECT NO:

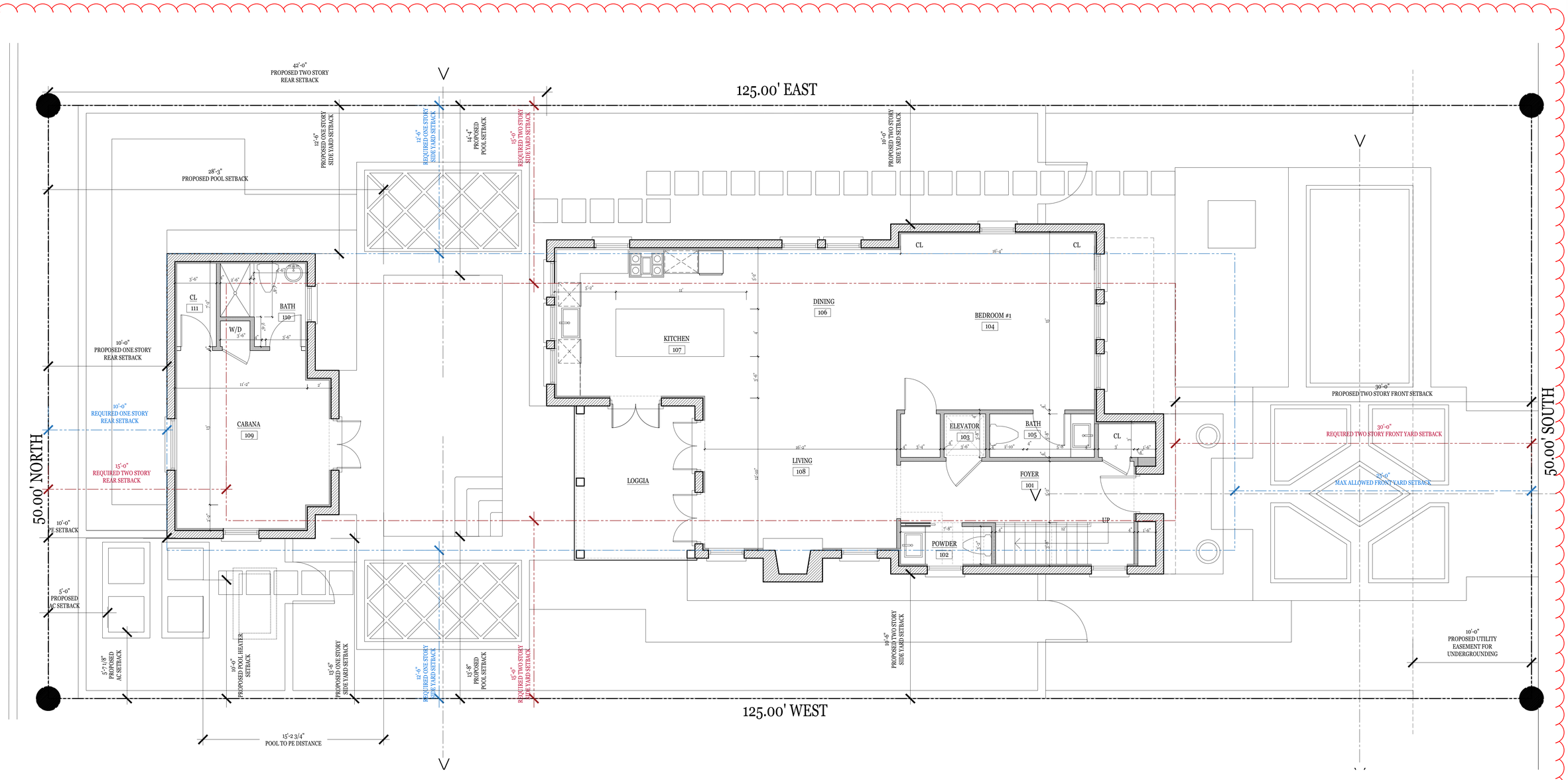
SHEET NO.

PR-4

11.01.25

UPDATES INCLUDE MINOR ARCHITECTURAL FLOOR PLAN REVISIONS, SLIGHT DRIVEWAY SHIFT NORTH, ADDED EAST PRIVACY WALL, REVISED PAVING COLORS, AND MINOR SHRUB SPECIES ADJUSTMENTS

1



PREVIOUSLY APPROVED + CURRENTLY PROPOSED SITE PLAN

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

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A.R.#10,181

PROPOSED NEW CONSTRUCTION FOR:

MR. PAUL GRIFFIN

123 CHILEAN AVE. PALM BEACH, FL 33480

CONSULTANT:

REVISIONS:

1 TOPB - FINAL SUBMIT UPDATES: 12.03.25

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PROJECT NO:

SHEET NO.

SP-1

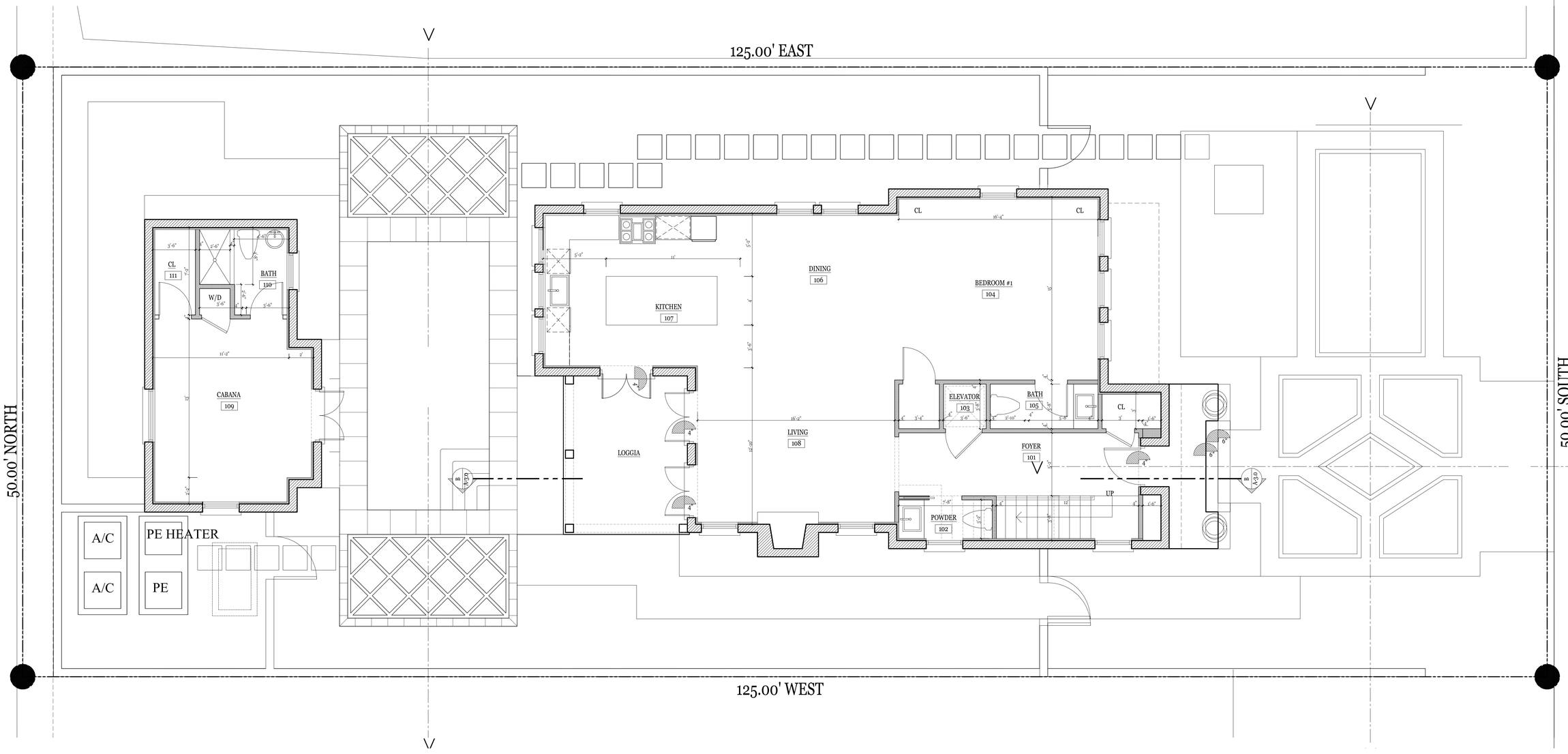
12.03.25

UPDATES INCLUDE MINOR ARCHITECTURAL FLOOR PLAN REVISIONS, SLIGHT DRIVEWAY SHIFT NORTH, ADDED EAST PRIVACY WALL, REVISED PAVING COLORS, AND MINOR SHRUB SPECIES ADJUSTMENTS

1

WALL LEGEND

- NEW EXTERIOR 8"x8"x16" NOM. MASONRY WALL
- NEW INTERIOR WALL 4" x 20 GA. METAL STUDS @16" O.C.



PREVIOUSLY APPROVED + CURRENTLY PROPOSED FIRST FLOOR PLAN

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

SKA ARCHITECT + PLANNER

A.A. #001345
A.R.#10,181

PROPOSED NEW CONSTRUCTION FOR:

MR. PAUL GRIFFIN

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CONSULTANT:

REVISIONS:

1 TOPB - FINAL SUBMIT UPDATES: 12.03.25

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PROJECT NO:

SHEET NO.

A-1.0

12.03.25

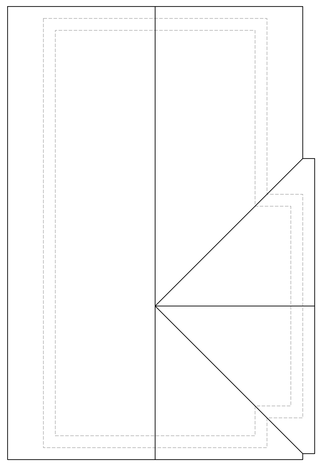
PREVIOUSLY APPROVED PER ZON-23-123 NO CHANGES PROPOSED

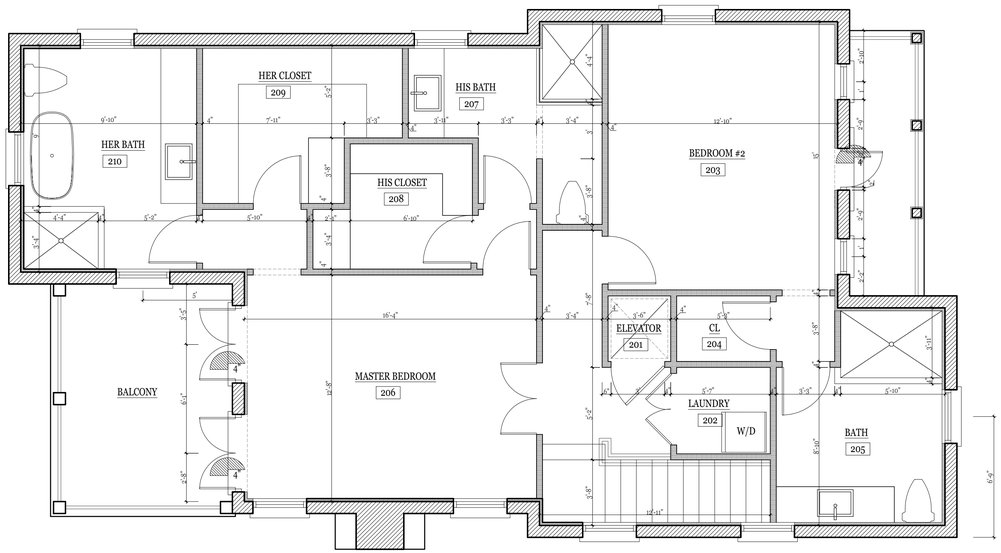
125.00' EAST

50.00' NORTH

50.00' SOUTH

125.00' WEST





WALL LEGEND

- NEW EXTERIOR 8"x8"x16" NOM. MASONRY WALL
- NEW INTERIOR WALL 4" x 20 GA. METAL STUDS @16" O.C.

SECOND FLOOR PLAN

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

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249 PERUVIAN AVE, SUITE F2.
BEACH, FL. 33480 PHONE: 561.651.

A.A. #001345
A.R.#10,181

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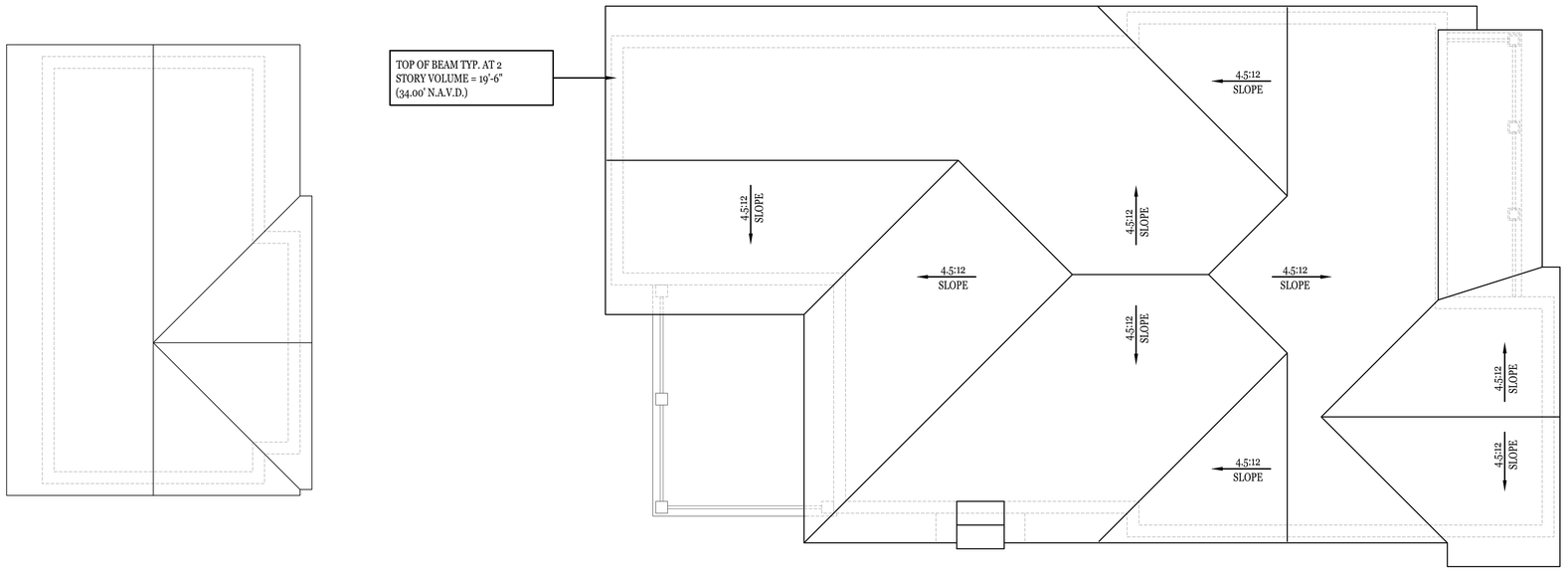
PROJECT NO:

SHEET NO.

A-1.1

12.03.25



-

ROOF PLAN

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

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249 PERUVIAN AVE, SUITE F2
BEACH, FL. 33480 PHONE: 561.65

A.A. #001345
A.R.#10,181

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PROJECT NO:

SHEET NO.

A-1.2

12.03.25

NOTE: PREVIOUSLY APPROVED UNDER ARC-23-145. NO OTHER CHANGES PROPOSED OTHER THAN ARCHITECTURAL STYLE.

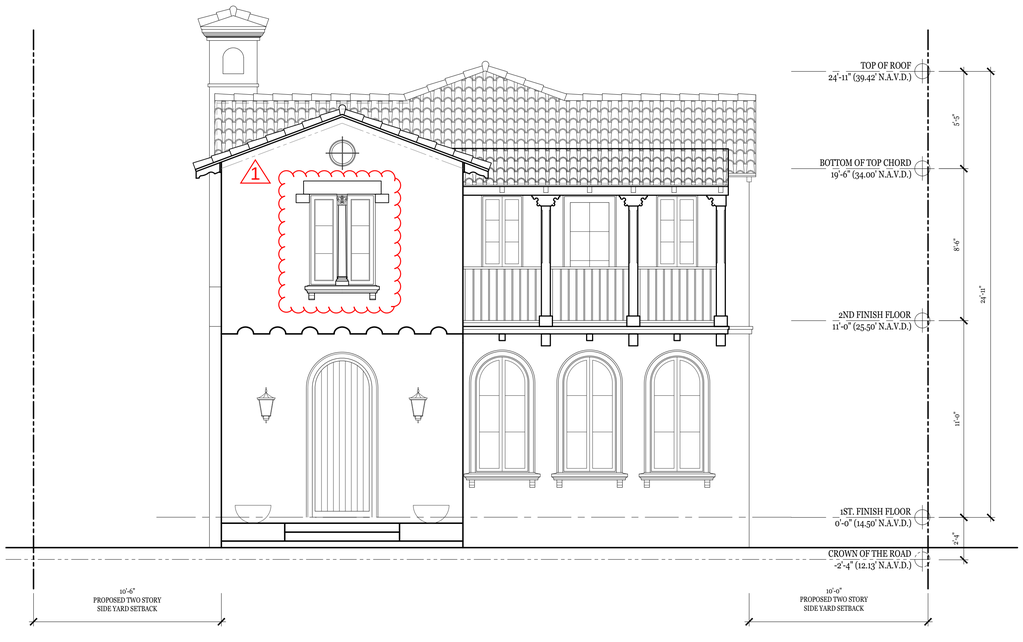
EXTERIOR MODIFICATION INCLUDE:

1. FLAT TILE TO BARREL TILE
2. DOUBLE HUNG TO CASEMENT WINDOWS
3. COLUMN CAPITAL AND BASE MODIFICATIONS
4. SILL DESIGN ADJUSTED
5. ROOF PITCH ADJUSTED FROM 6 : 12 TO 4.5 : 12
6. RAILING PICKET DESIGN
7. FRONT DOOR DESIGN
8. BELT COURSE PROFILE



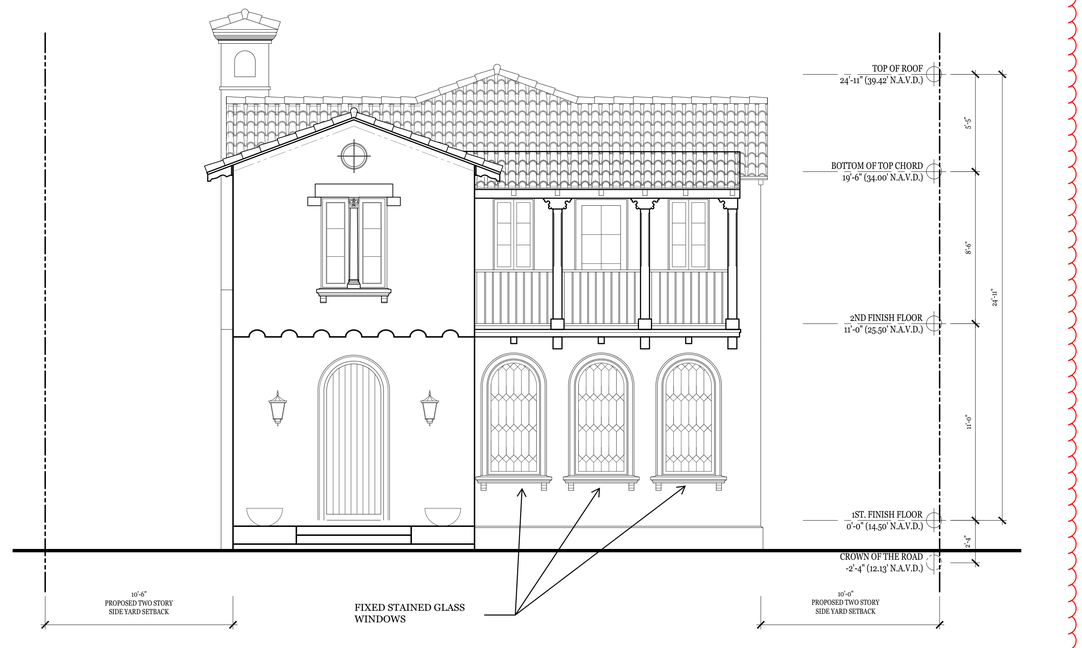
PREVIOUSLY PROPOSED SOUTH ELEVATION

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



CURRENTLY PROPOSED SOUTH ELEVATION - OPT 1

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



CURRENTLY PROPOSED SOUTH ELEVATION - OPT 2

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

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A.R.#10,181

PROPOSED NEW CONSTRUCTION FOR:

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CONSULTANT:

REVISIONS:

1 TOPB - FINAL SUBMIT UPDATES: 12.03.25

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PROJECT NO:

SHEET NO.

A-2.0

12.03.25

NOTE: PREVIOUSLY APPROVED UNDER ARC-23-145. NO OTHER CHANGES PROPOSED OTHER THAN ARCHITECTURAL STYLE.

EXTERIOR MODIFICATION INCLUDE:

1. FLAT TILE TO BARREL TILE
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3. COLUMN CAPITAL AND BASE MODIFICATIONS
4. SILL DESIGN ADJUSTED
5. ROOF PITCH ADJUSTED FROM 6 : 12 TO 4.5 : 12
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7. FRONT DOOR DESIGN
8. BELT COURSE PROFILE



PREVIOUSLY APPROVED NORTH ELEVATION

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



CURRENTLY PROPOSED NORTH ELEVATION

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

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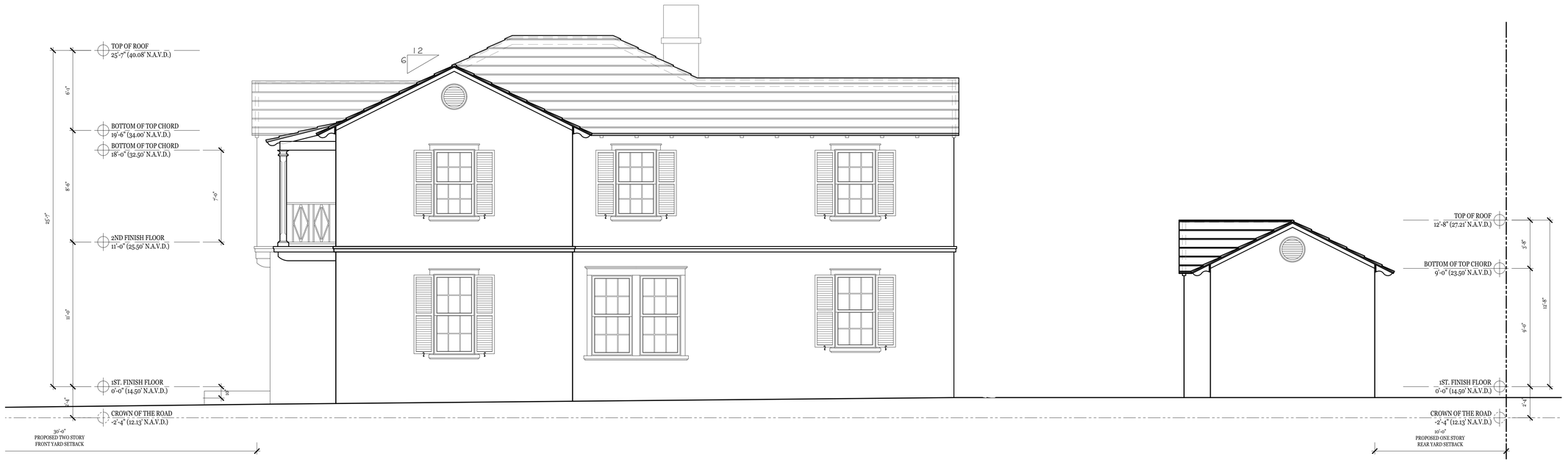
PROJECT NO:

SHEET NO.

A-2.1

12.03.25



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EXTERIOR MODIFICATION INCLUDE:

1. FLAT TILE TO BARREL TILE
2. DOUBLE HUNG TO CASEMENT WINDOWS
3. COLUMN CAPITAL AND BASE MODIFICATIONS
4. SILL DESIGN ADJUSTED
5. ROOF PITCH ADJUSTED FROM 6 : 12 TO 4.5 : 12
6. RAILING PICKET DESIGN
7. FRONT DOOR DESIGN
8. BELT COURSE PROFILE

PREVIOUSLY APPROVED EAST ELEVATION

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



CURRENTLY PROPOSED EAST ELEVATION

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

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A.R.#10,181

PROPOSED NEW CONSTRUCTION FOR:

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SHEET NO.

A-2.2

12.03.25



NOTE: PREVIOUSLY APPROVED UNDER ARC-23-145. NO OTHER CHANGES PROPOSED OTHER THAN ARCHITECTURAL STYLE.

PREVIOUSLY APPROVED WEST ELEVATION

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

EXTERIOR MODIFICATION INCLUDE:

1. FLAT TILE TO BARREL TILE
2. DOUBLE HUNG TO CASEMENT WINDOWS
3. COLUMN CAPITAL AND BASE MODIFICATIONS
4. SILL DESIGN ADJUSTED
5. ROOF PITCH ADJUSTED FROM 6 : 12 TO 4.5 : 12
6. RAILING PICKET DESIGN
7. FRONT DOOR DESIGN
8. BELT COURSE PROFILE



CURRENTLY PROPOSED WEST ELEVATION

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

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PROPOSED NEW CONSTRUCTION FOR:

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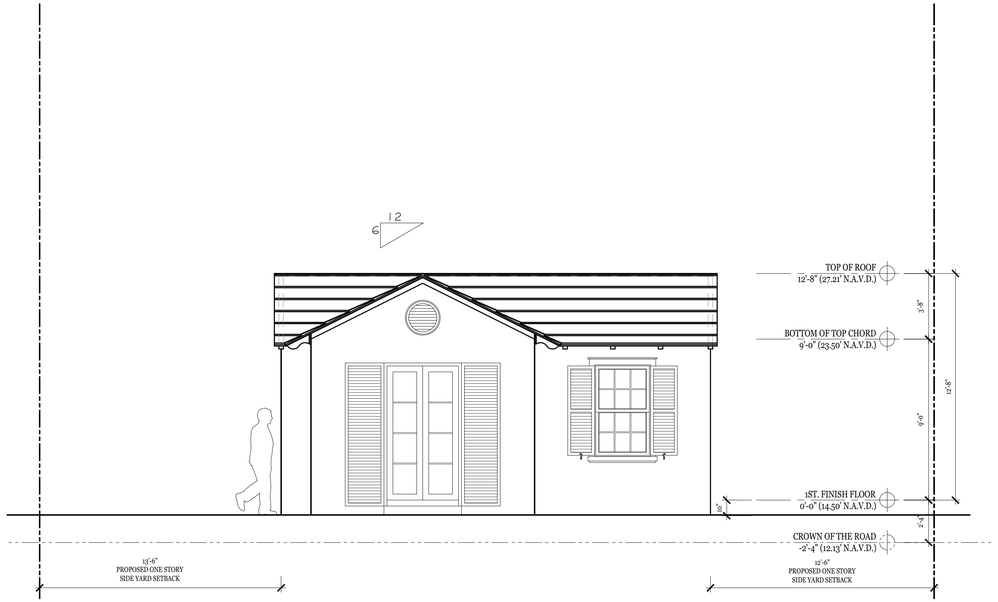
PROJECT NO:

SHEET NO.

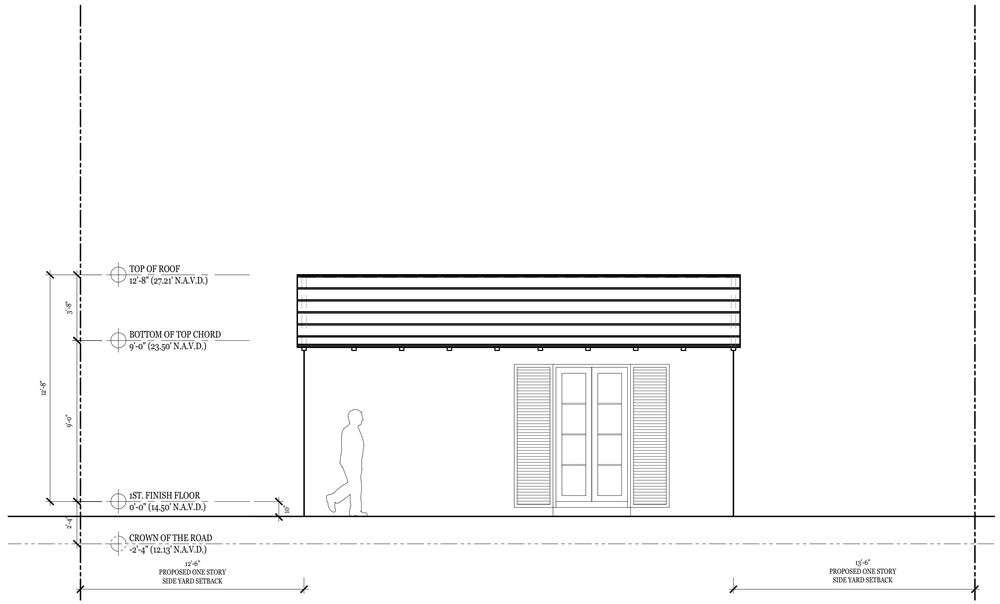
A-2.3

12.03.25



PREVIOUSLY APPROVED SOUTH CABANA ELEVATION

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



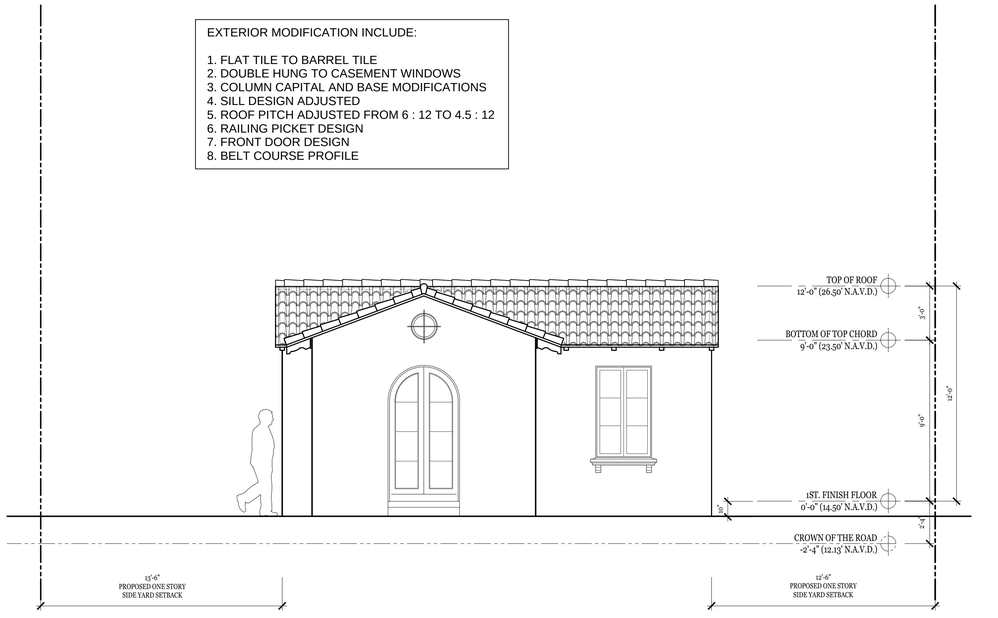
PREVIOUSLY APPROVED NORTH CABANA ELEVATION

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

NOTE: PREVIOUSLY APPROVED UNDER ARC-23-145. NO OTHER CHANGES PROPOSED OTHER THAN ARCHITECTURAL STYLE.

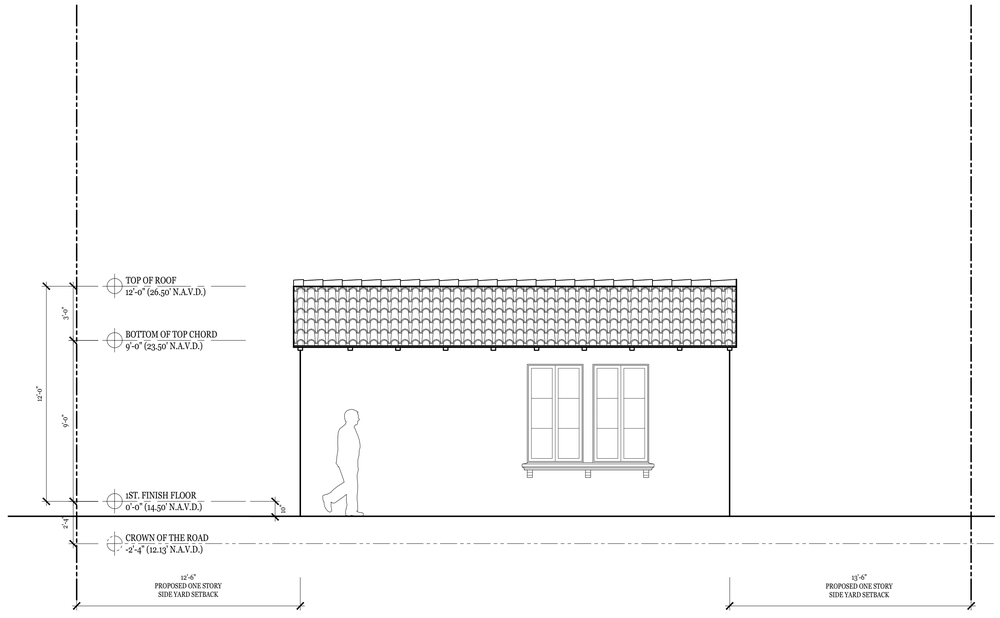
EXTERIOR MODIFICATION INCLUDE:

1. FLAT TILE TO BARREL TILE
2. DOUBLE HUNG TO CASEMENT WINDOWS
3. COLUMN CAPITAL AND BASE MODIFICATIONS
4. SILL DESIGN ADJUSTED
5. ROOF PITCH ADJUSTED FROM 6 : 12 TO 4.5 : 12
6. RAILING PICKET DESIGN
7. FRONT DOOR DESIGN
8. BELT COURSE PROFILE



CURRENTLY PROPOSED SOUTH CABANA ELEVATION

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



CURRENTLY PROPOSED NORTH CABANA ELEVATION

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

SKA
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249 PERUVIAN AVE, SUITE F2, PALM BEACH, FL, 33480 PHONE: 561.655.1116

A.A. #001345
A.R.#10,181

PROPOSED NEW CONSTRUCTION FOR:

MR. PAUL GRIFFIN

123 CHILEAN AVE, PALM BEACH, FL 33480

CONSULTANT:

REVISIONS:

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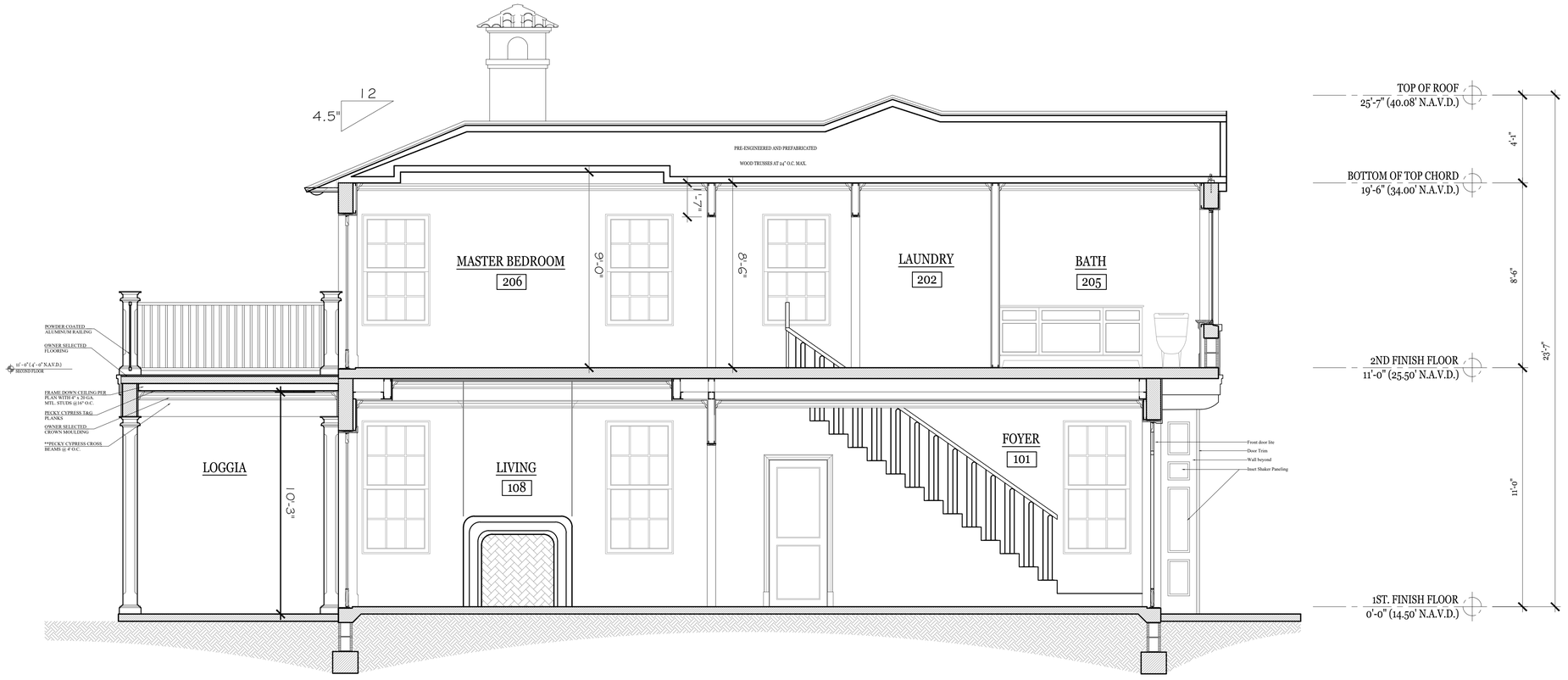
PROJECT NO:

SHEET NO.

A-2.4

12.03.25



PROPOSED SECTION B

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

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A-3.0

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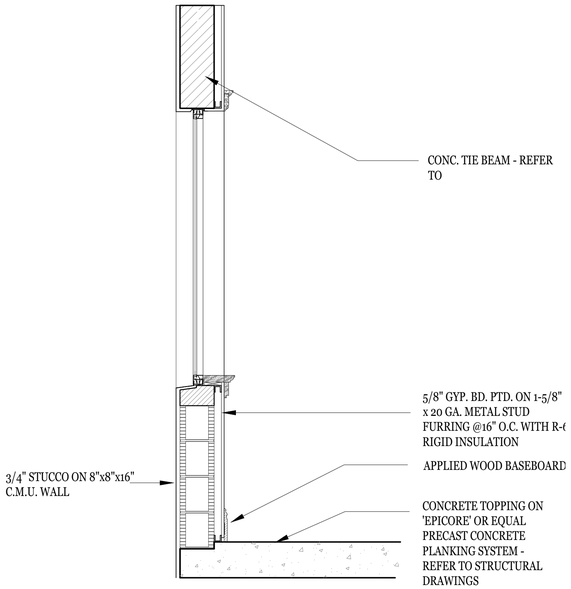
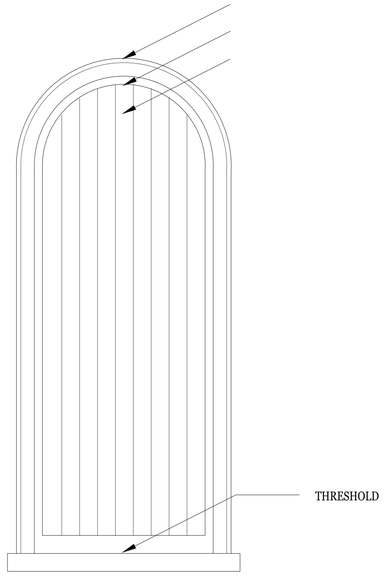


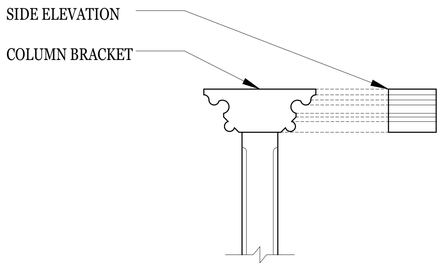
FRONT WINDOW DETAIL

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



TWO STORY WALL SECTION

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



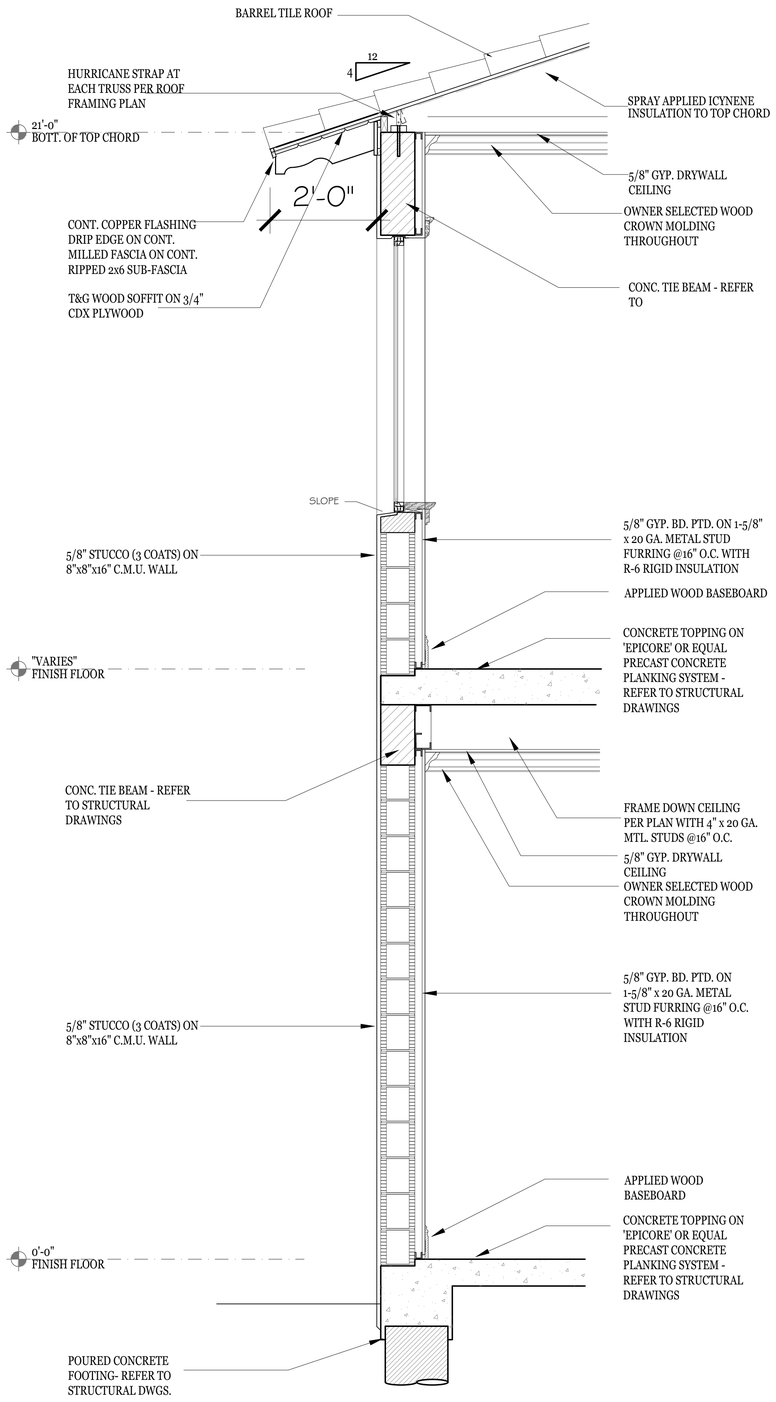
BRACKET DETAIL

SCALE: 1 " = 1'-0"



GABLE APERTURE DETAIL

SCALE: 1 " = 1'-0"



TWO STORY WALL SECTION

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

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PROPOSED NEW CONSTRUCTION FOR:

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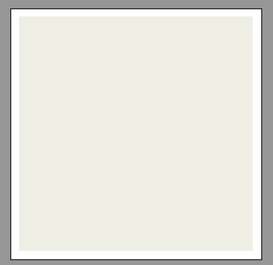
SHEET NO.

A-3.1

12.03.25



BODY OF HOUSE: WHITE DOVE (BM OC-17)



ROOF: LUDOVICHI BARREL TILE ROOF



HARTMAN EUROPEAN STEEL WINDOWS + DOORS. CHARCOAL GREY



SILLS: CAST STONE LIMESTONE



EXTERIOR COLUMNS + RAILINGS: CYPRUS

MATERIALS + FINISHES

SKA

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A.R.#10,181

PROPOSED NEW CONSTRUCTION FOR:

MR. PAUL GRIFFIN

123 CHILEAN AVE, PALM BEACH, FL 33480

CONSULTANT:

REVISIONS:

1 UPDATED PER DEV REVIEW 11.03.25

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SHEET NO.

A-4.0

11.01.25



SOUTH COLORED ELEVATION

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





SOUTH COLORED ELEVATION OPT 02

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

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PROPOSED NEW CONSTRUCTION FOR:

MR. PAUL GRIFFIN

123 CHILEAN AVE, PALM BEACH, FL 33480

CONSULTANT:

REVISIONS:

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PROJECT NO:

SHEET NO.

A-5.1

12.03.25



PROPOSED EAST COLORED ELEVATION

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



PROPOSED WEST COLORED ELEVATION

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

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249 PERUVIAN AVE, SUITE F2,
BEACH, FL. 33480 PHONE: 561.65

A.A. #001345
A.R.#10,181

PROPOSED NEW CONSTRUCTION FOR:

MR. PAUL GRIFFIN

123 CHILEAN AVE, PALM BEACH, FL 33480

CONSULTANT:

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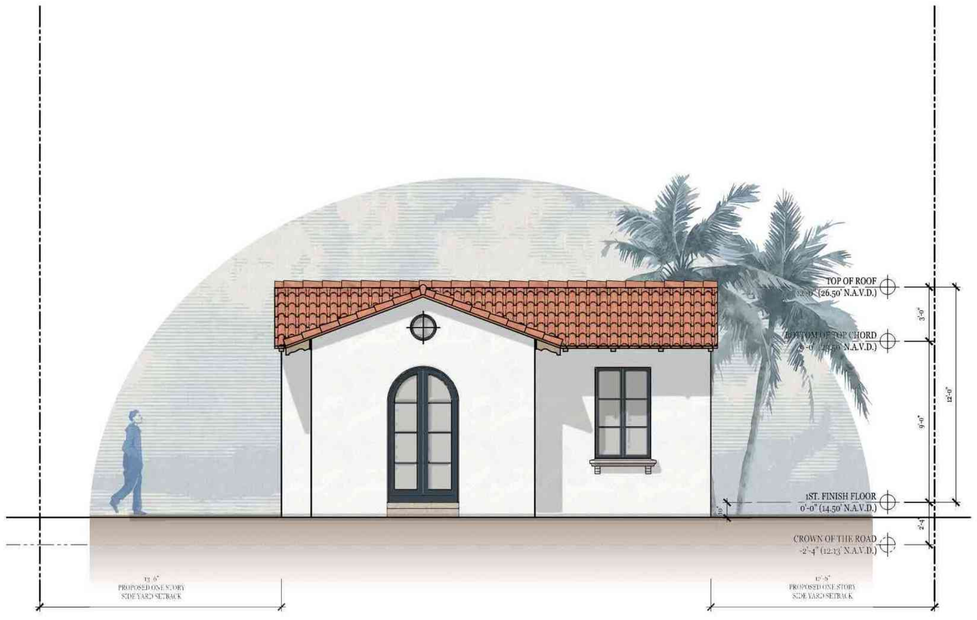
PROJECT NO:

SHEET NO.

A-5.2

12.03.25



SOUTH CABANA COLORED ELEVATION

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



NORTH CABANA COLORED ELEVATION

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

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A.R.#10,181

PROPOSED NEW CONSTRUCTION FOR:

MR. PAUL GRIFFIN

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CONSULTANT:

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SHEET NO.

A-5.3

12.03.25



00.a - LOOKING NORTH



00.b - LOOKING NORTH

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A.R.#10,181

PROPOSED NEW CONSTRUCTION FOR:

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CONSULTANT:

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PROJECT NO:

SHEET NO.

A-6.0

12.03.25



00.c - LOOKING NORTH - STAINED GLASS OPTION B

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A.R.#10,181

PROPOSED NEW CONSTRUCTION FOR:

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PROJECT NO:

SHEET NO.

A-6.01

12.03.25



01.a - LOOKING NORTHEAST



01.b - LOOKING NORTHEAST

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A.R.#10,181

PROPOSED NEW CONSTRUCTION FOR:

MR. PAUL GRIFFIN

123 CHILEAN AVE, PALM BEACH, FL 33480

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PROJECT NO:

SHEET NO.

A-6.1

12.03.25



03.a - AERIAL: LOOKING NORTHWEST



03.B - AERIAL: LOOKING NORTHWEST

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PROPOSED NEW CONSTRUCTION FOR:

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PROJECT NO:

SHEET NO.

A-6.3

12.03.25



04.a - LOOKING SOUTHEAST



04.b - LOOKING SOUTHEAST

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A.R.#10,181

PROPOSED NEW CONSTRUCTION FOR:

MR. PAUL GRIFFIN

123 CHILEAN AVE, PALM BEACH, FL 33480

CONSULTANT:

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PROJECT NO:

SHEET NO.

A-6.4

12.03.25



05.a - CABANA: LOOKING NORTHEAST



05.B - CABANA: LOOKING NORTHEAST

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PROPOSED NEW CONSTRUCTION FOR:

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CONSULTANT:

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SHEET NO.

A-6.5

12.03.25

123 CHILEAN AVENUE,
PALM BEACH, FLORIDA
FINAL SUBMITTAL
DECEMBER 03, 2025
ARC-25-0085

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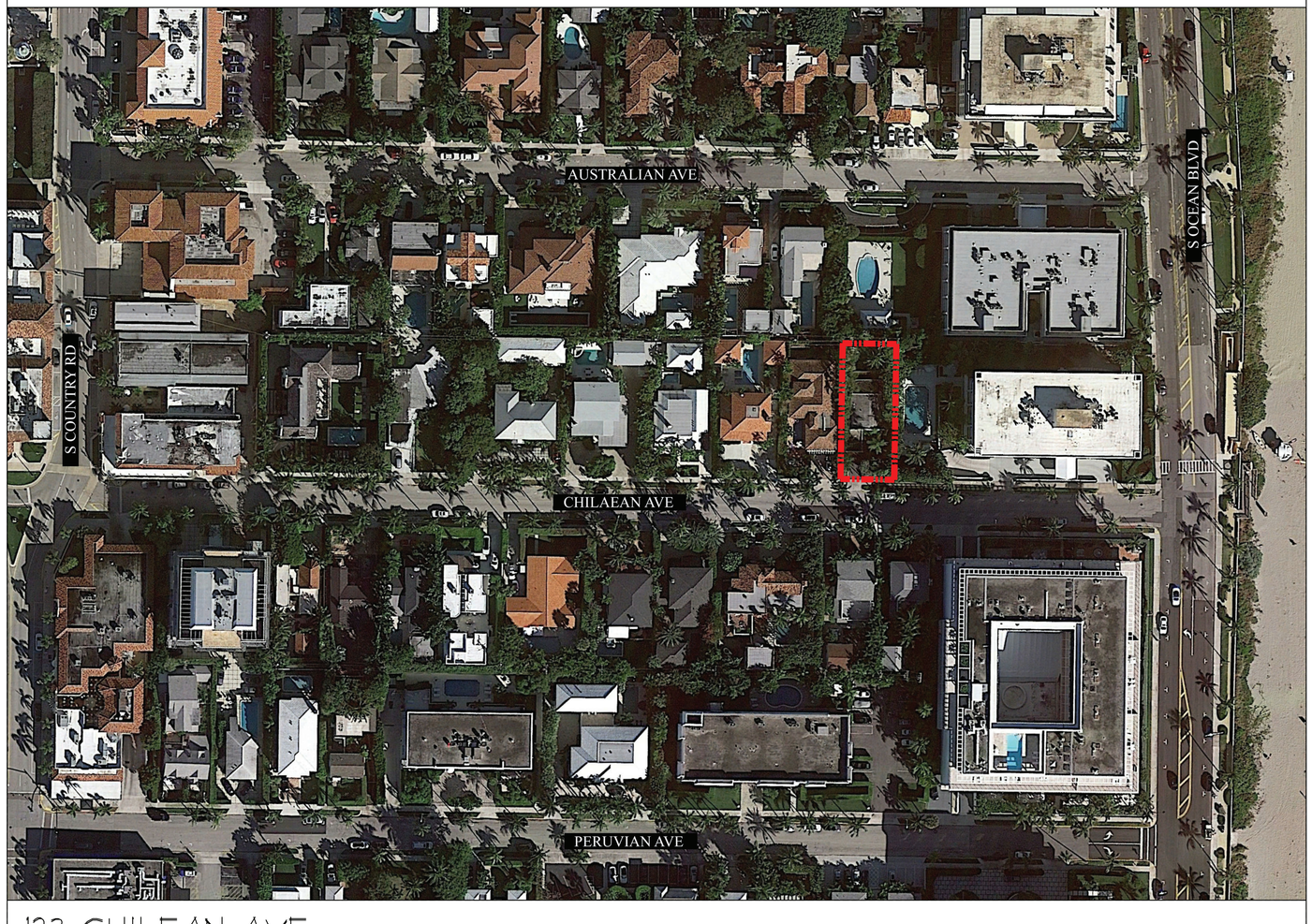
SITE LOCATION MAP



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ARC-25-0085

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design group, inc.
LANDSCAPE ARCHITECTURE
PLANNING • GRAPHICS
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Jupiter, Florida 33458
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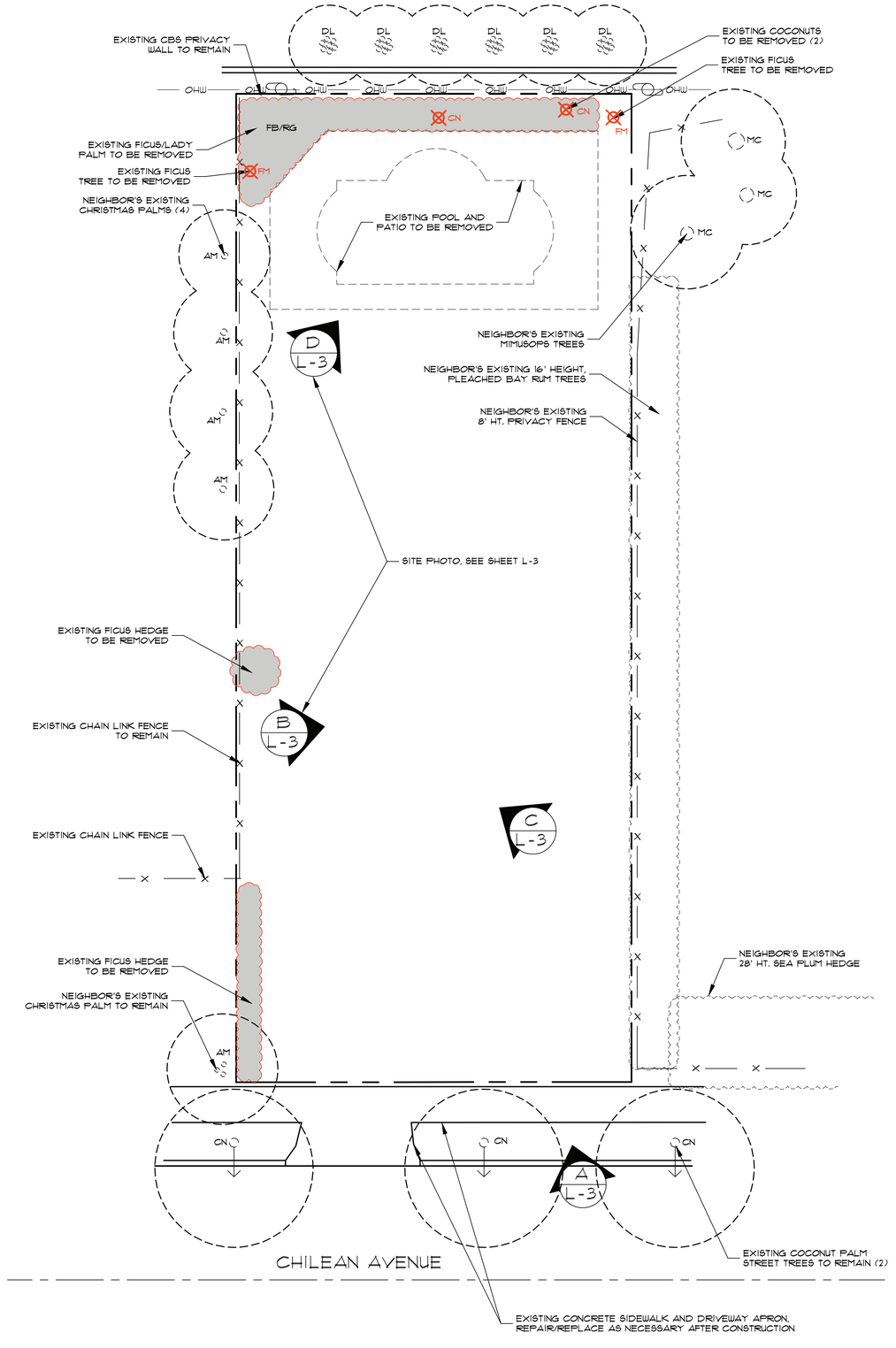
GRIFFIN RESIDENCE
123 CHILEAN AVE.
PALM BEACH, FLORIDA
LANDSCAPE/HARDSCAPE COVER PAGE

DATE: 07/16/2025
DRAWN BY: SW/MW
JOB NO.: 25-056
SCALE: N/A
FILENAME: Griffin 02

REVISIONS:
12.3.25 Final Submittal

Digitally signed by Stephen J West
Date: 2025.12.03 11:57:06 -05'00'

SHEET:
L-1



Existing Plant Symbol Key

- Existing tree/palm to remain
- Existing tree/palm to be removed
- Existing vegetation to remain
- Existing vegetation to be removed

Existing Plant Key

AM = Adonidia merrillii / Christmas Palm
CD = Coccoloba uvifera x diversifolia / Sea Plum
DL = Dypsis lutescens / Areca Palm
CN = Cocos nucifera / Coconut Palm
FB = Ficus benjamina / Weeping Fig
FM = Ficus microcarpa / Cuban Laurel
MC = Mimusops coriacea / Monkey's Apple
PR = Pimenta racemosa / Bay Rum
RE = Rhapsis excelsa / Lady Palm

Existing Plant Removal List

SYM	QTY	NAME
CN	2	Cocos nucifera / Coconut Palm
FM	2	Ficus microcarpa / Cuban Laurel

Construction Screening Note:

CONSTRUCTION ACTIVITY SHALL BE SCREENED FROM ADJACENT PROPERTIES AND PUBLIC STREETS THROUGH THE USE OF CONSTRUCTION SCREENS, FENCES, GATES AND/OR VEGETATION PER TOWN CODE. CONSTRUCTION SCREENING SHALL BE INSTALLED PRIOR TO DEMOLITION AND REMAIN FOR THE DURATION OF THE PROJECT. PORTIONS OF CONSTRUCTION SCREENING MAY BE REMOVED WHEN NECESSARY TO COMPLETE CONSTRUCTION ACTIVITIES AND NEW VEGETATION OR SCREENING IS INSTALLED IMMEDIATELY UPON COMPLETION OF SAID WORK.

Note:

ALL AREAS DISTURBED BY DEMOLITION SHALL BE SODDED WITH PASPALUM NOTATUM BAHIA GRASS AND IRRIGATED PER TOWN OF PALM BEACH REQUIREMENTS.

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EXISTING CONDITIONS AND LANDSCAPE/HARDSCAPE DEMOLITION PLAN

DATE: 07/16/2025
DRAWN BY: SW/MW
JOB NO.: 25-056
SCALE: 1/8"=1'-0"
FILENAME: Griffin 01

REVISIONS:
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SHEET:
L-2



A L-3 EXISTING VIEW FROM CHILEAN AVENUE



B L-3 EXISTING VIEW TO THE EAST



C L-3 EXISTING VIEW TO THE WEST



D L-3 EXISTING VIEW TO THE NORTHEAST

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GRIFFIN RESIDENCE
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PALM BEACH, FLORIDA
EXISTING SITE PHOTOGRAPHS

DATE: 01/16/2025
DRAWN BY: SW/MW
JOB NO.: 25-056
SCALE: N/A
FILENAME: Griffin 01

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SHEET:
L-3

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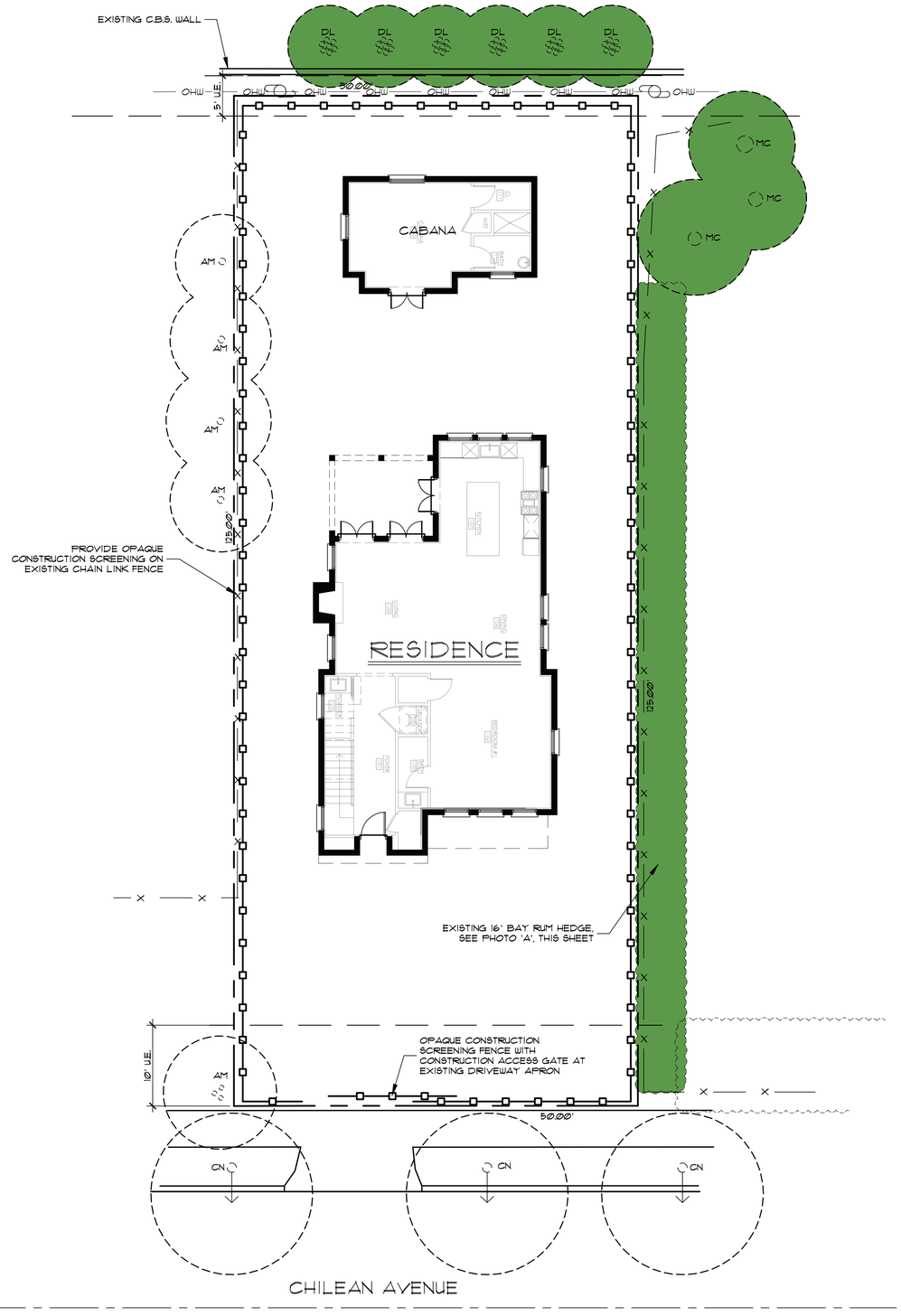

Construction Screening Note:

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Existing Plant Symbol Key

Existing tree/palm serving as construction buffering.

Existing hedges serving as construction buffering.



A L-4 *EXISTING EAST LANDSCAPE BUFFER*

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GRIFFIN RESIDENCE
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PALM BEACH, FLORIDA
CONSTRUCTION SCREENING PLAN

DATE: 07/16/2025
DRAWN BY: SW/MW
JOB NO.: 25-056
SCALE: 1/8"=1'-0"
FILENAME: Griffin 01

REVISIONS:
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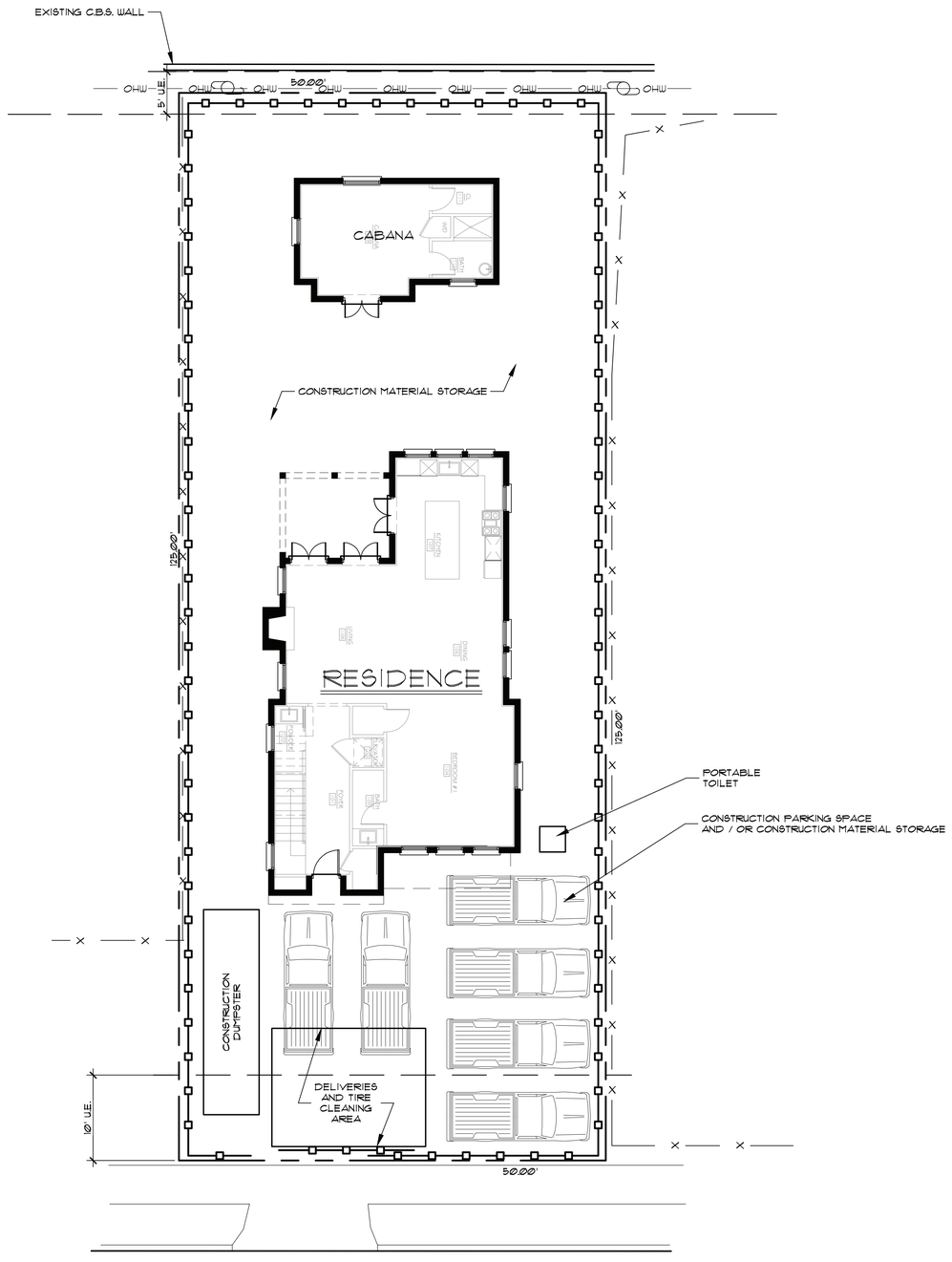
SHEET:
L-4



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GRIFFIN RESIDENCE

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PALM BEACH, FLORIDA

CONSTRUCTION STAGING PLAN

DATE: 07/16/2025
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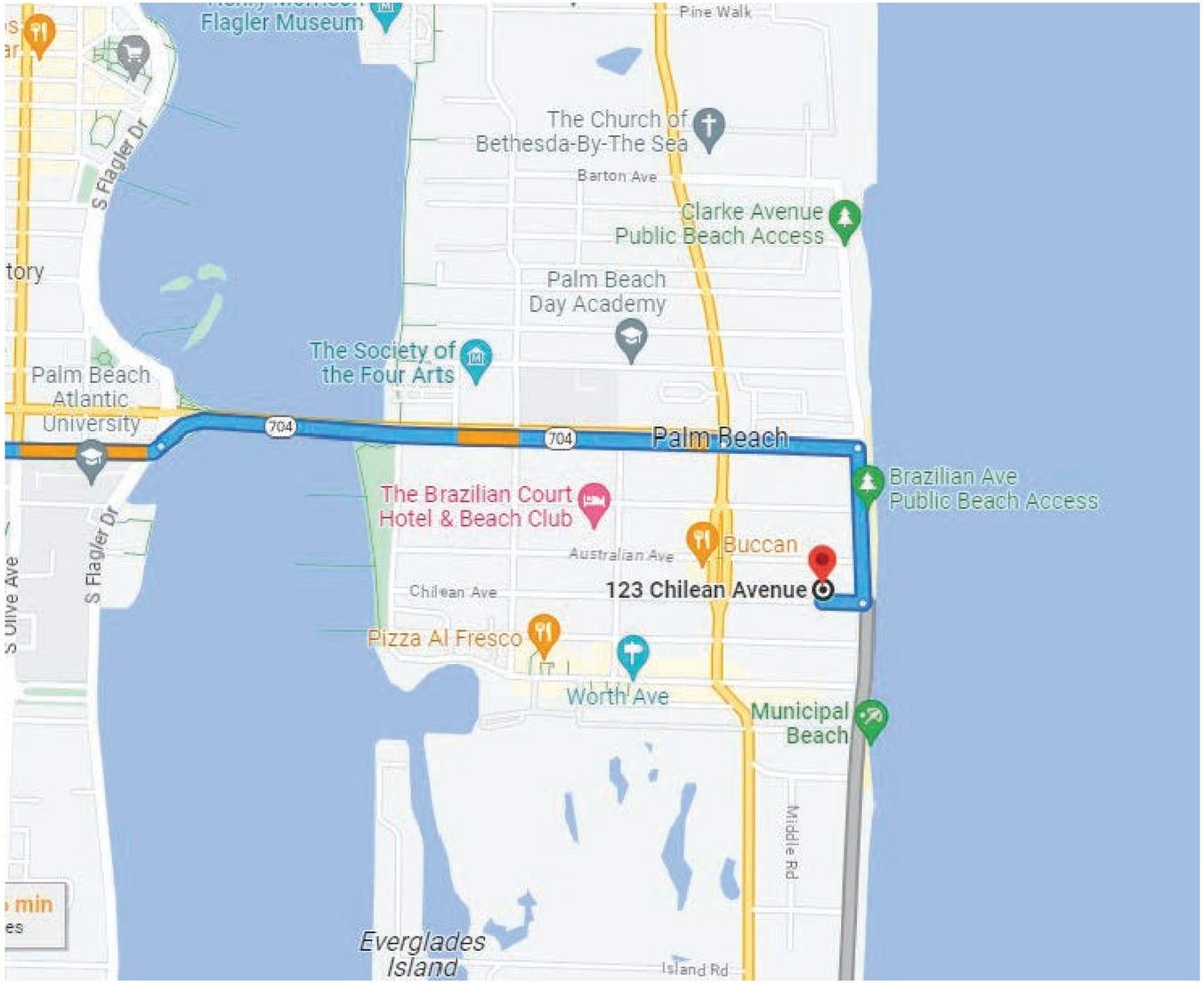
JOB NO.: 25-056
SCALE: 1/8"=1'-0"
FILENAME: Griffin 02

REVISIONS:
12.3.25 Final Submittal

SHEET:
L-5

ARC-25-0085



PRELIMINARY CONSTRUCTION SCHEDULE

ARCHITECTURAL COMMISSION MEETING	DECEMBER 19, 2025
PERMIT DRAWING PREPARATION AND PERMIT REVIEW	JANUARY 2026 - APRIL 2026
DEMOLITION OF EXISTING STRUCTURES AND LANDSCAPING	1 MONTH - COMMENCE JUNE 2026
MOBILIZATION AND SITE PREPARATION	1 MONTH
FOUNDATION AND MECHANICAL ROUGH-IN	1 MONTH
MASONRY INSTALLATION	1 MONTH
SET ROOF TRUSSES	1 MONTH
DOOR AND WINDOW INSTALLATION	1 MONTH
INTERIOR FRAMING	1½ MONTHS
MECHANICAL, ELECTRICAL AND PLUMBING ROUGH-IN	2 MONTHS
DRY WALL, TRIM, PAINT	2½ MONTHS
INSTALL FINISHES AND FIXTURES	5 MONTHS
LANDSCAPE AND HARDSCAPE INSTALLATION	1 MONTH
PUNCH LIST AND FINAL INSPECTIONS	1 MONTH
CLOSE-OUT	DECEMBER 2028

Truck Logistics

A. Roadways: Deliveries and workers will access Palm Beach by heading east on Royal Palm Way over the Royal Park Bridge, south on South Ocean Boulevard and then west on Chilean Avenue. The property is located on the north side of Chilean Avenue.

B. Maximum truck length = 30'

C. Estimated number of trucks generated by this project = 10

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GRIFFIN RESIDENCE
123 CHILEAN AVE.
PALM BEACH, FLORIDA
TRUCK LOGISTICS PLAN

DATE: 07/16/2025
DRAWN BY: SW/MW
JOB NO.: 25-0056
SCALE: 1/8"=1'-0"
FILENAME: Griffin 02

REVISIONS:
12.3.25 Final Submittal

SHEET:
L-6

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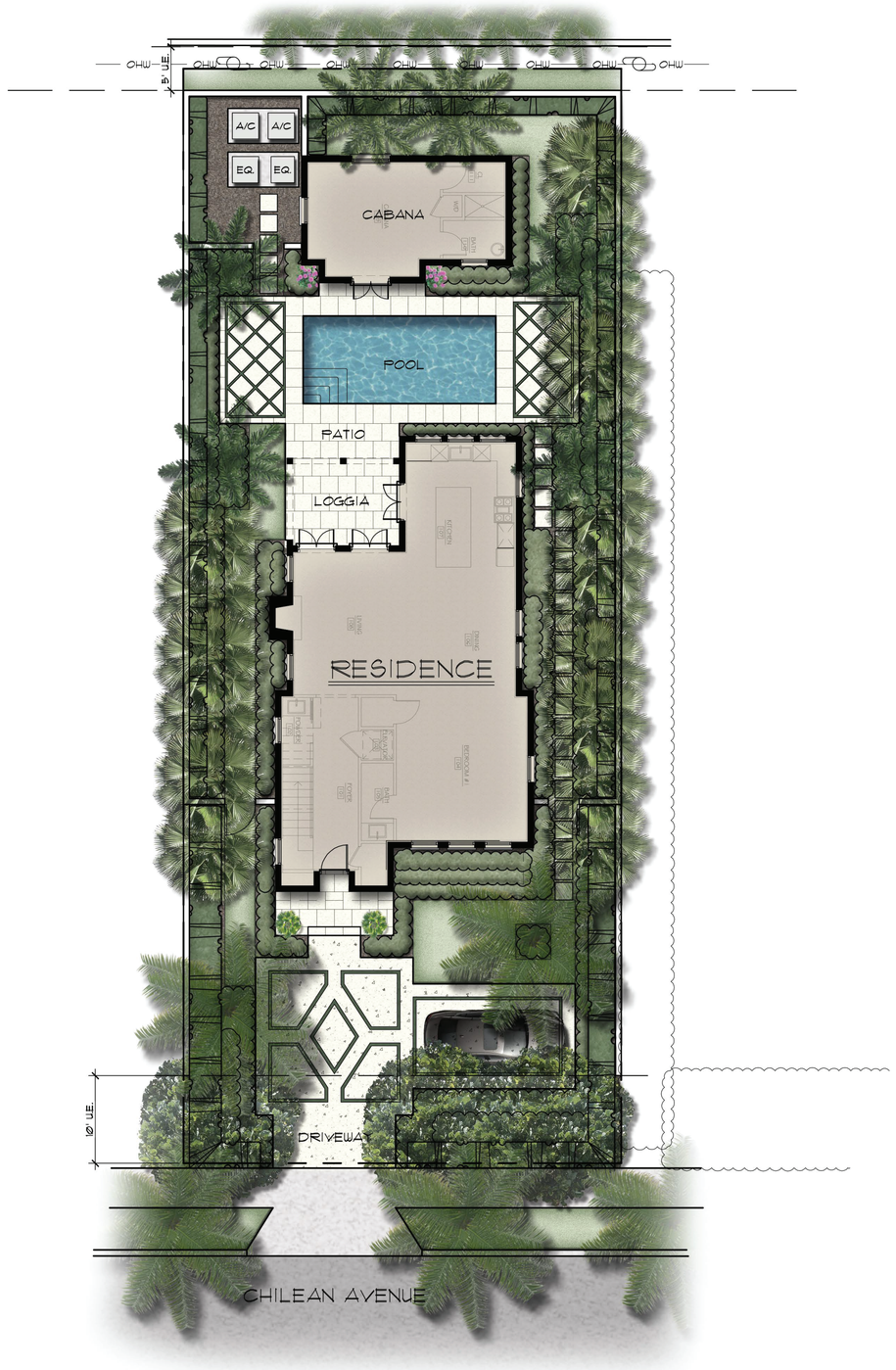

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GRIFFIN RESIDENCE

123 CHILEAN AVE.
PALM BEACH, FLORIDA

LANDSCAPE PLAN RENDER

DATE: 07/16/2025
DRAWN BY: SW/MW
JOB NO.: 25-056
SCALE: 1/8"=1'-0"
FILENAME: Griffin 02

REVISIONS:
12.3.25 Final Submittal

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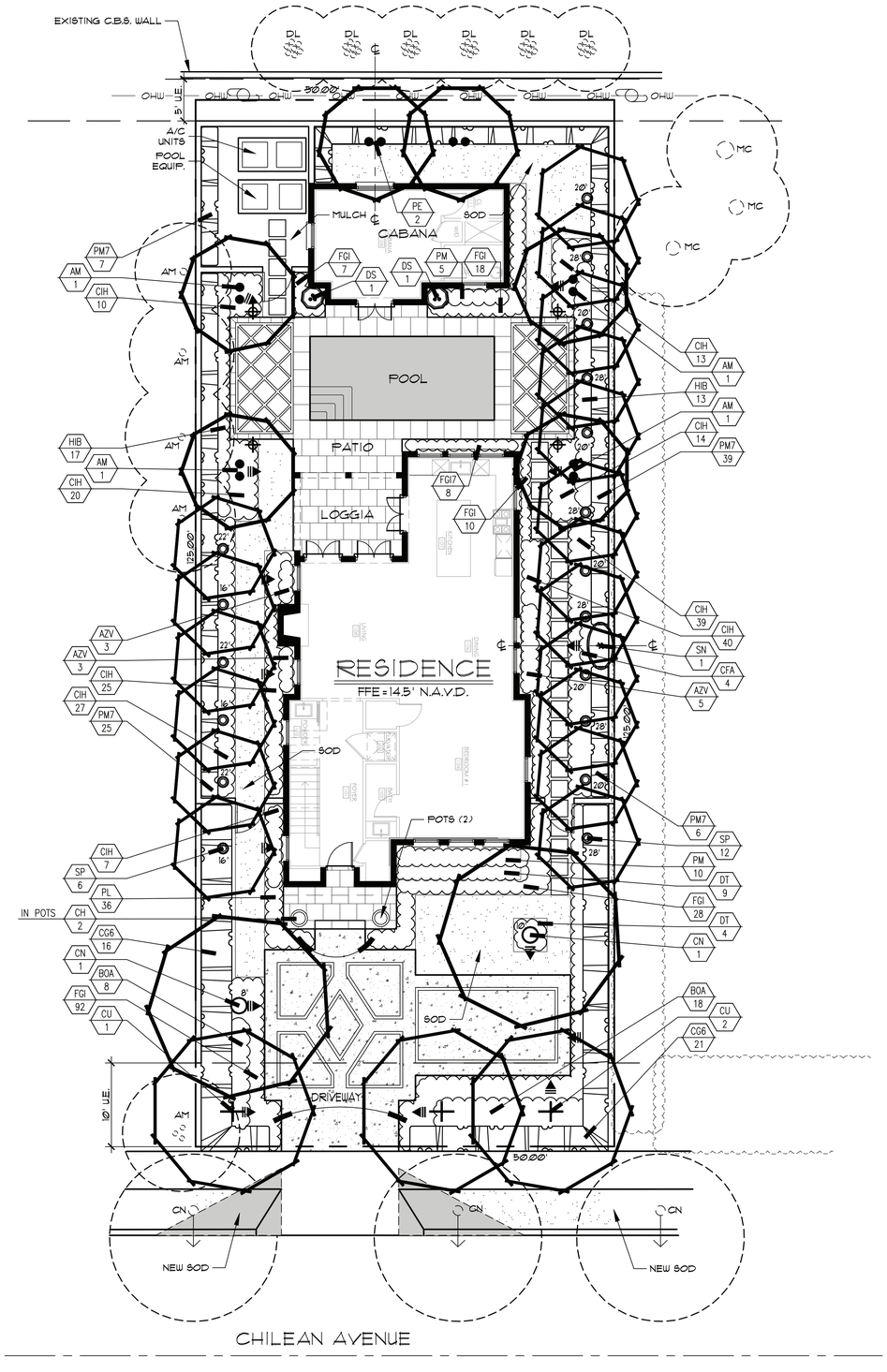

Existing Plant Symbol Key

- Existing tree/palm to remain
- Existing tree/palm to be removed
- Existing vegetation to remain
- Existing vegetation to be removed

Existing Plant Key

AM = Adonidia merrillii / Christmas Palm
CD = Coccoloba uvifera x diversifolia / Sea Plum
DL = Dypsis lutescens / Areca Palm
CN = Cocos nucifera / Coconut Palm
FB = Ficus benjamina / Weeping Fig
FM = Ficus microcarpa / Cuban Laurel
MC = Mimusops coriacea / Monkey's Apple
PR = Pimenta racemosa / Bay Rum
RE = Rhapsis excelsa / Lady Palm

Landscape Lighting Specifications

SYM	QTY.	SPECIFICATION
▼	14	CAST BRASS ACCENT LIGHT: WAC 5011-27BBR 12V 8W LED, 60° WIDE FLOOD
⌖	4	CAST BRASS PATH LIGHT: WAC 6041-27BBR 12V LED, TIKI PATH LIGHT

LANDSCAPE LIGHTING DATA:

TOTAL LOT AREA = 6,248 SQ. FT. (.143 ACRES)

TOTAL LIGHT FIXTURES = 21
TOTAL FIXTURES PER ACRE: 147 (150 MAX.)

TOTAL WATTS PROPOSED (LED) = 152 WATTS
TOTAL WATTS PER ACRE (LED) = 1,063 WATTS/ACRE (5,000 WATTS/ACRE MAX.)
TOTAL WATTS PROPOSED (HALOGEN / INCANDESCENT EQUIVALENT) = 615 WATTS
TOTAL WATTS PER ACRE (HALOGEN / INCANDESCENT EQUIVALENT) = 4,720 WATTS/ACRE (5,000 WATTS/ACRE MAX.)

LANDSCAPE LIGHTING NOTES:

- MOUNT ALL ABOVE GROUND FIXTURES ON M6000-STAKE.
- INSTALL ALL LOW VOLTAGE WIRING IN CONDUIT MINIMUM 12" BELOW GRADE.
- ALL FIXTURES SHALL BE 6'-0" MINIMUM FROM SWIMMING POOL OR OTHER BODY OF WATER.
- ALL FIXTURES WITHIN 10'-0" OF POOL SHALL HAVE A TRANSFORMER BASE AND GFCI PROTECTION.
- NO FIXTURE SHALL EXCEED 80 WATTS.
- NO LIGHT BULB OR FIXTURE SHALL BE VISIBLE FROM OUTSIDE OF THE PROPERTY.
- NO MORE THAN ½ FOOT-CANDLE OF LIGHT SHALL BE REFLECTED OFF OF THE PROPERTY.



WAC 5011
ACCENT LIGHT



WAC 6041
ACCENT LIGHT

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:**	123 Chilean Avenue	
2	**Lot Area (sq. ft.):**	6,248 sq. ft.	
3		REQUIRED	PROPOSED
4	Landscape Open Space (LOS) (Sq Ft and %)	2,812 sq. ft. / 45%	2,812 sq. ft. / 45.0%
5	LOS to be altered (Sq FT and %)	N/A	6,248 sq. ft. / 100%
6	Perimeter LOS (Sq Ft and %)	1,406 sq. ft. / 50%	2,316 sq. ft. / 82.4%
7	Front Yard LOS (Sq Ft and %)	600 sq. ft. / 40%	780 sq. ft. / 52.0%
8	Native Trees %	30% (number of trees)	100% (3)
9	Native Shrubs & Vines %	30% (number of shrubs & vines)	31.9% (195)
10	Native Groundcover %	30% (groundcover area)	N/A

To determine qualifying native vegetation use either:
the Institute for Regional Conservation Natives for Your Neighborhood FL Statewide Plant List

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GRIFFIN RESIDENCE

123 CHILEAN AVE.
PALM BEACH, FLORIDA

LANDSCAPE AND LANDSCAPE LIGHTING PLAN

DATE: 07/16/2025
DRAWN BY: SW/MW
JOB NO.: 25-056
SCALE: 1/8"=1'-0"
FILENAME: Griffin 01

REVISIONS:
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SHEET:
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Proposed Front Elevation - View from Chilean Avenue

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GRIFFIN RESIDENCE

123 CHILEAN AVE.
PALM BEACH, FLORIDA

PROPOSED LANDSCAPE ELEVATIONS

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Proposed Front Elevation - Interior View

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PALM BEACH, FLORIDA

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Proposed East Elevation

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GRIFFIN RESIDENCE
123 CHILEAN AVE.
PALM BEACH, FLORIDA
PROPOSED LANDSCAPE ELEVATIONS

DATE: 07/16/2025
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SCALE: N/A
FILENAME: Griffin 01

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Proposed Rear Elevation

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Proposed West Elevation

ARC-25-0085

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PROPOSED LANDSCAPE ELEVATIONS

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SCALE: N/A
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L-13

Plant List

	SYM	QTY	NAME	SPECIFICATIONS
	PALMS			
	AM	4	Adonidia merrillii / Christmas Palm	12' ht., double stem, full frond, matching
	CN	2	Cocos nucifera 'Green Malayan' / Coconut Palm	1 at 8' g.w., 1 at 10' g.w., heavy cal., straight trunk, full frond
	PE	2	Ptychosperma elegans / Alexander Palm	14' ht., double stem, full frond
*	SP	18	Sabal palmetto / Regenerated Cabbage Palm	Regenerated head, 3@16' ht., 6@20' ht., 3@22' ht., 6@28' ht. slick/straight trunk
	TREES			
*	CU	3	Coccoloba uvifera / Sea Grape	16' x 14', 5'-6' c.t., single/straight trunk, full canopy
	SHRUBS and VINES			
	AZV	11	Alpinia zerumbet 'Variegata' / Variegated Shell Ginger	7 gal., 30" x 30", full
	BOA	26	Begonia odorata 'Alba' / White Angel Wing Begonia	3 gal., 18" x 20", full
	CFA	4	Cordyline fruticosa 'Auntie Lou'	7 gal., 32" x 30", full
	CG6	37	Clusia guttifera / Small Leaf Clusia	6' x 4', full to base
	CH	2	Chamaerops humilis / European Fan Palm	7 gal., 30" x 30", single stem, full frond, plant in pots with potting soil, filter fabric and drain rock
*	CIH	195	Chrysobalanus icaco 'Horizontal' / Horizontal Cocoplum	3 gal., 16" x 18", full
	DS	2	Dombeya 'Seminole' / Dombeya	15 gal., 36" x 36", full
	DT	13	Dianella tasmanica / Blueberry Flax Lily	3 gal., 16" x 16", full
	FGI	155	Ficus 'Green Island' / Green Island Ficus	3 gal., 12" x 12", full
	FGI7	8	Ficus 'Green Island' / Green Island Ficus	7 gal., 22" x 20", full
	HIB	30	Hibiscus 'White Wings' / Hibiscus shrub	3 gal., 24" x 22", full to base, white flower with red throat
	PL	36	Pentas lanceolata 'BeeBright' / BeeBright Pentas	1 gal., 14" x 12", full, white flowers
	PM	15	Podocarpus macrophyllus / Yew	7 gal., 42" x 18", full to base
	PM7	77	Podocarpus macrophyllus / Yew	25 gal., 7' x 30", full to base
	SN	1	Strelitzia nicolai / White Bird of Paradise	8' o.a., multi-stem, dense, full frond
	MISCELLANEOUS			
	MULCH		Chocolate Brown	3'' depth, 100% coverage in all plant beds
	SOD		Zeon Zoysia or alternate approved by Landscape Architect	Solid sod, laid tight, rolled for compaction Fine grade and install 80/20 mix of 80% coarse sand and 20% Canadian peat, 2"-3" thick over existing soil prior to laying sod

* Denotes Florida native plant material.

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GRIFFIN RESIDENCE
123 CHILEAN AVE.
PALM BEACH, FLORIDA
PLANT LIST

DATE: 07/16/2025
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JOB NO.: 25-056
SCALE: N/A
FILENAME: Griffin 02

REVISIONS:
12.3.25 Final Submittal

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L-14

Plant Specifications

SPECIES AND SIZE shall conform to those indicated on the drawings. Nomenclature shall conform to STANDARDIZED PLANT NAMES, current edition. All nursery stock shall be in accordance with Grades and Standards for Nursery Plants Parts I & II, latest edition published by the Florida Department of Agriculture and Consumer Services. All plants not otherwise specified as being Florida Fancy or Specimen, shall be Florida Grade Number 1 or better as determined by the Florida Division of Plant Industry. Specimen means an exceptionally heavy, symetrical, tightly knit plant, so trained or favored in its development that first appearance is unquestionable and outstandingly superior in form, number of branches, compactness and symetry.

GENERAL REQUIREMENTS

All plants shall be freshly dug, sound, healthy, vigorous, well branched, and free of diseases and insect eggs and larvae, and shall have adequate root systems. Trees for planting rows shall be uniform in size and shape. All materials shall be subject to approval by the Landscape Architect. Where any requirements are omitted from the plant list, the plants furnished shall be normal for the variety. Plants shall be pruned prior to delivery only upon the approval of the Landscape Architect.

CONTAINER GROWN STOCK

All container grown material shall be healthy, vigorous, well rooted plants, and established in the container in which they are sold. The plants shall have tops which are good quality and in a healthy growing condition. An established container grown plant shall be grown in that container sufficiently long enough for the new fibrous roots to have developed so that the root mass will retain its shape and hold together when removed from the container. Plant root bound in containers are unacceptable.

MEASUREMENTS

Trees: Height shall be measured from ground to the average height of canopy. Spread shall be measured to the end of branching equally around the crown from the center of the trunk. Measurements are not to include any terminal growth. Single trunk trees shall be free of "V" crotches that could be points of weak limb structure or disease infestation.

Shrubs: Heights shall be measured from the ground to the average points where mature plant growth stops. Spread shall be measured to the end of branching equally around the shrub mass. Measurements are not to include any terminal growth.

Palms: Clear Trunk (C.T.) shall be measured from the ground at the time of installation to the point where the mature aged trunk joins the immature or green portion of the trunk or the head.

Overall height (O.H.) shall be measured from the ground at the time of installation to a point three quarters the length of the unopened bud. Palms with marred or burned trunks will not be accepted.

SOIL

Planting soil for use in preparing backfill for plant pits shall be added at a rate of seventy-five (75%) percent to twenty-five (25%) percent existing soil. This soil mix shall be used in all plant pits except Sabal palms which shall be backfilled with clean sand. Planting soil shall be a fertile, friable natural topsoil or loamy character. It shall contain forty (40) to fifty (50) percent decomposed organic matter and shall be free from heavy clay, stones, lime, plants, roots or other foreign materials or noxious grasses (such as Bermuda or nut grass) and noxious weeds. It shall not contain toxic substances which may be harmful to plant growth.

COMMERCIAL FERTILIZER

Two fertilizer shall be used in all types of plantings, except palms. Granular fertilizer shall be uniform in composition, dry and free flowing. This fertilizer shall be delivered to the site in the original unopened bags, each bearing the Manufacturer's statement of analysis, and shall meet the following requirements: sixteen (16%) percent nitrogen, seven (7%) percent phosphorus, twelve (12%) percent potassium, plus iron. Tablet fertilizer ("Agriform" or equal) in 21 gram size shall meet the following requirements: twenty (20%) percent nitrogen, ten (10%) percent phosphorous, five (5%) percent potassium.

The two fertilizers will be applied at the following rates:

PLANT SIZE	16-7-12	"AGRIFORM" TABLET (21 Grams)
1 gal.	1/4 lb.	1
3 gal.	1/3 lb.	2
7-15 gal.	1/2 lb.	4
1"-6" caliper	2 lbs./1" caliper	2/1" caliper
6" and larger	3 lbs./1" caliper	2/1" caliper

"Florida East Coast Palm Special" will be applied to all palms at installation at a rate of 1/2 lb. per inch of trunk caliper unless otherwise specified.

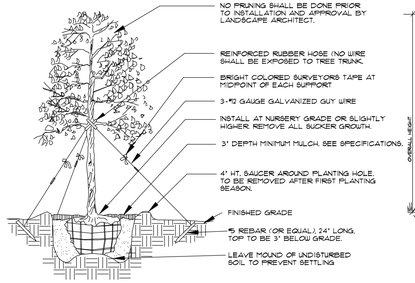
MULCH

Mulch material shall be three (3) inches of shredded melaleuca mulch (sterilized and free of seeds) or approved equal, maintained at the time of application to prevent wind displacement.

SUBSTITUTIONS

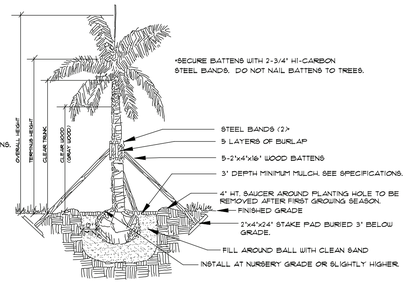
No substitutions of plant material types or size will be allowed without written consent of the Landscape Architect. B&B material will not be accepted as substitute for container grown material unless previously approved. Alternate substitutions shall be indicated in bid.

Planting Details



Tree Planting

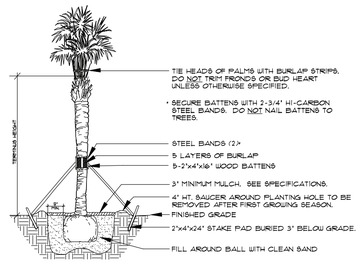
- SEE SPECIFICATIONS FOR BACKFILL MIXTURE AND FERTILIZATION.
- BRACING - SPECIAL SITE CONDITIONS MAY REQUIRE MODIFICATION TO BRACING TECHNIQUE. LANDSCAPE CONTRACTOR WILL ADEQUATELY BRACE (OR WIRE) ALL TREES TO PREVENT EXCESSIVE MOVEMENT & MAINTAIN A VERTICAL POSITION.



Palm Planting

APPLIES TO: ROYAL PALMS, QUEEN PALMS, ALEXANDER PALMS, MANILA PALMS.

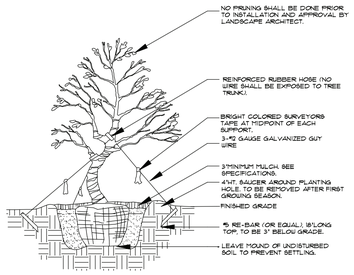
- SEE SPECIFICATIONS FOR BACKFILL MIXTURE AND FERTILIZATION
- BRACING: SPECIAL SITE CONDITIONS MAY REQUIRE MODIFICATION TO BRACING TECHNIQUE. LANDSCAPE CONTRACTOR WILL ADEQUATELY BRACE ALL PALMS TO PREVENT EXCESSIVE MOVEMENT AND MAINTAIN A VERTICAL POSITION.



Palm Planting

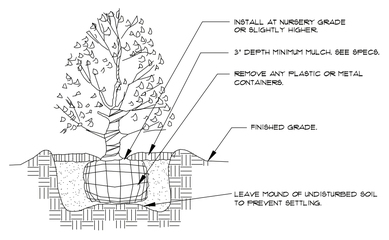
APPLIES TO: SABAL PALMS, WASHINGTON PALMS, CANARY ISLAND DATE PALMS, SENEGAL DATE PALMS

- SEE SPECIFICATIONS FOR BACKFILL MIXTURE AND FERTILIZATION



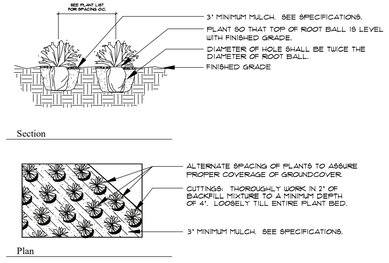
Irregular & Multi-Stem Tree Planting

FOR TREES 6'-14'HT.
NOTES:
SEE SPECIFICATIONS FOR BACKFILL MIXTURES AND FERTILIZATION.
BRACING-SPECIAL SITE CONDITIONS MAY REQUIRE MODIFICATION TO BRACING TECHNIQUE. LANDSCAPE CONTRACTOR WILL ADEQUATELY BRACE (OR WIRE) ALL TREES TO PREVENT EXCESSIVE MOVEMENT AND MAINTAIN A VERTICAL POSITION.



Shrub Planting

- SEE SPECIFICATIONS FOR BACKFILL MIXTURE AND FERTILIZATION.



Groundcover Planting

- SEE SPECIFICATIONS FOR BACKFILL MIXTURE AND FERTILIZATION.

Notes

- Prior to the installation of any plant material all existing and imported soils shall be tested and amended to meet the soil specifications and specific plant needs as shown on this plan.
- All plant material, unless specified as being Florida Fancy or Specimen, shall be Florida Grade Number 1 or better as determined by the Florida Division of Plant Industry.
- All plant materials and sod shall have an automatic irrigation system providing 100% coverage. Said system shall consist of an automatic or electronic sensing device or switch that will override the irrigation cycle of the sprinkler system when adequate rainfall has occurred.
- Maintain positive drainage away from residence.
- All plant material shall be planted, fertilized and mulched as per the Plant Details and Plant Specifications noted on this plan.
- Landscape Contractor shall research plans and contact appropriate agencies to determine location of utilities and obstructions prior to commencing work. Any utilities or unanticipated obstructions shall be reported immediately to the Landscape Architect.
- Landscape Contractor will be responsible for obtaining all necessary permits, licenses, inspections, and insurance as required by the State and local agencies.
- Invasive species, including Brazilian Pepper, Australian Pine, Melaleuca, Snake Plant, Scaevola and Earleaf Acacia shall be eradicated in the development area and removed from the site.

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GRIFFIN RESIDENCE
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PALM BEACH, FLORIDA
PLANTING DETAILS AND SPECIFICATIONS

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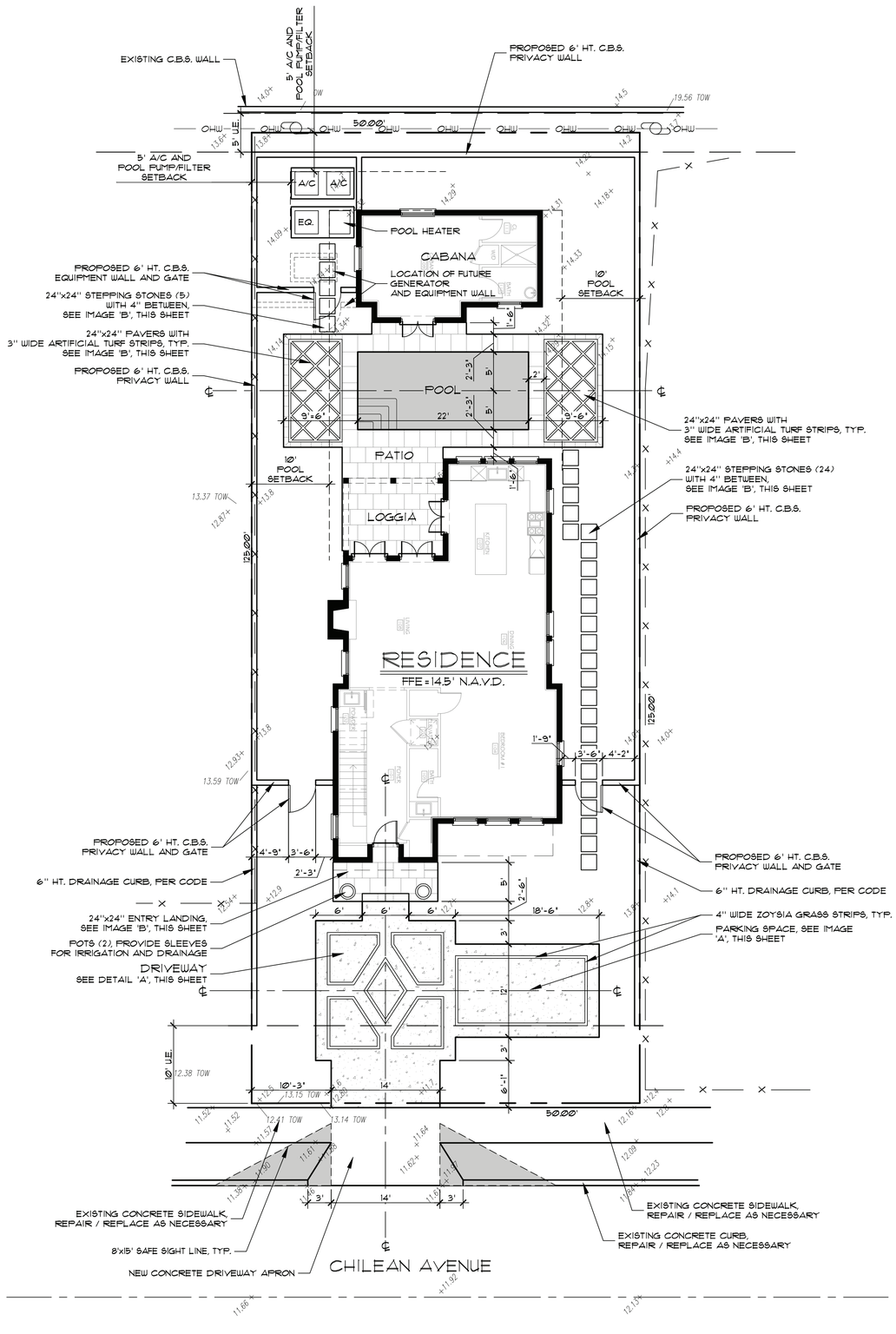



A DRIVEWAY:
EPIPHANY BEIGE TABBY CONCRETE



B PATIOS/LANDINGS:
GALALA TUMBLED LIMESTONE

Layout Notes

1. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND LAYOUT DIMENSIONS IN THE FIELD. REPORT ALL DISCREPANCIES IMMEDIATELY TO THE LANDSCAPE ARCHITECT FOR DECISION BEFORE CONSTRUCTION.
2. REFER TO THE ARCHITECTURAL DRAWINGS FOR ALL BUILDING DIMENSIONS.
3. CONTRACTOR SHALL VERIFY ALL EXISTING GRADES IN THE FIELD AND REPORT ANY DISCREPANCIES IMMEDIATELY TO THE LANDSCAPE ARCHITECT FOR DECISION.
4. ALL FILL FOR BERMING AND PLANTING BROUGHT TO THE SITE SHALL BE CLEAN, FRIABLE SANDY LOAM OF SLIGHTLY ACID TO NEUTRAL PH. ALL FILL SHALL BE FREE FROM STICKS, ROCKS MARL, SOD AND OTHER DEBRIS.
5. REMOVE ALL ROAD BASE, SHELLROCK, MARL, CORAL ROCK, AND RUBBLE 30" MIN. BELOW FINISH GRADE FROM ALL NEW PLANTING AREAS AND TREE PITS. BACKFILL WITH SUITABLE SOIL AS APPROVED BY LANDSCAPE ARCHITECT. MAINTAIN EXISTING GRADE AT EXISTING TREES.
6. NEW EARTHWORK SHALL BLEND SMOOTHLY INTO EXISTING GRADE.
7. PITCH EVENLY BETWEEN SPOT GRADES. ALL PAVED AREAS MUST PITCH TO DRAIN AT MIN. OF 1/8" PER FOOT. ANY DISCREPANCIES NOT ALLOWING THIS TO OCCUR SHALL BE REPORTED TO THE LANDSCAPE ARCHITECT PRIOR TO CONTINUING WORK.
8. CONTRACTOR SHALL PROVIDE IRRIGATION AND ELECTRIC SLEEVES TO ALL PLANTERS.

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GRIFFIN RESIDENCE
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HARDSCAPE PLAN

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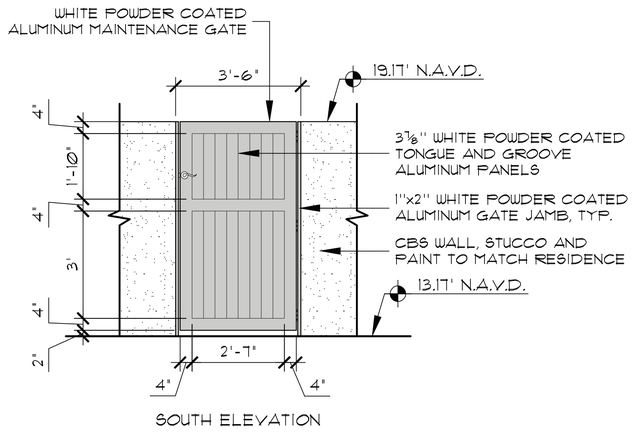
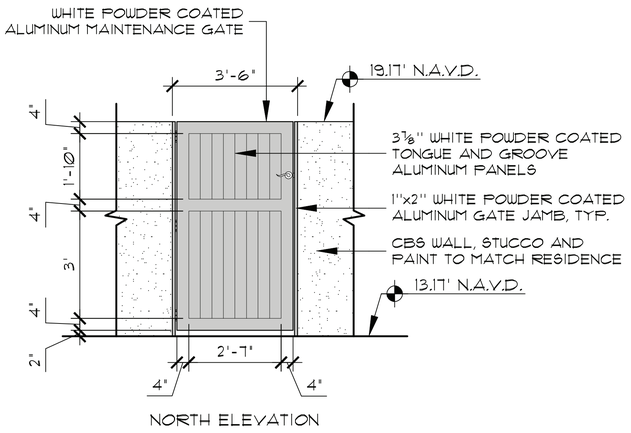
L-16



SOUTH ELEVATION



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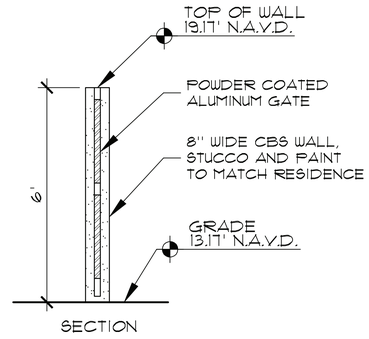
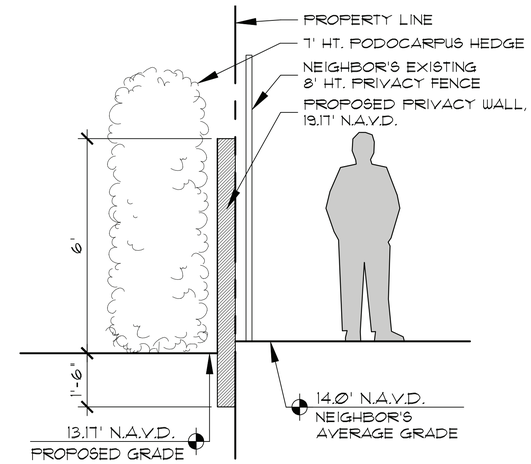


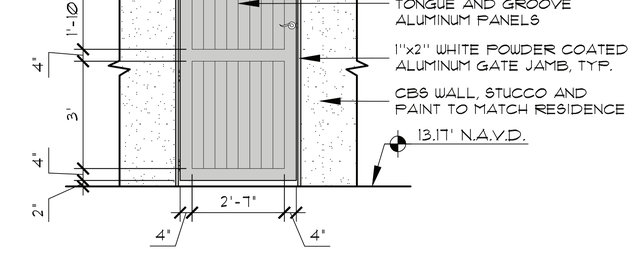
SECTION

A L-17 EAST YARD GATE DETAILS

POWDER COATED ALUMINUM: "CHARCOAL SLATE" (BM,HC-178)



D L-17 EAST PROPERTY LINE SECTION DETAIL



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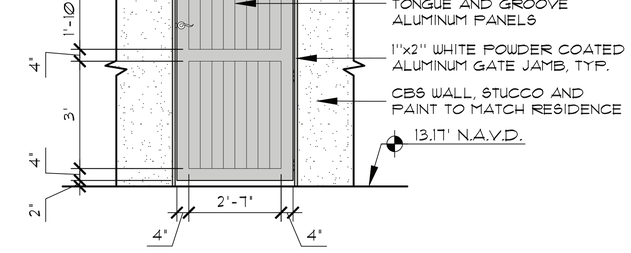

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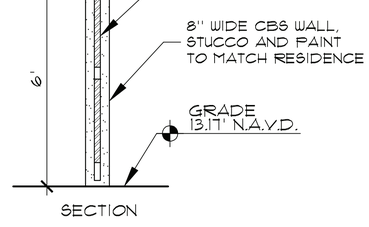

SECTION

B L-17 WEST YARD GATE DETAILS

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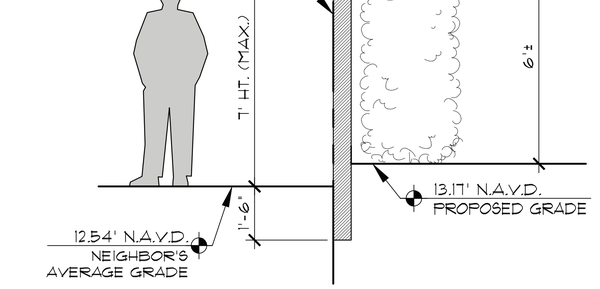

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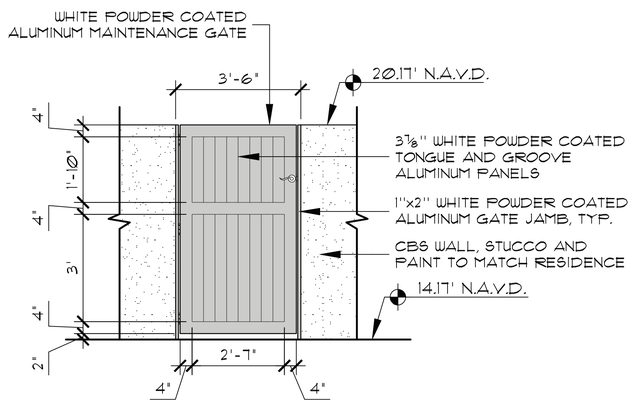

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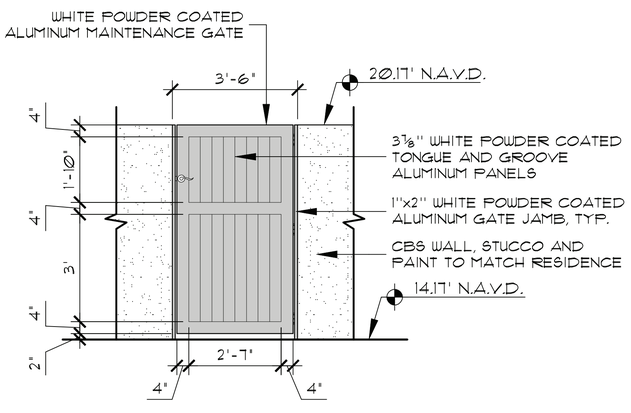

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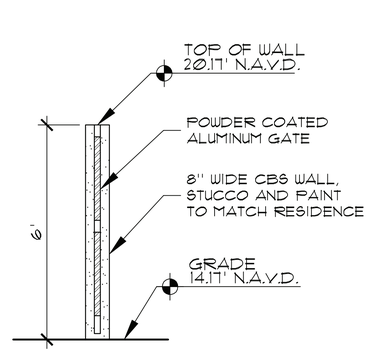

SECTION

C L-17 EQUIPMENT YARD GATE DETAILS

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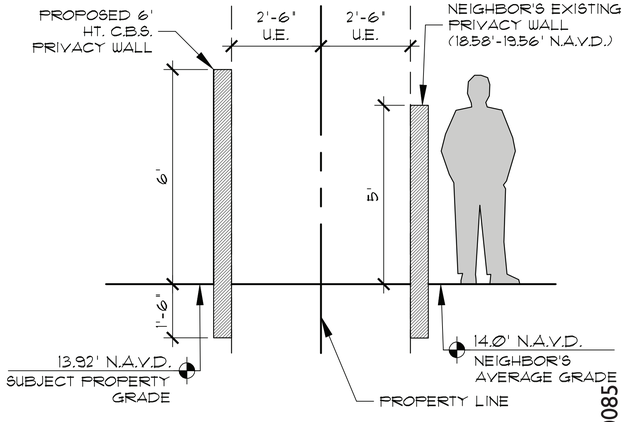


F L-17 NORTH PROPERTY LINE SECTION DETAIL

ARC-25-0085

PARKER·YANNETTE
design group, inc.
LANDSCAPE ARCHITECTURE
PLANNING • GRAPHICS
4425 Military Trail, Suite 202
Jupiter, Florida 33458
Telephone:(561) 747-5069
Fax: (561) 747-2041
Email: mail@pydg.com
License #LA0001347

GRIFFIN RESIDENCE

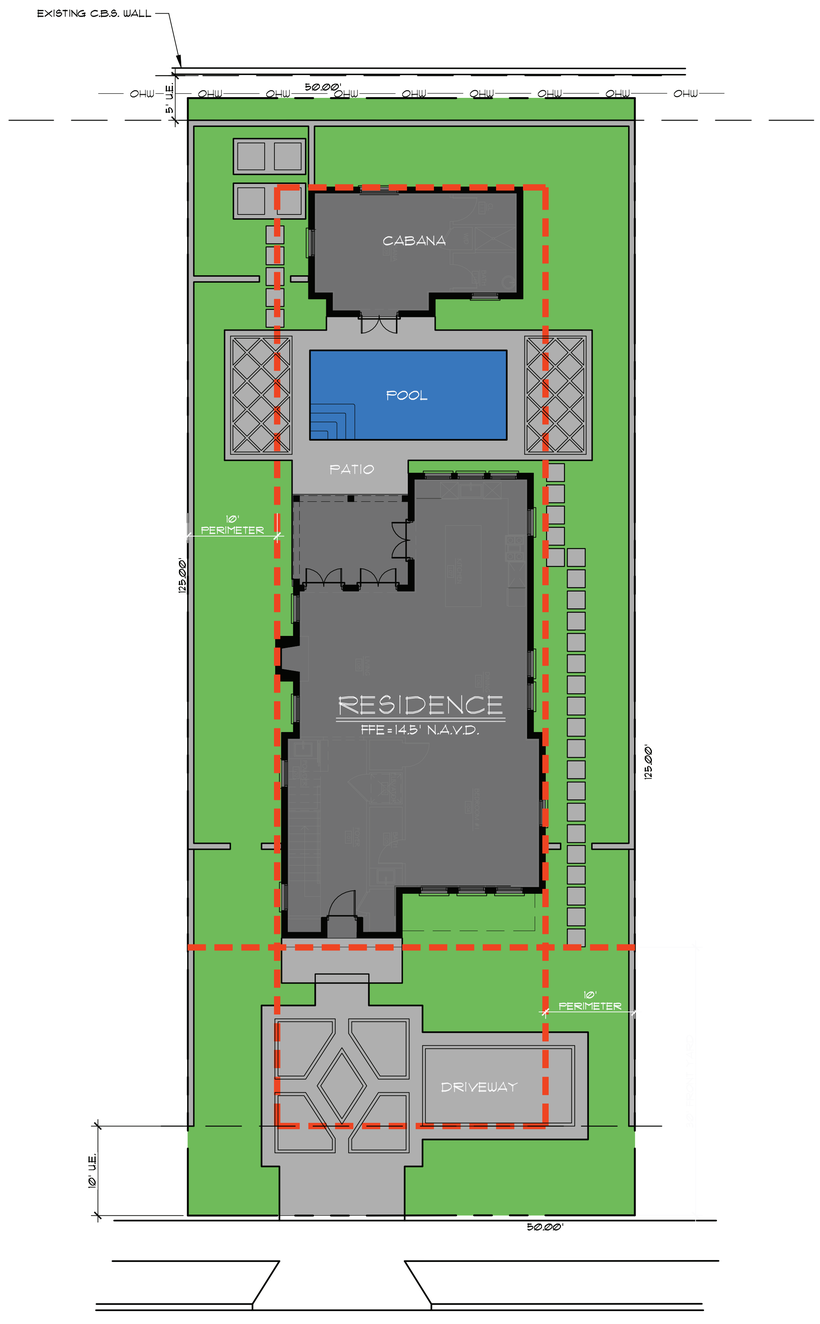
123 CHILEAN AVE.
PALM BEACH, FLORIDA

SITE WALL AND GATE DETAILS

DATE: 07/16/2025
DRAWN BY: SW/MW
JOB NO.: 25-056
SCALE: N/A
FILENAME: Griffin 02

REVISIONS:
12.3.25 Final Submittal

SHEET:
L-17



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:**	123 Chilean Avenue	
2	**Lot Area (sq. ft.):**	6,248 sq. ft.	
3		REQUIRED	PROPOSED
4	Landscape Open Space (LOS) (Sq Ft and %)	2,812 sq. ft. / 45%	2,812 sq. ft. / 45.0%
5	LOS to be altered (Sq FT and %)	N/A	6,248 sq. ft. / 100%
6	Perimeter LOS (Sq Ft and %)	1,406 sq. ft. / 50%	2,316 sq. ft. / 82.4%
7	Front Yard LOS (Sq Ft and %)	600 sq. ft. / 40%	780 sq. ft. / 52.0%
8	Native Trees %	30% (number of trees)	100% (3)
9	Native Shrubs & Vines %	30% (number of shrubs & vines)	31.9% (195)
10	Native Groundcover %	30% (groundcover area)	N/A

To determine qualifying native vegetation use either:
the Institute for Regional Conservation Natives for Your Neighborhood FL Statewide Plant List

PARKER·YANNETTE
design group, inc.
LANDSCAPE ARCHITECTURE
PLANNING • GRAPHICS
4425 Military Trail, Suite 202
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Fax: (561) 747-2041
Email: mail@pydg.com
License #LA0001347

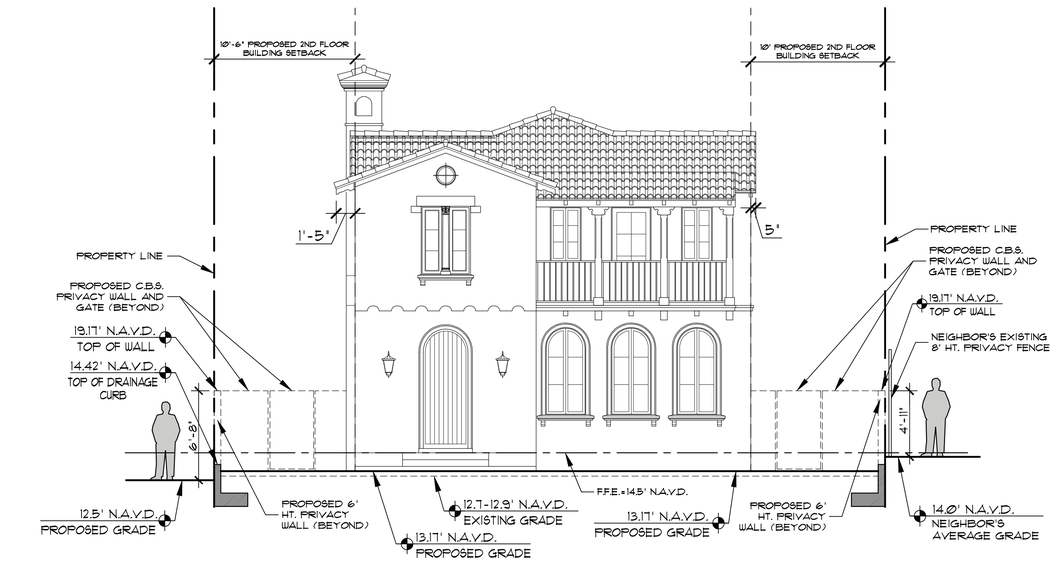
GRIFFIN RESIDENCE
123 CHILEAN AVE.
PALM BEACH, FLORIDA
LANDSCAPE OPEN SPACE DIAGRAM

DATE: 07/16/2025
DRAWN BY: SW/MW
JOB NO.: 25-056
SCALE: 1/8"=1'-0"
FILENAME: Griffin 01

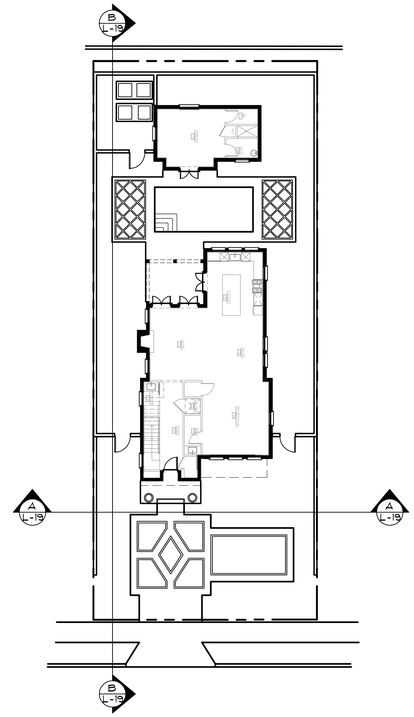
REVISIONS:
12.3.25 Final Submittal

SHEET:
L-1.0

ARC-25-0085



A L-19 YARD SECTION: WEST / EAST



ELEVATION KEY



B L-19 YARD SECTION: SOUTH / NORTH

ARC-25-0085

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design group, inc.
LANDSCAPE ARCHITECTURE
PLANNING • GRAPHICS
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Jupiter, Florida 33458
Telephone:(561) 747-5069
Fax: (561) 747-2041
Email: mail@pydg.com
License #LA0001347

GRIFFIN RESIDENCE
123 CHILEAN AVE.
PALM BEACH, FLORIDA
YARD SECTION DETAILS

DATE: 07/16/2025
DRAWN BY: SW/MW
JOB NO.: 25-056
SCALE: N/A
FILENAME: Griffin 02

REVISIONS:
12.3.25 Final Submittal

SHEET:
L-19

TOWN OF PALM BEACH

Information for Architectural Commission Meeting on: December 19, 2025

To: Architectural Commission

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

From: Planning, Zoning & Building

Re: ARC-25-0087 (ZON-25-0079) 320 DUNBAR RD. (COMBO) The applicant, Peter May (Ferguson & Shamamian Architects), has filed an application requesting Architectural Commission review and approval for a new rear loggia with variances to exceed allowable Cubic Content Ratio (CCR) and lot coverage. Town Council shall review the application as it pertains to zoning relief/approval.

Date: 12/12/2025

ATTACHMENTS
- PZB Staff Report
- Letter of Intent
- Plans

STRATEGIC PLAN
Strategic Priorities:
Community Culture and Character

Strategic Focus Areas:
Quality of Life

FUNDING
No Fiscal Impact

ARC-25-0087 (ZON-25-0079) 320 DUNBAR RD (COMBO). The applicant, Peter May (Ferguson & Shamamian Architects), has filed an application requesting Architectural Commission review and approval for a new rear loggia with variances to exceed allowable Cubic Content Ratio (CCR) and lot coverage. Town Council shall review the application as it pertains to zoning relief/approval.

ZON-25-0079 (ARC-25-0087) 320 DUNBAR RD (COMBO) – VARIANCE(S). The applicant, Peter May (Ferguson & Shamamian Architects), has filed an application requesting Town Council review and approval of two (2) variances related to construction of a rear loggia, including 1) a variance to exceed the maximum amount of Cubic Content Ratio (CCR) 2) a variance to exceed the maximum amount of lot coverage. The Architectural Commission (ARCOM) shall perform design review of the application.

Applicant: Peter May
Architecture: Ferguson & Shamamian Architects

HISTORY:
The property at 320 Dunbar Road, constructed in 2016, was heard by Town Council under applications Z-21-00377 and ZON-24-051 for the installation of mooring piles. Both applications were unanimously approved.

THE PROJECT:
The applicant has submitted plans, entitled "A Residence at 320 Dunbar Rd" as prepared by Environment Design Group, uploaded December 2, 2025.

The following scope of work is proposed:

- Construction of a covered loggia.

The following Special Exception with Site Plan Review and Variances are required to complete the project:

- **VARIANCE 1:** Section 134-893(13)(a)(1): Request a variance to allow a 204 SF covered porch addition to the west side of the residence that will result in a cubic content ratio of 4.10 in lieu of the 3.97 maximum allowed.

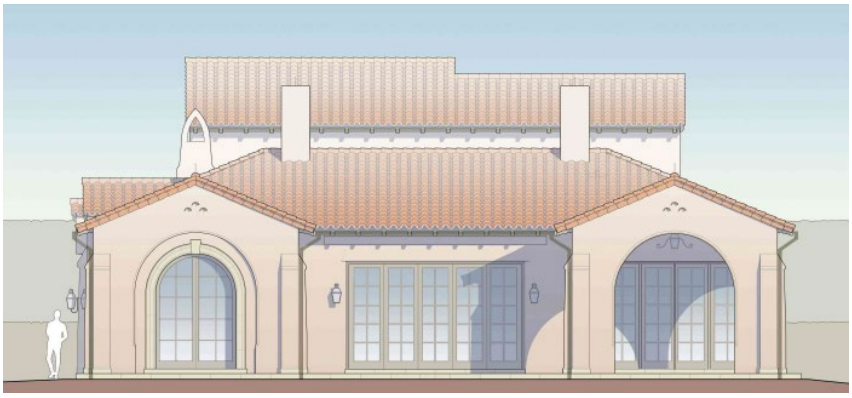
- **VARIANCE 2:** Section134-893(11)(b): Request for a variance to allow 31.5% lot coverage in lieu of the 30% lot coverage allowed by code. (29.9% Existing)

Site Data

Zoning District	R-B	**Future Land Use**	Single Family
Lot Size	13,437 SF	**Lot Width** **Lot Depth**	130.77' 100'
Lot Coverage	Minimum: 30% Proposed: 31.5%	**Cubic Content Ratio**	Permitted: 3.97 Existing: 3.94 Proposed: 4.10
North	313 Dunbar Rd | Single Family Residence		
South	314 Dunbar Rd | Single Family Residence		
East	310 Dunbar Rd | Single Family Residence		
West	Intercoastal Waterway		

STAFF ANALYSIS

The applicant is seeking to remove their existing retractable awning the covers an outdoor terrace and replace it with a solid rood structure. A preliminary review of the project indicates that the proposed application does not comply with the Town's zoning code.



EXISTING TERRACE



PROPOSED TERRACE WITH ROOF ADDITION

The proposed roof structure totals 204 square feet and will utilize the same clay tile roofing used throughout the residence. The outdoor terrace is currently covered by a retractable awning. Converting this area to a covered terrace triggers two variances: (1) Cubic Content – The addition

increases the property's Cubic Content to 4.10, which is 0.13 above the allowable maximum of 3.97. (2) Lot Coverage – The proposed roof addition results in the property exceeding the maximum allowable lot coverage by 1.5%.

CODE SECTION	PERMITTED	PROPOSED	VARIANCE
VARIANCE 1: Sec. 134-893(13)(a)(1)	3.97 MAX CCR	4.10	**0.13**
VARIANCE 2: Sec. 134-893(11)(b)	30% MAX LOT COVERAGE	31.5%	**1.5%**

CONCLUSION:

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

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

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

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

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

WRB:JGM:SCP

FERGUSON &
SHAMAMIAN
ARCHITECTS

October 30th, 2025

Town of Palm Beach
Planning, Zoning and Building Department
360 South County Road
Palm Beach, Florida 33480

Re: Letter of Intent – ARC-25-0087/ZON-25-0079 320 Dunbar Road, Palm Beach. FL

Dear Members of the Town of Palm Beach Architectural Review Commission and Town Council,

Please find this Second Submittal application on behalf of the Owner and Applicant Peter May. The Applicant is submitting a proposal for new 204 square foot roof structure to replace an existing retractable awning currently installed at the West Façade over an outdoor terrace. The Applicants' goal is to replace an existing retractable awning with a solid roof structure along the west façade over an existing outdoor terrace to provide relief from the elements and additional privacy.

Property Description:

The Property is a rectangular shaped lot comprised of approximately 13,437 square feet. Located in the R-B, Low density residential district, the Property is surrounded by similar single-family, two story houses as well as medium and moderate density, low-rise structures and condominium buildings.

Justification:

Architectural Review Section 18-205; Criteria for Building Permit

The criteria set forth in Section 18-205, where applicable, have been met:

- The proposed roof structure is in conformity with good taste and design as it is consistent in style and materials to the house.
- The proposed roof structure is not excessively dissimilar in relation to any other structure and is architecturally compatible.
- The proposed roof structure is subservient in style and massing to the principal or main structures as it takes on a shorter height.
- It is appropriate in relation to the character of the neighborhood and stays within the style and materials of the house.

Variance(s) Section 134-201; Findings Prior to Authorization

Variance 1: Sec. 134-893(13)(a)(1): Request a variance to allow a 204 SF covered porch addition to the west side of the residence that will result in a cubic content ratio of 4.10 in lieu of the 3.97 maximum allowed.

Variance 2: Sec. 134-893(11)(b): Request for a variance to allow 31.5% lot coverage in lieu of the 30% lot coverage allowed by code. (29.9% Existing)

The criteria set forth in Section 134-201, where applicable, have been met:

- The special conditions that exist which is peculiar to the land is that the property abuts the Lake Trail and Lake Worth so the sun exposure is very strong and vulnerable to the elements. The residence and property is exposed to a public thoroughfare, denying the Applicant desired privacy while occupying their outdoor terrace.
- The special conditions cited above is not a result from actions of the applicant.
- The granting of the variances requested will not confer on the applicant any special privilege denied to others in the same district as a covered porch is a reasonable request.
- Denying the variances requested would deprive the applicant of rights commonly enjoyed by other properties in the same district and may cause unnecessary hardship in not affording the applicant the privacy and sun and rain protection desired while occupying their outdoor terrace.
- The variances requested are the minimum required to make possible use of the land.
- The variances requested will not be injurious to the neighborhood nor detrimental to the public welfare as the roof addition is a minor request.

Variance Narrative:

VARIANCE 1: Section 134-893(b)(13)2: Request for a variance for a Cubic Content Ratio of 4.10 in lieu of the 3.97 maximum CCR permitted.

The CCR shall be calculated as follows: 3.50+[(60,000 – the lot size)/50,000) x 0.5]

Permitted: 3.97
Existing: 3.94
Proposed: 4.10
Relief: 0.13

VARIANCE 2: Section 134-893 (11) b: Request for a variance to allow 31.5% lot coverage in lieu of the 30% allowed by code. (29.9% Existing)

The maximum lot Coverage for a two-story building is 30 percent.

Permitted: 4,031 square feet or 30%
Existing: 4,029 square feet or 29.9%
Proposed: 4,233 square feet or 31.5%
Relief: 202 square feet or 1.5%

Thank you for your time and attention to this matter.

Sincerely,

FERGUSON & SHAMAMIAN ARCHITECTS

Scott J. Sottile

cc: Peter May, Maura Ziska, Jeanette Civils, Mark Ferguson, Karin Ames

FERGUSON &
SHAMAMIAN
ARCHITECTS



DECEMBER 3, 2025

ARCOM FINAL SUBMITTAL
320 Dunbar Road, Palm Beach, Florida

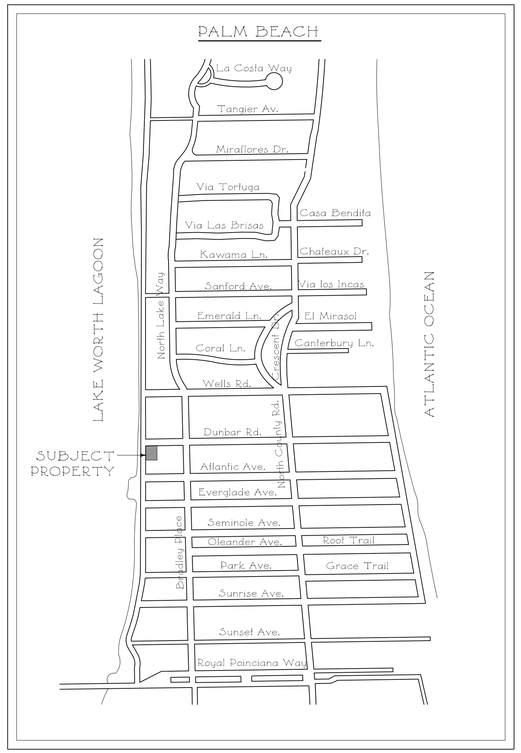


Tentative Meeting Dates

ARCOM:	ARC-25-0087 - December 19, 2025
Town Council:	ZON-25-0079 - January 14, 2026

ARCHITECT:

Ferguson & Shamamian Architects, LLP
270 Lafayette Street
Suite 300
New York, NY 10012
(212) 941 8088
fergusonshamamian.com



1 T100.01 VICINITY MAP

NTS

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:**	320 Dunbar Road, Palm Beach, Florida 33480		
2	**Zoning District:**	R-B, Low Density Estate District		
3	**Lot Area (sq. ft.):**	13,437 Square Feet		
4	**Lot Width (W) & Depth (D) (ft.):**	130.77' (W) x 100' (D)		
5	**Structure Type:** (Single-Family, Multi-Family, Comm., Other)	Single Family Residence		
6	**FEMA Flood Zone Designation:**	Flood Zone AE (F.I.R.M.) (EL 6 feet)		
7	**Zero Datum for point of meas. (NAVD)**	8.0' NGVD		
8	**Crown of Road (COR) (NAVD)**	3.8' NGVD		
9		REQ'D / PERMITTED	EXISTING	PROPOSED
10	Lot Coverage (Sq Ft and %)	4,031 SF / 30%	4,029 SF / 29.9%	4,233 SF / 31.5%
11	Enclosed Square Footage (1st & 2nd Fl., Basement, Accs. Structure, etc)	N/A	4,718 SF	N/C
12	*Front Yard Setback (Ft.)	N 25 FT	N 25.25 FT	N/C
13	* Side Yard Setback (1st Story) (Ft.)	E 12.5 FT	E 12.5 FT	N/C
14	* Side Yard Setback (2nd Story) (Ft.)	E 15 FT	E 17.5 FT	N/C
15	*Rear Yard Setback (Ft.)	S 10 FT	S 13.5 FT	N/C
16	Angle of Vision (Deg.)	112 deg.	112 deg.	N/C
17	Building Height (Ft.)	22 FT / 2 stories	19.9 FT / 2 stories	N/C
18	Overall Building Height (Ft.)	30 FT	27 FT	N/C
19	Cubic Content Ratio (CCR) (R-B ONLY)	3.97	3.94	4.10
20	** Max. Fill Added to Site (Ft.)	N/A	N/A	N/C
21	Finished Floor Elev. (FFE)(NAVD)	8.0' NGVD	8.0' NGVD	N/C
22	Base Flood Elevation (BFE)(NAVD)	7.0' NGVD	7.0' NGVD	N/C
23	Landscape Open Space (LOS) (Sq Ft and %)	6,047 SF / 45%	6,262 SF / 46%	N/C
24	Perimeter LOS (Sq Ft and %)	3,023 SF / 50% of LOS	3,882 SF / 64% of LOS	N/C
25	Front Yard LOS (Sq Ft and %)	1,745 SF / 50% of FY	2,411 SF / 69% of FY	N/C
26	*** Native Plant Species %	*Please refer to TOPB Landscape Legend.*		

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

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

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

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

REV BF 20230626

DRAWING LIST

T000.00 Cover Page
T100.00 Project information, Zoning Legend and Vicinity Map
T100.01 Location Map
P100.00 Property Photographs
P100.01 Neighborhood Context Photographs
SP100.00 Property Survey
L100.00 Existing Site and Roof Plans
L100.01 Proposed Site and Roof Plans
L100.02 Existing and Proposed Zoning Data and CCR information
A200.00 Existing and Proposed West Elevations & Sections
A200.01 Existing and Proposed West Elevations - Color Renderings
A300.00 Existing and Proposed Photorealistic Renderings
A400.00 Architectural Details and Materials

SCOPE OF WORK

New proposed 204 S.F. roof structure at West facade over existing terrace to replace retractable awning

REQUESTED VARIANCES

1) Section 134-893(B)(13)2: Cubic Content Ratio
Request for a variance to allow a Cubic Contact Ratio of 4.10 in lieu of the 3.97 maximum CCR permitted (3.94 existing)

2) Section 134-893(11)(b): Lot Coverage
Request for a variance to allow Lot Coverage of 31.5% in lieu of the 30% allowed by code (29.9% existing)

Issued For ARCOM Final Submittal December 3, 2025
Issued For ARCOM Second Submittal November 3, 2025
Issued For ARCOM First Submittal October 16, 2025
ARC-25-0087 (COMBO)
ZON-25-0079 (VARIANCES)

STATE OF FLORIDA SCOTT J SOTHLE REGISTERED ARCHITECT AR101445

FERGUSON & SHAMAMIAN ARCHITECTS
270 Lafayette Street, Suite 300
New York, NY 10012
T 212.941.8088
fergusonshamamian.com

PROJECT TITLE
A Residence at 320 Dunbar Road Palm Beach, Florida

SHEET TITLE
PROJECT INFO, ZONING LEGEND AND VICINITY MAP

SCALE
AS NOTED

DATE
09/25/2025

AUTHOR
K.A.

SHEET NUMBER
T-100.00

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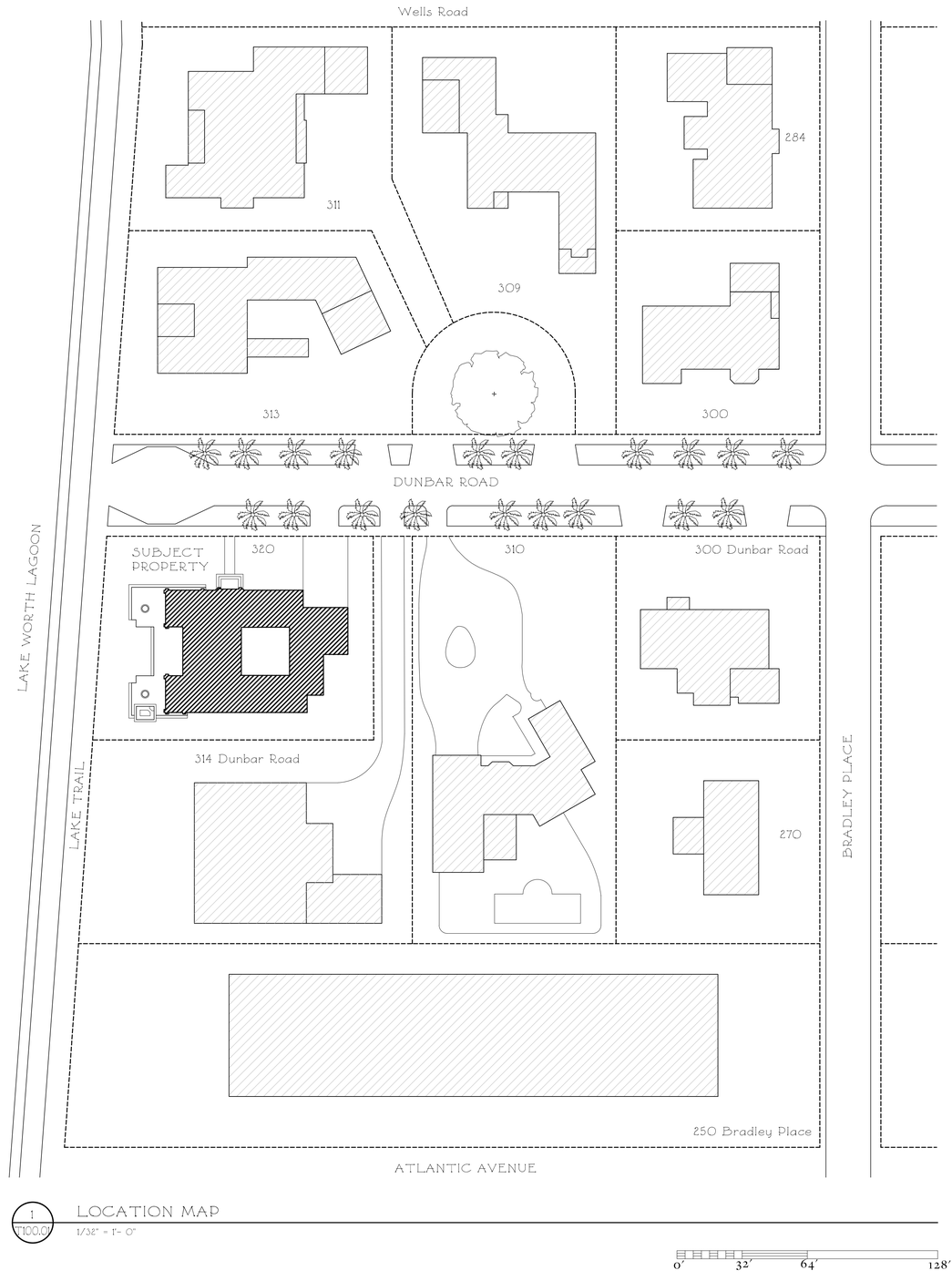
PROJECT 5320



1 T100.01 LOCATION MAP

1/32" = 1'- 0"

Issued For ARCOM Final Submittal December 3, 2025
Issued For ARCOM Second Submittal November 3, 2025
Issued For ARCOM First Submittal October 16, 2025
ARC - 25 - 0087 (COMBO) ZON - 25 - 0079 (VARIANCES)

STATE OF FLORIDA
SCOTT J SOTTILE
REGISTERED ARCHITECT
AR0011448

FERGUSON & SHAMAMIAN ARCHITECTS
270 Lafayette Street, Suite 300
New York, NY 10012
T 212 941 8088
fergusonshamamian.com

PROJECT TITLE

A Residence at
320 Dunbar Road
Palm Beach, Florida

SHEET TITLE

LOCATION MAP

SCALE

1/32" = 1'-0"

DATE

09/25/2025

AUTHOR

K.A.

SHEET NUMBER

T-100.01

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PROJECT 3320



5 P100.00 PROPERTY PHOTOGRAPH - D
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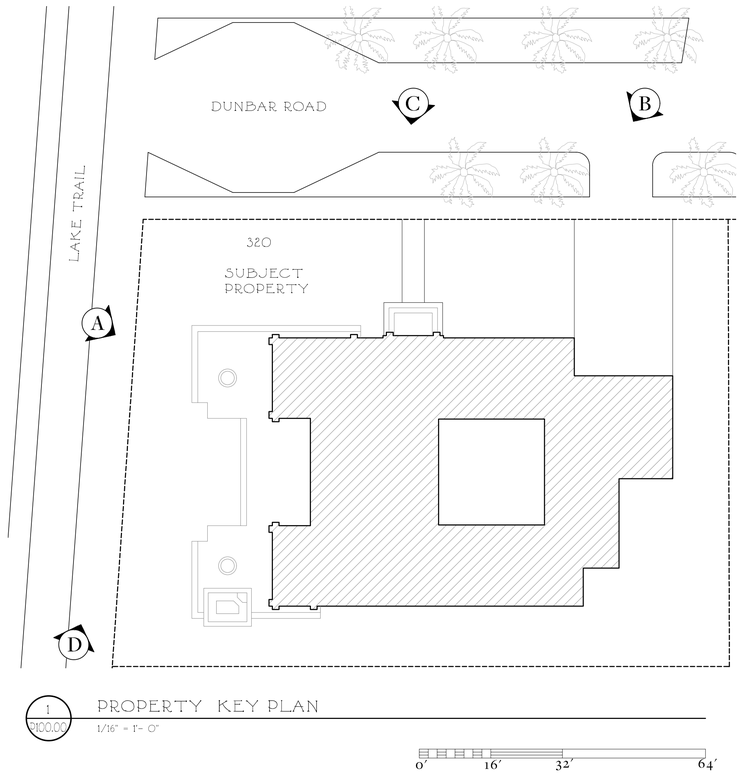
4 P100.00 PROPERTY PHOTOGRAPH - C
NOT TO SCALE



3 P100.00 PROPERTY PHOTOGRAPH - B
NOT TO SCALE



2 P100.00 PROPERTY PHOTOGRAPH - A
NOT TO SCALE



1 P100.00 PROPERTY KEY PLAN
1/16" = 1'- 0"

Issued For ARCOM Final Submittal
December 3, 2025

Issued For ARCOM Second Submittal
November 3, 2025

Issued For ARCOM First Submittal
October 16, 2025

ARC-25-0087 (COMBO)
ZON-25-0079 (VARIANCES)

STATE OF FLORIDA
SCOTT J SOTTILE
AR101445
REGISTERED ARCHITECT

FERGUSON & SHAMAMIAN ARCHITECTS
270 Lafayette Street, Suite 300
New York, NY 10012
T 212 941 8088
fergusonshamamian.com

PROJECT TITLE
A Residence at
320 Dunbar Road
Palm Beach, Florida

SHEET TITLE
PROPERTY PHOTOGRAPHS

SCALE
AS NOTED

DATE
09/25/2025

AUTHOR
K.A.

SHEET NUMBER
P-100.00

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PROJECT 3220



8 P100.01 NEIGHBORHOOD PHOTOGRAPH - G
NOT TO SCALE



7 P100.01 NEIGHBORHOOD PHOTOGRAPH - F
NOT TO SCALE



6 P100.01 NEIGHBORHOOD PHOTOGRAPH - E
NOT TO SCALE



5 P100.01 NEIGHBORHOOD PHOTOGRAPH - D
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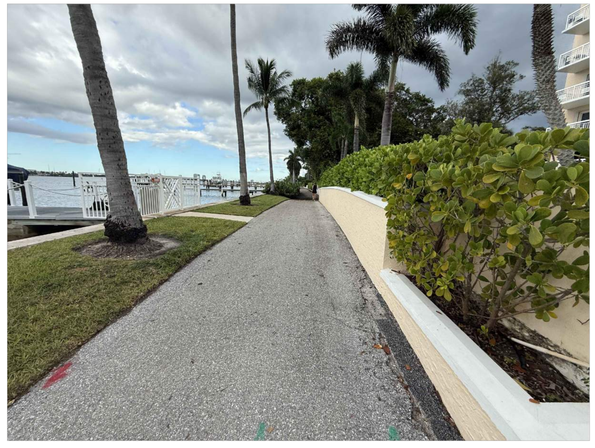


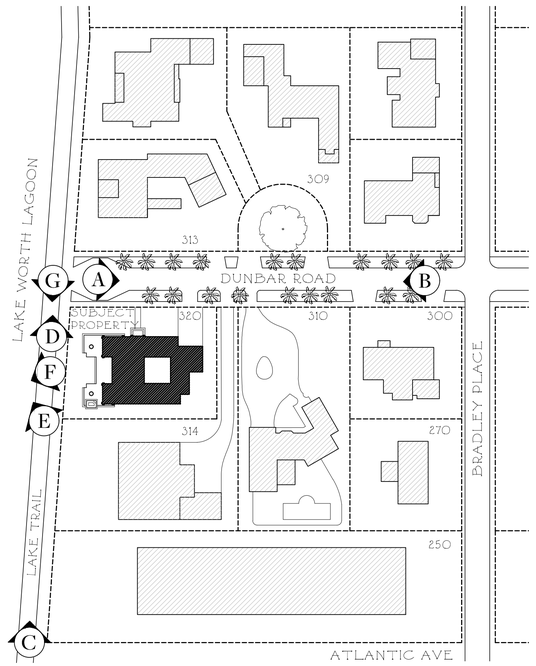
4 P100.01 NEIGHBORHOOD PHOTOGRAPH - C
NOT TO SCALE



3 P100.01 NEIGHBORHOOD PHOTOGRAPH - B
NOT TO SCALE



2 P100.01 NEIGHBORHOOD PHOTOGRAPH - A
NOT TO SCALE



1 P100.00 NEIGHBORHOOD KEY PLAN
1/64" = 1'- 0"

0' 64' 128' 256'

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PROJECT TITLE
A Residence at
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Palm Beach, Florida

SHEET TITLE
NEIGHBORHOOD CONTEXT PHOTOGRAPHS

SCALE
AS NOTED

DATE
09/25/2025

AUTHOR
K.A.

SHEET NUMBER
P-100.01

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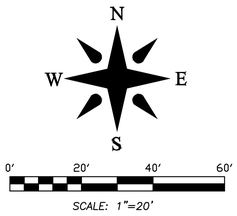
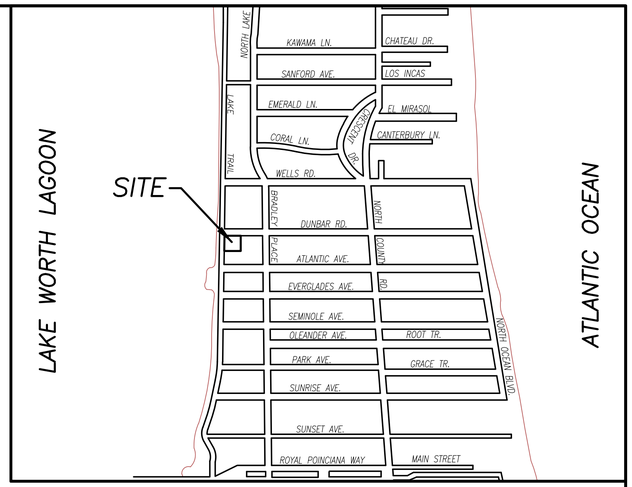
PROJECT 3320

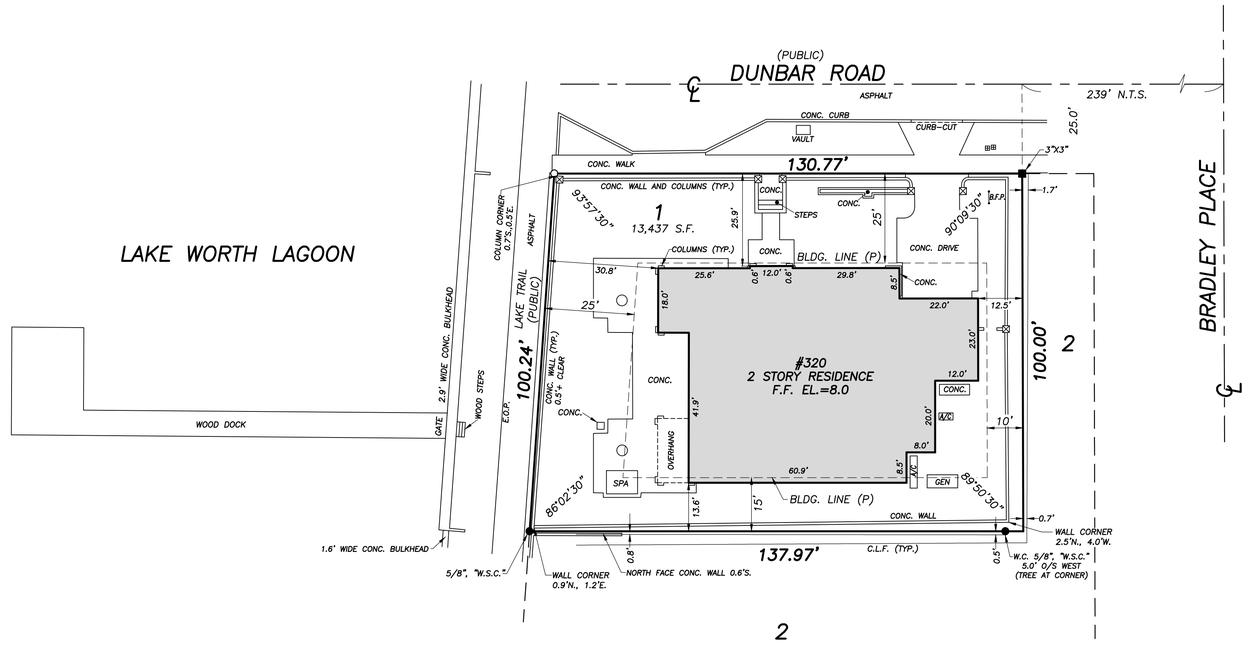
LEGEND

A	= ARC LENGTH
A/C	= AIR CONDITIONING
A.E.	= ACCESS EASEMENT
A.K.A.	= ALSO KNOWN AS
B.F.P.	= BACKFLOW PREVENTER
BLDG.	= BUILDING
B.M.	= BENCHMARK
B.O.C.	= BACK OF CURB
B.O.W.	= BACK OF WALK
(C)	= CALCULATED
CATV	= CABLE ANTENNA TELEVISION
C.B.	= CHORD BEARING
C.B.S.	= CONCRETE BLOCK STRUCTURE
C.C.C.L.	= COASTAL CONSTRUCTION CONTROL LINE
CH	= CHORD
C.L.F.	= CHAIN LINK FENCE
CLR.	= CLEAR
C.M.P.	= CORRUGATED METAL PIPE
CONC.	= CONCRETE
(D)	= DESCRIPTION DATUM
D.B.	= DEED BOOK
D.E.	= DRAINAGE EASEMENT
D.H.	= DRILL HOLE
D/W	= DRIVEWAY
EL.	= ELEVATION
ENC.	= ENCROACHMENT
E.O.P.	= EDGE OF PAVEMENT
E.O.W.	= EDGE OF WATER
ESM'T	= EASEMENT
F.F.	= FINISH FLOOR
FND.	= FOUND
GEN	= GENERATOR
I.D.	= INSIDE DIAMETER
INV.	= INVERT
I.T.W.C.D.	= INDIAN TRAIL WATER CONTROL DISTRICT
L.A.E.	= LIMITED ACCESS EASEMENT
L.B.	= LICENSE BOARD
L.W.D.D.	= LAKE WORTH DRAINAGE DISTRICT
(M)	= FIELD MEASUREMENT
M.H.	= MANHOLE
M.H.W.L.	= MEAN HIGH WATER LINE
M.L.W.L.	= MEAN LOW WATER LINE
N.A.V.D.	= NORTH AMERICAN VERTICAL DATUM
N.G.V.D.	= NATIONAL GEODETIC VERTICAL DATUM
N.P.B.C.I.D.	= NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT
N.T.S.	= NOT TO SCALE
O.A.	= OVERALL
O.D.	= OUTSIDE DIAMETER
O/H	= OVERHEAD UTILITY LINE
O.R.B.	= OFFICIAL RECORD BOOK
O/S	= OFFSET
(P)	= PLAT DATUM
P.B.	= PLAT BOOK
P.B.C.	= PALM BEACH COUNTY
P.C.	= POINT OF CURVATURE
P.C.C.	= POINT OF COMPOUND CURVATURE
P.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.	= POINT OF TANGENCY
PVM'T	= PAVEMENT
(R)	= RADIAL
R	= RADIUS
RGE.	= RANGE
R.P.B.	= ROAD PLAT BOOK
R/W	= RIGHT OF WAY
(S)	= SURVEY DATUM
S.B.	= SETBACK
SEC.	= SECTION
S/D	= SUBDIVISION
S.F.	= SQUARE FEET
S.F.W.M.D.	= SOUTH FLORIDA WATER MANAGEMENT DISTRICT
S.I.R.W.C.D.	= SOUTH INDIAN RIVER WATER CONTROL DISTRICT
S.R.	= STATE ROAD
STA.	= STATION
STY.	= STORY
S/W	= SIDEWALK
T.O.B.	= TOP OF BANK
T.O.C.	= TOP OF CURB
TWP.	= TOWNSHIP
TYP.	= TYPICAL
U/C	= UNDER CONSTRUCTION
U.E.	= UTILITY EASEMENT
U.R.	= UNRECORDED
W.C.	= WITNESS CORNER
W.M.E.	= WATER MANAGEMENT EASEMENT
W.M.M.E.	= WATER MANAGEMENT MAINTENANCE EASEMENT
W.M.T.	= WATER MANAGEMENT TRACT
℄	= BASELINE
℄	= CENTERLINE
△	= CENTRAL ANGLE/DELTA
■	= CONCRETE MONUMENT FOUND (AS NOTED)
□	= CONCRETE MONUMENT SET (LB #4569)
●	= ROD & CAP FOUND (AS NOTED)
○	= 5/8" ROD & CAP SET (LB #4569)
⊙	= IRON PIPE FOUND (AS NOTED)
◒	= IRON ROD FOUND (AS NOTED)
▲	= NAIL FOUND
◉	= NAIL & DISK FOUND (AS NOTED)
⊗	= MAG NAIL & DISK SET (LB #4569)
℘	= PROPERTY LINE
⊘ ⊠	= UTILITY POLE
⍜	= FIRE HYDRANT
⊞	= WATER METER
⋈	= WATER VALVE
⌾	= LIGHT POLE
✳	= PINE TREE
❋	= SABAL PALM





VICINITY SKETCH N.T.S.



2

FLOOD ZONE:
This property is located in Flood Zone A7 (El. 7), according to F.I.R.M. (Flood Insurance Rate Map) No.120220 0002C, dated September 30, 1982.

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 5044865, issued by Fidelity National Title Insurance Company, dated November 2, 2014. 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 NGVD-29. The expected accuracy of the elevations shown hereon is 0.03' for the hard surface elevations and 0.1' for the soft surface elevations. Elevations shown hereon are U.S. survey feet unless otherwise noted.*
3. *Description furnished by client or client's agent.*
4. *Unless it bears the signature and the original raised seal of a Florida licensed surveyor or mapper this drawing, sketch, plat or map is for informational purposes only and is not valid.*
5. *This survey cannot be transferred or assigned without the specific written permission of Wallace Surveying Corporation. Certificate of Authorization Number LB4569.*
6. *Except as shown, underground and overhead improvements are not located. Underground foundations not located.*
7. *The survey sketch shown hereon does not necessarily contain all of the information obtained or developed by the undersigned surveyor in his field work, office work or research.*
8. *No responsibility is assumed by this surveyor for the construction of improvements, from building ties shown on this survey.*
9. *Revisions shown hereon do not represent a "survey update" unless otherwise noted.*
10. *All dates shown within the revisions block hereon are for interoffice filing use only and in no way affect the date of the field survey stated herein.*
11. *In some instances, graphic representations have been exaggerated to more clearly illustrate the relationships between physical improvements and/or lot lines. In all cases, dimensions shown shall control the location of the improvements over scaled positions.*
12. *It is a violation of Rule 5J-17 of the Florida Administrative Code to alter this survey without the express prior written consent of the Surveyor. Additions and/or deletions made to the face of this survey will make this survey invalid.*
13. *The ownership of fences, perimeter walls and/or hedges shown hereon are not known and thus are not listed as encroachments. Fences, hedges and/or perimeter walls are shown in their relative position to the boundary.*
14. *The expected horizontal accuracy of the information shown hereon is +/- 0.10'.*

BOUNDARY SURVEY FOR: PETER MAY

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

Peter May
Squire Patton Boggs (US) LLP
Fidelity National Title Insurance Company

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

PROPERTY ADDRESS:
320 Dunbar Road
Palm Beach, FL 33480

LEGAL DESCRIPTION:
*Lot 1, **REPLAT OF LOTS 56 AND 57 ADAMS ADDITION**, according to the Plat thereof, on file in the Office of the Clerk of the Circuit Court in and for Palm Beach County, Florida, recorded in Plat Book 26, Page 3.*

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: 11/17/2016

Craig L. Wallace
Professional Surveyor and Mapper
Florida Certificate No. 3357

REVISIONS:

11/17/16 SURVEY UPDATE AND FINAL TIE-IN B.M./M.B. 06-1070.23 PB221/59
09/26/16 GENERATOR FORMBOARD TIE-IN E.G./N.I. 06-1070.22 PB228/76
08/23/16 SURVEY UPDATE J.C./N.I. 06-1070.21 PB227/23
05/31/16 WALL FORMBOARD TIE-IN E.G./M.B. 06-1070.19 PB223/66
02/18/16 2ND STORY TIE-BEAM EL. B.M./N.I. 06-1070.17 PB216/65
12/31/15 SPA FORMBOARD TIE-IN B.M./N.I. 06-1070.15 PB209/79
10/28/15 FORMBOARD TIE-IN C.E./M.B. 06-1070.14 PB210/24
05/26/15 ADDITIONAL SPOT ELEVATIONS T.S./N.I. 06-1070.8 PB199/74
02/12/15 ADDITIONAL SPOT ELEVATIONS E.G./M.B. 06-1070.5 PB192/42
02/04/15 SURVEY AND TIE-IN UPDATE WITH SPOT ELEVATIONS E.G./M.B. 06-1070.5 PB193/52
12/05/14 SURVEY AND TIE-IN UPDATE T.S./M.B. 06-1070.3 PB191/26
09/12/07 FORMBOARD ON NEW SEAWALL B.M./M.B. 06-1070.1 PB91/68

BOUNDARY SURVEY FOR: PETER MAY

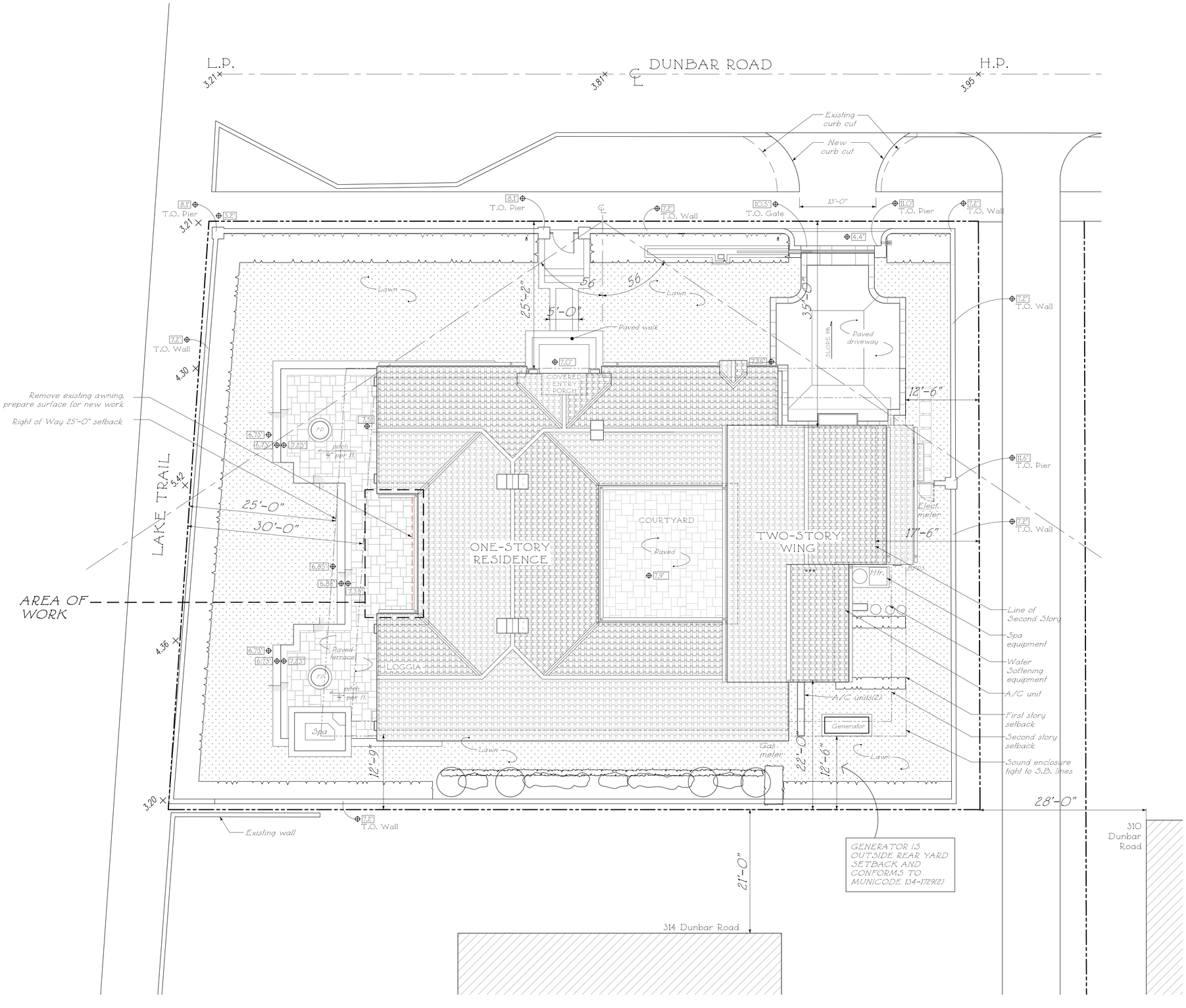
ISSUED FOR ARCOM REVIEW-MAY 27, 2015
ARCOM NUMBER: B-032-2015

ISSUED FOR TOWN COUNCIL-JUNE 10, 2015
TOWN COUNCIL NUMBER: VAR-13-2015

WALLACE SURVEYING CORP. LICENSED BUSINESS # 4569
5553 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 * (561) 640-4551

FIELD: B.M.	JOB NO.: 06-1070	F.B. PB77	PG. 43
OFFICE: M.B.	DATE: 3/9/06	DWG. NO. 06-1070-1	
C'K'D: C.W.	REF: 06-1070FINAL-1.DWG	SHEET 1	OF 1

SP100.00



1 L-100.00 EXISTING SITE AND ROOF PLAN

1/8" = 1'- 0"

0' 8' 16' 32'

DIMENSION LEGEND

Rough — Center — Finish

+00.00 = Elevation

W.P. = Working point

Centerline

Hidden line

Material to be Removed

Material to be Salvaged and Reused

Material to Remain

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Issued For ARCOM First Submittal October 16, 2025
ARC - 25 - 0087 (COMBO) ZON - 25 - 0079 (VARIANCES)

STATE OF FLORIDA SCOTT J SOTTILE REGISTERED ARCHITECT AR0011448

FERGUSON & SHAMAMIAN ARCHITECTS

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T 212 941 8088
fergusonshamamian.com

PROJECT TITLE

A Residence at
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Palm Beach, Florida

SHEET TITLE

EXISTING SITE AND ROOF PLAN

SCALE

AS NOTED

DATE

09/25/2025

AUTHOR

K.A.

SHEET NUMBER

L-100.00

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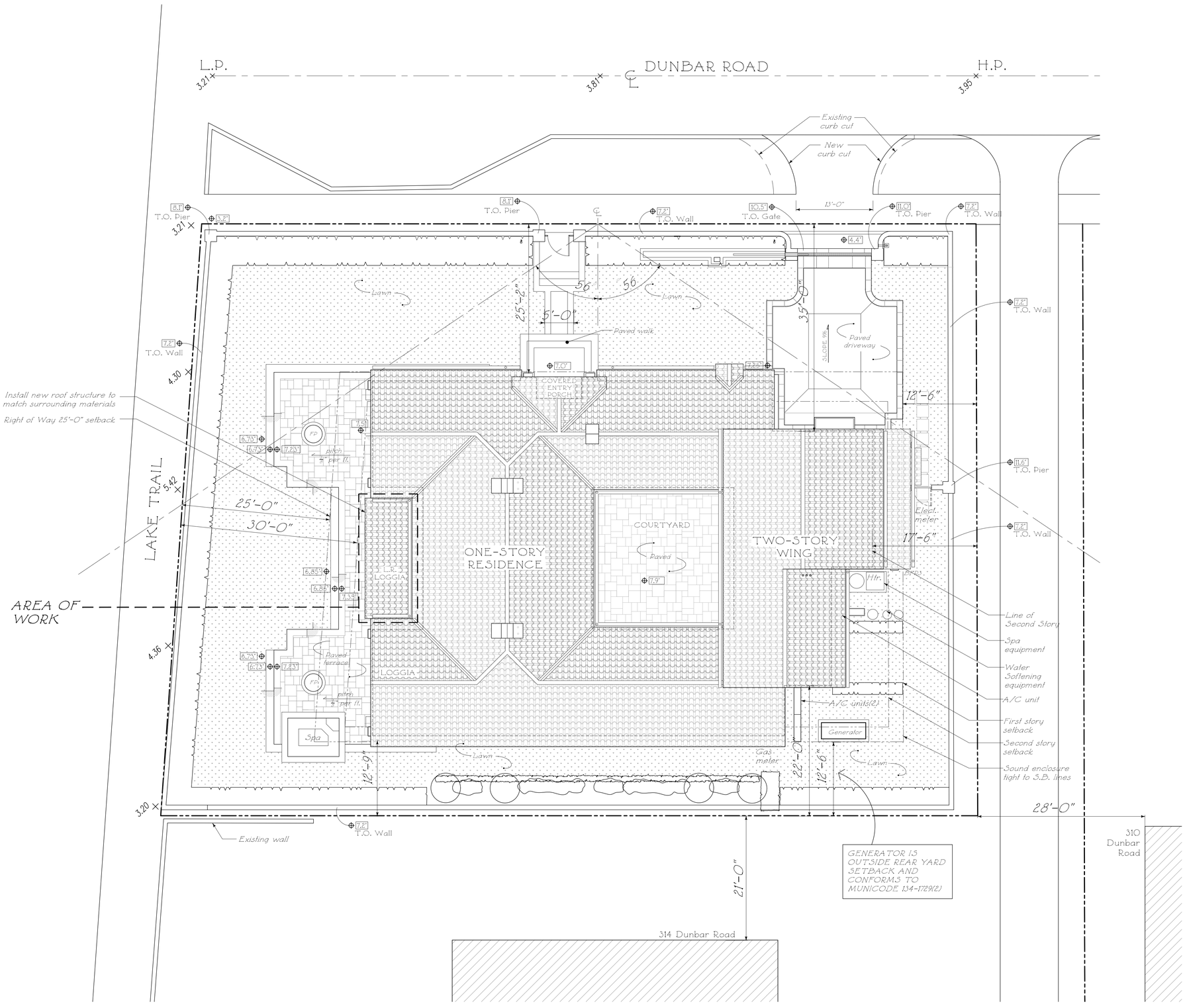
PROJECT 2520



1 / L-100.01 PROPOSED SITE AND ROOF PLAN

1/8" = 1'- 0"

0' 8' 16' 32'

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ARC-25-0087 (COMBO) ZON-25-0079 (VARIANCES)

STATE OF FLORIDA · SCOTT J SOTTILE · AR0013445 · REGISTERED ARCHITECT

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PROJECT TITLE

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SHEET TITLE

PROPOSED SITE AND ROOF PLAN

SCALE

AS NOTED

DATE

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AUTHOR

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SHEET NUMBER

L-100.01

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PROJECT 3320

EXISTING ZONING INFORMATION

	MINIMUM	EXISTING
Lot Area	10,000 SF	13,437 SF
Lot Width	100 feet minimum	130.77 feet
Lot Depth	100 feet minimum	100 feet
	REQUIRED	PROPOSED
Front Yard Setback	25 feet first story min. 30 feet second story min.	25.25 feet first story 35 feet second story
Angle of Vision	100 ° plus an increase to the base angle of vision (50 ° to either side of the centerline) and 2 ° for each 10 feet of increased lot width up to 40 feet	112 ° and a base angle of 56 ° to either side of the centerline
Street side setback (Lake Trail)	25 feet minimum	30 feet
Side yard setback	12.5 feet first story 15 feet second story	12.5 feet first story 17.5 feet second story
Rear yard setback	10 feet first story 15 feet second story	13.5 feet first story 22 feet second story
Rear height plane setback	25 feet	25 feet
Building height from height measurement datum	14 feet first story 22 feet second story	12.75 feet first story 19.9 feet second story
Maximum overall height	Building height plus 8 feet (pitched roof style): 30 feet	27 feet
Lot coverage	30%; 4,031 SF maximum	4,029 SF
Landscape open space	45%; 6,047 SF minimum	6,262 SF
Perimeter landscaping within 10' of property line	50% of landscape open space; 3,023 SF minimum	3,882 SF
50% of the front yard must be landscaped open space	1,745 SF minimum	2,411 SF
Cubic content	53,345 cubic feet	52,944 cubic feet
Cubic content ratio (CCR)	3.50 + ((160,000-13,437) /50,000).5 = 3.97)	3.94
A/C Equipment in side yard or rear yard	Up to two pieces of equipment, no greater than 48" in height	One piece of equipment, no greater than 48" in height

EXISTING AREA SUMMARY

	PROPOSED	T.O. WALL	CUBIC CONTENT
First Floor			
Enclosed - Main Block	2,841 SF	11'-9"	33,382 CU. FT.
Enclosed - Garage	1,009 SF	11'-0"	11,099 CU. FT.
Covered Loggia	153 SF	11'-9"	2,231 CU. FT.
Covered Entry Porch	26 SF	13'-8"	182 CU. FT.
Covered Ext. Area Total	4,029 SF		0 CU. FT.
First Floor Total	4,029 SF		44,481 CU. FT.
Second Floor Total	868 SF	9'-9"	8,463 CU. FT.
TOTAL	4,897 SF	TOTAL	52,944 CU. FT.

EXISTING CUBIC CONTENT CALCULATION

PerTOPB Zoning Code Section 134-893(13)(5)
Total volume of covered exterior areas over allowable 5%

5% of allowable CC = 53,345 x 5% = 2,667 cu. ft.

Covered exterior areas < 5% overage
2,431 < 2,667 THEREFORE
NOT included in Total Cubic Content

Covered Exterior Areas

Covered Loggia	2,231
Covered Entry Porch	182
TOTAL	2,413 cu.ft.

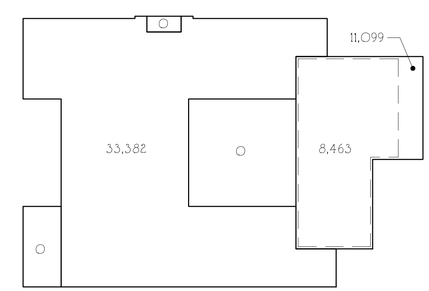
ZONING REGULATIONS

R-B Low Density Residential District

Base Flood Elevation, currently accepted FIRM map - 7.0 NGVD
Current Palm Beach minimum slab elevation, zero datum - 7.5 NGVD

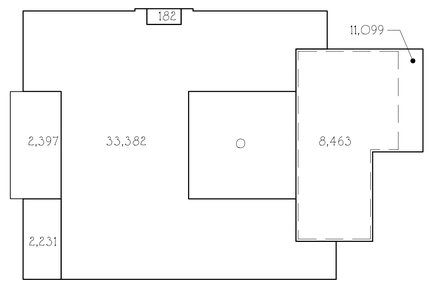
Base Flood Elevation, August 2014 FIRM map - 7.5 NGVD
Hypothetical Palm Beach minimum slab elevation, zero datum - 8.0 NGVD

Table entries based on hypothetical zero datum - 8.0 NGVD



2 L100.00 EXISTING CCR PLAN
1/16" = 1'-0"

0' 16' 32' 64'



2 L100.01 PROPOSED CCR PLAN
1/16" = 1'-0"

0' 16' 32' 64'

PROPOSED ZONING INFORMATION

	MINIMUM	EXISTING
Lot Area	10,000 SF	13,437 SF
Lot Width	100 feet minimum	130.77 feet
Lot Depth	100 feet minimum	100 feet
	REQUIRED	PROPOSED
Front Yard Setback	25 feet first story min. 30 feet second story min.	25.25 feet first story 35 feet second story
Angle of Vision	100 ° plus an increase to the base angle of vision (50 ° to either side of the centerline) and 2 ° for each 10 feet of increased lot width up to 40 feet	112 ° and a base angle of 56 ° to either side of the centerline
Street side setback (Lake Trail)	25 feet minimum	30 feet
Side yard setback	12.5 feet first story 15 feet second story	12.5 feet first story 17.5 feet second story
Rear yard setback	10 feet first story 15 feet second story	13.5 feet first story 22 feet second story
Rear height plane setback	25 feet	25 feet
Building height from height measurement datum	14 feet first story 22 feet second story	12.75 feet first story 19.9 feet second story
Maximum overall height	Building height plus 8 feet (pitched roof style): 30 feet	27 feet
Lot coverage	30%; 4,031 SF maximum	4,233 SF **
Landscape open space	45%; 6,047 SF minimum	6,262 SF
Perimeter landscaping within 10' of property line	50% of landscape open space; 3,023 SF minimum	3,882 SF
50% of the front yard must be landscaped open space	1,745 SF minimum	2,411 SF
Cubic content	53,345 cubic feet	55,078 cubic feet **
Cubic content ratio (CCR)	3.50 + ((160,000-13,437) /50,000).51 = 3.97	4.10 **
A/C Equipment in side yard or rear yard	Up to two pieces of equipment, no greater than 48" in height	One piece of equipment, no greater than 48" in height

** Non-compliant

PROPOSED AREA SUMMARY

	PROPOSED	T.O. WALL	CUBIC CONTENT
First Floor			
Enclosed - Main Block	2,841 SF	11'-9"	33,382 CU. FT.
Enclosed - Garage	1,009 SF	11'-0"	11,099 CU. FT.
Covered Loggia	153 SF	11'-9"	2,231 CU. FT.
Covered Entry Porch	26 SF	13'-8"	182 CU. FT.
Covered L.R. Loggia	204 SF	11'-9"	2,397 CU. FT.
Covered Ext. Area Total	383 SF		2,134 CU. FT.
First Floor Enclosed Total	3,850 SF		44,481 CU. FT.
Second Floor Total	868 SF	9'-9"	8,463 CU. FT.
TOTAL	5,101 SF	TOTAL	55,078 CU. FT.

PROPOSED CUBIC CONTENT CALCULATION

PerTOPB Zoning Code Section 134-893(13)(5)
Total volume of covered exterior areas over allowable 5%

5% of allowable CC = 53,345 x 5% = 2,667 cu. ft.

Covered exterior areas > 5% overage
4,801 > 2,667 THEREFORE
portion of covered exterior areas over 5%
allowable to be included in Total Cubic Content

4,801 - 2,667 = 2,134 cu.ft.

Covered Exterior Areas

Covered Loggia	2,231
Covered Entry Porch	182
Covered LR Loggia	2,397
TOTAL	4,801 cu.ft.

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ARC-25-0087 (COMBO)
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STATE OF FLORIDA
SCOTT J SOTTILE
REGISTERED ARCHITECT
KP1011445

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SHEET TITLE
EXIST. & PROP.
ZONING DATA,
AND CCR INFO

SCALE
AS NOTED

DATE
09/25/2025

AUTHOR
K.A.

SHEET NUMBER
L-100.02

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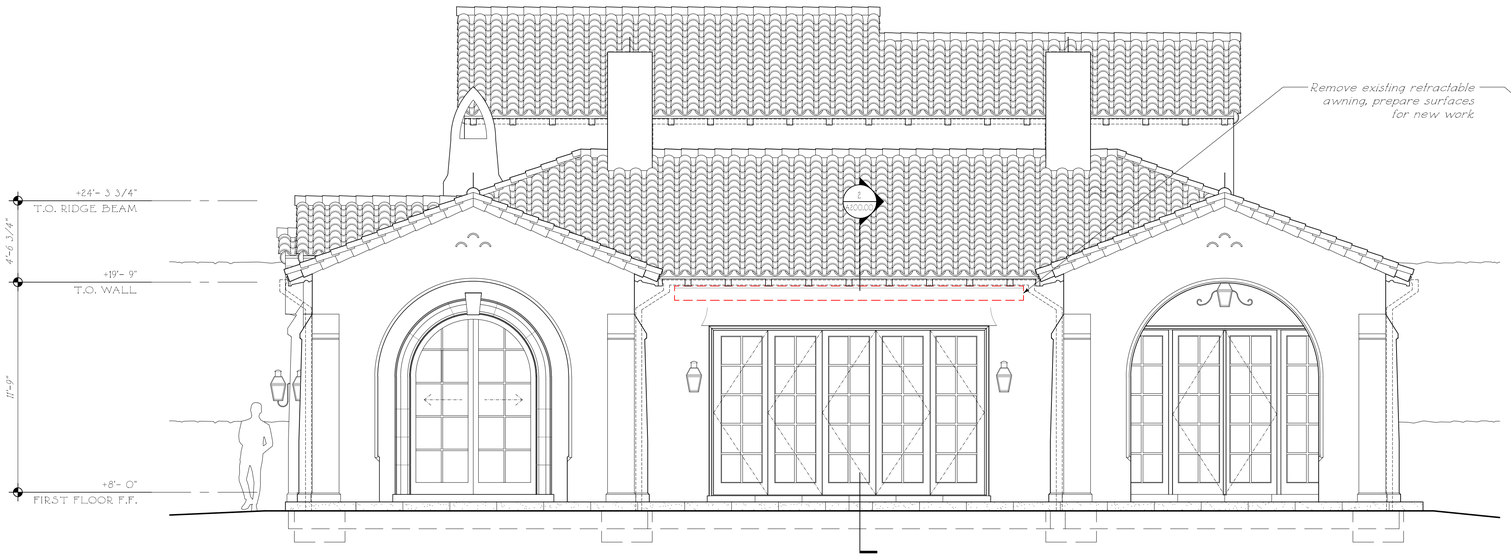
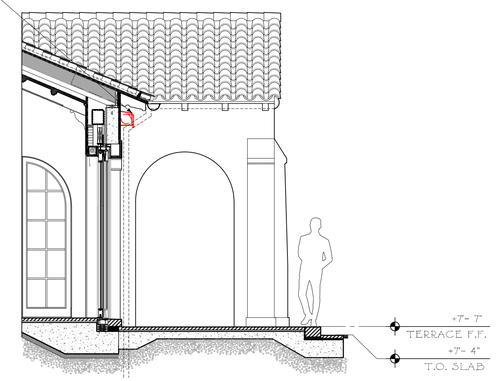
PROJECT 5220



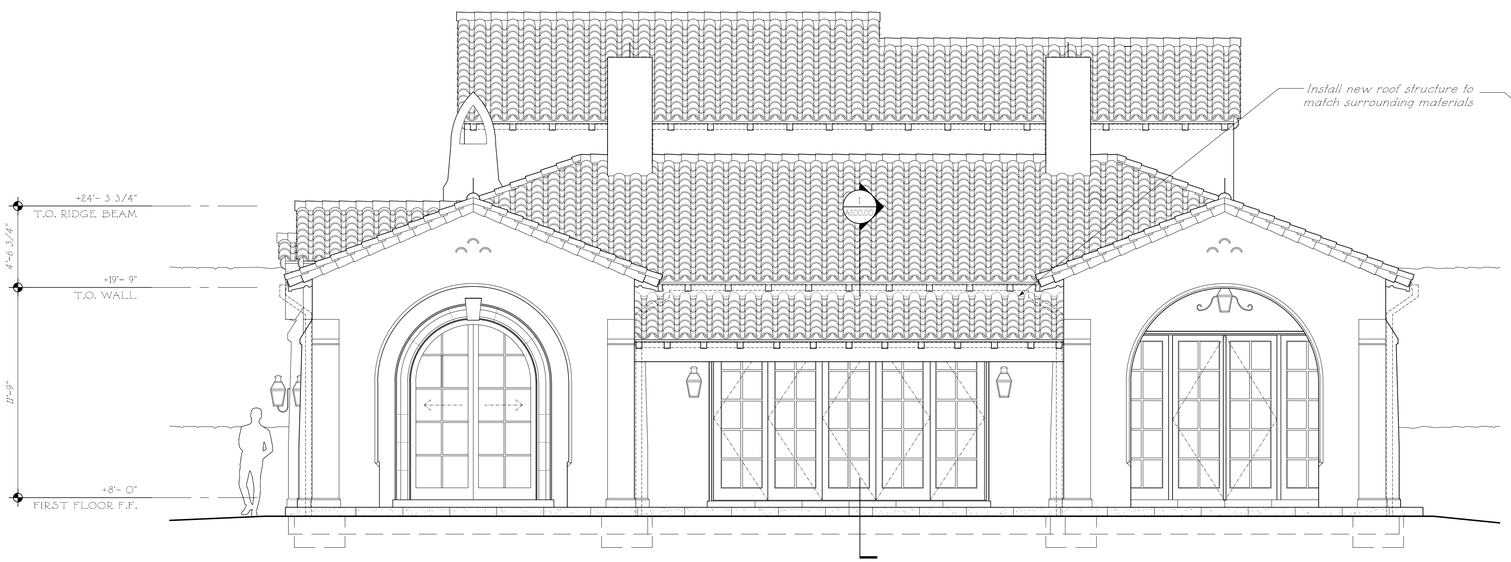
4 A200.00 EXISTING WEST ELEVATION

1/4" = 1' - 0"



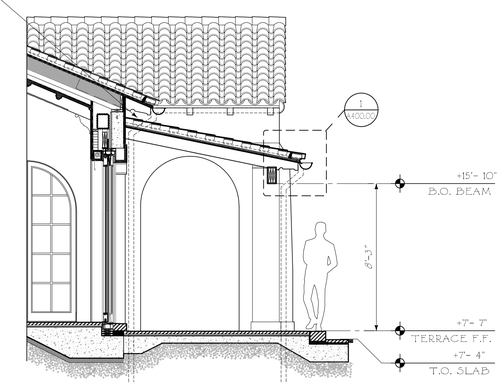
2 A200.00 EXISTING SECTION

1/4" = 1' - 0"



3 A200.00 PROPOSED WEST ELEVATION

1/4" = 1' - 0"



1 A200.00 PROPOSED SECTION

1/4" = 1' - 0"

DIMENSION LEGEND

Rough — Center — Finish

+00.00 = Elevation

W.P. = Working point

Centerline

Hidden line

Material to be Removed

Material to be Salvaged and Reused

Material to Remain

Issued For ARCOM Final Submittal
December 3, 2025

Issued For ARCOM Second Submittal
November 3, 2025

Issued For ARCOM First Submittal
October 16, 2025

ARC - 25 - 0087 (COMBO)
ZON - 25 - 0079 (VARIANCES)

STATE OF FLORIDA
SCOTT J SOTTILE
AR101448
REGISTERED ARCHITECT

FERGUSON & SHAMAMIAN ARCHITECTS
270 Lafayette Street, Suite 300
New York, NY 10012
T 212 941 8088
fergusonshamamian.com

PROJECT TITLE

A Residence at
320 Dunbar Road
Palm Beach, Florida

SHEET TITLE

EXIST. & PROP.
WEST ELEVATIONS
AND SECTIONS

SCALE

1/4" = 1' - 0"

DATE

10/15/2025

AUTHOR

E.S.

SHEET NUMBER

A-200.00

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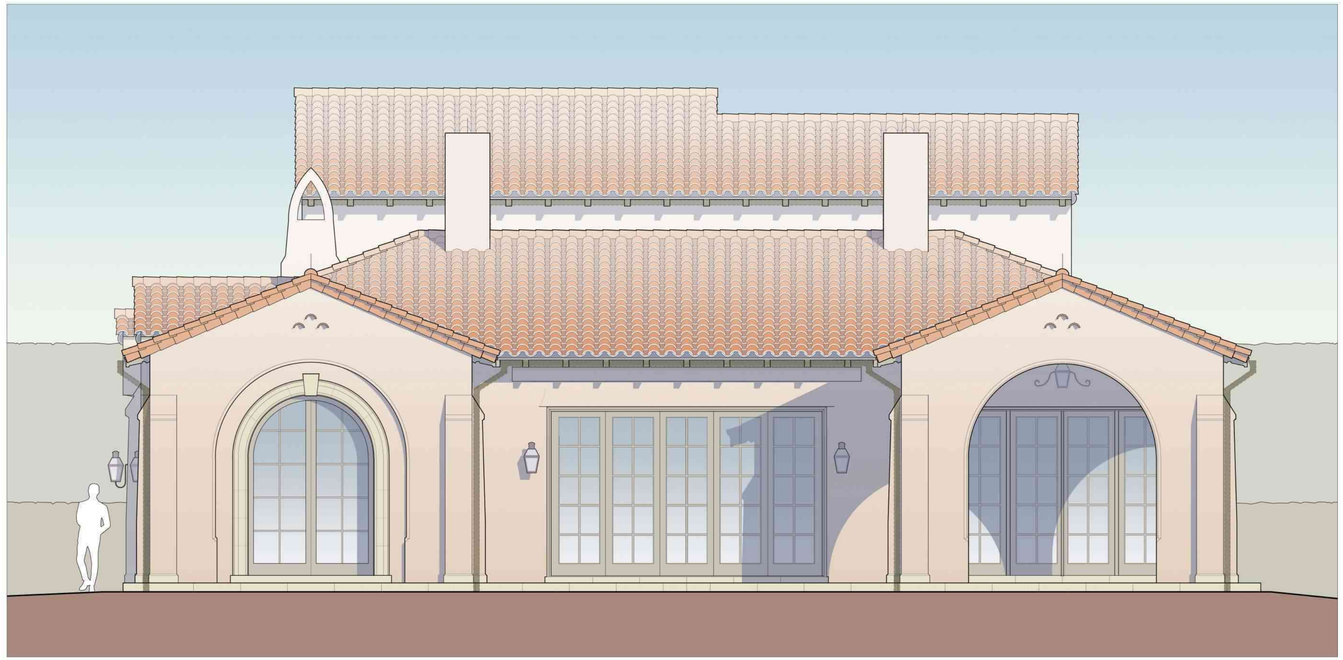
PROJECT 3520



2 A200.01 EXISTING WEST ELEVATION - COLOR RENDERING

1/4" = 1' - 0"



1 A200.01 PROPOSED WEST ELEVATION - COLOR RENDERING

1/4" = 1' - 0"

Issued For ARCOM Final Submittal December 3, 2025
Issued For ARCOM Second Submittal November 3, 2025
Issued For ARCOM First Submittal October 16, 2025
ARC-25-0087 (COMBO) ZON-25-0079 (VARIANCES)

STATE OF FLORIDA
SCOTT J SOTTILE
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PROJECT TITLE

A Residence at
320 Dunbar Road
Palm Beach, Florida

SHEET TITLE

EXIST. & PROP.
WEST ELEVATIONS
COLOR RENDERING

SCALE

1/4" = 1' - 0"

DATE

10/15/2025

AUTHOR

E.S.

SHEET NUMBER

A-200.01

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PROJECT 2320



2 A100.00

EXISTING TERRACE RENDERING

NOT TO SCALE



1 A100.00

PROPOSED TERRACE RENDERING

NOT TO SCALE

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ARC-25-0087 (COMBO)
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STATE OF FLORIDA
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PROJECT TITLE

A Residence at
320 Dunbar Road
Palm Beach, Florida

SHEET TITLE

EXIST. & PROP.
PHOTOREALISTIC
RENDERINGS

SCALE

AS NOTED

DATE

09/25/2025

AUTHOR

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SHEET NUMBER

A-300.00

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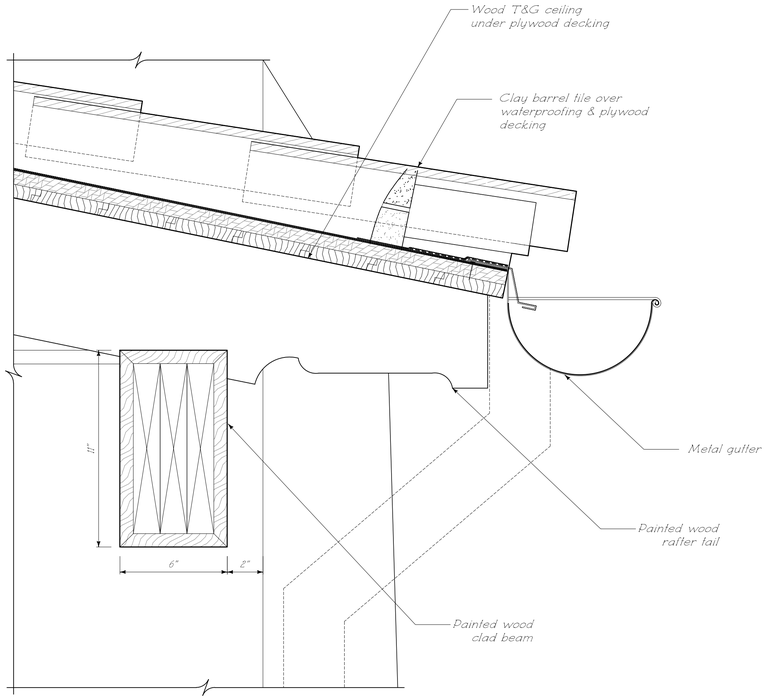
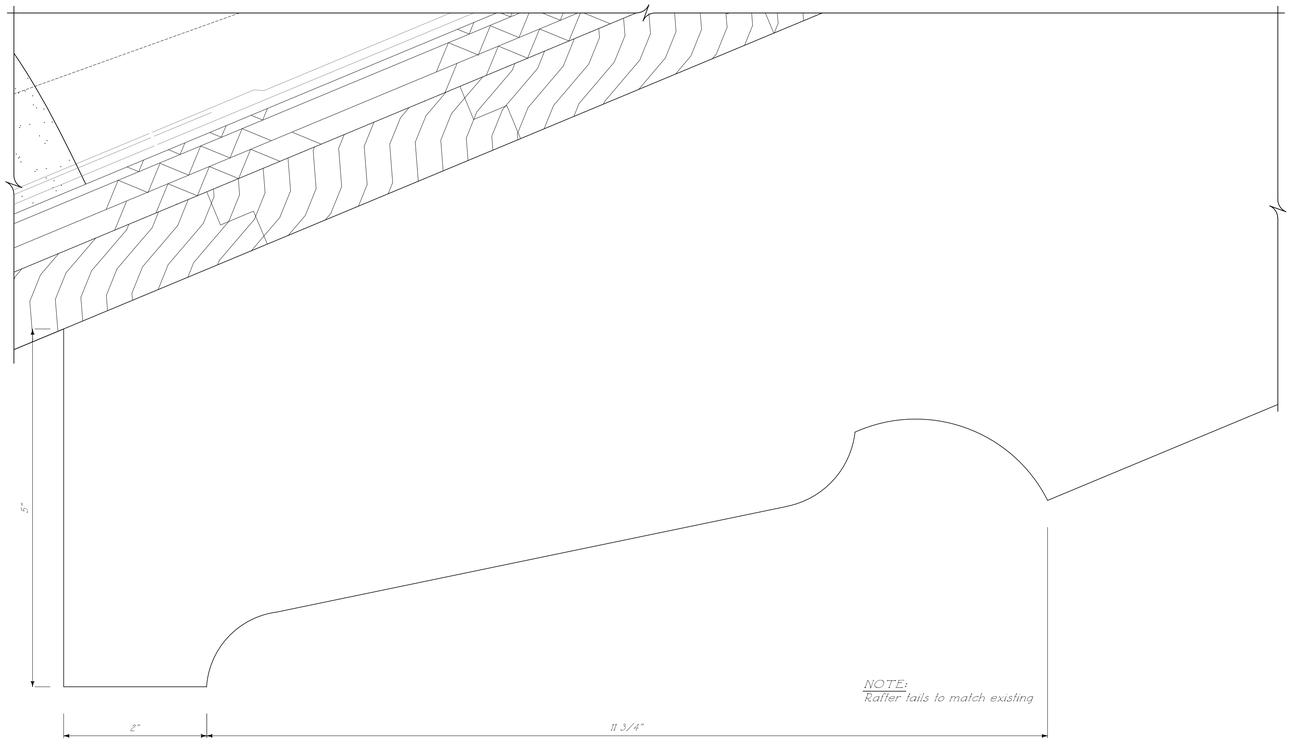
PROJECT 3520



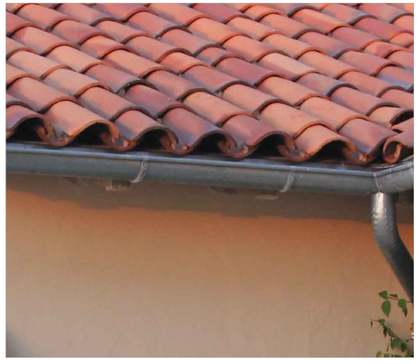
6 A400.00 BEAM SECTION
3" = 1' - 0"



5 A400.00 RAFTER DETAIL
FULL SCALE



4 A400.00 PAINTED WOOD
NTS



3 A400.00 GUTTER
NTS



2 A400.00 EXISTING STUCCO
NTS



1 A400.00 CLAY TILE ROOF
NTS

Issued For ARCOM Final Submittal December 3, 2025
Issued For ARCOM Second Submittal November 3, 2025
Issued For ARCOM First Submittal October 16, 2025
ARC - 25 - 0087 (COMBO) ZON - 25 - 0079 (VARIANCES)

STATE OF FLORIDA
SCOTT J SOTHILL
REGISTERED ARCHITECT
AR101445

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PROJECT TITLE
A Residence at
320 Dunbar Road
Palm Beach, Florida

SHEET TITLE
ARCHITECTURAL DETAILS AND MATERIALS

SCALE
AS NOTED

DATE
09/25/2025

AUTHOR
K.A.

SHEET NUMBER
A-400.00

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PROJECT 2520

TOWN OF PALM BEACH

Information for Architectural Commission Meeting on: December 19, 2025

To: Architectural Commission

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

From: Planning, Zoning & Building

Re: ARCS-25-0937 (ZON-25-0082) 241 EL DORADO LN. (COMBO) The applicant, Desmond & Cristina Keogh (Paradelo Burgess Design Studio), has filed an application requesting Architectural Commission review and approval of after the fact installation artificial turf requiring variances for open landscape and front yard open space. Town Council shall review the application as it pertains to zoning relief/approval.

Date: 12/12/2025

ATTACHMENTS
- PZB Staff Report
- Letter of Intent
- Plans

STRATEGIC PLAN
Strategic Priorities:
Community Culture and Character

Strategic Focus Areas:
Quality of Life

FUNDING
No Fiscal Impact

ARCS-25-0937 (ZON-25-0082) 241 EL DORADO LN (COMBO). The applicant, Desmond & Cristina Keogh (Paradelo Burgess Design Studio), has filed an application requesting Architectural Commission review and approval of after the fact installation artificial turf requiring variances for open landscape and front yard open space. Town Council shall review the application as it pertains to zoning relief/approval.

ZON-25-0082 (ARCS-25-0937) 241 EL DORADO LN (COMBO) – VARIANCE(S) The applicant, Desmond & Cristina Keogh (Paradelo Burgess Design Studio), has filed an application requesting Town Council review and approval of two (2) variances related to installation of artificial turf, including 1) a variance for deficient landscape open space and 2) deficient required front yard landscape open space. The Architectural Commission shall perform design review of the application.

Applicant: Desmond & Cristina Keogh
Landscape: Paradelo Burgess Design Studio

HISTORY:
The property at 241 El Dorado Lane were issued a code violation and assigned case #CE-24-1543. The violation sites Chapter 18, Section 18-233 for the installation of synthetic turf sitewide without approvals. The case is currently open pending approval from a board or the site being brought into compliance.

The applicant initially submitted an administrative application (ARCS-25-0937) for approval of the artificial turf installation. However, based on the Town's Project Designation Manual Matrix and the identification of two required variances, the application was elevated to a full Commission review.

THE PROJECT:
The applicant has submitted plans, entitled "Keogh Residence" as prepared by Environment Design Group, uploaded December 3, 2025.

The following scope of work is proposed:

- Approval of existing synthetic turf on property.

The following Special Exception with Site Plan Review and Variances are required to complete the project:

- **VARIANCE 1: Section 134-893(12)(a)** *The minimum landscaped open space is 45 percent, of which 50 percent of that percentage is required to be perimeter landscaping within ten feet of the property line. The perimeter landscaped open space requirement shall not apply to lots 20,000 square feet or more in area.* Applicant proposes 19.5% in lieu of 45% required.

- **VARIANCE 2: Section 134-893(12)(b)** *Additionally, not less than 40 percent of the required front yard must be landscaped open space in the R-B district.* Applicant proposed 31.3% in lieu of the 40% required.

Site Data			
Zoning District	R-B	**Future Land Use**	Single Family
Lot Size	20,961 SF	**Lot Coverage**	6,802 SF
Overall Landscape Open Space	Required: 45% Existing: 19.5% Proposed: 19.5% ***Variance Requested***	**Front Yard Open Landscape**	Required: 40% Existing: 31.3% Proposed: 31.3% ***Variance Requested***
North	250 Ridgeview Dr | Single-Family Residence		
South	240 El Dorado Lane | Single-Family Residence		
East	231 El Dorado Lane | Single-Family Residence		
West	261 El Dorado Lane | Single-Family Residence		

STAFF ANALYSIS

The application for 241 El Dorado Lane seeks approval for the sitewide installation of artificial turf. The turf was installed without prior approval and was subsequently cited by Code Enforcement under Case No. CE-24-1543. The homeowner proceeded with the installation due to severe allergies and asthma, and has submitted supporting medical documentation from Dr. William Tuer. As installed, the property does not meet the minimum required front and overall open landscape percentages and therefore requires approval of two variances.



CODE SECTION	REQUIRED	PROPOSED	VARIANCE
VARIANCE 1: Section 134-893(12)(a)	45% Landscape Open Space	19.5%	**25.5%**
VARIANCE 2: Section 134-893(12)(b)	40% Front Yard Open Space	31.3%	**8.7%**

CONCLUSION:

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

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

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

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

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

WRB:JGM:SCP

PARADELO | BURGESS
design studio

03 NOVEMBER 2025

THE TOWN OF PALM BEACH
360 SOUTH COUNTYY ROAD
PALM BEACH, FLORIDA
ATTN: ARCOM STAFF
CASE # ARC-25-0937 | MEETING DATE : DECEMBER 19, 2025

TO WHOM THIS MAY CONCERN.

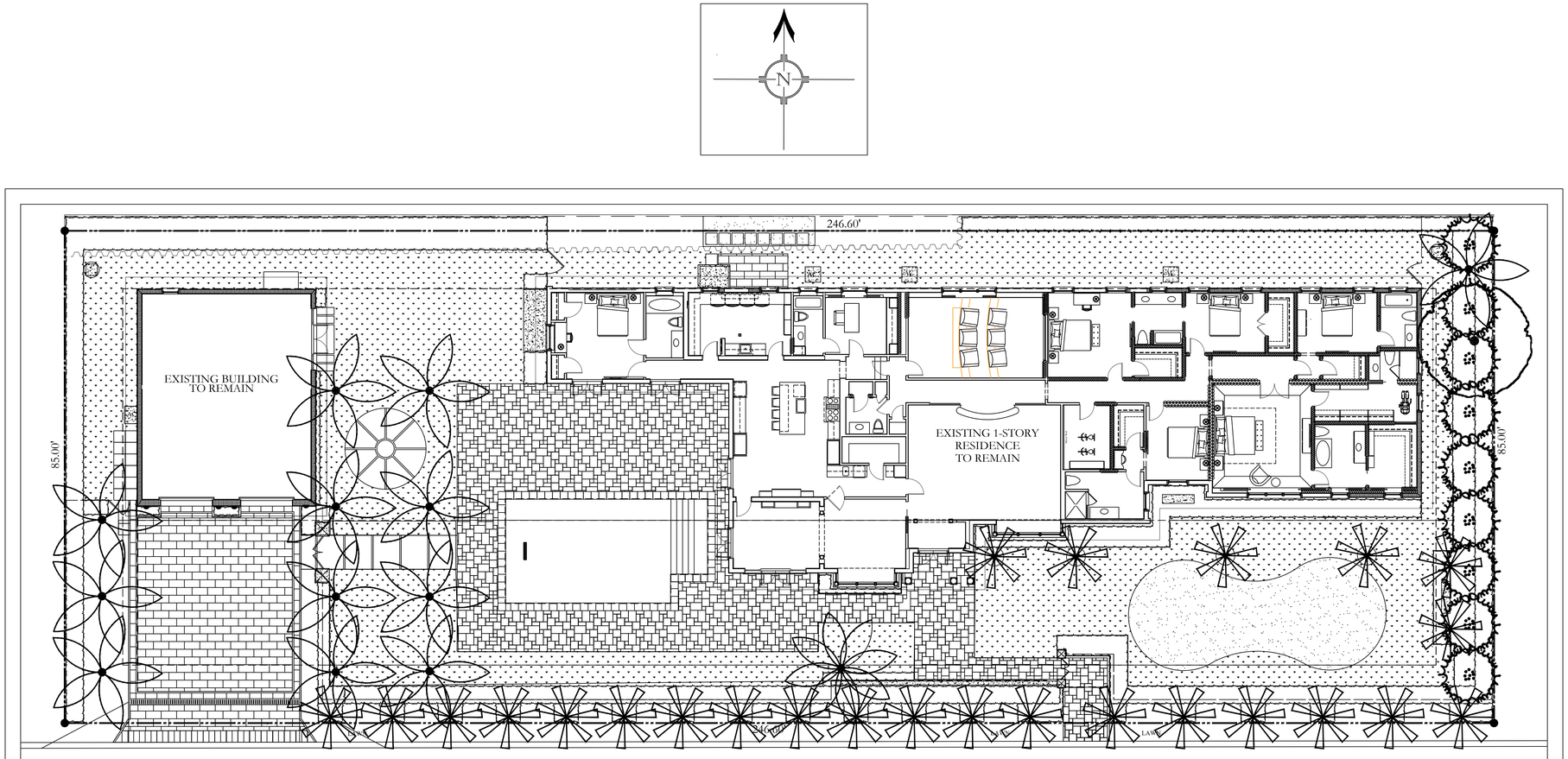
MY CLIENTS, MR. & MRS. KEOGH ARE SEEKING THE APPROVAL FROM THE TOWN OF PALM BEACH TO KEEP THE SYNTHETIC GRASS THAT HAS BEEN INSTALLED ON THEIR PROPERTY. THE TURF IS COMPLETELY OUT OF VIEW FROM THE PUBLIC ALTHOUGH IT DOES EXCEED THE IMPERVIOUS AREA ALLOWED BY THE TOWN OF PALM BEACH. THE OWNERS HAVE SERIOUS HEALTH PROBLEMS DEALING W/ ALLERGIES CAUSEED BY THE GRASS THAT WAS ON THE PROPERTY PREVIOUSLY. THE OWNER HAD THE TURF INSTALLED WITHOUT A PERMIT DUE TO THERE HEALTH ISSUES THAT STEM FROM PEST CONTROL & THE VEGETATION.

THE OWNER IS REQUESTING REPRIEVE FROM THE REQUIRED ALLOWANCE IN ORDER TO KEEP THE TURF ON SITE & LEAD A LIFE THAT IS NOT AFFECTED BY THE GRASS ON THEIR PROPERTY.

WE RESPECTFULLY REQUEST THAT YOU REVIEW THIS MATTER AND CONSIDER THEIR SITUATION WHEN MAKING YOUR DECISION.

SINCERELY YOURS,

ANDRES PARADELO, OWNER



NOT TO SCALE

KEOGH RESIDENCE
241 EL DORADO LANE
PALM BEACH, FLORIDA
ARCS-25-0937 | ZON-25-0082

02 DECEMBER 2025

MEETING DATE : 19 DECEMBER 2025

PLAN INDEX -

COVER SHEET
EXISTING SITE PHOTOS
EXISTING LANDSCAPE PLAN (B/W)
EXISTING HARDSCAPE PLAN (B/W)
EXISTING LANDSCAPE PLAN (COLOR)
EXISTING HARDSCAPE PLAN (COLOR)
REAL GRASS VS TURF DIAGRAM (COLOR)
VARIANCE REQUEST DIAGRAM (COLOR)

SCOPE OF WORK - SYNTHETIC TURF APPROVAL

PARADELO | BURGESS
design studio

1177 CLARE AVENUE- SUITE 7
WEST PALM BEACH. FLORIDA

561.951.7525 | INFO@PARADELOBURGESS.COM

FINAL SUBMITAL : ARCS-25-0937
ZON-25-0082
MEETING DATE : DECEMBER 19, 2025



POOL TERRACE



REAR YARD OF MAIN HOUSE



FRONT YARD ENTRY



EAST SIDE YARD OF GUEST HOUSE



FRONT YARD - EAST SIDE



FRONT YARD - EAST SIDE

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KEOGH RESIDENCE
241 EL DORADO LANE
PALM BEACH, FLORIDA

EXISTING SITE PICS

SEAL:

JONATHAN BURGESS
LICENSE # LA6667220

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SCALE: $\frac{3}{32}$" = 1'-0"

SITE
PICS

DATE:
02 DECEMBER 2025

FINAL SUBMITAL : ARCS-25-0937
ZON-25-0082
MEETING DATE : DECEMBER 19, 2025



REAR YARD OF MAIN HOUSE



AREA BETWEEN GUEST HOUSE & MAIN HOUSE



REAR YARD OF MAIN HOUSE



SIDE YARD OF GUEST HOUSE



FRONT YARD WEST SIDE OF DRIVEWAY



REAR YARD OF GUEST HOUSE

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SCALE: $\frac{3}{32}$" = 1'-0"

SITE PICS

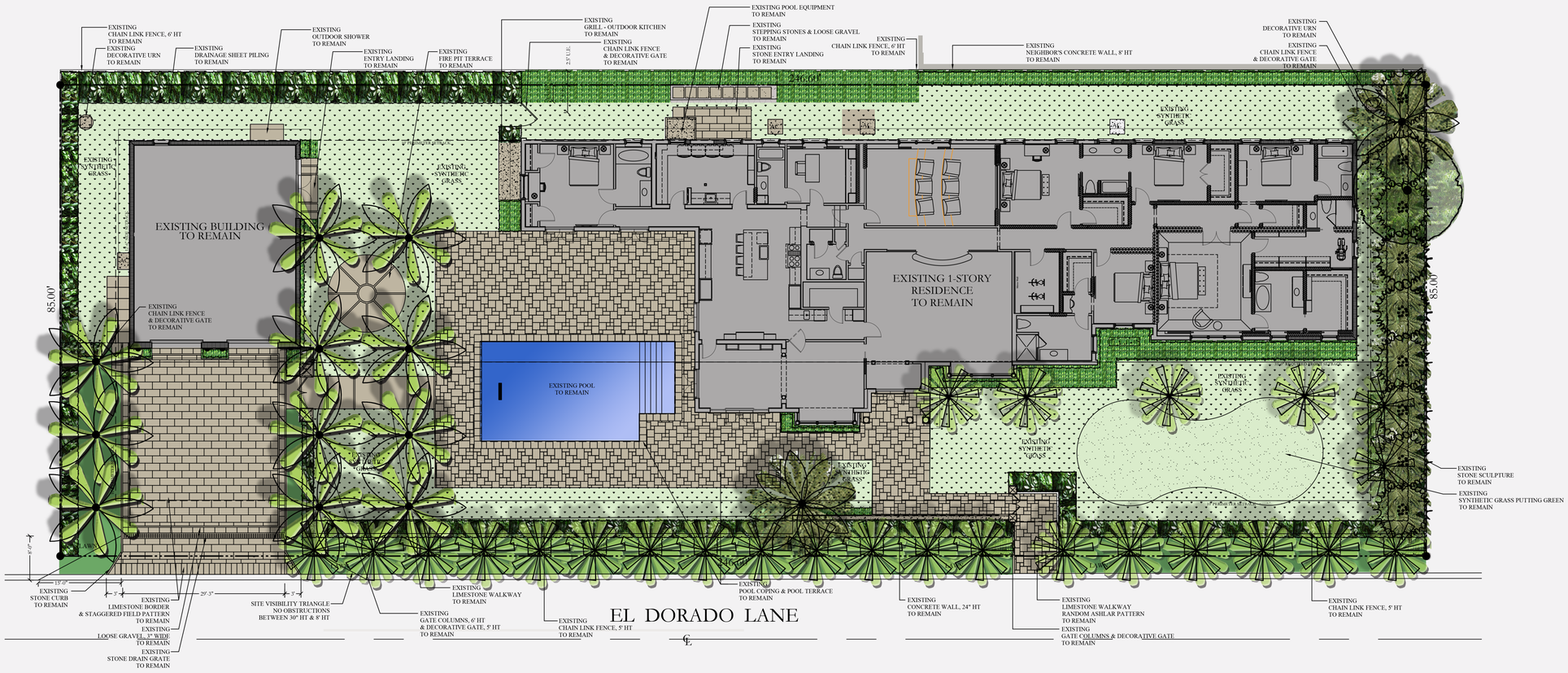
DATE:
02 DECEMBER 2025

FINAL SUBMITAL : ARCS-25-0937
ZON-25-0082
MEETING DATE : DECEMBER 19, 2025

OVERALL SITE CALCULATIONS (RB LOT TYPE)			
TOTAL LOT SIZE/SITE :			
MIN. ALLOWED LOT SIZE :	20,000.0	S.F.	100%
EXISTING LOT SIZE :	± 20,561.0	S.F.	100%
BUILDING SITE COVERAGE :			
REQUIRED/ALLOWED :	± 6,288.3	S.F.	30.0 %
EXISTING (VARIANCE) :	**± 6,802.0**	**S.F.**	**32.4 %**
EXISTING HARDSCAPE AREA (IMPERVIOUS SITE COVERAGE) :			
STONE	± 3,658.1	S.F.	
SYNTHETIC TURF	± 6,416.3	S.F.	
TOTAL HARDSCAPE AREA :	**± 10,074.7**	**S.F.**	**48.1 %**
EXISTING LANDSCAPE/OPENSPACE :			
REQUIRED	± 10,480.5	S.F.	50.0 %
EXISTING :	**± 4,084.3**	**S.F.**	**19.5 %**

FRONT SETBACK SITE CALCULATIONS (RB LOT TYPE)			
REQUIRED 45% OF OVERALL LANDSCAPE OPENSPACE (10,480.5 * 45)	± 4,716.2	S.F.	
TOTAL AREA IN FRONT YARD SETBACK :	**± 9,418.6**	**S.F.**	**100 %**
BUILDING AREA :	**± 424.3**	**S.F.**	**04.5 %**
TOTAL HARDSCAPE AREA :	**± 6,046.6**	**S.F.**	**64.2 %**
- STONE	± 3,658.1	S.F.	
- SYNTHETIC TURF	± 2,968.5	S.F.	
EXISTING OPENSPACE / LANDSCAPE AREA :	**± 2,947.7**	**S.F.**	**31.3 %**

10' PERIMETER SITE CALCULATIONS (RB LOT TYPE)			
MINIMUM LANDSCAPE AREA :			
50% OF THE REQUIRED OVERALL LANDSCAPE AREA :	± 5,241.0	S.F.	
AREA WITHIN 10' PERIMETER SETBACK :	± 6,232.0	S.F.	(100 %)
PROPOSED LANDSCAPE AREA :	± 3,554.5	S.F.	(57.0 %)
PROPOSED IMPERVIOUS & SYNTHETIC TURF AREA :	± 2,677.5	S.F.	(43.0 %)



EXISTING HARDSCAPE PLAN

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design studio
1177 CLARE AVENUE - SUITE 7
WEST PALM BEACH, FLORIDA
561.951.7525 | INFO@PARADELOBURGESS.COM

KEOGH RESIDENCE
241 EL DORADO LANE
PALM BEACH, FLORIDA

EXISTING HARDSCAPE PLAN

SEAL:

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LICENSE # LA6667220

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N

SCALE: $\frac{3}{32}$" = 1'-0"

L1

DATE:
02 DECEMBER 2025

FINAL SUBMITAL : ARCS-25-0937
ZON-25-0082
MEETING DATE : DECEMBER 19, 2025

OVERALL SITE CALCULATIONS (RB LOT TYPE)			
TOTAL LOT SIZE/SITE :			
MIN. ALLOWED LOT SIZE :	20,000.0	S.F.	100%
EXISTING LOT SIZE :	± 20,961.0	S.F.	100%
BUILDING SITE COVERAGE :			
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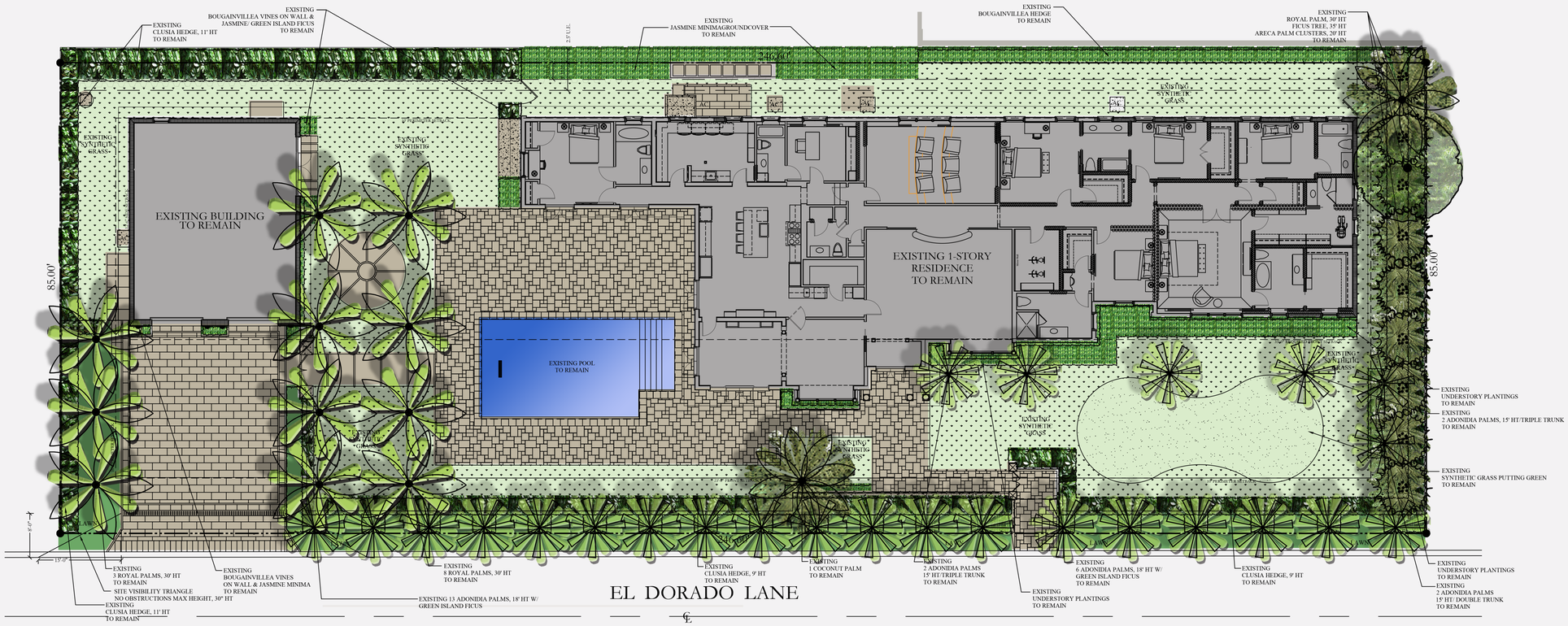

EXISTING LANDSCAPE PLAN

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N

SCALE: $\frac{3}{32}$" = 1'-0"

LP1

DATE:
02 DECEMBER 2025

FINAL SUBMITAL : ARCS-25-0937
ZON-25-0082
MEETING DATE : DECEMBER 19, 2025

OVERALL SITE CALCULATIONS (RB LOT TYPE)			
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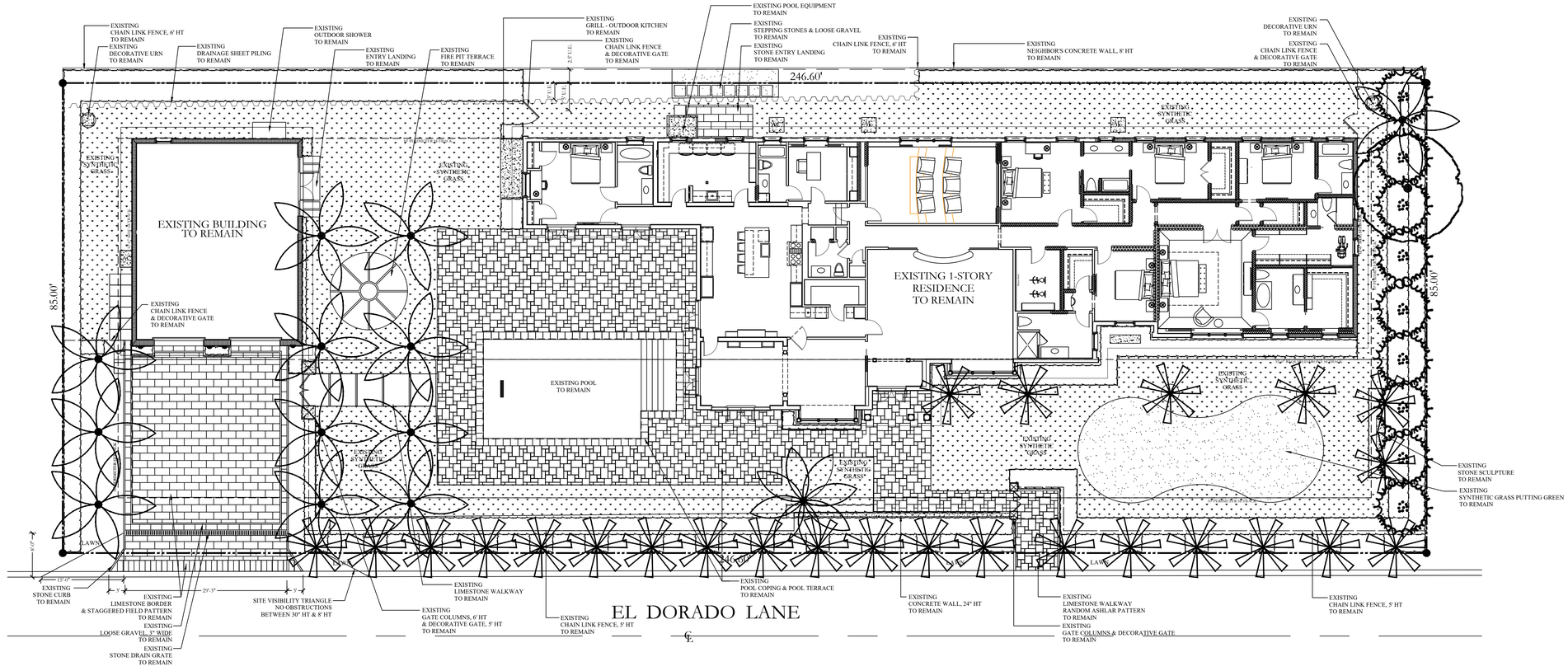
TOTAL HARDSCAPE AREA :	**± 10,074.7**	**S.F.**	**48.1%**
EXISTING LANDSCAPE/OPENSSPACE :			
REQUIRED :	± 10,480.5	S.F.	50.0 %
EXISTING :	**± 4,084.3**	**S.F.**	**19.5 %**

FRONT SETBACK SITE CALCULATIONS (RB LOT TYPE)			
REQUIRED 45% OF OVERALL LANDSCAPE OPENSPACE (10,480.5 * .45)	± 4,716.2	S.F.	
TOTAL AREA IN FRONT YARD SETBACK :	**± 9,418.6**	**S.F.**	**100 %**
BUILDING AREA :	**± 424.2**	**S.F.**	**04.5 %**
TOTAL HARDSCAPE AREA :	**± 6,046.6**	**S.F.**	**64.2 %**
- STONE :	± 3,078.1	S.F.	
- SYNTHETIC TURF :	± 2,968.5	S.F.	
EXISTING OPENSPACE / LANDSCAPE AREA :	**± 2,947.7**	**S.F.**	**31.3 %**

10' PERIMETER SITE CALCULATIONS (RB LOT TYPE)			
MINIMUM LANDSCAPE AREA :			
50% OF THE REQUIRED OVERALL LANDSCAPE AREA :	± 5,241.0	S.F.	
AREA WITHIN 10' PERIMETER SETBACK :	± 6,232.0	S.F.	(100 %)
PROPOSED LANDSCAPE AREA :	± 3,554.5	S.F.	(57.0 %)
PROPOSED IMPERVIOUS & SYNTHETIC TURF AREA :	± 2,677.5	S.F.	(43.0 %)



EXISTING HARDSCAPE PLAN

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EXISTING HARDSCAPE PLAN

KEOGH RESIDENCE
241 EL DORADO LANE
PALM BEACH, FLORIDA

SEAL:

JONATHAN BURGESS
LICENSE # LA6667220

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SCALE: $\frac{3}{32}$" = 1'-0"

L1

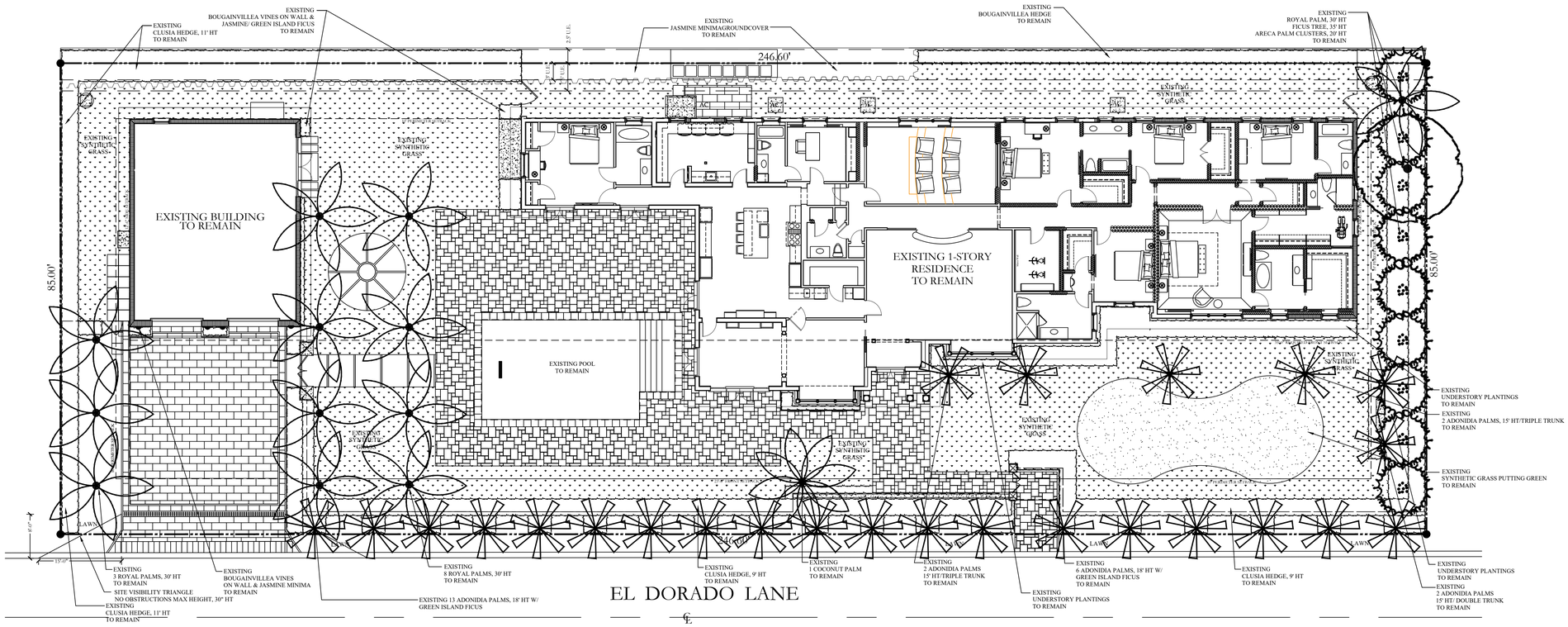
DATE:
02 DECEMBER 2025

FINAL SUBMITAL : ARCS-25-0937
ZON-25-0082
MEETING DATE : DECEMBER 19, 2025

OVERALL SITE CALCULATIONS (RB LOT TYPE)			
TOTAL LOT SIZE/SITE :			
MIN. ALLOWED LOT SIZE :	20,000.0	S.F.	100%
EXISTING LOT SIZE :	± 20,561.0	S.F.	100%
BUILDING SITE COVERAGE :			
REQUIRED/ALLOWED :	± 6,288.3	S.F.	30.6 %
EXISTING (VARIANCE) :	**± 6,802.0**	**S.F.**	**32.4 %**
EXISTING HARDSCAPE AREA (IMPERVIOUS SITE COVERAGE) :			
STONE :	± 3,658.1	S.F.	
SYNTHETIC TURF :	± 6,416.3	S.F.	
TOTAL HARDSCAPE AREA :	**± 10,074.7**	**S.F.**	**48.1%**
EXISTING LANDSCAPE/OPENSPACE :			
REQUIRED :	± 10,480.5	S.F.	50.0 %
EXISTING :	**± 4,084.3**	**S.F.**	**19.5 %**

FRONT SETBACK SITE CALCULATIONS (RB LOT TYPE)			
REQUIRED 45% OF OVERALL LANDSCAPE OPENSPACE (10,480.5 * 45) :	± 4,716.2	S.F.	
TOTAL AREA IN FRONT YARD SETBACK :	**± 9,418.6**	**S.F.**	**100 %**
BUILDING AREA :	**± 424.3**	**S.F.**	**04.5 %**
TOTAL HARDSCAPE AREA :	**± 6,046.6**	**S.F.**	**64.2 %**
- STONE :	± 3,078.1	S.F.	
- SYNTHETIC TURF :	± 2,968.5	S.F.	
EXISTING OPENSPACE / LANDSCAPE AREA :	**± 2,947.7**	**S.F.**	**31.3 %**

10' PERIMETER SITE CALCULATIONS (RB LOT TYPE)			
MINIMUM LANDSCAPE AREA :			
50% OF THE REQUIRED OVERALL LANDSCAPE AREA :	± 5,241.0	S.F.	
AREA WITHIN 10' PERIMETER SETBACK :	± 6,232.0	S.F.	(100 %)
PROPOSED LANDSCAPE AREA :	± 3,554.5	S.F.	(57.0 %)
PROPOSED IMPERVIOUS & SYNTHETIC TURF AREA :	± 2,677.5	S.F.	(43.0 %)



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OVERALL SITE CALCULATIONS (RB LOT TYPE)			
TOTAL LOT SIZE/SITE :			
MIN. ALLOWED LOT SIZE :	20,000.0	S.F.	100%
EXISTING LOT SIZE :	± 20,961.0	S.F.	100%
BUILDING SITE COVERAGE :			
REQUIRED/ALLOWED :	± 6,288.3	S.F.	30.0 %
EXISTING (VARIANCE) :	**± 6,802.0**	**S.F.**	**32.4 %**
EXISTING HARDSCAPE AREA (IMPERVIOUS SITE COVERAGE) :			
STONE :	± 3,658.1	S.F.	
SYNTHETIC TURF :	± 6,416.3	S.F.	
TOTAL HARDSCAPE AREA :	**± 10,074.7**	**S.F.**	**48.1%**
EXISTING LANDSCAPE/OPENSPACE :			
REQUIRED :	± 10,480.5	S.F.	50.0 %
EXISTING :	**± 4,084.3**	**S.F.**	**19.5 %**

FRONT SETBACK SITE CALCULATIONS (RB LOT TYPE)			
REQUIRED 45% OF OVERALL LANDSCAPE OPENSPACE (10,480.5 * .45) :	± 4,716.2	S.F.	
TOTAL AREA IN FRONT YARD SETBACK :	**± 9,418.6**	**S.F.**	**100 %**
BUILDING AREA :	**± 4,124.3**	**S.F.**	**84.5 %**
TOTAL HARDSCAPE AREA :	**± 6,046.6**	**S.F.**	**64.2 %**
- STONE :	± 3,078.1	S.F.	
- SYNTHETIC TURF :	± 2,968.5	S.F.	
EXISTING OPENSPACE / LANDSCAPE AREA :	**± 2,947.7**	**S.F.**	**31.3 %**

10' PERIMETER SITE CALCULATIONS (RB LOT TYPE)			
MINIMUM LANDSCAPE AREA :			
50% OF THE REQUIRED OVERALL LANDSCAPE AREA :	± 5,241.0	S.F.	
AREA WITHIN 10' PERIMETER SETBACK :	± 6,232.0	S.F.	(100 %)
PROPOSED LANDSCAPE AREA :	± 3,554.5	S.F.	(57.0 %)
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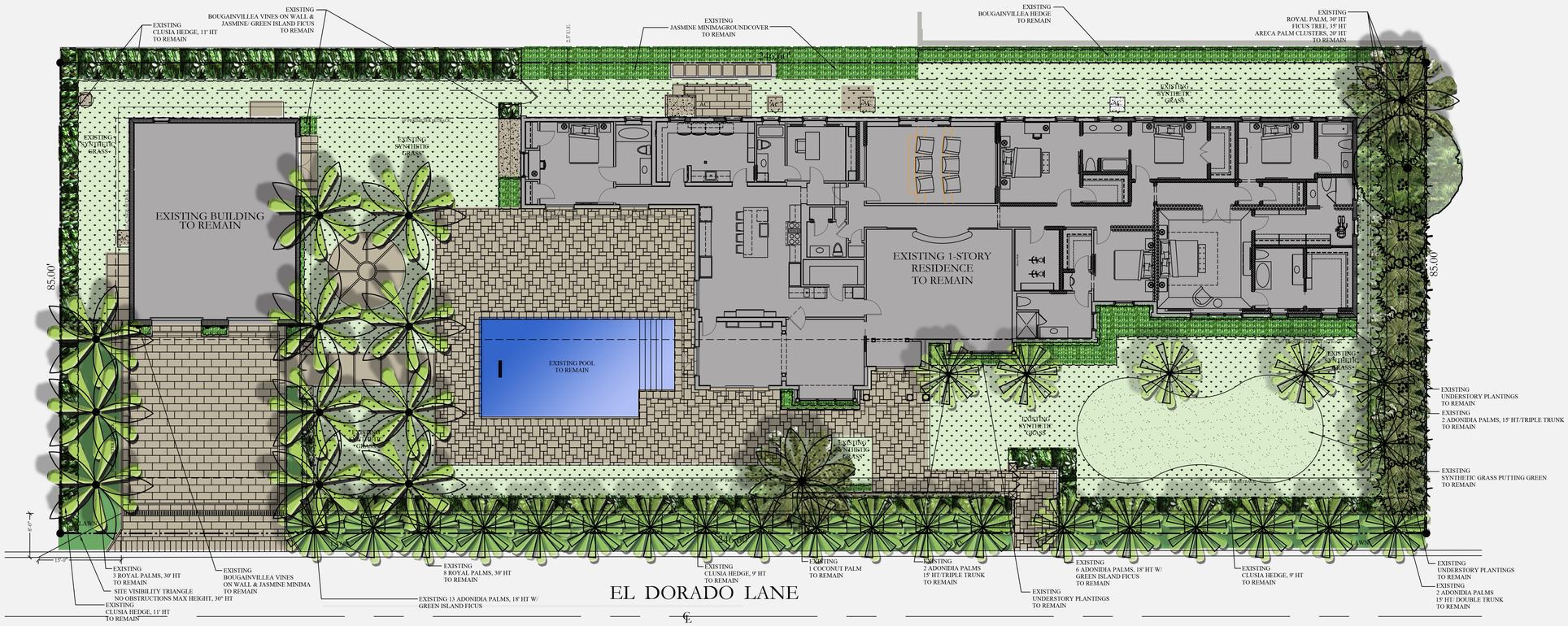

EXISTING LANDSCAPE PLAN

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EXISTING TURF / REAL GRASS DIAGRAM

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TGD

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TOTAL LOT SIZE/SITE :			
MIN. ALLOWED LOT SIZE :	20,000.0	S.F.	100%
EXISTING LOT SIZE :	± 20,561.0	S.F.	100%
BUILDING SITE COVERAGE :			
REQUIRED/ALLOWED :	± 6,288.3	S.F.	30.0 %
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EXISTING HARDSCAPE AREA (IMPERVIOUS SITE COVERAGE) :			
STONE	± 3,658.1	S.F.	
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REQUIRED 45% OF OVERALL LANDSCAPE OPENSPACE (10,480.5 * 45)	± 4,716.2	S.F.	
TOTAL AREA IN FRONT YARD SETBACK :	**± 9,418.6**	**S.F.**	**100 %**
BUILDING AREA :	**± 424.3**	**S.F.**	**04.5 %**
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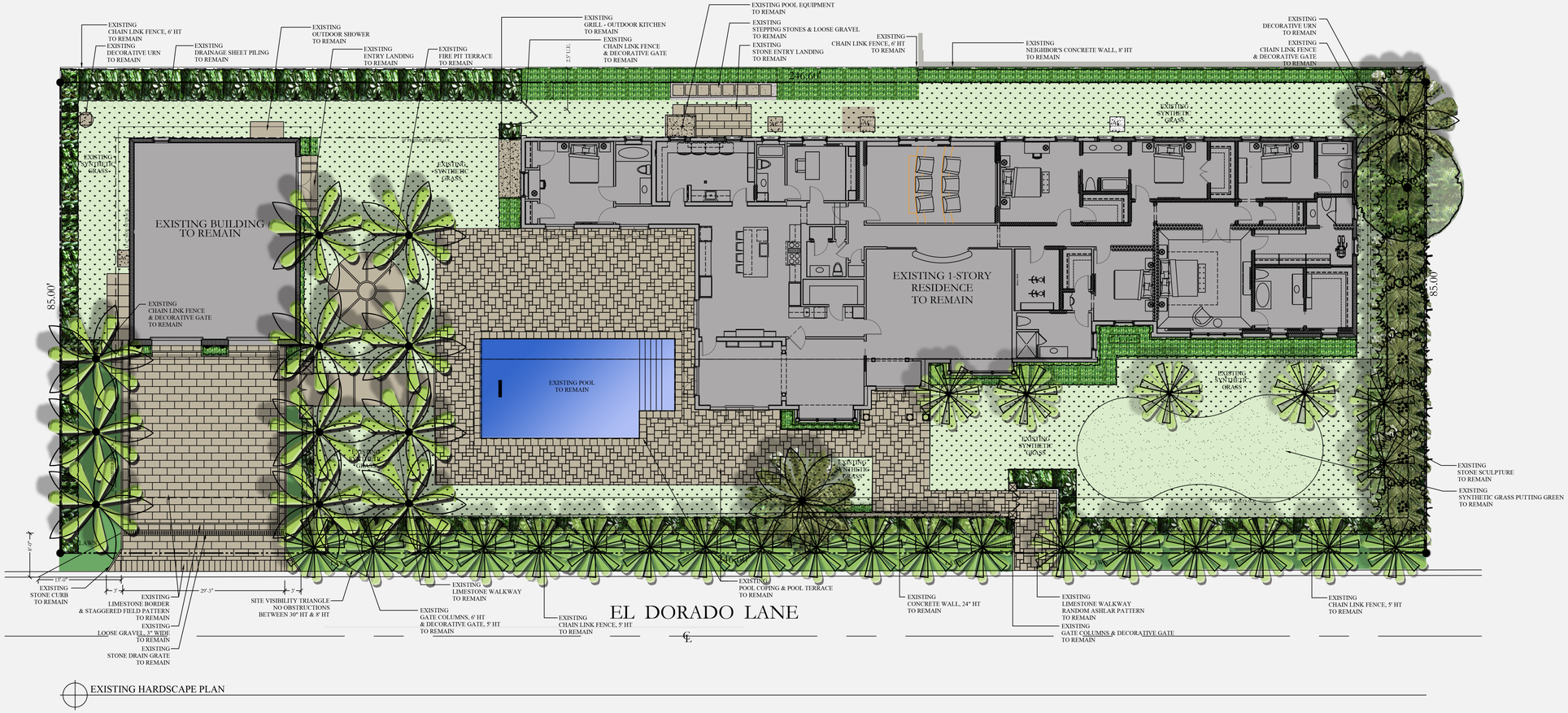

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VARIANCE DIAGRAM

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