LANDMARKS PRESERVATION COMMISSION MEETING

TOWN OF PALM BEACH

JANUARY 21, 2026

9:30 AM

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

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

AGENDA

CALL TO ORDER AND ROLL CALL

PLEDGE OF ALLEGIANCE

MINUTES

1. Minutes of the December 17, 2025, Landmarks Preservation Commission

APPROVAL OF AGENDA

ADMINISTRATION OF THE OATH

COMMENTS

2. OFFICIALS

3. STAFF

4. PUBLIC - 3 MINUTE LIMIT

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

UNFINISHED BUSINESS

5. COA-23-003 (ZON-23-020) 139 N COUNTY RD—THE PARAMOUNT THEATER (COMBO). The applicant, WEG Paramount LLC, has refiled an application requesting a Certificate of Appropriateness for the review and approval of the renovation, including window and door replacement, roof replacement, installation of awnings, railing replacement, selective demolition, reconstruction of original features, as well as landscape and hardscape improvements, and adaptive

re-use of an existing Landmarked theater structure. This is a combination project that shall also be reviewed by Town Council as it pertains to zoning relief/approval. The consideration of which is part of a facilitated resolution by the magistrate under Florida's Land Use and Environmental Dispute Resolution Act.

6. COA-25-0030 (ZON-25-0067) 801 S COUNTY RD (COMBO). The applicant, LaBerge & Menard Inc., has filed an application requesting a Certificate of Appropriateness for the review and approval of modifications to the existing garage to add a second-story guest house, as well as landscape and hardscape modifications, including a variance to allow an additional guest house for the landmarked property. This is a combination project that shall also be reviewed by the Town Council as it pertains to zoning relief/approval.
[This item has been deferred to the February 18, 2026, Landmarks Preservation Commission meeting.]

NEW BUSINESS

7. COA-25-0034 (ZON-25-0083) 207 ROYAL POINCIANA WAY AND 208-10 SUNSET AVE (COMBO). The applicant, Flagler System Management Inc, has filed an application requesting a Certificate of Appropriateness for the review and approval of the exterior alterations including awning, window and door replacement, signage, as well as landscape and hardscape improvements for the landmarked (207 Royal Poinciana Way) building and for the non-landmarked (208-10 Sunset Ave) building, and variances from the Floodplain requirements from Chapter 50, Floods. The Town Council shall review the application as it pertains to zoning relief/approval.

8. COA-25-0032 210 DUNBAR RD. The applicant, Caleb Laux, has filed an application requesting a Certificate of Appropriateness for exterior alterations, renovation, and additions, as well as landscape and hardscape improvements, including a landmark adjustment request to increase the maximum permitted cubic content ratio (CCR), and a variance from the floodplain requirement from Chapter 50, Floods, for the landmark property containing a main residence and accessory structure.

9. COA-25-0035 (ZON-25-0086) 860 S OCEAN BLVD (COMBO). The applicant, Janet S. Cafaro Trust (M. Timothy Hanlon, Representative), has filed an application requesting a Certificate of Appropriateness for the review and approval of one-story beach cabana and swimming pool on the beach parcel and front yard modifications on the main parcel requiring a special exception to allow the construction of the beach cabana and a variance to exceed the maximum permitted retaining wall height on the beach parcel of the landmarked property. The Town Council shall review the application as it pertains to zoning relief/approval.

ANY OTHER BUSINESS

10. 345 SEABREEZE AVENUE DESIGNATION HEARING
Owner: Ramsey C. Speer

11. 410 SEABREEZE AVENUE DESIGNATION HEARING
Owner: Deborah E. Glass

12. 2780 S OCEAN BLVD (AMBASSADOR II) DESIGNATION HEARING
Multiple Owners: See Designation Report for Complete List of Owners

13. 209 BANYAN RD DESIGNATION HEARING
Owners: John J. McAtee, Jr., Trustee of the John J. McAtee, Jr. 1996 Revocable Trust u/a/d September 10,1996, and Roslynn Glenn McAtee, Trustee of the Roslynn Glenn McAtee Revocable Trust u/a/d October 24, 2002
[This item has been deferred to the March 18, 2026, Landmarks Preservation Commission meeting.]

14. 141 CHILEAN AVE DESIGNATION HEARING

Owner: CHANT (PALM BEACH) CORP
[This item has been deferred to the April 22, 2026, Landmarks Preservation Commission meeting.]

15. 230 CHILEAN AVE DESIGNATION HEARING
Owners: Kevin R. Adell and Joelle Lukasiewicz-Adell

16. 234 CHILEAN AVE DESIGNATION HEARING
Owner: Patrick J. Foy, Trustee of the Patrick J. Foy Revocable Trust dated February 2, 2023

MEETING SCHEDULE

17. The next meeting is scheduled for February 18, 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 Landmarks Preservation Commission Meeting
Held on December 17, 2025

CALL TO ORDER AND ROLL CALL

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

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

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

PLEDGE OF ALLEGIANCE

Chair Damgard led the Pledge of Allegiance.

MINUTES

1. Minutes of the November 19, 2025, Landmarks Preservation Commission Meeting

A motion was made by Ms. Coleman and seconded by Ms. Albarran to approve the minutes of the November 19, 2025, Landmarks Preservation Commission meeting as presented. The motion was carried unanimously, 7-0.

APPROVAL OF CONSENT AGENDA

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

2. ZON-25-0090 345 BRAZILIAN AVE. The property owners, Randi and Rob Valerious, have filed an application requesting a variance from the floodplain requirement from Chapter 50, Floods, to maintain the existing primary structure and accessory structure at a finished floor elevation below the current FEMA requirement for the landmarked property.

APPROVAL OF AGENDA

Ms. Mittner stated that the March meeting date was changed to March 18, 2026. She stated that the COA-25-0032, 210 Dunbar Road, will be deferred to March 18, 2026.

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

ADMINISTRATION OF THE OATH

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

COMMENTS

3. OFFICIALS

Ms. Coleman asked if the signs had been approved for Glaser Hall, to which Ms. Mittner confirmed they had.

4. STAFF

Ms. Mittner indicated that 18 administrative approvals had been completed over the last year. She announced that three properties were designated as landmark properties by the Town Council. These included 303 Pendleton Avenue, 220 Eden Road, and 246 Tangier Avenue. She announced that the tax exemption for 318 Australian Avenue had been approved by the Town Council. She thanked the Preservation Foundation of Palm Beach for hosting their event, which honored landmarked properties and presented plaques to those landmarked properties within the last 10 years.

5. PUBLIC - 3 MINUTE LIMIT

Rick Smith of 130 Sunrise Avenue asked to reserve his time for public comment to use during the Paramount project.

UNFINISHED BUSINESS

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

Ms. Mittner provided staff comments on the project.

Several members disclosed ex parte communications.

Attorney Seth Behn of Lewis, Longman, and Walker, and special counsel to the Town of Palm Beach, explained that the project is proceeding under the FLEUDRA process following an earlier denial and related litigation. He stated that the Town required the applicant to submit a full application to provide complete information for review and noted that the Town Council requested the commission's input before taking further action. Mr. Bain clarified that the commission's role is to review the project under applicable landmarks criteria, and that the matter will return to the Town Council for final consideration.

Attorney Jamie Crowley, on behalf of the applicant, asked to reserve time to respond to public comment. He introduced the architect for the project.

Rick Gonzalez of REG Architects presented the architectural plans proposed for the landmarked property. Cory Meyer of Nievera Williams Design presented the landscape and hardscape plans for the site. He addressed the letter that was written, which claimed the building should be considered for demolition by neglect. He showed two different gate designs for the main gate that would be used at night.

Ms. Coleman asked clarifying questions about the gates. Mr. Gonzalez and Ms. Mittner provided further clarification.

Ms. Herzig-Desnick asked about any physical separation of the public and club spaces. Mr. Gonzalez responded.

Mr. Griswold inquired about the material for the windows and confirmed that they would be made of clear glass. Mr. Gonzalez responded. Mr. Griswold thought it was important that the window glass was clear.

Ms. Lindsay-Scott inquired about the gates and wondered if they were necessary during the day. Mr. Gonzalez stated that there were issues with the courtyard in the early morning, and the owner was concerned about his safety. Ms. Lindsay-Scott wondered if the gates could be incorporated into the stairwell design. Mr. Gonzalez responded. Ms. Lindsay-Scott inquired about access to the courtyard and the shops, and whether they would remain open. Mr. Gonzalez stated they would remain open. She asked if there would be a kitchen in the private apartment. Mr. Gonzalez responded.

Attorney Francisco stated that the Landmarks Preservation Commission needed to focus on the exterior alterations, which were guided by Code Sections 54-123 and 54-122.

Mr. Ives asked clarifying questions about where the gates would be installed and when they would be used. Mr. Gonzalez provided clarification. He inquired about the roof enclosure and its height in relation to the mechanical closure height. Mr. Gonzales discussed the proposed change.

Mr. Segraves asked several architectural questions regarding the restoration, including confirmation that the dome would be restored in place without altering its height, and whether the front façade windows would reflect the building as originally constructed, rather than as

depicted in the original drawings. Mr. Gonzalez confirmed that the dome would remain in situ and that the restoration would follow the building as built, noting historic modifications reflected in early photographs. Mr. Segraves also inquired about window materials, and Mr. Gonzalez confirmed that the windows would be wood and closely matched the original profiles. Additional discussion addressed the increased height of rooftop screening to conceal new mechanical equipment, proposed improvements to soften the parking area through added tabby and brick detailing and landscaping, as well as gate designs. Mr. Segraves requested elevation views of all gates to better evaluate their appearance.

Ms. Herzig-Desnick thought the mechanical equipment enclosure with terracotta clashed with the dome. Mr. Gonzalez stated that the Preservation Foundation suggested the use of terracotta.

Ms. Coleman inquired about the height of the dome versus the height of the mechanical equipment enclosure. She requested further clarification on the gates. Mr. Gonzalez reviewed the gate proposal.

Mr. Ittleson inquired if the Paramount sign would remain. Mr. Gonzalez confirmed it would remain.

Ms. Albarran asked about stuccoing the bottom half of the roof enclosure. Mr. Gonzalez showed a drawing of the option. Ms. Albarran stated she would like to see the rendering of that option with the stucco.

Mr. Griswold stated that density and use are outside the Commission's purview and should not influence the review of the restoration. He noted the building's longstanding disrepair and expressed that the proposal reflects significant effort and investment to restore the structure's original character, with remaining details to be addressed.

Ms. Damgard indicated that the previous proposals showed wood windows, and the commission usually prefers wood windows. Mr. Gonzalez discussed the heavy maintenance for wood windows in commercial buildings. He showed pictures of the Colby windows at Norton Museum and advocated for this material. He added that he would bring a sample of the window to the next presentation. Ms. Damgard questioned the need for the gates and wondered if they could be placed inside so they would not be seen. Mr. Gonzalez discussed options and locations for the gates.

Ms. Coleman confirmed options for gates. She also confirmed that no reflective glass would be used. Mr. Gonzalez stated he would not propose any reflective glass.

Mr. Ittleson asked if the architect had explored different security measures without gates.

Ms. Damgard called for public comment.

Rick Smith, 130 Sunrise Avenue, stated his opposition to the project, asserting that it does not meet the criteria for a special exception or conform to the Comprehensive Plan. He raised concerns regarding rooftop mechanical equipment visibility and noise impacts on nearby residences, citing expert information on potential health effects. While acknowledging positive

aspects of the proposed plans and drainage improvements, he expressed ongoing concerns about aesthetics, maintenance history, and impacts to the surrounding residential area, and submitted exhibits for the record.

Mr. Gonzalez stated the dumpsters would be rolled out to the street, and there would be no trucks backing up into the space.

Katie Jacobs of Preservation Foundation of Palm Beach stated that the Foundation strongly supports the restoration of the historic Paramount Theatre, emphasizing its iconic and public significance. She expressed a preference for preserving or replacing existing windows with authentic wood windows, noting that this approach aligns with best preservation practices and would help maintain the building's historic integrity as a National Historic Landmark.

Anita Seltzer, 44 Cocoanut Row, expressed concerns about stewardship of the historic building and urged the Board to ensure full compliance with Town ordinances. She cited inconsistencies in the application materials, questioned the timing and availability of required permits, and noted the absence of site, staging, and traffic plans. She requested that the Board fully review all information and protect the building's historic features before proceeding.

Attorney John Eubanks, representing many of the surrounding condominium owners, acknowledged the strong community passion surrounding the Paramount Theatre and expressed concern about the extent of interior demolition that has occurred, noting reports of long-term water intrusion and the potential risk to historic materials. He stated that it was unclear what measures were currently being taken to protect the building and emphasized the importance of preservation during the review process. Mr. Eubanks indicated that the application appeared premature, given outstanding issues, and requested that the matter return with additional information, noting that traffic and other related concerns would be addressed at the Town Council level.

Mr. Crowley stated that the primary issues requiring further review were the gates, windows, and rooftop elements. He refuted claims that the owner had neglected the building, noting substantial financial investment and professional efforts toward restoration. He emphasized that traffic and parking matters would be addressed by the Town Council and requested guidance or direction from the Board to allow the restoration process to move forward.

Attorney Francisco requested to close public comment.

A motion was made by Ms. Coleman and seconded by Ms. Albarran to defer the project to the meeting on January 21, 2026. The motion was carried unanimously, 7-0.

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

Mr. Fogel provided staff comments on the project.

Several members disclosed ex parte communications.

Daniel Menard of LaBerge and Menard Architects presented the architectural modifications proposed for the accessory structure on the landmarked site.

Ms. Coleman thought the garage was beautiful.

Mr. Griswold thought the professional listened to the comments from the Commissioners. He asked about the existing entrance way. Mr. Menard stated that it was an important element for the main house and explained the gate's function. Mr. Griswold thought the element felt oversized and underutilized. He recommended removing that portion and sliding the home east, using the eastern arch.

Mr. Segraves asked about the width of the driveway to the garage; he recommended reducing the opening to 12 feet. Mr. Menard agreed. Mr. Segraves thought the building was much more attractive.

Mr. Ives agreed with Messrs. Griswold and Segraves. Mr. Ives inquired about the roof height and the length of the home away from the ocean. Mr. Menard responded. Mr. Ives thought the accessory structure fought for attention with the main house. He thought the hardscape was too important for the subservient structure.

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

Mr. Griswold agreed with Mr. Segraves' solution for the entrance driveway. He did not understand the need for the large opening on a side street. Mr. Menard responded and provided his view on the large opening, advocating for keeping the large arch.

Mr. Segraves agreed with Mr. Griswold but also understood that the site plan was large. He thought the new accessory structure could stand on its own.

A motion was made by Mr. Segraves and seconded by Ms. Albarran to approve the project with the conditions that the driveway width be reduced to 12 feet, and the landscape and hardscape plans return to the meeting on January 21, 2026. The motion was carried 5-2, with Mr. Ives and Ms. Damgard dissenting.

A motion was made by Mr. Segraves and seconded by Ms. Albarran that the implementation of the proposed variances will not cause a negative architectural impact on the subject property. The motion was carried 5-2, with Mr. Ives and Ms. Damgard dissenting.

NEW BUSINESS

8. COA-25-0031 (ZON-25-0031) 340 S COUNTY RD (COMBO). The property owner, 340 S COUNTY LLC (James Crowley, Representative), has filed an application requesting a Certificate of Appropriateness for the review and approval of exterior modifications, a one-story addition, landscape and hardscape improvements to an existing service station, and a floodplain variance for the property located within the

Town Hall Square Historic District. This is a combination project that shall also be reviewed by the Town Council as it pertains to zoning relief/approval.

Mr. Fogel provided staff comments on the project.

Several members disclosed ex parte communications.

Caroline Forrest of MHK Architecture presented the architectural modifications proposed for the commercial structure. John Schmidt of Schmidt Nichols presented the landscape and hardscape plans for the site.

Mr. Ives asked the staff about the building and whether it was non-contributing, to which the staff confirmed.

Mr. Segraves inquired about the variances that had been approved. Ms. Forrest responded and explained the variances. He supported the changes and liked the change to the garage bay. Mr. Segraves wondered if the commission needed to approve the flood plain variance, to which Attorney Jamie Crowley confirmed.

Ms. Coleman asked about windows in the bathroom and wondered if they could be enlarged. Ms. Coleman thought the area looked a little bare. Ms. Forrest stated that planters could be added on each side of the bike rack. Ms. Coleman asked about the name Palm Petrol. Ms. Forrest explained the ownership and brand, adding that signage would be approved by the staff in coordination with the Chair.

Ms. Damgard agreed that jasmine or bougainvillea would provide a nice look on the south side, where the bathrooms are located. Ms. Damgard wondered if the signage would be added to the garage bays as they had historically existed.

Ms. Albarran was impressed with the drawings. She thought the change would look elegant.

Ms. Brooker appreciated the efforts to improve the gas station.

Mr. Ittleson congratulated the professional. He thought the design stellar.

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

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

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

9. COA-25-0032 210 DUNBAR RD. The applicant, Caleb Laux, has filed an application requesting a Certificate of Appropriateness for exterior alterations, renovation, and additions, as well as landscape and hardscape improvements, and a variance from the floodplain requirement from Chapter 50, Floods, for the landmark property containing

a residence and accessory structure. ***[This item has been deferred to the January 21, 2026, Landmarks Preservation Commission meeting.]***

****Note: This item was deferred to January 21, 2026, at the approval of the agenda.***

ANY OTHER BUSINESS

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

Several members disclosed ex parte communications.

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

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

A motion was made by Mr. Ives and was seconded by Ms. Coleman to make the designation report for 105 North County Road part of the record. The motion was carried unanimously, 7-0.

Ms. Mittner provided confirmation of proof of publication.

Ms. Damgard asked if the owner had expressed thoughts about the designation. Ms. Mittner stated that the owner had been properly notified, but the staff had yet to hear from them. Ms. Damgard thought it was a wonderful block. Ms. Stillings stated that the building was the only one on the block that had not been designated as a landmark.

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

Mr. Ives commented that landmark designations in the area have been increasing and noted that the subject property is among the last remaining in the area to be considered. He suggested that the Town may eventually consider establishing a historic district to address the area comprehensively. He stated that, as presented by the Town's consultants and reflected in the designation report, the property exemplifies the broad cultural, political, economic, and social history of the nation, state, county, and Town, and embodies distinguishing architectural characteristics and craftsmanship representative of its period and use of indigenous materials. Based on these criteria, he supported designation under Section 54-161.

Ms. Damgard thought the building was special and should be landmarked like the adjacent buildings.

A motion was made by Mr. Ives and was seconded by Ms. Albarran to recommend 150 North

County Road to the Town Council for designation as a Landmark of the Town of Palm Beach based on criteria 1 and 3 in Section 54-161, and with the acknowledgment that there had been no support or objection from the building's owners. The motion was carried unanimously, 7-0.

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

Several members disclosed ex parte communications.

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

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

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

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

Ms. Coleman asked about the pillars in the architecture. Ms. Stillings thanked Ms. Greco for the tour of the home. She explained that the columns shown were the original porch columns and remain intact within the enclosed front porch area. She stated that the columns were infilled but continue to support the roof structure and referenced architectural elements visible beneath the three windows on the lower left.

Ms. Lindsay Scott asked about the flood elevation for the site. Ms. Mittner thought the owner was exploring this, but has not yet obtained a flood elevation certificate at this time.

Ms. Damgard thought the home was a charming structure, and there were few left in the town.

Ms. Herzig-Desnick stated that she had concerns because the original front porch was no longer present and did not view the remaining elements as a defining feature of the house as currently presented. She noted that there are stronger examples of similar houses that retain front porches and stone bases, and for these reasons, she expressed opposition to the proposed designation.

Mr. Ives asked if there were other Bungalow-style homes that were landmarked in the Town. Ms. Stillings confirmed there were others and stated she would research the number for Mr. Ives.

Ms. Damgard called for public comment.

Anne Pepper, 333 Seaspray Avenue, expressed strong personal and emotional support for

preserving the house, stating that she values the character of the neighborhood and is concerned about the continued loss of smaller historic homes being replaced by much larger residences. She noted that such redevelopment permanently alters the character of the Sea Streets area and described the cumulative impact as a loss of the neighborhood's historic fabric. While acknowledging the circumstances of the property's heirs, she emphasized the importance of the Town's landmarking program in preserving the distinctive character of the community and stated that she would be saddened if the house were lost.

Katie Jacobs of the Preservation Foundation of Palm Beach stated that they support the designation of the property and emphasized the importance of preserving the Town's character. She indicated agreement with the consultants' report and noted that the property is particularly unique because it was owned by the same individual for a long period and represents an era in Palm Beach when working residents, such as teachers and Town employees, lived within the community. She added that the smaller scale of the structure helps illustrate the historic development of the area as a true residential community with convenient access to workplaces.

Ms. Damgard stated her continued support for landmark designations and noted that, in recent years, landmarked homes that have been refurbished and sold have often commanded a premium. She suggested that if the subject property were restored and subsequently sold, landmark designation could have a positive impact on its value.

A motion was made by Mr. Segraves and was seconded by Ms. Coleman to recommend 306 Seabreeze Avenue to the Town Council for designation as a Landmark of the Town of Palm Beach based on criteria 1 and 3 in Section 54-161, and with the acknowledgment of the owners' objection to the designation. The motion was carried 5-2, with Mr. Ives and Ms. Herzig-Desnick dissenting.

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

****Note: This item was deferred to January 21, 2026, at the approval of the agenda.***

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

****Note: This item was deferred to March 19, 2026, at the approval of the agenda.***

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

****Note: This item was deferred to January 21, 2026, at the approval of the agenda.***

MEETING SCHEDULE

15. The next meeting is scheduled for Wednesday, January 21, 2026.

ADJOURNMENT

A motion was made by Mr. Ives and seconded by Ms. Albarran to adjourn the meeting at 01:03 PM. The motion was carried unanimously, 7-0.

Respectfully Submitted,

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Brittain Damgard, Chair

TOWN OF PALM BEACH

Information for Landmarks Preservation Commission Meeting on: January 21, 2026

To: Landmarks Preservation Commission

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

From: Planning, Zoning & Building

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

Date: 1/14/2026

ATTACHMENTS

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

STRATEGIC PLAN

Strategic Priorities:
Community Culture and Character

Strategic Focus Areas:
Quality of Life
Community Preservation

FUNDING

No Fiscal Impact

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

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

HISTORY:

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

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

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

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

At the December 17, 2025, LPC meeting, the project was deferred to re-study the design of the new gates, replacement windows (frame material and glazing), the design of the new rooftop mechanical equipment screening, and the items outlined in the staff report.

THE PROJECT:
The applicant has submitted plans entitled "PARAMOUNT THEATER" as prepared by **RAMSA and REG Architects** date received by the Town, 12-28-25.

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

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

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

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

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

SPECIAL EXCEPTION REQUESTS + SITE PLAN REVIEW

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

VARIANCE REQUESTS

- **VARIANCE #1:** Section 134-1729(2)(j) Variance to permit a generator on a roof.

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

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

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

STAFF ANALYSIS:

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

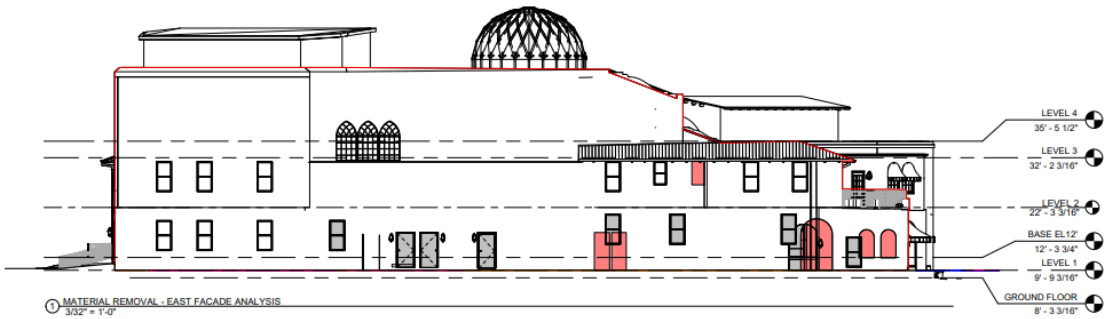
See Town Council staff report for further analysis of the site plan review, special exceptions, and variance requests.

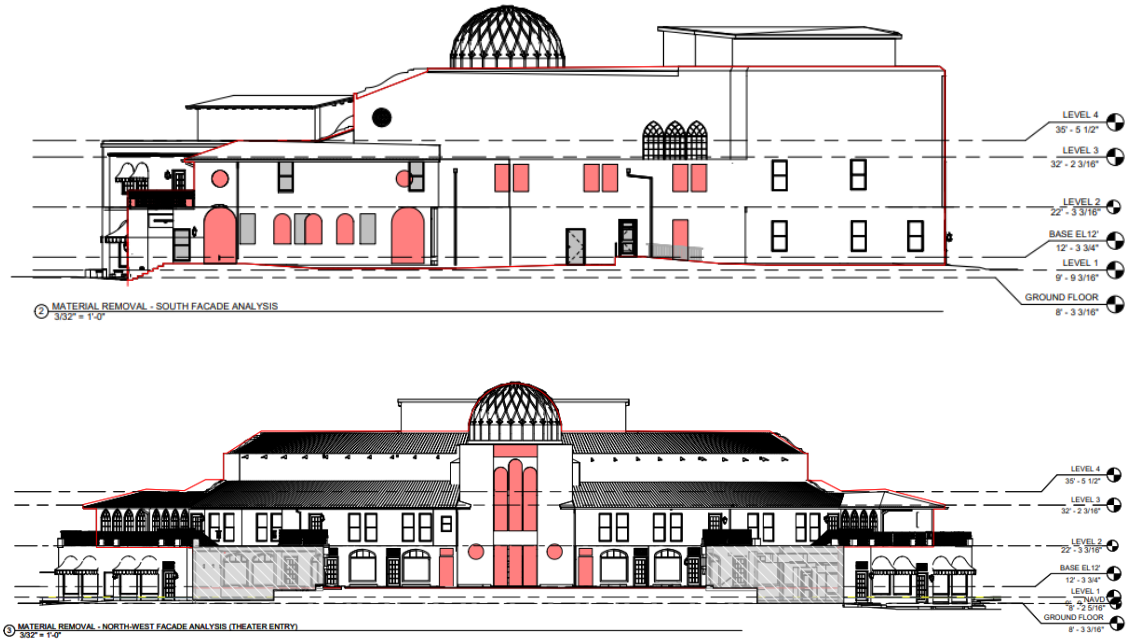
HISTORIC PRESERVATION ANALYSIS:

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

Demolition and Material Removal

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





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

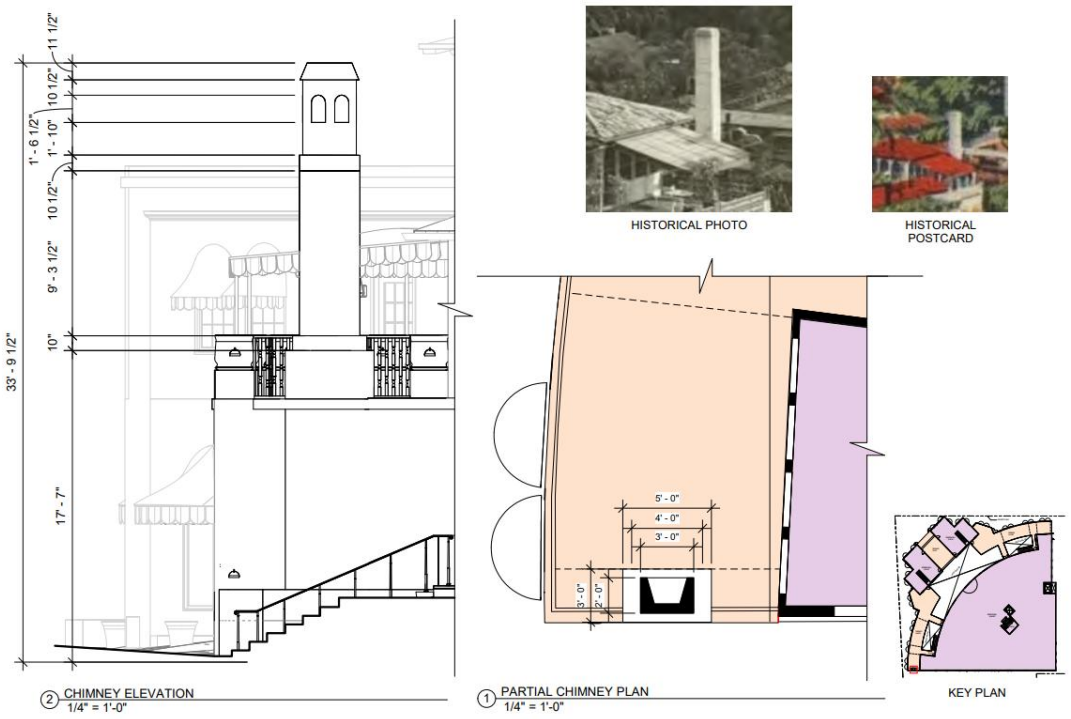
Although the building interiors are not landmarked, during the development review process, the applicant noted that the design intent is to incorporate historic materials into the new design wherever possible and salvage unused materials. Original features and detailing that remain in the interior are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

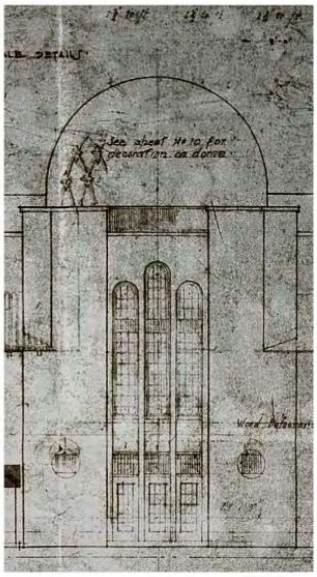


PAST REFERENCE IMAGES - 1970s, THEATER INTERIORS

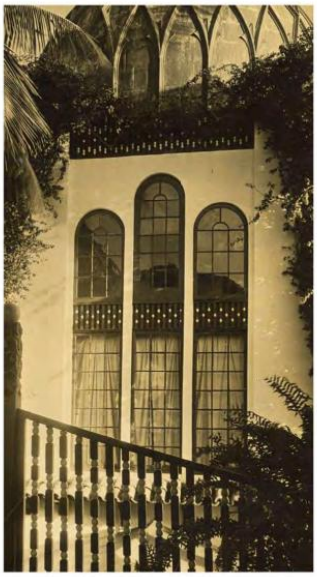
Reconstruction

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

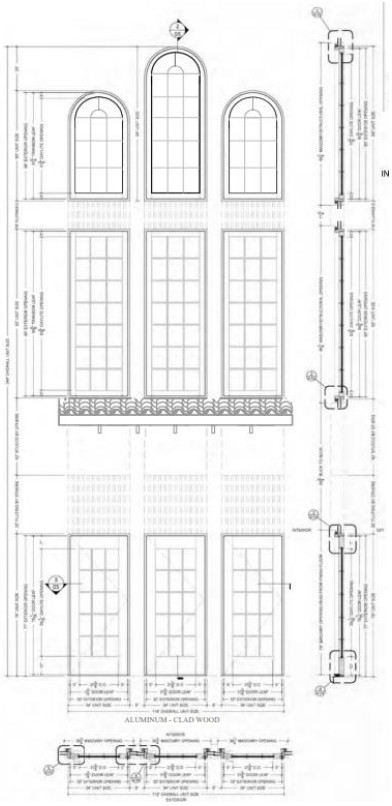




JOSEPH URBAN ELEVATION (1926)



MAIN ENTRANCE WINDOWS (1939)



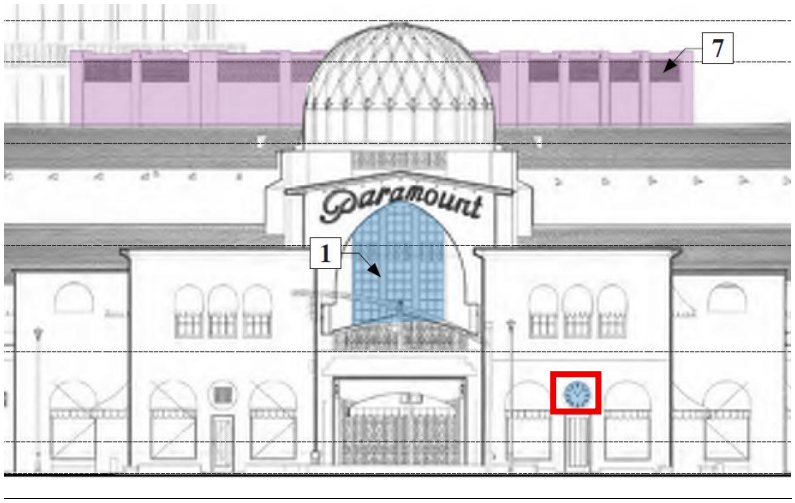
KEY ELEVATION



**Exact dimensions of masonry openings to be verified in filed*

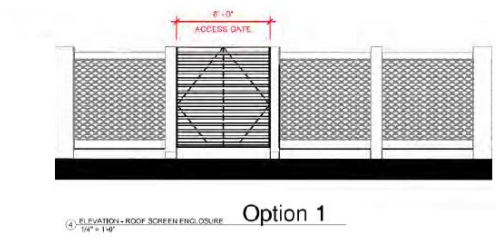
A historic clock on the north-west façade will be re-introduced. Additional detail drawings will be needed for the reconstrution of this feature.

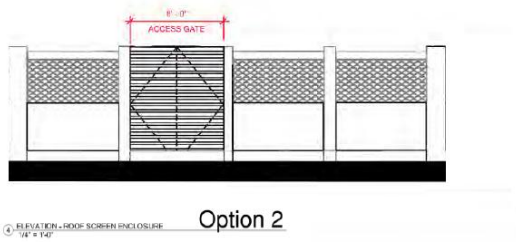




Rehabilitation

A more compatible rooftop mechanical screening system is proposed, which utilizes a terracotta tile screen. As requested by the Commissioners at the December 17, 2025, LPC meeting, the design of the rooftop mechanical screening has been further studied with "Option 2" which includes an opaque half wall below the terracotta tile screen. Staff recommends refining "Option 2" by reducing the wall height to no more than one-third of the overall screening height, rather than one-half.







The exterior finishes include new barrel clay roof tiles, painted wood railings, aluminum-clad wood windows and doors, and fabric awnings. Per Section 54-123(b), exterior alterations shall not affect the architectural quality or historical character of a building. Therefore, staff recommends the use of wood windows and doors without aluminum cladding to maintain the building's historic character. Additionally, greater detail is needed for the awning fabric selection, exterior light fixtures, glazing, stucco texture, and railing wood type.

Staff have concerns about the new gates proposed on the building's signature entrance, on the north-west façade.

The applicant has submitted two (2) options. Option 1 introduces a wood gate with spindles inspired by Joseph Urban railings at the Paramount and the wood gates at Mar-A-Lago. For historic compatibility, this option is reccomended.



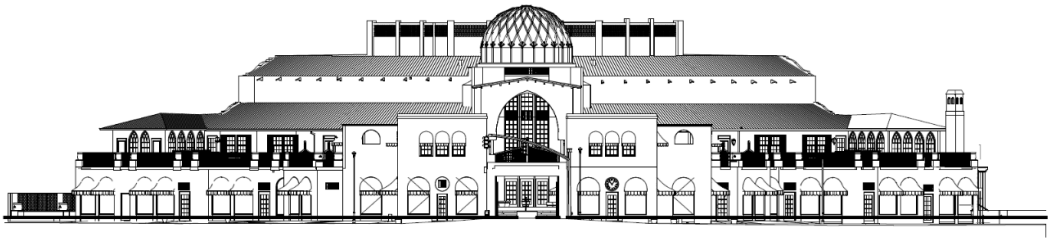
Option 2 introduces roll-down gates.For both options, additional detail drawings will be needed regarding the material, finish, and design.



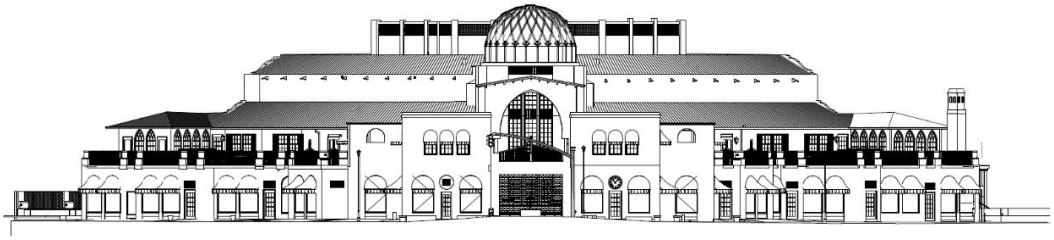
NORTHWEST OPTION - 2 - SECTION
NTS



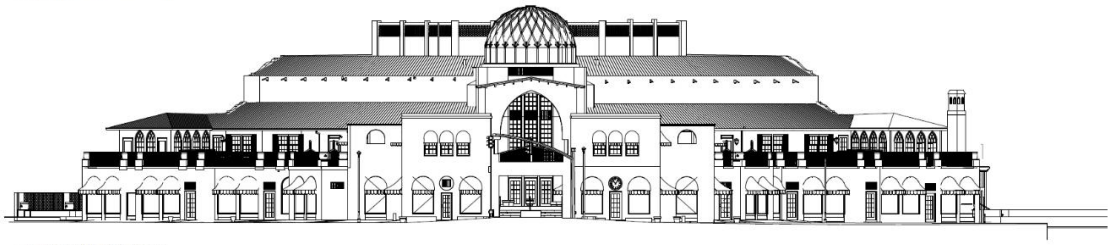
NORTHWEST OPTION - 1 - CLOSED GATE
NTS



NORTHWEST OPTION - 1 - OPEN GATE
NTS



NORTHWEST OPTION 2 - CLOSED GATE
3/32" = 1'-0"



NORTHWEST OPTION 2 - OPEN GATE
3/32" = 1'-0"

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

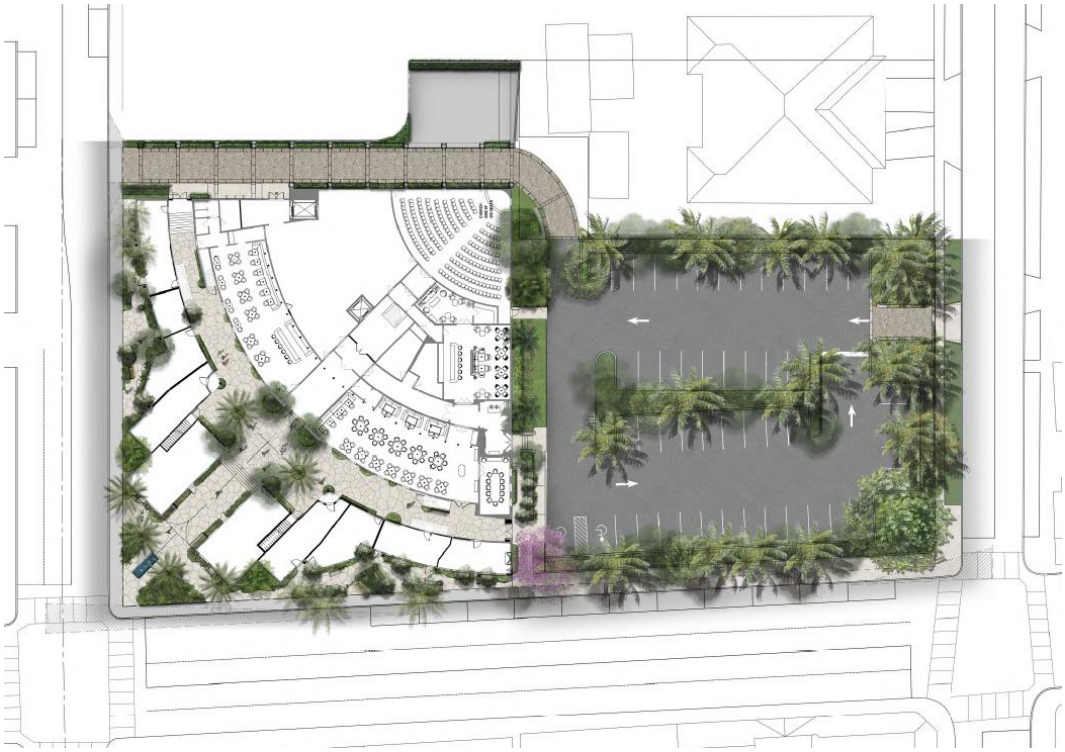




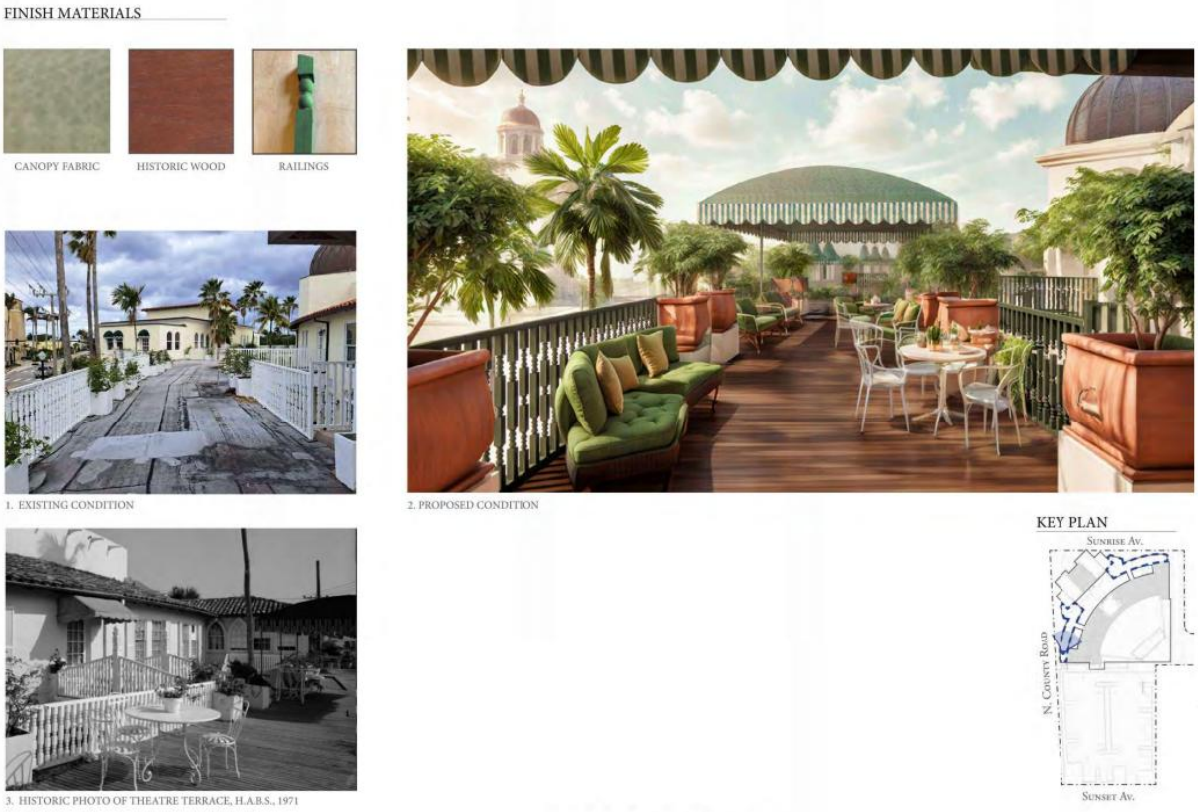


Contextually, options 2 and 3 are more compatible with the building.

<u>Landscape and Hardscape</u>
The landscape program includes the perimeter of the building, parking lot, courtyard, and potted plantings on the second-floor terraces. The plant selection is listed on sheet LP4 of the plan set.



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





Concept Sketch

PARAMOUNT CLUB COURTYARD

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



FURTHER STUDY:

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

a. Wood aluminum-clad windows and doors – Wood is recommended.
b. Awning depicted on sheet E-6.5 of the plan set – Awning signage is depicted, which is not permitted without applying for a variance.
c. New gates proposed on the building entrance, on the north-west façade. Further specifications are needed for both options.
d. Metal work – Wrought iron is reccomended or further study of another period-appropriate authentic material.

Additional Information

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

f. Additional elevations and detail drawings showing changes to the courtyard (existing, demolition, and proposed). Delineation of spaces (e. g. through the use of landscaping and gates) and any further exterior alterations to the building within the courtyard should be depicted.
g. Clarifying in the plans if any work is proposed on the dome.
h. Further specifications for the selected awning fabrics and posts.
i. Further specifications for any proposed window shutters.

j. Further specifications for any proposed exterior light fixtures.
k. Further specifications for the reconstructed historic clock.
l. Complete window and door schedule with glazing information – Clear glass is recommended.
m. Further specification of the wood that will be utilized in the decking and railings.
n. Clarifying in the plans the amount of re-stuccoing that is proposed. On-site inspection is recommended.
o. For zoning review, additional dimensional exhibits showing the point of measurement for the east site wall height increase.





CONCLUSION:

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

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

WRB:JGM:FHM:ALF

WRB

Shubin Law Group
PROFESSIONAL ASSOCIATION

June 26, 2025

VIA EMAIL

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

Re: Letter of Intent for Paramount Theater Revised Development Concept

Dear Joanne:

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

The Revised Concept

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

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

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

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

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

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

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

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

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

The Alternative

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

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

FLUEDRA Settlement Process

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

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

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

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

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

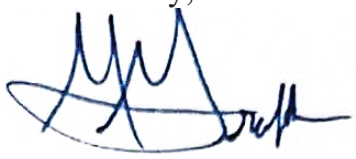
- Modifications to the exterior and interior of the landmarked structure would be reviewed for comment by the Landmarks Preservation Commission.

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

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

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

Sincerely,



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

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

Gunster

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

October 27, 2025

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

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

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

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

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

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

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

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

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

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

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

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

Please note the following as it relates to this application:

1. Criteria for Development Order Approval

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

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

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

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

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

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

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

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

(2) Intensity of use and/or purpose of the proposed development in relation to adjacent and nearby properties and the effect thereon; provided, however, that nothing in this subsection shall be construed as granting the town

council the authority to reduce residential densities below that permitted by the use regulations in article VI of this chapter.

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

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

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

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

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

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

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

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

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

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

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

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

I. Criteria:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

II. Special Exceptions Requested:

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

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

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

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

III. Justification for Special Exceptions Requested:

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

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

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

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

Shared Parking Calculations - Weekday

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

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

Shared Parking Calculations - Weekend

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

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

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

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

I. Variance Criteria:

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

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

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

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

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

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

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

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

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

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

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

II. Variances Requested:

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

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

III. Justification for Variances Requested:

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

2. Site History

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

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

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

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

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

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

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

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

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

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

Sincerely,



James M. Crowley

JMC/jl

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

139 N COUNTY RD
PALM BEACH, FL 33480

REG PROJECT #:24019
12/29/25



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

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

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

ARCHITECTURAL	
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D-1.1	NORTH WEST STREET ELEVATIONS (RENDERED)
D-1.2	NORTH WEST STREET ELEVATIONS (ANNOTATED B&W, NO LANDSCAPE)
D-2.1	WEST STREET ELEVATIONS (RENDERED)
D-2.2	WEST STREET ELEVATIONS (ANNOTED B&W, NO LANDSCAPE)
D-3.1	SOUTH STREET ELEVATIONS (RENDERED)
D-3.2	SOUTH STREET ELEVATIONS (ANNOTATED B&W, NO LANDSCAPE)
D-4.1	THEATER HISTORIC COMPARISON - NORTH WEST
D-4.2	THEATER HISTORIC COMPARISON - EAST
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D-4.4	THEATER EAST ELEVATION - PROPOSED GATE
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D-5	ENLARGED ELEVATIONS - NORTH WEST
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D-7	SITE SECTION DIAGRAM - WEST
D-9	ENLARGED ELEVATIONS - SOUTH WEST
D-10	ENLARGED ELEVATIONS - PATIO FACADE RESTORATION
D-11	EXTERIOR DETAILS - TRIPLED ARCHED WINDOW OPENING
D-12	EXTERIOR DETAILS - TRIPLED ARCHED WINDOW
D-13	EXTERIOR DETAILS - TYPICAL WINDOW
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D-16	EXTERIOR DETAILS - CANOPY
D-17	EXTERIOR DETAILS - AWNINGS
D-18	EXTERIOR DETAILS - PLANTERS
D-19	EXTERIOR DETAILS - APARTMENT TERRACE
D-20	EXTERIOR DETAILS - THEATER ENTRY ARCH
D-20.1	EXTERIOR DETAILS - THEATER ENTRY ARCH
D-20.2	EXTERIOR DETAILS - THEATER ENTRY ARCH
D-20.3	EXTERIOR DETAILS - THEATER ENTRY ARCH
D-21	EXTERIOR DETAILS - SOUTHERN ENTRY
D-22	EXTERIOR DETAILS - EASTERN EDGE EXIT DRIVE
D-23	EXTERIOR MATERIALS

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

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

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

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

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

REG ARCHITECTS
since 1988

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Historic Paramount Theater Adaptive Reuse

139 N COUNTY RD
PALM BEACH, FL 33480

WEG PARAMOUNT, INC

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

DATE	12/29/25
MODELED	SR
CHECKED	JT/REG
PROJECT #	24019

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COVER PAGE

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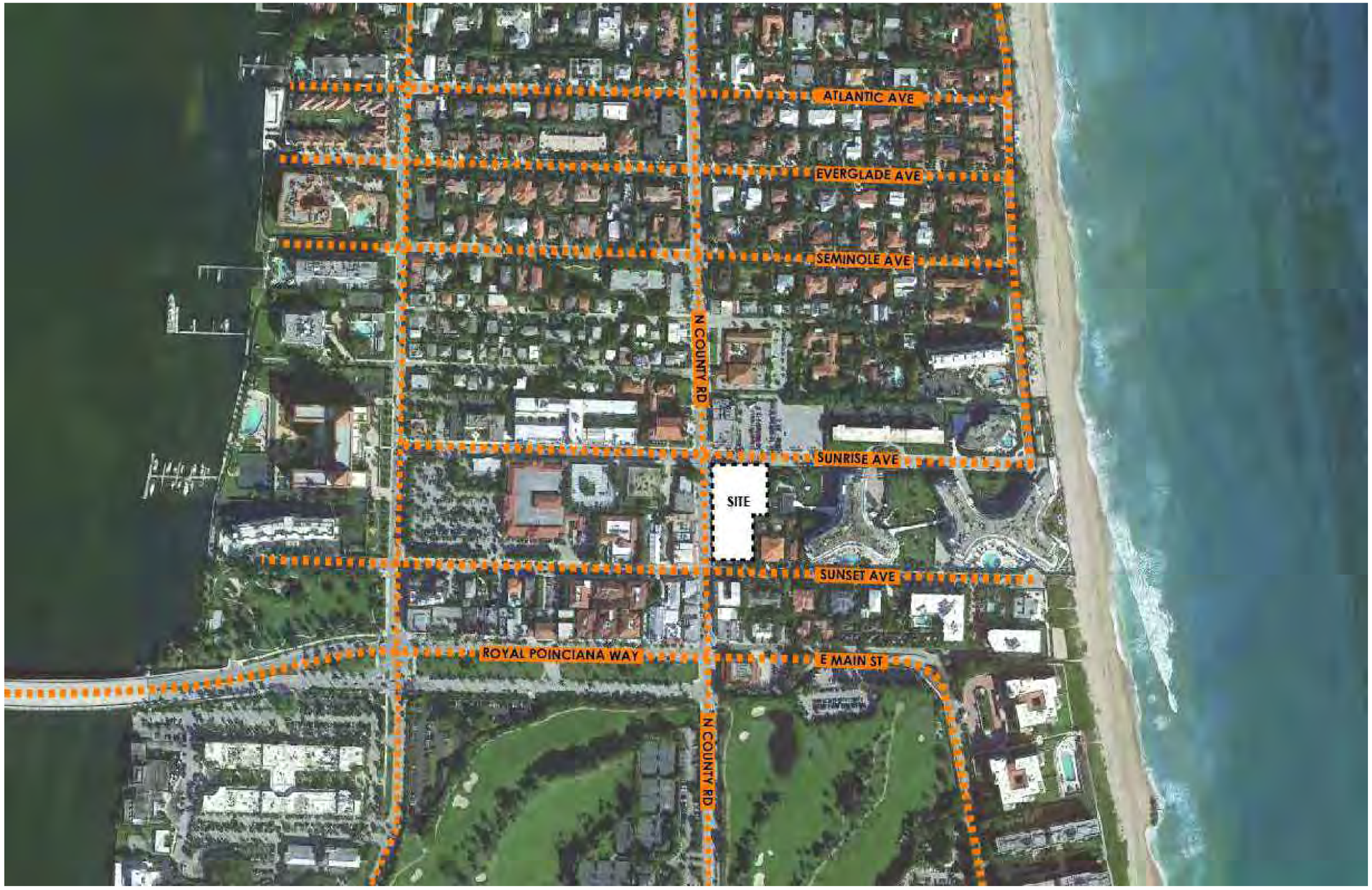

1 VICINITY MAP
3/16" = 1'-0"

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

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Historic Paramount Theater

139 N COUNTY RD
PALM BEACH, FL 33480

WEG PARAMOUNT, INC

RAMSA
ROBERT A.M. STERN ARCHITECTS

NO.	DATE	DESCRIPTION

DATE	10/23/2025
MODELED	SR
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VINCINITY MAP

A-1



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

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

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Historic Paramount Theater

139 N COUNTY RD
PALM BEACH, FL 33480

WEG PARAMOUNT, INC

RAMSA
ROBERT A.M. STERN ARCHITECTS

NO.	DATE	DESCRIPTION

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SUJECT PROPERTY & CONTEXT IMAGES

A-2



A) SUNRISE AVE W/ N COUNTY RD



B) SUNRISE AVE TO EAST



C) SUNRISE AVE TO SOUTH



D) SUNRISE AVE TO WEST

Scale:
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SUJECT PROPERTY & CONTEXT IMAGES

A-3



E) SUNRISE AVE TO EAST ALLEY



F) N COUNTY RD TO NORTH



G) SUNSET AVE TO EAST



H) SUNSET AVE TO WEST

Scale:
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SUJECT PROPERTY & CONTEXT IMAGES

A-4



J) SUNRISE AVE W/ N COUNTY RD



K) INTERIOR COURTYARD VIEW TO N COUNTY RD



L) INTERIOR COURTYARD TO NORTH EAST



M) INTERIOR COURTYARD TO SOUTH WEST

Scale:
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SUJECT PROPERTY & CONTEXT IMAGES

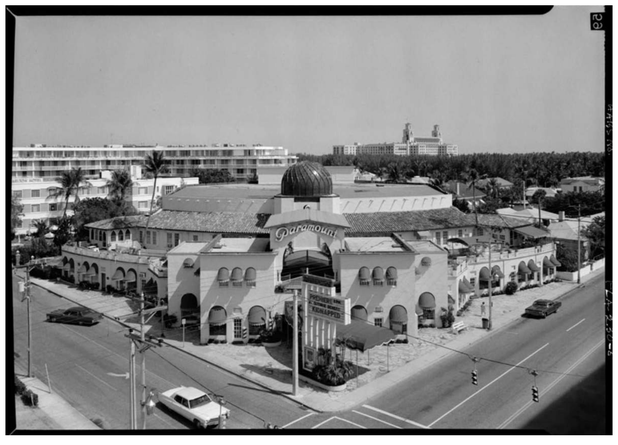
A-5







PAST REFERENCE IMAGES - 1930s













PAST REFERENCE IMAGES - 1970s

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SUJECT PROPERTY & CONTEXT IMAGES

Scale:
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A-6











PAST REFERENCE IMAGES - 1970s

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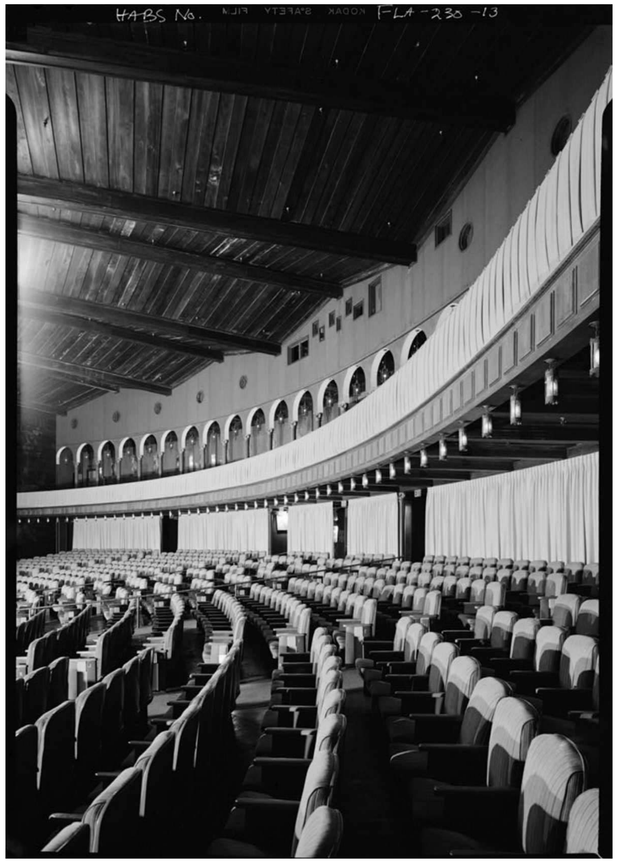
SUJECT PROPERTY & CONTEXT IMAGES

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

A-7











PAST REFERENCE IMAGES - 1970s, THEATER INTERIORS

Scale:
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SUJECT PROPERTY & CONTEXT IMAGES

A-8















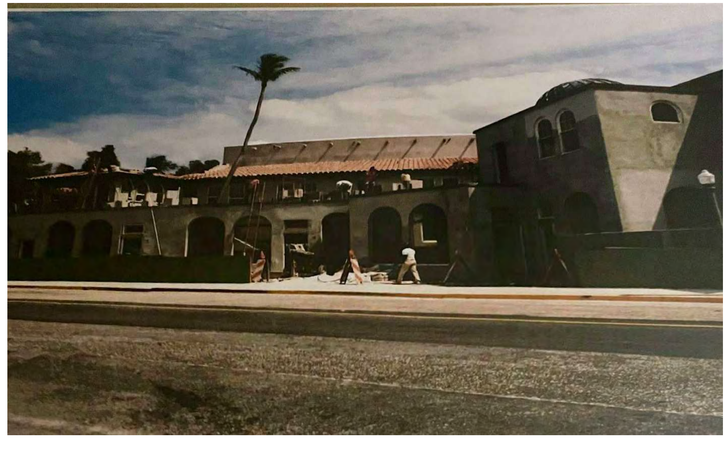

PAST REFERENCE IMAGES - 1980s, RENOVATION PROCESS

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SUJECT PROPERTY & CONTEXT IMAGES

A-9

Town of Palm Beach

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

Zoning Legend

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

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

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

If value is not applicable, enter N/A

If value is not changing, enter N/C

REV BF 20220304

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

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

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Historic Paramount Theater

139 N COUNTY RD
PALM BEACH, FL 33480

WEG PARAMOUNT, INC

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

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ZONING LEGEND

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

A-10



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

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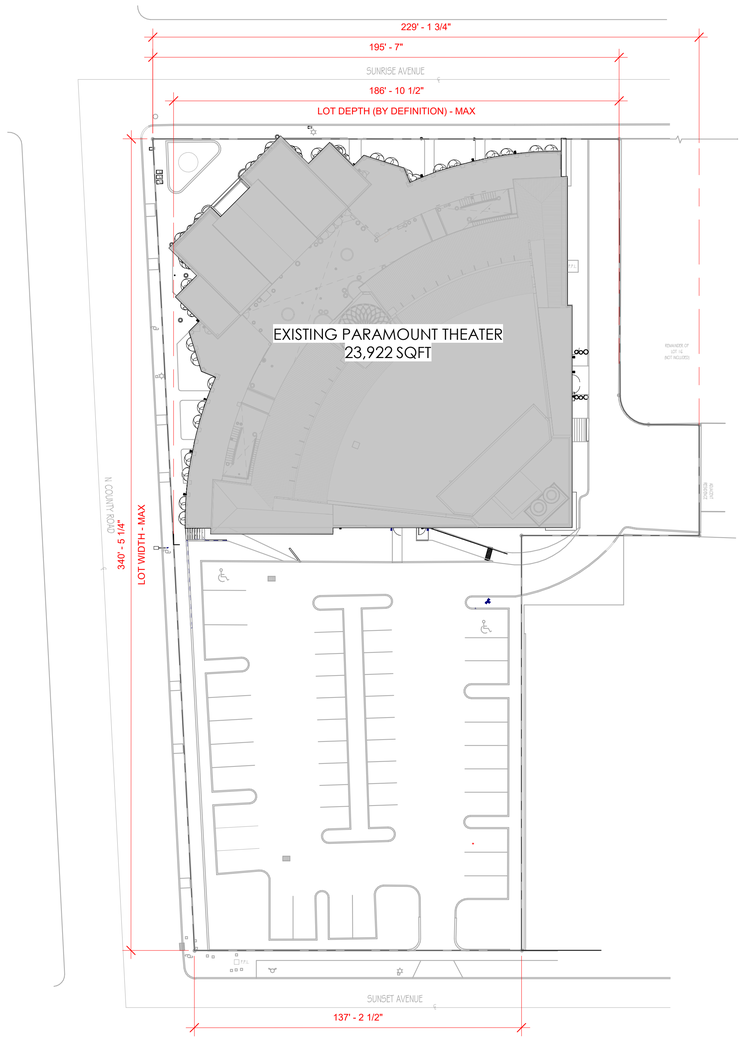
ZONING MAP

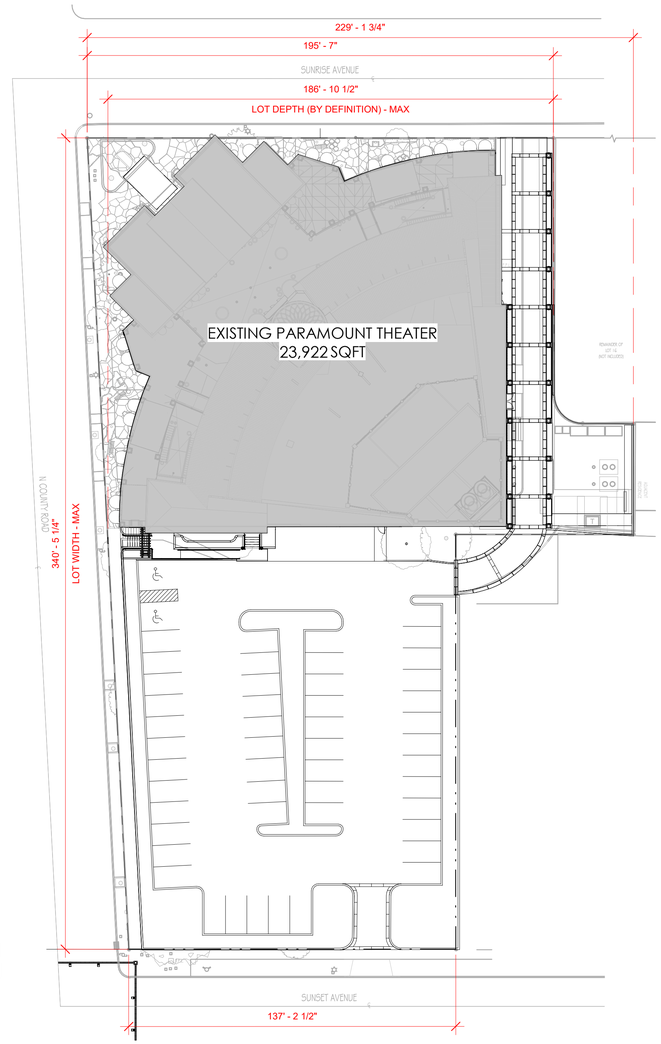
Scale: 3/16" = 1'-0"
Note: When printed on 11 x 17 paper scale is half

A-11



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

EXISTING LOT COVERAGE
23,922 SQFT (41%)



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

PROPOSED LOT COVERAGE
23,922 SQFT (41%)

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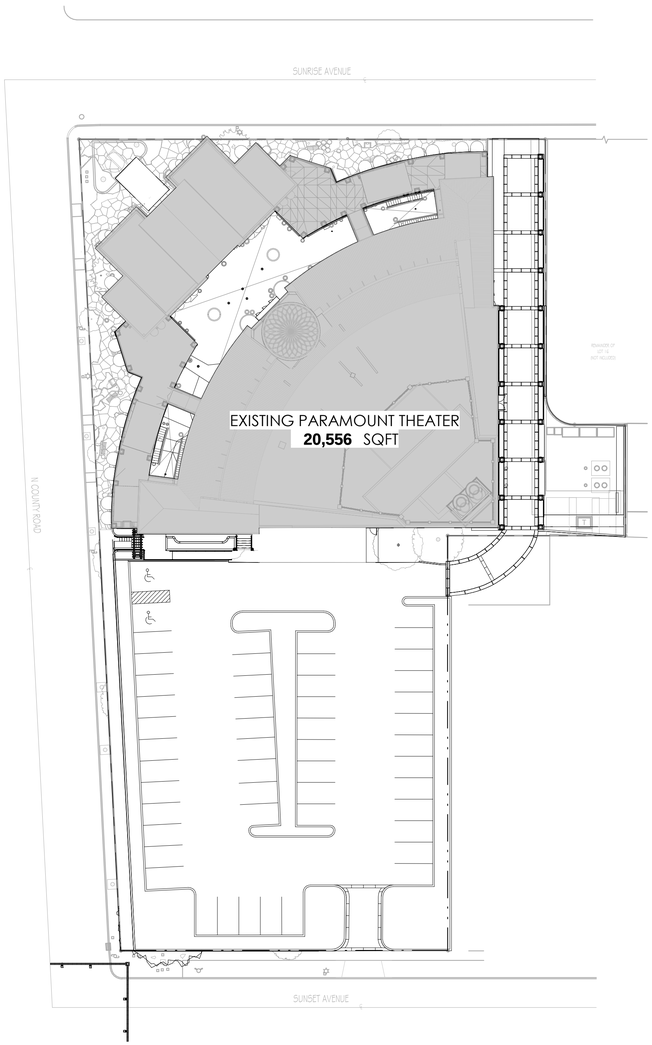
ZONING DIAGRAMS - LOT COVERAGE

A-12



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



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

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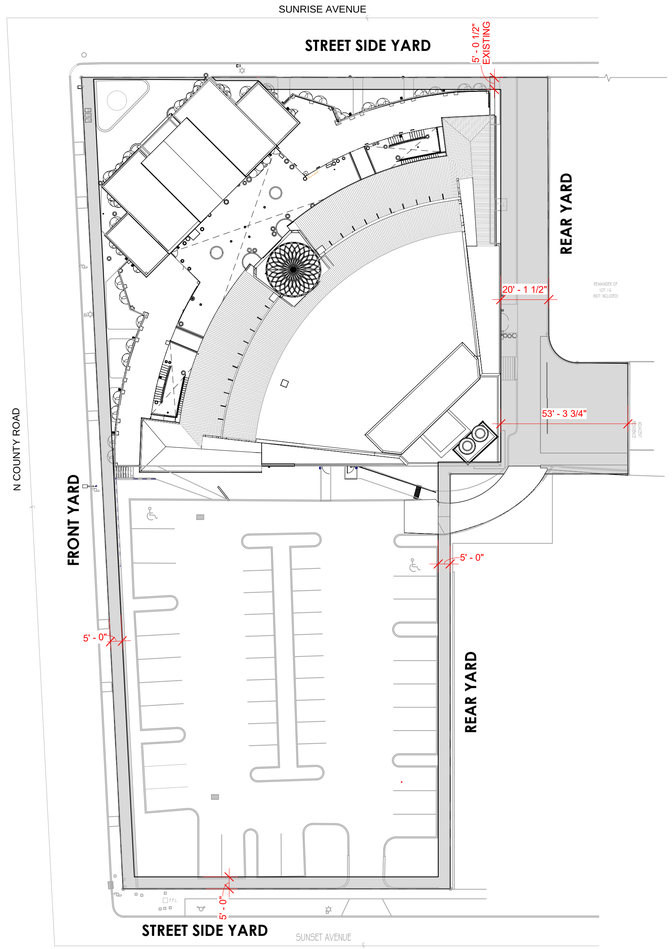
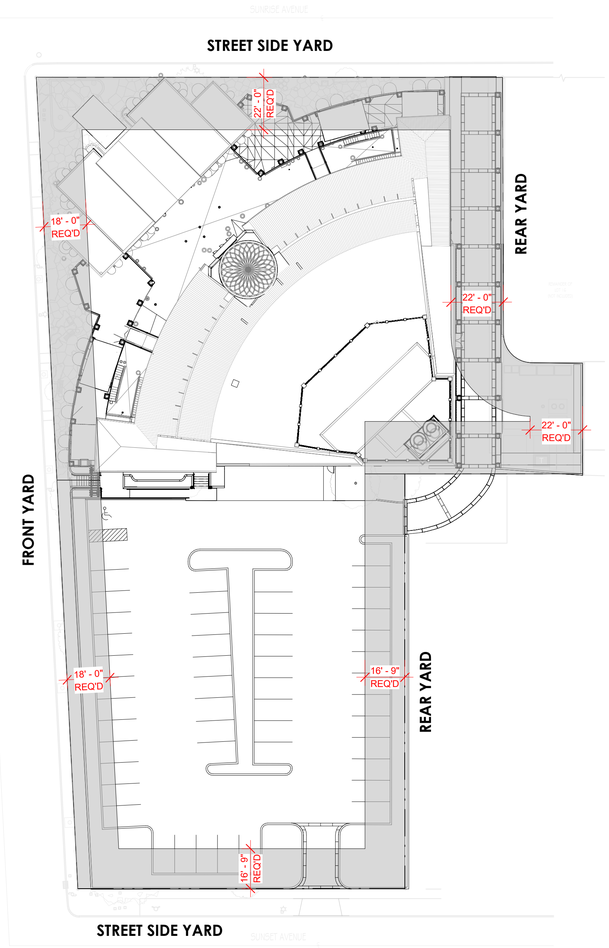
ZONING DIAGRAMS -
ENCLOSED SQUARE FOOTAGE

A-13



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



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

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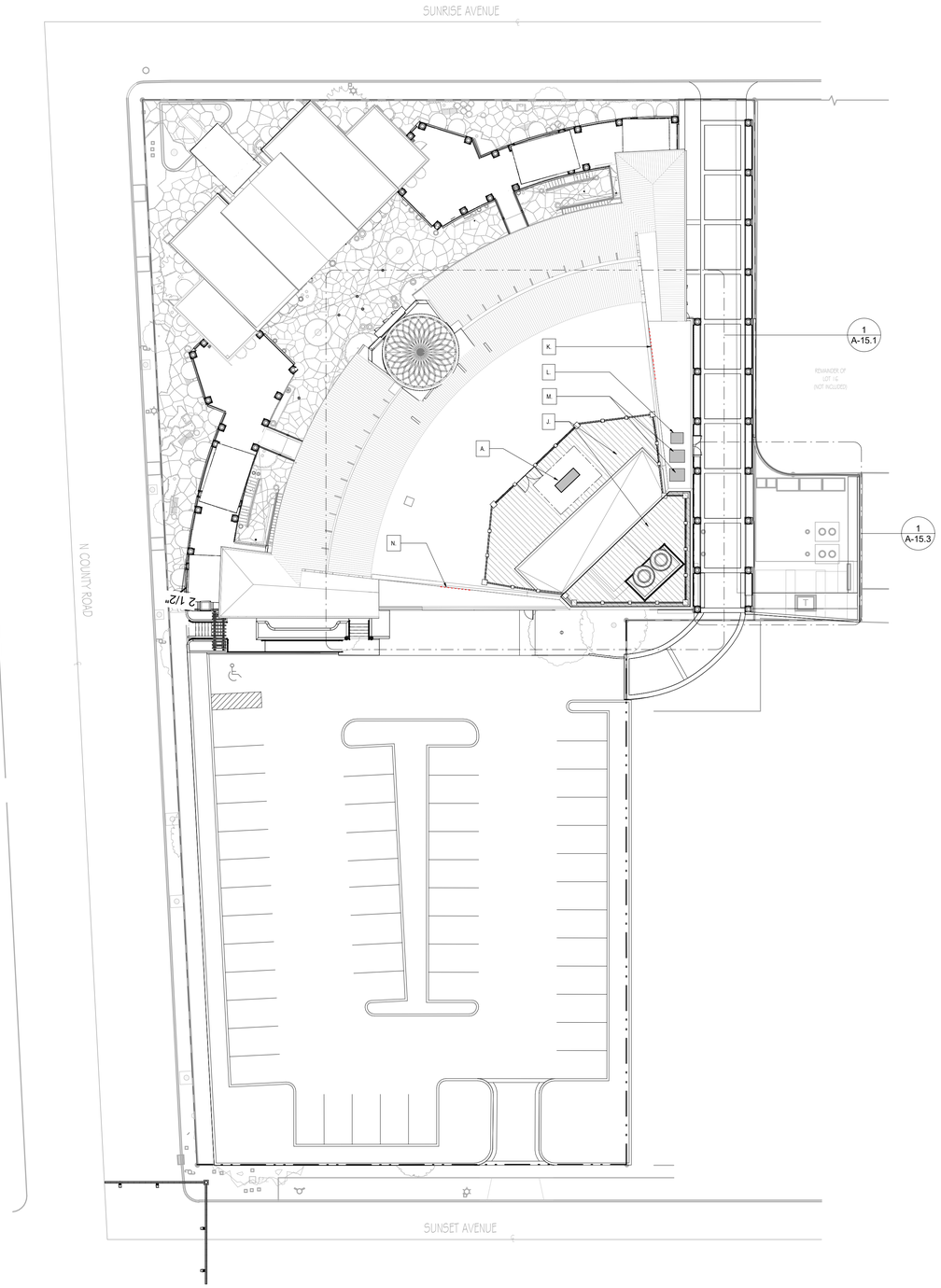
ZONING DIAGRAMS - SETBACKS

A-14



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

EQUIPMENT KEYNOTE

SERVICE COURT:

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

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

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

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

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

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

H. FUTURE TRANSFORMER - 64" x48" L

THEATER ROOF[2]:

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

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

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

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

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

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

GENERAL NOTE

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

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

LEGEND

DESIGNATED CLEARANCE SPACE AROUND EQUIPMENT

PROPOSED EQUIPMENT

EXTENT OF EQUIPMENT/TANKS BURIED BELOW GRADE

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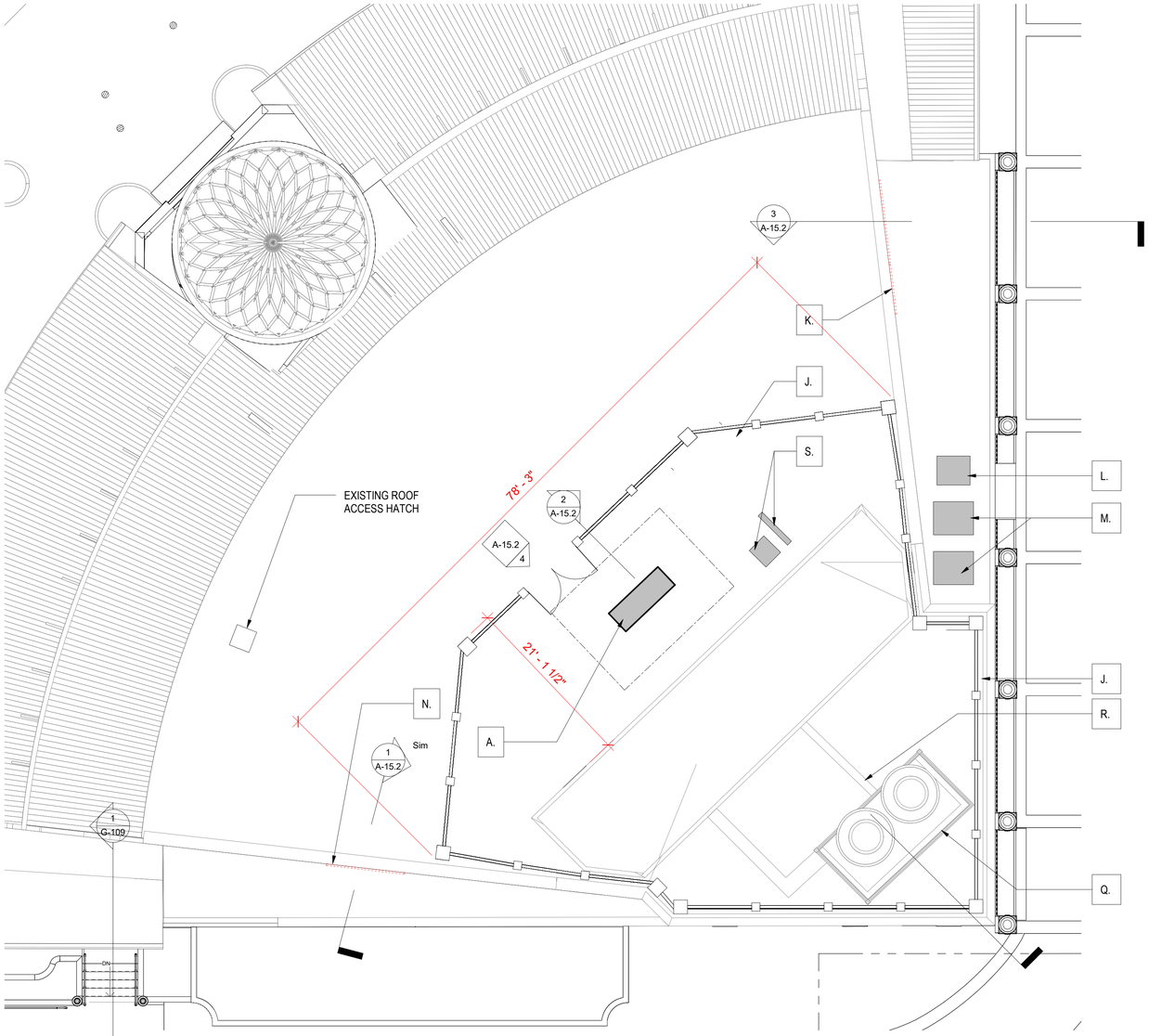
EQUIPMENT LOCATION - KEY PLAN

A-15



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

THEATRE ROOF KEYNOTES

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

EXISTING PHOTOS - THEATRE ROOF

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



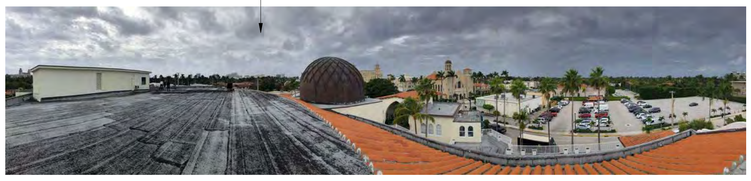
IMAGE 2 - CURRENT SITE VIEW:
VIEW FROM NORTH COUNTY ROAD, LOOKING EAST



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



IMAGE 4 - THEATRE ROOF:
PANORAMA VIEW OF EXISTING ROOF



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

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Historic Paramount Theater

139 N COUNTY RD
PALM BEACH, FL 33480

WEG PARAMOUNT, INC

NO.	DATE	DESCRIPTION

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

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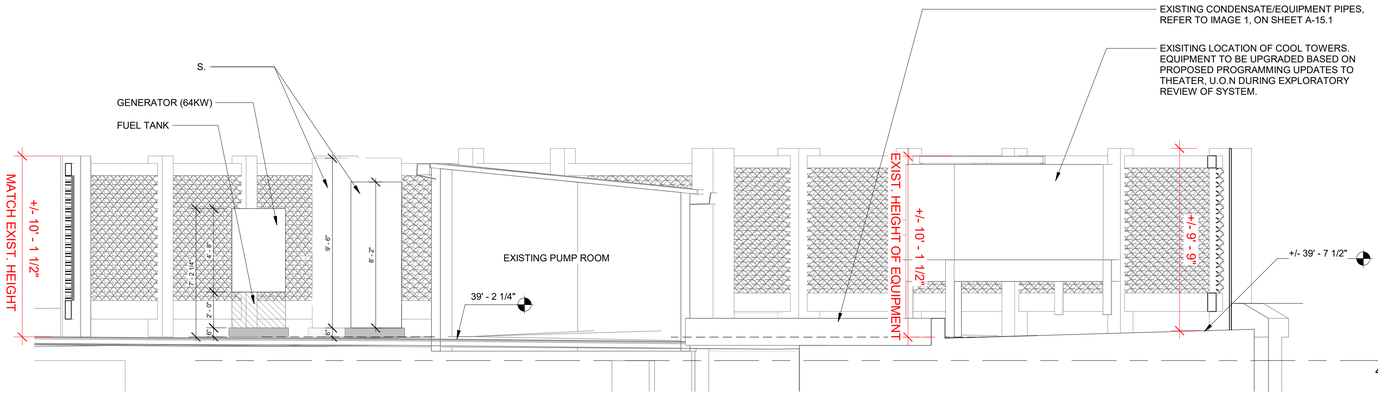
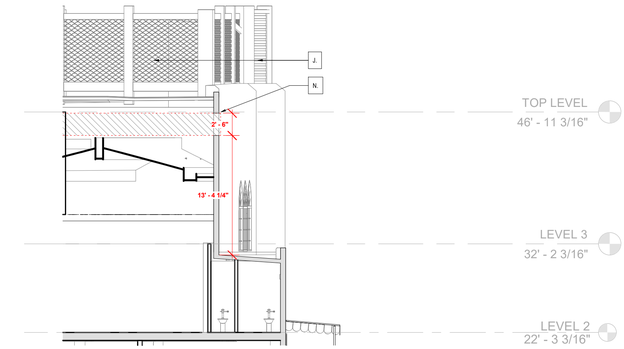
EQUIPMENT LOCATION - THEATER ROOF

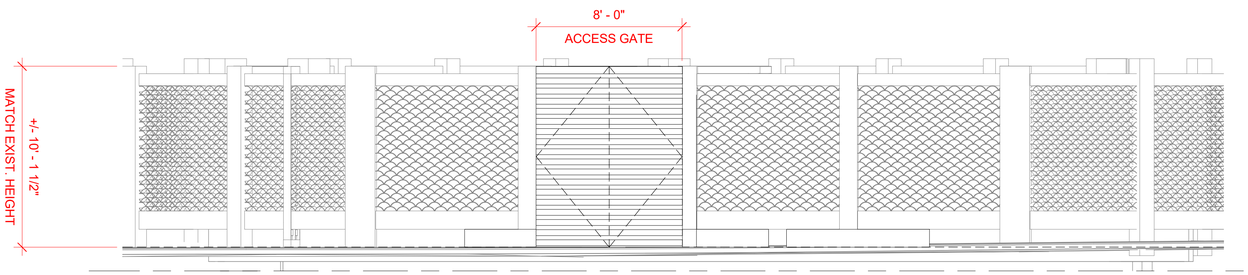
A-15.1



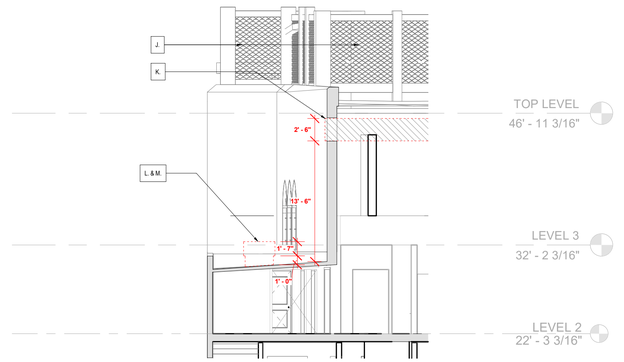
2 SECTION - THEATRE ROOF
1/4" = 1'-0"



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



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



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

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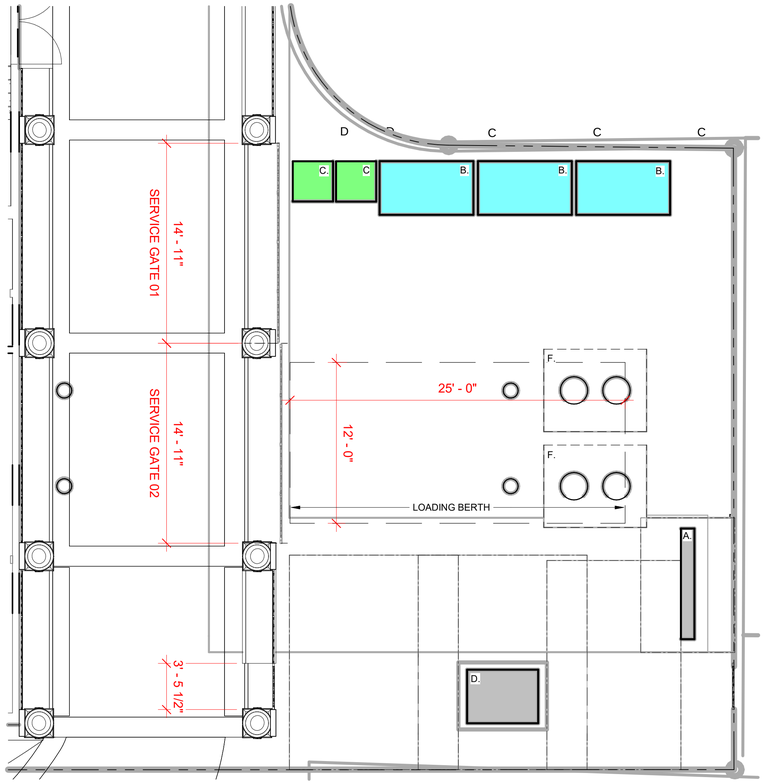
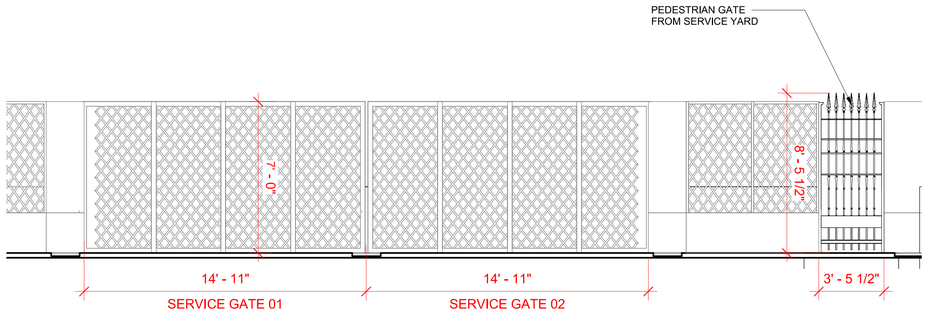
ROOF SCREEN ENCLOSURE

A-15.2



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

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



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

Refer to sheet D-15 for rendering and additional details

SERVICE COURT KEYNOTES

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

GENERAL NOTE

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

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

LEGEND

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

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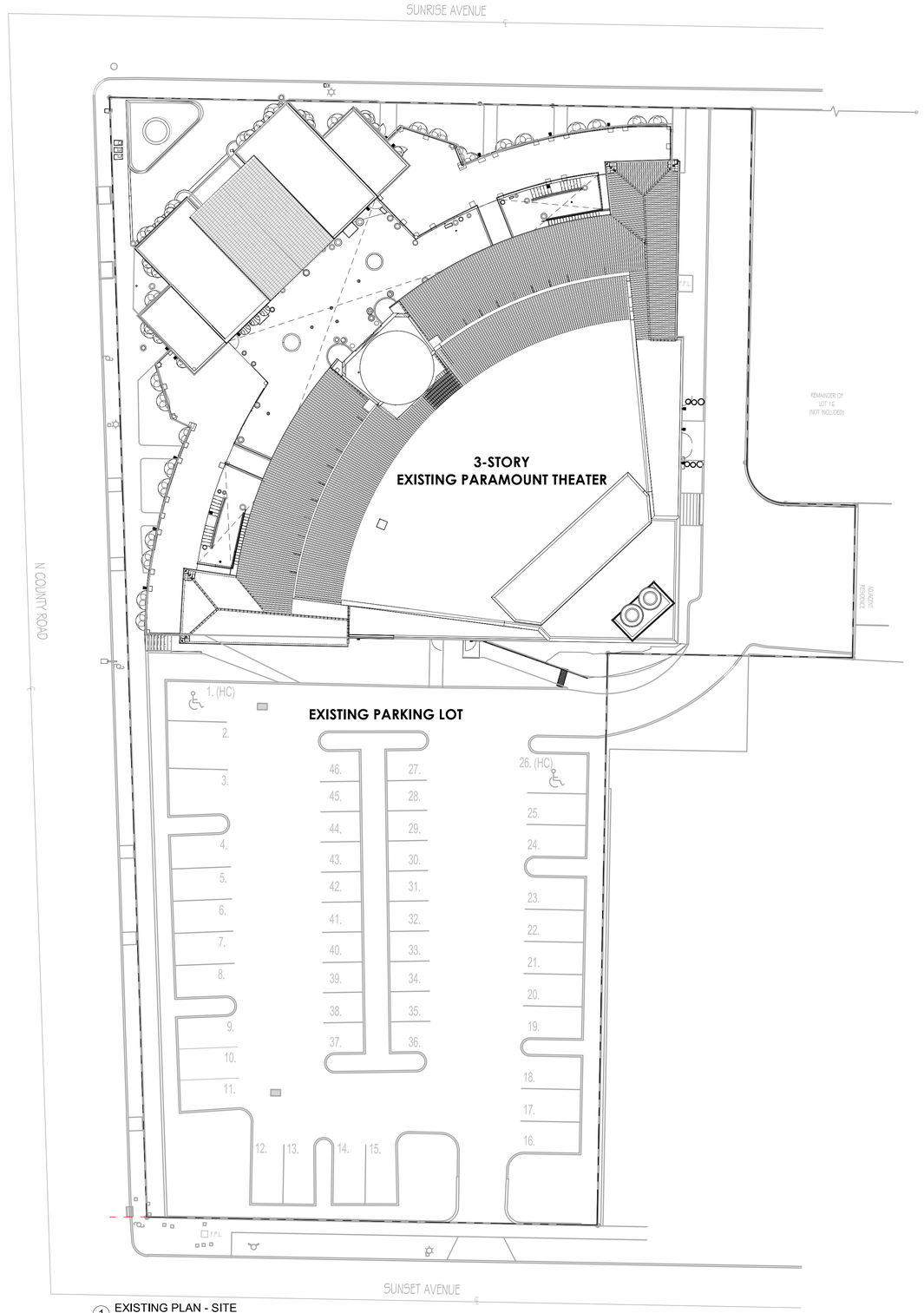
EQUIPMENT LOCATION - SERVICE COURT

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

A-15.3



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

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WEG PARAMOUNT,
INC

RAMSA
ROBERT A.M. STERN ARCHITECTS

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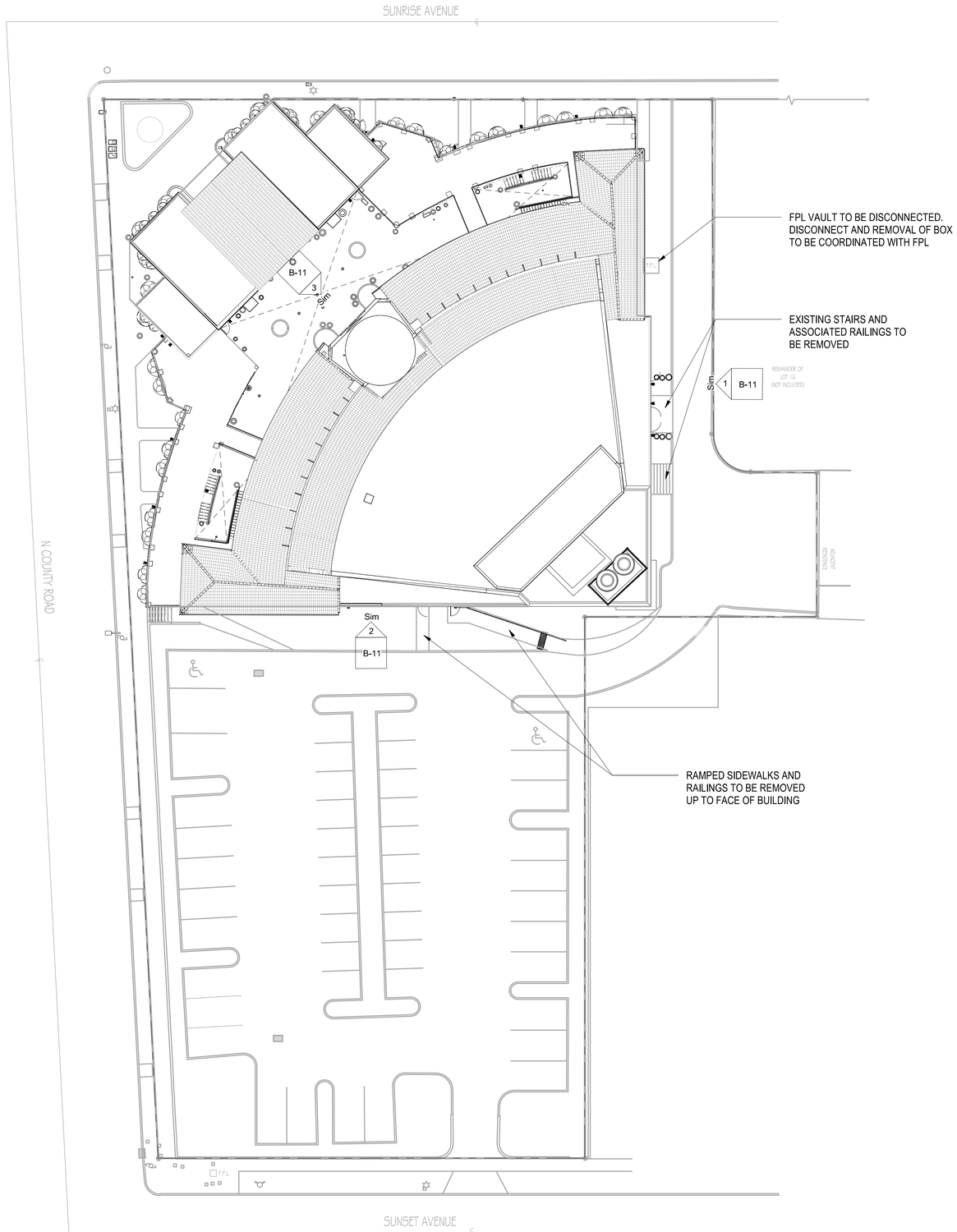
EXISTING SITE PLAN

B-1

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



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

MATERIAL REMOVAL SITE PLAN NOTES

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

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

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

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

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

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

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

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

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

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

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

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

13. BUILDING SHALL NOT BE OCCUPIED DURING DEMOLITION.

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MATERIAL REMOVAL SITE PLAN

B-2

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

PLANNING MATRIX

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



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

TOTAL FIRST FLOOR AREAS: 23,922 SF

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EXISTING FIRST FLOOR PLAN

B-3



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

MATERIAL REMOVAL SITE PLAN NOTES

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

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

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

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

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

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

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

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

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

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

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

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

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

MATERIAL REMOVAL KEYNOTES

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

LEGEND

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

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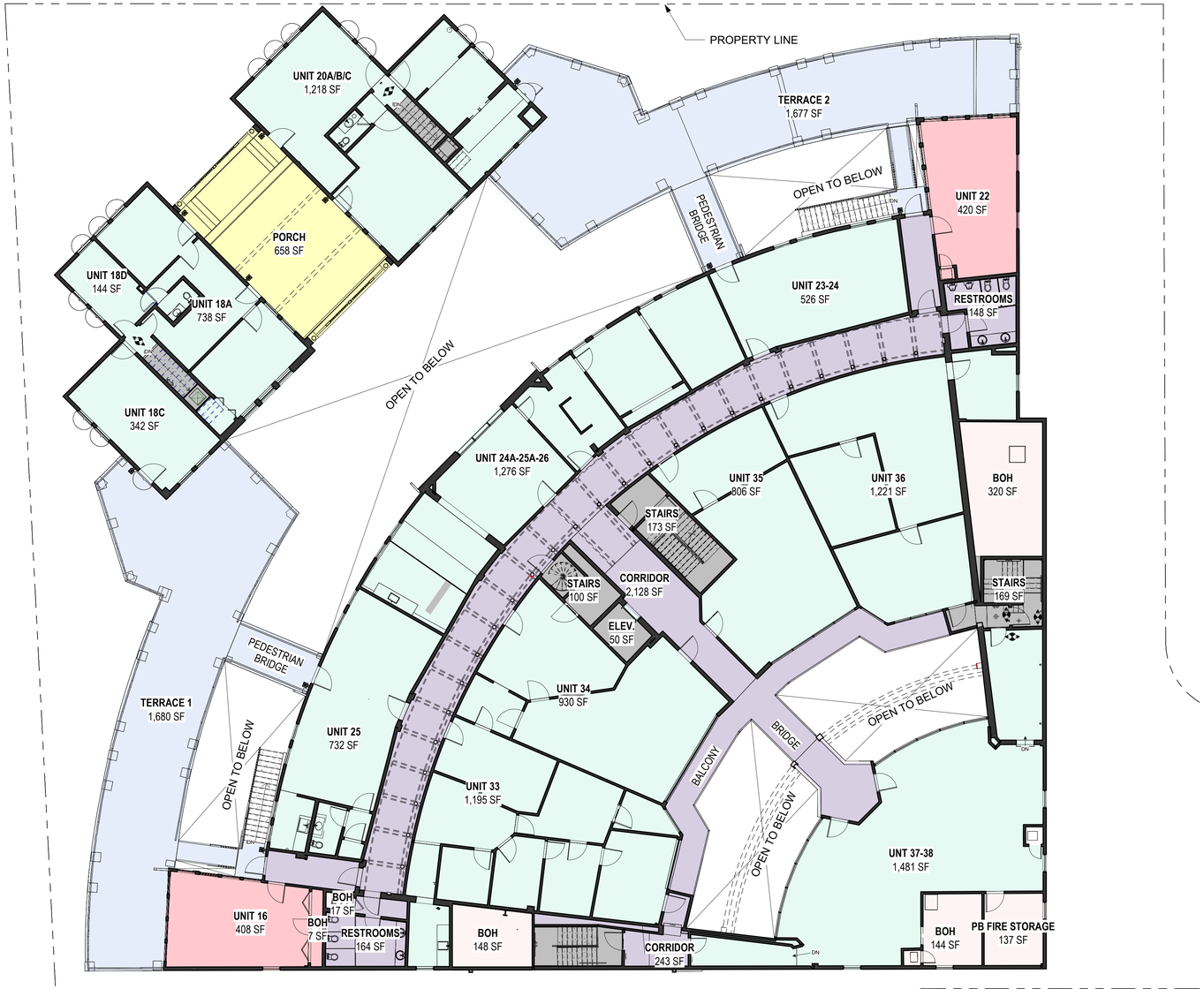
MATERIAL REMOVAL FLOOR PLAN - LEVEL 01

B-4

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

PLANNING MATRIX	
OFFICE	10,155 SF
RETAIL	828 SF



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

N

TOTAL SECOND FLOOR AREAS: 19,524 SF

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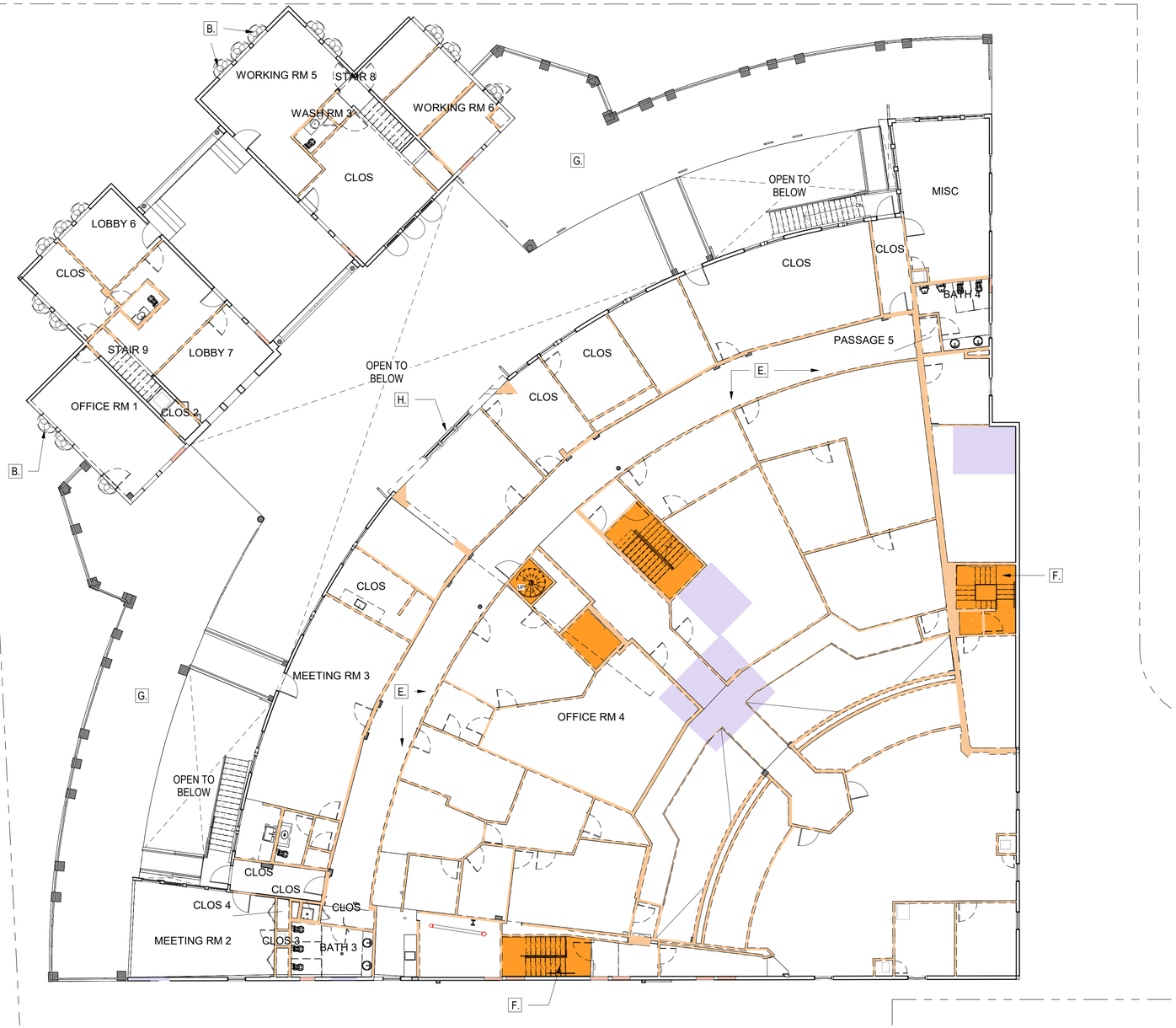
EXISTING SECOND FLOOR PLAN

B-5



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

MATERIAL REMOVAL SITE PLAN NOTES

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

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

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

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

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

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

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

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

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

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

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C. EXISTING DOORS AND SURROUNDING WALLS TO BE REMOVED AND RELOCATED AS SHOWN ON PROPOSE FLOOR PLANS.
D. ALL POTTED PLANTS TO BE REMOVED FROM SITE.
E. CORRIDOR COLUMNS TO BE PRESERVED DURING CONSTRUCTION AND MATERIAL REMOVAL OF ADJACENT SPACES TYP. OF 24
F. STAIRS TO BE REMOVED AND REPLACED AS SHOWN ON PROPOSED PLANS.
G. EXISTING ROOFING TO BE REMOVED. ROOF TO BE ALTERED IN ORDER TO ACCOMMODATE PAVERS AND PLANTERS AS SHOWN ON PROPOSED FLOOR PLANS.
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J. PARTIAL REMOVAL OF EXISTING ROOF TO BE REMOVED ONLY AS REQUIRED FOR EQUIPMENT INSTALLATION,ACCESS OR WHERE OUT OF COMPLIANCE WITH FLORIDA BUILDING CODE.

LEGEND

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- NEW OPENING TO BE MADE WITHIN EXISTING EXTERIOR WALLS
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Historic Paramount Theater

139 N COUNTY RD
PALM BEACH, FL 33480

WEG PARAMOUNT, INC

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

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

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MATERIAL REMOVAL FLOOR PLAN - LEVEL 02

B-6

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

PLANNING MATRIX

OFFICE	638 SF



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

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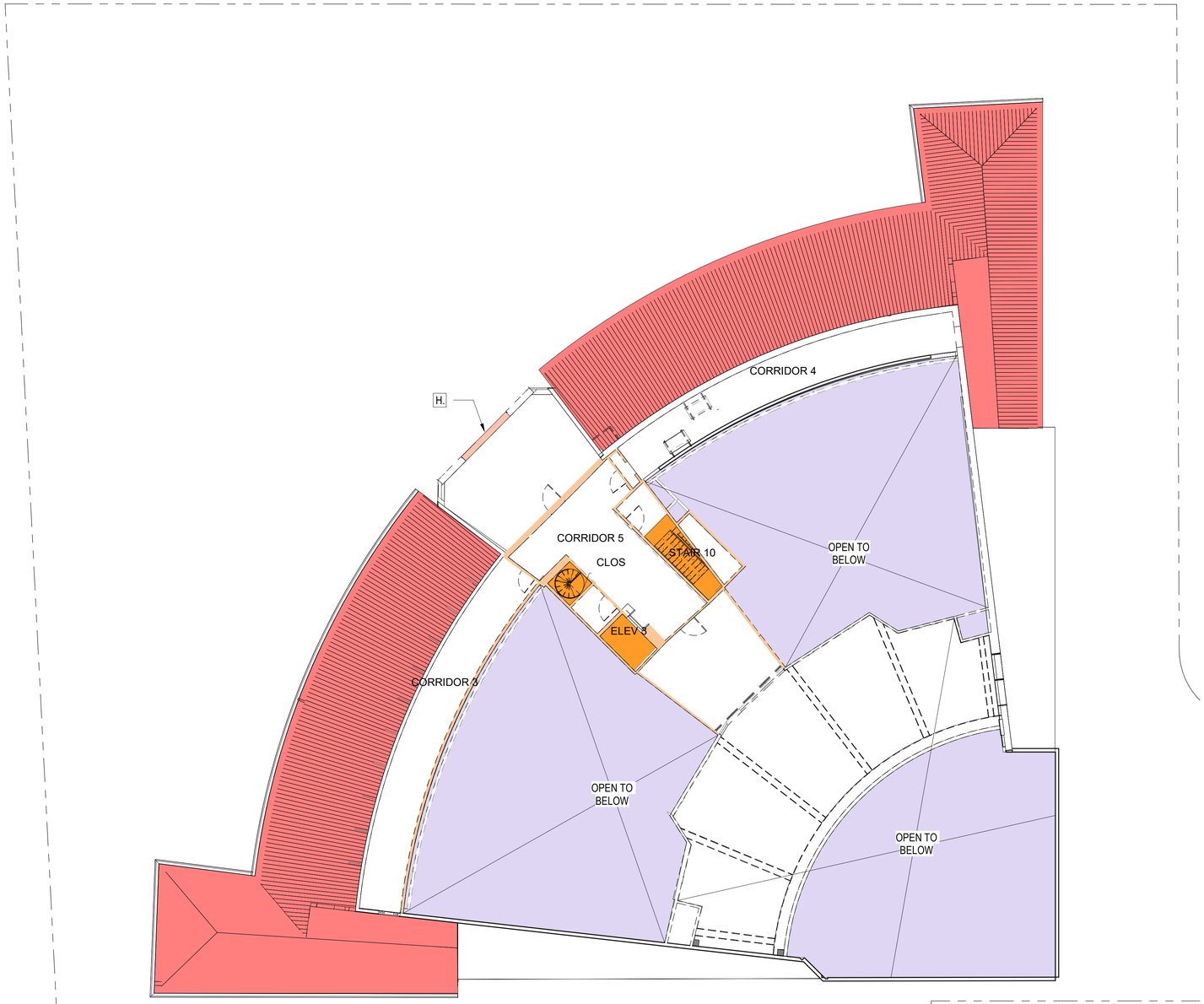
EXISTING THIRD FLOOR PLAN

B-7



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

MATERIAL REMOVAL SITE PLAN NOTES

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

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

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

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

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

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

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LEGEND

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WEG PARAMOUNT, INC

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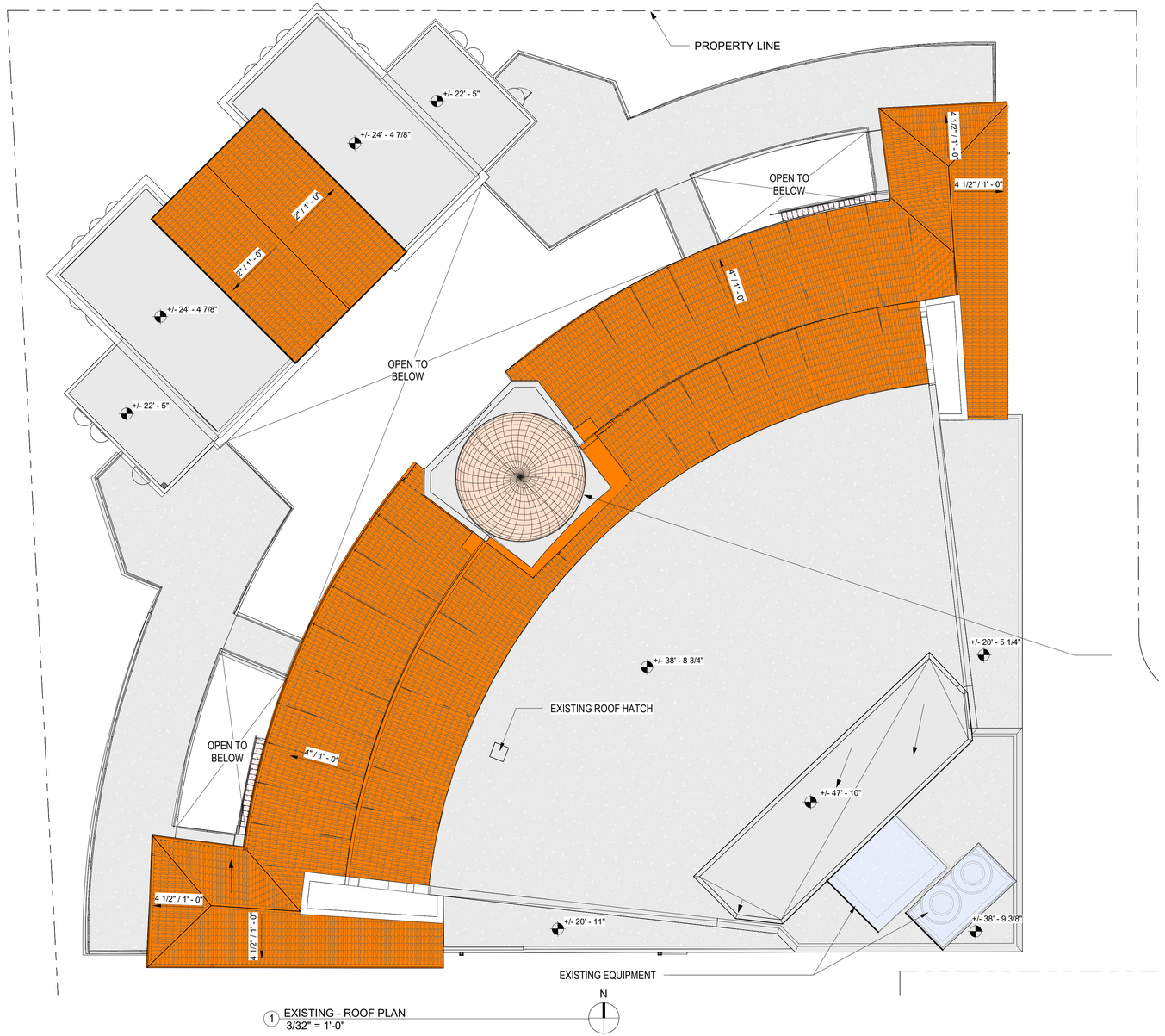
MATERIAL REMOVAL FLOOR PLAN - LEVEL 01

B-8

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



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

PLANNING MATRIX

- ROOF (BARREL ROOF TILE)
- ROOF (BUILT UP)
- DOME (COPPER)
- MECHANICAL



PROJECT DOME
NTS

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EXISTING ROOF PLAN

B-9



1 MATERIAL REMOVAL PLAN - ROOF
3/32" = 1'-0"

MATERIAL REMOVAL SITE PLAN NOTES

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WEG PARAMOUNT, INC

NO.	DATE	DESCRIPTION

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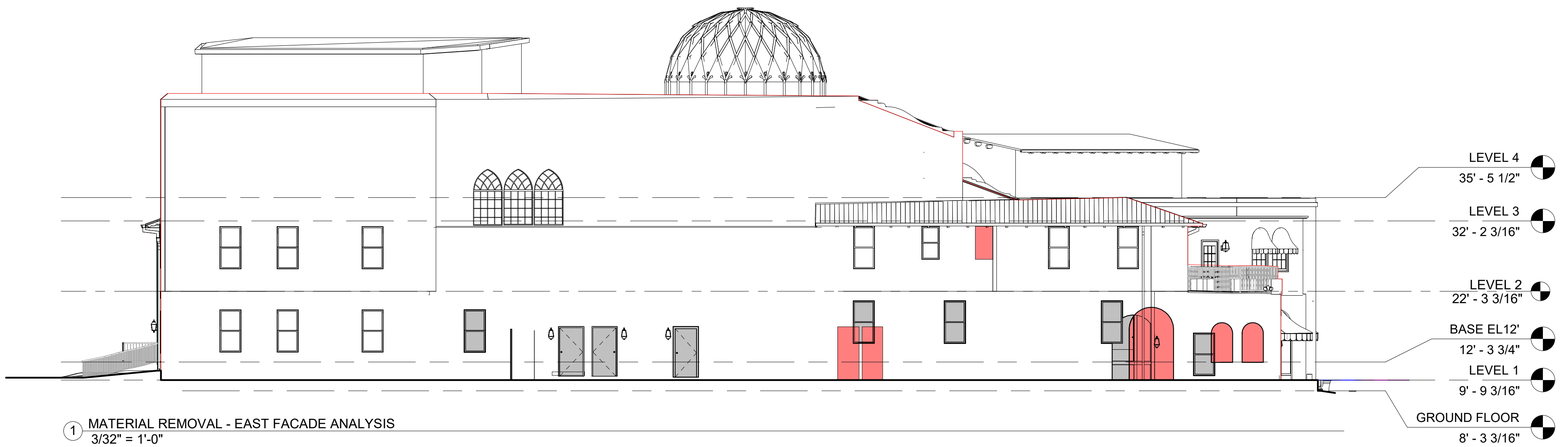
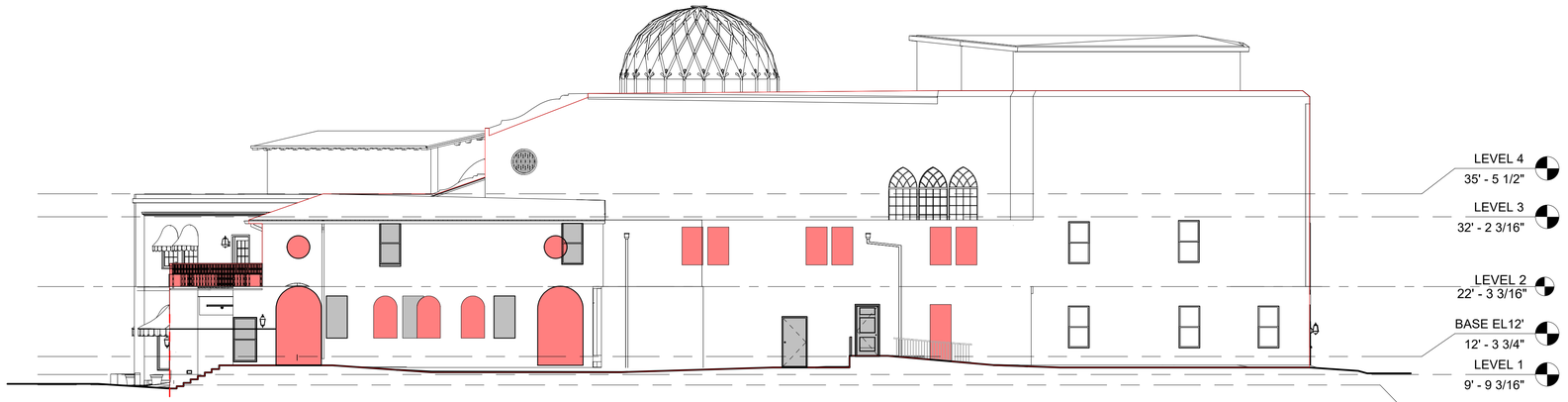
MATERIAL REMOVAL FLOOR PLAN - ROOF

B-10

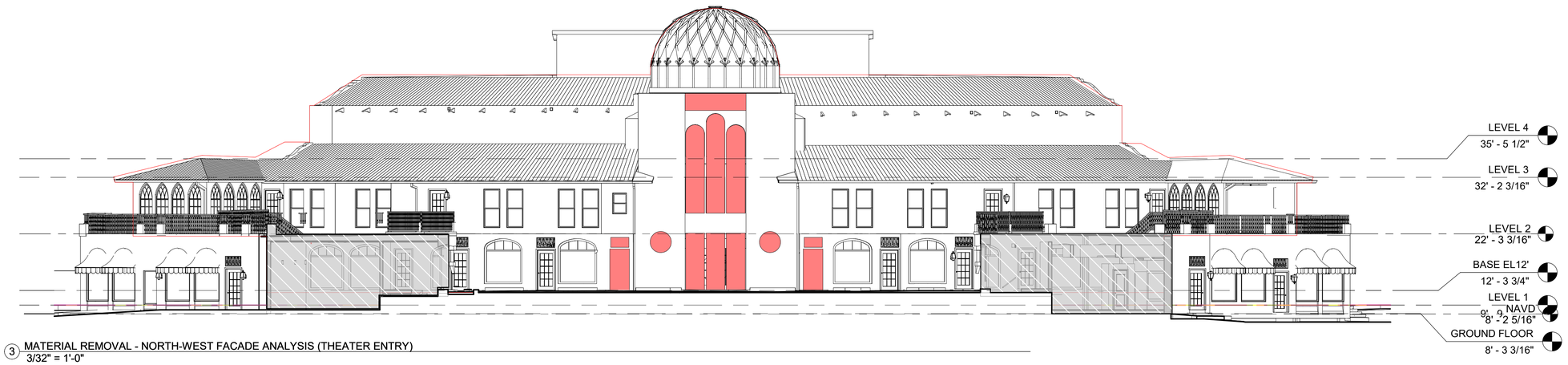
Scale: As indicated
Note: When printed on 11 x 17 paper scale is half



1 MATERIAL REMOVAL - EAST FACADE ANALYSIS
3/32" = 1'-0"



2 MATERIAL REMOVAL - SOUTH FACADE ANALYSIS
3/32" = 1'-0"



3 MATERIAL REMOVAL - NORTH-WEST FACADE ANALYSIS (THEATER ENTRY)
3/32" = 1'-0"

MATERIAL REMOVAL KEYNOTE

- EXISTING BUILDING FACADE - CALCULATED
- PORTION OF EXISTING BUILDING TO BE FILLED
- PORTION OF EXISTING BUILDING WHERE MATERIAL WILL BE REMOVED
- EXTENT OF BUILDING LINK TO RESIDENTIAL COMPONENT

EAST FACADE CALCULATION

TOTAL FACADE SQUARE FOOTAGE:	5,516 SQFT		
	@ 50%	-	2,758 SQFT
ESTIMATED SQUARE FOOTAGE OF MATERIAL BEING REMOVED:	238 SQFT		
ESTIMATED SQUARE FOOTAGE BEING FILLED:	284 SQFT		
TOTAL PERCENTAGE OF MATERIAL REVISION	522 SQFT / 5,516 SQFT	-	9.5%

SOUTH FACADE CALCULATION

TOTAL FACADE SQUARE FOOTAGE:	5,540 SQFT		
	@ 50%	-	2,770 SQFT
ESTIMATED SQUARE FOOTAGE OF MATERIAL BEING REMOVED:	320 SQFT		
ESTIMATED SQUARE FOOTAGE BEING FILLED:	122 SQFT		
TOTAL PERCENTAGE OF MATERIAL REVISION	442 SQFT / 5,540 SQFT	-	8%

NORTH FACADE (THEATER ENTRY) CALCULATION

TOTAL FACADE SQUARE FOOTAGE:	6,632 SQFT		
	@ 50%	-	3,316 SQFT
ESTIMATED SQUARE FOOTAGE OF MATERIAL BEING REMOVED:	288 SQFT		
ESTIMATED SQUARE FOOTAGE BEING FILLED:	000 SQFT		
TOTAL PERCENTAGE OF MATERIAL REVISION	288 SQFT / 6,632 SQFT	-	4.3 %

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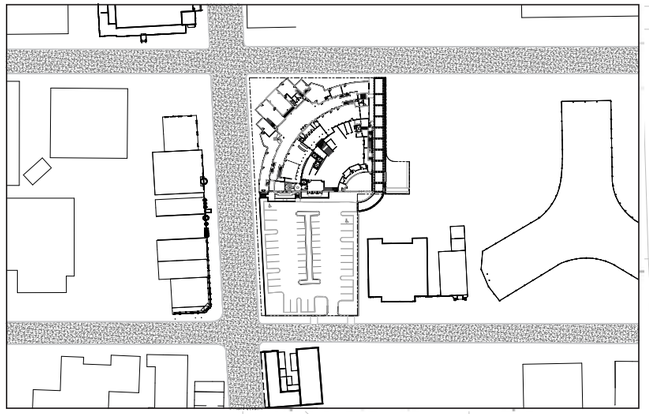
MATERIAL REMOVAL FACADE ANALYSIS

B-11

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

LOCATION MAP



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

NOTES

1. Existing wall
2. New service gate
3. Theatre service court
4. Theatre mechanical roof enclosure

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PARAMOUNT | PALM BEACH, FL

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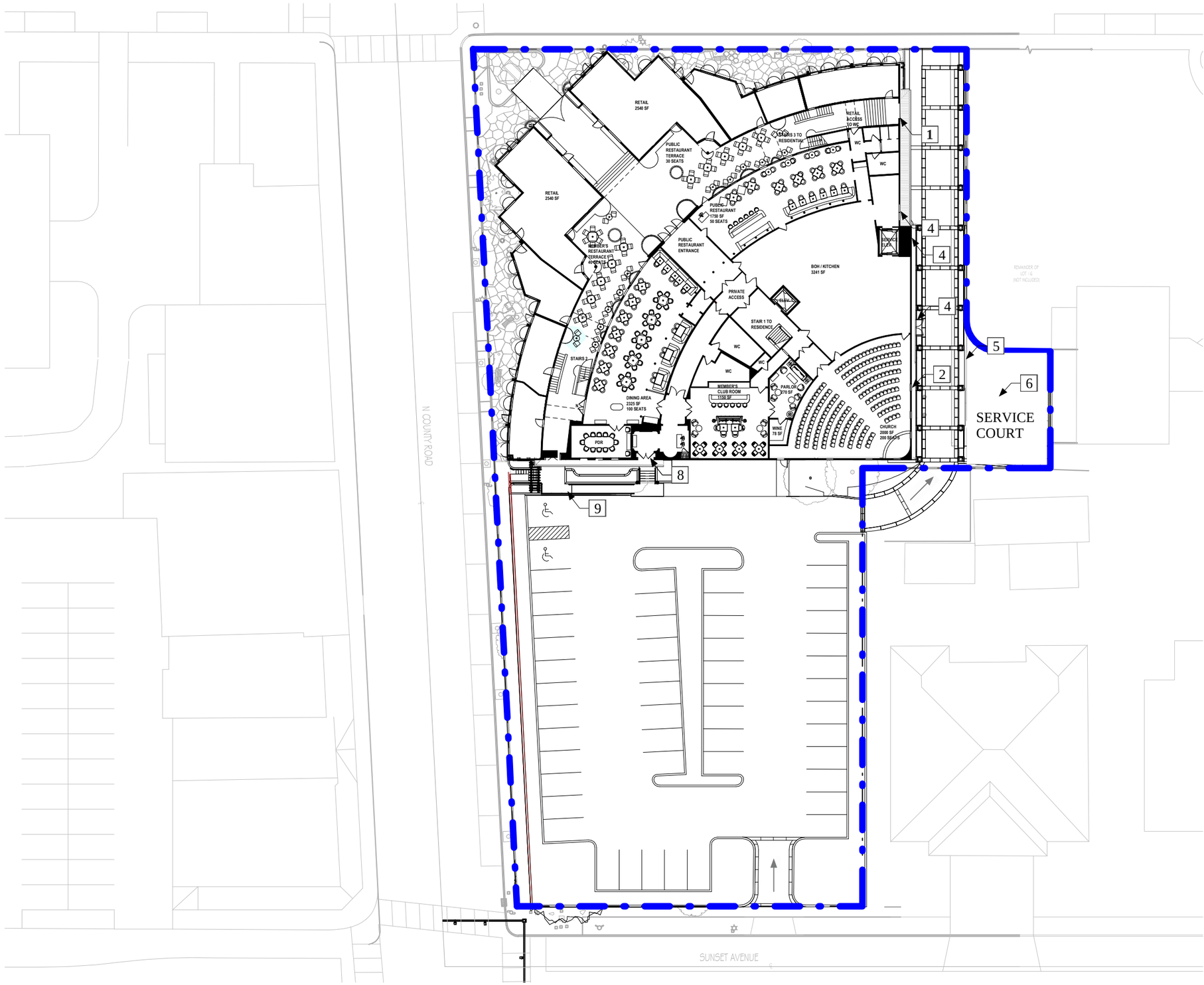
PROPOSED SITE PLAN & ROOF PLAN

C-2.2



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

NOTES

GROUND FLOOR AREA:

RETAIL:	5,409 SF
COURTYARD:	4,816 SF
CHURCH/CLUB/CAFE:	13,697 SF
TOTAL:	23,922 SF

DESIGN NOTES:

1. Widen existing portals

2. ADA access to patio

3. Reintroduce historic front doors *(sheets D-10 & D-11)*

4. New service/egress doors

5. Service gate *C-7)*

6. Service court *(see sheet A-17.3 for equipment location and details)*

7. Restore historic colonnade

8. New southern entry *(sheets D-20 & D-21)*

9. ADA access to patio from parking lot *(see sheet D-21)*

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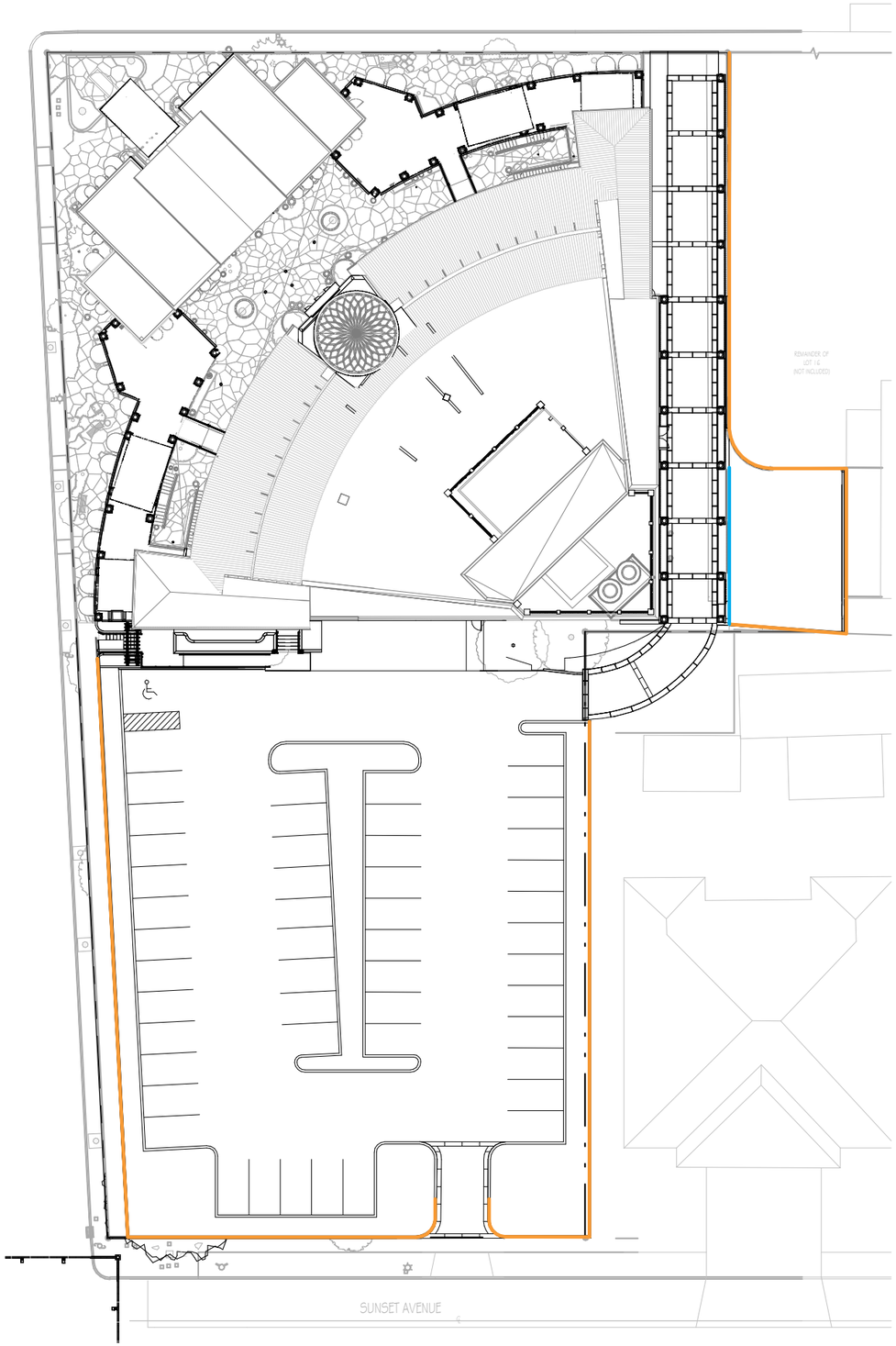
PROPOSED SITE PLAN & ROOF PLAN

C-3.1



SCALE: 1" = 40'
0’ 20’ 40’

N



1. East Service Gate
(Service gates to slide back and stack for service vehicle entry)

LEGEND

- Gates
- Existing Walls

NOTES

MATERIAL:
Decorative Metal Gate

For all elevations of the gates shown in this diagram, please see sheets D-6.1 and D-6.2

PROPOSED FENCES, GARDEN WALLS & GATES

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Historic Paramount Theater

139 N COUNTY RD
PALM BEACH, FL 33480

WEG PARAMOUNT, INC

NO.	DATE	DESCRIPTION

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

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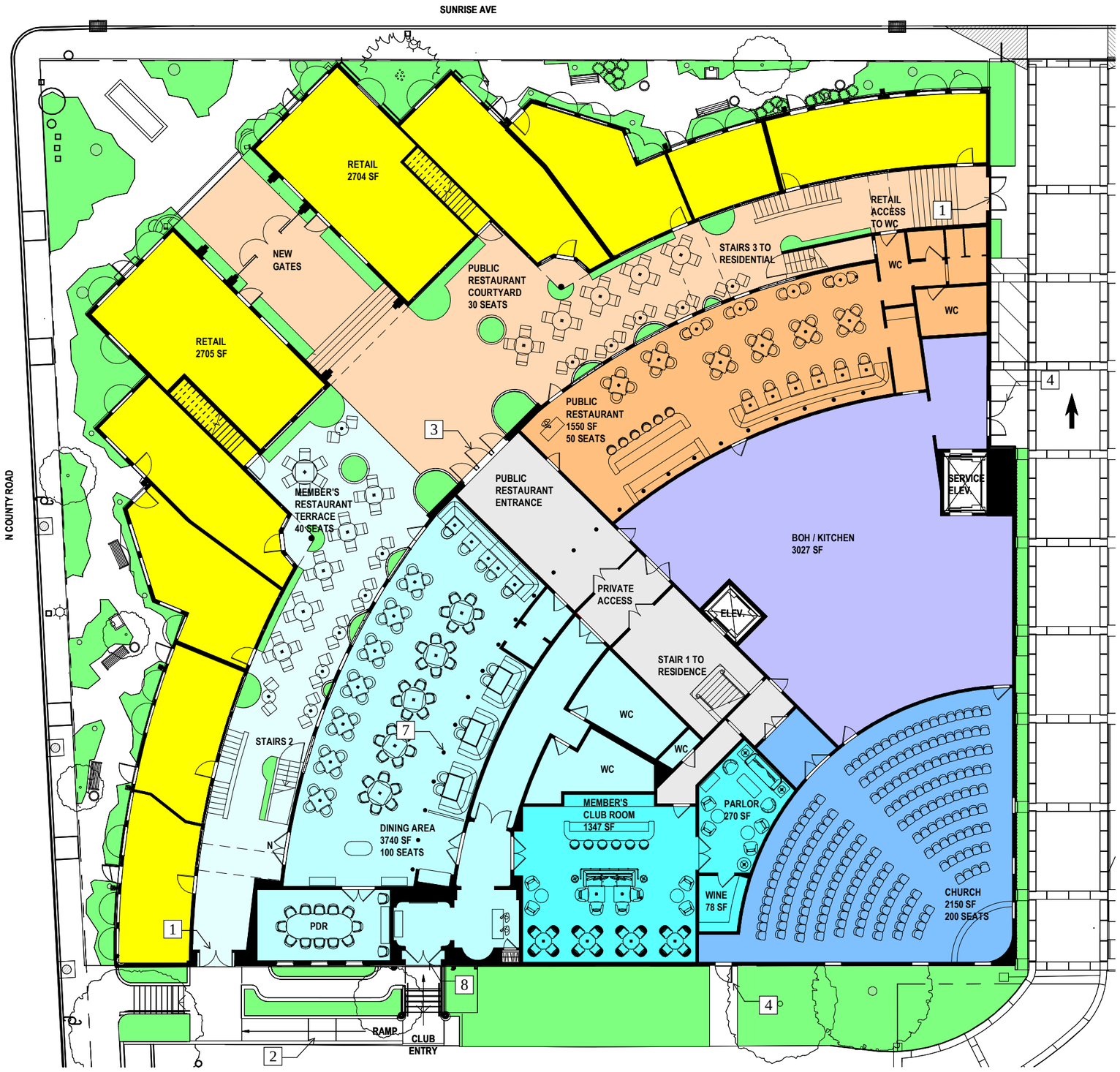
PROPOSED FENCE, GARDEN WALLS & GATES

C-7



1 PROPOSED - FIRST FLOOR
1" = 20'-0"

AREA CALCULATIONS

RETAIL 5,409SF/30 =	181 OCC
*CAFE 1,550SF/15 =	104 OCC
BOH 3,027SF/300 =	11 OCC
**SOCIAL CLUB DINNING 3,740SF	225 OCC
** MEMBERS CLUB/PARLOR 1,346SF	
CHURCH 2,149SF/30	72 OCC
CIRCULATION 1,381SF	

TOTAL OCCUPANCY 1ST FLOOR = 593

*RESTROOMS REMOVED FROM AREA SF OF OCCUPANCY CALCULATIONS.
**POSTED MAXIMUM OCCUPANCY LIMITED TO 225 OCCUPANTS

USE	Weekday Before 4 PM	Weekday 4:00 - 6:00 PM	Weekday After 6:00 PM	Weekend Before 12:00 PM	Weekend After 12:00 PM
RETAIL**	27	27	8	27	27
CLUB	0	0	44	0	44
CHURCH*	3	3	0	50	0
CAFE	35	0	0	35	35
RESIDENCE	7	7	7	7	7
TOTAL =	72	37	59	119	113

*CHURCH PARKING ASSUMES JUST ADMINISTRATIVE PARK DURING THE WEEK (5% OF PARKING REQUIREMENT)
**1600 SF RETAIL IS PROPOSED TO REMAIN OPEN AFTER 6:00 PM
NOTE:CHURCH OPERATIONS IS NOT CONCURRENT WITH SOCIAL CLUB HOURS.

PLUMBING FIXTURE CALCULATIONS

BUILDING / OCCUPANCY	WATER CLOSETS		LAVATORIES		DRINKING FOUNTAIN	SERVICE SINK
TABLE 403.1 PLUMBING	MALE	FEMALE	MALE	FEMALE		
CLUB/BAR 225 OCC	2.81	4.66	1.5	1.5	.45	
CAFE 104 OCC	1.44	1.44	.26	.26	.21	
CHURCH 72 OCC	.24	.48	.18	.18	.072	
RETAIL 181 OCC	.181	.181	.12	.12	.181	
TOTAL REQUIREMENTS	4.671	6.761	2.06	2.06	.913	1
TOTAL PROVIDED	5	7	3	3	1	1

DESIGN NOTES:

1. Widen existing portals add new gates
2. ADA access to courtyard
3. Reintroduce historic front doors
4. New service/egress doors
5. Service gate (Not Shown)
6. Service court (Not Shown)
7. Restore historic colonnade
8. New southern entry

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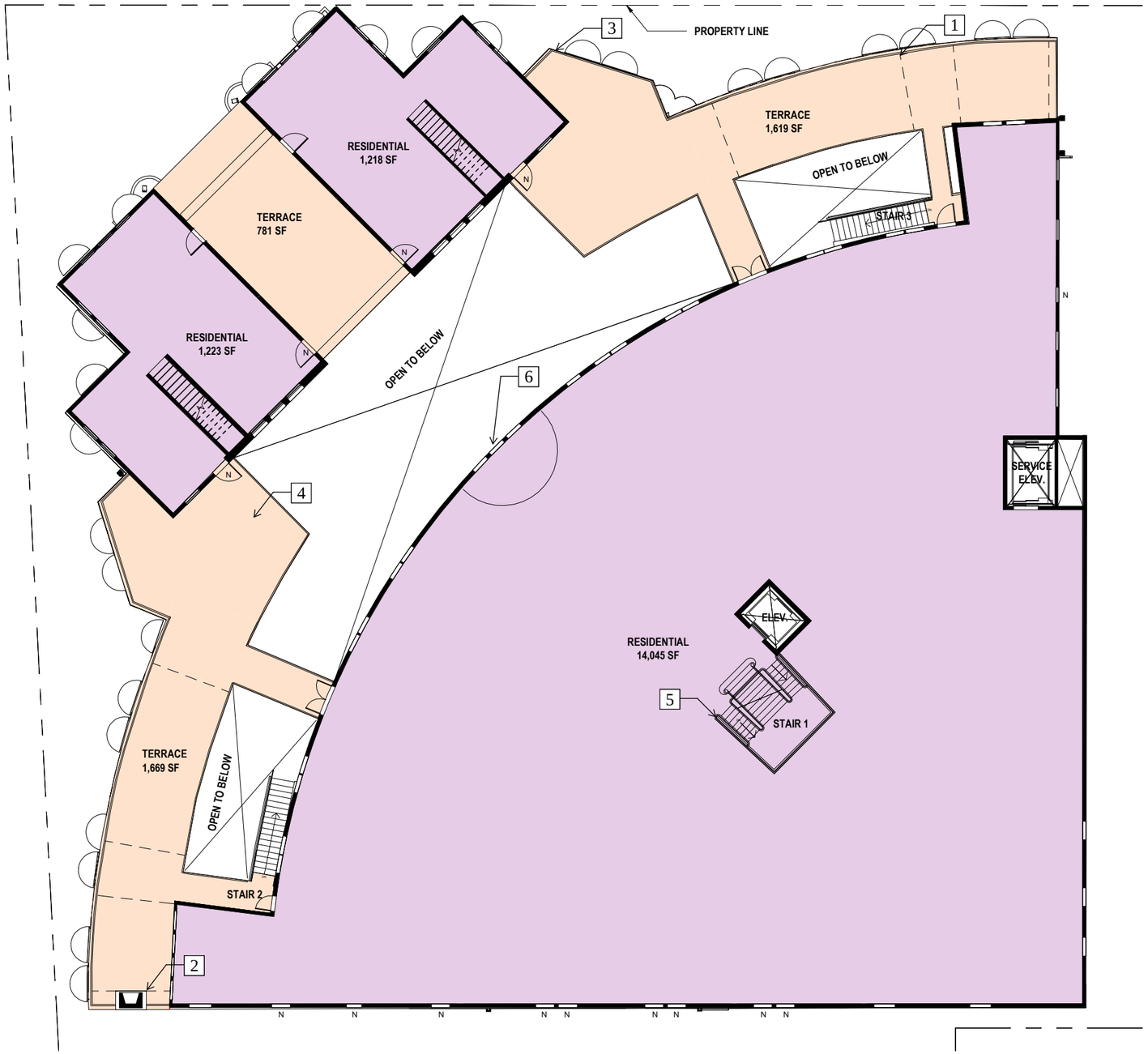
PROPOSED SEATING PLAN - GROUND FLOOR

C-8.1



1 PROPOSED - SECOND FLOOR
1" = 20'-0"

AREA CALCULATIONS

	RESIDENTIAL 16,486 SF/200 = (2ND FLOOR)	85 OCC
	TERRACE 4,069 SF/200 =	22 OCC
	TOTAL OCCUPANCY 2ND FLOOR = 107	

DESIGN NOTES:

1. Reintroduce historic fabric canopies and awnings

2. Reintroduce historic exterior fireplace/chimney

3. Reintroduce historic railings and planter boxes

4. Reintroduction of landscaped terraces

5. New residential stair case

6. Restore courtyard elevation

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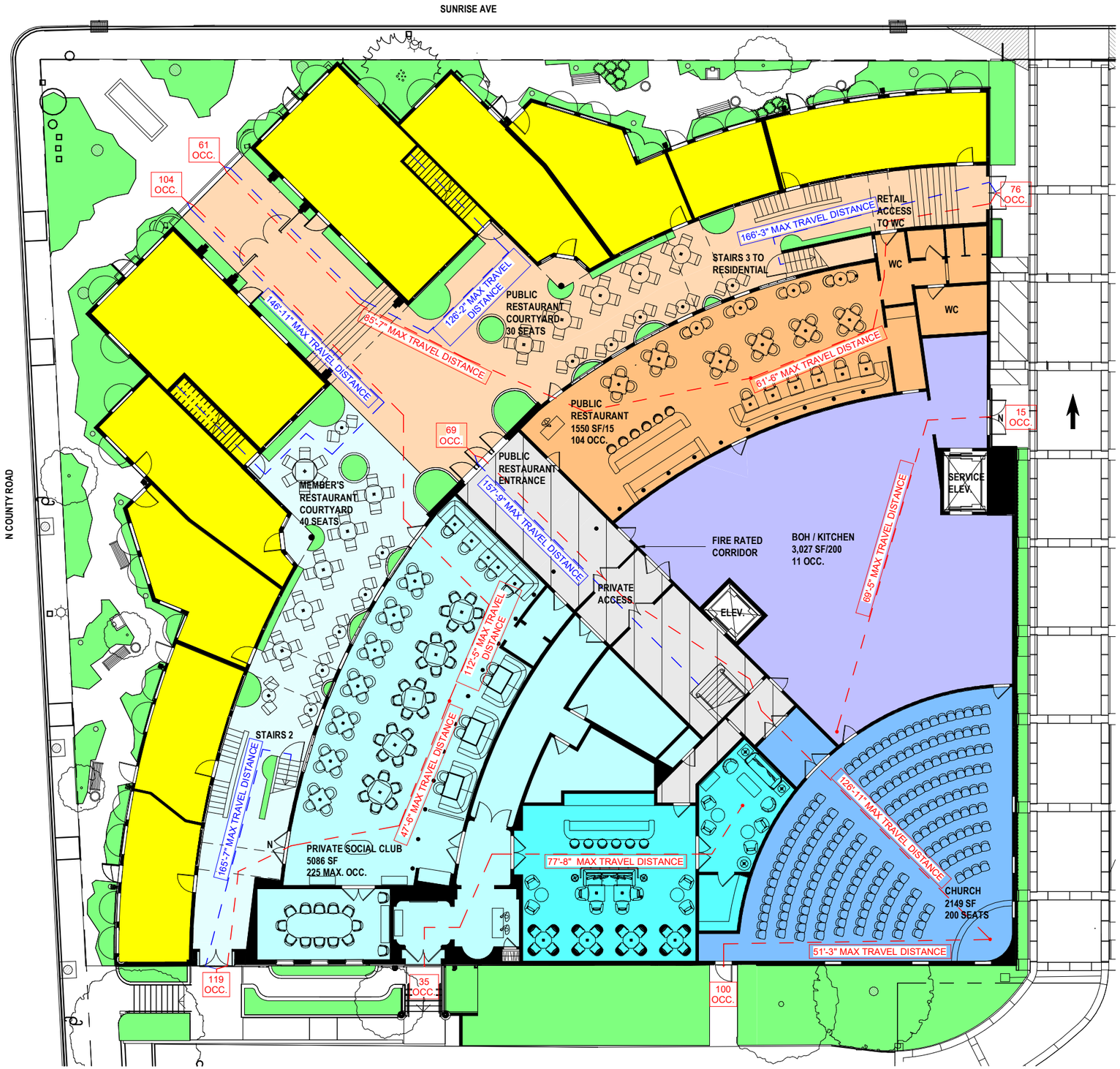
PROPOSED SEATING PLAN - SECOND FLOOR

C-8.2



1 FIRST FLOOR LIFE SAFETY PLAN
1" = 20'-0"

LIFE SAFETY CODE TABULATION

MAXIMUM TRAVEL DISTANCE

OCCUPANT LOAD — XXX OCC.

TRAVEL DISTANCE FROM UPPER LEVEL

TYPE OF CONSTRUCTION
TYPE IIIB SPRINKLERED

MAXIMUM TRAVEL DISTANCE = 250'-0"

REQUIRED SEPERATION OF OCCUPANCIES ASSEMBLY AND RESIDENTIAL 1 HOUR

FIRE RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS (HOURS) EXTERIOR BEARING WALLS 2 HOURS

NUMBER OF EXIT REQUIRED GROUND FLOORS = 3 PROVIDED 6

NUMBER OF EXIST REQUIRED SECOND FLOOR = 2 PROVIDED 3

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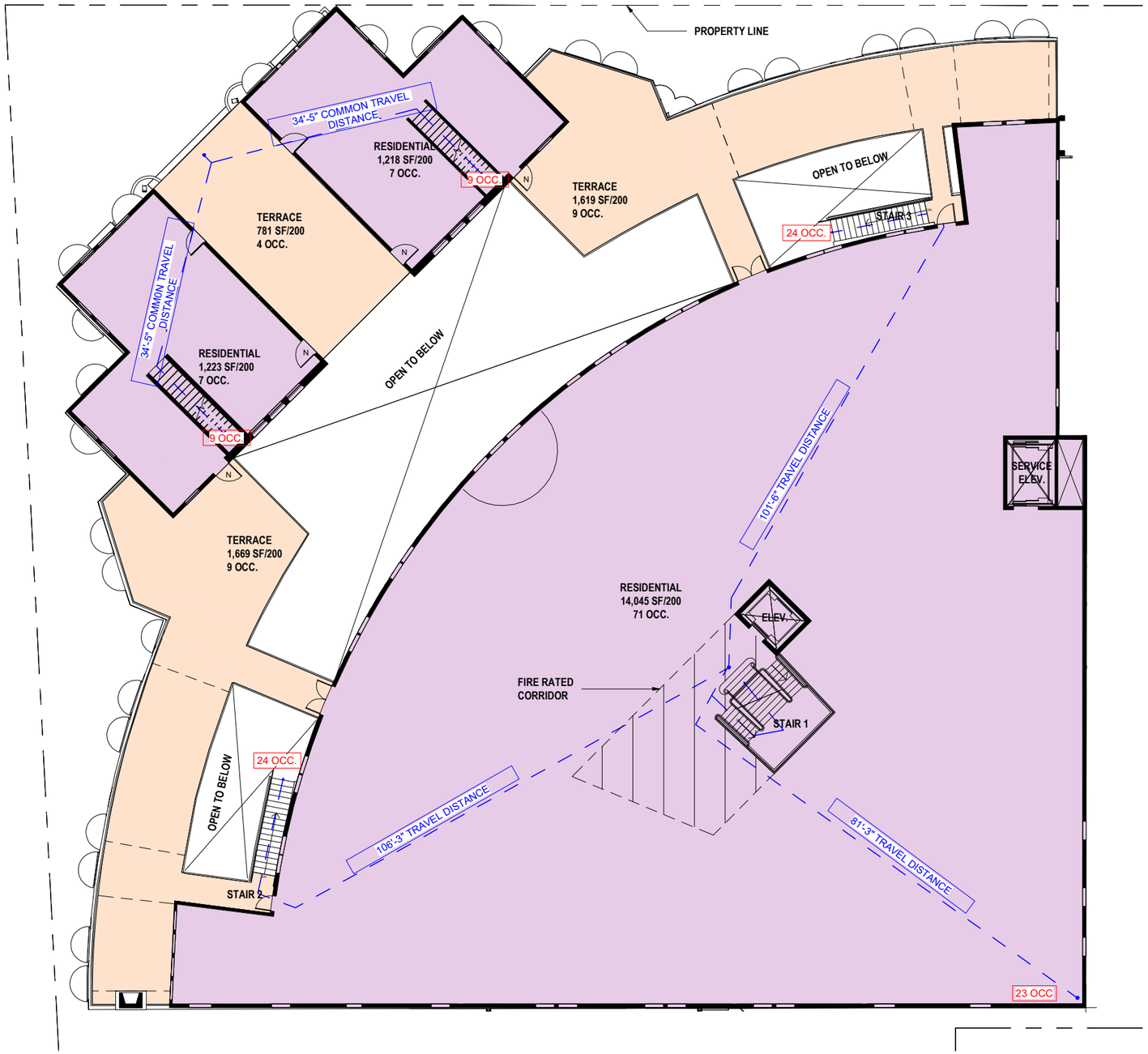
FIRST FLOOR LIFE SAFETY PLAN

C-9



1 SECOND FLOOR LIFE SAFETY PLAN
1" = 20'-0"

LIFE SAFETY CODE TABULATION

MAXIMUM TRAVEL DISTANCE

OCCUPANT LOAD — XXX OCC.

TRAVEL DISTANCE FROM UPPER LEVEL

TYPE OF CONSTRUCTION
TYPE IIIB SPRINKLERED

MAXIMUM TRAVEL DISTANCE = 250'-0"

REQUIRED SEPERATION OF OCCUPANCIES	ASSEMBLY AND RESIDENTIAL 1 HOUR
FIRE RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS (HOURS)	EXTERIOR BEARING WALLS 2 HOURS
NUMBER OF EXIT REQUIRED GROUND FLOORS = 3	PROVIDED 6
NUMBER OF EXIST REQUIRED SECOND FLOOR = 2	PROVIDED 3

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SECOND FLOOR LIFE SAFETY PLAN

C-10



2 EXISTING INTERIOR COURTYARD ELEVATION - MAIN BUILDING
1" = 20'-0"



1 PROPOSED INTERIOR COURTYARD ELEVATION - MAIN BUILDING
1" = 20'-0"

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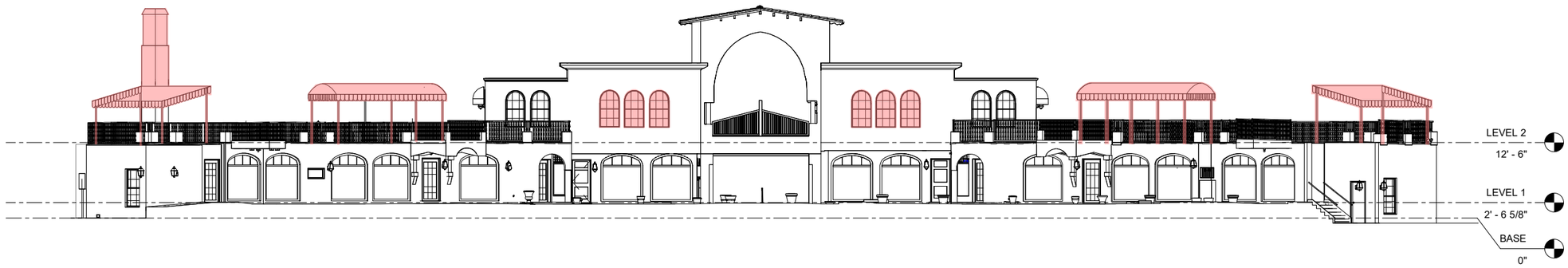
INTERIOR COURTYARD ELEVATION - MAIN BUILDING

C-11



2 EXISTING INTERIOR COURTYARD ELEVATION - RETAIL
1" = 20'-0"



1 PROPOSED INTERIOR COURTYARD ELEVATION - RETAIL
1" = 20'-0"

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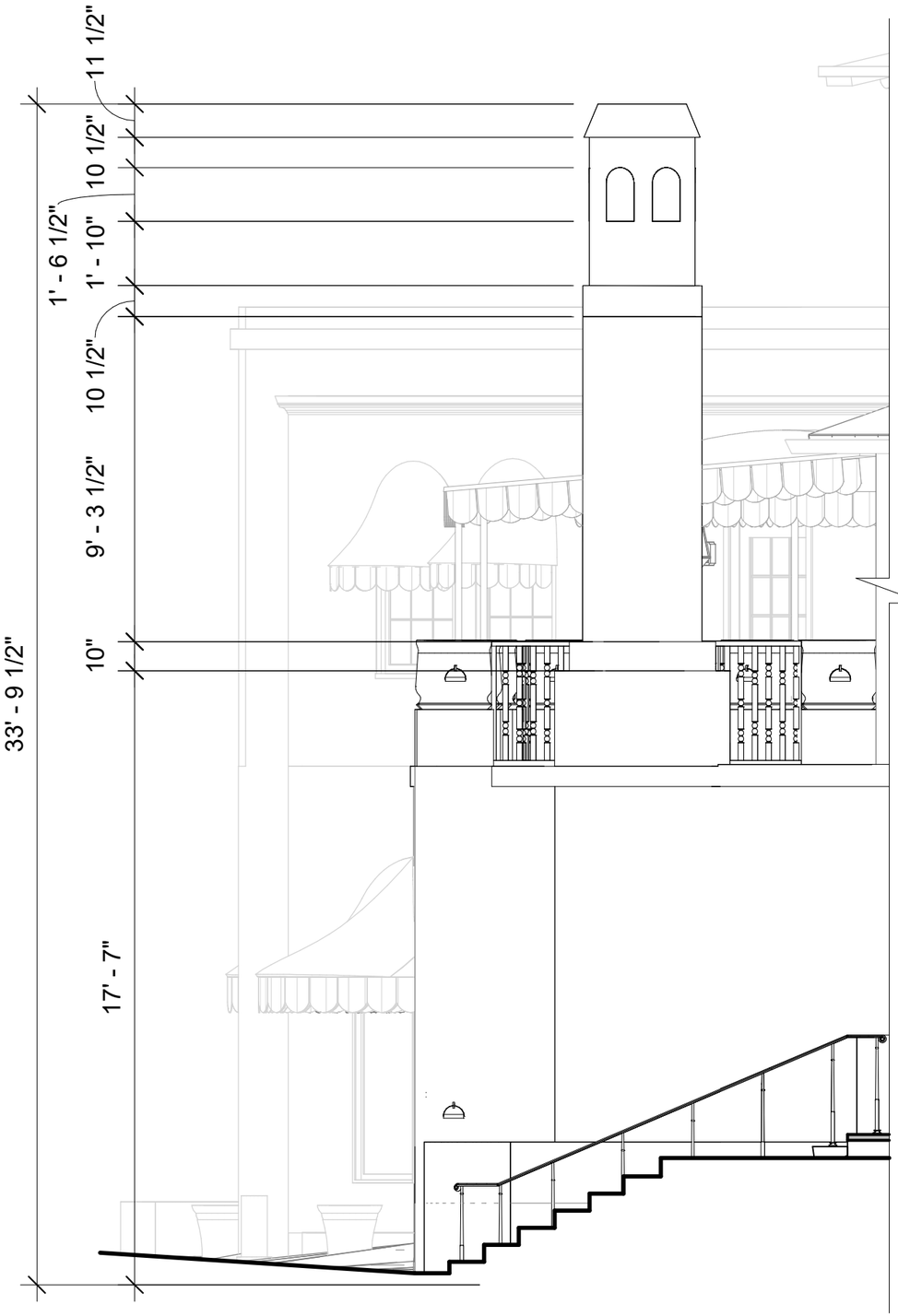
INTERIOR COURTYARD ELEVATION - RETAIL

C-12



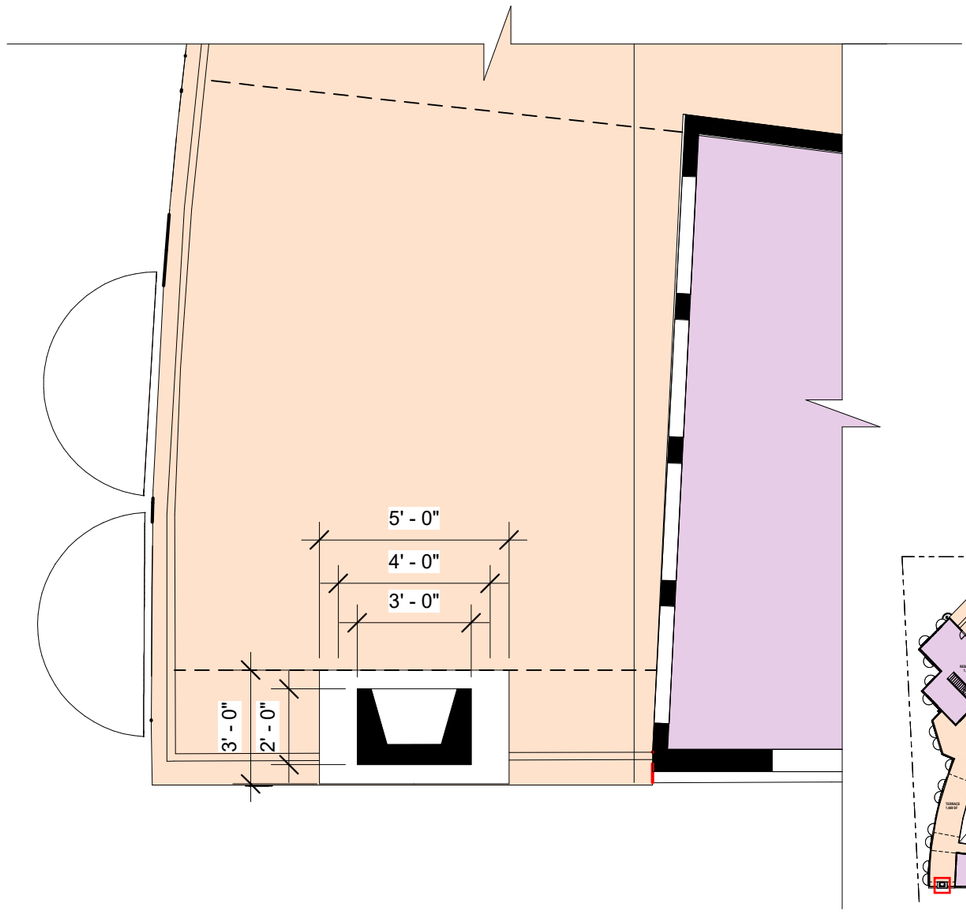
2 CHIMNEY ELEVATION
1/4" = 1'-0"



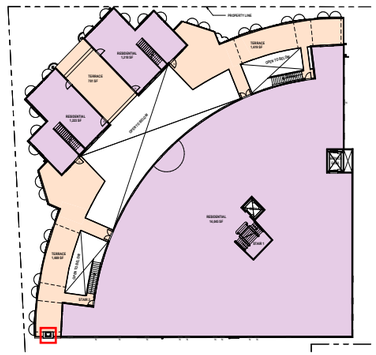
HISTORICAL PHOTO



HISTORICAL POSTCARD



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



KEY PLAN

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PROPOSED CHIMNEY DETAILS

C-13



SUN & SURF CONDOS | SUNRISE AVE. | **PARAMOUNT THEATER** | N. COUNTY ROAD | EXISTING PARKING

EXISTING



SUN & SURF CONDOS | SUNRISE AVE. | **PARAMOUNT THEATER** | N. COUNTY ROAD

PROPOSED

Proposed landscape omitted for drawing clarity, please refer to Landscape drawings (See sheet EL1)

STREET ELEVATION: NW CORNER

SCALE: 1/32 = 1'
0' 16' 32'

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RAMSA
ROBERT A.M. STERN ARCHITECTS

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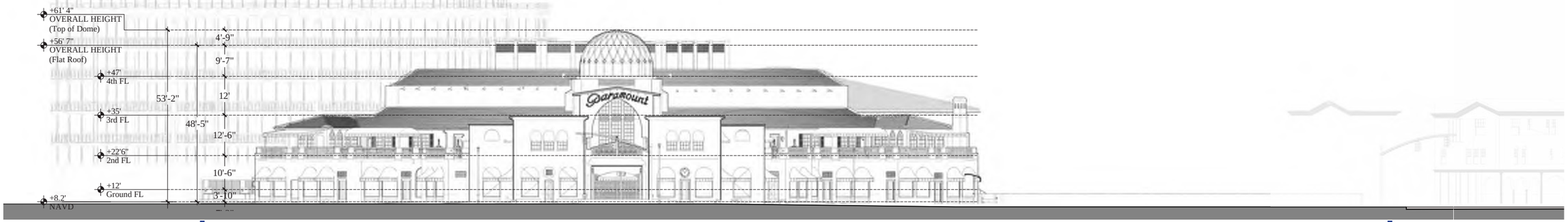
NORTH WEST STREET
ELEVATIONS (RENDERED)

D-1.1



PROPOSED WITHOUT NEW LANDSCAPING

NOTES

1. Point of measurement: +8.20 feet NAVD
6.79' NAVD for Sunset Avenue, 8.20' NAVD for North County Road, 8.55' NAVD for Sunrise Avenue

2. Overall NAVD height of Paramount Theatre: +61' 4"

3. Overall NAVD height of Paramount Theatre Dome: +56' 7"

4. Exact locations of relocated infrastructure will be coordinated with the Town and all other applicable governmental agencies.

LEGEND

Property Line

STREET ELEVATION: NW CORNER

SCALE: 1/32 = 1'
0' 16' 32'

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

D-1.2



151 N. County rd | Sunrise Ave. | **PARAMOUNT THEATER** | Existing Parking | Sunset Ave. | 113 N. County rd

EXISTING



151 N. County rd | Sunrise Ave. | **PARAMOUNT THEATER** | Sunset Ave.

PROPOSED

Proposed landscape omitted for drawing clarity, please refer to Landscape drawings (See sheet EL2)

STREET ELEVATION: WEST ALONG N. COUNTY ROAD

SCALE: 1/32 = 1'
0' 16' 32'

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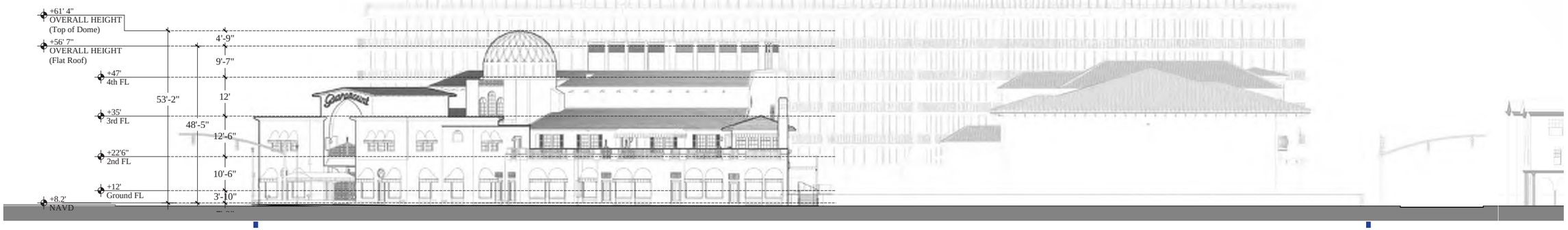
WEST STREET ELEVATIONS (RENDERED)

D-2.1



151 N. County rd

Sunrise Ave.

PARAMOUNT THEATER

Sunset Ave.

113 N. County rd

NOTES

1. Point of measurement: +8.20 feet NAVD
6.79' NAVD for Sunset Avenue, 8.20' NAVD for North County Road, 8.55' NAVD for Sunrise Avenue

2. Overall NAVD height of Paramount Theatre: +61' 4"

3. Overall NAVD height of Paramount Theatre Dome: +56' 7"

4. Exact locations of relocated infrastructure will be coordinated with the Town and all other applicable governmental agencies.

LEGEND

Property Line

STREET ELEVATION: WEST ALONG N. COUNTY ROAD

SCALE: 1/32 = 1'
0' 16' 32'

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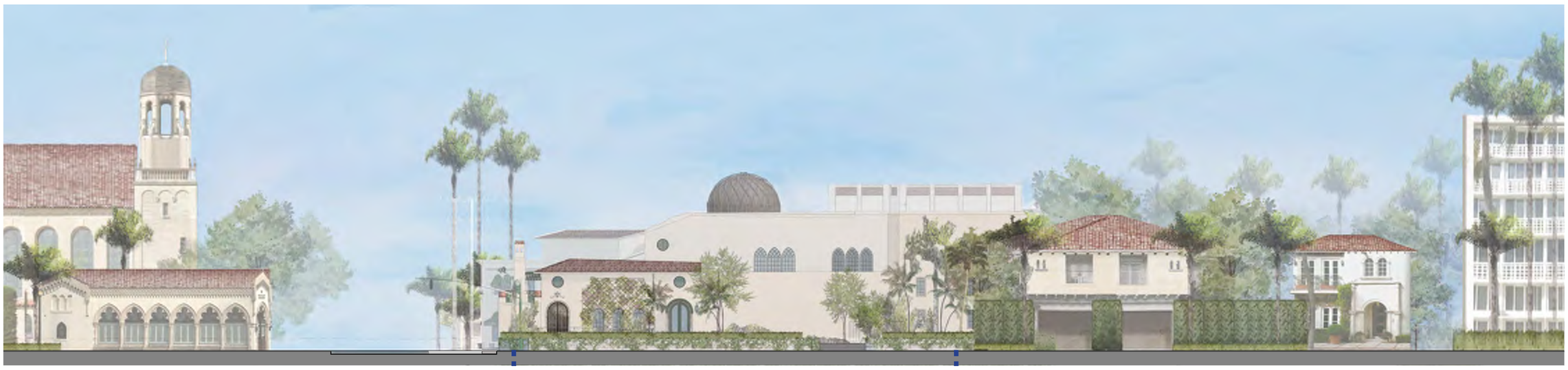
WEST STREET ELEVATIONS (ANNOTATED B&W, NO LANDSCAPE)

D-2.2



EXISTING



PROPOSED

Proposed landscape omitted for drawing clarity, please refer to Landscape drawings (See sheet EL3)

STREET ELEVATION: SOUTH ALONG SUNSET AVENUE

SCALE: 1/32 = 1'
0' 16' 32'

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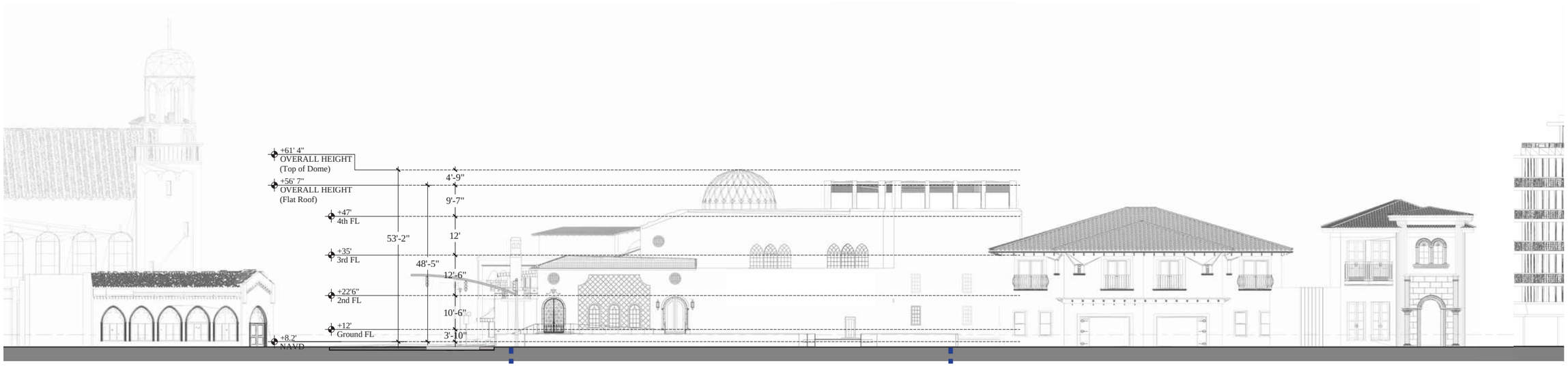
SOUTH STREET ELEVATIONS (RENDERED)

EXISTING COND. SET - CONCEPTUAL

D-3.1



PALM BEACH SYNAGOGUE

N. COUNTY ROAD

175 & 173 SUNSET AV.

159 SUNSET AV.

SUN & SURF CONDOS

NOTES

1. Point of measurement: +8.20 feet NAVD
6.79' NAVD for Sunset Avenue, 8.20' NAVD for North County Road, 8.55' NAVD for Sunrise Avenue

2. Overall NAVD height of Paramount Theatre: +61' 4"

3. Overall NAVD height of Paramount Theatre Dome: +56' 7"

4. Exact locations of relocated infrastructure will be coordinated with the Town and all other applicable governmental agencies.

LEGEND

PROPERTY LINE

STREET ELEVATION: SOUTH ALONG SUNSET AVENUE

SCALE: 1/32 = 1'
0' 16' 32'

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Historic Paramount Theater

139 N COUNTY RD
PALM BEACH, FL 33480

WEG PARAMOUNT, INC

RAMSA
ROBERT A.M. STERN ARCHITECTS

NO.	DATE	DESCRIPTION

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

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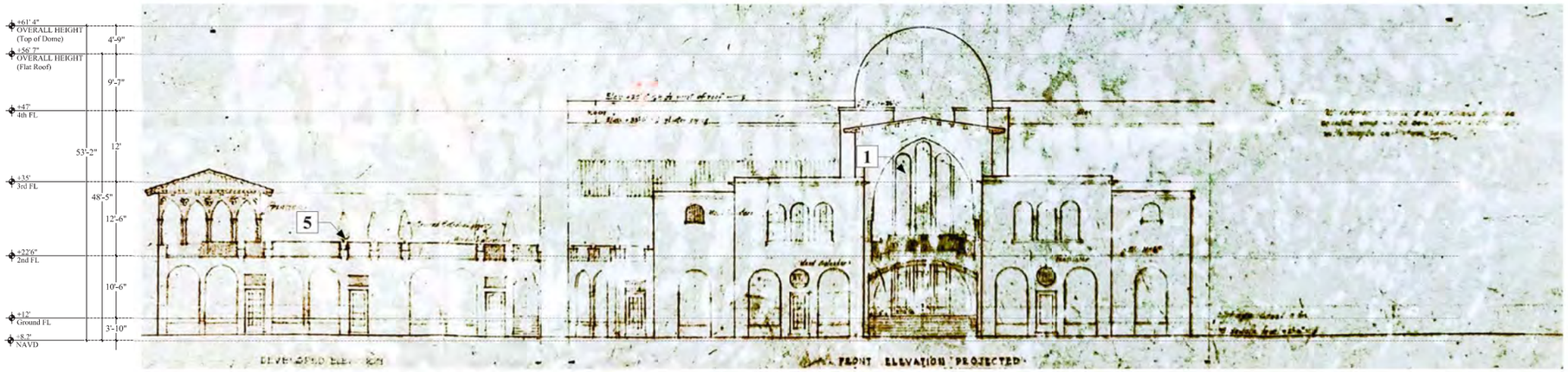
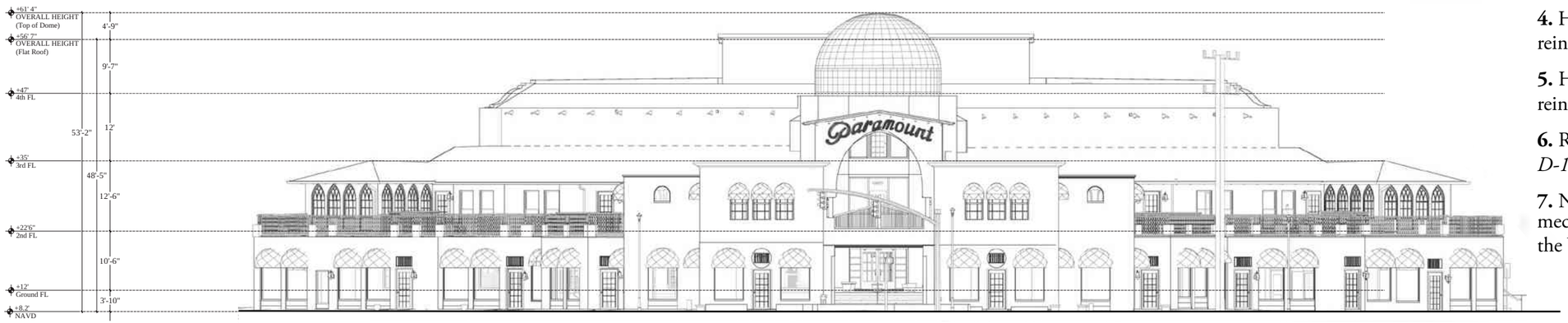
SOUTH STREET
ELEVATIONS (ANNOTATED
B&W, NO LANDSCAPE)

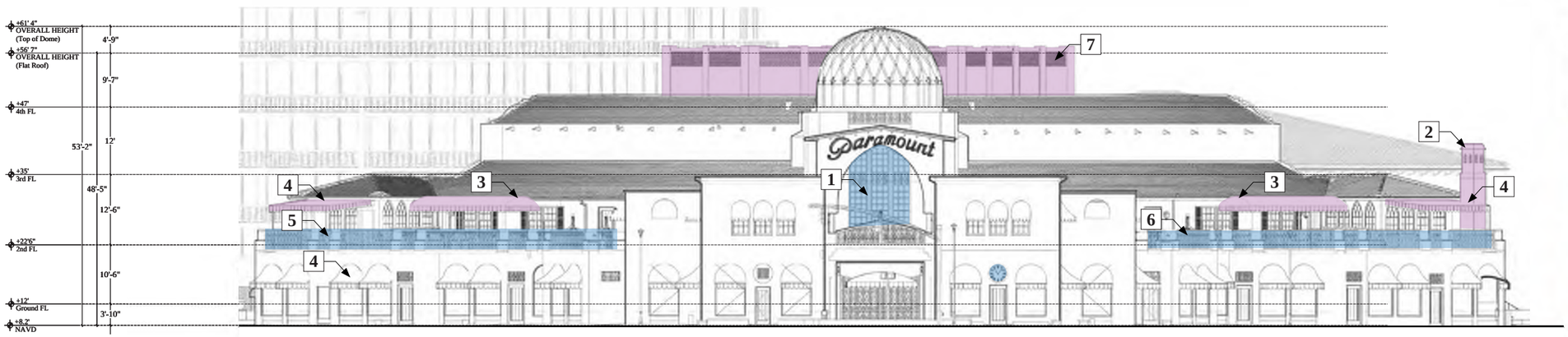
D-3.2



1926 - *Original Joseph Urban Drawing*



EXISTING



PROPOSED

THEATRE HISTORIC COMPARISON: NW CORNER ELEVATION

LEGEND

- Existing to be altered
- Proposed facade changes
- Proposed new structures

NOTES

1. Patio facade restoration *(see sheet D-10 & D-11)*

2. Historic chimney reintroduced *(see sheet A-6)*

3. Historic canopies reintroduced *(see sheet D-16)*

4. Historic awnings reintroduced *(see sheet D-17)*

5. Historic planters reintroduced *(see sheet D-18)*

6. Railings restored *(see sheet D-18)*

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

KEY PLAN



GRAPHIC SCALE 0' 8' 16'

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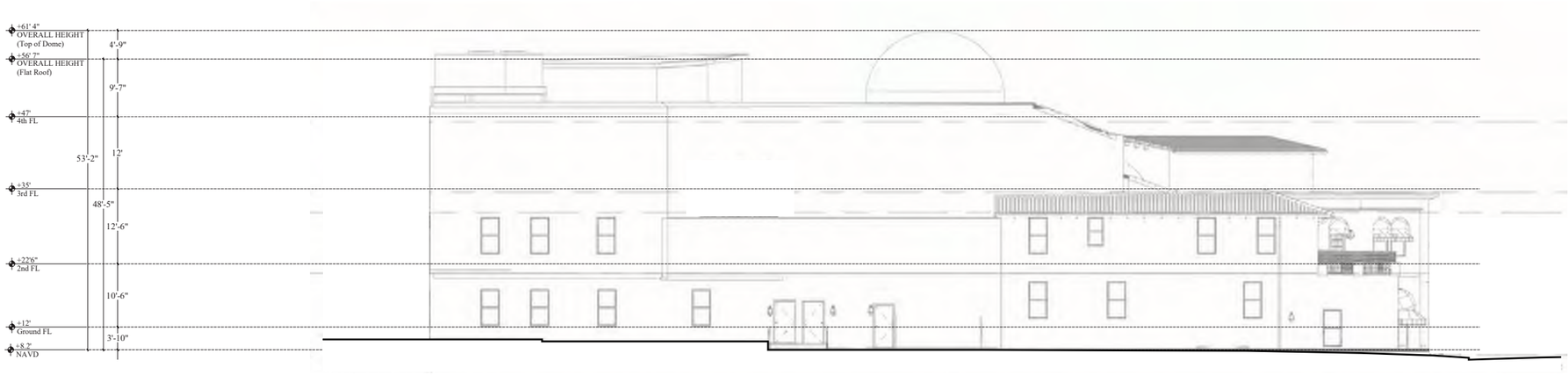
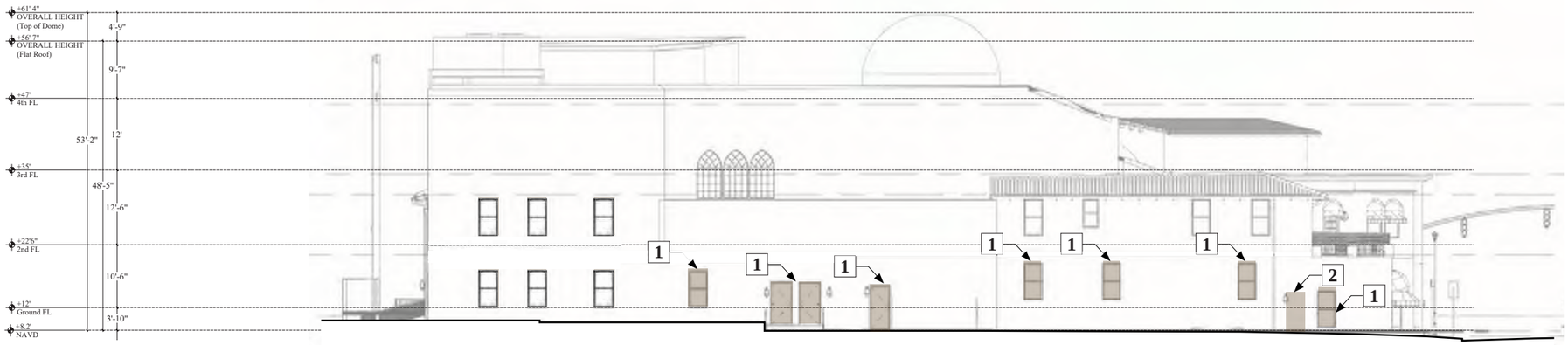
THEATER HISTORIC COMPARISON - NORTH WEST

EXISTING COND. SET - CONCEPTUAL

D-4.1



1927 - *Approximate Elevation, pending further archival information*



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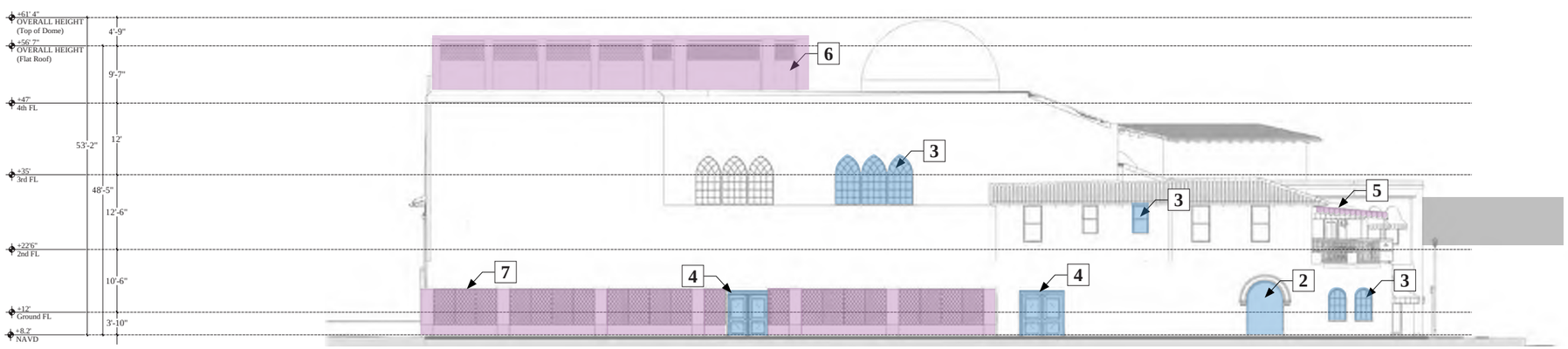

PROPOSED

THEATRE HISTORIC COMPARISON: EAST ELEVATION

LEGEND

- Existing to be altered
- Proposed facade changes
- Proposed new structures

NOTES

1. Existing window/door to be removed

2. Existing opening to be widened

3. Window to be constructed

4. Door to be constructed

5. Historic canopies reintroduced *(sheet D-16)*

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

7. New lattice to support greenery *(sheet D-21)*

KEY PLAN



GRAPHIC SCALE
0' 8' 16'

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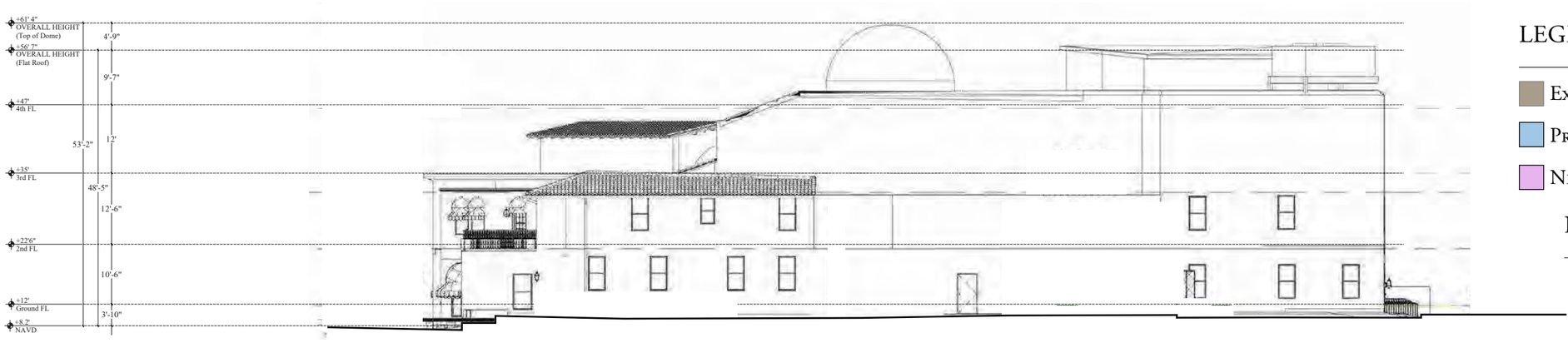
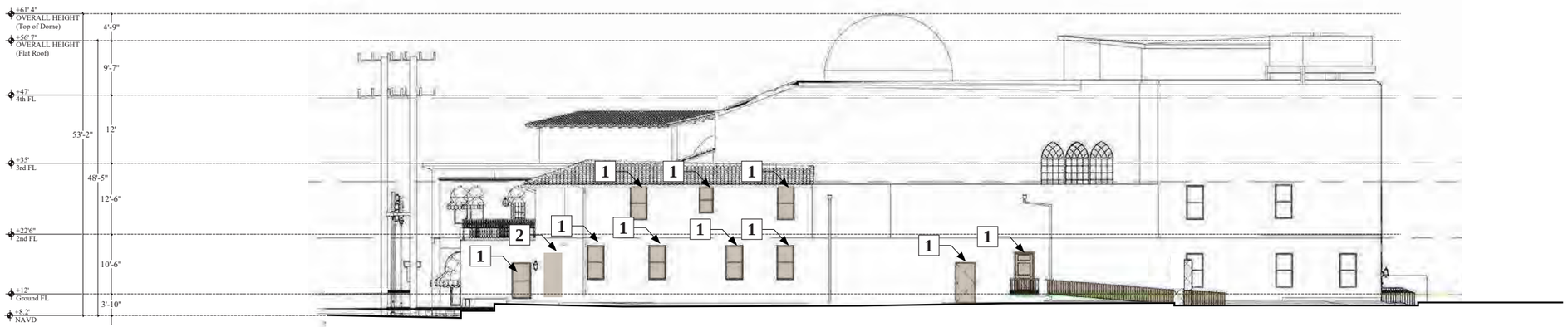
THEATER HISTORIC COMPARISON - EAST

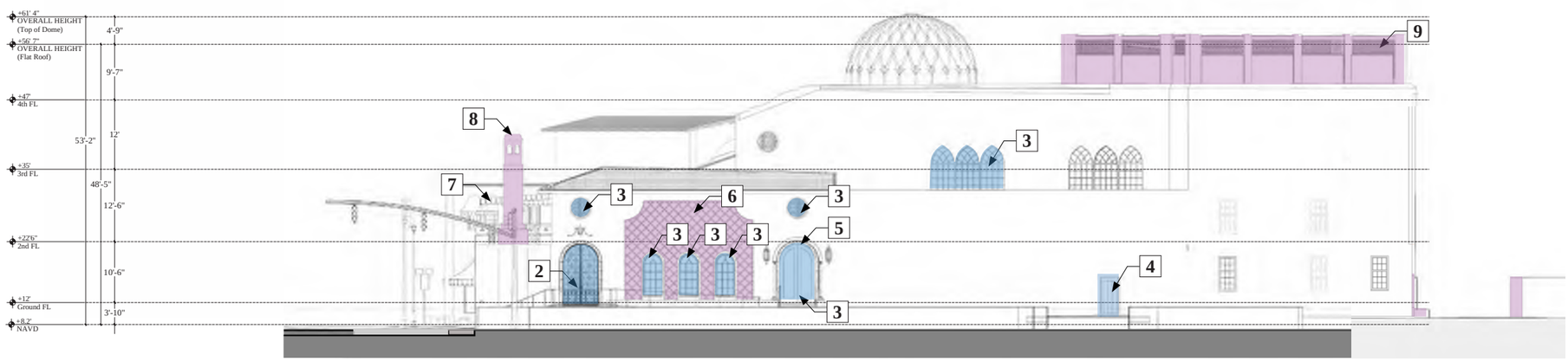
D-4.2



1927 - *Approximate Elevation, pending further archival information*



EXISTING



PROPOSED

THEATRE HISTORIC COMPARISON: SOUTH ELEVATION

LEGEND

- Existing to be altered
- Proposed facade changes
- New Architectural Elements

NOTES

1. Existing window/door to be removed

2. Existing opening to be widened *(sheet D-20)*

3. Window/door to be constructed

4. New fabric canopy over Club entry

5. New lattice to support greenery *(sheet D-21)*

6. ~~New walled garden courtyard~~ (REMOVED)

7. Historic awnings reintroduced *(sheet D-17)*

8. Reintroduce historic chimney

33' in height

9. Mechanical equipment screen *(sheet D-6.2)*

KEY PLAN



GRAPHIC SCALE
0' 8' 16'

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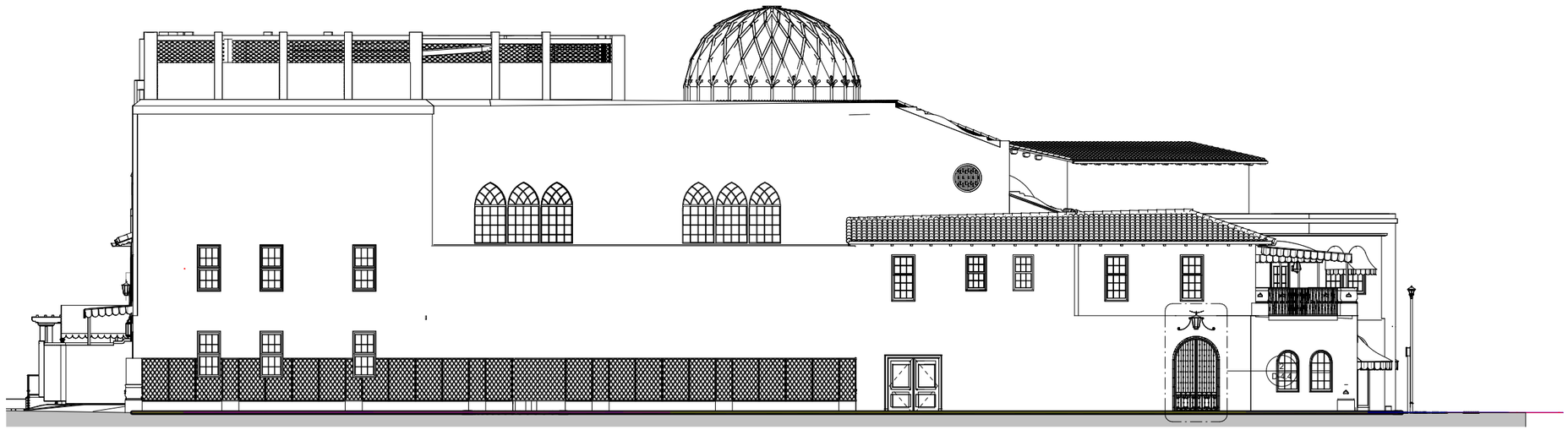
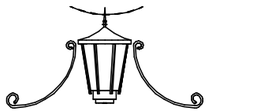
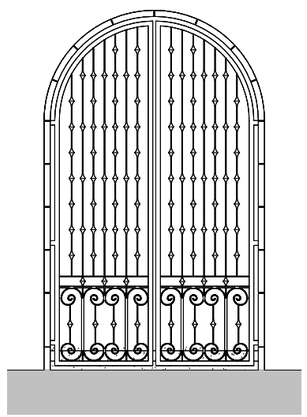
THEATER HISTORIC COMPARISON - SOUTH

D-4.3



1 PROPOSED THEATER EAST ELEVATION
NTS





2 PROPOSED THEATER EAST ELEVATION - Callout 1
NTS

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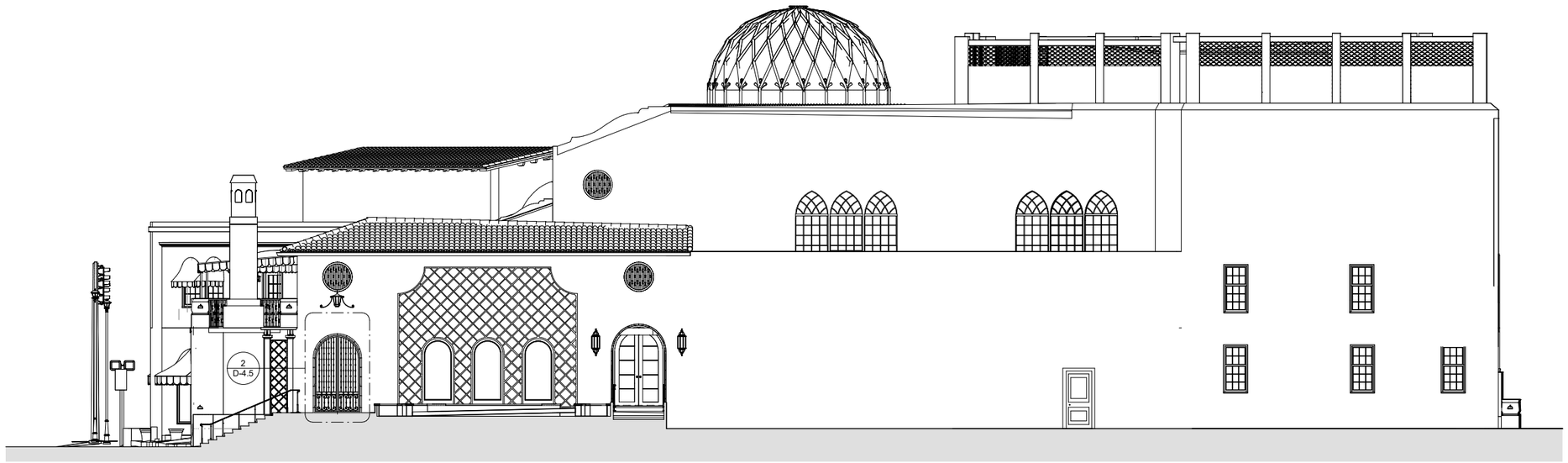
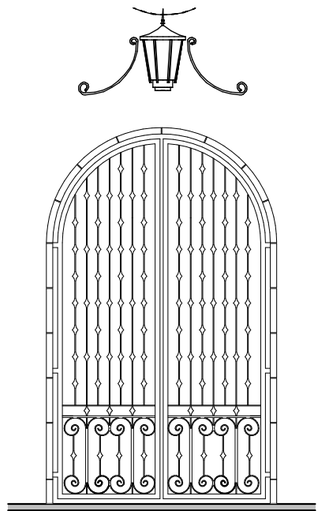
THEATER EAST ELEVATION - PROPOSED GATE

D-4.4



1 PROPOSED THEATER SOUTH ELEVATION
NTS



2 PROPOSED THEATER SOUTH ELEVATION - Callout 1
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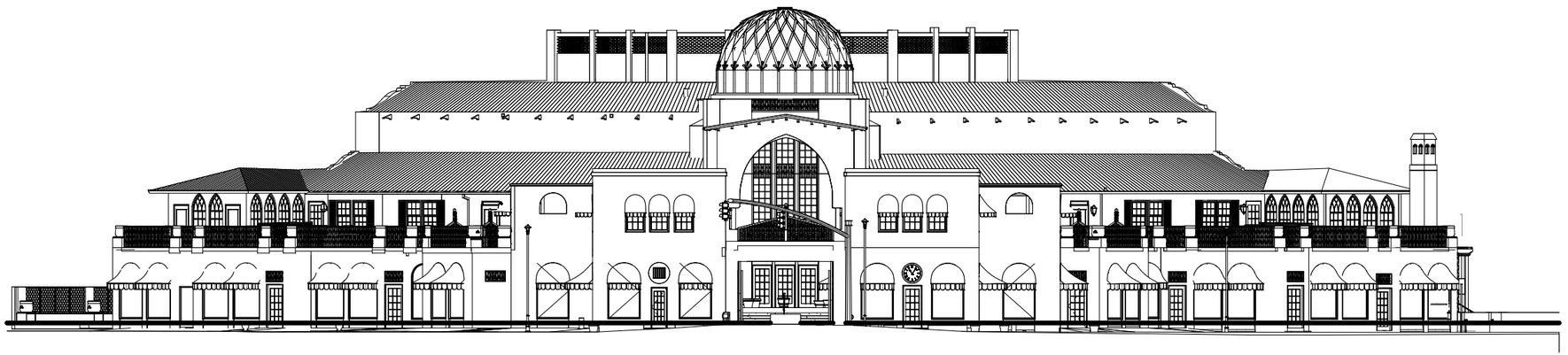
THEATER SOUTH ELEVATION - PROPOSED GATE

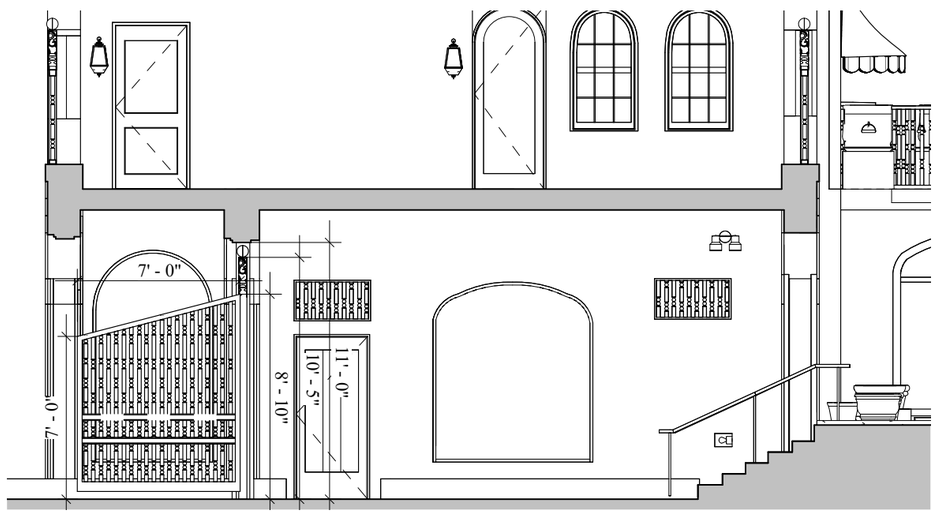
D-4.5



3 NORTHWEST OPTION - 1 - CLOSED GATE
NTS



2 NORTHWEST OPTION - 1 - OPEN GATE
NTS



1 NORTHWEST OPTION - 1 - SECTION
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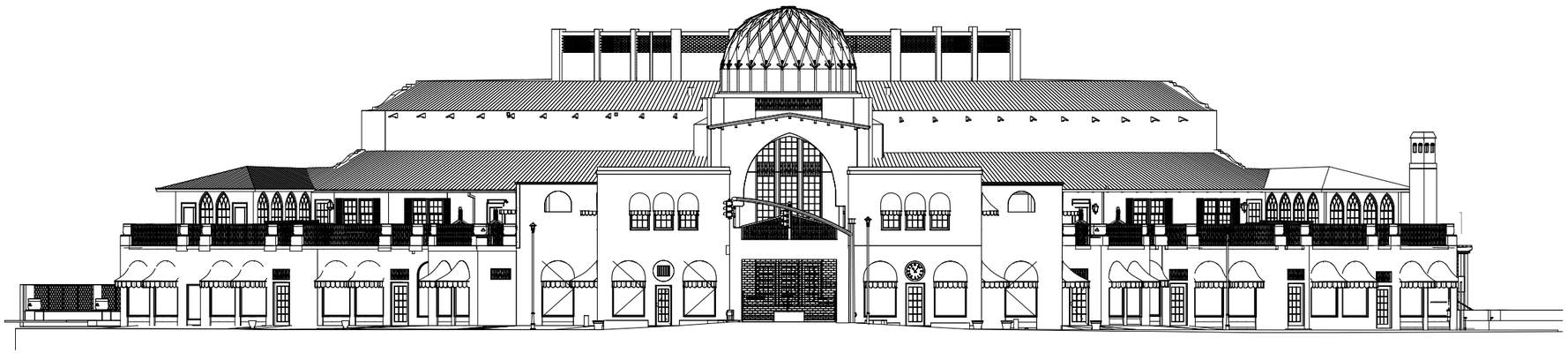
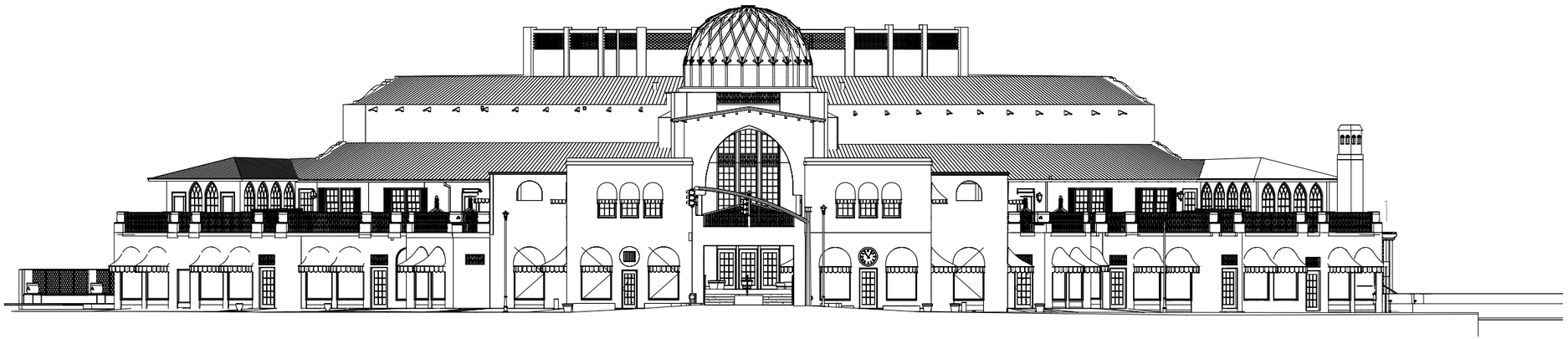
THEATER NORTHWEST ELEVATION - PROPOSED GATE

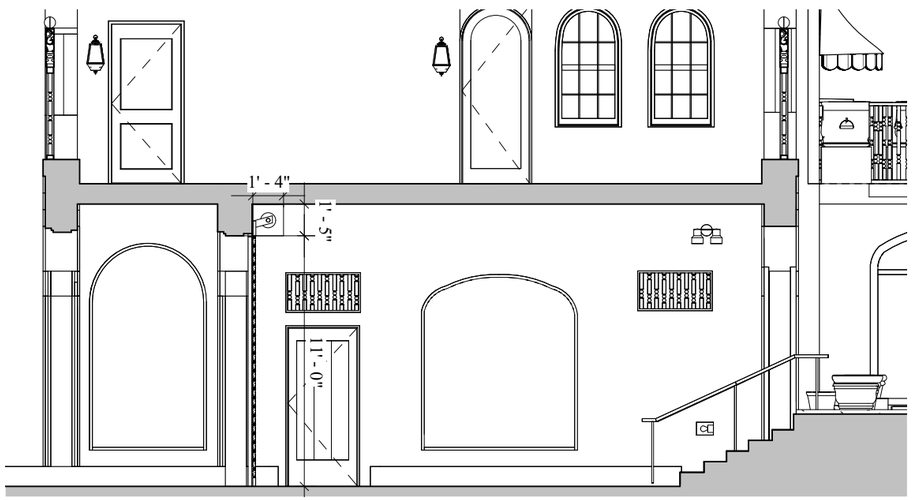
D-4.6



③ NORTHWEST OPTION 2 - CLOSED GATE
3/32" = 1'-0"



② NORTHWEST OPTION 2 - OPEN GATE
3/32" = 1'-0"



④ NORTHWEST OPTION - 2 - SECTION
NTS

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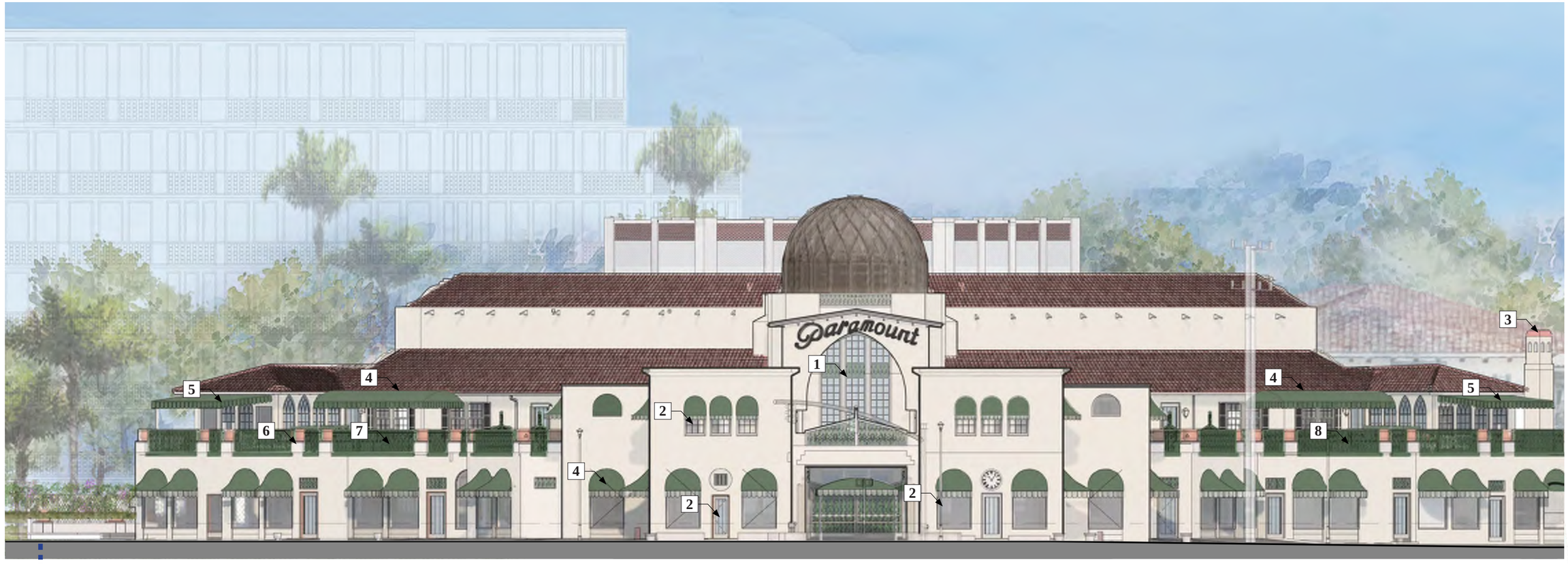
THEATER NORTHWEST ELEVATION - PROPOSED GATE

D-4.7



Sunrise Ave. **PARAMOUNT THEATER** N. County Road

PROPOSED ELEVATION

Proposed landscape omitted for drawing clarity, please refer to Landscape drawings (See sheet EL1)

NOTES

1. Patio facade restoration *(see sheet D-10 & D-11)*

2. Window/door replacement to meet code *(see sheet D-11 - D-15)*

3. Historic chimney reintroduced *(see sheet A-6)*

4. Historic canopies reintroduced *(see sheet D-16)*

5. Historic awnings reintroduced *(see sheet D-17)*

6. Historic planters reintroduced *(see sheet D-18)*

7. Historic railings reintroduced *(see sheet D-18)*

8. Rehabilitated terrace space *(see sheet D-19)*

LEGEND

Property Line

KEY PLAN



SCALE: 1/16 = 1'
0' 8' 16'

PROPOSED NW ELEVATION

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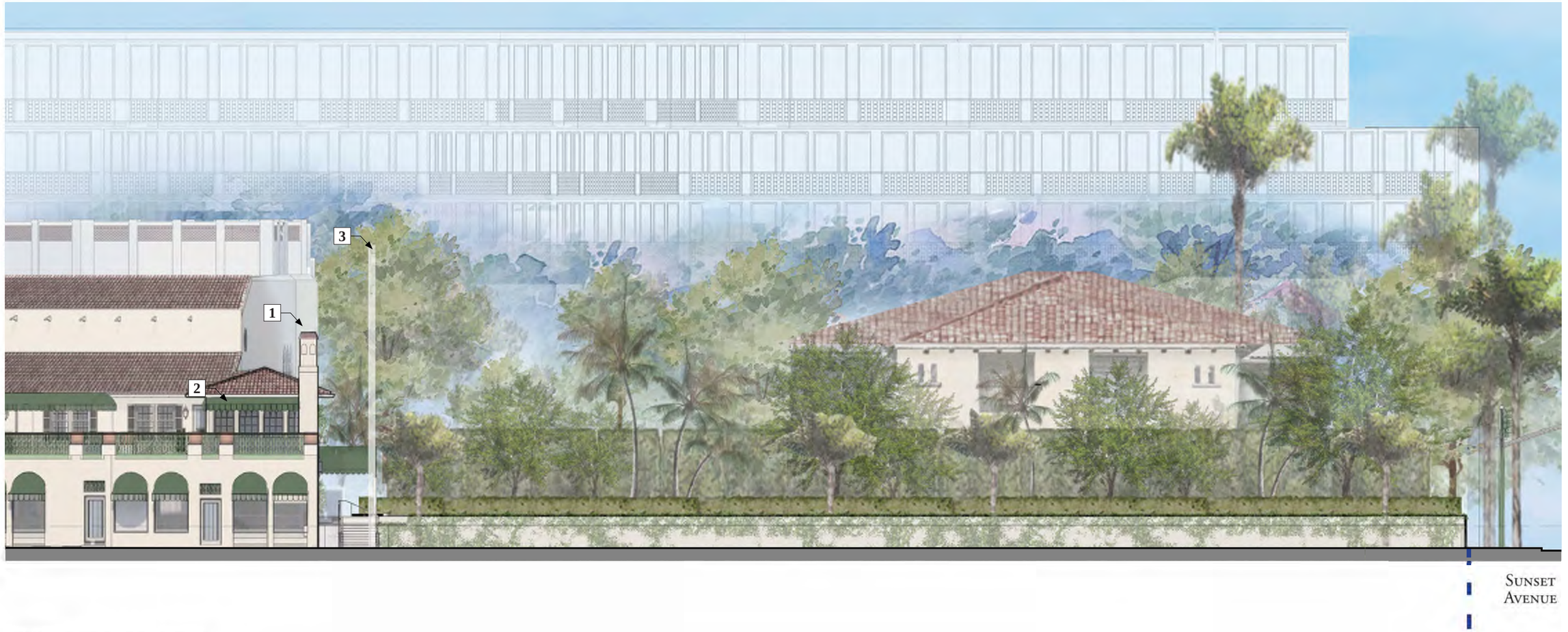
ENLARGED ELEVATIONS - NORTH WEST

D-5



PROPOSED ELEVATION

Proposed landscape omitted for drawing clarity, please refer to Landscape drawings

NOTES

1. Historic chimney reintroduced

2. Historic awnings reintroduced

3. Exact locations of relocated infrastructure will be coordinated with the Town and all other applicable governmental agencies.

LEGEND

Property Line

KEY PLAN



SCALE: 1/16 = 1'

0' 8' 16'

PROPOSED WEST ELEVATION

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ENLARGED ELEVATIONS - WEST

D-6.1



N. County Road

PROPOSED ELEVATION WITH LANDSCAPE

Proposed landscape omitted for drawing clarity, please refer to Landscape drawings (See sheet EL3)

NOTES

1. Entry to Theater Courtyard *(see sheet D-20)*

2. Parking Lot entry

3. Historic chimney reintroduced *(see sheet A-6)*

4. Exact locations of relocated infrastructure will be coordinated with the Town and all other applicable governmental agencies.

5. New Southern Entry with ADA Access *(see sheet D-20, D-21)*

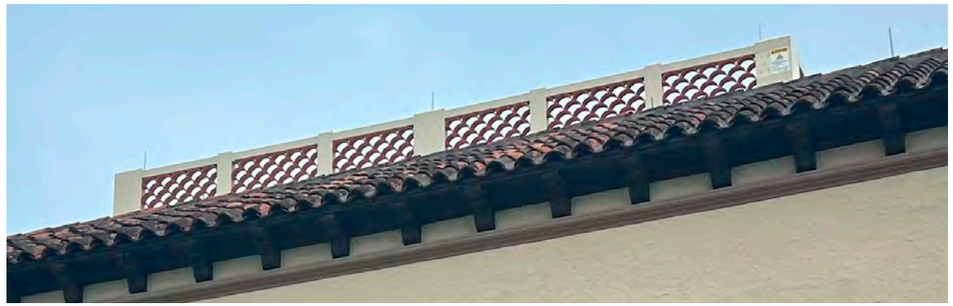
6. New Terracotta tile mechanical screen/ similar to the Vineta Hotel *(sheet A-17)*

7. Fabric canopy over club entrance

8. Windows Added

9. Door Added

PRECEDENTS FOR MECHANICAL SCREEN



TOWN HALL, PALM BEACH, 1925



VIA MIZNER, PALM BEACH, 1925



VINETA HOTEL, PALM BEACH, 1926

PROPOSED SOUTH ELEVATION

175 Sunset Av.

LEGEND

Property Line

KEY PLAN



SCALE: 1/16 = 1’

0’ 8’ 16’

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ENLARGED ELEVATIONS - SOUTH

D-6.2



KEY

- CHURCH
- CAFE
- CLUB
- RESIDENTIAL
- RETAIL

KEY PLAN



SCALE: 1/32 = 1'

0' 16' 32'

SITE SECTION LOOKING WEST

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since 1988

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West Palm Beach, FL 33401
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www.regarchitects.com

Historic Paramount Theater

139 N COUNTY RD
PALM BEACH, FL 33480

WEG PARAMOUNT, INC

NO.	DATE	DESCRIPTION

DATE	10/23/2025
MODELED	SR
CHECKED	JT/REG
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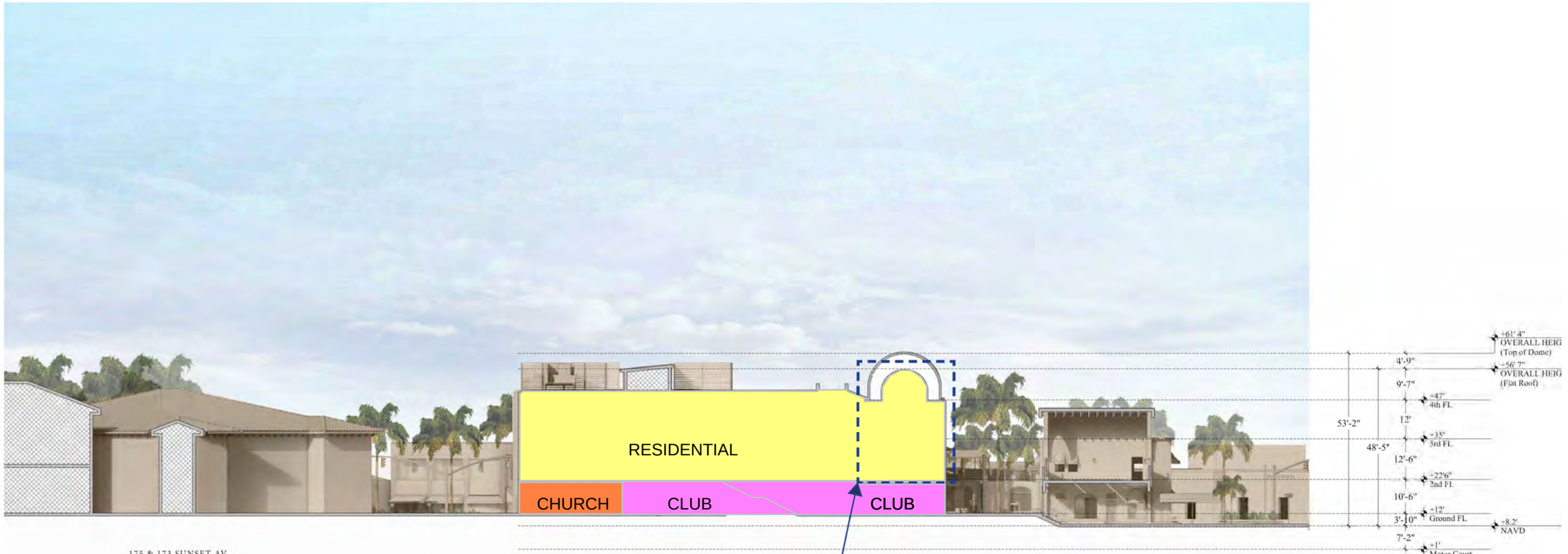
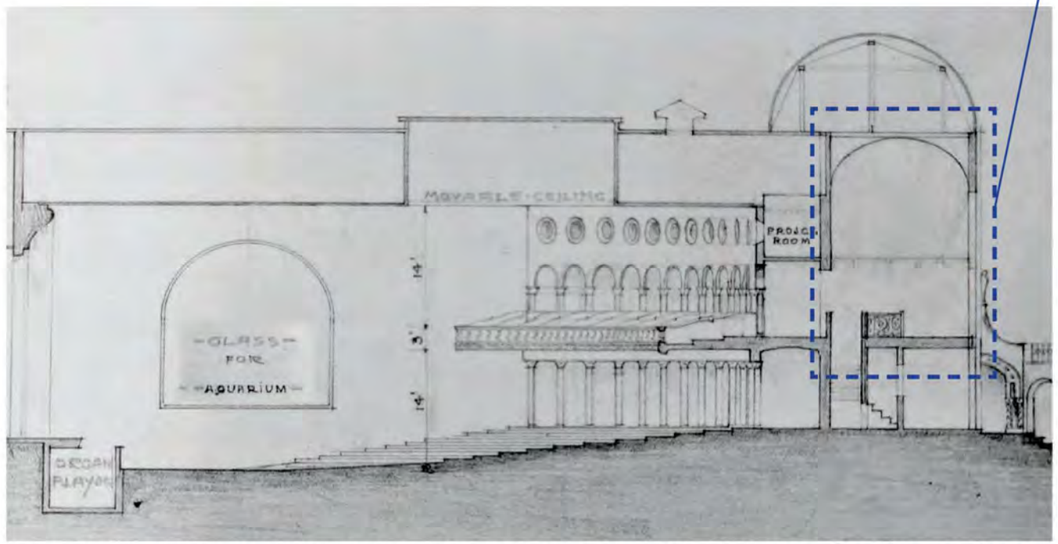
SITE SECTION DIAGRAM - WEST

D-7





REINTRODUCTION OF DOUBLE HEIGHT ROOM BASED ON JOSEPH URBAN DRAWING (1925)

SITE SECTION LOOKING SOUTH WEST

KEY

- CHURCH
- CAFE
- CLUB
- RESIDENTIAL
- RETAIL

KEY PLAN



SCALE: 1/32 = 1'

0' 16' 32'

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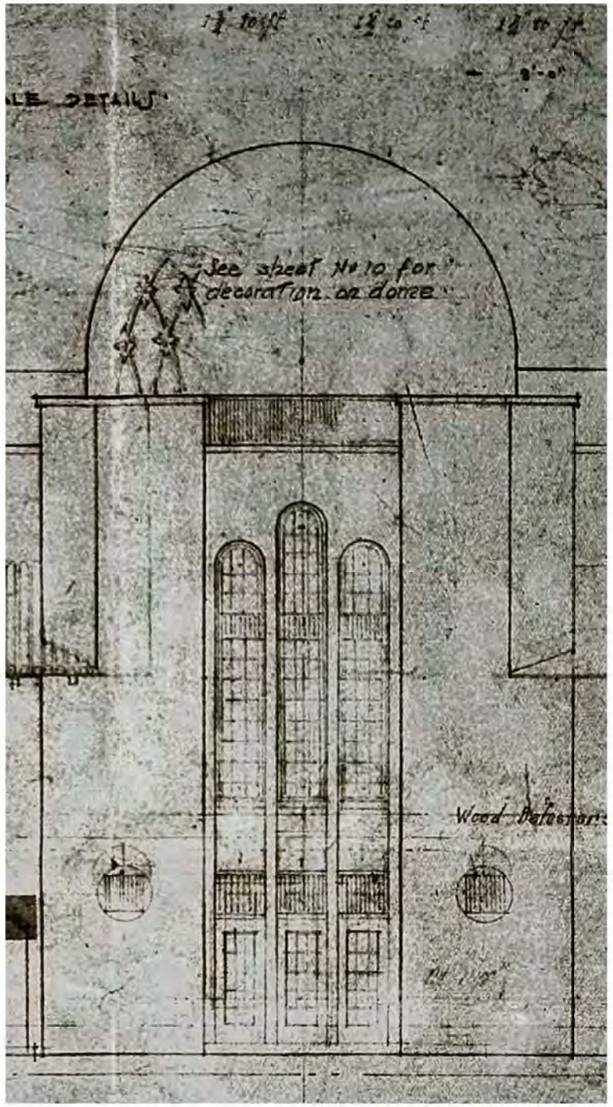
ENLARGED ELEVATIONS - SOUTH WEST

D-9



JOSEPH URBAN ELEVATION (1926)



EXISTING CONDITION



1	REINTRODUCTION OF TRIPLE DOORS
2	REINTRODUCTION OF STUCCO COLONNETTES
3	REINTRODUCTION OF TRIPLE WINDOWS
4	REINTRODUCTION OF GRILLS

PATIO FACADE RESTORATION

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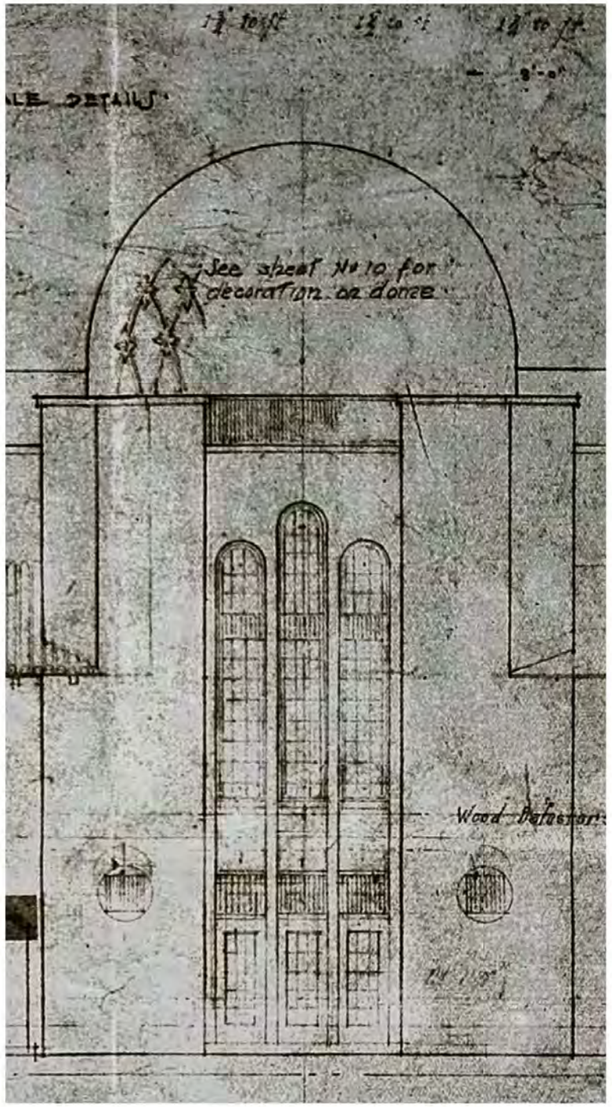
ENLARGED ELEVATIONS - PATIO FACADE RESTORATION

D-10

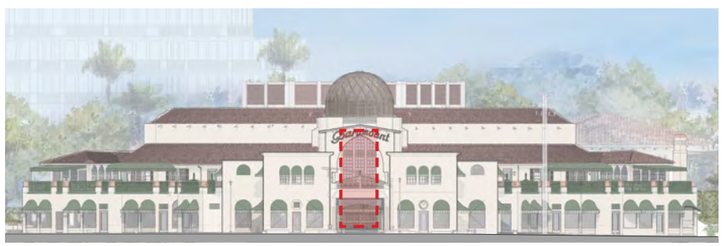


JOSEPH URBAN ELEVATION (1926)

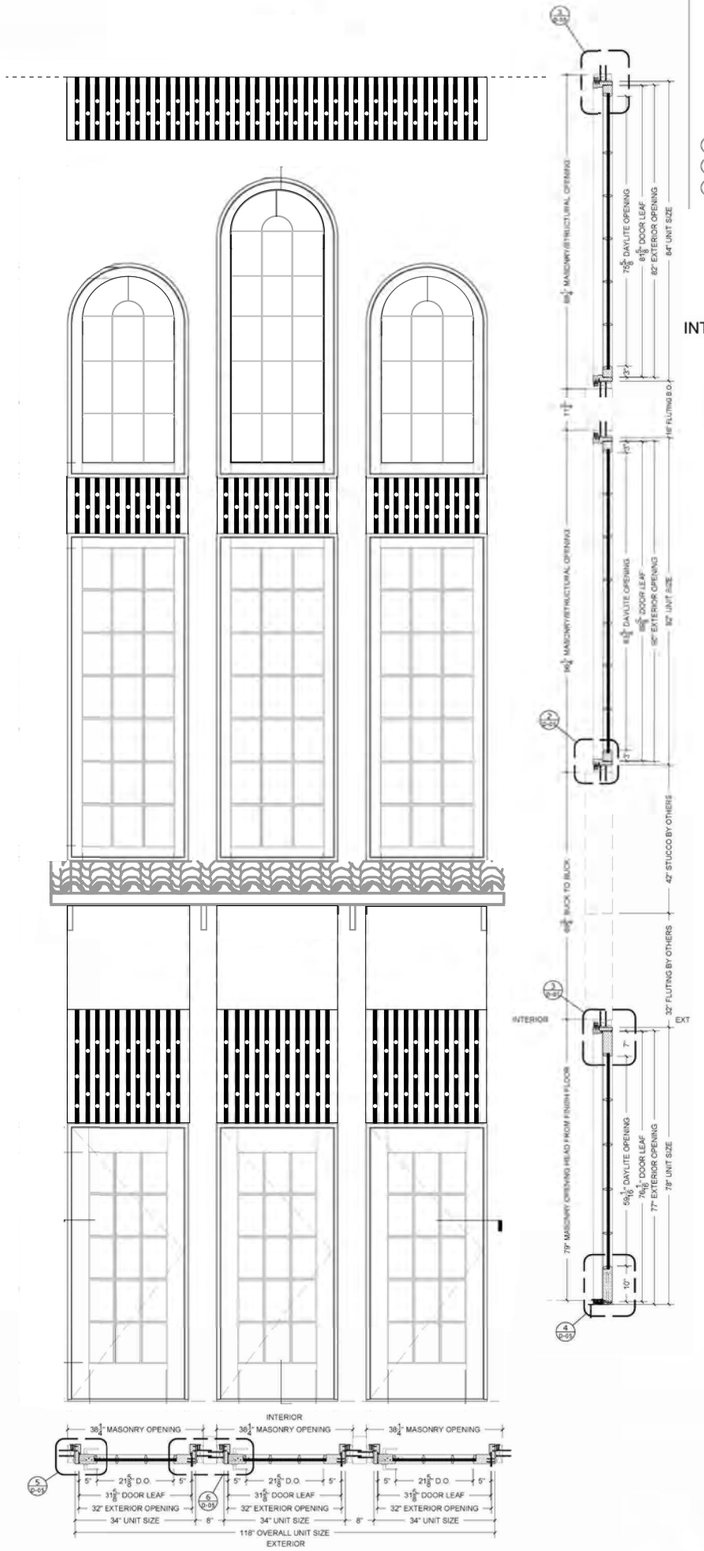


MAIN ENTRANCE WINDOWS (1939)

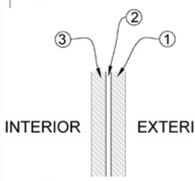
KEY ELEVATION



**Exact dimensions of masonry openings to be verified in filed*



① 1/4" Clear Heat Strength Glass
② .090 Sentryglas Interlayer
③ 1/4" Clear Heat Strength Glass



GB 05 GLASS BUILD
SCALE: 1' = 1'-0"

SCALE: 3/4" = 1'
0' 2/3' 1 1/3

TRIPLE ARCHED OPENING

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EXTERIOR DETAILS - TRIPLED ARCHED WINDOW OPENING

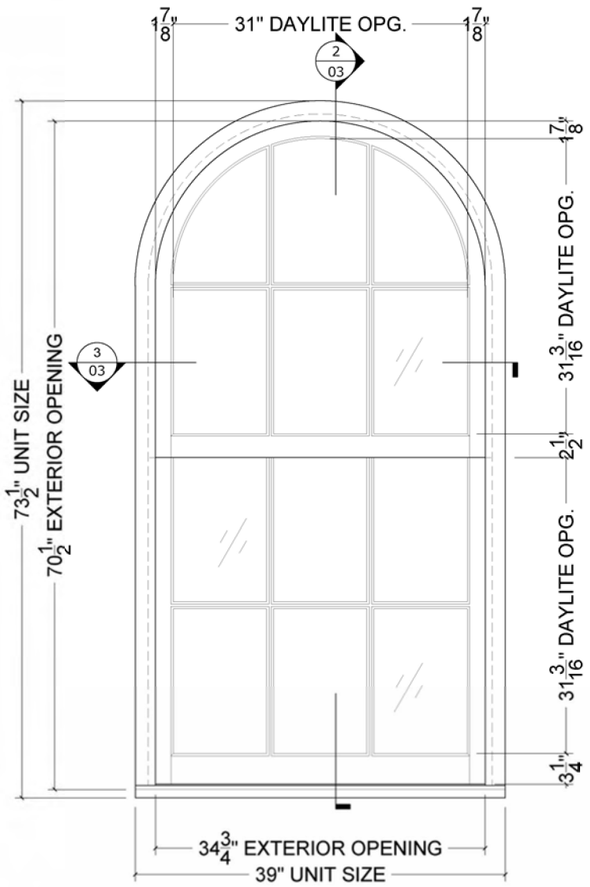
D-11



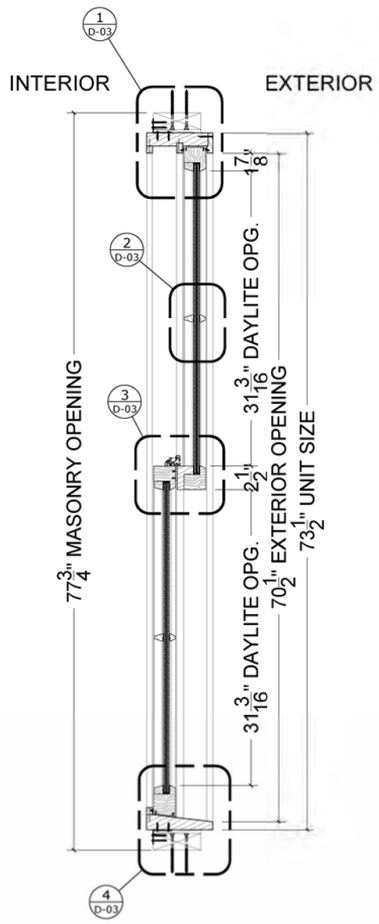
ARCHED WINDOWS (1929)



ARCHED WINDOWS TODAY

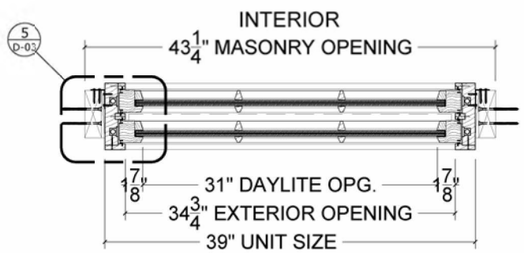


ELEVATION



SECTION

ALUMINUM - CLAD WOOD



EXTERIOR

PLAN

KEY ELEVATION



Exact dimensions of masonry openings to be verified in filed

SCALE: 3/4" = 1'
0' 2/3' 1 1/3

TYPICAL ARCHED WINDOW

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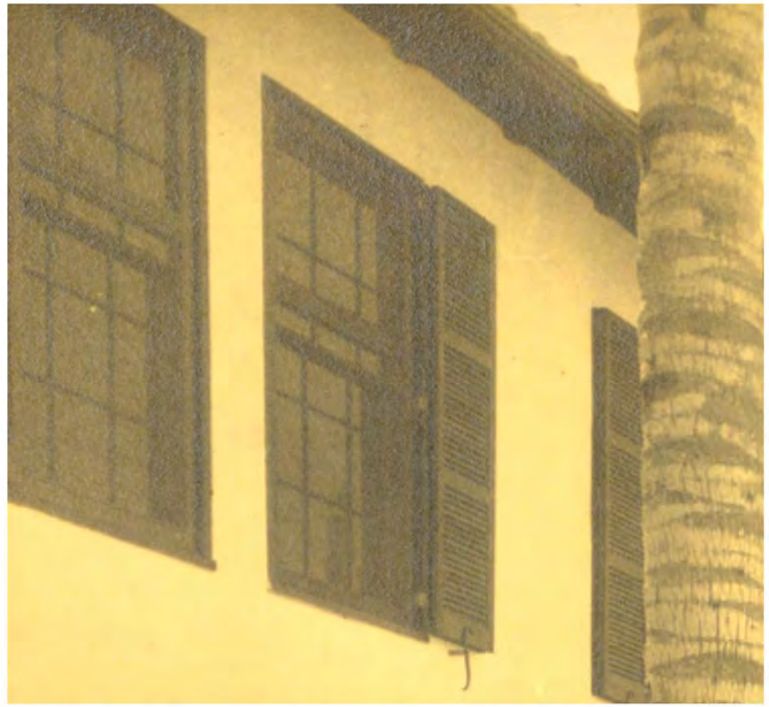
EXTERIOR DETAILS - TRIPLED ARCHED WINDOW

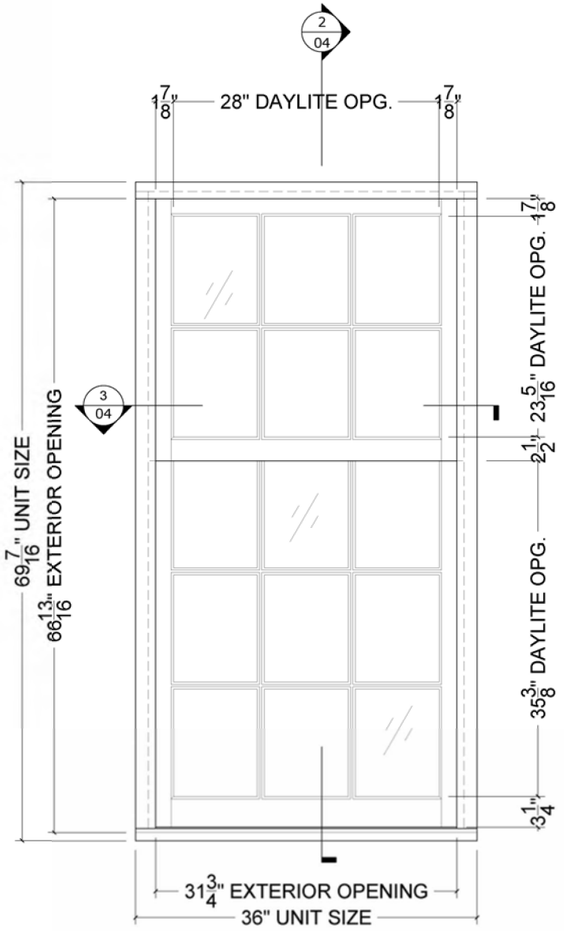
D-12



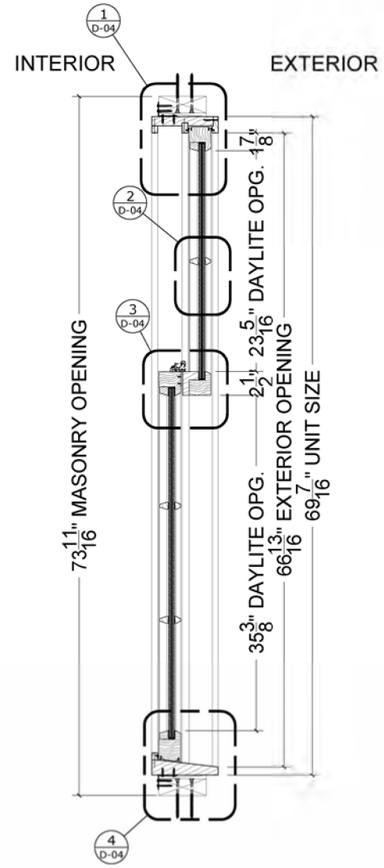
COURTYARD SECOND FLOOR WINDOWS (1928)



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

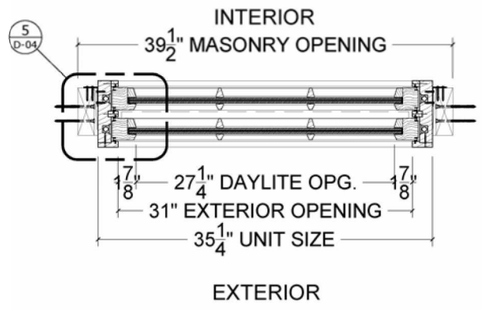


ELEVATION



SECTION

ALUMINUM - CLAD WOOD



PLAN

TYPICAL WINDOW

KEY ELEVATION



*Exact dimensions of masonry openings to be verified in filed

SCALE: 3/4" = 1'
0' 2/3' 1 1/3

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RAMSA
ROBERT A.M. STERN ARCHITECTS

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EXTERIOR DETAILS - TYPICAL WINDOW

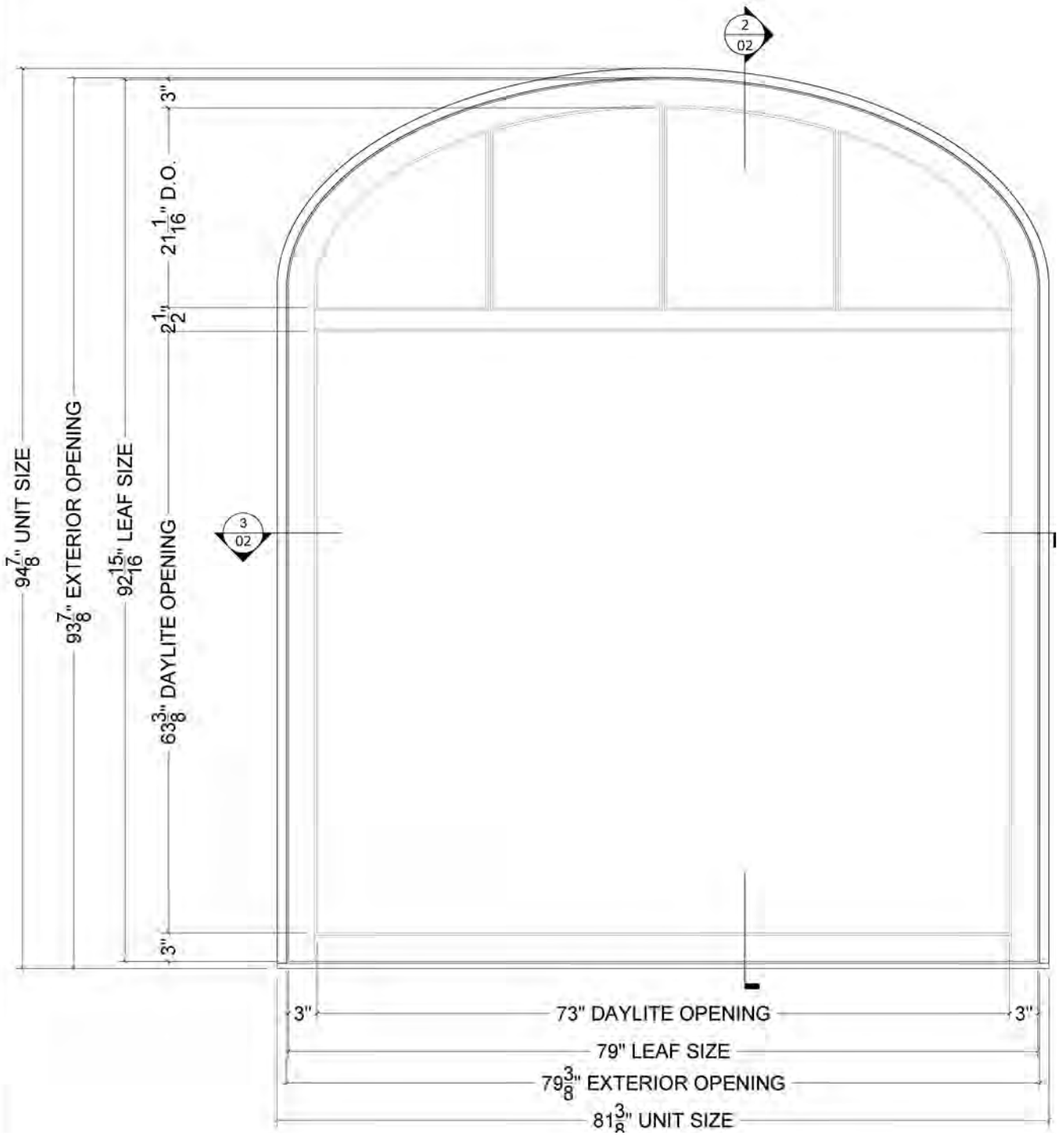
D-13



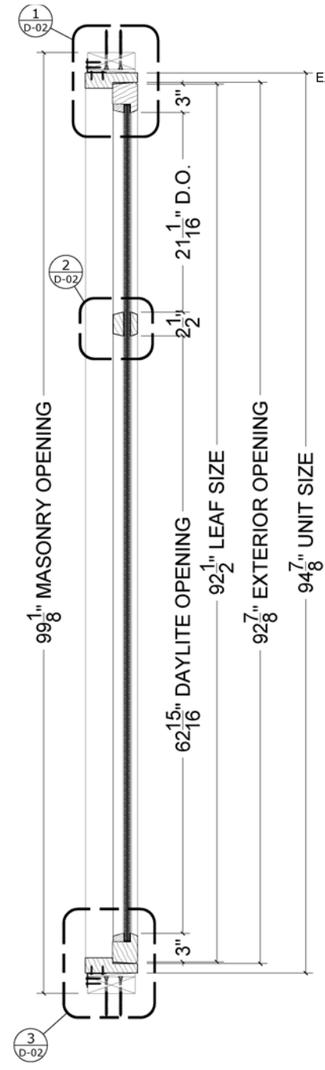
COURTYARD WINDOW (1928)



COURTYARD WINDOW TODAY

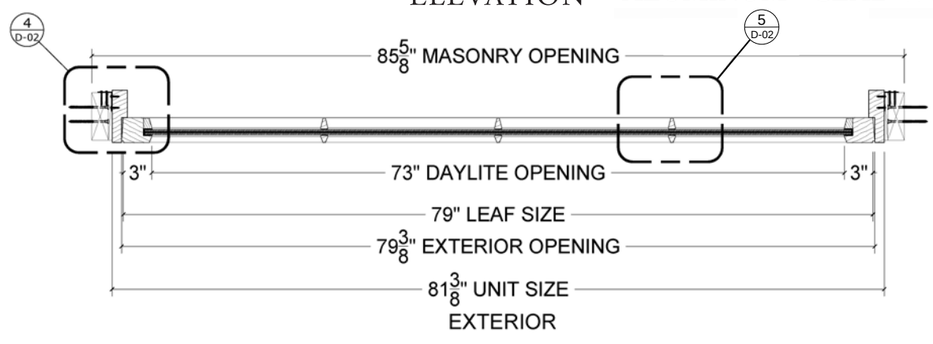


ELEVATION



ALUMINUM - CLAD WOOD

SECTION



PLAN **Exact dimensions of masonry openings to be verified in filed*

SCALE: 3/4" = 1'

0' 2/3' 1 1/3'

COURTYARD WINDOW

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EXTERIOR DETAILS - COURTYARD WINDOW

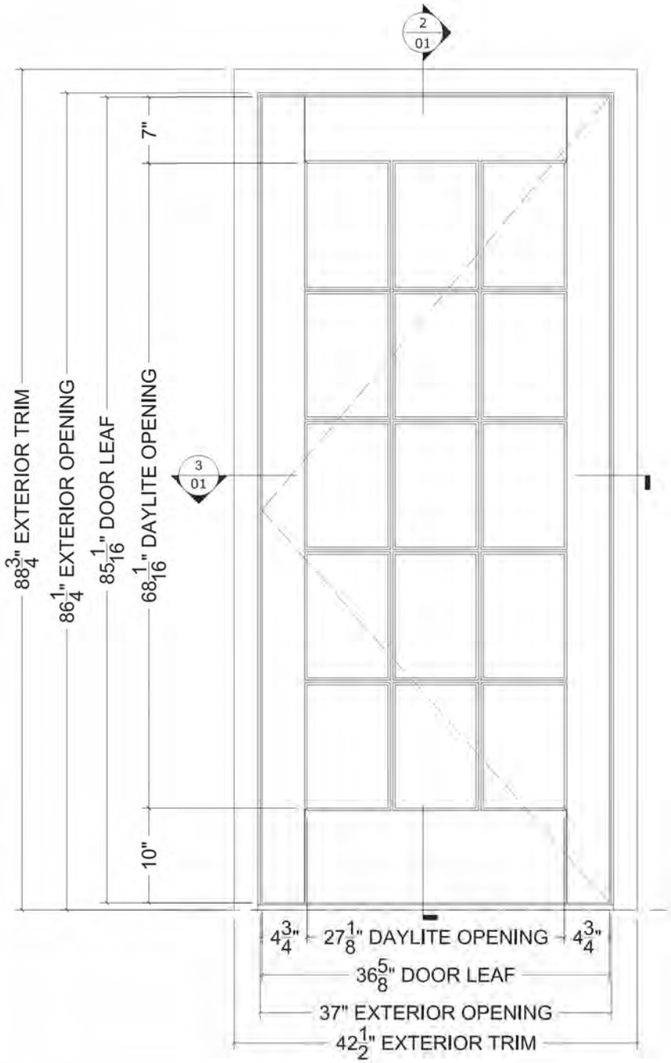
D-14



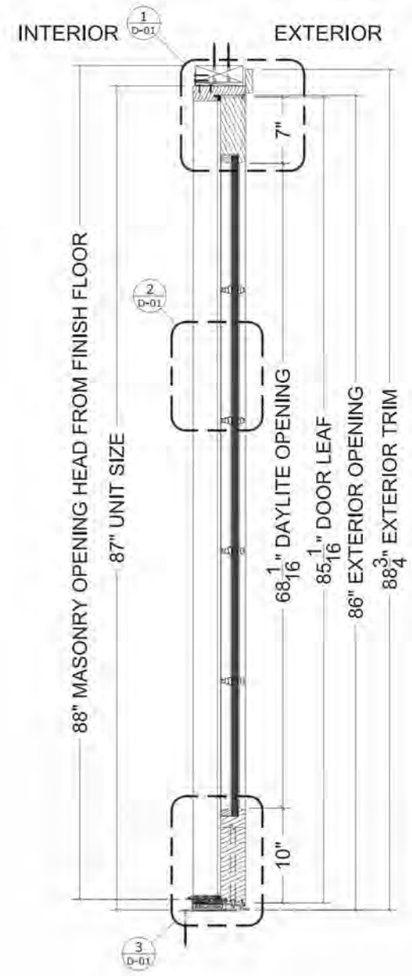
EXTERIOR DOOR (H.A.B.S. 1971)



EXTERIOR DOOR TODAY

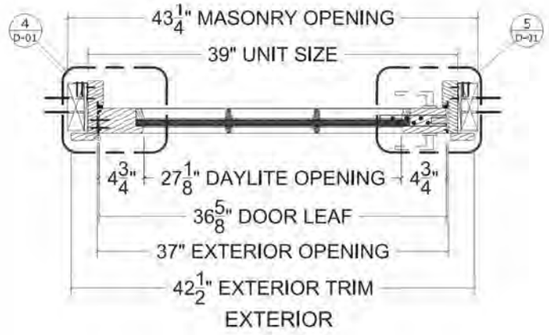


ELEVATION



SECTION

ALUMINUM - CLAD WOOD



PLAN

TYPICAL EXTERIOR DOOR

KEY ELEVATION



**Exact dimensions of masonry openings to be verified in filed*

SCALE: 3/4" = 1'

0' 2/3' 1 1/3

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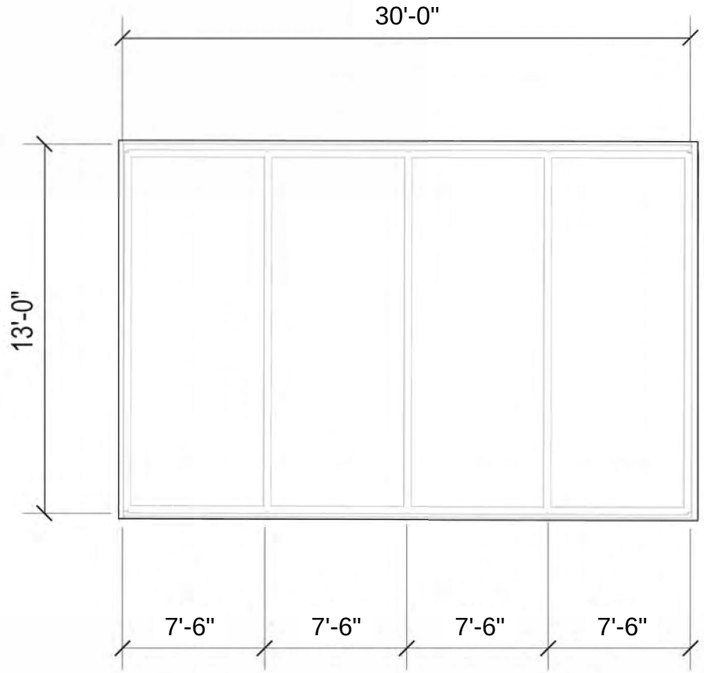
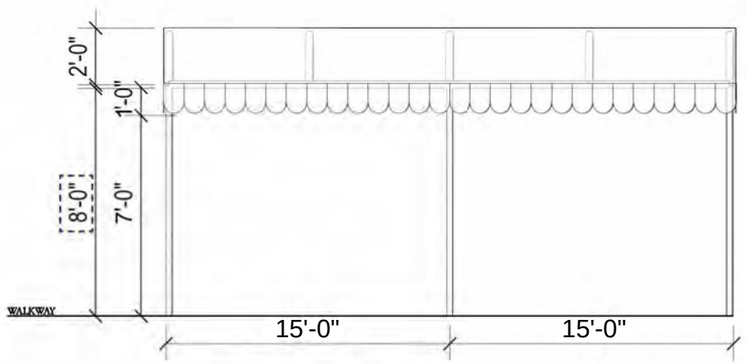
EXTERIOR DETAILS - TYPICAL EXTERIOR DOOR

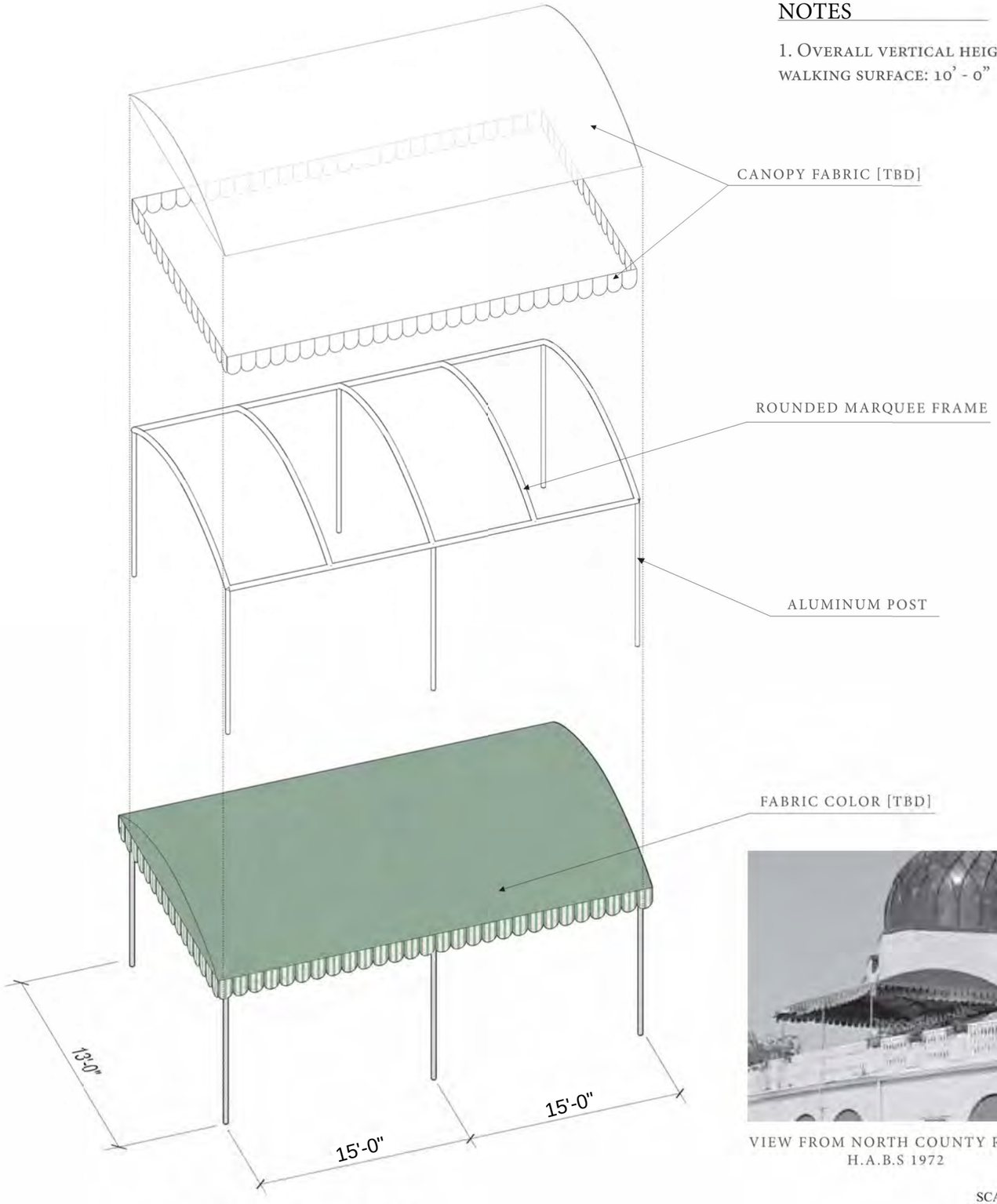
D-15



PLAN VIEW



FRONT ELEVATION



CANOPY DETAIL

NOTES

1. Overall vertical height from walking surface: 10' - 0"

VIEW FROM NORTH COUNTY ROAD, H.A.B.S 1972

SCALE: 3/16" = 1'

0' 2.5' 5'

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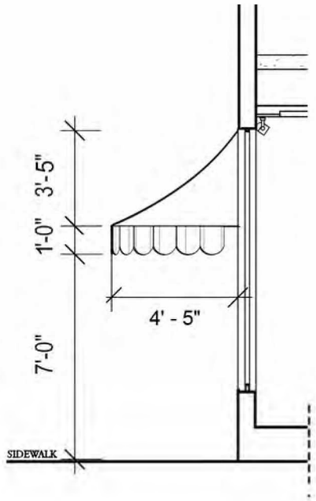
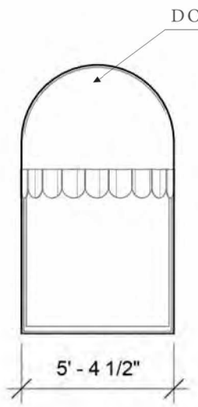
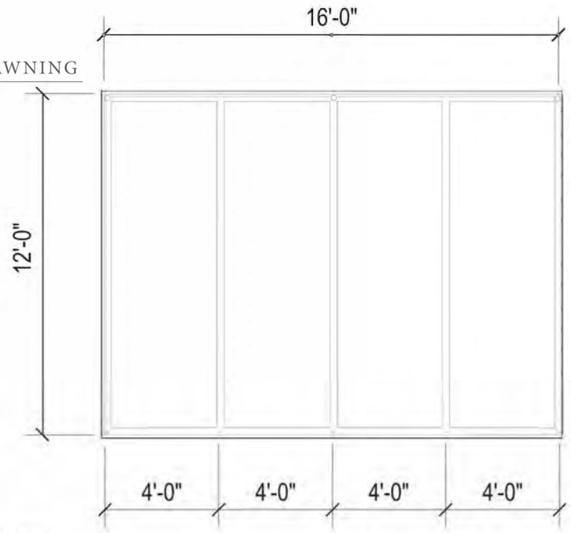
EXTERIOR DETAILS - CANOPY

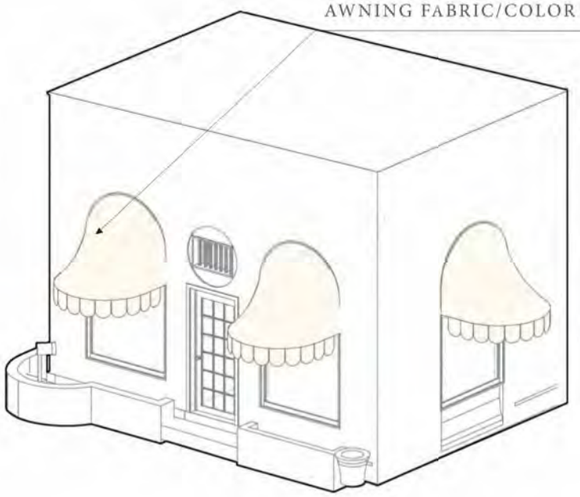
D-16

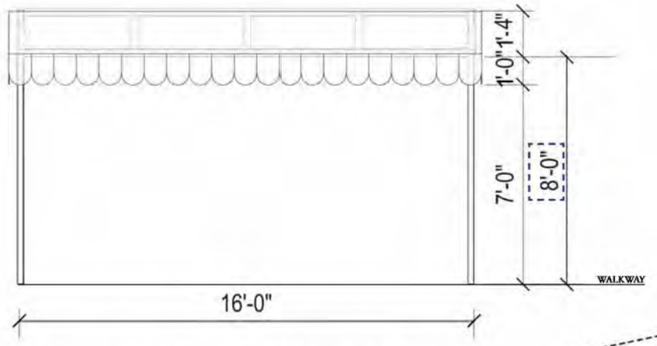






PLAN VIEW





FRONT ELEVATION



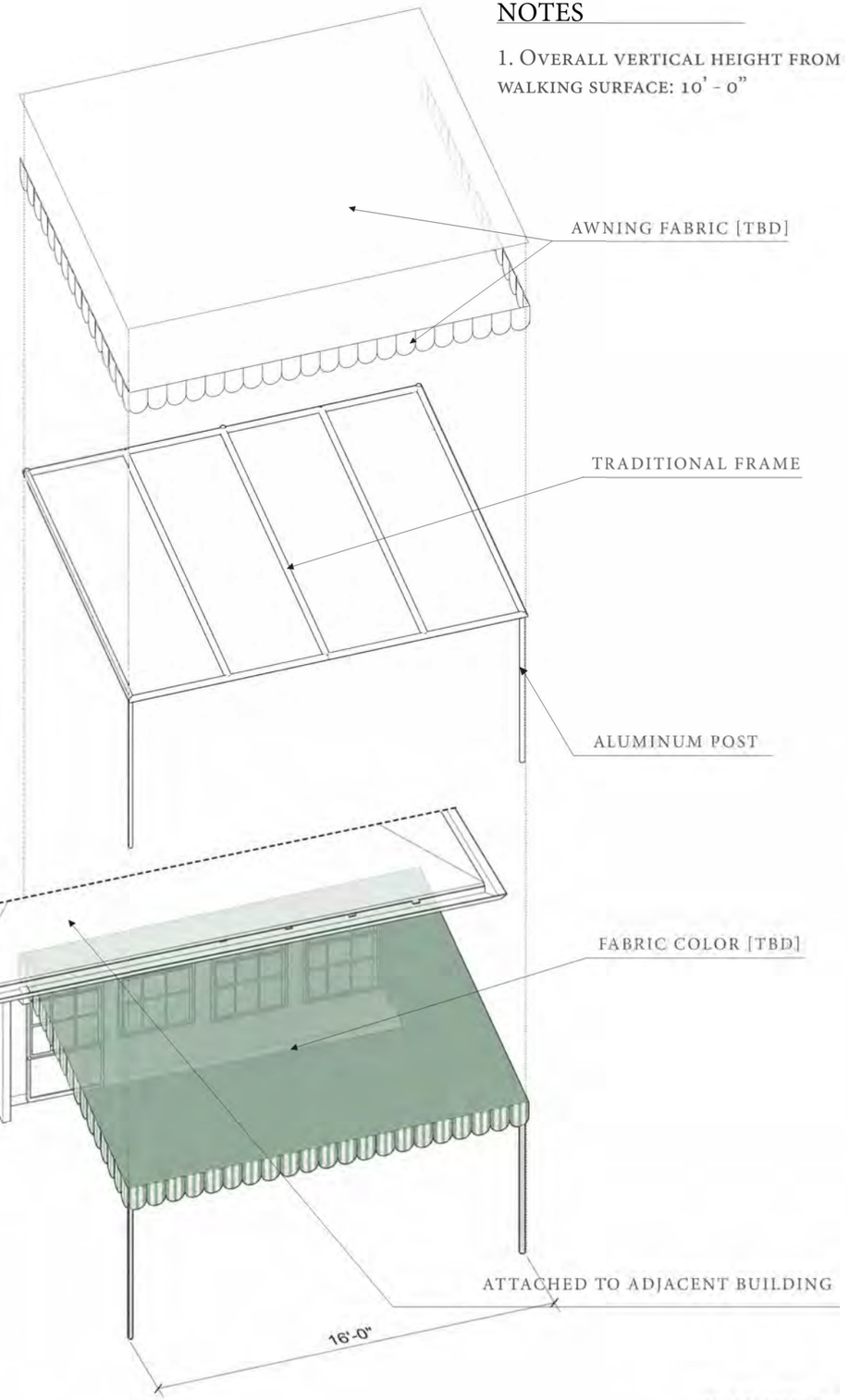
VIEW FROM NORTH COUNTY ROAD, H.A.B.S 1972



AERIAL VIEW, 1939

NOTES

1. OVERALL VERTICAL HEIGHT FROM WALKING SURFACE: 10' - 0"



SCALE: 3/16" = 1'
0' 2.5' 5

AWNING DETAIL

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since 1988

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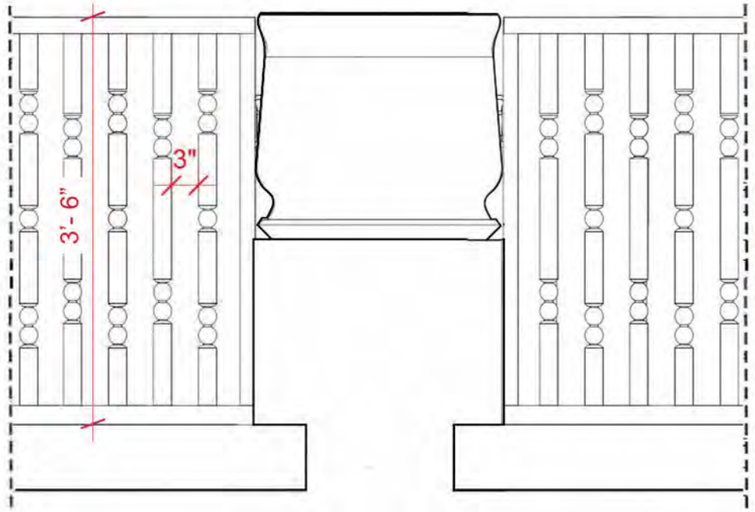
EXTERIOR DETAILS - AWNINGS

D-17



FRONT ELEVATION



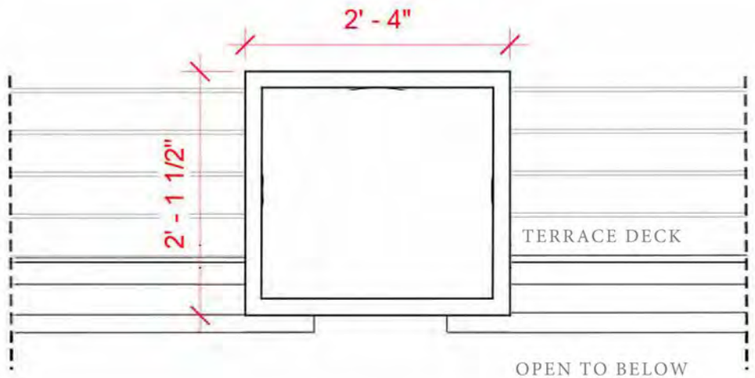
JOSEPH URBAN'S DRAWING, 1926



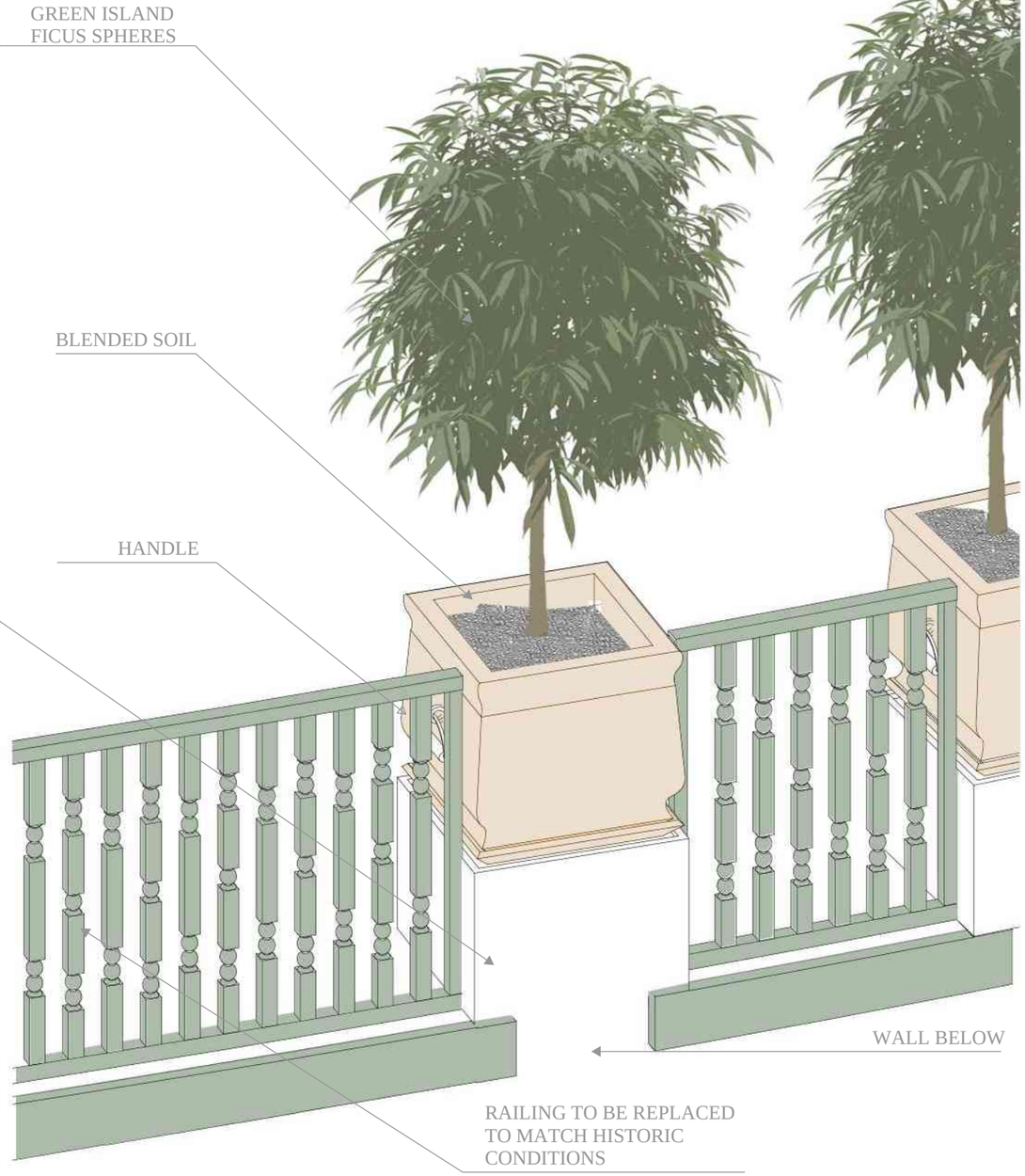
PLANTER STAND WITH STUCCO FINISH ON TERRACE FACING SUNRISE AVENUE, APPROX. YEAR: 1960's-1970's



PHOTO OF HISTORIC RAILINGS, COLUMBIA ARCHIVES, 1920s



PLAN VIEW



SCALE: 3/4" = 1'

0' 3/8' 3/4

PLANTER DETAIL

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Historic Paramount Theater

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WEG PARAMOUNT, INC

RAMSA
ROBERT A.M. STERN ARCHITECTS

NO.	DATE	DESCRIPTION

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EXTERIOR DETAILS - PLANTERS

D-18

FINISH MATERIALS



CANOPY FABRIC



HISTORIC WOOD



RAILINGS



1. EXISTING CONDITION

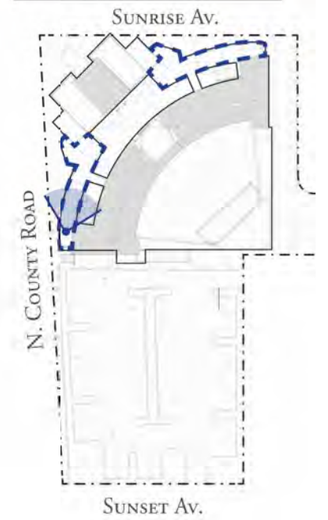


2. PROPOSED CONDITION



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

KEY PLAN



PRIVATE APARTMENT TERRACE

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EXTERIOR DETAILS - APARTMENT TERRACE

D-19

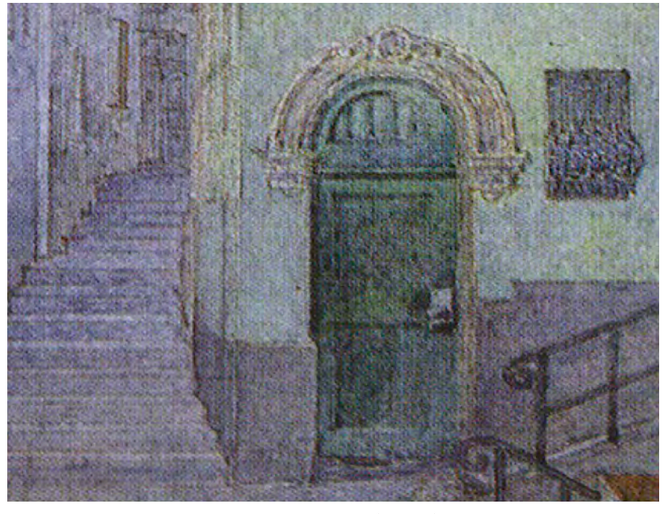


PREVIOUS

THEATRE PASEO ENTRANCE



PALM BEACH TOWN HALL, HARVEY & CLARKE (1925)

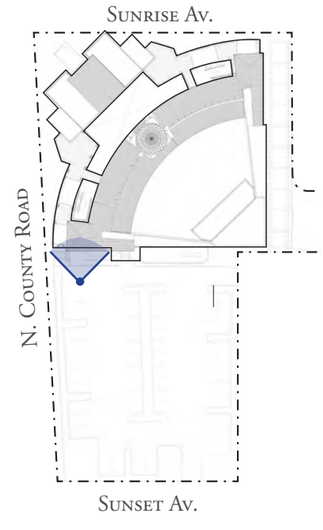


DRAWING BY JOSEPH URBAN (1912)



CURRENT CONDITION

KEY PLAN



THEATRE ENTRY ARCH

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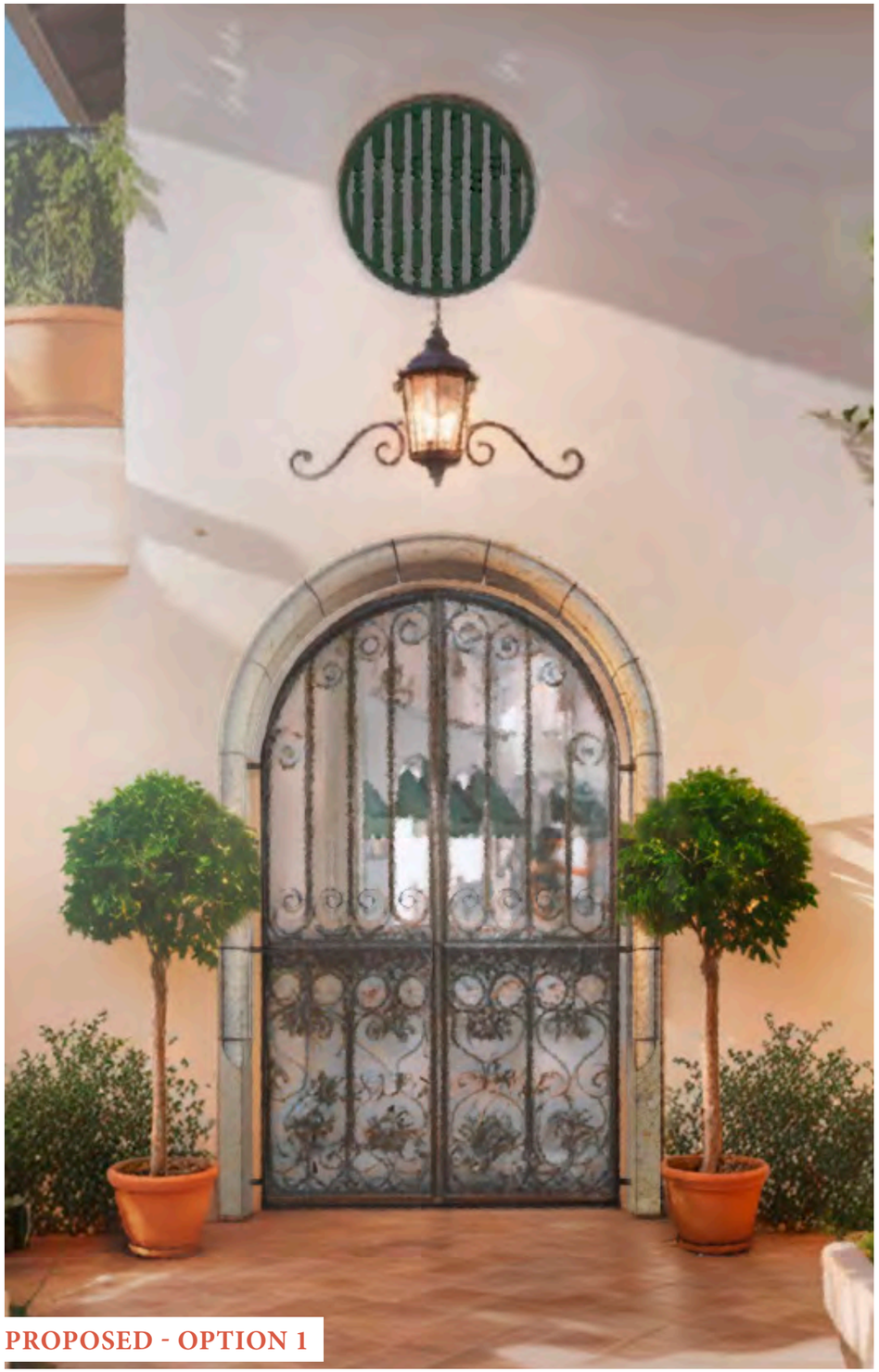
EXTERIOR DETAILS -
THEATER ENTRY ARCH

D-20



PROPOSED - OPTION 1

THEATRE PASEO ENTRANCE - (FOR TOWN COUNCIL CONSIDERATION)



MAR-A-LAGO, PALM BEACH, 1927



CHARLES H. THORNE HOUSE, PALM BEACH, 1928



CURRENT CONDITION

THEATRE ENTRY ARCH

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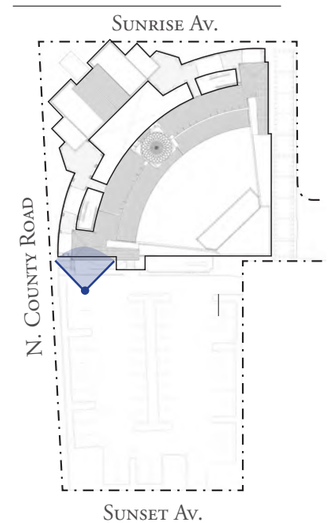
KEY PLAN



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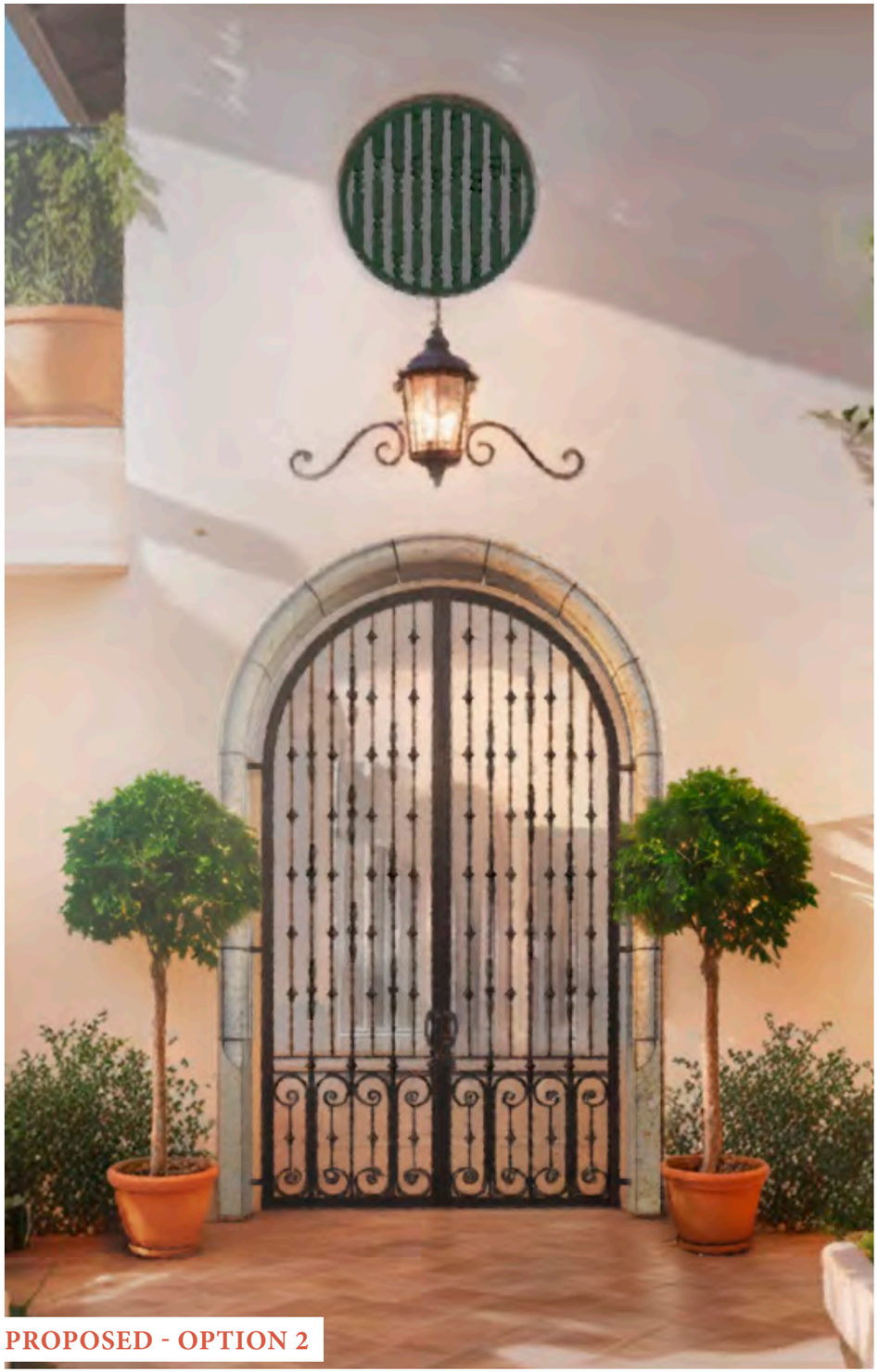
EXTERIOR DETAILS - THEATER ENTRY ARCH

D-20.1



PROPOSED - OPTION 2

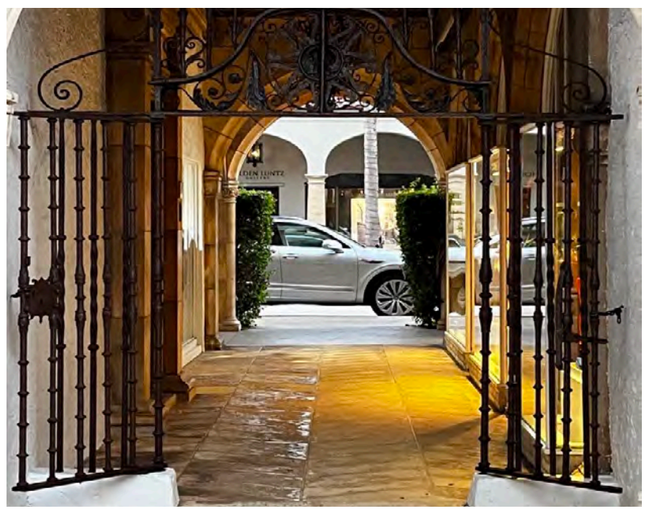
THEATRE PASEO ENTRANCE - (FOR TOWN COUNCIL CONSIDERATION)



MAR-A-LAGO, PALM BEACH, 1927



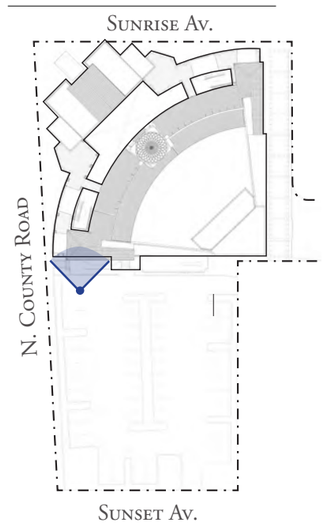
CURRENT CONDITION



VIA MIZNER, PALM BEACH, 1925



KEY PLAN



THEATRE ENTRY ARCH

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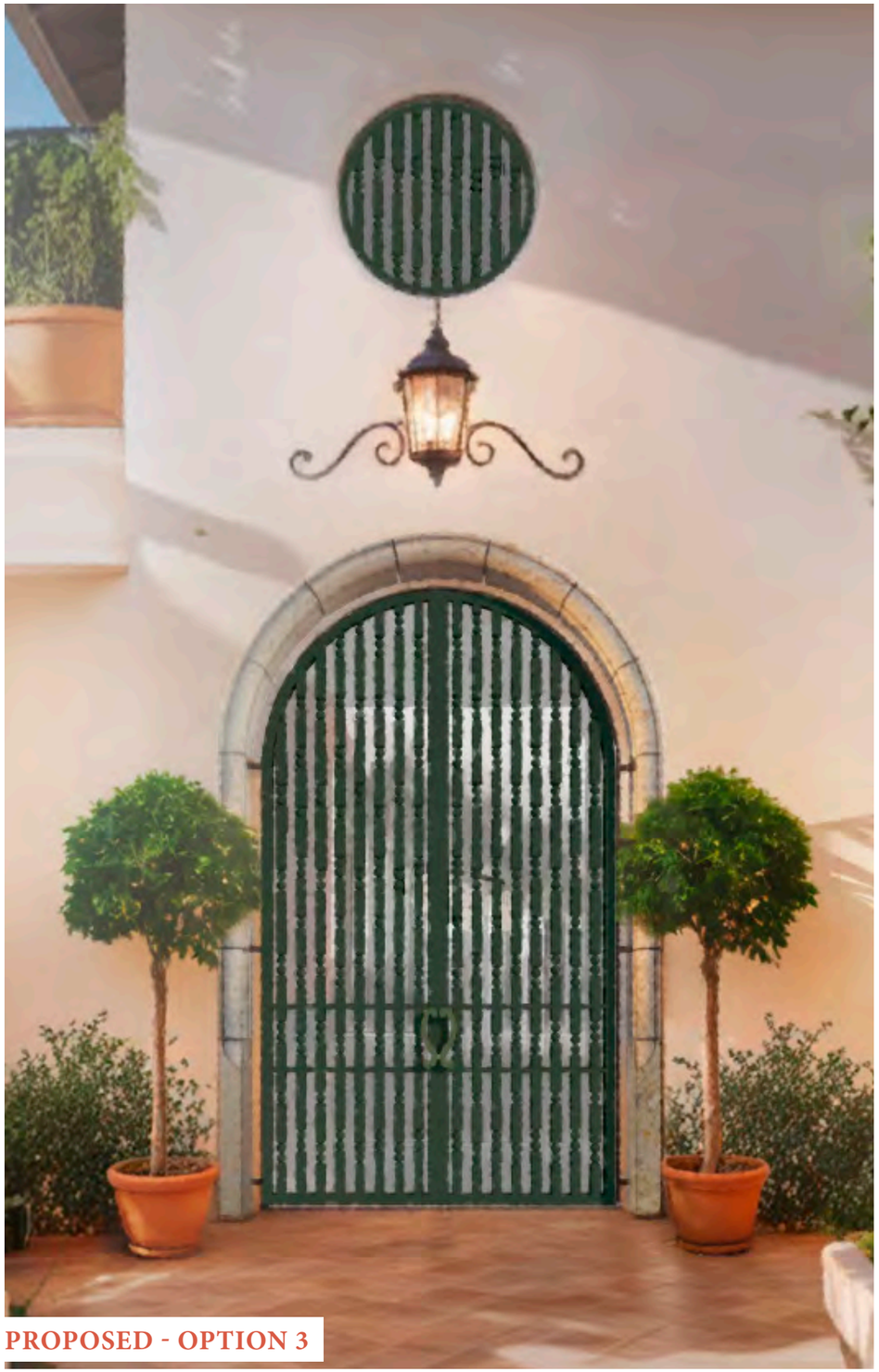
EXTERIOR DETAILS -
THEATER ENTRY ARCH

D-20.2



PROPOSED - OPTION 3

THEATRE PASEO ENTRANCE - (FOR TOWN COUNCIL CONSIDERATION)

BASED ON JOSEPH URBAN'S RAILING DETAIL AT PARAMOUNT 1928



MAR-A-LAGO, PALM BEACH, 1927



PARAMOUNT THEATRE HISTORIC RAILINGS, 1928



CURRENT CONDITION

THEATRE ENTRY ARCH

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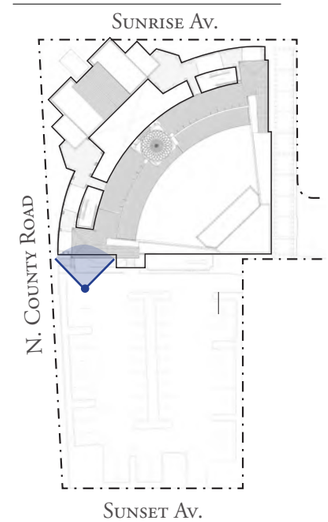
KEY PLAN



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EXTERIOR DETAILS - THEATER ENTRY ARCH

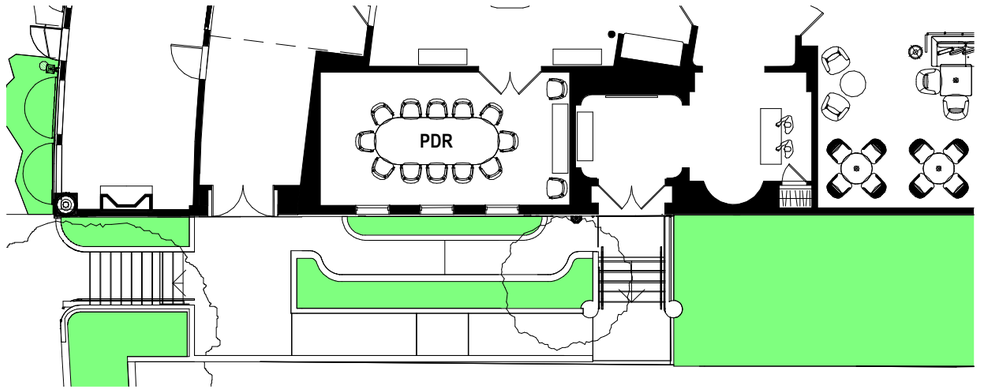
D-20.3



AERIAL VIEW - WITH OPTION 1 SHOWING IN 3D



EXISTING CONDITION



PARTIAL PLAN DETAIL

SOUTHERN ENTRY

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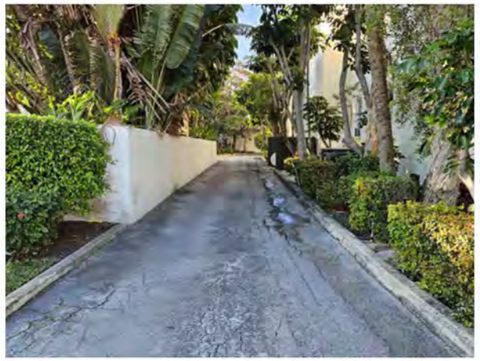
EXTERIOR DETAILS - SOUTHERN ENTRY

D-21





EXISTING PHOTOS OF EASTERN DRIVEWAY

PAVING MATERIALS



YELLOW STUCCO



CORAL STONE



TABBY CONCRETE



BRICK DETAILING



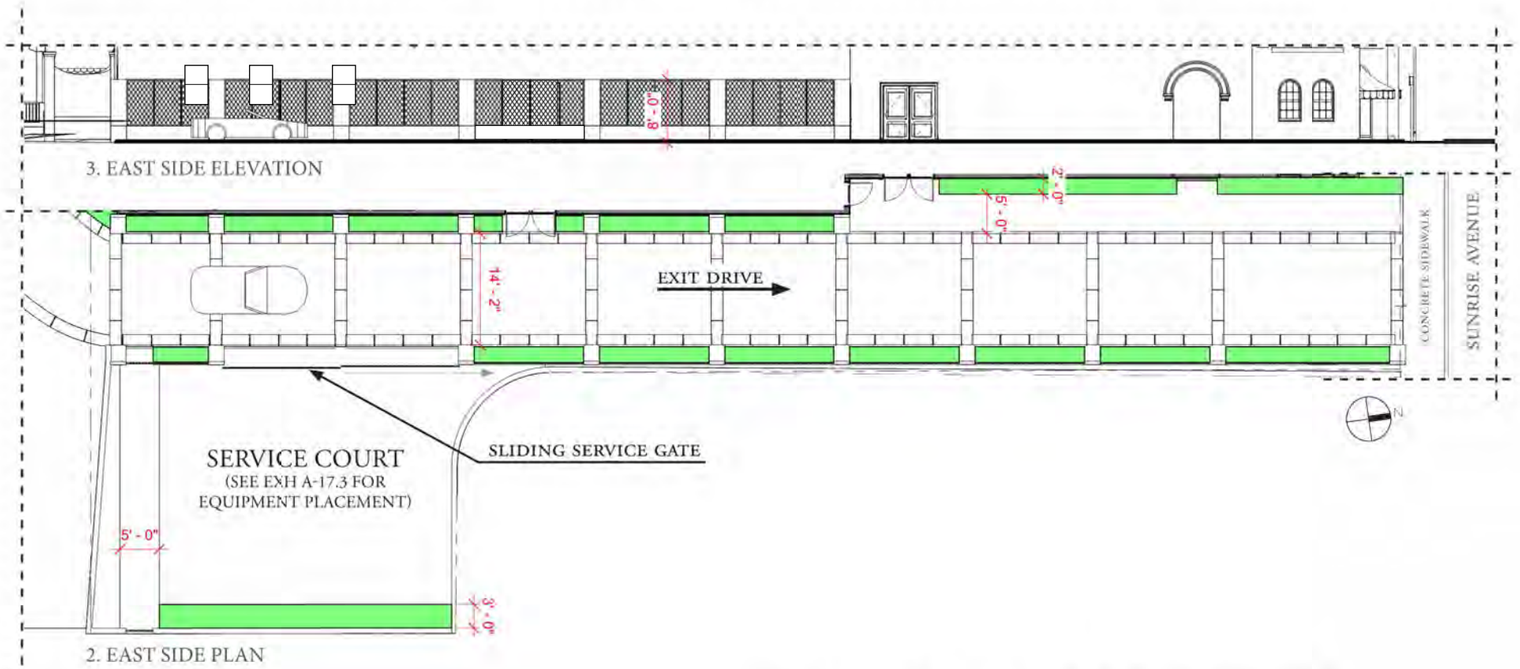
WROUGHT IRON



VERTICAL PLANTING

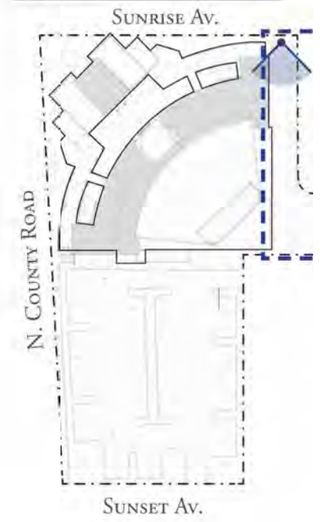


PROPOSED RENDERING OF EASTERN DRIVEWAY



EASTERN EDGE EXIT DRIVE

KEY PLAN



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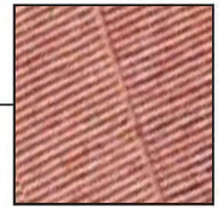
EXTERIOR DETAILS -
EASTERN EDGE EXIT DRIVE

D-22





DARK RED BARREL CLAY
TILED ROOF



GREEN WOODEN
RAILINGS TO MATCH
HISTORIC SAMPLE

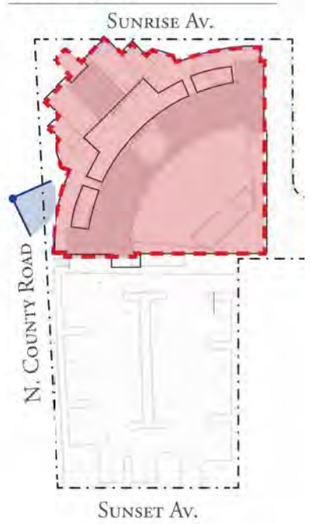


CREAM STUCCO



GREEN METAL AT
DOORS & WINDOWS
ALUMINUM - CLAD
WOOD

KEY PLAN



MATERIALS - THEATER

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1	9/25/25	PRE-APP COMMENTS

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EXTERIOR MATERIALS

D-23



PROPOSED

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AERIAL RENDERING

E-1



EXISTING

KEY PLAN



VIEW FROM NORTH WEST CORNER

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VIEW FROM NW CORNER (EXISTING)

E-2.1



PROPOSED

KEY PLAN



VIEW FROM NORTH WEST CORNER

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VIEW FROM NW CORNER
(PROPOSED)

E-2.2



EXISTING

KEY PLAN



VIEW FROM SOUTH WEST CORNER

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VIEW FROM SW CORNER (EXISTING)

E-3.1



PROPOSED

KEY PLAN



VIEW FROM SOUTH WEST CORNER

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VIEW FROM SW CORNER
(PROPOSED)

E-3.2



EXISTING

NORTHERN VIEW FROM NORTH COUNTY ROAD

KEY PLAN



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since 1988

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N COUNTY ROAD VIEW
(EXISTING)

E-4.1



PROPOSED

NORTHERN VIEW FROM NORTH COUNTY ROAD

KEY PLAN



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since 1988

Rick Gonzalez, AIA
President
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120 South Olive Ave. Ste. 210,
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www.regarchitects.com

Historic Paramount Theater

139 N COUNTY RD
PALM BEACH, FL 33480

WEG PARAMOUNT, INC

RAMSA
ROBERT A.M. STERN ARCHITECTS

NO.	DATE	DESCRIPTION

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

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N COUNTY ROAD VIEW
(PROPOSED)

E-4.2



EXISTING

VIEW FROM SUNSET AVENUE

KEY PLAN



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VIEW FROM SUNSET AVENUE (EXISTING)

E-5.1



PROPOSED

VIEW FROM SUNSET AVENUE

KEY PLAN



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VIEW FROM SUNSET AVENUE (PROPOSED)

E-5.2



EXISTING

VIEW ALONG NORTH COUNTY ROAD

REG ARCHITECTS
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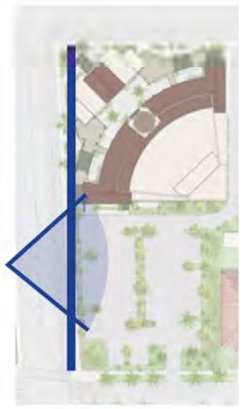
PALM BEACH, FL 33480

WEG PARAMOUNT, INC

RAMSA
ROBERT A.M. STERN ARCHITECTS

NO.	DATE	DESCRIPTION

KEY PLAN



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VIEW ALONG NORTH COUNTY ROAD (EXISTING)

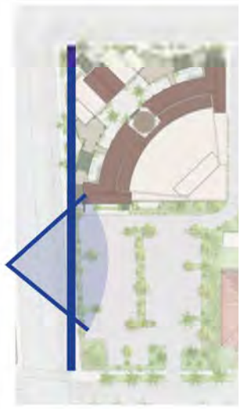
E-6.1



PROPOSED

VIEW ALONG NORTH COUNTY ROAD

KEY PLAN



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Historic Paramount Theater

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WEG PARAMOUNT, INC

RAMSA
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NO.	DATE	DESCRIPTION

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VIEW ALONG NORTH COUNTY ROAD (PROPOSED)

E-6.2



PROPOSED

VIEW OF SOUTHERN ENTRANCE

KEY PLAN



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Historic Paramount Theater

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WEG PARAMOUNT, INC

RAMSA
ROBERT A.M. STERN ARCHITECTS

NO.	DATE	DESCRIPTION

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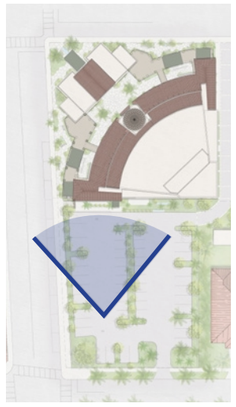
VIEW OF SOUTHERN ENTRACE

E-6.3



PROPOSED

KEY PLAN



VIEW OF SOUTHERN ENTRANCE

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PROJECT #	24019

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VIEW OF SOUTHERN ENTRACE

E-6.4



PROPOSED

SOUTHERN ENTRY ARRIVAL

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since 1988

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Historic Paramount Theater

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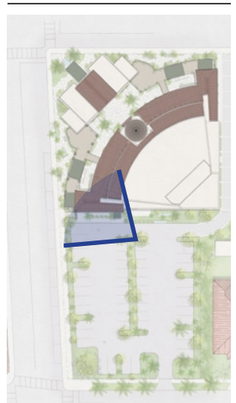
PALM BEACH, FL 33480

KEY PLAN



RAMSA
ROBERT A.M. STERN ARCHITECTS

NO.	DATE	DESCRIPTION

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SOUTHERN ENTRY
ARRIVAL

E-6.5



PROPOSED

COURTYARD VIEW

REG
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since 1988

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KEY PLAN



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COURTYARD VIEW

E-6.6



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

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

OVERALL HARDSCAPE PLAN

PARAMOUNT THEATRE

139 N. COUNTY ROAD, PALM BEACH, FL.

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

05 NOVEMBER 2025

NIEVERA WILLIAMS
DESIGN

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Suite 502
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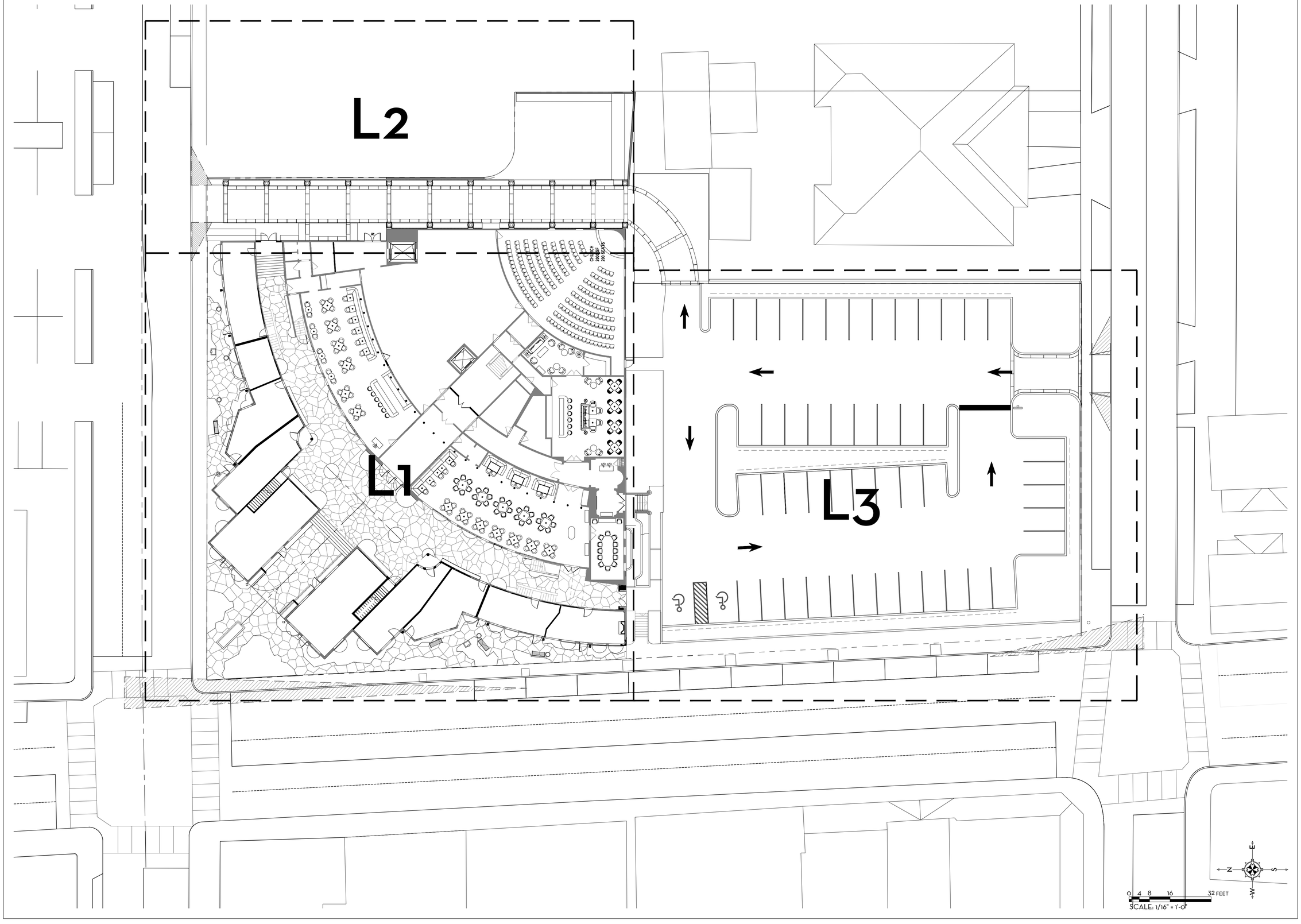
F: 561-659-2113

NIEVERAWILLIAMS.COM

Lo



MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

OVERALL HARDSCAPE PLAN

PARAMOUNT THEATRE

139 N. COUNTY ROAD, PALM BEACH, FL.

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

05 NOVEMBER 2025

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MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
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HARDSCAPE PLAN - GROUND FLOOR

PARAMOUNT THEATRE

139 N. COUNTY ROAD, PALM BEACH, FL.

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

05 NOVEMBER 2025

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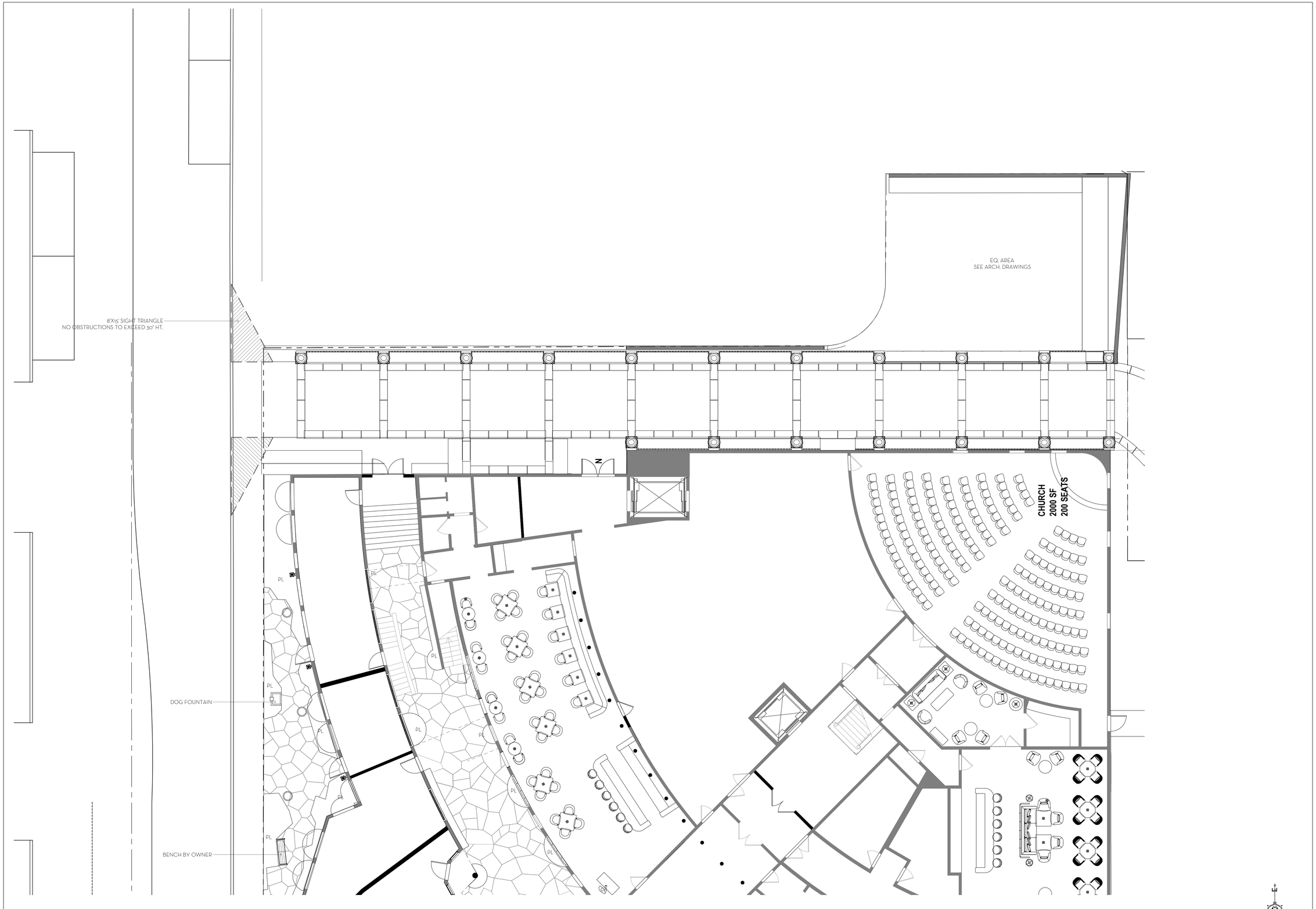
L1



MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

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

HARDSCAPE PLAN - EAST ACCESS

PARAMOUNT THEATRE

139 N. COUNTY ROAD, PALM BEACH, FL.

05 NOVEMBER 2025

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L2

PLANTING AREA

PLANTING AREA

EXISTING PARK LOT TO BE MODIFIED

PLANTING AREA

SUNSET AVE.

PLANTING AREA

PROPOSED STEPS,
SEE ARCHITECTURAL DRAWINGS

PROPOSED RAMP,
SEE ARCHITECTURAL DRAWINGS

EXISTING PARK LOT TO BE MODIFIED

PLANTING AREA

PLANTING AREA

PROPOSED STEPS,
SEE ARCHITECTURAL DRAWINGS

PL

N. COUNTY RD

E
N
S
W

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

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

HARDSCAPE PLAN - GROUND FLOOR

PARAMOUNT THEATRE

139 N. COUNTY ROAD, PALM BEACH, FL.

05 NOVEMBER 2025

NIEVERA WILLIAMS
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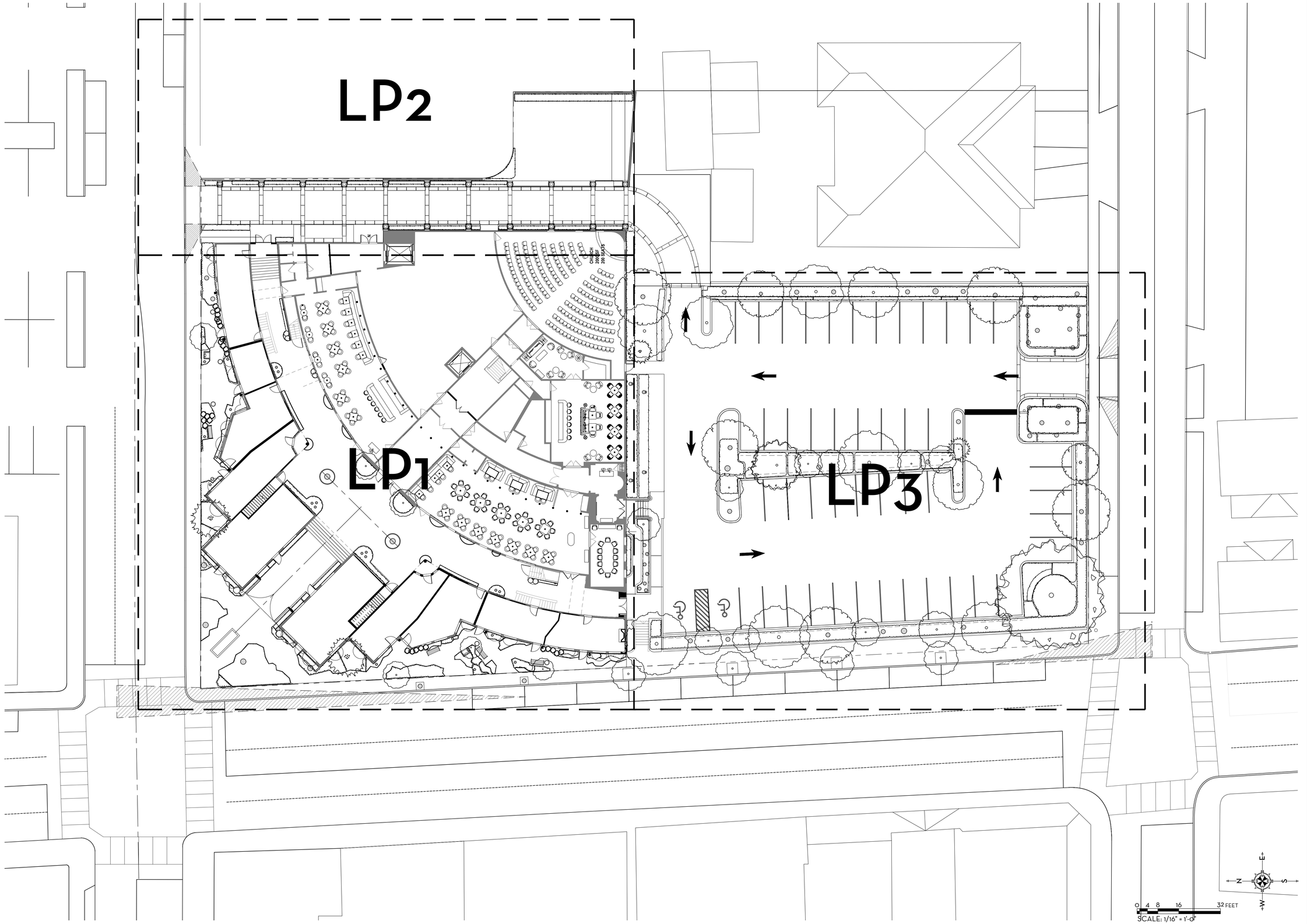
L3



MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

OVERALL LANDSCAPE PLAN

PARAMOUNT THEATRE

139 N. COUNTY ROAD, PALM BEACH, FL.

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

05 NOVEMBER 2025

NIEVERA WILLIAMS
DESIGN

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F: 561-659-2113

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LP0

(3) COCONUT PALMS, 18' G.W.
(15) FIRE BUSH, 7 GAL.
(6) CHINESE FAN PALMS, 3 GAL.
(9) THRINAX PALMS, 14'-16' HT.
(6) ZAMIA, 7 GAL.
(1) YLANG YLANG TREE, 12' HT.
(5) CHINESE FAN PALMS, 3 GAL.
(15) GREEN COCOPLUM, 7 GAL.
(10) SAW PALMETTO, 7 GAL.
(7) ZAMIA, 7 GAL.
(15) SHELL GINGER, 7 GAL.
(9) SAW PALMETTO, 7 GAL.
(10) FIRE BUSH, 3 GAL.
(15) COFFEE PLANT, 7 GAL.
(10) COCOPLUM, 7 GAL.
(15) COFFEE PLANT, 7 GAL.
(1) RECLINATA PALM, 15' HT.,' MULTI TRUNK'
(60) MINIMA, 4" POTS.
(50) HIBISCUS, 3 GAL.
(4) DATE PALMS, 18-20' HT.
(30) ANNUALS, TBD.
(2) GARDENIA SPHERES, 3'X3'.
(30) MINIMA, 4" POTS.
(5) SAW PALMETTO, 7 GAL.
(50) HIBISCUS, 3 GAL.
(8) SAW PALMETTO, 7 GAL.
(3) SHELL GINGER, 7 GAL.

(2) BOUGAINVILLEA VINE, ESP. TO WALL, 6'-8' HT.
(2) ILEX, 3 GAL.
(4) GARDENIA SPHERE, 3'X3'.
(60) MINIMA, 4" POTS.
(1) DOUBLE ROBELLINI PALM, 8' C.T., CURVED.
(17) BLUE SALVIA, 3 GAL.
(26) WHITE PLUMBAGO, 3 GAL.
(2) DATE PALMS, 18-20' HT. UNDERPLANTED W/ (14) GREEN ISLAND FICUS, 3 GAL.
(1) TRIPLE ROBELLINI PALMS, 10'-12' HT.
(60) BLUE PLUMBAGO, 3 GAL.
(10) RHAPIS PALM, 3' HT.
(2) SEAGRAPE TREES, 15' HT.
(40) FOXTAIL FERNS, 3 GAL.
(10) WHITE PLUMBAGO, 3 GAL.
(8) ILEX, 3 GAL.
(4) GARDENIA SPHERE, 3'X3'.
(2) BOUGAINVILLEA VINE, ESP. TO WALL, 6'-8' HT.
(17) BLUE SALVIA, 3 GAL.
(5) CHINESE FAN PALMS, 3 GAL.
(1) YLANG YLANG TREE, 18' HT.
(40) MINIMA, 4" POTS
(1) DOUBLE ROBELLINI PALM, 8' C.T., CURVED.
(10) ZAMIA, 7 GAL.
(4) SHELL GINGER, 7 GAL.
(10) COFFEE PLANT, 7 GAL.
(1) RECLINATA PALM, 15' HT.,' MULTI TRUNK'
(60) MINIMA, 4" POTS.
(7) THRINAX PALMS, 14'-16' HT.
(10) ZAMIA, 7 GAL.
(4) SHELL GINGER, 7 GAL.
(5) COFFEE PLANT, 7 GAL.
(5) CHINESE FAN PALMS, 3 GAL.
(35) GREEN ISLAND FICUS, 3 GAL.
(5) SHELL GINGER, 7 GAL.
(4) SAW PALMETTO, 3 GAL.
(1) YLANG YLANG TREE, 12' HT.
(5) CHINESE FAN PALMS, 3 GAL.
(5) COFFEE PLANT, 7 GAL.
(4) SAW PALMETTO, 3 GAL.
(4) SHELL GINGER, 7 GAL.
(10) ZAMIA, 7 GAL.
(1) YLANG YLANG TREE, 18' HT.
(5) COFFEE PLANT, 7 GAL.
(4) CASSIA TREE 18' HT.
(1) PINK TABEBUIA 18' HT.
(25) BLUE PLUMBAGO 3 GAL.
(3) YLA

(30) SILVER SAW PALMETTO 3 GAL.
LAWN
(1) WHITE EGER 16' HT.
(40) NATIVE ILEX 3 GAL.
(1) PINK TABEBUIA 16' HT.
(1) MACARTHUR CLUSTER 16' HT.
(6) CONFEDERATE JASMINE 10' HT.
(25) HIBISCUS 3 GAL.
(80) NATIVE ILEX 3 GAL.
(4) ALEXANDER PALM 15' CT. W/ (4) BLEEDING HEART VINE 6' HT.
(1) GREEN BUTTONWOOD 15'X15'
(7) THRINAX PALMS 12'-14' C.T.
(115) FAKAHATCHEE GRASS 3 GAL.
(26) WHITE PLUMBAGO 3 GAL.

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

N E S W

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

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

LANDSCAPE PLAN - GROUND FLOOR

PARAMOUNT THEATRE

139 N. COUNTY ROAD, PALM BEACH, FL.

05 NOVEMBER 2025

NIEVERA WILLIAMS
DESIGN

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Suite 502
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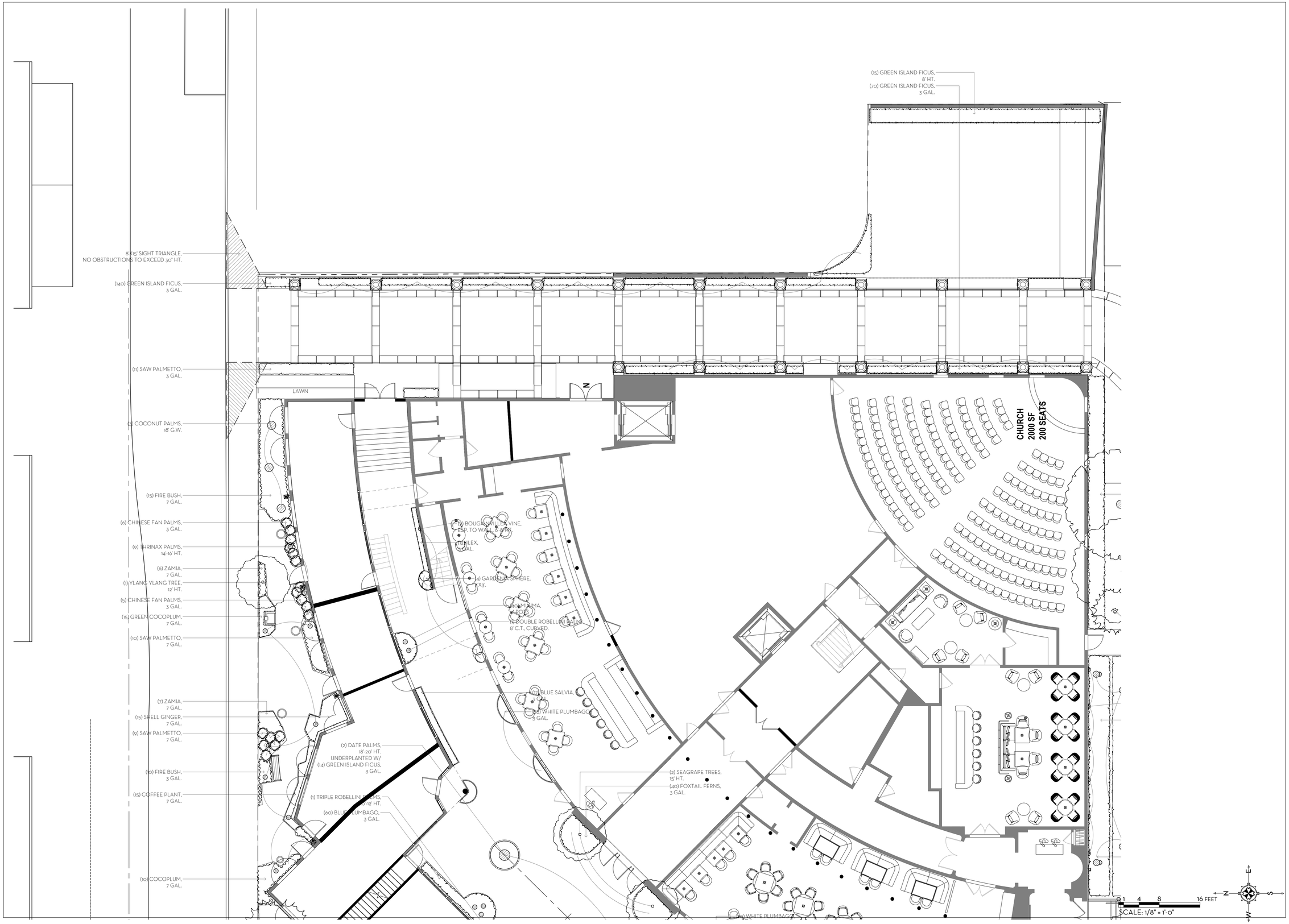

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

LANDSCAPE PLAN - EAST ACCESS

PARAMOUNT THEATRE

139 N. COUNTY ROAD, PALM BEACH, FL.

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

05 NOVEMBER 2025

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LP2

(20) SILVER SAW PALMETTO
3 GAL.
(1) WHITE GEIGER
16' HT.
(40) NATIVE ILEX
3 GAL.
(1) PINK TABEBUIA
16' HT.
(1) MACARTHUR CLUSTER
16' HT.
LAWN
(31) COONTIE
3 GAL.
(5) COCONUT PALMS
14' G.W.
(1) GREEN BUTTONWOOD
20'X20'
(1) YELLOW TABEBUIA
20' HT.
(37) GREEN BUTTONWOOD
15' HT, FTB.
(1) ROYAL POINCIANA
20'X20'
(35) FIREBUSH
3 GAL.
(1) GUMBO LIMBO
15'X15'
(49) COONTIE
3 GAL.
(30) COONTIE
3 GAL.
(35) FIREBUSH
3 GAL.
(1) CANARY ISLAND DATE PALM
20' C.T.
(1) SEAGRAPE
20'X20'
(16) COCONUT PALMS
4 @ 12' G.W.
5 @ 14' G.W.
5 @ 16' G.W.
2 @ 20' G.W.
(10) COFFEE PLANT
7 GAL.
(12) BLUE PLUMBAGO
3 GAL.
(69) SAW PALMETTO
3 GAL.
(15) HIBISCUS
3 GAL.
(15) ANNUALS
3 GAL.
(6) CONFEDERATE JASMINE
10' HT.
(25) HIBISCUS
3 GAL.
(80) NATIVE ILEX
3 GAL.
(1) CANARY ISLAND DATE PALM
20' C.T.
(1) ORANGE GEIGER TREE
16' HT.
(100) FIREBUSH
3 GAL.
LAWN
(180) COONTIE
3 GAL.
(180)WHITE PLUMBAGO
3 GAL.
(180) COCOPLUM
3 GAL.
(15) HIBISCUS
3 GAL.
(1) COCONUT PALM
18' G.W.
(1) SCREW PINE
16' HT.
(170) FIREBUSH
3 GAL.
LAWN
(1) GUMBO LIMBO
20'X20'
(21) ANNUALS
3 GAL.
(61) SAW PALMETTO
3 GAL.
(22) BLUE PLUMBAGO
3 GAL.
(1) YELLOW TABEBUIA
18' OA.
(4) ALEXANDER PALM
15' CT. W/
(4) BLEEDING HEART VINE
6' HT.
LAWN
(3) YLANG YLANG
15' HT.
(1) COCONUT PALM
15' G.W.
(1) GREEN BUTTONWOOD
20'X20'
(1) COCONUT PALM
18' G.W.
(1) COCONUT PALM
12' G.W.
(2) YLANG YLANG
15' HT.
(1) GREEN BUTTONWOOD
15'X15'
(7) THRINAX PALMS
12'-14' C.T.
(115) FAKAHATCHEE GRASS
3 GAL.
(26) WHITE PLUMBAGO
3 GAL.
(1) GREEN BUTTONWOOD
20'X20'
(2) COCONUT PALMS
14' G.W., CURVED
(180) MINIMA
4" PLUGS
(15) BEGONIA
3 GAL.
(100) COONTIE
3 GAL.
(80) SILVER SAW PALMETTO
3 GAL.
(1) SAUSAGE TREE
30'X30'
(2) BOUGAINVILLEA VINE,
ESP. TO WALL, 6'-8' HT.
(55) GREEN ISLAND FICUS,
3 GAL.
(9) SHELL GINGER,
7 GAL.
(4) SAW PALMETTO,
3 GAL.
(5) COFFEE PLANT,
7 GAL.
(4) CASSIA TREE
18' HT.
(1) PINK TABEBUIA
18' HT.
(25) BLUE PLUMBAGO
3 GAL.
(3) YLANG YLANG
16' HT.
(90) GREEN BUTTONWOOD
6' HT., FTB.
(2) COCONUT PALMS
14' G.W.
(1) SEAGRAPE
20'X20'
(3) COCONUT PALM
18' G.W.
(1) CANARY ISLAND DATE PALM
20' C.T.
(1) GUMBO LIMBO
18' HT.
(1) AFRICAN TULIP TREE
18'X18'

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

LANDSCAPE PLAN - GROUND FLOOR

PARAMOUNT THEATRE

139 N. COUNTY ROAD, PALM BEACH, FL.

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

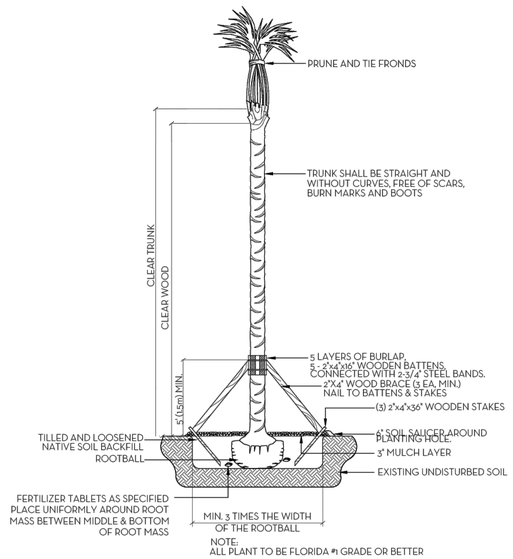
05 NOVEMBER 2025

NIEVERA WILLIAMS
DESIGN

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

NIEVERAWILLIAMS.COM

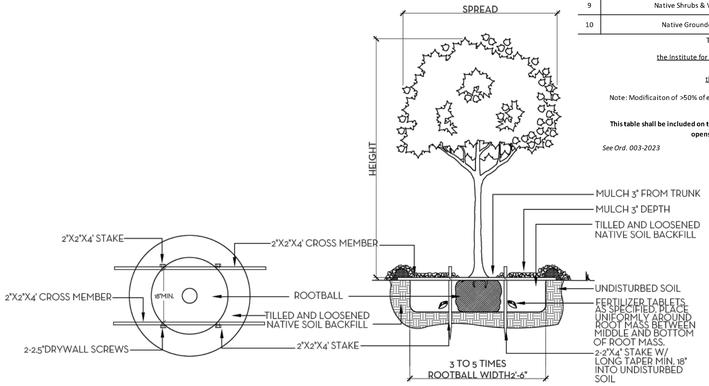
LP3



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

PALM PLANTING DETAIL
N.T.S.

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



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

TREE PLANTING DETAIL
N.T.S.

Line #	Landscape Legend			
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2	**Lot Area (sq. ft.):**	58,099 SF.		
3		REQUIRED	PROPOSED	EXISTING
4	Landscape Open Space (LOS) (Sq Ft and %)	14,525 SF. (25%)	8,895 SF. (15.31%)	8,852 SF. (15.24%)
5	LOS to be altered (Sq FT and %)	N/A	100%	N/A
6	Perimeter LOS (Sq Ft and %)	N/A	N/A	N/A
7	Front Yard LOS (Sq Ft and %)	2,148 SQ. FT. (35%)	2,330 SQ.FT (37.97%)	N/A
8	Native Trees %	30% (number of trees)	35%	N/A
9	Native Shrubs & Vines %	30% (number of shrubs & vines)	79%	N/A
10	Native Groundcover %	30% (groundcover area)	47%	N/A

To determine qualifying native vegetation use either:

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OR

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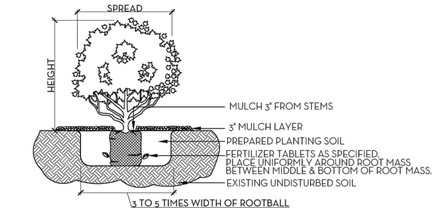
Note: Modificaiton of >50% of existing landscape/greenscape are subject to minimum native plant requirements and must submit a landscape and irrigation plan for review.

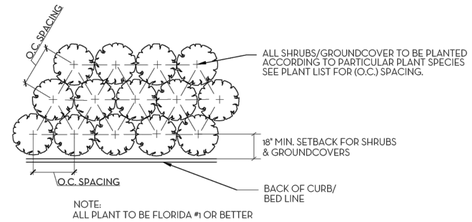
This table shall be included on the landscape species index sheet as prepared by a licensed landscape architect and landscape openspace data shall be incorporated on to corresponding zoning legend.

See Ord. 003-2023 *REV:BF 20230727*



NOTE:
ALL MATERIAL TO BE FLORIDA #1 OR BETTER

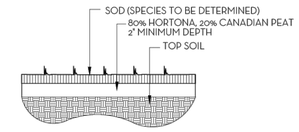
SHRUB & GROUNDCOVER PLANTING DETAIL
N.T.S.



NOTE:
ALL PLANT TO BE FLORIDA #1 OR BETTER

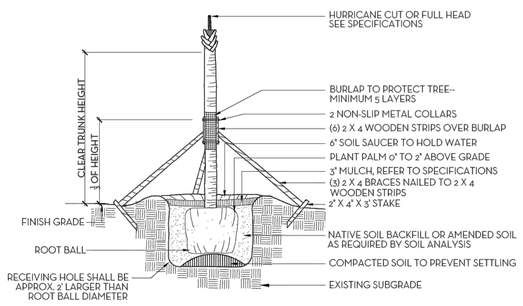
PLANT SPACING DETAIL
N.T.S.

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



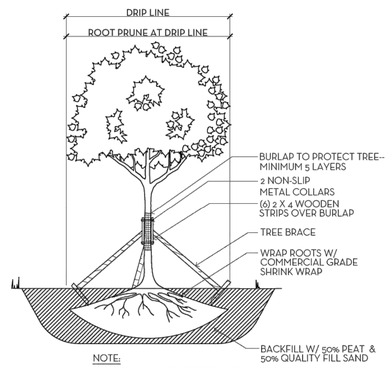
SOD PLANTING DETAIL
N.T.S.

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



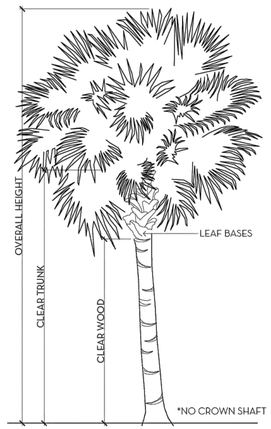
NOTES: STAKING & GUYING REQUIRED FOR PALMS, IF NECESSARY, OR AS DIRECTED BY THE LANDSCAPE ARCHITECT. ALL PLANT TO BE FLORIDA #1 OR BETTER

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

Paramount Theatre

139 N. County Road

October 20, 2025

Landscape Material Schedule

Item No.	Common Name	Botanical Name	Quantity	Native	Specification
1	TREES				
2	Ylang Ylang Tree	Cananga odorata	1		12' HT.
3	Ylang Ylang Tree	Cananga odorata	3		15' HT.
4	Ylang Ylang Tree	Cananga odorata	3		16' HT.
5	Seagrape	Coccoloba uvifera	2	✔	15' HT.
6	White Gieger	Cordia boissieri	1		16' HT.
7	Pink Tabebuia	Tabebuia heterophylla	1		18' HT.
8	Pink Tabebuia	Tabebuia heterophylla	1		16' HT.
9	Green Buttonwood	Conocarpus erectus	1	✔	15'x15'
10	Green Buttonwood	Conocarpus erectus	3	✔	20'x20'
11	Yellow Tabebuia	Tabebuia caraiba	1		20' HT.
12	Yellow Tabebuia	Tabebuia caraiba	1		18' OA.
13	Royal Poinciana	Delonix regia	1		20'x20'
14	Royal Poinciana	Delonix regia	1		15'x15'
15	Gumbo Limbo	Bursera simaruba	1	✔	18' HT.
16	Gumbo Limbo	Bursera simaruba	1	✔	15'x15'
17	Gumbo Limbo	Bursera simaruba	1	✔	20'x20'
18	Seagrape	Coccoloba uvifera	2	✔	20'x20'
19	Sausage Tree	Kigelia pinnata	1		30'x30'
20	Afican Tulip Tree	Spathodea campanulata	1		18'x18'
21	Cassia Tree	Cassia fistula	4		
22			31	35%	
23	PALMS				
24	Coconut Palm	Cocos nucifera	2		20' GW.
25	Coconut Palm	Cocos nucifera	8		18' GW.
26	Coconut Palm	Cocos nucifera	5		16' GW.
27	Coconut Palm	Cocos nucifera	5		12' GW.
28	Thrinax Palm	Thrinax radiata	9		14' - 16' HT.
29	Roebellini Palm	Phoenix roebelenii	1		9' CT. Curved
30	Double Roebellini Palm	Phoenix roebelenii	1		10' CT. Curved
31	Triple Roebellini Palm	Phoenix roebelenii	2		10'-12' HT.
32	Date Palm	Phoenix dactylifera	2		18'-20' HT.
33	Macarthur Cluster	Ptychosperma macarthurii	1		16' HT.
34	Alexander Palm	Ptychosperma elegans	4		15' CT.
35	Thrinax Palm	Thrinax radiata	7		12'-14' CT.
36	Coconut Palm	Cocos nucifera	1		15' GW.
37	Coconut Palm	Cocos nucifera	2		14' GW. Curved
38	Coconut Palm	Cocos nucifera	16		14' GW.
39	Canary Island Date Palm	Phoenix canariensis	3		20' CT.
40	Screw Pine	Pandanus utilis	1		16' HT.
41			68		
42	SHRUB/VINES				
43	Firebush	Hamelia patens	15	✔	7 GAL.
44	Chinese Fan Palm	Livistona chinensis	11		3 GAL.
45	Zamia	Zamia integrifolia	6	✔	7 GAL.
46	Saw Palmetto	Serenoa repens	19	✔	7 GAL.
47	Green Cocoplum	Chrysobalanus icaco	15	✔	7 GAL.
48	Shell Ginger	Alpinia zerumbet	15		7 GAL.
49	Coffee Plant	Psychotria nervosa	30	✔	7 GAL.
50	Cocoplum	Chrysobalanus icaco	10	✔	7 GAL.
51	Bougainvillea	Bougainvillea ssp	3		6'-8' HT. Esp to wall
52	Gardenia Sphere	Gardenia jasminoides 'Miami Supreme'	4		3'x3'
53	Green Island Ficus	Ficus microcarpa 'Green Island'	15		8' HT.
54	Confederate Jasmine	Trachelospermum jasminoides	6		10' HT.
55	Bleeding Heart Vine	Clerodendrum thomsoniae	4		6' HT.
56	Green Buttonwood	Conocarpus erectus	37	✔	15' HT. FTB
57	Green Buttonwood	Conocarpus erectus	90	✔	6' HT. FTB
58			280	79%	
59	GROUND COVER				
60	Firebush	Hamelia patens	350	✔	3 GAL.
61	Silver Saw Palmetto	Serenoa repens 'Cinerea'	80		3 GAL.
62	Saw Palmetto	Serenoa repens	141	✔	3 GAL.
63	Green Island Ficus	Ficus microcarpa 'Green Island'	239		3 GAL.
64	Ilex	Ilex cassine	105	✔	3GAL.
65	Minima	Trachelospermum asiaticum 'Minima'	220		4" Pots
66	White Plumbago	Plumbago auriculata 'Alba'	236		3 GAL.
67	Blue Salvia	Salvia 'Mystic Spires Blue'	30		3 GAL.
68	Blue Plumbago	Plumbago Auriculata 'Imperial Blue'	119		3 GAL.
69	Foxtail Fern	Asparagus densiflorus 'Meyerii'	60		3 GAL.
70	Silver Saw Palmetto	Serenoa repens 'Cinerea'	20		3 GAL.
71	Hibiscus	Hibiscus ssp	55		3 GAL.
72	Fakahtachee Grass	Tripsacum dactyloides	115	✔	3 GAL.
73	Coontie	Zamia integrifolia	390	✔	3 GAL.
74	Cocoplum	Chrysobalanus icaco	180		3 GAL.
75	Begonia	Begonia odorata 'Alba'	15		3 GAL.
76			2355	47%	
77	SOD				
78	Zoysia 'Diamond'		VIF		FULL, STAGGER SEAMS

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

PLANT LIST AND DETAILS

PARAMOUNT THEATRE

139 N. COUNTY ROAD, PALM BEACH, FL.

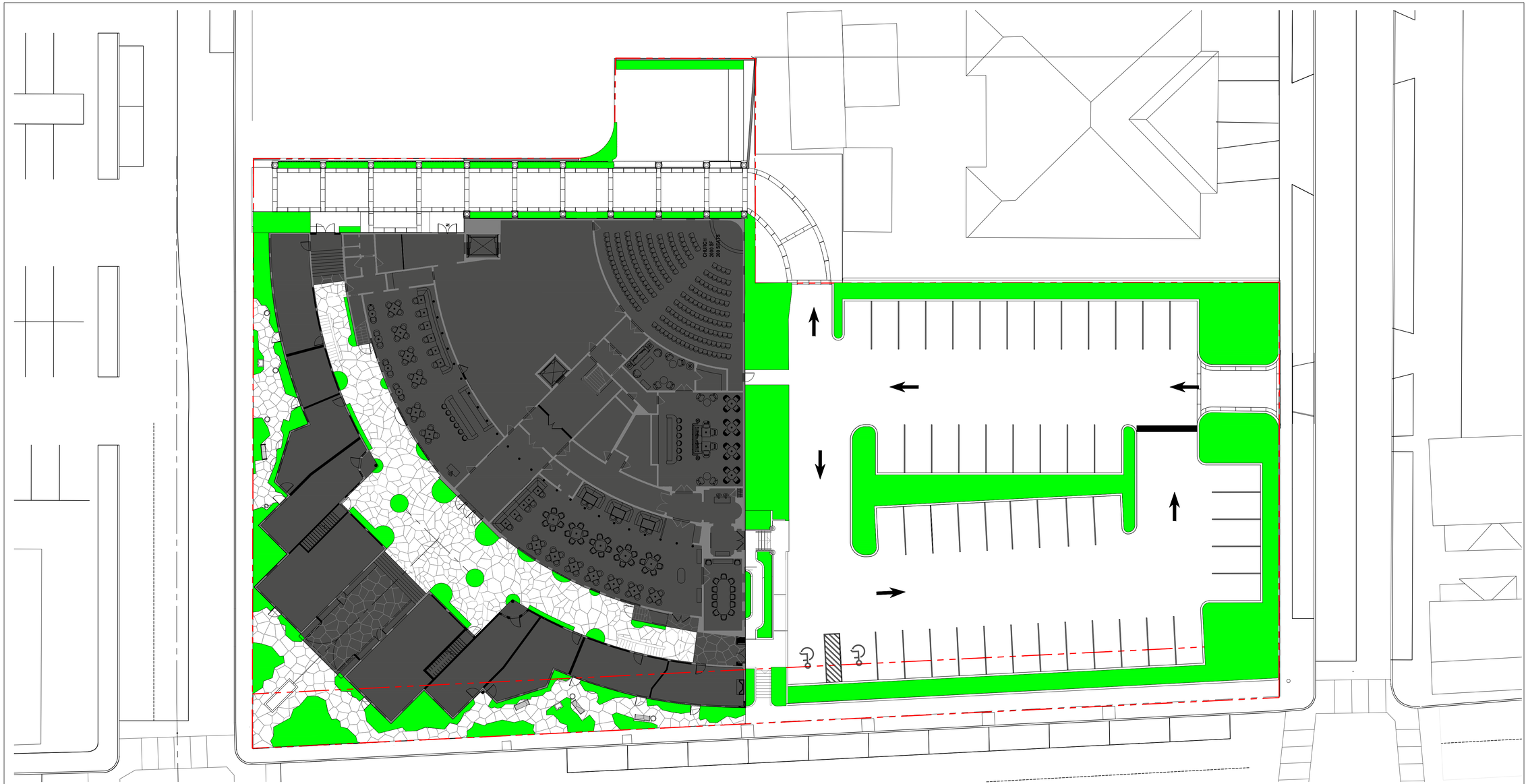
05 NOVEMBER 2025

NIEVERA WILLIAMS
DESIGN

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

NIEVERAWILLIAMS.COM

LP4



Line #	Landscape Legend			
1	**Property Address:**	139 N. COUNTY ROAD		
2	**Lot Area (sq. ft.):**	58,099 SF.		
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5	LOS to be altered (Sq FT and %)	N/A	100%	N/A
6	Perimeter LOS (Sq Ft and %)	N/A	N/A	N/A
7	Front Yard LOS (Sq Ft and %)	2,148 SQ. FT. (35%)	2,330 SQ.FT (37.97%)	N/A
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OR

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See Ord. 003-2023 *REV BF 20230727*

HARDSCAPE

BUILDING AREA

LANDSCAPE

0 4 8 16 32 FEET

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

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

OPEN SPACE DIAGRAM

PARAMOUNT THEATRE

139 N. COUNTY ROAD, PALM BEACH, FL.

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

05 NOVEMBER 2025

NIEVERA WILLIAMS
DESIGN

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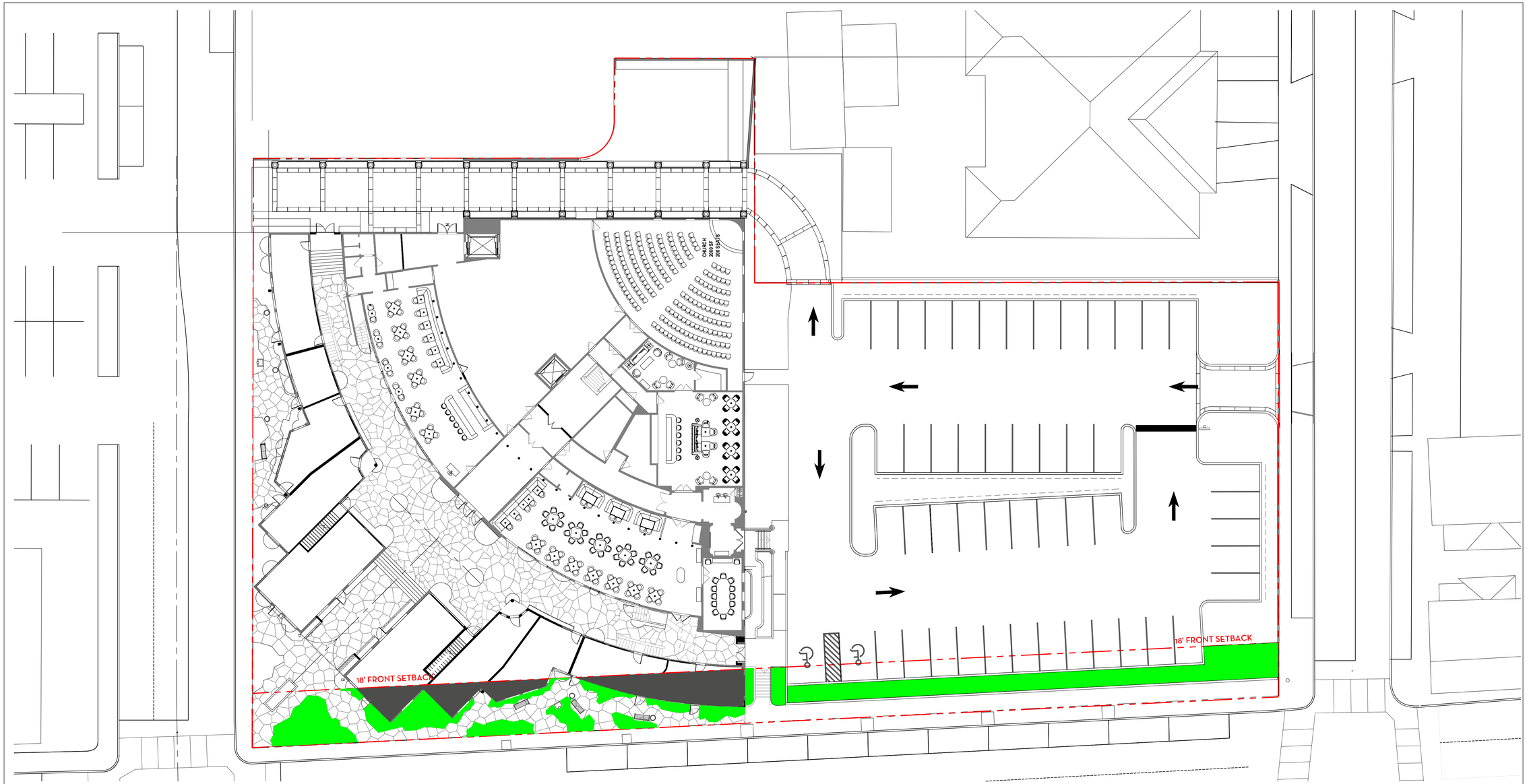

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See Ord. 003-2023 *REV BF 20230727*

HARDSCAPE

BUILDING AREA

LANDSCAPE

0 4 8 16 32 FEET

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

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

FRONT OPEN SPACE DIAGRAM

PARAMOUNT THEATRE

139 N. COUNTY ROAD, PALM BEACH, FL.

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

05 NOVEMBER 2025

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DESIGN

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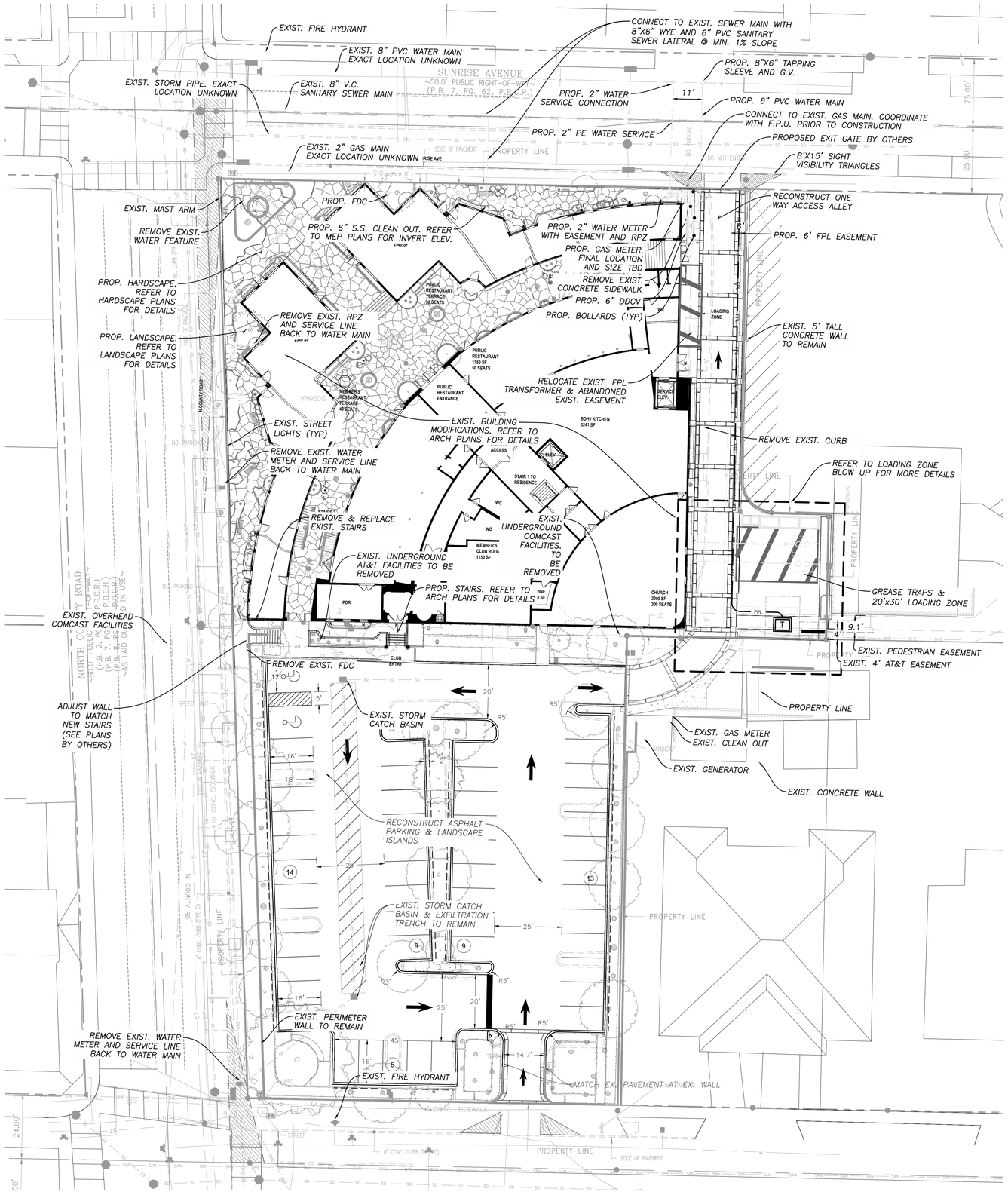

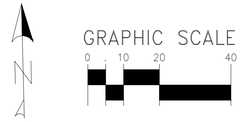

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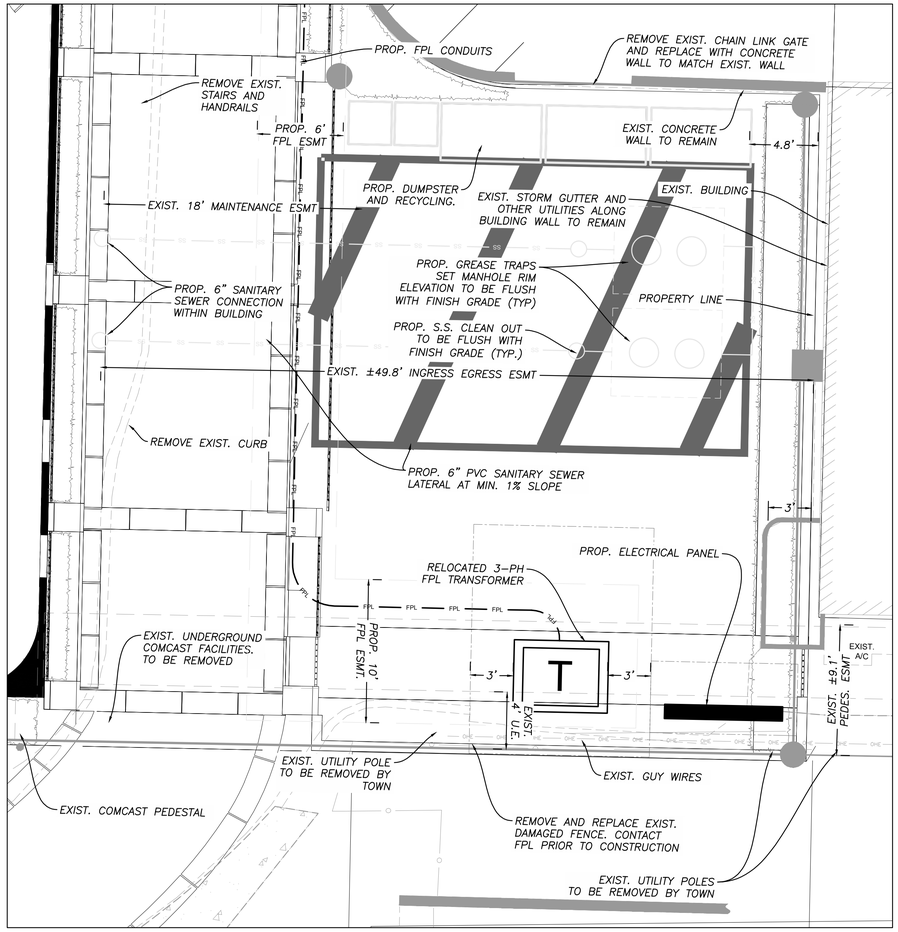
CALL TWO (2) BUSINESS DAYS BEFORE YOU DIG
SUNSHINE 811

LEGEND

- PROPERTY LINE
- PROPOSED FORCE MAIN
- PROPOSED SANITARY SEWER
- PROPOSED FIRE MAIN
- PROPOSED WATER MAIN
- PROPOSED EASEMENT
- EXISTING FORCE MAIN
- EXISTING SANITARY SEWER
- EXISTING FIRE MAIN
- EXISTING WATER MAIN
- EXISTING EASEMENT
- STORM PIPE
- EXISTING SANITARY MANHOLE
- EXISTING FIRE HYDRANT
- PROPOSED F.D.C.
- PROPOSED W. METER & B.F.P.
- PROPOSED D.D.C.V.
- EXISTING STORM INLET
- EXISTING STORM MANHOLE



LOADING ZONE BLOW UP
SCALE 1"=5'

RANDY SCOTT WERTEPNY LICENSE No. 72504 STATE OF FLORIDA PROFESSIONAL ENGINEER

This item has been digitally signed and sealed by Randy Wertepny on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Randy Wertepny
P.E. 72504

KESHAVARZ & ASSOCIATES
711 North Dixie Hwy, Suite 201
West Palm Beach, FL 33401
Tel: (561) 689-8600
Certificate of Authorization No. 4897

REG ARCHITECTS since 1988

Rick Gonzalez, AIA
President
FL License AR0014172
120 South Olive Ave. Ste. 210,
West Palm Beach, FL 33401
P (561) 659-2383
www.regarchitects.com

Historic Paramount Theater

139 N COUNTY RD
PALM BEACH, FL 33480

WEG PARAMOUNT, INC

NO.	DATE	DESCRIPTION

DATE	9/8/2025
MODELED	YY
CHECKED	RW
PROJECT #	24019

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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 OR OTHERS ON OTHER PROJECTS OR FOR ADDITIONS TO THIS PROJECT BY OTHERS, EXCEPT BY AGREEMENT IN WRITING AND WITH APPROPRIATE COMPENSATION TO THE ARCHITECT.

PRELIMINARY UTILITY, PAVING AND DRAINAGE PLAN

C-1

OWNERS POLICY REVIEW OF RESTRICTIONS / EASEMENTS (SEE SURVEYOR NOTE 3 RIGHT)

ITEM 1: GENERAL OR SPECIAL TAXES AND ASSESSMENTS REQUIRED TO BE PAID IN THE YEAR 2021 AND SUBSEQUENT YEARS, WHICH ARE NOT YET DUE AND PAYABLE. ***NOT A SURVEY MATTER***

ITEM 2: DEDICATIONS CONTAINED ON THE PLAT OF MAP OF FLORAL PARK, AS RECORDED IN PLAT BOOK 2, PAGE 6, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. ***PLOTTABLE ITEMS THAT AFFECT OR ITEMS SUCH AS PLAT OR LOT LINES THAT DEFINE THE LIMITS OF THE SUBJECT PROPERTY ARE SHOWN HEREON.***

ITEM 3: DEDICATIONS CONTAINED ON THE PLAT OF SUNRISE AVENUE ADDITION, AS RECORDED IN PLAT BOOK 7, PAGE 62, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. ***PLOTTABLE ITEMS THAT AFFECT OR ITEMS SUCH AS PLAT OR LOT LINES THAT DEFINE THE LIMITS OF THE SUBJECT PROPERTY ARE SHOWN HEREON.***

ITEM 4: PEDESTRIAN EASEMENT RECORDED DECEMBER 7, 1982, IN OFFICIAL RECORDS BOOK 3838, PAGE 1436, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. ***AFFECTS THE PROPERTY AND IS PLOTTED HEREON.***

ITEM 5: RESTRICTIONS, RESERVATIONS, COVENANTS AND CONDITIONS PURSUANT TO THAT CERTAIN INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 2359, PAGE 581, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. ***AFFECTS THE PROPERTY, HOWEVER BLANKET IN NATURE, NOT PLOTTABLE AND NOT A SURVEY MATTER.***

ITEM 6: EASEMENTS AS RESERVED IN THOSE CERTAIN INSTRUMENTS RECORDED IN OFFICIAL RECORDS BOOK 1673, PAGE 1616; OFFICIAL RECORDS BOOK 3837, PAGE 1803; AND OFFICIAL RECORDS BOOK 1962, PAGE 1183, ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. ***AFFECTS THE PROPERTY AND PLOTTED HEREON.***

ITEM 7: EASEMENTS RECORDED IN DEED BOOK 22, PAGE 118, AS TRANSFERRED TO SOUTHERN BELL IN DEED BOOK 124, PAGE 430, ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. ***AFFECTS LOTS 164 & 165 OF FLORAL PARK, P.B. 2, PAGE 6, HOWEVER NOTE THAT THE EASEMENT LAND IS DESCRIBED AS "....ACROSS THE NORTH END OF LOTS 133 TO 165..." WITHOUT DEFINING A SPECIFIC WIDTH. ALSO NOTE THAT THE SAID DEED BOOK 22, PAGE 118, ALSO STATES "ALL POLES AND LINES ERECTED AND MAINTAINED UNDER THIS GRANT WITHIN SAID PREMISES SHALL BE ERECTED AND MAINTAINED IN SUCH A MANNER AS TO INTERFERE IN AS SMALL AN AREA AS POSSIBLE..." THE SURVEY DID NOT FIND FOR ANY POLES OR WIRES TO BE WITHIN OR OVERHANGING ONTO LOTS 164 OR 165 AS SHOWN HEREON.***

ITEM 8: CERTIFICATE OF DESIGNATION OF LANDMARKS RECORDED IN OFFICIAL RECORDS BOOK 3800, PAGE 473, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. ***AFFECTS THE PROPERTY, NOT A SURVEY MATTER.***

ITEM 9: TERMS AND CONDITIONS OF THOSE CERTAIN AGREEMENTS RECORDED IN OFFICIAL RECORDS BOOK 2359, PAGE 575; OFFICIAL RECORDS BOOK 2583, PAGE 1379; AND OFFICIAL RECORDS BOOK 3824, PAGE 1804, AS CONVEYED IN OFFICIAL RECORDS BOOK 9346, PAGE 1780, ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. ***AFFECTS THE PROPERTY, HOWEVER CERTAIN CONDITIONS CONTAINED WITHIN THE AGREEMENT IN O.R.B. 2359, PAGE 575 AND THE AMENDED AGREEMENT IN O.R.B. 2583, PAGE 1379 ARE BLANKET IN NATURE AND NOT PLOTTABLE AND FURTHER APPEAR TO BE TERMINATED OR RELEASED AND ARE NOT A SURVEY MATTER. THE MAINTENANCE AGREEMENT CONTAINED IN O.R.B. 3824, PAGE 1804, AFFECTS THE PROPERTY AND IS PLOTTED HEREON.***

ITEM 10: NOTICE THAT INTEREST OF LESSOR SHALL NOT BE SUBJECT TO LIENS RECORDED IN OFFICIAL RECORDS BOOK 9378, PAGE 961, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. ***AFFECTS THE PROPERTY, NOT A SURVEY MATTER.***

ITEM 11: AGREEMENT BETWEEN PARAMOUNT CHURCH, INC. AND THE TOWN OF PALM BEACH DATED AUGUST 12, 1996 AND RECORDED IN OFFICIAL RECORDS BOOK 9406, PAGE 351, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. ***AFFECTS THE PROPERTY, NOT A SURVEY MATTER.***

ITEM 12: RIGHTS OF TENANTS IN POSSESSION AS OF THE DATE HEREOF, AS TENANTS ONLY, UNDER PRIOR UN-RECORDED COMMERCIAL LEASES, AS REFLECTED ON THE RENT ROLL ATTACHED HERETO. ***NOT A SURVEY MATTER***

ITEM 13: SURVEY BY LANDTECH SURVEYING DATED JANUARY 25, 2021 AND DIGITALLY SIGNED MARCH 14, 2021, AS JOB NUMBER 110879-SE SHOWS THE FOLLOWING: ***THIS SURVEYOR WAS NOT PROVIDED A COPY OF THIS SURVEY FOR REVIEW AND AS SUCH HAS NO COMMENTS ON THE BELOW REFERENCED TITLE INSURANCE NOTES.***

a. ~~ENCROACHMENT OF CONCRETE WALL, MEANDERING IN AND OUTSIDE OF THE EAST SIDE OF LOT 16 OF THE SUBJECT PROPERTY PAST INSURED BOUNDARY, AND ENCROACHING INTO THE PROPERTY SUBJECT TO THE EASEMENT (ORB 3837 PAGE 1803);~~

b. ~~ENCROACHMENT OF CONCRETE, CONCRETE STEPS, AND CURB ON EAST SIDE OF SUBJECT PROPERTY INTO 3.5' UTILITY EASEMENT (ORB 1962 PAGE 1183);~~

c. ~~ENCROACHMENT OF FENCE, ASPHALT AND CURB INTO 4' EASEMENT ON SOUTH SIDE OF LOT 16 (ORB 1673 PAGE 1616);~~

d. ~~ENCROACHMENT OF CONCRETE STEPS, FENCES, CURB CUT, AND ASPHALT IN AND ALONG EAST SIDE OF SUBJECT PROPERTY THAT ARE SUBJECT TO THE EASEMENT (ORB 3837 PAGE 1803) AND THE PEDESTRIAN EASEMENT (ORB 3838 PAGE 1436);~~

e. ~~ENCROACHMENT OF ASPHALT, CONCRETE RAMP AND 0.5' CONCRETE CURB INTO THE NORTH PORTION OF LOTS 162 & 163;~~

f. ~~ENCROACHMENT OF ASPHALT DRIVEWAY PAST SOUTH BOUNDARY;~~

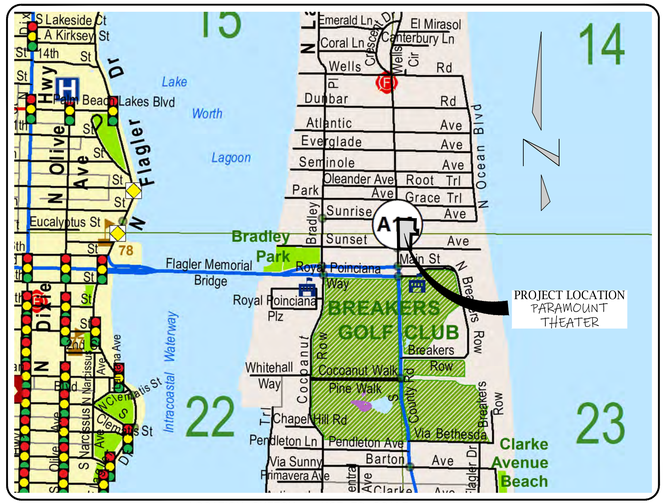
g. ~~ENCROACHMENT OFFENCE PAST SOUTHEAST BOUNDARY FROM 161 & 162;~~

h. ~~CONCRETE SIDEWALKS AROUND NORTH, WEST AND SOUTH PART OF THE PROPERTY ENCROACH IN AND OUTSIDE THE PROPERTY BOUNDARIES.~~

ITEM 14: MORTGAGE, SECURITY AGREEMENT, AND FIXTURE FILING FROM WEG PARAMOUNT, LLC, A FLORIDA LIMITED LIABILITY COMPANY, TO CHAMBERS BANK, AN ARKANSAS STATE CHARTERED BANK, DATED MARCH 17, 2021, AND RECORDED MARCH 23, 2021 IN OFFICIAL RECORDS BOOK 32305, PAGE 680, IN THE PRINCIPAL SUM OF $11,200,000.00, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. ***NOT A SURVEY MATTER.***

ITEM 15: ABSOLUTE ASSIGNMENT OF LEASES, RENTS, ISSUES AND PROFITS BY AND BETWEEN WEG PARAMOUNT, LLC, A FLORIDA LIMITED LIABILITY COMPANY, WOERNER EQUITY GROUP, LLC, A FLORIDA LIMITED LIABILITY COMPANY AND WOERNER WORLD MINISTRIES, INC., A FLORIDA NON-PROFIT CORPORATION (COLLECTIVELY, ASSIGNORS), AND CHAMBERS BANK, AN ARKANSAS STATE CHARTERED BANK (ASSIGNEE), RECORDED MARCH 23, 2021 IN OFFICIAL RECORDS BOOK 32305, PAGE 702, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. ***NOT A SURVEY MATTER***

ITEM 16: UCC-1 FINANCING STATEMENT BY AND BETWEEN WEG PARAMOUNT, LLC, A FLORIDA LIMITED LIABILITY COMPANY (DEBTOR), AND CHAMBERS BANK, AN ARKANSAS STATE CHARTERED BANK (SECURED PARTY), RECORDED MARCH 23, 2021 IN OFFICIAL RECORDS BOOK 32305, PAGE 718, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. ***NOT A SURVEY MATTER.***



LOCATION SKETCH - NOT TO SCALE

LEGEND OF SURVEY SYMBOLS

MISCELLANEOUS SYMBOLS

- (b) = BOLLARD
- (S) = CONCRETE STREET SIGN
- (I) = IRRIGATION CONTROL VALVE BOX
- (M) = FENCE POST METAL
- (W) = FENCE POST WOOD
- (MB) = MAIL BOX
- (PBD) = PARKING METER (DOUBLE)
- (PBS) = PARKING METER (SINGLE)
- (WD) = POLE WOOD
- (C) = POLE CONCRETE
- = SPRINKLER HEAD
- = TRAFFIC SIGN (AS LABELED)
- (TR) = TREE (TYPE & SIZE AS LABELED)
- 00.00 = TOPOGRAPHIC SPOT ELEVATION

SANITARY SEWER SYSTEM SYMBOLS

- (AV) = AIR RELEASE VALVE (SANITARY)
- (AVMH) = AIR RELEASE VALVE MANHOLE (SANITARY)
- (CO) = CLEAN OUT (SANITARY)
- (GT) = GREASE TRAP MANHOLE
- (SN) = SANITARY MANHOLE
- (SV) = SEWER VALVE (RIM OF SLEEVE)

STORM SEWER SYSTEM SYMBOLS

- = CATCH BASIN
- = CATCH BASIN INLET
- (ST) = CLEAN OUT (STORM)
- (SM) = STORM MANHOLE
- = YARD DRAIN

WATER SYSTEM SYMBOLS

- (AV) = AIR RELEASE VALVE
- (AVMH) = AIR RELEASE VALVE MANHOLE
- = BACK FLOW PREVENTOR
- = DOUBLE DETECTOR CHECK VALVE
- = FIRE DEPARTMENT CONNECTION
- = FIRE HYDRANT
- (M) = WATER METER
- (WV) = WATER VALVE (RIM OF SLEEVE)

DRY UTILITY SYMBOLS

- (LP) = CONCRETE LIGHT POLE
- = CONCRETE POWER POLE
- (C) = CABLE T.V. RISER
- (E) = HAND HOLE (ELECTRIC)
- (S) = HAND HOLE (STREET LIGHTS)
- (T) = HAND HOLE (TRAFFIC)
- = ELECTRIC METER
- (FPE) = ELECTRIC MANHOLE (FP&L)
- (G) = GAS FILLER VALVE
- (G) = GAS METER
- (GAS) = GAS MANHOLE
- (GT) = GAS TESTING LOCATION
- (GAS) = GAS VALVE
- = GUY WIRE ANCHOR
- = GUY WIRE POLE (WOOD)
- = METAL LIGHT POLE
- (M) = MONITORING WELL
- (PXR) = PEDESTRIAN CROSSING SIGNAL POLE
- = PLASTIC LIGHT POLE
- (TEL) = TELEPHONE VAULT
- (TEL) = TELEPHONE MANHOLE
- (T) = TELEPHONE RISER
- (T) = TRAFFIC SIGNAL BOX
- = TRAFFIC SIGNAL POLE (CONCRETE)
- = TRAFFIC SIGNAL POLE (MAST ARM)
- = TRAFFIC SIGNAL POLE (WOOD)
- (L) = WOOD LIGHT POLE
- = WOOD POWER POLE

NOTICE: SURVEY SYMBOLS SHOWN HEREON ARE SCALED TO MATCH SCALE OF THE DRAWING MAP AS PUBLISHED FOR LEGIBILITY AND VIEWING PURPOSES. THEY ARE NOT INTENDED TO REPRESENT THE ACTUAL SIZE OF THE DISPLAYED OBJECT.

LAND DESCRIPTION

LOTS 164 THROUGH 172, LESS THE WEST 15 FEET OF LOTS 166 THROUGH 172, INCLUSIVE, OF THE PLAT OF FLORAL PARK, A SUBDIVISION IN THE TOWN OF PALM BEACH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, AT PAGE 6, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

AND

LOTS 14 AND 15 (EXCEPTING THAT PORTION OF LOT 14, WHICH LIES WEST OF A LINE PARALLEL WITH AND 30 FEET FROM THE CENTERLINE OF COW1TY ROAD), OF SUNRISE AVE. ADDITION, PALM BEACH, FLORIDA, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 7, AT PAGE 62, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

AND

THE FOLLOWING PORTION OF LOT 16 OF SUNRISE AVE. ADDITION, PALM BEACH, FLORIDA, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 7, AT PAGE 62, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA:

BEGINNING AT THE SOUTHWEST COMER OF SAID LOT 16; THENCE NORTH 89° 56' 55" EAST ALONG THE SOUTH LINE OF SAID LOT 16 (THE WEST LINE OF SAID LOT 16 IS ASSUMED TO BEAR NORTH 00° 00' 00" EAST AND ALL OTHER BEARINGS ARE RELATIVE THERETO), A DISTANCE OF 49.38 FEET TO A POINT; THENCE NORTH 00° 04' 39" WEST, A DISTANCE OF 46.40 FEET TO A POINT ON THE SOUTH FACE OF A 6.00 FEET HIGH CONCRETE WALL; THENCE NORTH 89° 25' 25" WEST ALONG SAID SOUTH FACE A DISTANCE OF 21.28 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 12.00 FEET, AND A CENTRAL ANGLE OF 89° 11' 01"; THENCE WESTERLY AND NORTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 18.68 FEET TO THE POINT OF TANGENCY AND THE WEST FACE OF SAID WALL; THENCE NORTH 00° 14' 24" WEST, ALONG SAID FACE AND THE NORTHERLY EXTENSION THEREOF, A DISTANCE OF 107.78 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 16; THENCE NORTH 90° 00' 00" WEST, ALONG SAID NORTH LINE, A DISTANCE OF 16.16 FEET TO THE NORTHWEST COMER OF SAID LOT 16; THENCE SOUTH 00° 00' 00" EAST ALONG THE WEST LINE OF SAID LOT 16, A DISTANCE OF 166.38 FEET TO THE SOUTHWEST COMER OF SAID LOT 16 AND THE POINT OF BEGINNING.

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 MAP OF FLORAL PARK, PLAT BOOK 2, PAGE 6, SUNRISE AVE. ADDITION, PLAT BOOK 7, PAGE 62, ALL OF THE PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA. ADDITIONALLY THIS SURVEY RELIED ON RECORD DOCUMENTS AS CONTAINED IN THE BELOW REFERENCED OWNER'S POLICY OF TITLE INSURANCE AS LISTED IN BELOW NOTE 3.
3. LEGAL DESCRIPTION WAS PROVIDED TO KESHAVARZ & ASSOCIATES INC. AND AS CONTAINED IN THE BELOW REFERENCED OWNER'S POLICY OF TITLE INSURANCE. THE TITLE EXCEPTIONS SHOWN HEREON ARE BASED ON A OWNER'S POLICY OF TITLE INSURANCE, AS FURNISHED BY THE CLIENTS AGENT, PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, HAVING A ORT FILE NO.: 21008894, A POLICY NUMBER: OXFL-08988336, AN AGENT FILE NO.: LLH-10761-37307 AND HAVING AN EFFECTIVE DATE OF MARCH 23, 2021. ITEMS CONTAINED WITHIN SCHEDULE B-II (EXCEPTIONS) OF SAID OWNER'S POLICY OF TITLE INSURANCE ARE AS CONTAINED AND LISTED ON THE "REVIEW OF TITLE INSURANCE POLICY" ON THE TOP LEFT CORNER OF THIS PAGE.
4. BEARINGS SHOWN HEREON ARE BASED ON THE EAST RIGHT-OF-WAY LINE FOR NORTH COUNTY ROAD, AS LAID OUT AND IN USE. THE SAID EAST RIGHT-OF-WAY LINE WAS DETERMINED TO BEAR NORTH 01°50'41" WEST, AND ALL OTHER BEARINGS SHOWN HEREON, ARE RELATED THERETO.
5. 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.
6. TOTAL AREA: 58,109.803 SQUARE FEET / 1.334 ACRES, MORE OR LESS.
7. ELEVATIONS SHOWN HEREON ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AND ARE REFERENCED TO PALM BEACH COUNTY BENCHMARK 'TR 10 RM 1 (USE)' WITH AN ELEVATION OF 15.91 (NAVD88) AS PUBLISHED BY PALM BEACH COUNTY ENGINEERING. THE VERTICAL DATUM CONVERSION FACTOR SHOWN HEREON IS BASED ON THE DIFFERENTIAL BETWEEN THE TWO PUBLISHED ELEVATIONS FOR THE ABOVE REFERENCED PALM BEACH COUNTY BENCHMARK. THE SAID BENCHMARK CONTROL STATIONS REPORT PUBLISHED AN ELEVATION IN THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD29) OF 17.484.

DATUM CONVERSION FACTOR
17.484 (NGVD29) - 15.910 (NAVD88) = 1.574
NAVD88 + 1.574 = NGVD29

8. FOUNDATIONS, FOOTERS AND OTHER UNDERGROUND FACILITIES THAT MAY EXIST HAVE NOT BEEN LOCATED UNLESS OTHERWISE SHOWN.
9. THE UNDERGROUND UTILITIES SHOWN HEREON HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AS MARKED BY OTHERS OR FROM RECORD DRAWINGS OBTAINED BY THIS OFFICE. THE UTILITY MARKINGS SHOWN HEREON PAGE 4 OF 4, WHERE SURVEY LOCATED BASED ON THE PAINT ON THE GROUND AS PART OF THE TOWN WIDE UTILITY UNDER-GROUNDING PROJECT AND WERE MARKED BY OTHERS UNKNOWN TO KESHAVARZ AND ASSOCIATES AND WERE ACQUIRED AS PART OF THE FIELD SURVEY PROCESS AS A COURTESY. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEY FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN HEREON ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. EVERY EFFORT HAS BEEN MADE TO OBTAIN UNDERGROUND UTILITIES PIPE TYPE AND SIZE AS SHOWN. IT IS THE RESPONSIBILITY OF THE END USER TO VERIFY THE INVERT AND PIPE SIZE DIMENSIONS PRIOR TO DESIGN AND / OR CONSTRUCTION OF NEW FACILITIES.
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 HAS BEEN PERFORMED BY KESHAVARZ & ASSOCIATES, INC.
11. THE FIELD-MEASURED CONTROL MEASUREMENTS FOR THIS SURVEY MEET OR EXCEED AN ACCURACY OF 1 FOOT IN 7,500 FEET.
12. THE CONTRACTED USE OF THIS SURVEY IS FOR THE ARCHITECTURAL, CIVIL ENGINEERING, SITE DESIGAN AND PERMITTING OF THE SUBJECT PROPERTY AND IS NOT VALID FOR ANY OTHER USE.
13. THIS SURVEY IS PREPARED ONLY FOR THE PARTIES LISTED BELOW.
    PREPARED FOR:

    WEG PARAMOUNT, LLC, A FLORIDA LIMITED LIABILITY COMPANY
    OLD REPUBLIC NATIONAL TITLE ASSOCIATION

14. COPYRIGHT 2025BY KESHAVARZ & ASSOCIATES, INC. THE SKETCH OF SURVEY AND SURVEY REPORT COMPRISE THE COMPLETE SURVEY. UNLESS THIS DOCUMENT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OR ITS AUTHENTICATED DIGITAL EQUIVALENT OF A LICENSED SURVEYOR AND MAPPER, EMPLOYED BY KESHAVARZ & ASSOCIATES, INC. THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

DATE OF SURVEY: SEPTEMBER 25, 2025

Scott F. Bryson

SCOTT F. BRYSON
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE No. 5991

LEGEND OF ABBREVIATIONS

BOT.	= BOTTOM	O.R.B.	= OFFICIAL RECORD BOOK
(C&M)	= CALCULATE & MEASURE	P.B.	= PLAT BOOK
CO.	= COMPANY	PG(S).	= PAGE(S)
CONC.	= CONCRETE	P.B.C.R.	= PALM BEACH COUNTY RECORDS
F.F.	= FINISHED FLOOR	P.O.B.	= POINT OF BEGINNING
EL.	= ELEVATION	P.O.C.	= POINT OF COMMENCEMENT
ELEV.	= ELEVATION	U.E.	= UTILITY EASEMENT
L.B.	= LICENSED BUSINESS		

VERTICAL DATUM

ALL ELEVATIONS SHOWN ARE IN NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)

CONVERSION FACTOR: NAVD88 + 1.574 = NGVD29

No.	REVISION	By	Date

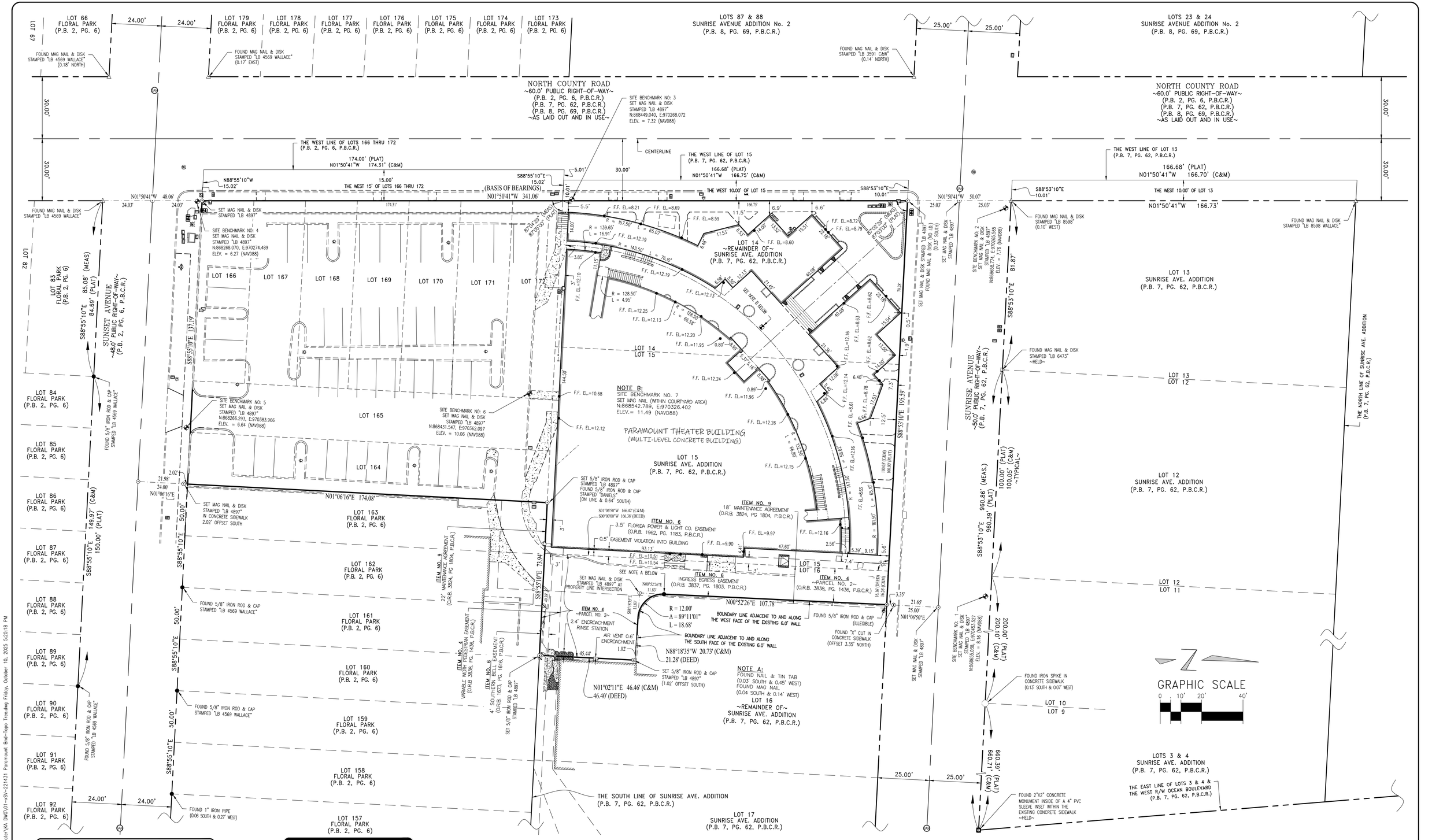
BOOK	PAGE(S)
157	16-17, 19-21
157	23-26, 28-29
157	31-40, 43
FIELD	AS, VG, KT

BOUNDARY, TOPOGRAPHIC & TREE SURVEY OF:
PARAMOUNT THEATER
139 N. COUNTY ROAD
PALM BEACH, FLORIDA, 33480

KESHAVARZ & ASSOCIATES
Civil Engineers • Land Surveyors
711 North Dixie Highway, Suite 201
West Palm Beach, Florida 33401
Tel: (561) 689-8600 Fax: (561) 689-7476

SURVEYORS REPORT & TITLE REVIEW

DATE:	09/17/25	CHECKED:	SFB	PROJECT No.	SHEET No.
SCALE:	N/A	APPROVED:	SFB	22-1431	1 OF 3
DRAWN:	SFB	DWG No:	D22-1431		



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BOOK	PAGE(S)
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FIELD AS,VG,KT

BOUNDARY, TOPOGRAPHIC & TREE SURVEY OF:
PARAMOUNT THEATER
139 N. COUNTY ROAD
PALM BEACH, FLORIDA, 33480

KESHAVARZ & ASSOCIATES
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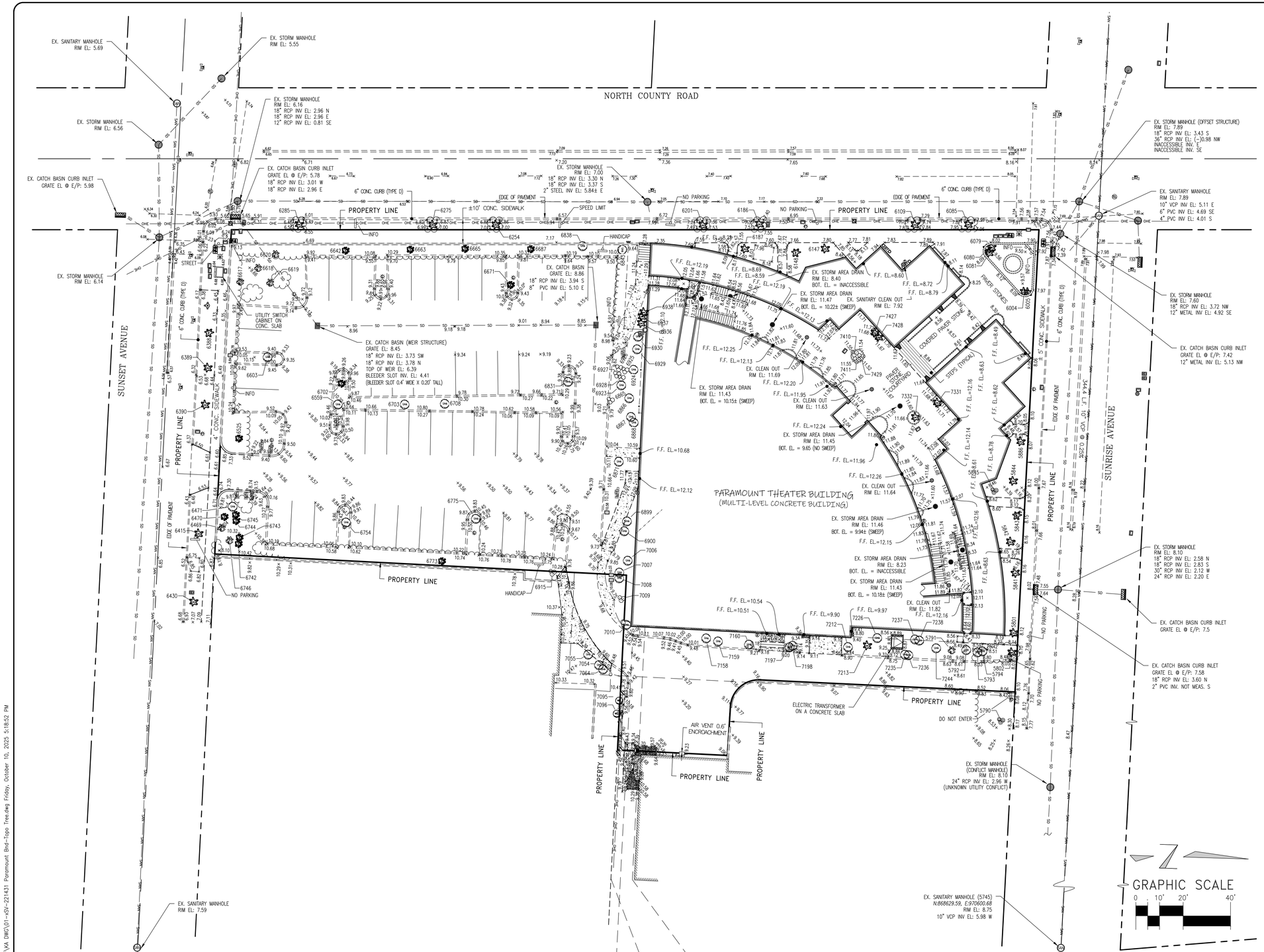
711 North Dixie Highway, Suite 201
West Palm Beach, Florida 33401
Tel: (561) 689-8600 Fax: (561) 689-7476

BOUNDARY, EASEMENT & BUILDING DETAIL

DATE: 09/17/25	CHECKED: SFB	PROJECT No.	SHEET No.
SCALE: 1" = 20'	APPROVED: SFB	22-1431	2 OF 3
DRAWN: SFB	DWG No:D22-1431		



TREE SURVEY PT. NO.	ELEVATION AT BASE OF TREE	SIZE AT BREAST HEIGHT	TREE SPECIES
5790	9.4	6"	Tree Palm Christmas
5791	8.7	10"	Tree Palm Sabal
5792	9.1	18"	Tree Unknown
5793	8.4	10"	Tree Unknown
5794	8.4	10"	Tree Unknown
5801	8.6	3"	Tree Palm Unknown
5802	8.5	3"	Tree Palm Unknown
5841	8.4	12"	Tree Palm Unknown
5842	8.5	12"	Tree Palm Unknown
5843	8.3	12"	Tree Palm Unknown
5844	8.3	12"	Tree Palm Unknown
5845	8.4	4"	Tree Palm Christmas
5886	8.4	10"	Tree Palm Unknown
6004	10.0	4"	Tree Palm Unknown
6005	9.8	4"	Tree Palm Unknown
6079	10.1	4"	Tree Palm Unknown
6080	10.1	4"	Tree Palm Unknown
6081	10.1	4"	Tree Palm Unknown
6085	7.9	4"	Tree Palm Unknown
6109	8.2	4"	Tree Palm Unknown
6147	7.9	12"	Tree Palm Unknown
6148	8.3	10"	Tree Palm Unknown
6186	7.5	4"	Tree Palm Unknown
6187	7.8	12"	Tree Palm Unknown
6201	7.6	4"	Tree Palm Unknown
6254	7.2	4"	Tree Palm Unknown
6275	7.2	4"	Tree Palm Unknown
6285	7.2	4"	Tree Palm Unknown
6388	6.5	6"	Tree Palm Unknown
6389	6.6	10"	Tree Palm Unknown
6390	6.5	8"	Tree Palm Unknown
6415	6.7	12"	Tree Palm Unknown
6430	7.4	12"	Tree Palm Unknown
6469	10.0	18"	Tree Palm Cabbage
6470	9.8	30"	Tree Ficus
6471	9.7	18"	Tree Unknown
6525	9.3	36"	Tree Ficus
6559	10.0	4"	Tree Unknown
6603	9.9	15" DEAD	Tree Unknown
6617	9.7	18"	Tree Palm Cabbage
6618	9.9	18"	Tree Palm Cabbage
6619	9.6	18"	Tree Palm Cabbage
6620	9.5	18"	Tree Palm Cabbage
6642	9.4	21"	Tree Ficus
6663	9.7	18"	Tree Ficus
6665	9.8	18"	Tree Ficus
6671	10.1	12"	Tree Ficus
6687	10.3	12"	Tree Ficus
6702	10.0	15"	Tree Ficus
6703	10.2	8"	Tree Unknown
6708	10.2	6"	Tree Unknown
6742	10.3	8"	Tree Ficus
6743	10.3	4"	Tree Ficus
6744	10.4	6"	Tree Ficus
6745	10.6	8"	Tree Ficus
6746	10.1	12"	Tree Palm Cabbage
6754	10.3	8"	Tree Unknown
6773	10.3	18"	Tree Ficus
6775	10.2	4"	Tree Unknown
6831	9.9	15" DEAD	Tree Unknown
6838	10.1	15"	Tree Unknown
6843	10.0	12"	Tree Unknown
6865	10.0	4" CLUSTER OF 2	Tree Palm Roebelenii
6866	10.0	15"	Tree Unknown
6867	9.9	4"	Tree Unknown
6868	10.1	6"	Tree Unknown
6871	10.3	18"	Tree Unknown
6899	10.9	18"	Tree Unknown
6900	10.5	10"	Tree Unknown
6915	10.3	8"	Tree Palm Foxtail
6923	10.0	10" CLUSTER OF 3	Tree Unknown
6924	9.8	10" CLUSTER OF 2	Tree Unknown
6925	10.0	4"	Tree Palm Roebelenii
6926	9.8	4"	Tree Palm Roebelenii
6927	10.2	4"	Tree Palm Roebelenii
6928	10.0	4"	Tree Palm Roebelenii
6929	9.7	10"	Tree Unknown
6930	9.7	8"	Tree Unknown
6936	9.7	4"	Tree Palm Unknown
6937	9.6	4"	Tree Palm Unknown
6938	9.7	4"	Tree Palm Unknown
7006	10.5	18"	Tree Unknown
7007	10.7	8" DEAD	Tree Unknown
7008	10.6	4" DEAD	Tree Unknown
7009	10.4	8"	Tree Palm Foxtail
7010	10.1	8"	Tree Unknown
7054	10.6	15"	Tree Unknown
7055	10.8	12"	Tree Unknown
7064	10.2	6"	Tree Unknown
7095	9.5	36"	Tree Eucalyptus
7096	9.5	36"	Tree Eucalyptus
7158	9.5	12"	Tree Unknown
7159	9.5	12"	Tree Unknown
7160	9.6	10" CLUSTER OF 5	Tree Unknown
7197	9.5	15"	Tree Unknown
7198	9.5	15"	Tree Unknown
7212	9.0	18"	Tree Unknown
7213	8.9	4"	Tree Palm Unknown
7226	9.0	18"	Tree Unknown
7235	8.7	8"	Tree Unknown
7236	8.6	6"	Tree Unknown
7237	8.6	12"	Tree Unknown
7238	8.6	8"	Tree Unknown
7244	8.6	8"	Tree Unknown
7331	12.3	12"	Tree Palm Unknown
7332	12.3	8"	Tree Palm Unknown
7410	12.6	4"	Tree Palm Foxtail
7411	12.3	3"	Tree Palm Foxtail
7427	12.5	12"	Tree Palm Unknown
7428	12.2	12"	Tree Palm Unknown
7429	12.1	10"	Tree Palm Foxtail

LEGEND OF ABBREVIATIONS

BOT.	= BOTTOM	O.R.B.	= OFFICIAL RECORD BOOK
(C&M)	= CALCULATE & MEASURE	P.B.	= PLAT BOOK
CO.	= COMPANY	PG(S).	= PAGE(S)
CONC.	= CONCRETE	P.B.C.R.	= PALM BEACH COUNTY RECORDS
F.F.	= FINISHED FLOOR	P.O.B.	= POINT OF BEGINNING
EL.	= ELEVATION	P.O.C.	= POINT OF COMMENCEMENT
ELEV.	= ELEVATION	U.E.	= UTILITY EASEMENT
L.B.	= LICENSED BUSINESS		

VERTICAL DATUM

ALL ELEVATIONS SHOWN ARE IN NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)

CONVERSION FACTOR: NAVD88 + 1.574 = NGVD29

No.	REVISION	By	Date

BOOK PAGE(S)
157 16-17,19-21
157 23-26,28-29
157 31-40, 43

FIELD AS,VG,KT

BOUNDARY, TOPOGRAPHIC & TREE SURVEY OF:
PARAMOUNT THEATER
139 N. COUNTY ROAD
PALM BEACH, FLORIDA, 33480

KESHAVARZ & ASSOCIATES
Civil Engineers • Land Surveyors
711 North Dixie Highway, Suite 201
West Palm Beach, Florida 33401
Tel: (561) 689-8600 Fax: (561) 689-7476

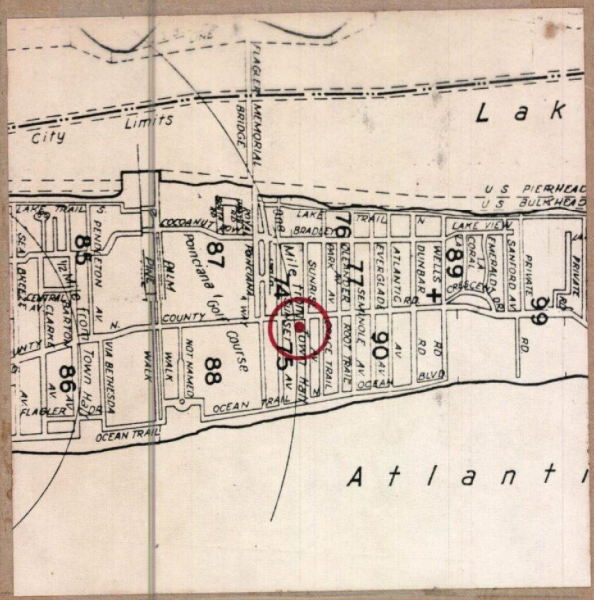
TOPOGRAPHIC & TREE DETAILS

DATE: 09/17/25	CHECKED: SFB	PROJECT No.	SHEET No.
SCALE: 1" = 20'	APPROVED: SFB	22-1431	3 OF 3
DRAWN: SFB	DWG No:D22-1431		

P:\22-1431 Paramount Theater\KA DWG\01-xSV-221431 Paramount Bnd-Topo Tree.dwg Friday, October 10, 2025 5:18:52 PM
last savedP:\22-1431 Paramount Theater\KA DWG\01-xSV-221431 Paramount Bnd-Topo Tree.dwg Friday, October 10, 2025 5:17:41 PM


Paramount
GEORGE
BROOKE
JUST YOU &
7 915
LUNCHES

PARAMOUNT


Lak
City
Limits
FLAGLER MEMORIAL BRIDGE
U S PIERHEAD
U S BULKHEAD
LAKE TRAIL
COCOANUT
LAKE BRADLEY
LAKE VIEW
PENINSULA
PINE
PALM
COUNTY
Pointe Golf Course
Mile
Town Hall
VIA BETHESDA
WALK
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OCEAN TRAIL
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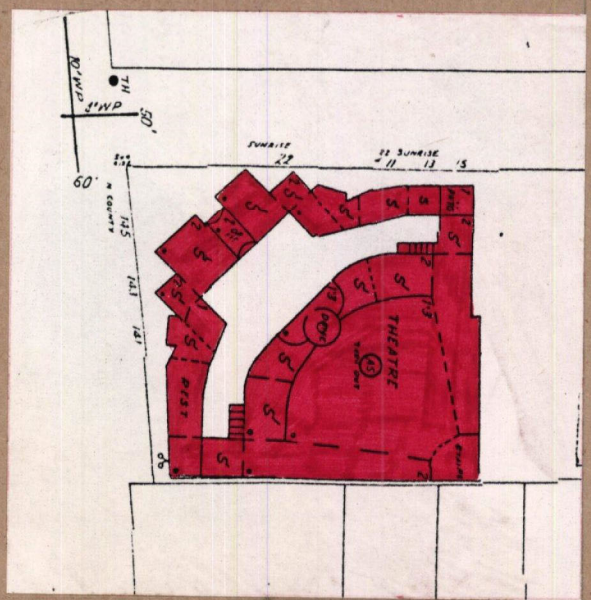
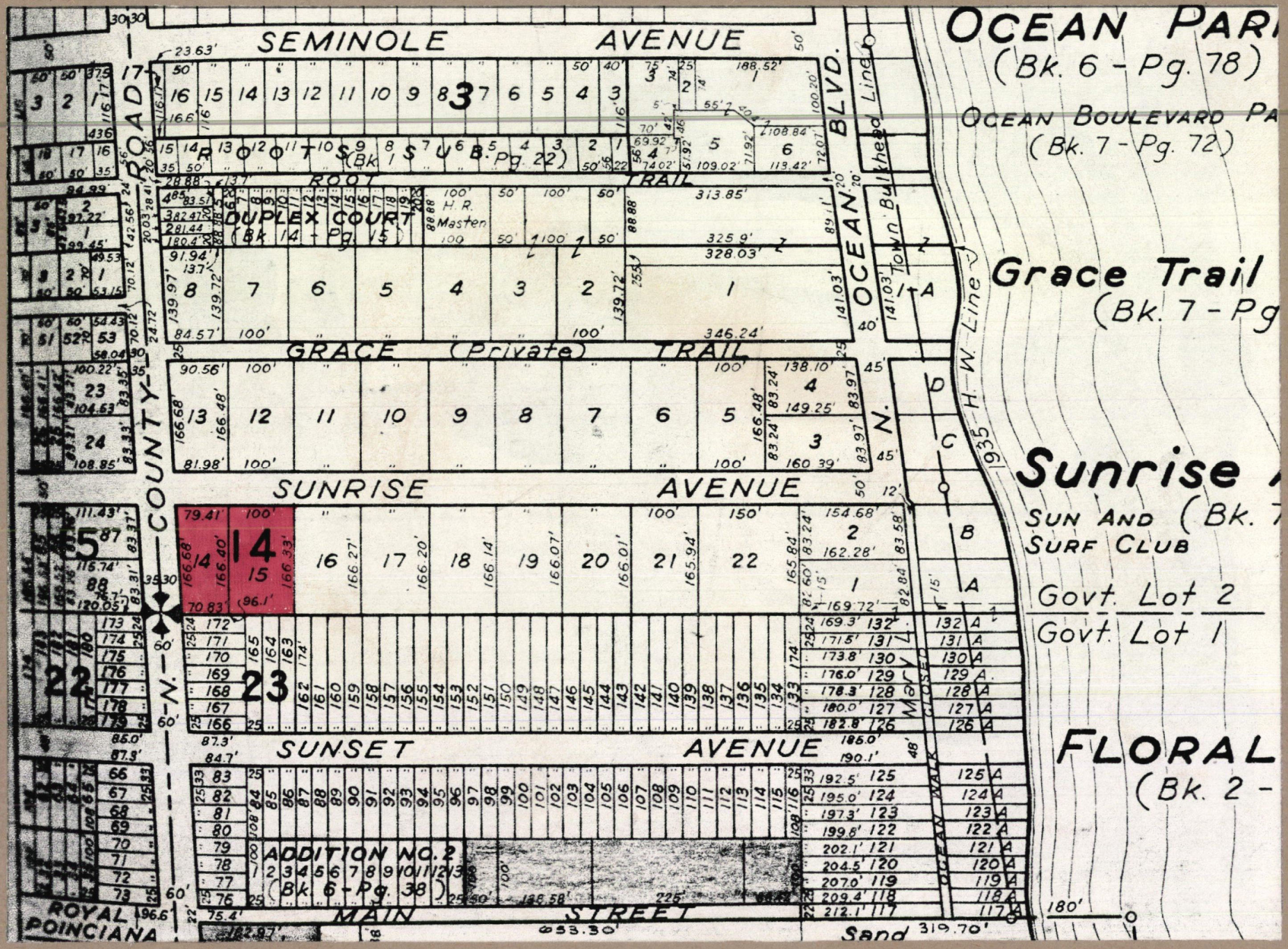

SUNRISE
THEATRE
REST
60'



OCEAN PAR
(Bk. 6 - Pg. 78)
OCEAN BOULEVARD PA
(Bk. 7 - Pg. 72)
Grace Trail
(Bk. 7 - Pg
Sunrise
SUN AND SURF CLUB
(Bk. 7
Govt. Lot 2
Govt. Lot 1
FLORAL
(Bk. 2 -
SEMINOLE AVENUE
ROOTS SUB. (Bk. 1 - Pg. 22)
ROOT TRAIL
DUPLEX COURT (Bk. 14 - Pg. 15)
H. R. Masten
GRACE (Private) TRAIL
SUNRISE AVENUE
SUNSET AVENUE
ADDITION NO. 2 (Bk. 6 - Pg. 38)
MAIN STREET
ROYAL POINCIANA
COUNTY ROAD
N. OCEAN BLVD.
Town Bulkhead Line
H. W. Line
1935
Mary L.
CLOSED
OCEAN WALK
Sand

GENERAL INFORMATION

NAME OF STRUCTURE
Paramount Theater

ADDRESS OF STRUCTURE
139 North County Road - County Road and Sunrise Avenue
Palm Beach, Palm Beach County, Florida
33480

LEGAL DESCRIPTION
County Road and Sunrise Avenue Addition as in PB 7 P. 62,
14-43-43 Lots 14 and 15

PRESENT OWNER
Cadillac Southern Development and Sun and Surf Properties, Inc
130 Sunrise Avenue
Palm Beach, Florida, 33480

ARCHITECT
Joseph Urban

DATE OF CONSTRUCTION
1927

FUNCTION
Commercial

ZONING
C-A Commercial

PREVIOUS SURVEYS
NRHP 1972, HABS

GENERAL INFORMATION

130 North County Road and Sunrise Avenue

Architectural Description

The main auditorium of the theatre complex is two-and-a-half stories high with shops and apartments on both the first and second floors. The fan shape of the auditorium and patio is followed at the perimeter by the irregular shaped shops which are symmetrically disposed between the patio and the public sidewalk. The walls are hollow structural tile which has been stuccoed and painted white. The roof of the auditorium, visible at the projection booth level, is framed by steel trusses which radiate from the stage end. Above the wide arched two-and-a-half-story entranceway is a breezeway terrace, with one end overlooking the street intersection and the opposite end overlooking the patio below. The open ends of the terrace are enclosed by a wood balustrade while the stucco walls of offices enclose the other two sides. Steps recessed into the terrace deck lead down to the level of the office floors. The stuccoed arches are supported by abbreviated free-standing columsn with pelican and snake designs. Below this terrace is the entrance breezeway leading to the patio and theatre.

The original doors are of wood with fifteen lights. Several of these have been replaced with single-light commercial doors. All openings with simple wood frames are set into plaster reveals. The entrance doorway to the auditorium contains four plate glass doors which are not original. Transoms above are presently filled with wood panels; enclosed by blind arches and hood moulding. Fire exit doors to the patio are double with fixed louvers.

Shop windows are fixed plate glass, one-light, with an operating hinges pointed arch transom with four lights. In the office suites on the second floor, windows are single-hung, 6/6 lights. The fixed top sash has a glazed arch set into the wood frame. The window screens are also

Architectural Description (cont'd.)

arched within a rectangular frame. Windows in the apartment wings on the second floor are grouped with doors to form an arcaded effect of pointed arches with a continuous hood moulding beginning at the sills. These single-hung windows have intersecting wood tracery in the fixed pointed arches. Windows in the apartments around the auditorium are single-hung, 6/6 lights with a fixed top sash.

The end apartment wings have knee-tiled hipped roofs. Shed roofs over the other apartments are also tiled. The two-story office wings have built-up flat roofs concealed by a low parapet. The main auditorium roof is also built up. Overhanging eaves on the main entrance have decoratively carved exposed rafters. Similar rafters are exposed under the shed roofs. There is a copper sheathed dome over the projecting wing at the main entrance lobby. The copper surface is decorated with embossed intersecting lancet arches closely spaces. The dome does not express any interior space and cannot be viewed from the interior.

ARCHITECTURAL ANALYSIS

Architectural Significance

Designed as a complete cultural center, the Paramount Theatre Building is a superb blend of cinema, residences, restaurants, commercial shops and offices. It was designed in 1926, by Josef Urban, world renowned, Austrian architect, whose previous works included the alteration of the Egyptian Khedive's Palace in 1894, designing of the Tsar's Bridge over the Neva River in Russia in 1896, and producing designs for the Boston Opera Company and the Metropolitan Opera Company in the United States. The success of the overall design concept of the theatre is demonstrated by the fact that commercial and residential properties have continued in use and increased in value to the present time, while the theatre itself remained in operation until 1968, and is presently being restored and renovated for further operation.

The theatre was designed for the presentation of live performances as well as silent films. Thus its acoustics were suitable for the successful showing of "talking pictures" which were introduced shortly after its construction. It was officially opened on January 9, 1929, with the premier showing of the American film classic "Beau Geste", sta-ring Ronald Coleman. In addition to film premiers, benefit performances brought many outstanding theatre personalities to the Paramount stage, including Dorothy Dalton, George Gershwin, Al Jolson and Billie Burke.

Although some minor alterations have been carried out in recent years, the theatre retains nearly all of its original form and appearance. The current restoration is intended to preserve both the aesthetic quality of its Venetian interior and its economic viability as a theatre. In addition, a display of the special effects machines from the silent film era, and the original synchronized disc sound machine with which the theatre was equipped will further emphasize its historic significance.

ARCHITECTURAL DESCRIPTION

130 North County Road and Sunrise Avenue

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

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

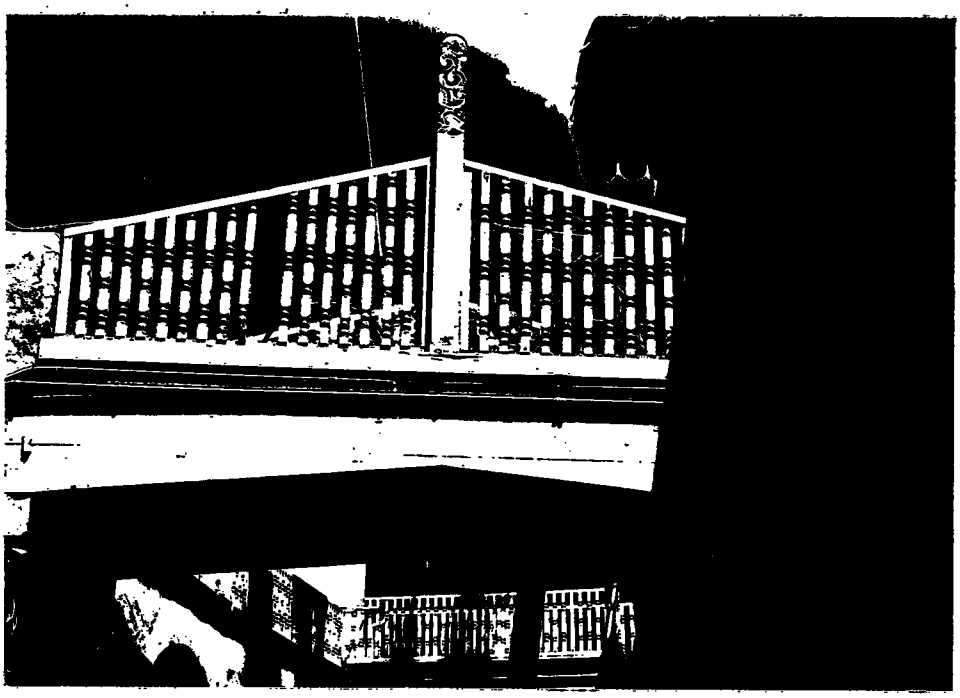
There is no other building in Florida with the special dramatic flare of this one. While it now faces some drastic repair and appears to require renovation and support, it is inconceivable that a complex as fine as this and as important in the cultural history of Palm Beach should become neglected. It would appear that important as giving it landmark status is, the Paramount Theatre has faced demolition in 1974. A building on the National Register, the Historic American Buildings Survey and,the Florida National Site File needsno more medals, it needs continued attention from the Landmarks Commission. It has been in serious jeopardy before and may be again.

The permanent protection and development of a working program for the Paramount Theatre deserves priority listing on the agenda of the Landmarks Commission. More than a listing in involved here.

PHOTOGRAPHY







TOWN OF PALM BEACH

Information for Landmarks Preservation Commission Meeting on: January 21, 2026

To: Landmarks Preservation Commission

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

From: Planning, Zoning & Building

Re: COA-25-0034 (ZON-25-0083) 207 ROYAL POINCIANA WAY AND 208-10 SUNSET AVE (COMBO). The applicant, Flagler System Management Inc, has filed an application requesting a Certificate of Appropriateness for the review and approval of the exterior alterations including awning, window and door replacement, signage, as well as landscape and hardscape improvements for the landmarked (207 Royal Poinciana Way) building and for the non-landmarked (208-10 Sunset Ave) building, and variances from the Floodplain requirements from Chapter 50, Floods. The Town Council shall review the application as it pertains to zoning relief/approval.

Date: 1/14/2026

ATTACHMENTS

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

STRATEGIC PLAN

Strategic Priorities:
Community Culture and Character

Strategic Focus Areas:
Community Preservation

FUNDING

No Fiscal Impact

ZON-25-0083 (COA-25-0034) 207 ROYAL POINCIANA WAY AND 208-10 SUNSET AVE (COMBO)—SPECIAL EXCEPTIONS WITH SITE PLAN REVIEW AND VARIANCE. The applicant, Flagler System Management Inc, has filed an application requesting Town Council review and approval for two Special Exception with Site Plan Review requests, (1) for a new restaurant operation in the former Almond Restaurant in the C-TS zoning district and (2) for outdoor café seating and the expansion of same into existing commercial space on 208 and 210 Sunset Avenue; there is no increase in the previously approved number of seats. Additionally, a variance to permit a 1.77 SF sign on the valance of an awning on Royal Poinciana Way is also being requested. The Landmarks Preservation Commission shall perform design review of the application.

COA-25-0034 (ZON-25-0083) 207 ROYAL POINCIANA WAY AND 208-10 SUNSET AVE (COMBO). The applicant, Flagler System Management Inc, has filed an application requesting a Certificate of Appropriateness for the review and approval of the exterior alterations including awning, window and door replacement, signage, as well as landscape and hardscape improvements for the landmarked (207 Royal Poinciana Way) building and for the non-landmarked (208-10 Sunset Ave) building, and variances from the Floodplain requirements from Chapter 50, Floods. The Town Council shall review the application as it pertains to zoning relief/approval.

Applicant:	Flagler System Management Inc
Professionals:	Spina O'Rourke + Partners | Environment Design Group
Representative:	James Crowley, Esq.

HISTORY:

Circa 1923, W.C. Warner was hired to construct a one-story building at 207 Royal Poinciana Way. Originally, the building housed three different tenants (205, 207, and 209 Main Street). In 1929, Michelle Testa combined the shops at 205 and 207 Main Street into Testa's Restaurant. In 1946, Testa's moved out of the building and in 1949 The Dutch Kitchen Restaurant moved into the space and expanded the restaurant into the three original storefronts. Over the years, other notable restaurants took over the space. Most recently, Almond Restaurant was operated there.



207 Royal Poinciana Way is a Mediterranean Revival style building. The front façade is characterized by a pent roof, surfaced with barrel tile as well as a second lower barrel tile pent roof that is supported by brackets and outriggers. As described in the designation report: "The most significant architectural feature on the main façade is a colonnaded arcade with decorative column capitals containing sliding glass doors and pointed arched windows with vertically divided lights."

The building at 208-210 Sunset Avenue appears to have been constructed around an older structure (circa 1929). As noted in the designation report: "Over the years the building's design has been significantly altered with its current design by Phillip Sreel being constructed in 1980."

The site also contains several other buildings. It was landmarked in 2016 with portions of the property deemed non-contributing and exempt from landmarked. Pertaining to the buildings impacted by this application, the building façade at 207 Royal Poinciana Way is landmarked, and 208-210 Sunset Avenue is non-contributing and exempt from landmarking.

THE PROJECT:

The applicant has submitted plans entitled "ELEPHANTE RESTAURANT" as prepared by **Spina O'Rourke + Partners** and **Environment Design Group**, uploaded December 22, 2025.

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

- Exterior modifications, landscape and hardscape improvements.
- Signage.
- Floodplain variance.

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

- **SPECIAL EXCEPTION WITH SITE PLAN REVIEW**: Sec. 134-1109 (21). SE for restaurant in former restaurant space (284 seats) with merchant retail take out. Former BTR license was for 284 seats.
- **SPECIAL EXCEPTION WITH SITE PLAN REVIEW**: Sec. 134-1109 (10). and Sec. 134-2106(b) SE for 28 Outdoor café seating on private property.
- **VARIANCE**: Sec. 134-2373 (10) Variance to relocate one wall sign to location on valance of awning.

Site Data			
Zoning District	C-TS	**Future Land Use**	COMMERCIAL
Flood Zone	AE-6	**Finished Floor Elevation**	6.84' NAVD 7.27' NAVD
Total SF	8,475 SF	**# of Seats**	Inside: 256 Outside: 28
Year Constructed	Landmark circa 1923 Non-landmark circa 1929	**Architect**	W.C. Warner
Landmark Designation	02/10/2016		

Surrounding Properties / Zoning	
North	Palm Beach Synagogue / C-TS
South	Royal Poinciana Median
East	One-story retail / C-TS Two-story retail / C-TS
West	Via Flager 2-str mixed use / C-TS

CONSISTENCY WITH THE COMPREHENSIVE PLAN:

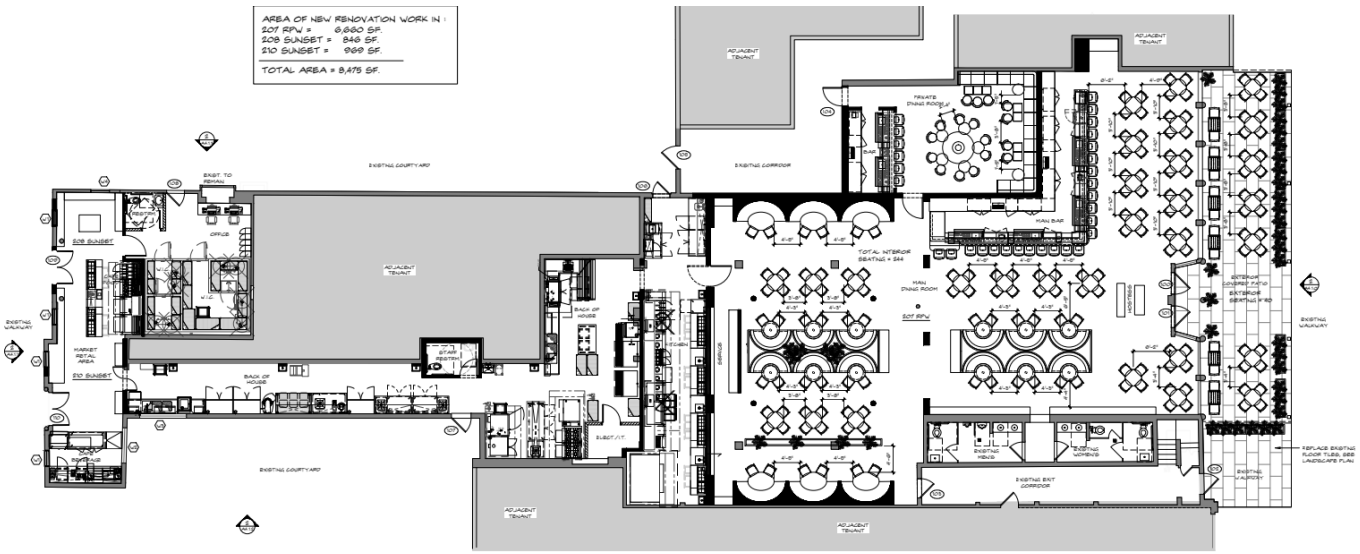
A preliminary review of the project indicates that the proposed **application** appears **consistent** with the **COMMERCIAL** designation of the Future Land Use Map of the Comprehensive Plan.

STAFF ANALYSIS:

The application is for modifications to an existing former restaurant and retail space within a building on the property located at 207 Royal Poinciana Way and 208 & 210 Sunset Avenue. The former restaurant—Almond—licensed for 284 seats has been closed since 2024. The Project proposes to renovate the existing building interiors and complete exterior alterations to the front elevations of the building facing both Royal Poinciana Way and Sunset Avenue, and to the east and west sides of the 208/210 Sunset Avenue space. The exterior alterations require a Certificate of Appropriateness as the building facing Royal Poinciana Way has been a landmark structure since 2016.

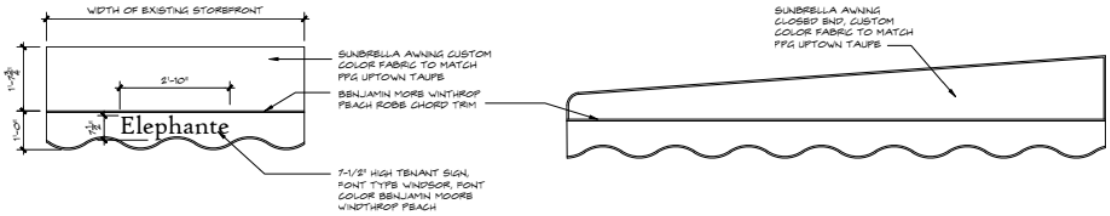
As it pertains to the Special Exception request #1, for a restaurant use, an expansion of a restaurant use, or a change in the restaurant operator requires Town Council approval. The subject location (207 Royal Poinciana Way) has housed a restaurant continually since 1929. There is no increase in the request for number of seats.

The proposal does seek to expand the restaurant use into the 208/210 Sunset Avenue space for back of house (office and storage) for the restaurant, as well as the introduction of a small public serving retail market. The existing 1,693 SF market/retail area will be divided into 1,090 SF of restaurant back of house area and 603 SF will remain for the market.



In the C-TS zoning district, a special exception request #2 is required to allow outdoor café seating on private property associated with a restaurant. The landmark building has a covered loggia that is 15 feet deep and ideal for outdoor seating. The previous plan (Almond) included 46 outdoor dining seats, whereas the current application requests 28.

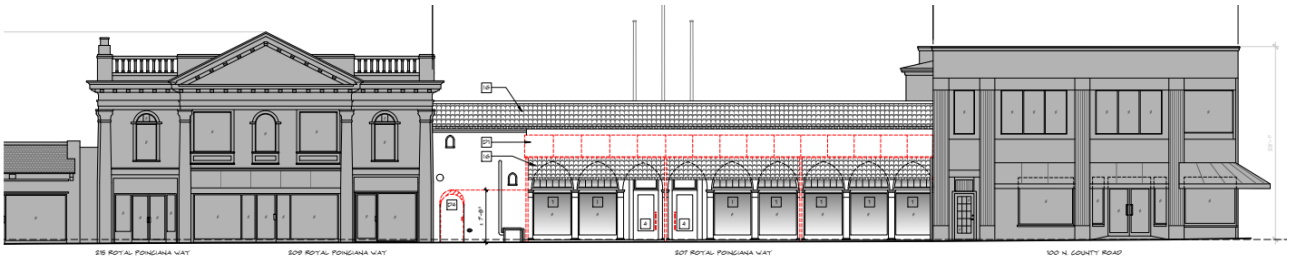
Regarding the variance request, the applicant is seeking permission to install a sign on the valance of the awning. However, the zoning code currently prohibits signage on awnings. However, staff believes that this prohibition should apply only to the fabric covering of the awning and not to the valance, which is a more practical area for that type of branding. Furthermore, signage indicating the name of the restaurant has historically been permitted throughout Town with photographic evidence of such signage existing at the Playhouse, Taboo, and Testa's.



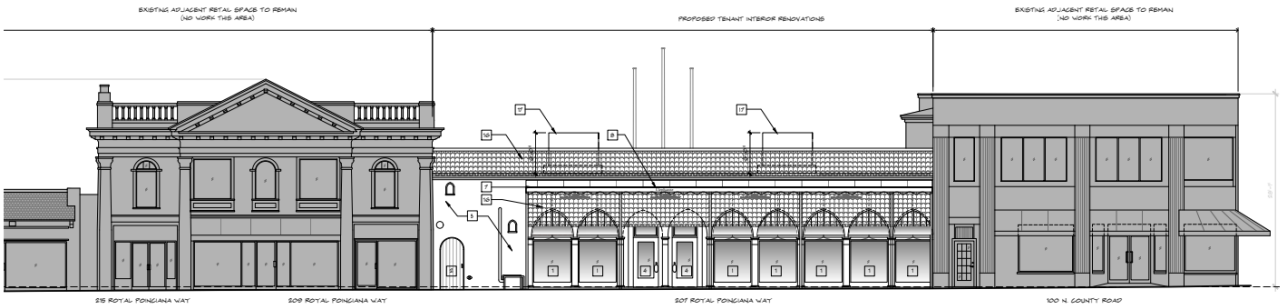
The proposed lettering is appropriately sized within the 12" scalloped valance, with one set of serif letters spelling *E-le-p-h-a-n-t-e* spaced to 2'-10" within the width of the patio. The capital letter "E" measures 7.5" in height.

HISTORIC PRESERVATION ANALYSIS

On the landmarked 207 Royal Poinciana Way front façade, the existing awning and posts will be removed and replaced with a wood trellis with posts and a fabric scalloped awning featuring the restaurant's name The exterior walls will be repainted.



1 A4.1 EXISTING SOUTH ELEVATION - 207 ROYAL POINCIANA WAY (FRONT) - DEMOLITION
SCALE: 1/8" = 1'-0"



2 A4.1 PROPOSED SOUTH ELEVATION - 207 ROYAL POINCIANA WAY (FRONT)
SCALE: 1/8" = 1'-0"

The existing windows and transoms will remain, and the frames will be refinished as needed. A single door will be replaced within an enlarged opening. If original, maintaining the existing opening size is recommended. New handles are proposed for the front doors. The existing roof tiles will also remain, however, there is an opportunity for a future roof replacement with clay barrel tiles that better reflect the texture and colors of the original material.

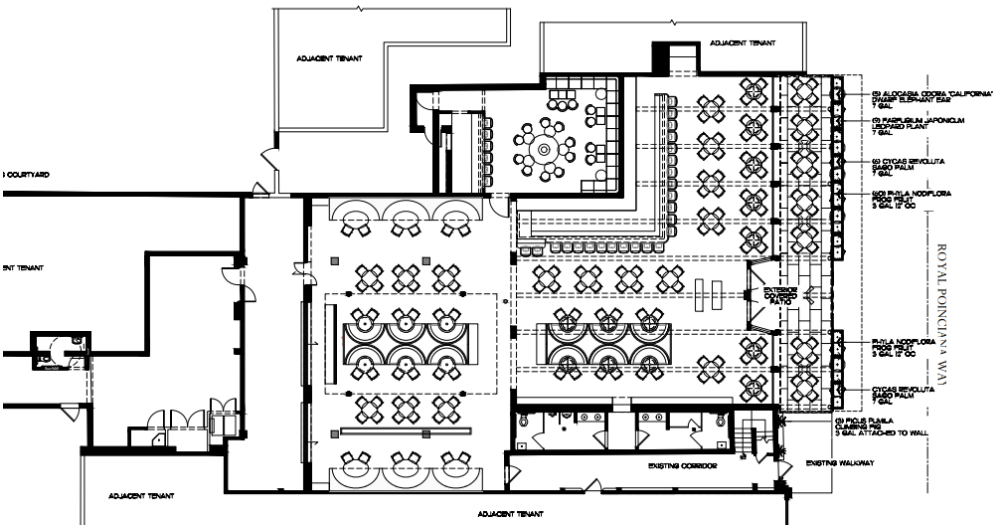


ELEPHANTE RESTAURANT FRONT FACADE
(207 ROYAL PALM WAY)

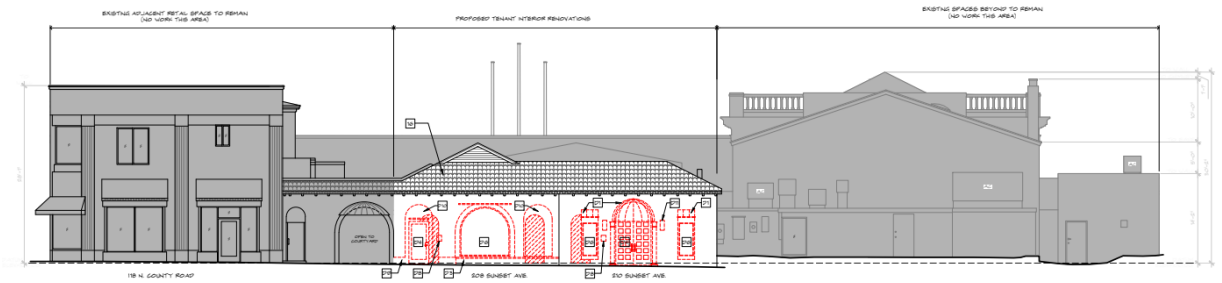
New marble pavers are proposed in the outdoor seating area beneath the new wood trellis and awning. Existing planters will be replaced with new teak planters containing Frog Fruit, Dwarf Elephant Ear, Creeping Fig, Sago Palm, and Leopard Plant.

Plant Images

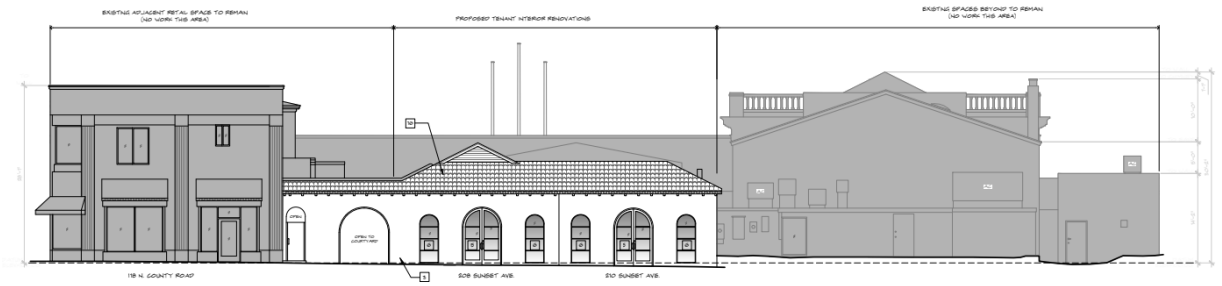




On the non-landmarked 208–10 Sunset Avenue front façade, the existing window and door openings will be altered, and the awnings will be removed. New aluminum rounded windows and pairs of French doors are proposed. Applied muntins will be installed, and a stained wood-clad finish is proposed. Staff recommends a finish that is consistent with the appearance of the frame material, or alternatively, changing the windows and doors to all-wood products if a wood appearance is desired.



1 A4.1.1 EXISTING NORTH ELEVATION - 208 & 210 SUNSET AVENUE (FRONT) - DEMOLITION
SCALE: 1/8" = 1'-0"



2 A4.1.1 PROPOSED NORTH ELEVATION - 208 & 210 SUNSET AVENUE (FRONT)
SCALE: 1/8" = 1'-0"



ELEPHANTE MARKET FRONT FACADE
(208 / 210 SUNSET AVENUE)

Additional exterior alterations are proposed on the west and east façades of 208–10 Sunset Avenue related to fenestration and new exterior light fixtures. A new wood gate is proposed and the new rooftop mechanical equipment will be installed.

Floodplain Variance

Due to a substantial improvement, a variance from the floodplain requirement in Chapter 50, Floods, is needed to avoid raising or floodproofing the 210 Sunset Ave building.

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

The property is located within Flood Zone AE 6, which requires a base flood elevation of 6' (plus 1' freeboard) = 7' NAVD. The floodplain variance would allow the existing building to be maintained at the current finished floor elevation of 6.84' NAVD.

DECLARATION OF USE

See attached draft.

CONCLUSION:

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

1. For the Special Exception for the restaurant use; and
2. for the Special Exception for the outdoor café dining on private property in association with a restaurant use; and
3. for final determination of approval or denial of the (1) variance by the Town Council, and that the variance **shall** or **shall not** be granted that all the criteria applicable to this application as set forth in Sec. 134-201(a), items 1 through 7 have been met.

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

1. for the overall design of the project in accordance with aforementioned criteria, subject to any imposed conditions, and
2. that the implementation of the proposed work and flood plain variance will not preclude the building's continued designation as a historic building.

WRB:JGM: FHM: ALF

WRB

Gunster

.Our File Number: 70431-00001
Writer's Direct Dial: (561) 650-0633
Writer's E-Mail Address: jcrowley@gunster.com

December 22, 2025

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

Re: LOI for 207 Royal Poinciana Way & 208/210 Sunset Ave - COA-25-0034 (ZON-25-0083)

We are pleased to submit the accompanying documents and drawings in connection with our combination application for Certificate of Appropriateness, Site Plan, Special Exception, and Variance Approval (the "Application") for modifications to an existing restaurant and retail space (the "Project") within a building on the property located at 207 Royal Poinciana Way and 208 & 210 Sunset Avenue (PCN: 50-43-43-22-31-000-0652, 50-43-43-22-32-000-0351, & 50-43-43-22-31-000-0630), Palm Beach, FL ("Property"). The Project proposes to renovate the existing building interiors and improve fenestration at the building frontages along both Royal Poinciana Way and Sunset Avenue, and to the east and west sides of the 208/210 Sunset Avenue space. These renovations and fenestration changes will allow for the new Elephante Restaurant to operate in the space that was previously occupied by the Almond Restaurant at 207 Royal Poinciana Way, and to expand into the 208/210 Sunset Avenue retail space. The interior renovations to both the 6,660 square-foot 207 Royal Poinciana Way space and the 1,815 square-foot 208/210 Sunset Avenue space will connect the two spaces internally for use by the Elephante Restaurant. The 208/210 Sunset Avenue space will be used primarily for back-of-house activities for the restaurant such as office and storage space totaling 1,121 square feet. This former retail space will also have a small 694 square-foot retail market, which is perfectly in keeping with the historic retail use of this space dating back until at least 1929, and detailed under "Site History." The existing approved restaurant seat count vested by the previous Business Tax Receipt for the 207 Royal Poinciana Way space is 284, which matches the 284 total number of seats proposed for the Elephante Restaurant.

The existing lower canopy on the front/south elevation of 207 Royal Poinciana Way will remain, and the awning will be replaced. The historic decorative column capitals, brackets, doors and pointed arched windows facing the street will also be maintained. Window and door frames will be restored and repaired as needed to reveal the stained wood finish. The arched door to the left of the storefront windows will be replaced with a new word arched door. A small sign for the Elephante Restaurant is proposed for the proposed new awning's small valance, which replicates the look of the Testa's Restaurant awning when it occupied this space. Because Town Code now does not permit signage

on awnings facing streets, a variance has been requested to replicate this historic signage on the landmarked street frontage

The fenestration changes proposed for 208/210 Sunset Avenue include replacing the existing storefront doors and windows with new arched doors and windows with wood clad frames and horizontal mullions. The east segmented arched window on the 208 Sunset Avenue building will be replaced with a new full arch window with wood clad frame, and the height of the west elevation window on the 210 Sunset Avenue building will be reduced. Both the 207 Royal Poinciana Way and 208/210 Sunset Avenue spaces will receive a refresh of the exterior wall colors.

SITE HISTORY

The building at 207 Royal Poinciana Way and 208/210 Sunset Avenue was constructed during the 1920's. As mentioned previously, the 207 Royal Poinciana Way space was occupied by Testa's Restaurant from 1929 until 1946 when it moved to neighboring 221 Royal Poinciana Way. In 1949 the Dutch Kitchen moved into the 207 Royal Poinciana Way space, which was replaced by Lyon Nickels Cafeteria, and then Peter Dinkel's, Chuck & Harold's, Nick & Johnnies, and most recently the Almond Restaurant. The historic use of this Property as a restaurant is well-documented and the current proposed use will be in keeping with the prior Town serving restaurant uses at this location.

In 1929, the space at 210 Sunset Avenue was listed for the first time in public records and housed a women's clothing shop. In 1935, the space at 208 Sunset Avenue is listed for the first time in public records, and originally housed a liquor store, though shortly after it became a grocery store (Lafayette Market). Also in 1935, after being vacant for several years, 210 Sunset Avenue opened as the Patio Marguery Restaurant, but closed in 1944. In 1947, the Lafayette Market at 210 Sunset Avenue expanded into the 208 Sunset Avenue space. The 208/210 Sunset Avenue space returned to being two separate shops and was significantly altered to its current design during the 1970's and 1980's, when the spaces became retail clothing shops.

Please note the following as it relates to this application:

1. Criteria for Development Order Approval

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

(a) The criteria set forth in section 54-122, if applicable, shall be considered in passing upon an application for exterior alterations; provided that the commission may consider the original design of the building and the buildings visually related to it and disregard alterations subsequently made thereto.

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

The designation report for the Property dated November 18, 2015, and produced by Murphy Sillings LLC, notes that "[T]he most significant architectural feature on the main façade is a colonnaded arcade with decorative column capitals containing sliding glass doors and pointed arched windows with vertically divided lights." The proposed changes look to bring more prominence to these highly significant features on the main façade of 207 Royal Poinciana Way. Furthermore, this design is visually compatible with the height, gross volume, and the proportion between width and height of the façade of the adjacent buildings and environment. The proposed modifications to the building will maintain the awning between the two roof elements, and will enhance the overall look of the Property, and improve the streetscape due to the design changes. The proposed design alterations will be visually compatible with the height, gross volume, and the proportion between width and height of the façade of the adjacent buildings and environment. The rhythm created by the massing of the building and neighboring buildings will remain unchanged and preserved.

As for the fenestration changes proposed for the 208/210 Sunset Avenue building, these changes are being done to bring a greater rhythm and architectural correctness to the building after very unsympathetic renovations were done to the space in the 1970's and 1980's, which were mentioned previously. In fact, the Landmarks Preservation Commission and Town Council found the 208/210 Sunset Avenue building so altered that in the designation resolution passed and adopted on February 10, 2016 (Resolution No. 26-2016) stated that 208/210 Sunset Avenue (along with 112 North County Road, 114 North County Road, and 212 Sunset Avenue) "are non-contributing and therefore are exempted from landmarking."

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

(1) Sufficiency of statements on ownership and control of the subject property and sufficiency of conditions of ownership or control, use and permanent maintenance of common open space, common facilities, or common lands to ensure preservation of such lands and facilities for their intended purpose

and to ensure that such common facilities will not become a future liability for the town.

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

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

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

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

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

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

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

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

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

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

The request for the renovation, restoration and expansion into an existing adjacent space for the Elephante Restaurant meets all of the criteria for Site Plan Approval set forth in Section 134-329 that apply to this Application. The warranty deed for the property establishes ownership of the Property belonging to Flagler System Management, LLC, which has the authority to file this Application. Furthermore, the proposed site plan will not adversely affect the public interest, and the existing building and proposed minor modifications for the Property will be in harmony and compatible with the existing commercial uses adjacent to and nearby the Property and are not in conflict with the surrounding neighborhood. The adjacent properties in the neighborhood were developed with larger 2-story buildings, and the massing of the existing building will remain unaltered, and therefore compatible with the surrounding neighborhood. No new ingresses or egresses on Royal Poinciana Way or Sunset Avenue are proposed. All pedestrian walkways will be maintained and will continue to promote walkability along the perimeter of and into the Property. The stormwater drainage system and utilities will be upgraded to meet all Town requirements, as needed. Open spaces within the Property are being maintained. The height of the building will remain unchanged, which is lower than the adjacent and nearby buildings, and completely compatible with the heights of the other nearby structures. The design of the Project maintains appropriate massing and rhythm of the building along the adjacent roadways in order to ensure compatibility with the surrounding area in terms of size and architectural style.

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

I. Criteria:

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

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

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

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

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

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

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

(8) Adequate ingress and egress to property and proposed structures thereon and off-street parking and loading areas will be provided where required,

with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire or catastrophe.

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

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

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

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

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

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

Special Exception 1: Restaurant Use

Per Section 134-1109(22), Code of Ordinances, Special Exception approval is required for a restaurant use, expansion of a restaurant use, or a change in the

restaurant operator. No change is proposed to the building footprint, nor the number of total restaurant seats (284). A restaurant has been operating in the 207 Royal Poinciana Way location for almost 100 years without any issues, and a restaurant use in this space is compatible with the other commercial uses along this street, which include other restaurants. The expansion into the 208/210 Sunset Avenue space is being done primarily for back of house restaurant uses (office and storage) and secondarily as a small retail market in keeping with the historic retail uses at this location. The Elephante Restaurant will cater to the needs of the Town's residents and visitors, and poses no threat to the public's health, safety, welfare, and morals, and will not adversely affect property values in the area. Furthermore, the Elephante Restaurant in this location is consistent with the Town's Comprehensive Plan in that it is a "town serving" commercial business. We are submitting a "town serving" package with our application materials to detail the ways in which this new restaurant will cater to Town persons. No visual, noise or odor pollution will be produced by the restaurant. All other criteria for approving a special exception use are not affected by the proposed application, because no changes are proposed to the ingress and egress onto the Property, and sufficient utilities and services are available to support the use.

Special Exception 2: 40 Outdoor Café Seats

Per Section 134-1109(a)(14), a special exception is required in the C-TS zoning district to allow for outdoor café seating for a restaurant that meets the requirements and conditions in Section 134-229, even when outdoor seating has been approved for the Property for a different restaurant and is a reduction in the previously approved number of outdoor seats. The following are the justifications for approval of the special exception for outdoor café seating based on the approval criteria in Section 134-229:

- The Property has had special exception approval for outdoor café seating for decades and had outdoor café seating at this location when special exception approval was not required.
- The proposed outdoor café seating use for the Elephante Restaurant has been designed and located within the Property that will protect public safety, and includes table and chair separations that meet ADA access requirements, and will provide more than sufficient room for pedestrians to move through the the seating area unimpeded; the proposed outdoor café seating will not adversely impact the public health, safety, welfare or morals of the Town.

- The proposed outdoor café seating use is customarily part of restaurants in the Town, and has become an expected amenity. The outdoor café seating will only have a positive impact on the value of other properties in the neighborhood, and the use is certainly compatible with the restaurant use on the Property and the other nearby businesses. No outdoor seating, tables, or other obstructions are proposed within the public sidewalk.
- The proposed outdoor café seating use complies with all yard, open space, and special requirements, including all elements of the Town's Comprehensive Plan, which promotes outdoor spaces and activities/uses such as outdoor café seating.
- The proposed outdoor café seating use will not result in substantial economic, noise, glare, or odor impacts on adjoining properties and properties generally in the district, particularly since the location of the outdoor café seating fronts along a large major roadway in the Town, and no major changes affecting the location or massing of the buildings are proposed.
- Adequate ingress and egress will remain, and the parking for the building will remain as it currently exists, because the total number of seats remains unchanged and there is therefore no need for additional parking.
- The proposed outdoor café seating does not impact signage in any way; however, the proposed new signage for the Elephante Restaurant is minimal in size, and reflects the historic location of the Testa's awning sign, and is in harmony with the surrounding properties and neighborhood in general.
- The proposed outdoor café seating use will not place a greater burden on Town services, nor does the proposal affect the Town-serving nature of the Elephante Restaurant, nor does the proposal affect any specimen trees.

Per Section 134-1109(a)(14), the following additional standards and conditions from Section 134-2106(b) are required to be met as part of the special exception approval for outdoor café seating on private property not within a street sidewalk:

(1) Outdoor cafe seating is not allowed to increase the capacity of a restaurant, dining room, retail specialty food including the sale of prepared food for takeout only, or private, social, swimming, tennis or yacht club. The exception is that a specialty foods use, including sale of prepared foods for takeout only that is under 2,000 square feet in gross leasable area may request up to eight [additional] outdoor cafe seats over the inside capacity provided that the seating meets the conditions herein.

(2) Bars/lounges and nightclubs are not permitted to have outdoor cafe seating.

(3) Outdoor cafe seating is restricted to boundary lines of the property on which the business owned by the applicant is located.

(4) All tables, chairs, umbrellas, mist sprayer, space heaters or other customarily usual outdoor cafe seating furniture shall be located in such a manner that a minimum four foot-wide unobstructed pedestrian path is maintained at all times.

(5) No objects shall be permitted around the perimeter of an outdoor cafe seating area occupied by tables and chairs that would have the effect of forming a physical or visual barrier discouraging the use of the pedestrian path.

(6) An outdoor cafe seating area on private property shall only be allowed to have low-level, background music that does not exceed the maximum noise decibel requirements in sections 42-226 through 42-228 if approved by the town council as part of the special exception application approval.

(7) No wait stations shall be allowed outside on a street sidewalk. All wait stations on private property shall not be visible from a sidewalk or street.

(8) All kitchen equipment used to service the outdoor cafe seating shall be located within a building.

(9) All outdoor cafe seating furniture, including all accessary appurtenances including but not limited to approved space heaters, misters and portable umbrellas that are located within the outdoor seating area shall be stored inside a building after close of business.

(10) All outdoor cafe seating furniture, including the tables, chairs, awnings and space heater equipment shall be aesthetically and architecturally pleasing and approved by either the Architectural Commission or Landmark Preservation Commission, whichever is applicable.

(11) The area covered by an outdoor cafe seating permit, and the sidewalk and street immediately adjacent to it, shall be maintained in a clean, neat and orderly appearance at all times and clear of any trash or refuse by the permittee. The area of the sidewalk, curb and gutter immediately adjacent to the sidewalk cafe shall be cleared of all debris during hours of operation and again at the close of each business day, or as may otherwise be determined by the director.

(12) Areas associated with the outdoor cafe seating shall not count toward any maximum square footage limitations.

The following are the justifications for approval of the special exception for outdoor café seating based on the above listed approval criteria:

- The proposed 40 outdoor café seats will be taken from the approved indoor/outdoor seating for the previous restaurant, which was 284 total seats, including up to 46 outdoor café seats. The proposed outdoor café seating will not increase the overall seating capacity of the restaurant, and will actually be a reduction in the number of outdoor café seats.
- The proposed outdoor café seating use is for the Elephante Restaurant, and will not be used by a bar, lounge or nightclub, and the location of the outdoor café seating is within the boundaries of the Property. No outdoor seating, tables or other obstructions will be located within the public sidewalk.
- The layout for the tables and chairs for the proposed outdoor café seating have been designed to provide at least a four (4)-foot wide path between each grouping of tables and chairs. It is not contemplated that other outdoor café seating amenities such as umbrellas, mist sprayers, space heaters, etc. will be used for this outdoor seating area, particularly since the project includes an awning covering the outdoor café seating area; however, if a need arises for the use of one or more of these amenities, they shall be located in such a way as to preserve the required four (4)-foot path.
- Any outdoor café seating area music for this outdoor area will consist of low-volume background music that will most certainly comply with all Town code requirements, including the Town's noise ordinance. The music used will be such to create an intimate atmosphere where diners are able to converse with each other in a regular speaking voice.
- Finally, the outdoor café seating area will be kept in a clean and neat appearance at all times with restaurant staff diligently clearing and cleaning the tables and making sure the area is maintained to the standards that the patrons of restaurants in Town have become accustomed to.

The proposed outdoor café seating is a simple request to allow for a limited amount of outdoor seating in the front of the Elephante Restaurant, in an area that has always had outdoor seating, and is typical for many restaurants in the Town of Palm Beach. There will be no seating increase as a result of this application.

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

<u>Variance Criteria:</u>

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

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

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

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

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

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

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

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

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

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

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

Variance Requested:

A request for Variance from Section 134-2373(10), that prohibits a sign to be located on an awning that is visible from a public or private street to allow a business identification sign on the proposed new awning, which will be visible from Royal Poinciana Way.

Justification for Variance Requested:

The desire to have the Elephante Restaurant business identification sign on the proposed new awning is to make the sign more visible than if it were placed on the wall face above the awning, because that wall face is setback a significant distance from the end of the awning, and will not be as visible to customers, and will likely be completely invisible to pedestrians. Also, the signage designed for the awning is at the smallest size (1.77 square feet) that will still be legible. Furthermore, signage on an awning at this location has historic precedence; Testa's Restaurant had a sign on their awning when they operated at this location prior to Testa's relocating to 221 Royal Poinciana Way in 1946 (see picture below from the designation report for the Property). There is also precedent for the Town to allow Landmarked properties to provide signage on awnings where such signage existed in the past, with a similar awning being recently approved at Glazer Hall.



Photograph of Testa's Restaurant at 207 Royal Poinciana Way

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

I. Variance Criteria:

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

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

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

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

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

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

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

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

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

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

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

First, the floodplain variance request is solely for the 210 Sunset Avenue portion of the Property, which has a finished floor elevation (FFE) of 6.84 feet NAVD in lieu of the 7.0-foot NAVD FFE required. 207 Royal Poinciana Way has a FFE of 7.27 feet NAVD, and 208 Sunset Avenue has a FFE of 7.0 feet NAVD. As it exists today, the structures are solid and sound and present no risk to adjacent properties or persons and will be further strengthened with the renovation work proposed for the building. The proposed new restaurant provides a town-serving amenity to the residents and guests of Palm Beach. The existing structure has been compatible with the surrounding development for approximately 100 years, and while the a portion of the

structure on the Property does not meet current FEMA requirements (7 feet NAVD FFE is required), the adjacent street and neighboring properties are also somewhat low, so the structure does not “sit in a bowl” where it could easily flood, so access to the Property and surrounding properties has not been significantly impeded during major storm events. Furthermore, maintaining the current finished floor elevation for the structure will have no impact on the Town or other government agencies from maintaining their infrastructure, including water, sewer, gas, electric, roadways and bridges. To raise the structure 2 inches (0.16 feet) on the Property to meet current FEMA requirements for a portion of the structure would be insignificant in terms or flood protection, cost prohibitive, and given the significant age of the structure, present a strong likelihood that the structure would be damaged during the process. Raising historic structures is also avoided unless absolutely necessary, because of the potential of altering the historic context of the building. Because of these issues and conditions, we respectively request a variance from the FEMA and Town floodplain requirement.

In closing, the proposed building renovation with architectural modifications will be the best approach for the continued preservation of this historic building and area, and at the same time meet the current needs of the restaurant’s customers and Town residents. We feel this project will benefit the Town by maintaining and improving upon the historic structure and streetscape and complementing the character of the neighborhood and will contribute to the overall beauty of the Town.

Sincerely,

James M. Crowley

JMC/jl

ELEPHANTE CVR.DWG
FILE

ELEPHANTE RESTAURANT

207 ROYAL POINCIANA WAY
208 & 210 SUNSET AVENUE
PALM BEACH, FLORIDA

SHEET INDEX

NO.	SHEET TITLE
CVR	COVER SHEET
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2 OF 2	SITE SURVEY
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A0.2.0	SUBJECT PROPERTY IMAGES
A0.3.0	ADJACENT PROPERTY IMAGES
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A1.1.0	SITE PLAN
A2.1.0	EXISTING FLOOR PLAN
A2.2.0	PROPOSED FLOOR PLAN
A2.2.1	PROPOSED LIFE SAFETY PLAN & CODE ANALYSIS
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A5.1.1	EXTERIOR DOORS & WINDOWS
A6.1.0	CONSTRUCTION STAGING & SCREENING PLAN
A6.1.1	CONSTRUCTION TRUCK LOGISTIC PLAN

THE PROPOSED WORK INCLUDES:

- ALL EXISTING STOREFRONT DOORS & WINDOWS TO REMAIN. PATCH, REPAIR AND REFINISH STAINED WOOD FRAME AS REQUIRED.
- REPLACEMENT OF EXISTING FABRIC AWNING AT 207 ROYAL POINCIANA WAY (RPW). PROVIDE TENANT SIGNAGE ON FABRIC AWNING.
- REPLACE EXISTING ARCHED WOOD DOOR TO MATCH.
- COMPLETE INTERIOR RENOVATION IN 207 RPW, 208 & 210 SUNSET AVE., TOTAL 8,475 SF.
- CONNECT INTERNALLY 207 RPW TO 208 & 210 SUNSET AVE. SPACE.
- REPLACEMENT OF EXISTING STOREFRONT DOORS AND WINDOWS ON 208 & 210 SUNSET AVE. FRONT FACADE. MODIFY LOCATION AS SHOWN ON EXTERIOR ELEVATIONS.
- REFRESH EXTERIOR WALL PAINT ON 207 RPW, 208 & 210 SUNSET AVE.
- WINDOW REPLACEMENT AND MODIFICATION OF 208 EAST & 210 WEST ELEVATIONS.

FINAL SUBMITTAL 12-22-2025

COA-25-0034

Keith M. Spina # AR13419

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SPINA O'ROURKE + PARTNERS

Architecture • Interior Design
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TENANT IMPROVEMENTS FOR:
ELEPHANTE
207 ROYAL POINCIANA WAY,
208 & 210 SUNSET AVENUE
PALM BEACH, FLORIDA 33480

THESE DRAWINGS ARE FOR THE EXCLUSIVE USE OF SPINA O'ROURKE + PARTNERS, INC. AND MAY NOT BE DUPLICATED, REPRODUCED OR USED IN ANY MANNER WITHOUT THE EXPRESS WRITTEN CONSENT OF SPINA O'ROURKE + PARTNERS, INC. ALL RIGHTS RESERVED

Revisions:

Project no:	25084
Date:	11-13-2025
Drawn by:	CLS
Project Architect:	CLS

COVER SHEET

CVR

LEGEND

A	= ARC LENGTH
A/C	= AIR CONDITIONING
A.E.	= ACCESS EASEMENT
A.K.A.	= ALSO KNOWN AS
B.F.P.	= BACKFLOW PREVENTER
BLDG.	= BUILDING
B.M.	= BENCHMARK
B.O.C.	= BACK OF CURB
B.O.W.	= BACK OF WALK
(C)	= CALCULATED
CATV	= CABLE ANTENNA TELEVISION
C.B.	= CHORD BEARING
C.B.S.	= CONCRETE BLOCK STRUCTURE
C.C.C.L.	= COASTAL CONSTRUCTION CONTROL LINE
CH	= CHORD
C.L.F.	= CHAIN LINK FENCE
CLR.	= CLEAR
C.M.P.	= CORRUGATED METAL PIPE
CONC.	= CONCRETE
(D)	= DESCRIPTION DATUM
D.B.	= DEED BOOK
D.E.	= DRAINAGE EASEMENT
D.H.	= DRILL HOLE
E.B.	= ELECTRIC BOX
EL.	= ELEVATION
ENC.	= ENCROACHMENT
E.O.P	= EDGE OF PAVEMENT
E.O.W.	= EDGE OF WATER
ESM'T	= EASEMENT
F.F.E.	= FINISH FLOOR ELEVATION
FND.	= FOUND
FTN	= FOUNTAIN
F.O.B.	= FIBER OPTIC BOX
G.M.	= GAS METER
G.T.	= GREASE TRAP
G.V.	= GAS VALVE
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/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.S.	= PEDESTRIAN CROSSING SIGNAL
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
TE	= THRESHOLD ELEVATION
T.S.B.	= TRAFFIC SIGNAL BOX
T.S.P.	= TRAFFIC SIGNAL POLE
TWP.	= TOWNSHIP
TYP.	= TYPICAL
U/C	= UNDER CONSTRUCTION
U.E.	= UTILITY EASEMENT
U.R.	= UNRECORDED
W.C.	= WITNESS CORNER
W.M.E.	= WATER MANAGEMENT EASEMENT
W.M.M.E.	= WATER MANAGEMENT MAINTENANCE EASEMENT
W.M.T.	= WATER MANAGEMENT TRACT
Y.D.	= YARD DRAIN
℄	= CENTERLINE
△	= CENTRAL ANGLE/DELTA
■	= CONCRETE MONUMENT FOUND (AS NOTED)
□	= CONCRETE MONUMENT SET (LB #8598)
●	= ROD & CAP FOUND (AS NOTED)
○	= 5/8" ROD & CAP SET (LB #8598)
⊙	= IRON PIPE FOUND (AS NOTED)
◕	= IRON ROD FOUND (AS NOTED)
▲	= NAIL FOUND
◉	= NAIL & DISK FOUND (AS NOTED)
◎	= MAG NAIL & DISK SET (LB #8598)
ℙ	= PROPERTY LINE
⊘ ⊠	= UTILITY POLE
	= FIRE HYDRANT
	= WATER METER
Ⓢ	= SANITARY CLEAN-OUT
Ⓢ	= SANITARY MANHOLE
⋈	= WATER VALVE
	= LIGHT POLE
	= CATCH BASIN

BOUNDARY SURVEY FOR:
MSPB, LLC, A FLORIDA LIMITED LIABILITY COMPANY

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

MSPB LLC, a Florida limited liability company
Flagler System Management, Inc., a Florida corporation
Gunster, Yoakley & Stewart, P.A.
Commonwealth Land Title Insurance Company
Law Office of Paul A. Krasker, P.A.
Trident Title, a division of Landcastle Title Group

No responsibility or liability is assumed by the undersigned surveyor for any other purpose or to any other party other than stated above.

PROPERTY ADDRESS:
207, 211 Royal Poinciana Way and 212 Sunset Avenue
Palm Beach, FL 33480

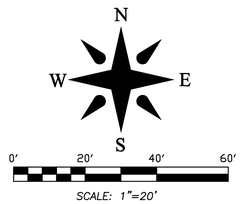
LEGAL DESCRIPTION:
TRACT 1:
*All that certain plot, piece or parcel of land situate, lying and being in the County of Palm Beach and State of Florida, shown and designated as the East 19 feet of Lot 35, **FLORAL PARK ADDITION NO. 1**, according to the plat thereof on file in the Office of the Clerk of the Circuit Court in and for Palm Beach County, Florida, in Plat Book 5, Page 28, and the East 19 feet of Lot 65 and the East 4 feet of the West 6 feet of the North 15.5 feet of Lot 65; all of Lots 66, 67, 68, 69, 70, 71, 72 and 73, LESS the East 15 feet of said lots of **FLORAL PARK**, according to the plat thereof on file in the Office of the Clerk of the Circuit Court in and for Palm Beach County, Florida, in Plat Book 2, Page 6.*

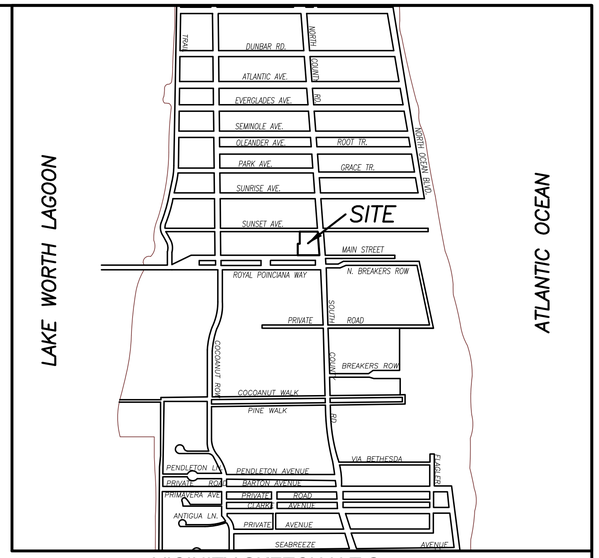
TRACT 2:

***Parcel 1:** Lots 63 and 64 and the West 6 feet of Lot 65 LESS the North 15.5 feet of the East 4 feet, **FLORAL PARK**, according to the Plat thereof on file in the Office of the Clerk of the Circuit Court in and for Palm Beach County, Florida, in Plat Book 2, Page 6.*

***Parcel 2:** The East 17.75 feet of Lot 32, all of Lots 33 and 34, the West 6 feet of Lot 35, **FLORAL PARK ADDITION NO. 1**, according to the Plat thereof on file in the Office of the Clerk of the Circuit Court in and for Palm Beach County, Florida, in Plat Book 5, Page 28.*

FLOOD ZONES:
This property is located in Flood Zones X & AE (EL. 6) according to F.I.R.M. (Flood Insurance Rate Map) No. 12099C0581G, dated 12/20/2024.





VICINITY SKETCH N.T.S.

TITLE COMMITMENT REVIEW

CLIENT: MSPB, LLC, a Florida limited liability company	COMMITMENT NO. : PG582407246	DATE: 07/19/24			
REVIEWED BY: James G. Peden Jr.	JOB NO. : 218619-SE				

B2 ITEM NO.	DOCUMENT	DESCRIPTION	AFFECTS AND PLOTTED	AFFECTS AND NOT PLOTTABLE	DOES NOT AFFECT	NOT A SURVEY MATTER
1-6	N/A	Standard Exceptions.				●
7	PB 2, PG 6	Matters as contained on the Plat of Floral Park.	●			
8	PB 5, PG 28	Matters as contained on the Plat of Floral Park, Addition No. 1.	●			
9	D.B. 19, PG 141 D.B. 19, PG 146 D.B. 19, PG 179 D.B. 19, PG 189 D.B. 19, PG 264 D.B. 40, PG 72 D.B. 58, PG 30 D.B. 58, PG 49 D.B. 59, PG 22 D.B. 77, PG 194	Rights of the West Palm Beach Telephone Company to erect and maintain poles and wires set forth.		●		
9a	D.B. 124, PG 430	As assigned to Southern Bell Telephone and Telegraph Company.	●			
10	D.B. 22, PG 118	Easement granted to the West Palm Beach Telephone Company.		●		
10a	D.B. 124, PG 430	As assigned to Southern Bell Telephone and Telegraph Company.		●		
11	D.B. 84, PG 442	Easement granted to the West Palm Beach Telephone Company.	●			
11a	D.B. 124, PG 430	As assigned to Southern Bell Telephone and Telegraph Company.	●			
13	Intentionally deleted. (Does not affect subject property)					
14	Intentionally deleted. (No longer affects subject property)					
15	ORB 22537, PG 1111	Terms, covenants, conditions and other matters contained in the Stormwater Management Agreement executed by Vesenaz, Inc.		●		
16	ORB 28034, PG 1116	Mailers set forth in Certificates of Notification of Designation of Certain Properties as Landmarks.		●		

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 PG582407246, issued by Commonwealth Land Title Insurance Company, dated July 19, 2024. This office has made no search of the Public Records.*
2. *Elevations shown hereon, if any, are in feet and decimal parts thereof and are based on NAVD-88. The expected accuracy of the elevations shown hereon is 0.03' for the hard surface elevations (shown thus x 0.00) and 0.1' (shown thus x 0.0) for the soft surface elevations. Elevations shown hereon are U.S. survey feet unless otherwise noted.*
3. *Description furnished by client or client's agent.*
4. *Unless presented in digital form with electronic seal and electronic signature this survey must bear the signature and the original raised seal of a Florida licensed surveyor or mapper this drawing, sketch, plat or map is for informational purposes only and is not valid.*
5. *This survey cannot be transferred or assigned without the specific written permission of Wallace Land Surveying, LLC. This survey is not transferable by Owners Affidavit of Survey or similar instrument.*
6. *Except as shown, underground and overhead improvements are not located. Underground foundations not located.*
7. *The survey sketch shown hereon does not necessarily contain all of the information obtained or developed by the undersigned surveyor in his field work, office work or research.*
8. *No responsibility is assumed by this surveyor for the construction of improvements, from building ties shown on this survey.*
9. *Revisions shown hereon do not represent a "survey update" unless otherwise noted.*
10. *All dates shown within the revisions block hereon are for interoffice filing use only and in no way affect the date of the field survey stated herein.*
11. *In some instances, graphic representations have been exaggerated to more clearly illustrate the relationships between physical improvements and/or lot lines. In all cases, dimensions 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'.*
15. *Per Florida Statutes, Chapter 472.025, a Land Surveyor shall not affix his seal or name to any plan or drawing which depicts work which he/she is not licensed to perform or which is beyond his/her profession or specialty therein. Therefore, we are unable to certify as to municipal zoning compliance, interpretation of zoning codes or the determination of violations thereof.*
16. *At the time of the ALTA survey there were no observable evidence of earth moving work, building construction or building additions within recent months.*
17. *At the time of the ALTA survey there were no changes in street right-of-way lines either completed or proposed; and available from the controlling jurisdiction or observable evidence of recent street or sidewalk construction repairs.*
18. *At the time of the ALTA survey there was no observable evidence of site use as a solid waste dump, sump or sanitary landfill.*
19. *The surveyor was not provided any documentation, was not made aware and did not observe any ground markings on the subject property with regards to wetlands on the subject property.*
20. *The location of the utilities shown hereon are from observed evidence of above ground appurtenances only. The surveyor was not provided with current underground plans or surface ground markings to determine the location of any subterranean uses.*
21. *At the time of the survey, there was no evidence of cemeteries, gravesites, and/or burial grounds located on the surveyed property.*
22. *Encroachment Statement - without expressing a legal opinion as to the ownership or nature of the potential encroachments, we observed the following in the process of conducting the fieldwork: Awning are encroaching on both the South side of the property and the North side of the property into said right of ways as shown on survey. Concrete wall on the West property line as shown on survey.*
23. *Tract 1 and 2 are contiguous and have no gaps or gores.*
24. *The building setbacks as indicated in Deed Book 40, page 71 does not clearly state where the dimensions are to be held, therefore, they are not plottable.*

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: 11/12/2025

JAMES G. PEDEN JR. License Number 6122 STATE OF FLORIDA Professional Surveyor and Mapper

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

JAMES G PEDEN JR Digitally signed by JAMES G PEDEN JR Date: 2025.11.24 10:28:42 -05'00'

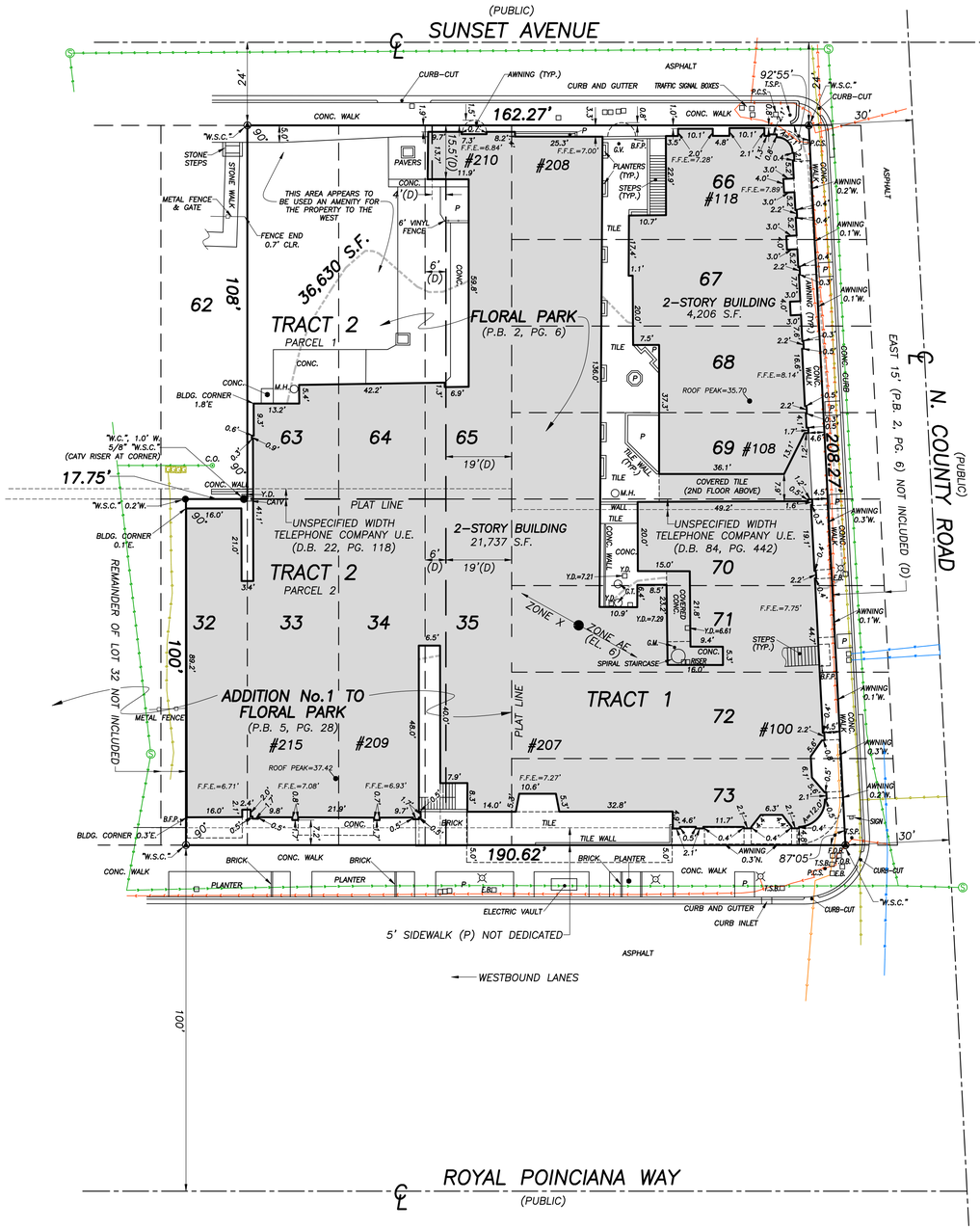
REVISIONS:
11/12/25 SURVEY UPDATE - UNDERGROUND UTILITIES NOT UPDATED B.M./S.C.W. PB375/6 218619 16-1317
08/16/24; SURVEY UPDATE, TIE-IN & FINAL; B.M./B.M.; 218619-SE-1; SURPASS
03/09/22; SURVEY AND TIE-IN UPDATE; L.E./S.W.; 16-1317.20; PB331/2
02/17/20; SURVEY AND TIE-IN UPDATE; B.M./M.B.; 16-1317.17; PB290/13
09/01/17; REVISED ELEVATIONS TO NEW BENCHMARK; N.I.
11/12/16; ROOF ELEVATIONS; E.G./M.B.; 16-1317.4; PB230/63
07/02/16; SPOT ELEVATIONS; B.M./M.B.; 16-1317.2; PB224/37

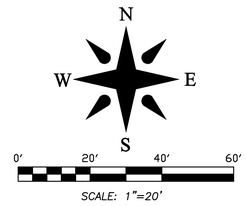
Boundary Survey For:

MSPB, LLC, A FLORIDA LIMITED LIABILITY COMPANY

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

FIELD:	B.M.	JOB NO.:	218619	F.B.: PB223	PG.: 55
OFFICE:	M.B.	DATE:	05/18/2016	DWG. NO.:	218619-SE-1
CK'D:	J.P.	REF:	16-1317.DWG	SHEET 1	OF 2





LOT & BUILDINGS SQUARE FOOTAGE

26,576 S.F.(73.4%) = TOTAL BUILDING S.F.

36,228 S.F.(100%) = SURVEYED LOT S.F.

6,540 S.F.(18.1%) = LOT EXCLUDING BUILDINGS AND LANDSCAPE/GREEN SPACE S.F.

3,112 S.F.(8.6%) = LANDSCAPE/GREEN SPACE S.F.

UNDERGROUND UTILITIES

(MARKED BY OTHERS)

- E = ELECTRIC (RED)
- G = GAS (YELLOW)
- S = SANITARY (DARK GREEN)
- D = STORM (LIGHT GREEN)
- C = COMMUNICATIONS (ORNAGE)
- U = UNKNOWN (PINK)
- W = WATER (BLUE)

Boundary Survey For:

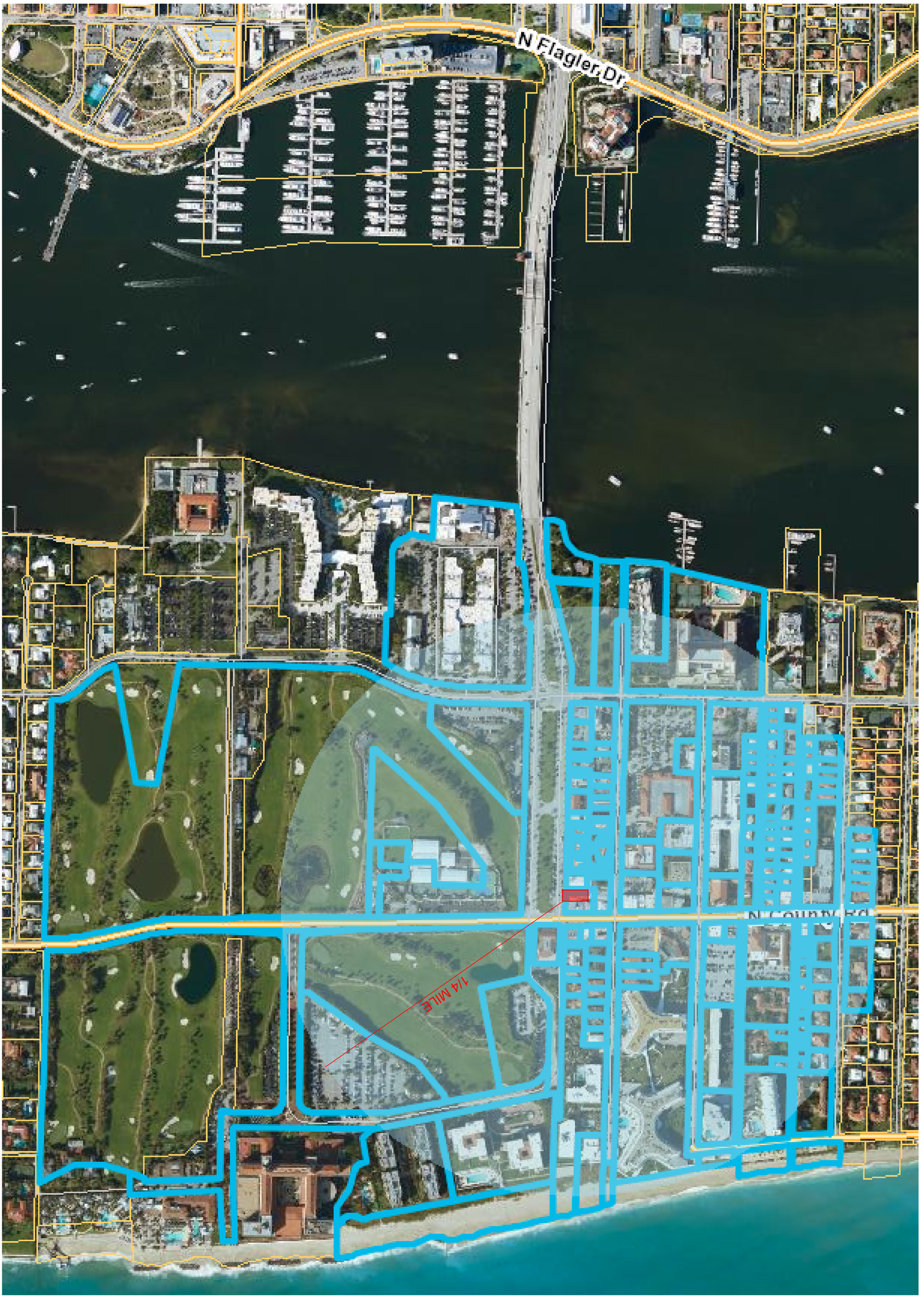
MSPB, LLC, A FLORIDA LIMITED LIABILITY COMPANY

WALLACE LAND SURVEYING, LLC
5553 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 * (561) 640-4551 LB #6506

FIELD:	B.M.	JOB NO.:	218619	F.B.: PB223	PG.: 55
OFFICE:	M.B.	DATE:	05/18/2016	DWG. NO.:	218619-SE-1
C'K'D:	J.P.	REF:	16-1317.DWG	SHEET 2	OF 2

ELEPHANTE CVR.DWG

VICINITY LOCATION MAP



VICINITY LOCATION MAP

A0.1.0

Project no: 25084
Date: 11-13-2025
Drawn by: CLS
Project Architect: CLS

Revisions:

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TENANT IMPROVEMENTS FOR:

ELEPHANTE

207 ROYAL POINCIANA WAY,
208 & 210 SUNSET AVENUE
PALM BEACH, FLORIDA 33480

SPINA O'ROURKE + PARTNERS
Architecture • Interior Design
Keith M. Spina # AR13419

285 BANYAN BLVD
West Palm Beach Florida 33401
561.684.6844 • Fax 561.684.5594
spinaorourke.com
FL Lic # AA26002399

ELEPHANTE CVR.DWG

SUBJECT PROPERTY IMAGES



207 Royal Poinciana Way
SOUTH FACADE - FRONT
(LOOKING NORTH)



207 Royal Poinciana Way
SOUTH FACADE - FRONT
(LOOKING WEST)



207 Royal Poinciana Way
SOUTH FACADE - FRONT
(LOOKING EAST)



207 Royal Poinciana Way
SOUTH FACADE - FRONT
(LOOKING EAST)



208 & 210 Sunset Avenue
NORTH FACADE - FRONT
(LOOKING SOUTH)



208 & 210 Sunset Avenue
EAST FACADE - SIDE
(LOOKING SOUTHWEST)

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Revisions:

Project no:	25084
Date:	11-13-2025
Drawn by:	CLS
Project Architect:	CLS

SUBJECT PROPERTY IMAGES

A0.2.0

ELEPHANTE CVR.DWG

ADJACENT PROPERTY IMAGES



Royal Poinciana Way
SOUTH FACADE - WEST OF PROPERTY
(LOOKING NORTH)



Royal Poinciana Way
SOUTH FACADE - EAST OF PROPERTY
(LOOKING NORTHEAST)



Royal Poinciana Way
SOUTH OF PROPERTY
(LOOKING SOUTH)



Royal Poinciana Way & N. County Road
EAST OF PROPERTY
(LOOKING NORTHEAST)



Sunset Avenue
ACROSS FROM PROPERTY
(LOOKING NORTH)



Sunset Avenue
ACROSS FROM PROPERTY
(LOOKING NORTH)

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Revisions:

Project no:	25084
Date:	11-13-2025
Drawn by:	CLS
Project Architect:	CLS

ADJACENT PROPERTY IMAGES

A0.3.0

ELEPHANTE CVR.DWG

Town of Palm Beach

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

Zoning Legend

Line #				
1	**Property Address:**	207 ROYAL POINCIANA WAY, 208 & 210 SUNSET AVE.		
2	**Zoning District:**	C-TS (COMMERCIAL - TOWN SERVING) DISTRICT		
3	**Structure Type:**	COMMERCIAL - RETAIL		
4		Required/Allowed	Existing	Proposed
5	Lot Size (sq ft)	**4,000 SF.**	**36,630 SF.**	n/c
6	Lot Depth	**90'-0"**	VARIES - SEE SURVEY	n/c
7	Lot Width	**30'-0"**	VARIES - SEE SURVEY	n/c
8	Lot Coverage	**70%**	**73%**	n/c
9	Front Yard Setback	**5'-0"**	**4'-6"**	n/c
10	* Side Yard Setback (1st Story)	**0'-0"**	**E 4'-10" / W 0'-0"**	n/c
11	* Side Yard Setback (2nd Story)	**0'-0"**	**E 4'-10" / W 0'-0"**	n/c
12	Rear Yard Setback	**5'-0"**	**1'-0"**	n/c
13	Angle of Vision	n/a	n/a	n/a
14	Building Height	**15'-0"**	**n/c**	n/c
15	Overall Building Height	**20' / 25'**	**n/c**	n/c
16	Finished Floor Elev. (FFE)(NAVD)	**n/c**	**n/c**	n/c
17	Zero Datum for pt. of Meas. (NAVD)	**n/c**	**n/c**	n/c
18	Base Flood Elevation (BFE)(NAVD)	AE EL 6	n/c	n/c
19	Landscape Open Space (LOS)	**15%**	**n/c**	n/c
20	Perimeter LOS	n/a	n/a	n/a
21	Front Yard LOS	**35%**	n/a	n/a
22	Native Plant Species %	**n/c**	**n/c**	n/c

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

If value is not applicable, enter n/a

If value is not changing, enter n/c

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Revisions:

Project no: 25084
Date: 11-13-2025
Drawn by: CLS
Project Architect: CLS

ZONING LEGEND

A1.0.0

ELEPHANTE SP.DWG

SUNSET AVENUE

HATCHED AREA INDICATES AREA OF NEW RENOVATION WORK IN :
207 RPW = 6,660 SF.
208 SUNSET = 846 SF.
210 SUNSET = 969 SF.
TOTAL AREA = 8,475 SF.

210 SUNSET AVE.

EXISTING WALKWAY

208 SUNSET AVE.

207 ROYAL POINCIANA WAY

EXISTING EXTERIOR PATIO

EXISTING WALKWAY

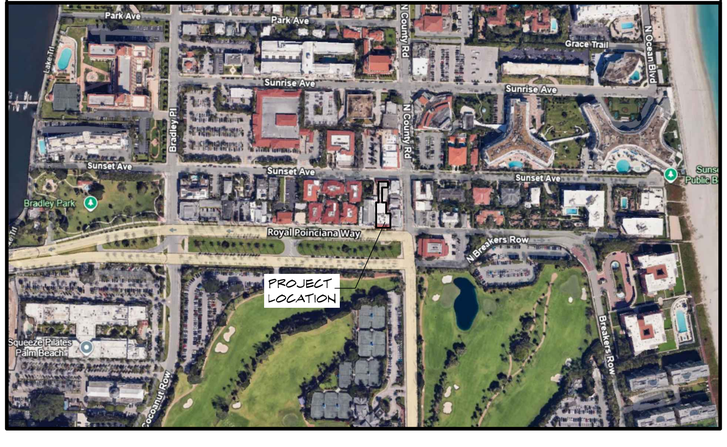
EXISTING PARKING

ROYAL POINCIANA WAY

EXISTING PARKING

N. COUNTY ROAD

LOCATION MAP



1 A1.1.0 **OVERALL SITE PLAN (EXISTING & PROPOSED) - NO CHANGE ON SITE**
SCALE: 1/16" = 1'-0"

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West Palm Beach Florida 33401
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SPINA O'ROURKE + PARTNERS

Architecture • Interior Design
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Revisions:

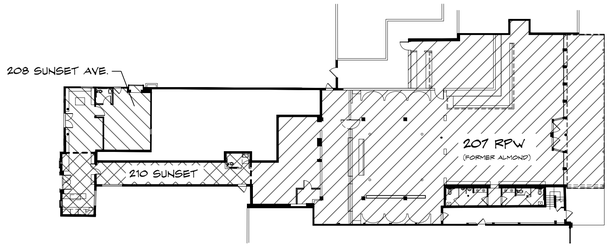
Project no:	25084
Date:	11-13-2025
Drawn by:	CLS
Project Architect:	CLS

OVERALL SITE & LOCATION PLAN

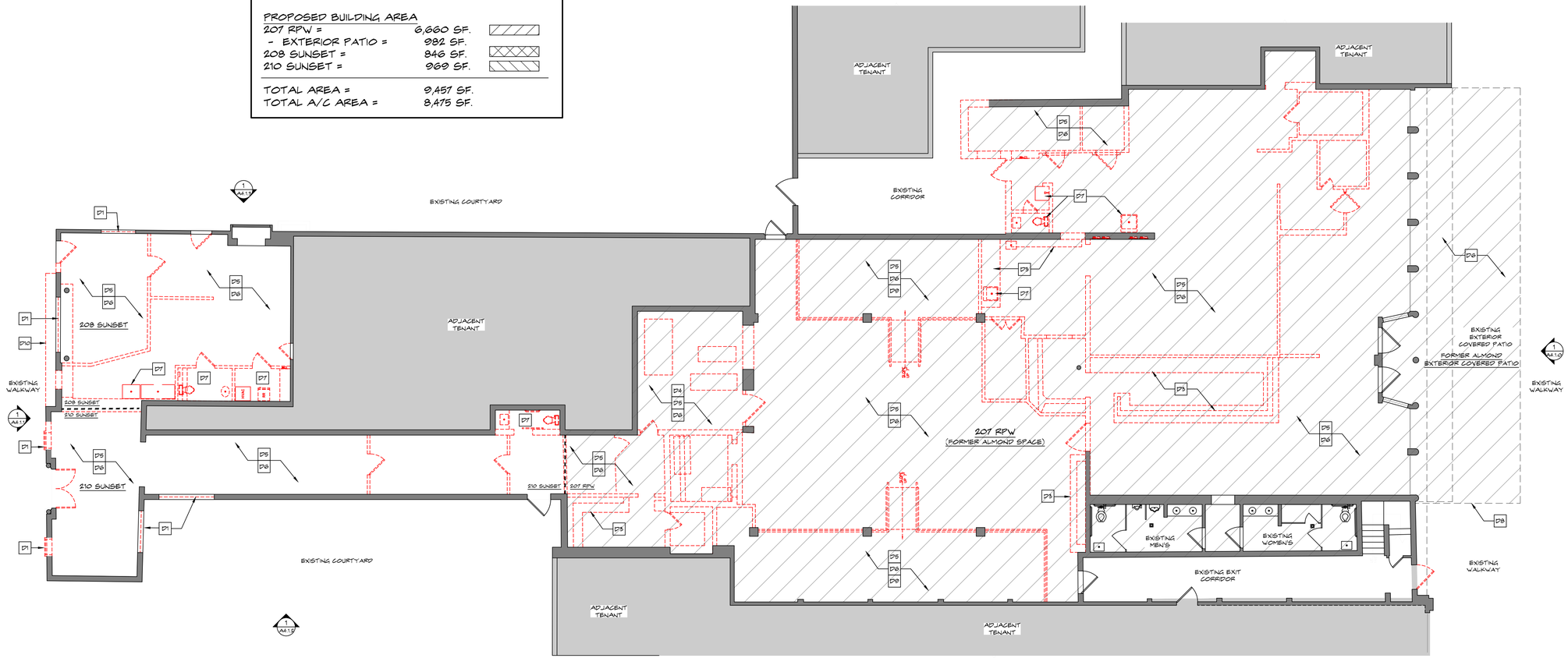
A1.1.0

ELEPHANTE FP.DWG

KEY PLAN



FORMER ALMOND AREA =	6660 SF.	
- EXTERIOR PATIO =	982 SF.	
EXISTING 208 SUNSET =	846 SF.	
EXISTING 210 SUNSET =	969 SF.	
PROPOSED BUILDING AREA		
207 RPW =	6,660 SF.	
- EXTERIOR PATIO =	982 SF.	
208 SUNSET =	846 SF.	
210 SUNSET =	969 SF.	
TOTAL AREA =	9,457 SF.	
TOTAL A/C AREA =	8,475 SF.	



1 A2.1.0 **EXISTING FLOOR PLAN - DEMOLITION**
SCALE: 1/8" = 1'-0"

DEMOLITION LEGEND

- SHADED AREA DENOTES EXISTING BUILDING TO REMAIN AS IS, NO WORK IN THESE AREA.
- EXISTING WALLS OR PORTION OF AND ALL RELATED ACCESSORIES TO BE REMOVED
- EXISTING DOOR, FRAME, HARDWARE AND ALL RELATED ACCESSORIES TO BE REMOVED

DEMOLITION KEY NOTES

D1 REMOVE EXISTING WINDOW, SILL, FRAME AND ALL RELATED ACCESSORIES.

D2 EXISTING STRUCTURAL COLUMN TO REMAIN, REMOVE FINISHES, COLUMN ENCLOSURE & ALL RELATED ACCESSORIES.

D3 REMOVE EXISTING BUILT IN BAR, COUNTERTOP, CABINETRY, SHELVING AND ALL RELATED ACCESSORIES.

D4 REMOVE EXISTING EQUIPMENT AND APPLIANCES. COORDINATE WITH OWNER'S REP. AND KITCHEN CONSULTANT FOR ITEMS TO BE REMOVED, REUSED OR RELOCATED.

D5 REMOVE EXISTING GYP. BD. CEILING, ACOUSTICAL TILES, GRIDS, TRIM/CROWN, LIGHTING FIXTURES, FANS, A/C GRILLES, DUCTWORK AND ALL RELATED ACCESSORIES.

D6 REMOVE EXISTING FLOOR FNISH & RELATED ACCESSORIES & MATERIALS, INCLUDING EXISTING SETTING MATERIALS, TO TOP OF EXISTING CONCRETE SLAB.

D7 REMOVE EXISTING PLUMBING FIXTURES & ALL RELATED ACCESSORIES. CAP ALL LINES AS REQUIRED. COORD. W/ PROPOSED PLANS.

D8 REMOVE EXISTING EXTERIOR AWNING AND ALL RELATED ACCESSORIES.

D9 REMOVE EXISTING PLATFORM, RAMP & ALL RELATED ACCESSORIES.

D10 REMOVE EXISTING PLANTER.

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Architecture • Interior Design
Keith M. Spina #AR13419

TENANT IMPROVEMENTS FOR:
ELEPHANTE
207 ROYAL POINCIANA WAY,
208 & 210 SUNSET AVENUE
PALM BEACH, FLORIDA 33480

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Revisions:

Project no:	25084
Date:	11-13-2025
Drawn by:	CLS
Project Architect:	CLS

EXISTING FLOOR PLAN

A2.1.0

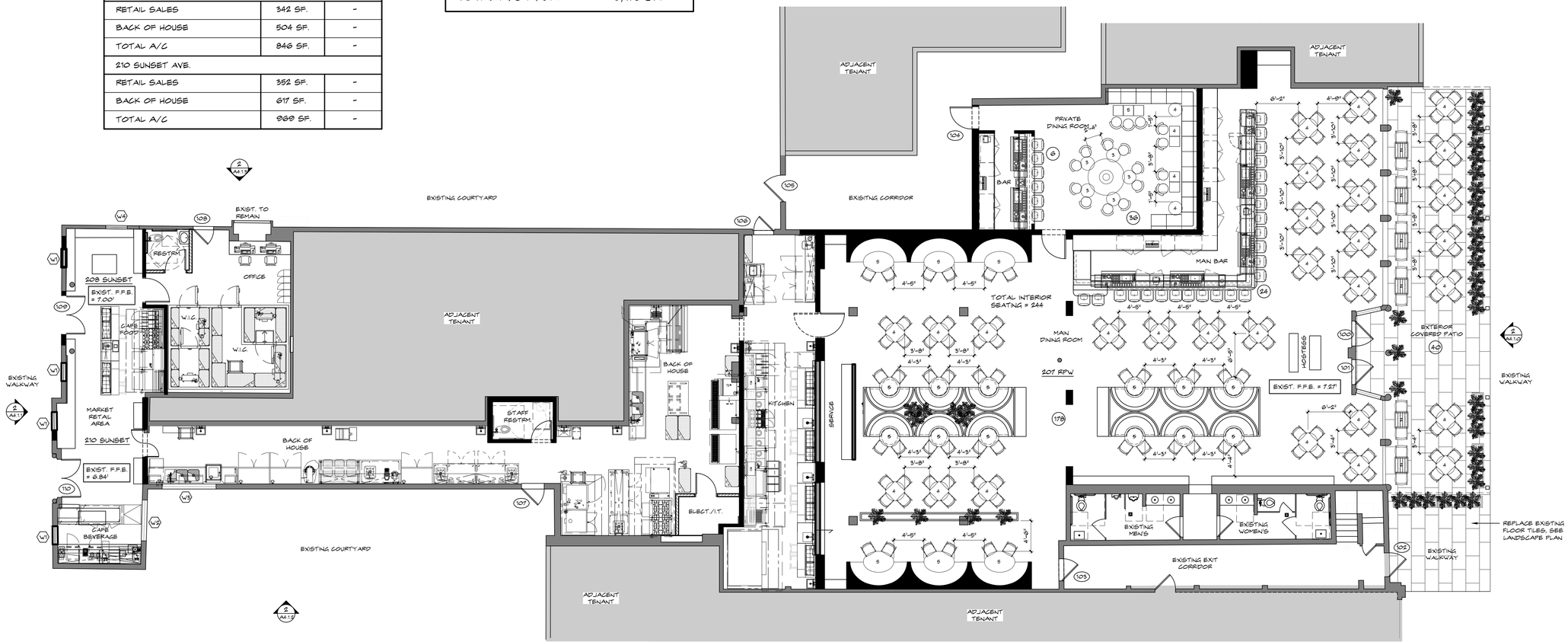
ELEPHANTE FP.DWG

PROPOSED AREA & SEAT COUNT		
LOCATION	AREA	SEATS
207 ROYAL POINCIANA WAY		
MAIN DINING ROOM	2,482 SF.	202
PRIVATE DINING ROOM	516 SF.	42
EXTERIOR COVERED PATIO	982 SF.	40
KITCHEN & BACK OF HOUSE	3,662 SF.	-
TOTAL A/C	6,660 SF.	284
208 SUNSET AVE.		
RETAIL SALES	342 SF.	-
BACK OF HOUSE	504 SF.	-
TOTAL A/C	846 SF.	-
210 SUNSET AVE.		
RETAIL SALES	352 SF.	-
BACK OF HOUSE	617 SF.	-
TOTAL A/C	969 SF.	-

FORMER ALMOND AREA = 6660 SF.
- EXTERIOR PATIO = 982 SF.
EXISTING 208 SUNSET = 846 SF.
EXISTING 210 SUNSET = 969 SF.

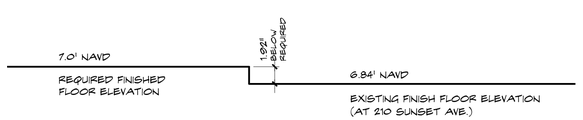
PROPOSED BUILDING AREA

207 RPW =	6,660 SF.
- EXTERIOR PATIO =	982 SF.
208 SUNSET =	846 SF.
210 SUNSET =	969 SF.
TOTAL AREA =	9,457 SF.
TOTAL A/C AREA =	8,475 SF.



1 A2.1.1 PROPOSED FLOOR PLAN

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

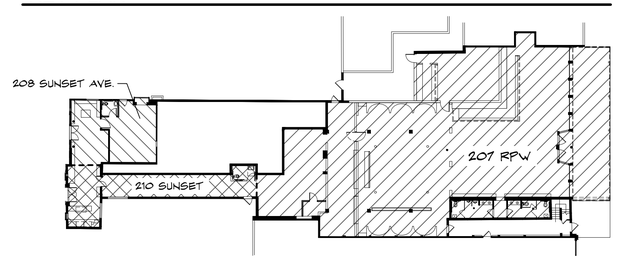


210 SUNSET AVENUE

2 A2.1.1 FLOOD PLAIN VARIANCE DIAGRAM

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

KEY PLAN



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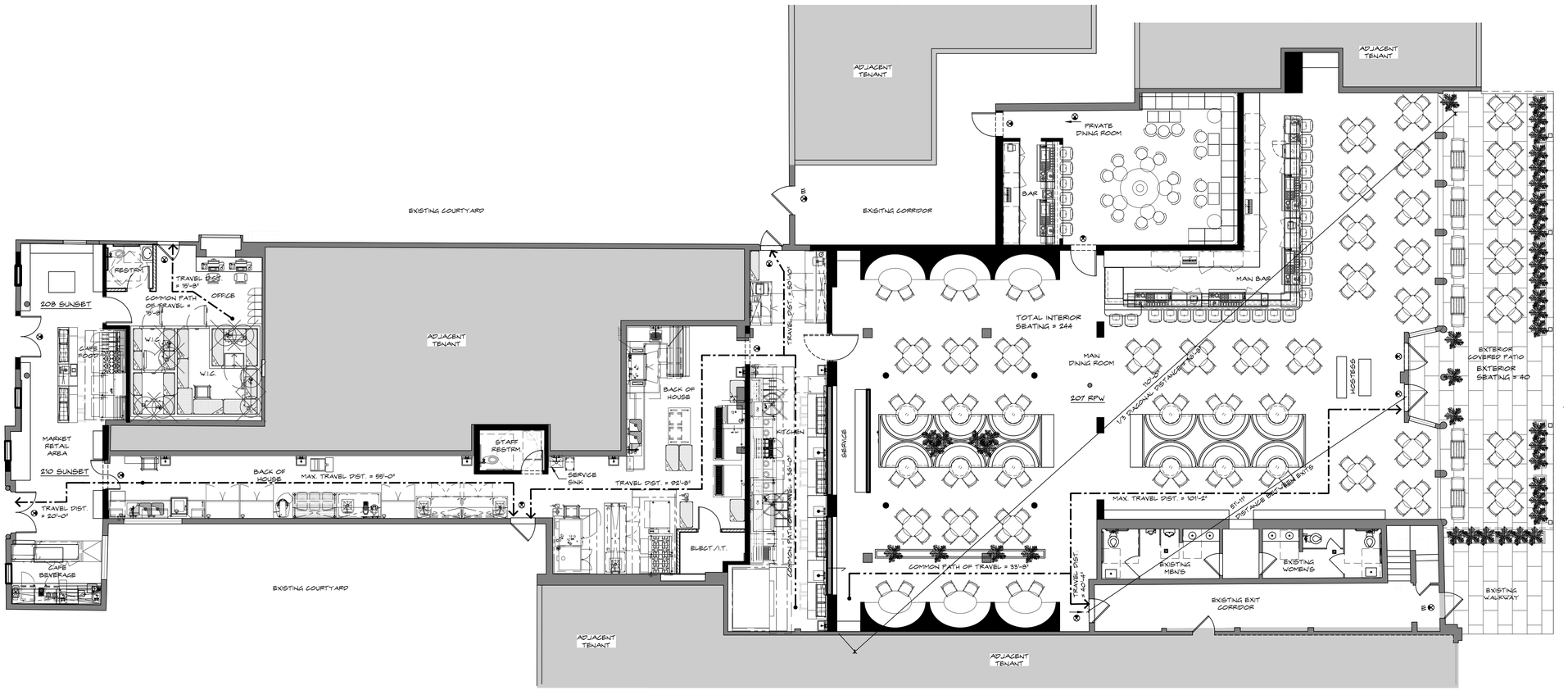
PROPOSED FLOOR PLAN

A2.1.1

ELEPHANTE FP.DWG



1 A2.1.2 **PROPOSED ARCHITECTURAL LIFE SAFETY PLAN**
SCALE: 1/8" = 1'-0"

CODE ANALYSIS

APPLICABLE CODE
- FLORIDA BUILDING CODE 8TH EDITION (2023)
- FLORIDA EXISTING BUILDING CODE, 8TH EDITION - LEVEL III ALTERATIONS
- FLORIDA FIRE PREVENTION CODE 8TH EDITION (2023)
- FLORIDA BUILDING CODE, ACCESSIBILITY, 8TH EDITION (2023)
- FLORIDA PLUMBING CODE 8TH EDITION (2023)

CONSTRUCTION TYPE
TYPE VB, FULLY SPRINKLERED (EXISTING)

OCCUPANCY:
CLASSIFICATION (TYPE) — GROUP A2 (ASSEMBLY), GROUP M (MERCANTILE)

207 RPW:
NON-SEPARATED USES (508.3)
GROUP A-2 ASSEMBLY

DINING ROOM (1:15 TABLES & CHAIRS)	=	284 PERSONS
KITCHEN / BOH (1:200)	=	7 PERSONS
TOTAL OCCUPANCY LOAD	=	291 PERSONS

208/210 SUNSET AVE.:

RETAIL (1:60)	=	12 PERSONS
BOH / STAFF (1:200)	=	6 PERSONS
TOTAL OCCUPANCY LOAD	=	18 PERSONS

MEANS OF EGRESS

207 RPW:

FBC 1006.3.2
OCCUPANCY LOAD IS 291 PERSONS (MORE THAN 49), TWO EXITS ARE REQUIRED, FOUR EXITS ARE PROVIDED (EXISTING).

FBC 1006.2.1, MAX. COMMON PATH OF TRAVEL ALLOWABLE IS 75'. (36'-0" MAX. PROPOSED)

FBC 1017.2, MAX. TRAVEL DISTANCE ALLOWABLE IS 250'. (101'-2" MAX. PROPOSED)

FBC 1020.4, DEAD END ALLOWABLE IS 20', NO DEAD END.

208/210 SUNSET AVE.:

FBC 1006.3.2
OCCUPANCY LOAD IS 18 PERSONS (LESS THAN 49), ONE EXIT IS REQUIRED, TWO EXITS ARE PROVIDED.

FBC 1006.2.1, MAX. COMMON PATH OF TRAVEL ALLOWABLE IS 75'. (15'-8" MAX. PROPOSED)

FBC 1017.2, MAX. TRAVEL DISTANCE ALLOWABLE IS 250'. (55'-0" MAX. PROPOSED)

FBC 1020.4, DEAD END ALLOWABLE IS 50', NO DEAD END.

EXIT CAPACITY
LEVEL TRAVEL = 0.2 INCHES PER PERSON

207 RPW:
REQUIRED EXIT CAPACITY = 291 X 0.2" = 58.2" (150" PROVIDED)

208/210 SUNSET AVE.:
REQUIRED EXIT CAPACITY = 18 X 0.2" = 3.6" (72" PROVIDED)

PLUMBING REQUIREMENTS:
FBC 2023, 8TH EDITION PLUMBING CODE 403.1

207 RPW:
OCCUPANT LOAD = 291 PERSONS (251 PERSONS INTERIOR & 40 PERSONS EXTERIOR)

WATER CLOSET	MALE/FEMALE: 1:75	
REQUIRED:	2 MALE, 2 FEMALE	
PROVIDED:	3 MALE, 2 FEMALE	(EXISTING)
LAVATORIES	MALE/FEMALE: 1:200	
REQUIRED:	1 MALE, 1 FEMALE	
PROVIDED	3 MALE, 3 FEMALE	(EXISTING)

(1) UNISEX STAFF RESTROOM PROVIDED
(1) SERVICE SINK REQUIRED, (1) SERVICE SINK PROVIDED (SEE PLAN)

DRINKING FOUNTAIN - NOT REQUIRED (FBC - PLUMBING 410.4)

208/210 SUNSET AVE.:
OCCUPANT LOAD = 18 PERSONS

WATER CLOSET	MALE/FEMALE: 1:500	
REQUIRED:	0.03	
PROVIDED:	1 UNISEX	
LAVATORIES	MALE/FEMALE: 1:750	
REQUIRED:	0.03	
PROVIDED	1 UNISEX	

(1) UNISEX RESTROOM PROVIDED
FBC-P 403.2 EXCEPTION 3, SEPARATE FACILITIES SHALL NOT BE REQUIRED IN MERCANTILE OCCUPANCIES WHERE MAX. OCCUPANT LOAD IS LESS THAN 100.

LEGEND

- NO WORK - EXISTING AREA TO REMAIN
- EXISTING WALL TO REMAIN
- COMMON PATH OF TRAVEL
- MAXIMUM TRAVEL DISTANCE TO EXIT
- DEAD END
- EXIT LIGHT (SEE ELECT. DWG.)

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PROPOSED FLOOR PLAN

A2.1.2

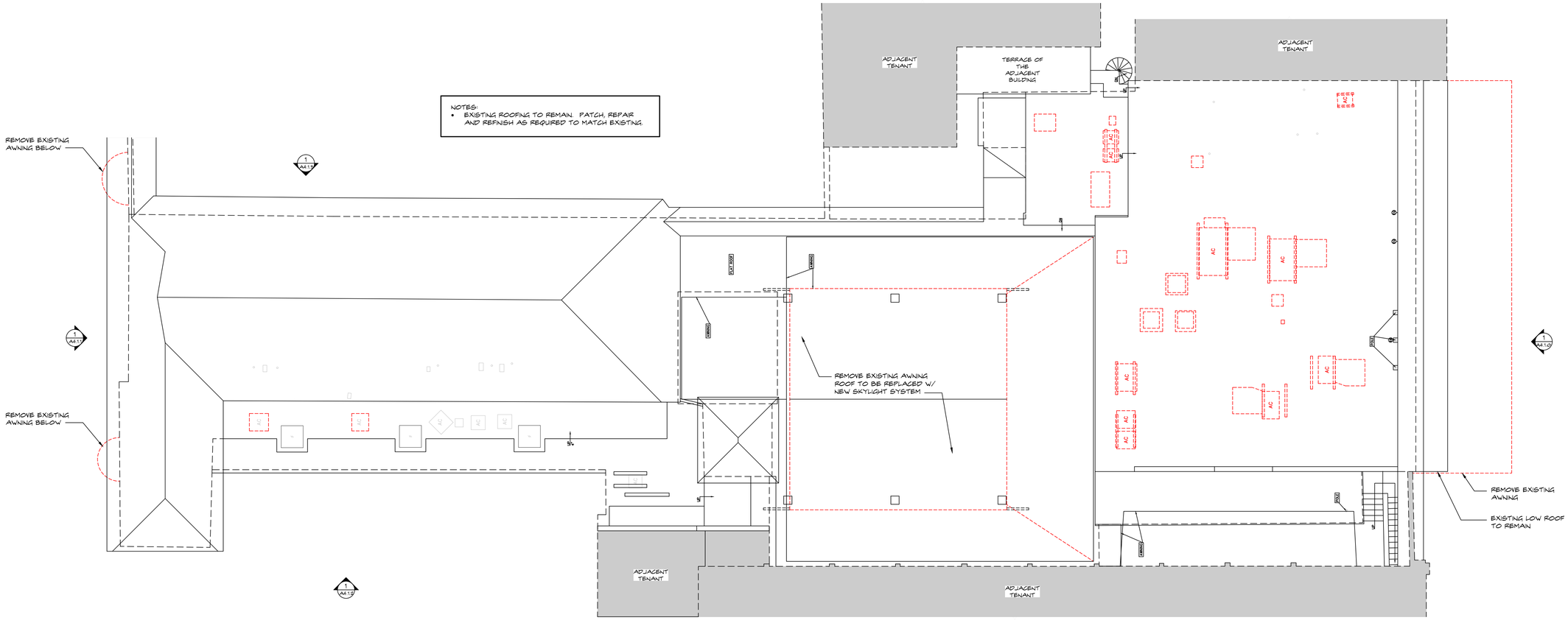
ELEPHANTE FP.DWG

ROOF PLAN DEMOLITION LEGEND

SHADED AREA DENOTES EXISTING BUILDING TO REMAIN AS IS, NO WORK IN THESE AREA.

EXISTING MECH. EQUIPMENT & ALL RELATED ACCESSORIES TO BE REMOVED

NOTES:
- EXISTING ROOFING TO REMAIN. PATCH, REPAIR AND REFINISH AS REQUIRED TO MATCH EXISTING.



1 A3.0.0 **EXISTING ROOF PLAN**
SCALE: 1/8" = 1'-0"

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PROPOSED ROOF PLAN

A3.0.0

ELEPHANTE FP.DWG

1 A3.0.1 **PROPOSED ROOF MECHANICAL SYSTEM ON EXISTING ROOF**
SCALE: 1/8" = 1'-0"

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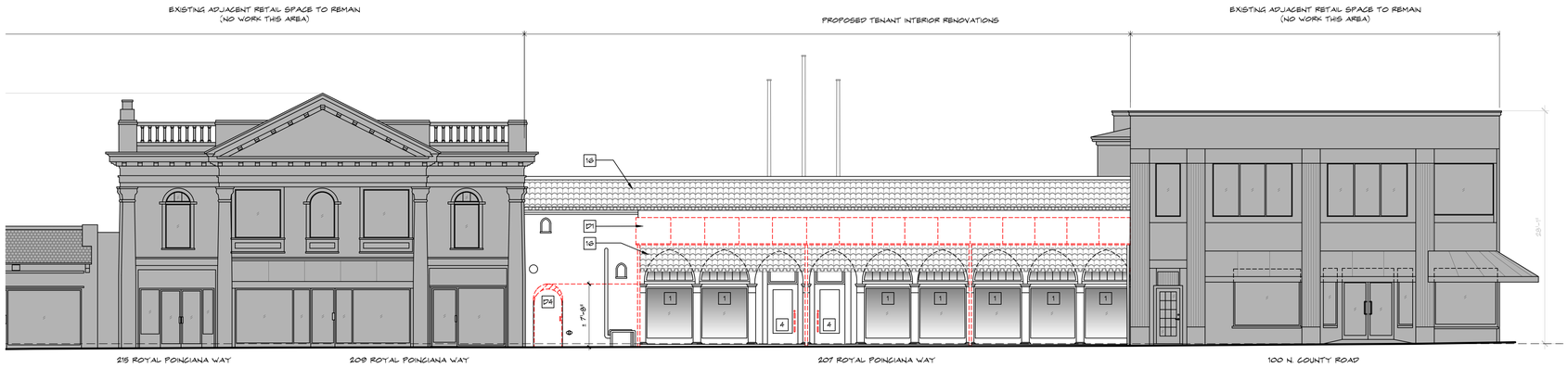
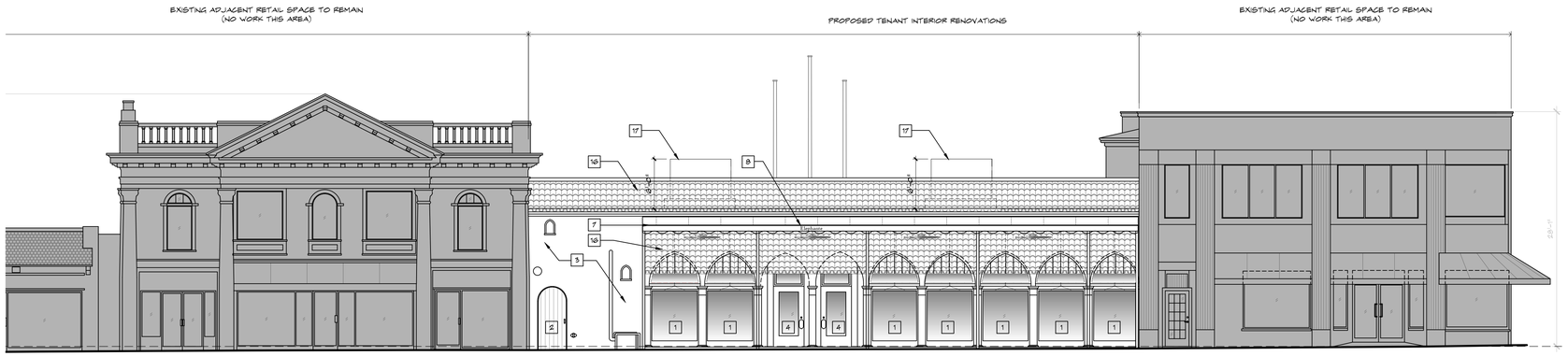
PROPOSED ROOF PLAN

A3.0.1

ELEPHANTE EX EL.DWG



1 A4.1.0 **EXISTING SOUTH ELEVATION - 207 ROYAL POINCIANA WAY (FRONT) - DEMOLITION**
SCALE: 1/8" = 1'-0"



2 A4.1.0 **PROPOSED SOUTH ELEVATION - 207 ROYAL POINCIANA WAY (FRONT)**
SCALE: 1/8" = 1'-0"



3 A4.1.0 **PROPOSED SOUTH ELEVATION - 207 ROYAL POINCIANA WAY (FRONT) - COLORED**
SCALE: 1/8" = 1'-0"

ELEVATION LEGEND

- SHADED AREA DENOTES EXISTING BUILDING TO REMAIN AS IS, NO WORK IN THESE AREA.
- AREA DENOTES PORTION OF STUCCO WALL TO BE REMOVED

DEMOLITION KEY NOTES

- D1 REMOVE EXISTING AWNING, POSTS AND RELATED ACCESSORIES.
- D2 EXISTING DOOR & TRANSOM TO REMAIN, REPLACE DOOR PULLS.
- D3 REMOVE EXISTING PLANTERS.
- D4 REMOVE EXISTING DOOR AND ALL RELATED ACCESSORIES.
- D5 REMOVE EXISTING TRANSOM GLASS AND ALL RELATED ACCESSORIES.
- D6 REMOVE EXISTING WINDOWS AND ALL RELATED ACCESSORIES.
- D7 REMOVE PORTION OF EXISTING WALL TO ACCOMMODATE NEW WINDOW/DOOR. FINISH WALL TO MATCH ADJACENT WALL FINISH.
- D8 REMOVE EXISTING CARD READER ACCESS.
- D9 REMOVE EXISTING BASE.
- D10 REMOVE EXISTING STUCCO ARCH RECESS.
- D11 REMOVE EXISTING SCONCES.
- D12 REMOVE EXISTING SLIDING GATE AND ALL RELATED ACCESSORIES.
- D13 REMOVE EXISTING DECORATIVE DOOR ARCH.

ELEVATION KEY NOTES

1. EXISTING WINDOWS AND TRANSOM TO REMAIN. REFINISH FRAME AS REQUIRED.
2. EXISTING WOOD DOOR TO BE REPLACED WITH NEW WOOD DOOR. HEIGHT TO BE INCREASED TO ALIGN WITH LINE OF UNDERSIDE OF THE TRANSOM AT THE ADJACENT WINDOWS.
3. EXISTING STUCCO WALL TO REMAIN, PAINT WALL - TYPICAL.
4. EXISTING DOOR AND TRANSOM TO REMAIN, REFINISH FRAME AND NEW DOOR HARDWARE.
5. NEW IMPACT RESISTANT STOREFRONT DOOR WITH STAINED WOOD CLADDING, CLEAR GLASS AND NEW HARDWARE.
6. NEW IMPACT RESISTANT STOREFRONT WNDOW WITH STAINED WOOD CLADDING AND CLEAR GLASS.
7. NEW MOLD AND FADE RESISTANT FABRIC AWNING, SEE 6/A4.1.0. AWNING PROJECT 15'-0" FROM THE BUILDING TO MATCH TENANT'S EXISTING AWNINGS THAT WERE PREVIOUSLY APPROVED BY LPC.
8. NEW 7.5' HIGH TENANT SIGNAGE ON AWNING, SEE 2/A5.1.0, CENTERED AT ENTRY DOORS.
9. NEW WOOD TRELLIS BELOW AWNING, NEW EXTERIOR LIGHT FIXTURES AND FANS.
10. NEW TEAK PLANTERS WITH NEW PLANTS.
11. REPLACE EXISTING FLOORING WITH GRAY NATURAL STONE TILE FLOORING.
12. NEW WALL SCONCES.
13. NEW WOOD FINISH SWING GATE.
14. REPLACE EXISTING DOOR AND HARDWARE WITH NEW.
15. EXISTING WINDOWS TO REMAIN. REFINISH AS REQUIRED.
16. EXISTING ROOF TO REMAIN.
17. NEW MECHANICAL EQUIPMENT BEYOND ON FLAT ROOF, SEE ROOF PLAN FOR LOCATION. MECH. EQUIPMENT PROJECTS 6'-0" ABOVE EXISTING ROOF DECK.

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EXISTING AND PROPOSED ELEVATIONS

A4.1.0

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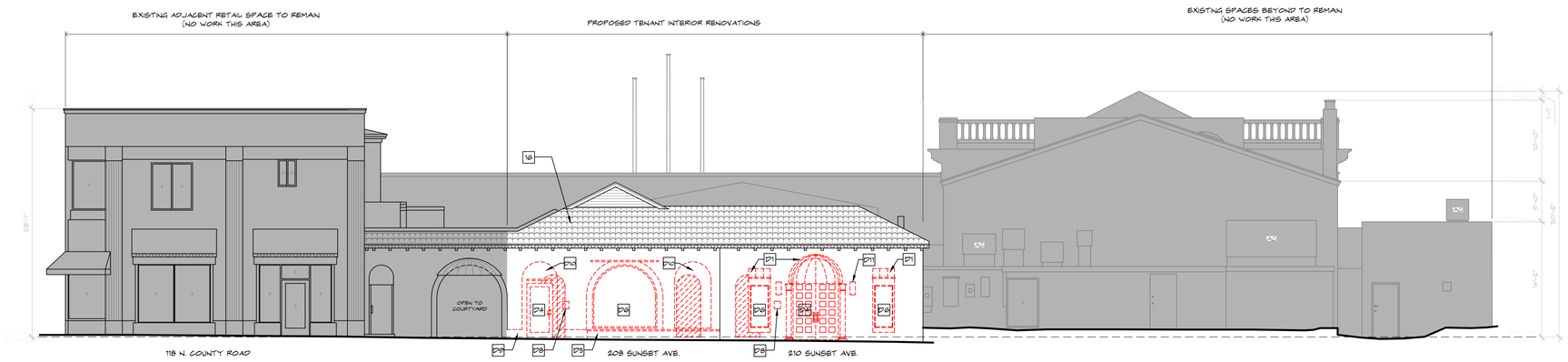
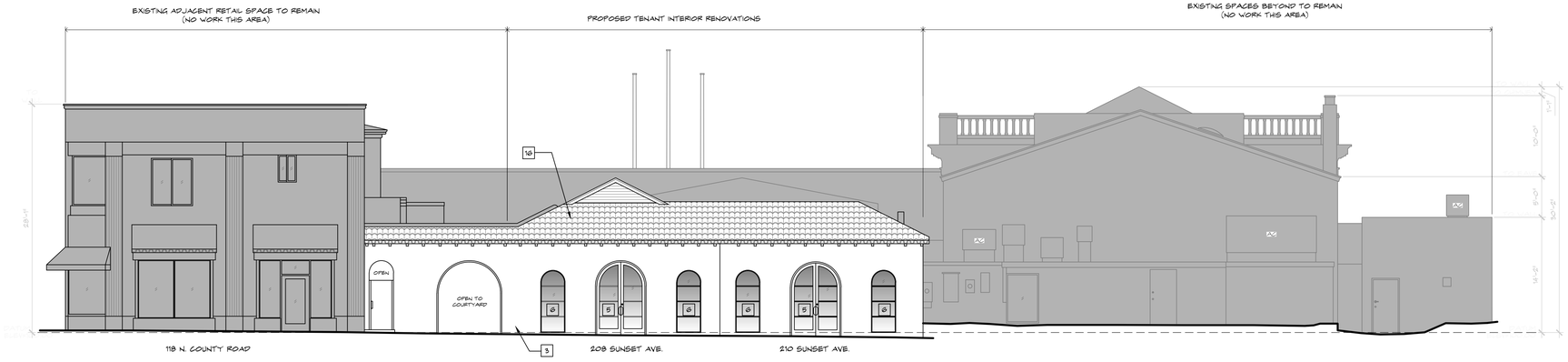


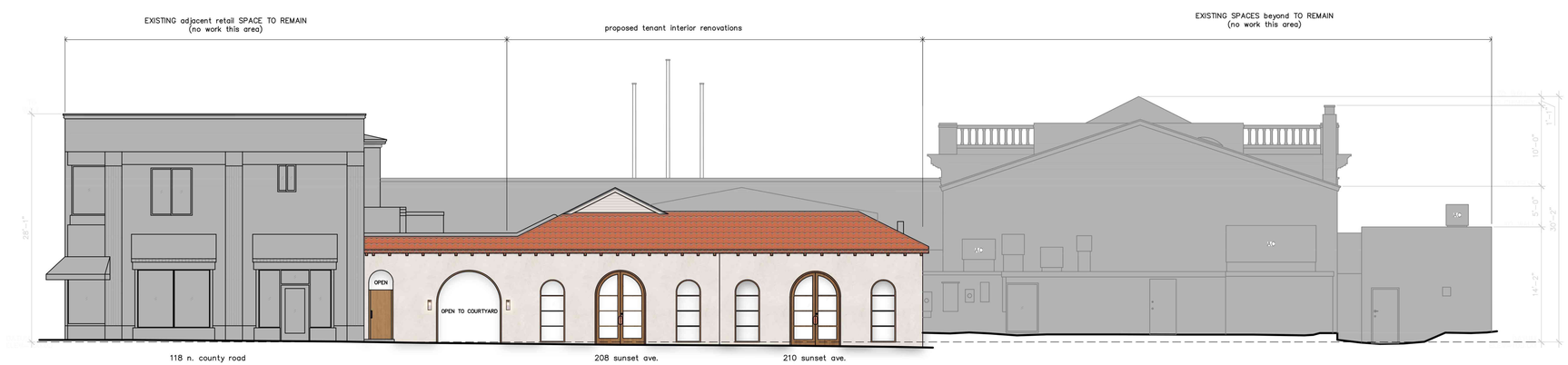
1 A4.1.1 EXISTING NORTH ELEVATION - 208 & 210 SUNSET AVENUE (FRONT) - DEMOLITION

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



2 A4.1.1 PROPOSED NORTH ELEVATION - 208 & 210 SUNSET AVENUE (FRONT)

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



3 A4.1.1 PROPOSED NORTH ELEVATION - 208 & 210 SUNSET AVENUE (FRONT) - COLORED

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

ELEVATION LEGEND

- SHADED AREA DENOTES EXISTING BUILDING TO REMAIN AS IS, NO WORK IN THESE AREA.
- AREA DENOTES PORTION OF STUCCO WALL TO BE REMOVED

DEMOLITION KEY NOTES

D1	REMOVE EXISTING AWNING, POSTS AND RELATED ACCESSORIES.
D2	-
D3	REMOVE EXISTING PLANTERS
D4	REMOVE EXISTING DOOR AND ALL RELATED ACCESSORIES
D5	REMOVE EXISTING TRANSOM GLASS AND ALL RELATED ACCESSORIES.
D6	REMOVE EXISTING WINDOWS AND ALL RELATED ACCESSORIES
D7	REMOVE PORTION OF EXISTING WALL TO ACCOMMODATE NEW WINDOW/DOOR. FINISH WALL TO MATCH ADJACENT WALL FINISH.
D8	REMOVE EXISTING CARD READER ACCESS.
D9	REMOVE EXISTING BASE.
D10	REMOVE EXISTING STUCCO ARCH RECESS.
D11	REMOVE EXISTING SCONCES.
D12	REMOVE EXISTING SLIDING GATE AND ALL RELATED ACCESSORIES.
D13	REMOVE EXISTING DECORATIVE DOOR ARCH.

ELEVATION KEY NOTES

1	EXISTING WINDOWS AND TRANSOM TO REMAIN. REFINISH FRAME AS REQUIRED.
2	EXISTING WOOD DOOR TO BE REPLACED WITH NEW WOOD DOOR. HEIGHT TO BE INCREASED TO ALIGN WITH LINE OF UNDERSIDE OF THE TRANSOM AT THE ADJACENT WINDOWS.
3	EXISTING STUCCO WALL TO REMAIN, PAINT WALL - TYPICAL.
4	EXISTING DOOR AND TRANSOM TO REMAIN, REFINISH FRAME AND NEW DOOR HARDWARE.
5	NEW IMPACT RESISTANT STOREFRONT DOOR WITH STAINED WOOD CLADDING, CLEAR GLASS AND NEW HARDWARE.
6	NEW IMPACT RESISTANT STOREFRONT WINDOW WITH STAINED WOOD CLADDING AND CLEAR GLASS.
7	NEW MOLD AND FADE RESISTANT FABRIC AWNING, SEE 6/A4.1.0. AWNING PROJECT 15'-0" FROM THE BUILDING TO MATCH TENANT'S EXISTING AWNINGS THAT WERE PREVIOUSLY APPROVED BY LPC.
8	NEW 7.5" HIGH TENANT SIGNAGE ON AWNING, SEE 2/A5.1.0, CENTERED AT ENTRY DOORS.
9	NEW WOOD TRELLIS BELOW AWNING, NEW EXTERIOR LIGHT FIXTURES AND FANS.
10	NEW TEAK PLANTERS WITH NEW PLANTS.
11	REPLACE EXISTING FLOORING WITH GRAY NATURAL STONE TILE FLOORING.
12	NEW WALL SCONCE.
13	NEW WOOD FINISH SWING GATE.
14	REPLACE EXISTING DOOR AND HARDWARE WITH NEW.
15	EXISTING WINDOWS TO REMAIN. REFINISH AS REQUIRED.
16	EXISTING ROOF TO REMAIN.
17	NEW MECHANICAL EQUIPMENT BEYOND ON FLAT ROOF, SEE ROOF PLAN FOR LOCATION. MECH. EQUIPMENT PROJECTS 6'-0" ABOVE EXISTING ROOF DECK.

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208 & 210 SUNSET AVENUE
PALM BEACH, FLORIDA 33480

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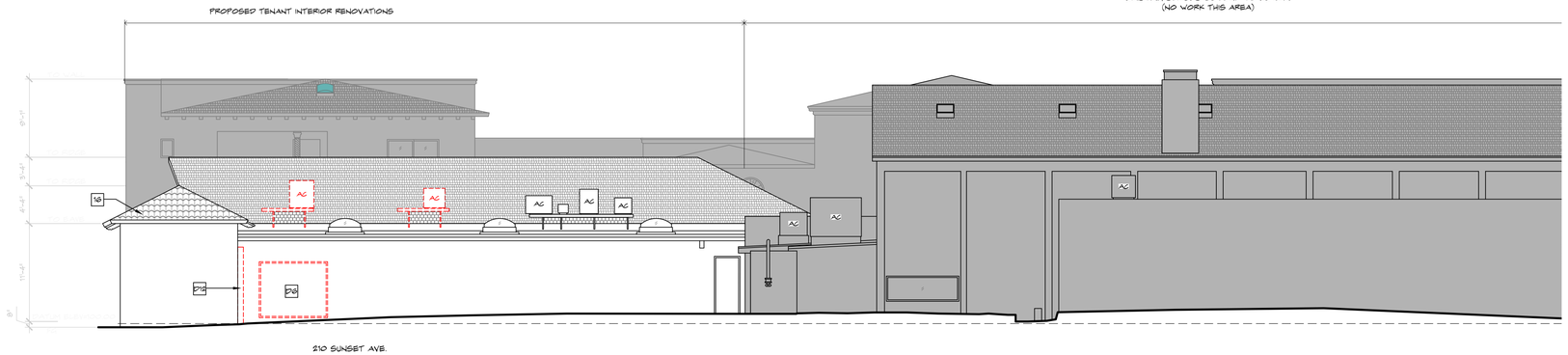
Revisions:

Project no:	25084
Date:	11-13-2025
Drawn by:	CLS
Project Architect:	CLS

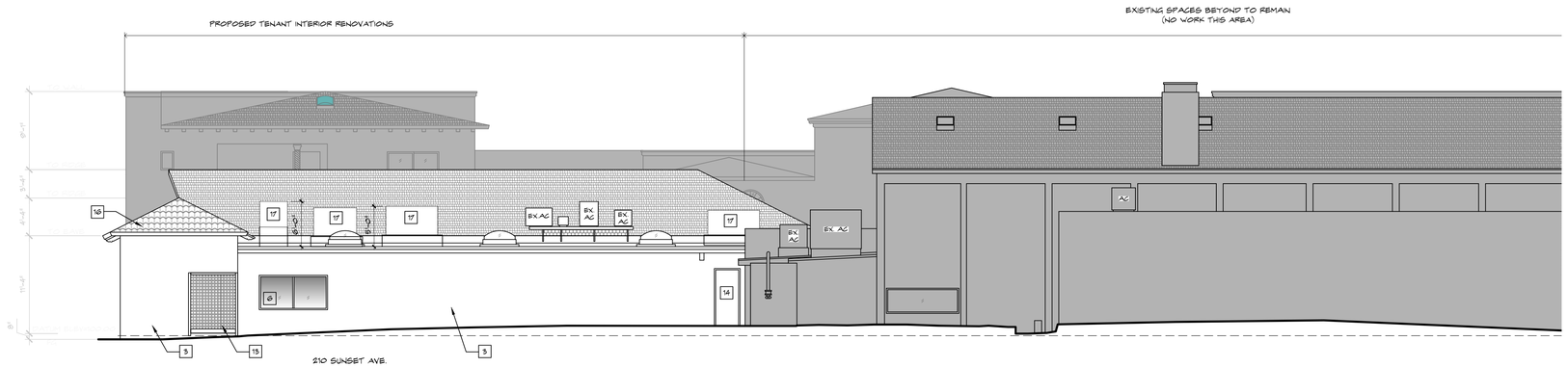
EXISTING AND PROPOSED ELEVATIONS

A4.1.1

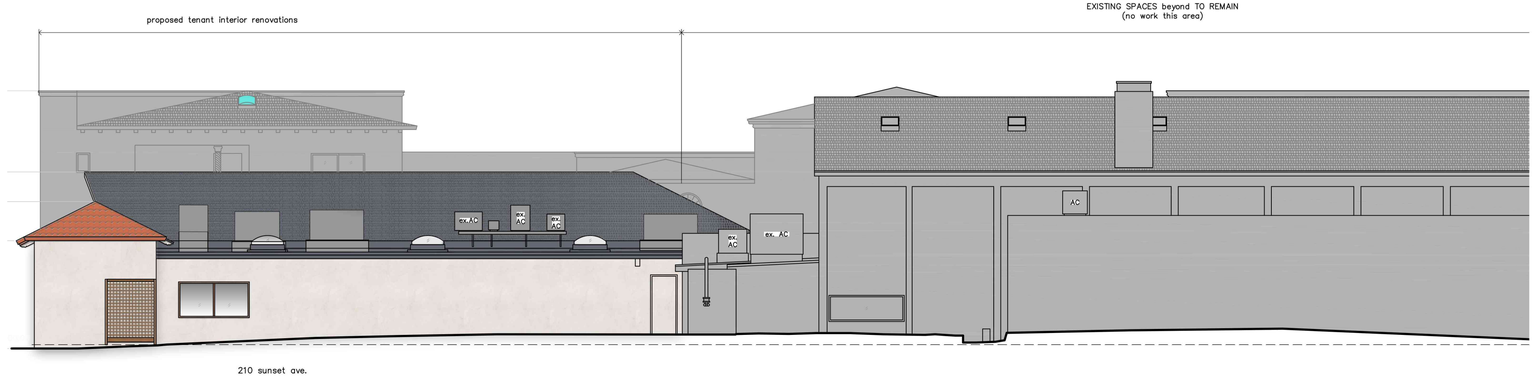
ELEPHANTE EX EL.DWG



1 A4.1.2 **EXISTING WEST ELEVATION - 208 & 210 SUNSET AVENUE (SIDE) - DEMOLITION**
SCALE: 1/8" = 1'-0"



2 A4.1.2 **PROPOSED WEST ELEVATION - 208 & 210 SUNSET AVENUE (SIDE)**
SCALE: 1/8" = 1'-0"



3 A4.1.2 **PROPOSED WEST ELEVATION - 208 & 210 SUNSET AVENUE (SIDE) - COLORED**
SCALE: 1/8" = 1'-0"

ELEVATION LEGEND

SHADED AREA DENOTES EXISTING BUILDING TO REMAIN AS IS, NO WORK IN THESE AREA.

AREA DENOTES PORTION OF STUCCO WALL TO BE REMOVED

DEMOLITION KEY NOTES

21 REMOVE EXISTING AWNING, POSTS AND RELATED ACCESSORIES.
21.2 -
21.3 REMOVE EXISTING PLANTERS
21.4 REMOVE EXISTING DOOR AND ALL RELATED ACCESSORIES
21.5 REMOVE EXISTING TRANSOM GLASS AND ALL RELATED ACCESSORIES.
21.6 REMOVE EXISTING WINDOWS AND ALL RELATED ACCESSORIES
21.7 REMOVE PORTION OF EXISTING WALL TO ACCOMMODATE NEW WINDOW/DOOR. FINISH WALL TO MATCH ADJACENT WALL FINISH.
21.8 REMOVE EXISTING CARD READER ACCESS.
21.9 REMOVE EXISTING BASE.
21.10 REMOVE EXISTING STUCCO ARCH RECESS.
21.11 REMOVE EXISTING SCONCES.
21.12 REMOVE EXISTING SLIDING GATE AND ALL RELATED ACCESSORIES.
21.13 REMOVE EXISTING DECORATIVE DOOR ARCH.

ELEVATION KEY NOTES

1 EXISTING WINDOWS AND TRANSOM TO REMAIN. REFINISH FRAME AS REQUIRED.
2 EXISTING WOOD DOOR TO BE REPLACED WITH NEW WOOD DOOR. HEIGHT TO BE INCREASED TO ALIGN WITH LINE OF UNDERSIDE OF THE TRANSOM AT THE ADJACENT WINDOWS.
3 EXISTING STUCCO WALL TO REMAIN, PAINT WALL - TYPICAL.
4 EXISTING DOOR AND TRANSOM TO REMAIN, REFINISH FRAME AND NEW DOOR HARDWARE.
5 NEW IMPACT RESISTANT STOREFRONT DOOR WITH STAINED WOOD CLADDING, CLEAR GLASS AND NEW HARDWARE.
6 NEW IMPACT RESISTANT STOREFRONT WNDOW WITH STAINED WOOD CLADDING AND CLEAR GLASS.
7 NEW MOLD AND FADE RESISTANT FABRIC AWNING, SEE 6/A4.1.0. AWNING PROJECT 15'-0" FROM THE BUILDING TO MATCH TENANT'S EXISTING AWNINGS THAT WERE PREVIOUSLY APPROVED BY LPZ.
8 NEW 7.5" HIGH TENANT SIGNAGE ON AWNING, SEE 2/A5.1.0, CENTERED AT ENTRY DOORS.
9 NEW WOOD TRELLIS BELOW AWNING, NEW EXTERIOR LIGHT FIXTURES AND FANS.
10 NEW TEAK PLANTERS WITH NEW PLANTS.
11 REPLACE EXISTING FLOORING WITH GRAY NATURAL STONE TILE FLOORING.
12 NEW WALL SCONCE.
13 NEW WOOD FINISH SWING GATE.
14 REPLACE EXISTING DOOR AND HARDWARE WITH NEW.
15 EXISTING WINDOWS TO REMAIN. REFINISH AS REQUIRED.
16 EXISTING ROOF TO REMAIN.
17 NEW MECHANICAL EQUIPMENT BEYOND ON FLAT ROOF, SEE ROOF PLAN FOR LOCATION. MECH. EQUIPMENT PROJECTS 8'-0" ABOVE EXISTING ROOF DECK.

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Keith M. Spina #AR13419

TENANT IMPROVEMENTS FOR:
ELEPHANTE
207 ROYAL POINCIANA WAY,
208 & 210 SUNSET AVENUE
PALM BEACH, FLORIDA 33480

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Revisions:

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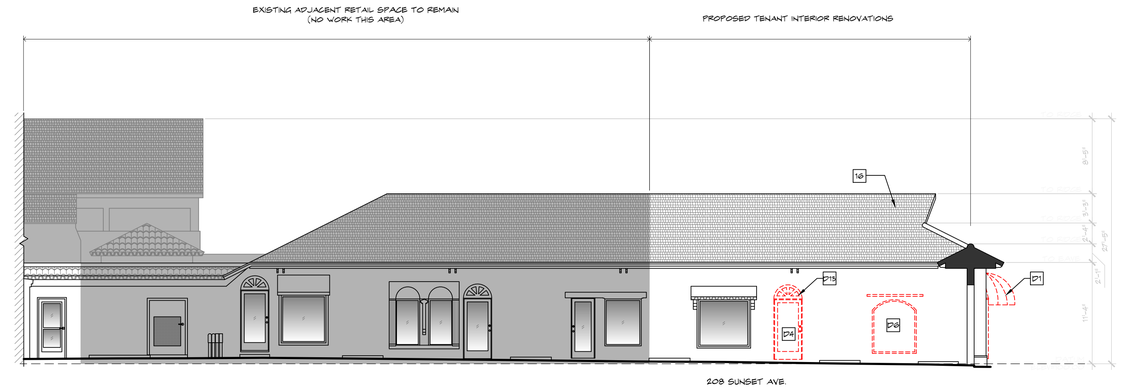
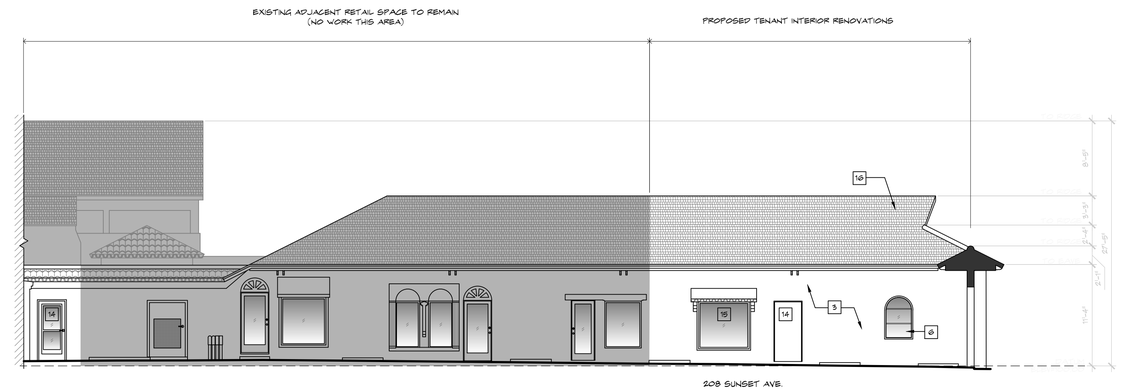
EXISTING AND PROPOSED ELEVATIONS

A4.1.2

ELEPHANTE EX EL.DWG



1 / A4.1.3 **EXISTING EAST ELEVATION - 208 & 210 SUNSET AVENUE (SIDE - COURTYARD) - DEMOLITION**
SCALE: 1/8" = 1'-0"



2 / A4.1.3 **PROPOSED EAST ELEVATION - 208 & 210 SUNSET AVENUE (SIDE - COURTYARD)**
SCALE: 1/8" = 1'-0"



3 / A4.1.3 **PROPOSED EAST ELEVATION - 208 & 210 SUNSET AVENUE (SIDE - COURTYARD) - COLORED**
SCALE: 1/8" = 1'-0"

ELEVATION LEGEND

- SHADED AREA DENOTES EXISTING BUILDING TO REMAIN AS IS, NO WORK IN THESE AREA.
- AREA DENOTES PORTION OF STUCCO WALL TO BE REMOVED

DEMOLITION KEY NOTES

- P1 REMOVE EXISTING AWNING, POSTS AND RELATED ACCESSORIES.
- P2 EXISTING DOOR & TRANSOM TO REMAIN, REPLACE DOOR PULLS.
- P3 REMOVE EXISTING PLANTERS
- P4 REMOVE EXISTING DOOR AND ALL RELATED ACCESSORIES
- P5 REMOVE EXISTING TRANSOM GLASS AND ALL RELATED ACCESSORIES.
- P6 REMOVE EXISTING WINDOWS AND ALL RELATED ACCESSORIES
- P7 REMOVE PORTION OF EXISTING WALL TO ACCOMMODATE NEW WINDOW/DOOR. FINISH WALL TO MATCH ADJACENT WALL FINISH.
- P8 REMOVE EXISTING CARD READER ACCESS.
- P9 REMOVE EXISTING BASE.
- P10 REMOVE EXISTING STUCCO ARCH RECESS.
- P11 REMOVE EXISTING SCONCES.
- P12 REMOVE EXISTING SLIDING GATE AND ALL RELATED ACCESSORIES.
- P13 REMOVE EXISTING DECORATIVE DOOR ARCH.

ELEVATION KEY NOTES

- 1 EXISTING WINDOWS AND TRANSOM TO REMAIN. REFINISH FRAME AS REQUIRED.
- 2 EXISTING WOOD DOOR TO BE REPLACED WITH NEW WOOD DOOR. HEIGHT TO BE INCREASED TO ALIGN WITH LINE OF UNDERSIDE OF THE TRANSOM AT THE ADJACENT WINDOWS.
- 3 EXISTING STUCCO WALL TO REMAIN, PAINT WALL - TYPICAL.
- 4 EXISTING DOOR AND TRANSOM TO REMAIN, REFINISH FRAME AND NEW DOOR HARDWARE.
- 5 NEW IMPACT RESISTANT STOREFRONT DOOR WITH STAINED WOOD CLADDING, CLEAR GLASS AND NEW HARDWARE.
- 6 NEW IMPACT RESISTANT STOREFRONT WINDOW WITH STAINED WOOD CLADDING AND CLEAR GLASS.
- 7 NEW MOLD AND FADE RESISTANT FABRIC AWNING, SEE 6/A4.1.0. AWNING PROJECT 15'-0" FROM THE BUILDING TO MATCH TENANT'S EXISTING AWNINGS THAT WERE PREVIOUSLY APPROVED BY LPC.
- 8 NEW 7.5' HIGH TENANT SIGNAGE ON AWNING, SEE 2/A5.1.0, CENTERED AT ENTRY DOORS.
- 9 NEW WOOD TRELLIS BELOW AWNING, NEW EXTERIOR LIGHT FIXTURES AND FANS.
- 10 NEW TEAK PLANTERS WITH NEW PLANTS.
- 11 REPLACE EXISTING FLOORING WITH GRAY NATURAL STONE TILE FLOORING.
- 12 NEW WALL SCONCE.
- 13 NEW WOOD FINISH SWING GATE.
- 14 REPLACE EXISTING DOOR AND HARDWARE WITH NEW.
- 15 EXISTING WINDOWS TO REMAIN. REFINISH AS REQUIRED.
- 16 EXISTING ROOF TO REMAIN.
- 17 NEW MECHANICAL EQUIPMENT BEYOND ON FLAT ROOF, SEE ROOF PLAN FOR LOCATION. MECH. EQUIPMENT PROJECTS 8'-0" ABOVE EXISTING ROOF DECK.

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Revisions:

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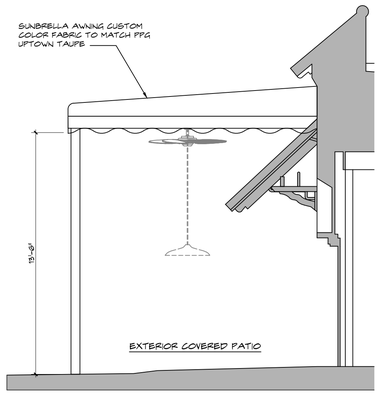
Drawn by:	CLS
Project Architect:	CLS

EXISTING AND PROPOSED ELEVATIONS

A4.1.3

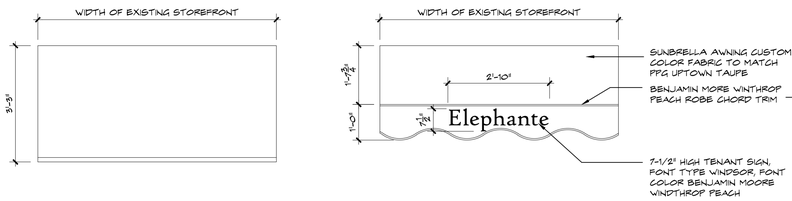
ELEPHANTE EX EL.DWG



SECTION AT 207 RPW

1 / A5.1.0 **EXTERIOR COVERED PATIO**

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



2 / A5.1.0 **PROPOSED AWNING AT 207 RPW EXTERIOR COVERED PATIO**

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

HISTORICAL PHOTOGRAPHS







207 Royal Poinciana Way (RPW)
Existing Front Facade
Low roof, decorative columns, brackets, windows, doors and transoms to remain.
Clean and refinish as required to preserve the existing style and appearance.
Floor finish on existing patio to be replaced with new 24"x48" marble pavers, see Landscape plan for specifications and details.





207 Royal Poinciana Way (RPW)
Proposed awning design image

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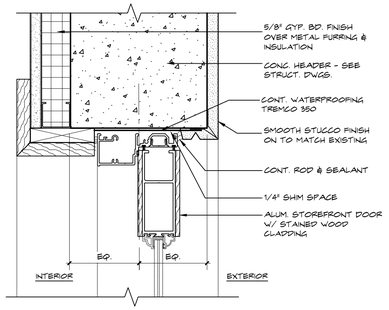
PROPOSED AWNING, SIGN, DOORS & WINDOWS

A5.1.0

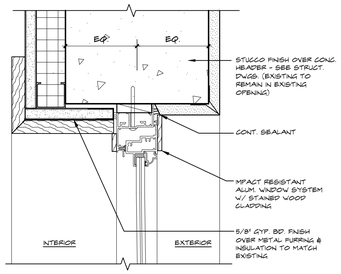
ELEPHANTE EX EL DWG



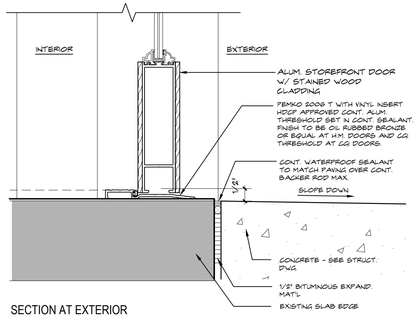
208 / 210 Sunset Avenue
Proposed Stained Wood Clad Finish
Sapele
1 coat of Daly's Custom Stain
3 coats of Modern Masters Matte.



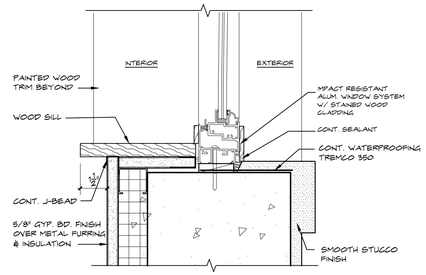
SECTION AT EXTERIOR
1 / A5.1.1 **ALUM. WINDOW/TRANSOM HEAD / JAMB**
SCALE: 3" = 1'-0"



SECTION AT EXTERIOR
2 / A5.1.1 **ALUM. WINDOW/TRANSOM HEAD / JAMB**
SCALE: 3" = 1'-0"



SECTION AT EXTERIOR
3 / A5.1.1 **ALUM. WINDOW SILL**
SCALE: 3" = 1'-0"



SECTION AT EXTERIOR
4 / A5.1.1 **ALUM. WINDOW SILL**
SCALE: 3" = 1'-0"

DOOR SCHEDULE

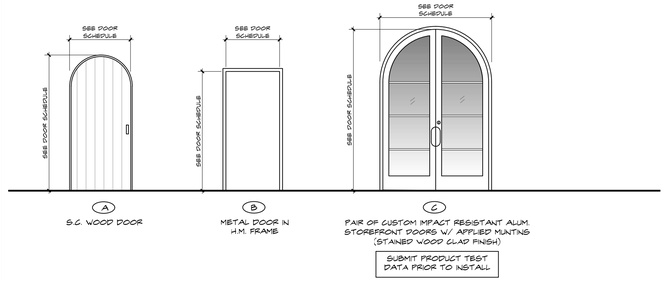
DOOR NO.	LOCATION	DOOR TYPES	DOOR WIDTH	DOOR HGT	DOOR THK	DOOR MAT'L	DOOR FINISH	FRAME MAT'L	FRAME FINISH	REMARKS/ NOTES
100	MAIN DINING ENTRY									EXISTING TO REMAIN
101	MAIN DINING ENTRY									
102	EXISTING EXIT CORRIDOR	A	3'-0"	7'-0"	1 3/4"	S.C. WOOD	STAIN			TO MATCH EXISTING
103	EXISTING EXIT CORRIDOR									
104	PRIVATE DINING ROOM	B	3'-0"	6'-8"	1 3/4"	METAL	PAINT	H.M.	PAINT	
105	INTERIOR CORRIDOR									
106	KITCHEN	B	3'-0"	6'-8"	1 3/4"	METAL	PAINT	H.M.	PAINT	
107	BACK OF HOUSE	B	3'-0"	6'-8"	1 3/4"	METAL	PAINT	H.M.	PAINT	
108	OFFICE	B	3'-0"	6'-8"	1 3/4"	METAL	PAINT	H.M.	PAINT	
109	MARKET RETAIL AREA	C	PR. 3'-0"	9'-0"	1 3/4"	ALUM./GL.	PAINT	ALUM.	PAINT	
110	MARKET RETAIL AREA	C	PR. 3'-0"	9'-0"	1 3/4"	ALUM./GL.	PAINT	ALUM.	PAINT	

DOOR & WINDOW NOTES

1. EXISTING DOOR 100 AND 101 DOOR AND TRANSOM TO REMAIN. PATCH, REPAIR AND REFINISH STAIN ON FRAME AS REQUIRED TO PRESERVE EXISTING STYLE AND APPEARANCE.
2. EXISTING WINDOWS AND TRANSOM ON 207 RPW FRONT FACADE TO REMAIN. PATCH, REPAIR AND REFINISH STAIN ON FRAME AS REQUIRED TO PRESERVE EXISTING STYLE AND APPEARANCE.
3. EXTERIOR STOREFRONT DOORS AND FRAME ON 208/210 SUNSET AVE. FRONT FACADE SHALL BE IMPACT RESISTANT WINDOOR ESTATE SERIES 450, OR EQUAL, STAINED WOOD CLAD FINISH WITH 1" OG APPLIED STAINED WOOD MUNTINS. GLAZING TYPE TO BE 9/16" LAMINATE GLASS WITH GREY TINT, OR APPROVED EQUAL.
4. EXTERIOR STOREFRONT WINDOWS IN 208/210 SUNSET AVE. TO BE WINDOOR ESTATE SERIES 238 IMPACT RESISTANT ALUMINUM CASEMENT, OR EQUAL, STAINED WOOD CLAD FINISH WITH 1" OG APPLIED STAINED WOOD MUNTINS. GLAZING TYPE TO BE 9/16" LAMINATE GLASS WITH GREY TINT, OR APPROVED EQUAL.

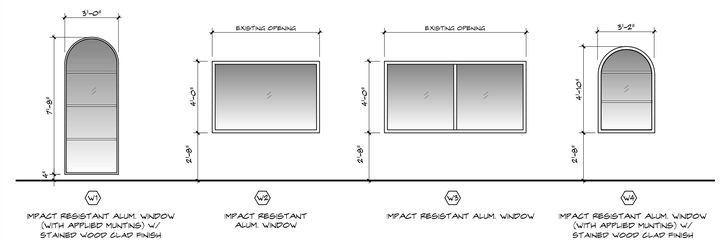
DOOR TYPES

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



WINDOW TYPES

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





208 / 210 Sunset Avenue
Proposed Arch Entry Door design image





208 / 210 Sunset Avenue
Proposed Arch Windows design images



207 RPW
Custom Entry Door Pull, red travertine stone finish (6" x 13")



207 RPW
Wood Door Pull, antique brass finish (0.75" x 12.75")



208 / 210 Sunset Ave.
Entry Door Pull, custom red travertine stone finish (3" x 13")

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Revisions:

Project no:	25084
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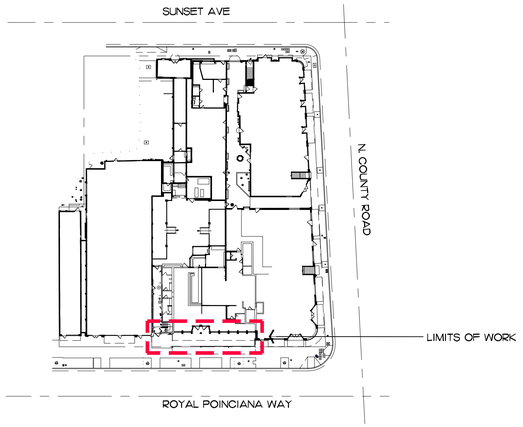
Drawn by:	CLS
Project Architect:	CLS

PROPOSED AWNING, SIGN, DOORS & WINDOWS

A5.1.1



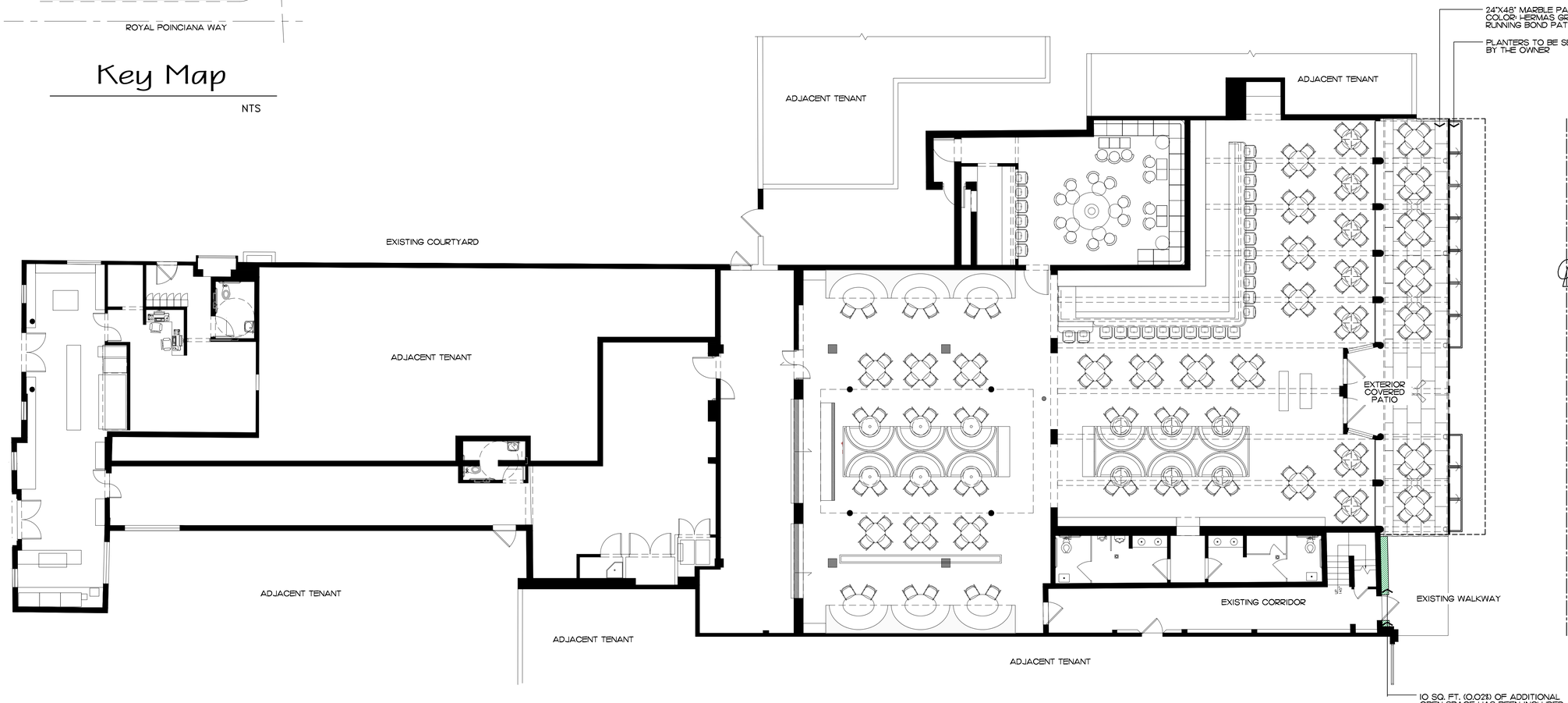
Key Map

NTS

Hardscape Material:



24"X48" MARBLE PAVERS
COLOR: HERMAS GREY
RUNNING BOND PATTERN



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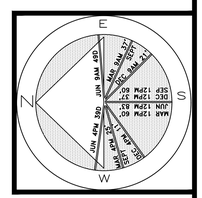

JOB NUMBER: # 25199.00 LA
DRAWN BY: Alex Bugril

DATE: 11.25.2025

SHEET L1.0

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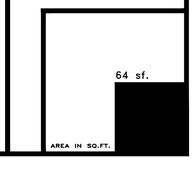
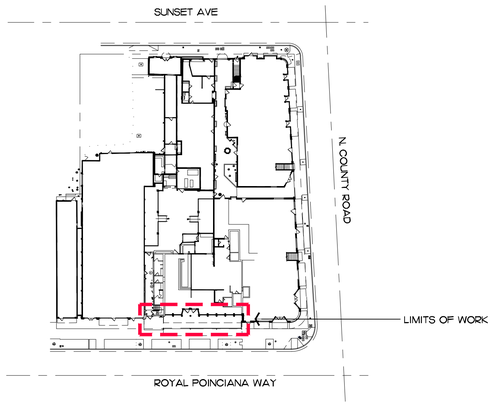
Site Plan

SCALE IN FEET 0' 8' 16' 24'





Key Map

NTS

Plant Images



PHYLA NODIFLORA
FROG FRUIT



ALOCASIA ODORA 'CALIFORNIA'
DWARF ELEPHANT EAR



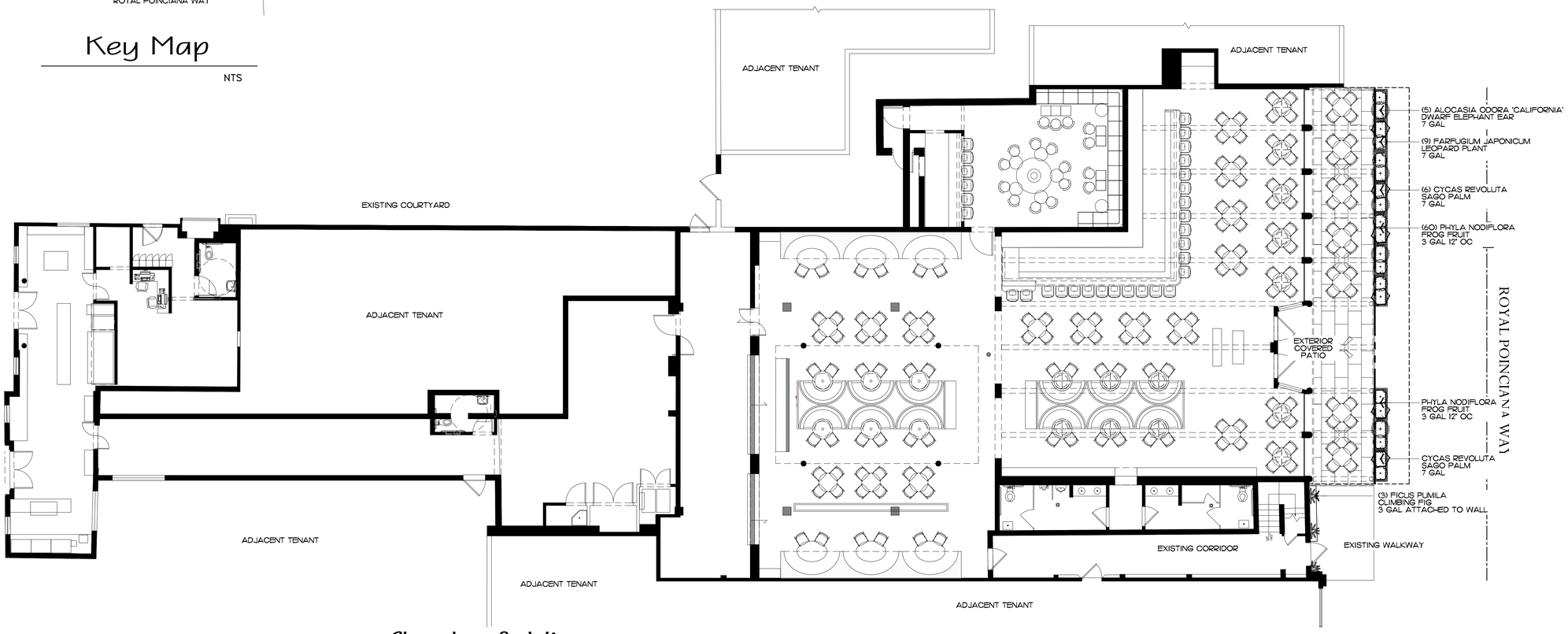
FICUS PUMILA
CREEPING FIG



CYCAS REVOLUTA
SAGO PALM



FARFUGIUM JAPONICUM
LEOPARD PLANT



Shrubs & Vines

SYMBOL/KEY	PLANT NAME	QTY.	DESCRIPTION	NATIVE
	ALOCASIA ODORA 'CALIFORNIA' DWARF ELEPHANT EAR	5	7 GAL	NO
	CYCAS REVOLUTA SAGO PALM	6	7 GAL	NO
	FARFUGIUM JAPONICUM LEOPARD PLANT	9	7 GAL	NO
	PHYLA NODIFLORA FROG FRUIT	60	3 GAL 12" OC	YES
	FICUS PUMILA CREEPING FIG	3	3 GAL ATTATCHED TO WALL	NO
	TOTAL:	83		
	NATIVE SPECIES:	60 (72%)		

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Landscape Plan

SCALE IN FEET 0' 8' 16' 24'

ENVIROMENT DESIGN GROUP
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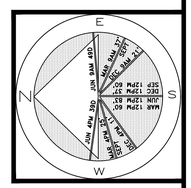
Phone 561.832.4600 Mobile 561.315.4424
Landscape Architecture
Land Planning
Landscape Manag ement
Dustin M. Mizell, MLA RLA #6666784
Dustin@environmentdesigngroup.com

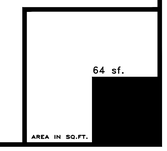
207 Royal Poinciana Way
Town of Palm Beach
FLORIDA



JOB NUMBER: # 25199.00 LA
DRAWN BY: Alex Bugrii

DATE: 11.25.2025

SHEET L2.0

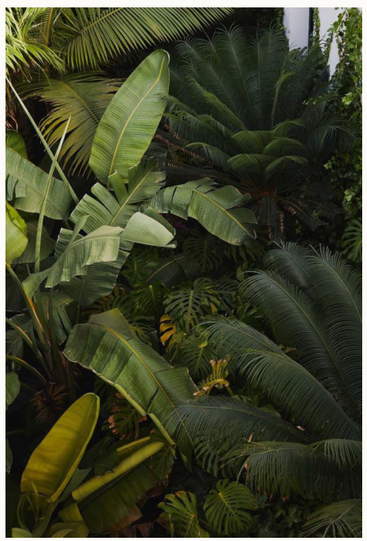


207 ROYAL POINCIANA WAY

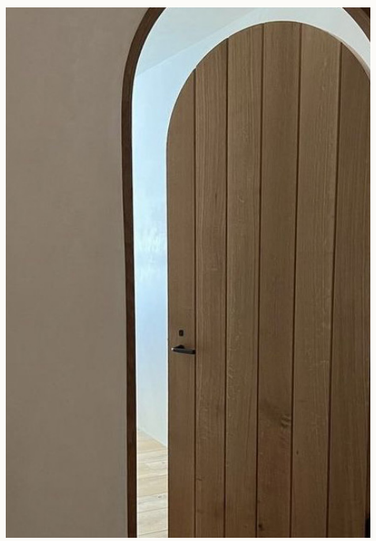














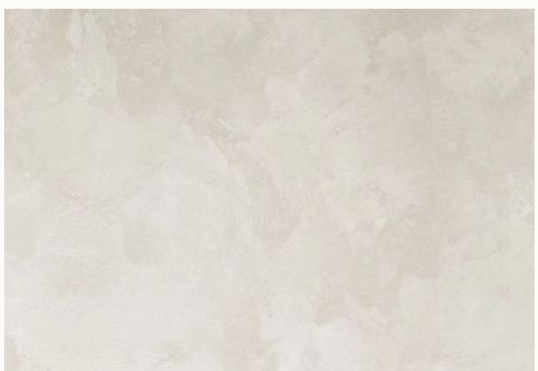




208 & 210 SUNSET AVENUE









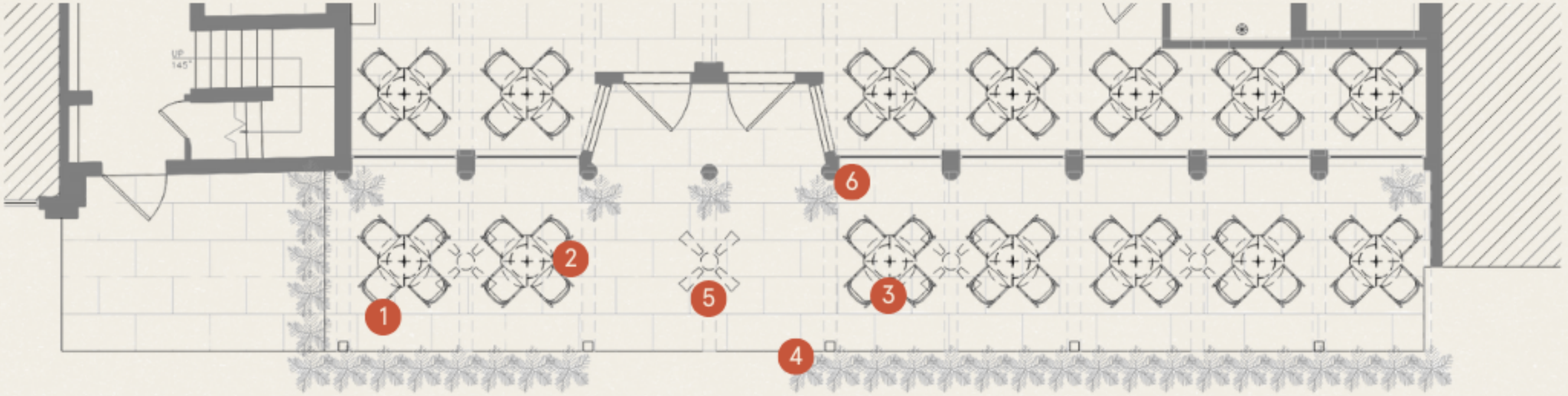






SCENOGRAPHY

EXTERIOR FURNISHINGS





1. DINING CHAIR

CUSTOM TEAK AND ROPE CHAIR



2. PENDANTS

CUSTOM WICKER PENDANT



3. DINING TABLE

RED TRAVERTINE TOP WITH MATTE BLACK BASE



4. PLANTER BOX

CUSTOM TEAK PLANTER



5. FAN

OUTDOOR WOOD FAN



6. PLANTER

WICKER BASKET PLANTER

SCENOGRAPHY

EXTERIOR RENDERING



ELEPHANTE RESTAURANT FRONT FACADE
(207 ROYAL PALM WAY)

SCENOGRAPHY

EXTERIOR RENDERING



ELEPHANTE RESTAURANT EXTERIOR PATIO

SCENOGRAPHY

INTERIOR RENDERING



RESTAURANT MAIN DINING ROOM

SCENOGRAPHY

INTERIOR RENDERING



RESTAURANT MAIN BAR

EXTENSIONS

EXTERIOR RENDERING



ELEPHANTE MARKET FRONT FACADE
(208 / 210 SUNSET AVENUE)

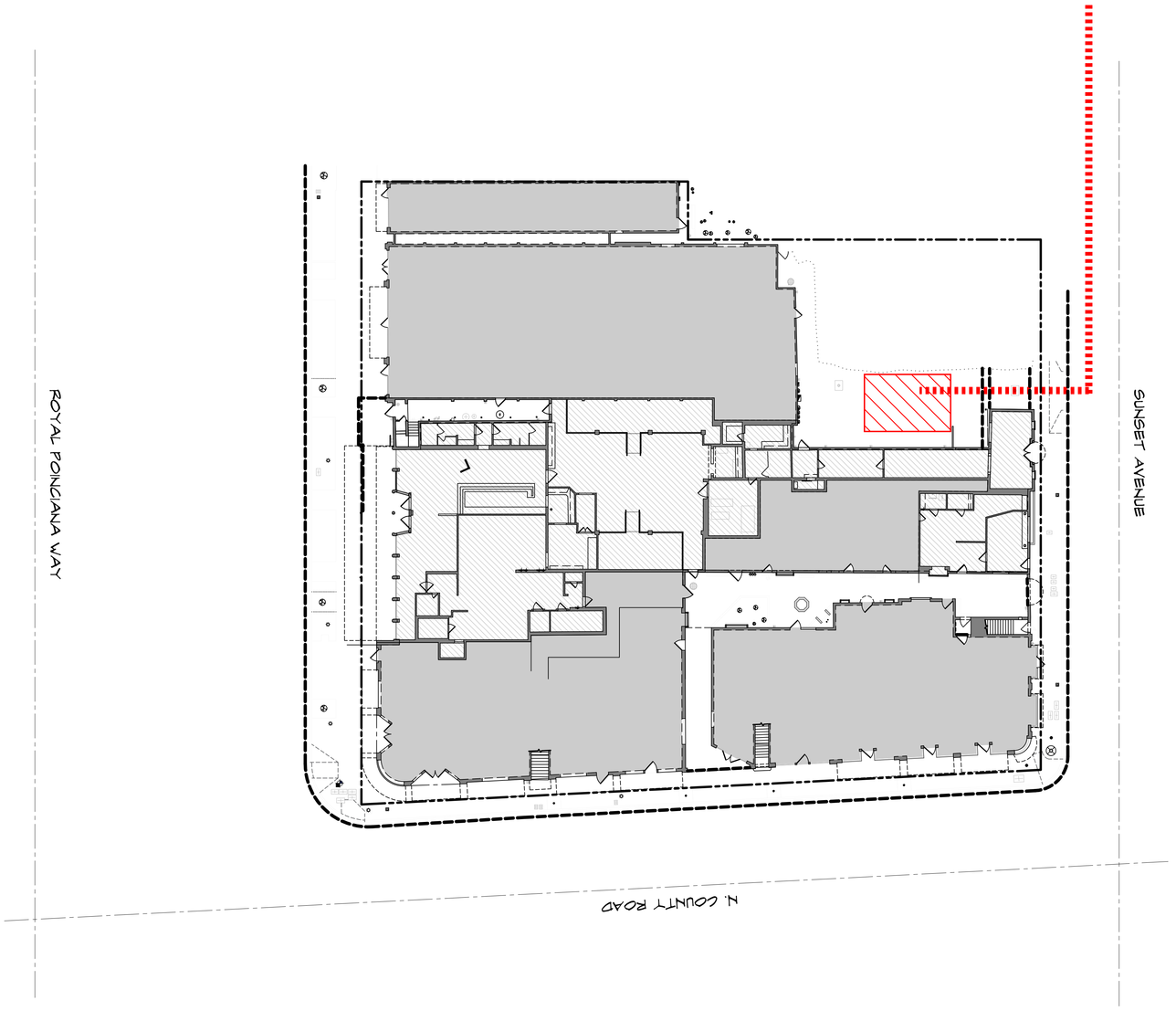
INTERIOR RENDERING



MARKET RETAIL INTERIOR

ELEPHANTE SP.DWG

CONSTRUCTION STAGING PLAN



CONSTRUCTION STAGING PLAN

A6.1.0

Project no: 25084
Date: 11-13-2025
Drawn by: CLS
Project Architect: CLS

Revisions:

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TENANT IMPROVEMENTS FOR:

ELEPHANTE

207 ROYAL POINCIANA WAY,
208 & 210 SUNSET AVENUE
PALM BEACH, FLORIDA 33480

SPINA OROURKE + PARTNERS
Architecture • Interior Design
Keith M. Spina # AR13419

285 BANYAN BLVD
West Palm Beach Florida 33401
561.684.6844 • Fax 561.684.5594
spinaorourke.com
FL Lic # AA26002399

ELEPHANTE SP.DWG

CONSTRUCTION TRUCK LOGISTIC PLAN

SPINA O'ROURKE + PARTNERS
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West Palm Beach Florida 33401
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FL Lic # AA26002399

Architecture • Interior Design
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TENANT IMPROVEMENTS FOR:

ELEPHANTE

207 ROYAL POINCIANA WAY,
208 & 210 SUNSET AVENUE
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Revisions:

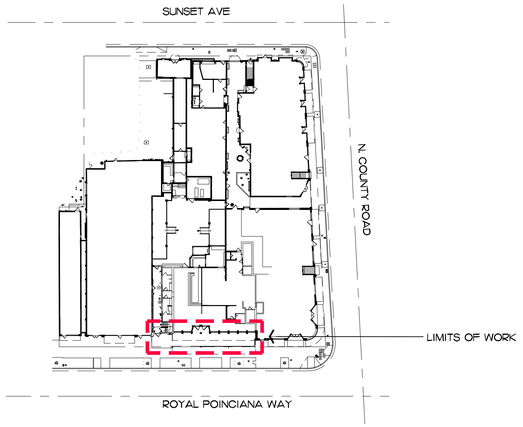
Project no:	25084
Date:	11-13-2025
Drawn by:	CLS
Project Architect:	CLS

CONSTRUCTION TRUCK LOGISTIC PLAN

A6.1.1



THANK YOU



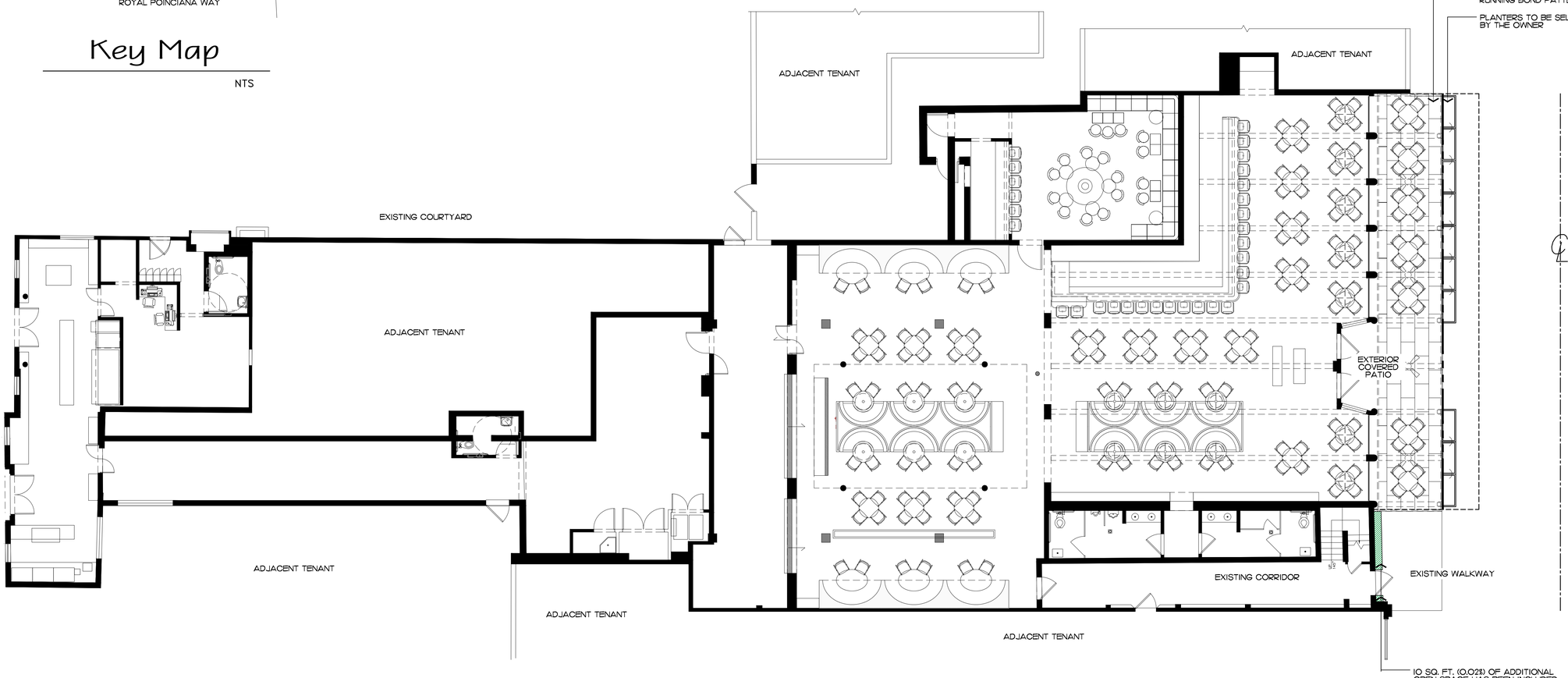
Key Map

NTS

Hardscape Material:



24"X48" MARBLE PAVERS
COLOR: HERMAS GREY
RUNNING BOND PATTERN



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207 Royal Poinciana Way
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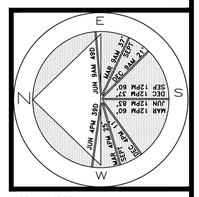
FLORIDA



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Site Plan

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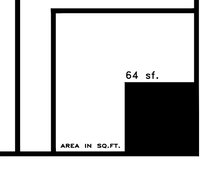
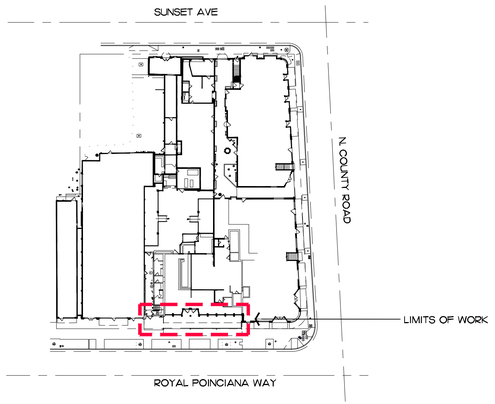
SHEET L1.0





Key Map

NTS

Plant Images



PHYLA NODIFLORA
FROG FRUIT



ALOCASIA ODORA 'CALIFORNIA'
DWARF ELEPHANT EAR



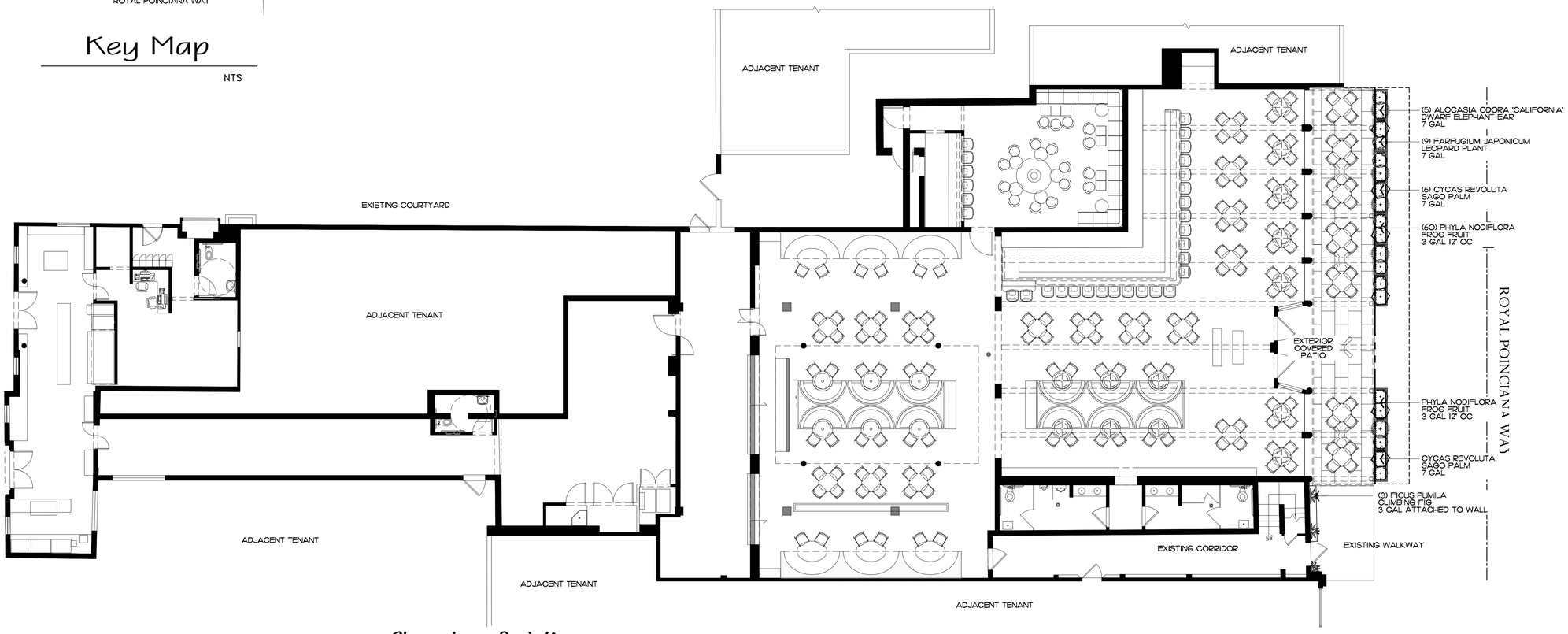
FICUS PUMILA
CREEPING FIG



CYCAS REVOLUTA
SAGO PALM



FARFUGIUM JAPONICUM
LEOPARD PLANT



Shrubs & Vines

SYMBOL/KEY	PLANT NAME	QTY.	DESCRIPTION	NATIVE
	ALOCASIA ODORA 'CALIFORNIA' DWARF ELEPHANT EAR	5	7 GAL	NO
	CYCAS REVOLUTA SAGO PALM	6	7 GAL	NO
	FARFUGIUM JAPONICUM LEOPARD PLANT	9	7 GAL	NO
	PHYLA NODIFLORA FROG FRUIT	60	3 GAL 12" OC	YES
	FICUS PUMILA CREEPING FIG	3	3 GAL ATTATCHED TO WALL	NO
	TOTAL:	83		
	NATIVE SPECIES:	60 (72%)		

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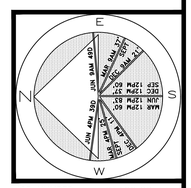
207 Royal Poinciana Way
Town of Palm Beach

F L O R I D A



JOB NUMBER: # 25199.00 LA
DRAWN BY: Alex Bugrii
DATE: 11.25.2025

SHEET L2.0

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Landscape Plan

SCALE IN FEET 0' 8' 16' 24'

64 sf.
AREA IN SQ.FT.

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207 Royal Poinciana Way & 212 Sunset Avenue







DESIGNATION REPORT

November 18, 2015

Landmark Preservation Commission

Palm Beach, Florida

DESIGNATION REPORT

207 Royal Poinciana Way and 212 Sunset Avenue

Table of Contents

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Report produced by Murphy Stillings, LLC

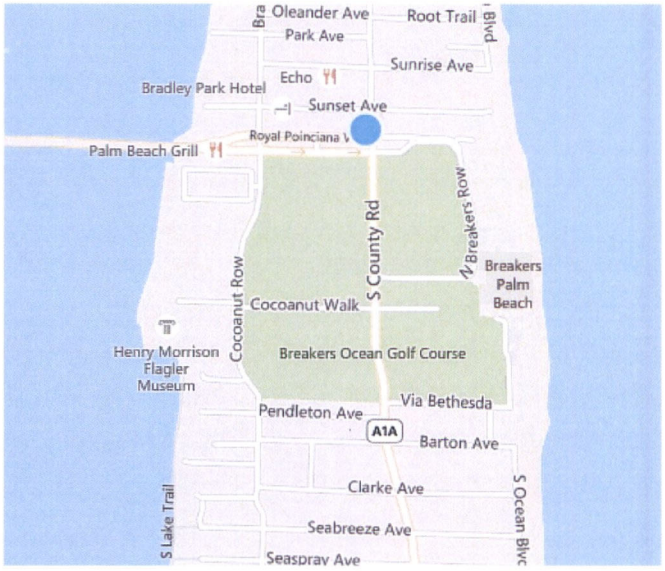
I. General Information

Location:	207 Royal Poinciana Way, Palm Beach Includes: 207 Royal Poinciana Way 100 North County Road 106 North County Road 108-110 North County Road 212 Sunset Avenue, Palm Beach Includes: 212 Sunset Avenue 208-210 Sunset Avenue 112 North County Road 114 North County Road 118 North County Road
Date of Construction:	207 Royal Poinciana Way: circa 1923-1928, altered 1941 212 Sunset Avenue: circa 1927-1957 altered 1941
First Owner:	John T. (J.T.) Havens
Architect:	Bruce Kitchell William Manly King John Volk
Present Owner:	Vesenaz, Inc
Present Use:	Commercial
Present Zoning:	CTS
Palm Beach County Tax Folio Numbers:	50434322310000652 50434322310000630 50434322320000351

Current Legal Description:	207 Royal Poinciana Way: Floral Park Sly 32.06 Ft of E 19 Ft of LT 65, & Lts 68-73 (less E 15 Ft N County Road R/W)
	212 Sunset Avenue: Floral Park Lts 63, 64, Lt 65 (less Sly 32.06 Ft of E 19 ft), Lts 66 & 67 (less E 15 ft. N County Road R/W)
	Parcel West of 207 Royal Poinciana Way: Floral Park Add No 1, East 19 Ft of Lt 35

II. Location Map

207 Royal Poinciana Way and 212 Sunset Avenue





BLUE – 207 Royal Poinciana Way, PCN# 50-43-43-22-31-000-0652
RED – 212 Sunset Avenue, PCN# 50-43-43-22-31-000-0630
YELLOW – PCN #50-43-43-22-32-000-0351

III. Historical Information

The subject properties, as defined by the Palm Beach County Property Appraiser's Office, include three Property Control Numbers. The three properties, under a single ownership, contain a total of ten structures. The properties are located along North County Road between Royal Poinciana Way and Sunset Avenue with structures facing Royal Poinciana Way, North County Road and Sunset Avenue.

207 Royal Poinciana Way and 212 Sunset Avenue are located at the eastern end of the historic commercial area of the Town of Palm Beach. This area initially developed in relationship to Henry Flagler's FEC Railway extension into Palm Beach in the late nineteenth and early twentieth centuries.[1] The properties are located within the Floral Park subdivision, which was platted in 1912 as Palm Beach's first subdivision.

During the early twentieth century, Floral Park had scattered mixed uses with dwellings, stores, hotels, restaurants, offices and municipal buildings.[2] The area along Main Street and North County Road became the hub of civic and commercial activity while large and small picturesque "cottages" of seasonal residents lined the north and south sides of Sunset Avenue from the lake to the ocean.[3] Two early buildings on the eastern end of Floral Park were the Adelaide Hotel and Restaurant on the west side of North County Road between Main Street and Sunset Avenue and the building housing Mrs. Winter's Pantry on the southwest corner of North County Road and Sunset Avenue. Although the area was experiencing development, a 1913 Palm Beach Daily News article featuring a party at Mrs. Winter's Pantry referred to the location of the restaurant as "in the jungle."[4]

---

[1] In April of 1894, Flagler's FEC Railroad reached West Palm Beach and in 1895 the first railroad bridge was completed over Lake Worth linking the mainland to Palm Beach. This bridge, which had its eastern terminus just south of the Flagler's grand Royal Poinciana Hotel, allowed scores of wealthy visitors to be transported directly to the island. Flagler's railroad also attracted settlers by the thousands.

[2] The town hall, the post office and the jail were all located along Main Street.

[3] By 1920, there were approximately forty "cottages" of seasonal residents located on Sunset Avenue. Nearly every cottage had a name and there was a separate section in the City Directory for the named cottages in Palm Beach. Early photographs of Sunset Avenue show the street with large and small picturesque frame dwellings. All of the early cottages built prior to 1920 have been demolished and replaced with commercial buildings, new homes and large apartment and condominium buildings.

[4] Palm Beach Daily News, 23 February 1913.

As the result of the fighting in Europe during World War I, domestic tourism increased and by the end of the war, Palm Beach had become one of the most important places in America to spend the winter season. Flagler's railroad and the grand Royal Poinciana and Breakers hotels helped to attract wealthy tourists, many who soon became winter residents. As new estates were built and subdivisions developed, Floral Park continued as the important center of town. By the 1920s, Palm Beach and much of South Florida were experiencing a land boom and Floral Park witnessed a significant increase in development. John Thomas (J.T.) Havens purchased the east end of Floral Park along Main Street, North County Road and Sunset Avenue, which today comprises most sections of the buildings at 207 Royal Poinciana Way and 212 Sunset Avenue.[5] J.T Havens was an early resident of Palm Beach with a house on Root Trail and in addition to being a real estate developer, Havens was a member of the Palm Beach Town Council, President of the Palm Beach Chamber of Commerce, inventor of the Afro-mobile, and owner of several businesses in town including the Garden Theater on Main Street.[6]

In circa 1923, Havens hired builder W.C. Warner to construct a one-story building fronting Main Street at what is today the restaurant at 207 Royal Poinciana Way.[7] This building originally had three storefronts housing three different tenants with the addresses 205, 207 and 209 Main Street. The first tenants were a real estate office, a silversmith shop and a book and antique store. With the growing number of winter residents, Havens recognized the need for a commercial office building in this section of town so in 1924 he hired Bruce Kitchell, a skilled Palm Beach architect, to design the Exchange Building on the northwest corner of what was then Palm Beach Avenue and

---

[5] Royal Poinciana Way was originally named Main Street and County Road was named Palm Beach Avenue from 1921-1937. The addresses of the buildings along Royal Poinciana Way, North County Road and Sunset Avenue have changed over time. Today *207 Royal Poinciana Way* includes 207 Royal Poinciana Way, 100, 106, and 108-110 N. County Road and *212 Sunset Avenue* includes 212 and 208-210 Sunset Avenue and 112, 114 and 118 N. County Road.

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

[7] This building was previously dated at 1927 and attributed to William Manly King, however the 1924 Sanborn Maps, Town of Palm Beach Building Permits and a 1925 article from the Palm Beach Daily News indicate that this building was constructed in 1923. Bruce Kitchell was likely the architect for this building due to the way he connected the Exchange Building to this recently constructed building as well as his working relationship with J.T Havens.

Main Street.[8] This two story Mediterranean Revival style building, which was constructed by Chalker & Lund, was adjacent to 205-209 Main Street and Kitchell united the two buildings by extending the barrel-tile covered pent roof from 205-209 Main Street along the first story of the Exchange Building.[9] The Exchange Building was a success from its opening and early tenants included realtors, financial brokers, retail shops and residential space.[10]



1928 Photo of North County Road, Looking North
Exchange Building on the Left
Courtesy of the Palm Beach Historical Society

When J.T. Havens hired Bruce Kitchell to design the Exchange Building, he also had him design an "arcade of shops" that would continue along Palm Beach Avenue to Sunset Avenue and west on Sunset to the end of his

---

[8] Chalker and Lund, prominent builders from West Palm Beach, were the contractors who built the Exchange Building. They worked with Bruce Kitchell on several later projects in Palm Beach and West Palm Beach.

[9] The buildings abutted each other and the connection was seamless.

[10] Palm Beach Post, 28 June 1925, "In the Exchange Building there are many important firms such as Munds & Winslow, the brokers; Boardman & Hull, brokers and real estate operators; Hunter & Dodley, Jesse L. Livermore, and the Associated Companies of the United States bond, abstract and finance companies."

holdings.[11] The buildings were designed to be a continuation in architectural detail of the Exchange Building and to be completed in units as J.T. Havens could afford to have them built.[12] Building permits indicate that one store was built in 1927 on Floral Park lot 67 and three stores were built in 1928 on Floral Park lots 68, 69 and 70, filling in much of the block along the west side of Palm Beach Avenue. Early tenants of these buildings included a clothing store, a gift shop, a cigar store and a jeweler. Approximately ten years later, in 1937, J.T. Havens hired William Manly King to design the last building along the west side of Palm Beach Avenue completing the full block of shops.[13]

By the late 1920s, Michelle Testa had outgrown his small restaurant in the Garden Theater, so in 1929, Testa combined the shops at 205 and 207 Main Street, redesigned the interiors, and turned them into Testa's Restaurant. Newspaper articles from the time indicate it was a successful venture. The storefront at 209 Main Street remained separate and housed a Japanese Bazaar for a number of years.



Photograph of Testa's Restaurant at 207 Royal Poinciana Way
Courtesy of Testa's Restaurant

[11] J.T. Haven's holdings ended in the first lot along Sunset Avenue. He did not own 208, 210 or 212 Sunset Avenue.
[12] Palm Beach Post, 28 June 1925, "Palm Beach Avenue."
[13] This is most likely the building/storefront at 112 North County Road.

The first building associated with the address 212 Sunset Avenue was the Colonial Inn in 1929. This building remained the Colonial Inn until 1940 when it was purchased by Granville G. Rogers and renamed the Rogers Hotel. The building at 210 Sunset Avenue, which housed a women's clothing shop, was also listed for the first time in 1929. In 1935, the building at 208 Sunset Avenue is listed for the first time and originally housed a liquor store, though shortly after became a grocery. That same year, 210 Sunset Avenue, which had sat vacant for several years, opened as the Patio Marguery Restaurant, a very popular restaurant with members of the "cottage and hotel colonies" often dining and entertaining there.[14]

A significant milestone for the area took place in 1938 when the 1902 railroad bridge was replaced with the new Flagler Memorial Bridge to provide automobile traffic to and from West Palm Beach. The landscaped medians and south thoroughfare were also constructed at this time and the name of the street was changed from Main Street to Royal Poinciana Way "in tribute to the old hotel and the grounds where the tree is prevalent."[15] These new developments helped the Floral Park area to again become a major "gateway" to Palm Beach.[16]

Traffic increased significantly with the opening of the Flagler Memorial Bridge, so in 1941 County Road was widened to accommodate the additional traffic flowing from Royal Poinciana Way.[17] This work mainly affected the buildings along the west side of North County Road and consequently, to accommodate the increased width of the road, J.T. Havens hired John Volk to redesign the facades of the buildings along this stretch of North County Road from Royal Poinciana Way to Sunset Avenue.[18] At the Exchange Building, Volk stripped the exterior of its ornamentation, removed the arcade on the first floor, and redesigned the structure into an Art

---

[14] Patio Marguery was originally located on Worth Avenue.

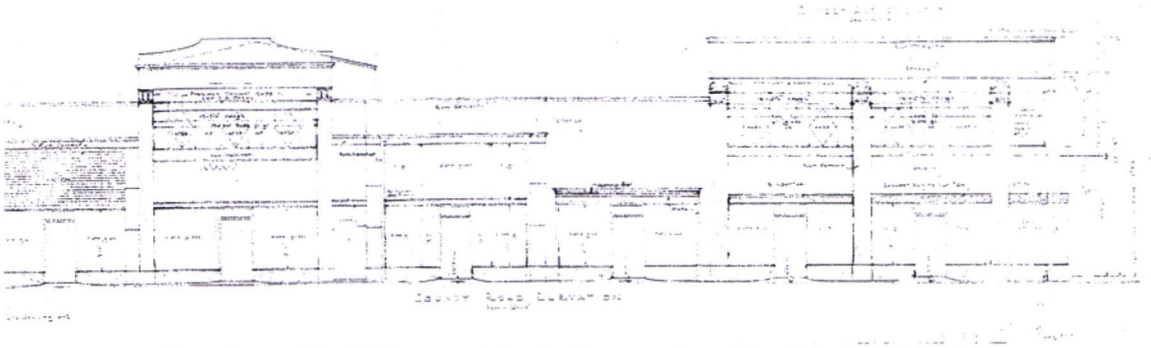
[15] "What's in a Name." Palm Beach Post-Times. 27 May 1938.

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

[17] Palm Beach Avenue was also changed to County Road, which had been its name prior to 1921. For many years there had been discussion about widening County Road. As early as 1918, J.T. Havens had offered to give the Town a strip of land on Main Street and County Road for the purpose of widening the street, but it was not accepted.

[18] This also included the part of the Exchange Building along Royal Poinciana Way on the northwest corner of Royal Poinciana Way and North County Road as well as the portion of the building along Sunset Avenue on the southwest corner of Sunset Avenue and North County Road.

Moderne style building.[19] Volk anchored the building at the north end of the block on the southwest corner of North County Road and Sunset Avenue with a similar Art Moderne style remodel and then redesigned the storefront facades of the remaining buildings along the west side of the 100 block of North County Road in a variety of commercial vernacular styles. Although this work significantly altered the exterior of the buildings along this block of North County Road, much of the interiors likely remained unchanged except for the storefronts.[20]



Drawing of buildings on North County Road by John Volk, 1941

At the conclusion of World War II, tourism quickly rebounded and many businesses in the Floral Park area thrived. Housing development also increased dramatically as service men and women from around the country relocated to Palm Beach and surrounding South Florida communities. The shops along North County Road housed mostly high-end women and men's clothing stores with little tenant turnover. In 1946, Testa's moved out of the building at 205-207 Royal Poinciana Way and into their new building at 221 Royal Poinciana Way. The Dutch Kitchen Restaurant moved into the former Testa's space in 1949 and expanded the restaurant to occupy what had originally been all three storefronts at 205, 207 and 209 Main Street.[21] This building later housed other popular restaurants including Lyon Nickels

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[19] In 1936, John Volk completed a very similar project for the Hatch's Department Store in West Palm Beach on the northwest corner of Clematis Street and Olive Avenue. There he combined two Beaux Arts style buildings from the early 1900's, stripped them of their exterior ornamentation and wrapped them in an Art Moderne façade. This work was featured in a number of important articles and was the impetus for the Art Moderne style to dominate commercial architecture in West Palm Beach for nearly two decades.

[20] City Directory research indicates that most of the retail shops remained in their space and operating during the alterations of the facades. The work likely took place after the winter season to accommodate the shop owners.

[21] This building originally had three storefronts at 205, 207 and 209 Main Street. Testa's combined 205 and 207 to make a restaurant. The Dutch Kitchen then expanded the restaurant to also include 209 Main Street.

Cafeteria, Peter Dinkel's, Chuck and Harold's and currently Nick and Johnnies.

Sunset Avenue was also undergoing redevelopment in the 1940s and 1950s. Patio Marguery closed its doors at 208 Sunset Avenue in 1944. Three years later the Lafayette Market at 210 Sunset Avenue was looking to expand and merged with 208 Sunset Avenue, creating one shop listed as 208-210 Sunset Avenue. The Roger's Hotel at 212 Sunset Avenue went out of business in 1950 and two years later the building was demolished. A new building housing Trosby's warehouse was constructed on this site in 1957 in a simple commercial vernacular style.[22] The building at 208-210 Sunset Avenue returned to being separate shops and was significantly altered to its current appearance during a redesign of the building in 1980. 212 Sunset Avenue was also significantly altered during the 1970s and 1980s to its current design. All three stores became clothing shops and remain as clothing shops today.

IV. Architectural Information

The subject properties are located along North County Road between Royal Poinciana Way and Sunset Avenue including structures facing Royal Poinciana Way, North County Road and Sunset Avenue. The buildings were constructed with a variety of architectural styles, including Mediterranean Revival, Art Moderne, and commercial vernacular.

Mediterranean Revival style architecture is an eclectic style incorporating architectural elements derived from the area around the Mediterranean Sea, especially Italy and Spain, but buildings may also have North African and Moorish influences. Like the Mission Revival, Mediterranean Revival style buildings are found most frequently in states like Florida that have a Spanish Colonial heritage. Its use gained national popularity after the Pan-American Exhibition held in San Diego in 1915. In Palm Beach, the style was first popularized in 1919 by Addison Mizner's design for the Everglades Club followed by his residential design of the Stotesbury's estate El Mirasol. Other architects followed on this style and transformed it with variations of their own. The popularity of the style soared in the 1920s and remained a

[22] Arthur Weeks designed this new building at 212 Sunset Avenue in 1957. It was later significantly altered to its current design.

pervasive influence on building design in Palm Beach until World War II. Buildings of this style are often decorated with ornate cast-stone columns, pilasters and window surrounds. Arched openings, balconies, asymmetrical massing and windows of varying sizes and shapes are also common features. In addition, stone or stucco facades, decorative wrought ironwork, tile floors, pecky cypress ceilings and clay barrel tile roofs are typical features of Mediterranean Revival style buildings.

207 Royal Poinciana Way is a Mediterranean Revival style building, built circa 1923 by W.C. Warner for J.T. Havens. The rectangular building has a rough stucco exterior. A pent roof, surfaced with barrel tile, extends from the roofline of the main (south) façade of the building. A second barrel tile pent roof, also located on the main façade, is supported by decorative roof brackets and pecky cypress outriggers. A canvas awning is located between the barrel tile roof elements to provide additional shade for a patio.



207 Royal Poinciana Way – South Facade

The most significant architectural feature on the main façade is a colonnaded arcade with decorative column capitals containing sliding glass doors and pointed arched windows with vertically divided lights. Originally constructed with multiple storefronts, the main façade has a pair of two wood and glass doors with transom lights recessed behind the colonnade.



207 Royal Poinciana Way – South Façade Colonnade



207 Royal Poinciana Way – Colonnade Looking East

To the west of 207 Royal Poinciana Way is a narrow parcel of land that has its own parcel control number. This property has a façade facing Royal Poinciana Way, however, while there is some roofing material sheltering the space behind the façade it is not an enclosed space. It is open to the elements and serves as a storage and staging area for the restaurant located at 207 Royal Poinciana Way. The façade was designed by Philip Steel and constructed in 1981. It took Mediterranean Revival design cues from 207 Royal Poinciana Way to the east. It is surfaced with stucco and extends the pent barrel tile roof from 207 Royal Poinciana Way to the east. The façade contains an arched wood door and two pointed arched window openings.



Façade to the West of 207 Royal Poinciana Way

100 North County Road and 118 North County Road were designed by John Volk in the Art Moderne style in 1941. J.T. Havens had commissioned Volk to redesign all of the buildings along North County Road between Royal Poinciana Way and Sunset Avenue due to the roadway being widened. The original buildings had been designed by Bruce Kitchell and William Manly King between 1924 and 1937. Volk designed both of the corner buildings in

the Art Moderne style, unifying the block, while the buildings between have with differing commercial vernacular designs and break the block up into smaller elements.



100 Block of North County Road, Looking Southwest

The Art Moderne style flourished between 1930 and 1945, and was highlighted at the 1933 World's Fair in Chicago. It was influenced by the technology that followed WWI and followed the "less is more" standard of design. It drew from the streamlined aerodynamic shapes of planes and cars and used materials such as glass block and stainless steel. The Art Moderne style, with its simple geometric forms and simplicity in decorative details was becoming popular as the more decorative Art Deco style was falling out of favor. Art Moderne architecture features flat roofs, asymmetric shapes, smooth surface finishes, curvilinear features, horizontal elements, metal screen doors with stylized decorations, eyebrows, stainless steel and glass block accents.

The two corner buildings, 100 North County Road and 118 North County Road are of the same design achieving a unified block. These two-story, Art Moderne buildings are surfaced with stucco. The flat roofs have parapets and are finished with built-up roofing. The corners at the intersections are curved and contain curved storefront displays. Other storefronts have angled entrances. The fenestration of the storefronts consists of fixed metal windows. Exterior details include two-story concrete fluted pilasters with capitals inspired by the Art Deco style and a stucco cornice at the top of the parapet.



100 North County Road

100 North County Road has two smaller bays, which allow access to second floor offices. A rear staircase at 118 North County Road leads to a second floor residence with a balcony containing a decorative iron railing and column. Barrel tile shed roofs and bay window storefronts were added to the north facade of 118 North County Road, facing Sunset Avenue, in 1981. This work was completed at the same time as alterations to 208-210 Sunset Avenue and was likely an attempt to unify the designs.



118 North County Road

Four additional buildings (106 North County Road, 108-110 North County Road, 112 North County Road, and 114 North County Road) are located between 100 North County Road and 118 North County Road. Volk redesigned these buildings as a part of the same architectural commission in 1941; however, he varied the commercial vernacular design of each building. A via is located behind the buildings allowing pedestrian access to additional tenant spaces. Commercial vernacular architecture does not adhere to a particular school of design and generally utilizes locally available materials and traditions. Commercial vernacular structures are typically rectangular in plan with one or two-stories, flat roofs with parapets, storefront windows, and minimal architectural detailing.

106 North County Road is a one-story stucco commercial building with a barrel tile shed roof with a cornice below. A recessed ridged sign panel is located above the glazed storefront with central entrance.



106 North County Road

108-110 North County Road is a two-story commercial building with a gabled pediment and pilasters with capitals of a similar design as the corner buildings at 100 North County Road and 118 North County Road. The second floor has large fixed windows located above a fluted band with scalloped trim. The south end of the first floor has a passageway leading to a via to the west and the north end has an angled storefront. To the north is a stairway leading to the second floor with a small arched window above.



108-110 North County Road

112 North County Road is a one-story stucco commercial structure with a flat roof, scored pilasters, cornices, and a parapet. The large glazed storefront reaches to the parapet and has a centrally located entry door.



112 North County Road

114 North County Road is a one-story stucco commercial building with a flat roof, cornice and parapet. The glazed storefront has a recessed center entrance.



114 North County Road

208-210 Sunset Avenue appears to have been built around an older structure constructed circa 1929. The apex of a gabled roof with wood louvers is visible coming out of the barrel tile hip roof. Over the years the building's design has been significantly altered with it current design by Phillip Steel being constructed in 1980. Arches, stucco banding and columns are located on the main façade. A wide archway allows access to the via to the south.



208-210 Sunset Avenue

212 Sunset Avenue was constructed in 1957. Originally designed by Arthur Weeks as a very basic rectangular building with exposed block as the exterior surface and a flat roof. The building was significantly altered in 1976 and again in 1982 to its current design. A barrel tile hip roof was installed, the exterior was surfaced with stucco and the fenestration was altered to include the addition of arched windows and doors.



212 Sunset Avenue

V. Architect Biographies

Bruce P. Kitchell

Among local architects, few were as prolific as Bruce Kitchell. During the "Golden Age" of Palm Beach architecture, Kitchell was know for his fanciful compositions and his strong sense of composition.

Born in Trenton, New Jersey in 1879, Kitchell studied architecture at Columbia University and the Newark Technical Institute. His design ideology however was forged during his seven-year tenure in the Newark, N.J. office of Jeremiah O'Rourke. O'Rourke was born and formally trained in Ireland and was a specialist in Roman Catholic Church design. In July 1902, Bruce Kitchell received conditional certification #175-A and in August 1912, he received permanent New Jersey architectural registration #665-C. From 1906 to 1919, Kitchell practiced architecture in Newark under his own name.

Bruce Kitchell moved to Florida in 1919, and on November 28, 1919 from an address in West Palm Beach, he applied for Florida architectural licensure. He was granted Florida licensure #AR0000137 on September 20, 1920, one of the first to hold this professional certification.

Kitchell's architecture is typified by his desire to remain true to any style he worked in, his strong sense of proportion and an excellent eye for detailed ornamentation. Kitchell's Palm Beach commissions included the Exchange Building, the Biltmore Apartments and the commercial composition from 120-132 North County Road as well as residences for Amy Phipps, Otto Kahn, and Percy J. Williams. Kitchell's biggest projects were the Farmer's Bank and Trust Company on Clematis Street in West Palm Beach and Firth at Biltmore Forest, North Carolina, for Mrs. Mary Stuart Webb Vanderbilt. Kitchell collaborated with Addison Mizner on Mizner's design for Riverside Baptist Church in Jacksonville, and he was selected as President Roosevelt's "New Deal" architect for West Palm Beach.

In 1923, he met with architects William Manly King, W.B. Eckler, Henry Stephen Harvey, O.J. Williams and Agnes Ballard at Addison Mizner's Ocean Boulevard house to form a Society of Architects. He was later very involved in the American Institute of Architects. Kitchell's first wife, Anna, died in 1944. He married his second wife, Mae, in 1945. Kitchell's own home was at the foot of the Southern Bridge in West Palm Beach, and later

served as the headquarters of the local United Daughters of the Confederacy. It was razed to provide additional parking for the Greek Orthodox Church. Bruce Kitchell died in West Palm Beach on April 6, 1949, at age 70.

William Manly King

William Manly King was born in Macon, Mississippi in 1886. He studied architecture and engineering at the Georgia School of Technology before beginning his professional practice in Birmingham, Alabama. Impressed with south Florida during a visit in 1920, King and his wife moved to West Palm Beach in 1921 and King established his architecture office in the Seward Building. He became the consulting architect for Northwood Construction Company, builders of the flourishing Northwood subdivision in West Palm Beach. He was appointed Palm Beach County School Board architect in 1922 and at one time was credited with 90% of the public schools in Palm Beach County. A few of these still standing include the original Palm Beach High School complex (1922-1924), the Old Palm Beach Junior College (1927), Palm Beach Junior High (1929) and Pahokee High School (1928). From the 1920s until World War II, King was awarded a number of commissions to design city halls, fire stations and other governmental structures throughout Palm Beach County. Known to be flexible and creative with many architectural styles, William Manly King moved easily from the Mediterranean Revival style to the more modern Art Deco style. Many of his buildings showed his mastery of the Art Deco motif, including the National Guard Armory (now the Armory Art Center) in West Palm Beach (1939). The socially prominent King participated in numerous civic associations. He belonged to the Architects Club organized by Addison Mizner where local architects shared views and discussed problems and solutions. He was also affiliated with the Kiwanis Club, the Chamber of Commerce and was vice president of the Florida State Association of Architects.

John L. Volk

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

Volk was born in Graz, Austria in 1901. He came to the United States with his parents at the age of nine and grew up in New York. He attended Columbia University School of Architecture and the Ecole des Beaux Arts. Volk opened his office in Palm Beach in 1925.

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

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

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

VI. Statement of Significance

207 Royal Poinciana Way and 100-118 North County Road were developed by J.T. Havens from the early 1920s to the early 1940s and represent significant commercial development in Palm Beach's historic downtown during important years of the Town's growth. Architecturally, 207 Royal Poinciana Way is a good representation of early 1920's Mediterranean Revival design popularized in Palm Beach during the Land Boom, and 100 and 118 North County Road are good examples of Art Moderne architecture as designed by John Volk, one of Palm Beach's premier architects from the 1920s to the 1980s.

VII. Criteria For Designation

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

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

The buildings which occupy the addresses 207 Royal Poinciana Way, 100 N. County Road, 106 North County Road, 108-110 N. County Road, 112 North County Road, 114 North County Road and 118 North County Road are historically significant through their associations with the commerce and developmental patterns of the Town of Palm Beach.

207 Royal Poinciana Way was constructed in 1923 as 205, 207 and 209 Main Street for owner J.T. Havens who leased the three stores to businesses catering to the growing number of tourists and seasonal residents. Two stores were combined and the interiors redesigned to become Testa's Restaurant from 1929-1946. Three years later the restaurant expanded to occupy the original three stores and has continued as a prominent Palm Beach restaurant in this location ever since. As such, 207 Royal Poinciana Way reflects the broad cultural, economic and social history of the Town of Palm Beach.

100 N. County Road was designed by Bruce Kitchell for owner J.T. Havens in 1924 as the Exchange Building to house the growing business needs for the historic commercial section of town. This building has housed noted retail and professional businesses for over ninety years on a historically central corner in town and thus reflects the broad economic history of the Town of Palm Beach.

106 -118 North County Road were buildings constructed from 1927 – 1937 for owner J.T Havens to house shops catering to the winter residents and tourists in the historic commercial district of town. This was and continues to be a vibrant area of town and a successful development with many of the shops and businesses remaining in their locations for numerous years.

Therefore, the buildings at 106-118 North County Road reflect the broad economic history of the Town of Palm Beach.

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

207 Royal Poinciana Way is a good example of commercial Mediterranean Revival architecture that was popularized during the 1920s Boom Time Era in Palm Beach. The building embodies distinctive Mediterranean Revival characteristics including stucco façades, barrel tile roofing, pecky cypress outriggers, and a colonnaded arcade with decorative column capitals.

100 North County Road and *118 North County Road* are good examples of commercial Art Moderne architecture and are noteworthy examples of this style in Palm Beach. The designs are representative of the Art Moderne style in with their simple geometric forms and simplicity in decorative details which include flat roofs, smooth stucco surfaces, curved corners, and fluted pilasters with capitals.

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

100 North County Road and *118 North County Road* are very good representations of the design work of the architect John L. Volk.[23] John Volk has always been recognized as one of the most important architects to practice in the Town of Palm Beach. Unlike other talented architects who developed or refined specific styles, John Volk understood and perfected many varying architectural styles from Mediterranean Revival to contemporary designs.

[23] While 106-114 North County Road were also designed by John Volk they are not examples of his most notable works.

VIII. Selected Bibliography

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TOWN OF PALM BEACH

Information for Landmarks Preservation Commission Meeting on: January 21, 2026

To: Landmarks Preservation Commission

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

From: Planning, Zoning & Building

Re: COA-25-0032 210 DUNBAR RD. The applicant, Caleb Laux, has filed an application requesting a Certificate of Appropriateness for exterior alterations, renovation, and additions, as well as landscape and hardscape improvements, including a landmark adjustment request to increase the maximum permitted cubic content ratio (CCR), and a variance from the floodplain requirement from Chapter 50, Floods, for the landmark property containing a main residence and accessory structure.

Date: 1/14/2026

ATTACHMENTS

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

STRATEGIC PLAN

Strategic Priorities:
Community Culture and Character

Strategic Focus Areas:
Community Preservation
Quality of Life

FUNDING

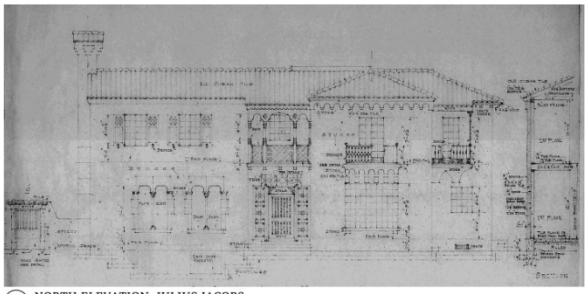
No Fiscal Impact

COA-25-0032 210 DUNBAR RD. The applicant, Caleb Laux, has filed an application requesting a Certificate of Appropriateness for exterior alterations, renovation, additions, as well as landscape and hardscape improvements, including a landmark adjustment request to increase the maximum permitted cubic content ratio (CCR), and a variance from the floodplain requirement from Chapter 50, Floods, for the landmark property containing a main residence and accessory structure.

Applicant/Professional: Caleb Laux

HISTORY:

The residence was constructed in 1930 and designed by architect Julius Jacobs. The Mediterranean Revival structure was designated as a landmark in 2017. According to the designation report: *"The residence located at 210 Dunbar Road is an outstanding house designed by Julius Jacobs and constructed by builder George Sturhis in 1930. The house is a very distinctive and dramatic two-story Mediterranean Revival style dwelling constructed during Palm Beach's post building boom era at the start of the country's Great Depression. The north-facing house sits on a deep lot on the south side of Dunbar Road in Palm Beach's Adams Addition subdivision."*



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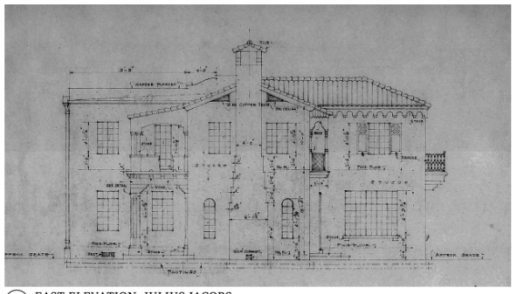

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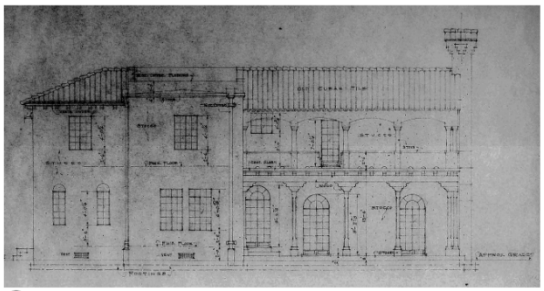

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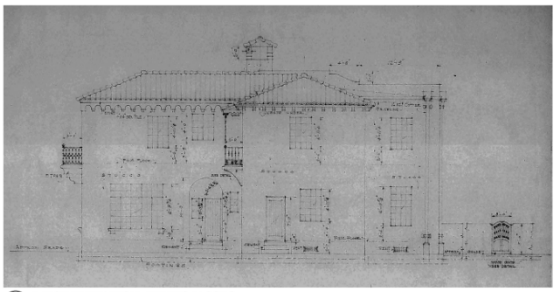


4 WEST ELEVATION, JULIUS JACOBS

THE PROJECT:

The applicant has submitted plans, entitled "210 Dunbar Road PALM BEACH, FLORIDA 33480", as prepared by **C.R.W. LAUX, ARCHITECT**, uploaded on December 28, 2025.

The following is the scope of work:

- Exterior alterations, renovation, and additions to the main residence and accessory structure (carriage house).
- Demolition of accessory structure used for storage.

- Installation of a 60-kw generator.
- Landscape and hardscape improvements.
- A variance from the floodplain requirement from Chapter 50, Floods.

The following landmark adjustment is required to achieve the scope of work:

- **LANDMARK ADJUSTMENT #1:** Section 134-237(2)(g): Increase in cubic content ratio for the expansion of a landmarked building located within the R-B zoning district.

Site Data			
Zoning District	R-B	**Future Land Use**	SINGLE-FAMILY
Architect	Jacobs	**Year of Construction**	1930
Lot Size	19,532 SF	**Flood Zone**	X & AE 6
Enclosed Square Footage	Existing: 6,286 SF Proposed: 7,441 SF	**Finished Floor**	Main Residence: 8.08' NAVD Accessory Structure: 6.67' NAVD Required: 7' NAVD
Lot Coverage	Maximum: 5,860 SF (30.0%) Existing: 3,911 SF (20.0%) Proposed: 4,060 SF (20.8%)	**Cubic Content Ratio (CCR)**	Permitted: 3.91 Existing: 3.57 **Proposed: 3.97***
Angle of Vision	Permitted: 100° Existing: 48° Proposed: No change	**Overall Landscape Open Space**	Minimum: 8,789 SF (45.0%) Existing: 9,709 SF (49.7%) Proposed: 9,898 SF (50.6%)

Surrounding Properties / Zoning	
North	211 Dunbar Rd / R-B
South	205, 211 & 221 Atlantic Ave / R-B
East	206 Dunbar Rd / R-B
West	214 Dunbar Rd / R-B

** Landmark adjustment requested.*

STAFF ANALYSIS:

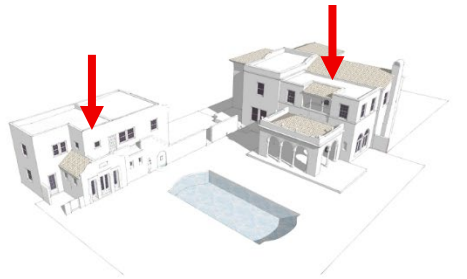
The application seeks a Certificate of Appropriateness (COA) review and approval for improvements to the main residence and the accessory structure (carriage house). A landmark adjustment has been requested to increase the maximum permitted cubic content ratio (CCR) due to the proposed addition to the main residence. Ordinance No. 030-2025 was passed on December 10, 2025. Landmark Adjustments were introduced to provide relief from the strict application of the zoning code for single-family landmarked structures and properties. Additionally, a floodplain variance has been requested due to the improvements to the accessory structure (carriage house).



1 BIRDSEYE LOOKING NORTHWEST



2 LOOKING NORTHWEST



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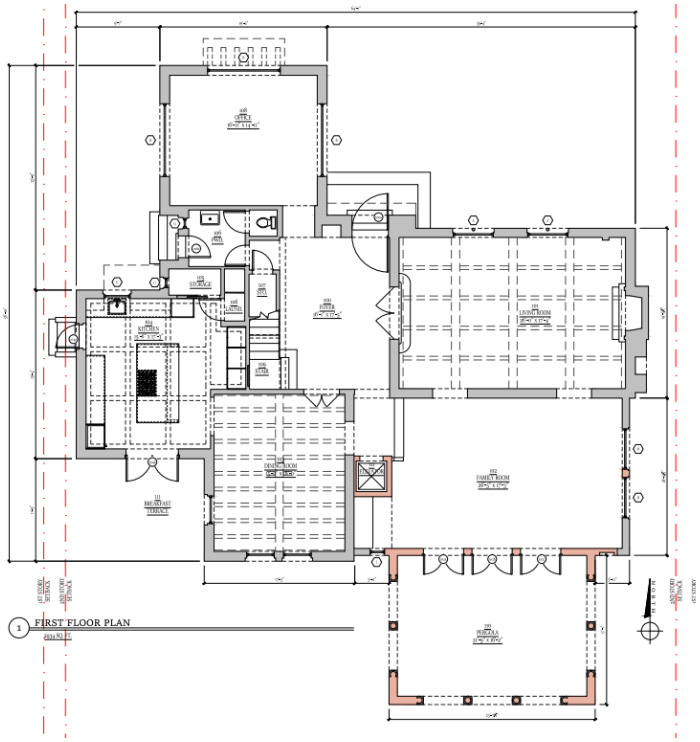
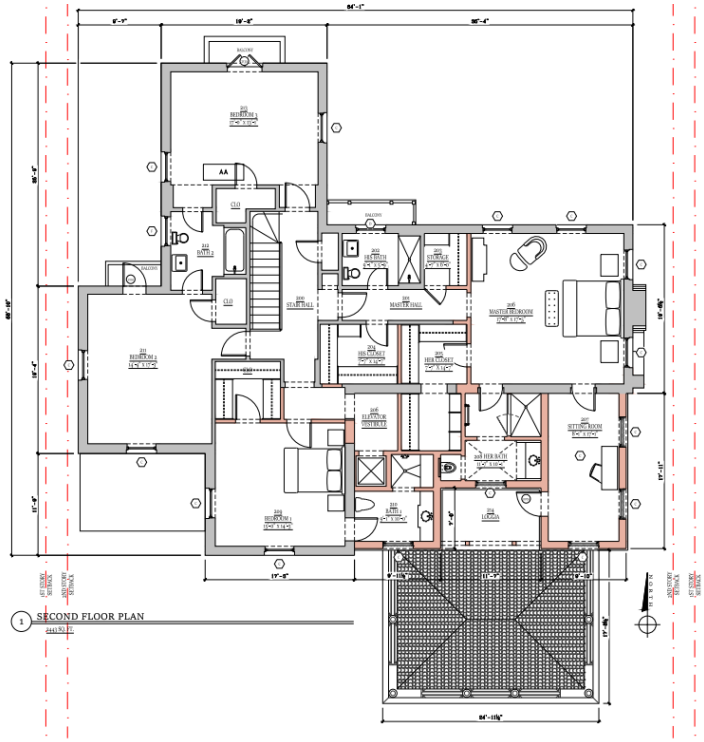
2 LOOKING NORTHWEST



1 FIRST FLOOR PLAN



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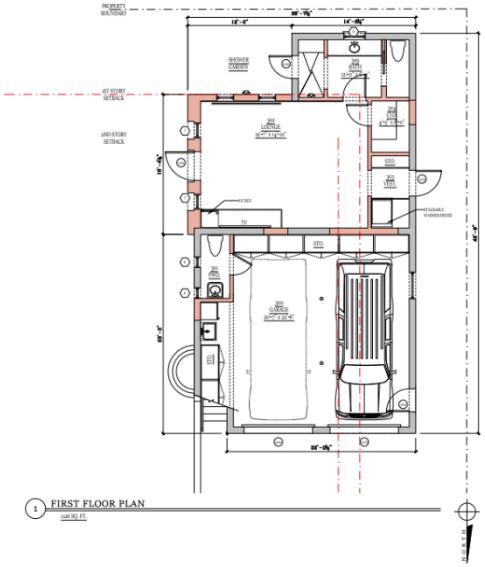

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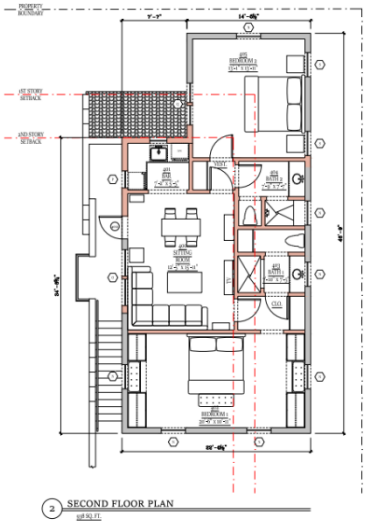
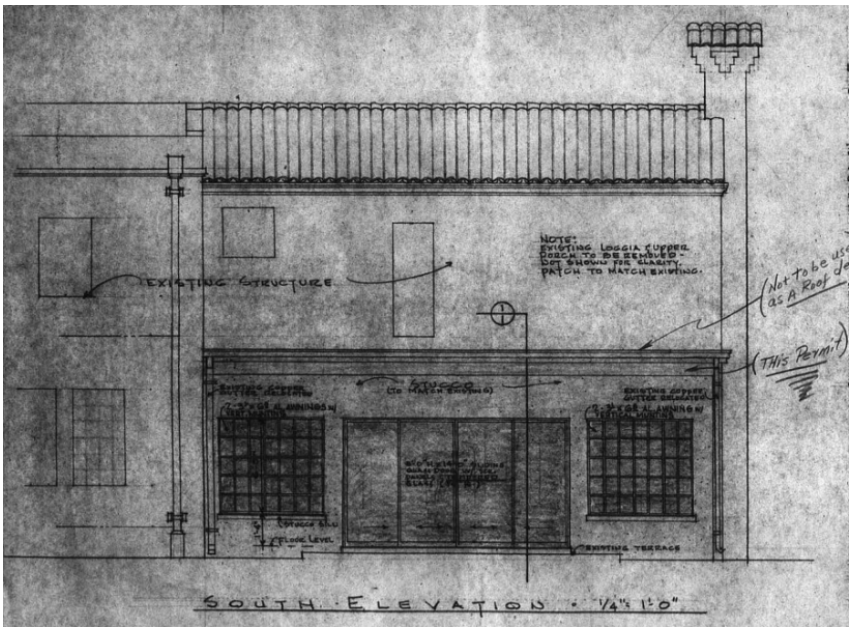


2 SECOND FLOOR PLAN

Main Residence

The most significant changes are proposed at the south (rear) elevation where a non-original one-story addition was constructed in 1969.



An existing awning with posts will be removed and replaced with a loggia. A pair of existing sliding glass doors will be replaced with three sets of paired French doors featuring a decorative fanlight design to provide access to the new loggia. Pairs of sash windows on either side of the existing sliding glass doors will be replaced with fixed arched windows with decorative grilles. An existing pair of sash windows on the west end of the south elevation will be replaced with a pair of French doors with a transom.

The proposed loggia (measuring 23'-7½"x17'-1") of approximately 408 SF will feature a decorative parapet roof design that conceals a hip clay barrel tile roof. The detailing is inspired by the main residence and will include cast stone columns and archivolts, a cast stone stringcourse, cornice, and urns. The exterior finish will be stucco to match the main residence.





A second-story addition is also proposed (measuring 31'-4 ½"x17'-11") for roughly 558 SF. It will feature a flat roof with a parapet and cap, along with a connecting clay barrel tile shed-roof loggia. Sash windows with divided-light patterns are proposed, consistent with the main residence. The second-story loggia will feature wood columns, corbels, beams, and trim, as well as a barrel tile railing.



On the east elevation, fenestration changes are proposed. Most notably a group of three sash windows will be replaced with two pairs of casement windows with decorative fanlights. All new windows will have aluminum frames with a bronze finish and clear glass. The new doors will be a mix of wood, aluminum, and steel.

Landmark Adjustment

The proposed additions would require relief from the maximum permitted cubic content ratio (CCR) for a property in the R-B zoning district. Per Section 134-893(b)(13)(a.)(2), the maximum permitted CCR for the subject property is 3.91.

Code Section	Maximum	Existing	Proposed	Relief
Landmark Adjustment #1: Sec. 134-237(2)(g)	3.91	3.57	3.97	**0.6**

Per Section 134-237(2)(g): *Increase in cubic content ratio for the expansion of landmarked buildings located within the R-B zoning district. An increase over the maximum permitted cubic content ratio may be approved if it is demonstrated that:*

1. Approval of the landmark adjustment will further the preservation of the historic and architectural character of the landmark: and

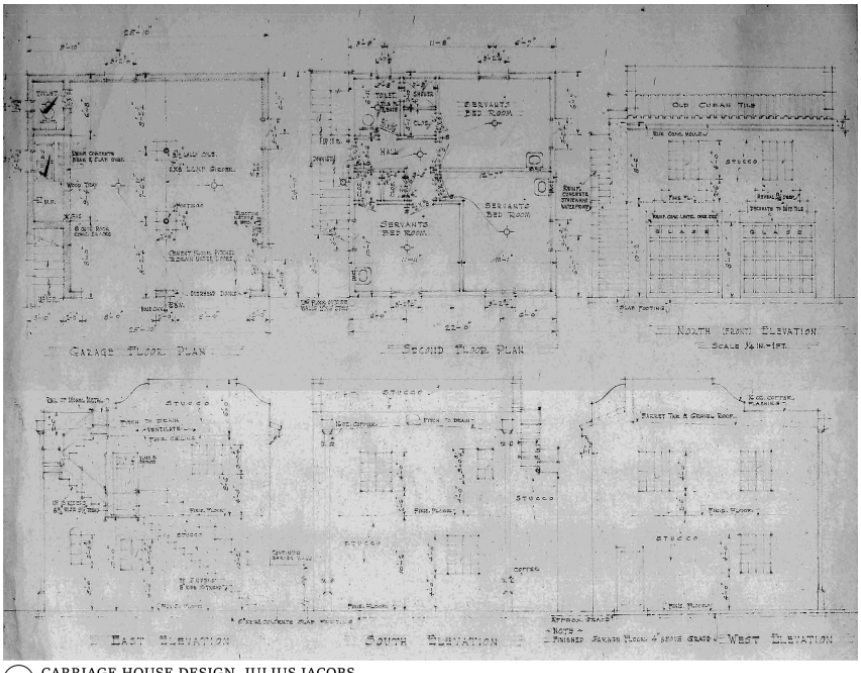
2. Reasonable alternative designs that are otherwise permitted by the strict requirements of the underlying zoning district, would detract from the landmark character of the building.

As noted in the applicant's letter of intent: *"The request for landmark adjustment to the cubic content ratio per Sec. 134-237(2)(g) is an effort to minimize the footprint of renovations or additional square footage to more discreet areas of the landmarked structure. Additions allowable on other areas of the lot or other interior renovations would require more invasive interventions toward the street and/or original interiors."*



1 BIRDSEYE LOOKING NORTHWEST

Accessory Structure (Carriage House)
Several exterior modifications are proposed for the accessory structure designed by Julius Jacob.



1 CARRIAGE HOUSE DESIGN, JULIUS JACOBS

All windows and doors will be replaced, except for the existing garage doors. A secondary, non-original staircase on the west elevation will be removed, and a portion of the exterior wall will be removed on the east elevation. French doors with cast stone surrounds are proposed on this façade. Additional exterior alterations include new window openings, a wall fountain with stone basin, and a second-story balcony with cast stone corbels.



On the east elevation, a new one-story addition (measuring 16’-4 ⅛”x12’-2”) of approximately 198 SF is proposed with a decorative parapet that conceals a clay barrel tile shed roof and second-floor walkway. All new windows will have aluminum frames with a bronze finish and clear glass. The new doors will be a mix of wood and aluminum.

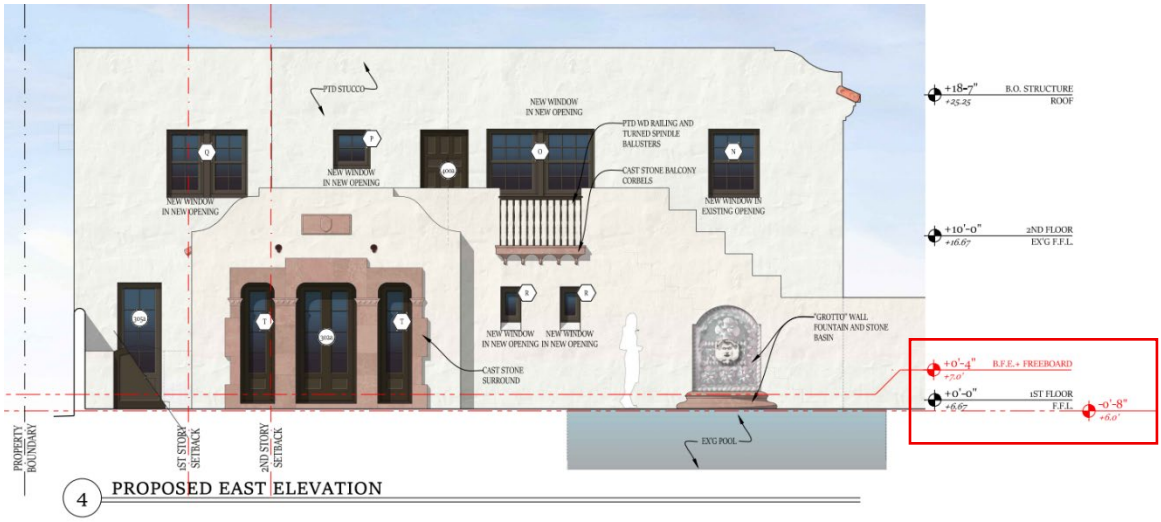


Staff recommends thoughtful consideration of each exterior alteration, as most of the original features remain intact.

Floodplain Variance
Due to a substantial improvement, a variance from the floodplain requirement in Chapter 50, Floods, is needed to avoid raising the accessory structure (carriage house).

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

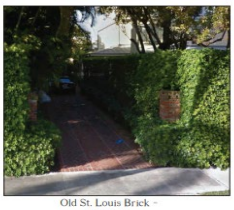
The property is located within Flood Zone AE 6, which requires a base flood elevation of 6' (plus 1' freeboard) = 7' NAVD. The floodplain variance would allow the existing accessory structure and addition to be maintained at the current finished floor elevation of 6.67' NAVD.



Site, Landscape, and Hardscape
Sitewide landscape and hardscape improvements are proposed. The driveway will be resurfaced with Old St. Louis Brick, with additional Florida coral accents at the side entrance. Travertine decks and terraces are also proposed. Additional site improvements include a new 60 kW generator and a new jacuzzi. New plant materials are outlined on Sheet L4.1 of the plan set.

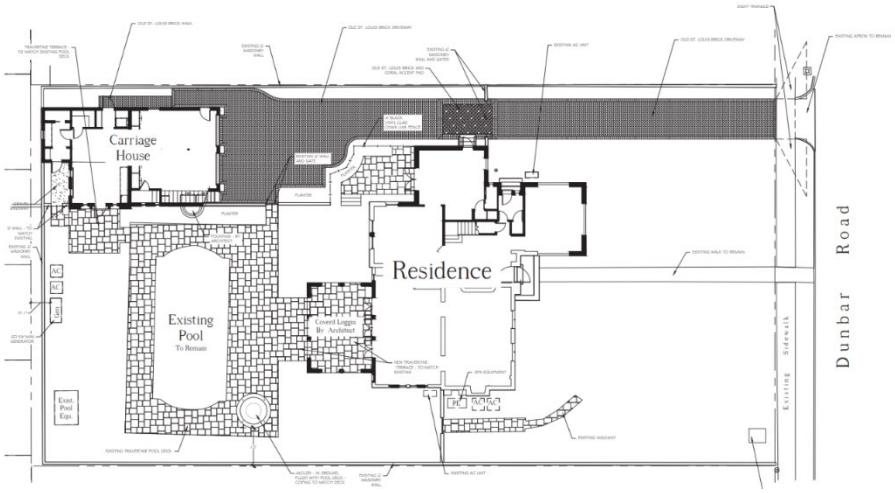
Materials List:

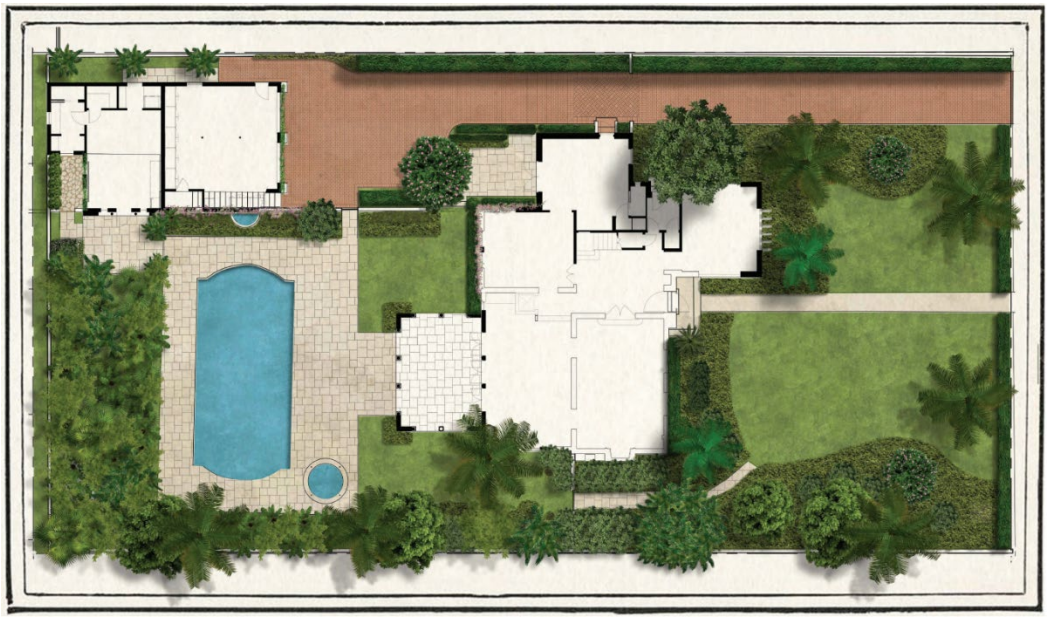

Travertine – Decks and Terraces


Old St. Louis Brick – Driveway


Florida Coral – Driveway Accents

Proposed trees and palms include Lignum Vitae, Blue Potato Tree, Purple Glory Tree, Foxtail Palm, Thatch Palm, and Christmas Palm. An extensive variety of shrubs and vines is also proposed, with Green Island Ficus and Wild Coffee in the greatest quantities.





CONCLUSION:

The application is presented to the Commission to consider whether all the criteria in Sections 54-122 and 54-123 have been met. Approval of the project will require three (3) separate motions to be made by the Landmarks Preservation Commission:

1. for the overall design of the project in accordance with aforementioned criteria, subject to any imposed conditions, and
2. that the implementation of the proposed work and flood plain variance will not preclude the building's continued designation as a historic building.
3. for final determination of approval or denial of the Landmark Adjustment for an increase in the allowable CCR, and that the Landmark Adjustment shall or shall not be granted that all the criteria applicable to this application as set forth in Sec. 134-235(a), items a through c, and Sec. 134-237(2)(g.), items 1 and 2, have been met.

WRB: JGM: FHM: ALF

WRB

C.R.W. LAUX ARCHITECT L.L.C.

210 Dunbar Road

Letter of Intent

Proposed Additions and Alterations to Landmarked Property

Date:
29 December 2025

PROJECT:
COA-25-0032
210 Dunbar Rd.
Palm Beach, FL 33480
Hearing: LPC 21 January 2026

We are proposing alterations and additions to this unique and outstanding home and carriage house, designed by Julius Jacobs for Mr. Alex Geiger and built in 1930. A 1-story addition to the main house was done in 1969. A 2-story addition was added to the carriage house at an unclear date, for a different owner. The proposed design focuses on areas that are neither original to either structure nor visible to the street. The scope of work is outlined as follows:

1. Alteration of a 2nd-floor addition to 1969 addition at the South elevation of the main house.
2. Addition of exterior door on South elevation at kitchen
3. Demolition of accessory storage building adjacent to carriage house.
4. Addition on East elevation of carriage house, at South end of building which was added at later date (from original drawings).
5. Renovation to carriage house with associated fenestration alterations to West, South and East elevations. Addition on East elevation.
6. Associated hardscape and landscape alterations adjacent to additions.
7. Request for Floodplain Variance for improvements to Carriage House. Base finish floor elevation will be 6.67 NAVD, in lieu of 7.0 NAVD required.
8. Request for landmark adjustment per Sec. 134-237(2)(g) for additional .06 Cubic Content to maximum allowable Cubic Content Ratio for additions to Main House, from 3.91 allowed to 3.97.

Town Criteria

The proposed alterations are designed to comply with the following criteria of Sec 54-122 of the Town Code:

(a)The following aspects of new construction shall be visually compatible with the buildings and environment with which the new construction is visually related:

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

(b)Existing rhythm created by existing building masses and space between them should be preserved.
(c)The landscape plan should be sensitive to the individual building and its occupants and needs and should be visually compatible with the buildings and environment with which it is visually related.

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

(e)Architectural details should be incorporated as necessary to relate the new with the old and to preserve and enhance the inherent architectural characteristics of the area

Additionally the proposed demolition complies with Sec 54-125 of the Town Code, inasmuch as the major affected areas of demolition work are not original to either structure.

The request for landmark adjustment to the cubic content ratio per Sec. 134-237(2)(g) is an effort to minimize the footprint of renovations or additional square footage to more discreet areas of the landmarked structure. Additions allowable on other areas of the lot or other interior renovations would require more invasive interventions toward the street and/or original interiors.

Please address any comments on questions to the contact below.

Caleb R.W. Laux, R.A.
AR103739
Principal
C.R.W. Laux, Architect
caleb@crwlaux.com
561-441-1271

210 Dunbar Road

PALM BEACH, FLORIDA 33480

FINAL SUBMITTAL: DECEMBER 29, 2025

LPC HEARING: JANUARY 21, 2026

ARCHITECT: C.R.W. LAUX, ARCHITECT

LANDSCAPE ARCHITECT: VERTESCH LANDSCAPE ARCHITECTURE



SCOPE OF WORK

1. Alteration of a 2nd-floor addition to 1969 addition at the South elevation of the main house.
2. Addition of exterior door on South elevation at kitchen
3. Demolition of accessory storage building adjacent to carriage house.
4. Addition on East elevation of carriage house, at South end of building which was added at later date.
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SP	-006	VICINITY PHOTOS
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SP	-101	PROPOSED SITE PLAN
SP	-111	CCR DIAGRAMS
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	MAIN HOUSE	
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TR	1.1	TRUCK LOGISTICS PLAN

FINAL SUBMITTAL

Dukcevich Residence

210 Dunbar Rd.
Palm Beach, Florida 33480

SHEET TITLE
TITLE SHEET

DATE
29 DECEMBER 2025

SHEET NO.
A000

SCALE
N.A.

DRAFTSMAN
CRWL

C.R.W. LAUX
561-441-1271 Architect crwlaux.com

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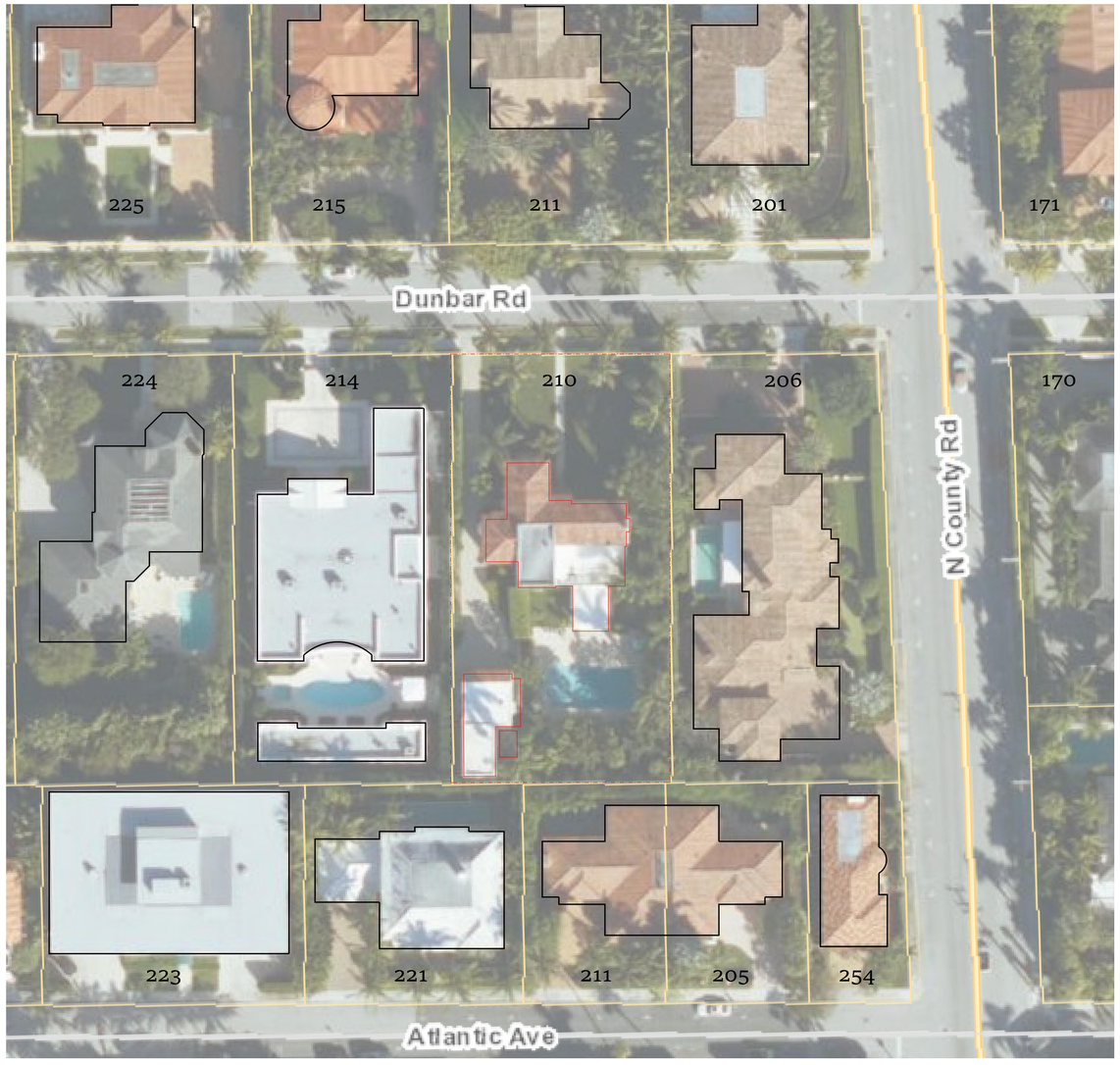
1 VICINTY LOCATION MAP



2 LOCATION PLAN

1/32"=1'=0"

FINAL SUBMITTAL

Dukcevich Residence

210 Dunbar Rd.
Palm Beach, Florida 33480

SHEET TITLE

VICINITY MAP & LOCATION PLAN

DATE	SHEET NO.
29 DECEMBER 2025	SP001
SCALE N/A	
DRAFTSMAN CRWL	

C.R.W. LAUX
561-441-1271 Architect crwlaux.com

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1 LOOKING SOUTH TOWARDS MAIN HOUSE



2 LOOKING SOUTHEAST TOWARDS MAIN HOUSE



3 LOOKING NE TOWARDS M. HOUSE



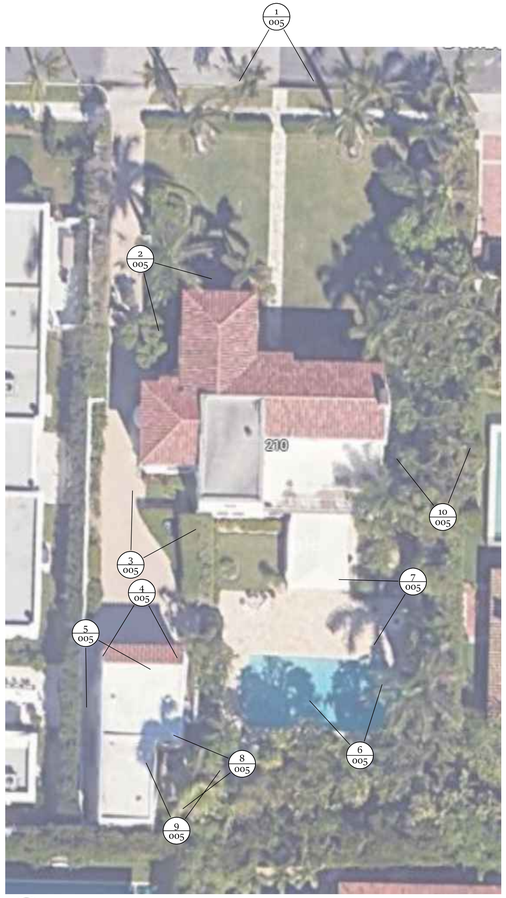
4 LOOKING SOUTH TOWARD CARRIAGE HOUSE



5 LOOKING SOUTH DOWN W SETBACK



6 LOOKING NORTH TOWARDS MAIN HOUSE



- SITE VIEWS KEY



7 LOOKING WEST TOWARDS CARRIAGE HOUSE



8 LOOKING WEST TOWARDS ACC. STORAGE



9 LOOKING N. TOWARDS ACC. STO.



10 LOOKING NORTH TOWARDS GATE IN E. SETBACK

FINAL SUBMITTAL

Dukcevich Residence

210 Dunbar Rd.
Palm Beach, Florida 33480

SHEET TITLE
SITE PHOTOS

DATE
29 DECEMBER 2025

SHEET NO.
SP005

SCALE
N.A.

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SOUTH SIDE



1 206 DUNBAR



2 210 DUNBAR



3 214 DUNBAR



4 224 DUNBAR



5 236 DUNBAR



6 242 DUNBAR



7 260 DUNBAR



8 264 DUNBAR

SOUTH SIDE

NORTH SIDE



9 267 DUNBAR



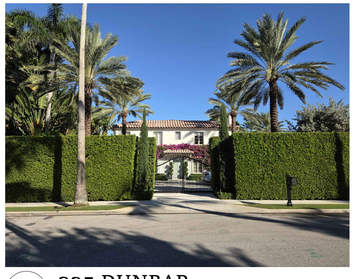
10 257 DUNBAR



11 251 DUNBAR



12 245 DUNBAR



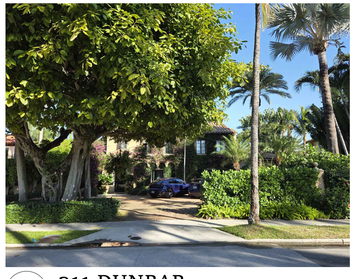
13 235 DUNBAR



14 225 DUNBAR



15 215 DUNBAR



16 211 DUNBAR



17 201 DUNBAR

NORTH SIDE



NORTH

- STREET VIEWS KEY

FINAL SUBMITTAL

Dukcevich Residence

210 Dunbar Rd.
Palm Beach, Florida 33480

SHEET TITLE
VICINITY PHOTOS

DATE
29 DECEMBER 2025

SHEET NO.
SP006

SCALE
N.A.

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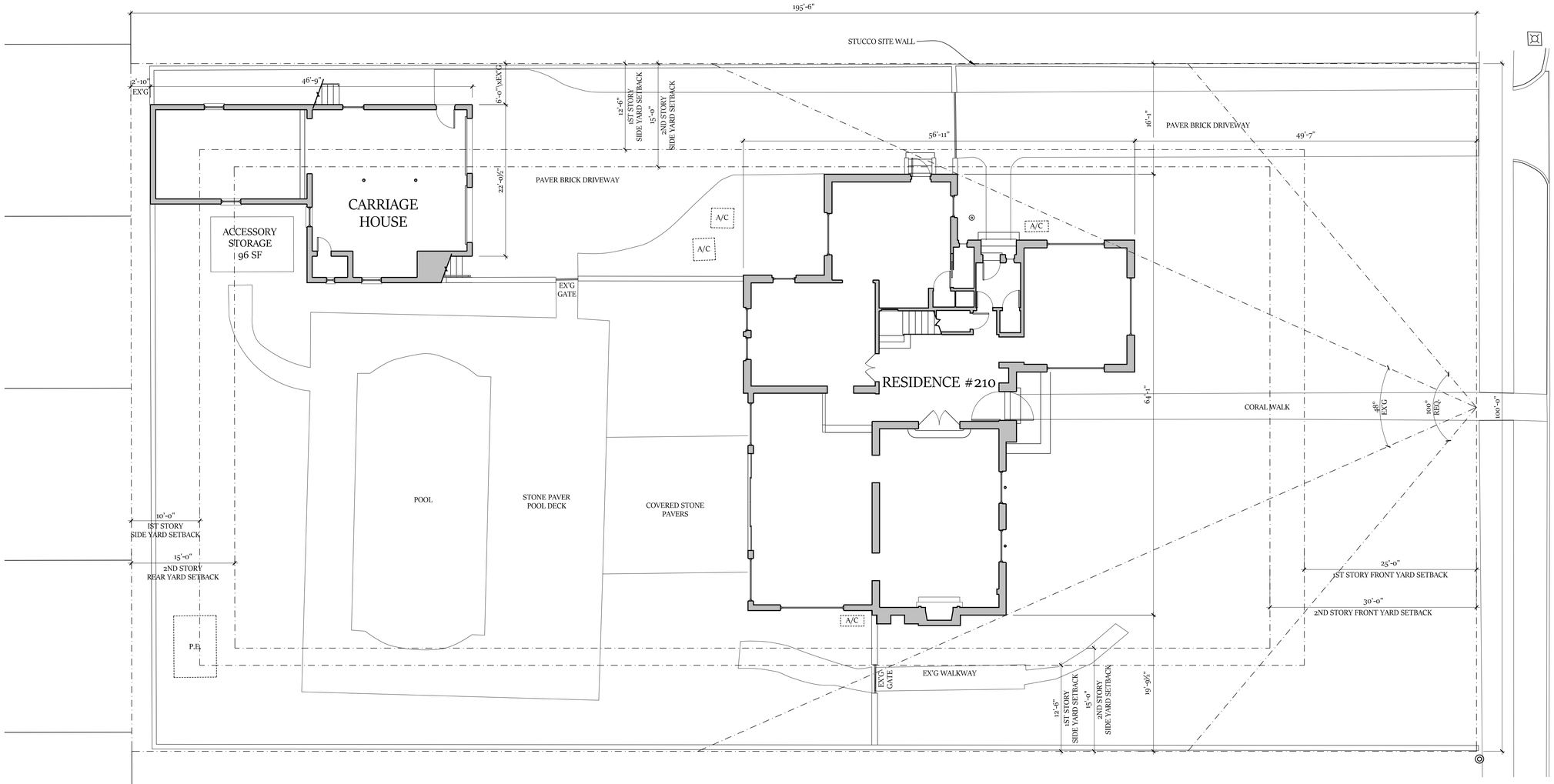

1 EXISTING SITE PLAN

GRAPHIC SCALE 0' 10' 20'
Scale: 1/8"=1'

NORTH

FINAL SUBMITTAL

Dukcevich Residence

210 Dunbar Rd.
Palm Beach, Florida 33480

SHEET TITLE
EXISTING
SITE PLAN

DATE
29 DECEMBER 2025

SHEET NO.
SP100

SCALE
1/8" = 1'-0"

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CRWL

C.R.W. LAUX
561-441-1271 Architect crwlaux.com

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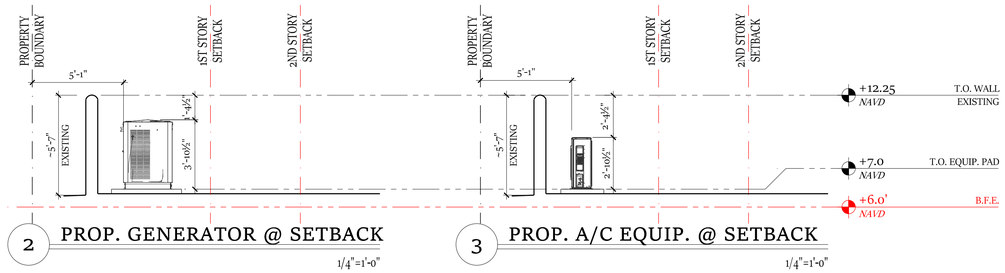
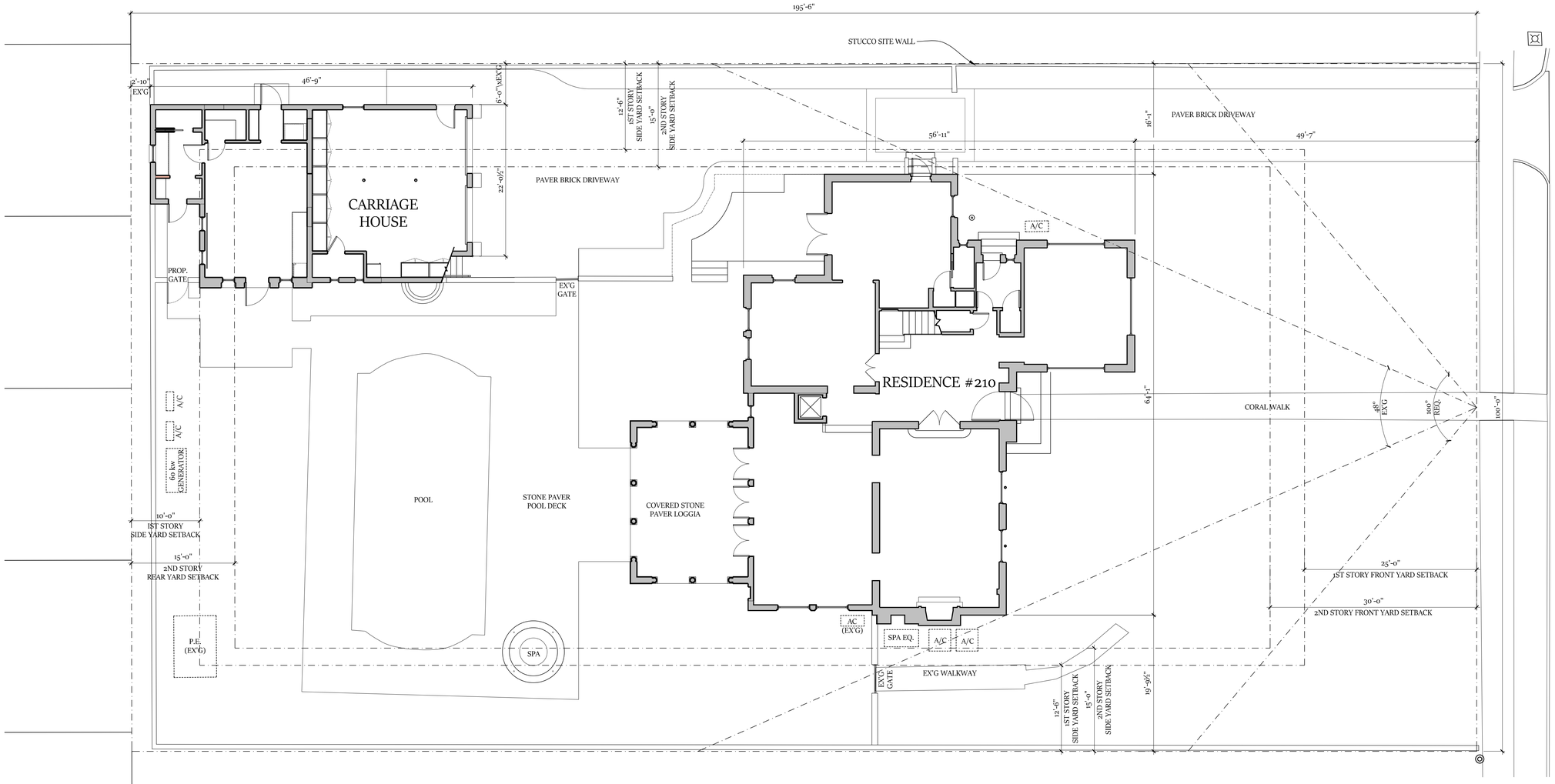


2 PROP. GENERATOR @ SETBACK

1/4"=1'-0"

3 PROP. A/C EQUIP. @ SETBACK

1/4"=1'-0"



1 PROPOSED SITE PLAN

GRAPHIC SCALE 0' 10' 20'

Scale: 1/8"=1'

NORTH

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:**	210 DUNBAR ROAD		
2	**Zoning District:**	RB		
3	**Lot Area (sq. ft.):**	19,532		
4	**Lot Width (W) & Depth (D) (ft.):**	100' X 196'-6"		
5	**Structure Type:** (Single Family, Multi-Family, Comm., Other)	Single Family		
6	**FEMA Flood Zone Designation:**	X, AE 6.0		
7	**Zero Datum for point of meas. (NAVD)**	7.0		
8	**Crown of Road (COR) (NAVD)**	5.81		
9		REQ'D / PERMITTED	EXISTING	PROPOSED
10	Lot Coverage (Sq Ft and %)	30%, 5,860	20%, 3,911	20.9%, 4,060
11	Enclosed Square Footage (1st & 2nd Fl., Basement, Accs. Structure, etc)	N.A.	6,286	7,441
12	*Front Yard Setback (Ft.)	25', 30'	49'-7"	N.C.
13	* Side Yard Setback (1st Story) (Ft.)	12.5'	16'-3", 19'-10"	N.C.
14	* Side Yard Setback (2nd Story) (Ft.)	15'	16'-3", 19'-10"	N.C.
15	*Rear Yard Setback (Ft.)	10', 15'	2'-10"	N.C.
16	Angle of Vision (Deg.)	100	48	N.C.
17	Building Height (Ft.)	22'	22'-1"	N.C.
18	Overall Building Height (Ft.)	22'+8'	27'-1"	N.C.
19	Cubic Content Ratio (CCR) (R-B ONLY)	3.91	3.57	3.97
20	** Max. Fill Added to Site (Ft.)	N.A.	N.A.	N.C.
21	Finished Floor Elev. (FFE)(NAVD)	7.0	8.1	N.C.
22	Base Flood Elevation (BFE)(NAVD)	N.A.	6.0	N.C.
23	Landscape Open Space (LOS) (Sq Ft and %)	45%, 8,789	49.7%, 9,709	50.7%, 9,898
24	Perimeter LOS (Sq Ft and %)	22.5%, 4,394	17.8% 3,467	18.5% 3,614
25	Front Yard LOS (Sq Ft and %)	40% of yard or 1000	51%, 2,248	51% 2,236
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 8F 20230626

FINAL SUBMITTAL

Dukcevich Residence

210 Dunbar Rd.
Palm Beach, Florida 33480

SHEET TITLE
PROPOSED SITE PLAN

DATE 29 DECEMBER 2025

SCALE 1/8" = 1'-0"

DRAFTSMAN CRWL

SHEET NO. SP101

C.R.W. LAUX
561-441-1271 Architect crwlaux.com

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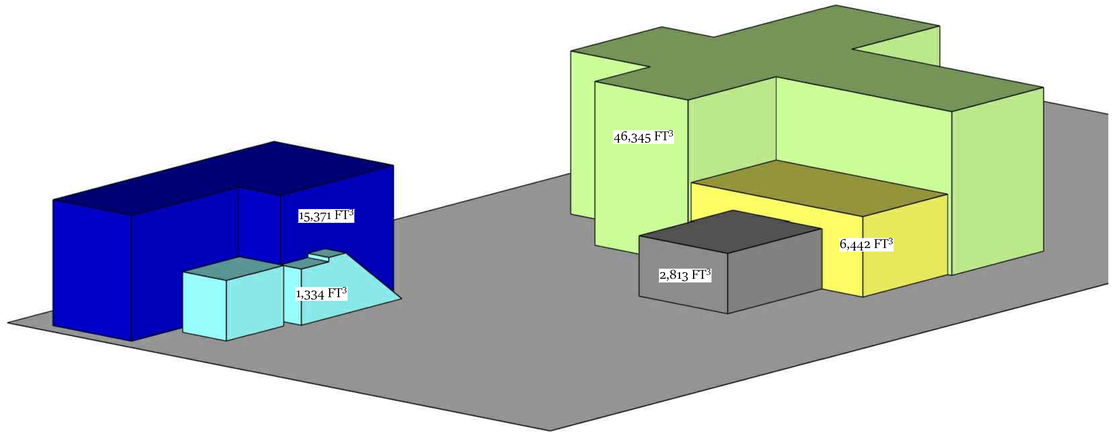
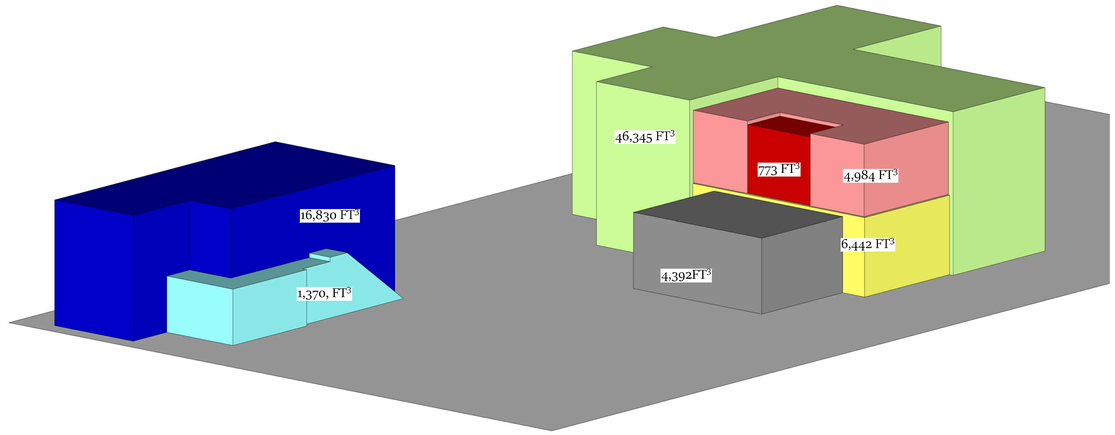


1 EXISTING CUBIC CONTENT DIAGRAM

EXISTING CUBIC CONTENT CALCULATIONS				
BUILDING MASS	SQ. FT.	#OF FLRS	CUBIC CONTENT (IN FT³)	100% DEDUCT UP TO 5% TOTAL (IN CUBIC FEET)
MAIN HOUSE (2-STORY)	1975	2	46,345	
MAIN HOUSE (1-STORY)	569	1	6,442	
AWNING	325	1	2,813	2,813
GUEST COTTAGE (2-STORY)	858	2	15,371	
GUEST COTTAGE (1-STORY)	178	1	1,334	
TOTAL			**72,305**	



2 PROPOSED CUBIC CONTENT DIAGRAM

PROPOSED CUBIC CONTENT CALCULATIONS				
BUILDING MASS	SQ. FT.	#OF FLRS	CUBIC CONTENT (IN FT³)	100% DEDUCT UP TO 5% TOTAL (IN CUBIC FEET)
MAIN HOUSE (2-STORY)	1975	2	46,345	
MAIN HOUSE (ADDITION)	447	2	4,984	
MAIN HOUSE, MASTER LOGGIA	64	2	773	
MAIN HOUSE (1-STORY)	569	1	6,442	
PERGOLA	405	1	4,392	3,807
GUEST COTTAGE (2-STORY)	939	2	16,830	
GUEST COTTAGE (1-STORY)	190	1	1,370	
TOTAL			**81,136**	

	Allowable	Existing	Proposed
Lot Size		19,500	N.C.
Cubic Content	76,148	69,492	77,329
CCR	**3.91**	**3.56**	**3.97**

FINAL SUBMITTAL

Dukcevich Residence

210 Dunbar Rd.
Palm Beach, Florida 33480

SHEET TITLE
CUBIC CONTENT DIAGRAMS

DATE
29 DECEMBER 2025

SHEET NO.
SP111

SCALE
1/8"=1'-0"

DRAFTSMAN
CRWL

C.R.W. LAUX
561-441-1271 Architect crwlaux.com

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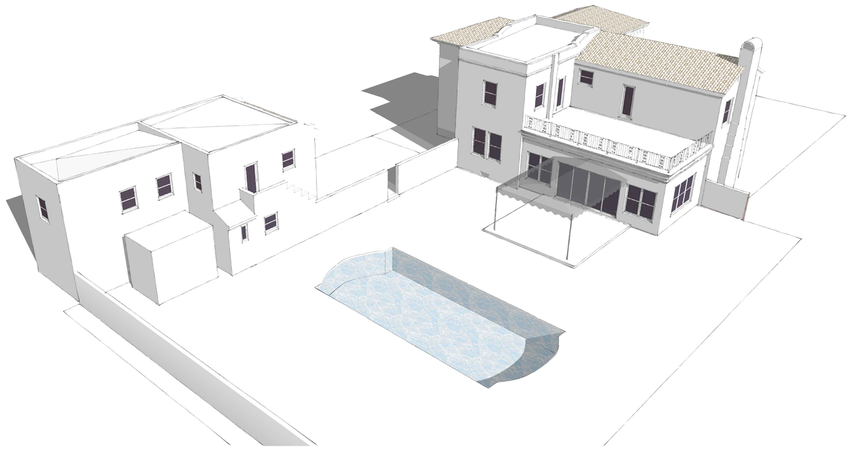


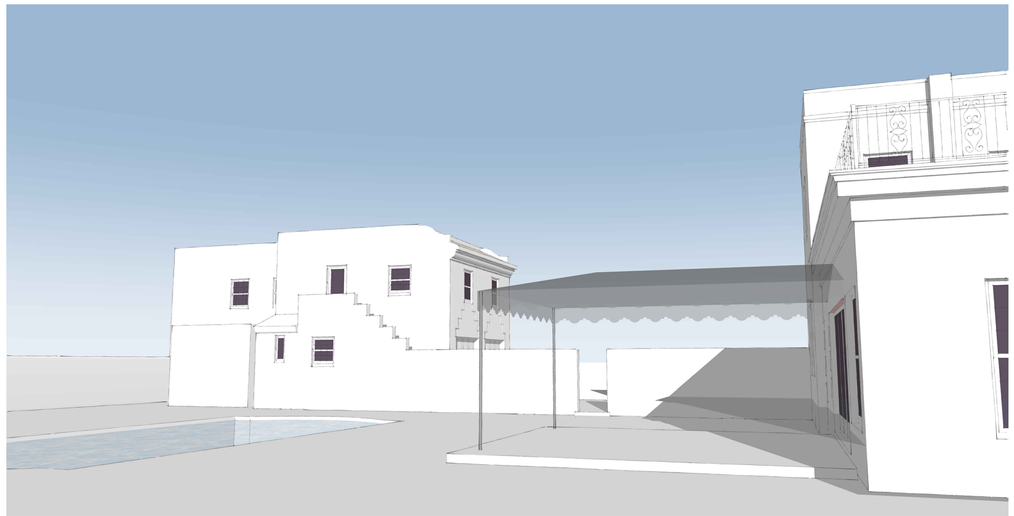
1 BIRDSEYE LOOKING NORTHWEST



2 LOOKING NORTHWEST



3 LOOKING NORTHEAST



4 LOOKING SOUTHWEST

FINAL SUBMITTAL

Dukcevich Residence

210 Dunbar Rd.
Palm Beach, Florida 33480

SHEET TITLE
EXISTING PERSPECTIVES

DATE
29 DECEMBER 2025

SCALE
N.A.

DRAFTSMAN
CRWL

SHEET NO.
SP210

C.R.W. LAUX
561-441-1271 Architect crwlaux.com

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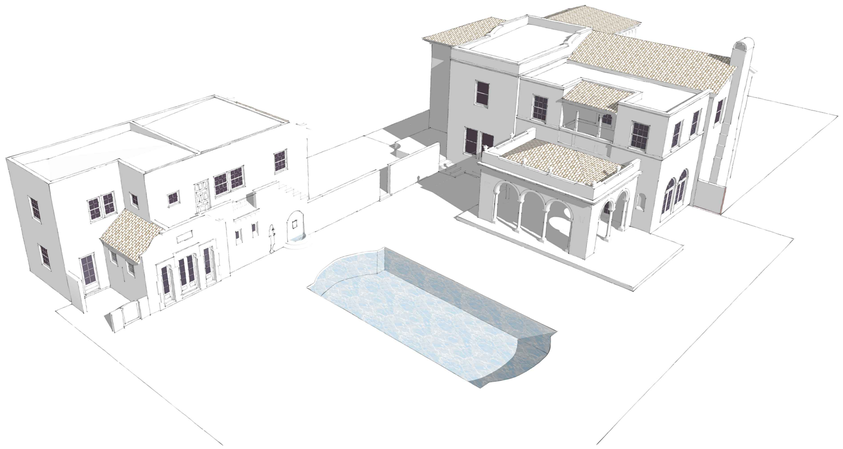

1 BIRDSEYE LOOKING NORTHWEST



2 LOOKING NORTHWEST



3 LOOKING NORTHEAST



4 LOOKING SOUTHWEST

FINAL SUBMITTAL

Dukcevich Residence

210 Dunbar Rd.
Palm Beach, Florida 33480

SHEET TITLE

PROPOSED PERSPECTIVES

DATE	SHEET NO.
29 DECEMBER 2025	SP211
SCALE N.A.	
DRAFTSMAN CRWL	

C.R.W. LAUX
561-441-1271 Architect crwlaux.com

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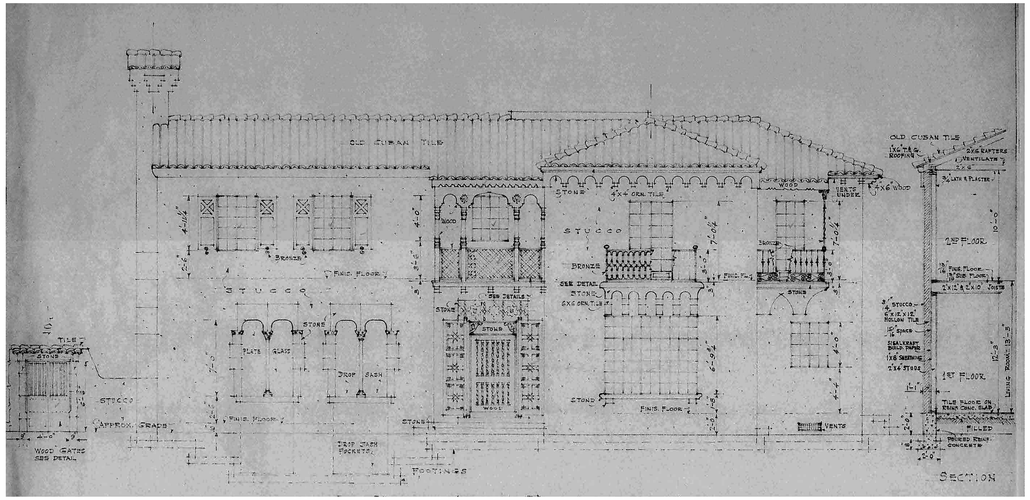
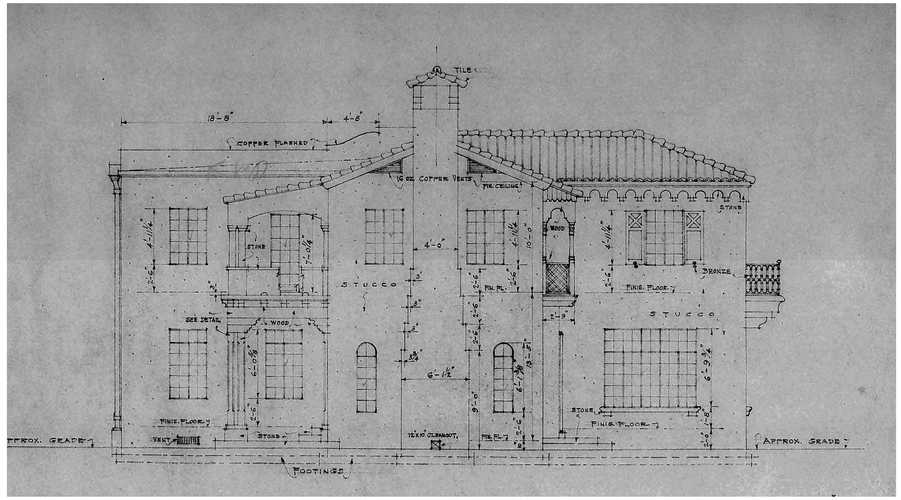
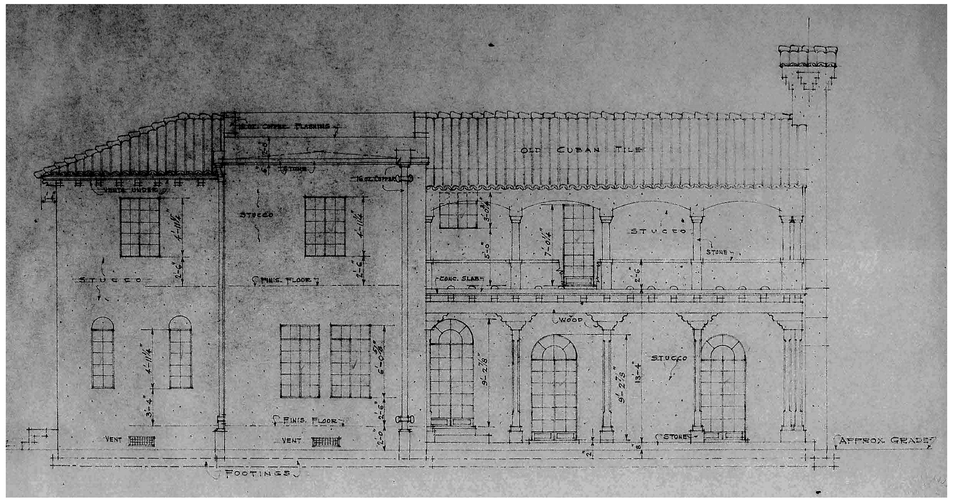


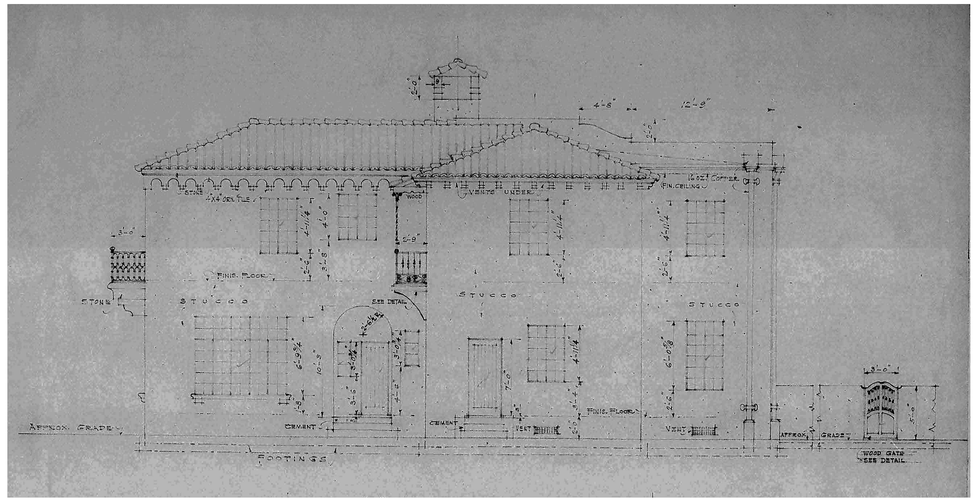
1 NORTH ELEVATION, JULIUS JACOBS



2 EAST ELEVATION, JULIUS JACOBS



3 SOUTH ELEVATION, JULIUS JACOBS



4 WEST ELEVATION, JULIUS JACOBS

FINAL SUBMITTAL

Dukcevich Residence

210 Dunbar Rd.
Palm Beach, Florida 33480

SHEET TITLE
MAIN HOUSE ARCHIVE ELEVS

DATE
29 DECEMBER 2025

SCALE
N.T.S.

DRAFTSMAN
CRWL

SHEET NO.
MH H200

C.R.W. LAUX
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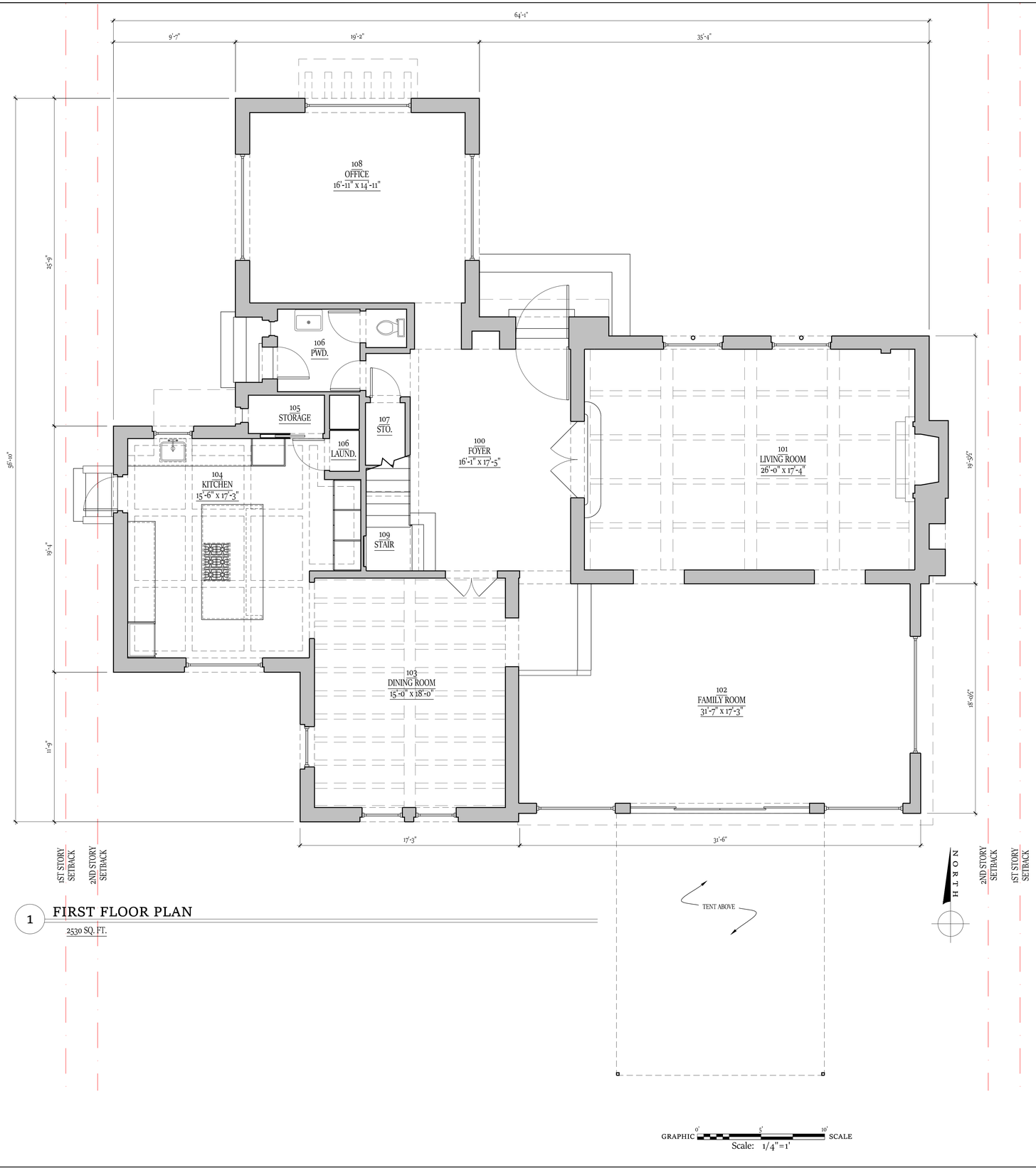

1 FIRST FLOOR PLAN

2530 SQ. FT.

GRAPHIC SCALE 0' 5' 10'

Scale: 1/4"=1'

FINAL SUBMITTAL

Dukcevich Residence

210 Dunbar Rd.
Palm Beach, Florida 33480

SHEET TITLE
EXISTING 1ST FLOOR

DATE
29 DECEMBER 2025

SHEET NO.
EX100

SCALE
1/4"=1'-0"

DRAFTSMAN
CRWL

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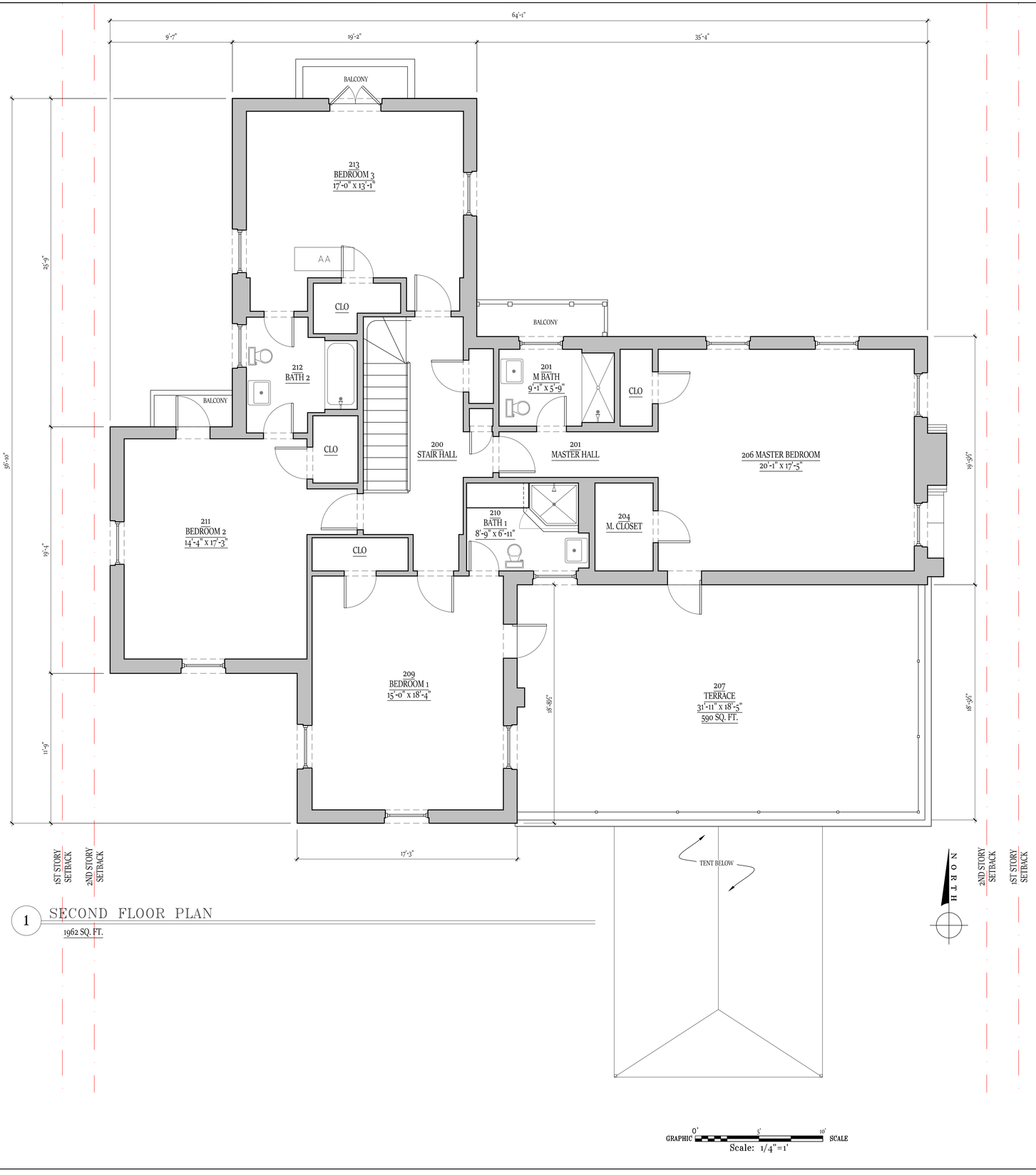

1 SECOND FLOOR PLAN

1962 SQ. FT.

GRAPHIC SCALE 0' 5' 10'

Scale: 1/4"=1'

FINAL SUBMITTAL

Dukcevich Residence

210 Dunbar Rd.
Palm Beach, Florida 33480

SHEET TITLE
EXISTING 2ND FLOOR

DATE
29 DECEMBER 2025

SHEET NO.
EX110

SCALE
1/4"=1'-0"

DRAFTSMAN
CRWL

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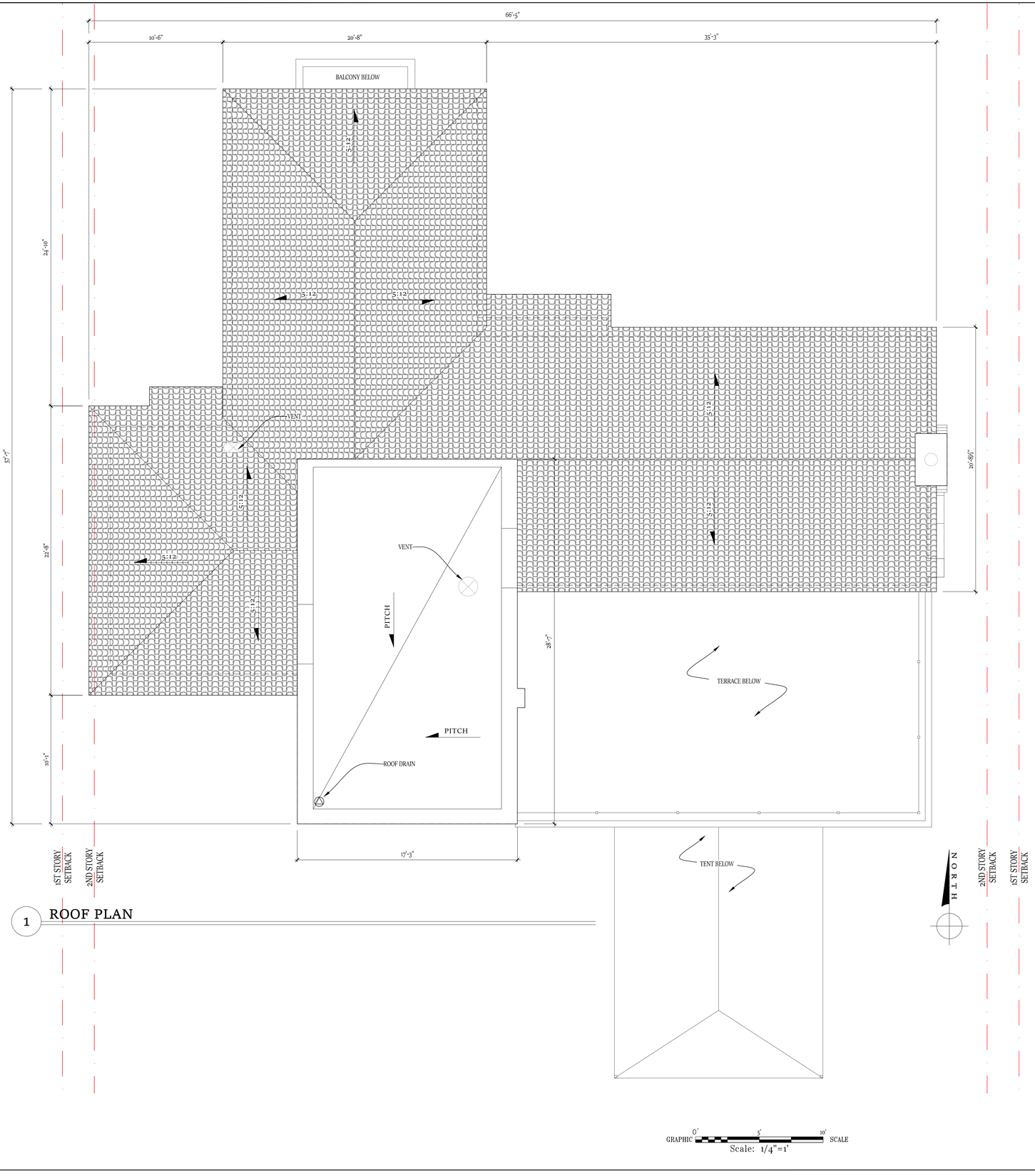

1 ROOF PLAN

Scale: 1/4"=1'

FINAL SUBMITTAL

Dukcevich Residence

210 Dunbar Rd.
Palm Beach, Florida 33480

SHEET TITLE
EXISTING ROOF PLAN

DATE
29 DECEMBER 2025

SCALE
1/4"=1'-0"

DRAFTSMAN
CRWL

SHEET NO.
MH EX120

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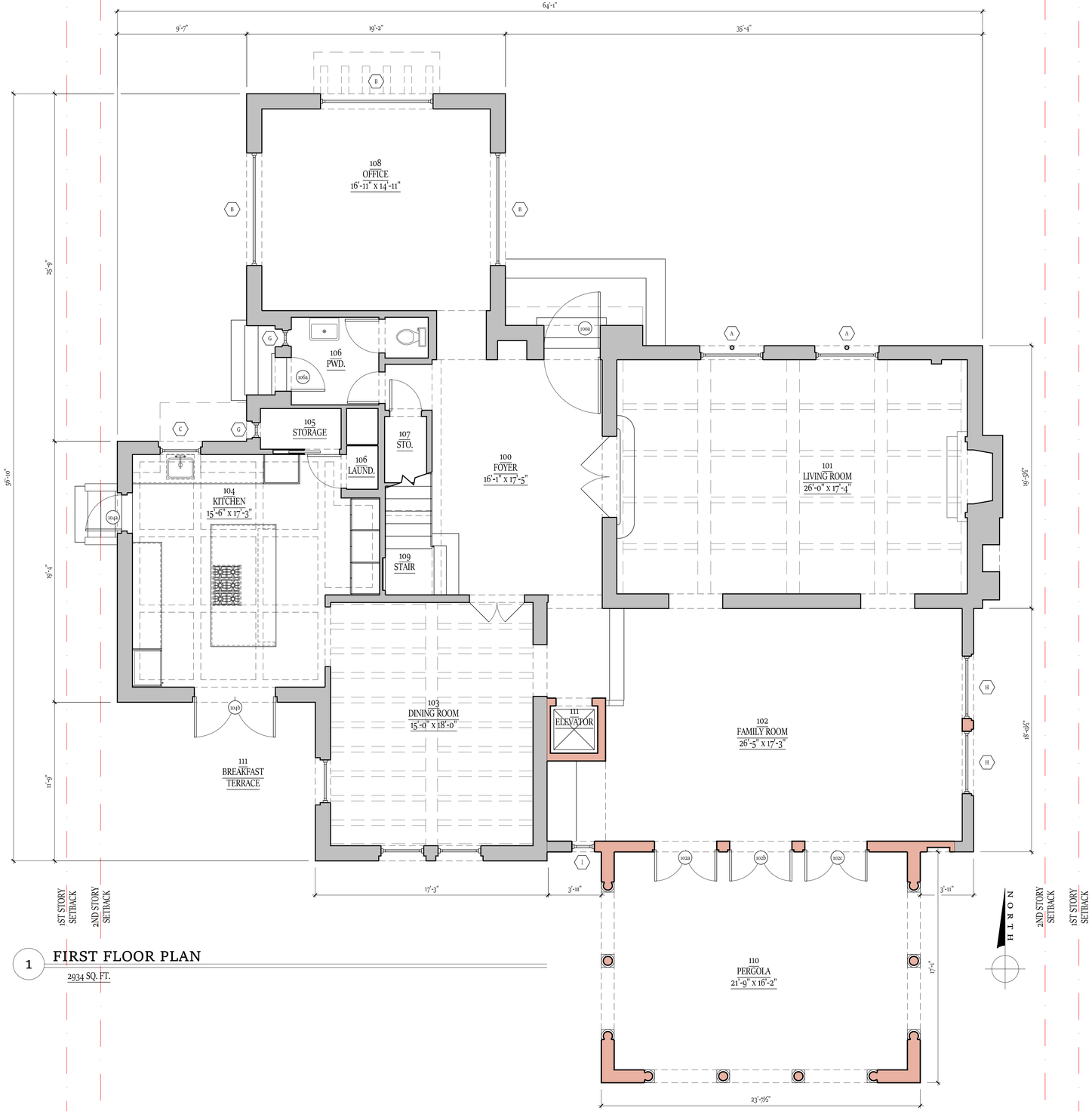

KEY

EXISTING WALL

NEW WALL

1 FIRST FLOOR PLAN

2934 SQ. FT.

Scale: 1/4"=1'

FINAL SUBMITTAL

Dukcevich Residence

210 Dunbar Rd.
Palm Beach, Florida 33480

SHEET TITLE

PROPOSED 1ST FLOOR

DATE	SHEET NO.
29 DECEMBER 2025	MH A100
SCALE 1/4"=1'-0"	
DRAFTSMAN CRWL	

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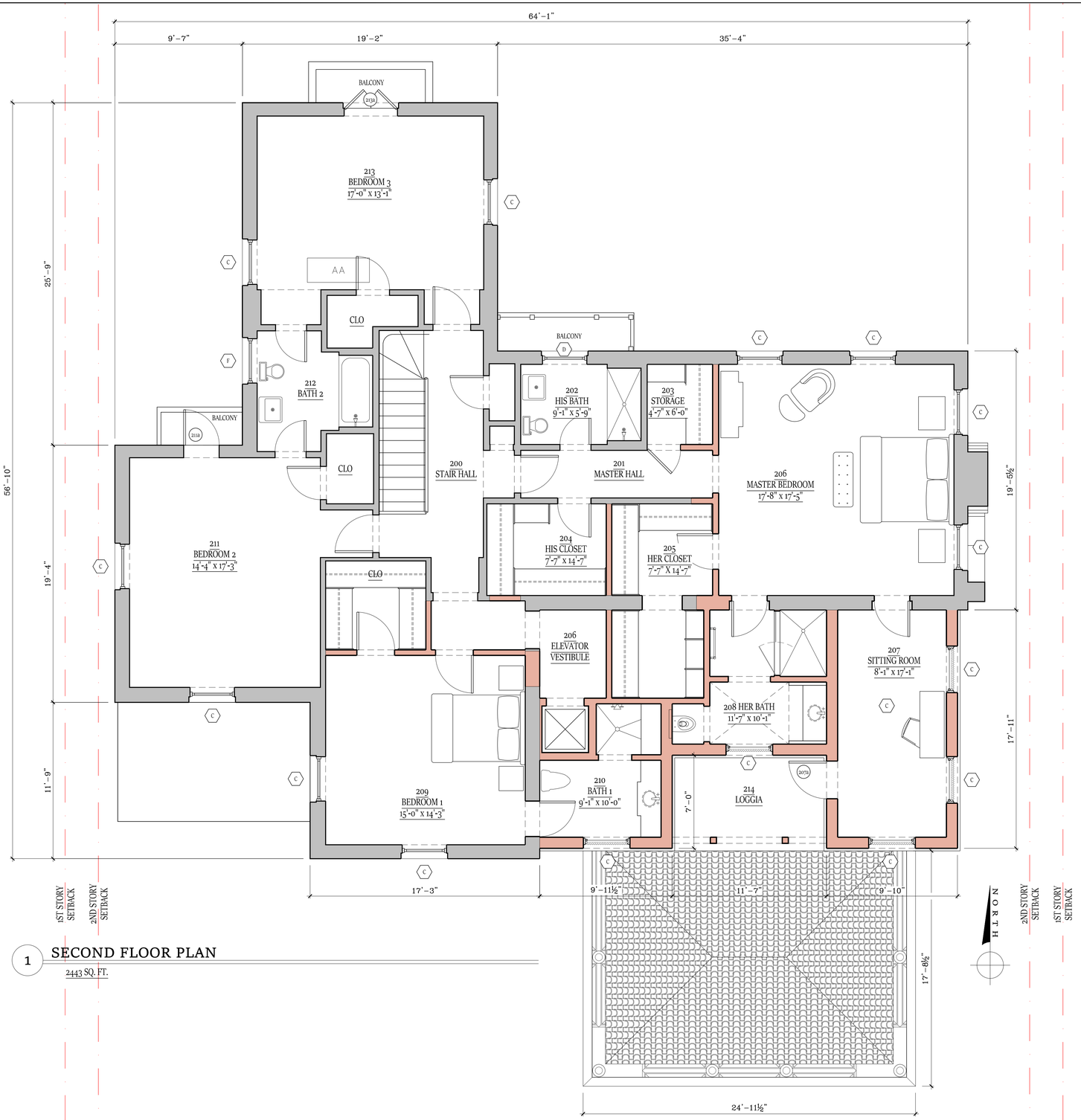

1 SECOND FLOOR PLAN

2443 SQ. FT.

KEY

EXISTING WALL

NEW WALL

GRAPHIC SCALE 0' 5' 10'

Scale: 1/4"=1'

FINAL SUBMITTAL

Dukcevich Residence

210 Dunbar Rd.
Palm Beach, Florida 33480

SHEET TITLE

PROPOSED 2ND FLOOR

DATE 29 DECEMBER 2025

SCALE 1/4"=1'-0"

DRAFTSMAN CRWL

SHEET NO. MH A110

C.R.W. LAUX
561-441-1271 Architect crwlaux.com

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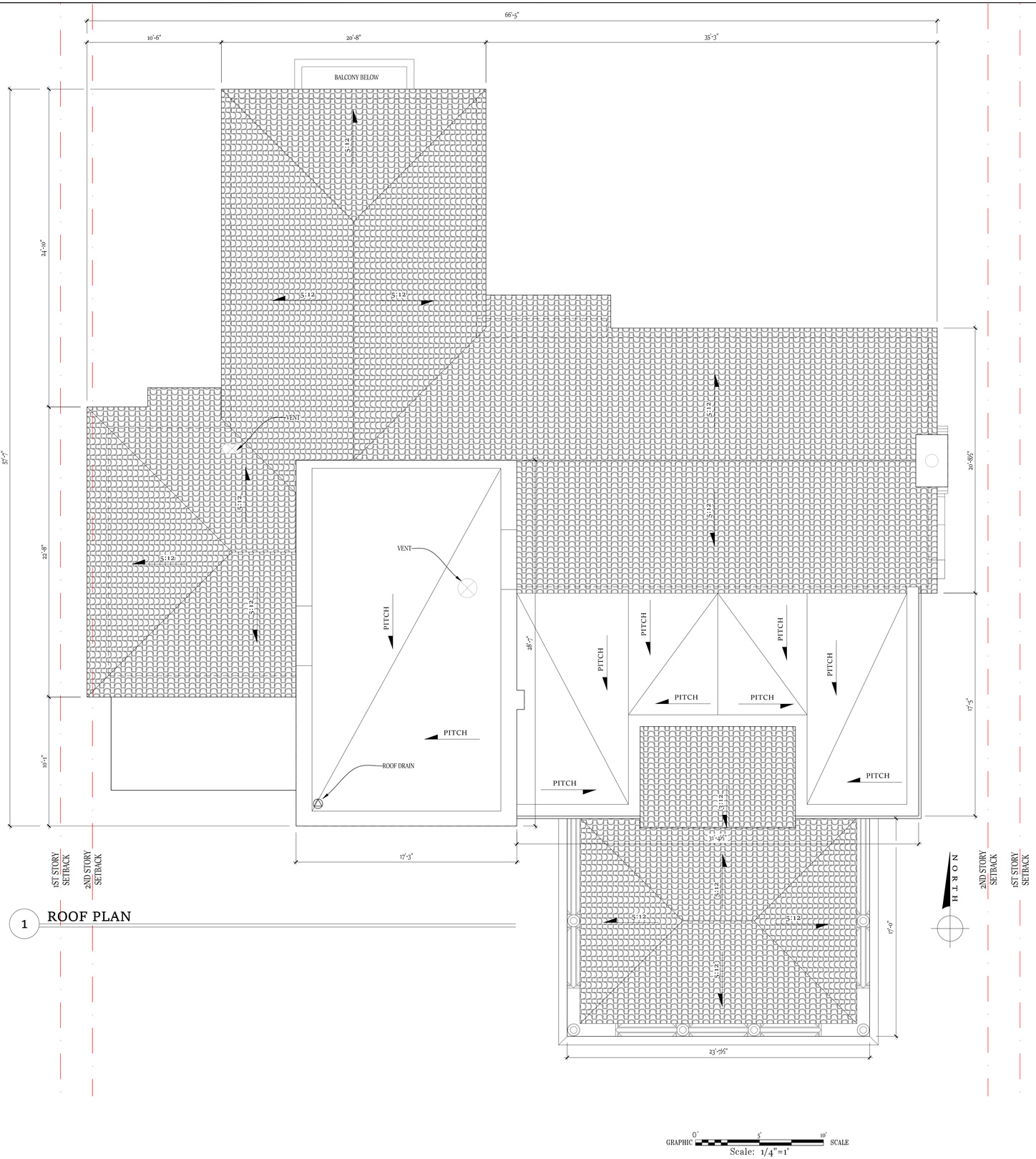

1 ROOF PLAN

GRAPHIC SCALE 0' 5' 10'

Scale: 1/4"=1'

FINAL SUBMITTAL

Dukcevich Residence

210 Dunbar Rd.
Palm Beach, Florida 33480

SHEET TITLE
PROPOSED ROOF PLAN

DATE 29 DECEMBER 2025

SCALE 1/4"=1'-0"

DRAFTSMAN CRWL

SHEET NO. MH A120

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PROJECT DATUM
SURVEY DATUM, N.A.V.D.



1 EXISTING NORTH ELEVATION



2 PROPOSED NORTH ELEVATION (NO CHANGES PROPOSED)

GRAPHIC SCALE
0' 5' 10'
Scale: 1/4"=1'

FINAL SUBMITTAL

Dukcevich Residence

210 Dunbar Rd.
Palm Beach, Florida 33480

SHEET TITLE
MAIN HOUSE
NORTH ELEVATION

DATE
29 DECEMBER 2025

SCALE
1/4" = 1'-0"

DRAFTSMAN
CRWL

SHEET NO.
MH
A200

C.R.W. LAUX
561-441-1271 Architect crwlaux.com

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PROJECT DATUM
SURVEY DATUM, N.A.V.D.



1 EXISTING EAST ELEVATION



2 PROPOSED EAST ELEVATION

GRAPHIC SCALE 0' 5' 10'
Scale: 1/4"=1'

FINAL SUBMITTAL

Dukcevich Residence

210 Dunbar Rd.
Palm Beach, Florida 33480

SHEET TITLE
MAIN HOUSE
EAST ELEVATION

DATE
29 DECEMBER 2025

SCALE
1/4" = 1'-0"

DRAFTSMAN
CRWL

SHEET NO.
MH
A201

C.R.W. LAUX
561-441-1271 Architect crwlaux.com

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PROJECT DATUM
SURVEY DATUM, N.A.V.D.



1 EXISTING SOUTH ELEVATION



2 PROPOSED SOUTH ELEVATION

GRAPHIC 0' 5' 10' SCALE
Scale: 1/4"=1'

FINAL SUBMITTAL

Dukcevich Residence

210 Dunbar Rd.
Palm Beach, Florida 33480

SHEET TITLE
MAIN HOUSE SOUTH ELEVATION

DATE
29 DECEMBER 2025

SCALE
1/4" = 1'-0"

DRAFTSMAN
CRWL

SHEET NO.
MH A202

C.R.W. LAUX
561-441-1271 Architect crwlaux.com

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PROJECT DATUM
SURVEY DATUM, N.A.V.D.



1 EXISTING WEST ELEVATION



2 PROPOSED WEST ELEVATION

GRAPHIC 0' 5' 10' SCALE
Scale: 1/4"=1'

FINAL SUBMITTAL

Dukcevich Residence

210 Dunbar Rd.
Palm Beach, Florida 33480

SHEET TITLE
MAIN HOUSE
WEST ELEVATION

DATE
29 DECEMBER 2025

SCALE
1/4" = 1'-0"

DRAFTSMAN
CRWL

SHEET NO.
MH
A203

C.R.W. LAUX
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1 PAINTED WOOD

BM CW-175 Tucker Chocolate



2 LUDOWICI TAPERED MISSION TILE

TERRA COTTA BLEND



3 CAST STONE

INTEGRAL COLOR, "PACKED" TEXTURE



4 PAINTED STUCCO

SEMI-SMOOTH TROWEL, BM OC-85 MAYONNAISE



\- ELEVATION KEY

GRAPHIC SCALE 0' 5' 10'

Scale: 1/4"=1'

FINAL SUBMITTAL

Dukcevich Residence

210 Dunbar Rd.
Palm Beach, Florida 33480

SHEET TITLE
MATERIALS & SELECTIONS

DATE
29 DECEMBER 2025

SCALE
1/4" = 1'-0"

DRAFTSMAN
CRWL

SHEET NO.
MH A204

C.R.W. LAUX
561-441-1271 Architect crwlaux.com

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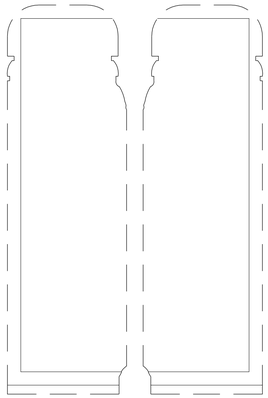
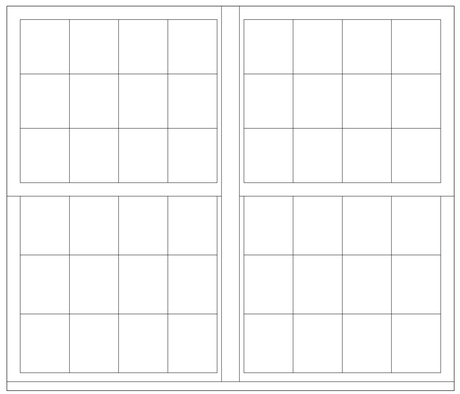


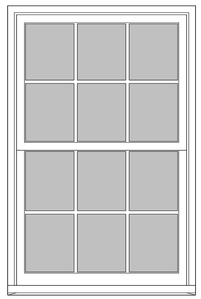
1 WINDOW TYPE A

1ST FLOOR MAIN HOUSE



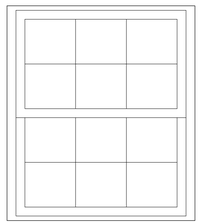
2 WINDOW TYPE B

1ST FLOOR MAIN HOUSE



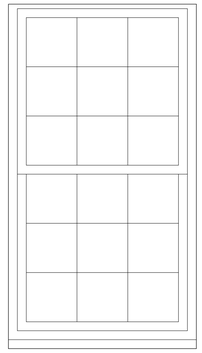
3 WINDOW TYPE C

2ND FLOOR MAIN HOUSE



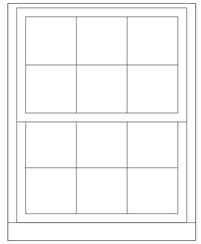
4 WINDOW TYPE D

2ND FLOOR MAIN HOUSE



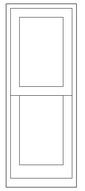
5 WINDOW TYPE E

1ST FLOOR MAIN HOUSE



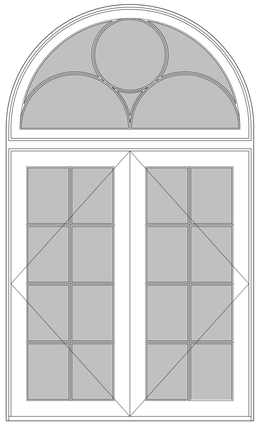
6 WINDOW TYPE F

2ND FLOOR MAIN HOUSE



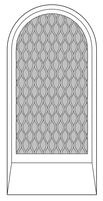
7 WINDOW TYPE G

1ST FLOOR MAIN HOUSE



8 WINDOW TYPE H

1ST FLOOR MAIN HOUSE



9 WINDOW TYPE I

1ST FLOOR MAIN HOUSE

WINDOW KEY

TYPE	DESCRIPTION	MANUFACTURER	MODEL #	WINDOW UNIT SIZE			GRILLE CONFIGURA	GRILLE	MATERIAL	GLASS	COLOR (EXT/INT	HARDWARE FINISH/COLOR	SCREEN	MISC
				W	H	HEAD								
A	FIXED	EXISTING		4'-9"	7'-1"	8'-2"	PICTURE		ALUMINUM	MONOLITHIC IMPACT-RESISTANT (CLEAR)	BRONZE		N/A	EXISTING TO REMAIN
B	PAIRED SINGLE HUNG	EXISTING		8'-4"	7'-5"	8'-5"	12 OVER 12	3/4"	ALUMINUM	MONOLITHIC IMPACT-RESISTANT (CLEAR)	BRONZE		REMOVABLE	EXISTING TO REMAIN
C	SINGLE HUNG	EXISTING/ WINDOOR	ESTATE	3'-6"	5'-5"	7'-8"	6 OVER 6	3/4"	ALUMINUM	MONOLITHIC IMPACT-RESISTANT (CLEAR)	BRONZE		REMOVABLE	NEW NOTED ON ELEVATIONS
D	SINGLE HUNG	EXISTING		3'-6"	4'-0"	7'-8"	6 OVER 6	3/4"	ALUMINUM	MONOLITHIC IMPACT-RESISTANT (CLEAR)	BRONZE		REMOVABLE	EXISTING TO REMAIN
E	SINGLE HUNG	EXISTING		3'-6"	6'-5"	8'-8"	9 OVER 9	3/4"	ALUMINUM	MONOLITHIC IMPACT-RESISTANT (CLEAR)	BRONZE		REMOVABLE	EXISTING TO REMAIN
F	SINGLE HUNG	EXISTING		3'-6"	4'-5"	7'-11"	6 OVER 6	3/4"	ALUMINUM	MONOLITHIC IMPACT-RESISTANT (CLEAR)	BRONZE		REMOVABLE	EXISTING TO REMAIN
G	SINGLE HUNG	EXISTING		1'-4"	3'-5"	VARIES	NONE		ALUMINUM	MONOLITHIC IMPACT-RESISTANT (CLEAR)	BRONZE		REMOVABLE	EXISTING TO REMAIN
H	PAIRED CASEMENT	CUSTOM		4'-7"	7'-9"	9'-0"	8 LITES	3/4"	WOOD	MONOLITHIC IMPACT-RESISTANT (CLEAR)	PTD/BRONZE		N/A	COORDINATE WITH DOOR TYPE F
I	FIXED	WINDOOR	ESTATE	1'-6"	3'-6"	7'-4"	NONE	3/4"	ALUMINUM	MONOLITHIC IMPACT-RESISTANT (CLEAR)	BRONZE		N/A	DECORATIVE BLACK IRON GRILLE ON EXTERIOR

GRAPHIC SCALE 0' 6" 2' 4'

Scale: 3/4"=1'

FINAL SUBMITTAL

Dukcevich Residence

210 Dunbar Rd.
Palm Beach, Florida 33480

SHEET TITLE

WINDOW TYPES & KEY

DATE 29 DECEMBER 2025

SCALE 3/4" = 1'-0"

DRAFTSMAN CRWL

SHEET NO. MH A500

C.R.W. LAUX
561-441-1271 Architect crwlaux.com

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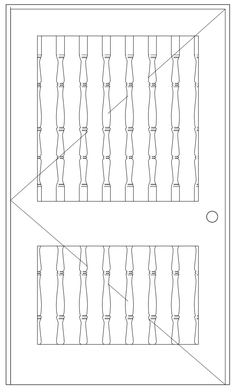
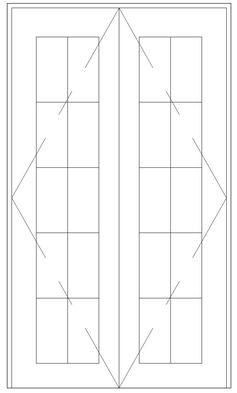
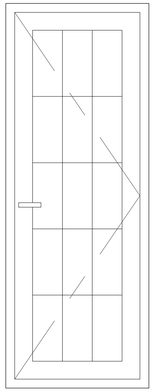


1 DOOR TYPE Ⓐ



2 DOOR TYPE Ⓑ



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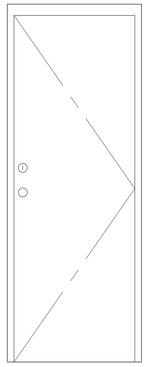
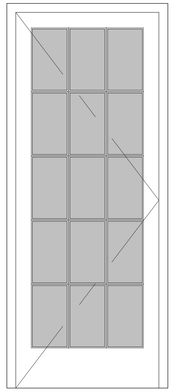
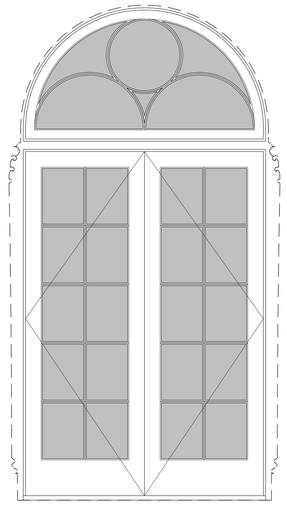


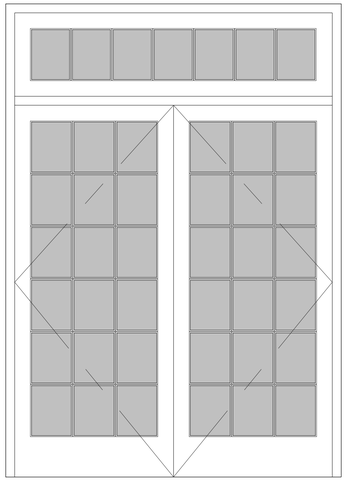
4 DOOR TYPE Ⓓ



5 DOOR TYPE Ⓔ



6 DOOR TYPE Ⓕ



7 DOOR TYPE Ⓖ

DOOR SCHEDULE

TAG	TYPE	DESCRIPTION	MANUFACTURER	MODEL #	LOCATION			OPENING SIZE		DOOR THICKNESS	MATERIAL	FINISH & COLOR	GLASS	MISC
					FROM	/	TO	W	H					
100a	A	SINGLE SWINGING	EXISTING		EXTERIOR	/	101 FOYER	4'-0"	7'-0"	2 1/4"	WOOD	STAINED	N/A	EXISTING TO REMAIN
102a	F	PAIRED SWINGING WITH FANLIGHT	CUSTOM		102 LIVING ROOM	/	110 PERGOLA	4'-9"	9'-0"	2 1/4"	WOOD	PAINTED/STAINED	MONOLITHIC IMPACT-RESISTANT (CLEAR)	COORDINATE WITH WINDOW TYPE H
102b	F	PAIRED SWINGING WITH FANLIGHT	CUSTOM		102 LIVING ROOM	/	110 PERGOLA	4'-9"	9'-0"	2 1/4"	WOOD	PAINTED/STAINED	MONOLITHIC IMPACT-RESISTANT (CLEAR)	COORDINATE WITH WINDOW TYPE H
102c	F	PAIRED SWINGING WITH FANLIGHT	CUSTOM		102 LIVING ROOM	/	110 PERGOLA	4'-9"	9'-0"	2 1/4"	WOOD	PAINTED/STAINED	MONOLITHIC IMPACT-RESISTANT (CLEAR)	COORDINATE WITH WINDOW TYPE H
104a	E	SINGLE SWINGING	EXISTING/ WINDOOR		104 KITCHEN	/	EXTERIOR	2'-8"	7'-0"	2 1/4"	ALUMINUM	BRONZE	MONOLITHIC IMPACT-RESISTANT (CLEAR)	
104b	G	PAIRED SWINGING WITH TRANSOM	WINDOOR	ESTATE	104 KITCHEN	/	111 BFAST TERRACE	6'-3"	8'-10"	1 3/4"	ALUMINUM	BRONZE	MONOLITHIC IMPACT-RESISTANT (CLEAR)	
106a	D	SINGLE SWINGING	EXISTING		106 POWDER ROOM	/	EXTERIOR	2'-3"	6'-6"	1 3/4"	STEEL	PAINTED	N/A	EXISTING TO REMAIN
207a	E	SINGLE SWINGING	WINDOOR	ESTATE	207 SITTING ROOM	/	208 TERRACE	2'-8"	7'-0"	1 3/4"	ALUMINUM	BRONZE	MONOLITHIC IMPACT-RESISTANT (CLEAR)	
211a	C	SINGLE SWINGING	EXISTING/ WINDOOR		211 BEDROOM 2	/	BALCONY	2'-4"	6'-10"	2 3/4"	ALUMINUM	BRONZE	MONOLITHIC IMPACT-RESISTANT (CLEAR)	EXISTING TO REMAIN
213a	B	PAIRED SWINGING	EXISTING/ WINDOOR		213 BEDROOM 3	/	BALCONY	4'-0"	7'-0"	3 3/4"	ALUMINUM	BRONZE	MONOLITHIC IMPACT-RESISTANT (CLEAR)	EXISTING TO REMAIN

GRAPHIC SCALE 0' 6" 2' 4'

Scale: 3/4"=1'

FINAL SUBMITTAL

Dukcevich Residence

210 Dunbar Rd.
Palm Beach, Florida 33480

SHEET TITLE
DOOR TYPES & SCHEDULE

DATE
29 DECEMBER 2025

SCALE
3/4" = 1'-0"

DRAFTSMAN
CRWL

SHEET NO.
MH A510

C.R.W. LAUX
561-441-1271 Architect crwlaux.com

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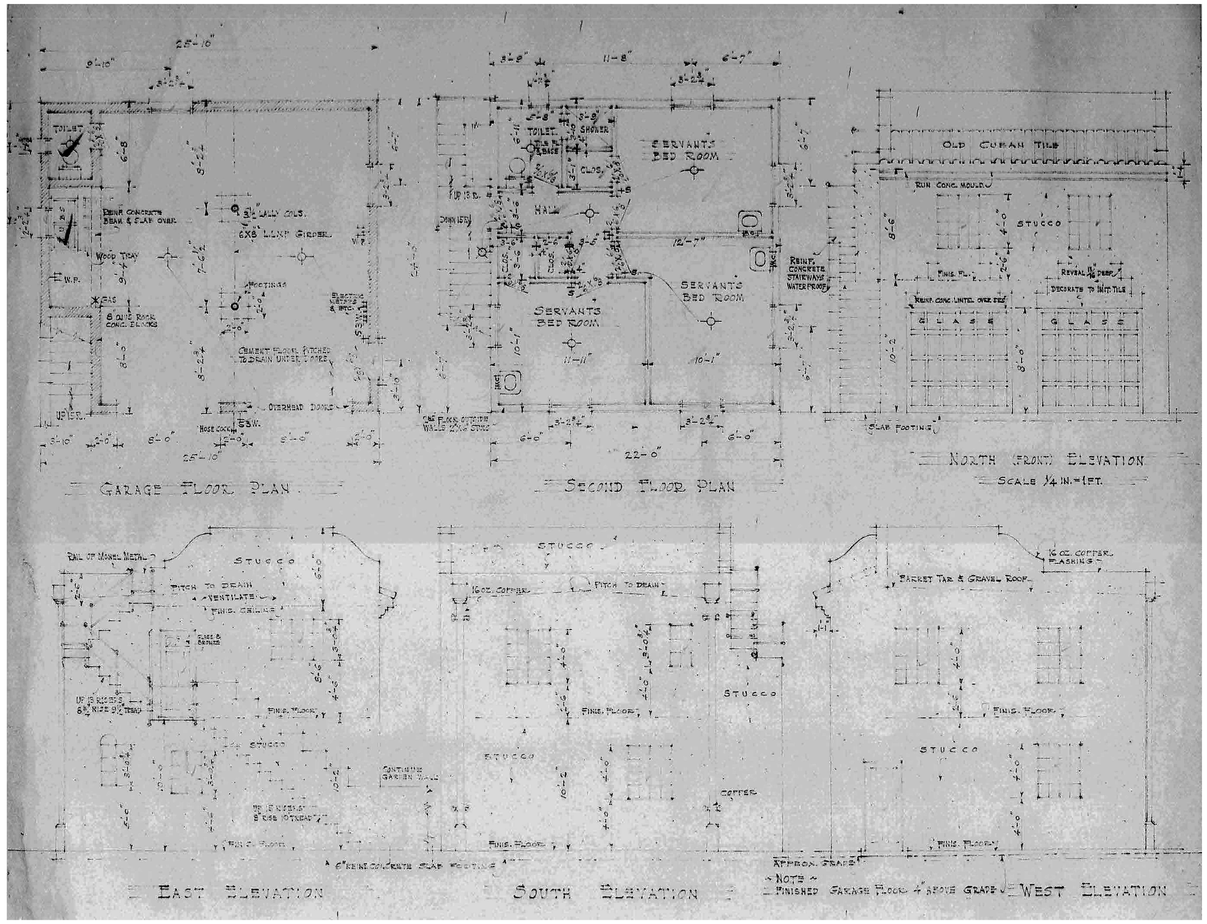

1 CARRIAGE HOUSE DESIGN, JULIUS JACOBS

FINAL SUBMITTAL

Dukcevich Residence

210 Dunbar Rd.
Palm Beach, Florida 33480

SHEET TITLE
CARRIAGE HOUSE ARCHIVE DRAWINGS

DATE
29 DECEMBER 2025

SHEET NO.
CH H200

SCALE
N.T.S.

DRAFTSMAN
CRWL

C.R.W. LAUX
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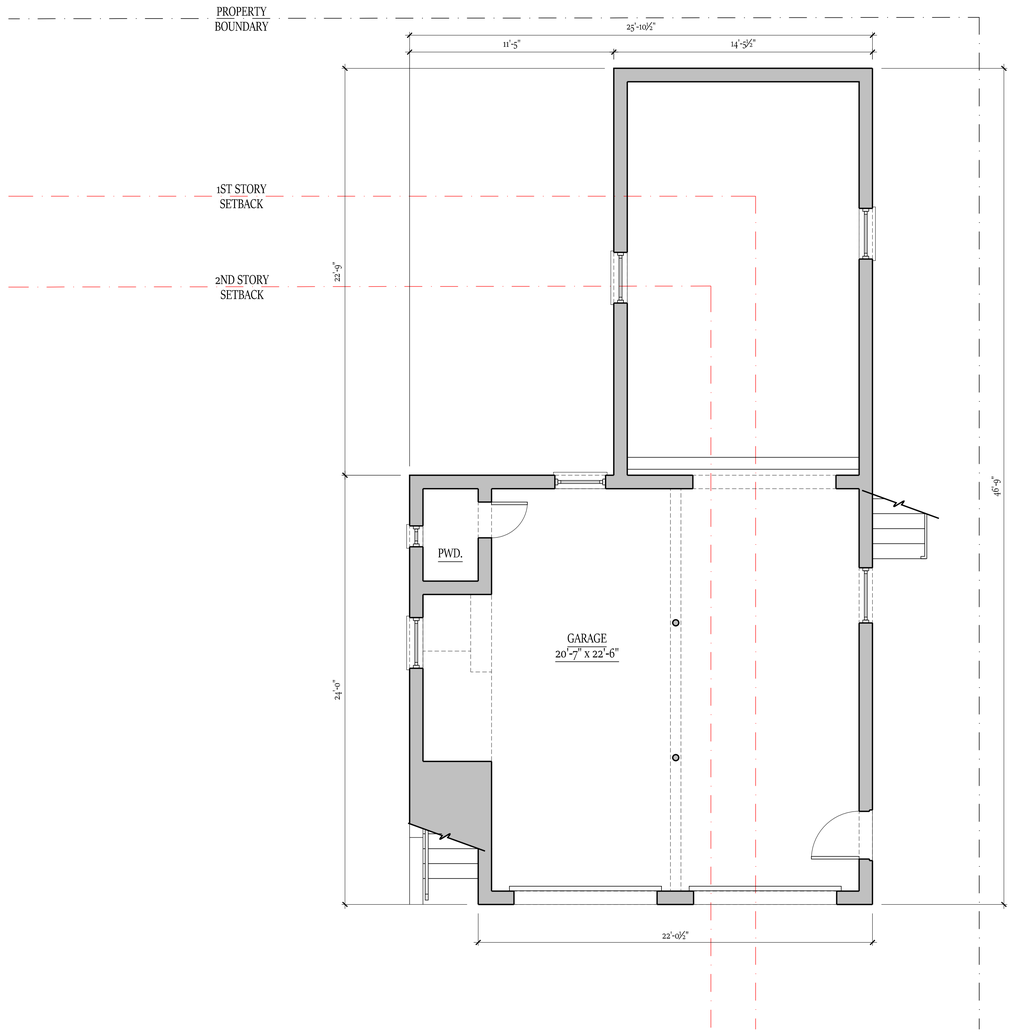
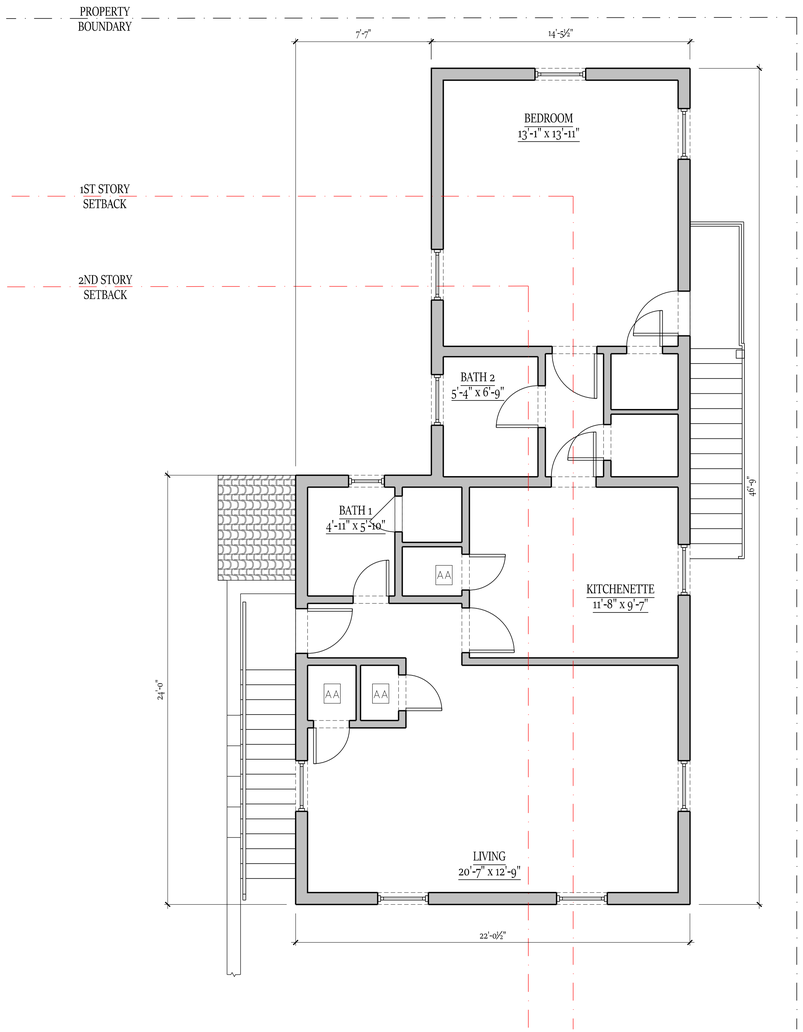


1 FIRST FLOOR PLAN

936 SQ. FT.



2 SECOND FLOOR PLAN

858 SQ. FT.

NORTH

GRAPHIC SCALE 0' 5' 10'

Scale: 1/4" = 1'

FINAL SUBMITTAL

Dukcevich Residence

210 Dunbar Rd.
Palm Beach, Florida 33480

SHEET TITLE
EXISTING PLANS

DATE
29 DECEMBER 2025

SCALE
1/4" = 1'-0"

DRAFTSMAN
CRWL

SHEET NO.
CH EX100

C.R.W. LAUX
561-441-1271 Architect crwlaux.com

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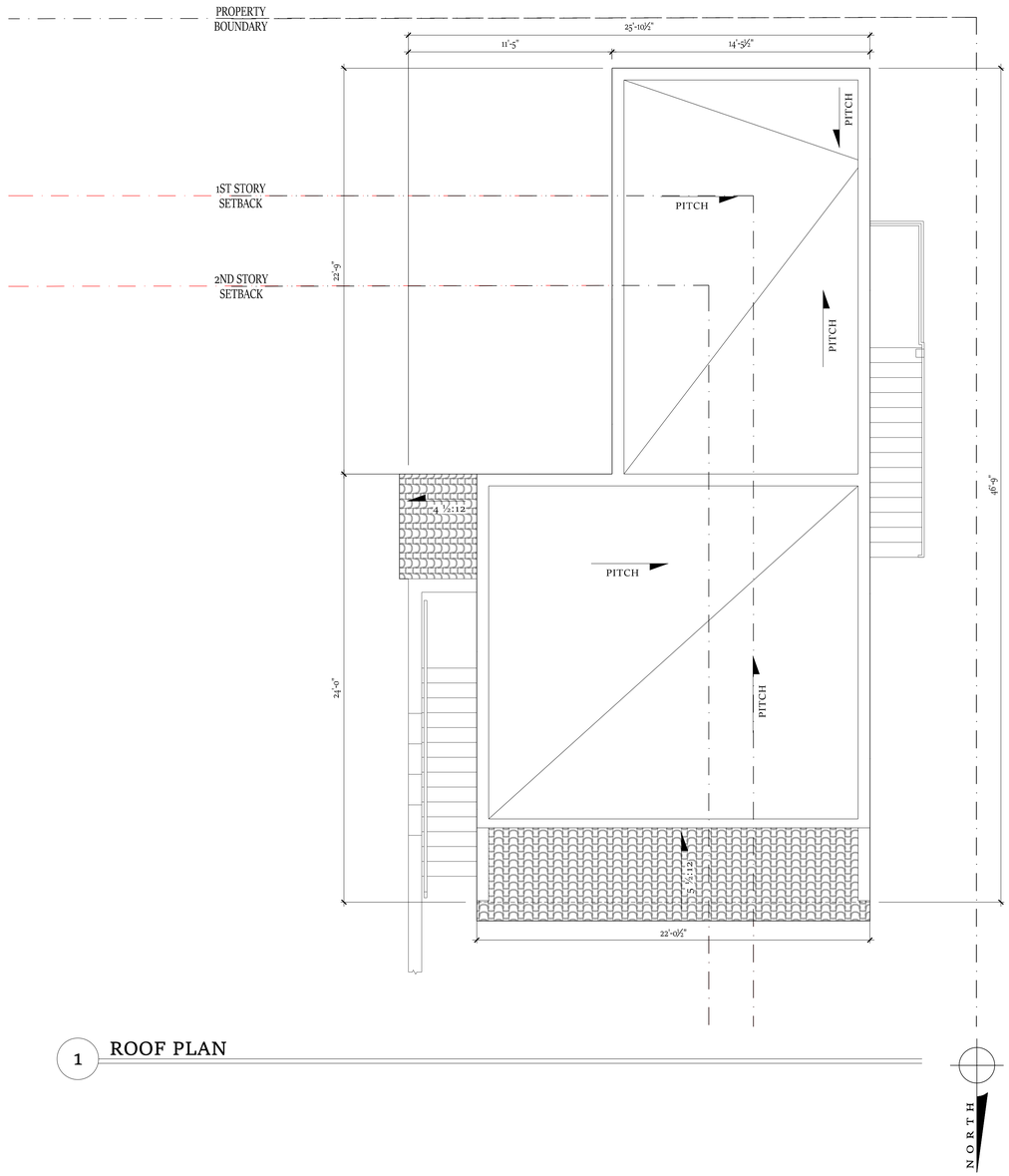

1 ROOF PLAN

GRAPHIC SCALE 0' 5' 10'

Scale: 1/4"=1'

FINAL SUBMITTAL

Dukcevich Residence

210 Dunbar Rd.
Palm Beach, Florida 33480

SHEET TITLE
EXISTING
ROOF PLAN

DATE
29 DECEMBER 2025

SCALE
1/4"=1'-0"

DRAFTSMAN
CRWL

SHEET NO.
CH
EX110

C.R.W. LAUX
561-441-1271 Architect crwlaux.com

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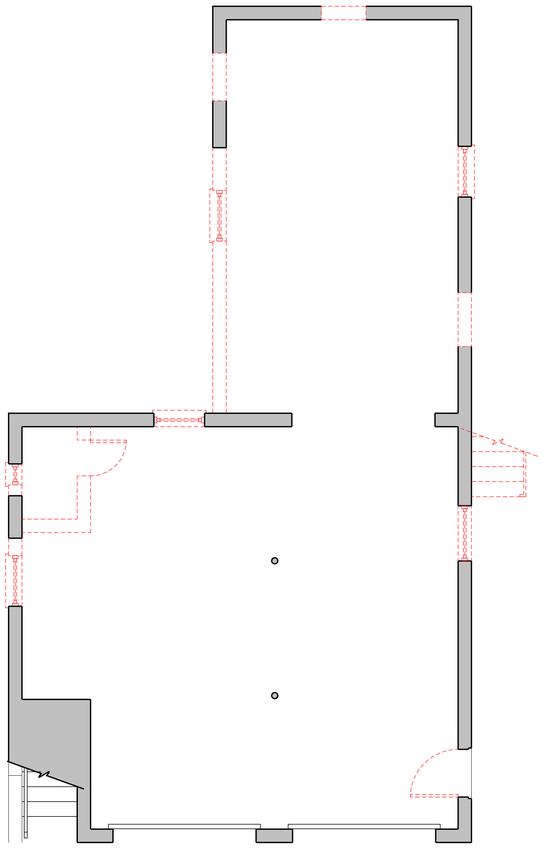
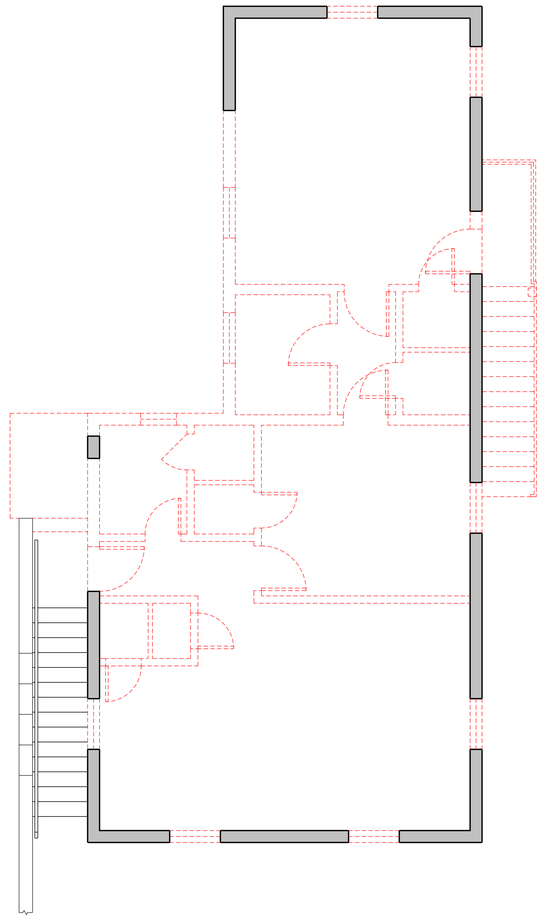


1 FIRST FLOOR PLAN



2 SECOND FLOOR PLAN

KEY

RETAINED

REMOVED

NORTH

GRAPHIC SCALE 0' 5' 10'

Scale: 1/4" = 1'

FINAL SUBMITTAL

Dukcevich Residence

210 Dunbar Rd.
Palm Beach, Florida 33480

SHEET TITLE
DEMOLITION PLANS

DATE
29 DECEMBER 2025

SCALE
1/4" = 1'-0"

DRAFTSMAN
CRWL

SHEET NO.
CH D100

C.R.W. LAUX
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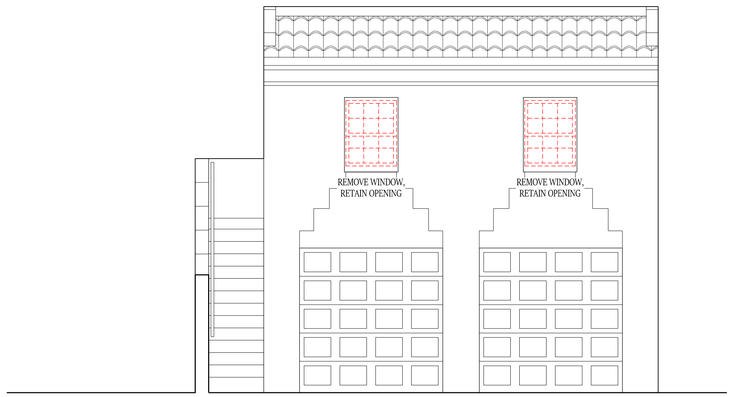
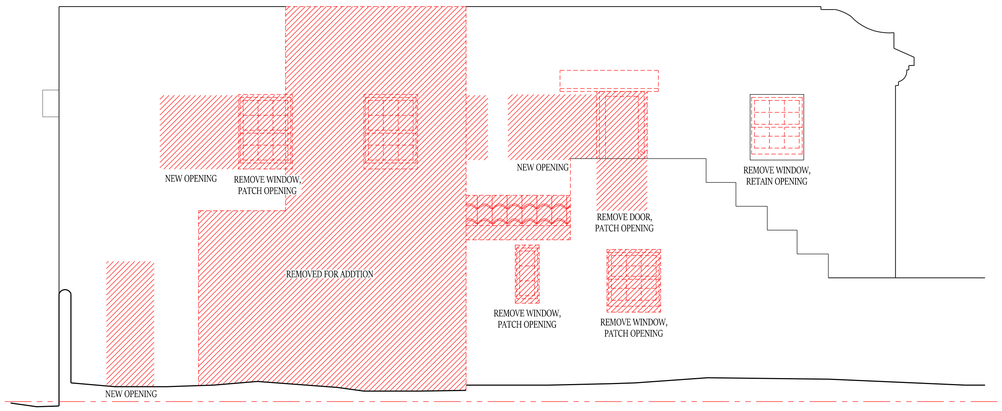
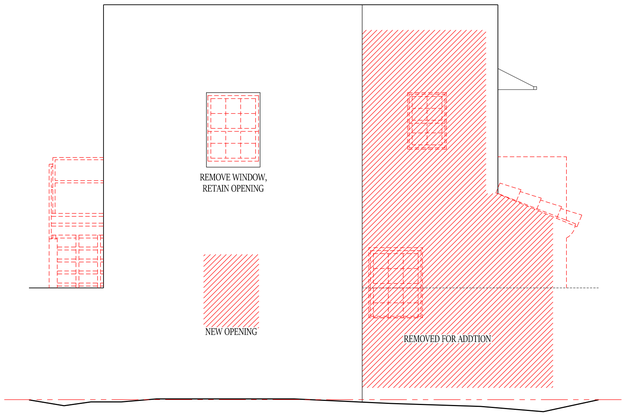
PROJECT DATUM
NAVD SURVEY DATUM



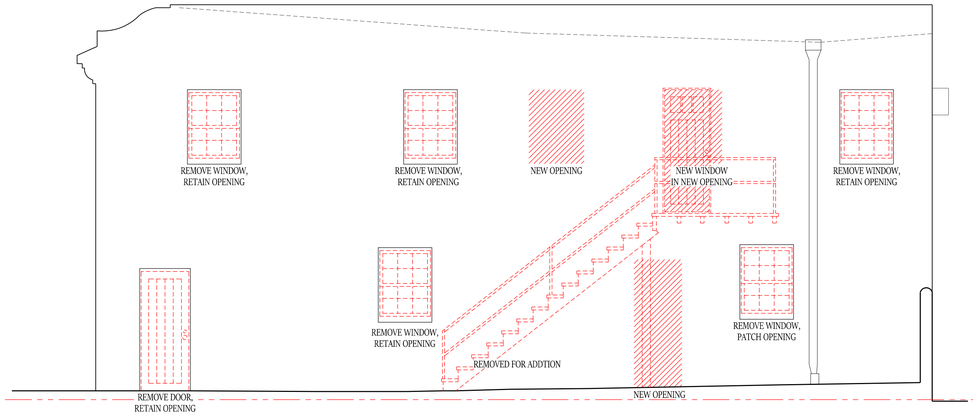
1 NORTH ELEVATION



2 EAST ELEVATION



3 NORTH ELEVATION



4 EAST ELEVATION

GRAPHIC SCALE 0' 5' 10'
Scale: 1/4"=1'

FINAL SUBMITTAL

Dukcevich Residence

210 Dunbar Rd.
Palm Beach, Florida 33480

SHEET TITLE
CARRIAGE HOUSE DEMOLTION ELEVS

DATE
29 DECEMBER 2025

SHEET NO.
CH D200

SCALE
1/4"=1'-0"

DRAFTSMAN
CRWL

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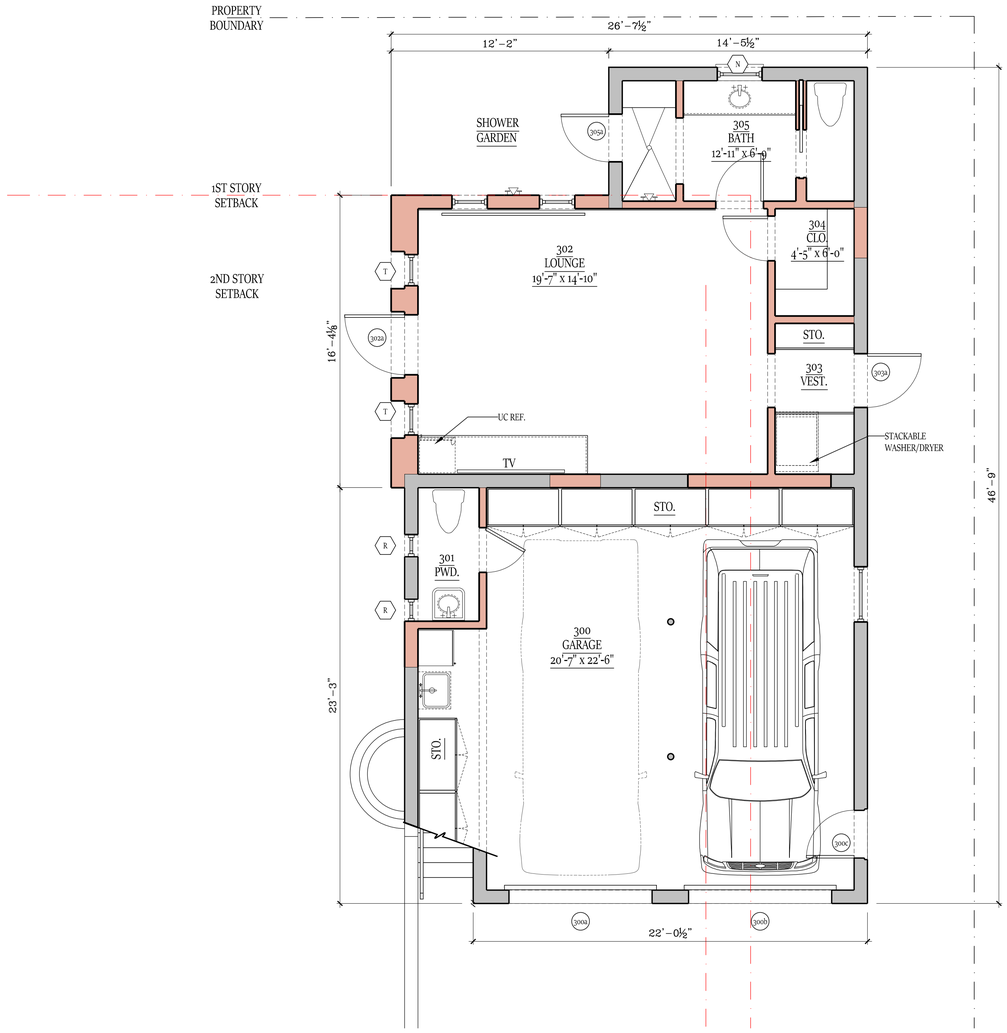
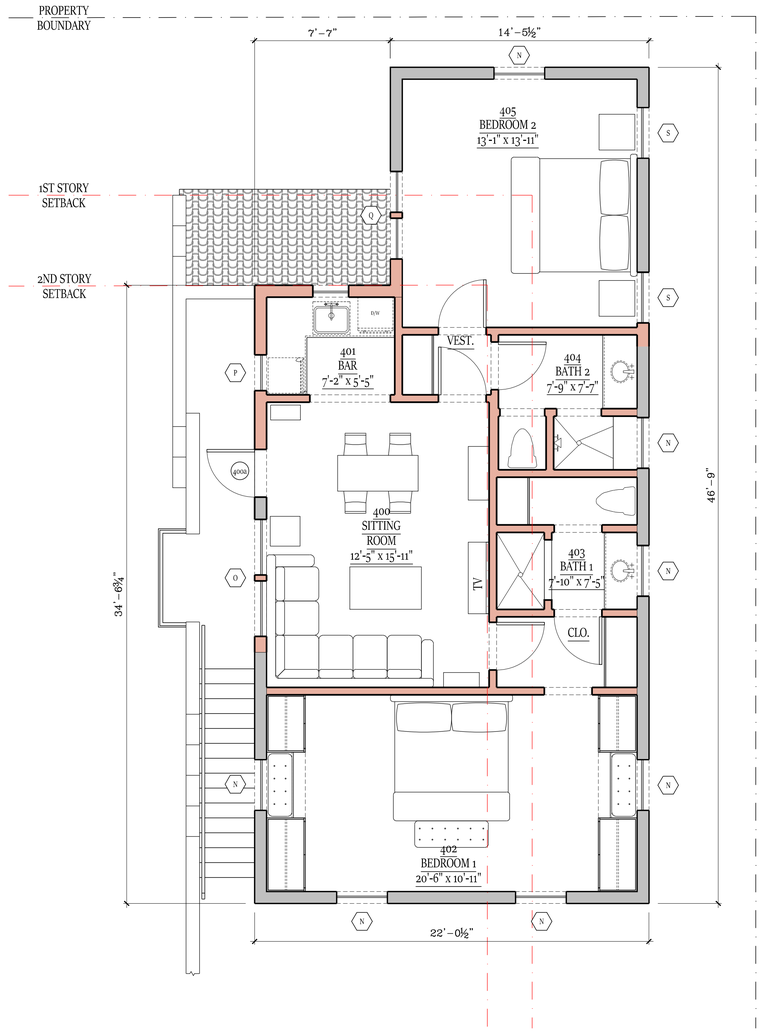


1 FIRST FLOOR PLAN

1126 SQ. FT.



2 SECOND FLOOR PLAN

938 SQ. FT.

KEY

EXISTING WALL

NEW WALL

NORTH

GRAPHIC SCALE 0' 5' 10'

Scale: 1/4"=1'

FINAL SUBMITTAL

Dukcevich Residence

210 Dunbar Rd.
Palm Beach, Florida 33480

SHEET TITLE

PROPOSED PLANS

DATE 29 DECEMBER 2025

SCALE 1/4"=1'-0"

DRAFTSMAN CRWL

SHEET NO. CH A100

C.R.W. LAUX
561-441-1271 Architect crwlaux.com

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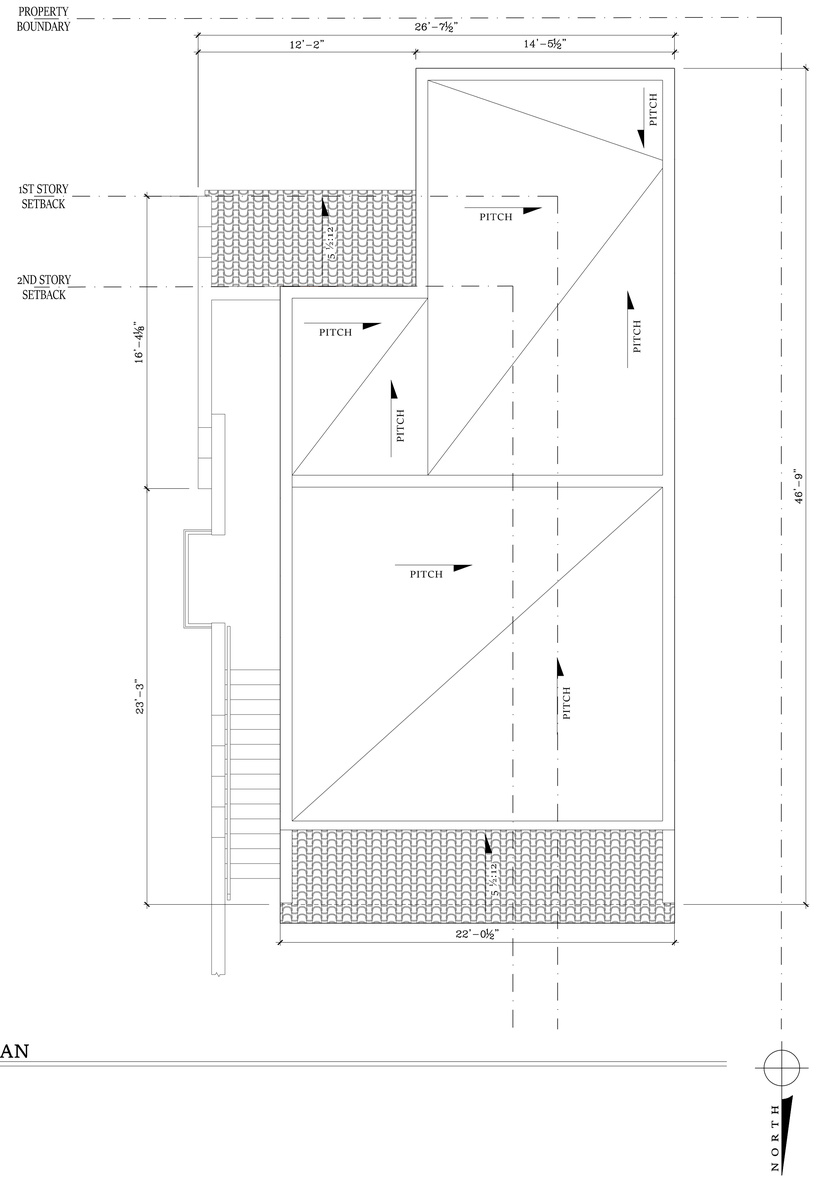

1 ROOF PLAN

GRAPHIC SCALE 0' 5' 10'

Scale: 1/4"=1'

FINAL SUBMITTAL

Dukcevich Residence

210 Dunbar Rd.
Palm Beach, Florida 33480

SHEET TITLE
PROPOSED ROOF PLAN

DATE
29 DECEMBER 2025

SCALE
1/4"=1'-0"

DRAFTSMAN
CRWL

SHEET NO.
CH A110

C.R.W. LAUX
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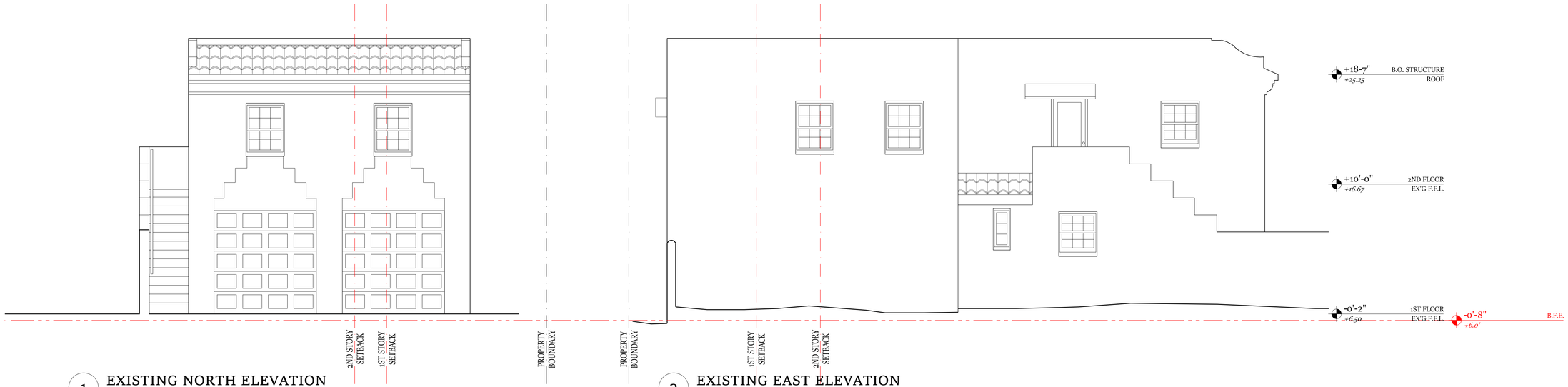
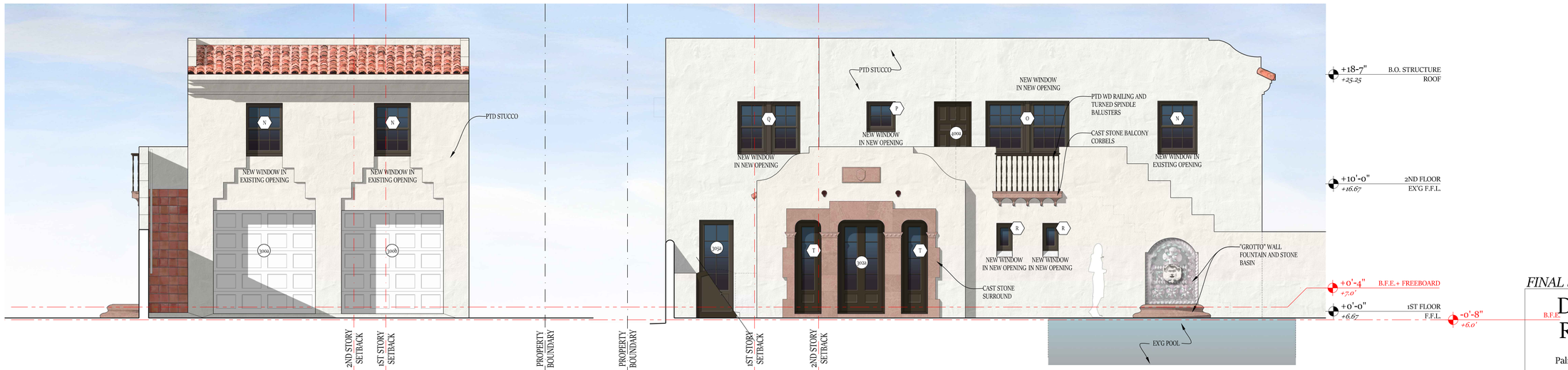
PROJECT DATUM
NAVD SURVEY DATUM



1 EXISTING NORTH ELEVATION

2 EXISTING EAST ELEVATION



3 PROPOSED NORTH ELEVATION

4 PROPOSED EAST ELEVATION

GRAPHIC SCALE 0' 5' 10'
Scale: 1/4"=1'

FINAL SUBMITTAL

Dukcevich Residence

210 Dunbar Rd.
Palm Beach, Florida 33480

SHEET TITLE
CARRIAGE HOUSE ELEVATIONS

DATE
29 DECEMBER 2025

SHEET NO.
CH A200

SCALE
1/4"=1'-0"

DRAFTSMAN
CRWL

C.R.W. LAUX
561-441-1271 Architect crwlaux.com

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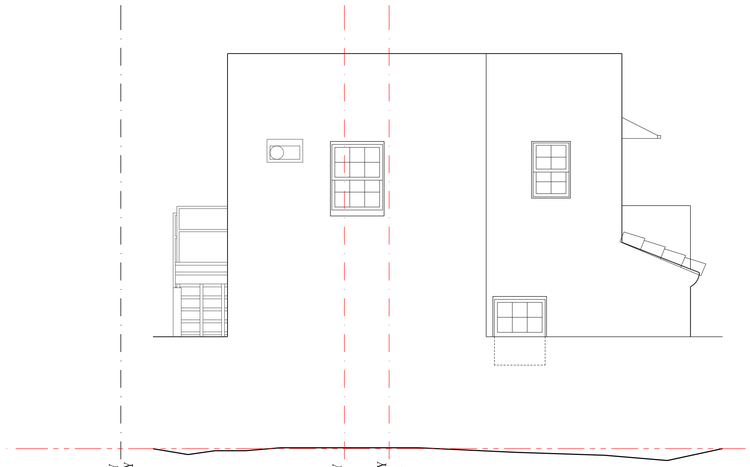
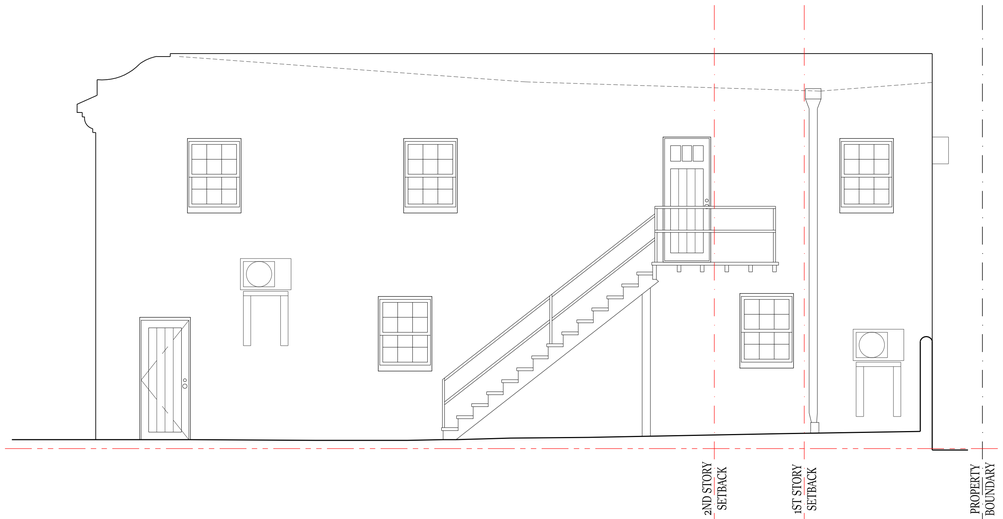
PROJECT DATUM
NAVD SURVEY DATUM



1 EXISTING SOUTH ELEVATION

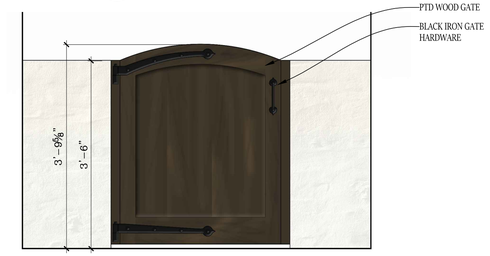


2 EXISTING WEST ELEVATION



3 PROPOSED SOUTH ELEVATION

4 PROPOSED WEST ELEVATION



5 GARDEN GATE

3/4"=1'-0"

GRAPHIC 0' 5' 10' SCALE
Scale: 1/4"=1'

FINAL SUBMITTAL

Dukcevich Residence

210 Dunbar Rd.
Palm Beach, Florida 33480

SHEET TITLE
CARRIAGE HOUSE ELEVATIONS

DATE
29 DECEMBER 2025

SCALE
1/4"=1'-0"

DRAFTSMAN
CRWL

SHEET NO.
CH A201

C.R.W. LAUX
561-441-1271 Architect crwlaux.com

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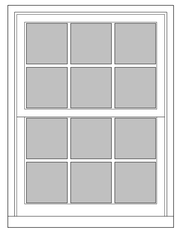
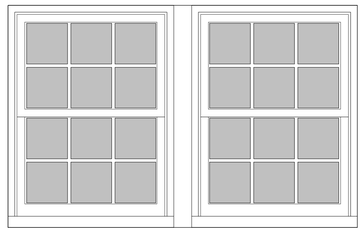


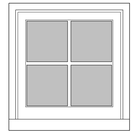
1 WINDOW TYPE N

1ST, 2ND FLR CARRIAGE HOUSE



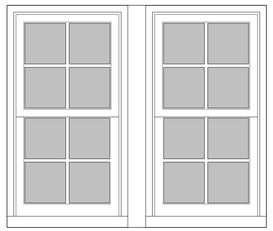
2 WINDOW TYPE O

2ND FLOOR CARRIAGE HOUSE



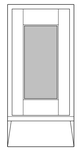
3 WINDOW TYPE P

1ST, 2ND FLR CARRIAGE HOUSE



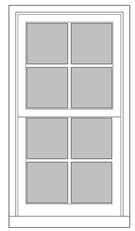
4 WINDOW TYPE Q

2ND FLOOR CARRIAGE HOUSE



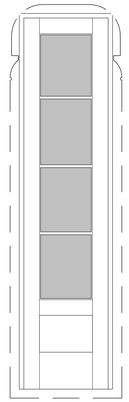
5 WINDOW TYPE R

1ST FLOOR CARRIAGE HOUSE



6 WINDOW TYPE S

2ND FLOOR CARRIAGE HOUSE



7 WINDOW TYPE T

2ND FLOOR CARRIAGE HOUSE

WINDOW KEY

TYPE	DESCRIPTION	MANUFACTURER	MODEL #	WINDOW UNIT SIZE			GRILLE CONFIGURA	GRILLE	MATERIAL	GLASS	COLOR (EXT/INT	HARDWARE FINISH/COLOR	SCREEN	MISC
				W	H	HEAD								
N	SINGLE HUNG	WINDOOR	ESTATE	3'-1"	4'-2"	6'-8"/EXISTING	6 OVER 6	3/4"	ALUMINUM	MONOLITHIC IMPACT-RESISTANT (CLEAR)	BRONZE		REMOVABLE	EXISTING WINDOW HEAD HEIGHTS TO REMAIN
O	PAIRED SINGLE HUNG	WINDOOR	ESTATE	6'-6"	4'-2"	6'-8"	6 OVER 6	3/4"	ALUMINUM	MONOLITHIC IMPACT-RESISTANT (CLEAR)	BRONZE		REMOVABLE	TWO TYPE N WINDOWS
P	AWNING	WINDOOR	ESTATE	2'-3"	2'-4"	6'-8"	2 BY 2	3/4"	ALUMINUM	MONOLITHIC IMPACT-RESISTANT (CLEAR)	BRONZE		REMOVABLE	
Q	PAIRED SINGLE HUNG	WINDOOR	ESTATE	4'-10"	4'-2"	6'-8"	4 OVER 4	3/4"	ALUMINUM	MONOLITHIC IMPACT-RESISTANT (CLEAR)	BRONZE		REMOVABLE	TWO TYPE S WINDOWS
R	AWNING	WINDOOR	ESTATE	1'-3"	2'-8"	7'-0"	NONE	3/4"	ALUMINUM	MONOLITHIC IMPACT-RESISTANT (CLEAR)	BRONZE		REMOVABLE	
S	SINGLE HUNG	WINDOOR	ESTATE	2-3"	4'-2"	6'-8"	4 OVER 4	3/4"	ALUMINUM	MONOLITHIC IMPACT-RESISTANT (CLEAR)	BRONZE		REMOVABLE	
T	FIXED	CUSTOM		1'-9"	7'-0"	7'-0"	4 LITE	3/4"	WOOD	MONOLITHIC IMPACT-RESISTANT (CLEAR)	PTD/BRONZE		N/A	COORDINATE WITH DOOR TYPE N

GRAPHIC SCALE 0' 6" 2' 4'

Scale: 3/4"=1'

FINAL SUBMITTAL

Dukcevich Residence

210 Dunbar Rd.
Palm Beach, Florida 33480

SHEET TITLE

WINDOW TYPES & KEY

DATE 29 DECEMBER 2025

SCALE 3/4" = 1'-0"

DRAFTSMAN CRWL

SHEET NO. CH A500

C.R.W. LAUX
561-441-1271 Architect crwlaux.com

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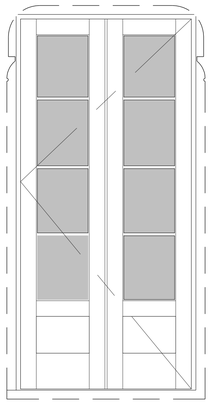
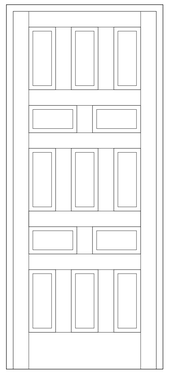
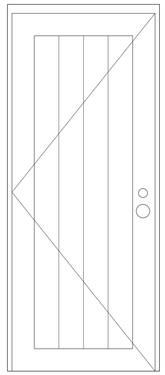


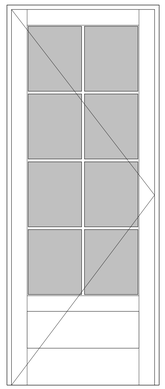
1 DOOR TYPE N



2 DOOR TYPE O



3 DOOR TYPE P



4 DOOR TYPE Q

DOOR SCHEDULE

TAG	TYPE	DESCRIPTION	MANUFACTURER	MODEL #	LOCATION			DOOR OPENING SIZE		DOOR THICKNESS	MATERIAL	FINISH & COLOR	GLASS	MISC
					FROM	/	TO	W	H					
300c	P	SINGLE SWINGING	CUSTOM		300 GARAGE	/	EXTERIOR	2'-8"	6'-8"	2 1/4"	WOOD	PAINTED	N/A	MATCH EXISTING SIZE
302a	N	SINGLE SWINGING	CUSTOM		302 LOUNGE	/	EXTERIOR	3'-3"	7'-0"	2 1/4"	WOOD	PAINTED	N/A	COORDINATE WITH WINDOW TYPE T
303a	Q	SINGLE SWINGING	WINDOOR	ESTATE	303 VEST.	/	EXTERIOR	2'-8"	7'-0"	1 3/4"	ALUMINUM	BRONZE	MONOLITHIC IMPACT-RESISTANT (CLEAR)	
305a	Q	SINGLE SWINGING	WINDOOR	ESTATE	305 BATH	/	EXTERIOR	2'-8"	7'-0"	1 3/4"	ALUMINUM	BRONZE	MONOLITHIC IMPACT-RESISTANT (CLEAR)	
400a	O	SINGLE SWINGING	CUSTOM		400 SITTING ROOM	/	TERRACE	2'-8"	4'-2"	2 1/4"	WOOD	PAINTED	N/A	

GRAPHIC 0' 6" 2' 4' SCALE
Scale: 3/4"=1'

FINAL SUBMITTAL

Dukcevich Residence

210 Dunbar Rd.
Palm Beach, Florida 33480

SHEET TITLE
DOOR TYPES & SCHEDULE

DATE
29 DECEMBER 2025

SCALE
3/4" = 1'-0"

DRAFTSMAN
CRWL

SHEET NO.
CH A510

C.R.W. LAUX
561-441-1271 Architect crwlaux.com

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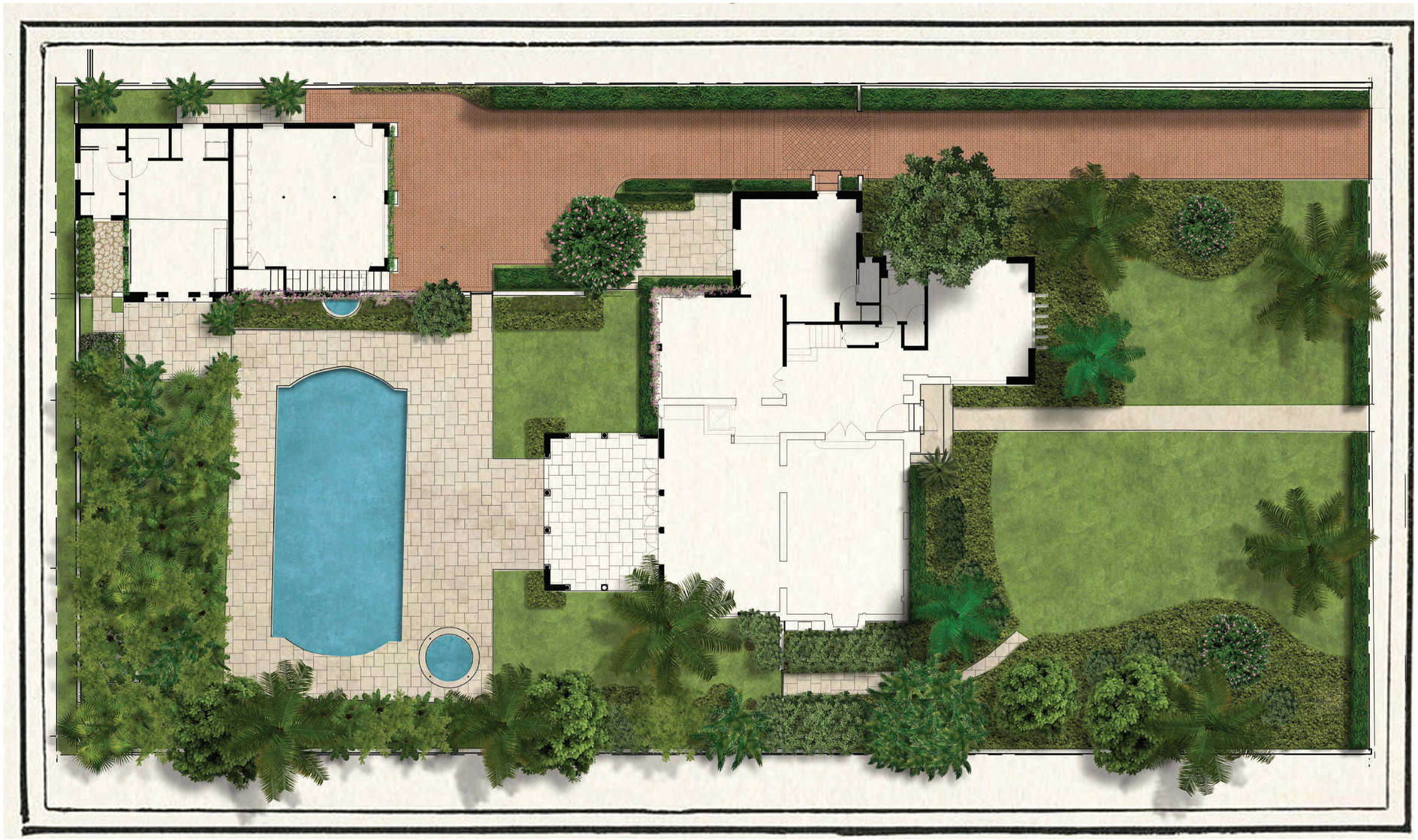


210 Dunbar Road

Palm Beach, Florida

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:**	210 Dunbar Road		
2	**Lot Area (sq. ft.):**	19,532		
3		REQUIRED	EXISTING	PROPOSED
4	Landscape Open Space (LOS) (Sq Ft and %)	8,789(45%)	9,709 (49.7%)	9,898 (50.67%)
5	LOS to be altered (Sq FT and %)		100%	100%
6	Perimeter LOS (Sq Ft and %)	4,394 (50%)	3,467 (39%)	3,614 (41%)
7	Front Yard LOS (Sq Ft and %)	1,760 (40%)	2,248 (51%)	2,236 (50.89%)
8	Native Trees %	30%	N/A	4 (40%)
9	Native Shrubs & Vines %	30%	N/A	180 (30%)
10	Native Groundcover %	30%	N/A	157 (100%)

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

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

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

See Ord. 003-2023 *REV BF 20230727*

Landscape Sheet List

L1.0 Site Illustration / Title Sheet (for presentation)
IL1.1 Landscape Elevations (for presentation)
IL1.2 Landscape Elevations (for presentation)
OS1 Openspace Diagrams
EP1.0 Tree Survey
EP1.1 Tree Dispostion / Existing Landscape/ Tree Chart
EP1.2 Paving Removals
EP1.3 Existing Landscape Photographs
L1.1 Site Plan / Materials Sheet
L3.1 Planting Plan
L4.1 Plant List and Legend
SS1.1 Site Sections
CS1.1 Construction Screening Plan
TR1.1Truck Logistics Plan

N

0' 10' 20'

VERTESCH LANDSCAPE ARCHITECTURE
6430 Robinson Street, Jupiter, FL 33458
Telephone: 561-316-6232 Email: hello@VerteschLA.com
FL LIC*: LA6666691 NY LIC: 002927

DATE:
1. 12/26/2025 Final Submittal

SCALE
1/8" = 1'-0"

SHEET
Title Page

L0.0

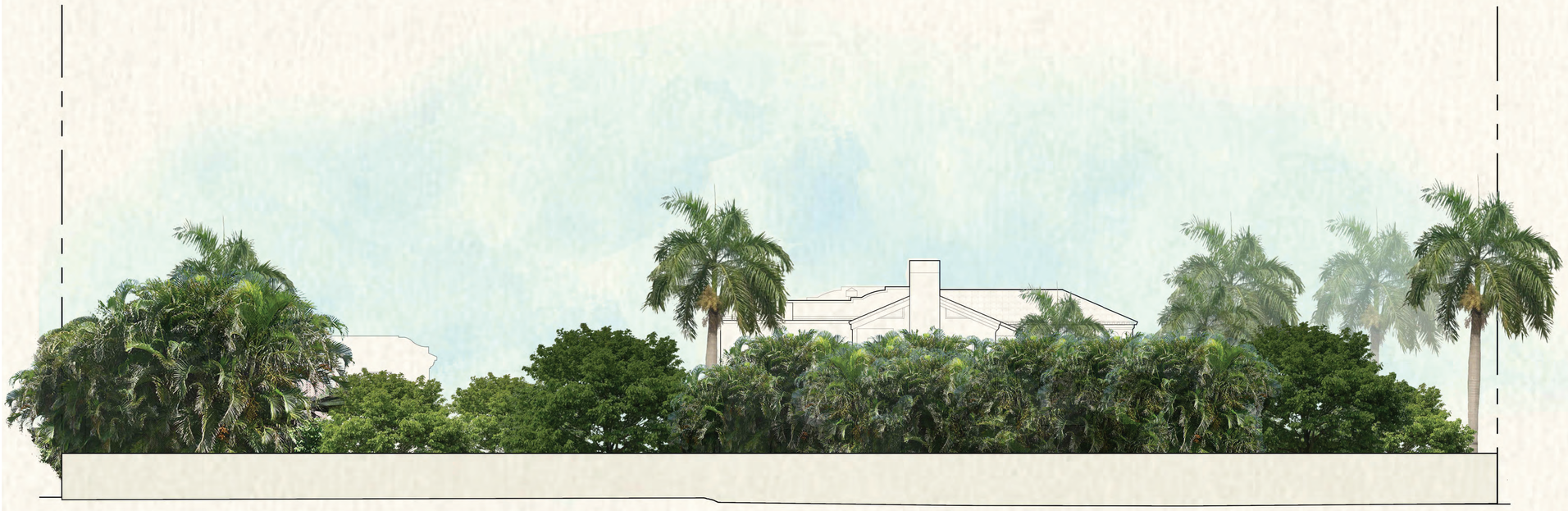
Safety is a Priority - always Call Before You Dig

811

Know what's below. Call before you dig.



1 - ELEVATION ILLUSTRATION
NORTH
SCALE: 1/8" = 1'-0"



2 - ELEVATION ILLUSTRATION
EAST
SCALE: 1/8" = 1'-0"

210 Dunbar Road

Palm Beach, Florida

0' 10' 20'

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SHEET
Elevation Illustration
IL1.1

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210 Dunbar Road

Palm Beach, Florida



1 - ELEVATION ILLUSTRATION
SOUTH
SCALE: 1/8" = 1'-0"



2 - ELEVATION ILLUSTRATION
WEST
SCALE: 1/8" = 1'-0"

0' 10' 20'

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SHEET
Elevation Illustration
IL1.2

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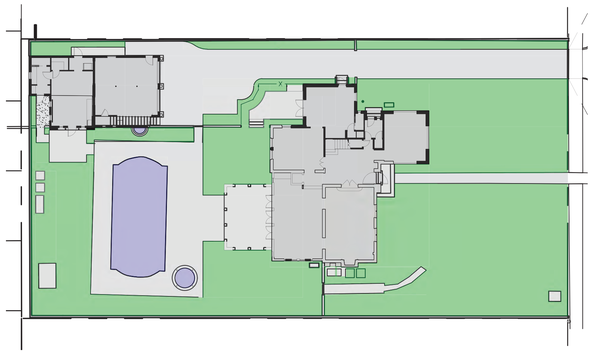
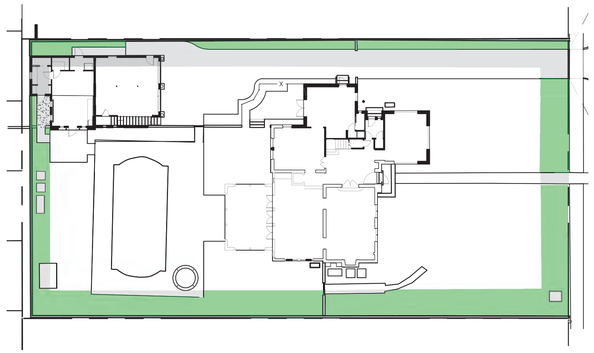
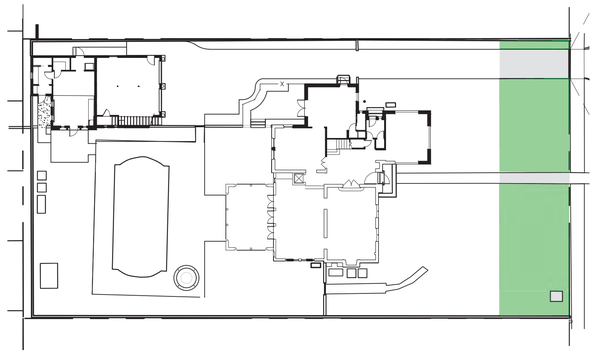


Overall Landscape
Openspace



Perimeter Landscape
Openspace



Front Yard Landscape
Openspace

Town of Palm Beach

Planning Zoning and Building
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210 Dunbar Road

Palm Beach, Florida

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SCALE
N.T.S.

SHEET
Openspace Diagrams
OS 1

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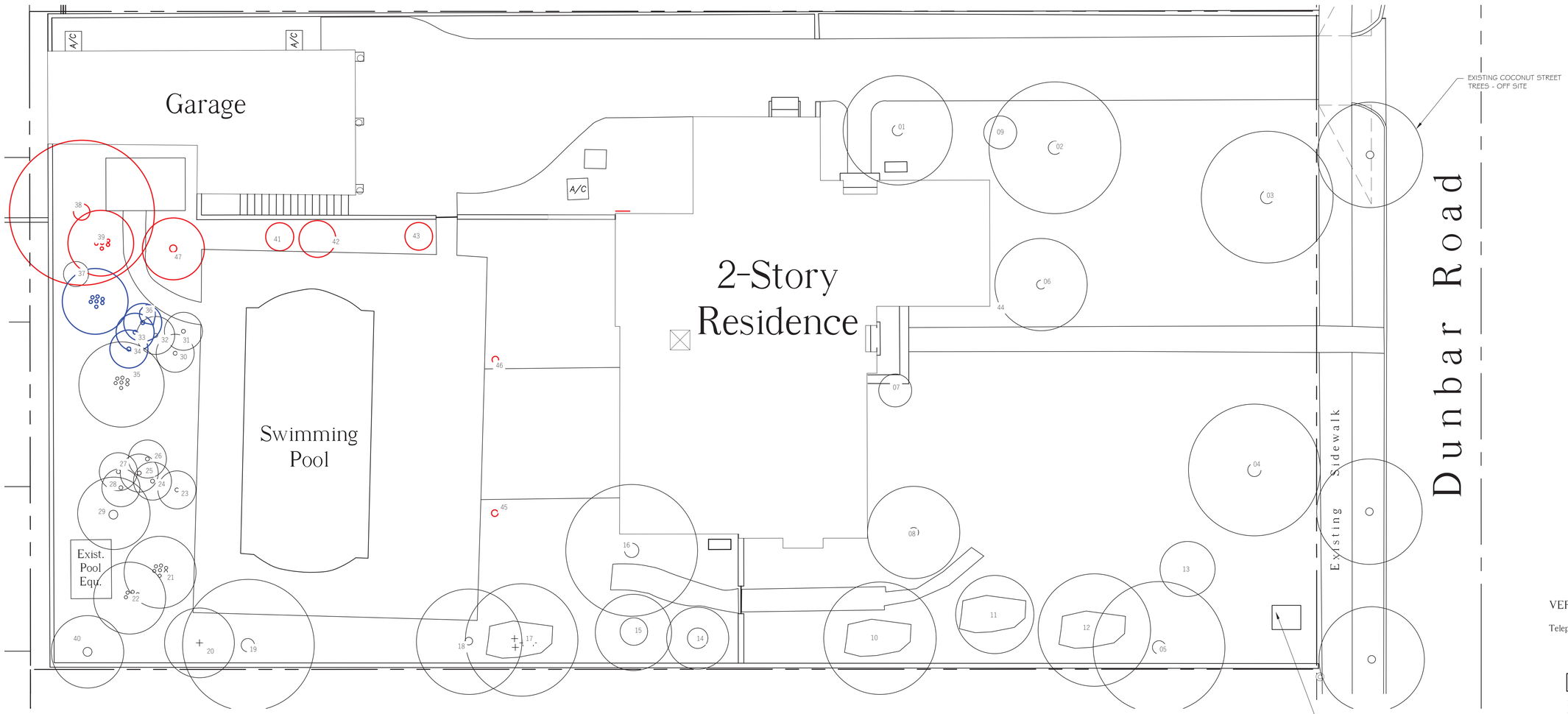

210 Dunbar Road

Palm Beach, Florida

N

0' 10' 20'

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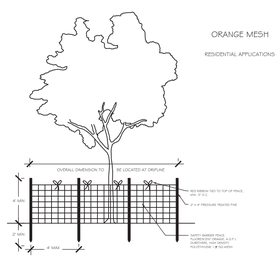
Plants shown in BLUE to be relocated
Plants shown in BLACK are to remain



TREE PROTECTION DETAIL

N.T.S

TREE LIST

Item #	Scientific Name	Common Name	Height	Condition	Disposition
1	TBD	TBD	23'	Good	Remain
2	Roystonea regia	Royal Palm	23'	Good	Remain
3	Roystonea regia	Royal Palm	23'	Good	Remain
4	Roystonea regia	Royal Palm	23'	Good	Remain
5	Roystonea regia	Royal Palm	23'	Good	Remain
6	Wodyetia bifurcata	Foxtail Palm	23'	Good	Remain
7	Phoenix roebelenii	Pigmy Date Palm	23'	Good	Remain
8	Wodyetia bifurcata	Foxtail Palm	23'	Good	Remain
9	Phoenix roebelenii	Pigmy Date Palm	23'	Good	Remain
10	Dypsis lutescens	Areca Palm	23'	Good	Remain
11	Schefflera Actinophylla	Umbrella Tree	23'	Good	Remain
12	Schefflera Actinophylla	Umbrella Tree	23'	Good	Remain
13	Nerium oleander	Nerium	23'	Good	Remain
14	Dypsis lutescens	Areca Palm	23'	Good	Remain
15	Wodyetia bifurcata	Fishtail Palm	23'	Good	Remain
16	Roystonea regia	Royal Palm	23'	Good	Remain
17	Schefflera Actinophylla	Umbrella Tree	23'	Good	Remain
18	Roystonea regia	Royal Palm	23'	Good	Remain
19	Roystonea regia	Royal Palm	23'	Good	Remain
20	Schefflera Actinophylla	Umbrella Tree	23'	Good	Remain
21	Dypsis lutescens	Areca Palm	23'	Good	Remain
22	Dypsis lutescens	Areca Palm	23'	Good	Remain
23	Thrinax radiata	Florida Thatch Palm	23'	Good	Remain
24	Thrinax radiata	Florida Thatch Palm	23'	Good	Remain
25	Thrinax radiata	Florida Thatch Palm	23'	Good	Remain
26	Thrinax radiata	Florida Thatch Palm	23'	Good	Remain
27	Thrinax radiata	Florida Thatch Palm	23'	Good	Remain
28	Thrinax radiata	Florida Thatch Palm	23'	Good	Remain
29	Sabal palmetto	Cabbage Palm	23'	Good	Remain
30	Thrinax radiata	Florida Thatch Palm	23'	Good	Remain
31	Thrinax radiata	Florida Thatch Palm	23'	Good	Remain
32	Thrinax radiata	Florida Thatch Palm	23'	Good	Remain
33	Thrinax radiata	Florida Thatch Palm	23'	Good	Relocate
34	Thrinax radiata	Florida Thatch Palm	23'	Good	Relocate
35	Dypsis lutescens	Areca Palm	26'	Good	Relocate
36	Dypsis lutescens	Areca Palm	26'	Good	Relocate
37	Wodyetia bifurcata	Fishtail Palm	26'	Good	Remain
38	Roystonea regia	Royal Palm	26'	Good	Remove
39	Schefflera Actinophylla	Umbrella Tree	26'	Good	Remove
40	Sabal palmetto	Cabbage Palm	23'	Good	Remain
41	Dypsis lutescens	Areca Palm	24'	Good	Relocate
42	Dypsis lutescens	Areca Palm	24'	Good	Remove
43	Bougainvillea	Bougainvillea	22'	Good	Remove
44	Phoenix roebelenii	Pigmy Date Palm		Good	Remove
45	Beaucarnea guatemalensis	Ponytail Palm		Good	Remove
46	Beaucarnea guatemalensis	Ponytail Palm		Good	Remove
47	Schefflera Actinophylla	Umbrella Tree		Good	Remove

SCALE

1/8" = 1'-0"

SHEET

Tree Survey

EP1.0

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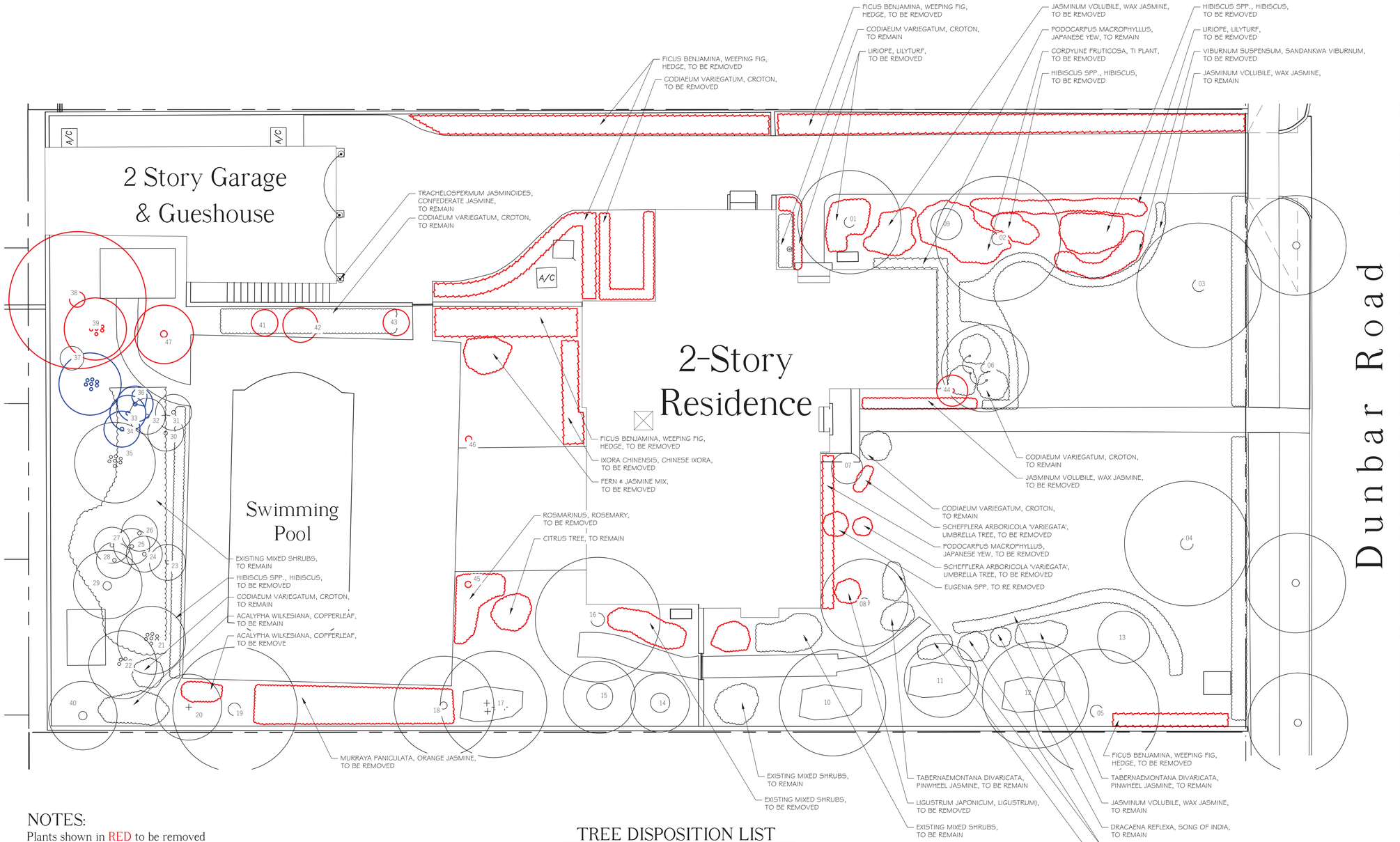

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Palm Beach, Florida

N

0' 10' 20'

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SHEET
Existing Planting/
Tree Disposition Plan

EP1.1

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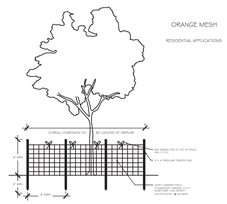

1 / EP1.1 SINGLE TRUNK TREE PLANTING DETAIL N.T.S

TREE DISPOSITION LIST

Item #	Scientific Name	Common Name	Height	Condition	Disposition
1	TBD	TBD	23'	Good	Remain
2	Roystonea regia	Royal Palm	23'	Good	Remain
3	Roystonea regia	Royal Palm	23'	Good	Remain
4	Roystonea regia	Royal Palm	23'	Good	Remain
5	Roystonea regia	Royal Palm	23'	Good	Remain
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7	Phoenix roebelenii	Pygmy Date Palm	23'	Good	Remain
8	Wodyetia bifurcata	Foxtail Palm	23'	Good	Remain
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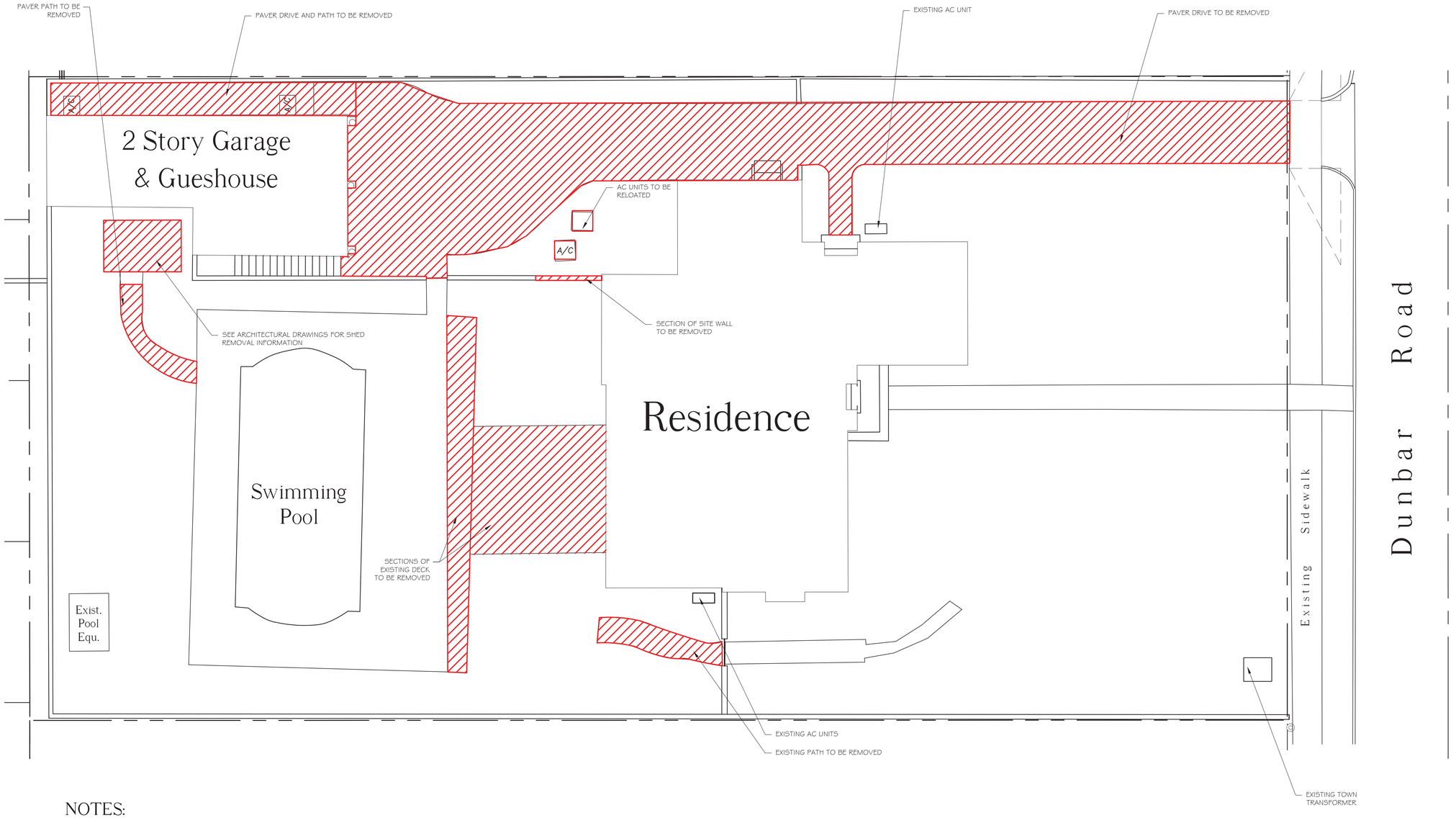
11	Schefflera Actinophylla	Umbrella Tree	23'	Good	Remain
12	Schefflera Actinophylla	Umbrella Tree	23'	Good	Remain
13	Nerium oleander	Nerium	23'	Good	Remain
14	Dypsis lutescens	Areca Palm	23'	Good	Remain
15	Wodyetia bifurcata	Fishtail Palm	23'	Good	Remain
16	Roystonea regia	Royal Palm	23'	Good	Remain
17	Schefflera Actinophylla	Umbrella Tree	23'	Good	Remain
18	Roystonea regia	Royal Palm	23'	Good	Remain
19	Roystonea regia	Royal Palm	23'	Good	Remain
20	Schefflera Actinophylla	Umbrella Tree	23'	Good	Remain
21	Dypsis lutescens	Areca Palm	23'	Good	Remain
22	Dypsis lutescens	Areca Palm	23'	Good	Remain
23	Thrinax radiata	Florida Thatch Palm	23'	Good	Remain
24	Thrinax radiata	Florida Thatch Palm	23'	Good	Remain
25	Thrinax radiata	Florida Thatch Palm	23'	Good	Remain
26	Thrinax radiata	Florida Thatch Palm	23'	Good	Remain
27	Thrinax radiata	Florida Thatch Palm	23'	Good	Remain
28	Thrinax radiata	Florida Thatch Palm	23'	Good	Remain
29	Sabal palmetto	Cabbage Palm	23'	Good	Remain
30	Thrinax radiata	Florida Thatch Palm	23'	Good	Remain
31	Thrinax radiata	Florida Thatch Palm	23'	Good	Remain
32	Thrinax radiata	Florida Thatch Palm	23'	Good	Remain
33	Thrinax radiata	Florida Thatch Palm	23'	Good	Relocate
34	Thrinax radiata	Florida Thatch Palm	23'	Good	Relocate
35	Dypsis lutescens	Areca Palm	28'	Good	Relocate
36	Dypsis lutescens	Areca Palm	28'	Good	Relocate
37	Wodyetia bifurcata	Fishtail Palm	28'	Good	Remain
38	Roystonea regia	Royal Palm	28'	Good	Remove
39	Schefflera Actinophylla	Umbrella Tree	28'	Good	Remove
40	Sabal palmetto	Cabbage Palm	23'	Good	Remain
41	Dypsis lutescens	Areca Palm	24'	Good	Relocate
42	Dypsis lutescens	Areca Palm	24'	Good	Remove
43	Bougainvillea	Bougainvillea	22'	Good	Remove
44	Phoenix roebelenii	Pygmy Date Palm		Good	Remove
45	Beaucarnea guatemalensis	Ponytail Palm		Good	Remove
46	Beaucarnea guatemalensis	Ponytail Palm		Good	Remove
47	Schefflera Actinophylla	Umbrella Tree		Good	Remove



210 Dunbar Road

Palm Beach, Florida

N

0' 10' 20'

VERTESCH LANDSCAPE ARCHITECTURE
6430 Robinson Street, Jupiter, FL 33458
Telephone: 561-316-6232 Email: hello@VerteschLA.com
FL LIC#: LA6666691 NY LIC: 002927

DATE:

1. 12/26/2025 Final Submittal

NOTES:

Hardscape shown in RED to be removed

SCALE

1/8" = 1'-0"

SHEET

Paving Removals

EP1.2

Safety is a Priority - always Call Before You Dig

811

Know what's below. Call before you dig.



View from Dunbar, east
front garden



View from Dunbar, front
center garden



View from Dunbar, front
west garden



View in east side garden
front



View in east side garden
rear



View from west side
garden front



View from west side garden
rear



View from rear garden
looking east



View from rear garden
looking west



View from rear garden,
southwest corner

210 Dunbar Road

Palm Beach, Florida

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SCALE
Not to scale

SHEET
Existing Conditions/
Photographs

EP1.3

Safety is a Priority -
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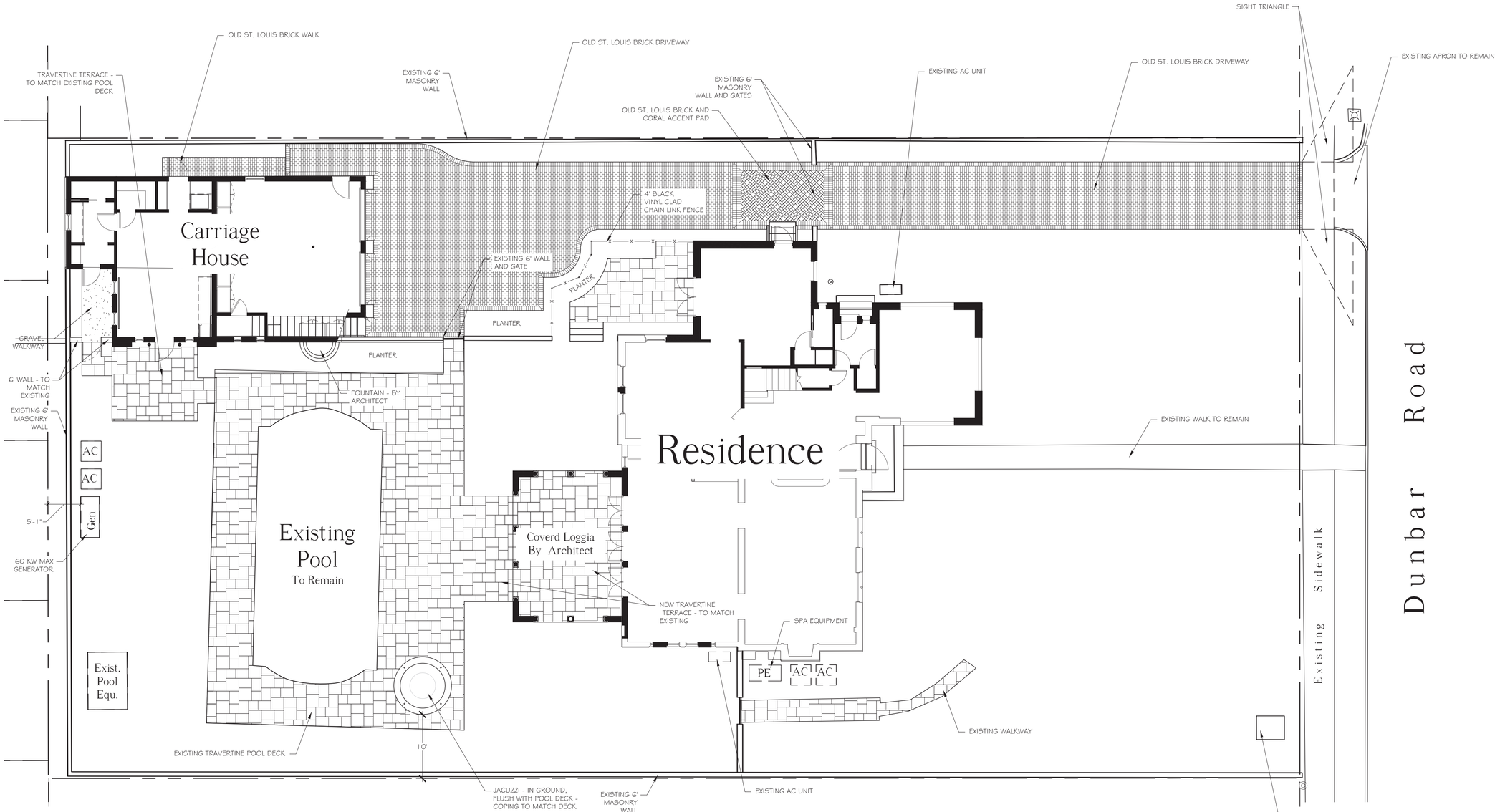
Call before you dig.



210 Dunbar Road

Palm Beach, Florida

N

0' 10' 20'

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SCALE

1/8" = 1'-0"

SHEET

Site Plan

L1.1

Safety is a Priority - always Call Before You Dig

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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:**	210 Dunbar Road		
2	**Lot Area (sq. ft.):**	19,532		
3		REQUIRED	EXISTING	PROPOSED
4	Landscape Open Space (LOS) (Sq Ft and %)	8,789(45%)	9,709 (49.7%)	9,898 (50.67%)
5	LOS to be altered (Sq FT and %)		100%	100%
6	Perimeter LOS (Sq Ft and %)	4,394 (50%)	3,467 (39%)	3,614 (41%)
7	Front Yard LOS (Sq Ft and %)	1,760 (40%)	2,248 (51%)	2,236 (50.89%)
8	Native Trees %	30%	N/A	4 (40%)
9	Native Shrubs & Vines %	30%	N/A	180 (30%)
10	Native Groundcover %	30%	N/A	157 (100%)

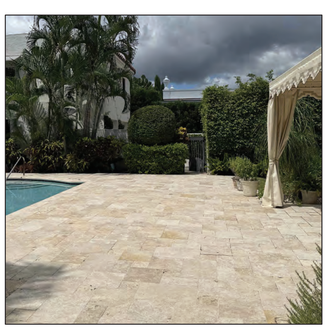
To determine qualifying native vegetation use either:
The Institute for Regional Conservation Natives for Your Neighborhood FL Statewide Plant List
OR
The Florida Native Plant Society Native Plants for Your Area List

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.

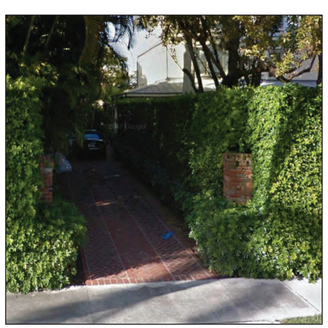
This table shall be included on the landscape species index sheet as prepared by a licensed landscape architect and landscape openspace data shall be incorporated on to corresponding zoning legend.

See Ord. 003-2023 *REV BF 20230727*

Materials List:



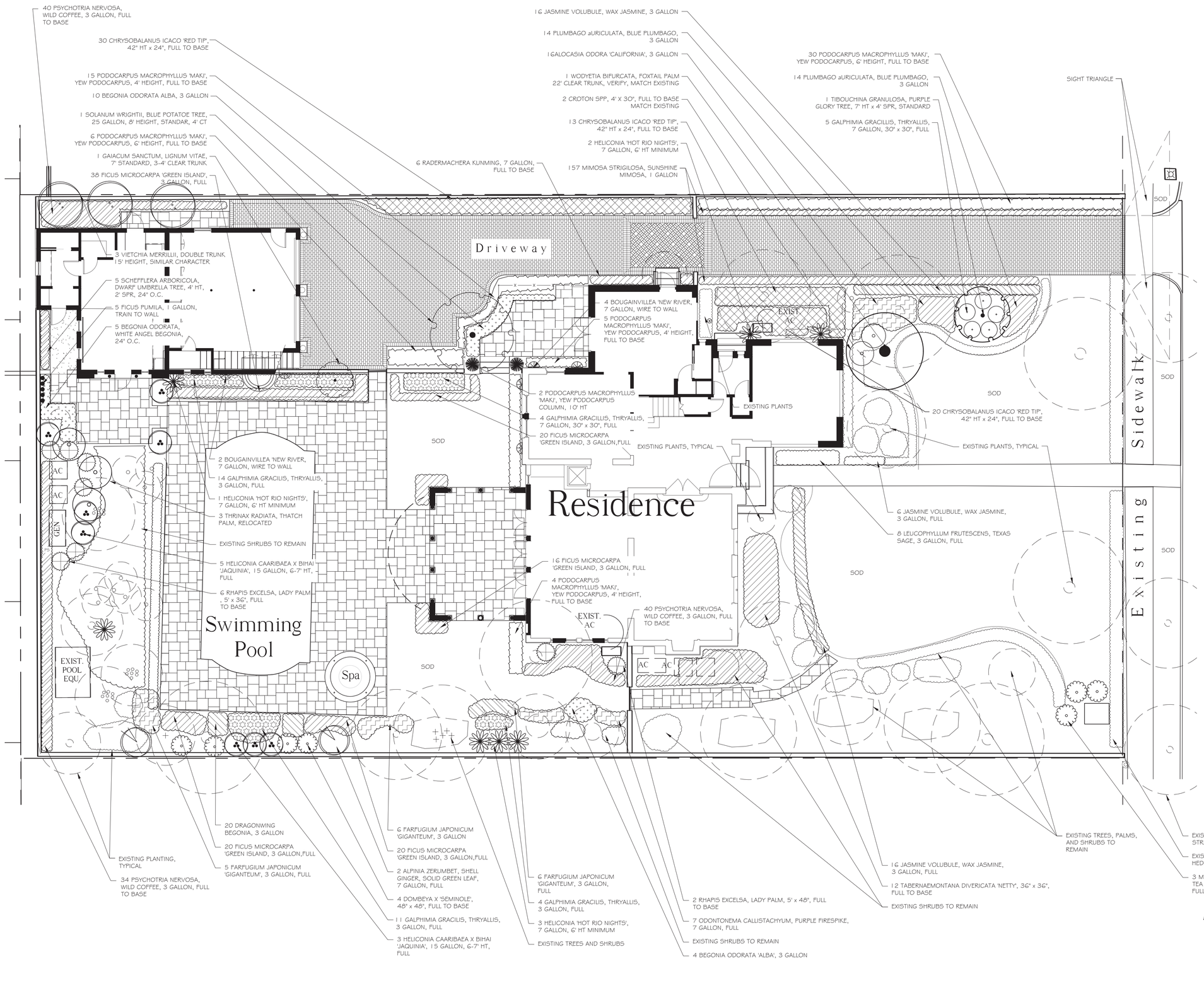
Travertine - Decks and Terraces



Old St. Louis Brick - Driveway



Florida Coral - Driveway Accents



210 Dunbar Road

Palm Beach, Florida

Dunbar Road

N

0' 10' 20'

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SCALE

1/8" = 1'-0"

SHEET

Planting Plan

L3.1

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www.townofpalmbeach.com

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OR
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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.

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See Ord. 003-2023 *REV BF 20230727*

PLANT LISTS

Trees

Qty	Scientific Name	Common Name	Planting Size	Notes	Native
1	Gaiacum sanctum	Lignum Vitae	7' ht, 3-4' clear trunk	Standard	Y
1	Solanum wrightii	Blue Potato Tree	8' ht, 25 gallon	Standard	N
1	Tibouchina granulosa	Purple Glory Tree	7' ht x 4' spread	Standard	N
1	Wodyetia bifurcatata	Foxtail Palm	22' clear trunk (verify)	Match Existing	N
3	Thrinax radiata	Thatch Palm	Relocated		Y
3	Vietchia merrillii	Christmas Palm	15' height	Double trunk, similar character	Y

Shrubs and Vines

Qty	Scientific Name	Common Name	Planting Size	Notes	Native
16	Alocasia odora 'California'	Giant Alocasia	3 gallon	Full	N
2	Alpinia zerumbet	Shell Ginger	7 gallon	Full, solid green leaf	N
11	Begonia odorata 'Alba'	White Begonia	3 gallon	Full	N
6	Bougainvillea 'New River'	New River Bougainvillea	7 gallon, trellis	Train to wall	N
63	Chrysobalanus 'Icacao Red Tip'	Red Tip Cocoplum	24" x 18", 3 gallon	Full	Y
2	Croton spp	Croton	4' x 30"	Full to base	N
4	Dombeya x 'Seminole'	Dombeya	48" x 48"	Full to base	N
17	Farfugium Japonicum 'Giganteum'	Giant Tractor Seat	3 gallon	Full	N
114	Ficus microcarpa 'Green Island'	Green Island Ficus	3 gallon	Full	N
38	Galphimia gracillis	Thryallis	3 gallon	Full	N
5	Ficus pumilla	Creeping Fig	1 gallon	Train to wall	N
6	Heliconia Hot Rio Nights	Hot Rio Nights Heliconia	7 Gallon - 6' ht minumum	Full	N
8	Heliconia caribaea x bihai 'Jaquinia'	Jaquinia Heliconia	15 Gallon - 6-7' ht	Full	N
38	Jasminum volubile	Wax Jasmine	3 gallon	Full	N
8	Leucophyllum frutescens	Texas Sage	1 gallon	Full	N
7	Odontonema callistachyum	Purple Firespike	7 gallon	Full	N
28	Plumbago aunculata 'Imperial Blue'	Cape Leadwort	3 gallon	Full	N
114	Psychotria nervosa	Wild Coffee	3 gallon	Full	Y
3	Melochia tomentosa	Tea Bush	42" x 42"	Full to base	Y
39	Podocarpus macrophyllus 'Maki'	Yew Podocarpus	4' ht, FTB	Full to base hedge	N
36	Podocarpus macrophyllus 'Maki'	Yew Podocarpus	6' ht, FTB	Full to base hedge	N
2	Podocarpus macrophyllus 'Maki'	Yew Podocarpus	10' ht	Full to base, column	N
6	Radermachera 'Kunming'	Dwarf Tree Jasmine	7 gallon	Full	N
8	Rhapis excelsa	Lady Palm	5' ht x 4' spr	Full	N
5	Schefflera arboricola	Dwarf Umbrella Tree	4' ht x 2' spr, FTB	Full to base hedge	N
12	Tabernaemontana divencata 'Netty'	Pinwheel Jasmine	36" x 36'	Full to base	N

Groundcovers

Qty	Scientific Name	Common Name	Planting Size	Notes	Native
157	Mimosa strigilosa	Sunshine Mimosa	3 gallon	Full /	Y

210 Dunbar Road

Palm Beach, Florida

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SCALE

SHEET
Plant List and Town Chart
L4.1

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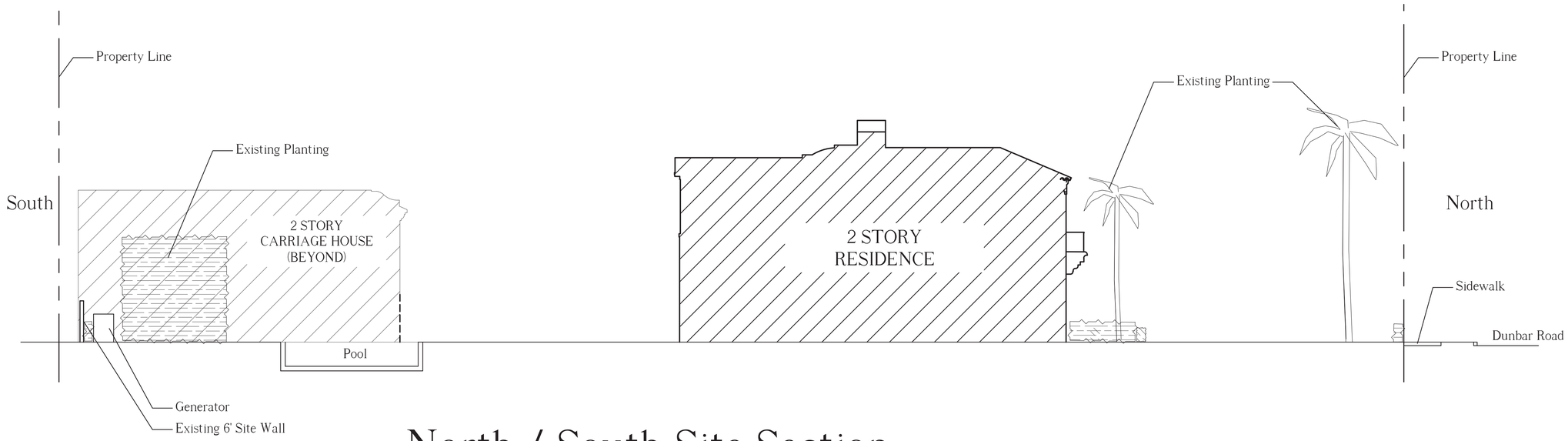
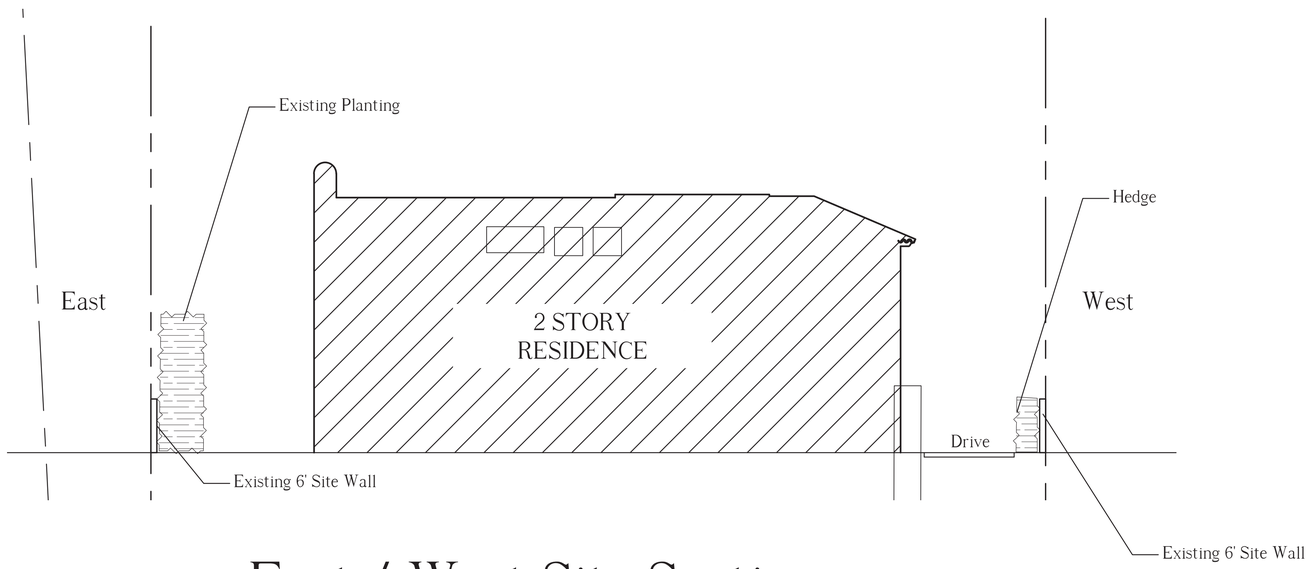


North / South Site Section



East / West Site Section

210 Dunbar Road

Palm Beach, Florida

0' 10' 20'

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SCALE
1/8" = 1'-0"

SHEET
Site Sections

SS1.1

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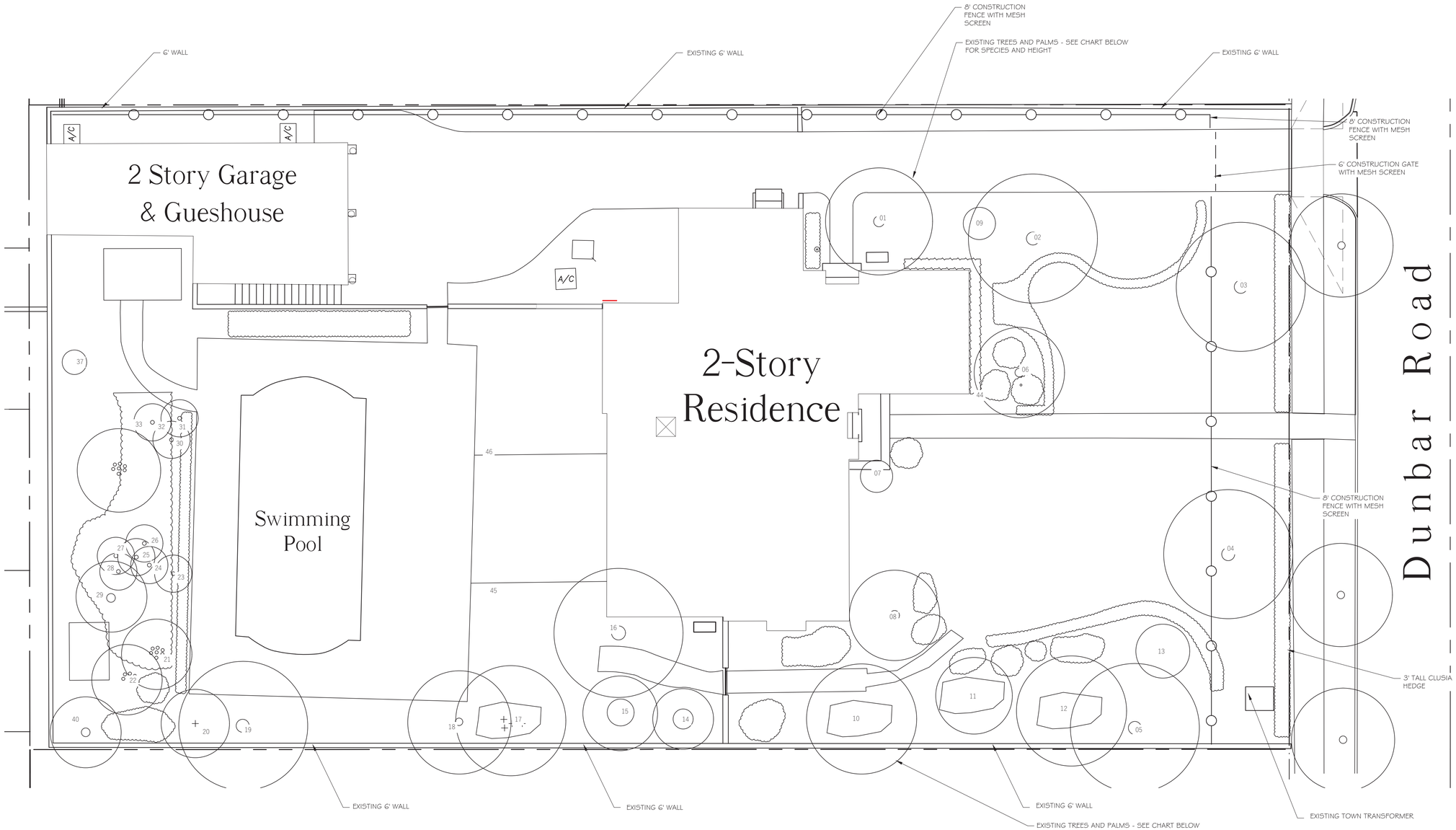

210 Dunbar Road

Palm Beach, Florida

N

0' 10' 20'

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TREE DISPOSITION LIST

Item #	Scientific Name	Common Name	Height	Condition	Disposition
1	TBD	TBD	23'	Good	Remain
2	Roystonea regia	Royal Palm	23'	Good	Remain
3	Roystonea regia	Royal Palm	23'	Good	Remain
4	Roystonea regia	Royal Palm	23'	Good	Remain
5	Roystonea regia	Royal Palm	23'	Good	Remain
6	Wodyetia bifurcata	Foxtail Palm	23'	Good	Remain
7	Phoenix roebelenii	Pigmy Date Palm	23'	Good	Remain
8	Wodyetia bifurcata	Foxtail Palm	23'	Good	Remain
9	Phoenix roebelenii	Pigmy Date Palm	23'	Good	Remain
10	Dypsis lutescens	Areca Palm	23'	Good	Remain
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17	Schefflera Actinophylla	Umbrella Tree	23'	Good	Remain
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25	Thrinax radiata	Florida Thatch Palm	23'	Good	Remain
26	Thrinax radiata	Florida Thatch Palm	23'	Good	Remain
27	Thrinax radiata	Florida Thatch Palm	23'	Good	Remain
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29	Sabal palmetto	Cabbage Palm	23'	Good	Remain
30	Thrinax radiata	Florida Thatch Palm	23'	Good	Remain
31	Thrinax radiata	Florida Thatch Palm	23'	Good	Remain
32	Thrinax radiata	Florida Thatch Palm	23'	Good	Remain
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35	Dypsis lutescens	Areca Palm	26'	Good	Relocate
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37	Wodyetia bifurcata	Fishtail Palm	26'	Good	Remain
38	Roystonea regia	Royal Palm	28'	Good	Remove
39	Schefflera Actinophylla	Umbrella Tree	28'	Good	Remove
40	Sabal palmetto	Cabbage Palm	23'	Good	Remain
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42	Dypsis lutescens	Areca Palm	24'	Good	Remove
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45	Beaucarnea guatemalensis	Ponytail Palm		Good	Remove
46	Beaucarnea guatemalensis	Ponytail Palm		Good	Remove
47	Schefflera Actinophylla	Umbrella Tree		Good	Remove

SCALE

1/8" = 1'-0"

SHEET

Construction Screening Plan

CS1.1

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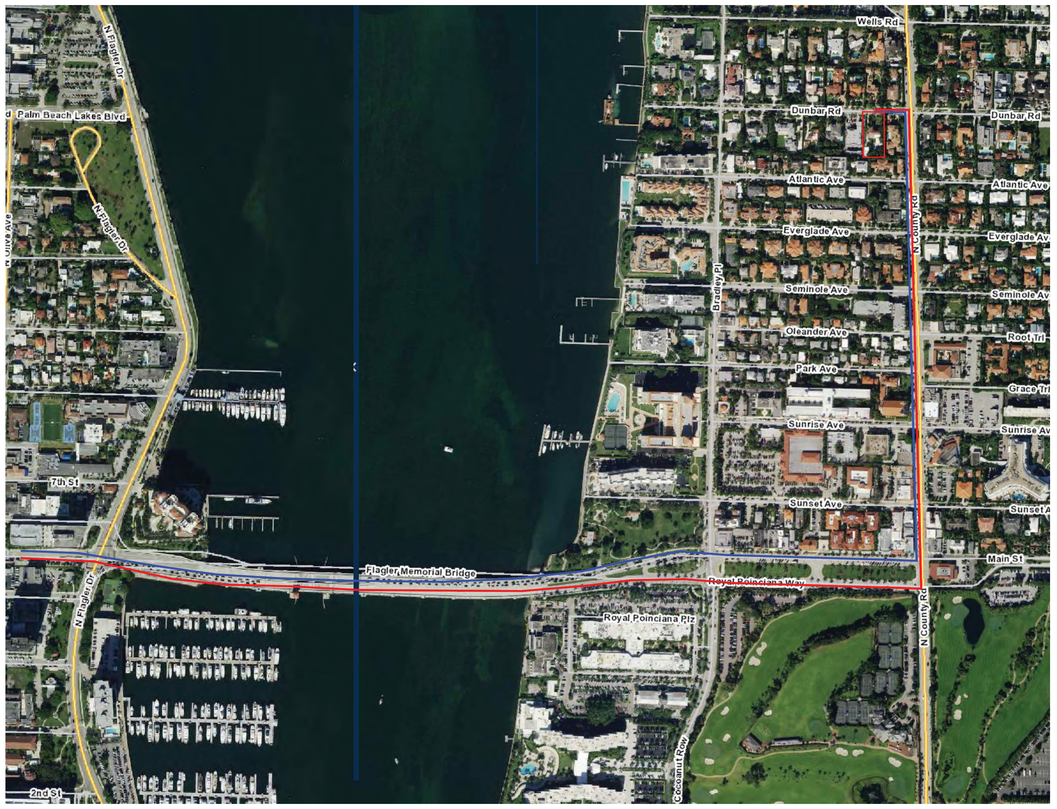
210 Dunbar Road

Palm Beach, Florida



CONCEPTUAL CONSTRUCTION SCHEDULE		
Dec. 17, 2025	-	Landmarks
January, 2026	-	Submit for building permit
1 Month - Jan/Feb.	-	Permitting, Mobilization
2 Months	-	Site/Building Preparation
1.5 Months	-	Foundation
2.5 Months	-	Block deliveries and concrete 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 Month	-	Rough in
.5 Months	-	Dry wall
6 Month	-	Finishes
2 Months	-	Landscape and hardscape installation
2 Months	-	Inspections
Total construction +/- 24 months following building permit		

Proposed Truck Ingress

Proposed Truck Egress

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SCALE
Not to scale

SHEET
Truck Logistic Plan
TR1.1

Safety is a Priority -
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Call before you dig.

210 Dunbar Road



DESIGNATION REPORT

March 16, 2017

Landmark Preservation Commission

Palm Beach, Florida

DESIGNATION REPORT

210 Dunbar Road

Table of Contents

I.	GENERAL INFORMATION	2
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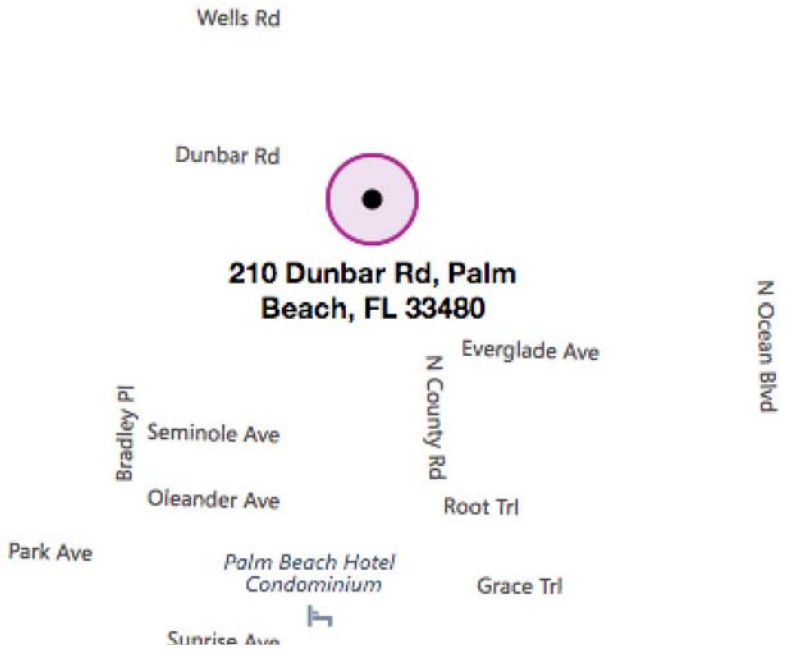
VIII.	SELECTED BIBLIOGRAPHY	14
IX.	FLORIDA MASTER SITE FILE FORM	15

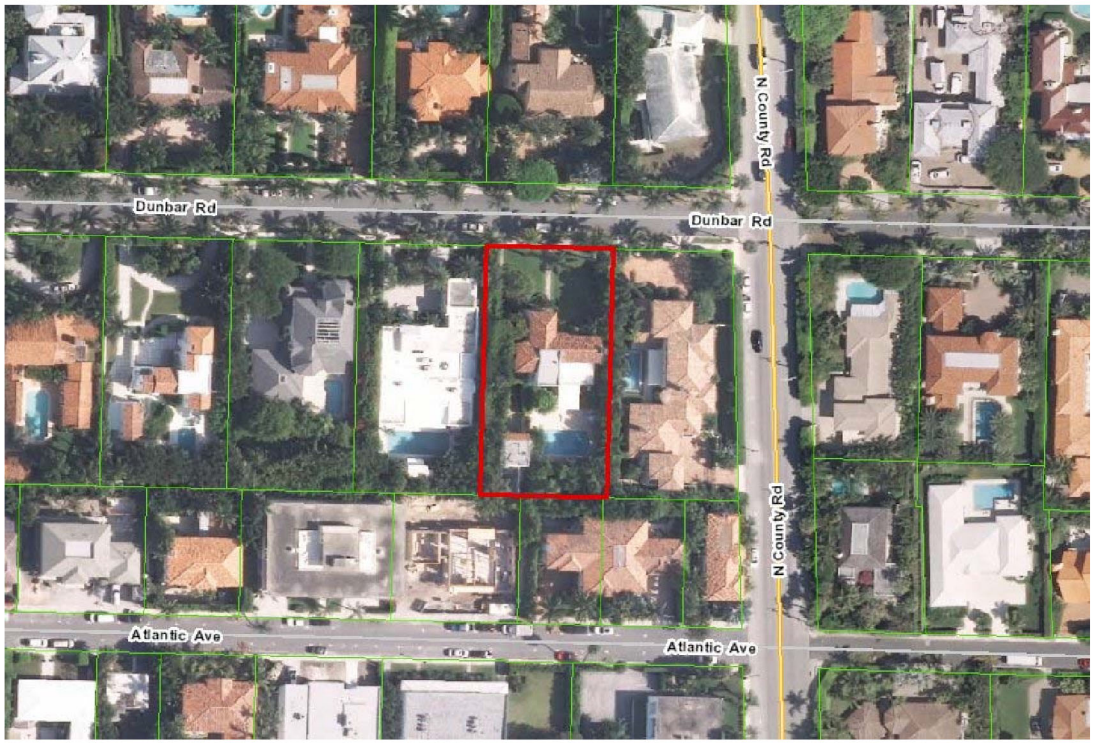
Report produced by Murphy Stillings, LLC

I. General Information

Location:	210 Dunbar Road Palm Beach, Florida
Date of Construction:	1930
First Owner:	Alexander Geiger
Architect:	Julius Jacobs
Builder/Contractor:	George Stuhris
Present Owner:	Vlado R. Dukcevich
Present Use:	Residential
Present Zoning:	R-B
Palm Beach County Tax Folio Number:	50434314070000650
Current Legal Description:	Lot 65, ADAMS ADDITION TO PALM BEACH, according to the Plat thereof recorded in the Office of the Clerk of the Court, in and for Palm Beach County, Florida, in Plat Book 7, Page 68.

II. LOCATION MAP





III. Architectural Information

The residence located at 210 Dunbar Road is an outstanding house designed by Julius Jacobs and constructed by builder George Sturhis in 1930. The house is a very distinctive and dramatic two-story Mediterranean Revival style dwelling constructed during Palm Beach's post building boom era at the start of the country's Great Depression. The north-facing house sits on a deep lot on the south side of Dunbar Road in Palm Beach's Adams Addition subdivision.



Mediterranean Revival style architecture is an eclectic design style that was inspired by Spanish, Italian, North African and Moorish structures and became popular in Florida during the 1920s. Buildings of this style often have asymmetrical massing and fenestration, balconies, arched openings and ornate cast-stone elements. In addition, stone or stucco facades, decorative ironwork, tile floors, pecky cypress ceilings and clay barrel tile roofs are typical features of Mediterranean Revival style buildings. Julius Jacobs' Mediterranean Revival style buildings were all highly detailed and unique. At 210 Dunbar Road he used all of these Mediterranean Revival style features to in his design.

210 Dunbar Road is an eclectic house with many different features blending together. The stucco covered frame and hollow clay tile house has the main entrance on the front façade facing north. The first story, east section of the front façade features a pair of two plate glass, drop sash windows separated by ornate stone

columns topped with heavy stone cornices and irregular shaped stone surrounds. Above these windows on the second story are 6/6 double-hung sash windows flanked by wood shutters. The windows on the first and second stories are not aligned, adding interest to the design. Slightly to the west of these windows is the main entryway with a balcony above. A straight coral stone path leads to three stone steps rising to the front entrance. This inviting entrance features a wood framed and glass door with full height ornately carved wood spindles. The entryway also features small, stone brackets and an irregular stone door surround with a heavy cornice similar to the adjacent windows. Three symbols are carved into this stone cornice, providing additional appeal. Above this entryway is a fanciful balcony with carved wooden columns, spindles, and a cornice with cutout floral designs and wood scallops. The balcony is covered by a projecting overhang of the main roof and is supported by carved wooden brackets. A side-gable roof covered with red clay barrel old Cuban tiles tops this east portion of the house and along the east elevation is a tall exterior chimney with a curved chimney cap.



Windows on East End on North Façade



Entrance

Main Façade Balcony



The prominent west section of the front facade projects northward toward the street. The focal points of this section are the heavy stone brackets supporting the balcony and the two twenty-four light awning windows just below the brackets. Other north





facing features of this section include a decorative metal balcony rail and French doors flanked by full height wood shutters opening onto the balcony. The east wall of this section includes two twenty-four light awning windows on the first story with a six-over-six double-hung sash window flanked by wood shutters directly above on the second story. The west wall has two twenty–four light awning windows, an entry-door recessed behind an arched opening on the first floor and a six-over-six double-hung sash window above. This section is capped by a hipped roof covered with red clay barrel old Cuban tiles and has an interesting cornice of stone arches and pendants with small decorative square tiles along the roofline.

West End of North Façade

Cornice Detail

The massing of the house is asymmetrical and there is a small section that is set back and extends west to border the driveway. This section features a fifteen-light awning window with a balcony above on the north façade. This balcony is supported by a heavy stone arched bracket and has a decorative metal rail and a single multi-light door opening to the balcony. The west wall of this section has another entry door assessed by a stoop on the first story.[1]

The property also includes a two-story garage apartment that was constructed at the same time of the house in 1930. The garage apartment has two overhead garage doors on the ground floor, six-over-six double-hung sash windows flanked by wood shutters above and outside stairs on the west wall. The building has a side gable roof covered with red clay barrel tiles. The most interesting feature of the garage apartment is the incised step design leading from the overhead garage doors to the double-hung windows above.



Garage Apartment

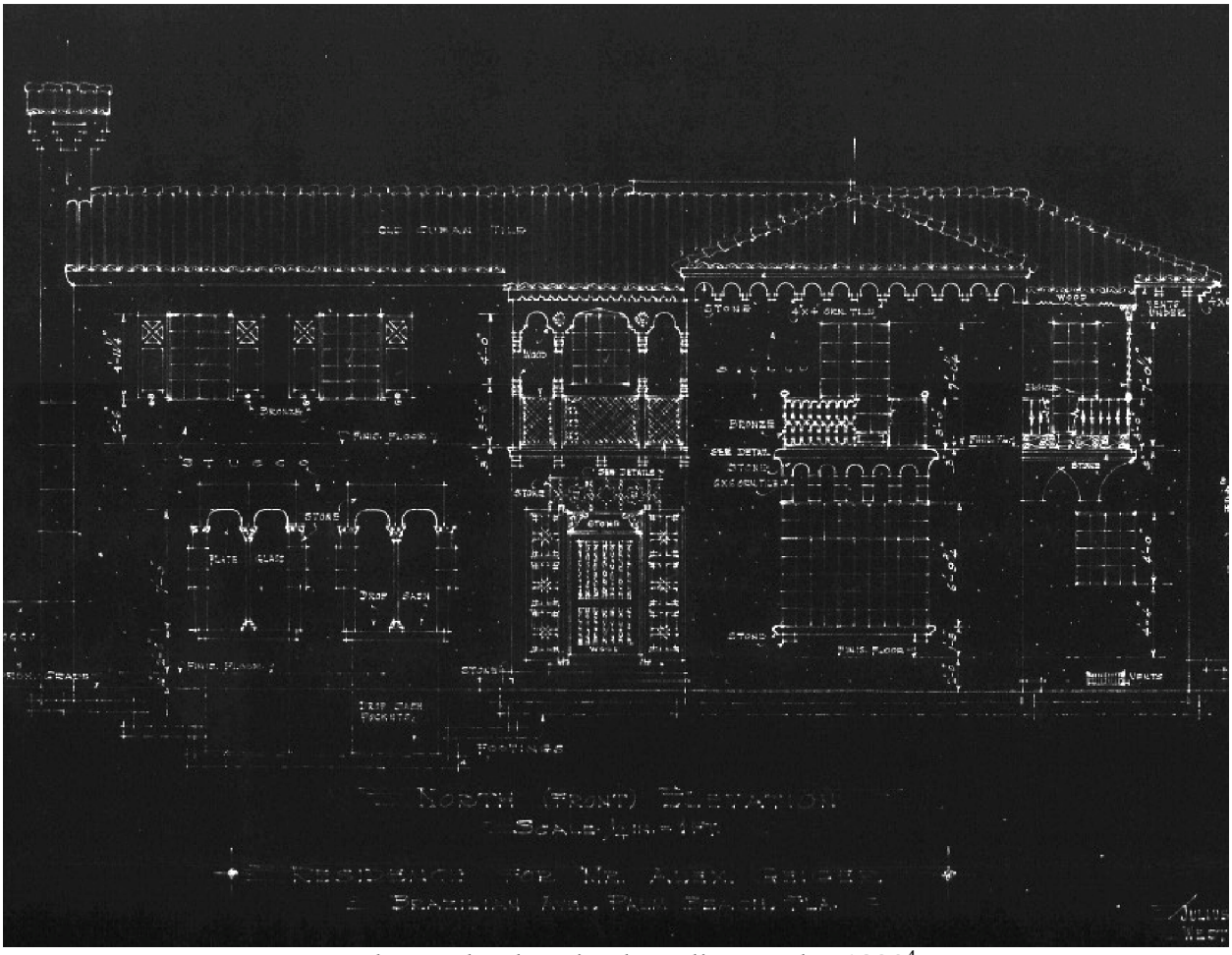
Architect Julius Jacobs was one of Addison Mizner's chief designers at a young age and it is likely in Mizner's office where he started designing Mediterranean Revival style dwellings.[2] When Mizner was off on one of his frequent buying excursions, Jacobs helped supervise the office's ongoing projects in Palm Beach:

> "When Mizner went to Europe in 1921, he left G. Sherman Childs and Julius Jacobs, his two chief designers, in charge of the office. Their summer projects included supervising a house on Lake Worth for Leonard Thomas, one in the El Bravo Addition for the

[1] This area is visible from the street but due to the landscaping it was not possible to get photographs that showed the architectural features.

[2] Julius Jacobs was 18 or 19 years old when he began working for Addison Mizner.

Honorable Charles Winn, another for Alfred Kay, a similar house for O. Frank Woodward, an oceanfront mansion for John S. Phipps, further additions to the Everglades Club and a new house for Mizner."[3]



North Façade Elevation by Julius Jacobs, 1930[4]

Although Jacobs did not design a large number of houses in Palm Beach, those he did design were exceptional. Polly Anne Earl, in her book Palm Beach: An Architectural Legacy described Jacobs in the following way:

[3] Donald W. Curl. Mizner's Florida: American Resort Architecture. The Architectural History Foundation, New York, 1984. Leonard Thomas house 450 Worth Avenue, Charles J. Winn house, 121 El Bravo Way, Alfred Kay house, 582 S. Ocean Boulevard, O. Frank Woodward house 163 Seminole Road, John S. Phipps house 434 North County Road and Addison Mizner house 102 Jungle Road.

[4] The drawing has the address of the house on Brazilian Avenue. However, the site plan has handwritten notes that state the lot was changed to the Dunbar Road location.

> "Julius Lee Jacobs, an architect whose propensity for drama and whose talent for combining all the evocative elements of the Mediterranean Revival style, such as elaborate windows, arches, decorative outside stairs and asymmetric massing, fully rivaled Mizner's. Jacob's, one of the most gifted architects to work in Palm Beach, came from New York City. Although he practiced with Mizner and another early architect Bruce Kitchell, he is largely a man of mystery."[5]

Junglewood at 133 Banyan Road appears to be Jacob's first Palm Beach commission while under his own practice. The house was designed in 1927 for Stanley Warwick, Palm Beach's early entertainment tycoon.[6] Jacobs followed this with his most prestigious commission at 860 South Ocean Boulevard for E.Z. Nutting in 1928 and another large commission for John Segar next door at 850 South Ocean also in 1928. These three houses are all dramatically detailed exceptional Mediterranean Revival designs.

Over the years, there have been some additions and alterations to 210 Dunbar Road. In 1937, Julius Jacobs was hired by the new owners to design a Bar Room at the southwest corner of the house, remodel a second floor bathroom and design an addition to the garage apartment.[7] In 1969, a swimming pool was added and the rear loggia was enclosed. And in 2015, double-hung sash impact windows were added to the second story replacing multi-light awning windows.[8] Despite these changes, 210 Dunbar Road retains its historic architectural character and integrity.

IV. Historical Information

By World War I, Henry Flagler had established Palm Beach as the winter capital of American high society. During the early years, most visitors stayed at Flagler's grand Royal Poinciana or Breaker's Hotel. However, by the 1920s, many seasonal

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[5] Polly Anne Earl. Palm Beach: An Architectural Legacy. New York: Rizzoli, 2002, page 129.

[6] Between 1922 and 1928, Stanley Warwick opened three movie theaters and a nightclub in Palm Beach. In keeping with Warwick's theatrical enterprises, Jacob created a grand theatrical setting for Junglewood. Polly Anne Earl. Palm Beach: An Architectural Legacy. New York: Rizzoli, 2002, page 129.

[7] There were additions to both the east and west sides of the garage apartment including the outside stair on the west wall. A new garage door was also added to match the existing.

[8] The permit lists 14 windows were replaced. There appears to be a few alterations that were not documented. The metal rails on both balconies do not match the original drawings and do not appear to be original. Also, the drawings show barrel tiles on the chimney cap but they do not exist today. Access to the east and south elevations was not available at the time the report was written so only documented changes for these elevations are included.

visitors built or purchased houses for the winter season and the ensuing building boom radically changed the face of the small community with grand estates, fine commercial corridors and numerous platted subdivisions. The South Florida land and building boom reached its height in late 1925, but by the end of the 1920's, the "Boom Times" were ending for much of South Florida as speculation had pushed prices so high that speculators and developers could no longer find buyers and many banks in the state failed. Fortunately, for Palm Beach, the land bust did not drastically affect many of the seasonal residents and real estate development on the island slowed but did not halt. In fact, the Palm Beach Daily News reported that in July of 1930 Palm Beach building operations passed the quarter million mark, far ahead of the previous year.

The first owners of the house were Mr. and Mrs. Alexander Geiger. A July 24, 1930 article in the Palm Beach Post stated:

> " 'Geiger Will Build Home.' A New residence for the Dunbar Road District was forecast Wednesday with the issuance of a permit for erection of a house by Alexander Geiger. The permit was taken out by George Stuhris, builder, for $34,000. Julius Jacobs, who designed the E.Z. Nutting residence on the South Ocean Boulevard, is architect. The house will be in the Spanish style, with a large patio and will be two stories high. Work has just begun on the new structure and will be completed in time for occupancy this coming season."

The house was completed in four months, as a November 29, 1930 Palm Beach Post article stated that "Mr. and Mrs. Alexander Geiger of New York City have arrived for the season and will occupy their $75,000 home recently completed on Dunbar Road. Julius Jacobs was the architect."

Alexander and Louise Geiger were from Brooklyn, New York, and had been spending the winters in Palm Beach since 1919. They were mentioned often in Palm Beach social news entertaining at the clubs, on their yacht and in their home. Louise Geiger passed away in 1933 and Alexander sold the house to Colonel Robert H. Morse in 1937.

Colonel R.H. Morse of Chicago was a well-known figure in Palm Beach. He started coming to Florida with his parents in 1890 and could recall the Florida scene of the Gay Nineties. Morse was the president of Fairbanks, Morse and Company, a corporation that played an important role in America's industrial development. After purchasing 210 Dunbar Road, Morse retired and made plans for development

and investment in Palm Beach.[9] In late 1937, Morse bought lots on the north side of Dunbar Road in the lake block, where he developed two speculative houses designed by John L. Volk and constructed by C.J. Travail.[10] In 1938, he purchased 502 feet of Lake to County Road property on the North Lake Trail known as the Helen H. Vail estate.[11] The property, which cost in excess of $90,000, was to be "improved and used for development and improvement."[12] In 1938, he purchased 225 Clarke Avenue, where his son John Morse spent the winter seasons.[13] Colonel Morse passed away in 1964 and 210 Dunbar Road was sold to Scott Fuller, who owned it for five years. John Benz then purchased and owned the house for 25 years from 1969 – 1994. The current owners, Mr. and Mrs. Vlado R. Dukcevich, purchased 210 Dunbar Road in 1994 and have been excellent stewards of this historic property.

V. Architect's Biography

Julius Jacobs

Julius Jacobs was born in Pittsburgh, Pennsylvania on March 11, 1901. Little is know about his early schooling, especially in architecture. He came to Florida in 1918 and went to work as a draftsman for G. Sherman Childs in Lake Worth. On April 27, 1920, at age 19, he applied for licensure as an architect from an address at 1313 Florida Avenue in West Palm Beach. He passed the State Board exam to receive license certificate #AR0000234 on June 15, 1923. In Palm Beach he was a lead draftsman for Addison Mizner and Bruce Kitchell before embarking on his own practice. His first major house in Palm Beach was Junglewood at 133 Banyan Road for Stanley Warwick in 1927. His most prestigious Palm Beach commission was that for the E.Z. Nutting residence at 860 South Ocean Boulevard in 1928. Also in 1928, he had another large commission next door at 850 South Ocean Boulevard for John Segar. By self-study and foreign travel, he managed to master the European Renaissance philosophy and details that dominated this eclectic period.

Some later projects included commercial buildings at 247 and 309 Worth Avenue in 1935, a drugstore in Lake Worth on Dixie Highway in 1939, a residence at 205 Belmont Road in West Palm Beach in 1939 and the Murray Apartments at 106

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[9] Prior to purchasing 210 Dunbar Avenue, Colonel and Mrs. Morse stayed at the Breakers.
[10] Three New Projects Planned at Resort: Colonel Morse to Build Two Homes For Investment," Palm Beach Post, 6 January 1938. One house, 167 Dunbar Road, was sold to George A. Bates of Lake Bluff, Illinois in 1944 for $37,500. "Robert Morse House Sold For $37,500," Palm Beach Post, 19 December 1944.
[11] The Helen Vail estate was along the north Lake Trail a few lots south of the Palm Beach Country Club.
[12] "Morse Purchase Big Resort Estate," Palm Beach Post, 18 March 1938.
[13] "R.H. Morse Purchase Frank C. Kolb Property," Palm Beach Post, 25 October 1938.

Hammon Avenue in 1940.[14] Like other architects, Jacobs was also hired to do additions and alterations for residential and commercial buildings in Palm Beach.

Julius was married to his wife, Muriel, in 1939. In ill health, he retired and surrendered his Florida license in 1950. He died in Miami at the age of 55.

VI. Statement of Significance:

210 Dunbar Road is an exceptional example of the Mediterranean Revival style of architecture designed by Julius Jacobs in 1930. Jacobs' design combined many decorative and original elements that combine for a dramatic and distinctive Palm Beach residence.

VII. Criteria for Designation

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

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

210 Dunbar Road is a dramatic and distinctive example of the Mediterranean Revival style of architecture designed during the post land and housing boom in south Florida. The asymmetrical massing and fenestration, irregular stone window and door surrounds, ornate stone columns, decorative porches, large multi-light windows, unique front entry, and striking stone pendants and tiles along a section of the roofline are all important elements of this historic house. These features have been executed in 210 Dunbar Road to present a specimen inherently valuable for study.

[14] There were newspaper articles stating Julius Jacobs was designing a hotel in West Palm Beach across from the Courthouse in 1937 and a house on Australian Avenue in Palm Beach for Kurt Hanson in 1940 but no address could be found for either of these properties.

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

Julius Jacobs was an innovative architect who designed exceptional houses in Palm Beach. He worked with G. Sherman Childs and was a lead draftsman for Addison Mizner and Bruce Kitchell before embarking on his own practice. Jacobs' distinctive design for 210 Dunbar Road is an excellent example of his work in Palm Beach and the dwelling is important to the historic composition of the town.

VIII. Bibliography

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Johnston, Shirley. Palm Beach Houses. New York: Rizzoli International Publications, 1991.

Marconi, Richard and Debi Murray with the Historical Society of Palm Beach County. Images of America: Palm Beach. Charleston, SC: Arcadia Publishing, 2009.

Marconi, Richard A. and the Historical Society of Palm Beach County. Palm Beach: Then & Now. Charleston, SC: Arcadia Publishing, 2013.

The Palm Beach Daily News and The Palm Beach Post. Archived Articles

Preservation Foundation of Palm Beach. 210 Dunbar Road File; Julius Jacobs Biography

Sanborn Insurance Map of Palm Beach. New York: Sanborn Map Co., 1919 and 1924 updated to 1946

Town of Palm Beach. Building Permits and Microfiche Records 1919– 2016.

West Palm Beach City Directories. Palm Beach Section, 1916-1979.

*The Florida Master Site File form has the incorrect date and builder for 210 Dunbar Road; correct date is 1930 and correct builder is George Sturhis.

X. Florida Master Site File Form

Florida Master Site File

HISTORICAL STRUCTURE FORM

Electronic Version 1.1.0

Site # PB06493
Recorder # Jane S. Day
Field Date 7/20/2010
Form Date 9/28/2010
FormNo 201007
FormNo = Field Date (YYYYMM)

First Site Form Recorded for this Site? NO

GENERAL INFORMATION

Site Name (address if none) Vlado Dukchvich, House
Multiple Listing (DHR only)
Other Names >>
Survey or Project Name Palm Beach historic Sites Survey, Phase V
Survey#
National Register Category Building(s)

LOCATION & IDENTIFICATION

Address

Street No.	Direction	Street Name	Street Type	Direction Suffix
210		Dunbar	Road	

Cross Streets (nearest/ between) Bradley Place & North County Rd.
City / Town (within 3 miles) Town of Palm Beach
In Current City Limits? YES
County Palm Beach
Tax Parcel #(s) 50-43-43-14,07-000-0650
Subdivision Name Adams Addition
Block
Lot 65
Ownership Private Individual
Name of Public Tract (e.g., park)
Route to (especially if no street address) On the south side of Dunbar Road between Bradley Place and N. County Rd.

MAPPING

USGS 7.5' Map Name
Publication Date
>> PALM BEACH;1986
Township:
Range:
Section:
1/4 section:
>> 43S ;43E ;14;UNSP
Irregular Section Name:
Landgrant
UTM: Zone
Easting
Northing
Plat or Other Map (map's name, location)

DESCRIPTION

Style Mediterranean Revival
Other Style
Exterior Plan Irregular
Other Exterior Plan
Number of Stories 2
Structural System(s)
>> Masonry - General
Other Structural System(s)
Foundation Type(s)
>> Continuous
Other Foundation Types
Foundation Material(s)
>> Concrete Block
Other Foundation Material(s)
Exterior Fabric(s)
>> Stucco
Other Exterior Fabric(s)
Roof Type(s)
>> Hip
Other Roof Type(s)
Roof Material(s)
>> Spanish tile
Other Roof Material(s)
Roof Secondary Structure(s) (dormers etc)
>> Shed extension
Other Roof Secondary Structure(s)
Number of Chimneys 1
Chimney Material Brick
Other Chimney Material(s) stucco on exterior
Chimney Location(s) east exterior wall

Page 1 of 3

HISTORICAL STRUCTURE FORM

8PB06493

DESCRIPTION (continued)

Window Descriptions: awning, fixed, french doors

Main Entrance Description (stylistic details): On the north facade with cast stone surround and balcony above

Porches: #open 2 #closed ____ #incised ____ Location(s) (2) 2nd floor balconies

Porch Roof Types(s): shed on central balcony

Exterior Ornament: shutters, cast stone, wooden balcony

Interior Plan: Unknown Other Interior Plan: ____

Condition: Excellent

Structure Surroundings:

Commercial: NONE of this category Residential: ALL this category

Institutional: NONE of this category Undeveloped: NONE of this category

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

Archaeological Remains (describe): none observed

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

Narrative Description (optional): ____

HISTORY

Construction year: 1926

Architect (last name first): Jacobs, Julius Builder (last name first): Trevail, Charles J.

Changes in Locations or Conditions

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

Structure Use History

Use: ____ Year Use Started: ____ Year Use Ended: ____ >> Private residence;1926;

Other Structure Uses: ____

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

RESEARCH METHODS

Research Methods: ____ >> Examine local property records

Other research methods: ____

SURVEYOR'S EVALUATION OF SITE

Potentially Eligible for a Local Register? YES Name of Local Register if Eligible: Town of Palm Beach Landmark

Idividually Eligible for National Register? INSUFF. INFO

Potential Contributor to NR District? INSUFF. INFO

Area(s) of historical significance: ____ >> Architecture

Other Historical Associations: ____

Explanation of Evaluation (required): This is a good example of the work of Julius Jacobs from the Boom years of the 1920s. It is worthy of local designation.

HISTORICAL STRUCTURE FORM

8PB06493

DOCUMENTATION (Photos, Plans, etc.)

Photographic Negatives or Other Collections Not Filed with FMSF, Including Field Notes, Plans, other Important Documents.

Document type: _____ Maintaining Organization: _____

File or Accession #: _____ Descriptive Information: _____

>> _____

RECORDER INFORMATION

Recorder Name (Last, First) Day, Jane S.

Recorder Address / Phone 728 Granada Dr., Boca Raton, Fl. 33532 561-362-4473

Recorder Affiliation Research Atlantica Other Affiliation Town of Palm Beach

Is a Text-Only Supplement File Attached (Surveyor Only)? _____

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

SHPO's Evaluation of Resource

_____ Date _____

Cultural Resource Type: SS

Electronic Form Used: S110

Form Type Code: NORM

Form Quality Ranking: NEW

Form Status Code: SCAT

Supplement Information Status: NO SUPPLEMENT

Supplement File Status: NO SUPPLEMENT FILE

FMSF Staffer:

Computer Entry Date: 9/19/2010

Form Comments: _____

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

TOWN OF PALM BEACH

Information for Landmarks Preservation Commission Meeting on: January 21, 2026

To: Landmarks Preservation Commission

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

From: Planning, Zoning & Building

Re: COA-25-0035 (ZON-25-0086) 860 S OCEAN BLVD (COMBO). The applicant, Janet S. Cafaro Trust (M. Timothy Hanlon, Representative), has filed an application requesting a Certificate of Appropriateness for the review and approval of one-story beach cabana and swimming pool on the beach parcel and front yard modifications on the main parcel requiring a special exception to allow the construction of the beach cabana and a variance to exceed the maximum permitted retaining wall height on the beach parcel of the landmarked property. The Town Council shall review the application as it pertains to zoning relief/approval.

Date: 1/14/2026

ATTACHMENTS

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

STRATEGIC PLAN

Strategic Priorities:
Community Culture and Character

Strategic Focus Areas:
Community Preservation
Quality of Life

FUNDING

No Fiscal Impact

COA-25-0035 (ZON-25-0086) 860 S OCEAN BLVD (COMBO). The applicant, Janet S. Cafaro Trust (M. Timothy Hanlon, Representative), has filed an application requesting a Certificate of Appropriateness for the review and approval of one-story beach cabana and swimming pool on the beach parcel and front yard modifications on the main parcel requiring a special exception to allow the construction of the beach cabana and a variance to exceed the maximum permitted retaining wall height on the beach parcel of the landmarked property. The Town Council shall review the application as it pertains to zoning relief/approval.

ZON-25-0086 (COA-25-0035) 860 S OCEAN BLVD (COMBO) – SPECIAL EXCEPTION AND VARIANCE. The applicant, Janet S. Cafaro Trust (M. Timothy Hanlon, Representative), has filed an application requesting Town Council review and approval for a special exception for the construction of a new one-story beach cabana on the beach parcel and a variance to exceed the maximum permitted retaining wall height on the beach parcel of the landmarked property. The Landmarks Preservation Commission shall perform design review of the application.

Applicant:	Janet S. Cafaro Trust
Representative:	M. Timothy Hanlon
Professionals:	Jacqueline Albarran | SKA Architect + Planner
	Environment Design Group

HISTORY:

The residence was constructed in 1928 and designed by architect Julius Jacobs. The Mediterranean Revival structure was designated as a landmark in 1991. According to the designation report: *"In 1928, Long Island Woolworth executive E. Z. Nutting began building a home in Palm Beach (Building Permit no. 8928 and Smith, 12-E). According to an article in the 1953 Palm Beach Times, Nutting had traveled in Europe and compiled photographs in order to develop plans for his Palm Beach home (Smith, 12-E). Julius Jacobs, a Palm Beach architect from 1924-1942, designed the Nutting residence. Jacobs came from New York, and began as an associate in the office of Bruce Kitchell, but developed his own distinctive style. Within the first year, 860 Ocean Blvd. earned the name "Nuestro Paradiso," and was later called "Casa Alegre" by subsequent owners."*

In 2000, LPC approved a Certificate of Appropriateness (COA #13-00) for window replacement, stucco restoration, addition of a balcony, new garage doors, extension of the pool terrace, and the addition of French doors on the west elevation. In 2001, LPC approved COA #6-01 for landscape, hardscape, site lighting, a new awning, and a new pergola. In 2011, LPC approved COA-002-2011 for landscape, hardscape, a fountain, and statues.

At the September 18, 2024, LPC meeting, COA-24-0014 was approved for one-story additions, a new pool, as well as hardscape and landscape modifications. The associated variances (ZON-24-0014) were approved by Town Council at the October 15, 2025, TC DR meeting.

At the October 15, 2025, TC DR meeting, a variance was approved to construct a new seawall east of the existing seawall and the Town of Palm Beach bulkhead.

THE PROJECT:

The applicant has submitted plans, entitled "CAFARO RESIDENCE BEACH CABANA", as prepared by **SKA Architect + Planner** and **Environment Design Group**, uploaded on December 29, 2025.

The following is the scope of work:

- Construction of a new one-story beach cabana and swimming pool on the beach parcel.
- Front yard modifications on the main parcel.

The following zoning components are required to achieve the scope of work:

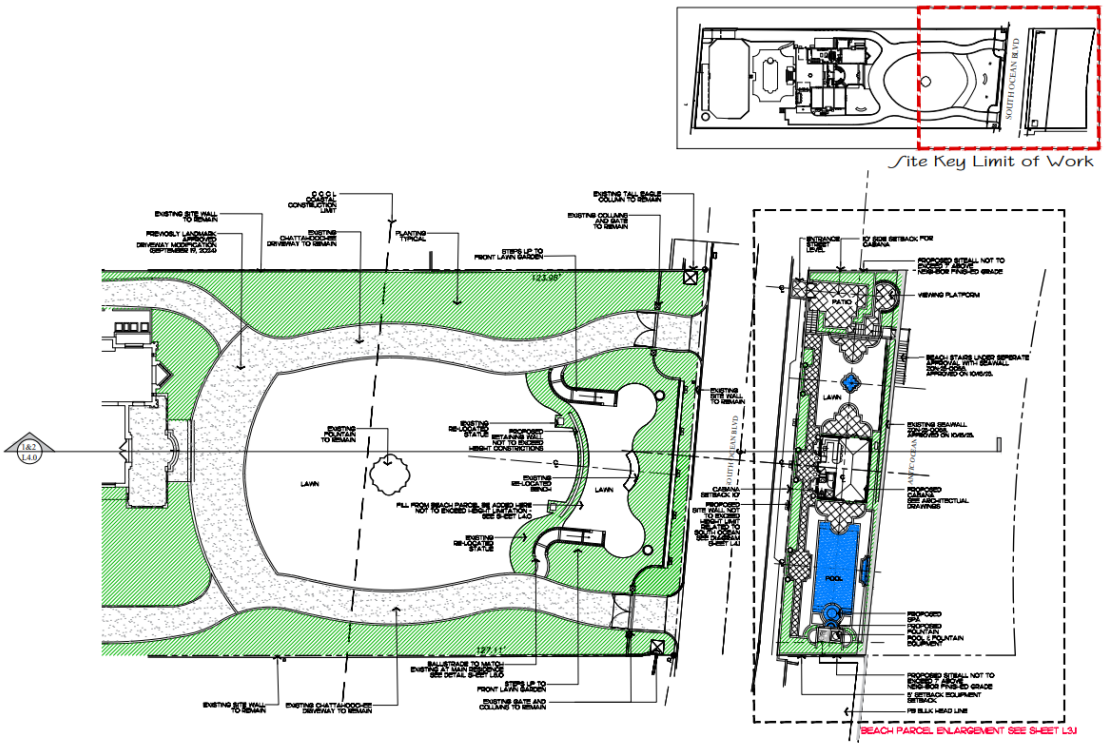
- **SPECIAL EXCEPTION**: Section 134-1473(a)(1): Special exception for one (1) beach cabana in the Beach Area (BA) zoning district.
- **VARIANCE #1:** Section 134-1670(a): Variance to exceed the maximum permitted retaining wall height on the beach parcel.

Site Data			
Zoning District	R-A & BA	**Future Land Use**	SINGLE-FAMILY
Designation	1991	**Year of Construction**	1928
Lot Size	68,908 SF (Main Parcel) 5,457 SF (Beach Parcel)	**Flood Zone**	X & VE
Crown of Road	18.34' NAVD S. Ocean Blvd. (Highest Point)	**Cabana Size**	25'x20' (500 SF)
Surrounding Properties			
North	196 Via Del Mar & 850 South Ocean Boulevard		
South	109 Via Vizcaya, 117 Via Vizcaya, 125 Via Vizcaya, & 870 South Ocean Boulevard		
East	Atlantic Ocean		
West	854 South County Road & 4 Via Vizcaya		

STAFF ANALYSIS:

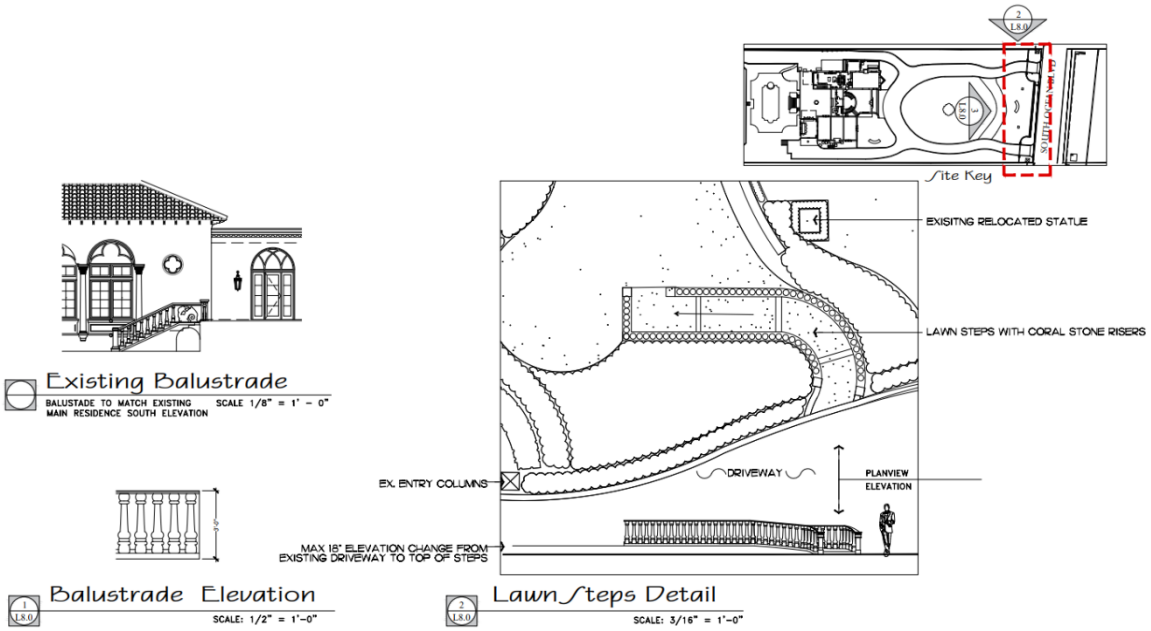
The application seeks a Certificate of Appropriateness review and approval for improvements to the main parcel and beach parcel of a landmarked structure. On the main parcel, grading changes, a retaining wall, and lawn steps are proposed. On the beach parcel, grading changes, a new one-story beach cabana, swimming pool, as well as landscape and

hardscape changes are proposed. The main parcel is located in the R-A estate residential district, and the beach parcel is located in the Beach Area district. The proposed beach cabana requires a Special Exception with Site Plan Review. Additionally, a variance is requested to construct a retaining wall that exceeds the maximum permitted height on the beach parcel.



Main Parcel

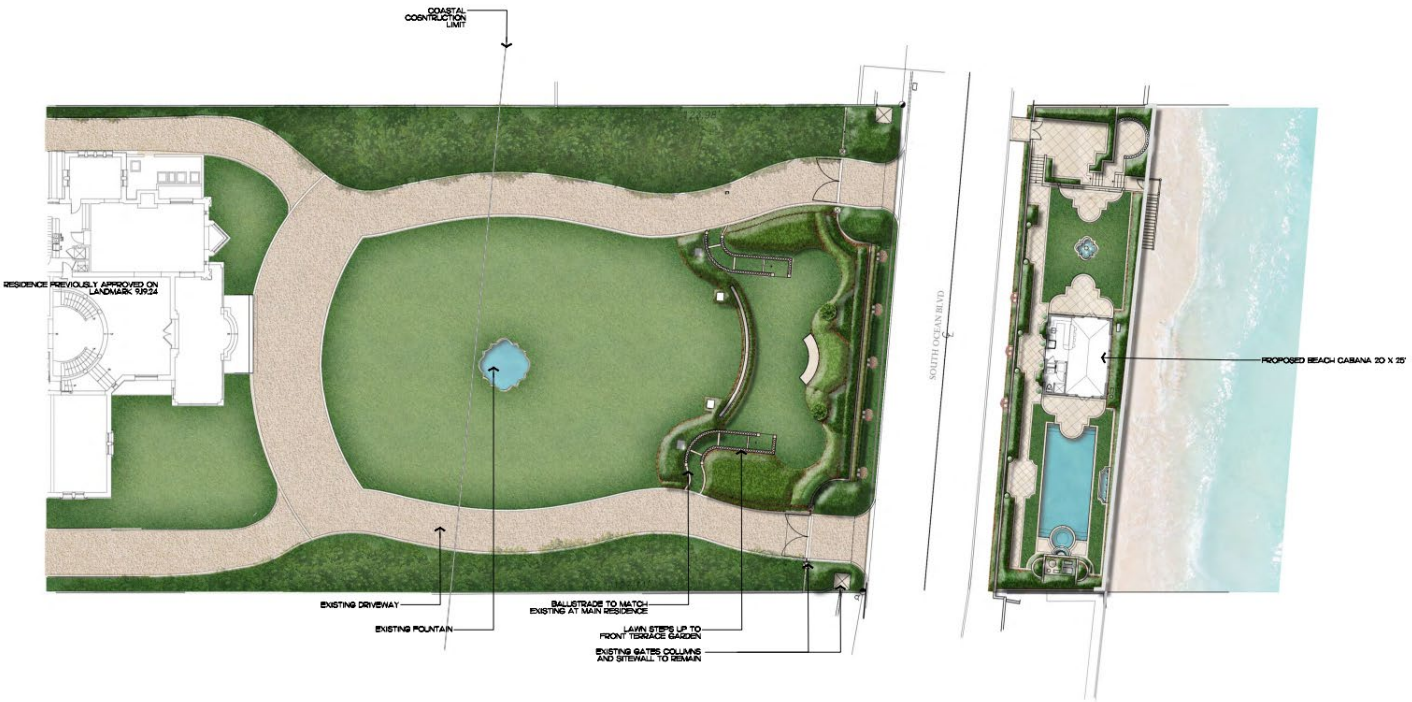
On the front yard of the main parcel, a new front lawn garden is proposed which will utilize fill removed from the beach parcel, a retaining wall, and lawn steps. The balustrade design will match an existing design found on the main residence. Existing statues will be relocated near the new steps.





3 L8.0 Lawn Steps Perspective
SCALE: NTS

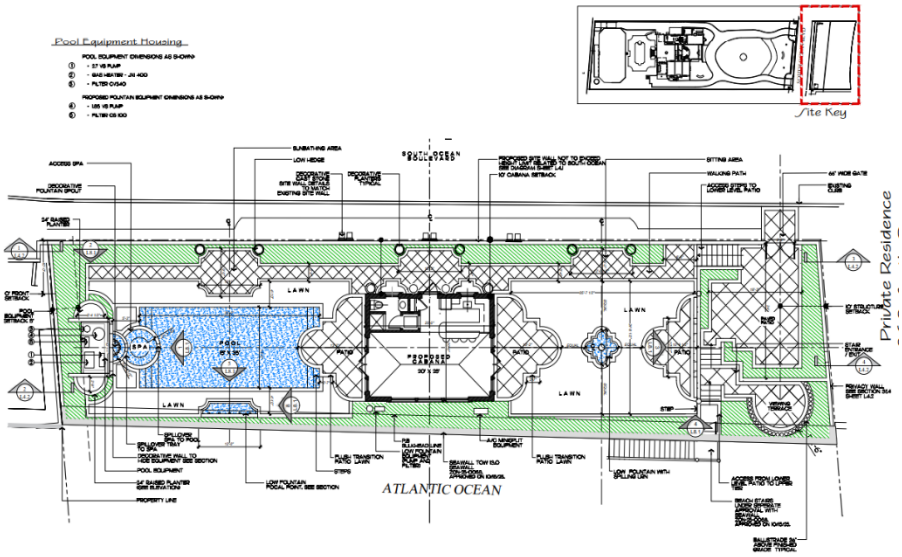
Landscape plantings will include Baby Sunrose, Cocoplum Horizontal, Pigeon Plum Vine, Silver Buttonwood, Green Island Ficus, Simpton's Stopper, Wheeler's Dwarf Sphere, Variegated Pittosporum, Dwarf Podocarpus, and Jasmine Minima. Landscaping lighting is proposed, as depicted on sheet L6.0 of the plan set. Since all hedges between the front site wall and the right-of-way will be replaced, there is an opportunity to remove what appears to be non-original banding from the site wall.



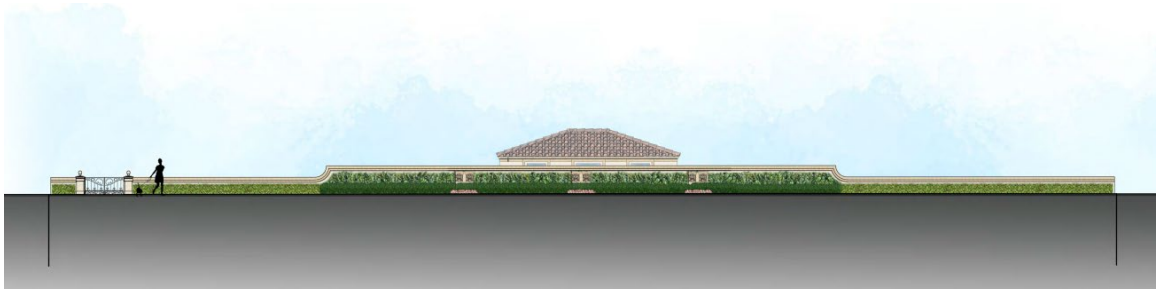
<u>Beach Parcel</u>

The beach parcel's existing conditions include a higher masonry retaining wall setback from the front property line, followed by a lower wooden retaining wall and a seawall, creating a terraced condition. A new seawall was previously approved, as noted in the property history. The current proposal would lower the grade of the beach parcel and introduce a new retaining wall along the property line. In addition, a higher patio/terrace area surrounded by site walls is proposed at the north end of the parcel, with steps leading down. Due to the

proposed change in grade, a variance will be required to exceed the maximum permitted height for a retaining wall, as measured from the beach parcel's grade.



The proposed cabana will have a footprint measuring 25 feet by 20 feet (500 square feet), aligned with the center of the beach parcel and oriented parallel to South Ocean Boulevard. The cabana will be setback 10 feet from the front property line. Based on an approximate lot frontage of 150 feet, the 25-foot-wide beach cabana will maintain more than 80 percent of the ocean vista unobstructed.



Most beach parcels located north and south of the subject property contain a beach cabana, typically sited on the north or south end of the parcel. The approvals for the neighboring beach parcels to the south are outlined in the table below.

SIMILAR APPROVALS – NEIGHBORING BEACH PARCELS	
870 S Ocean Blvd	<u>Z-21-00359 – Approved at the 06/09/21 TC Meeting</u> 1) Special Exception with Site Plan Review to allow the construction of a 435 square feet beach cabana

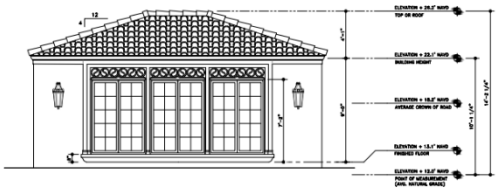
	2) Request for a variance to allow a beach cabana on a lot with a frontage of 101.53 feet in lieu of the 125 feet required 3) Request for a variance to construct a new seawall east of the Town of Palm Beach Bulkhead line 6'-2" at the south end and 6'-0" at the north end, 3'-0" east of the existing seawall
880 S Ocean Blvd	<u>Z-18-00169 - Approved at the 02/13/2019 TC Meeting</u> 1) Special Exception with Site Plan Review to allow the construction of two 424 square feet beach cabanas 2) Request for a variance to allow two beach cabanas 3) Request for a variance to construct a Seawall east of the Town of Palm Beach Bulkhead line 6'-1" at the south end and 4'-1" at the north end, 2'-1" east of the existing seawall



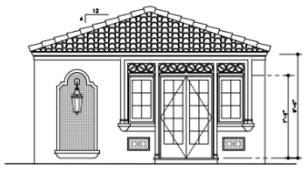
The design of the beach cabana draws inspiration from the main residence. A hip roof is proposed and will be clad in clay barrel tiles. Fenestration will consist of casement windows and French doors. The exterior stucco color and texture will match the main residence. Additional architectural detailing will include decorative cast stone grilles, glass transoms set behind cast stone, exterior light fixtures, and a front door that matches the grille work found on the main residence.



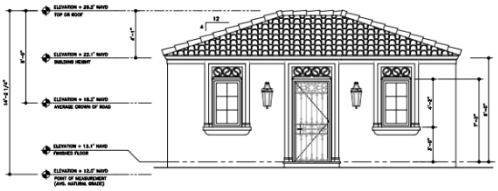




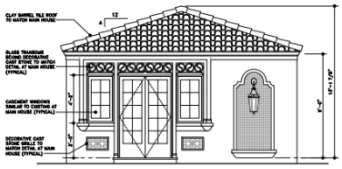
1 BEACH CABANA EAST ELEVATION



2 BEACH CABANA SOUTH ELEVATION

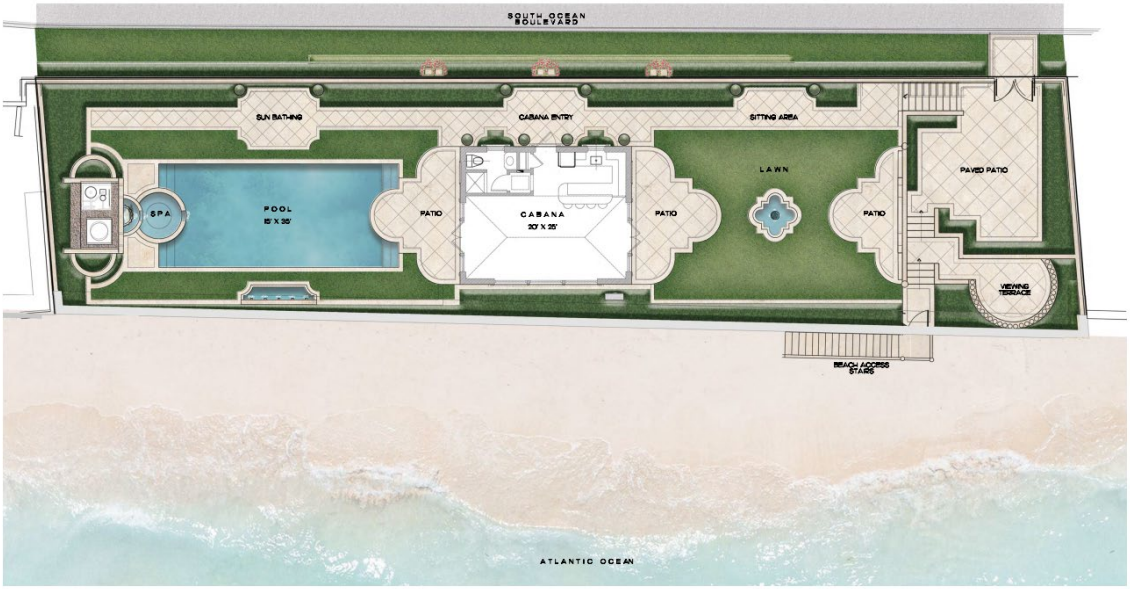


3 BEACH CABANA WEST ELEVATION



4 BEACH CABANA NORTH ELEVATION

Additional improvements include a higher terrace/patio, viewing platform, fountains, swimming pool, as well as landscape and hardscape improvements. Coral stone is proposed for the hardscape. Landscape plantings will include Baby Sunrose, Cocoplum Horizontal, Pigeon Plum Vine, Silver Buttonwood, Pitch Apple, Green Island Ficus, and Wheeler's Dwarf. Landscaping lighting is proposed, as depicted on sheet L6.0 of the plan set.

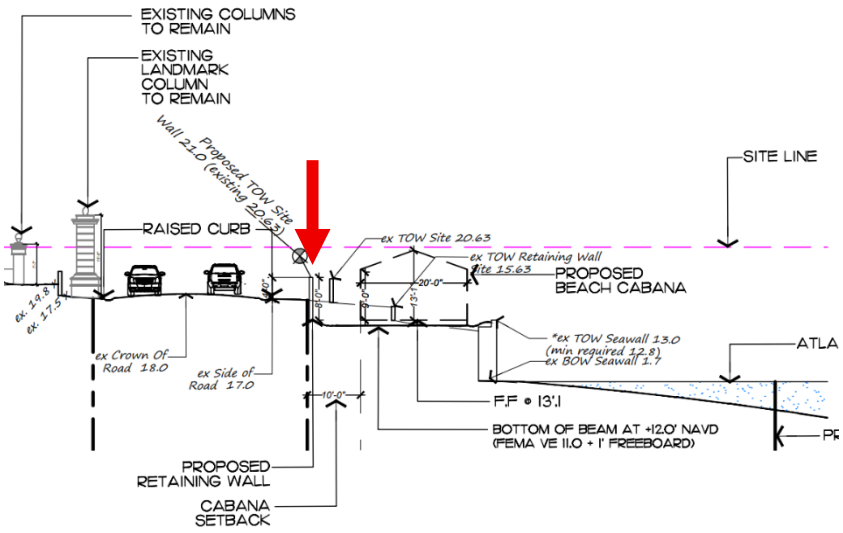


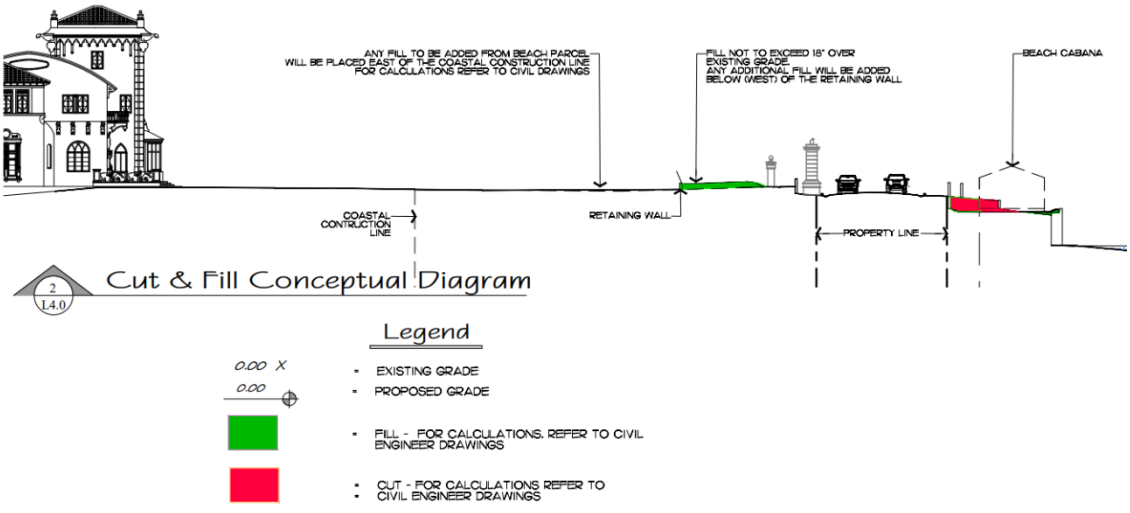
The landscape plans depict plantings, hardscape, and retaining wall detailing within the right-of-way. Further review of these improvements from Public Works will be required.

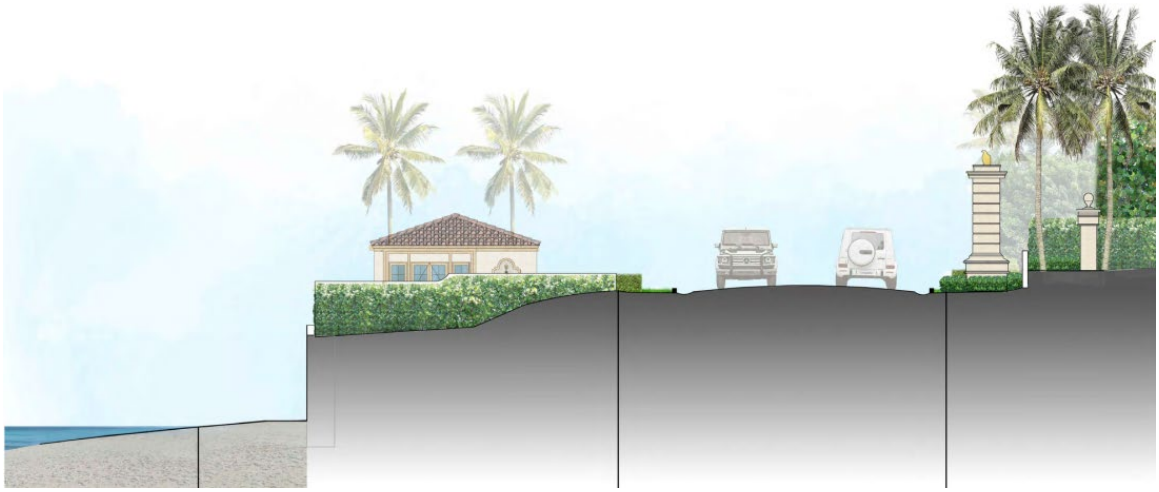
Variance

For retaining walls, the Town's zoning code establishes a maximum height of six feet when fronting a street. Height is measured from the lowest grade on either side of the retaining wall to the top of the wall. Due to the proposed grading changes, the retaining wall must now be measured from a lower grade than currently exists. As a result, the proposed retaining wall will have a height of up to 8.5 feet when measured from the lowest beach parcel grade, although it will be only four feet in height on the street side.

Code Section	Required	Proposed	Variance
Variance #1: Sec. 134-1670(a)	6' High Retaining Wall Max. Height	8.5' High Retaining Wall	**1.5'**







The lower beach parcel grade provides the benefit of increased visual screening of the new beach cabana as viewed from South Ocean Boulevard.

CONCLUSION:

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

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

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

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

WRB: JGM: FHM: ALF
WRB

LETTER OF INTENT

COA-25-0035 and ZON-25-0086: We are pleased to submit the accompanying drawings for our project at 860 S. Ocean Blvd., Palm Beach, FL. The proposed work includes the following:

- Construction of a one-story beach cabana and swimming pool on the beach parcel.
- New hardscape and landscaping will be installed in the beach parcel.
- A low retaining wall will be installed in the front yard area of the main house to accommodate the added soil removed from the beach parcel.
- A special exception is requested for construction of the beach cabana and a variance is requested for the height of the retaining wall.

Please note the following as it relates to this application:

Section 54-122, 18-306 and 54-125. Certificate of appropriateness requested for the scope of work described above.

Sections 134-201 and 134-229. Applicant is requesting one variance and one special exception as described below.

The following zoning relief is requested:

1. **Variance: Sec. 134-201 and 134-1670(a):** Applicant requests a variance to allow for a retaining wall adjacent to the beach cabana with a varying height of up to 8.5'in lieu of 6' maximum permitted.

2. **Special Exception: Sec. 134-226 and 134-1473(a)(1):** Applicant requests a special exception to permit a one-story beach cabana in the beach area lot east of Ocean Blvd.

The hardship that runs with the property is that the beach area for this property is on a dune at a high elevation. The higher retaining wall allows the cabana to be lowered in height and to better screen the cabana from Ocean Blvd.

Granting of the variances will not be contrary to the public's interest because no negative impact to the neighbors will result. Granting of the variance will not be contrary to the public's interest. To the contrary, the slightly taller retaining wall will allow the cabana to be screened better from Ocean Blvd.

Criteria for Site Plan Review – N/A

Criteria for a Special Exception – (Special Exception for Beach Cabana)

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

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

   The use as a single-family residence is not changing.

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

   The existence of a beach cabana will not change the use or affect the public health, safety, welfare or morals.

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

   A small beach cabana would only increase neighboring values.

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

   Several neighboring beach cabanas already exist.

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

   No variances are requested for the beach cabana.

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

   No changes to density or single-family use of the property will result.

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

   No substantial impacts will result from the construction of a 500 square foot beach cabana in this R-A zoning district.

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

   Access is from the main parcel at 860 S. Ocean Blvd.

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

   No signs are proposed.

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

    Utilities are all available.

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

    N/A

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

    This is a single-family residential use, so this is not applicable.

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

N/A

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

    No increased burden will exist as the property will still be occupied only by the two owners.

Criteria for Authorizing a Variance

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

   This is a landmarked property. The beach area is at a very high elevation, and we are trying to build the cabana lower to reduce the visibility from Ocean Blvd. The taller retaining wall accomplishes that goal.

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

   The property was landmarked prior to Applicant's purchase and the high elevation is inherent.

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

   No special privileges will be conferred on the Applicant if the variance is granted because the slightly higher retaining wall will be beneficial to the public because the cabana will be less visible from the street.

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

   Literal interpretation of the ordinances would deprive Applicant of the ability to build the cabana at a lower elevation and reduce visibility.

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

The requested relief is the minimum necessary because the proposed height of the retaining wall varies (there are areas with no non-conforming height) to reduce any impact but still allow the cabana to be built at a lower elevation.

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

   N/A

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

   The granting of this variance is in harmony with the intent and purpose of the Zoning Code because the proposed height of the retaining wall will be beneficial to the public by allowing the cabana to be built at a lower elevation and, therefore, be less visible from the stretch.



FINAL DROP OFF COA-25-0035 (ZON-25-0086)
LPC HEARING 01/21/26 TC HEARING 02/11/26

SHEET NUMBER:

DATE: 12-29-25

JOB # 0494

REVISIONS:

JACQUELINE ALBARRAN, PA
REGISTERED ARCHITECT 11701

STATE OF FLORIDA
JACQUELINE ALBARRAN
A.R.# 11701
REGISTERED ARCHITECT

CAFARO RESIDENCE BEACH CABANA

860 SOUTH OCEAN BOULEVARD
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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A2.1–PROPOSED VICINITY PLAN
A2.2–PROPOSED STREETSCAPE
A3– DEMOLITION SITE PLAN
A4– PROPOSED SITE PLAN
PHOTO PAGE
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C1– CIVIL ENGINEERING PLAN

Line	ZONING LEGEND–BEACH PARCEL			
1	PROPERTY ADDRESS	860 SOUTH OCEAN BLVD, PALM BEACH, FL		
2	ZONING DISTRICT	R–A		
3	LOT SIZE (SQ. FT.)	68,908 SQ. FT. (MAIN LOT) 5,457 SQ. FT. (BEACH PARCEL)		
4	LOT WIDTH (W) & DEPTH (D)	150.50' +/– (W) & 34'+/– AVG. (D) TO PREV. APPROVED SEAWALL		
5	STRUCTURE TYPE	SINGLE FAMILY		
6	FEMA FLOOD ZONE DESIGNATION	FLOOD ZONE X & VE		
7	ZERO DATUM–PT. OF MEAS. (NAVD)	15.9' NAVD		
8	CROWN OF ROAD (COR) (NAVD)	18.34' NAVD – S. OCEAN BLVD. (AT HIGHEST POINT)		
9		REQUIRED/ALLOWED	EXISTING	PROPOSED
10	LOT COVERAGE (SQ. FT.)	N/A		
11	ENCLOSED SQUARE FOOTAGE		N/A	500
12	FRONT YARD SETBACK	10.0'	N/A	10.0'
13	SIDE YARD SETBACK (NORTH)	10.0'	N/A	63.6'
14	SIDE YARD SETBACK (SOUTH)	10.0'	N/A	59.1'
15	REAR YARD SETBACK	N/A		
16	ANGLE OF VISION	N/A		
17	BUILDING HEIGHT	25.0'	N/A	6.2'
18	OVERALL BUILDING HEIGHT	16.0'	N/A	10.3'
19	CUBIC CONTENT RATIO	N/A	N/A	N/A
20	MAX. AMOUNT OF FILL ADDED TO SITE		N/A	0
21	FINISH FLOOR ELEVATION (FFE) (NAVD)		N/A	13.1'
22	BASE FLOOD ELEVATION (BFE) (NAVD)	7.0'	7.0'	7.0'
23	LANDSCAPE OPEN SPACE (LOS)	N/A	N/A	N/A
24	PERIMETER (LOS)	N/A	N/A	N/A
25	FRONT YARD (LOS)	N/A	N/A	N/A
26	NATIVE PLANT SPECIES %	30% MIN.	REFER TO LANDSCAPE ZONING LEGEND	



PLOT PLAN
SCALE: N.T.S.

ARCHITECT:

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

LANDSCAPE ARCHITECT:

Environment Design Group
Attn: Dustin Mizell
139 N. County Road
Suite 20–B
Palm Beach, Fl 33480
(561) 832–4600

CONSULTING SURVEYORS:

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

SCOPE OF WORK

- WE ARE PROPOSING TO CONSTRUCT A 1–STORY BEACH CABANA AND SWIMMING POOL ON THE BEACH PARCEL OF 860 S. OCEAN BLVD.
- NEW HARDSCAPE AND LANDSCAPING WILL BE INSTALLED IN THE BEACH PARCEL.
- A LOW RETAINING WALL AND STEPS WILL BE INSTALLED IN THE FRONT YARD AREA OF THE MAIN HOUSE TO ACCOMMODATE THE ADDED SOIL REMOVED FROM THE BEACH PARCEL.
- A SPECIAL EXCEPTION IS REQUIRED FOR CONSTRUCTION OF THE BEACH CABANA AND A VARIANCE IS BEING REQUESTED FOR A RETAINING WALL UP TO 2.5' HIGHER THAN THE CODE ALLOWS.

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CAFARO BEACH CABANA

860 SOUTH OCEAN BOULEVARD, PALM BEACH, FL

FINAL DROP OFF COA–25–0035 (ZON–25–0086)
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STATE OF FLORIDA
JACQUELINE ALBARRAN
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REGISTERED ARCHITECT

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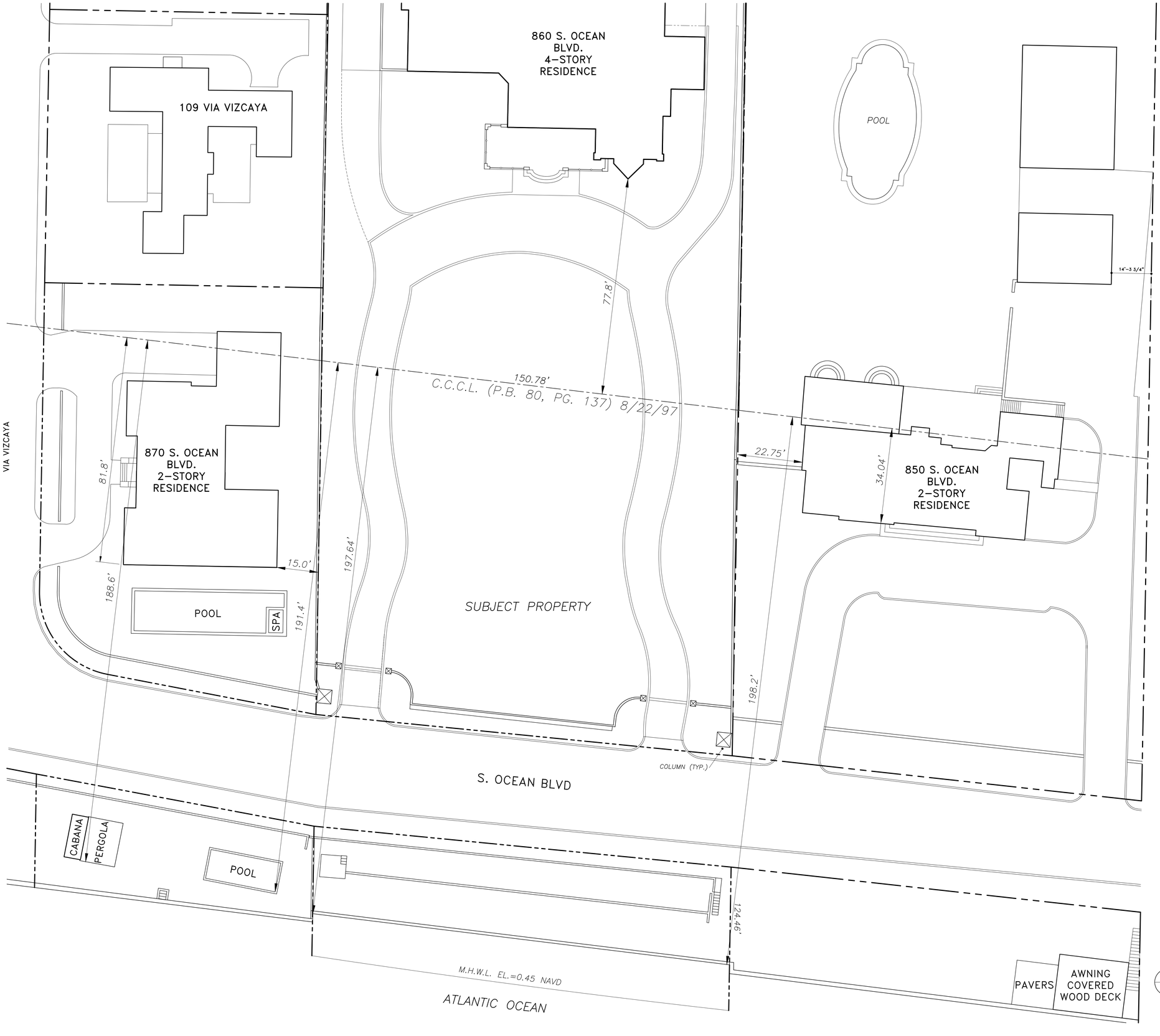
12–29–25



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

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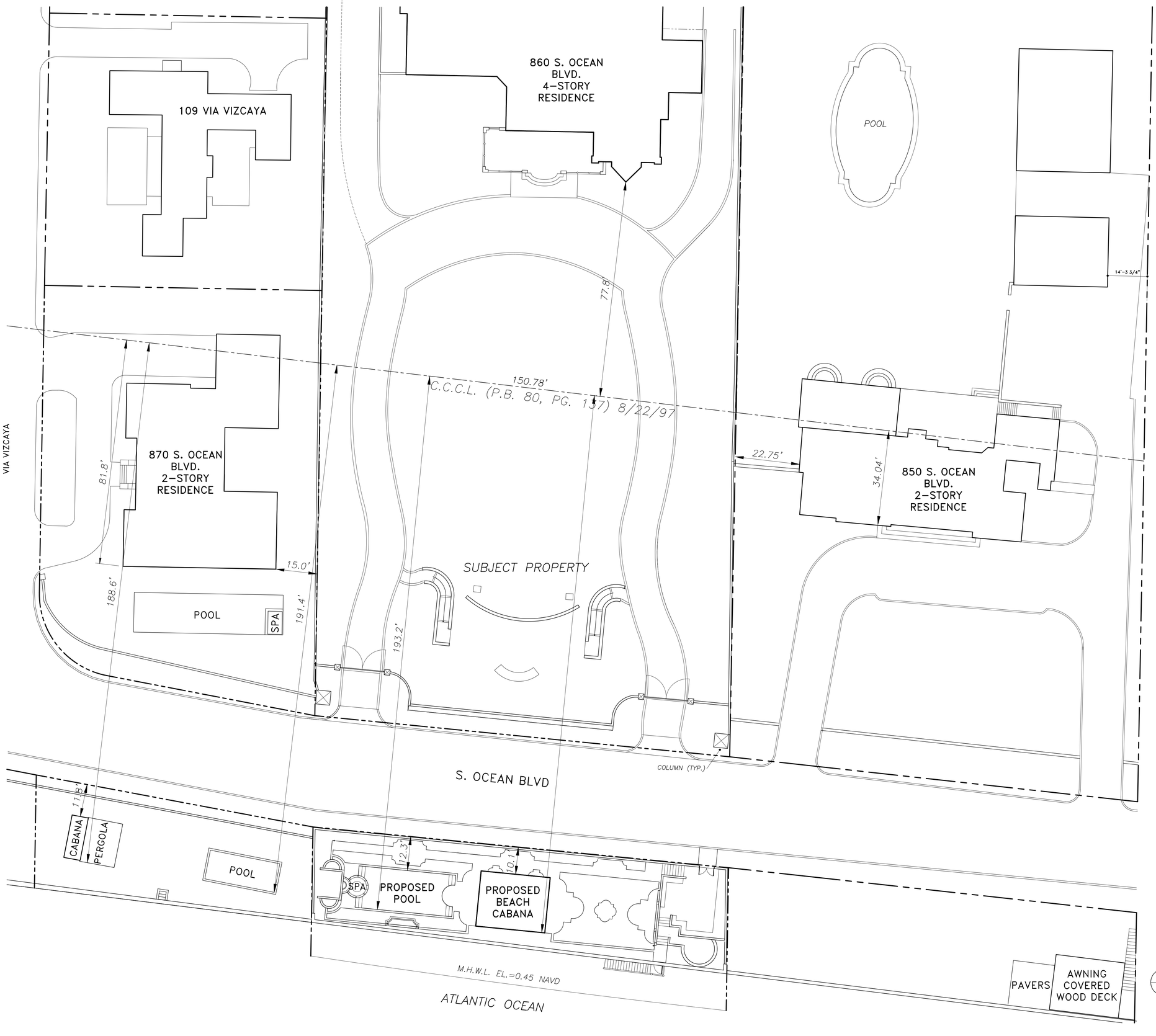
1

SHEET NUMBER: A1
DATE: 12-29-25
JOB # 0494



PROPOSED VICINITY PLAN
SCALE: 1/16" = 1'-0"

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CAFARO RESIDENCE BEACH CABANA

860 SOUTH OCEAN BOULEVARD
PALM BEACH, FLORIDA

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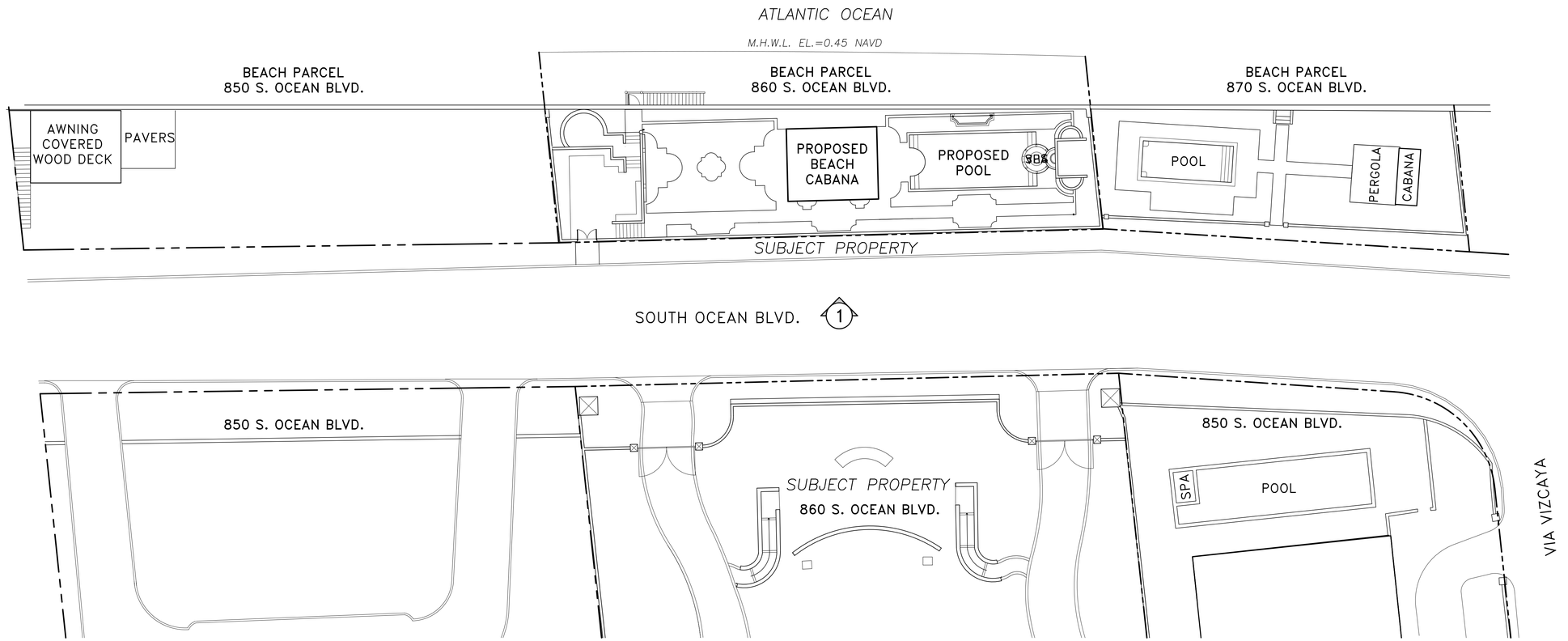
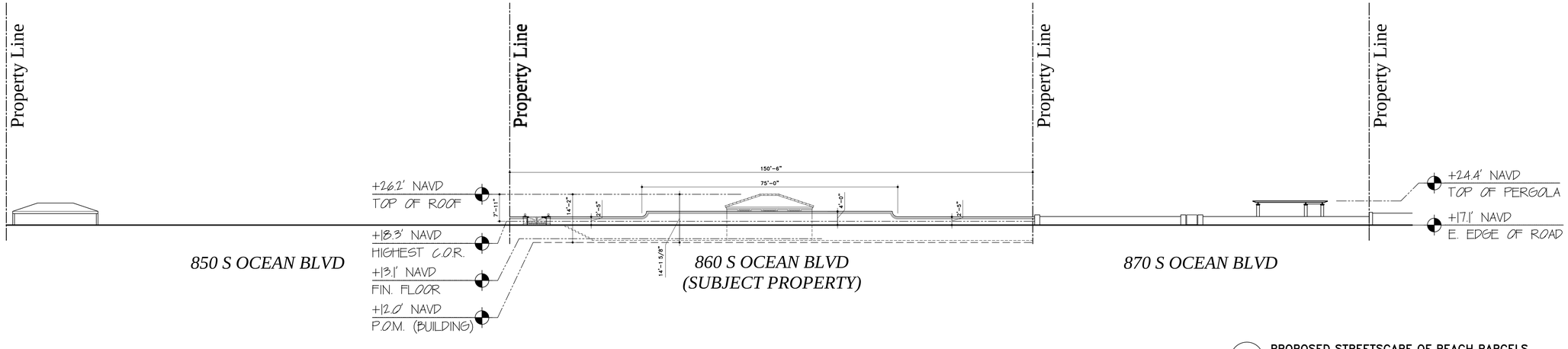
SHEET NUMBER: A2.1
DATE: 12-29-25
JOB # 0494



N

1 BEACH PARCEL SITE PLAN
SCALE: 1/16" = 1'-0"



1 PROPOSED STREETSCAPE OF BEACH PARCELS
SCALE: 1/16" = 1'-0"

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CAFARO RESIDENCE BEACH CABANA

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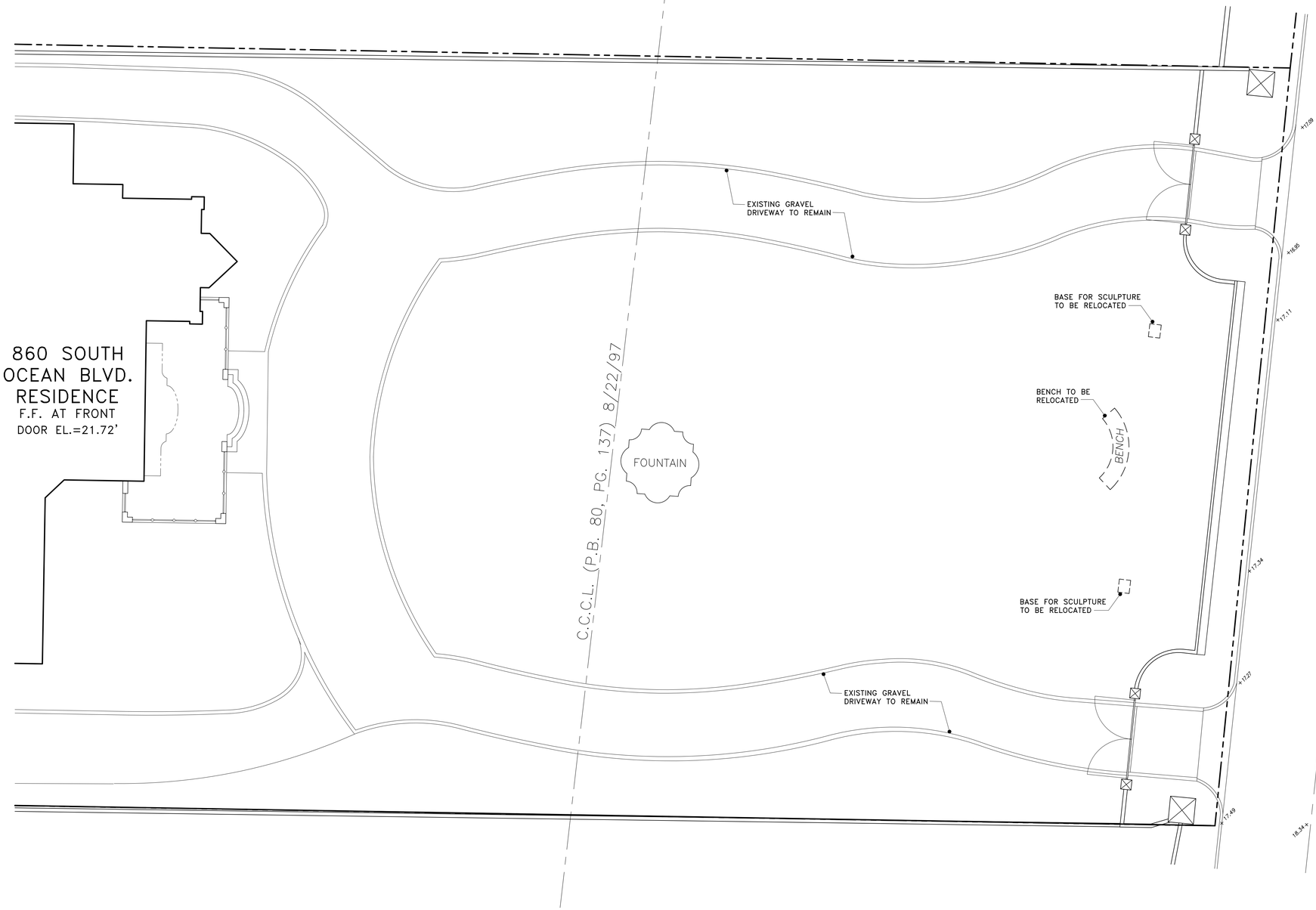
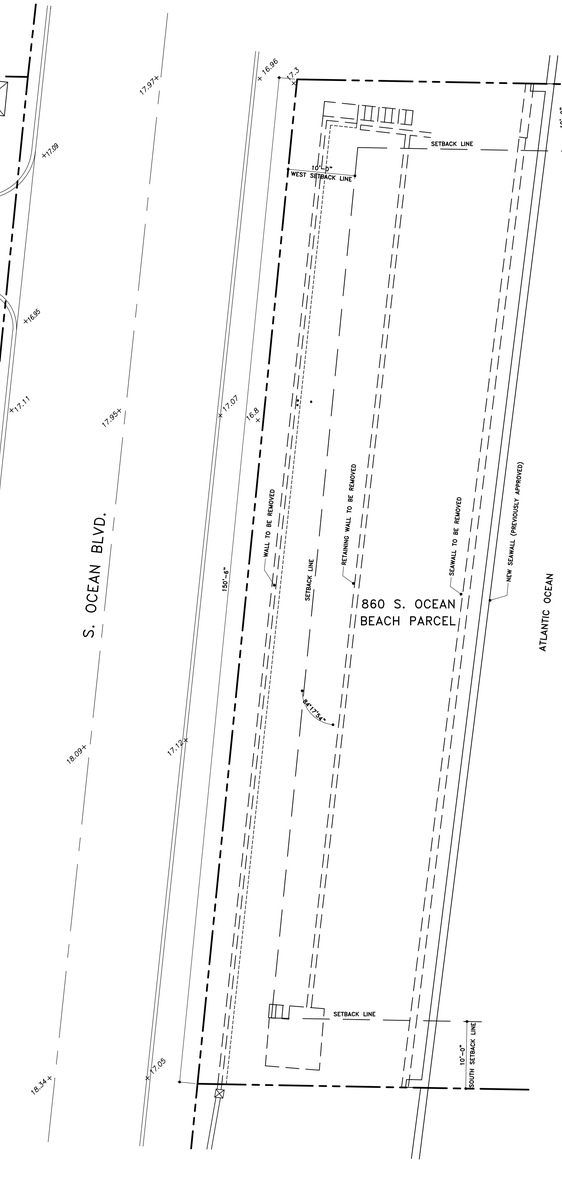
REVISIONS:
1

SHEET NUMBER:
A2.2
DATE:
12-29-25
JOB #
0494

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).





BEACH PARCEL AND FRONT YARD DEMOLITION SITE PLAN
SCALE: 3/32" = 1'-0"

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CAFARO RESIDENCE BEACH CABANA
860 SOUTH OCEAN BOULEVARD
PALM BEACH, FLORIDA



JACQUELINE ALBARRAN, PA
REGISTERED ARCHITECT 11701

REVISIONS:
1
2
3
4

SHEET NUMBER: A3
DATE: 12-29-25
JOB # 0494

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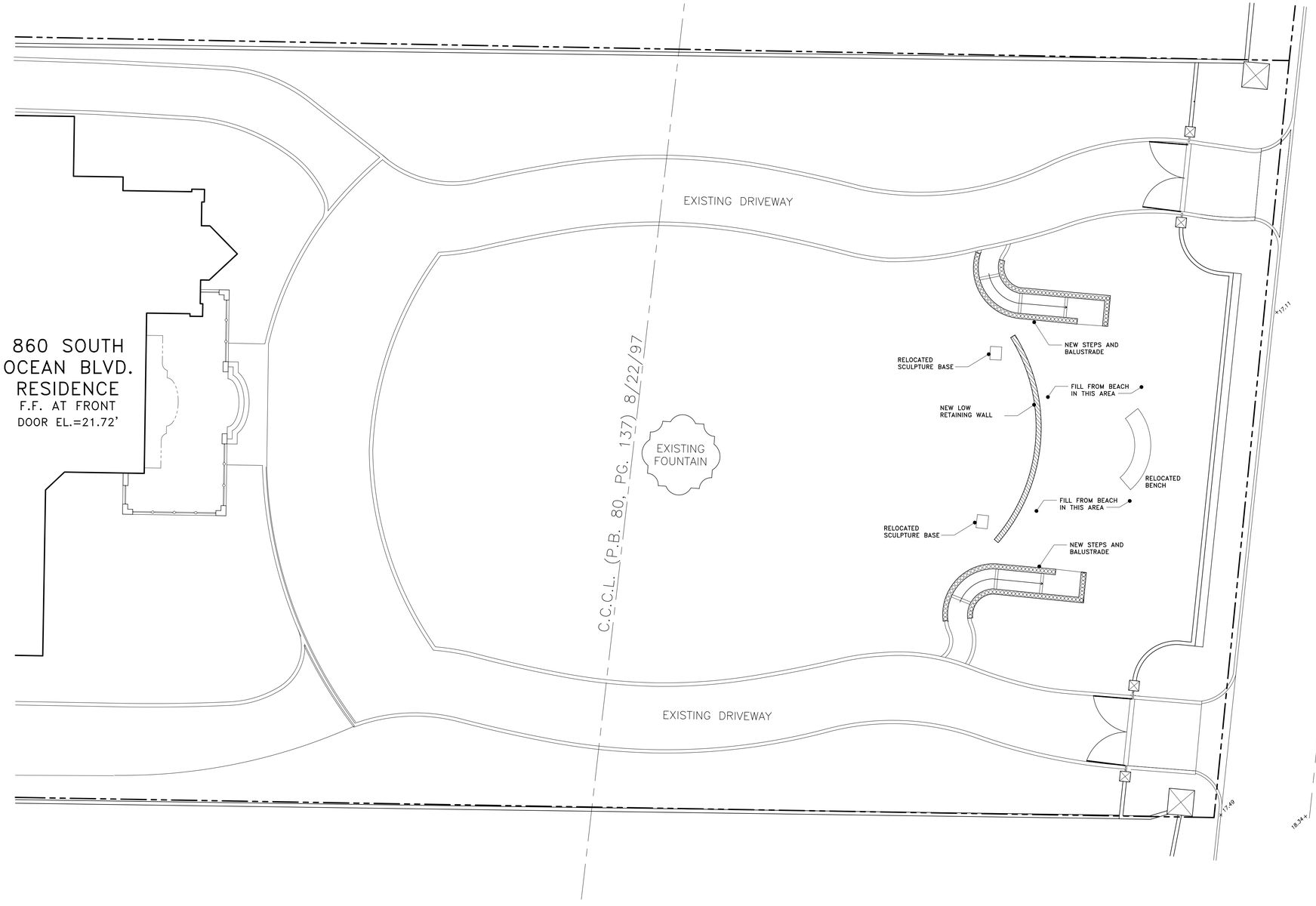
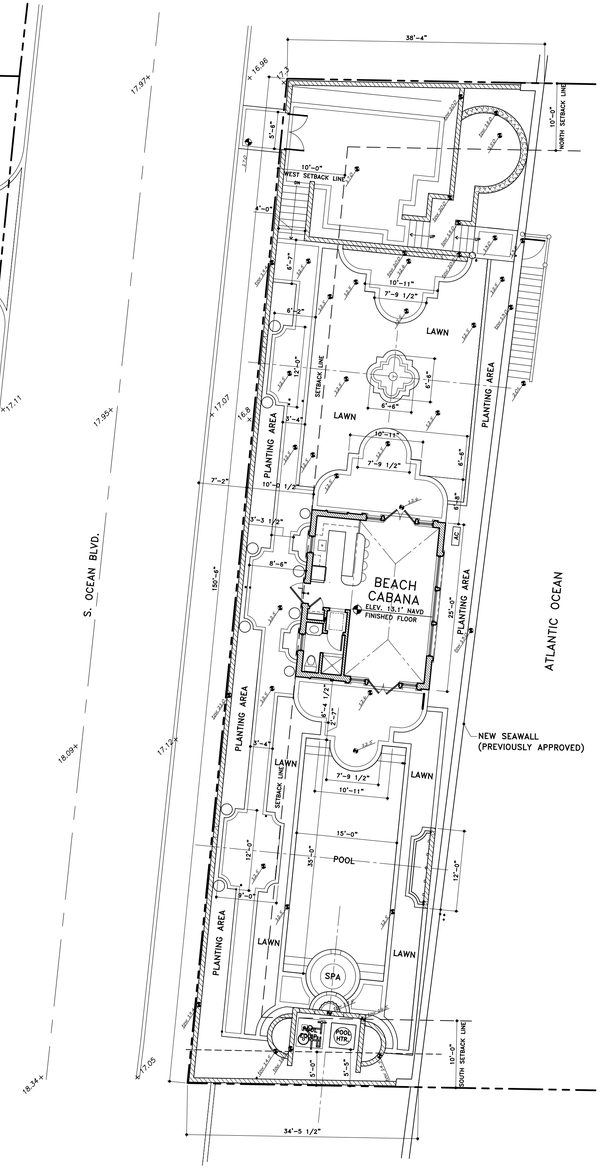
ALL CONSTRUCTION TO BE ACCORDING TO CURRENT LOCAL CODES: FBC 8th EDITION (2023).





PROPOSED BEACH PARCEL AND FRONT YARD SITE PLAN
SCALE: 3/32" = 1'-0"

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

CAFARO RESIDENCE BEACH CABANA
860 SOUTH OCEAN BOULEVARD
PALM BEACH, FLORIDA

JACQUELINE ALBARRAN, PA
REGISTERED ARCHITECT 11701

REVISIONS:
1
2
3
4

SHEET NUMBER: A4
DATE: 12-29-25
JOB # 0494





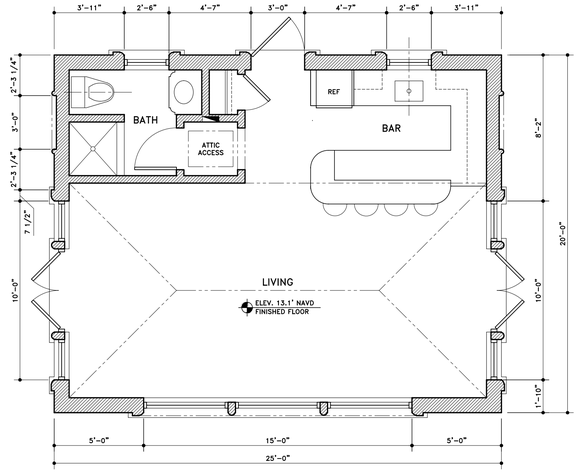
OCEAN VIEWS FROM FIRST FLOOR OF MAIN HOUSE



CABANA FRONT DOOR TO MATCH EXISTING MAIN HOUSE DOOR



CABANA WINDOWS AND DETAILS ABOVE TO MATCH EXISTING AT MAIN HOUSE



LEGEND:

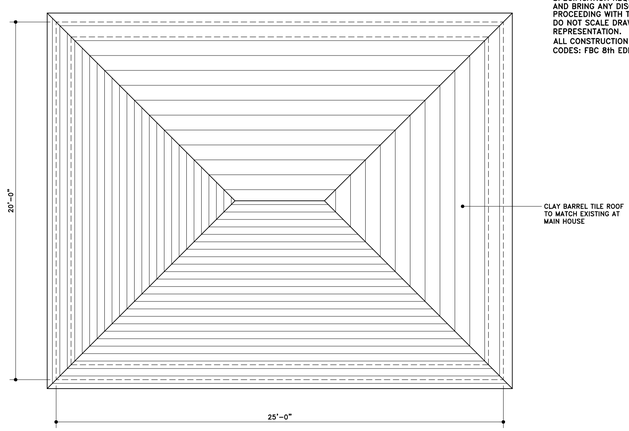
NEW WALLS

ELEMENTS ABOVE

W S N E

BEACH CABANA FLOOR PLAN

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



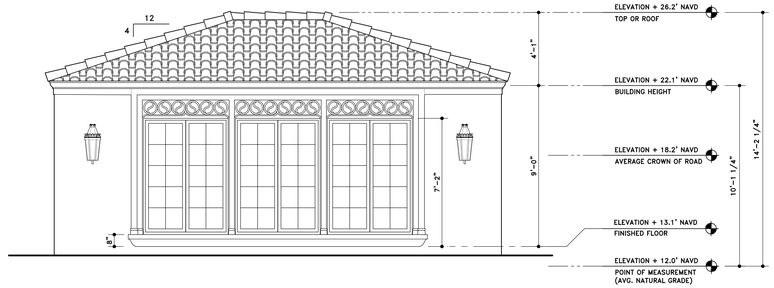
W S N E

BEACH CABANA ROOF PLAN

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

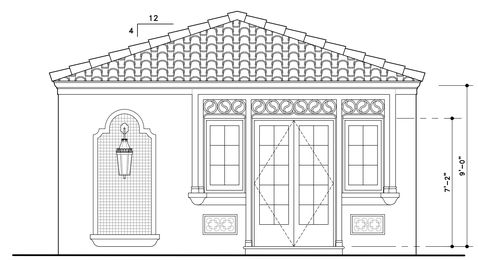
GENERAL NOTE:

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).



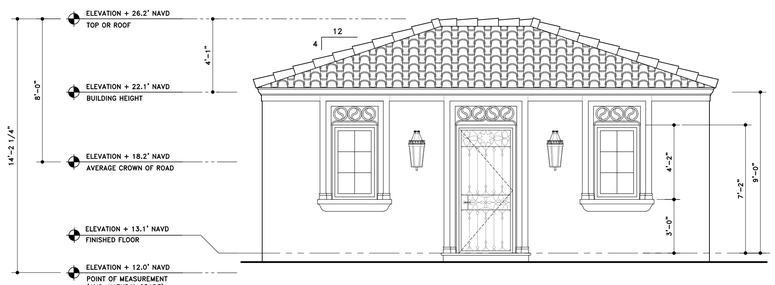
1 BEACH CABANA EAST ELEVATION

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



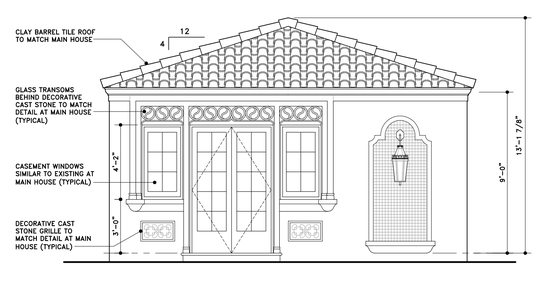
2 BEACH CABANA SOUTH ELEVATION

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



3 BEACH CABANA WEST ELEVATION

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



4 BEACH CABANA NORTH ELEVATION

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

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CAFARO RESIDENCE BEACH CABANA

860 SOUTH OCEAN BOULEVARD
PALM BEACH, FLORIDA



JACQUELINE ALBARRAN, PA
REGISTERED ARCHITECT 11701

REVISIONS:

1
2
3
4

SHEET NUMBER:

A5

DATE: 12-29-25

JOB # 0494

DETAILING AT WINDOWS
TO MATCH MAIN HOUSE

CASEMENT WINDOWS
AT CABANA TO MATCH
EXISTING AT MAIN HOUSE



CABANA BARREL TILE
ROOF TO MATCH
MAIN HOUSE

CABANA WALL COLOR
AND TEXTURE TO
MATCH MAIN HOUSE



CABANA
FRONT
DOOR TO
MATCH
EXISTING
MAIN
HOUSE
DOOR



COACH LIGHT
AT CABANA
TO
MATCH MAIN
HOUSE
FRONT ENTRY
LIGHTS



DECORATIVE
GRILLES AT
CABANA TO
MATCH
EXISTING AT
MAIN HOUSE

MATERIALS PAGE

ENVIRONMENT DESIGN GROUP
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Dustin@environmentdesigngroup.com

Private Residence
860 S Ocean Blvd
Palm Beach

F L O R I D A

Final Submittal
Dec 29, 2025

Scope of Work

- We are proposing to construct a 1-story beach cabana and swimming pool on the beach parcel of 860 S Ocean Blvd.
- New Hardscape and Landscape will be installed on the beach parcel.
- A low retaining wall and steps will be installed in the front yard area of the main house to accomodate the added soil removed from the beach parcel.

Landscape Legend

PROPERTY ADDRESS:	860 SOUTH OCEAN BLVD	
LOT AREA (SQ FT)	74,365 (MAIN PARCEL & BEACH PARCEL)	
	REQUIRED	PROPOSED
LANDSCAPE OPEN SPACE (LOS) (SQ FT AND %)	50% (37,182.5 SF)	50.7% (37,732.7 SF)
LOS TO BE ALTERED (SQ FT AND %)	N/A	N/A
PERIMETER LOS (SQ FT AND %)	N/A	N/A
FRONT YARD LOS (SQ FT AND % TOTAL 4,510.3)	45% (2,029.6 SF)	71.11% (3,207.3 SF)
* NATIVE TREES %	N/A	N/A
* NATIVE SHRUBS & VINES % (BEACH PARCEL ONLY)	30% (222)	39.4% (291)
* NATIVE GROUNDCOVER %	N/A	N/A

* BEACH PARCEL ONLY
ADDITIONAL PROPOSED SHRUB MATERIAL(ONLY)
FOR MAIN PARCEL NOT INCLUDED ABOVE :
1,209 OF WHICH 429 (35.5%) ARE NATIVE

Sheet Index

Cover Sheet
Survey
Zoning Legend
L1.0 - Existing Site Photos Main Lot Exhibit
L1.1 - Existing Site Photos Beach Exhibit
L1.2 - Existing Neighboring / Context Exhibit
L1.3 - Site Wall Study - South Ocean
L1.4 - Beach Cabana Location Study - South Ocean
L2.0 - Existing Conditions Inventory Plan
L2.1 - Demolition Plan
L3.0 - Overall Site Plan
L3.1 - Partial Site Plan Beach Parcel
L3.2 - Open Space Diagram
L3.3 - Proposed Hardscape Exhibit
L4.0 - Section Cut and Fill Diagram
L4.1 - Ocean Vista Topo Diagram
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L5.0 - Landscape Plan
L5.1 - Plant Schedule
L5.2 - Planting Details & Specifications
L5.3 - Plant Image Sheet
L6.0 - Landscape Lighting Plan
L7.0 - Rendered Overall Landscape Plan
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L7.2 - Rendered Landscape Elevations
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L7.6 - Perspective Rendering
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L8.1 - Details Fountain
L9.0 - Construction Screening Plan
L9.1 - Existing Landscape Buffer Images
L9.2 - Construction Staging Plan
L9.3 - Truck Logistics Plan
C-1 - Civil Engineering Plan

Design Team/Consultants

Landscape Architects
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PALM BEACH, FL 33480
561.832.4600
WWW.ENVIRONMENTDESIGNGROUP.COM

Architects
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Civil Engineer
GRUBER CONSULTING ENGINEERS
2475 MERCER AVE
WEST PALM BEACH, FL 33401
561.312.2041

Surveyor
WALLACE SURVEYING
5553 VILLAGE BOULEVARD
WEST PALM BEACH, FL 33407
561.640.4551

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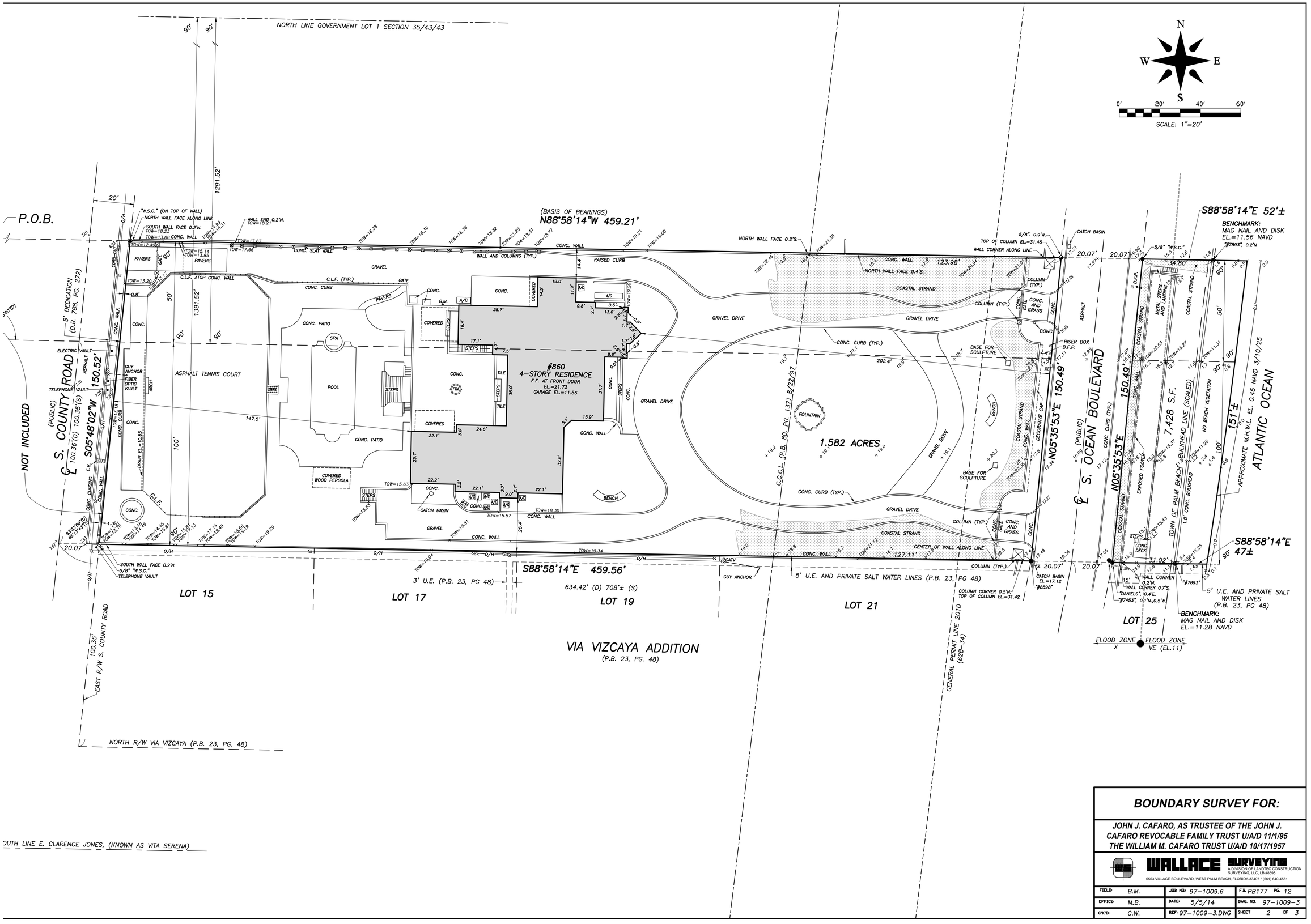

BOUNDARY SURVEY FOR:

JOHN J. CAFARO, AS TRUSTEE OF THE JOHN J. CAFARO REVOCABLE FAMILY TRUST U/A/D 11/1/95 THE WILLIAM M. CAFARO TRUST U/A/D 10/17/1957

WALLACE SURVEYING
A DIVISION OF LANDTEC CONSTRUCTION SURVEYING, LLC, LB #6598
5553 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 * (561) 640-4551

FIELD: B.M.	JOB NO.: 97-1009.6	F.B. PB177	PG. 12
OFFICE: M.B.	DATE: 5/5/14	DWG. NO. 97-1009-3	
CK'D: C.W.	REF: 97-1009-3.DWG	SHEET 2	OF 3

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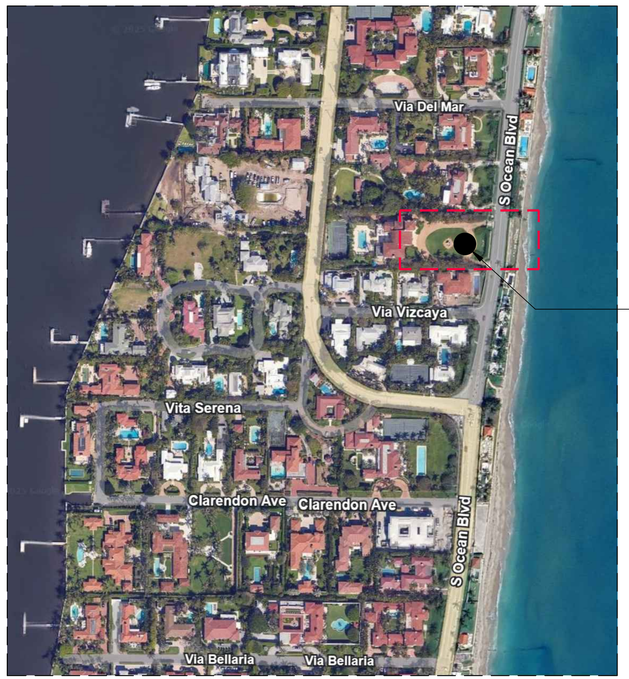
Dustin M. Mizell, MLA RLA #6666784
Dustin@environmentdesigngroup.com

Private Residence
860 South Ocean Blvd
Palm Beach

Vicinity/Location Map



Site Address:
860 S Ocean Blvd
Palm Beach

Zoning Legend

Property Address:	860 South Ocean Blvd Beach Parcel		
Zoning District:	RA - Palm Beach		
Structure Type:	Private Residence		
	Required/Allowed	Existing	Proposed
Lot Size:	68,908 SF (MAIN LOT) 5,457 SF (BEACH PARCEL)		
Lot Depth:	FT	34' +/-	N/A
Lot Width:	N/A	150.50' +/-	N/A
Lot Coverage :	25%	N/A	N/A
Front Yard Setback:	10'	N/A	10'
Side Yard Setback (1st Story): North	10'	N/A	63.6'
Side Yard Setback (2nd Story):	N/A	N/A	59.1'
Rear Yard Setback:	N/A	N/A	N/A
Angle of Vision:	N/A	N/A	N/A
Building Height:	25'	N/A	6.2'
Overall Building Height:	16'	N/A	10.3'
Finish Floor Elevation (FFE) (NAVD):	N/A	N/A	13.1'
Zero Datum for Pt of Measurement:	N/A	N/A	N/A
Base Flood Elevation (BFE) (NAVD)	7'	7'	7'
Landscape Open Space (LOS):	37,182.5 (50%)	N/A	37,766.8 SF 50.8%
Perimeter LOS:	N/A	N/A	N/A
Front Yard LOS:	2,029.6 SF 45%	N/A	3,207.3 SF 71.1%
Native Plant Species Percentage:	30%	N/A	39.4%

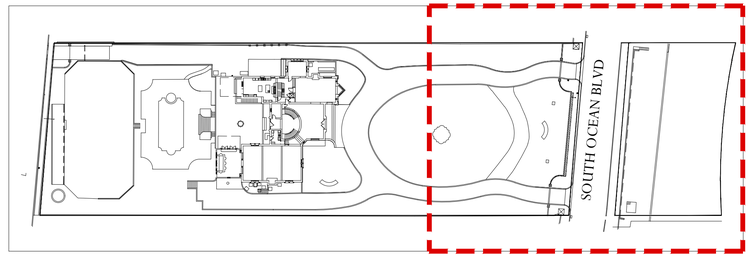
NOT FOR CONSTRUCTION



Existing North Entrance Looking West



Existing North Entrance Looking East



Site Key Limit of Work

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Phone 561.832.4600 Mobile 561.313.4424
Landscape Architecture
Land Planning
Landscape Management
Dustin M. Mizell, MLA FLA #6666784
Dustin@environmentdesigngroup.com

Private Residence
8600 South Ocean Boulevard
PALM BEACH, FLORIDA



Existing Front Lawn Looking West



Existing South Entrance/Exit



Existing Front Lawn Looking Southwest



Existing Front Lawn Looking Northeast



Existing Front Lawn Looking South



Existing South Exit Looking East

JOB NUMBER: # 48088.00 LA
DRAWN BY: Holly Lohman

DATE: 11.20.2025
12.08.2025
12.18.2025
12.29.2025

SHEET L1.0

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NOT FOR CONSTRUCTION

Existing Site Photos Main House and Front Lawn



View Looking South from S Ocean Blvd



Existing Stair Access to Beach Parcel



Existing Stair Access to Beach Parcel



View Looking South from Upper Terrace



View Looking to Northwest Property Line



View Looking South from Lower Terrace



View Looking North from Lower Terrace



Existing Structure South Property Line



Existing Southeast Corner Property Line

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Private Residence 860 South Ocean Boulevard

FLORIDA

JOB NUMBER: # 48088.00 LA
DRAWN BY: Holly Lohman

DATE: 11.20.2025
12.08.2025
12.18.2025
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Existing Site Photos Beach Parcel

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Dustin@environmentdesigngroup.com

Private Residence
860 South Ocean Boulevard
PALM BEACH, FLORIDA



850 South Ocean
North Adjacent Neighbor



870 South Ocean
South Adjacent Neighbor



880 South Ocean
South Adjacent Neighbor

JOB NUMBER: # 48088.00 LA
DRAWN BY: Molly Lohman

DATE: 11.20.2025

SHEET L1.2

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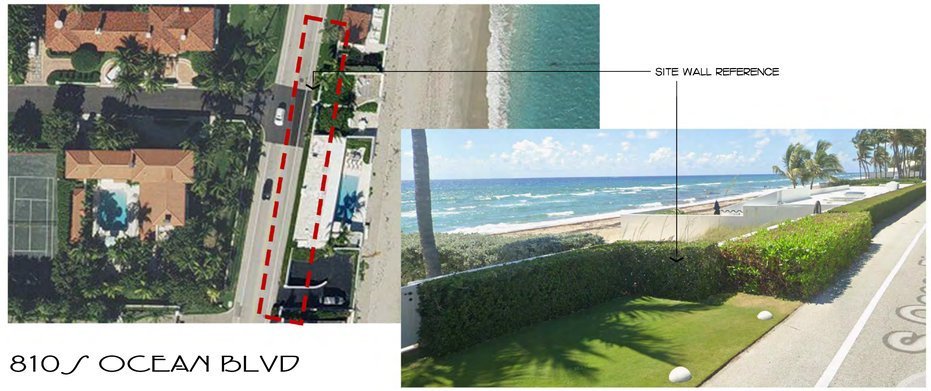
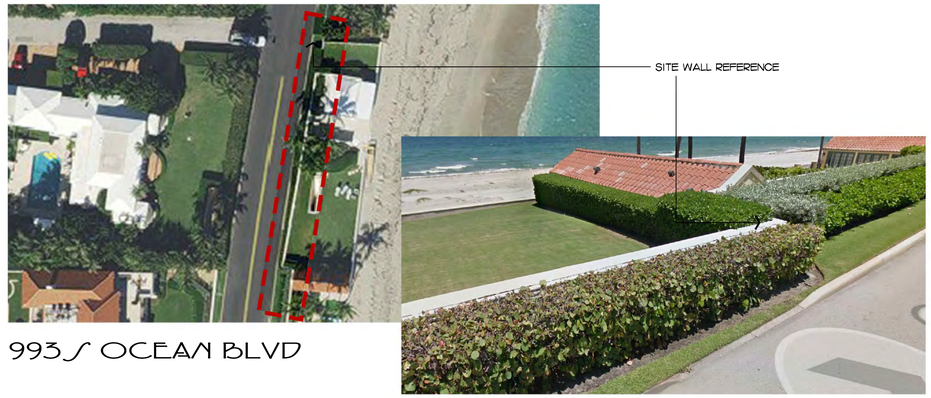
Existing Neighboring Context Beach Exhibit



810 S OCEAN BLVD



993 S OCEAN BLVD



1015 S OCEAN BLVD

NOTE:

SHOWN PROPERTIES WHERE SITE WALL JOGS OUT TO RUN JUST INSIDE PROPERTY LINE

Context Map





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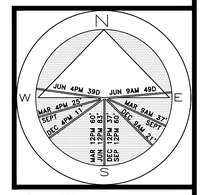

JOB NUMBER: # 48088.00 LA
DRAWN BY: Molly Lohman

DATE: 11.20.2025
12.08.2025
12.18.2025
12.29.2025

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Site Wall Study

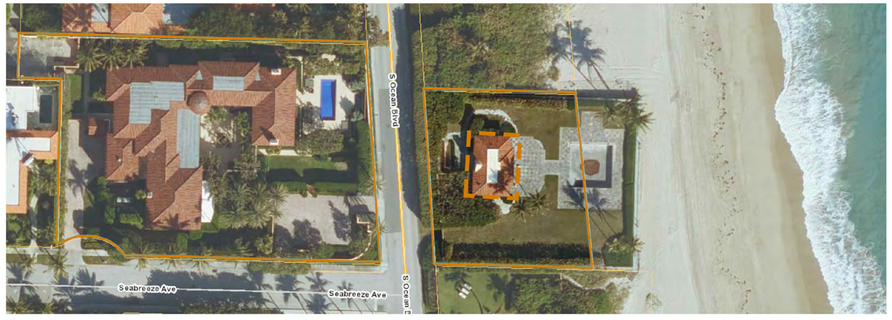
NOT TO SCALE



105 CLAREADON AVE



1141 N OCEAN BLVD



1250 N OCEAN BLVD



190 S OCEAN BLVD

Context Map

1250 N OCEAN BLVD

1141 N OCEAN BLVD



190 S OCEAN BLVD



105 CLARENDON AVE

CENTRALLY LOCATED CABANA

NOTE:

SHOWN PROPERTIES WHERE BEACH CABANA IS CENTRALLY LOCATED

NOT FOR CONSTRUCTION

Beach Cabana Location Study

NOT TO SCALE

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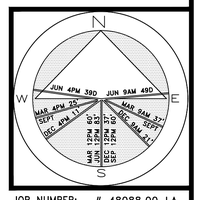
860 S. South Ocean
Boulevard
FLORIDA



JOB NUMBER: # 48088.00 LA
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12.18.2025
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Landscape Architecture
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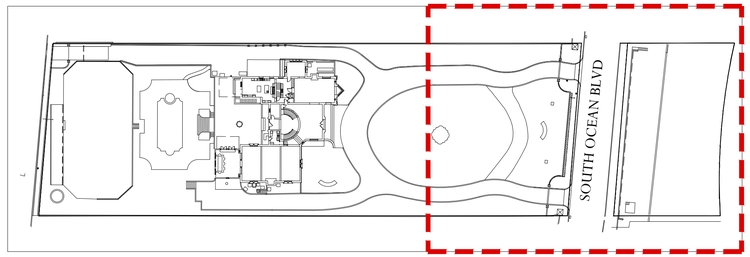
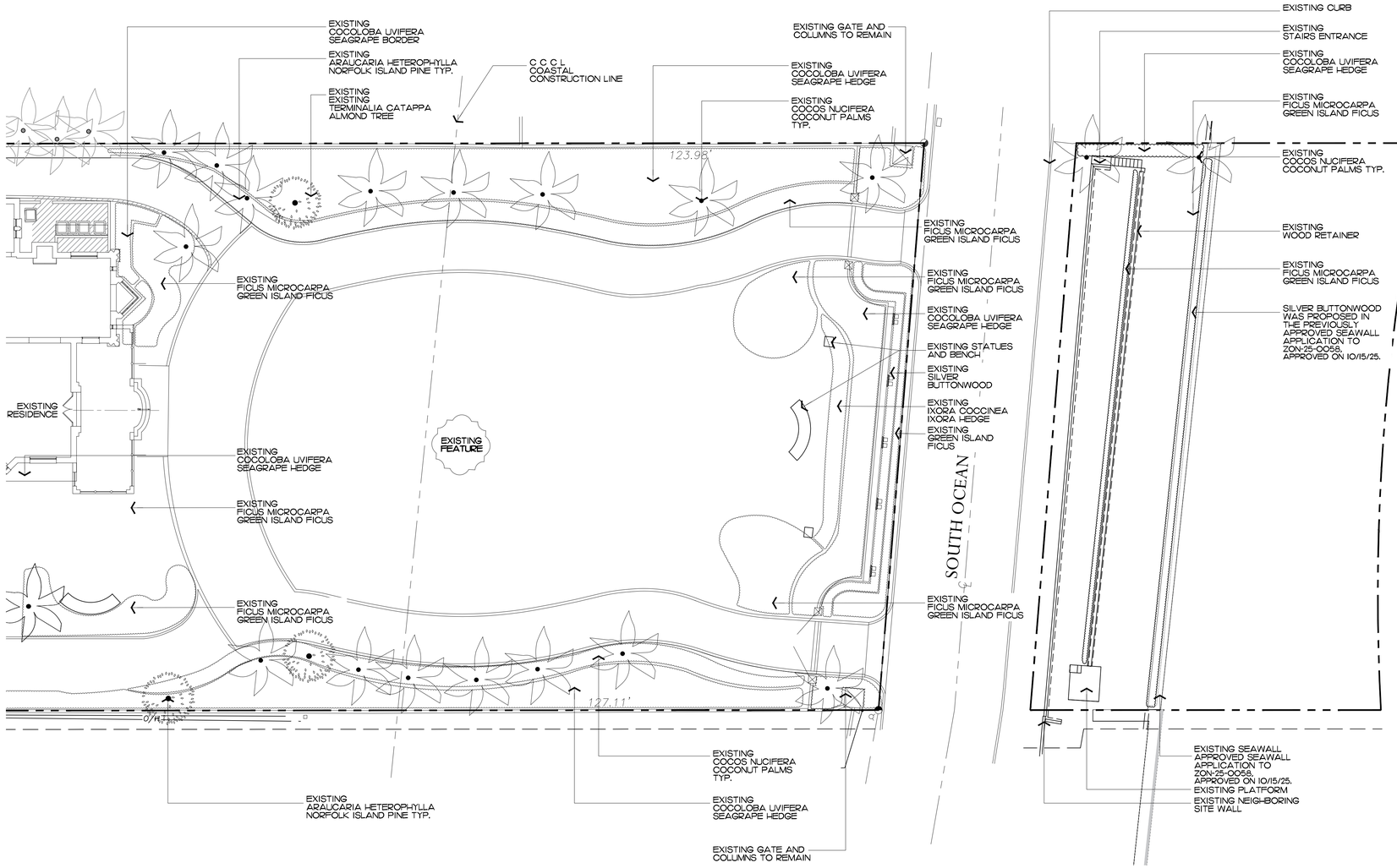
Dustin M. Mizell, MLA FL# 6666784
Dustin@environmentdesigngroup.com



Site Key Limit of Work



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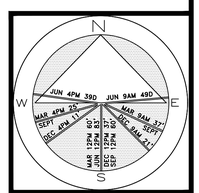
860 South Ocean Boulevard
Boca Raton, Florida



JOB NUMBER: # 48088.00 LA
DRAWN BY: Allison Padilla
Molly Lohman
DATE: 11.20.2025
12.08.2025
12.18.2025
12.29.2025

SHEET L2.0

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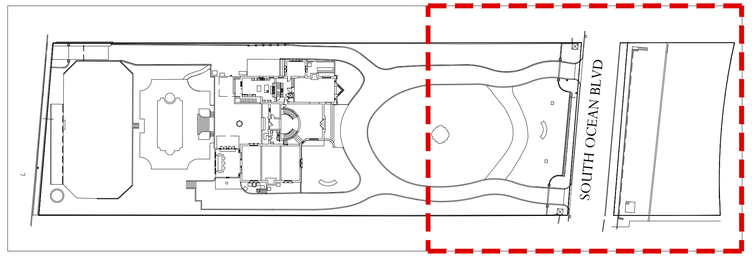
NOT FOR CONSTRUCTION

Existing Conditions / Inventory Plan

Scale In Feet: 1/16" = 1 Ft
0 5' 15' 30' 60'

NOTE:
DRIVEWAY DEMO CONDITIONS AS PER LANDMARK APPROVED PLAN SEPTEMBER 19TH, 2024.

SEAWALL SHOWN AS PER ZON-25-00058 APPROVED ON 10/15/25



Site Key Limit of Work

PREVIOUSLY APPROVED LANDMARK SEPT. 19, 2024 (NOT PART OF THIS SCOPE)

LIMIT OF WORK EAST OF COASTAL CONSTRUCTION CONTROL LINE (BEACH PARCEL TO BE APPROVED)

COASTAL CONSTRUCTION CONTROL LINE

EXISTING COCOLOBA UVIFERA SEAGRAPE HEDGE TO REMAIN

EXISTING COCOS NUCIFERA COCONUT PALMS TYP. TO REMAIN

123.98'

EXISTING FEATURE

EXISTING FICUS MICROCARPA GREEN ISLAND FICUS TO REMAIN

EXISTING FICUS MICROCARPA GREEN ISLAND FICUS TO BE REMOVED

EXISTING COCOLOBA UVIFERA SEAGRAPE HEDGE TO BE REMOVED AFTER CONSTRUCTION TO MAINTAIN ADEQUATE SCREENING

EXISTING STATUES AND BENCH TO BE RELOCATED

EXISTING IXORA COCCINEA IXORA HEDGE TO BE REMOVED

EXISTING CONOCARPUS SILVER BUTTONWOOD HEDGE TO BE REMOVED AFTER CONSTRUCTION TO MAINTAIN ADEQUATE SCREENING

EXISTING GREEN ISLAND FICUS TO BE REMOVED IN FRONT OF WALL ORNAMENTAL DETAILS

EXISTING GREEN ISLAND FICUS TO REMAIN

EXISTING FICUS MICROCARPA GREEN ISLAND FICUS TO BE REMOVED

127.11'

EXISTING COCOS NUCIFERA COCONUT PALMS TYP. TO REMAIN

EXISTING COCOLOBA UVIFERA SEAGRAPE HEDGE TO REMAIN

EXISTING CURB

EXISTING STAIRS ENTRANCE TO BE REMOVED

EXISTING COCOLOBA UVIFERA SEAGRAPE HEDGE TO BE REMOVED

NOTE: PLANTING ALONG THE PROPERTY LINE TO REMAIN AS SCREENING UNTIL A NEW SITE WALL, NEW FENCING, OR NEW LANDSCAPING IS INSTALLED

(2) EXISTING COCOS NUCIFERA COCONUT PALMS TYP. TO BE REMOVED

EXISTING WOOD RETAINER TO BE REMOVED

EXISTING FICUS MICROCARPA GREEN ISLAND FICUS TO BE REMOVED

ATLANTIC OCEAN

5' U.E.

WATERLINES

EXISTING SEAWALL APPROVED 10.15.25

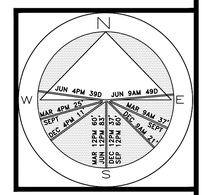
EXISTING PLATFORM TO BE REMOVED

EXISTING NEIGHBORING SITE WALL REMAINING

ENVIROAMENT DESIGN GROUP
139 North County Road SJR20-B Palm Beach, Fl 33480
Phone 561.832.4600 Mobile 561.313.4424
Landscape Architecture
Land Planning
Landscape Manag ement
Dustin M. Mizell, MLA FLA #6666784
Dustin@environmentdesigngroup.com

Private Residence
860 South Ocean Boulevard

PALM BEACH FLORIDA



JOB NUMBER: # 48088.00 LA
DRAWN BY: Molly Lohman

DATE: 11.20.2025
12.08.2025
12.18.2025
12.29.2025

SHEET L2.1

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Demolition Plan

Scale In Feet: 1/16" = 1 Ft

0 5' 15' 30' 60'

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Landscape Architecture
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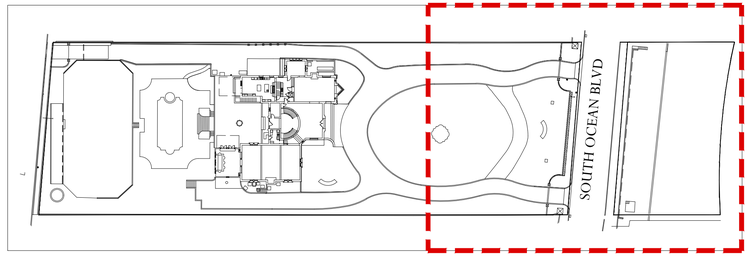
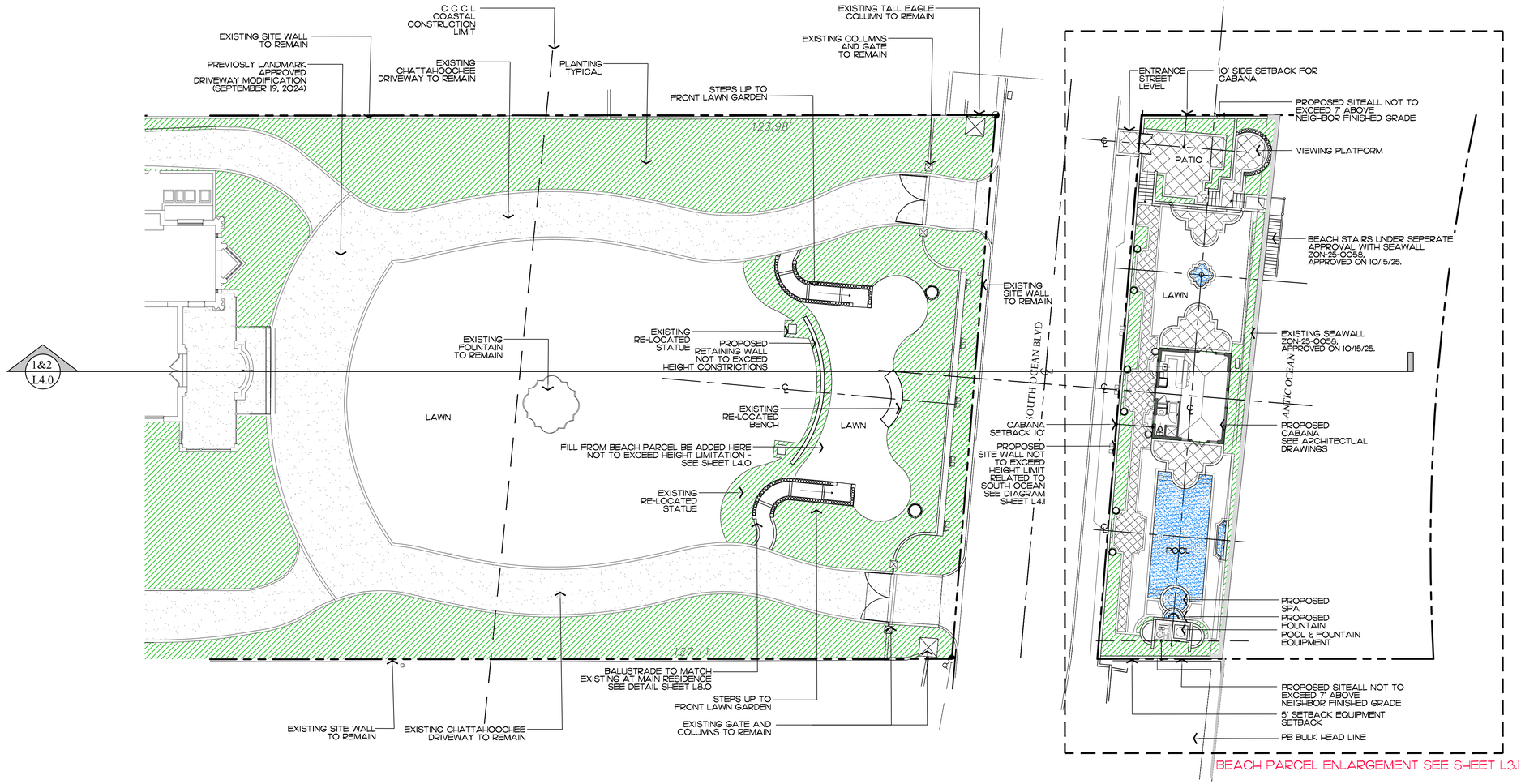
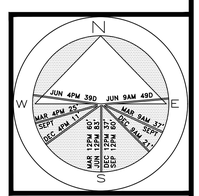


Site Key Limit of Work



Private Residence
860 South Ocean Boulevard
PALM BEACH FLORIDA



JOB NUMBER: # 48088.00 LA
DRAWN BY: Erika Gottsegen

DATE: 11.20.2025
12.08.2025
12.18.2025
12.29.2025

SHEET L3.0

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Overall Site Plan

Scale In Feet: 1/ 16" = 1 Ft
0 5' 15' 30' 60'

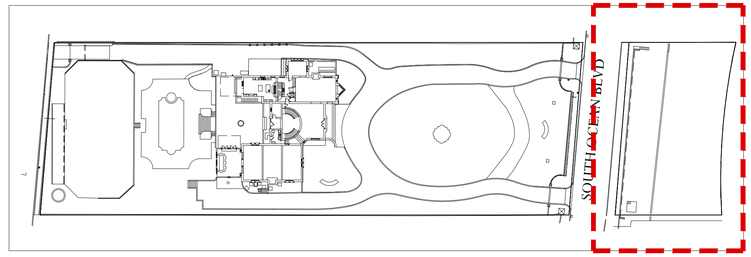
Pool Equipment Housing

POOL EQUIPMENT (DIMENSIONS AS SHOWN):

1. - 2.7 VS PUMP
2. - GAS HEATER - JXI 400
3. - FILTER CV340

PROPOSED FOUNTAIN EQUIPMENT (DIMENSIONS AS SHOWN):

4. - 1.85 VS PUMP
5. - FILTER CS 100



Site Key

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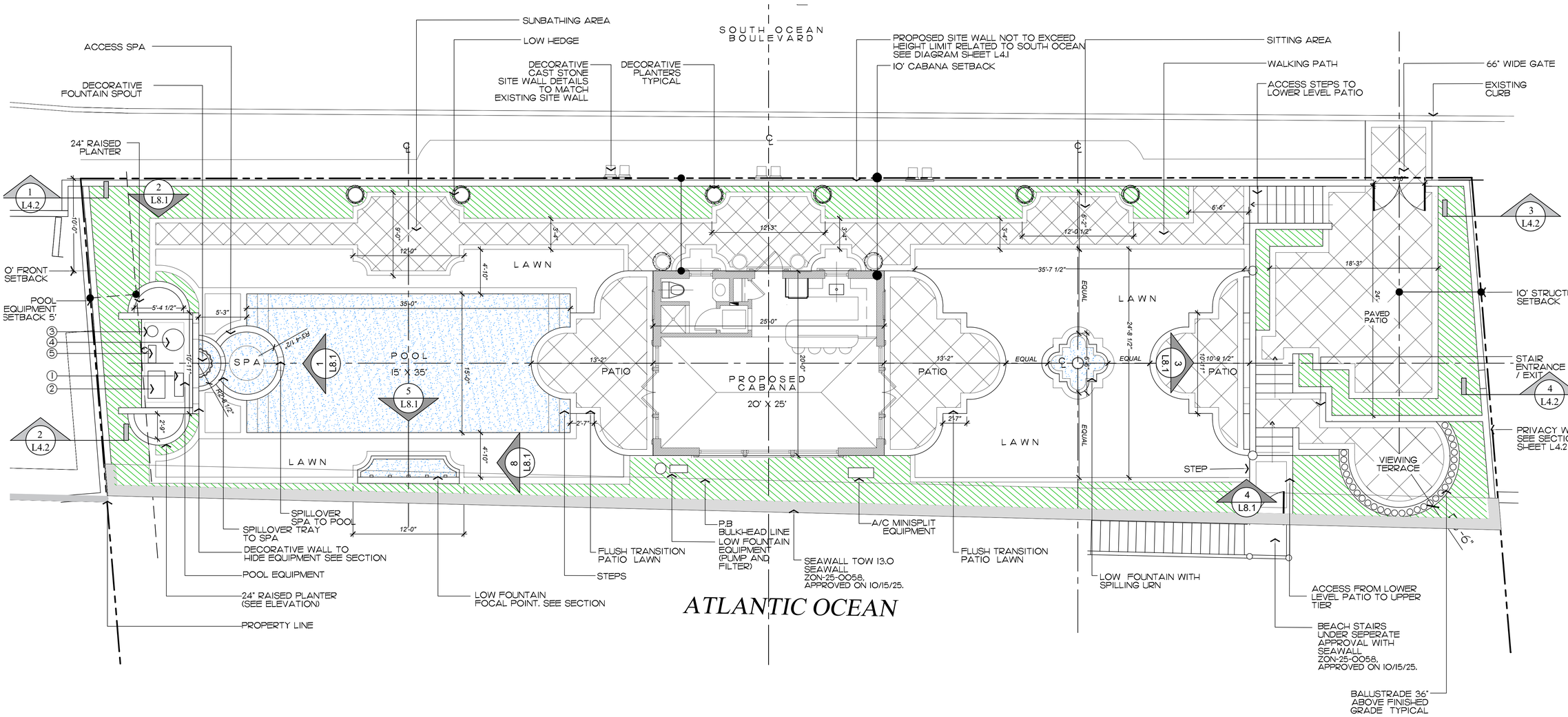
Landscape Architecture
Land Planning
Landscape Management
Dustin M. Mizell, MLA RLA #6666784
Dustin@environmentdesigngroup.com



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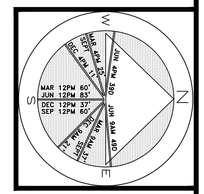
FLORIDA



JOB NUMBER: # 48088.00 LA
DRAWN BY: Erika Gottsegen

DATE: 11.20.2025
12.08.2025
12.18.2025
12.29.2025

SHEET L3.1

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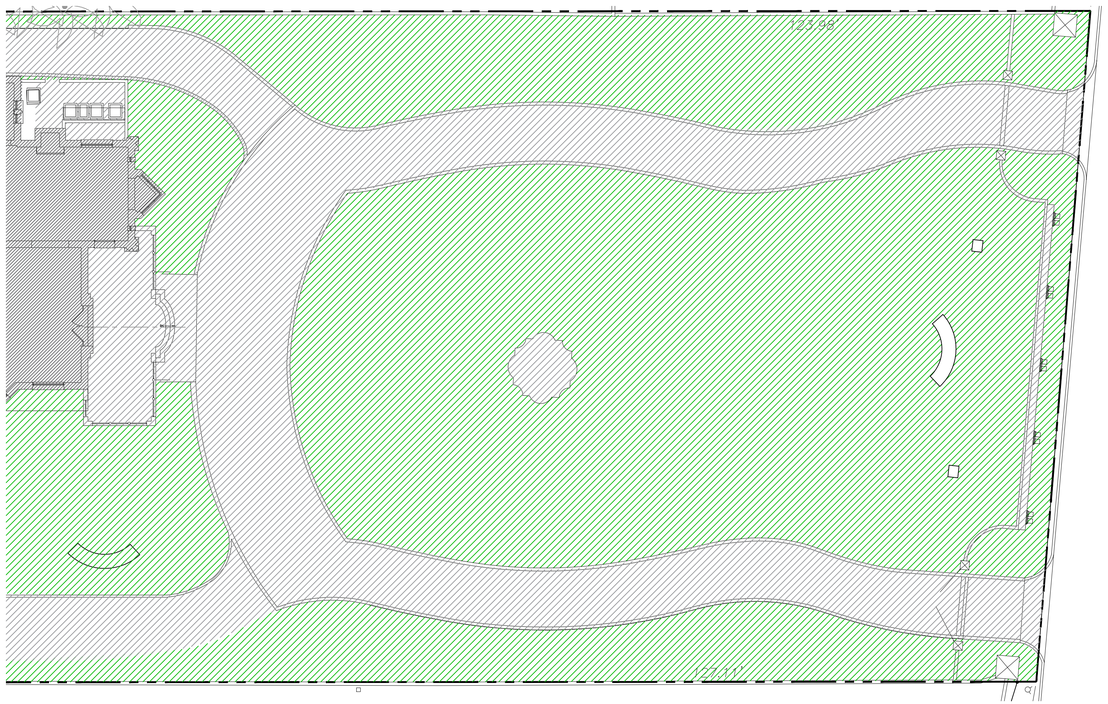
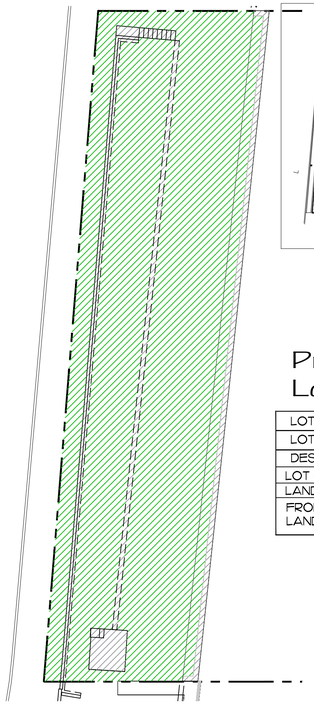
Partial Site Plan - Cabana Beach Parcel

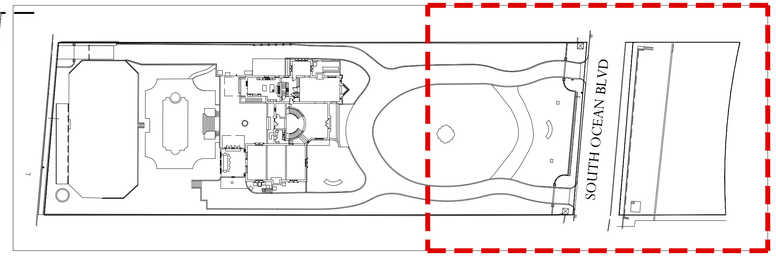
0 5' 15' 30'
SCALE IN FEET 3/16" = 1 Ft

AREA IN SQ.FT.



Existing Lot Coverage Graphic

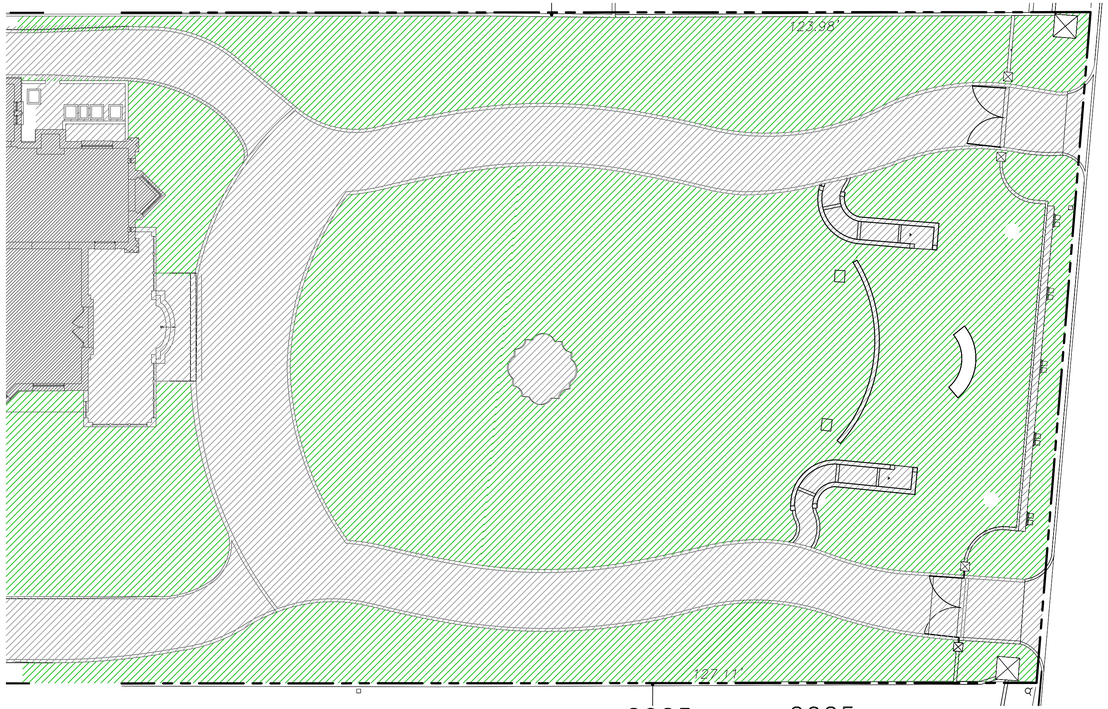




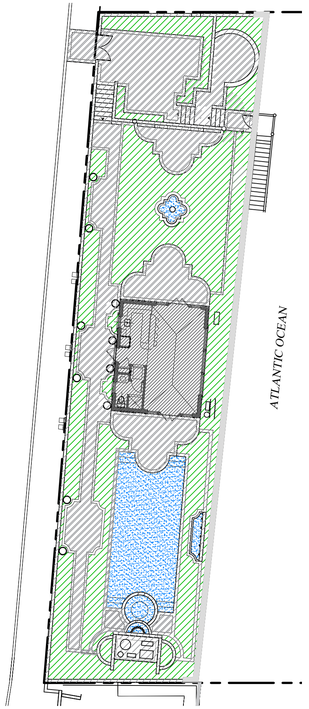
Site Key Limit of Work

Previously Approved Site Data
Landmarks Submittal 9.19.24

LOT ZONE	R-A ZONING DISTRICT					
LOT AREA	68,907.5 S.F.					
DESCRIPTION	REQUIRED		EXISTING		PROPOSED	
LOT COVERAGE	MAXIMUM 25%	17,226.89 S.F.	12.63%	8,704.72 S.F.	20.85%	14,370.39 S.F.
LANDSCAPE	MINIMUM 50%	34,453.78 S.F.	44.52%	30,674.29 S.F.	51.9%	35,778.96 S.F.
FRONT YARD LANDSCAPE	MINIMUM 45% OF FRONT YARD 4510.3 S.F.	2,029.6 S.F.	79.99%	3,604.26 S.F.	79.99%	3,604.26 S.F.



Proposed Lot Coverage Graphic



Legend

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

Proposed Site Data

LOT ZONE	R-A ZONING DISTRICT			
LOT AREA	74,365 S.F. (MAIN PARCEL & BEACH PARCEL)			
DESCRIPTION	REQUIRED		PROPOSED	
LOT COVERAGE	MAXIMUM 25%	18,591.3 S.F.	20.0%	14,870.39 S.F.
LANDSCAPE	MINIMUM 50%	37,182.5 S.F.	50.79%	37,766.76 S.F.
FRONT YARD LANDSCAPE	MINIMUM 45% OF FRONT YARD 4,510.3 S.F.	2,029.6 S.F.	71.11%	3,207.26 S.F.

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Open Space Diagrams

SCALE IN FEET 1/16"=1'

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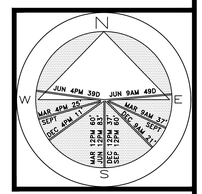
Landscape Architecture
Land Planning
Landscape Management
Dustin M. Mizell, MLA FLA #6666784
Dustin@environmentdesigngroup.com

Private Residence
860 South Ocean Boulevard
PALM BEACH, FLORIDA



JOB NUMBER: # 48088.00 LA
DRAWN BY: Molly Lohman

DATE: 11.20.2025

SHEET L3.2



Coral Stone

PAVERS
POOL DECK
WALL CAP



Coral Stone



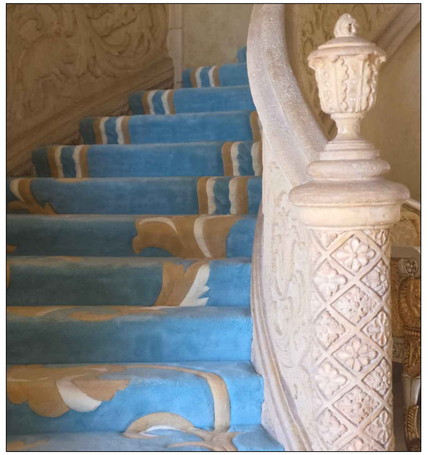
Ballustrades



White Stucco



Cast Stone Details



Column Design

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

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860 South Ocean
Boulevard
FLORIDA

JOB NUMBER: # 48088.00 LA
DRAWN BY: Holly Lohman

DATE: 11.20.2025
12.08.2025
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12.29.2025

SHEET L3.3

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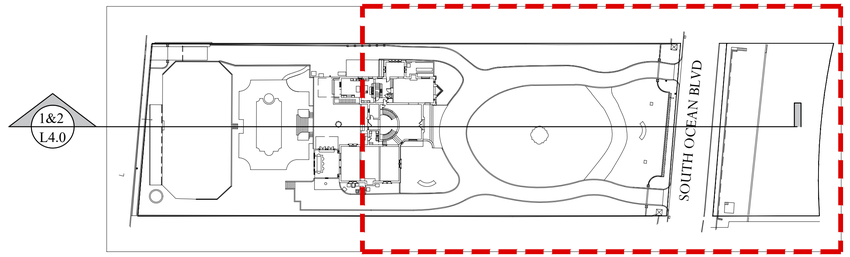
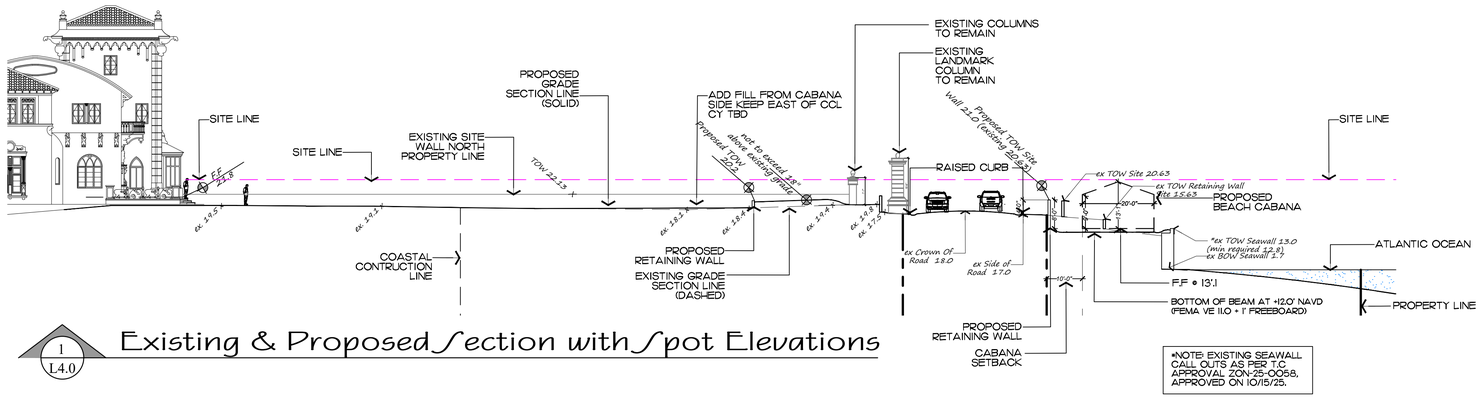
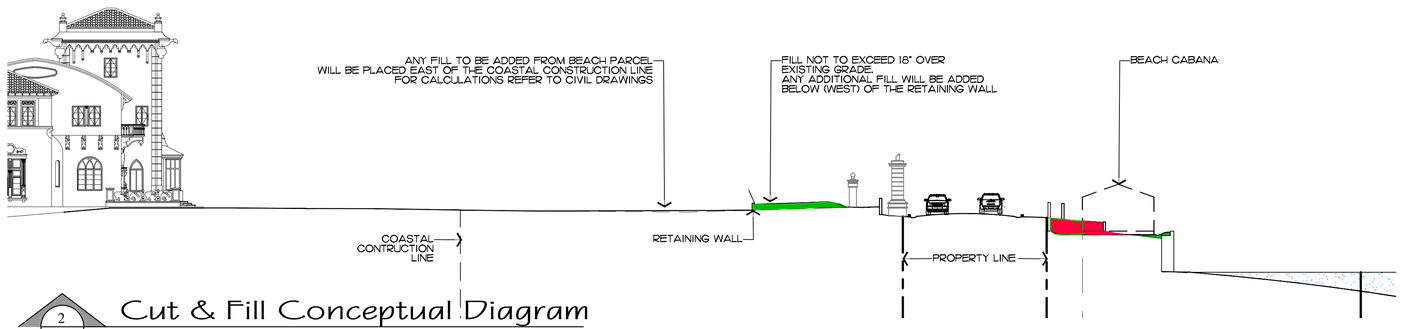
Proposed Hardscape Exhibit



Site Key Limit of Work



1 L4.0 Existing & Proposed Section with Spot Elevations



2 L4.0 Cut & Fill Conceptual Diagram

Legend

0.00 X = EXISTING GRADE

0.00 = PROPOSED GRADE

= FILL - FOR CALCULATIONS. REFER TO CIVIL ENGINEER DRAWINGS

= CUT - FOR CALCULATIONS REFER TO CIVIL ENGINEER DRAWINGS

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Section Existing & Proposed - Preliminary

Scale In Feet: 1/16" = 1 Ft 0 5' 15' 30' 60'

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Landscape Architecture
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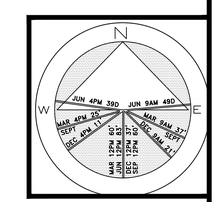
FLORIDA



JOB NUMBER: # 48088.00 LA
DRAWN BY: Erika Gottsegen

DATE: 11.20.2025
12.08.2025
12.18.2025
12.29.2025

SHEET L4.0

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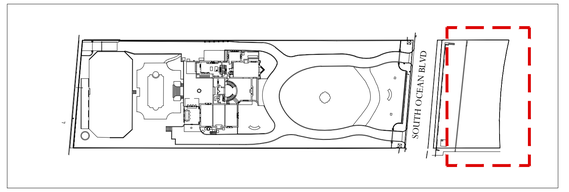
Legend

0.00 X
0.00

- EXISTING GRADE
- PROPOSED GRADE
- SITE WALL OR HEDGES DO NOT EXCEED 4 FEET ABOVE THE SURFACE OF EDGE OF PAVEMENT EXISTING GRADE ON OCEAN BOULEVARD
- OCEAN VISTA EQUAL TO 50% OF THE LOT WIDTH WHERE NO STRUCTURE OR VEGETATION EXCEEDS 30" ABOVE EDGE OF PAVEMENT EXISTING GRADE ON OCEAN BOULEVARD
- PORTION OF SITE WALL THAT EXCEEDS 6' HEIGHT FROM INSIDE OF WALL (BEACH CABANA SIDE) - VARIANCE REQUEST



Site Key Focus Area

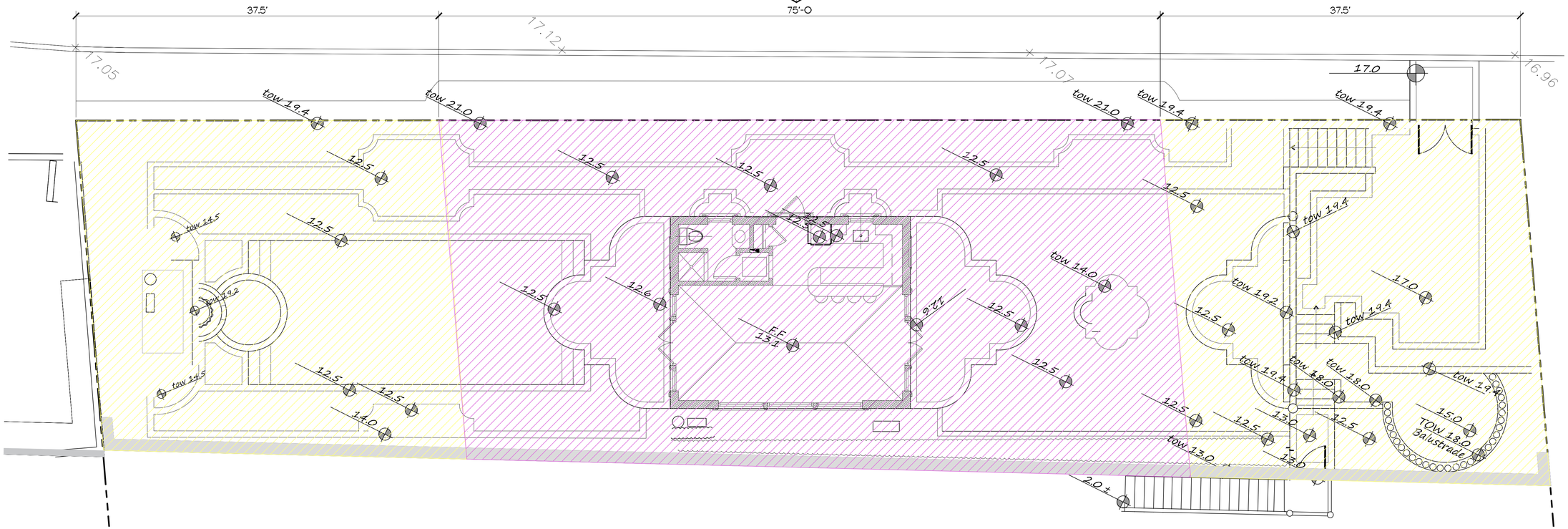
1 / L4.1

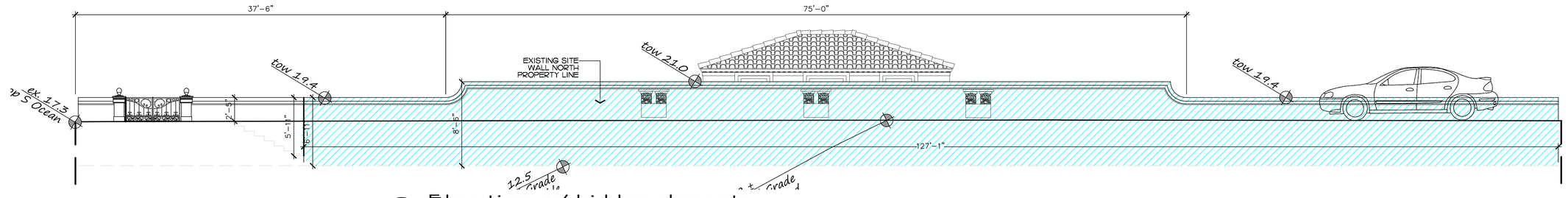
SOUTH OCEAN BLVD

SITE WALL NO MORE THAN 30" ABOVE SOUTHERN OCEAN BOULEVARD PAVING

SITE WALL NO MORE THAN 48" ABOVE SOUTH OCEAN BOULEVARD PAVING

SITE WALL NO MORE THAN 30" ABOVE SOUTHERN OCEAN BOULEVARD PAVING





1 / L4.1 Elevation w/ hidden elements

Ocean Vista, Site Wall & Topo Diagram

NOT FOR CONSTRUCTION

SCALE IN FEET 3/16" = 1 Ft

0 5' 15' 30'

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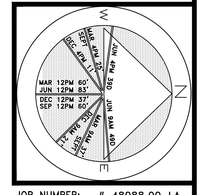


JOB NUMBER: # 48088.00 LA
DRAWN BY: Erika Gottsegen

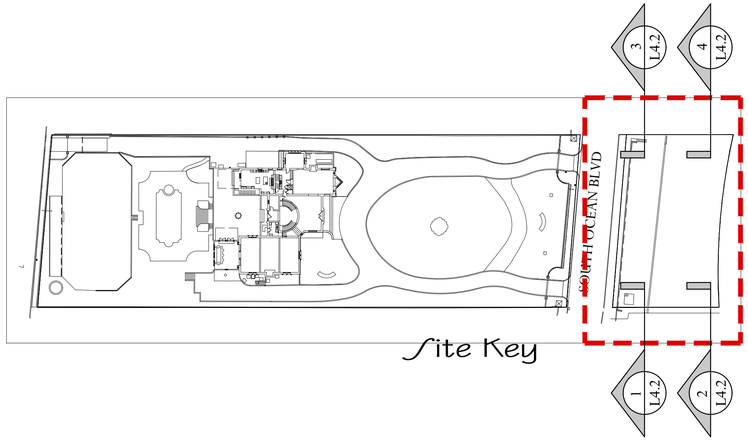
DATE: 11.20.2025
12.08.2025
12.18.2025
12.29.2025

SHEET L4.1

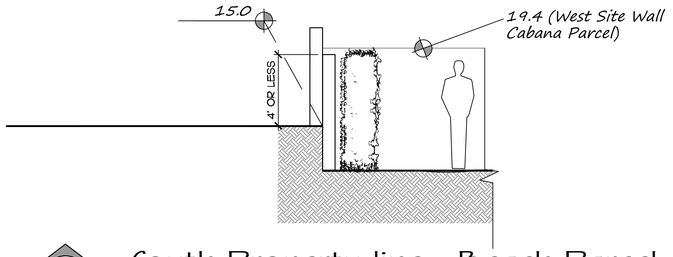
AREA IN SQ.FT.

General Note:

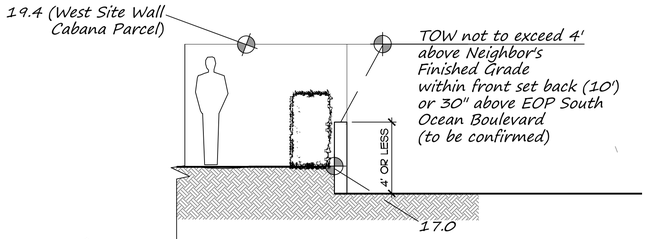
TOW not to exceed 4'
above crown of road at any point
or 30" above EOP South Ocean Boulevard where
section cuts are located
Not to exceed 7' above neighboring grade at any point



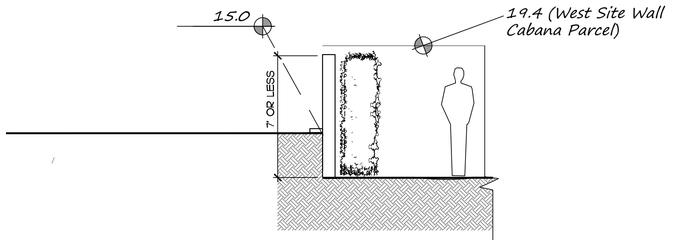
Site Key



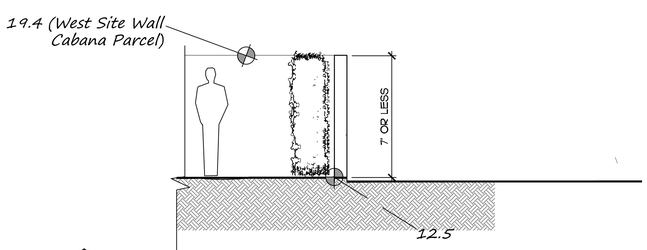
1 L4.2 South Property line - Beach Parcel
Wall Section - West



3 L4.2 North Property line - Beach Parcel
Wall Section - West



2 L4.2 South Property line - Beach Parcel
Wall Section - East



4 L4.2 North Property line - Beach Parcel
Wall Section - East

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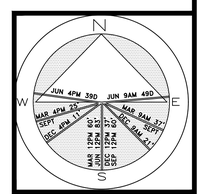

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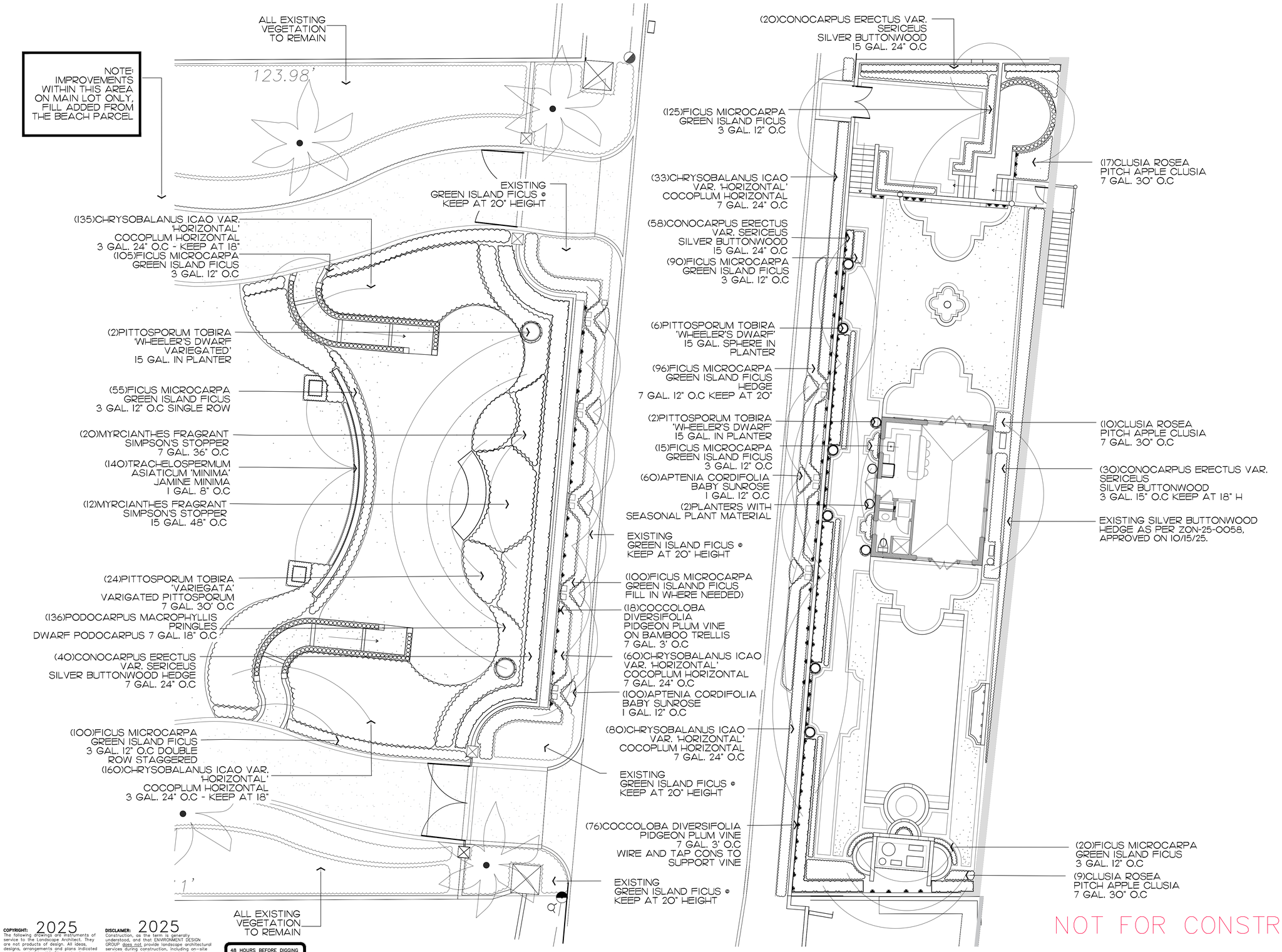
Section Neighboring Grade - Preliminary

0 5' 15'
SCALE IN FEET 1/4" = 1 Ft



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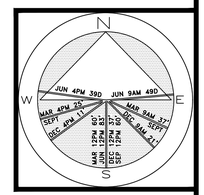

JOB NUMBER: # 48088.00 LA
DRAWN BY: Molly Lohman
Erika Gottsegen
DATE: 11.20.2025
12.08.2025
12.18.2025
12.29.2025

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Landscape Plan

Scale: 1/8" = 1 Ft
0 5' 15' 30'

Shrubs & Vines | Main Parcel

SYMBOL/KEY	PLANT NAME	QTY.	DESCRIPTION	NATIVE
	APTENIA CORDIFOLIA BABY SUNROSE	100	1 GAL. 12" O.C	NO
	CHRYSOBALANUS ICAO VAR. 'HORIZONTAL' COCOPLUM HORIZONTAL	355	7 GAL. 24" O.C	YES
	COCCOLOBA DIVERSIFOLIA PIDGEON PLUM VINE	20	7 GAL. 3' O.C WIRE STRUCURE AND TAP CONS TO SUPPORT VINE	YES
	CONOCARPUS ERECTUS VAR. SERICEUS SILVER BUTTONWOOD	40	7 GAL. 24" O.C	YES
	FICUS MICROCARPA GREEN ISLAND FICUS	360	3 GAL. 12" O.C	NO
	MYRCIANTHES FRAGRANT SIMPSON'S STOPPER	20	7 GAL. 36" O.C	YES
	MYRCIANTHES FRAGRANT SIMPSON'S STOPPER	12	15 GAL. 48" O.C	YES
	PITTOSPORUM TOBIRA 'WHEELER'S DWARF' SPHERE	2	15 GAL. SPHERE IN PLANTER	NO
	PITTOSPORUM TOBIRA 'VARIEGATA' VARIGATED PITTOSPORUM	24	7 GAL. 30' O.C	NO
	PODOCARPUS MACROPHYLLIS PRINGLES DWARF PODOCARPUS	136	7 GAL. 18" O.C	NO
	TRACHELOSPERMUM ASIATICUM 'MINIMA' JAMINE MINIMA	140	1 GAL. 8" O.C	NO

TOTAL:	1,209
NATIVE SPECIES:	*429 (35.5%)

* NOTE: THIS QUANTITY AND PERCENTAGE TO BE APPLIED TO THE MAIN PARCEL AND IS APPROVING THE NATIVE CALCULATIONS

Shrubs & Vines | Beach Parcel

SYMBOL/KEY	PLANT NAME	QTY.	DESCRIPTION	NATIVE
	APTENIA CORDIFOLIA BABY SUNROSE	100	1 GAL. 12" O.C	NO
	CHRYSOBALANUS ICAO VAR. 'HORIZONTAL' COCOPLUM HORIZONTAL	80	7 GAL. 24" O.C	YES
	COCCOLOBA DIVERSIFOLIA PIDGEON PLUM VINE	76	7 GAL. 3' O.C WIRE STRUCURE AND TAP CONS TO SUPPORT VINE	YES
	CONOCARPUS ERECTUS VAR. SERICEUS SILVER BUTTONWOOD	30	3 GAL. 15" O.C KEEP AT 18" H	YES
	CONOCARPUS ERECTUS VAR. SERICEUS SILVER BUTTONWOOD	78	15 GAL. 24" O.C	YES
	CLUSIA ROSEA PITCH APPLE	27	7 GAL. 30" O.C	YES
	FICUS MICROCARPA GREEN ISLAND FICUS	340	3 GAL. 12" O.C	NO
	PITTOSPORUM TOBIRA 'WHEELER'S DWARF'	8	15 GAL. IN PLANTER - SPHERE	NO

TOTAL:	739
NATIVE SPECIES:	291 (39.4%)

Lawn & Mulch

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

Landscape Legend Beach Parcel

PROPERTY ADDRESS:	860 SOUTH OCEAN BLVD	
LOT AREA BEACH PARCEL (SQ FT)	5,457	
	REQUIRED	PROPOSED
LANDSCAPE OPEN SPACE (LOS) (SQ FT AND %)	N/A	N/A
LOS TO BE ALTERED (SQ FT AND %)	N/A	N/A
PERIMETER LOS (SQ FT AND %)	N/A	N/A
FRONT YARD LOS (SQ FT AND %)	N/A	N/A
NATIVE TREES %	N/A	N/A
NATIVE SHRUBS & VINES %	30% (222)	39.4% (291)
NATIVE GROUNDCOVER %	N/A	N/A

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Plant Schedule

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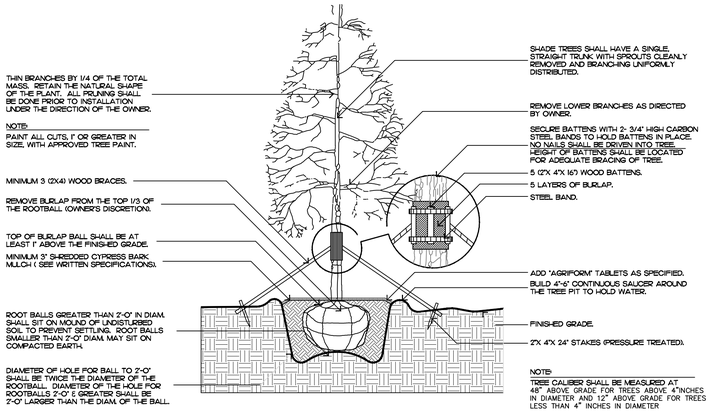
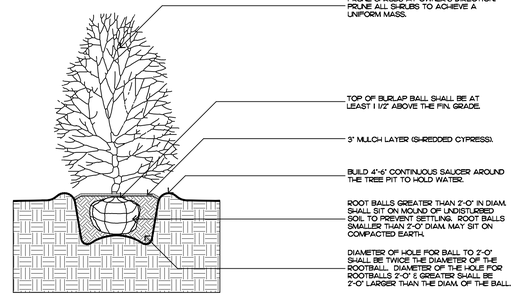


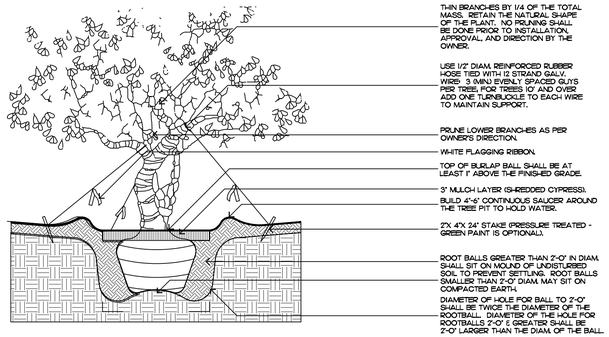
FILL MATERIAL SHALL CONSIST OF AT LEAST 1/3 NATIVE SOIL FROM THE HOLE DUG FOR THE PLANT. SEE SPECIFICATIONS FOR BACKFILL MIXTURE.

Tree Planting



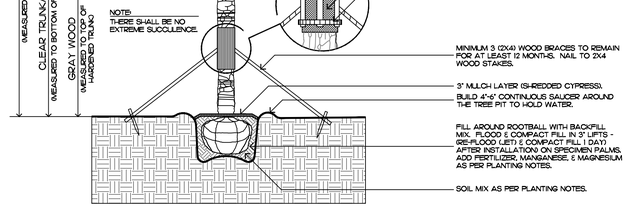
FILL MATERIAL SHALL CONSIST OF AT LEAST 1/3 NATIVE SOIL FROM THE HOLE DUG FOR THE PLANT. SEE SPECIFICATIONS FOR BACKFILL MIXTURE.

Shrub Planting



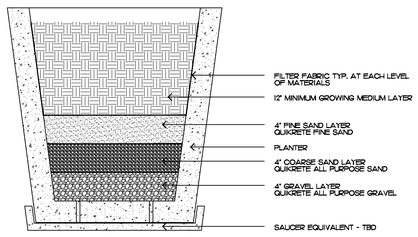
FILL MATERIAL SHALL CONSIST OF AT LEAST 1/3 NATIVE SOIL FROM THE HOLE DUG FOR THE PLANT. SEE SPECIFICATIONS FOR BACKFILL MIXTURE.

Irregular and Multi-stem Tree

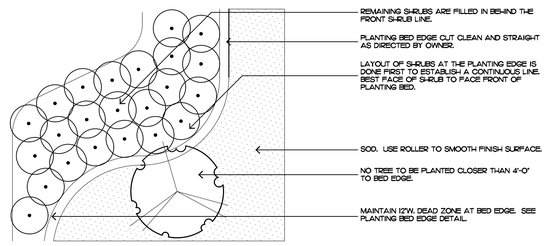


FILL MATERIAL SHALL CONSIST OF AT LEAST 1/3 NATIVE SOIL FROM THE HOLE DUG FOR THE PLANT. SEE SPECIFICATIONS FOR BACKFILL MIXTURE.

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

MULCH:

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

SOD:

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

SUBSTITUTIONS:

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

MEASUREMENTS:

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

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

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

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

PALMS WITH MARRED OR BURNED TRUNKS WILL NOT BE ACCEPTED.

PLANTING SOIL AND BACKFILL:

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

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

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

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

PLANT MATERIALS:

PALMS, TREES, SHRUBS, GROUNDCOVERS AND VINES

PLANT SPECIES AND SIZE SHALL CONFORM TO THOSE INDICATED ON THE DRAWINGS. NOMENCLATURE SHALL CONFORM TO "STANDARDIZED PLANT NAMES", 1942 EDITION. ALL NURSERY STOCK SHALL BE IN ACCORDANCE WITH "GRADES AND STANDARDS FOR NURSERY PLANTS PARTS I & II", LATEST EDITION PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES. UNLESS SPECIFIED OTHERWISE, ALL PLANTS SHALL BE FLORIDA GRADE NUMBER 1 OR BETTER AS DETERMINED BY THE FLORIDA DIVISION OF PLANT INDUSTRY. SPECIMEN MEANS AN EXCEPTIONALLY HEAVY, SYMMETRICAL TIGHTLY KNIT PLANT, SO TRAINED OR FAVORED IN ITS DEVELOPMENT THAT FIRST APPEARANCE IS UNQUESTIONABLE AND OUTSTANDINGLY SUPERIOR IN FORM, NUMBER OF BRANCHES, COMPACTNESS AND SYMMETRY. ALL PLANTS SHALL BE FRESH-LY 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 THE 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 UN-HEALTHY 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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Planting Details & Specifications

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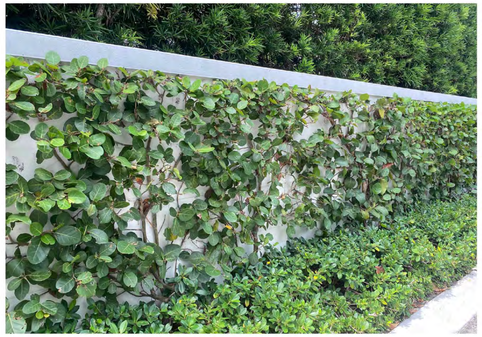
SHEET L5.2



VARIGATED PITTOSPORUM



PIDGEON PLUM VINE



SIMPSON STOPPER



SIMPSON STOPPER



PODOCARPUS PRINGLES



CLUSIA ROSEA



GREEN ISLAND FICUS



PITTOSPORUM



SILVER BUTTONWOOD



SIMPSON STOPPER



COCOPLUM HORIZONTAL



BABY SUNROSE

ENVIRONMENT DESIGN GROUP
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Private Residence
860 South Ocean
Boulevard

FLORIDA

JOB NUMBER: # 48088.00 LA
DRAWN BY: Dustin Mizell
DATE: ~~11.20.2025~~
12.08.2025
12.18.2025
12.29.2025

SHEET L5.3

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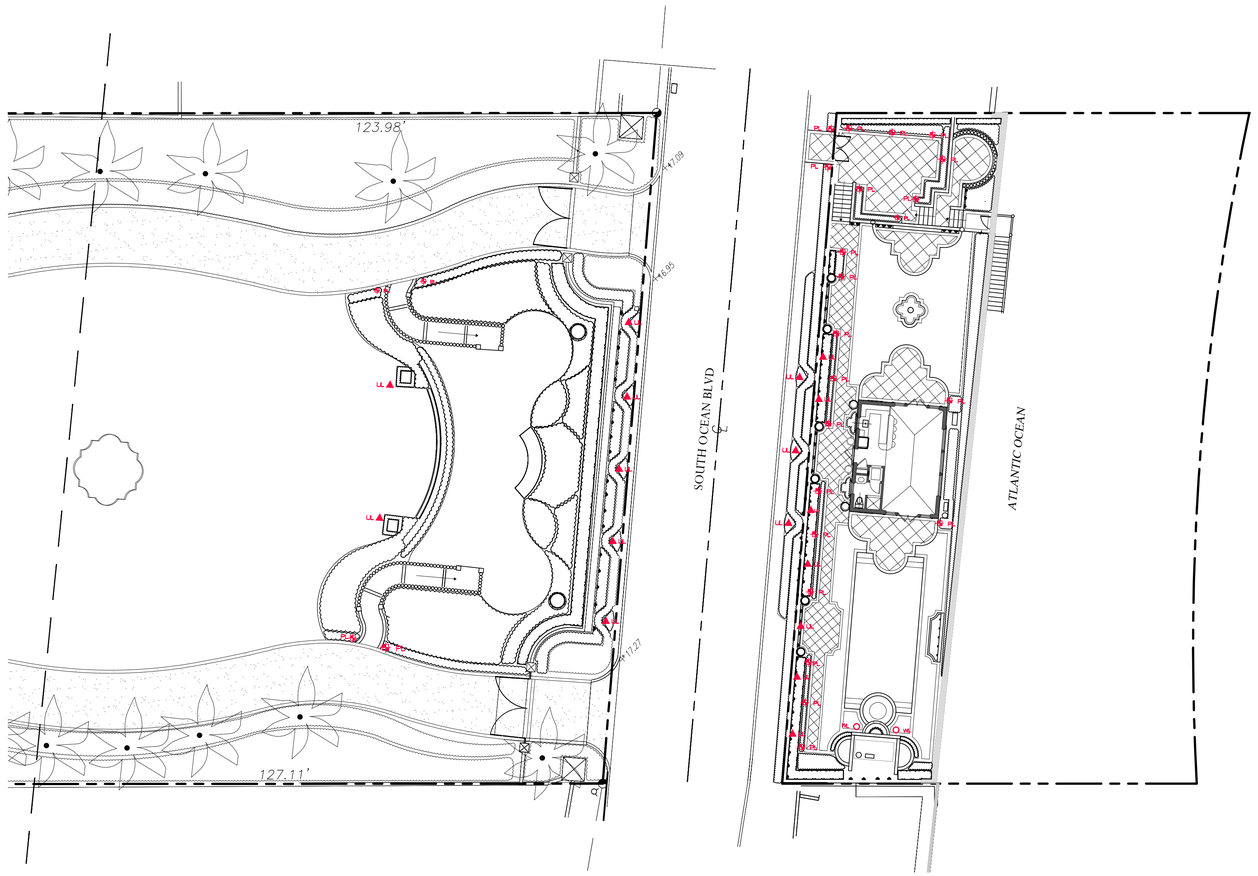
Landscape Image sheet

SCALE IN FEET 0' 8' 16' 24'



Sea Turtle Protection

LIGHTING: AMBER, ORANGE, OR RED LEDS (OVER 560NM) THAT MIMIC NATURAL MOONLIGHT AND ARE LESS DISRUPTIVE.

SHIELDED: FIXTURES: MUST DIRECT LIGHT DOWN AND AWAY FROM THE BEACH (FULL CUTOFF), SO THE SOURCE ISN'T VISIBLE.

USE LOW WATTAGE/LUMENS AND MOUNT FIXTURES LOW TO THE GROUND.

TIMERS/MOTION SENSORS: TURN OFF UNNECESSARY LIGHTS AT NIGHT OR USE MOTION DETECTORS.

Lighting Schedule

SYMBOL	DESCRIPTION	QTY.
▲ UL	UPLIGHT - AURORALIGHT - HSL16-R TELLURIDE BRASS - 3 WATTS -AMBER, ORANGE, OR RED LEDS (OVER 560NM)	20
○ WL	WELL LIGHT - AURORALIGHT - LWL5 LIGHTHAUS BRASS FINISH - 9 WATTS - AMBER, ORANGE, OR RED LEDS (OVER 560NM)	2
✥ PL	PATH LIGHT - AURORALIGHT - LPL8 - CORONA BRASS FINISH - 4.5 WATTS - AMBER, ORANGE, OR RED LEDS (OVER 560NM)	27



UP LIGHT



PATH LIGHT



WELL LIGHT

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JOB NUMBER: # 48088.00 LA
DRAWN BY: Erika Gottsegen

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12.29.2025

SHEET L6.0

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Landscape Lighting Plan

Scale In Feet: 1/16" = 1 Ft
0 5' 15' 30' 60'

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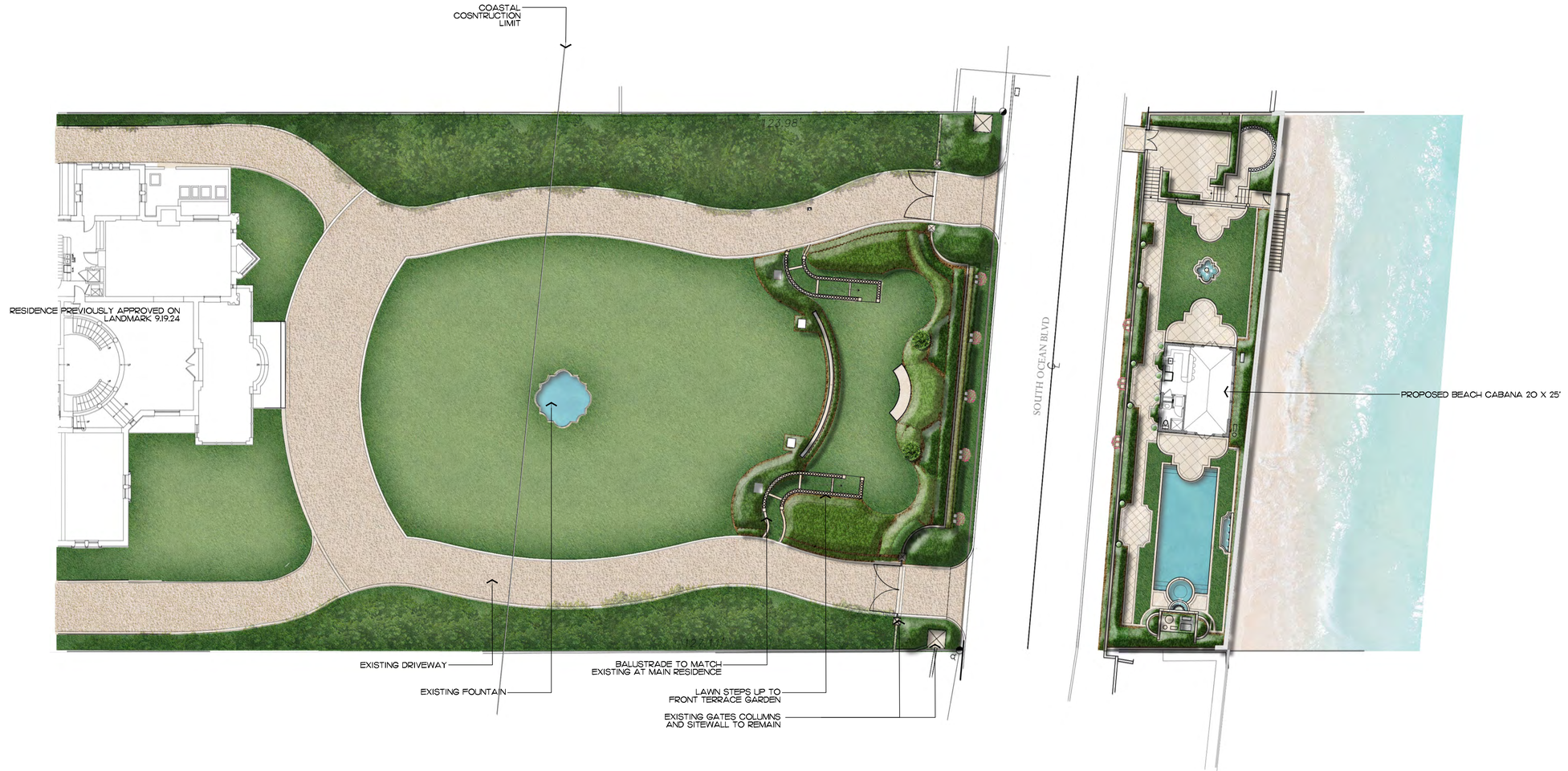

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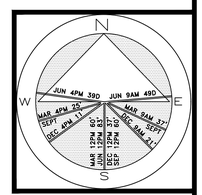

JOB NUMBER: # 48088.00 LA
DRAWN BY: Erika Gottsegen
Molly Lohman
DATE: 11.20.2025
12.08.2025
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SHEET L7.0

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Rendered Landscape Plan

SCALE IN FEET 1/16" = 1 ft



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SHEET L7.1

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Rendered Landscape Plan
SCALE IN FEET 3/16" = 1 ft

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DRAWN BY: Erika Gottsegen
Molly Lohman
DATE: 11.20.2025
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12.29.2025

SHEET L7.2

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Rendered Landscape Elevations

East Elevation Main Parcel

0 5' 15' 30'

SCALE IN FEET 3/16" = 1 Ft

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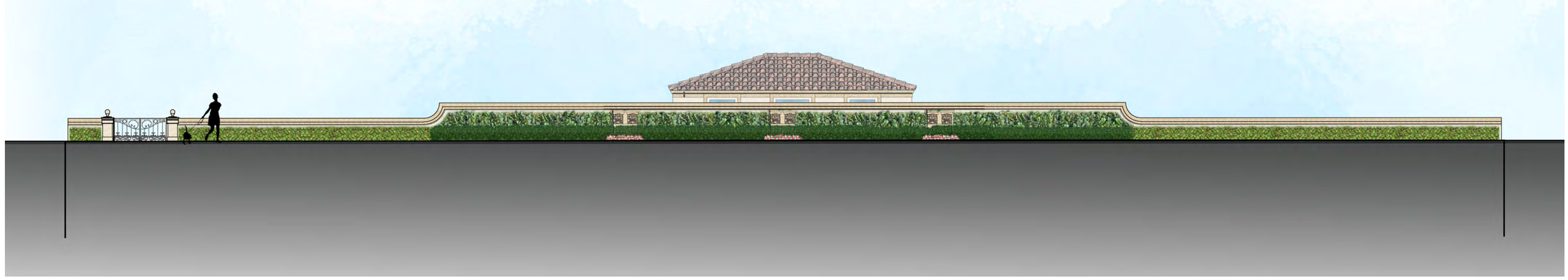

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Rendered Landscape Elevations
West Elevation Beach Parcel

0 5' 15' 30'

SCALE IN FEET 3/16" = 1 Ft

SHEET L7.3

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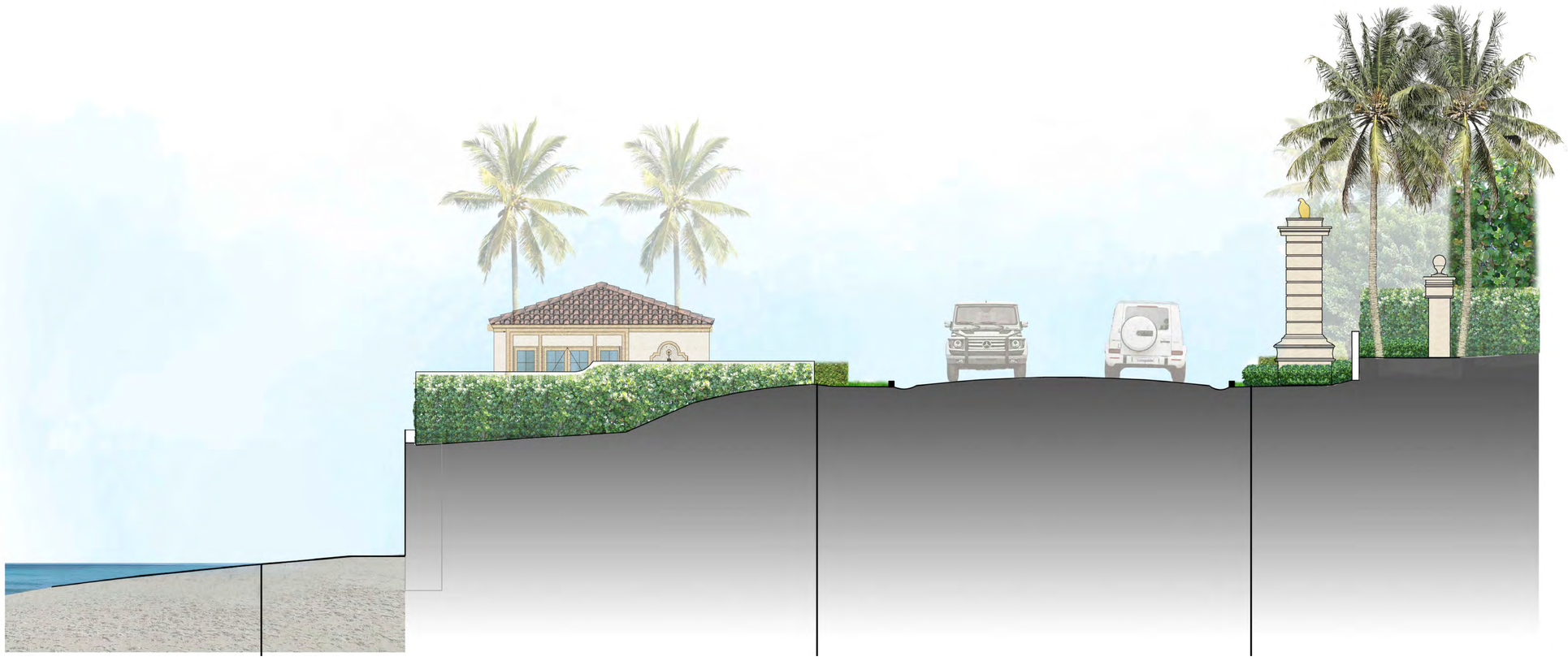

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DRAWN BY: Molly Lohman

DATE: 11.20.2025
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12.29.2025

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Rendered Landscape Elevations
North Elevation Beach Parcel

0 5' 15' 30'

SCALE IN FEET 3/16" = 1 Ft

SHEET L7.4

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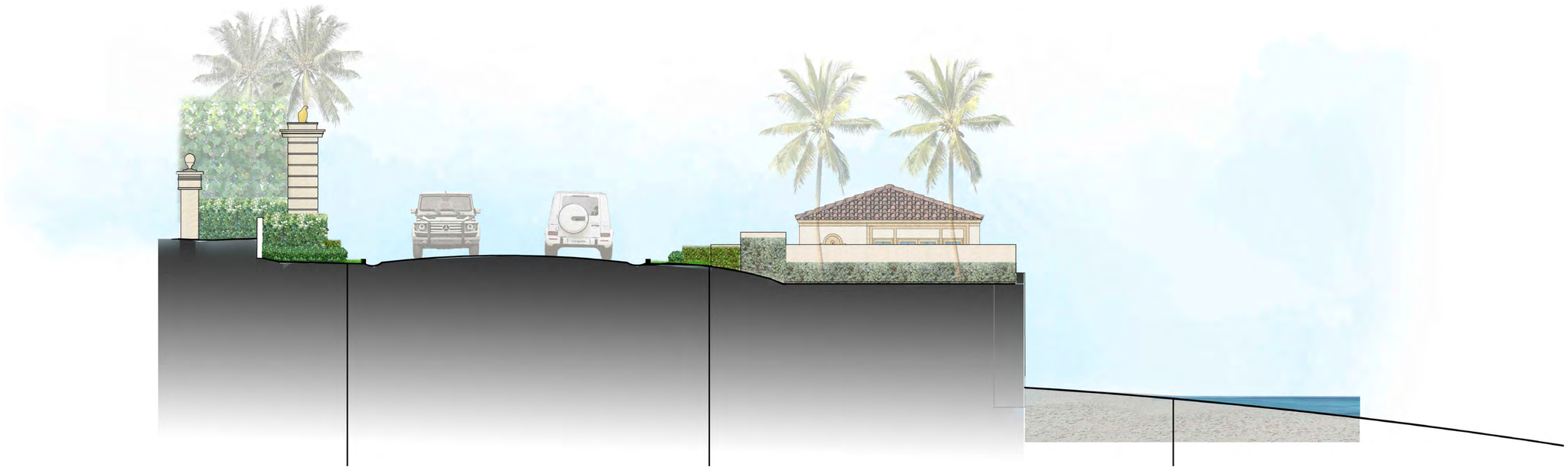

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12.18.2025
12.29.2025

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Rendered Landscape Elevations
South Elevation Beach Parcel

0 5' 15' 30'

SCALE IN FEET 3/16" = 1 Ft

SHEET L7.5

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Perspective Rendering A

NOT TO SCALE



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SHEET L7.7

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Perspective Rendering B

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JOB NUMBER: # 48088.00 LA
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View South Pool & Fountain C

SCALE IN FEET

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JOB NUMBER: # 48088.00 LA
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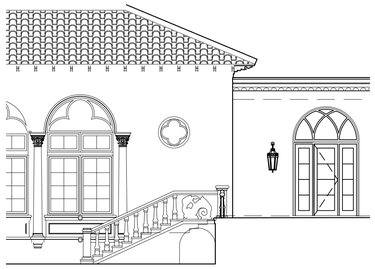
Perspective Rendering View North West Cabana D

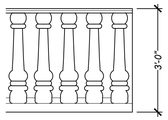
NOT TO SCALE



Existing Balustrade

BALUSTADE TO MATCH EXISTING MAIN RESIDENCE SOUTH ELEVATION

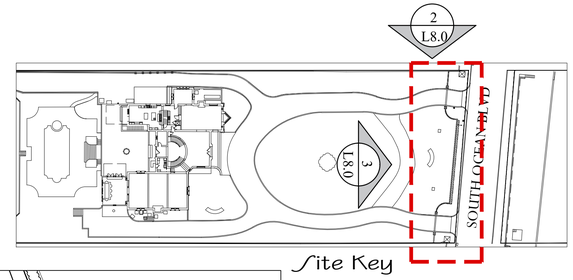
SCALE 1/8" = 1' - 0"



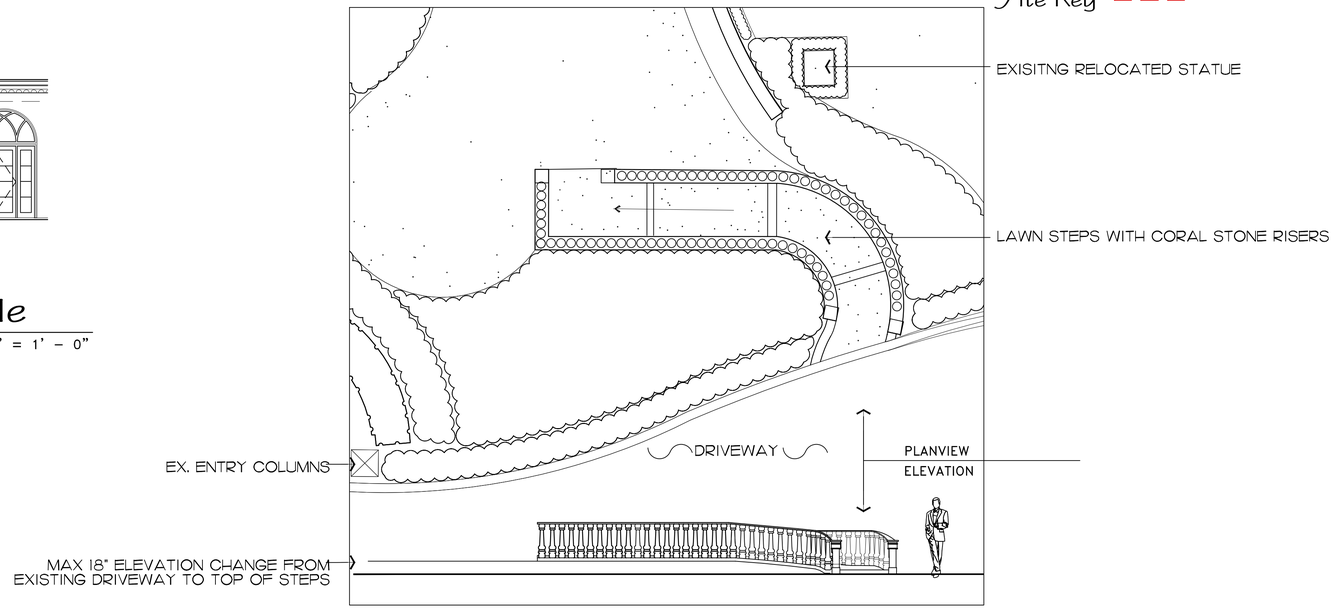
Balustrade Elevation

1 / L8.0

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



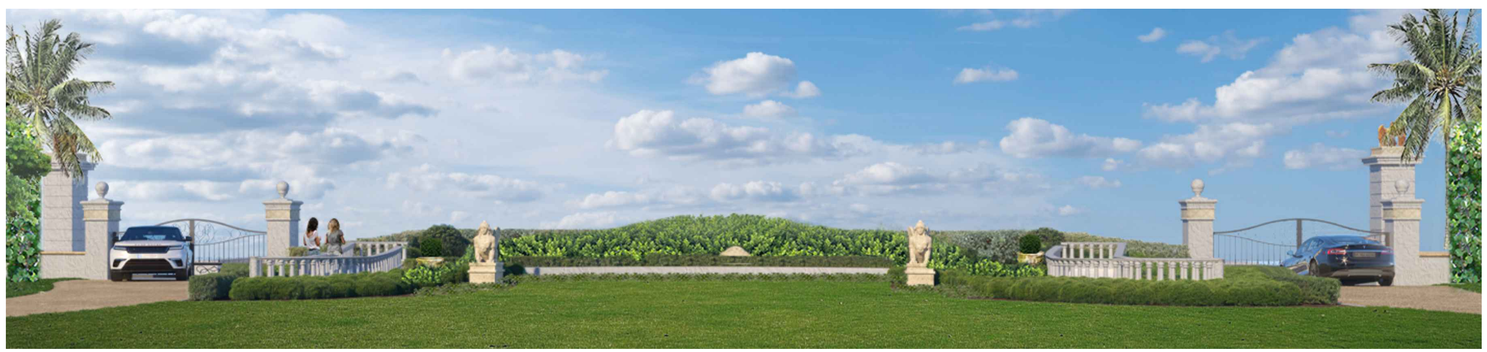
Site Key



Lawn Steps Detail

2 / L8.0

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



Lawn Steps Perspective

3 / L8.0

SCALE: NTS

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Elevations Details Staircase & Balustrade

SCALE IN FEET

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LOT 1 DA

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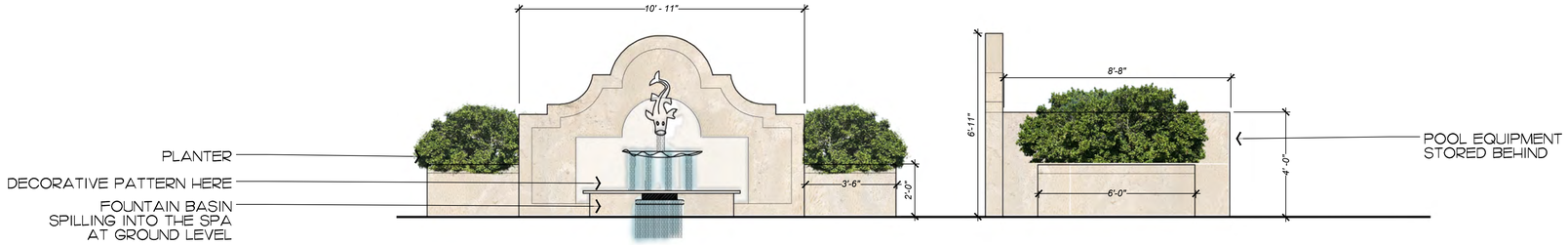
DRAWN BY: Molly Lohman

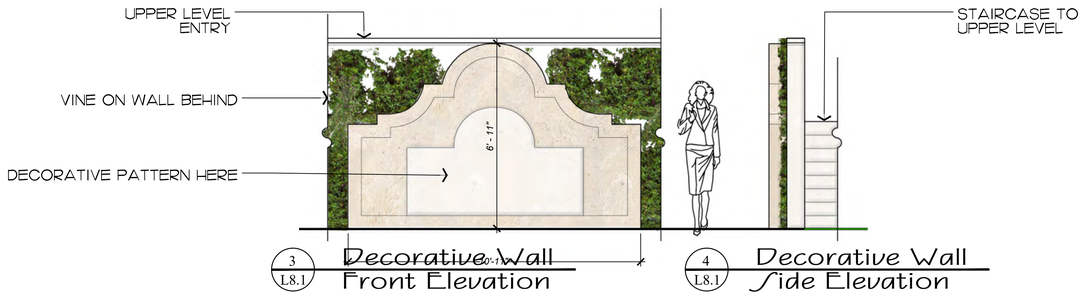
DATE: 11.20.2025
12.08.2025
12.18.2025
12.29.2025

SHEET L8.0



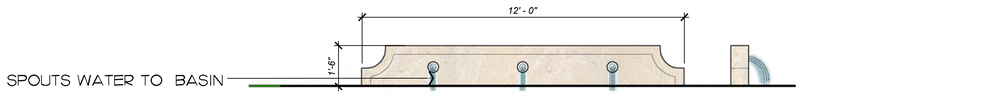
1 / L8.1 Pool Equipment Housing
Front Elevation

2 / L8.1 Pool Equipment Housing
Side Elevation



3 / L8.1 Decorative Wall
Front Elevation

4 / L8.1 Decorative Wall
Side Elevation



5 / L8.1 Free Standing Fountain
Front Elevation

6 / L8.1 Free Standing Fountain
Side Elevation

ENVIRONMENT
DESIGN
GROUP
139 North County Road SJ120-B Palm Beach, Fl 33480
Phone 561.832.4600 Mobile 561.313.4424
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Landscape Management
Dustin M. Mizell, MLA FLA #6666784
Dustin@environmentdesigngroup.com

Private Residence
8600 South Ocean
Boulevard
PALM BEACH, FLORIDA

JOB NUMBER: # 48088.00 LA
DRAWN BY: Dustin Mizell
DATE: ~~11.20.2025~~
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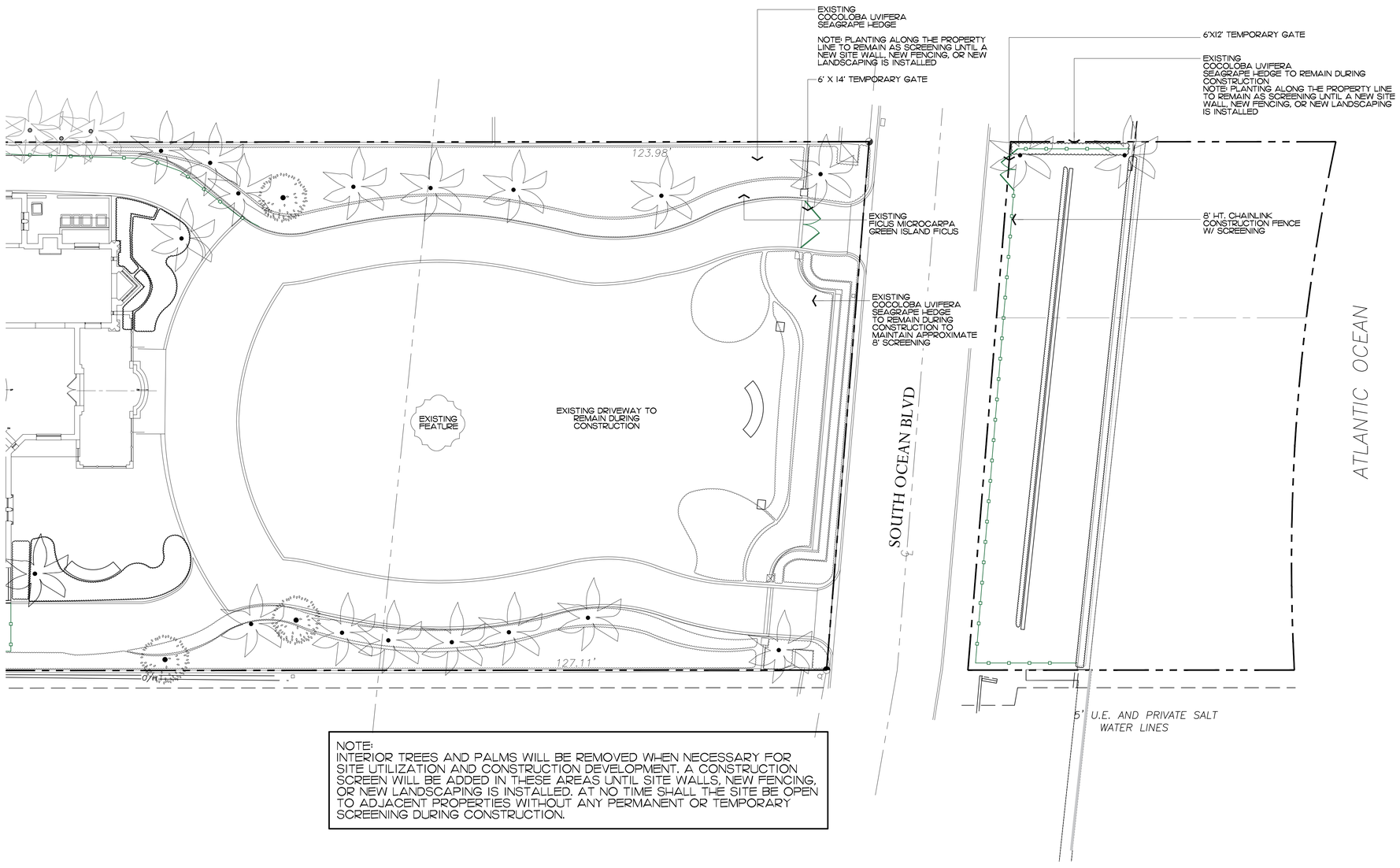
Elevations Details Fountains

SCALE IN FEET 3/8" = 1 Ft

0 5' 15' 30'



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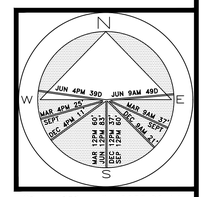

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Construction Screening Plan

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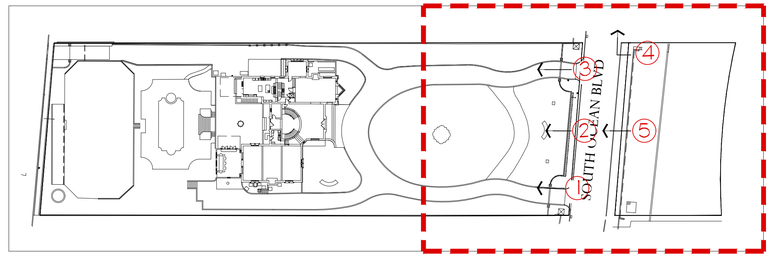
0 5' 15' 30' 60'



Site Key Limit of Work

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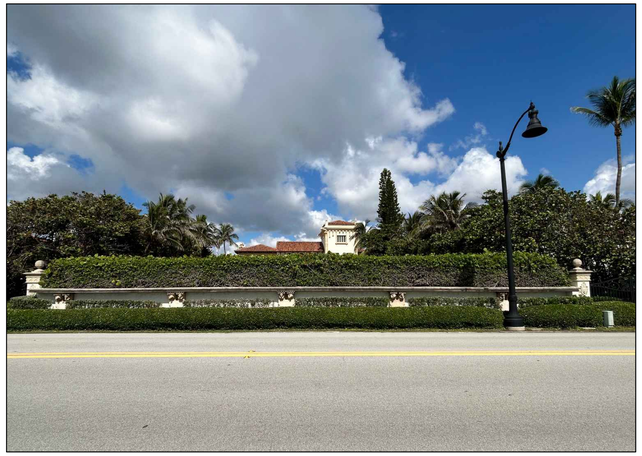
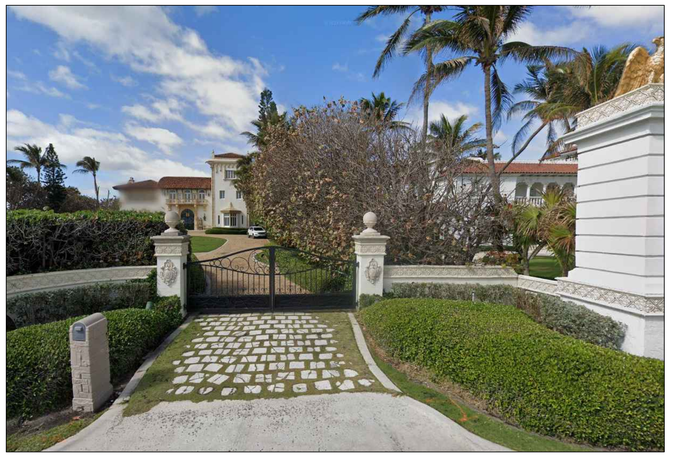
PALM BEACH, FLORIDA



① Existing East Elevation
View From South Ocean Blvd



② Existing East Buffer Elevation
View From South Ocean Blvd



③ Existing East Buffer Elevation
View From South Ocean Blvd

Beach Parcel



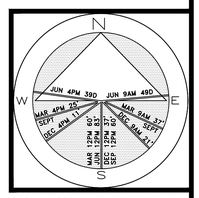
④ Existing North Buffer Elevation



⑤ Existing East Buffer Elevation
View From South Ocean Blvd



⑥ Existing South Buffer Elevation



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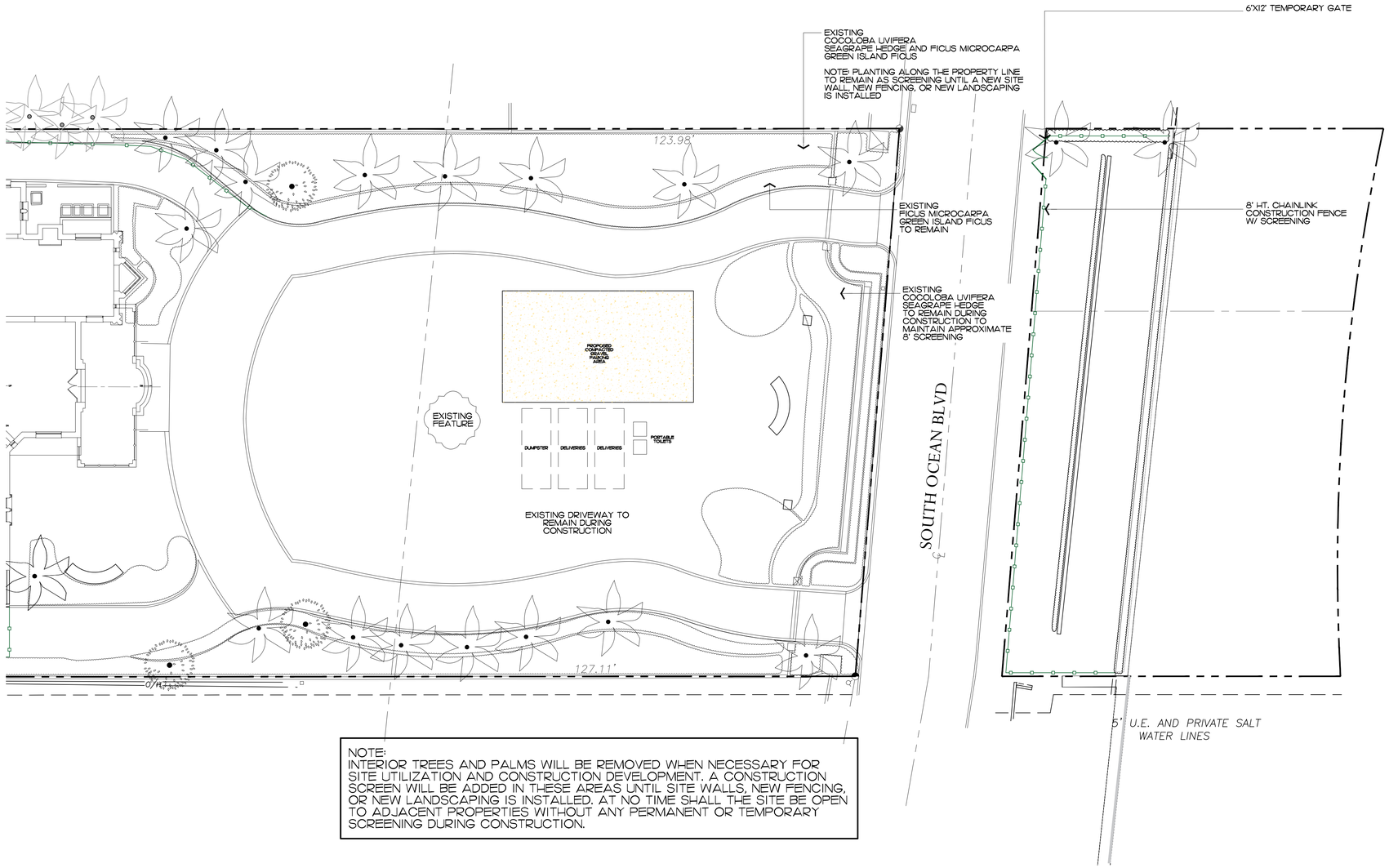
Existing Landscape Buffer



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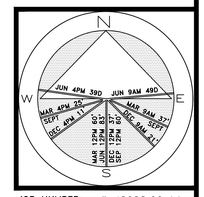

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SHEET L9.2

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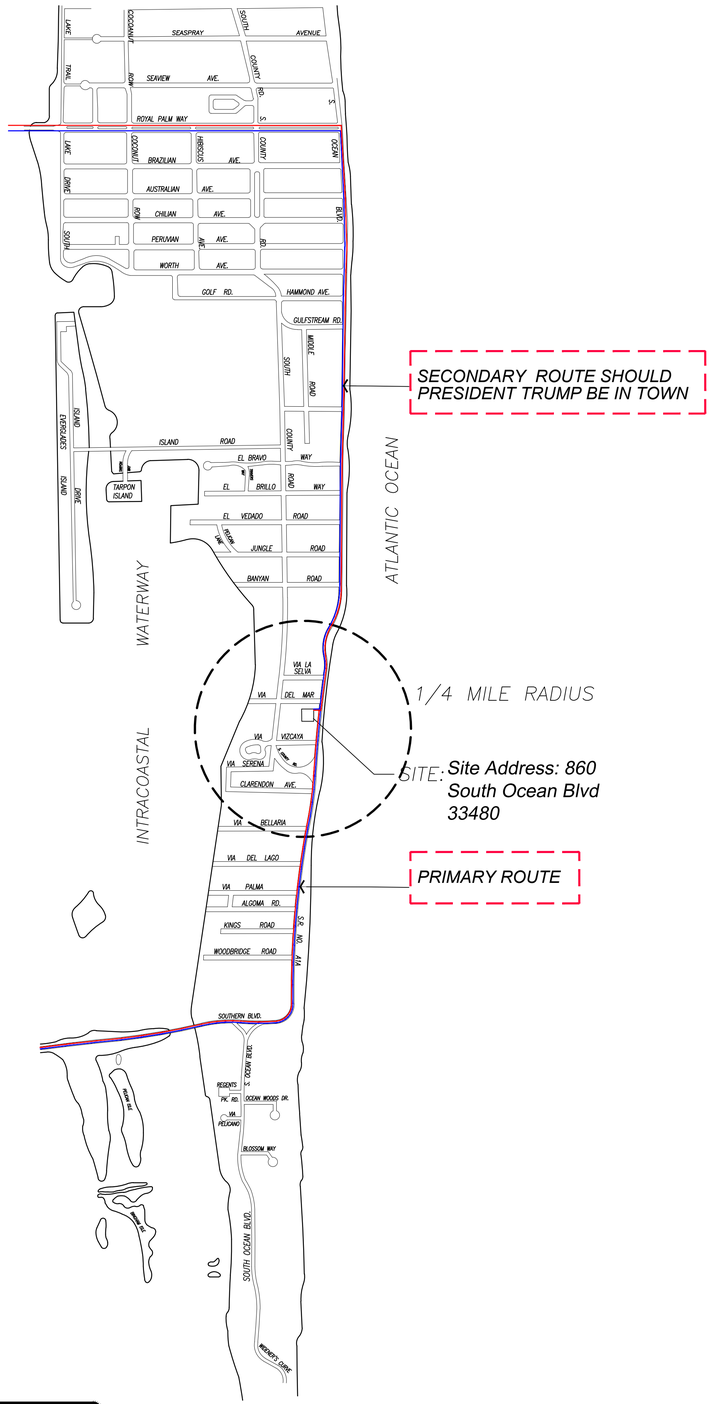
Construction Staging Plan

Scale In Feet: 1/ 16" = 1 Ft
0 5' 15' 30' 60'



CONCEPTUAL CONSTRUCTION SCHEDULE

CONSTRUCTION SCHEDULE TO FOLLOW

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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DRAWN BY: Holly Lohman
Erika Gottsegen
DATE: 11.20.2025
12.08.2025

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Truck Logistics Plan

SCALE: NOT TO SCALE

STORMWATER RETENTION CALCULATIONS
(Beach Cabana)

A. SITE INFORMATION

Total Property Area = 68,907 sq.ft.

Proposed Basin Area = 5,456 sq.ft.

Drainage Area Impervious Surface = 3,031 sq.ft.

Drainage Area Pervious Surface = 2,425 sq.ft.

B. ESTIMATED STORMWATER RETENTION VOLUME

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

Impervious Surface Runoff Volume:
1.0 x 2 in/hr x 3,031 sq.ft. x 1 ft./12 in. = 505 cu.ft.

Pervious Runoff Volume:
0.2 x 2 in/hr x 2,425 sq.ft. x 1 ft./12 in. = 81 cu.ft.

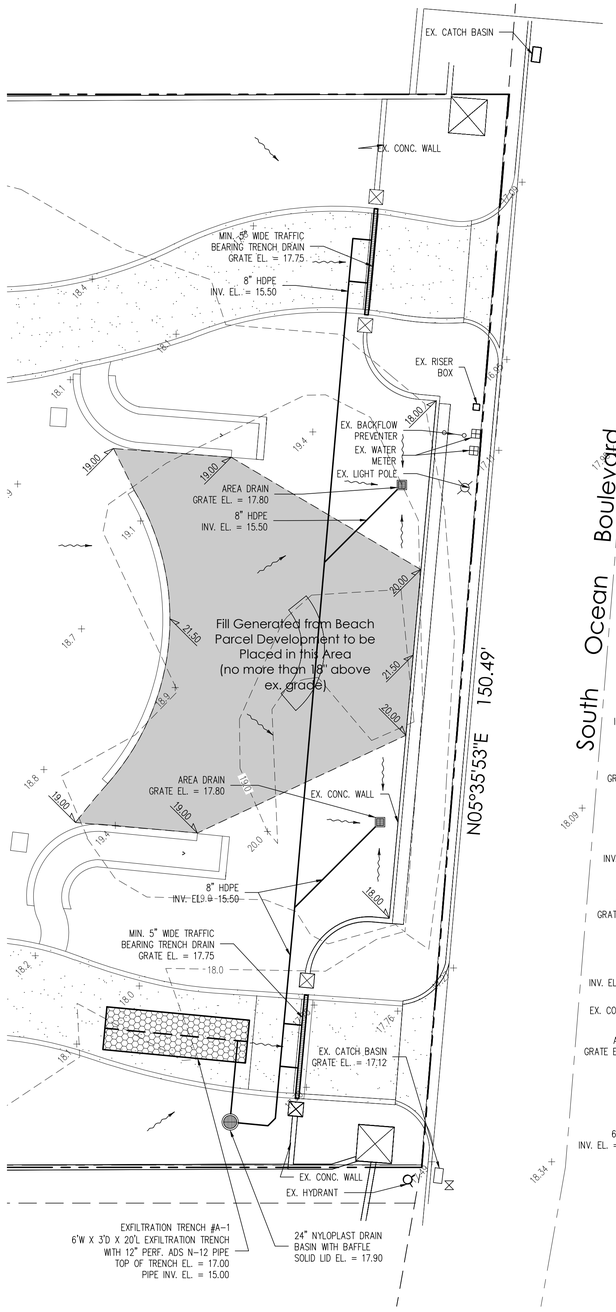
Total Volume to be Retained = 586 cu.ft.

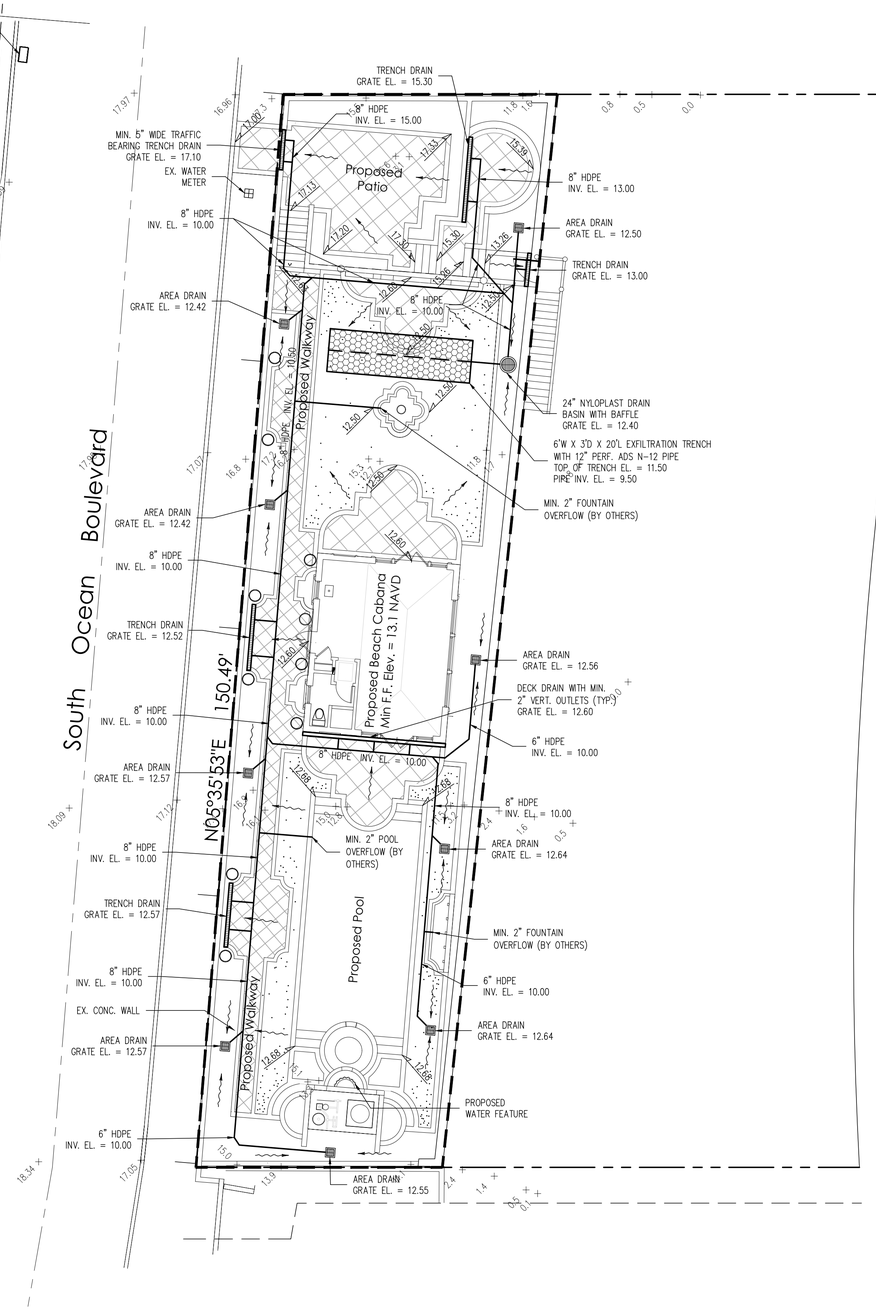
C. PROPOSED EXFILTRATION TRENCH SIZING

L	=	Total Length of Trench Provided	=	20	ft
W	=	Trench Width	=	6	ft
K	=	Hydraulic Conductivity	=	0.00115	cfs/sq.ft./ft. of head
H2	=	Depth to Water Table	=	6.00	ft
DU	=	Un-Saturated Trench Depth	=	3.00	ft
DS	=	Saturated Trench Depth	=	0.00	ft
V	=	Volume Treated	=	5,441	cu.ft.

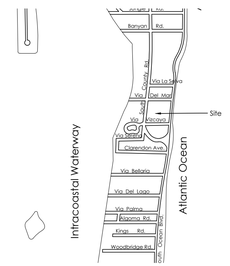
Notes:

1) Exfiltration trenches and storm piping to be protected from roots with a root barrier.
2) Roof drain downspouts are to be connected to the proposed drainage system. Contractor to provide engineer with downspout locations prior to installation of drainage system.
3) 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.





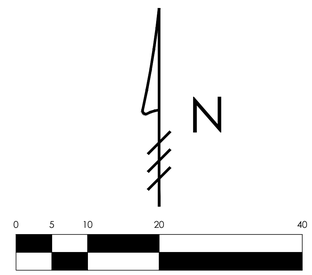
Max. Fill Allowed = (21.80 - 18.34)/2 = 1.73'



Location Map
N.T.S.

Legend

- EXISTING ELEVATION PER WALLACE SURVEYING CORP. (NAVD-88)
- PROPOSED ELEVATION (NAVD-88)
- PROPOSED ELEVATION CONTOUR (NAVD-88)
- FLOW DIRECTION
- EXFILTRATION TRENCH
- AREA DRAIN
- 24" NYLOPLAST DRAIN BASIN WITH BAFFLE



Scale: 1" = 10'

Plan Background from Hardscape
Plan by Environment Design Group
Received 12/5/25

COA-25-0086
ZON-25-0035

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West Palm Beach, FL 33401
561.312.2041
office@gruberengineers.com

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

Site Grading & Drainage Plan:

PROPOSED CABANA

860 South Ocean Boulevard
Palm Beach, Florida

PROJECT INFORMATION:

Project No.	2024-0059
Issue Date	12/21/2025
Scale	1" = 10'

REVISIONS:

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

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

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SHEET NUMBER:

BC-1

860 SOUTH OCEAN BLVD.



DESIGNATION REPORT

Landmarks Preservation Commission
Palm Beach, Florida

DESIGNATION REPORT: 860 SOUTH OCEAN BLVD.

TABLE OF CONTENTS

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II. LOCATION MAP

III. ARCHITECTURAL INFORMATION

IV. HISTORICAL INFORMATION

V. STATEMENT OF SIGNIFICANCE

VI. CRITERIA FOR DESIGNATION

VII. SELECTED BIBLIOGRAPHY

VIII. PHOTOGRAPHY

Report prepared May 1990, Christy S. Comer, Student Intern, Mary Washington College, VA.

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

I. General Information

Location:	860 South Ocean Blvd, Palm Beach, FL.
Date of Construction:	1928 - residence after 1935 - front terrace removal 1975 - change in pool 1976 - tennis court addition
Principal Architect:	Julius Jacobs
Present Owner:	Steve Stavro
Present Use:	Residential
Present Zoning:	R-B
Palm Beach County Tax Folio Number:	50-43-43-35-00-001-0220

Classification in the "Historic Building Survey of Palm Beach":
"This showy Mediterranean mansion has perhaps the fanciest doorway in Palm Beach. The Mediterranean manner is quite characteristic of S. Ocean Boulevard, and examples there should receive special attention. Grade: B"

LEGAL DESCRIPTION

The South 50 feet of the North 1291.52 feet of Government Lot 1, East of County Road, and the South 100 feet of the North 1391.52 feet of Government Lot 1, East of County Road, in Section 35, Township 43 South, Range 43 East, and more particularly described as follows:

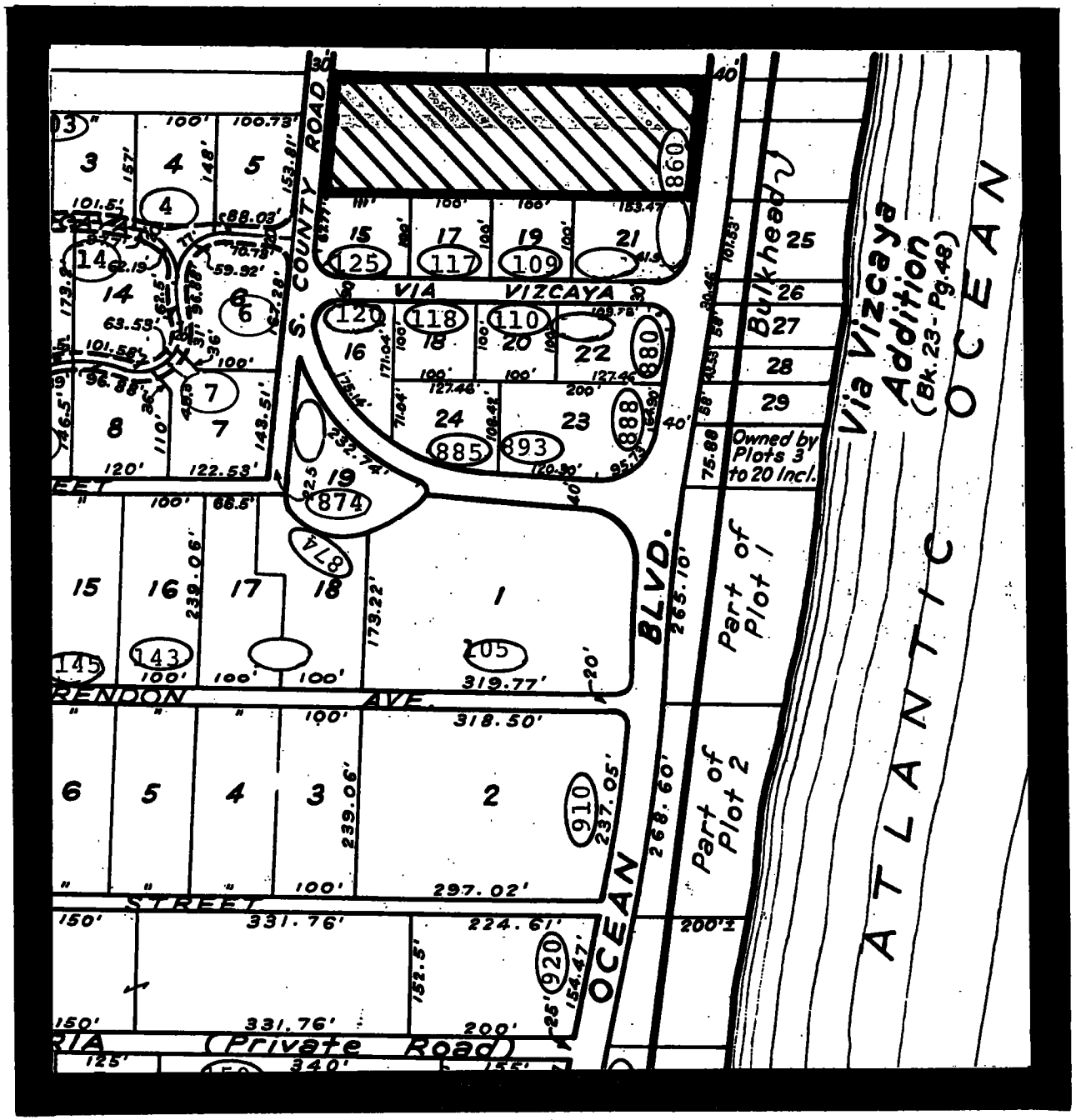
BEGINNING at a point on the waters marking the East shore of Lake Worth which is 1046.3 feet North at right angles from the South line of the property of E. Clarence Jones, known as Vita Serena; thence East on a line parallel with the said South line of the property of E. Clarence Jones to the Atlantic Ocean; thence South along the waters of the Atlantic Ocean to a point which is 150 feet at right angles from the last mentioned course; thence West on a line parallel with the said South line of the property of E. Clarence Jones 634.42 feet to the center of County Road; thence in a Northerly direction 100.36 feet at an angle of 85 degrees 02'30" to right to a point in the center of County Road; thence West on a line parallel with the said South line of the property of E. Clarence Jones to the waters of Lake Worth; thence Northerly at an angle of 83 degrees 33" to right along the waters of Lake Worth to the Point of Beginning. Being a strip of land in Section 35, Township 43 South, Range 43 East, excepting therefrom that certain real property conveyed by Martha A. Kolb and Edward O. Kolb, her husband, to Edward J. Schellentrager by Warranty Deed dated May 2, 1945, and recorded in Deed Book 720, Page 154, Palm Beach County, Florida, Public Records.

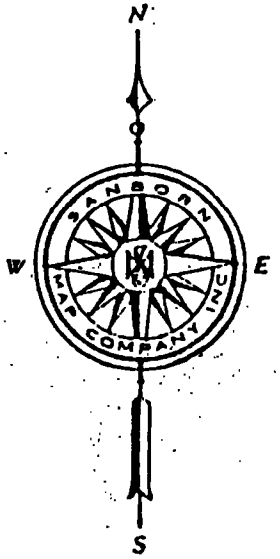
SUBJECT, however, to an easement for the Ocean Boulevard and the County Road as each is laid out and in use.

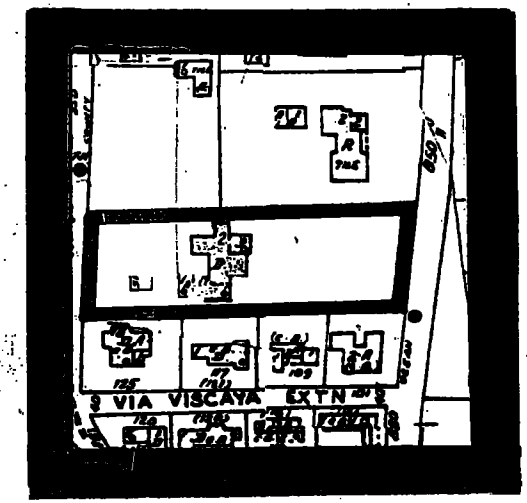
BEING part of the same premises deeded to Broadstairs Development, Incorporated a Florida Corporation, as Grantee, by John Seger, as Grantor, by Deed dated May 1, 1926, and recorded in Deed Book 379, Page 449, of the Public Records of Palm Beach County, Florida.

B5214 P1793

RECORD VERIFIED
PALM BEACH COUNTY, FLA.
JOHN B. DUNKLE
CLERK CIRCUIT COURT







LOCATION MAP: 860 SOUTH OCEAN BLVD.

III. Architectural Information

The ocean front residence at 860 South Ocean Blvd. was built in 1928 and was designed by architect Julius Jacobs. This Mediterranean style building is irregular in shape and has ten bays. It is divided into three adjoining sections. The first two sections are roughly square shaped and are two stories high. The third section is a three story tower on the north side. Hollow clay tile is the principal structural material. This house is in good condition, though some changes have altered its appearance.

Many Mediterranean style dwellings surround this residence. As this house is set back considerably from Ocean Blvd., it has a large front yard with several palm trees. A low concrete wall with cast stone ornament separates the property from the Boulevard. A semi-circular gravel driveway runs through the front yard and leads to the front door. In the central backyard is a modern pool. A tennis court is located to the west, and a small artesian well is located to the south. The backyard is filled with bushes and trees as well.

This building has a masonry foundation. There are several rectangular openings in the back foundation, which ventilate the two underground bath houses. The walls are made of hollow clay tiles covered with stucco. Quoins outline the corners of the tower. Cast stone gargoyles project from the corners of the southern section, and cast stone parrot-shaped brackets are attached to the front, central section of the house, seemingly supporting the upper portions of the structure.

The central section of the house also has second-story balconies on both the front and back of the house. They are supported by pecky cypress brackets and have wood railings. Each balcony is covered by the roof eaves, but the back balcony is further enclosed by four decorative arches.

A large raised concrete patio is attached to the back of the house. It is enclosed by cast stone decorative sea creatures. A concrete stairway leads from the patio to the pool.

Along the northern tower elevation is an exterior end chimney with a decorative stone top. It is masonry and is covered with stucco.

Three concrete steps lead up to the main house entrance. The central entrance double doors are glass, covered with iron grillwork. These doors are framed in a Roman arch with decorative cast stone pilasters on either side, and decorative tiles in the tympanum. There is another entrance on the front, southern section. These three paneled, double wooden doors are also surrounded with stone pilasters and decorations. The central back entrance from the patio is similar to the front, and is composed of glass double doors covered with iron grillwork.

There are several types of windows in this house, but all have metal frames. The six front windows on the second story of the southern elevation are six paned, square casement windows. The three front windows on the second story, central section are also casement windows set in Roman arches. A fixed, gothic arch window can be found on the first story, southern side of the tower. There is also a large casement window on the east elevation, third story of the tower. There are two ten paned, fixed windows on the second story, east facade of the tower, and one bay window on the first story. The bay is covered with a canopy and is flanked by two narrow, Roman arch stained glass windows.

The windows on the back of the house also vary. The second story windows on the southern section are narrow, Roman arch fixed stained glass windows. There are also several large Roman arch stained glass windows on the central section. On the second story, northern section, there are two, vertical double paned, casement windows. Two rectangular shaped, fixed windows are on the first story.

The roofline is irregular, but the roof is covered with red clay barrel tiles, and supported by pecky cypress brackets. The southern section and the tower are covered with hip roofs. Cast stone gargoyles project from the tower roofline, and altering short and long stone pendants also extend from the roofline.

A wooden balustrade accentuates the roof of the tower. A barrel vault covers the central section of the house, making its roofline rounded. The northern back section has a front facing gable roof.

The building is in good physical condition. However, all of the cast stone elements are being slowly eroded by the salty air.

IV. Historical Information

In 1928, Long Island Woolworth executive E. Z. Nutting began building a home in Palm Beach (Building Permit no. 8928 and Smith, 12-E). According to an article in the 1953 Palm Beach Times, Nutting had traveled in Europe and compiled photographs in order to develop plans for his Palm Beach home (Smith, 12-E). Julius Jacobs, a Palm Beach architect from 1924-1942, designed the Nutting residence. Jacobs came from New York, and began as an associate in the office of Bruce Kitchell, but developed his own distinctive style. Within the first year, 860 Ocean Blvd. earned the name "Nuestro Paradiso," and was later called "Casa Alegre" by subsequent owners.

The original building included a large front terrace with cast stone decorative sea animals, similar to those on the back (Palm Beach Post, 5/28, and 1930's photographs). Also, the pool was very large, was filled with clean salt water, and included a partial sulphur bath, evidenced by the existing artesian well. In April 1929, a Welte-Mignon organ was installed in the back music room of the house and was said to have been "the largest in any private home in the South" (Palm Beach Times, 3/29).

When Nutting moved into the building in 1929, he became a politically and socially influential resident of Palm Beach. In April, 1929, he opposed the closing of Ocean Boulevard between "First Street and Vita Serena" because he felt it would be a "terrible injustice to the people of Palm Beach," and said that the boulevard was a "great attraction to residents. . .and visitors" (Palm Beach Post, 4/29). The parties that Nutting held were also big news, especially his swimming parties. For example, during the week of January 1, 1931, two of his swimming parties were described in detail in the Palm Beach Post (Palm

Beach Post, 1/1/31 and 1/3/31).

Sometime after 1935, the house changed in appearance. The front terrace had disappeared, and the front entrance became ground level. The driveway was moved up to the entrance as well. Also, the pool was replaced with a smaller, chlorine system pool in 1975, and a tennis court was added in 1976.

In 1943, Nutting sold his estate to Mary S. Drew for $50,000 (Palm Beach Daily News, 1/10/43). The building was owned by several subsequent owners. "Casa Alegre" again became a social center when owned by Mr. and Mrs. Benjamin Black from 1950-1973 (City Directories, 1950 and 1973). They often held parties and fashion shows. The present owner is Mr. Steve Stavro.

V. Statement of Significance

The residence at 860 South Ocean Blvd. fits well both in the context of its surrounding neighborhood, as well as in the broader social context of Palm Beach of the 1920's. This building blends with the other large, Mediteranean style "villas" along Ocean Boulevard. It is an embodiment of the ideals of the Palm Beach Mediterranean style, and is also an individual statement of the tastes and economic affluence of the original owner, E.Z. Nutting. The building is a reflection of the importance of social entertainment in the Palm Beach of the late 1920's and beyond. Finally, only a few changes have been made to this property, and the building is in good physical condition, thus meriting designation.

VI. Criteria for Designation

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

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

860 South Ocean Blvd. is an important element in the broad history of Palm Beach. It represents the economic and building boom of Palm Beach in the 1920's. Also, it gives indication of the economic strength of E.Z. Nutting. It has weathered times of economic hardship in Palm Beach, as well, with only a few short periods of vacancy.

The owners of this building intended it to be a "Nuestro Paradiso." The "paradise," or the ideal Palm Beach home of the 1920's, was a place of private retreat, as well as social gathering. This house was both in that the use of decoration and arrangement of space could be interesting and impressive to the visitor, yet very aloof and formal to the uninvited. There

is evidence that parties were often held at this residence, but the owners could also find privacy here. These elements are important to the understanding of the social ideals in the history of Palm Beach

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

Mediterranean style buildings were ubiquitous in Palm Beach during and after the 1920's. However, this building is one of the best, and most well preserved examples of a Mediterranean style villa. It is characterized by its irregular shape, in window and door treatments, and in roof treatment, but this house is designed in a way that balances these irregularities. The use of hollow tile in the structural system also distinguishes this building. Stucco walls and tile roofs are used very often in Palm Beach architecture, but this residence is covered with many unusual cast stone decorations, which are deteriorating from the salt air, making designation even more imperative.

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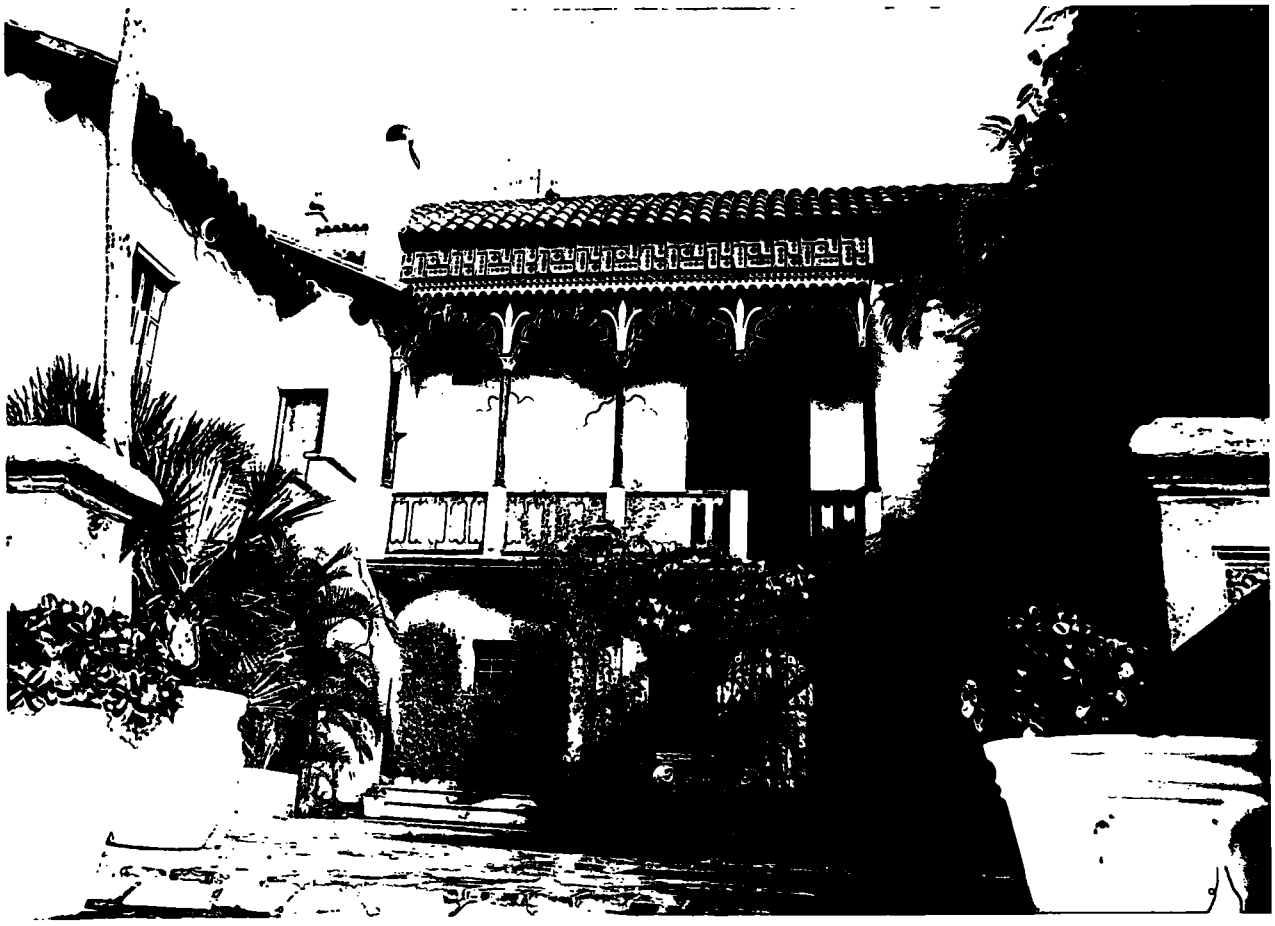



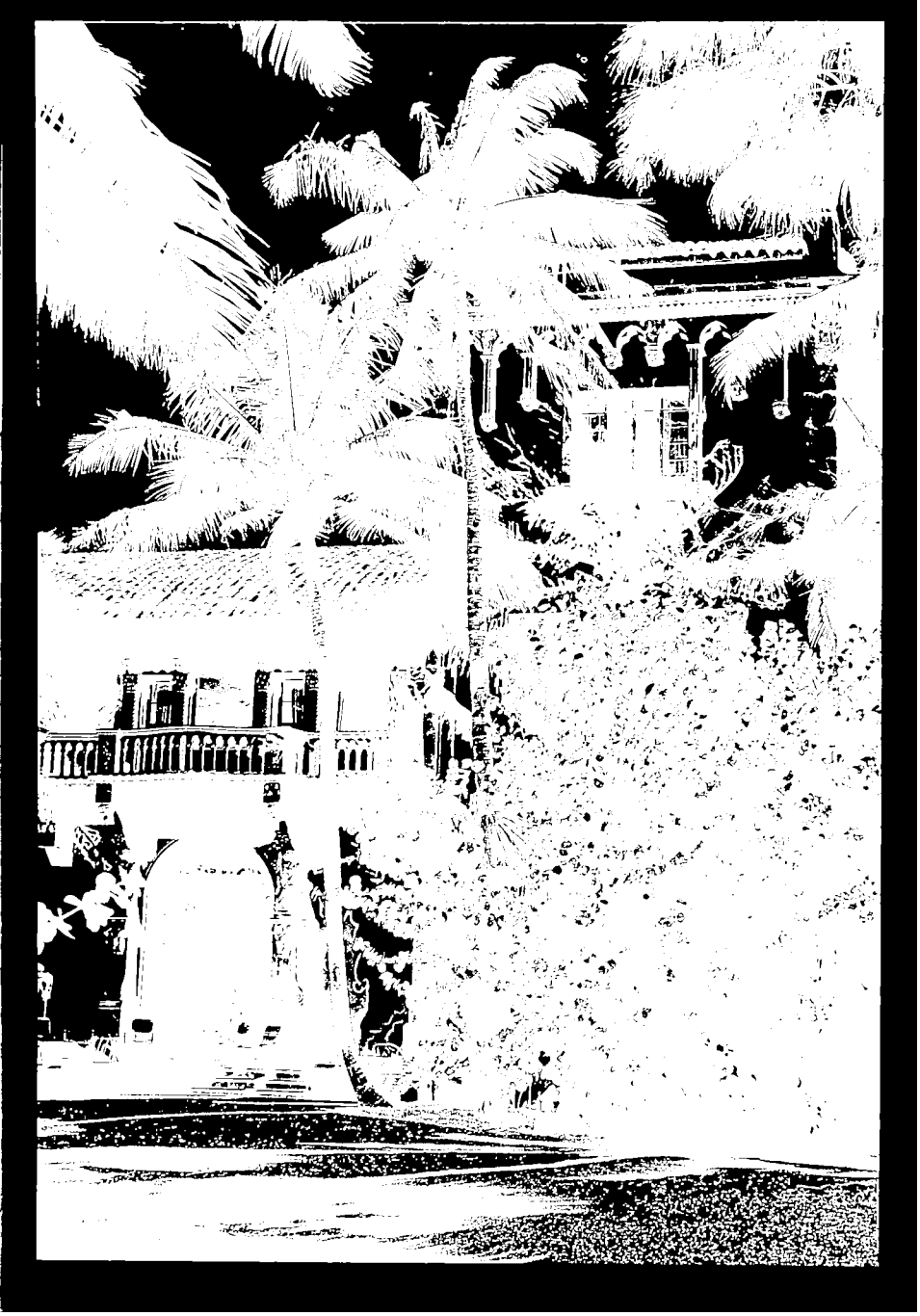

TOWN OF PALM BEACH

Information for Landmarks Preservation Commission Meeting on: January 21, 2026

To: Landmarks Preservation Commission

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

From: Planning, Zoning & Building

Re: 345 SEABREEZE AVENUE DESIGNATION HEARING
Owner: Ramsey C. Speer

Date: 1/14/2026

ATTACHMENT

- Designation Report

STRATEGIC PLAN

Strategic Priorities:
Community Culture and Character

Strategic Focus Areas:
Community Preservation

FUNDING

No Fiscal Impact

345 Seabreeze Avenue



DESIGNATION REPORT

December 17, 2025

Landmark Preservation Commission

Palm Beach, Florida

DESIGNATION REPORT

345 Seabreeze Avenue

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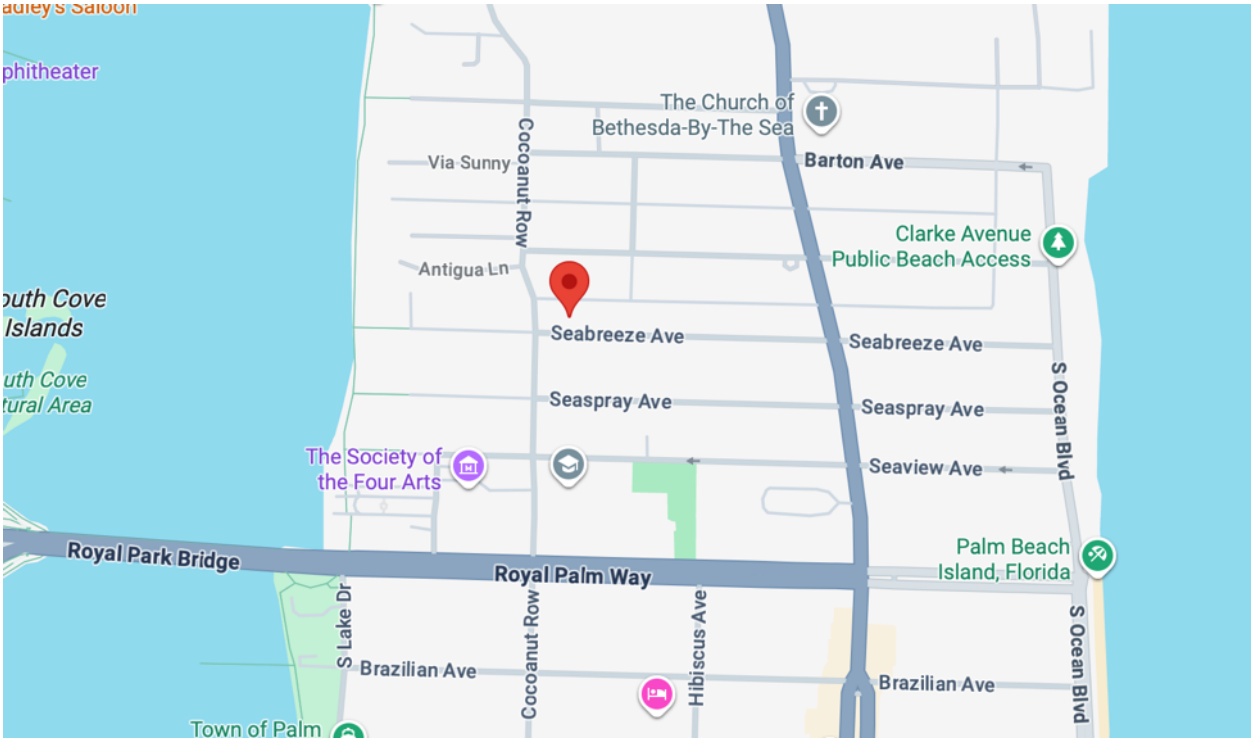
Report produced by Murphy Stillings, LLC

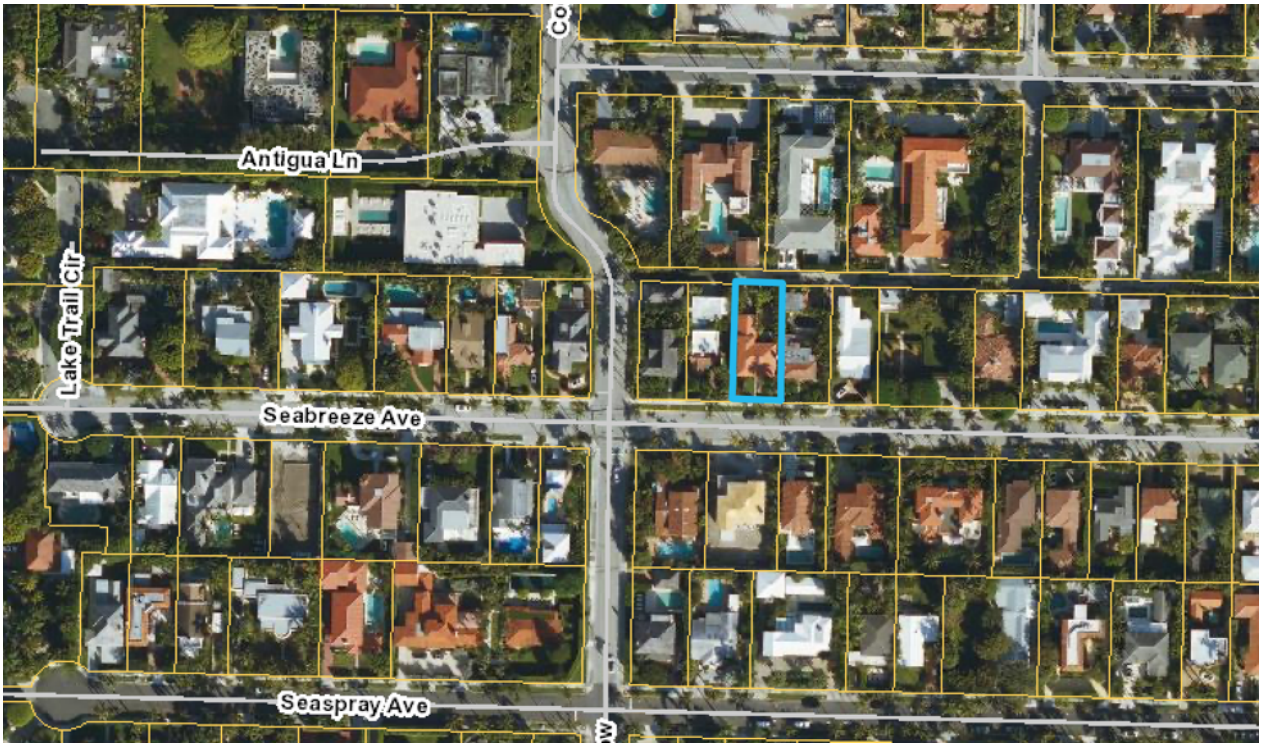
I. General Information

Location:	345 Seabreeze Avenue Palm Beach, Florida
Date of Construction:	1935
First Owner:	Harold Mattes
Architect:	Bruce Kitchell
Builder:	William A. Bound
Present Owner:	Ramsey C. Speer
Present Use:	Single Family Dwelling
Present Zoning:	R-B
Palm Beach County Tax Folio Number:	50-43-43-22-06-000-0640
Current Legal Description:	Poinciana Park Lots 64 & 66

II. Location Map

345 Seabreeze Avenue





III. Architectural Information

345 Seabreeze Avenue was constructed in 1935 by builder William A. Bound and is a very good example of the Monterey style of architecture as interpreted by distinguished Palm Beach architect Bruce Kitchell.[1] The charming residence is located on the north side of Seabreeze Avenue between North County Road and Cocoanut Row in the Poinciana Park subdivision.



The Monterey Style is an American style that originated in California in the 1830s with origins mostly in Spanish Colonial, New England Colonial, and French Creole architecture. Some examples lean towards one of the influencing styles, but the prominent second story balcony is present in all examples. Although the original Monterey style dates to the 1800s, California architect Roland E. Coate, Sr. was crucial in promoting the style's revival in the 1920s and 1930s when he wrote about early Monterey houses, designed at least two houses in the style and won a prestigious *Better Homes in America* award for a Monterey design, all helping to bring attention to the Monterey style to both professionals and the public. The style, which was popular in the United States from 1925-1955, and named after Monterey, California where the style was most prevalent, is characterized by the wide,

[1] Town of Palm Beach Building Permit No. 15535, 18 November 1935.

cantilevered upper-story balcony or two story porch, long double-hung or casement windows often flanked by shutters, low-pitched roofs with the principal roof usually incorporating the second story balcony and simple forms with the decorative detailing often confined to the balcony rail.[2] Balcony railings are typically styled in wood or iron and give Monterey houses a sense of individuality and help differentiate between variations of the style.[3] In the 1930s and 1940s, in addition to Bruce Kitchell, many other notable Palm Beach architects designed houses in the Monterey style.[4]

Kitchell's design of 345 Seabreeze Avenue is a two-story, masonry dwelling covered with smooth stucco with low-pitched hipped roofs covered with flat concrete tiles.[5] The L-shaped residence is composed of a symmetrical two-bay element to the west with two six-over-six, double hung sash windows with simple masonry sills flanked by louvered shutters on both the first and second stories.



[2] Virginia Savage McAlester. A Field Guide to American Houses. Knopf, Borzoi Books, 2013. Pages 537-540.
[3] Jane S. Day, Town of Palm Beach Landmark Manual, 2009.
[4] Architects John Volk, Maurice Fatio, Marion Sims Wyeth, Henry Harding, Howard Chilton, Gustav Maass and Belford Shoumate were also designing houses in the Monterey style.
[5] 345 Seabreeze Avenue shows as a tile building on the Sanborn Insurance Company Map. It appears that the tiles along the roof ridges are clay barrel tiles.

The recessed section to the east presents the decorative elements of the dwelling. The first story features the main entry with a wood paneled door fronted by a simple screen door and topped with a picturesque fanlight; an element often found in Monterey designs with French influence. Flanking the entry is an arched head louvered shutter and to the east are multi-light French doors also flanked by louvered shutters. This first story entry section is covered by a wood porch with wavy broad arches and paired square columns. The second story contains the focal of this Monterey Revival style house – the ornate metal rail in an eye-catching peacock feather design that wraps the second story porch and reflects the French Creole influence of this Monterey design. In addition to the rail, the porch features paired square columns, a slight overhanging roof with exposed rafter tails, two six-over-six sash windows with simple masonry sills flanked by louvered shutters as well as French doors used to access the porch.



Almost all of the louvered shutters on the dwelling include shutter dog hardware. A chimney is present on the east exterior wall and there is a front-gable roof two-car attached garage apartment at the rear that is accessed from the alley between Seabreeze and Clarke Avenues. Since its construction in 1935, 345 Seabreeze Avenue has been well maintained with minimal alterations and retains excellent historic architectural character.[6]



IV. Historical Information

345 Seabreeze Avenue is located in the Poinciana Park's first subdivision. Poinciana Park was platted and largely developed by Oscar A. Jose and his City Builders Realty Company. Jose, a successful Indianapolis developer, created Poinciana Park by purchasing tracts of land south of the Breakers and the Royal Poinciana Hotels from Lake Worth to the Atlantic Ocean. This area became the "Sea" streets with Sea

[6] The original drawings show a rectangular front door without the elliptical fanlight, but all of the earlier photos show the existing door and elliptical fanlight and there are no permits indicating that the front entry was changed. The original drawings also show brick lintels over the windows and doors which do not exist on the current dwelling and were likely not included.

Breeze platted in 1914 followed by Sea Spray in 1917 and the north side of Sea View in 1923.[7] A brochure designed and distributed by City Builders Realty Company titled "Poinciana Park, The Preferred Location," goes into great detail about the many advantages of wintering in Palm Beach and the benefits of owning or leasing a house in centrally located Poinciana Park, close to all of the town's amenities but removed from the "rush and bustle of the hotel center."[8] Houses in a variety of styles and sizes could be either purchased or leased for the season and many were fully furnished and staffed.

Oscar Jose was one of the early developers to recognize the potential in Palm Beach for building something other than a grand estate or spending the season at a resort hotel. Poinciana Park was an attempt to make Palm Beach more family oriented and the Palm Beach lifestyle more accessible to the "upper-middle class."[9] In addition to building, selling and leasing properties, City Builders Realty Company sold many lots in Poinciana Park to individual homeowners as well as other developers. Lot sales came with stipulations regarding the quality of houses to be built so that no "cheap" houses could be built in Poinciana Park.[10]

As previously noted, lots in Poinciana Park could also be purchased by individual builders and developers. Some of these projects were done on speculation while others were commissioned by homeowners looking to live in one of Palm Beach's prime midtown locations. The neighborhood thrived during the 1920s land and housing boom and like much of Palm Beach was able to remain relevant during the late 1920s land bust, the ensuing Great Depression and post-Depression/New Deal Era with new houses being constructed though at a slower pace and generally in more traditional styles than during the boom time era. City Builders Realty Company stayed involved in the Poinciana Park subdivisions through the1940s, however, by the mid-1930s much of the development was done by individual builders and developers.

This was the case with 345 Seabreeze Avenue as it was originally built and owned by William A. Bound in 1935 likely as a speculation house as Bound was a West

[7] Sea Breeze, Sea Spray and Sea View were the original spellings of the Poinciana Park Avenues. A January 28, 1917, City Builders Realty Company advertisement in the Palm Beach Post stated, "We have platted a new addition to Poinciana Park, and we are advertising for a name for the new street. $10.00 for an acceptable name." The street was named Sea Spray Avenue.

[8] "Poinciana Park, The Preferred Location," Brochure distributed by City Builders Realty. No Date. Located in the Poinciana Park file at the Preservation Foundation of Palm Beach.

[9] "Preservationist's Home Gets Landmarks' OK," Palm Beach Daily News, 22 January 1998.

[10] Advertisement in the Palm Beach Post.

Palm Beach based builder who never lived in the dwelling.[11] The house was constructed for approximately $15,000, very close to the price that many of the new residences in Poinciana Park were being built for in mid-1930s. The first known residents of the dwelling were Harold C. Mattes and his wife Alice who owned the property by 1937. The Mattes were from Chicago where Harold was the cofounder of Belmont Radio Corporation, a pilot and associate with the airport charter service Central States Aviation, Inc. and later an executive vice president of Raytheon Televisions.

The Mattes owned the house until 1945 when it purchased by Blanche G. Woodall, the widow of Charles Woodall, from Gross Pointe, Michigan. The house changed hands in 1955 when Blanche Woodall moved to the house she commissioned at 224 Southland Road and sold the Seabreeze house to Mr. & Mrs. Frances L. (Mae) Field. The newspaper "Open House" advertisement stated,

> "345 Seabreeze Avenue, ideally located between the Breakers and Royal Palm Way, this handsome home embodies all the charm typical of the best Palm Beach architecture! On the first floor there is an entrance hall, powder room, living room with fireplace, dining room, loggia, and a delightful walled-in patio. Up the circular staircase are 3 master bedrooms, 2 baths and over the attached 2-car garage are 2 servant's rooms."

Frances L. Field passed away in 1966 and his widow Mae Field sold the house in 1968 to May Regan. May Regan passed away in February 1988 and the current owner Ramsey Speer purchased the property from her estate later that year. At the time, the Realtor listing described the house as a" gracious New Orleans style home." Shortly after purchasing the 345 Seabreeze Avenue, Ramsey C. Speer renovated the house and has been an excellent steward of the historic dwelling for the past 37 years.[12]

[11] Bruce Kitchell's drawings for the dwelling state that it was built for William A. Bound.

[12] The Martha Gottfried, Inc. real estate listing for the house in May 1988 stated, "Our Newest Listing – Buy right and renovated! Gracious two story New Orleans style home located on a popular street in town. There are 3BRs, 2 ½ Baths plus 2 staff rooms & bath. The home also features a beautiful winding staircase, fireplace, high ceilings, private courtyard and a two car garage. A gem of a house-it will not be on the market long."

V. Architects Biography

Bruce P. Kitchell

Born in Trenton, New Jersey in 1879, Bruce Kitchell studied architecture at Columbia University and the Newark Technical Institute. His design ideology was forged during his seven-year tenure in the Newark, N.J. office of Jeremiah O'Rourke. O'Rourke was born and formally trained in Ireland and was a specialist in Roman Catholic Church design. In July 1902, Kitchell received conditional certification and in August 1912, he received permanent New Jersey architectural registration. From 1906-1919, Kitchell practiced architecture in Newark under his own name.

Bruce Kitchell moved to Florida in 1919, and on November 28, 1919, from an address in West Palm Beach, he applied for Florida architectural licensure. He was granted Florida licensure #AR0000137 on September 20, 1920, one of the first in Palm Beach to hold this professional certification.

Kitchell's architecture is typified by his strong sense of proportion and an excellent eye for detailed ornamentation. Some of Kitchell's Palm Beach commissions included the Exchange Building at 100 N. County Road, the Biltmore Apartments at 184 Sunset Avenue, the commercial composition from 120 – 132 North County Road as well as residences for Amy Lyman Phillips, Otto Kahn, Pierce L. Barbey, Col. Samuel D. Lit and Percy J. Williams. Kitchell's biggest projects were the Farmer's Bank and Trust Company on Clematis Street, the Kettler Building on Narcissus in West Palm Beach, the Palace and Florida theaters, Kelsey City Hall and Frith at Biltmore Forest, North Carolina for Mrs. George (Edith) Vanderbilt. Kitchell collaborated with Addison Mizner's design for Riverside Baptist Church in Jacksonville, and he was selected as President Roosevelt's "New Deal" architect for West Palm Beach and managed the re-employment office.

In 1923, he met with architects Addison Mizner, William Manly King, William B. Eckler, Henry Stephens Harvey, O.J. Williams and Agnes Ballard at Mizner's Ocean Boulevard house to form a Society of Palm Beach Architects. He was later very actively involved in the American Institute of Architects. Well-known in yachting circles, he was a long time member and executive of the Palm Beach Yacht Club, as well as a Rotary Club and Shrine Club member. Kitchell's first wife Anna died in 1944. He married his second wife, Mae, in 1945. Kitchell's own home was located at the foot of the Southern Bridge in West Palm Beach and later served as the local

headquarters of the United Daughters of the Confederacy. It was razed to provide additional parking for the Greek Orthodox Church. Bruce Kitchell died in West Palm Beach on April 6, 1949, at the age of 70.

VI. Statement of Significance

345 Seabreeze Avenue is a very good example of Bruce Kitchell's interpretation of the Monterey style of architecture with the ornate metal balcony rail and sunburst fanlight reflecting the French Creole influence found in various Monterey designs. The dwelling is also significant as being part of the Poinciana Park subdivision which was developed in a prime Palm Beach mid-town location by City Builders Realty Company that required high quality houses to be built on lots they sold in the subdivision. The size, scale and design of the dwelling add to the charm of the neighborhood and the Town.

VII. Criteria For Designation

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

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

345 Seabreeze Avenue reflects the broad cultural, economic and social history of the Town of Palm Beach. The dwelling was constructed in 1935 during the late Depression/New Deal Era of the mid to late 1930s. The house's size and classic Monterey Revival style reflect the post-Boom Time Era in Palm Beach with many owners seeking mid-size residences in fashionable architectural designs with modern amenities. The country was recovering from the Great Depression, and the residents, business owners and town officials were enthused about new development in Palm Beach. Poinciana Park was developed by City Builders Realty Company with the aim to build a community, not just a housing development and stipulated that the houses be of high quality in varying designs which is true of 345 Seabreeze Avenue.

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

The house at 345 Seabreeze Avenue is a very good example of the Monterey style of architecture with French Creole influence in its character defining ornate metal balcony rail and eye-catching sunburst fanlight. The stucco covered dwelling has the essential second floor, cantilevered balcony with principal roof overhang and picturesque railing. In addition, it has low-pitched hipped roofs with exposed rafters, multi-light windows and doors flanked by louvered shutters, paired columns and an appealing porch front with wavy broad arches. Many of these features embody distinguishing characteristics of the Monterey style and make it a valuable addition to dwellings of varying architectural styles in the Poinciana Park subdivision.

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

345 Seabreeze Avenue is a very good representation of the design work of the architect Bruce Kitchell and his interpretation of the Monterey style of architecture. Kitchell came to Palm Beach in 1919 and was one of the first architects in Palm Beach to hold a professional architect license, receiving it in 1920. Kitchell's architecture is typified by a strong sense of proportion and an excellent eye for detailed ornamentation, both exemplified in 345 Seabreeze Avenue. Kitchell was also a founding member of the Society of Palm Beach Architects and actively involved in the American Institute of Architects.

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TOWN OF PALM BEACH

Information for Landmarks Preservation Commission Meeting on: January 21, 2026

To: Landmarks Preservation Commission

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

From: Planning, Zoning & Building

Re: 410 SEABREEZE AVENUE DESIGNATION HEARING
Owner: Deborah E. Glass

Date: 1/14/2026

ATTACHMENT

- Designation Report

STRATEGIC PLAN

Strategic Priorities:
Community Culture and Character

Strategic Focus Areas:
Community Preservation

FUNDING

No Fiscal Impact

410 Seabreeze Avenue



DESIGNATION REPORT

December 17, 2025

Landmark Preservation Commission

Palm Beach, Florida

DESIGNATION REPORT

410 Seabreeze Avenue

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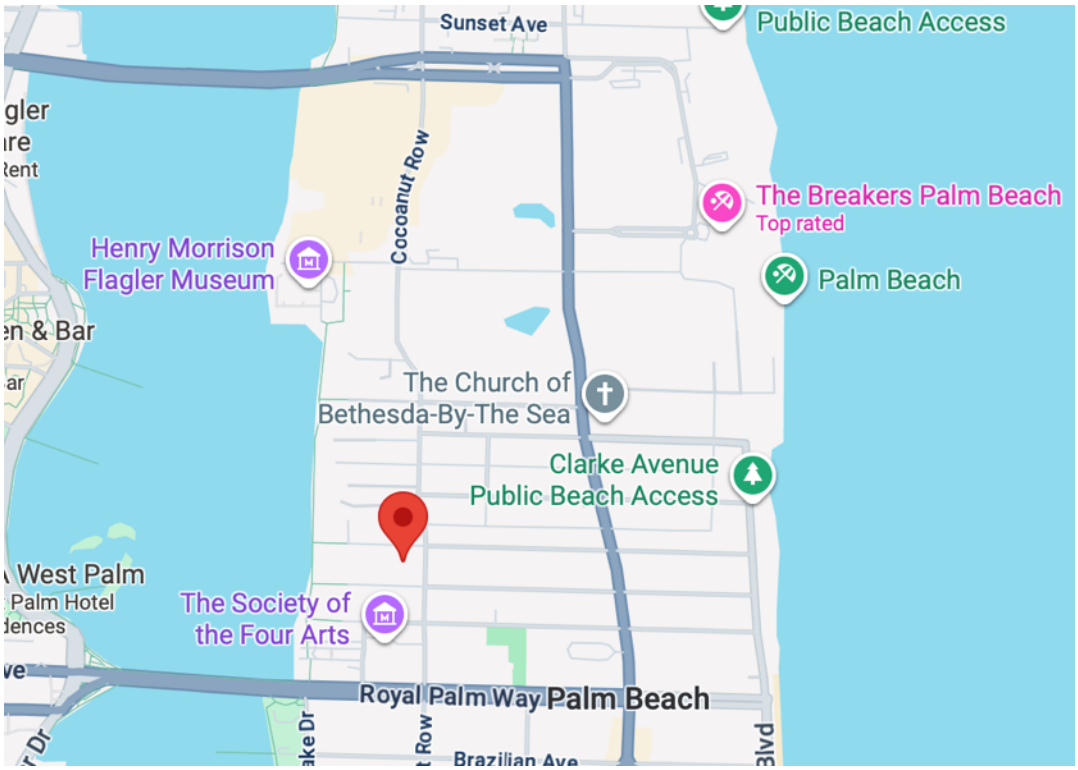
Report produced by Murphy Stillings, LLC

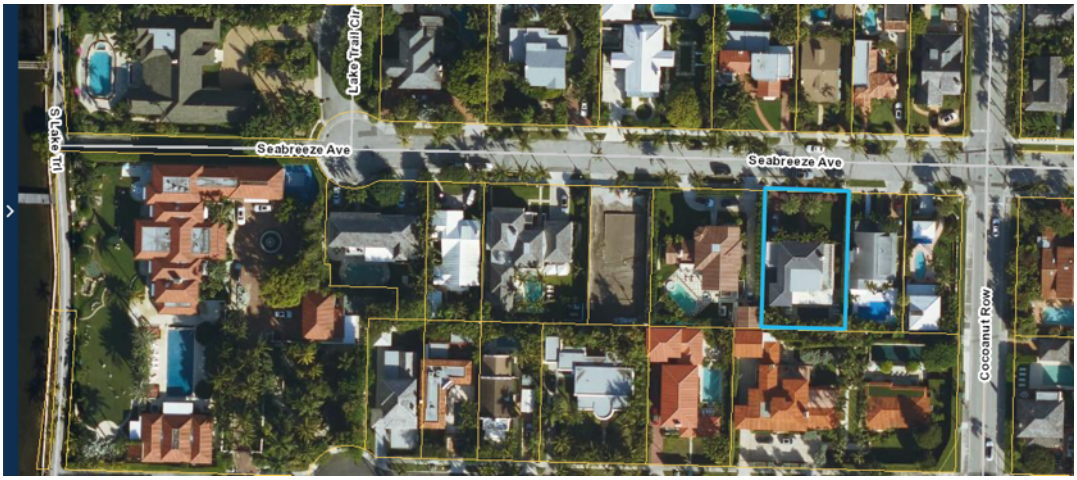
I. General Information

Location:	410 Seabreeze Avenue Palm Beach, Florida
Date of Construction:	1937
First Owner:	Ellwood Borton "E.B" VanVoorhees
Architect:	Gustav Maass
Builder:	Charles Trevail
Present Owner:	Deborah E. Glass
Present Use:	Single Family Dwelling
Present Zoning:	R-B
Palm Beach County Tax Folio Number:	50-43-43-22-06-000-0370
Current Legal Description:	Poinciana Park Lots 37, 39 & 41

II. Location Map

410 Seabreeze Avenue





III. Architectural Information

410 Seabreeze Avenue was designed in 1937 by distinguished Palm Beach architect Gustav Maass in the Georgian Revival style of architecture. The wood frame clapboard covered dwelling was constructed by noted builder Charles Trevail during the late Depression/New Deal Era.[1] The attractive residence is located on the south side of Seabreeze Avenue between Cocoanut Row and Lake Worth in the Poinciana Park subdivision.



The Georgian Revival style, a sub-type of the Colonial Revival style, has the classic symmetrical Colonial shape and is one of the long-lived architectural styles in the United States. Originating in the 18th century, the Georgian style dominated the English colonies and then beginning in the late 19th century there was a return to period style designs with the Georgian Revival style popular throughout the country until the mid-twentieth century. Based on Georgian and Adam prototypes from the northeastern states, variations on the style were popular in the Caribbean and were adapted in revival form in South Florida during the 1930s through the 1950s. Stylistic features include symmetry in building mass as well as window and door fenestration, accentuated front entries typically with classical details, a cornice with dentils or other details, and multi-light sash and bay windows often flanked by shutters.

[1] Town of Palm Beach Building Permit No. 11737, 25 May 1937.



The dwelling at 410 Seabreeze Avenue features the Georgian Revival balanced and symmetrical form and a number of the style's elements. This two-story, five-bay wide symmetrical dwelling is covered with traditional horizontal clapboards and a low pitched hipped roof. The front façade features five six-over-six sash windows with louvered shutters on the second story and the main entry flanked by charming, multi-light bay windows on the first story.[2] In keeping with the Georgian Revival style, the focal point of the main façade is the center entry. This decorative entry features a multi-light wood door with a classically styled surround featuring molded wood framing and slender Doric columns topped by a cornice and a scroll broken ogee pediment with an urn detail in the center. The dwelling's hipped roof is covered with flat cement tiles and has a slight overhang with carved wooden rafter tails on the side elevations. The house is balanced with a one-story sunporch on the east and a one story single-car garage on the west, both with square pilaster detailing on the facades and open air porches with simple wood picket rails above. There is a brick chimney on the east wall, and the front entry is approached by a brick walkway. The property also includes a brick driveway, shaped hedges, a brick knee wall and piers, a metal gate, and a detached single car garage at the southwest corner of the property.

[2] The bay windows are comprised by eight-over-eight sash windows flanked by four-over-four sash windows.



During the dwellings past eighty-eight year history there have been some additions and alterations. In 1941 a loggia was added on the rear and in 1959 a carport was added on the west in front of the original garage. In 1994, the rear porch was enclosed, and the second floor rear was expanded. In 2004 the carport was enclosed to become a garage, and a swimming pool was constructed. Five years later in 2009 a second story bedroom was constructed in the rear west corner of the dwelling over the one-story room that was the original garage as well as the rear enclosed porch being extended south. And at an unknown date prior to 2010, the asbestos roof shingles were changed to cement tiles that were in keeping with the style of the dwelling. Despite these additions and alterations, 410 Seabreeze Avenue highly retains its historic architectural integrity.[3]

IV. Historical Information

410 Seabreeze Avenue was built in 1937 for Elwood "E.B." VanVoorhees in the sought after Poinciana Park subdivision. Poinciana Park was platted and largely developed by Oscar A. Jose and his City Builders Realty Company. Jose, a successful Indianapolis developer, Oscar Jose was one of the early developers to

[3] In 2025 there were ARCOM approved minor additions and alterations to rear of the property that are in keeping with the size, scale and design of the dwelling.

recognize the potential in Palm Beach for building something other than a grand estate or spending the season at a resort hotel. This area became the "Sea" streets with Sea Breeze platted in 1914 followed by Sea Spray in 1917 and the north side of Sea View in 1923.[4] A brochure designed and distributed by City Builders Realty Company titled "Poinciana Park, The Preferred Location," goes into great detail about the many advantages of wintering in Palm Beach and the benefits of owning or leasing a house in centrally located Poinciana Park, close to all of the town's amenities but removed from the "rush and bustle of the hotel center."[5] Houses in a variety of styles and sizes could be either purchased or leased for the season.

Poinciana Park was an attempt to make Palm Beach more family oriented and the Palm Beach lifestyle more accessible to the "upper-middle class."[6] In addition to building, selling and leasing properties, City Builders Realty Company sold many lots in Poinciana Park to individual homeowners as well as other developers. Lot sales came with stipulations regarding the quality of houses to be built so that no "cheap" houses could be built in Poinciana Park.[7]

As noted previously, in addition to City Builders, lots in Poinciana Park could also be purchased by individual builders and developers. Some of these projects were done on speculation while others were commissioned by homeowners looking to live in one of Palm Beach's prime midtown locations. The neighborhood thrived during the 1920s land and housing boom and like much of Palm Beach the neighborhood was able to remain relevant during the late 1920s land bust, the ensuing Great Depression and post-Depression /New Deal Era with new houses being constructed though at a slower pace and generally in more traditional styles than during the boom time era. City Builders Realty Company stayed involved in the Poinciana Park subdivisions through the1940s, however, by the mid-1930s much of the development was done by individual builders and developers.

This was the case with 410 Seabreeze Avenue. Elwood B. VanVoorhees and his wife Gloria purchased the dwelling known as "Ben Trovato" at 404 Seabreeze Avenue in

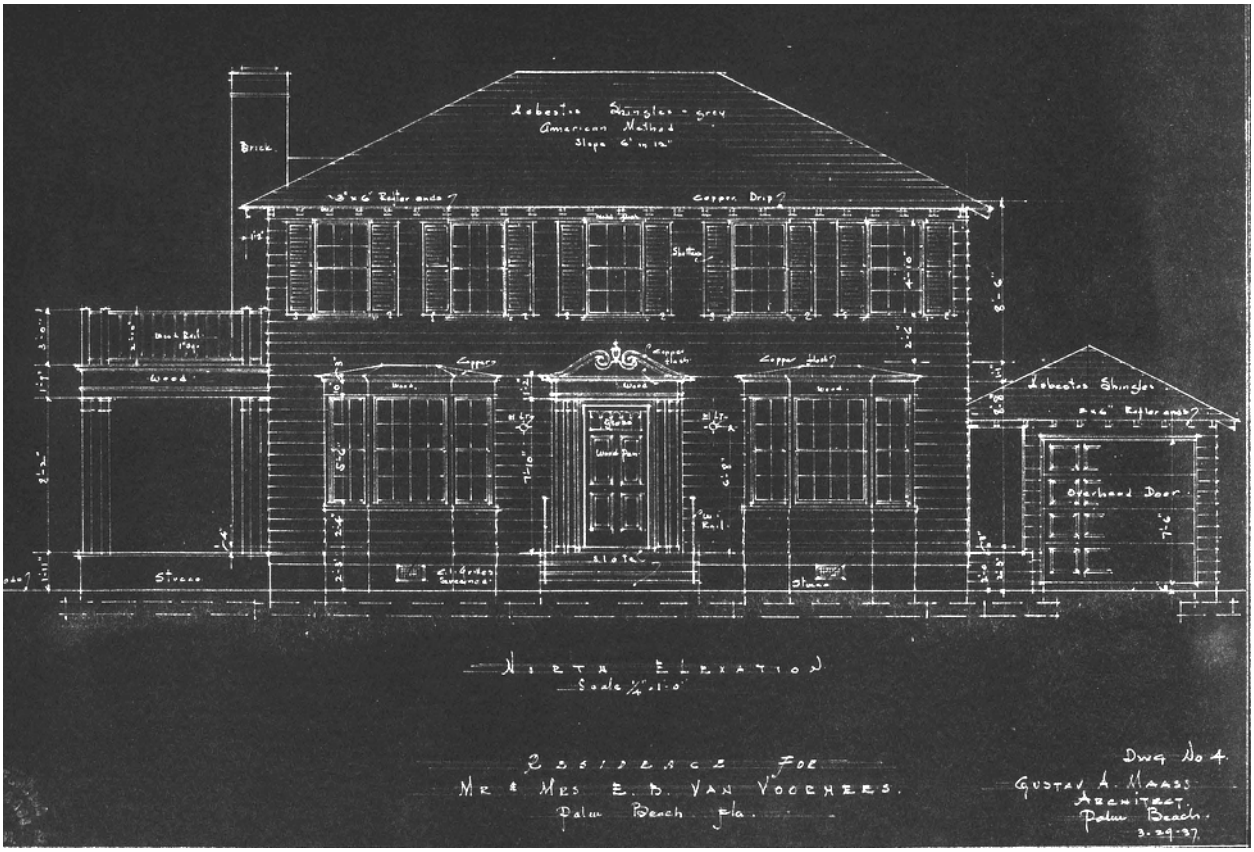
[4] Sea Breeze, Sea Spray and Sea View were the original spellings of the Poinciana Park Avenues. A January 28, 1917, City Builders Realty Company advertisement in the Palm Beach Post stated, "We have platted a new addition to Poinciana Park, and we are advertising for a name for the new street. $10.00 for an acceptable name." The street was named Sea Spray Avenue.

[5] "Poinciana Park, The Preferred Location," Brochure distributed by City Builders Realty. No Date. Located in the Poinciana Park file at the Preservation Foundation of Palm Beach.

[6] "Preservationist's Home Gets Landmarks' OK," Palm Beach Daily News, 22 January 1998.

[7] Advertisement in the Palm Beach Post.

1932.[8] In May of 1937, VanVoorhees hired East Coast Wrecking Company to demolish his frame house and later that month, he commissioned Charles Trevail to build the current house and garage designed by leading Palm Beach architect Gustav Maass. The new house, which was assigned the address 410 Seabreeze Avenue, was constructed for approximately $12,000, a price typical for mid-size Palm Beach houses built in the mid-1930s when many owners sought smaller residences in classic designs like this dwelling rather that the ornate Mediterranean Revival style estates from the Boom time era.



Ellwood "E.B." VanVoorhees, was originally from Atlantic City, New Jersey. His father was an early land dealer in Palm Beach with newspaper articles reporting a number of transactions involving land he was buying and selling in Floral Park, Orange Grove Park and along the Lake Trail from 1919-1921.[9] VanVoorhees

[8] "Ben Trovato" at 404 Seabreeze Avenue was owned in 1918 by Mrs. Byrd Spilman Dewey, grandniece of Zachary Taylor and was an author of much celebrity. It is not known when 404 Seabreeze Avenue was built but it was prior to 1918.

[9] In 1923 VanVoorhees and his wife Sara commissioned Theodore Eissfeldt to build a dwelling at 267 Atlantic Avenue in the Orange Grove Park subdivision that he named Villa Van. Sara Van Voorhees passed away in 1935 at the age

purchased the property originally at 404 Seabreeze Avenue in 1932 and lived there first in "Ben Trovato" and then in the current dwelling for a total of 43 years. In 1975 the VanVoorhees deeded to the property to their son E. B. Van Voorhees, Jr. who sold it the following year to Malcolm W. Vallance. Vallance was an art collector and dealer who had two galleries, one in New York City and the Malcolm Vallance Gallery in Palm Beach.[10] Vallance sold the dwelling to Palm Beach attorney J. Barry Curtin and his wife Ann in 1993 and they in turn sold it to William A. and Elaine G. Miller in 2004. The Miller's undertook an addition and renovation of the property and later sold the property to the current owner Deborah E. Glass in 2013, who has been an excellent steward of the property for the past twelve years.

V. Architects Biography

Gustav Adam Maass, Jr.

Gustav Adam Maass, Jr. was born in New Orleans in 1893, the third of eight children of German immigrants. His father was a mechanical engineer. Maass grew up in New Orleans and Birmingham, Alabama. He received a degree in architecture from the University of Pennsylvania in 1917 and worked during World War I in the U.S. Civil Service at League Island Navy Yard in Philadelphia. After the war Maass returned to Birmingham, where he designed a variety of structures, including a Masonic Temple, power plants, schools, churches, and houses. Later Maass worked for the firm of Warren, Knight & Davis designing public and commercial buildings. There he met and married Helen Hensley.

In 1921, Maass came to West Palm Beach and became associated with the firm of Harvey and Clarke. Harvey and Clarke were the architects for the Seaboard Railway and as one of their associates Maass designed the Seaboard Railway Stations in Delray Beach, Deerfield Beach and Homestead. Maass designed many buildings in Delray Beach in the 1920s and his Art Deco style was reflected in commercial buildings along Atlantic Avenue.

Perhaps Maass is best known for his association with John L. Volk. The two formed a partnership that lasted from 1927 to 1935 and was headquartered in Phipps Plaza.

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of 58. It is unknown when her husband passed away. In 1937, the house on Atlantic Avenue was sold and their son who was living in Palm Beach at the time purchased the property at 410 Seabreeze Avenue.

[10] Malcolm Vallance was originally from San Antonio, Texas and was a member of the Sons of the American Revolution. During his lifetime he donated many pieces of art to various museums as well as to the White House.

During this time the two famous architects designed homes for Jacob H. Marx, J.H. Behrens, Charles M. Hayes and Charles Hall among others.

Maass started his own firm in 1935 in Palm Beach. He designed the American Red Cross building in West Palm Beach and the original Rehabilitation Center for Children and Adults facility in Palm Beach. Also, along with numerous commercial buildings and single-family houses, Maass redesigned a bank building to become the First Presbyterian Church in downtown West Palm Beach. Throughout his career, Maass was very active in the Palm Beach Chapter of the American Institute of Architects. Gustav Maass died in April 1964.

VI. Statement of Significance

410 Seabreeze Avenue is a very good example of Gustav Maass's interpretation of the Georgian Revival style of architecture with defining features including the symmetrically balanced design, prominent Classical center entry, low-pitched hipped roof and multi-light bay windows. The dwelling's location on Seabreeze Avenue in the Poinciana Park subdivision makes it a desirable midtown property close to Palm Beach's many amenities and its association with the VanVoorhees and Vallance families adds interest to the dwelling.

VII. Criteria For Designation

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

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

The house at 410 Seabreeze Avenue reflects the broad cultural, economic and social history of the Town of Palm Beach. The dwelling was built in the Poinciana Park subdivision in 1937 during the late Depression/New Deal Era. Despite downturns from the stock market crash and ensuing Great Depression, construction in Palm Beach slowed but never stopped. Instead, the size scale and style of houses were reduced and simplified with the Spanish and Mediterranean Revival styles giving way to more traditional styles in various revivals and renditions. And although Palm

Beach still had the status and cachet to attract the wealthy and prominent from across the country and around the world, the trend of moving away from grand ornate estates to more manageable residences continued for decades. 410 Seabreeze Avenue's size and classic Georgian Revival style reflect this post-Boom Time Era with owners seeking mid-size residences in classic designs. In addition, the original owners the VanVoorhees family were established, early Palm Beach residents.

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

The residence at 410 Seaspray Avenue is a very good example of the Georgian Revival style of architecture. Built with an appreciation for quality craftsmanship, the Georgian Revival house is a classic style that is a more modern version of the Georgian style that was popular in the English Colonies and United States in the eighteenth and early nineteenth centuries. Georgian Revival features of this house include the symmetrically balanced design, focal point center entry with a classically styled surround with a broken scroll ogee pediment, low-pitched hipped roof, multi-light bay windows and multi-light sash windows flanked by louvered shutters.

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

410 Seabreeze Avenue is a notable work of Gustav A. Maass, an architect who helped to shape the built environment of the Town of Palm Beach both as a sole practitioner and during his partnership with John L. Volk from 1927-1935. There are a number of Maass designs and Volk & Maass designs landmarked in Palm Beach, demonstrating Maass's influence on Palm Beach architecture and 410 Seabreeze Avenue's inspired classic design deserves to be added to his recognized distinguished works.

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TOWN OF PALM BEACH

Information for Landmarks Preservation Commission Meeting on: January 21, 2026

To: Landmarks Preservation Commission

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

From: Planning, Zoning & Building

Re: 2780 S OCEAN BLVD (AMBASSADOR II) DESIGNATION HEARING
Multiple Owners: See Designation Report for Complete List of Owners

Date: 1/14/2026

ATTACHMENT

- Designation Report

STRATEGIC PLAN

Strategic Priorities:
Community Culture and Character

Strategic Focus Areas:
Community Preservation

FUNDING

No Fiscal Impact

Ambassador II

2780 South Ocean Boulevard



DESIGNATION REPORT

January 21, 2026

Landmark Preservation Commission

Palm Beach, Florida

DESIGNATION REPORT

Ambassador II

2780 South Ocean Boulevard

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Report produced by Murphy Stillings, LLC

I. General Information

Location:	2780 South Ocean Boulevard Palm Beach, Florida
Date of Construction:	1968-1969
Architect:	Eugene "Gene" Lawrence & Ronald Kent Belk, Lawrence & Belk Architects
Structural Engineer:	Crain & Crouse
Original Owners:	Sander Weinstock & Abraham Dreier
Builder/Contractor:	Murray Logan Construction, Inc.
Original Name:	Ambassador South II
Current Name:	Ambassador II
Current Owners:	Multiple Owners (See Attached List)
Present Use:	Residential Cooperative Building
Legal Description:	The South 290 feet of the North 4025 feet of Section 23, Township 44 South, Range 43 East, lying East of the right-of-way line of State Road A1A, together with any littoral and riparian rights thereunto appertaining.

Unit Numbers, Owners and Parcel Control Numbers (As of 12/1/2025)

101	Delores & Patrick Gagliardi	50-43-44-23-12-000-1010
102	Fernando Wong Castillo & Timothy C. Johnson	50-43-44-23-12-000-1020
103	Roberta Kahan & Roberta Kahan Trust	50-43-44-23-12-000-1030
104	Leonard & Linda Berkowitz	50-43-44-23-12-000-1040
105	Ambassador II Corporation	50-43-44-23-12-000-1050
106	Ann W. Marchant	50-43-44-23-12-000-1060
107	Stephanie Pietromonaco	50-43-44-23-12-000-1070
108	Arthur & Beatrice Valenti	50-43-44-23-12-000-1080
109	Kimberly L. & Scott C. Simpson	50-43-44-23-12-000-1090
110	Lisa M. Aldridge	50-43-44-23-12-000-1100
111	Paul E. Donaldson & Alice Faye Trust	50-43-44-23-12-000-1110
112	James N. Karas & James N. Karas Trust	50-43-44-23-12-000-1120
201	Michelle Anice Klein	50-43-44-23-12-000-2010
202	Sharon Lovell& William D. Betts & William D. Betts Trust	50-43-44-23-12-000-2020
203	Ann G. Seanor	50-43-44-23-12-000-2030
204	Sheila G. Farmer	50-43-44-23-12-000-2040
205	Malyne B. Sagerman 2017 Trust, Eric Spencer Sagerman Trust & Malyne B. Sagerman Trust	50-43-44-23-12-000-2050

206	Cyrus Walker	50-43-44-23-12-000-2060
207	Gary K. & Julie A. Janick	50-43-44-23-12-000-2070
208	Karen E. List	50-43-44-23-12-000-2080
209	Shawn E. Dunn & Victoria E. Enge	50-43-44-23-12-000-2090
210	David & Domenica Frankland	50-43-44-23-12-000-2100
211	Carol & Emmanuel Hriso	50-43-44-23-12-000-2110
212	Leslie Carter Robinson & Kenneth P. Kates	50-43-44-23-12-000-2120
301	Francis L. Lemay Trust	50-43-44-23-12-000-3010
302	Jennifer C. Post	50-43-44-23-12-000-3020
303	Bilge Ogun Bassani	50-43-44-23-12-000-3030
304	Douglas Fishner & Laura Iannette	50-43-44-23-12-000-3040
305	Gerald P. Hammer & David T. Shwaery	50-43-44-23-12-000-3050
306	Bilghe Bassani	50-43-44-23-12-000-3060
307	George M. & Roxanne J. DeMartino	50-43-44-23-12-000-3070
308	Sharon Ballin & Edward F, Koehler	50-43-44-23-12-000-3080
309	Sumabala Ghanta & Clay R. Hinrichs	50-43-44-23-12-000-3090
310	Michael D & Miriam Sirota 2021 Family Trust and Michael D & Miriam Sirota Trust	50-43-44-23-12-000-3100
311	Reguina Ostrowski	50-43-44-23-12-000-3110
312	Maria Clemencia Del Carpio Trust	50-43-44-23-12-000-3120

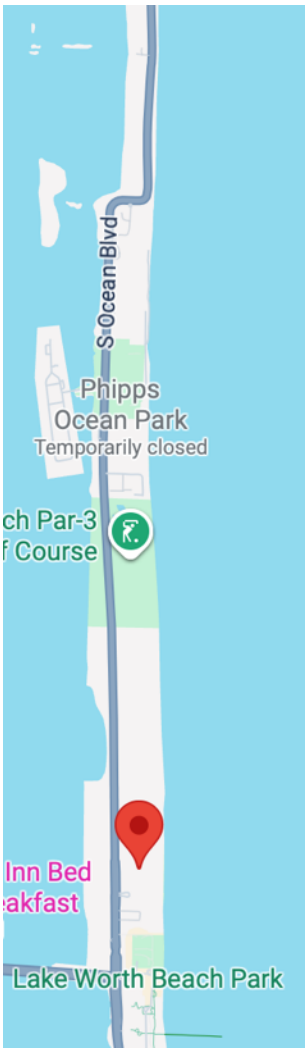
401	Pina Ferlisi Revoc Trust and Mario Fontana Revoc Trust	50-43-44-23-12-000-4010
402	Jean P & Jeffrey Wolf & Jeffrey Wolf Trust	50-43-44-23-12-000-4020
403	Michael H. Coles & Edith J. Langer and Michael H. Coles &Edith J. Langer and 2016 Real Estate Trust	50-43-44-23-12-000-4030
404	Allen Willinsky	50-43-44-23-12-000-4040
405	Sportouch Family LLC	50-43-44-23-12-000-4050
406	Margot Woyda Trust	50-43-44-23-12-000-4060
407	Ann M & Gary L Hinrichs	50-43-44-23-12-000-4070
408	Nanfito Stacey Raya	50-43-44-23-12-000-4080
409	David & Jill Mandragouras	50-43-44-23-12-000-4090
410	Mojdeh Khoghan	50-43-44-23-12-000-4100
411	Lillian A. Johnson & Lillian H. Johnson Trust	50-43-44-23-12-000-4110
412	Nora Rivera Taylor & Nora Rivera Taylor Trust	50-43-44-23-12-000-4120
501	The Verville North American Trust Claudia Beldent Trust	50-43-44-23-12-000-5010
502	M2B Living Trust & Isabelle Beland Trust	50-43-44-23-12-000-5020
503	Charles & Debra Glassman	50-43-44-23-12-000-5030
504	Charles N & Debra Glassman	50-43-44-23-12-000-5040

505	Amanda L. Alongi & Peter Goodman	50-43-44-23-12-000-5050
506	John A. Obrien & John A. Obrien Trust	50-43-44-23-12-000-5060
507	Burt & Bonnie Feinberg	50-43-44-23-12-000-5070
508	Leonid Popovitz	50-43-44-23-12-000-5080
509	George & Roxanne Demartino	50-43-44-23-12-000-5090
510	Brian Perry Land Trust	50-43-44-23-12-000-5100
511	David & Joanne Thring	50-43-44-23-12-000-5110
512	Laura Kalman & Laura Kalman Trust	50-43-44-23-12-000-5120
601	Elizabeth A. Hughes, Theodore J. White, Elizabeth A. Hughes Trust & Theodore J. White Trust	50-43-44-23-12-000-6010
602	Lloyd Richard & Suzanne Kahan & Lloyd Richard & Suzanne Kahan Trusts	50-43-44-23-12-000-6020
603	Julie S. Parekh, David Savage, Julie S. Parekh Trust, David Savidge Trust & Jerome G. Geraghty Trust	50-43-44-23-12-000-6030
604	Maureen L. Taylor Trust	50-43-44-23-12-000-6040
605	Clarice D. and George H. III Walker & Clarice D. and George H. Walker III Trusts	50-43-44-23-12-000-6050
606	George H. Walker IV	50-43-44-23-12-000-6060
607	Verville North American Trust & Claudia Beldent Trust	50-43-44-23-12-000-6070
608	Barbara Greenberg	50-43-44-23-12-000-6080

609	Kathi Lavin	50-43-44-23-12-000-6090
610	Jane Zion Trust & Barabara Zion Green Trust	50-43-44-23-12-000-6100
611	Bernard Fillion & Sylvie Thibault	50-43-44-23-12-000-6110
612	Janyth G. and Morris H. Fine & Janyth G. And Horris H. Fine Trusts	50-43-44-23-12-000-6120
701	Joan P. Curhan	50-43-44-23-12-000-7010
702	Nellie L. Slagle Trust	50-43-44-23-12-000-7020
703	Lynette J. Saltzman 2007 Trust	50-43-44-23-12-000-7030
704	Raymond J. Fiore	50-43-44-23-12-000-7040
705	Andrew P. Bendetson, Andrew P. Bendetson Trust & Erik Scheafer Trust	50-43-44-23-12-000-7050
706	Albert Raya Trust, Gloria Raya Trust & Raya Living Trust	50-43-44-23-12-000-7060
707	Elisa A. Karas	50-43-44-23-12-000-7070
708	Francis Charron Trust, Nancy Pellerin Trust & Pellerin and Charron Living Trust	50-43-44-23-12-000-7080
709	Donna & John D. Biafore	50-43-44-23-12-000-7090
710	Estie Zirin	50-43-44-23-12-000-7100
711	Sumabala Ghanta & Clay Hinrichs	50-43-44-23-12-000-7110
712	Freebird 3 Realty Trust & Mary Kelleher Trust	50-43-44-23-01-000-7070

801	Mario Bouchard Trust & Dobou Living Trust	50-43-44-23-12-000-8010
802	John & Meridith Goyanes	50-43-44-23-12-000-8020
803	Nancy Klein	50-43-44-23-12-000-8030
804	Holidae H. Hayes & Holidae H. Hayes Trust	50-43-44-23-12-000-8040
805	Lisa Dardashtian	50-43-44-23-12-000-8050
806	Wiera & Alanna Krolikowska	50-43-44-23-12-000-8060
807	Michael E. & Mary E. Bailey	50-43-44-23-12-000-8070
808	Isabelle Beland Trust, Charles Massicotte Trust & M2B Living Trust	50-43-44-23-12-000-8080
809	Marie Lewis	50-43-44-23-12-000-8090
810	Kaselle Beach	50-43-44-23-12-000-8100
811	Kaselle L. Beach	50-43-44-23-12-000-8110
812	Consuelo Rodriguez	50-43-44-23-12-000-8120

II. Location Map





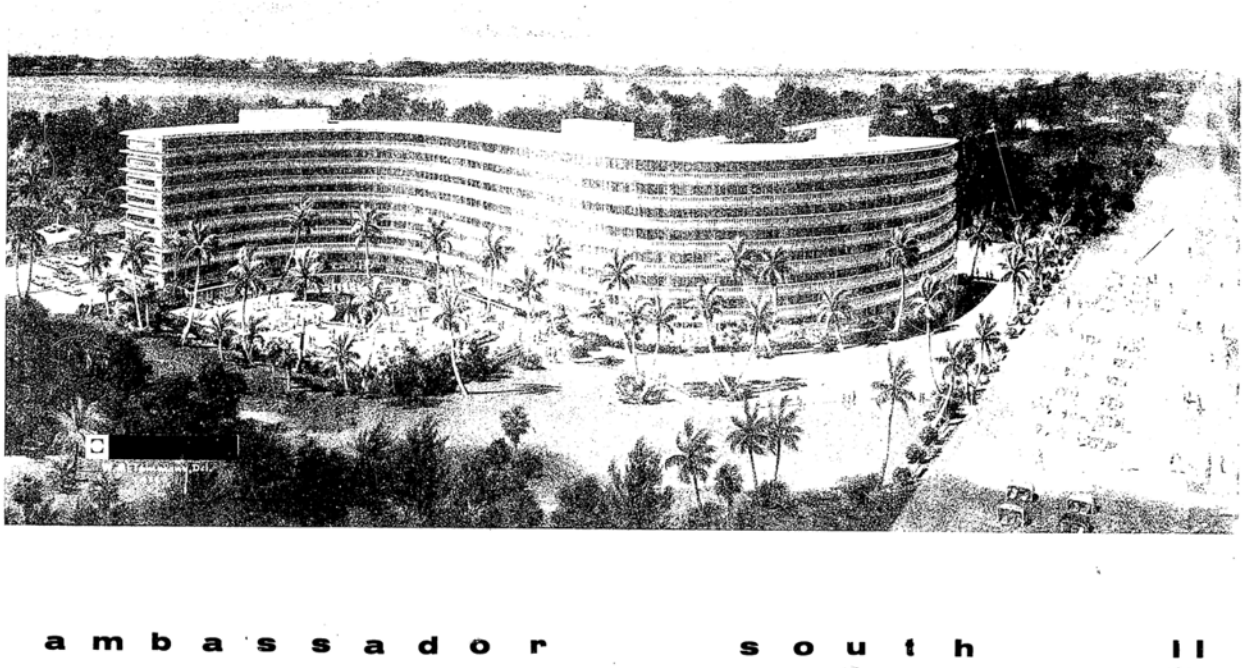
III. Architectural Information

The Ambassador II is a notable Mid-Century Modern residential cooperative building designed by talented and prolific Palm Beach architect Eugene "Gene" Lawrence. Located at 2780 South Ocean Boulevard in the Palm Beach's south end, the Ambassador II, originally known as the Ambassador II South, is an eight-story curvilinear shaped building located on the east side of South Ocean Boulevard just north of the Lake Worth Bridge. Designed for developers Sander Weinstock & Abraham Dreier, the building was constructed by Murray Logan Construction, Inc. between 1968 and 1969.



After World War II Modern architecture styles were popular throughout the country and Palm Beach was no exception. A by-product of post-war optimism, architects and designers moved away from period architectural styles and were adapting various modernist movements to create new designs, including what would become known as the Mid-Century Modern style. A further development of Frank Lloyd Wright's principles of organic architecture combined with elements reflected in the International and Bauhaus movements, Mid-Century Modern architecture used modern materials and building techniques and was defined by clean lines, functionality, simplicity in details, and a relationship to the environment. Mid-Century Modern architecture generally features geometric forms, flat or low-pitched roofs, facades surfaced with smooth stucco, large amounts of glass, concrete eyebrows or cantilevers running the length of the building, asymmetrical

compositions, decorative grilles or ornamental masonry elements known as screen block or breeze block, angular details, and minimal ornamentation.



1968 Drawing, Lawrence and Belk Architects

The Mid-Century Modern design for the Ambassador II features a curvilinear S-shaped building that is oriented east-west. Lawrence's design provides for sweeping views of the Atlantic Ocean from all of the residential units, maximizing ocean views on a fairly narrow parcel of oceanfront land. The site consists of parking on the northwest portion of the property and a quarter-arc shaped pool with a curved pool deck in the southwest curve of the S-shape. The pool deck is sheltered from the



ocean breezes with a wall of glass sliding doors set within angled stone piers and a winding path provides access to the beach.



The Ambassador II's eight-story residential structure was constructed of concrete block and metal framing finished with stucco and a flat roof. The north facade of the S-shape features breeze block walls which shelter the walkways to the residential units and the south façade of the S-shape features balconies providing each unit with ocean views.



North & West Facades



South and East Facades

Lawrence's Mid-Century Modern design for the structure is characterized by its curvilinear massing blended with a play of horizontal and vertical elements. The building's floors are highlighted by the use of horizontal banding that follows the curve of the building. These horizontal details are juxtaposed with the three vertical tower elements that project beyond the S-Shape and rise above the roof line with vertical detailing. These towers provide visual breaks to the length of the building.



The building's two entrance features on the north façade are focal points of the Ambassador II's design. The entrances are highlighted by porte cocheres constructed of precast concrete buttresses-like features with cantilevered horizontal panel canopies. The vertical elements of the porte cochere land in landscape design features grounding them in an expression of organic architecture. The entrances are located via the porte cocheres and provide access to the building through metal and glass doors flanked by fixed glass panels. The eastern entrance leads to the building's main lobby.



Eastern Entrance Porte Cochere



Western Entrance Porte Cochere

The Board and residents of the Ambassador II appreciate Gene Lawrence's elegant Mid-Century Modern design for their building and have been excellent stewards of the property. Since its construction the Ambassador II has undergone renovations including repairs to the concrete and roofing, installation of hurricane shutters, replacement of windows and doors, and replacement of the concrete balcony railings with metal railings.[1] The design of the structure has been largely maintained, and the property's historic and architectural integrity has been preserved.

IV. Historical Information

The history of Palm Beach started long ago with native peoples inhabiting the area and later early pioneers coming to the shores of Lake Worth in the mid 1800's. However, it was not until the late nineteenth century that Standard Oil tycoon Henry Flagler became instrumental in transforming the island of jungles and swamps into a preeminent winter resort by extending his Florida East Coast Railway southward to the area and opening the Royal Poinciana Hotel in 1894 and the Breakers Hotel in 1896.[2] Prior to World War I most of the seasonal residents resided in the hotels but following the war there was a land and housing boom where grand estates were built by some of the richest people in America and upper middle class neighborhoods, attractive commercial corridors and luxury hotels were built to accommodate the arrival of new residents and tourists. During this time, the south end of Palm Beach remained largely undeveloped.

Palm Beach did experience effects of the late 1920s land and housing bust and the following Great Depression, however, following World War II Palm Beach flourished and grew exponentially. Part of this substantial growth was the result of a zoning law passed by Town Council in 1947 which raised the housing density in midtown as well as in the stretch of land starting at Sloan's Curve and running south to Palm Beach's southern border, which included the land where The Ambassador II was constructed.[3] In addition, prior to the devastating hurricane of 1947, State Road A1A (South Ocean Boulevard) was located along the ocean. However, the hurricane washed out the road from Palm Beach's Sloan's Curve to Manalapan's Vanderbilt Curve so A1A was relocated west of the ocean, resulting in a windfall

[1] The original concrete balcony railings were replaced due to deterioration. The original design did not meet building code requirements for the allowable size of openings.

[2] Flagler extended the East Coast Railroad to the area in 1894. The Breakers was originally called the Wayside Inn and then the Palm Beach Inn. It was renamed The Breakers after a 1901 expansion because guests requested rooms "over the breakers."

[3] It was a controversial zoning law that created a building boom that endured for decades.

for South End developers.[4] By relocating the road and adding lakefront landfills, the storm's aftermath resulted in nearly twice the number of large buildable lots.

The Ambassador Hotel at 2780 South Ocean Boulevard was the first major building constructed in Palm Beach south of Sloan's Curve following the Town's rezoning law. Designed by architect Eugene Lawrence and developed in 1947 by Charles Bernstein, a Palm Beach winter resident and Cleveland developer, the hotel was a success and became "a mecca for a discriminating clientele" of both tourists and new residents following the War.[5] Sander Weinstock, nephew of Charles Bernstein, moved to Palm Beach and purchased the Ambassador Hotel in 1953. Despite the hotel's success, there was little development in the South End during the 1950s except for a few smaller projects and the Bessemer Property's initial development of Ibis Isle.[6]

Beginning in 1960, more developers became attracted to the stretch of Palm Beach south of Sloan's Curve as it was mostly undeveloped ocean and lakefront land and between 1960 and 1975 over twenty apartment buildings were constructed between Sloan's Curve and the Town of South Palm Beach. Four of these buildings, The Reef, Tower Vallencay, The President of Palm Beach, and The Palm Worth Building have been recognized as important buildings and designated as Town of Palm Beach Landmarks.[7]

In the late 1960s, developer Sanders Weinstock decided to develop land south of the Ambassador Hotel with large apartment buildings, starting with the Ambassador South at 2774 South Ocean Boulevard. In 1968, Sander Weinstock teamed with co-developer Abraham Dreier from Fort Lauderdale to develop the Ambassador South II cooperative apartments (name changed to the Ambassador II) built next door to the south of Weinstock's newly completed Ambassador South cooperative apartments. Preeminent modernist Palm Beach architect Eugene Lawrence was

[4] Sloan's Curve starts at 1960 South Ocean Boulevard. It was named for the estate of Alfred P. Sloan, the head of General Motors from 1923-1956, that was previously located at that location. Vanderbilt Curve is located at approximately 1550 South Ocean Boulevard in Manalapan.

[5] According to a January 1950 article in *Palm Beach Life*, "The exquisitely beautiful hotel rises like a Taj Mahal on the golden strands of Lake Worth and the blue Atlantic. Today it has become the mecca for a discriminating clientele."

[6] In the early 1950s, the Phipps family owned Bessemer Properties began filling in Penner Island which was located in Lake Worth just west of Palm Beach. In 1952 they built a bridge to connect Penner Island to the mainland and in 1953 they platted a subdivision and renamed the island Ibis Isle. The Phipps family owned much land in the south end of Palm Beach, including the property they donated that became Phipps Ocean Park.

[7] The President of Palm Beach at 2505 South Ocean Boulevard was designed by Norman Robson in 1961; the Palm Worth Building at 2850 South Ocean Boulevard was designed by Edgar Wortman in 1961; Tower Vallencay at 2155 Ibis Isle Road was designed by Eugene Lawrence in 1968, and the Reef at 2275 South Ocean Boulevard was designed by Eugene Lawrence in 1972.

commissioned to design both the Ambassador South and the Ambassador II buildings which he did in the sweeping serpentine "S" shape.

Construction of the Ambassador II property began in May of 1968. The first permit for the property No. 18868 was dated May 3, 1968, and was for the "Installation of Pilings and Pile Cans for the Foundation of a Future eight-story 96 Unit Apartment House." The following permit No. 41768 was taken out July 15, 1968, for an "Eight-story and Partial Basement 96 Unit Apartment Building." Both permits were taken out by the building's contractors Murray Logan Construction company with Eugene Lawrence as the architect and Crain & Crouse as the structural engineer. The permit specified that the apartment building would be 188,233 square feet under the roof with an estimated cost of $2,228,800.[8]

The Ambassador II serpentine-shaped structure was originally developed with 16 one-bedroom and 80 two-bedroom apartments. Though aesthetic appeal was an influencing factor in the design, the distinctive serpentine shape enabled the building to be only one apartment deep. According to the architect and builder,

> "By designing the building in a sweeping "S" form, all of the apartments will have a direct view of the ocean on a lot with only 290-foot ocean frontage. It also provides more free land for recreational and other uses. By sweeping the building in a curvilinear form from the northeast edge of the property through the southwest edge, the bedrooms and living rooms will be oriented south and east giving every resident a wide angle view down the coast, but with the balconies on the outside curve it will make it impossible to stare into other apartments. The inside curve will have the corridors protected by a 'woven-wall' screen, providing rain protection and screening the view of the parking lot.
>
> The glassed-in lobby on the inside curve will give access to elevators serving eight residential floors, with the entranceway protected by an extra-wide carport. The wide sweep of the building will not only give protection from the elements but will also make it easy to provide full use of climate conditions for recreational areas. A sunken area nestled on the inside of the south exposed curve will contain a quarter-arc swimming pool, sun deck and cabanas, and the seawall will protect the extensive ocean front for surf-swimming."[9]

[8] The approximate cost of the first permit for the foundation was $50,000.
[9] "Ambassador South II Set For Resort." Palm Beach Post 12 May 1968.

Other features of the property included a private beach, a sundial deck, card and hospitality rooms with their own terraces, doorman service, and assigned parking spaces. In addition, the building offered the advantages of cooperative ownership with optional services provided by the Ambassador Hotel. The Ambassador II was completed in 1969 and sold out well before it opened for occupancy.[10]

The fervor of development continued with Weinstock developing the Ambassador Lake across AIA along Lake Worth in 1968-1969, and other developers taking advantage of large open spaces on both sides of AIA south of Sloan's curve to design large apartment buildings. However, this intensified development did not please everyone in Palm Beach as the Palm Beach establishment saw the town as an enclave for the few while developers saw Palm Beach as a metropolis for the many. With a change in its members, the 1970 Town Council tightened building codes and zoning restrictions to reduce the town's population density.[11] By March 1970, the town had curbed high rises, setting a five-story limit on apartments and a three-story limit on commercial usage.[12] Despite the new building codes and zoning restrictions, demand for condominium development in the south end of Town continued to boom with a barrage of apartment buildings constructed between Sloan's Curve and the Town of South Palm Beach in the 1970s and 1980s. In just three decades more than fifty condominium or cooperative apartment buildings were constructed along this three-and-one-half mile ocean to lake narrow strip, ever changing the south end Palm Beach landscape.[13]

During its fifty-seven year history, The Ambassador II has remained a popular building in the heart of Palm Beach's south end. Many have chosen The Ambassador II for its serpentine design providing every unit with sweeping views of the Atlantic Ocean. In addition, the sustained commitment from the owners to diligently maintain the building and its design makes The Ambassador II a building that will continue to stand the test of time and be recognized as a notable modern design in the Town of Palm Beach.

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[10] The Ambassador II was sold out before December 1968, with the developers stating it sold out faster than comparable apartments in the state.

[11] Augustus Mayhew, "High-Rise Palm Beach: Changes in Altitude." Palm Beach Daily News, January 20, 2019.

[12] Ibid. In response to the decades of high-rise residential and commercial development, the Town's 1969 and 1970 council elections proved revolutionary. In 1969, George Matthews won a council seat opposing nine-time Councilman John Cushman and the following year, Robert Grace and "Deedy" Matrix were elected. Their incumbent opponents had appeared lax in protecting the town against over development. Matthews, Grace and Matrix kept their pledge to scale Palm Beach back to sea level.

[13] Murphy Stillings, LLC. The Reef Condominium Landmark Designation Report, November 2019.

V. Architect and Developer Biographies

Architect - Clifford Eugene "Gene" Lawrence, Jr.

Clifford Eugene "Gene" Lawrence, Jr. was a talented, acclaimed and prolific Palm Beach architect with many premier residential and commercial buildings spanning the time period from the 1960s to 2013.

A native of North Florida, Gene Lawrence graduated cum laude from the University of Florida's College of Architecture and Fine Arts in 1957 and then served in the Navy's Civil Engineering Corps before coming to Palm Beach.[8] After moving to Palm Beach he worked with various architectural and engineering firms in Florida before opening his private practice, The Lawrence Group Architects, in 1965 in an office at 205 Worth Avenue. He continued working in that building for 47 years until his retirement in 2013.

In Palm Beach, Gene Lawrence served on the Architectural Review Commission, the Planning and Zoning Commission and the Code Enforcement Board using his expertise in architecture and construction for a total of 36 years. He also volunteered as a director of the Palm Beach Civic Association and as a board member of the Palm Beach Chamber of Commerce. He was also very involved as a President, Board Member and Foundation Board Member of the Graham Eckes Palm Beach Academy.

Thousands of condominium and Co-op units in Palm Beach are in buildings designed by Lawrence. In addition to the Ambassador II, some of his additional work includes the residential buildings at Sloan's Curve, Tower Vallencay and Tower Vallandry, The Reef, the Sun and Surf, L'Ermitage of Palm Beach, Parc Regent, Sutton Place, Ambassador South, The Cove, The Regency of Palm Beach, Il Lugano and the Bellaria. Lawrence's firm also redesigned the Palm Beach Biltmore as part of the former hotel's conversion into luxury condominiums.[9]

In addition to residential buildings, Lawrence also designed many prominent Palm Beach commercial buildings including 150 Worth Avenue (The Esplanade), 151 Worth Avenue, Salvatore Ferragamo, Cartier, Trillion, Café L'Europe and the Palm Beach Park Centre office building at 440 Royal Palm Way. The spring 2013 issue of Worth Avenue magazine named Lawrence among the eight most important designers in the Town's history.[10]

Much of Lawrence's work is contemporary, but in a 2013 interview he stated he was never a "signature architect" with a single definitive style. Instead, he said his approach was to have the building fit the owner and what the situation dictates, and that has meant that he worked in many styles, including Mediterranean Revival, Modern and British Colonial.[11] Accepting challenging jobs and taking risks earned The Lawrence Group a reputation of innovative designers.

Lawrence worked in Palm Beach during a major growth spurt in the town. His firm expanded seven times in the first three years and at one time more than 40 staff members worked in Palm Beach and satellite offices in Miami and Stuart. Lawrence's projects exceeded several billion dollars and reached as far as Mexico, California, New Jersey, North Carolina, New Mexico and Puerto Rico. He later decided to downsize and narrow his focus to Palm Beach. Palm Beach Daily News and Palm Beach Post articles described how Lawrence shaped the look of the Island and made Palm Beach a better place through his architectural designs, preservation projects and as volunteer on Town boards, while always being the epitome of a Southern gentleman. Eugene Lawrence passed away on November 2, 2013, at the age of 79.

Developer - Sander Weinstock

Sander "Sandy" Weinstock was born in New York City in 1924, the son of Frances and Mathaniel Weinstock. He attended Ethical Culture Fieldston School and Bard College. During World War II he served in the Army and was stationed in the Pacific where he fought in the Battle of Iwo Jima. Following the war he worked with his father as a fur trader, spending six months of the year in Africa. He met Eleanor Frank, his wife of 56 years, on vacation in Hollywood, Florida, and they settled in New Rochelle, New York. In 1953, Sandy bought the Ambassador Hotel from his uncle Charles Bernstein, moved to Palm Beach, and went on to develop numerous apartment buildings in South Florida. In addition to the Ambassador South, Ambassador South II and Ambassador Lakes in Palm Beach, he developed the buildings at Sloan's Curve. His wife Eleanor was an artist and President of the Florida League of Women Voters who was elected to the Florida House of Representatives and later to the Florida Senate. Sandy Weinstock passed away at the age of 83 in 2008.

VI. Statement of Significance

For more than three decades (ca. 1945-1975), Modernism prevailed as Palm Beach's post-World War II paradigm of style, found among South End and Midtown's co-ops and condominiums, as well as commercial buildings along Worth Avenue, County Road and Royal Palm Way.[14] The Ambassador II cooperative apartment building at 2780 South Ocean Boulevard is an excellent example of the Mid-Century Modern architectural style and the modern architecture movement in Palm Beach as designed by noted Palm Beach architect Eugene Lawrence during a time of significant growth in the south end of the Town.

VII. Criteria for Designation

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

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

The Ambassador II cooperative apartment building reflects the broad cultural, economic, and social history of the town of Palm Beach. Built in 1968-1969 and originally known as the Ambassador South II, the cooperative apartment building was developed by Sander Weinstock and partners as a part of the successful group of "Ambassador" buildings which in addition to the Ambassador II included the Ambassador Hotel, the Ambassador South and Ambassador Lakes cooperative apartment buildings. All three of the Ambassador cooperative apartment buildings were constructed during the immense growth of Palm Beach's South End from 1960 – 1990 when more than fifty large apartment buildings were constructed in the stretch starting at Sloan's Curve and running three-and-a-half miles to the Town of South Palm Beach between the ocean and the lake. This significant growth was mostly driven by relaxed zoning restrictions, State Road AIA shifting west, and continued influx of new residents and tourists attracted to Palm Beach. Despite competition from the multiple buildings being erected during this boom time in Palm Beach's south end, the Ambassador II was a successful development with the entirety of the units sold before construction was completed. In addition, the

[14] Augustus Mayhew, "Unforgettable Palm Beach: Modernist Buildings Among Town's Most Endangered Cultural Resources." Palm Beach Daily News. 6 March 2011.

Ambassador II's serpentine "S" Mid-Century Modern design reflects the time when Modernism was one of the most popular Post-World War II styles for multi-family architecture throughout the country and in Palm Beach. Many have chosen The Ambassador II for its notable serpentine design that provides every unit with sweeping views of the Atlantic Ocean. In addition, the sustained commitment from the owners to diligently maintain the building and its design makes The Ambassador II a building that will continue to attract a discerning clientele.

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

The Ambassador II is an excellent representation of Mid-Century Modern architecture and embodies distinguishing characteristics of the style. The Ambassador II's Mid-Century Modern design is characterized by its curvilinear massing juxtaposed with vertical and horizontal design features. The S-shaped plan provides each unit with exceptional views and a relationship to the surrounding environment while breeze block walls and the entrance porte cocheres represent distinctive characteristics of the Mid-Century Modern style.

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

The Ambassador II is a notable representation of design work of Eugene Lawrence. Lawrence was a preeminent and prolific Palm Beach architect from the 1960s through 2013. He designed many apartment buildings in the South End and Midtown Palm Beach that have stood the test of time and are sought after dwellings. His designs were innovative and provided the most modern designs and conveniences for the time. His ingenious serpentine shaped design with deep balconies spanning the width of the units enabled owners to capture ocean views in various directions and his design for the winding path to the beach compliments the building's design.

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TOWN OF PALM BEACH

Information for Landmarks Preservation Commission Meeting on: January 21, 2026

To: Landmarks Preservation Commission

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

From: Planning, Zoning & Building

Re: 230 CHILEAN AVE DESIGNATION HEARING
Owners: Kevin R. Adell and Joelle Lukasiewicz-Adell

Date: 1/14/2026

ATTACHMENT

- Designation Report

STRATEGIC PLAN

Strategic Priorities:
Community Culture and Character

Strategic Focus Areas:
Community Preservation

FUNDING

No Fiscal Impact

230 Chilean Avenue



DESIGNATION REPORT

January 21, 2026

Landmark Preservation Commission

Palm Beach, Florida

230 Chilean Avenue

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Report produced by Murphy Stillings, LLC

I. General Information

Location:	230 Australian Avenue Palm Beach, Florida
Date of Construction:	circa 1918
Historic Name:	Bandbox
Architect:	Not Listed; Likely Contractor Designed and Built
Current Owner:	Kevin R. Adell & Joelle Lukasiewicz Adell
Present Use:	Residential
Present Zoning:	R-C (Medium Density Residential)
Palm Beach County Tax Folio Number:	50-43-43-23-05-010-0110
Current Legal Description:	Royal Park Addition Lots 11 to 13 INC Block 10

II. Location Map

230 Chilean Avenue





III. Architectural Information

The house located at 230 Chilean Avenue is a two-story Prairie style building constructed circa 1918 just prior to Palm Beach's 1920s building boom.[1] The dwelling and the accessory garage apartment building are located on the south side of Chilean Avenue just west of the Town's government center between South County Road and Hibiscus Avenue in the Royal Park subdivision.



The Prairie style was developed by a group of Chicago architects with Frank Lloyd Wright acknowledged as the early master of the Prairie house. Houses of this style flourished in the Midwest and were later spread throughout the country by pattern books. Prairie style buildings were mostly constructed from 1900 – 1920 and are generally two stories and feature low-pitched hipped roofs with wide overhanging eaves, one story wings or porches and facade detailing emphasizing horizontal lines. Of the four principal Prairie house subtypes, 230 Chilean Avenue is the hipped roof, symmetrical, no front entry design.[2]

Built of frame construction covered with stucco, 230 Chilean Avenue is two-stories in height and is topped with low pitched hipped roofs over both the main house and

[1] There is no original building permit for 230 Chilean Avenue however the dwelling appears on the 1919 Sanborn Insurance Company Map.
[2] Virginia Savage McAlester. A Field Guide to American Houses: The Definitive Guide to Identifying and Understanding America's Domestic Architecture. Alfred A. Knopf, New York, 2015. Pages 550-564.

the front porch. Both roofs have very broad overhanging eaves and are covered with asphalt shingles. The front facade features symmetrical fenestration with two pairs of six-over-six sash windows flanked by louvered shutters. The first-story porch is enclosed with multi-light windows and has the main exterior entrance to the dwelling on the west side with a small stoop leading to the driveway. An additional feature of the dwelling is the brick chimney extending through the central ridge of the roof. A two-story garage apartment with a low pitched hipped roof and wide overhanging eaves resembling the main house is located in the southwest corner of the property.

During its 100 plus year history, there have been additions and alterations to 230 Chilean Avenue. Building permits indicate that the front porch was enclosed prior to 1952 while photographs and additional building permits indicate that the dwellings windows were changed from one-over-one sash windows, to awning windows and later to the current six-over-six sash windows. Sometime in the 1990's, large, tapered porch piers were removed, and the porch walls were altered. In 2004, windows and shutters were replaced and the decorative brackets under the roof eaves were added.[3] Despite these alterations, the size, scale and character of the house remain, and the dwelling continues to enhance the surrounding Royal Park subdivision.

IV. Historical Information

230 Chilean Avenue is an early Town of Palm Beach dwelling constructed circa 1918 in the Royal Park subdivision. The development of Royal Park was a tremendous undertaking planned by early Palm Beach pioneers. As winter residents arrived in increasing numbers each year, there was a growing need for desirable home sites in the resort and in 1908 the Palm Beach Improvement Company was organized with members Harvey Geer, George W. Jonas, Cap E. N. Dimick, and Otto Kublin to buy and develop the Royal Park subdivision.[4] This subdivision, which in 1908 was mostly jungle, sand, and muck, included 160 acres of land from approximate present-day Royal Palm Way south to Worth Avenue, and from the Atlantic Ocean to Lake Worth. Over a half million yards of fill were pumped by hydraulic dredge, employing two hundred men for three years to complete the work and start the first real estate development in Palm Beach outside of the Flagler Hotel properties**.** After the dredging, it was decided that the area was to be developed in its entirety at one time. A sea wall was built, areas of the land were filled in and

[3] There were interior alterations to the dwelling as well as some alterations to the garage apartment including the addition of a trellis in 2011 and roof replacements to both the house and the garage apartment to protect the buildings.
[4] Cap Elisha N. Dimick became the first mayor of Palm Beach and Harvey Geer served on the Palm Beach Town Council for many years including serving as president.

graded, and the streets and sidewalks were constructed. Lighting, water mains, electricity and telephone lines were installed, and a bridge was constructed to connect Royal Park to West Palm Beach at Royal Palm Way in 1911. The first houses in the new development were mostly single-family frame dwellings built by individual owners and small developers.

When 230 Chilean Avenue was constructed circa 1918, it was the beginning of significant growth in Palm Beach. The end of World War I began a remarkable decade of growth and prosperity throughout the country and the boom years quickly followed in Palm Beach.[5] Like much of Palm Beach, Royal Park was booming in the 1920s with both residential and commercial construction. After completion of the new Palm Beach Town Hall and Fire Station at the end of 1925, the area became the new governmental center.

In Palm Beach, a controversial zoning law in 1947 lead to dramatic growth in much of the Royal Park subdivision. Royal Park was one of the initial subdivisions in Palm Beach where many of the earliest houses were built and prior to 1947 it had mostly residence Zone A classification. The new law changed much of the land in Royal Park to Zone C classification permitting hotels and apartments. Despite the controversy, this rezoning created a building boom that endured for decades, as houses and small hotels were replaced by apartments and co-ops and later by condominiums. A New York Times article titled "Growing Pains in Palm Beach" referenced this trend when it stated, "Many apartment buildings, especially in the 12- to 24-unit range have risen in the area between Royal Palm Way and Worth Avenue. The trend has been to tear down groups of cottages and replace them with a multi-unit structure."[6] Fortunately, 230 Chilean Avenue was spared from demolition and stands to represent the numerous single family dwellings that were lost.

230 Chilean Avenue was likely built as an investment property for seasonal rentals like many other Royal Park properties at the time. The first known occupants of 230 Chilean Avenue were Homer "H" Hardcastle Pennock and his wife Carol who began coming to Palm Beach in 1920.[7] Pennock was the General Manager of the Equitable Life Insurance Company in New York City as well as being secretary to Herbert Hoover's committee to aid Americans in getting out of Europe at the outbreak of

[5] Railroad and road construction had significantly increased, and Florida became much more accessible to northerners wishing to spend the winter months in the state.
[6] "Growing Pains in Palm Beach." The New York Times. December 6, 1970.
[7] "Carol Pennock Dies at 101," Palm Beach Daily News, 5 November 1987. The Pennock's were from New York.

World War I.[8] The first long term owners of the dwelling were A. Kinnard Tod and his wife Constance who purchased the dwelling in circa 1930 and named it Bandbox. The Tod's were notable social figures from New York City and were members of the Social Register. After the passing of the Tod's, the house stayed in the family while owned by their daughter and son-in-law Mr. & Mrs. Lawrence C. Fuller until the 1960s. The Fullers were from Ardmore, Pennsylvania and were early members of the Palm Beach winter colony. Lawrence Fuller was best known for sponsoring and chairing the annual Policeman's Benefit baseball game for over 30 years starting in 1912 with teams comprised of Palm Beach society "Who's Who."[9] There were several owners following the Fuller's including Kim and Raymond Celedinas who purchased the dwelling in 2004 and for a number of years also owned the adjacent house to the west at 234 Chilean Avenue. The current owners, Kevin and Joelle Adell, purchased 230 Chilean Avenue in 2018 and have been excellent stewards of the property.

V. Architects Biography

There is no original building permit for 230 Chilean Avenue and therefore, like many Palm Beach houses built prior to 1920, it was most likely designed and constructed by a local builder.

VI. Statement of Significance

The house at 230 Chilean Avenue was constructed circa 1918 in the Royal Park subdivision, the first real estate development in Palm Beach outside of the Flagler Hotel properties. Many of the early single-family dwellings in Royal Park were demolished to make room for larger multi-family apartment buildings so those remaining are important to the historic architectural composition of Palm Beach and in particular the Royal Park subdivision.

VII. Criteria For Designation

Section 54-161 of the Town of Palm Beach Landmarks Preservation Ordinance outlines the criteria for designation of a landmark or landmark site and suggests that

[8] After occupying 230 Chilean Avenue, the Pennock's bought the plans for a Moorish style residence from the architect and owner Theodore Rowley. This Moorish residence was completed in 1924 at 137 Seaspray Avenue. One of the Pennock's next-door neighbors on Chilean Avenue was Theodore Rowley. It is possible that this relationship was the basis for the Pennock's succession of Rowley's Moorish Revival design.

[9] In 1948, the Duke of Winsor threw out the first pitch at the annual society baseball game on the Poinciana diamond. That year Mike Phipps' Philadelphians, which included a number of polo stars, beat Woolworth Donahue's New Yorkers 13-9, with F.D. Roosevelt, Jr., as one of the umpires.

at least one criterion must be met to justify the designation. Listed below are criteria which relate to this property and justification for designation:

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

The dwelling at 230 Chilean Avenue reflects the broad cultural, economic and social history of the Town of Palm Beach and is representative of the town's early development. The dwelling and the accessory structure were built in the Royal Park development which was the result of an immense undertaking by the Palm Beach Improvement Company to provide home sites for the growing number of northerners wishing to make Palm Beach their winter home. The charming dwelling has stood the test of time and is important to the historic fabric of Palm Beach and particularly the Royal Park subdivision where many of the early single family dwellings have been lost. In addition, the house was recognized by important Palm Beach historic preservation advocate Barbara Hoffstot and featured in her book Landmark Architecture of Palm Beach.[10]

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

The house at 230 Chilean Avenue is a good example of the hipped roof, symmetrical, no front entry Prairie style design. Identifying Prairie style features of the dwelling include its symmetrical fenestration, sash windows flanked by shutters, brick chimney and particularly the low-pitched hipped roofs with wide overhanging eaves and the full-front porch, both contributing to the horizontal elements of the Prairie style. In addition, being constructed circa 1918 in the Prairie style, the property is inherently valuable for the study of the period as it represents the beginning of the Town's major period of real estate growth following World War I and pre-1920s boom time era architectural styles.

[10] Hoffstott, Barbara D. Landmark Architecture of Palm Beach (Fourth Edition). Guilford, Connecticut: Lyons Press, 2019.

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TOWN OF PALM BEACH

Information for Landmarks Preservation Commission Meeting on: January 21, 2026

To: Landmarks Preservation Commission

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

From: Planning, Zoning & Building

Re: 234 CHILEAN AVE DESIGNATION HEARING
Owner: Patrick J. Foy, Trustee of the Patrick J. Foy Revocable Trust dated February 2, 2023

Date: 1/14/2026

ATTACHMENT

- Designation Report

STRATEGIC PLAN

Strategic Priorities:
Community Culture and Character

Strategic Focus Areas:
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No Fiscal Impact

234 Chilean Avenue



DESIGNATION REPORT

January 21, 2026

Landmark Preservation Commission

Palm Beach, Florida

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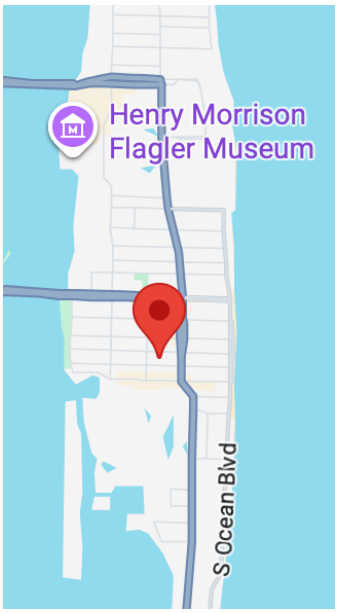
Report produced by Murphy Stillings, LLC

I. General Information

Location:	234 Australian Avenue Palm Beach, Florida
Date of Construction:	circa 1920
Architect:	Not Listed; Likely Contractor Designed and Built
Current Owner:	Patrick J. Foy
Present Use:	Residential
Present Zoning:	R-C (Medium Density Residential)
Palm Beach County Tax Folio Number:	50-43-43-23-05-010-0090
Current Legal Description:	Royal Park Addition Lots 9 &10 Block 10

II. Location Map

234 Chilean Avenue





III. Architectural Information

234 Chilean Avenue was constructed circa 1920 in the Prairie style of architecture.[1] The dwelling and the detached garage apartment are located on the south side of Chilean Avenue between South County Road and Hibiscus Avenue in the Royal Park subdivision just west of the Town's government center and two blocks north of Worth Avenue's famous shopping district.



The Prairie style was developed by a group of Chicago architects with Frank Lloyd Wright acknowledged as the early master of the Prairie house. Houses of this style flourished in the Midwest and were later spread throughout the country by pattern books. Prairie style buildings were mostly constructed from 1900 – 1920 and are generally two stories and feature low-pitched hipped roofs with wide overhanging eaves, one-story porches often with substantial tapered porch supports and facade detailing emphasizing horizontal lines. Of the four principal Prairie house subtypes, 234 Chilean Avenue is the hipped roof, symmetrical, front entry design. This subtype, which is sometimes called the Prairie Box, has a simple square or rectangular plan, low-pitched hipped roof and a symmetrical facade with the front

[1] There is no original building permit for 234 Chilean Avenue. The first building permit is #390 taken out in February 1925 for an addition to the back porch..

entry as the focal point. In addition a full-width, single story front porch and double-hung sash windows are common features of the Prairie Box style.[2]

234 Chilean Avenue is a two-story frame building covered with smooth stucco. The symmetric front facade includes two pairs of three-over-one sash windows on both the first and second stories as well as a center entry comprised of muti-light French doors that is entered through the opening in the low stucco porch walls. Prairie style defining features of the house include the heavy tapered porch piers and the low pitched hipped roofs with expansive overhanging eaves on both the main house and the full-width front porch emphasizing the horizontal character of the dwelling. Both roofs are covered with asphalt shingles, and the main roof has wood brackets under the wide overhanging eaves. Additional features of the dwelling include a brick chimney on the east wall, ribbons of windows and a single door leading to the patio on the rear and a wood frame porte cochere on the west extending over the brick driveway. A two-story garage apartment with paired windows, wide overhanging eaves, square columns and east stairs leading to the second floor is located in the southwest corner of the property.[3] During its 100+ year history, the house has been well maintained and retains a high degree of historic and architectural integrity.[4]



Rear Façade of Residence



Accessory Structure

[2] Virginia Savage McAlester. A Field Guide to American Houses: The Definitive Guide to Identifying and Understanding America's Domestic Architecture. Alfred A. Knopf, New York, 2015.

[3] There currently is no vehicle access to the garage of this accessory building.

[4] Over the years there have been minor additions and alterations to the property. In 1930 the back porch was expanded and at unknown dates the porte cochere was added, brackets were installed under the roof eaves, the front porch was screened in and later opened back up. In addition, the roofs on both the main house and the garage apartment have been repaired and replaced a number of times to protect the integrity of the buildings.

IV. Historical Information

234 Chilean Avenue is an early Town of Palm Beach dwelling constructed circa 1920 in the Royal Park subdivision. The development of Royal Park was a tremendous undertaking planned by early Palm Beach pioneers. As winter residents arrived in increasing numbers each year, there was a need for desirable home sites in the resort and in 1908 the Palm Beach Improvement Company was organized with members Harvey Geer, George W. Jonas, Cap E. N. Dimick, and Otto Kublin to buy land and develop the Royal Park subdivision.[5] This subdivision, which in 1908 was mostly jungle, sand, and muck, included 160 acres of land from approximate present-day Royal Palm Way south to Worth Avenue, and from the Atlantic Ocean to Lake Worth. Over a half million yards of fill were dredged for three years to complete the work and start the first real estate development in Palm Beach outside of the Flagler Hotel properties**.** After the dredging, it was decided that the area was to be developed in its entirety, so a sea wall was built, areas of the land were filled in and graded, and the streets and sidewalks were constructed. Lighting, water mains, electricity and telephone lines were installed, and a bridge was constructed to connect Royal Park to West Palm Beach at Royal Palm Way in 1911. The first houses in the new development were mostly single-family frame dwellings built by individual owners and small developers.

When 234 Chilean Avenue was constructed circa 1920, it was the beginning of significant growth in Palm Beach. The end of World War I began a remarkable decade of growth and prosperity throughout the country and the boom years quickly followed in Palm Beach.[6] Like much of Palm Beach, Royal Park was booming in the 1920s with both residential and commercial construction. After completion of the new Palm Beach Town Hall and Fire Station at the end of 1925, the area became the new governmental center.

In 1947, a controversial Palm Beach zoning law led to dramatic growth in much of the Royal Park subdivision. Royal Park was one of the earliest subdivisions in Palm Beach where many of the earliest houses were built and prior to 1947 it had mostly residence Zone A classification. The new law changed much of the land to Zone C classification permitting hotels and apartments. Despite the controversy, this rezoning created a building escalation that endured for decades, as houses and small hotels were replaced by apartments and co-ops and later by condominiums. A New

[5] Cap Elisha N. Dimick became the first mayor of Palm Beach and Harvey Geer served on the Palm Beach Town Council for many years including serving as president.

[6] Railroad and road construction had significantly increased, and Florida became much more accessible to northerners wishing to spend the winter months in the state.

York Times article titled "Growing Pains in Palm Beach" referenced this trend when it stated, "Many apartment buildings, especially in the 12- to 24-unit range have risen in the area between Royal Palm Way and Worth Avenue. The trend has been to tear down groups of cottages and replace them with a multi-unit structure."[7] This regrettably caused a devastating loss of early Royal Park houses but fortunately 234 Chilean Avenue was spared from demolition.

The first known residents of the property were Theodore A. Rowley and his wife Estelle "Stella" who were living there by 1924.[8] Theodore A. Rowley was born in 1856 in Detroit, Michigan and later lived in Chicago, Illinois. He and Stella started coming to Palm Beach for the winter in 1895 and he was a well-known architect and winter resident of Palm Beach for 35 years.[9] Rowley was also a designer and producer of modern and antique architectural parts and had his own cast stone foundry, similar to Mizner Industries, producing "all artistic detailing pertaining to complete villa and gardening furnishings."[10] Following the Rowley's move from Chilean Avenue, Samuel "S.G." Funk and his wife Elizabeth purchased the property in 1925. S.G. Funk was a general contractor who was first with Keystone Construction Company and later the Vice-President of Greynolds & Monroe, Inc. construction company. During the mid to late 1930s the house was owned by Walter Eldon Moorehead and from the mid 1940s to the mid-1960s by Dr. Earl C. Barkley. Barkley was president of the Norton Gallery of Art and was a prominent civic leader who was active in the Society of the Four Arts, the Palm Beach Music Association, and the Palm Beach Art League. Later owners included Clinton Harvey Gay (c. 1970 – 1990), Henry A. Gilbert, III and wife Nancy (1990 – 2009), and Ray and Kim Celedinas (2009-2019). The current owner, Patrick J. Foy, purchased 234 Chilean Avenue in 2019. In addition to being an accomplished author, photographer and croquet player, Patrick Foy has been an excellent steward of this property he named Villa Fortuna.

V. Architects Biography

There is no original building permit for 234 Chilean Avenue and therefore, like many Palm Beach houses built circa 1920, it was most likely designed and constructed by a local builder.

[7] "Growing Pains in Palm Beach." The New York Times. December 6, 1970.
[8] 234 Chilean Avenue was likely built as an investment property for seasonal rentals like many other properties in Royal Park at the time.
[9] "T.A. Rowley is Dead Here," Palm Beach Post, 20 December 1930.
[10] "Interior of Northern Indoor Studio," Palm Beach Post, 14, March 1920.

VI. Statement of Significance

The house at 234 Chilean Avenue was constructed circa 1920 in the Royal Park subdivision, the first real estate development in Palm Beach outside of the Flagler Hotel properties. Many of the early single-family dwellings in Royal Park were demolished to make room for larger multi-unit apartment buildings so those remaining are particularly important to the historic architectural composition of Palm Beach. In addition, the dwelling is a very good example of the Prairie style of architecture and for more than 100 years its historic architectural integrity has been preserved.

VII. Criteria For Designation

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

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

The dwelling at 234 Chilean Avenue reflects the broad cultural, economic and social history of the Town of Palm Beach. The residence and accessory building were built in the Royal Park subdivision which was the result of an immense undertaking by the Palm Beach Improvement Company to provide home sites for the growing number of northerners wishing to make Palm Beach their winter home. Being constructed circa 1920, the property represents the beginning of the Town's major period of real estate growth which culminated with the early to mid 1920s land and housing boom time era. In addition, the house was recognized by important Palm Beach historic preservation advocate Barbara Hoffstot and featured in her book Landmark Architecture of Palm Beach.[11]

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

[11] Hoffstott, Barbara D. Landmark Architecture of Palm Beach (Fourth Edition). Guilford, Connecticut: Lyons Press, 2019.

234 Chilean Avenue is a very good example of the Prairie style of architecture exhibiting many features of the hipped roof, symmetrical, front entry Prairie Box design. Prairie style defining features of the house include the low pitched hipped roofs with expansive overhanging eaves on both the main house and the full-width front porch as well as the large, tapered porch piers. The symmetric front facade with two pairs of three-over-one sash windows on both the first and second stories as well as the focal point center entry further support this Prairie style subtype. In addition, this is one of the few remaining early Palm Beach houses in this style and thus is valuable for study of the period and style in which it was constructed.

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