ARCHITECTURAL COMMISSION MEETING

TOWN OF PALM BEACH

JANUARY 28, 2026

9:00 AM

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

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

AGENDA

CALL TO ORDER AND ROLL CALL

PLEDGE OF ALLEGIANCE

MINUTES

1. Minutes of the December 19, 2025, Architectural Review Meeting

APPROVAL OF CONSENT AGENDA

2. EXTPLAN-25-0010 210 VIA LINDA. The applicants, Diana Wood and Robert Pinkney, have filed an application requesting an Extension of Time for a previously issued Architectural Commission approval for a 250 SF garage addition, and window and door modifications requiring a variance for a side setback. (ORIGINALLY ARC-24-0127 AND APPROVED AT THE FEBRUARY 26, 2025 MEETING)

3. ARC-25-0096 203 S LAKE TRAIL. The applicant, 203 South Lake Land Trust (Nievera Williams Design), has filed an application requesting Architectural Commission review and approval for fenestration, landscape and hardscape changes to a previously approved new two-story single-family residence.

4. ARC-25-0097 168 VIA BETHESDA. The applicant, Warren Spector (Kirchhoff & Associates Architects, Representative), has filed an application requesting Architectural Commission review and approval for a new pool and pool pavilion with loggia, cabana, and associated hardscape and landscape adjustments to replace the existing pool and bathhouse.

APPROVAL OF AGENDA

ADMINISTRATION OF THE OATH

COMMENTS

5. OFFICIALS

6. STAFF

7. PUBLIC - 3 MINUTE LIMIT

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

GENERAL BUSINESS

UNFINISHED BUSINESS

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

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

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

11. ARC-25-0075 (ZON-25 -0068) 160 BARTON AVE (COMBO). The applicant, Madeleine Parker (HCA Architecture, Representative), has filed an application requesting Architectural Commission review and approval for a second-floor addition, new fixed cover over front entry, window modification and site work at an existing residence; with variance relief requested for an addition within the required two-story side-yard setback. Town Council shall review the application as it pertains to zoning relief/ approval. ***This item has been deferred to the February 25, 2026 meeting.***

12. ARC-25-0058 (ZON-25-0054) 1960 S OCEAN BLVD (COMBO). The applicant, Stephen A. Wynn Florida Revocable Trust (Stephen A. Wynn, Trustee), has filed an application requesting Architectural Commission review and approval for construction of a new beach cabana on the oceanside parcel of an existing residential estate; with setback variances required and special exception review required. Town Council shall review the application as it pertains to zoning relief/ approval. ***This item has been deferred to the February 25, 2026 meeting.***

13. ARC-24-0146 258 WELLS RD. The applicant, Bear 258 LLC (LangDesign Group), has filed an application requesting Architectural Commission review and approval for two (2) swinging vehicular gates anchored by new piers and one (1) pedestrian gate with an arched landscape tre llis above, located near the front property line along Wells Road. ***This item has been deferred to the February 25, 2026 meeting.***

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

NEW BUSINESS

15. ARC-25-0091 111 ATLANTIC AVE. The applicant, Maura Ziska (Authorized Signatory), has filed an application requesting Architectural Commission review and approval for one-story addition and expansion of the garage at an existing two-story, single-family residence.

16. ARC-25-0092 (ZON-25-0088) 140 BRAZILIAN AVE (COMBO). The applicant, Thomas O McCarthy (Smith and Moore Architects Inc.), has filed an application requesting Architectural Commission review and approval for expansion and new roof to an existing single-family residence with a variance for Cubic Content Ratio (CCR). The Town Council shall review the application as it pertains to zoning relief and approval.

17. ARC-25-0099 237-239 (243) WORTH AVE. The applicant, CSPB WORTH LLC (Jerome Baumoehl, Representative), has filed an application requesting Architectural Commission review and approval for new storefront, stone signage panel, and new awning as part of a combination of two storefronts into one for Bvlgari.

18. ARCS-25-1385 1255 S OCEAN BLVD. The applicant, Thomas Peterffy (Smith and Moore Architects, Inc. Representative), has filed an application requesting Architectural Commission review and approval for the replacement of a loggia with an enlarged loggia conservatory space on the north side of the existing single-family house.

19. ARC-25-0050 (ZON-25-0049) 180 ROYAL PALM WAY, 301-309 S COUNTY RD AND 155-7 BRAZILIAN AVE (COMBO). The applicant, FG Palm Beach Fund LLC and EYE MAN Limited Partnership & TAU Mid Partnership LLP, has filed an application requesting Architectural Commission review and approval for the renovation and exterior alterations to façades of the existing three-story office bank building and the conversion of two floors into residential use; the demolition of existing parking lots and the construction of a new second floor addition with second floor residences, to an existing one-story commercial building at 301 S County Road and demolition and new buildings on Brazilian Ave including on-site parking, site plan and landscape change, including variances to exceed maximum building length, floor area, and reduced drive aisle widths. The Town Council shall review the application as it pertains to zoning relief/approval. ***This item has been deferred to the February 25, 2026 meeting.***

ANY OTHER BUSINESS

MEETING SCHEDULE

20. The next meeting is scheduled for February 25, 2026.

ADJOURNMENT

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

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

the testimony and evidence upon which the appeal is to be based.

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

TOWN OF PALM BEACH

Minutes of the Architectural Commission Meeting
Held on December 19, 2025

CALL TO ORDER AND ROLL CALL

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

Members Present: Betsy Shiverick, Elizabeth Connaughton, Jeffery Smith, Kenn Karakul, Kathy Georgas, Sue Patterson, David Phoenix, Richard Sammons, KT Catlin

Members Absent: Claudia Visconti

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

PLEDGE OF ALLEGIANCE

Chair Smith led the Pledge of Allegiance.

MINUTES

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

A motion was made by Ms. Catlin and seconded by Mr. Karakul to approve the minutes of the November 21, 2025, meeting as presented. The motion was carried unanimously, 7-0.

APPROVAL OF CONSENT AGENDA

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

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

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

APPROVAL OF AGENDA

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

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

4. OFFICIALS

No one indicated a desire to speak.

5. STAFF

Assistant Director James Murphy provided an update on the R-B zoning regulation that currently allows a five-foot reduction to the front yard setback as a matter of right in exchange for an increased rear yard. He explained that, following field reviews, consultation with architects, and discussions with the Planning and Zoning Commission, Landmarks Commission, and Town Council, staff found that North End streets vary significantly and that a uniform allowance may adversely impact neighborhood character and view corridors. Rather than eliminating the provision, staff recommended converting the allowance to a design waiver subject to review by the Architectural or Landmarks Preservation Commission, with established criteria, required documentation, neighbor notification, and a separate approval motion.

Ms. Shiverick wondered if there were any streets that may have an issue with the allowance. Mr. Murphy did not specify any details but stated that there were streets where this could be an issue.

Mr. Sammons wondered if there were some streets that could utilize a greater setback or more flexibility. Mr. Murphy stated he would relay the suggestion to the Town Council.

Ms. Connaughton agreed with Mr. Sammons and stated that, in addition to reviewing newer examples, she believed it would be helpful to study older, pre–zoning code examples where similar conditions may exist. She acknowledged the impact of rising floor elevations but requested that staff provide specific property addresses used as examples, so Commissioners could visit the sites and better evaluate conditions that may be of concern. Mr. Murphy stated he would provide the materials to the Commissioners.

6. PUBLIC - 3 MINUTE LIMIT

No one indicated a desire to speak.

UNFINISHED BUSINESS

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

Several members disclosed ex parte communications.

Mr. Falco provided staff comments on the project.

Michael Perry of MP Design and Architecture presented the proposed architectural modifications for the new residence. Mario Nievera of Nievera Williams Design presented the landscape and hardscape plans for the site.

Mr. Sammons thought the design was fantastic. He said that the windows had the same proportions and the design was more harmonious. He liked the arcade pergola but did not believe the wood beam was important and thought it would be nice if the three arches centered on the pool. He said the front door and surround were oversized and recommended replacing it with a standard door. He thought the two-accent windows adjacent to the front door could be reduced in size.

Ms. Connaughton thought the plans were a huge improvement from the last presentation but wished the two-story mass on the back of the home could be rethought. She thought the proportions of the front elevation were a bit tall. She also thought the glazing on the east and west façades was over-scaled. She agreed that the front door should be reduced in size.

Mr. Phoenix wondered if consideration was given to the arches in the rear. Mr. Perry stated that he had and mentioned that a vertical muntin had been added to change the light pattern. He agreed that the accent windows could be smaller or in a different shape. Mr. Perry agreed that the windows could be scaled down. Mr. Phoenix asked if the bay window detail was made of stone. Mr. Perry stated it was Pecky Cypress.

Ms. Shiverick wondered if regular windows would be considered instead of a bay window and a different roof, other than a shed roof. Mr. Perry discussed how the elements were studied. Ms. Shiverick thought the string course was a bit high and touched the windows, and the front door was over-scaled.

Mr. Phoenix wondered if Mr. Perry considered a metal roof structure for the bay with decorative wainscoting under the window. Mr. Perry favored the cypress detail and thought stone would be too heavy.

Mr. Smith questioned the changes that were seen versus the plans that were submitted. He believed the front door and bay window were out of scale. He expressed concern about the setbacks. He noted the pergola in the rear and thought the element should be centered on the

pool.

Mr. Sammons questioned whether the shutters would be operable; Mr. Perry confirmed they would be.

Ms. Catlin agreed with Mr. Sammons. She agreed that the front door could be reduced as well as the windows.

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

Mr. Phoenix favored the arched door and was opposed to the shed roof. He thought it would be nice to align the backyard elements. He thought the windows at the front should be restudied.

Ms. Connaughton had trouble with the massing of the home, particularly the second floor.

Mr. Sammons stated that while the overall design was generally acceptable, he had concerns with proportions and massing. He commented that the bay window detailing appeared too informal for the front façade and that the overall size should be reduced. He noted that the center portion of the house was too narrow, creating proportional imbalances that affected other elements, and suggested modest dimensional adjustments to widen the center and slightly reduce the wings. He also recommended narrowing certain windows and doors to improve proportions and vertical emphasis. He concluded that with additional refinement and minor adjustments, the design could be improved.

Ms. Shiverick thought the rear design worked well. She thought the front still needed work, possibly less fenestration.

A motion was made by Ms. Shiverick and seconded by Mr. Sammons to defer the project to the January 28, 2026, meeting for a restudy in accordance with the Commissioners' comments. The motion was carried unanimously, 7-0.

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

Mr. Falco provided staff comments on the project.

Several members disclosed ex parte communications.

Yanni Varnava of Varnava Design Studio presented the architectural plans proposed for the new residence. He pointed out the changes to the landscape plans for the site.

Mr. Sammons asked if the middle bay of the home got wider. Mr. Varnava stated that it had not widened and reviewed the plans.

Ms. Georgas asked about the awning windows. Mr. Varnava responded and pointed out the

windows in the design.

Ms. Catlin asked about the size of the home. Mr. Varnava responded.

Mr. Karakul stated that he did not support the proposed house in its current design, expressing concerns that it lacked sensitivity to the scale of the street and the size of the lot. He commented that the proposal was not sufficiently creative in responding to the constraints of an undersized lot and concluded that the design required further refinement.

Mr. Smith called for public comment.

Attorney John Eubanks, on behalf of the neighbors at 217 and 225 West Indies Road, stated that the surrounding streetscape on Cherry Avenue and West Indies Drive is characterized by one-story, moderately sized homes that are compatible with the scale of their lots, which attracted residents to the neighborhood. He expressed concern that the proposed two-story house is substantially larger than surrounding homes and would appear out of scale on the small lot, potentially altering the character of both streets. He noted that the massing, height, and frontage coverage could set a precedent, leading to similar development and a "domino effect" in the area. He added that the proposal would create disharmony between the existing neighborhoods on both streets and requested that the design be revised or denied in favor of a proposal more compatible with the surrounding community.

Ms. Catlin thought the changes that were made were too minimal. She thought the home seemed too large and thought it should be reduced. She did not think the design fit in with, or was special enough for, the street; she thought it was just average. She thought the architect needed to rethink the design and explore a more creative design.

Ms. Connaughton stated that the house appeared oversized and out of place within the context of the street. She also expressed concern with the front façade, noting that the composition and balance of its elements felt unresolved and that the overall design could benefit from further refinement to improve proportional balance.

Mr. Phoenix asked about the existing square footage of the home; Mr. Varnava responded.

Mr. Smith expressed concern that the house was positioned as close as possible to the rear yard setback, placing nearly the entire structure at the minimum distance and pushing the two-story portion close to adjacent properties. He stated that this configuration would result in neighboring properties facing a large wall of the house. He also commented that, from an aesthetic standpoint, the design resembled a typical spec house and that while minor improvements had been made, the overall design had not changed significantly.

Ms. Connaughton suggested looking at the scale of the home's elements when restudying the design.

A motion was made by Ms. Catlin and seconded by Mr. Karakul to deny the project based on Section 18-205 (a) 3 of the Town Code. The motion failed 2-5, with Mses. Shiverick, Connaughton, and Messrs. Sammons, Smith, Phoenix dissenting.

A motion was made by Ms. Catlin and seconded by Ms. Shiverick to defer the project to the meeting on February 26, 2026, for a major restudy. The motion was carried unanimously, 7-0.

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

Several members disclosed ex parte communications.

Mr. Falco provided staff comments on the project.

Stephen Roy of Roy & Posey presented the architectural plans for the new residence.

Ms. Shiverick wondered if an awning was considered for the rear of the home rather than a roof over the loggia; she thought there was too much roof. Mr. Roy responded that it had not been considered and discussed the design's limited color palette and their intent for continuity on all four sides.

Mr. Phoenix wondered if a pergola was considered rather than a roof over the pergola. Mr. Roy stated that a pergola was considered and discussed his client's need for shade.

Ms. Connaughton wondered if consideration had been given to a different location for the stairs or expressing it in a different way. Mr. Roy explained the reasons for the location of the stairs and the design.

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

Mr. Phoenix liked the facade, color palette, and thought it was a nice approach to a new home. He thought the home was beautiful.

Ms. Catlin commended the architect for listening to the commissioners' comments.

Ms. Patterson was in favor of the project; she thought it was beautiful.

Mr. Karakul thought the home was stylish and handsome. He agreed that the architect had addressed the commissioners' comments.

Mr. Sammons recommended minor refinements to improve proportions, including narrowing a side pilaster, widening the front door opening, and adjusting the entry surround. He also suggested modifying the roof form at the corner to enhance its appearance and stated that the design would be sound with these adjustments.

Ms. Connaughton stated that the project was attractive overall but suggested refinements, including adjustments to the rear roof form, widening the front door, and providing greater visual separation between the garage and the main house to improve the façade composition.

A motion was made by Ms. Catlin and seconded by Mr. Karakul to approve the project as

presented. The motion was carried 5-2, with Mr. Sammons and Ms. Connaughton dissenting.

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

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

Ms. Pardue provided staff comments on the project.

Architect Jerome Baumoehl presented architectural modifications proposed for the commercial building.

Ms. Shiverick requested clarification regarding the lighting in the portico area, specifically whether the lights were string lights or a new addition. Mr. Baumoehl explained that the lighting consists of recessed fixtures concealed within channels in the concrete columns, producing a subtle glow rather than visible fixtures, and noted that the lighting had been part of the design. Ms. Shiverick indicated some hesitation about the feature and stated she would consider it further.

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

Sean Twomey of Environment Design Group presented the changes to the proposed fountain.

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

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

Note: This item was deferred to January 28, 2026, at the approval of the agenda.

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

Note: This item was deferred to January 28, 2026, at the approval of the agenda.

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

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

NEW BUSINESS

14. ARC-25-0076 (ZON-25-0066) 3031 S OCEAN BLVD. (COMBO) The applicant, PB3031 LLC, has filed an application requesting Architectural Commission review and approval for the demolition of an existing two-story building and the construction of a new five-story, 12-unit residential building requiring multiple variances from the regulations in the R-D-(1) zoning district. Town Council shall review the application as it pertains to zoning relief/approval.

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

**Note: A short break was taken at 10:43 a.m., and the meeting resumed at 10:58 a.m.*

Assistant Director James Murphy provided staff comments on the project. He answered questions from the commissioners.

Attorney Maura Ziska, on behalf of the applicant, presented an overview of the project and zoning requests, advocating for a positive recommendation to the Town Council.

Anne Fairfax of Fairfax and Sammons presented the architectural plans proposed for the project.

Mr. Phoenix asked about the bridge and whether it was being proposed. Ms. Fairfax stated that they would like it, but knew it would cause more variances. Mr. Phoenix asked about generators for the units. Ms. Fairfax stated they would be individual. He said the architecture was beautiful. Mr. Phoenix asked about the possibility of different colors for the building. Ms. Fairfax stated that they would study this suggestion and agreed it would help make it feel less monolithic. Mr. Phoenix asked if a tree could be added to the center of the main courtyard. Ms. Fairfax indicated that the landscape architect could address the question. However, she did speak about the limitations of the size of the tree due to the marine environment.

Ms. Shiverick thought the architecture was splendid. She asked about the gate and whether it was needed. She wondered if it would detract from the aura. Ms. Fairfax thought bollards would be a better option, and she felt there were more effective gate designs.

Ms. Georgas asked about the parking garage and how residents would get to their units. Ms. Fairfax responded and explained the functionality; she added that parking would not be utilized on the main street.

Ms. Catlin wondered if safety features would be added where the garage was pinched. Ms. Fairfax did not believe that the garage would be unsafe. Ms. Catlin asked about the number of

floors at the PalmBeacher Apartments. Ms. Fairfax responded. Ms. Catlin wondered what the man-made island was made of. Ms. Fairfax was unsure, but heard it was from the old Lake Worth Bridge.

Ms. Connaughton asked about the reason for the gate; she liked the bollard suggestion. She asked about the space between the garage level and the first main floor. Nick Spinelli of Copperline Partners reviewed the plan that showed the garage and first-floor heights. Mr. Murphy discussed the proposed heights of the garage as well as the first floor. Ms. Connaughton asked what would be in the mechanical equipment; Mr. Spinelli responded.

Ms. Patterson favored the architecture. She understood the need for a gate after first installing bollards at her home, but then changed to a gate. Ms. Fairfax stated there may be a guard.

Mr. Phoenix understood the need for the gate or security because of the deliveries and photo opportunities.

Mr. Karakul thought the project was exceptional and would be exciting. He thought the challenge would be delivering the quality that would make the project so special and added that he would not want to see the quality compromised. He supported the variances. He thought the landscaping was underdeveloped.

Mr. Smith thought the design was beautiful and romantic. However, he questioned the size, the density, and the height. He thought the design was very aggressive. Ms. Fairfax acknowledged that the project contains a high level of density and stated that the intent was to create a more urban architectural form rather than a suburban one, referencing historic Palm Beach precedents. She explained that from a development perspective, the project's size and amenities were necessary to support the significant capital investment. She noted that the design resulted from a balance between architectural goals and development realities and looked to the Board for guidance in refining the proposal.

Mr. Smith called for public comment.

Jeff Miller, 3000 S. Ocean Blvd., expressed concern that the proposal would overshadow his building and block the view from many angles. He did not object to the redevelopment or the architecture, but thought the building was too big, especially in terms of height.

Attorney Megan Wegerif, on behalf of the Bellaria at 3000 S. Ocean Blvd., stated that she had been working with the applicant on behalf of the residents, but they were not yet in a position to support the project.

Ms. Connaughton believed the buildings felt tall and wondered if they could be reduced. She agreed with Mr. Smith about the intensity and wondered if there could be more variety in the scale of the different units. She suggested differentiating the two buildings at the end. She inquired about the front entrance to each unit and wondered if they would be used; Ms. Fairfax responded and discussed how she envisioned them being used. Mr. Spinelli stated that the Fire Department did not want any parking in the drive aisle.

Steve West of Parker Yannette Design Group stated that there were a few spaces where short-

term parking could be possible in the piazza area. He spoke about his intent with the future landscaping plans.

Ms. Catlin requested that any ambiance not be lost in future changes. She thought that the variances would be required regardless of when the site was redeveloped. She expressed strong support for the concept, describing it as village-like, innovative, and precedent-setting for the South End, and praised the varied façades, use of color, greenery, and articulation to avoid flat massing. She also commended efforts to mitigate construction impacts and suggested exploring a more open gate design.

Ms. Georgas believed the owners would fill up all allowable parking spots allotted for each unit.

Ms. Fairfax requested some formal guidance from the Commission.

Mr. Karakul stated that the discussion had identified several sensitive areas, including green space, unit layout, parking, and the project entrance. He encouraged further refinement to improve openness and suggested studying the use of color, as well as viewing the project from broader vantage points, such as across the bridge, to ensure it makes the desired visual statement.

Mr. Smith stated that the project remained overly massive and suggested that reducing the number of units would improve parking conditions. He commented that while the development had the appearance of a village, it lacked shared community amenities and therefore did not function as a true village.

Mr. Phoenix expressed general support for the project and agreed that parking and service access would require careful consideration. He stated that with additional refinement, those practical concerns could be addressed, and suggested exploring visual and physical cut-throughs within the site to enhance connectivity while maintaining the village character.

Mr. Murphy reminded the Board that many of the concerns raised, including building mass, height, village character, and common green space, are directly related to zoning code provisions and the variances being requested. He noted that elements such as recreation open space and building length are addressed within the zoning code and could help mitigate massing if applied differently. He encouraged Commissioners to view these issues in the context of the variance requests and invited continued dialogue with staff on zoning matters during future reviews.

A motion was made by Ms. Catlin and seconded by Ms. Connaughton to defer the project to the meeting on February 25, 2026. The motion was carried unanimously, 7-0.

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

Several members disclosed ex parte communications.

Ms. Mittner provided staff comments on the project.

Roger Ramdeem of Shutts and Bowen provided an overview of the request. Dakota Hendon of AND Studio Architecture and Design presented the architectural plans proposed for the commercial building.

Ms. Connaughton inquired about the existing travertine and requested a sample of the proposed material. Mr. Hendon responded and provided a sample.

Ms. Patterson questioned whether making both sides of the open-air corridor identical could result in a loss of character, despite the staff's conclusion that no historic materials would be lost due to prior alterations. Ms. Mittner responded that the proposed design would comply with Worth Avenue Design Guidelines, noting that the storefront widths remain within established standards. She added that many existing elements, including the concrete louvers, are not original and have been altered over time, which is why historical reference materials were provided.

Ms. Shiverick asked about the next tenants who wanted to have the buildings separated. Mr. Herndon stated the plan was to renovate the space and stay there for some time.

Ms. Connaughton asked about the corridor and wondered why it was not centered. Mr. Hendon responded and described the current layout.

Mr. Phoenix wondered how far the grill was set back from the front design. Mr. Hendon responded and showed the details in the plan. Mr. Phoenix asked about the area at the end of the Via. Mr. Herndon described the use of the space. Mr. Phoenix recommended adding a lantern to break up the façade.

Ms. Connaughton thought the work was beautiful, but preferred splitting up the shop fronts for a smaller scale.

Ms. Georgas favored adding a lantern between the two storefronts, a suggestion made by Mr. Phoenix.

A motion was made by Mr. Sammons and seconded by Ms. Catlin to approve the project with the condition that a lantern be added above the center walkway and that the lantern be approved by the staff in coordination with the chair. The motion was carried unanimously, 7-0.

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

Ms. Mittner provided staff comments on the project.

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

Attorney M. Timothy Hanlon, on behalf of the building's owner, provided an overview of the

project. Anne Fairfax of Fairfax and Sammons presented the architectural plans proposed for the project.

Ms. Shiverick favored the improvements to the western side. She wondered if they considered changing something where the living wall is located. Ms. Fairfax explained the Palm Beach Garden Club's position on the green wall, since it was donated by them. Ms. Fairfax prepared a reduced version of the garden wall with windows on the side and showed alternate renderings. She stated that the ownership also proposed an additional living wall around the loading dock. She provided new renderings of this area as well.

Mr. Phoenix liked the newly proposed living wall. He suggested framing it with terracotta. He wondered if a Via was considered on the South County Road. Ms. Fairfax liked the idea, but the ownership was not in favor of the suggestion. Mr. Phoenix asked about the changes to the colonnade at the west entrance. Ms. Fairfax explained how it would be changed. Mr. Phoenix inquired about the lighting and planters, and recommended adding more finishing touches to the colonnade; Ms. Fairfax responded. Mr. Phoenix discussed phasing the construction with Ms. Fairfax.

Ms. Patterson preferred the alternate view of the living wall, with the two additional windows. She also agreed that more detailing could be added in the colonnade on the west side.

Ms. Georgas wondered if the new entrance to S. County Road would cause more traffic to stop for pedestrian drop off.

Ms. Catlin liked the idea of framing the living wall and suggested placing doors on either side of the wall. She favored the living wall over the loading dock. She did not oppose adding embellishments to the west end colonnade, but she liked the simplicity and brightness of the area.

Ms. Connaughton wondered if the loading dock would still be needed if the space were occupied by smaller stores. Ms. Fairfax responded and stated it was unknown at this time. Ms. Connaughton thought anything done to mitigate the loading dock would be nice.

Mr. Karakul thought the project was nice. He recommended taking the living wall higher if the reduced, alternative wall is built.

Mr. Smith supported the alternate design of the living wall but thought they should change it into windows rather than doors so that signage would not be added. He agreed with Mr. Karakul that the living wall should go up to the cornice. He questioned the size of the cornice but knew it was rendered it appear oversized.

Mr. Smith called for public comment.

Attorney Jamie Gavigan, on behalf of The Colony, stated that the hotel does not oppose the project or its architecture but raised several concerns. He emphasized the importance of ensuring that the owner and future tenants do not object to the Colony's continued use of the service alley for deliveries, noting its long-standing use and explaining that this concern contributed to the Town Council's requirement for a solid gate. He also requested consideration

of a service alley management plan among the owner, the Colony, and neighboring properties to address future operational issues. Additionally, while acknowledging that rooftop use was not part of the current application, he stated for the record that the Colony would object to any future rooftop restaurant or active use due to potential impacts on the hotel.

Mr. Hanlon stated that the issues stated by Mr. Gavigan were not the purview of the Architectural Commission.

A motion was made by Mr. Phoenix and seconded by Ms. Patterson to approve the project with the following conditions: the commission preferred the reduced size of living wall (subject to the Garden Club's approval), terracotta framing, raised to cornice line, flanked by two windows on the west façade to return to Chair for details on the north entrance including gas lanterns, embellishment around windows, tile in arches, groin vaults, and the screening of the loading dock. The motion was carried 6-1, with Ms. Connaughton dissenting.

**Note: A short break was taken at 1:36 p.m., and the meeting resumed at 1:47 p.m.*

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

Ms. Mittner provided staff comments on the project.

Several members disclosed ex parte communications.

Bill Panasuik with WRP Design presented the architectural modifications proposed for the site.

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

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

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

Several members disclosed ex parte communications.

Mr. Falco provided staff comments on the project.

Patrick Segraves of SKA Architect + Planner presented the architectural modifications proposed for the new residence. Steve West of Parker Yannette Design to present the landscape and hardscape plans for the site.

Ms. Connaughton asked about the tabby color proposed. Mr. West responded.

Ms. Georgas asked about the detailed scallop overhang on the front facade. Mr. Segraves

explained the previous and current design.

Mr. Sammons requested a comparison between the current proposal and the previously submitted design and commented on window proportions, suggesting that wider, more consistently proportioned casement windows, similar to those on the side elevation, be used on the front façade and porch. He also suggested extending balcony widths and adjusting the window above the entry to improve balance and avoid overly narrow proportions. Mr. Segraves responded that the suggested adjustments could be accommodated and acknowledged the intent to refine the design to better reflect appropriate proportions and architectural style.

Ms. Connaughton asked about the ceiling height and wondered if it could be shortened in height. Mr. Segraves advocated for the proposed height. Ms. Connaughton agreed with the comment to widen the balcony on the front facade.

Ms. Shiverick asked where the stained-glass would be sourced. Mr. Segraves responded.

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

A motion was made by Mr. Sammons and seconded by Mr. Phoenix to approve the project with the following conditions: lowering the proportions of the stained-glass windows, utilizing the same windows on the second floor, and widening the front arch with an iron grill on top to relieve the height. The motion was carried unanimously, 7-0.

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

Ms. Pardue provided staff comments on the project.

Several members disclosed ex parte communications.

Scott Sottile of Ferguson Shamamian presented the architectural plans for the new rear loggia.

Mr. Sammons provided suggestions for the size and width of the beam.

Ms. Connaughton thought it was pushed too far forward on the façade. She agreed with Mr. Sammons' comments.

Ms. Shiverick asked about the existing awning and if it had failed. Mr. Sottile spoke about the client's need for weather protection.

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

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

A motion was made by Ms. Shiverick and seconded by Ms. Catlin that the implementation of

the proposed variances will not cause a negative architectural impact on the subject property. The motion was carried unanimously, 7-0.

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

Ms. Pardue provided staff comments on the project.

Ms. Connaughton disclosed ex parte communications.

Desmond Keogh, owner of 241 El Dorado Lane, explained his request for artificial turf due to his medical condition.

Ms. Patterson could not support artificial turf because she felt it would set a precedent.

Ms. Connaughton asked about the area where the artificial turf was proposed. Andres Paradelo of Paradelo Burgess Design Studio showed where artificial turf would be installed on the site. Ms. Connaughton empathized with the owner but wondered if ground covering was considered. Mr. Keogh responded. Mr. Paradelo stated that no pesticides are used on the site.

Ms. Shiverick agreed with Ms. Connaughton that a compromise of ground covering with stepping stones would be a good solution, and turf only on the putting green.

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

Mr. Paradelo stated they would like to return with a different solution.

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

ANY OTHER BUSINESS

Ms. Catlin stated that several professionals had requested that the commissioners acknowledge receipt of communications from them, even if they choose not to meet or respond. Their clients are not always happy to hear that they did not receive a response from the commissioners. Mr. Smith asked Town Attorney Francisco if that was required; he believed it would open the door to ex parte discussions. Ms. Francisco stated she would discuss this at the next meeting.

Ms. Connaughton wondered if the Town could prohibit artificial turf? Ms. Mittner stated that this would be a policy decision by the Town Council. Ms. Connaughton thought the commissioners should study the Worth Avenue Design Guidelines, as she felt the stores on Worth Avenue were being combined with second stories. She thought the commission and the Town Council should look at these projects with more discretion.

Ms. Connaughton recommended that the commissioners review the John Volk home and the columns in Phipps Plaza; she stated she did not understand how the garage feature was

approved.

MEETING SCHEDULE

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

ADJOURNMENT

A motion was made by Mr. Sammons and seconded by Ms. Catlin to adjourn the meeting at 02:43 PM. The motion was carried unanimously, 7-0.

Respectfully Submitted,

_____

Jeffery W. Smith, Chair

TOWN OF PALM BEACH

Information for Architectural Commission Meeting on: January 28, 2026

To: Architectural Commission

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

From: Planning, Zoning & Building

Re: EXTPLAN-25-0010 210 VIA LINDA. The applicants, Diana Wood and Robert Pinkney, have filed an application requesting an Extension of Time for a previously issued Architectural Commission approval for a 250 SF garage addition, and window and door modifications requiring a variance for a side setback. (ORIGINALLY ARC-24-0127 AND APPROVED AT THE FEBRUARY 26, 2025 MEETING)

Date: 1/14/2026

ATTACHMENTS
- PZB Staff Report
- Letter of Intent

STRATEGIC PLAN
Strategic Priorities:
Community Culture and Character

Strategic Focus Areas:
Quality of Life

FUNDING
No Fiscal Impact

EXTPLAN-25-0010 210 VIA LINDA The applicants, Diana Wood and Robert Pinkney, have filed an application requesting an Extension of Time for a previously issued Architectural Commission approval for a 250 SF garage addition, and window and door modifications requiring a variance for a side setback. (ORIGINALLY ARC-24-0127 AND APPROVED AT THE FEBRUARY 26, 2025 MEETING)

Applicant: Diana Wood and Robert Pinkney
Landscape: Bartholemew + Partners

HISTORY:

The application to extend the existing garage forward towards Via Linda with sitewide window and door replacement was heard at the February 26, 2025 ARCOM meeting. The item was approved 7-0 with a condition to modify the front door to wood and remove the notch in the roof, pursuant to ARC-24-0127. The zoning portion of the combo application proceeded to Town Council for review and approval of one (1) variance for a reduced side setback which was granted with a 4-0 vote, pursuant to ZON-24-0075.

THE PROJECT:

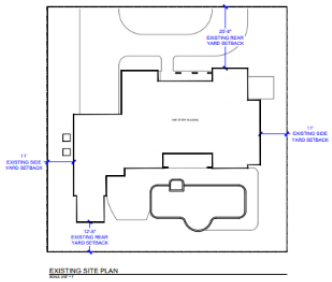
The applicant has submitted plans, entitled "Renovation 210 Via Linda" as prepared by **Bartholemew + Partners**, uploaded January 13, 2025.

The following scope of work is proposed:

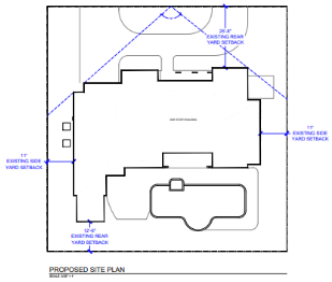
- 210 SF garage addition.
- Window/door replacement, window to door at rear and window pattern modification at front façade.

STAFF ANALYSIS:

The applicant is requesting a one-year extension of time for the approved project order to secure a contractor.









ARCOM Development Order:

- Approval Date: February 26, 2025
- Expiration Date: February 26, 2026
- Proposed Expiration Date: February 26, 2027

CONCLUSION:

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

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

WRB:JGM: SCP

Bartholemew
+ Partners
ARCHITECTURE AND DESIGN
PROGETTO DI ARCHITETTURA

December 17, 2025

Town of Palm Beach
360 N County Road
Palm Beach, FL 33480

Letter of Intent:

Project Address: 210 Via Linda

ARCOM Approved Development Order Extension (ARC-24-0127). The reasons for the extension are as follows:

- Owner is finalizing contractor selection.
- Project is set to be submitted to the Town of Palm Beach for Permit review in early 2026.
- ARCOM Development Order expiration date is March 6th.
- 1 year Development Order extension, to allow the Town to review the Permit and issue comments.
- Construction schedule to be provided by contractor once it has been decided by owner.
- Original Letter of Intent has been attached as well.

Warmest regards,

Bartholemew + Partners

TOWN OF PALM BEACH

Information for Architectural Commission Meeting on: January 28, 2026

To: Architectural Commission

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

From: Planning, Zoning & Building

Re: ARC-25-0096 203 S LAKE TRAIL. The applicant, 203 South Lake Land Trust (Nievera Williams Design), has filed an application requesting Architectural Commission review and approval for fenestration, landscape and hardscape changes to a previously approved new two-story single-family residence.

Date: 1/14/2026

ATTACHMENTS
- PZB Staff Report
- Letter of Intent
- Plans

STRATEGIC PLAN
Strategic Priorities:
Community Culture and Character

Strategic Focus Areas:
Quality of Life

FUNDING
No Fiscal Impact

ARC-25-0096 203 S LAKE TRAIL. The applicant, 203 South Lake Land Trust (Nievera Williams Design), has filed an application requesting Architectural Commission review and approval for fenestration, landscape and hardscape changes to a previously approved new two-story single-family residence.

Applicant: 203 South Lake Land Trust
Architecture: Robert A.M. Stern Architects
Landscape: Nievera Williams Design

HISTORY:
The property located at 203 S Lake Trail was last heard in 2025 where under application ARC-24-0027 they received several approvals for construction of a new two-story single-family residence with a detached accessory structure and site wide landscape and hardscape. The current application is for modifications to those approvals.

THE PROJECT:
The applicant has submitted plans, entitled "Residence at 203 S Lake Trail" as prepared by Robert A.M. Stern Architects, uploaded December 30, 2025.

The following scope of work is proposed:

- Fenestration changes including windows, doors, and rear loggia.
- Modifications to approved guest house.
- Landscape and hardscape changes.

Site Data			
Zoning District	R-A (ESTATE RESIDENTIAL)	**Future Land Use**	Single Family
Lot Size	72,826 SF	**Lot Coverage**	25%
Lot Depth	260.01’	**Lot Width**	281.23’
North	11 S Lake Trl | Residence / R-A		
South	14 S Lake Trl | Residence / R-A		
East	442 Seaspray Ave & 443 Seaview Ave | Residences / R-B		
West	Lake Trail & Lake Worth Lagoon		

STAFF ANALYSIS
The applicant is proposing changes to the previously approved new two-story single-family residence located at 203 South Lake Trail. Changes to the fenestration include the removal of the rear loggia arches, window and door changes, and revised railing material. Hardscape and landscape changes are also proposed including a new pool layout and front entry plantings.



PREVIOUSLY APPROVED EAST ELEVATION



CURRENTLY PROPOSED EAST ELEVATION



PREVIOUSLY APPROVED WEST ELEVATION



CURRENTLY PROPOSED WEST ELEVATION

CONCLUSION:

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

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

WRB:JGM:SCP

WRB

NIEVERA WILLIAMS
DESIGN

December 15, 2025

Letter of Intent
203 S. Lake Trail

Second Submittal

We are requesting ARCOM approval for modifications to the previously ARCOM approved project at 203 S. Lake Trail. While we had initially only had the west elevation revisions to present, our client wanted to make a few other tweaks or refinements. Those have been incorporated here.

Main House

On the west side of the house, we revised the loggia to eliminate the arches and replace them with columns to allow for a less interrupted view from the Entry. We brought back the width of the two bays to what was previously approved and made them 9" deeper to accommodate structural components and to maximize views. We added a window at the north to allow for daylight into the garage. We increased the glazing size of the window into the exercise room and guest bedroom at the north end. The railings have been changed from wood to be more appropriately finished in bronze.

At the south end of the main house, we enlarged the now located living room 1'-9" to the south and 1'-10" overall to the east and west, reducing the depth of the west porch. We moved the fireplace to the east, adding a chimney, with flanking French doors and balconettes. We also created a more traditionally shaped bay toward the pool.

On the north elevation we replaced the door into the kitchen with a double-hung window.

PALM BEACH
625 N. Flagler Dr.
STE 502
West Palm Beach, FL
33401
P: 561.659.2820
F: 561.659.2113

NEW YORK
39 Fifth Avenue
Suite 3C
New York, NY 10003

TAMPA
400 N. Tampa St.
15th Floor
Tampa, FL 33602

nieverawilliams.com

NIEVERA WILLIAMS
DESIGN

Guest House

At the south side of the guest house we replaced the door with a decorative window due to program adjustments.

Landscape

The pool has been rotated to allow for better circulation. Minor planting and hardscape. We are proposing an alternate front gate design as well.

Project History:

- December 2024: Project approved by ARCOM with conditions.
- January 2025: Project fully approved by ARCOM.
- August 2025: Staff approval received for minor architectural changes and to shift the house by 12 inches.
- November 17, 2025: Staff approval received for architectural changes on the north, south, and east elevation, shifting of the driveway, and a pool modification.
- August 2025: Demolition permit issued and existing house demolished.
- October 21, 2025: Foundation Permit Received

The modifications set forth above meet all subsections of Sec 18-205. We believe the additions enhance the property and are in conformity of good taste and design. None of the proposed changes are of inferior quality or will have a negative impact on the surrounding neighborhood.

Please let us know if you have any questions or need anything further.

Cory Meyer
Nievera Williams Design

PALM BEACH
625 N. Flagler Dr.
STE 502
West Palm Beach, FL
33401
P: 561.659.2820
F: 561.659.2113

NEW YORK
39 Fifth Avenue
Suite 3C
New York, NY 10003

TAMPA
400 N. Tampa St.
15th Floor
Tampa, FL 33602

nieverawilliams.com

DRAWINGS ISSUED FOR ARCOM SUBMITTAL

ANTICIPATED MEETING DATE: JANUARY 28, 2026

FINAL DROP: DECEMBER 30, 2025

RESIDENCE AT 203 S LAKE TRAIL

PALM BEACH, FLORIDA

SCOPE OF WORK: AMENDMENTS TO AN APPROVED TWO-STORY RESIDENCE AND ONE-STORY POOL HOUSE. THERE WILL BE WIDE LANDSCAPE AND HARDSCAPE IMPROVEMENTS

ROBERT A.M. STERN ARCHITECTS, LLP

PROJECT NO. 23054

ARCHITECT
RAMSA
ONE PARK AVENUE
NEW YORK, NY 10016
PHONE: (212) 967-5100

LANDSCAPE DESIGN
NIEVERA WILLIAMS
625 N. FLAGLER DRIVE, SUITE 502
WEST PALM BEACH, FL 33401
PHONE: (561) 659-2820

INTERIOR DESIGNER
VICTORIA HAGAN
317 PERUVIAN AVE, SUITE 205
PALM BEACH, FL 33480
PHONE: (561)-739-1178

CIVIL ENGINEER
GRUBER CONSULTING ENGINEERS
2475 MERCER AVENUE, SUITE 305
WEST PALM BEACH, FL 33401
PHONE: (561) 312-2041

COASTAL ENGINEER
ISIMINGER & STUBBS
ENGINEERING, INC.
649 US HIGHWAY 1, SUITE 9
NORTH PALM BEACH, FL 33408
PHONE: (561) 881-0003

SURVEYOR
WALLACE SURVEYING
5553 VILLAGE BOULEVARD
WEST PALM BEACH, FL 33407
PHONE: (561) 640-4551

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ARC-25-0096

NOT FOR CONSTRUCTION PURPOSES

FINAL DROP SUBMITTAL
DECEMBER 30, 2025

RESIDENCE IN PALM BEACH
203 S LAKE TRL
PALM BEACH, FL 33480

ROBERT A.M. STERN ARCHITECTS, LLP
ONE PARK AVENUE, NEW YORK, NY 10016
TEL (212) 967-5100 | WWW.RAMSA.COM

STATE OF FLORIDA
RANDY M. CORRELL
AR 100192
REGISTERED ARCHITECT

PROJECT NO: A23054

DRAWING NO:

CS

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ZONING DISTRICT: R-A ESTATE RESIDENTIAL
FEMA ZONE: AE-6

ZONING ORDINANCES	CODE MAXIMUMS	PROPOSED
LOT SIZE:	-	72,826 SF
LOT COVERAGE:	25%	14.11%
SQUARE FOOTAGE:	-	14,809 SF
FRONT YARD SETBACKS:	35’-0”	58’-3”
REAR YARD SETBACKS:	25’-0”	74’-0”
SIDE YARD SETBACK (NORTH):	30’-0”	39’-7”
SIDE YARD SETBACK (SOUTH):	30’-0”	30’-0”
SIDE YARD SETBACK (EAST):	30’-0”	52-4”
BUILDING HEIGHT:	25’-0”	23’-4”
OVERALL BUILDING HEIGHT:	35’-0”	34’-0”

PROPOSED SITE PLAN

SCALE: 1/32” = 1’-0”
0’ 16’ 32’

N

ARC-25-0096

NOT FOR CONSTRUCTION PURPOSES

FINAL DROP SUBMITTAL
DECEMBER 30, 2025

RESIDENCE IN PALM BEACH
203 S LAKE TRL
PALM BEACH, FL 33480

ROBERT A.M. STERN ARCHITECTS, LLP
ONE PARK AVENUE, NEW YORK, NY 10016
TEL (212) 967-5100 | WWW.RAMSA.COM

STATE OF FLORIDA
BRADY M. CORNELL
AR 100192
REGISTERED ARCHITECT

PROJECT NO: A23054

DRAWING NO:

A-1

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REVISED ENTRY COURT VIEW

PREVIOUSLY APPROVED ENTRY COURT VIEW

ARC-25-0096

NOT FOR CONSTRUCTION PURPOSES

FINAL DROP SUBMITTAL
DECEMBER 30, 2025

RESIDENCE IN PALM BEACH
203 S LAKE TRL
PALM BEACH, FL 33480

ROBERT A.M. STERN ARCHITECTS, LLP
ONE PARK AVENUE, NEW YORK, NY 10016
TEL (212) 967-5100 | WWW.RAMSA.COM

STATE OF FLORIDA
RANDY M. CORRELL
AR100192
REGISTERED ARCHITECT

PROJECT NO: A23054

DRAWING NO:

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PREVIOUSLY APPROVED WATERSIDE VIEW



REVISED WATERSIDE VIEW

ARC-25-0096

NOT FOR CONSTRUCTION PURPOSES

FINAL DROP SUBMITTAL
DECEMBER 30, 2025

RESIDENCE IN PALM BEACH
203 S LAKE TRL
PALM BEACH, FL 33480

ROBERT A.M. STERN ARCHITECTS, LLP
ONE PARK AVENUE, NEW YORK, NY 10016
TEL (212) 967-5100 | WWW.RAMSA.COM

STATE OF FLORIDA
RANDY M. CORRELL
AR100192
REGISTERED ARCHITECT

PROJECT NO: A23054

DRAWING NO:

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REVISED LOGGIA VIEW



PREVIOUSLY APPROVED LOGGIA VIEW

ARC-25-0096

NOT FOR CONSTRUCTION PURPOSES

FINAL DROP SUBMITTAL
DECEMBER 30, 2025

RESIDENCE IN PALM BEACH
203 S LAKE TRL
PALM BEACH, FL 33480

ROBERT A.M. STERN ARCHITECTS, LLP
ONE PARK AVENUE, NEW YORK, NY 10016
TEL (212) 967-5100 | WWW.RAMSA.COM

STATE OF FLORIDA
RANDY M. CORRELL
AR100192
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PROJECT NO: A23054

DRAWING NO:

A-4

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REVISED MAIN HOUSE SOUTH VIEW

PREVIOUSLY APPROVED MAIN HOUSE SOUTH VIEW

ARC-25-0096

NOT FOR CONSTRUCTION PURPOSES

FINAL DROP SUBMITTAL
DECEMBER 30, 2025

RESIDENCE IN PALM BEACH
203 S LAKE TRL
PALM BEACH, FL 33480

ROBERT A.M. STERN ARCHITECTS, LLP
ONE PARK AVENUE, NEW YORK, NY 10016
TEL (212) 967-5100 | WWW.RAMSA.COM

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RANDY M. CORRELL
AR100192
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PROJECT NO: A23054

DRAWING NO:

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REVISED GUEST HOUSE WEST VIEW

PREVIOUSLY APPROVED GUEST HOUSE WEST VIEW

ARC-25-0096

NOT FOR CONSTRUCTION PURPOSES

FINAL DROP SUBMITTAL
DECEMBER 30, 2025

RESIDENCE IN PALM BEACH
203 S LAKE TRL
PALM BEACH, FL 33480

ROBERT A.M. STERN ARCHITECTS, LLP
ONE PARK AVENUE, NEW YORK, NY 10016
TEL (212) 967-5100 | WWW.RAMSA.COM

STATE OF FLORIDA
RANDY M. CORRELL
AR100170
REGISTERED ARCHITECT

PROJECT NO: A23054

DRAWING NO:

A-6

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PREVIOUSLY APPROVED SOUTH LAKE TRAIL VIEW



REVISED SOUTH LAKE TRAIL VIEW

ARC-25-0096

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DECEMBER 30, 2025

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203 S LAKE TRL
PALM BEACH, FL 33480

ROBERT A.M. STERN ARCHITECTS, LLP
ONE PARK AVENUE, NEW YORK, NY 10016
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STATE OF FLORIDA
RANDY M. CORRELL
AR 0017972
REGISTERED ARCHITECT

PROJECT NO: A23054

DRAWING NO:

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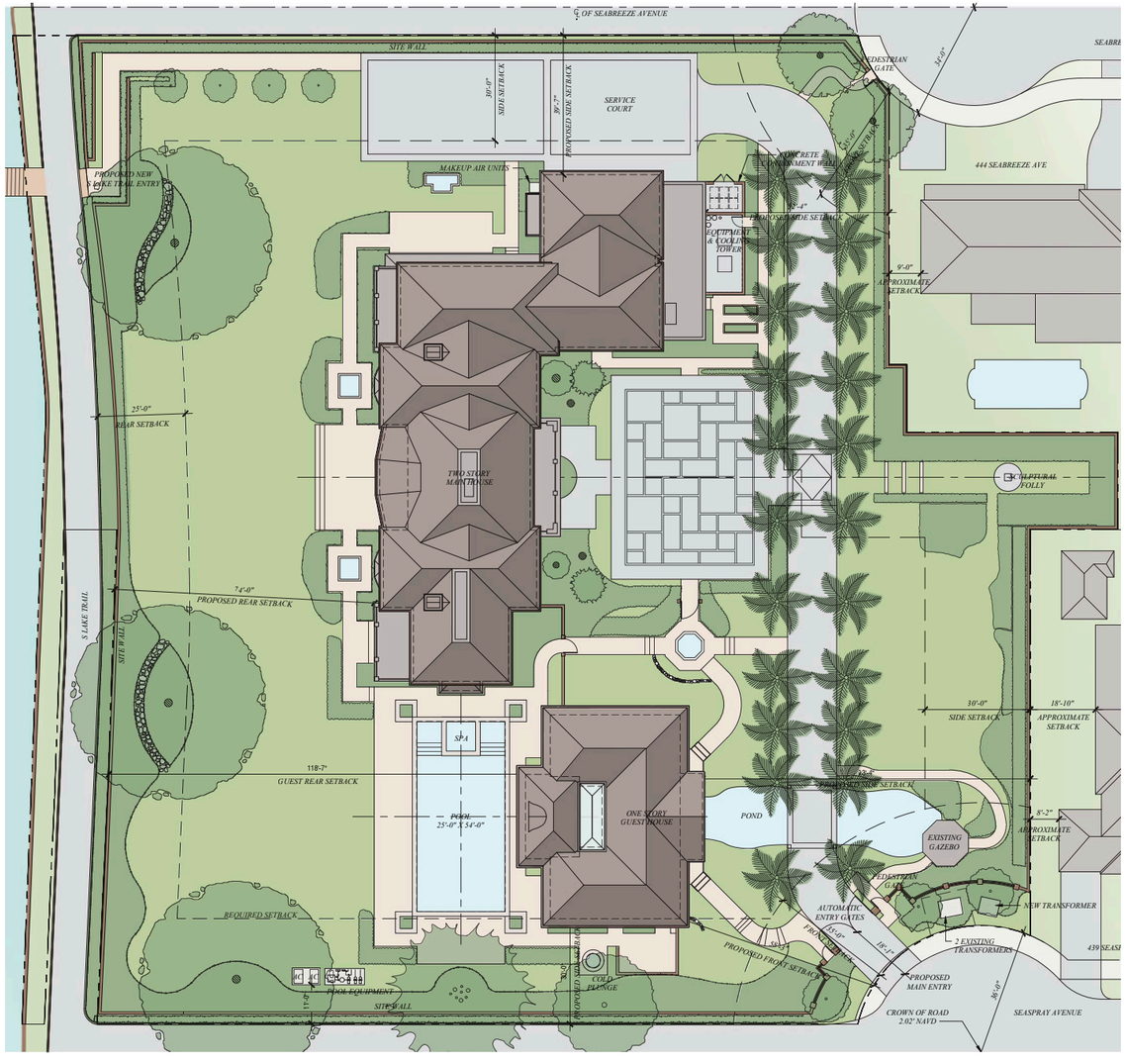
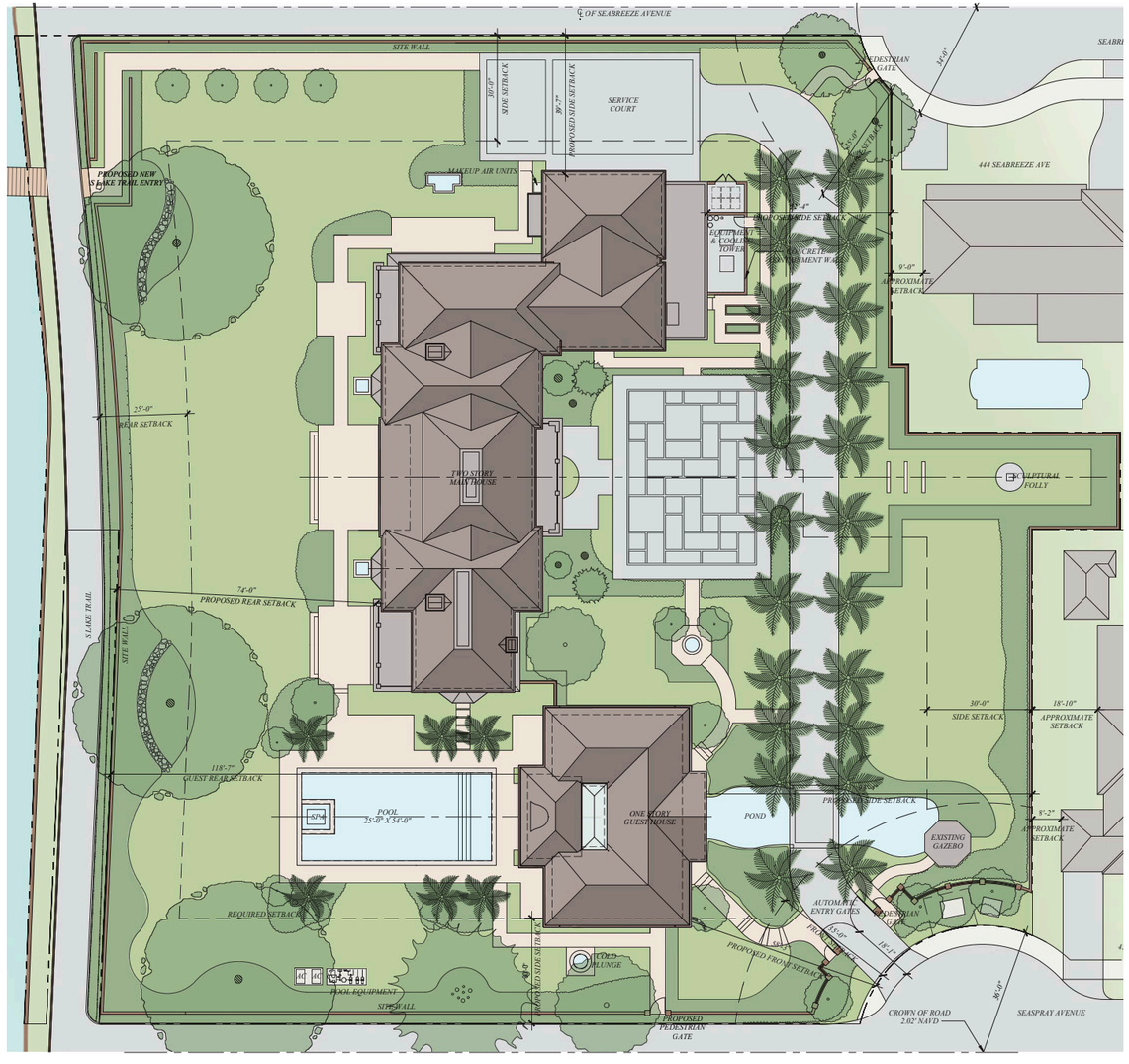


ZONING DISTRICT: R-A ESTATE RESIDENTIAL
FEMA ZONE: AE-6

ZONING ORDINANCES	CODE MAXIMUMS	PROPOSED
LOT SIZE:	-	72,826 SF
LOT COVERAGE:	25%	14.54%
SQUARE FOOTAGE:	-	14,547 SF
FRONT YARD SETBACKS:	35’-0”	58’-3”
REAR YARD SETBACKS:	25’-0”	74’-0”
SIDE YARD SETBACK (NORTH):	30’-0”	39’-7”
SIDE YARD SETBACK (SOUTH):	30’-0”	30’-0”
SIDE YARD SETBACK (EAST):	30’-0”	52-4”
BUILDING HEIGHT:	25’-0”	23’-4”
OVERALL BUILDING HEIGHT:	35’-0”	34’-0”

PREVIOUSLY APPROVED ROOF SITE PLAN



ZONING DISTRICT: R-A ESTATE RESIDENTIAL
FEMA ZONE: AE-6

ZONING ORDINANCES	CODE MAXIMUMS	PROPOSED
LOT SIZE:	-	72,826 SF
LOT COVERAGE:	25%	14.11%
SQUARE FOOTAGE:	-	14,809 SF
FRONT YARD SETBACKS:	35’-0”	58’-3”
REAR YARD SETBACKS:	25’-0”	74’-0”
SIDE YARD SETBACK (NORTH):	30’-0”	39’-7”
SIDE YARD SETBACK (SOUTH):	30’-0”	30’-0”
SIDE YARD SETBACK (EAST):	30’-0”	52-4”
BUILDING HEIGHT:	25’-0”	23’-4”
OVERALL BUILDING HEIGHT:	35’-0”	34’-0”

REVISED ROOF SITE PLAN

N.T.S.

ARC-25-0096

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FINAL DROP SUBMITTAL
DECEMBER 30, 2025

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203 S LAKE TRL
PALM BEACH, FL 33480

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ONE PARK AVENUE, NEW YORK, NY 10016
TEL (212) 967-5100 | WWW.RAMSA.COM

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ARMANDO M. CORREIA
AR100192
REGISTERED ARCHITECT

PROJECT NO: A23054

DRAWING NO:
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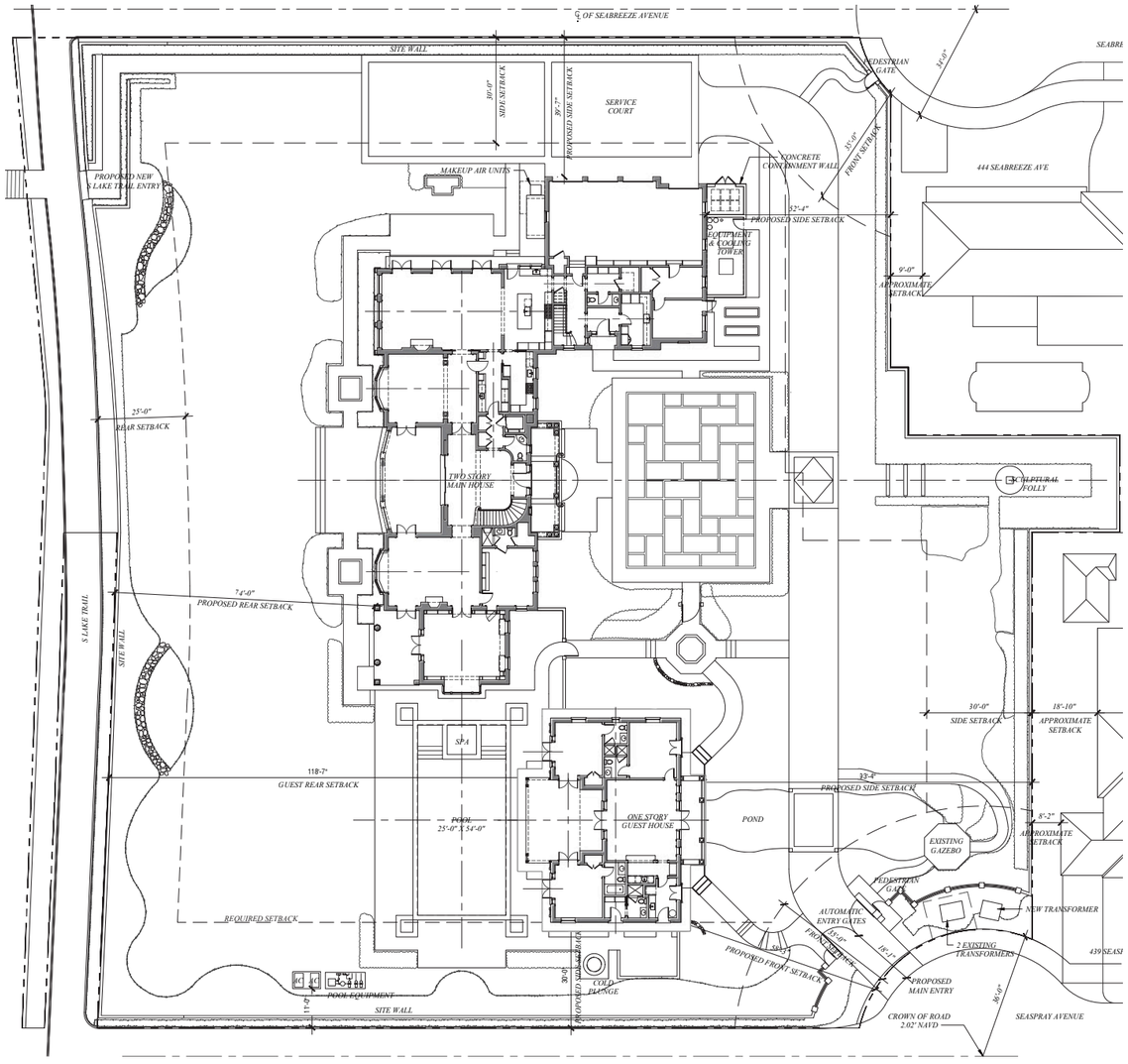

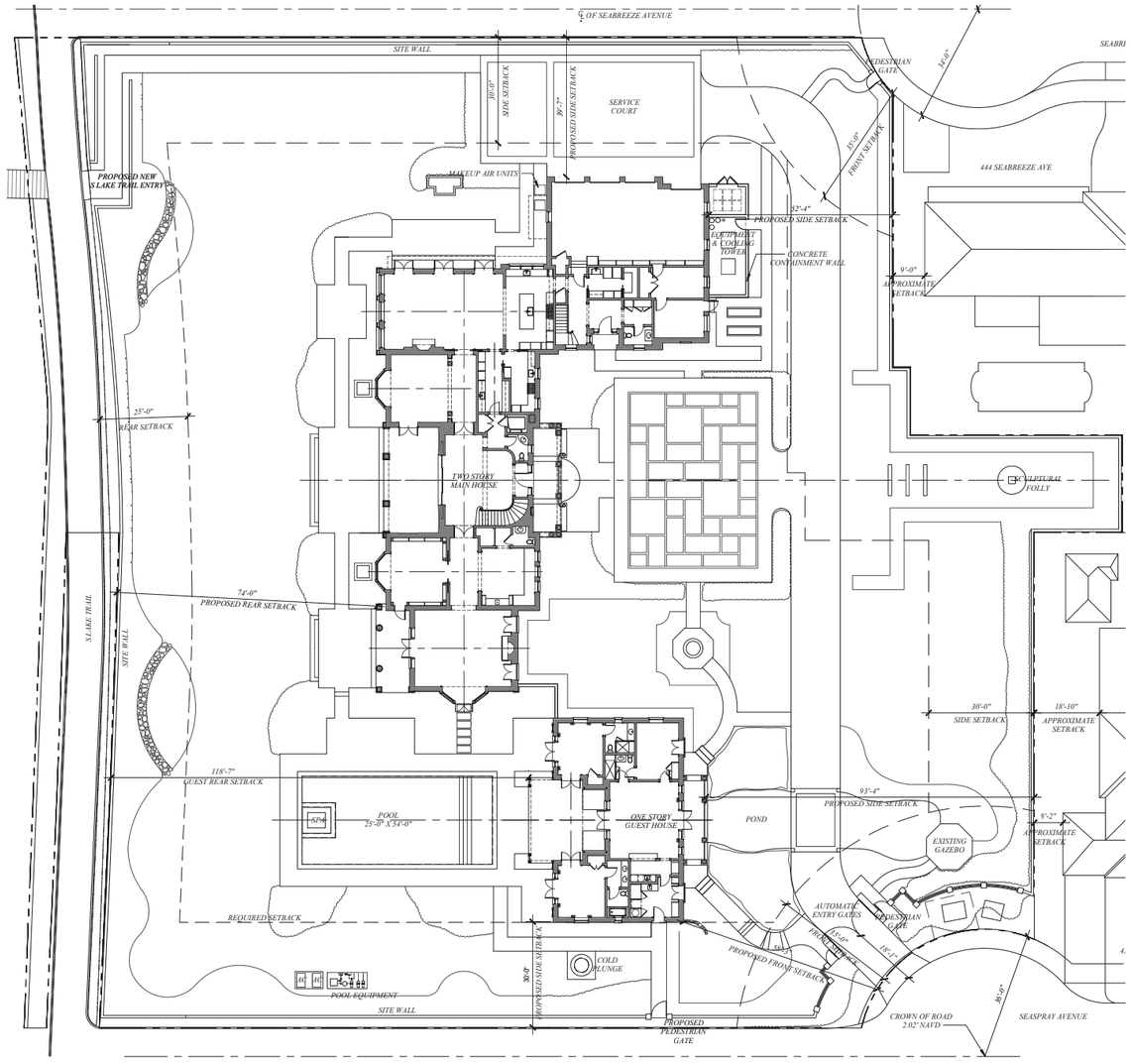

ZONING DISTRICT: R-A ESTATE RESIDENTIAL
FEMA ZONE: AE-6

ZONING ORDINANCES	CODE MAXIMUMS	PROPOSED
LOT SIZE:	-	72,826 SF
LOT COVERAGE:	25%	14.54%
SQUARE FOOTAGE:	-	14,547 SF
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SIDE YARD SETBACK (EAST):	30’-0”	52-4”
BUILDING HEIGHT:	25’-0”	23’-4”
OVERALL BUILDING HEIGHT:	35’-0”	34’-0”

PREVIOUSLY APPROVED FIRST FLOOR SITE PLAN

ZONING DISTRICT: R-A ESTATE RESIDENTIAL
FEMA ZONE: AE-6

ZONING ORDINANCES	CODE MAXIMUMS	PROPOSED
LOT SIZE:	-	72,826 SF
LOT COVERAGE:	25%	14.11%
SQUARE FOOTAGE:	-	14,809 SF
FRONT YARD SETBACKS:	35’-0”	58’-3”
REAR YARD SETBACKS:	25’-0”	74’-0”
SIDE YARD SETBACK (NORTH):	30’-0”	39’-7”
SIDE YARD SETBACK (SOUTH):	30’-0”	30’-0”
SIDE YARD SETBACK (EAST):	30’-0”	52-4”
BUILDING HEIGHT:	25’-0”	23’-4”
OVERALL BUILDING HEIGHT:	35’-0”	34’-0”

REVISED FIRST FLOOR SITE PLAN

N.T.S.

ARC-25-0096

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203 S LAKE TRL
PALM BEACH, FL 33480

ROBERT A.M. STERN ARCHITECTS, LLP
ONE PARK AVENUE, NEW YORK, NY 10016
TEL (212) 967-5100 | WWW.RAMSA.COM

STATE OF FLORIDA
BRADY M. CORRELL
AR100192
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PROJECT NO: A23054

DRAWING NO:

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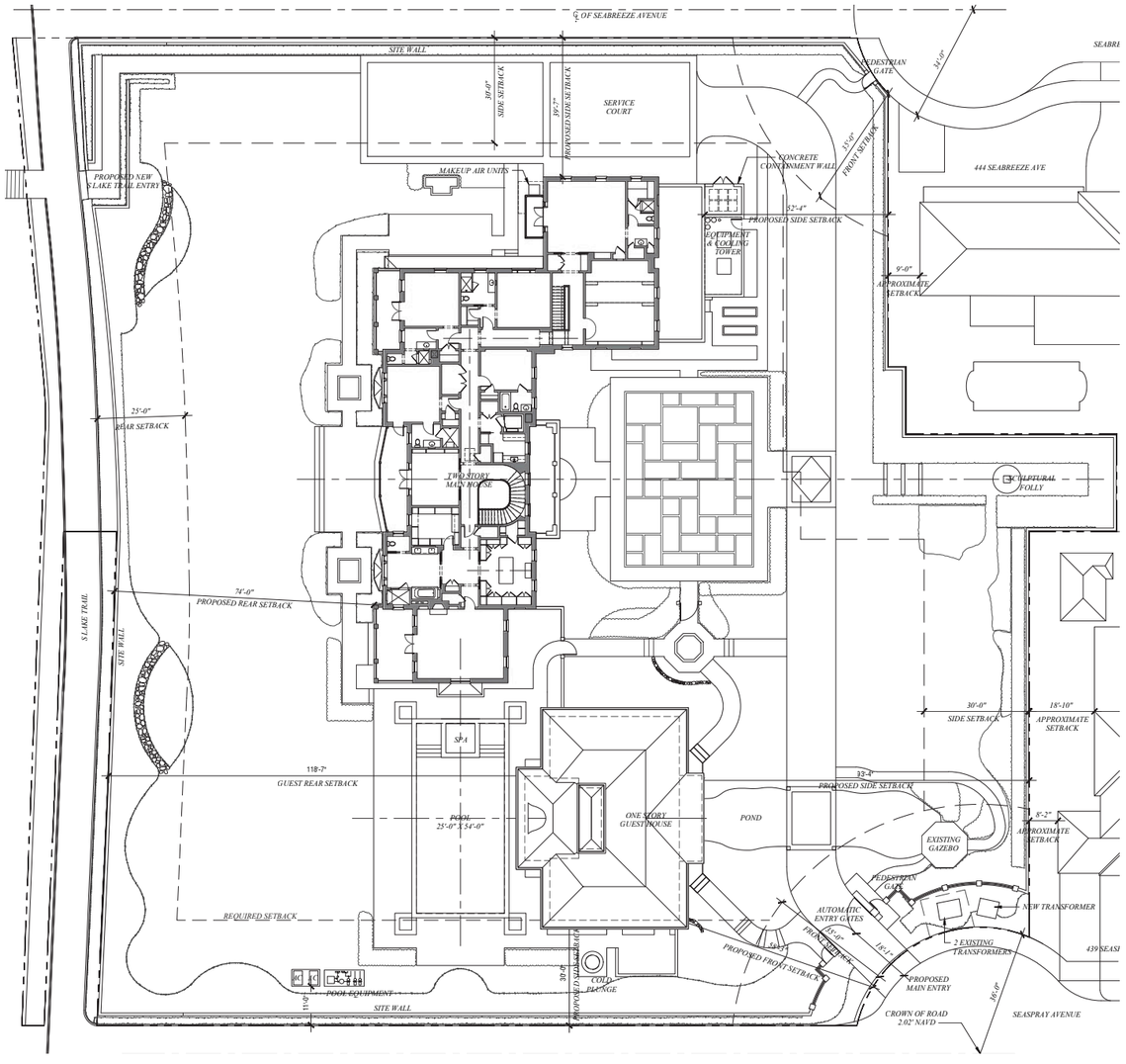

ZONING DISTRICT: R-A ESTATE RESIDENTIAL
FEMA ZONE: AE-6

ZONING ORDINANCES	CODE MAXIMUMS	PROPOSED
LOT SIZE:	-	72,826 SF
LOT COVERAGE:	25%	14.54%
SQUARE FOOTAGE:	-	14,547 SF
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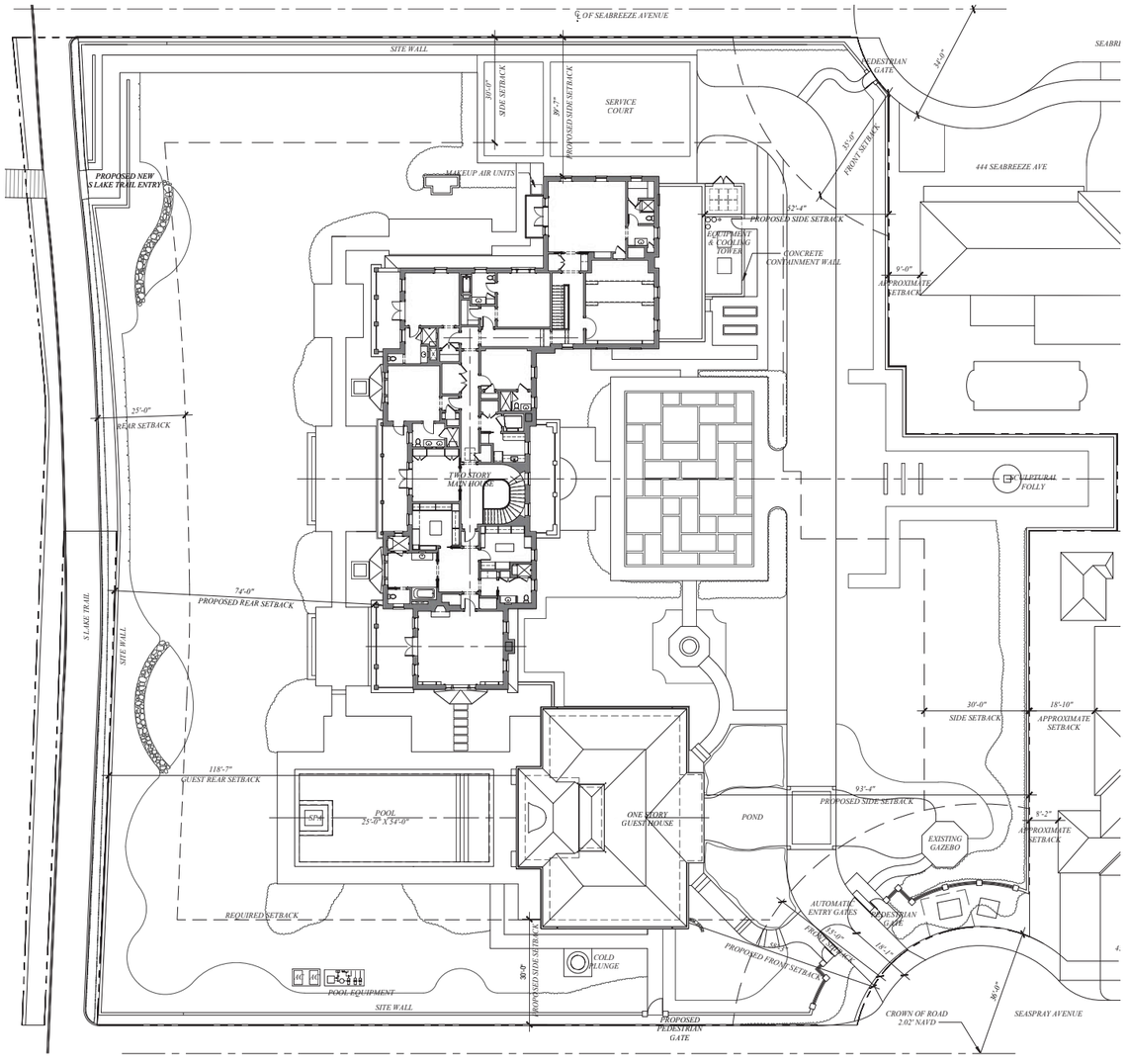
SIDE YARD SETBACK (SOUTH):	30’-0”	30’-0”
SIDE YARD SETBACK (EAST):	30’-0”	52-4”
BUILDING HEIGHT:	25’-0”	23’-4”
OVERALL BUILDING HEIGHT:	35’-0”	34’-0”

PREVIOUSLY APPROVED SECOND FLOOR SITE PLAN



ZONING DISTRICT: R-A ESTATE RESIDENTIAL
FEMA ZONE: AE-6

ZONING ORDINANCES	CODE MAXIMUMS	PROPOSED
LOT SIZE:	-	72,826 SF
LOT COVERAGE:	25%	14.11%
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SIDE YARD SETBACK (SOUTH):	30’-0”	30’-0”
SIDE YARD SETBACK (EAST):	30’-0”	52-4”
BUILDING HEIGHT:	25’-0”	23’-4”
OVERALL BUILDING HEIGHT:	35’-0”	34’-0”

REVISED SECOND FLOOR SITE PLAN

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ARC-25-0096

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FINAL DROP SUBMITTAL
DECEMBER 30, 2025

RESIDENCE IN PALM BEACH
203 S LAKE TRL
PALM BEACH, FL 33480

ROBERT A.M. STERN ARCHITECTS, LLP
ONE PARK AVENUE, NEW YORK, NY 10016
TEL [212] 967-5100 | WWW.RAMSA.COM

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AR100192
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PROJECT NO: A23054

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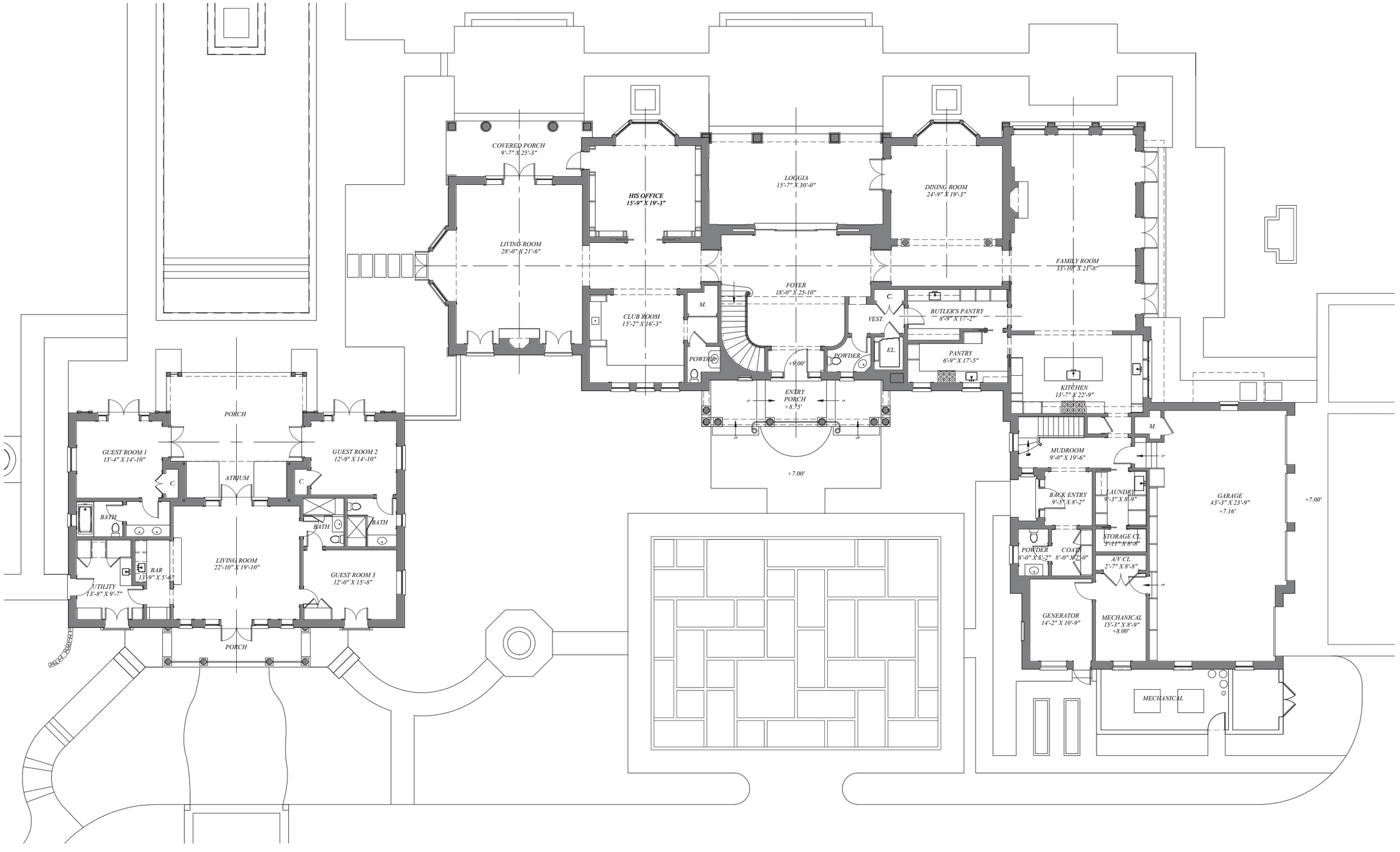

FIRST FLOOR PLAN

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

0' 8' 16'

N

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DECEMBER 30, 2025

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203 S LAKE TRL
PALM BEACH, FL 33480

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ONE PARK AVENUE, NEW YORK, NY 10016
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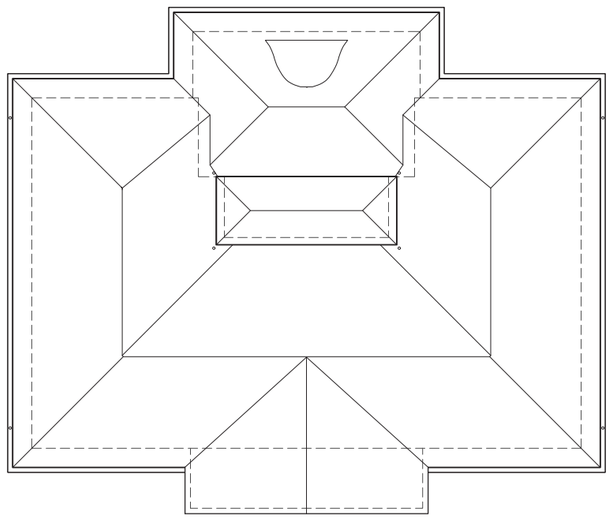

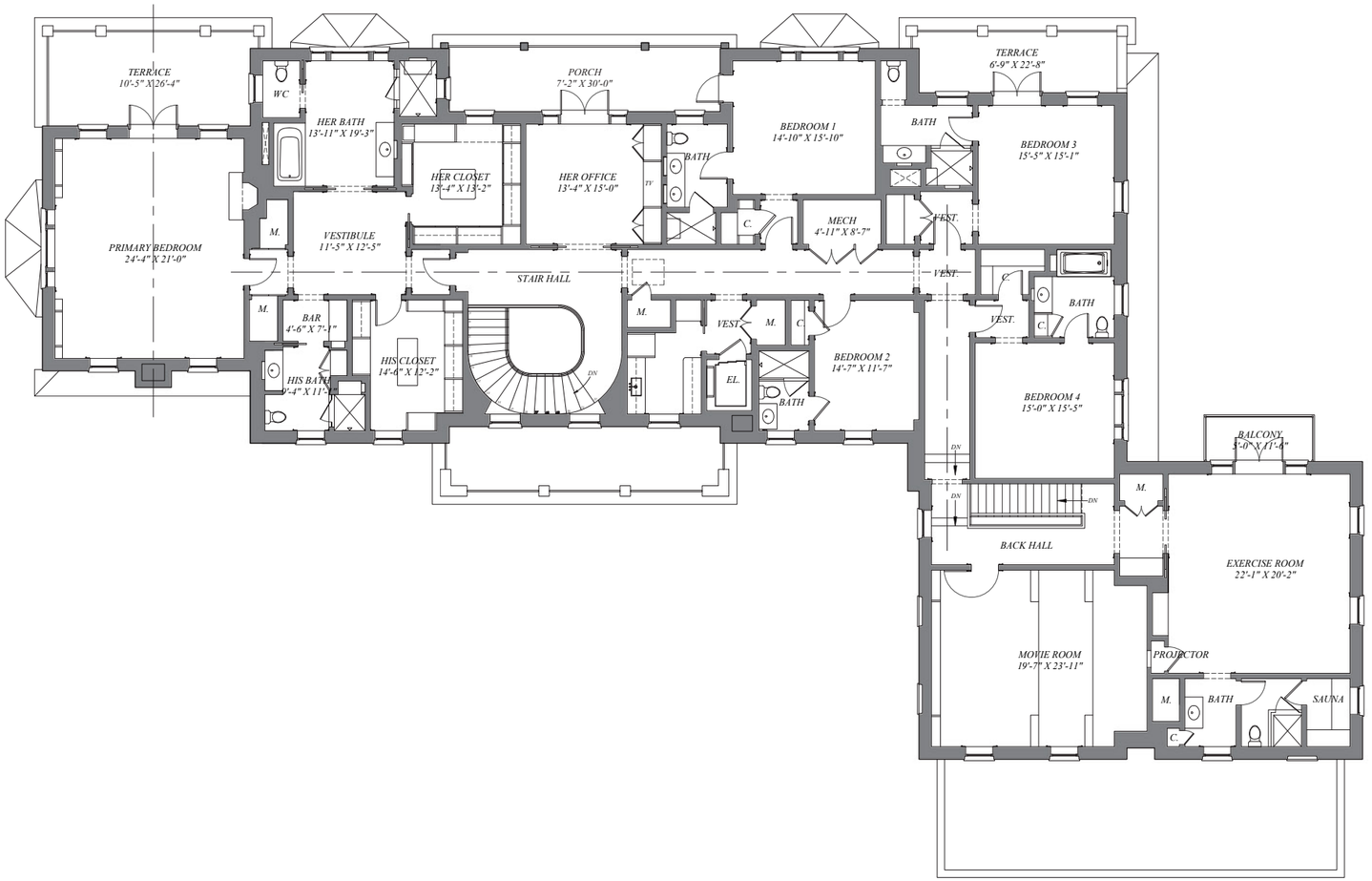

SECOND FLOOR PLAN

SCALE: 1/16” = 1’-0”

0’ 8’ 16’

N

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DECEMBER 30, 2025

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203 S LAKE TRL
PALM BEACH, FL 33480

ROBERT A.M. STERN ARCHITECTS, LLP
ONE PARK AVENUE, NEW YORK, NY 10016
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AR 100192
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PROJECT NO: A23054

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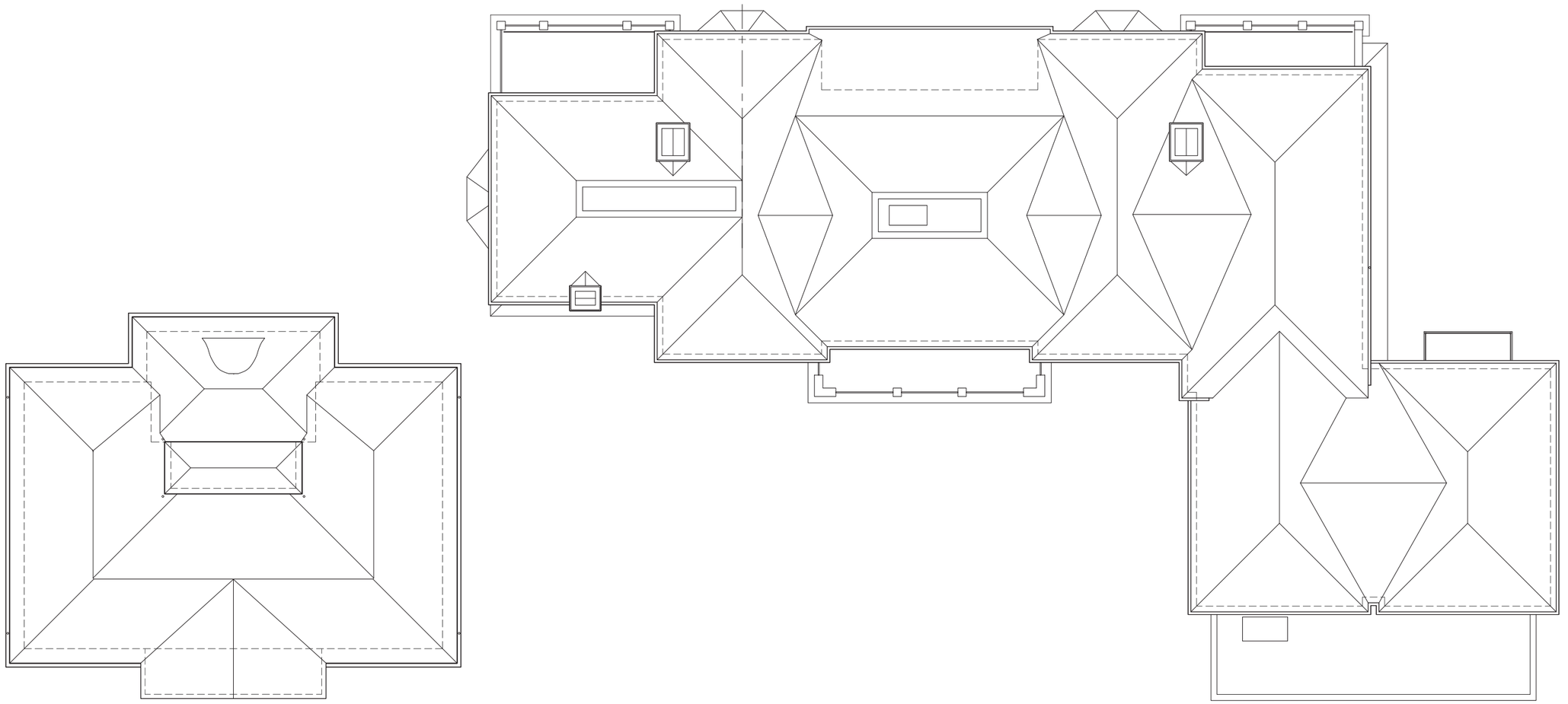

ROOF PLAN

SCALE: 1/16” = 1’-0”

0’ 8’ 16’

N

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FINAL DROP SUBMITTAL

DECEMBER 30, 2025

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PREVIOUSLY APPROVED EAST ELEVATION



REVISED EAST ELEVATION

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

0' 8' 16'

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PREVIOUSLY APPROVED WEST ELEVATION



REVISED WEST ELEVATION

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

0' 8' 16'

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203 S LAKE TRL
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PREVIOUSLY APPROVED NORTH ELEVATION



REVISED NORTH ELEVATION

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

0' 8' 16'

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FINAL DROP SUBMITTAL

DECEMBER 30, 2025

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PALM BEACH, FL 33480

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PREVIOUSLY APPROVED SOUTH MAIN HOUSE ELEVATION



REVISED SOUTH MAIN HOUSE ELEVATION

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

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FINAL DROP SUBMITTAL
DECEMBER 30, 2025

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PREVIOUSLY APPROVED SOUTH GUEST HOUSE ELEVATION



REVISED SOUTH GUEST HOUSE ELEVATION

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FINAL DROP SUBMITTAL
DECEMBER 30, 2025

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PALM BEACH, FL 33480

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AR100192
REGISTERED ARCHITECT

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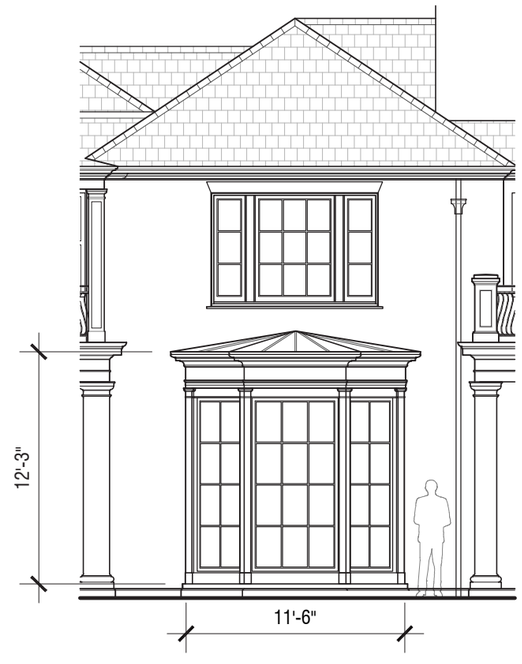
PREVIOUSLY APPROVED WINDOW BAY DETAIL



REVISED WINDOW BAY DETAIL

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

0' 1.5' 3'

ARC-25-0096

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FINAL DROP SUBMITTAL

DECEMBER 30, 2025

RESIDENCE IN PALM BEACH

203 S LAKE TRL
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BRANDY M. CORRELL
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REGISTERED ARCHITECT

PROJECT NO: A23054

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PREVIOUSLY APPROVED WEST LOGGIA AND PORCH

REVISED WEST LOGGIA AND PORCH

SCALE: 3/16” = 1’-0”

0’ 1.5’ 3’

ARC-25-0096

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FINAL DROP SUBMITTAL

DECEMBER 30, 2025

RESIDENCE IN PALM BEACH

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PROJECT NO: A23054

DRAWING NO:

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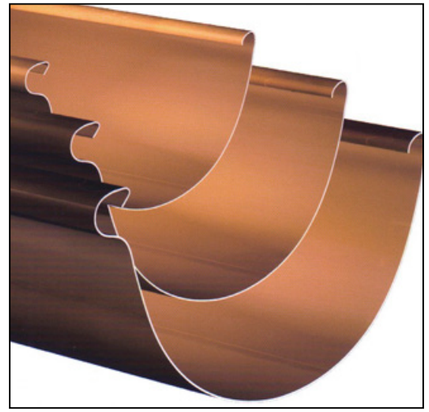
WALLABA WOOD SHINGLES,
NATURAL PATINA FINISH
GUEST HOUSE ROOF



EXTERIOR TEXTURE:
SMOOTH STUCCO,
'SANTA BARBARA FINISH'



LUDOWICI CLASSIC 14"
GLAZED SHINGLE,
SLATE GRAY COLOR



GUTTERS, DOWNSPOUT, &
DECORATIVE ROOFS:
COPPER



EXTERIOR RAILING FINISH:
BRONZE

EXTERIOR STUCCO COLOR:
BENJAMIN MOORE PAINT,
OC-59 VANILLA MILKSHAKE



SHUTTERS:
BENJAMIN MOORE PAINT,
HEMLOCK 719



STONE ACCENTS:
GASCOGNE CREAM CUT
LIMESTONE

ARCOM APPROVED BUILDING MATERIALS

ARC-25-0096

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FINAL DROP SUBMITTAL
DECEMBER 30, 2025

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STATE OF FLORIDA
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AR100195
REGISTERED ARCHITECT

PROJECT NO: A23054

DRAWING NO:

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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:**	203 S LAKE TRAIL		
2	**Zoning District:**	R-A ESTATE RESIDENTIAL		
3	**Lot Area (sq. ft.):**	72,826 SF		
4	**Lot Width (W) & Depth (D) (ft.):**	281.23' (W) X 260.01' (D)		
5	**Structure Type:** (Single-Family, Multi-Family, Comm., Other)	SINGLE-FAMILY		
6	**FEMA Flood Zone Designation:**	FEMA ZONE AE		
7	**Zero Datum for point of meas. (NAVD)**	+7.0 NAVD		
8	**Crown of Road (COR) (NAVD)**	+2.02 NAVD		
9		REQ'D / PERMITTED	EXISTING	PROPOSED
10	Lot Coverage (Sq Ft and %)	18,206 SF (25 %)	11,766 SF (16.2%)	10,280(14.11%)
11	Enclosed Square Footage (1st & 2nd Fl., Basement, Accs. Structure, etc)	N/A	17,540 SF	14,809 SF
12	*Front Yard Setback (Ft.)	35'-0"	17'-9"	58'-3"
13	* Side Yard Setback (1st Story) (Ft.)	30'-0"	10'-2"	30'-0"
14	* Side Yard Setback (2nd Story) (Ft.)	30'-0"	10'-2"	30'-0"
15	*Rear Yard Setback (Ft.)	25'-0"	56'-9"	74'-1"
16	Angle of Vision (Deg.)	N/A	N/A	N/A
17	Building Height (Ft.)	25'-0"	22'-3"	23'-4"
18	Overall Building Height (Ft.)	35'-0"	32'-3"	34'-0"
19	Cubic Content Ratio (CCR) (R-B ONLY)	N/A	N/A	N/A
20	** Max. Fill Added to Site (Ft.)	3.5'-0"	0'-0"	3.5'-0"
21	Finished Floor Elev. (FFE)(NAVD)	N/A	+5.0 NAVD	+9.0 NAVD
22	Base Flood Elevation (BFE)(NAVD)	+7 NAVD	+7 NAVD	+7 NAVD
23	Landscape Open Space (LOS) (Sq Ft and %)	36,413 (50%)	34,616 SF (47.5%)	42,994 (59.53%)
24	Perimeter LOS (Sq Ft and %)	N/A	N/A	N/A
25	Front Yard LOS (Sq Ft and %)	1,419 (45%)	N/A	2,198 (69.69%)
26	*** Native Plant Species %	*Please refer to TOPB Landscape Legend.*		

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

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

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

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

REV BF 20230626

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

Landscape Legend

Line #			
1	**Property Address:**	203 South Lake Trail	
2	**Lot Area (sq. ft.):**	72,213 sf	
3		REQUIRED	PROPOSED
4	Landscape Open Space (LOS) (Sq Ft and %)	36,413 sf (50%)	42,994 (59.53%)
5	LOS to be altered (Sq FT and %)	N/A	N/A
6	Perimeter LOS (Sq Ft and %)	N/A	N/A
7	Front Yard LOS (Sq Ft and %)	1,419 (45%)	2,198 (69.69%)
8	Native Trees %	30% (number of trees)	72%
9	Native Shrubs & Vines %	30% (number of shrubs & vines)	64%
10	Native Groundcover %	30% (groundcover area)	59%

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

ARC-25-0096

NOT FOR CONSTRUCTION PURPOSES

FINAL DROP SUBMITTAL
DECEMBER 30, 2025

RESIDENCE IN PALM BEACH
203 S LAKE TRL
PALM BEACH, FL 33480

ROBERT A.M. STERN ARCHITECTS, LLP
ONE PARK AVENUE, NEW YORK, NY 10016
TEL (212) 967-5100 | WWW.RAMSA.COM

STATE OF FLORIDA
ARMANDO M. CORREIA
AR 100192
REGISTERED ARCHITECT

PROJECT NO: A23054

DRAWING NO:

A-22

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N
W E
S
0' 20' 40' 60'
SCALE: 1"=20'

LAKE WORTH LAGOON

PROPERTY LINE EXTENDED

NO RIPARIAN RIGHTS (D.B. 118, PG. 70)

MOORING PILE (TYP.)

BOAT LIFT

WOOD DOCK

LADDER

RAMP

FLOATING DOCK

BOAT LIFT

LIGHT POLE ON CONC. BASE (TYP.)

M.H.W.L. AT WET FACE OF BULKHEAD

2' WIDE CONC. BULKHEAD CAP

BENCHMARK:
SHIP SPIKE & WASHER
EL.=3.61 NAVD

25' SETBACK LINE (D.B. 118, PG. 70)

"W.S.C." (ON WATER METER)

BACK FLOW PREVENTERS

CENTER OF CONC. CURB ALONG LINE

Δ=31°08'07"
A=18.48'
R=34.00'

SEABREEZE AVENUE
(PUBLIC)

RADIUS POINT

33.05'

1/2", 0.1'W., 0.2'S.
L.B. 7463", 0.8'S.

B.F.P.

241'±

240.27'

119°10'27"
(TO CHORD)

150°49'38"
(TO CHORD)

15.15'(D)

SETBACK LINE (D.B. 84, PG. 116)

SHADING REPRESENTS BOUNDARY LINES SUBJECT TO REQUIRED SCREENING (O.R.B. 2982, PG. 163)

EAST LINE LOT 5

EAST LINE LOT 9

26.25'

27.5'

5 7 9 11

3' U.E. (D.B. 118, PG. 70)

PARCEL I

#203
2-STORY
RESIDENCE

1.672 ACRES

WEST LINE LOT 5

76.66'

EAST FACE MASONRY WALL ALONG LINE (D)
(COLUMNS 0.3'E.)

POINCIANA PARK
(P.B. 6, PG. 1)

STONE PATIO

5.00'

"W.S.C."

0.15'

80' OUTBUILDING SETBACK (D.B. 567, PG. 469)

5' EASEMENT (O.R.B. 1363, PG. 256)

ADJOINERS FOUNTAIN ENC.

POOL

POOL DECK ALONG LINE

1/2", "L.B. 7463"

"EASEMENT IN FAVOR OF ADJACENT PROPERTY (444 SEABREEZE AVE) FOR SHRUBS, VINES, TREES OR DECORATIVE SCHEMES AND TO PAINT EXISTING WALL"

4.8' EASEMENT (O.R.B. 1363, PG. 256)

SEE DETAIL

REQUIRED SCREENING (O.R.B. 2982, PG. 163)

3' U.E. (D.B. 84, PG. 116)

3' U.E. (P.B. 6, PG. 86)

GUY ANCHOR

5/8"

25.00'

NORTH WALL FACE "IN DISREPAIR" 0.3'S.

"W.S.C." IN TOP OF WALL

EAST WALL FACE ALONG LINE

80' OUTBUILDING SETBACK (D.B. 567, PG. 469)

GAS METER

GULF ADJACENT WALL

FOUNTAIN

"W.S.C. FND IN EAST WALL FACE
EAST WALL FACE 0.1'E.

ADJOINERS A/C AND EQUIPMENT PADS 4'± ENC. WEST

GOOLING TOWER

1/2", 0.2'S., 0.2'E.

60.15'

19.20'

40.1'
GENERATOR BUILDING
S. LINE LOT 7 & 9
THRESHOLD=4.22
40.8'

27.80'

BRICK AND ROCK DRIVE

GARAGE FLOOR=4.06
2-STORY GARAGE
(LIVING QUARTERS ABOVE)
THRESHOLD=4.33

CONC. WALL AND COLUMNS (TYP.)

YARD DRAIN, PLANTER
RIM EL.=2.05

YARD DRAIN
RIM EL.=2.12

STONE

BRIDGE

STEPS

YARD DRAIN
RIM EL.=0.51

ROCKS

GAZEBO

FPL PAD

WALL 0.3'W.

COLUMN CORNER ALONG LINE

4"X4", 0.7'S., 0.1'E.

CONC. WALK

RADIUS POINT

SEASPRAY AVENUE
(PUBLIC)

Δ=100°03'42"
A=62.87'
R=36.00'

CURB INLET (TYP.)

BENCHMARK:
"W.S.C." MAG NAIL AND DISK
EL.=1.36 NAVD

POND

BRIDGE

STEPS

GATE

S. LAKE TRAIL
(IN USE BY PUBLIC)
(O.R.B. 118, PG. 70)

W. LINE LOTS 3 & 4

3

4

15.01'

3.30'

70' SET BACK LINE (D.B. 118, PG. 70)

70' GARAGE SET BACK (D.B. 118, PG. 70)

WESTERLY EXTENSION
NORTH LINE LOT 301

282'±

"W.S.C."

S.W. COLUMN CORNER
0.2'S., 2.3'W.

M.H.W.L. AT WET FACE OF BULKHEAD

66.90'

PARCEL II

PARCEL II
UNNUMBERED PARCELS

W. LINE LOT 301

69.60'

S. LAKE TRAIL
(IN USE BY PUBLIC)

179°21'40"

15'

180°38'20"

W. LINE LOT 302

70.54'

71.14'

267°24'07"

5.52'

15.02'

6'±

WESTERLY EXTENSION
SOUTH LINE LOT 302

LOT 534

216.50'

215.6' (P)

CENTER OF CONC. CURB ALONG LINE

ASPHALT

CONC. CURB

CONC. WALL

BRICK PAVER

1.0' CONC. BULKHEAD

STONE & GATE

ZONE VE
(EL. 9)

ZONE AE
(EL. 8)

ZONE AE
(EL. 8)

ZONE AE
(EL. 7)

301

302

306

308

310

312

115.46'

POINCIANA PARK
2nd ADDITION
(P.B. 6, PG. 86)

27.5' SETBACK (D.B. 567, PG. 469)

U.E. (O.R.B. 32537, PG. 1809)

SETBACK LINE (P.B. 6, PG. 86)

53.75'

5' U.E. (P.B. 6, PG. 86)
& (D.B. 567, PG. 469)

POOL HOUSE

SPA

POOL

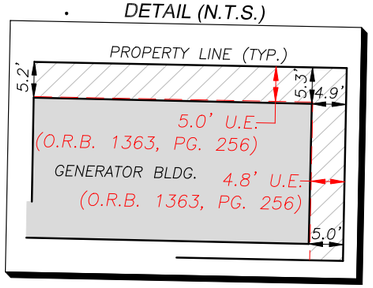
COVERED

ROCK WALK

CAMERA POST

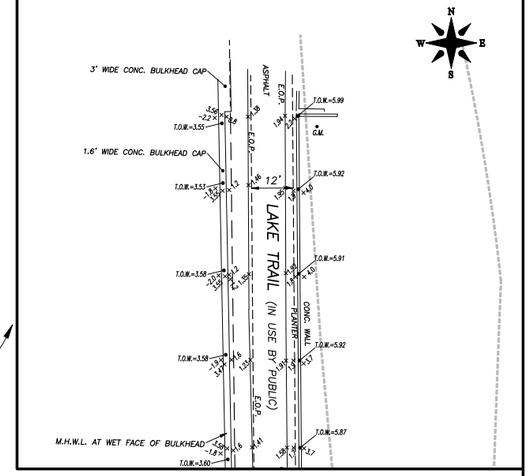
6' C.L.F. MEANDERS

DETAIL (N.T.S.)



UNDERGROUND UTILITIES
(MARKED BY OTHERS)

- E = ELECTRIC
- G = GAS
- S = SANITARY
- D = STORM
- C = COMMUNICATIONS
- = UNKNOWN
- W = WATER



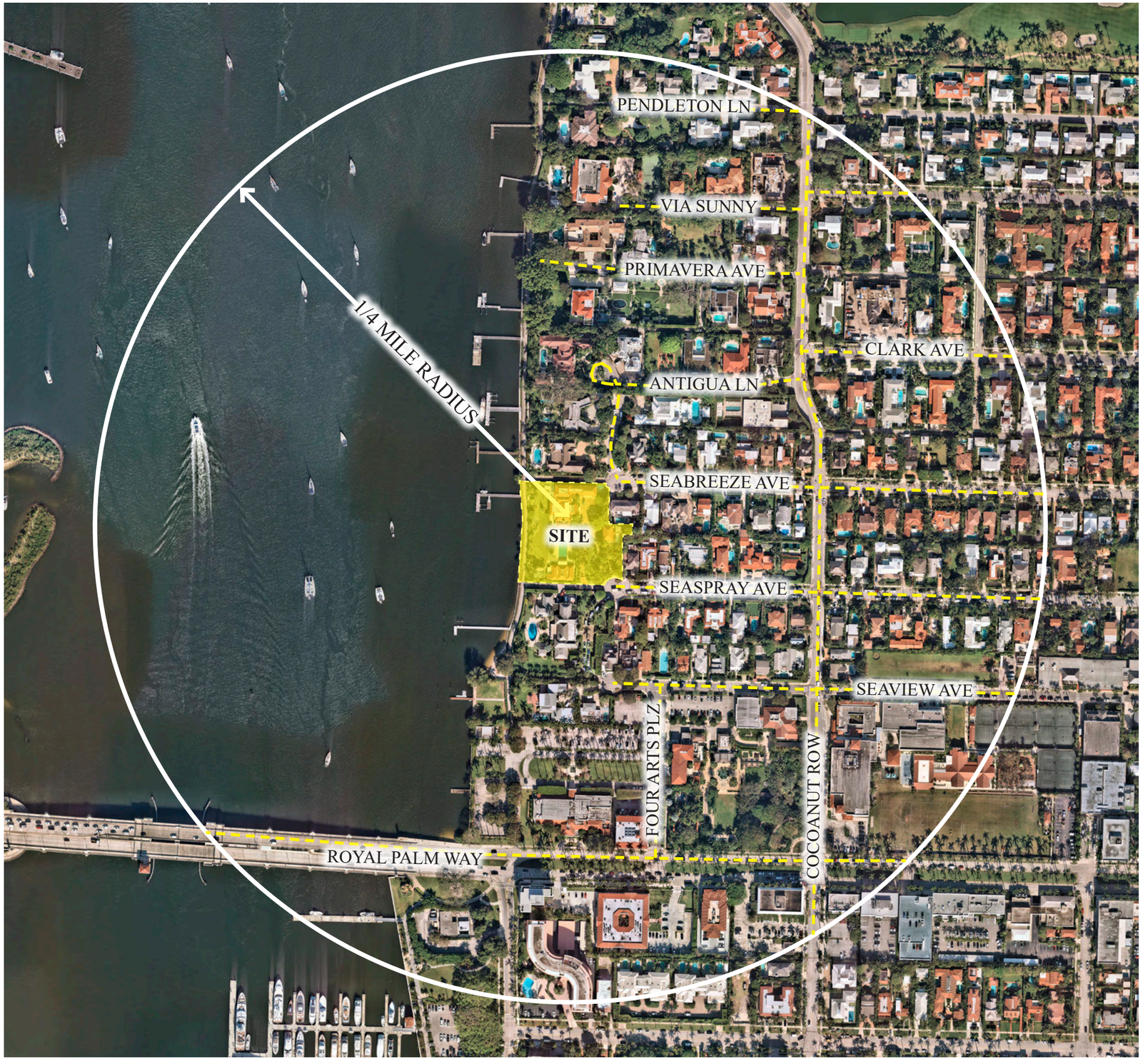
NORTH PART OF LAKE TRAIL
SCALE: 1"=20'

BOUNDARY SURVEY FOR:

203 S LAKE LAND TRUST

WALLACE SURVEYING
A DIVISION OF LANDTEC CONSTRUCTION SURVEYING, LLC, LB #6588
5553 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 * (561) 640-4551

FIELD: J.P.	JOB NO.: 197212	F.B. PB146 PG. 12	
OFFICE: M.B.	DATE: 12/14/12	DWG. NO. 197212-SE-3	
C'K'D: C.W.	REF: 197212-1-1	SHEET 2 OF 2	



VICINITY MAP

SCALE: 1" = 300'

0' 150' 300'

N

ARC-25-0096

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FINAL DROP SUBMITTAL

DECEMBER 30, 2025

RESIDENCE IN PALM BEACH

203 S LAKE TRL
PALM BEACH, FL 33480

ROBERT A.M. STERN ARCHITECTS, LLP

ONE PARK AVENUE, NEW YORK, NY 10016
TEL (212) 967-5100 | WWW.RAMSA.COM

STATE OF FLORIDA
BRANDY M. CORRELL
AR100192
REGISTERED ARCHITECT

PROJECT NO: A23054

DRAWING NO:

A-24

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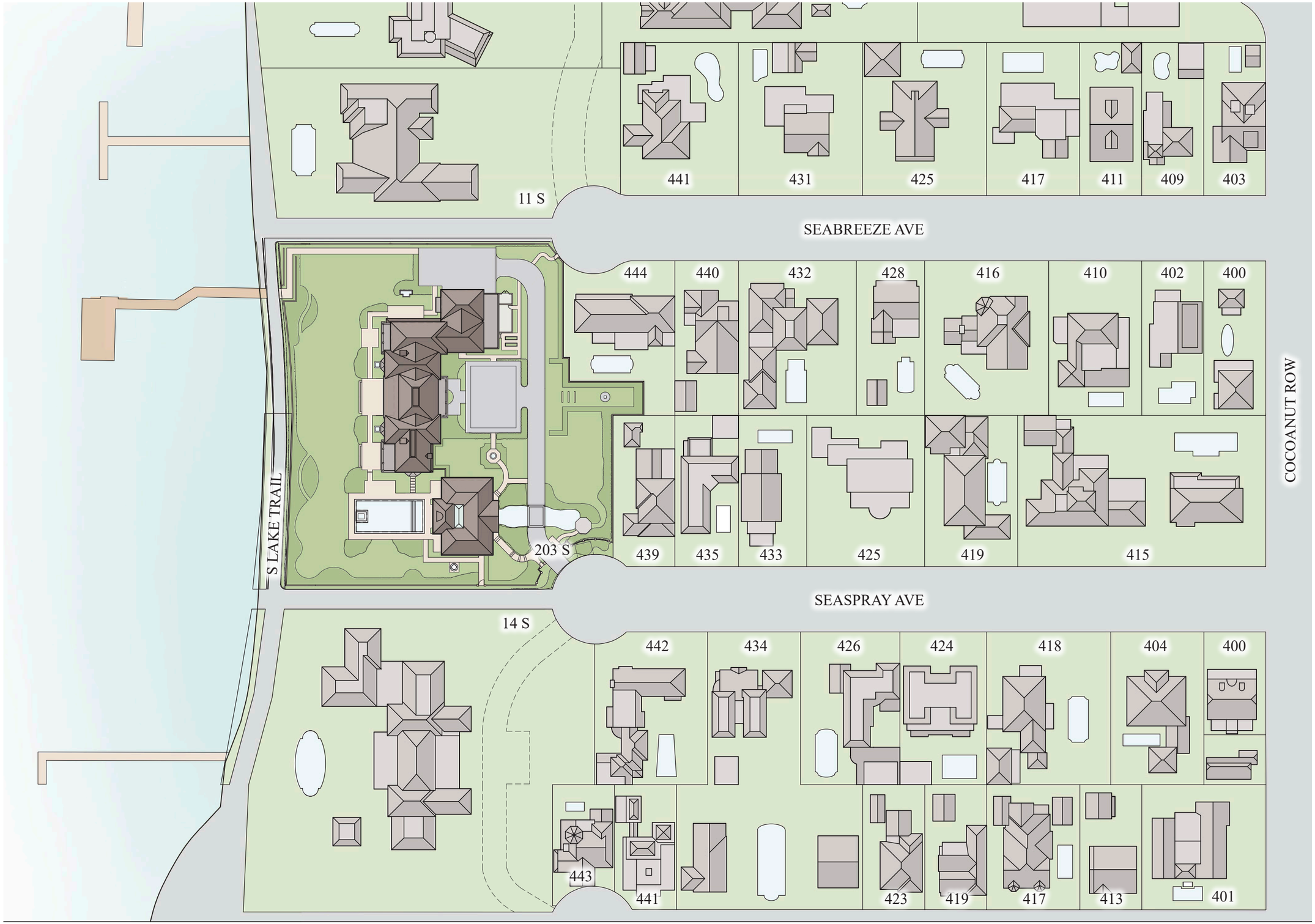

LOCATION MAP

SCALE: 1" = 75'

0' 37.5' 75'

N

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DECEMBER 30, 2025

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203 S LAKE TRL
PALM BEACH, FL 33480

ROBERT A.M. STERN ARCHITECTS, LLP
ONE PARK AVENUE, NEW YORK, NY 10016
TEL (212) 967-5100 | WWW.RAMSA.COM

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11 S LAKE TRAIL (TRAIL VIEW)



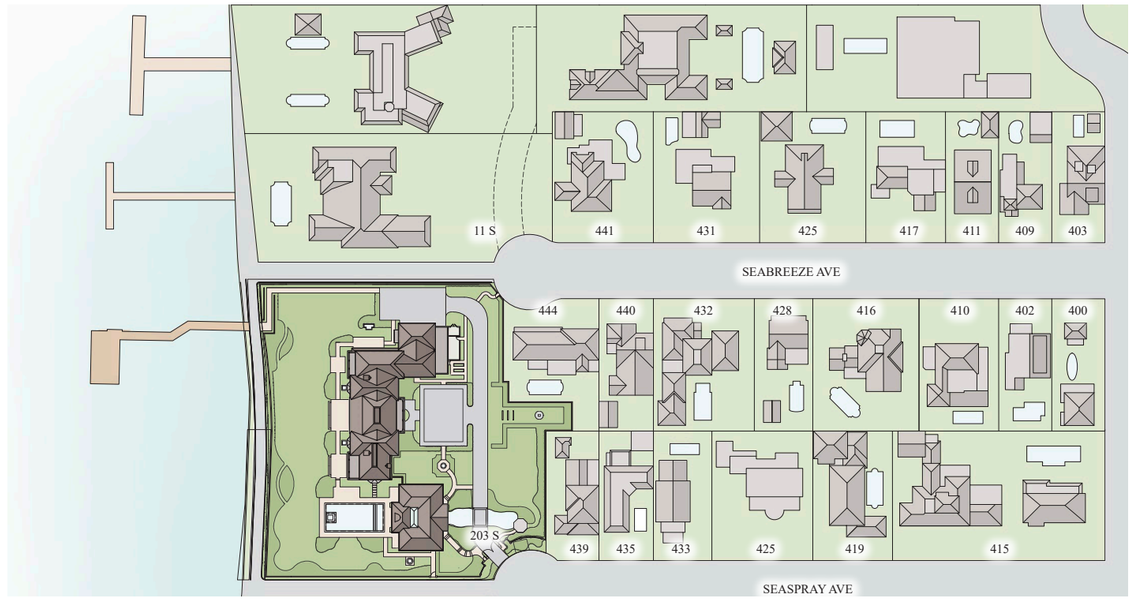
425 SEABREEZE AVE



428 SEABREEZE AVE



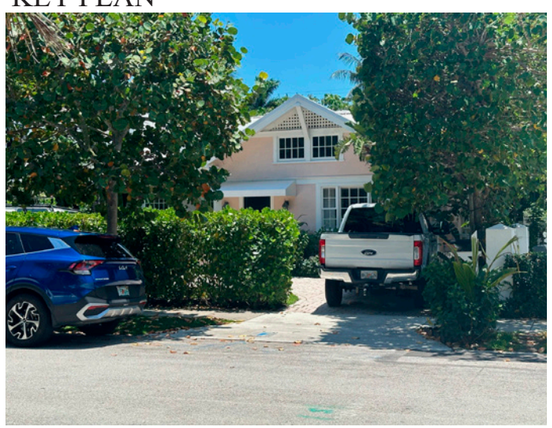
431 SEABREEZE AVE



KEY PLAN



432 SEABREEZE AVE



440 SEABREEZE AVE



441 SEABREEZE AVE



444 SEABREEZE AVE

PHOTOS OF EXISTING SITE CONDITIONS - SEABREEZE AVE

N.T.S.

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DECEMBER 30, 2025

RESIDENCE IN PALM BEACH
203 S LAKE TRL
PALM BEACH, FL 33480

ROBERT A.M. STERN ARCHITECTS, LLP
ONE PARK AVENUE, NEW YORK, NY 10016
TEL (212) 967-5100 | WWW.RAMSA.COM

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425 SEASPRAY AVE



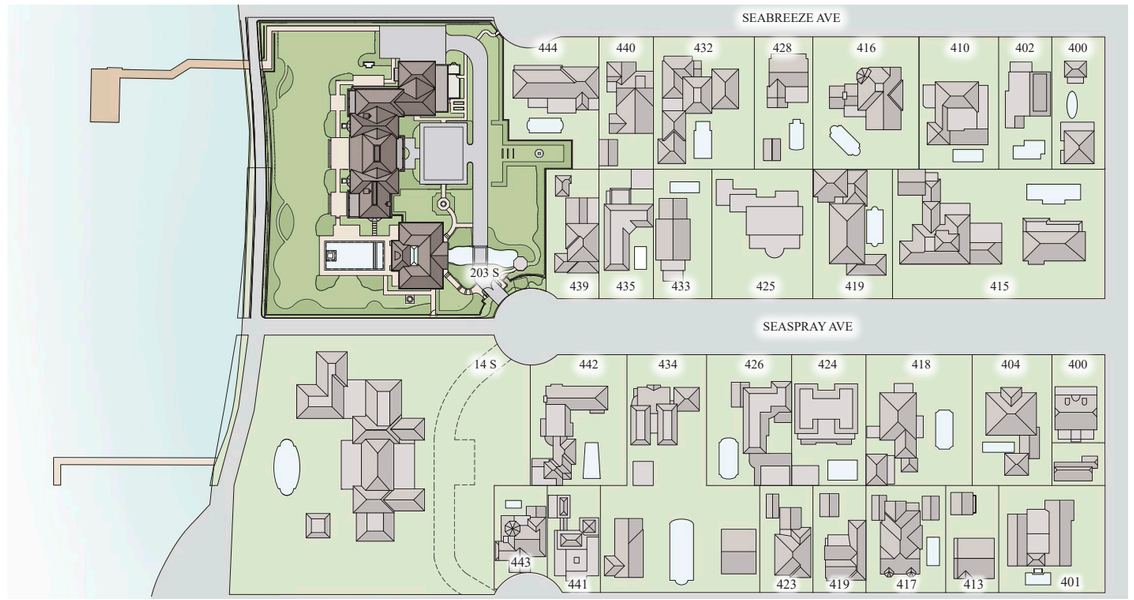
426 SEASPRAY AVE



435 SEASPRAY AVE



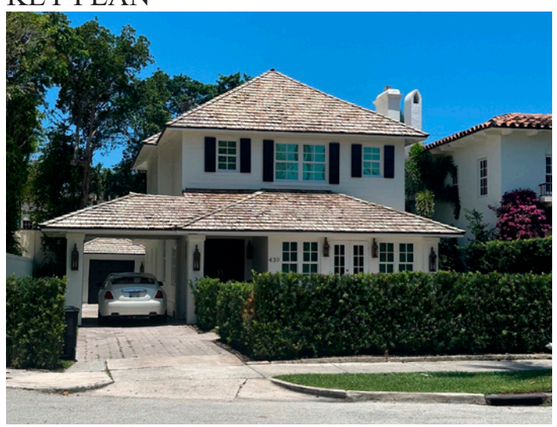
433 SEASPRAY AVE



KEY PLAN



434 SEASPRAY AVE



439 SEASPRAY AVE



442 SEASPRAY AVE



14 S LAKE TRAIL (TRAIL VIEW)

PHOTOS OF EXISTING SITE CONDITIONS - SEASPRAY AVE

N.T.S.

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FINAL DROP SUBMITTAL
DECEMBER 30, 2025

RESIDENCE IN PALM BEACH
203 S LAKE TRL
PALM BEACH, FL 33480

ROBERT A.M. STERN ARCHITECTS, LLP
ONE PARK AVENUE, NEW YORK, NY 10016
TEL (212) 967-5100 | WWW.RAMSA.COM

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AR100192
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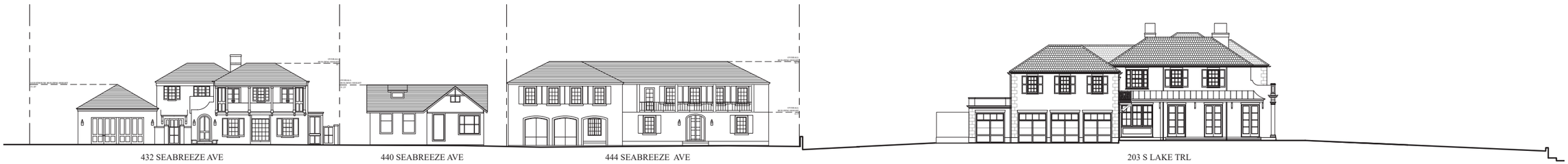
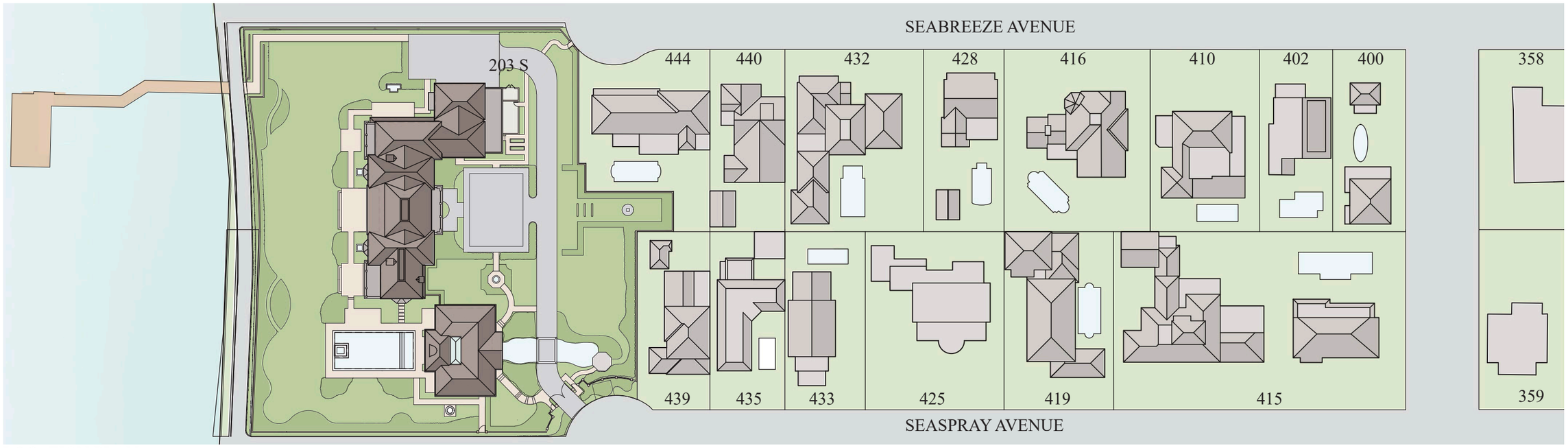
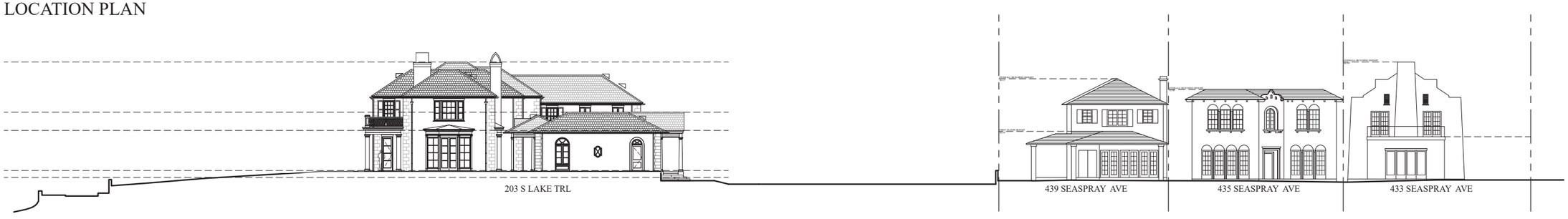


SEABREEZE AVENUE NORTH ELEVATIONS



LOCATION PLAN



SEASPRAY AVENUE SOUTH ELEVATIONS

STREET ELEVATIONS

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

0' 16' 32'

N

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FINAL DROP SUBMITTAL
DECEMBER 30, 2025

RESIDENCE IN PALM BEACH
203 S LAKE TRL
PALM BEACH, FL 33480

ROBERT A.M. STERN ARCHITECTS, LLP
ONE PARK AVENUE, NEW YORK, NY 10016
TEL (212) 967-5100 | WWW.RAMSA.COM

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RANDY M. CORRELL
AR 0016192
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DRAWING NO:

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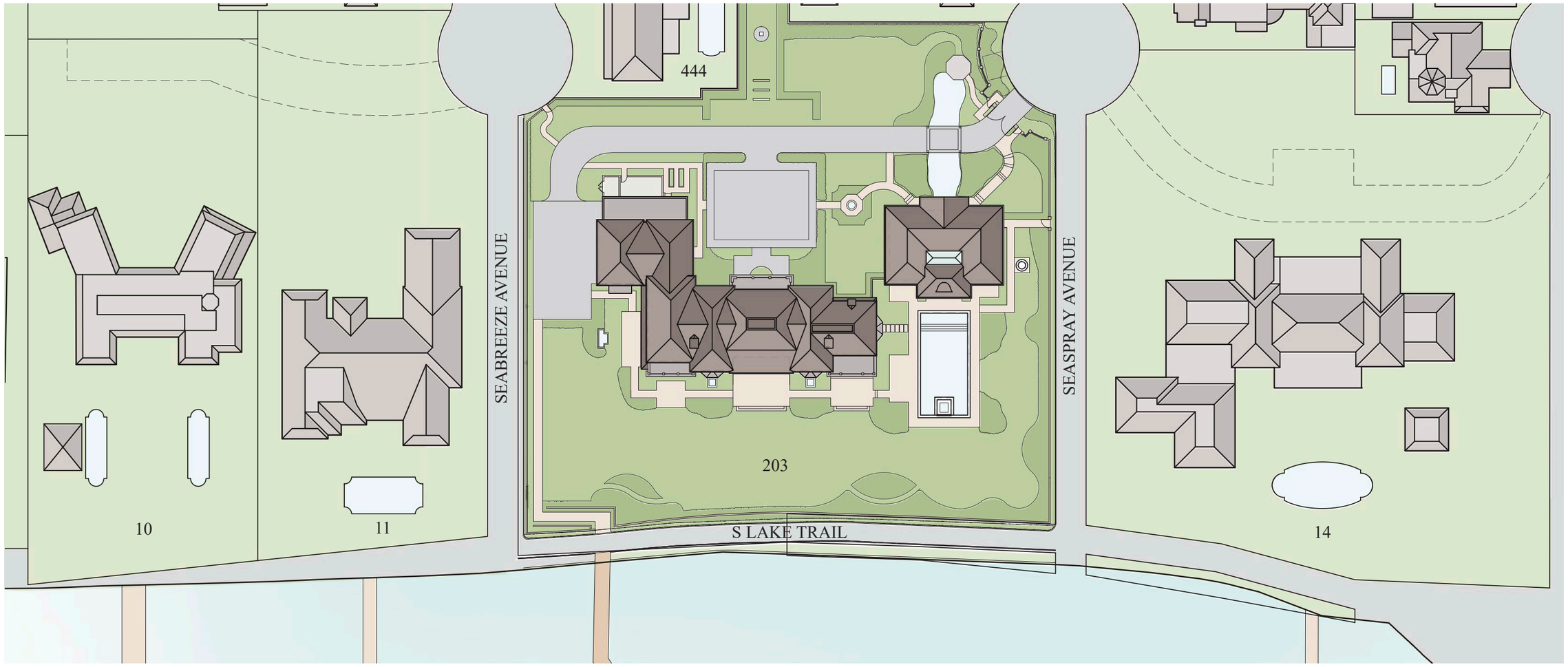
S LAKE TRAIL STREET ELEVATION



LOCATION PLAN

STREET ELEVATIONS

NOT TO SCALE N

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FINAL DROP SUBMITTAL
DECEMBER 30, 2025

RESIDENCE IN PALM BEACH
203 S LAKE TRL
PALM BEACH, FL 33480

ROBERT A.M. STERN ARCHITECTS, LLP
ONE PARK AVENUE, NEW YORK, NY 10016
TEL (212) 967-5100 | WWW.RAMSA.COM

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AR100192
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PROJECT NO: A23054

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

N
W E
S

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

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

SITE PLAN

203 S. LAKE TRAIL

PALM BEACH, FLORIDA

09 DECEMBER 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

Lo

ZON-24-0034
ARC-24-00-27





REVISED MAIN HOUSE SOUTH VIEW

PREVIOUSLY APPROVED MAIN HOUSE SOUTH VIEW

ARC-25-0096

NOT FOR CONSTRUCTION PURPOSES

FINAL DROP SUBMITTAL
DECEMBER 30, 2025

RESIDENCE IN PALM BEACH
203 S LAKE TRL
PALM BEACH, FL 33480

ROBERT A.M. STERN ARCHITECTS, LLP
ONE PARK AVENUE, NEW YORK, NY 10016
TEL (212) 967-5100 | WWW.RAMSA.COM

STATE OF FLORIDA
RANDY M. CORRELL
AR100192
REGISTERED ARCHITECT

PROJECT NO: A23054

DRAWING NO:

A-5

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REVISED GUEST HOUSE WEST VIEW

PREVIOUSLY APPROVED GUEST HOUSE WEST VIEW

ARC-25-0096

NOT FOR CONSTRUCTION PURPOSES

FINAL DROP SUBMITTAL
DECEMBER 30, 2025

RESIDENCE IN PALM BEACH
203 S LAKE TRL
PALM BEACH, FL 33480

ROBERT A.M. STERN ARCHITECTS, LLP
ONE PARK AVENUE, NEW YORK, NY 10016
TEL (212) 967-5100 | WWW.RAMSA.COM

STATE OF FLORIDA
RANDY M. CORRELL
AR100170
REGISTERED ARCHITECT

PROJECT NO: A23054

DRAWING NO:

A-6

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PREVIOUSLY APPROVED SOUTH LAKE TRAIL VIEW



REVISED SOUTH LAKE TRAIL VIEW

ARC-25-0096

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FINAL DROP SUBMITTAL
DECEMBER 30, 2025

RESIDENCE IN PALM BEACH
203 S LAKE TRL
PALM BEACH, FL 33480

ROBERT A.M. STERN ARCHITECTS, LLP
ONE PARK AVENUE, NEW YORK, NY 10016
TEL (212) 967-5100 | WWW.RAMSA.COM

STATE OF FLORIDA
RANDY M. CORRELL
AR 0017972
REGISTERED ARCHITECT

PROJECT NO: A23054

DRAWING NO:

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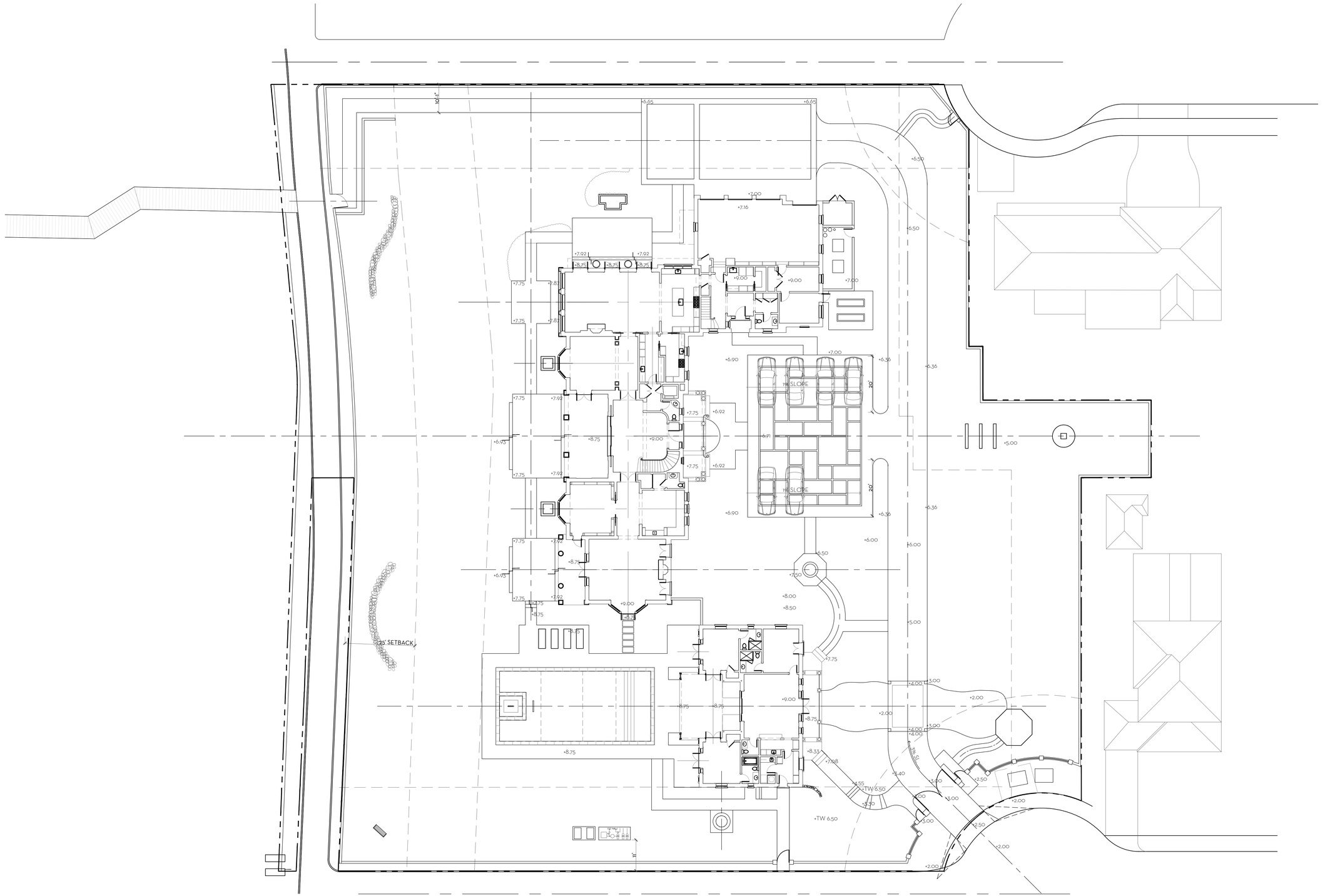

OVERALL R-A SITE CALCULATIONS:

SITE AREA =	72,213	SQ FT	100%
MINIMUM LANDSCAPE:			
REQUIRED =	36,413	SQ FT	50%
PREV. PRESENTED =	49,764	SQ FT	68.91%
PROPOSED =	42,994	SQ FT	59.93%

FRONT SETBACK SITE CALCULATIONS:

35' SETBACK AREA =	3,154	SQ FT	100%
MINIMUM LANDSCAPE:			
REQUIRED =	1,419	SQ FT	45%
PREV. PRESENTED =	2,304	SQ FT	72.9%
PROPOSED =	2,198	SQ FT	69.69%

GRADE LEGEND

2.02+ EXISTING GRADE

+2.00 PROPOSED GRADE

MAXIMUM FILL

LOWEST F.F.: 9.00
CROWN OF RD: 2.02
MAX FILL: 3.49' ALLOWED

0 4 8 16 32 FEET

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

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

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

HARDSCAPE PLAN

203 S. LAKE TRAIL

PALM BEACH, FLORIDA

29 DECEMBER 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

L1

ZON-24-0034
ARC-24-00-27

(1) MONTGOMERY PALM
20' HT.

(9) PIGEON PLUM
14' HT.

(28) DW. MONDO GRASS
3 GAL.

(4) COCONUT PALMS
16' G.W.

(1) SATIN LEAF
16' HT.

(76) SMALL LEAF CLUSIA
8' HT., FTB.

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

(36) GREEN ISLAND FICUS
3 GAL.

(50) COFFEE PLANT
36" HT.

(150) GANGES PRIMROSE
3 GAL.

(1) GREEN BUTTONWOOD
20'X20'

(1) LIGUSTRUM TREE
12' HT.

(8) BOUGAINVILLEA VINE
8' HT. ESP TO WALL

(80) BEACH CREEPER
3 GAL.

(60) CARMONA
3 GAL.

(6) ADONIDIA
14' CT.

(2) TRIPLE ROEBELLINI
10' CT.

(50) BEACH CREEPER
3 GAL.

(40) CARMONA
3 GAL.

(50) COFFEE PLANT
36" HT.

(2) BOUGAINVILLEA
14' HT.

(100) GANGES PRIMROSE
3 GAL.

(1) GREEN BUTTONWOOD
20'X20'

(1) LIGUSTRUM TREE
12' HT.

(5) CREEPING FIG
3 GAL.

(4) COCONUT PALMS
16' GW.

(3) COCONUT PALMS
14' GW.

(120) GREEN BUTTONWOOD
4' HT., FTB.

(230) GREEN ISLAND FICUS
3 GAL.

(4) CITRUS TREES
6' HT. STD.

(300) BEACH CREEPER
3 GAL.

(1) GREEN BUTTONWOOD
20'X20'

LAWN

LAWN

LAWN

LAWN

LAWN

LAWN

LAWN

(1) GUMBO LIMBO
20' HT. SPECIMEN

(19) COCONUT PALMS
20' GW. CURVED

(35) SMALL LEAF CLUSIA
8' HT., FTB.

(18) PODOCARPUS
6' HT. F.T.B.

(60) CARISSA EMERALD
3 GAL.

(12) PODOCARPUS PRINGLES
3 GAL.

(8) BEGONIA
3 GAL.

(2) SOUTHERN MAGNOLIA
16' HT.

(1) CANARY ISLAND DATE PALM
16' CT.

(2) TRIPLE ROEBELLINI
8' CT.

(1) DATE PALM SPECIMEN
20' O.A.

(50) GREEN BUTTONWOOD
8' HT., FTB.

(18) PODOCARPUS
6' HT. F.T.B.

(32) GREEN BUTTONWOOD
8' HT., FTB.

(1) PINK CASSIA TREE
16' HT.

(86) BEACH CREEPER
3 GAL.

(42) PODOCARPUS HEDGE
5' HT., FTB.

FIELD PLACE
(60) LIRIOPE, 1 GAL.
(16) FIDDLEWOOD, 4' HT.
(18) DW. OLEANDER, 3 GAL.
(40) HIBISCUS, 3 GAL.
(20) COONTIE, 3 GAL.

(2) PIGEON PLUM TREES
12' HT.

(1) SEAGRAPE TREE
18' HT.

FIELD PLACE
(5) PHILODENDRON GIGANTEUM, 15 GAL.
(20) SWARD FERN, 3 GAL.
(10) GREEN CONGO, 3 GAL.
(15) COONTIE, 3 GAL.
(25) WART FERN, 3 GAL.

(110) GREEN BUTTONWOOD
4' HT., FTB.

(1) RECLINATA
15' CT. MULTI TRUNK

(67) SMALL LEAF CLUSIA
8' HT., FTB.

(1) COCONUT PALMS
14' GW.

(1) LARGE LEAF CLUSIA
18' HT.

(35) SMALL LEAF
CLUSIA 4' HT.

(2) PIGEON PLUM TREES
16' HT.

(6) PODOCARPUS
5' HT.

(160) DW. FAKAHATCHEE GRASS
3 GAL.

(25) GREEN BUTTONWOOD
5' HT FTB

(1) DATE PALM
12' CT.

(2) PIGEON PLUM TREES
12' HT.

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

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

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

LANDSCAPE PLAN

203 S. LAKE TRAIL

PALM BEACH, FLORIDA

29 DECEMBER 2025

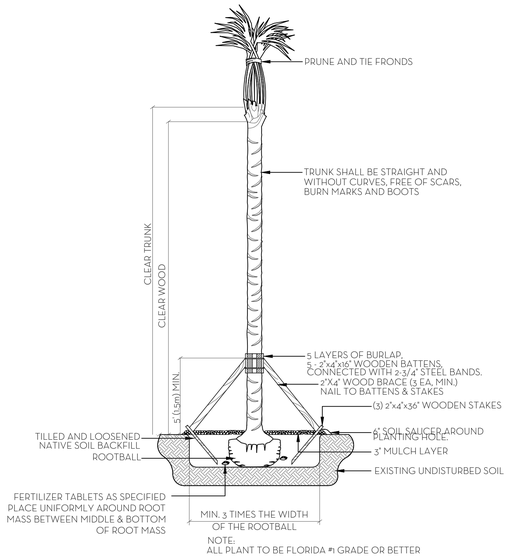
NIEVERA WILLIAMS
DESIGN

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

NIEVERAWILLIAMS.COM

LP1

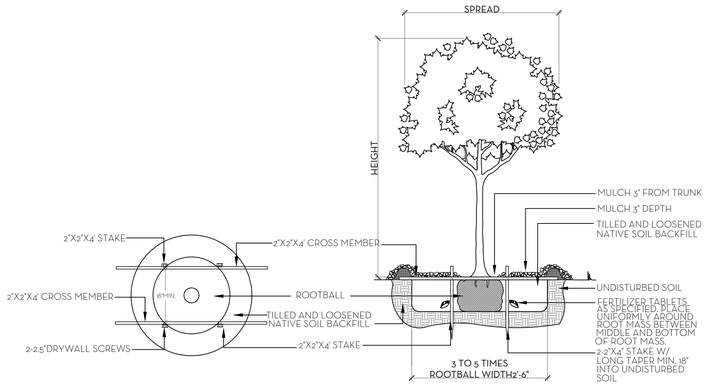
ZON-24-0034
ARC-24-00-27



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

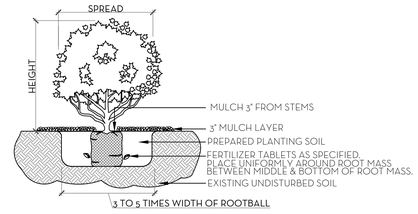
PALM PLANTING DETAIL
N.T.S.

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



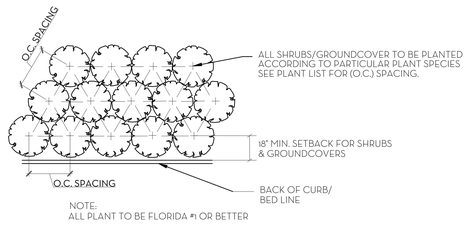
NOTE:
ALL PLANT TO BE FLORIDA #1 GRADE OR BETTER

TREE PLANTING DETAIL
N.T.S.



NOTE:
ALL MATERIAL TO BE FLORIDA #1 OR BETTER

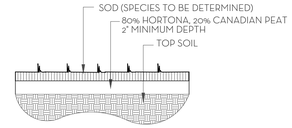
SHRUB & GROUNDCOVER PLANTING DETAIL
N.T.S.



NOTE:
ALL PLANT TO BE FLORIDA #1 OR BETTER

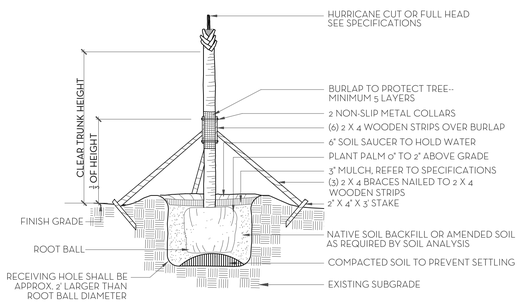
PLANT SPACING DETAIL
N.T.S.

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



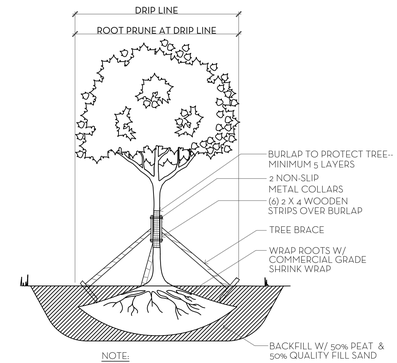
SOD PLANTING DETAIL
N.T.S.

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



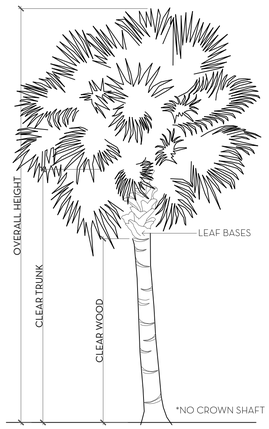
NOTES: STAKING & GUYING REQUIRED FOR PALMS, IF NECESSARY, OR AS DIRECTED BY THE LANDSCAPE ARCHITECT. ALL PLANT TO BE FLORIDA #1 OR BETTER

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



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

TREE ROOT PRUNING DETAIL
N.T.S.



PALM SPECIFICATION DETAIL
N.T.S.

FERTILIZATION

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

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

NIEVERA WILLIAMS DESIGN

203 South Lake Trail

November 21, 2025

Landscape Material Schedule

Item No.	Common Name	Botanical Name	Quantity	Specification	Native	Covered Area (sf)
1	TREES					
2	Green Buttonwood	Conocarpus erectus	3	20'x20'	*	
3	Pigeon Plum	Coccoloba diversifolia	16	14' HT.	*	
4	Large Leaf Clusia	Clusia rosea	1	20' HT.	*	
5	Satin Leaf	Chrysophyllum oliviforme	1	16' HT.		
6	Gumbo Limbo	Bursera simaruba	1	20' HT. Specimen	*	
7	Large Leaf Clusia	Clusia rosea	1	18' HT.	*	
8	Calophyllum	Calophyllum brasiliense	3	18' HT., 8' CT.		
9	Pigeon Plum	Coccoloba diversifolia	1	16' HT.	*	
10	Pigeon Plum	Coccoloba diversifolia	4	12' HT.	*	
11	Seagrape	Coccoloba uvifera	2	18' HT.	*	
12	Citrus Tree	Citrofortunella microcarpa	4	6' HT., STD.		
13	Ligustrum Tree	Ligustrum japonicum	2	12' HT.		
14			39		72%	
15	PALMS					
16	Coconut Palm	Cocos nucifera	6	14' GW		
17	Coconut Palm	Cocos nucifera	8	16' GW		
18	Roebelenii	Phoenix roebelenii	3	10' CT. Triple		
19	Mongomery Palm	Veitchia arecina	1	20' CT.		
20	Coconut Palm	Cocos nucifera	19	20' GW. Curved		
21	Canary Island Date Palm	Phoenix canariensis	1	20' OA Specimen		
22	Canary Island Date Palm	Phoenix canariensis	2	18' CT.		
23	Roebelenii	Phoenix roebelenii	2	8' CT. Triple		
24	Canary Island Date Palm	Phoenix canariensis	1	12' C.T.		
25	Reclinata Palm	Phoenix reclinata	1	15' CT. Multi Truck		
26			44			
27	SHRUB/VINE					
28	Green Buttonwood	Conocarpus erectus	230	4' HT., FTB.	*	
29	Coffee Plant	Psychotria nervosa	100	36" HT.	*	
30	Small Leaf Clusia	Clusia guttifera	178	8' HT., FTB.		
31	Southern Magnolia	Magnolia grandiflora	1	25' HT. Column		
32	Podocarpus	Podocarpus macrophyllus	36	6' HT., FTB		
33	Green Buttonwood	Conocarpus erectus	82	8' HT., FTB	*	
34	Green Buttonwood	Conocarpus erectus	80	5' HT., FTB	*	
35	Southern Magnolia	Magnolia grandiflora	2	15' HT. Column		
36	Bougainvillea Vine	Bougainvillea ssp	10	8' HT. ESP TO WALL		
37	Fiddlewood	Citharexylum spinosum	16	4' HT.		
38	Philodendron Giganteum	Philodendron Giganteum	5	15 GAL.		
39	Sward Fern	Nephrolepis biserrata	20	3 GAL.	*	
40	Green Congo	Philodendron 'Congo'	10	3 GAL.		
41	Wart Fern	Microsorum scolopendrium	25	3 GAL.		
42			795		64%	
43	GROUND COVER					
44	Beach Creeper	Ernodea littoralis	630	3 GAL.	*	945
45	Green Island Ficus	Ficus microcarpa 'Green Island'	266	3 GAL.		399
46	Ganges Primrose	Asystasia gangetica	250	3 GAL.		375
47	Carmona	Carmona microphylla	100	3 GAL.		150
48	Dwarf Mondo Grass	Ophiopogon japonicus 'Nana'	28	3 GAL.		56
49	Macho Fern	Nephrolepis biserrata	120	3 GAL.	*	480
50	Carissa	Carissa macrocarpa	60	3 GAL.		90
51	Podocarpus Pringles	Podocarpus macrophyllus 'Pringles'	12	3 GAL.		18
52	Begonia	Begonia odorata 'Alba'	8	3 GAL.		16
53	Liriope	Liriope muscari	60	3 GAL.		90
54	Dwarf Oleander	Nerium oleander 'Dwarf'	18	3 GAL.		36
55	Hibiscus	Hibiscus ssp	40	3 GAL.		80
56	Coontie	Zamia integrifolia	35	3 Gal.	*	140
57	Dwarf Fakahatchee Grass	Tripsacum floridana	160	3 GAL.	*	320
58			2868		59%	3195

Line #	Landscape Legend		
1	Property Address:	203 South Lake Trail	
2	Lot Area (sq. ft.):	72,213	
3		REQUIRED	PROPOSED
4	ndscape Open Space (LOS) (Sq Ft and %)	36,413 (50%)	42,994 (59.53%)
5	LOS to be altered (Sq FT and %)	N/A	N/A
6	Perimeter LOS (Sq Ft and %)	N/A	N/A
7	Front Yard LOS (Sq Ft and %)	1,419 (45%)	2,198 (69.69%)
8	Native Trees %	30% (number of trees)	72%
9	Native Shrubs & Vines %	30% (number of shrubs & vines)	64%
10	Native Groundcover %	30% (groundcover area)	59%

To determine qualifying native vegetation use either:
the Institute for Regional Conservation Natives for Your Neighborhood FL Statewide Plant List
OR
the Florida Native Plant Society Native Plants for Your Area List
Note: Modificaiton of >50% of existing landscape/greenscape are subject to minimum native plant requirements and must submit a landscape and irrigation plan for review.
This table shall be included on the landscape species index sheet as prepared by a licensed landscape architect and landscape openspace data shall be incorporated on to corresponding zoning legend.
See Ord. 003-2023 *REV BF 20230727*

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

PLANT LIST AND DETAILS

203 S. LAKE TRAIL

PALM BEACH, FLORIDA

29 DECEMBER 2025

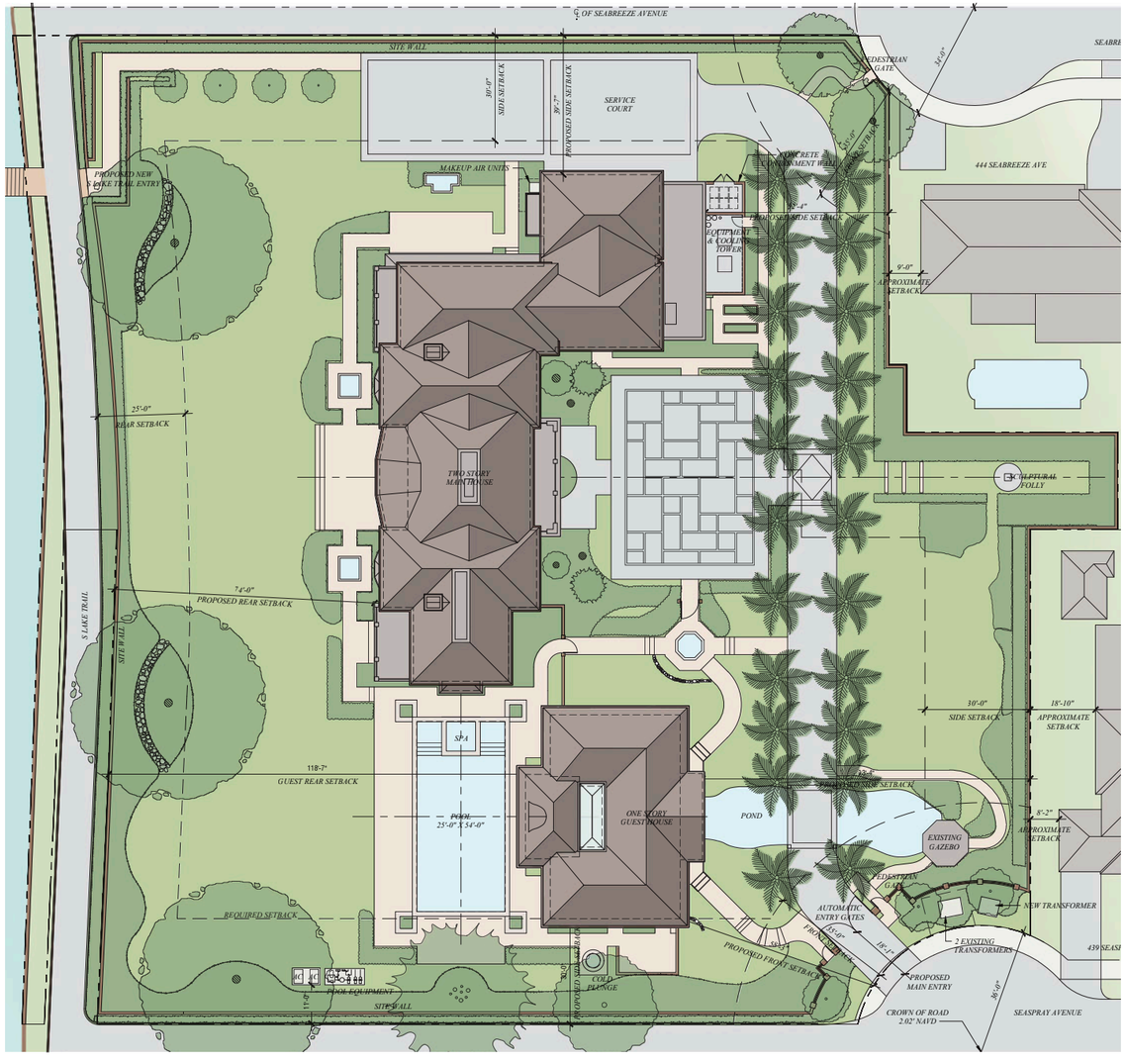
NIEVERA WILLIAMS DESIGN

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

NIEVERAWILLIAMS.COM

LP2

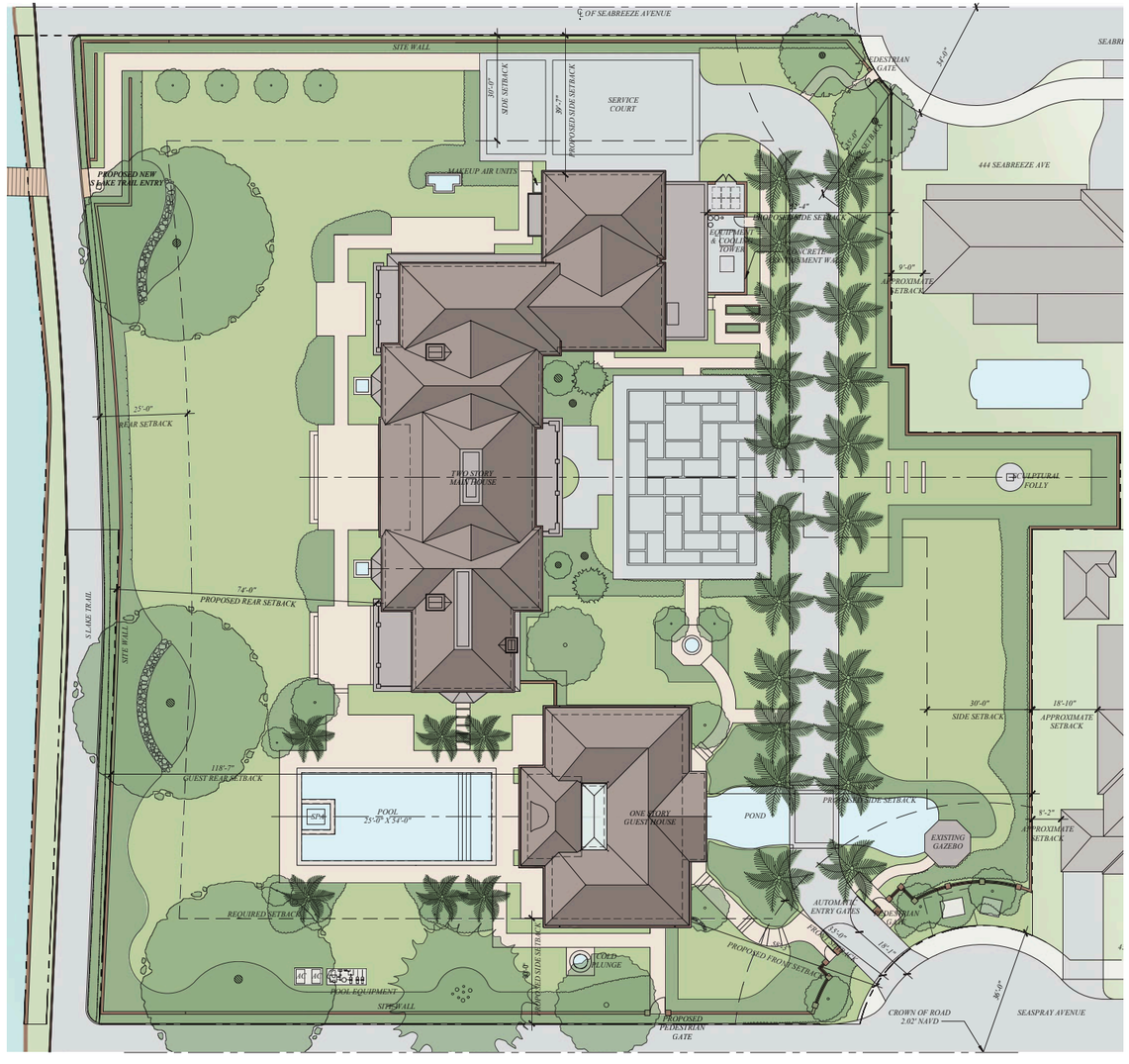
ZON-24-0034
ARC-24-00-27



ZONING DISTRICT: R-A ESTATE RESIDENTIAL
FEMA ZONE: AE-6

ZONING ORDINANCES	CODE MAXIMUMS	PROPOSED
LOT SIZE:	-	72,826 SF
LOT COVERAGE:	25%	14.54%
SQUARE FOOTAGE:	-	14,547 SF
FRONT YARD SETBACKS:	35’-0”	58’-3”
REAR YARD SETBACKS:	25’-0”	74’-0”
SIDE YARD SETBACK (NORTH):	30’-0”	39’-7”
SIDE YARD SETBACK (SOUTH):	30’-0”	30’-0”
SIDE YARD SETBACK (EAST):	30’-0”	52-4”
BUILDING HEIGHT:	25’-0”	23’-4”
OVERALL BUILDING HEIGHT:	35’-0”	34’-0”

PREVIOUSLY APPROVED ROOF SITE PLAN



ZONING DISTRICT: R-A ESTATE RESIDENTIAL
FEMA ZONE: AE-6

ZONING ORDINANCES	CODE MAXIMUMS	PROPOSED
LOT SIZE:	-	72,826 SF
LOT COVERAGE:	25%	14.11%
SQUARE FOOTAGE:	-	14,809 SF
FRONT YARD SETBACKS:	35’-0”	58’-3”
REAR YARD SETBACKS:	25’-0”	74’-0”
SIDE YARD SETBACK (NORTH):	30’-0”	39’-7”
SIDE YARD SETBACK (SOUTH):	30’-0”	30’-0”
SIDE YARD SETBACK (EAST):	30’-0”	52-4”
BUILDING HEIGHT:	25’-0”	23’-4”
OVERALL BUILDING HEIGHT:	35’-0”	34’-0”

REVISED ROOF SITE PLAN

N.T.S.

ARC-25-0096

NOT FOR CONSTRUCTION PURPOSES

FINAL DROP SUBMITTAL
DECEMBER 30, 2025

RESIDENCE IN PALM BEACH
203 S LAKE TRL
PALM BEACH, FL 33480

ROBERT A.M. STERN ARCHITECTS, LLP
ONE PARK AVENUE, NEW YORK, NY 10016
TEL (212) 967-5100 | WWW.RAMSA.COM

STATE OF FLORIDA
ARMANDO M. CORREIA
AR100192
REGISTERED ARCHITECT

PROJECT NO: A23054

DRAWING NO:
A-8

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SEABREEZE AVENUE

8' HT CHAIN LINK FENCE W/ BLACK OR GREEN MESH ON OUTSIDE - FENCE TO BE LOCATED ON ASPHALT

8' HT CHAIN LINK FENCE W/ BLACK OR GREEN MESH ON OUTSIDE

NEIGHBOR'S PLANTING TO REMAIN

LAKE WORTH LAGOON

LAKE TRAIL

LAWN

8' HT CHAIN LINK FENCE W/ BLACK OR GREEN MESH ON OUTSIDE - FENCE TO BE LOCATED ON ASPHALT

8' HT CHAIN LINK FENCE W/ BLACK OR GREEN MESH ON OUTSIDE

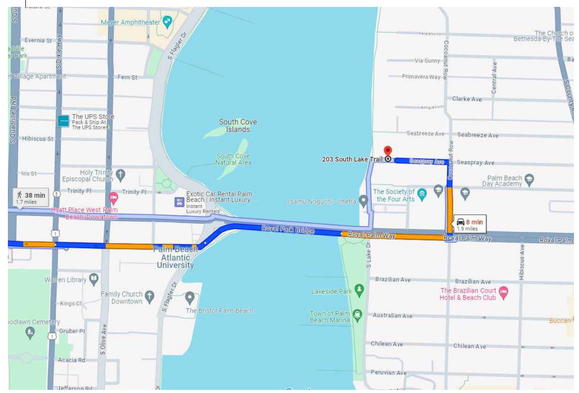
8' HT CHAIN LINK FENCE W/ BLACK OR GREEN MESH ON OUTSIDE

EXISTING TRANSFORMER TO REMAIN

8' HT. CHAIN LINK GATE W/ BLACK OR GREEN MESH ON OUTSIDE - GATE TO BE LOCATED IN FIELD TO WORK WITH SITE CONDITIONS

SEASRAY AVENUE

8' HT CHAIN LINK FENCE W/ BLACK OR GREEN MESH ON OUTSIDE - FENCE TO BE LOCATED ON ASPHALT



TRUCK LOGISTICS

0 4 8 16 32 FEET

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

N

W E

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

CONSTRUCTION SCREENING PLAN

203 S. LAKE TRAIL

PALM BEACH, FLORIDA

29 DECEMBER 2025

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

NIEVERA WILLIAMS
DESIGN

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CSP

ZON-24-0034
ARC-24-00-27

TOWN OF PALM BEACH

Information for Architectural Commission Meeting on: January 28, 2026

To: Architectural Commission

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

From: Planning, Zoning & Building

Re: ARC-25-0097 168 VIA BETHESDA. The applicant, Warren Spector (Kirchhoff & Associates Architects, Representative), has filed an application requesting Architectural Commission review and approval for a new pool and pool pavilion with loggia, cabana, and associated hardscape and landscape adjustments to replace the existing pool and bathhouse.

Date: 1/14/2026

ATTACHMENTS
- PZB Staff Report
- Letter of Intent
- Plans

STRATEGIC PLAN
Strategic Priorities:
Community Culture and Character

Strategic Focus Areas:
Quality of Life

FUNDING
No Fiscal Impact

ARC-25-0097 168 VIA BETHESDA. The applicant, Warren Spector (Kirchhoff & Associates Architects, Representative), has filed an application requesting Architectural Commission review and approval for a new pool and pool pavilion with loggia, cabana, and associated hardscape and landscape adjustments to replace the existing pool and bathhouse.

Property Owner: Warren Spector
Professional: Kirchhoff & Associates
Landscape: Dept. Landscape Architecture Urban Design

HISTORY:
This house, known as "Casa Escondida," was originally designed by Marion Syms Wyeth in 1928. Significant changes occurred in the 1990's, including the construction of an octagonal cabana bath and a pool that is proposed for demolition prior to commencing the current project.

THE PROJECT:
The applicant has submitted plans, entitled "Pool Pavilion Renovation Casa Escondida", as prepared by **Kirchoff & Associates Architects**, uploaded December 19, 2025.

The following is the scope of work for the application:

- Demolition of existing pool and cabana
- New one-story cabana, pool, landscape and hardscape

Site Data			
Zoning District	R-B	**Future Land Use**	SINGLE-FAMILY
Lot Size	52,490 Sq. Ft.	**Front yard setback**	35'
Lot Width	275'	**Lot Depth**	199'
Crown of Road	13.5'	**FEMA Flood Zone**	X -15'
Lot Coverage	Permitted: 25% Proposed: 17%	**Landscape Open Space:**	Required: 50% Existing: 42% Proposed: 42%

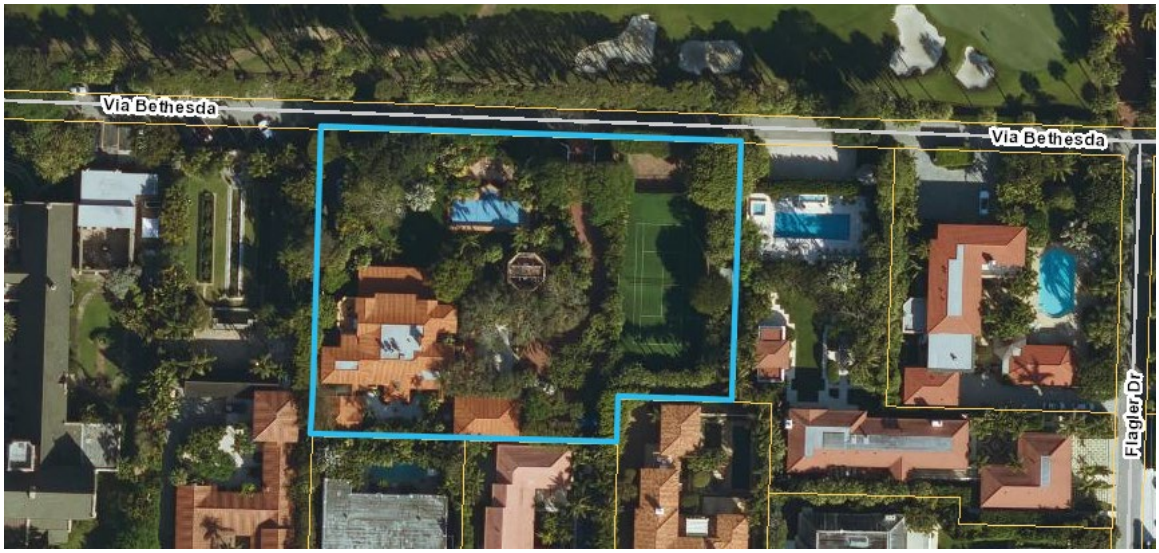
Surrounding Properties / Zoning	
North	2 S County Rd | Breakers golf course / PUD
South	141-155 Barton Ave| Residences / R-B
East	102 Flagler Dr | Residence / R-B
West	141 S County Rd | Bethesda by the Sea Church / R-B

STAFF ANALYSIS:

The applicant is seeking approval for a new accessory structure consisting of an open loggia pavilion and cabana totaling 1,633 SF. To accommodate the orientation and new layout of the garden with the cabana a new pool, hardscape and landscape are also proposed. The loggia is a one-story pavilion open on three sides with cabana and gym on the south side. The side facing the driveway (east) has a colonnade with louvered panels between the square columns to allow for air flow. Architectural finishes will match the main residence including stucco walls, barrel tile roofs, painted Mahogony windows and doors with columns and rafters consisting of limed cypress.



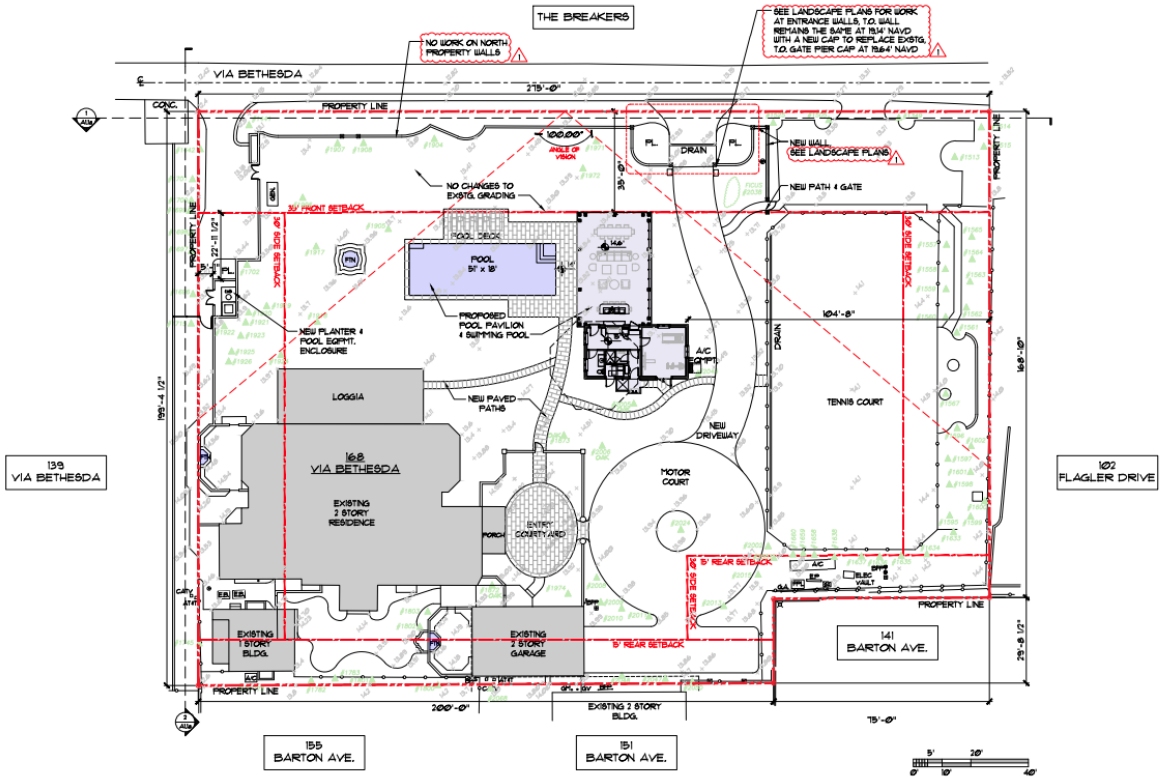
Color rendering of proposed cabana.



Aerial

The proposed cabana is centrally located on the site and takes the place of an incongruous, non-original octagonal cabana. Even though the pool is forward of the front façade of the home it is shielded by view through a masonry wall and is setback approximately 40' from the front property line. The proposed lush landscaping and curved driveway is consistent

with the mature landscaping already on site. The new features will not be visible from the public right-of-way.



Proposed site plan.



View from driveway internal to the lot.

CONCLUSION:

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

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

WRB:JGM:FHM

KIRCHHOFF & ASSOCIATES
ARCHITECTS

LETTER OF INTENT

NEW POOL PAVILION AND POOL

AT 168 VIA BETHESDA

Please find for review by ARCOM, the attached application for our project at 168 Via Bethesda in the R-B Zoning District The project is the addition of a new accessory structure consisting of an open Loggia pavilion and attached cabana structure totaling 1,633 square feet, a new pool and the associated hardscape and landscape. The site has an existing two-story residence originally designed by Marion Sims Wyeth and built in 1928 in a Gothic Revival style. The residence underwent a major renovation in the early 1990's by SKA Architect & Planner which changed the style from Gothic to Mediterranean Revival. The 1990's work included the addition of an octagon shaped cabana bath and pool that are to be demolished prior to the construction of this project. My clients purchased this property in 2001, and this is their home.

The proposed pool loggia is a one-story pavilion, open on three sides, with the South side is attached to the pool cabana and gym. The East side (facing the driveway) is infilled between the columns with fully operable cypress louvered panels offering some privacy while allowing the air to flow. The walls will be stucco to match the main house, the roof will be handmade barrel tile to also match the main house, painted mahogany casement windows and cypress wood doors, the columns and rafters will be limed cypress.

Please note the following:

A) LANDMARKS PRESERVATION COMMISSION 54-122 & 54-161
Not Applicable

B) ARCOM 18-205
We are submitting a proposed Pool Pavilion and Cabana that we consider tastefully designed, with harmonious and balanced elevations, providing texture and shadow, and designed for our tropical climate with appropriate materials and details consistent with the existing house and neighboring properties.

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

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

3. The proposed building will be built to the highest standards with materials of the highest quality. The structure is not, in its exterior design and appearance, of inferior quality such as to cause the nature of the local environment to materially depreciate in appearance and value.

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

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

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

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

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

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

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

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

Sincerely,

Thomas M. Kirchhoff, AIA
Principal Architect

DEVELOPMENT REVIEW - FINAL SUBMITTAL - 12/19/2025

PROJECTED HEARING DATE: ARCOM 1/28/2026

ARC-25-0097

POOL PAVILION RENOVATION

CASA ESCONDIDA

168 VIA BETHESDA

PALM BEACH, FLORIDA



KIRCHHOFF & ASSOCIATES
ARCHITECTS

SCOPE OF WORK

1. BUFFER & SCREENING AT PROPERTY DURING DEMO & NEW CONSTRUCTION.
2. DEMOLITION OF EXISTING POOL PAVILION, POOL, POOL DECK, ENTRY COURTYARD HARDSCAPE AND FOUNTAINS AS INDICATED IN PLANS.
3. CONSTRUCTION OF NEW SWIMMING POOL, LOGGIA, CABANA AND ASSOCIATED HARDSCAPE.
4. REVISED LANDSCAPING IN AREA AROUND NEW POOL PAVILION AND ENTRY COURTYARD.
5. NO CHANGE TO EXISTING SITE GRADES.

SHEET INDEX

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-	PROPERTY SURVEY	A3.1A	EXTERIOR ELEVATIONS - COLOR	LD1.1	EXSTG. CONDITIONS &TREE DISPOSITION
A0.2	LOCATION MAP & PLAN	A3.1B	EXTERIOR ELEVATIONS - COLOR	LD1.2	CONSTRUCTION SCREENING PLAN
A0.3	NEIGHBORHOOD PHOTOBOARD	A3.2	STREETSCAPE ELEVATIONS	L0.1	EXISTING PHOTOS
A0.4	SITE PHOTOBOARD	A3.3	ENTRY COURTYARD	L1.1	HARDSCAPE PLAN
A0.5	SITE PHOTOBOARD	A3.4A	POOL PAVILION RENDERING	L1.2	OPEN SPACE CALCULATIONS
A1.1 EX	EXISTING SITE PLAN	A3.4B	POOL PAVILION RENDERING	L2.1	PLANTING PLAN
D1.1	DEMO PLAN	A3.4C	POOL PAVILION RENDERING	L2.2	PLANTING SCHEDULE
A1.1	SITE PLAN	1 A3.4D	ENTRY COURTYARD RENDERING	L3.1	EXISTING WALL MODIFICATIONS
A1.1A	YARD SECTIONS	A3.5	PRECEDENTS	L8.1	RENDERINGS
A1.1B	MECHANICAL YARD	A5.1	TYPICAL SECTION & MATERIALS	C-1	SITE GRADING & DRAINAGE PLAN
A1.2	ZONING LEGEND & DIAGRAMS	A5.2	BUILDING SECTIONS	C-2	SITE GRADING & DRAINAGE PLAN
A1.3	CUBIC CONTENT DIAGRAMS	A5.3	BUILDING SECTIONS	EC-1	CONSTRUCTION STAGING & EROSION
A2.1	PLAN	A5.4	DETAILS		CONTROL PLAN
A2.2	ROOF PLAN	A6.1	DOOR & WINDOW SCHEDULE		

CONSULTANTS

LANDSCAPE ARCHITECT

DEPT. LANDSCAPE & URBAN DESIGN
4900 TRAVIS STREET
HOUSTON, TX 77002
(850) 419-5948

CONSULTING LANDSCAPE DESIGNER
EDWINA VON GAL

CIVIL ENGINEER

GRUBER CONSULTING ENGINEERS
247 MERCER AVENUE
WEST PALM BEACH, FLORIDA 33401
(561) 312-2041

SURVEY ENGINEER

WALLACE SURVEYING CORPORATION
5553 VILLAGE BOULEVARD
WEST PALM BEACH, FLORIDA 33407
(561) 640-4551

ARC - 25 - 0097

NOT FOR CONSTRUCTION

KIRCHHOFF & ASSOCIATES
ARCHITECTS

1907 COMMERCE LANE, SUITE 106
JUPITER, FLORIDA 33458
561 . 575 . 9994
KIRCHHOFFARCHITECTS.COM

POOL PAVILION RENOVATION

CASA ESCONDIDA

168 VIA BETHESDA
PALM BEACH, FLORIDA 33480

SEAL

STATE OF FLORIDA · THOMAS M. KIRCHHOFF · AR0014635 · REGISTERED ARCHITECT

THOMAS M. KIRCHHOFF FL REG. NO. AR0014635

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KIRCHHOFF & ASSOCIATES ARCHITECTS

REVISIONS

1 DECEMBER 15, 2025

PROJECT NUMBER: 2502

ISSUED FOR: DEVELOPMENT REVIEW — DATE: DEC. 19, 2025

DATE PLOTTED:

DRAWN BY: AA — CHECKED BY: TK

DRAWING NUMBER:

A0.1

SCALE: AS NOTED

BOUNDARY SURVEY FOR:

WARREN SPECTOR

LEGEND

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

TREE LEGEND (TREE DESIGNATION SHOWN THUS: ▲) #1514

TREE LOCATION NOTES:
This firm has identified the various types of trees located on this site based on common knowledge of tree species. For positive identification of tree species, a qualified landscape architect or botanist should be consulted. Trees four (4") caliper inches or larger, when measured at breast height, are shown on the survey drawing. Invasive trees such as Melaleuca, Brazilian Pepper and Australian Pine are not shown on the survey drawing. Clusters of trees are shown grouped with an approximation of the total number of trees located within the group. The canopy diameter and spread are not shown hereon, unless indicated otherwise.

DBH = DIAMETER AT BREAST HEIGHT

TREE TABLE

TREE #	DBH	COMMON NAME	BOTANICAL NAME	CLUSTER
1441	20"	FICUS	FICUS BENJAMINA	YES
1442	18"	FICUS	FICUS BENJAMINA	YES
1505	18"	FICUS	FICUS BENJAMINA	
1506	18"	FICUS	FICUS BENJAMINA	
1513	48"	BANYAN	PSEUDOBOMBAX ELLIPTICUM	
1514	4"	UNKNOWN		
1515	8"	FIG	FIG	
1525	16"	FICUS	FICUS BENJAMINA	
1557	12"	COCONUT PALM	COCOS NUCIFERA	
1558	12"	COCONUT PALM	COCOS NUCIFERA	
1559	12"	COCONUT PALM	COCOS NUCIFERA	
1560	12"	COCONUT PALM	COCOS NUCIFERA	
1561	10"	COCONUT PALM	COCOS NUCIFERA	
1562	13"	COCONUT PALM	COCOS NUCIFERA	
1563	12"	COCONUT PALM	COCOS NUCIFERA	
1564	12"	COCONUT PALM	COCOS NUCIFERA	
1565	12"	COCONUT PALM	COCOS NUCIFERA	
1567	14"	BLACK OLIVE	TERMINALIA BUCERAS	
1595	30"	ARECA PALM	DYPSIS LUTESCENS	YES
1596	10"	COCONUT PALM	COCOS NUCIFERA	
1597	12"	COCONUT PALM	COCOS NUCIFERA	
1598	12"	COCONUT PALM	COCOS NUCIFERA	
1599	8"	COCONUT PALM	COCOS NUCIFERA	
1600	15"	COCONUT PALM	COCOS NUCIFERA	
1601	12"	COCONUT PALM	COCOS NUCIFERA	
1602	12"	COCONUT PALM	COCOS NUCIFERA	
1633	12"	ROYAL PALM	ROYSTONEA REGIA	
1634	12"	COCONUT PALM	COCOS NUCIFERA	
1635	12"	COCONUT PALM	COCOS NUCIFERA	
1636	12"	COCONUT PALM	COCOS NUCIFERA	
1637	12"	COCONUT PALM	COCOS NUCIFERA	
1638	12"	COCONUT PALM	COCOS NUCIFERA	
1658	15"	COCONUT PALM	COCOS NUCIFERA	
1659	10"	COCONUT PALM	COCOS NUCIFERA	
1660	15"	COCONUT PALM	COCOS NUCIFERA	
1661	10"	COCONUT PALM	COCOS NUCIFERA	
1662	10"	COCONUT PALM	COCOS NUCIFERA	
1696	17"	SABAL PALM	SABAL PALMETTO	
1697	16"	SCHEFFLERA	SCHEFFLERA ACTINOPHYLLA	
1698	16"	SCHEFFLERA	SCHEFFLERA ACTINOPHYLLA	
1699	16"	SCHEFFLERA	SCHEFFLERA ACTINOPHYLLA	
1700	8"	CHRISTMAS TREE PALM	ADONIDIA MERRILLII	
1701	27"	SCHEFFLERA	SCHEFFLERA ACTINOPHYLLA	YES
1702	8"	SABAL PALM	SABAL PALMETTO	
1715	24"	UNKNOWN		
1745	18"	GUMBO LIMBO	BURSERA SIMARUBA	
1779	30"	FICUS	FICUS BENJAMINA	YES
1782	36"	FICUS	FICUS BENJAMINA	YES
1783	18"	FICUS	FICUS BENJAMINA	YES
1800	6"	COCONUT PALM	COCOS NUCIFERA	
1801	6"	CHRISTMAS TREE PALM	ADONIDIA MERRILLII	
1802	6"	PYGMY DATE PALM	PHOENIX ROEBELENII	
1803	4"	PYGMY DATE PALM	PHOENIX ROEBELENII	
1872	24"	LIVE OAK	QUERCUS VIRGINIANA	
1873	24"	LIVE OAK	QUERCUS VIRGINIANA	
1874	5"	MACARTHUR PALM	PTYCHOSPERMA MACARTHURII	
1884	14"	SABAL PALM	SABAL PALMETTO	DOUBLE
1885	10"	COCONUT PALM	COCOS NUCIFERA	
1886	8"	SABAL PALM	SABAL PALMETTO	
1887	24"	UNKNOWN		
1899	12"	QUEEN PALM	SYAGRUS ROMANZOFFIANA	
1900	8"	SABAL PALM	SABAL PALMETTO	
1901	8"	SABAL PALM	SABAL PALMETTO	
1902	14"	SABAL PALM	SABAL PALMETTO	
1903	12"	QUEEN PALM	SYAGRUS ROMANZOFFIANA	DOUBLE
1904	8"	UNKNOWN		TRIPLE
1905	16"	BISMARCK PALM	BISMARCKIA NOBILIS	
1906	6"	UNKNOWN PALM		
1907	24"	UNKNOWN		
1908	24"	UNKNOWN		
1917	40"	UNKNOWN		
1918	12"	COCONUT PALM	COCOS NUCIFERA	
1919	10"	SABAL PALM	SABAL PALMETTO	
1920	10"	SABAL PALM	SABAL PALMETTO	
1921	12"	SABAL PALM	SABAL PALMETTO	
1922	7"	SABAL PALM	SABAL PALMETTO	
1923	10"	SABAL PALM	SABAL PALMETTO	
1924	10"	SABAL PALM	SABAL PALMETTO	
1925	14"	SABAL PALM	SABAL PALMETTO	
1926	10"	UNKNOWN		
1971	24"	FICUS	FICUS BENJAMINA	
1972	12"	QUEEN PALM	SYAGRUS ROMANZOFFIANA	DOUBLE
1973	10"	MACARTHUR PALM	PTYCHOSPERMA MACARTHURII	
1974	12"	UNKNOWN		
2001	12"	SABAL PALM	SABAL PALMETTO	
2002	12"	SABAL PALM	SABAL PALMETTO	
2003	14"	UNKNOWN		
2004	12"	SABAL PALM	SABAL PALMETTO	
2005	30"	LIVE OAK	QUERCUS VIRGINIANA	
2006	28"	LIVE OAK	QUERCUS VIRGINIANA	
2008	24"	SABAL PALM	SABAL PALMETTO	
2009	18"	FICUS	FICUS BENJAMINA	
2010	18"	FICUS	FICUS BENJAMINA	
2011	12"	SABAL PALM	SABAL PALMETTO	
2012	12"	SABAL PALM	SABAL PALMETTO	
2013	8"	UNKNOWN PALM		
2014	8"	UNKNOWN PALM		
2015	10"	SABAL PALM	SABAL PALMETTO	
2024	48"	PYGMY DATE PALM	PHOENIX ROEBELENII	YES
2036	10"	SABAL PALM	SABAL PALMETTO	
2037	30"	FICUS	FICUS BENJAMINA	
2038	SEE DRAWING	FICUS	FICUS BENJAMINA	
2044	10"	SABAL PALM	SABAL PALMETTO	
2045	8"	SABAL PALM	SABAL PALMETTO	
2046	12"	SABAL PALM	SABAL PALMETTO	
2047	24"	FICUS	FICUS BENJAMINA	
2048	20"	FICUS	FICUS BENJAMINA	
2050	36"	FOXTAIL PALM	WODYETIA BIFURCATA	YES
2068	12"	FICUS	FICUS BENJAMINA	

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

Warren Spector, as Trustee of the Warren Spector Revocable Trust U/A/D November 5, 2018
First American Title Insurance Company

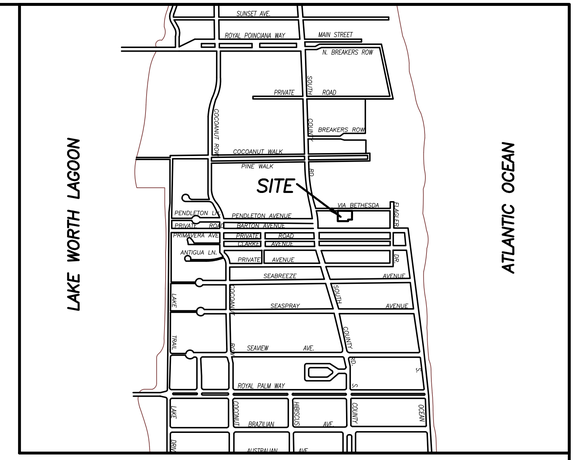
The undersigned surveyor assumes no responsibility or liability for any other purpose or to any other party other than stated above.

N
W E
S
0′ 20′ 40′ 60′
SCALE: 1"=20′

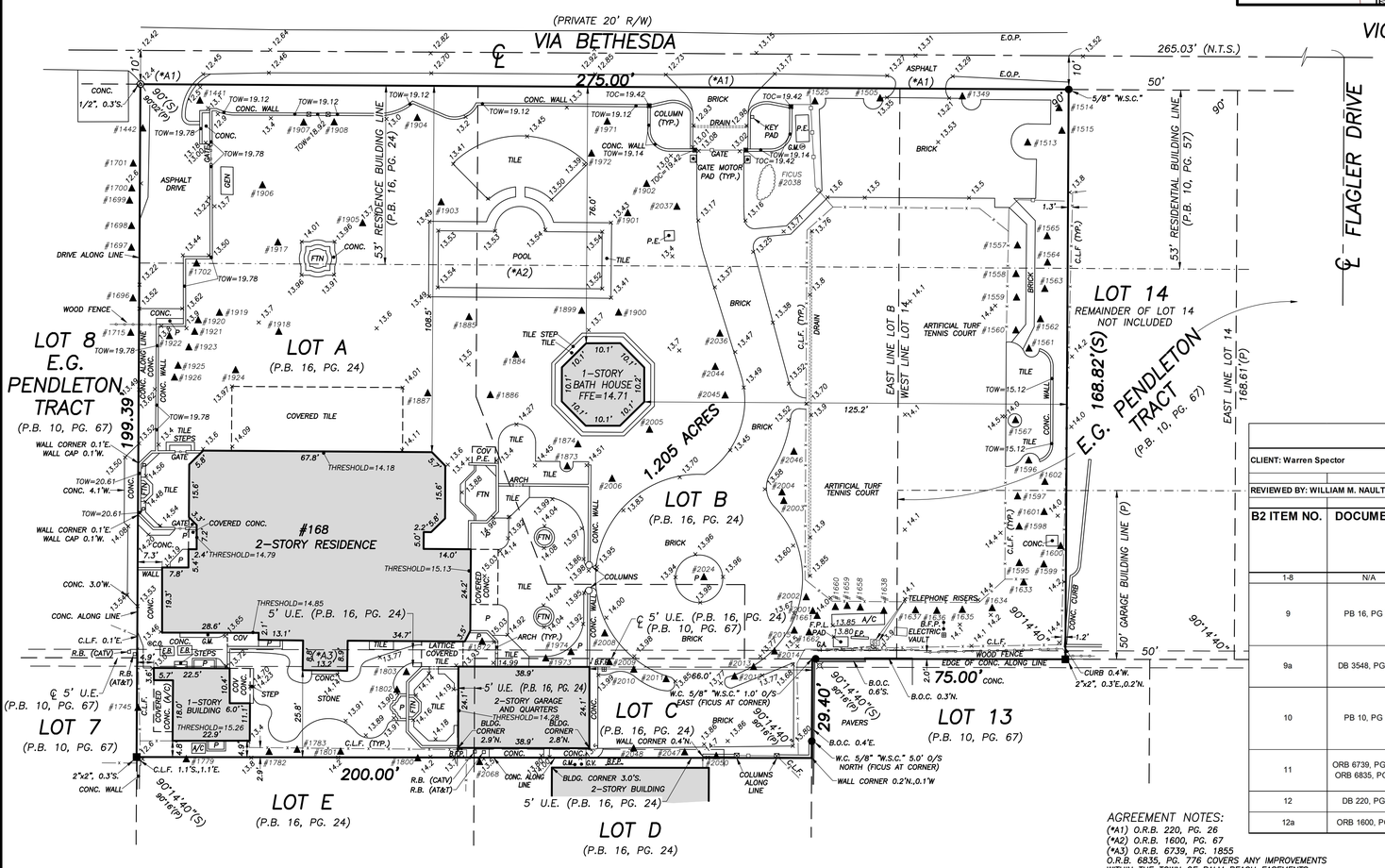
PROPERTY ADDRESS:
168 Via Bethesda
Palm Beach, FL 33480

LEGAL DESCRIPTION:
*Lots A, B and C, **E.G. PENDLETON TRACT**, a Resubdivision of Lots 9, 10, 11, 12 and 12A, according to the Plat thereof, as recorded in Plat Book 16, Page 24, of the Public Records of Palm Beach County, Florida; and the West one-half (W½) of Lot 14, **E.G. PENDLETON TRACT**, according to the Plat thereof, as recorded in Plat Book 10, Page 67, of the Public Records of Palm Beach County, Florida.*

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



VICINITY SKETCH N.T.S.



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 2140-2817484, issued by First American Title Insurance Company, dated March 6th, 2025. This office has made no search of the Public Records.*
2. *Elevations shown hereon, if any, are in feet and decimal parts thereof and are based on NAVD-88. The expected accuracy of the elevations shown hereon is 0.03' for the hard surface elevations and 0.1' for the soft surface elevations. Elevations shown hereon are U.S. survey feet unless otherwise noted.*
3. *Description furnished by client or client's agent.*
4. *Unless it bears the signature and the original raised seal of a Florida licensed surveyor or mapper this drawing, sketch, plat or map is for informational purposes only and is not valid.*
5. *This survey cannot be transferred or assigned without the specific written permission of Wallace Land Surveying, LLC. Certificate of Authorization Number LB8598.*
6. *Except as shown, underground and overhead improvements are not located. Underground foundations not located.*
7. *The survey sketch shown hereon does not necessarily contain all of the information obtained or developed by the undersigned surveyor in his field work, office work or research.*
8. *No responsibility is assumed by this surveyor for the construction of improvements, from building ties shown on this survey.*
9. *Revisions shown hereon do not represent a "survey update" unless otherwise noted.*
10. *All dates shown within the revisions block hereon are for interoffice filing use only and in no way affect the date of the field survey stated herein.*
11. *In some instances, graphic representations have been exaggerated to more clearly illustrate the relationships between physical improvements and/or lot lines. In all cases, dimensions shown shall control the location of the improvements over scaled positions.*
12. *It is a violation of Rule 5J-17 of the Florida Administrative Code to alter this survey without the express prior written consent of the Surveyor. Additions and/or deletions made to the face of this survey will make this survey invalid.*
13. *The ownership of fences, perimeter walls and/or hedges shown hereon are not known and thus are not listed as encroachments. Fences, hedges and/or perimeter walls are shown in their relative position to the boundary.*
14. *The expected horizontal accuracy of the information shown hereon is +/- 0.10'.*

AGREEMENT NOTES:
*(*A1) O.R.B. 220, PG. 26*
*(*A2) O.R.B. 1600, PG. 67*
*(*A3) O.R.B. 6739, PG. 1855*
O.R.B. 6835, PG. 776 COVERS ANY IMPROVEMENTS WITHIN THE TOWN OF PALM BEACH EASEMENTS AND/OR BUILDING LINE REGULATIONS.

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.*

JAMES G PEDEN JR
Digitally signed by JAMES G PEDEN JR
Date: 2025.12.12 10:57:00 -05'00'

JAMES G. PEDEN JR. License Number 6122 STATE OF FLORIDA Professional Surveyor and Mapper

DATE OF LAST FIELD SURVEY: 03/19/2025

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

TITLE COMMITMENT REVIEW

CLIENT: Warren Spector		COMMITMENT NO. : 2140-2817484	DATE: March 6th, 2025		
REVIEWED BY: WILLIAM M. NAULTY		JOB NO. : 229265-SE			
B2 ITEM NO.	**DOCUMENT**	**DESCRIPTION**	**AFFECTS AND PLOTTED**	**AFFECTS AND NOT PLOTT-ABLE**	**DOES NOT AFFECT**	**NOT A SURVEY MATTER**
1-8	N/A	Standard Exceptions.				●
9	PB 16, PG 24	Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of E. G. PENDLETON TRACT.	●			
9a	DB 3548, PG 889	As affected by that certain Quit Claim Deed Terminating Easement.			●	
10	PB 10, PG 67	Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of E. G. PENDLETON TRACT.	●			
11	ORB 6739, PG 1855 ORB 6835, PG 776	Terms and provisions of those certain Agreements with the Town of Palm Beach, Florida.	●			
12	DB 220, PG 26	Terms and provisions of that certain Agreement.	●			
12a	ORB 1600, PG 67	As affected by that certain Agreement.	●			

REVISIONS:
12/11/25 TOP OF WALL ELEVATIONS B.M/S.C.W. 89-1193 229265
04/03/25 TITLE COMMITMENT REVIEW M.N. 229265
03/19/25 SURVEY & TIE-IN UPDATE WITH SPOT ELEVATIONS, TREE TIE-IN C.A. & B.M./S.W. 229265 PB368/9
06/21/18 HARDSCAPE AREA CALCULATIONS FOR PROPOSED GENERATOR M.B. 89-1193.7

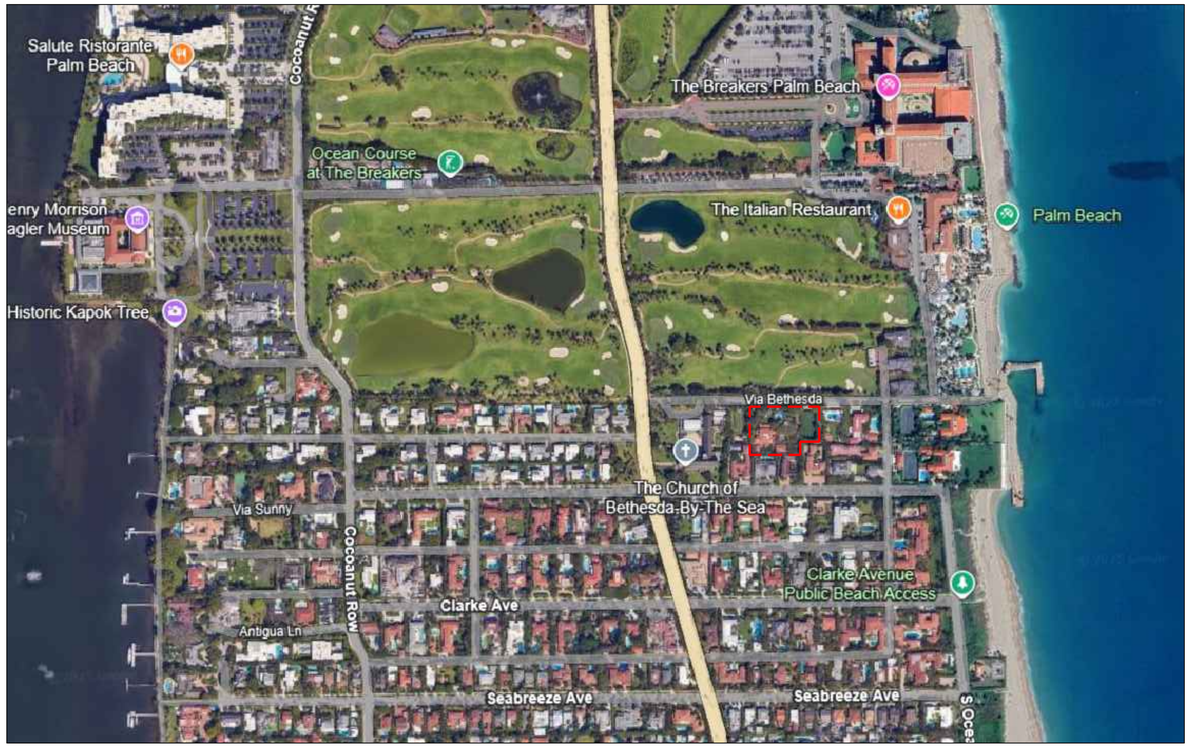
BOUNDARY SURVEY FOR:

WARREN SPECTOR

WALLACE SURVEYING
A DIVISION OF LANDTEC CONSTRUCTION SURVEYING, LLC. LB #6598
5553 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 * (561) 640-4551

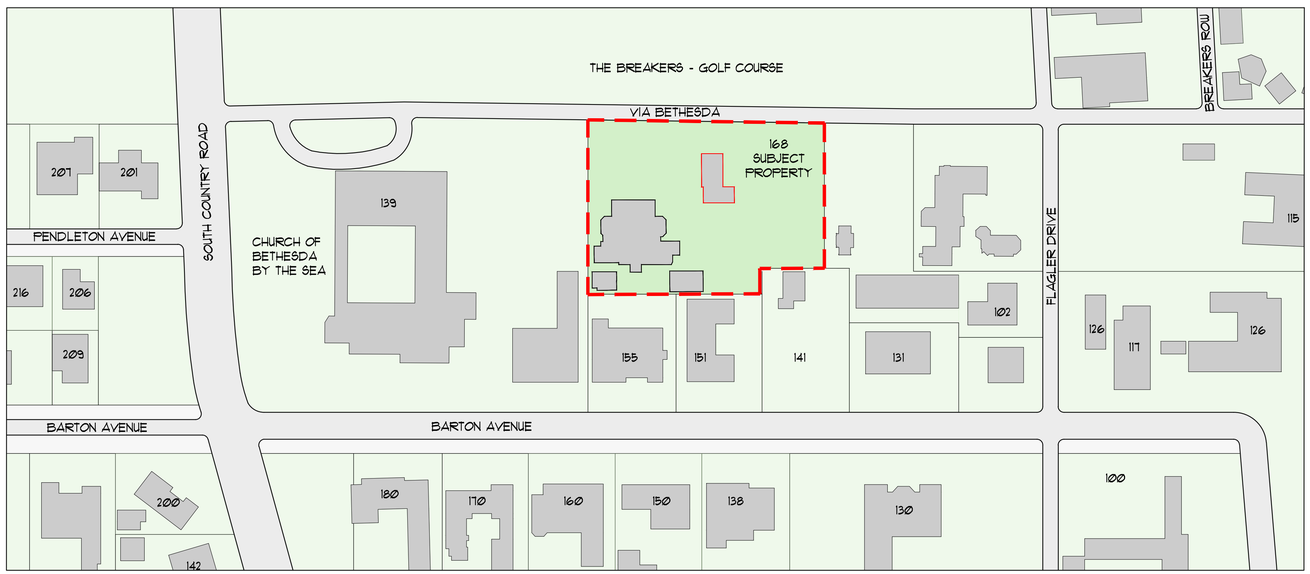
FIELD: B.M.	JOB NO.: 89-1193.6	F.B. PB262 PG. 54	
OFFICE: M.B.	DATE: 7/12/18	DWG. NO. 89-1193	
C'K'D: C.W.	REF: 89-1193.DWG	SHEET 1 OF 1	

ARC-25-0097



1 **LOCATION MAP**

N



2 **LOCATION PLAN**

N

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POOL PAVILION RENOVATION

CASA ESCONDIDA

168 VIA BETHESDA
PALM BEACH, FLORIDA 33480

SEAL

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A0.2

SCALE: AS NOTED

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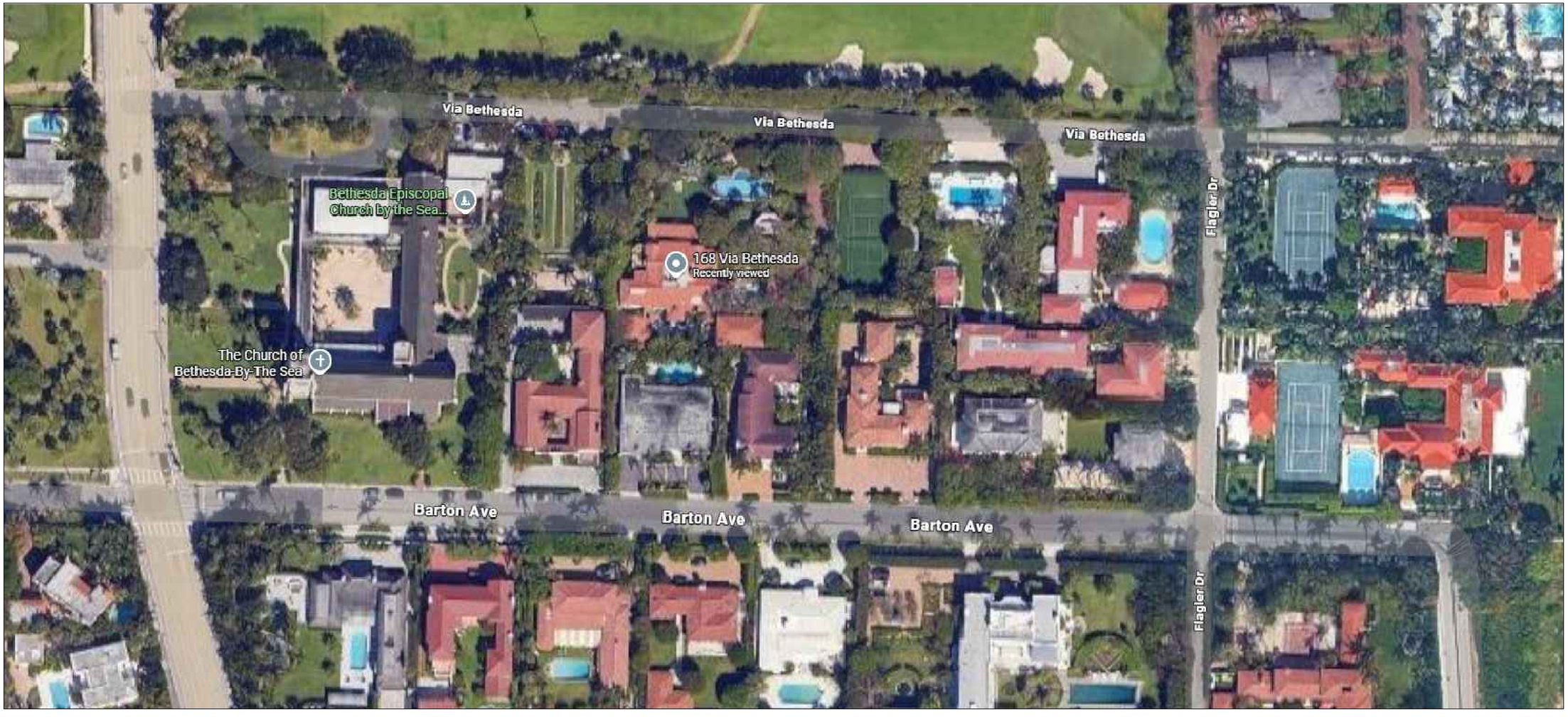

1 **LOCATION MAP**

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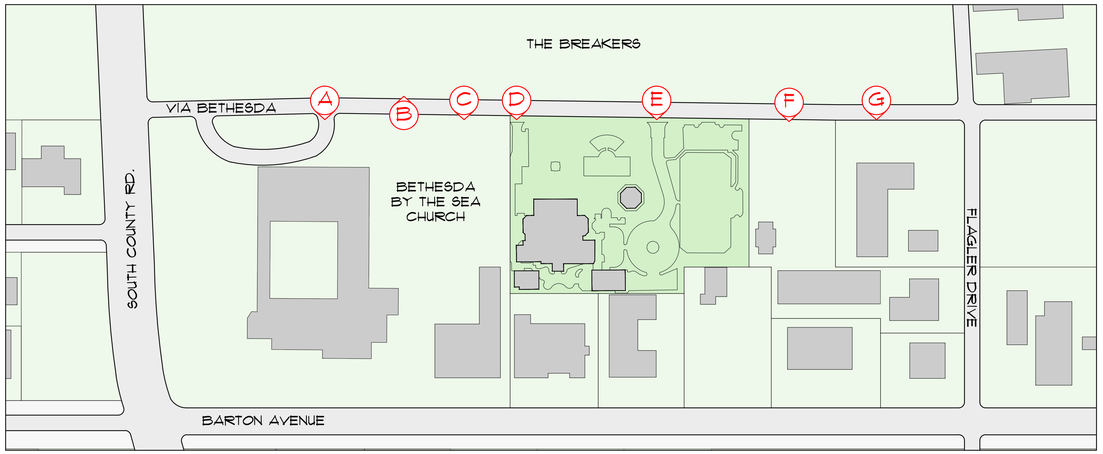
Ⓐ BETHESDA BY THE SEA



1 **NEIGHBORHOOD - KEY PLAN**

N



Ⓑ THE BREAKERS



Ⓒ BETHESDA BY THE SEA- PARKING



Ⓓ 168 VIA BETHESDA- SERVICE ENTRANCE



Ⓓ 168 VIA BETHESDA- MAIN ENTRANCE



Ⓔ 102 FLAGLER DRIVE



Ⓕ 124 VIA BETHESDA

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Ⓐ MAIN DRIVEWAY



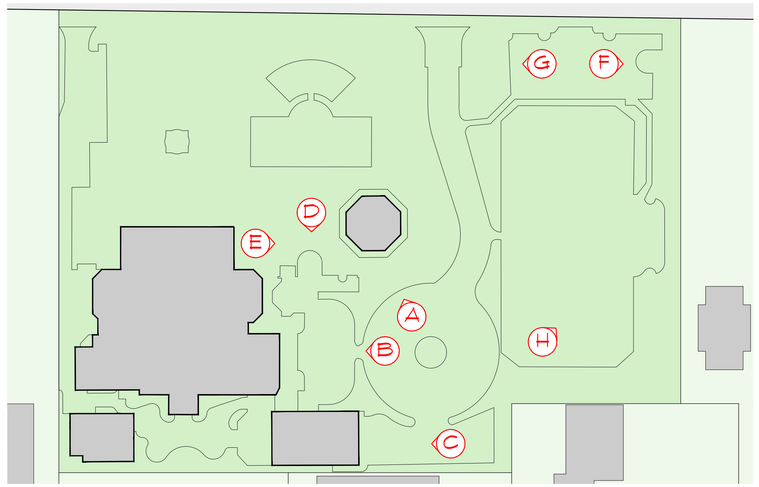
Ⓑ MAIN HOUSE ENTRANCE



Ⓒ GARAGE



Ⓓ PERGOLA



1 **CASA ESCONDIDA - KEY PLAN**

N



Ⓔ BATH HOUSE



Ⓕ EAST PARKING



Ⓖ EAST PARKING



Ⓗ TENNIS COURT

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POOL PAVILION
RENOVATION

CASA
ESCONDIDA

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A0.4

SCALE:
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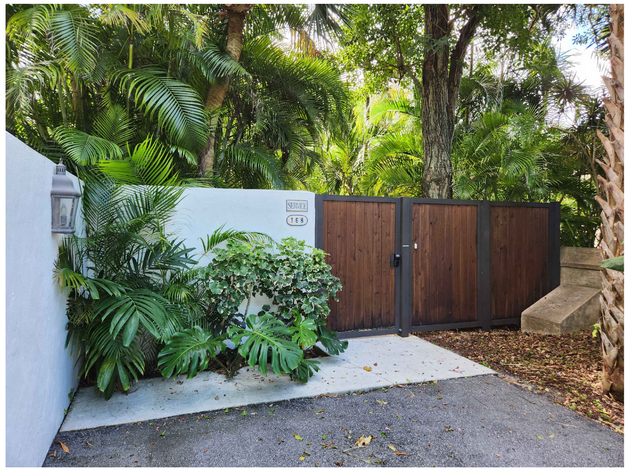


I SERVICE ENTRANCE



J ENTRY COURTYARD



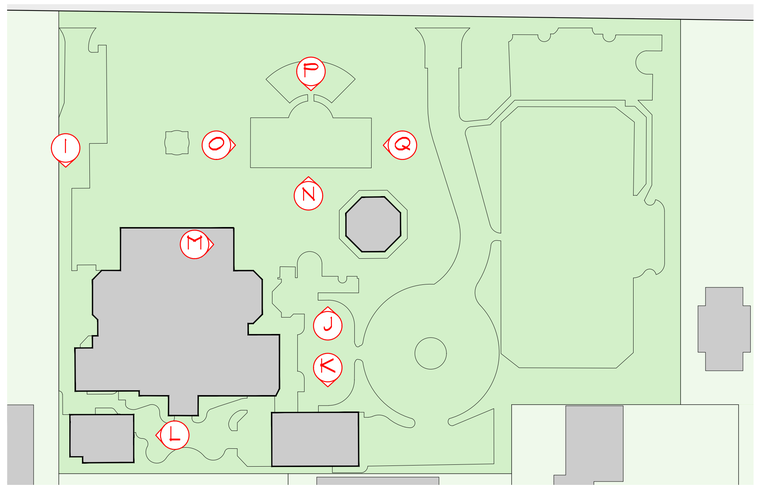
K ENTRY COURTYARD



L SOUTH COURTYARD



M MAIN HOUSE LOGGIA



1 **CASA ESCONDIDA - KEY PLAN**

N



N POOL



O POOL & BATH HOUSE



P POOL



Q POOL

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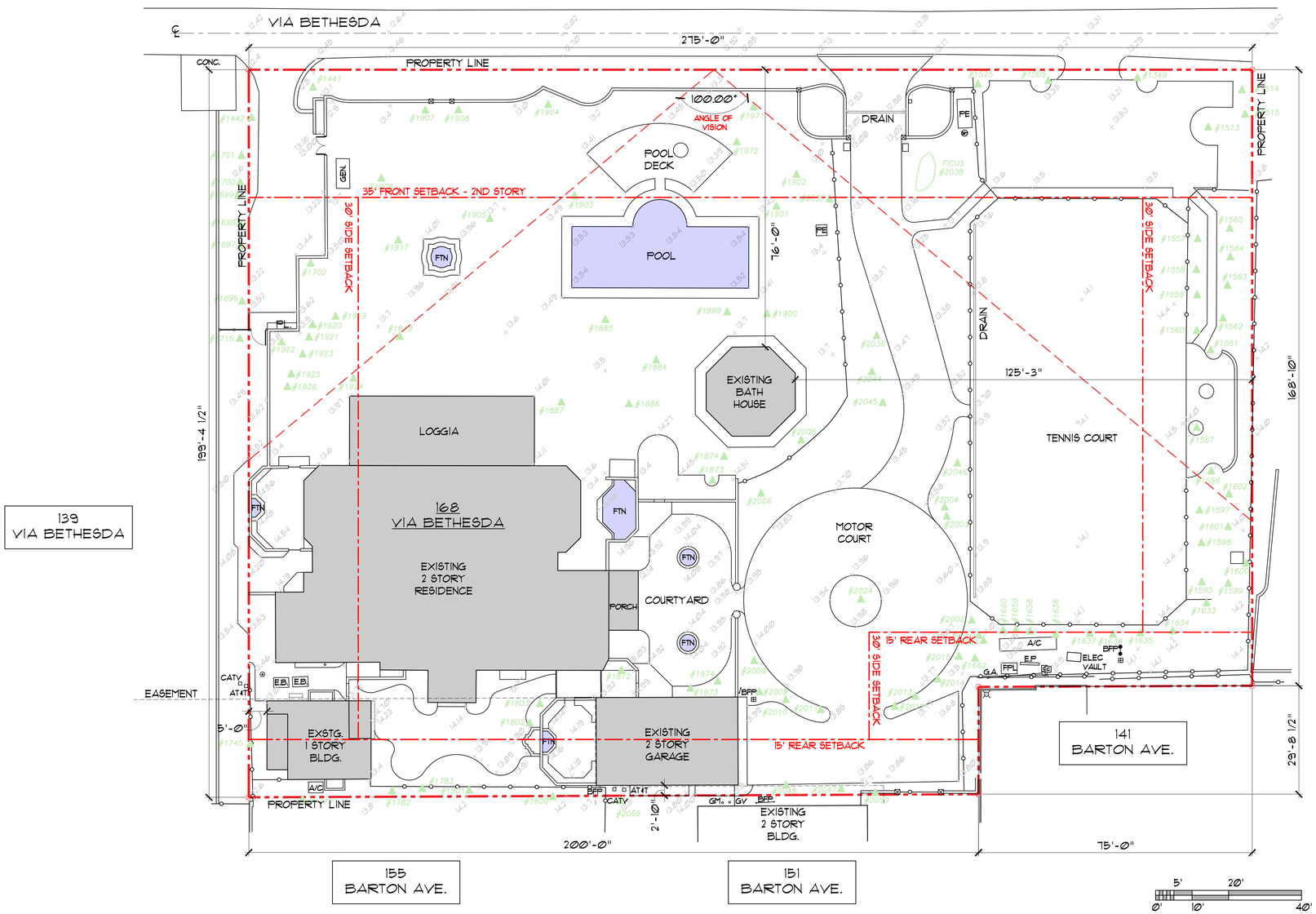
THE BREAKERS



1 **EXISTING SITE PLAN**
1/16"=1'-0"

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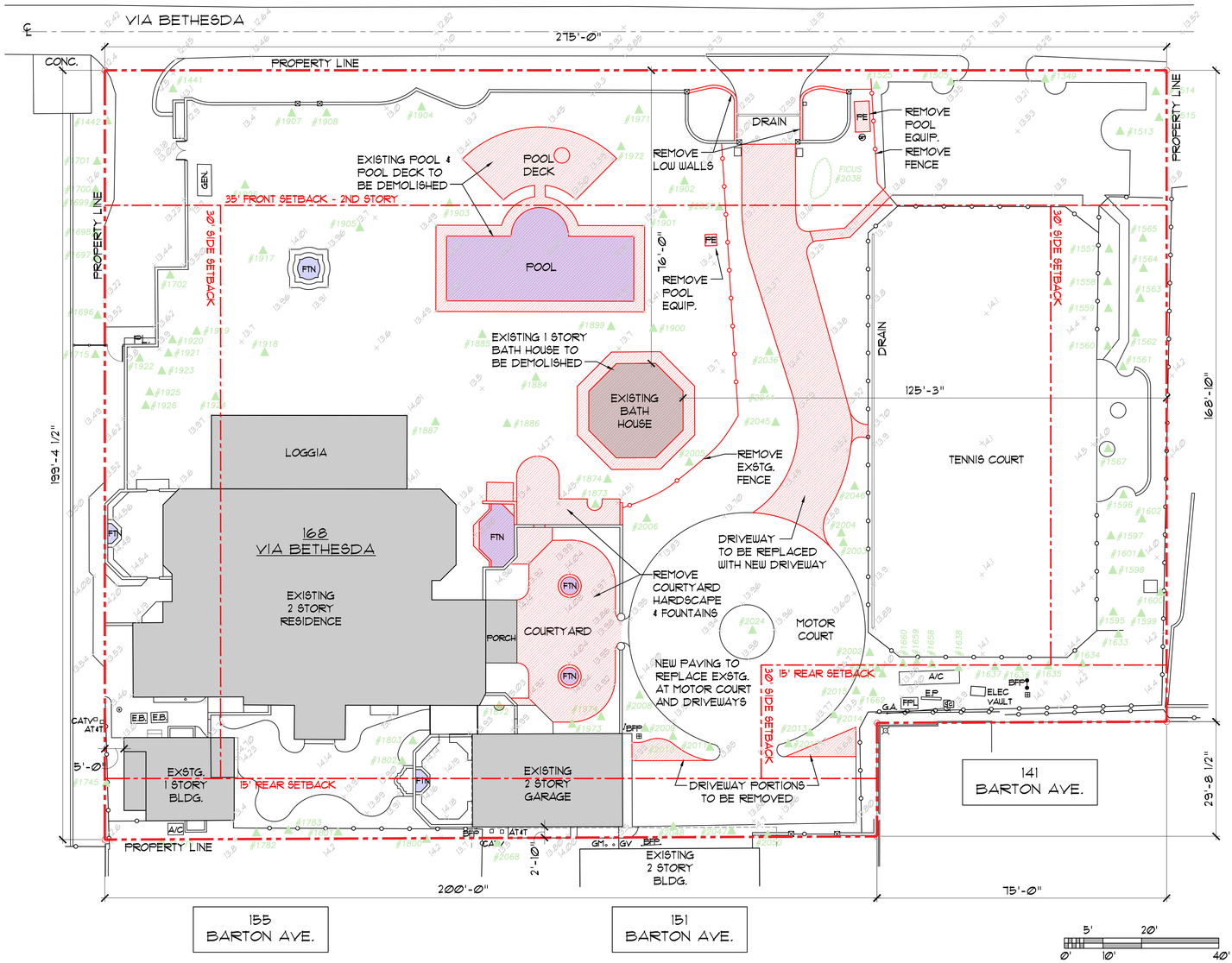
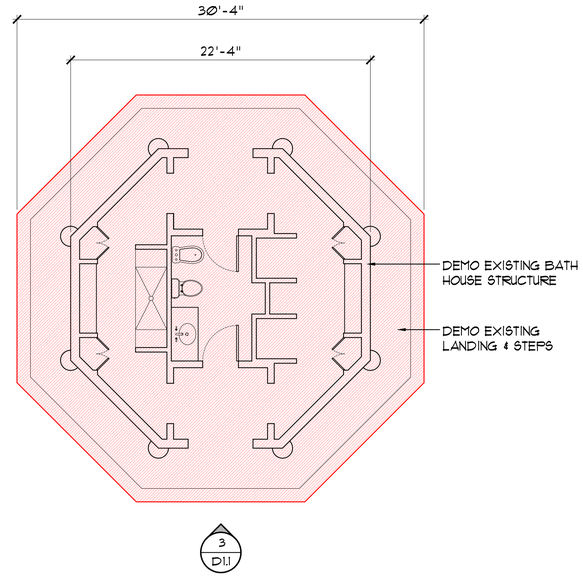
THE BREAKERS

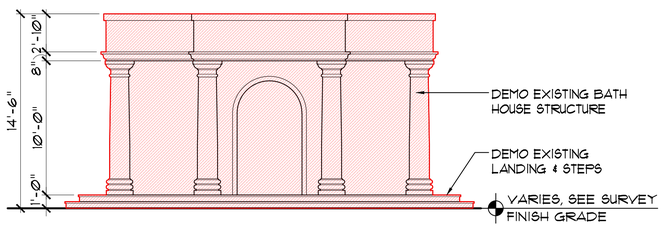


1 DEMO PLAN
1/16"=1'-0"

N



2 BATH HOUSE PLAN
3/16"=1'-0"



3 BATH HOUSE ELEVATION
3/16"=1'-0"

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SCALE: AS NOTED

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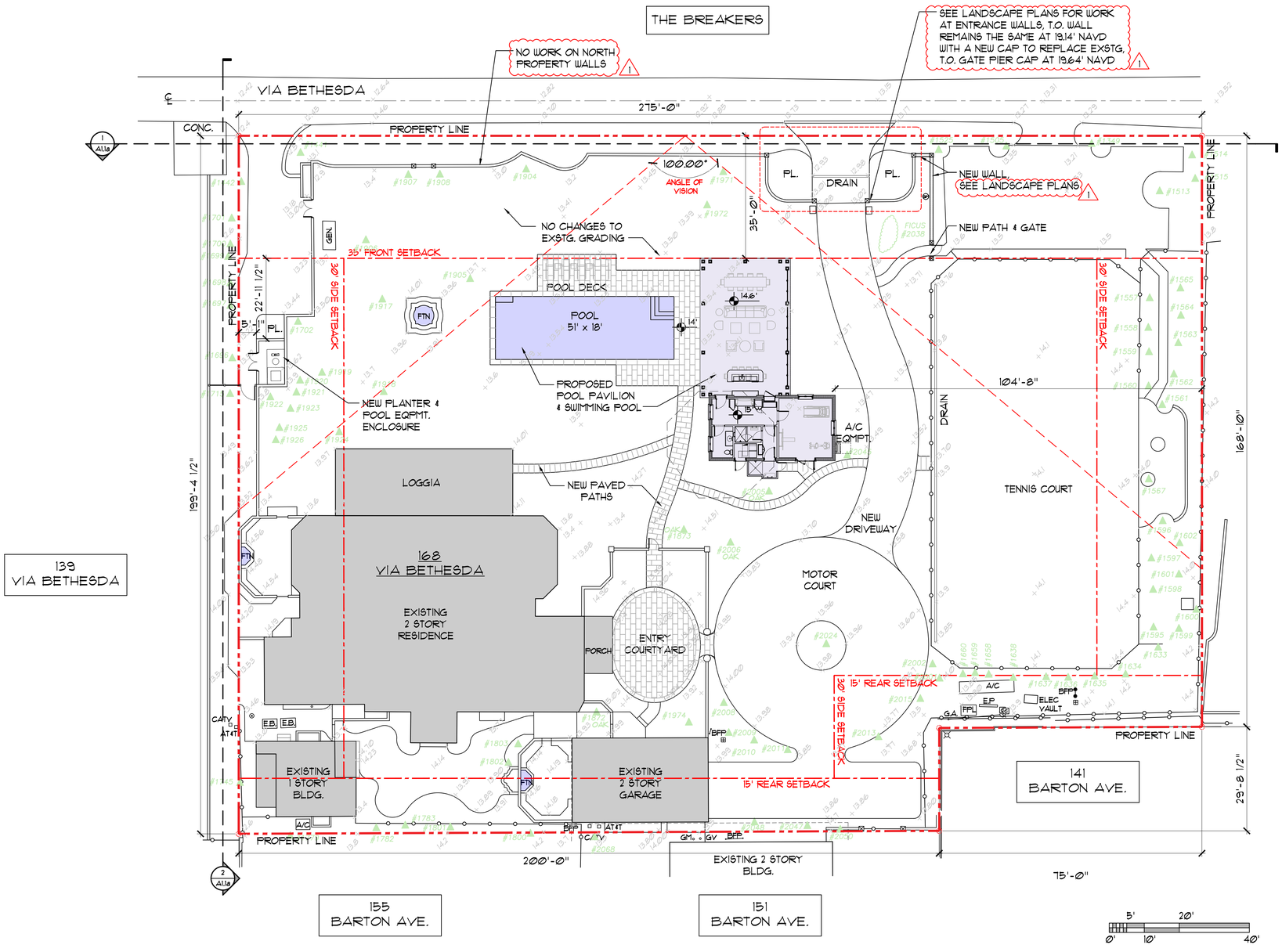

1 **PROPOSED SITE PLAN**
1/16"=1'-0"

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1	DECEMBER 15, 2025

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DATE PLOTTED:

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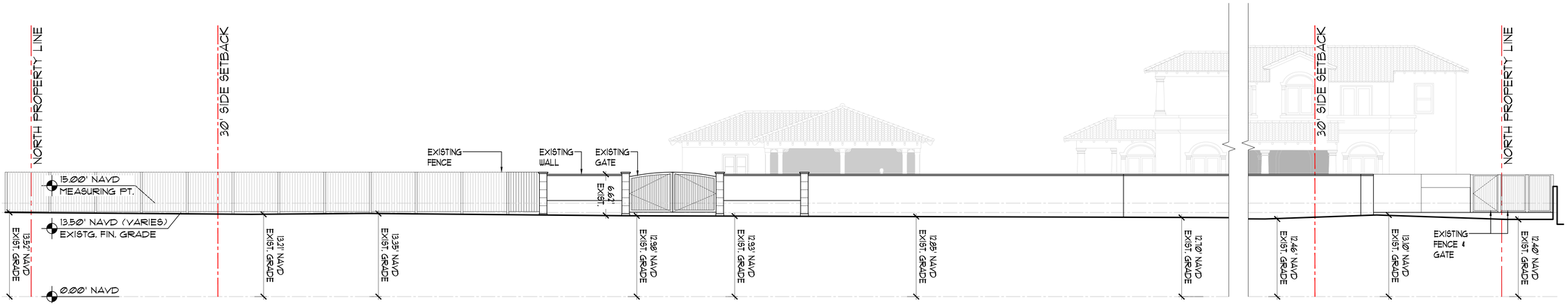
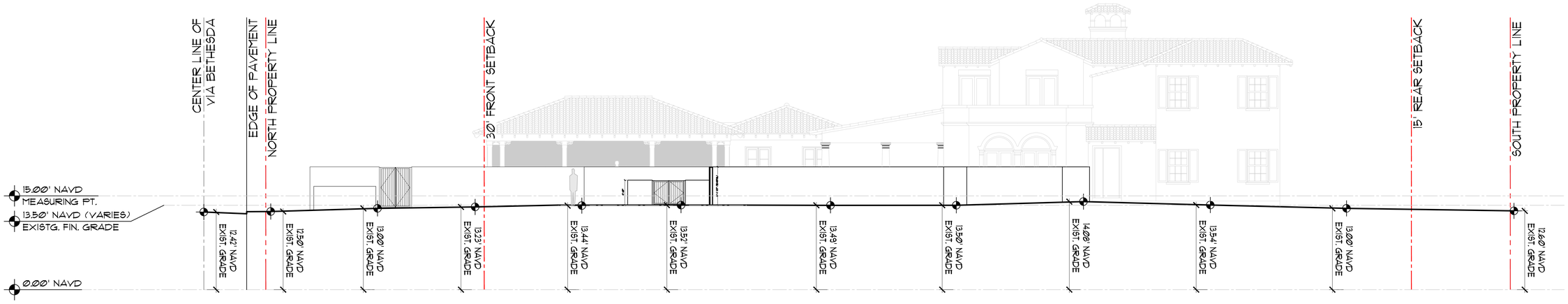
SCALE: AS NOTED



1 NORTH YARD SECTION

1/8"=1'-0"



2 WEST YARD SECTION

1/8"=1'-0"

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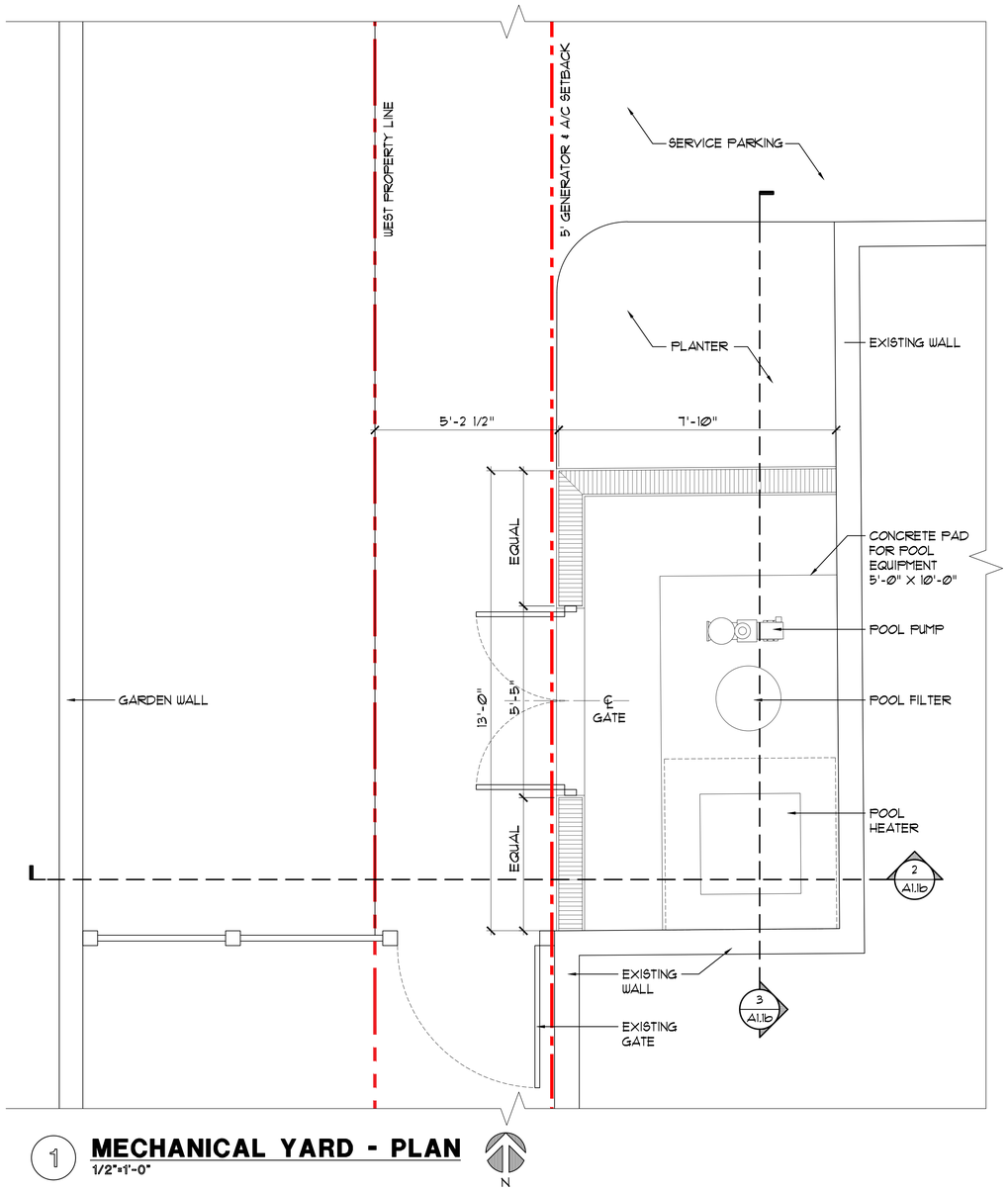
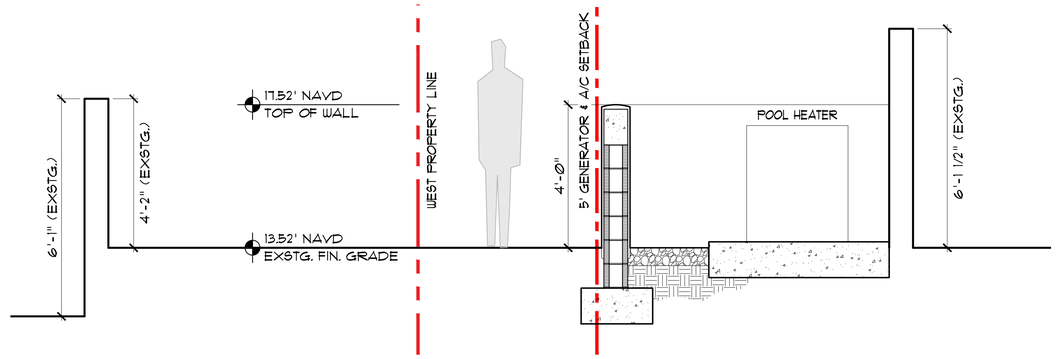
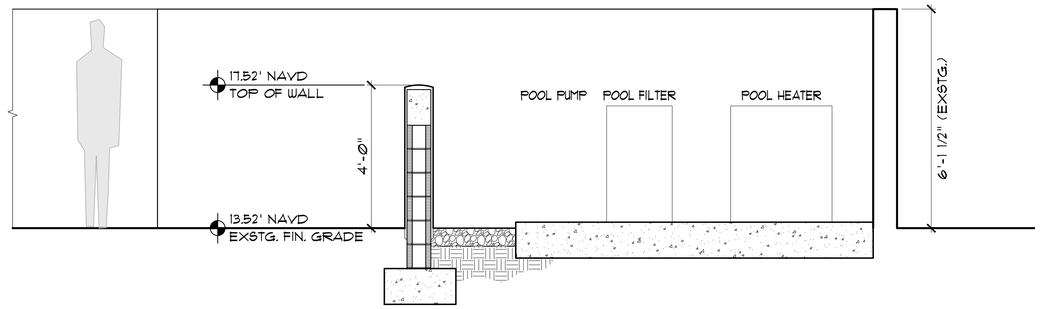


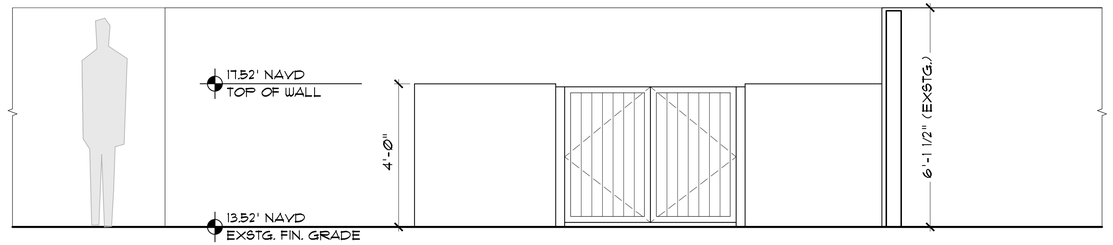
1 MECHANICAL YARD - PLAN
1/2"=1'-0"



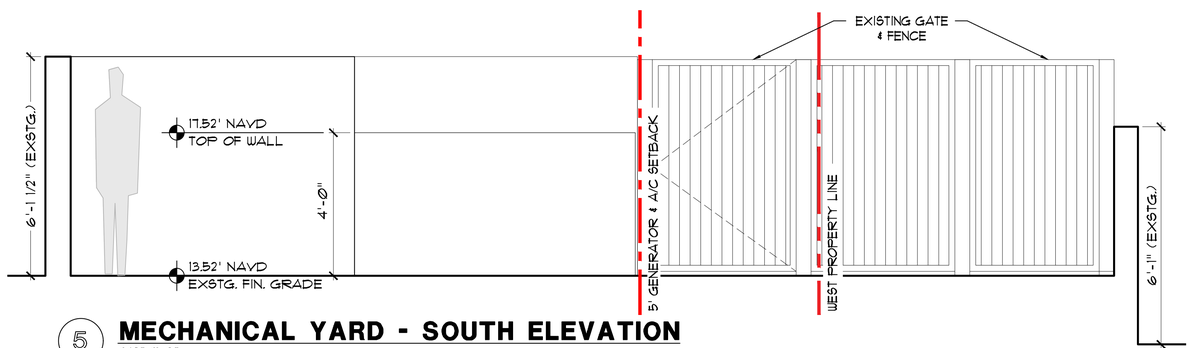
2 MECHANICAL YARD - SECTION
1/2"=1'-0"



3 MECHANICAL YARD - SECTION
1/2"=1'-0"



4 MECHANICAL YARD - EAST ELEVATION
1/2"=1'-0"



5 MECHANICAL YARD - SOUTH ELEVATION
1/2"=1'-0"

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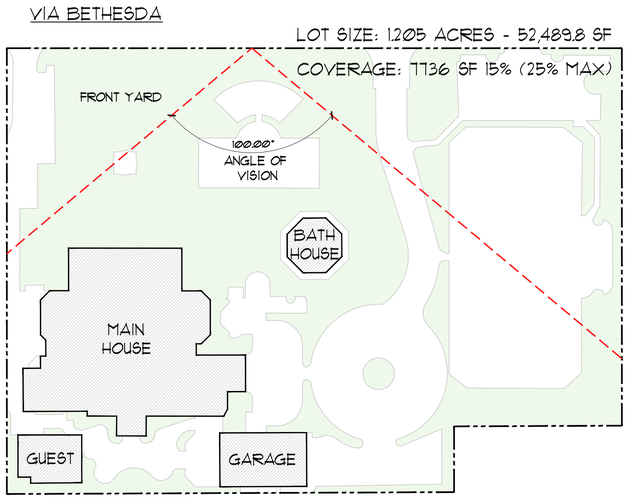
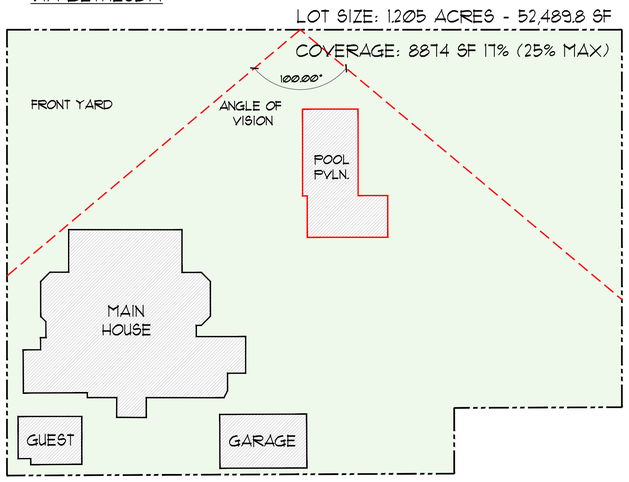


* REFER TO LANDSCAPE PLANS FOR OPEN SPACE CALCULATIONS

1 LOT COVERAGE - EXISTING

1/32"=1'-0"

N



* REFER TO LANDSCAPE PLANS FOR OPEN SPACE CALCULATIONS

2 LOT COVERAGE - PROPOSED

1/32"=1'-0"

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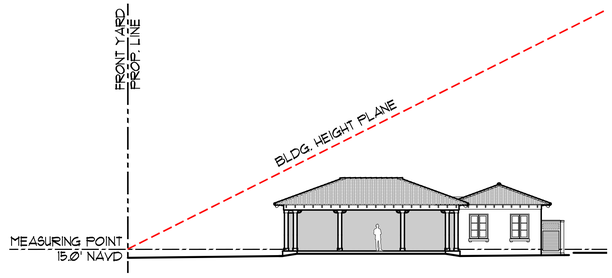

3 BUILDING HEIGHT PLANE

1/16"=1'-0"

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:**	168 Via Bethesda		
2	**Zoning District:**	R-B Low Density Residential		
3	**Lot Area (sq. ft.):**	52,490 sf		
4	**Lot Width (W) & Depth (D) (ft.):**	275', 199.39'		
5	**Structure Type:** (Single-Family, Multi-Family, Comm., Other)	Single Family		
6	**FEMA Flood Zone Designation:**	X		
7	**Zero Datum for point of meas. (NAVD)**	15.00'		
8	**Crown of Road (COR) (NAVD)**	13.5' (highest)		
9		REQ'D / PERMITTED	EXISTING	PROPOSED
10	Lot Coverage (Sq Ft and %)	13,123 (25%)	7,736 sf (15%)	8,874 sf (17%)
11	Enclosed Square Footage (1st & 2nd Fl., Basement, Accs. Structure, etc)	N/A	N/A	N/A
12	*Front Yard Setback (Ft.)	35'	76'	35'
13	* Side Yard Setback (1st Story) (Ft.)	30'	W 5' E 125'-3"	W N/C E 104'-8"
14	* Side Yard Setback (2nd Story) (Ft.)	N/A	N/A	N/A
15	*Rear Yard Setback (Ft.)	15'	2'-10	N/C
16	Angle of Vision (Deg.)	100	complies	complies
17	Building Height (Ft.)	14' 1 STORY 22' 2 STORY	21'-1"	N/C
18	Overall Building Height (Ft.)	22' 1 STORY 30' 2 STORY	25'-4"	N/C
19	Cubic Content Ratio (CCR) (R-B ONLY)	3.58	2.35	2.56
20	** Max. Fill Added to Site (Ft.)	.75	N/C	N/C
21	Finished Floor Elev. (FFE)(NAVD)	15.0'	14.8'	15.0'
22	Base Flood Elevation (BFE)(NAVD)	N/A	N/C	N/C
23	Landscape Open Space (LOS) (Sq Ft and %)	26,245 (50%)	22,041 (42%)	see landscape legend
24	Perimeter LOS (Sq Ft and %)	N/A	N/A	see landscape legend
25	Front Yard LOS (Sq Ft and %)	4331 (45%)	6075 (63%)	see landscape legend
26	*** Native Plant Species %	*Please refer to TOPB Landscape Legend.*		

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

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

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

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

REV BF 20230626

GENERAL NOTES

LINE 19
CCR INCLUDES LOGGIA
EXCEPTION SET BY TOPB
CODE SEC. 134-893 (13)(a)(5)

1 ZONING LEGEND

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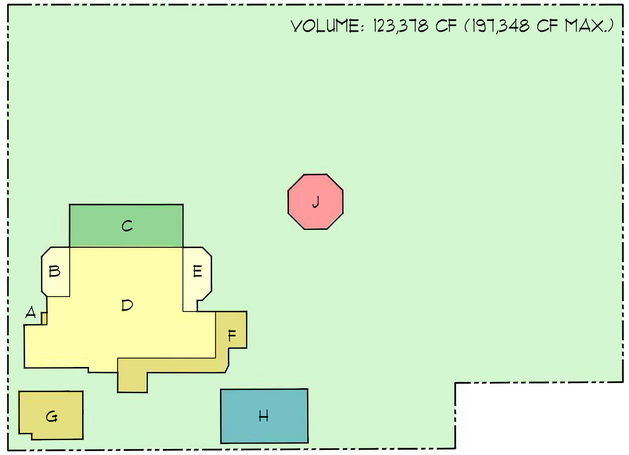

1 CUBIC CONTENT - EXISTING
1/32"=1'-0"

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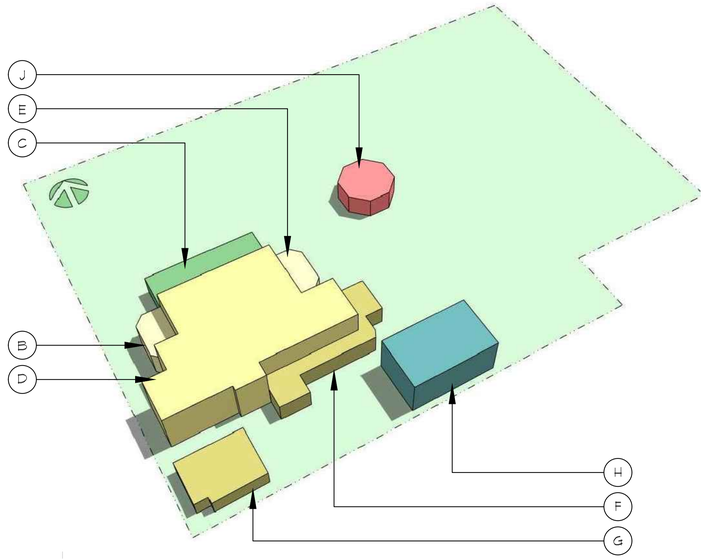
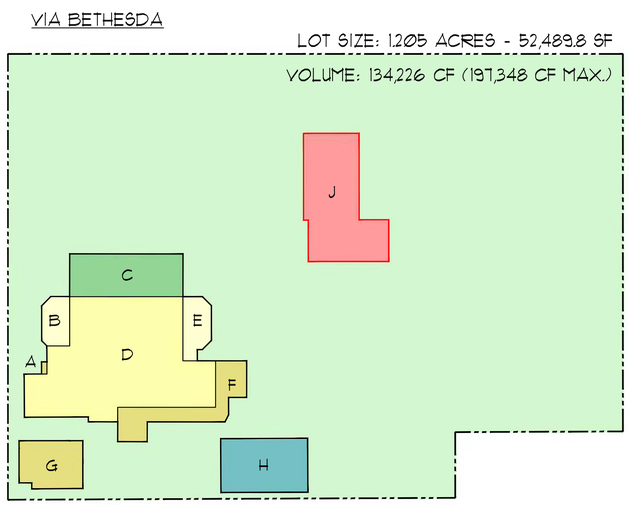
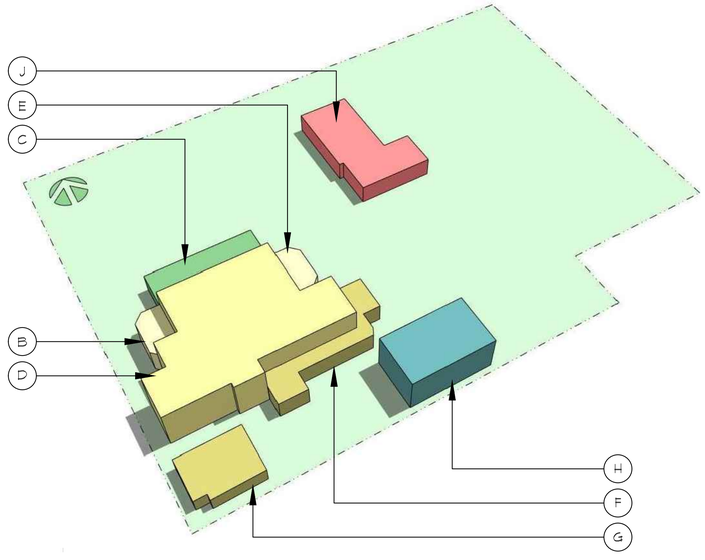


2 VOLUMETRIC VIEW - EXISTING
N.T.S.



3 CUBIC CONTENT - PROPOSED
1/32"=1'-0"

N



4 VOLUMETRIC VIEW - PROPOSED
N.T.S.

CUBIC CONTENT CALCULATIONS - RB

CCR = (BUILDING VOLUME/LOT AREA)
LOT SIZE = 52,500 SQUARE FEET
MAX.ALLOWABLE CCR = 3.50 + ((60,000-52,500)/50,000 x .5) = 3.58
MAX. ALLOWABLE CCR = 3.58 x 52,500 SF (LOT AREA)= 187,950 CUBIC FEET
5% ALLOWANCE FOR LOGGIA = 9397.5 CUBIC FEET

TOTAL ALLOWABLE VOLUME = 197, 347.5 CUBIC FEET

NOTE: HIGHEST CROWN OF ROAD IS 13.5'
MAIN HOUSE FINISH FLOOR IS 14.8''
BATH HOUSE FINISH FLOOR IS 14.71'
BASE FLOOD ELEVATION IS 0.00'
MEASURING POINT IS 15.0'

EXISTING RESIDENCE VOLUME

A	13 SF X 9'-7"=	125 CF
B	265 SF X 12'5-1/2"=	3302 CF
C	969 SF X 9'-9"=	9448 CF
D	3453 SF X 21'-1"=	72,801 SF
E	317 SF X 12'-5-1/2"=	3949 CF
F	690 SF X 9'-9"=	6728 CF
G	598 SF X 7'-9"=	4635 CF
H	936 SF X 18'-6"=	17,316 CF
J	495 SF X 10'-3"=	5074 CF

TOTAL EXISTING RESIDENCE VOLUME: 123,378 CF
TOTAL EXISTING RESIDENCE CCR: 2.35

PROPOSED RESIDENCE VOLUME

A	13 SF X 9'-7"=	125 CF
B	265 SF X 12'5-1/2"=	3302 CF
C	969 SF X 9'-9"=	9448 CF
D	3453 SF X 21'-1"=	72,801 SF
E	317 SF X 12'-5-1/2"=	3949 CF
F	690 SF X 9'-9"=	6728 CF
G	598 SF X 7'-9"=	4635 CF
H	936 SF X 18'-6"=	17,316 CF
J	1633 SF X 9'-9"=	15,922 CF

TOTAL PROPOSED RESIDENCE VOLUME: 134,226 CF
TOTAL PROPOSED RESIDENCE CCR: 2.56

PROPOSED ADDITION VOLUME:

DEMOLITION EXISTING BATH HOUSE	-495 SF X 10'-3"=	-5074 CF
PROPOSED POOL PAVILION	1633 SF X 9'-10-1/2"=	15,922 CF
TOTAL ADDITION:	11138 SF	10,848 CF

*NO CHANGES TO EXISTING MAIN HOUSE, GUEST HOUSE AND GARAGE

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POOL PAVILION RENOVATION

CASA ESCONDIDA

168 VIA BETHESDA
PALM BEACH, FLORIDA 33480

SEAL

STATE OF FLORIDA
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A1.3

SCALE: AS NOTED

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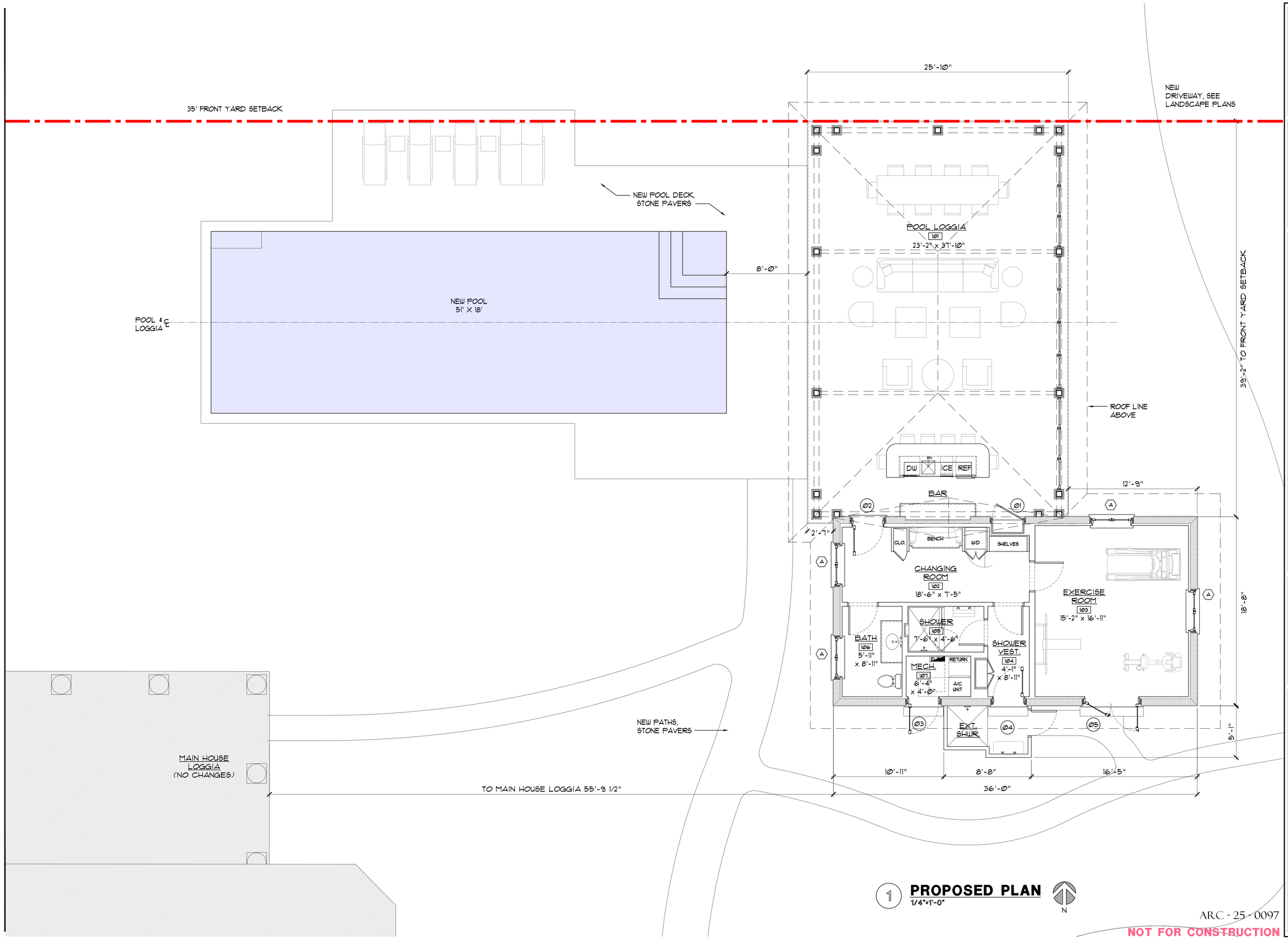

1 **PROPOSED PLAN**
1/4"=1'-0"

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A2.1

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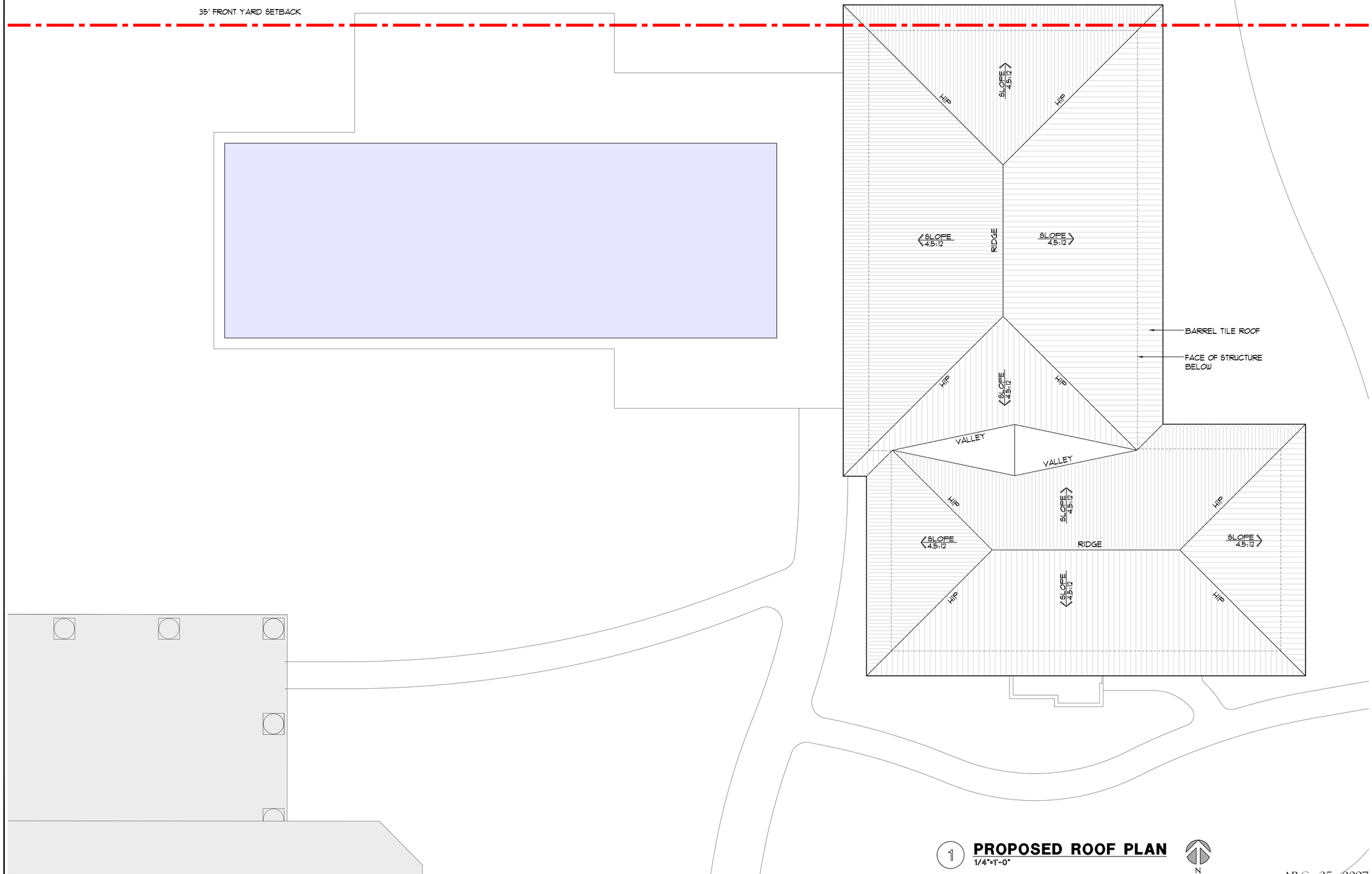

1 **PROPOSED ROOF PLAN**
1/4"=1'-0"

N

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A2.2

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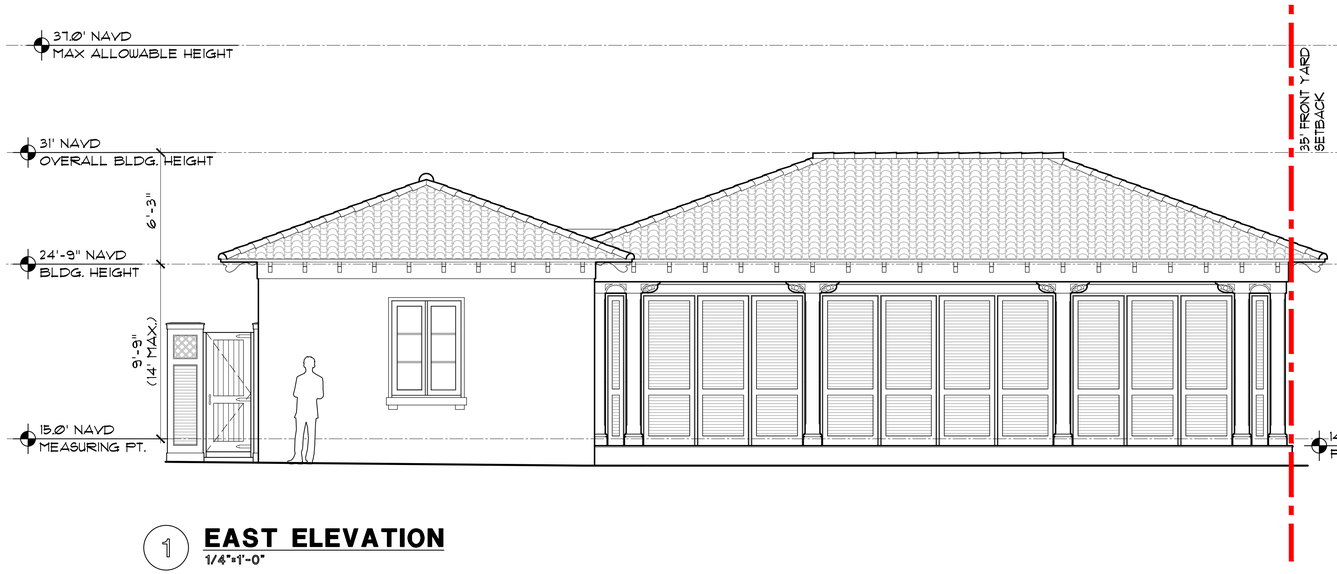
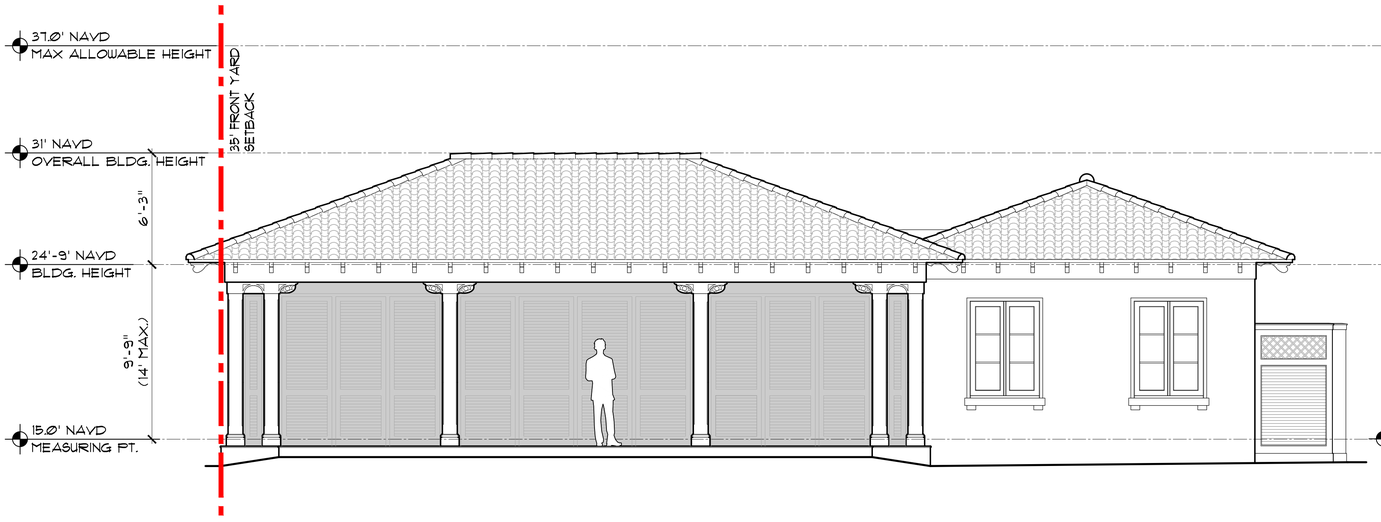


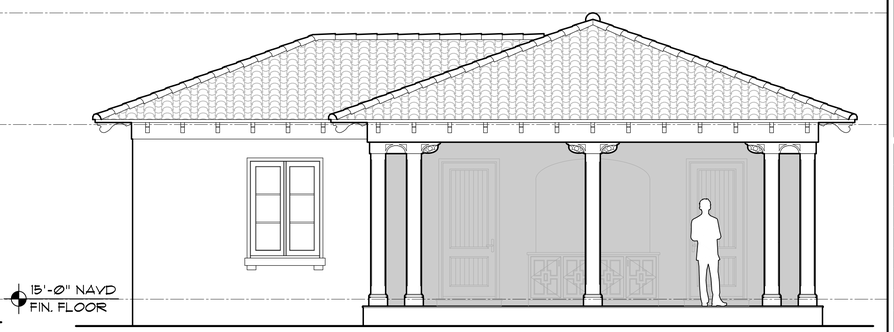
1 **EAST ELEVATION**
1/4"=1'-0"



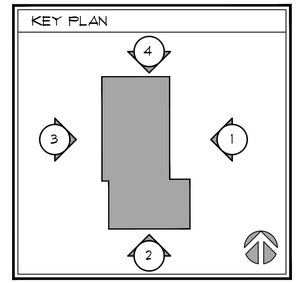
2 **SOUTH ELEVATION**
1/4"=1'-0"



3 **WEST ELEVATION**
1/4"=1'-0"



4 **NORTH ELEVATION**
1/4"=1'-0"



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A3.1

SCALE:
AS NOTED

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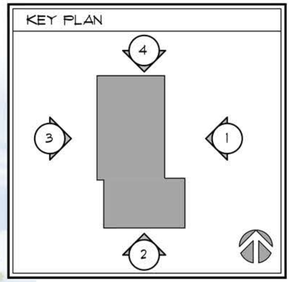
1 **EAST ELEVATION**
1/4"=1'-0"





3 **WEST ELEVATION**
1/4"=1'-0"

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A3.1a

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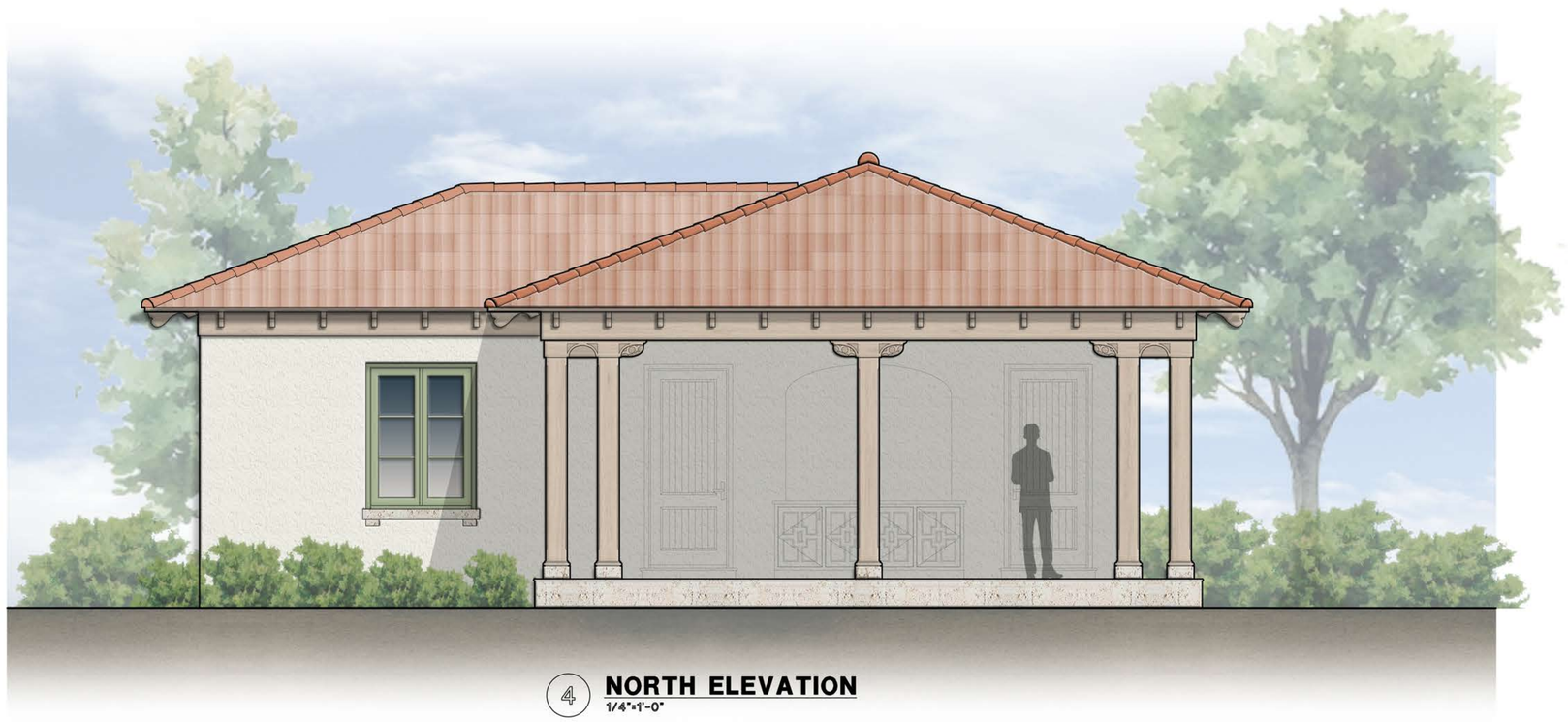
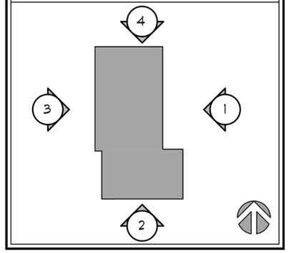
2 **SOUTH ELEVATION**
1/4"=1'-0"



4 **NORTH ELEVATION**
1/4"=1'-0"

KEY PLAN



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A3.1b

SCALE:
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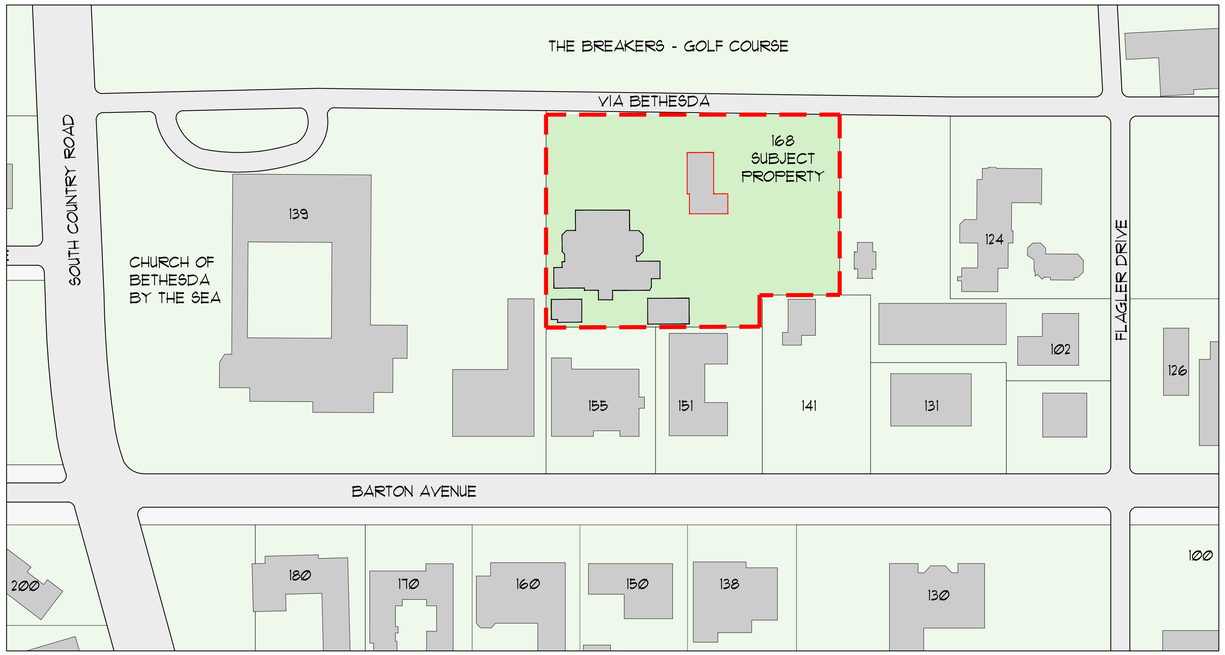



124 VIA BETHESDA | 102 FLAGLER DRIVE | 168 VIA BETHESDA- SUBJECT PROPERTY

1 VIA BETHESDA STREETSCAPE



168 VIA BETHESDA- SUBJECT PROPERTY | CHURCH OF BETHESDA-BY-THE-SEA

2 VIA BETHESDA STREETSCAPE

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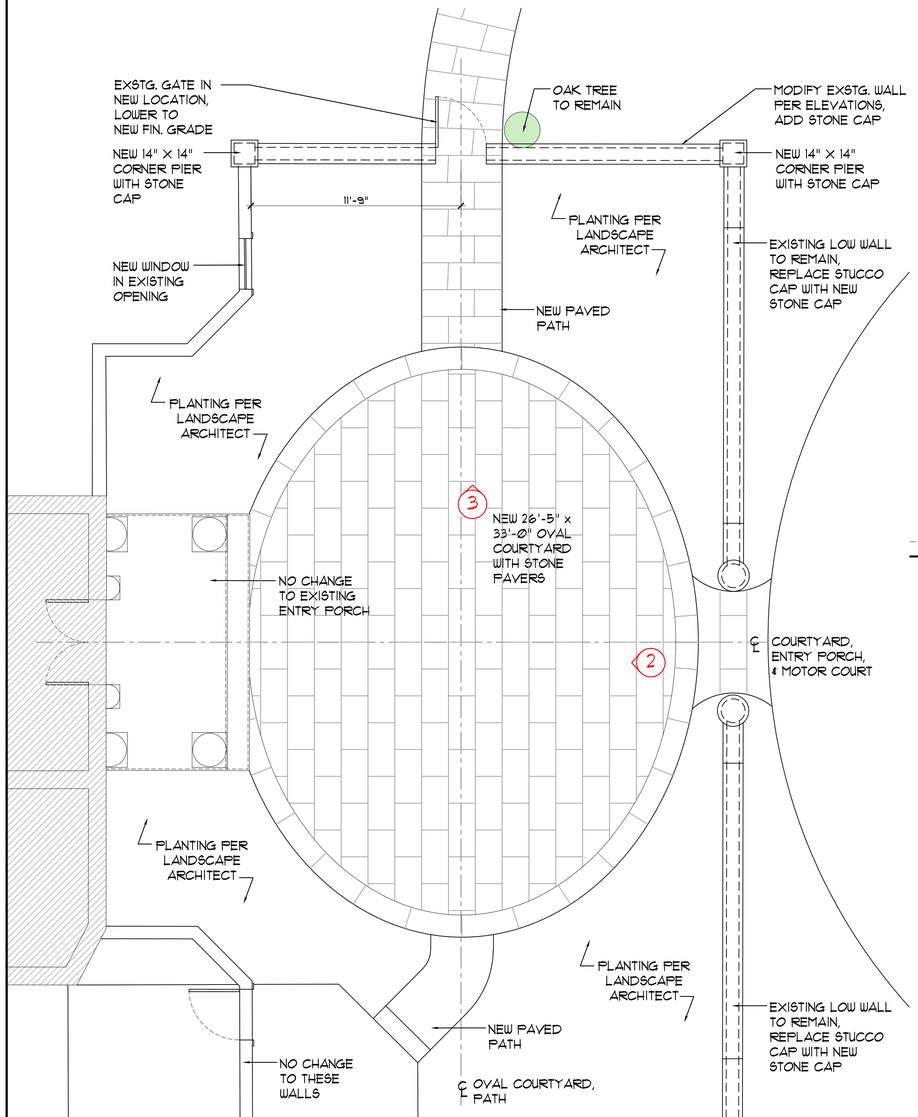
A3.2

SCALE: AS NOTED



1 ENTRY COURTYARD PLAN

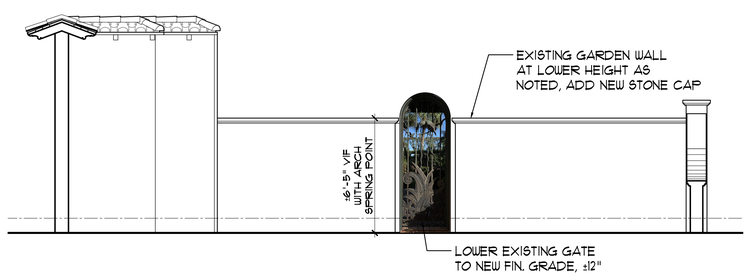
1/4"=1'-0"

N



2 WEST COURYARD ELEVATION

1/4"=1'-0"



3 NORTH COURTYARD ELEVATION

1/4"=1'-0"

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POOL PAVILION RENOVATION

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A3.3

SCALE: AS NOTED



1 **POOL PAVILION RENDERING**

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A3.4a

SCALE:
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1 **POOL PAVILION RENDERING**

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A3.4b

SCALE: AS NOTED



1 **POOL PAVILION AT DRIVEWAY RENDERING**

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RENOVATION

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A3.4c 1

SCALE: AS NOTED



1 **ENTRY COURTYARD RENDERING**

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TK

DRAWING NUMBER:

A3.4d 1

SCALE:
AS NOTED

55. William Gray Warden house, loggia.



ADDISON MIZNER, PALM BEACH



473 NORTH COUNTRY RD., PALM BEACH



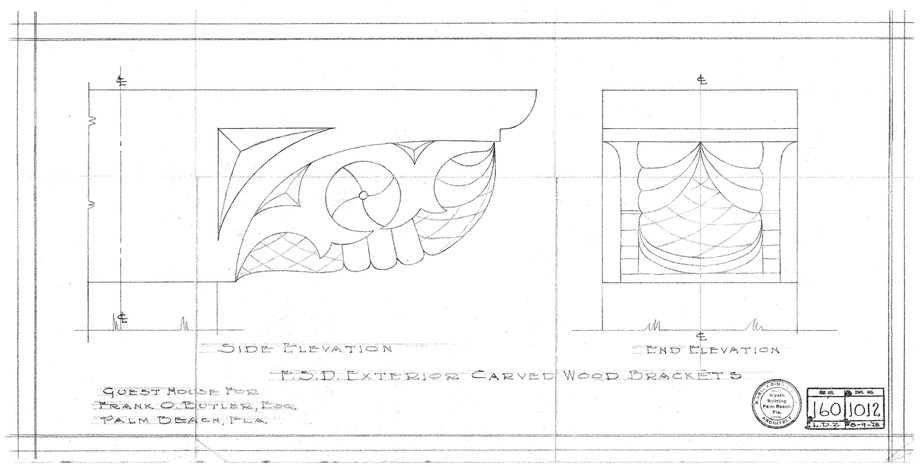
4 EL BRAVO WAY, PALM BEACH



473 NORTH COUNTRY RD., PALM BEACH



168 VIA BETHESDA, M.S. WYETH



168 VIA BETHESDA, CAPITAL DETAIL, M.S. WYETH 1928



168 VIA BETHESDA, DETAIL

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DRAWING NUMBER:

A3.5

SCALE: AS NOTED

MATERIALS & FINISHES

ROOF
BARREL TILE TO
MATCH EXISTING HOUSE



LOGGIA FLOOR
FLORIDA CORAL STONE WITH TILE INLAY



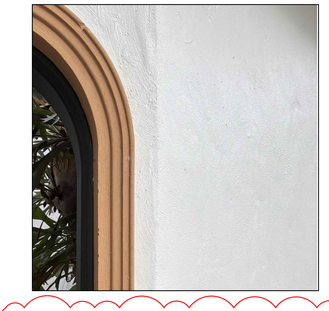
RAFTERS, COLUMNS & WOOD TRIM
LIMED CYPRESS



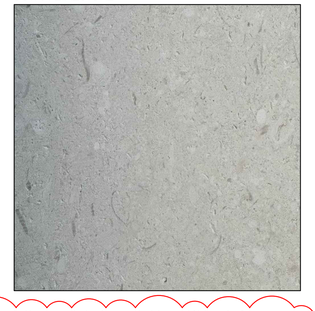
WINDOW / DOOR TRIM & PAINT
CAST STONE SILL
BENJAMIN MOORE HARRISBURG GREEN HC-132 (1)



STUCCO WALLS:
OFF WHITE COLOR TO
MATCH EXISTING HOUSE



POOL COPING
OSTRA LIMESTONE



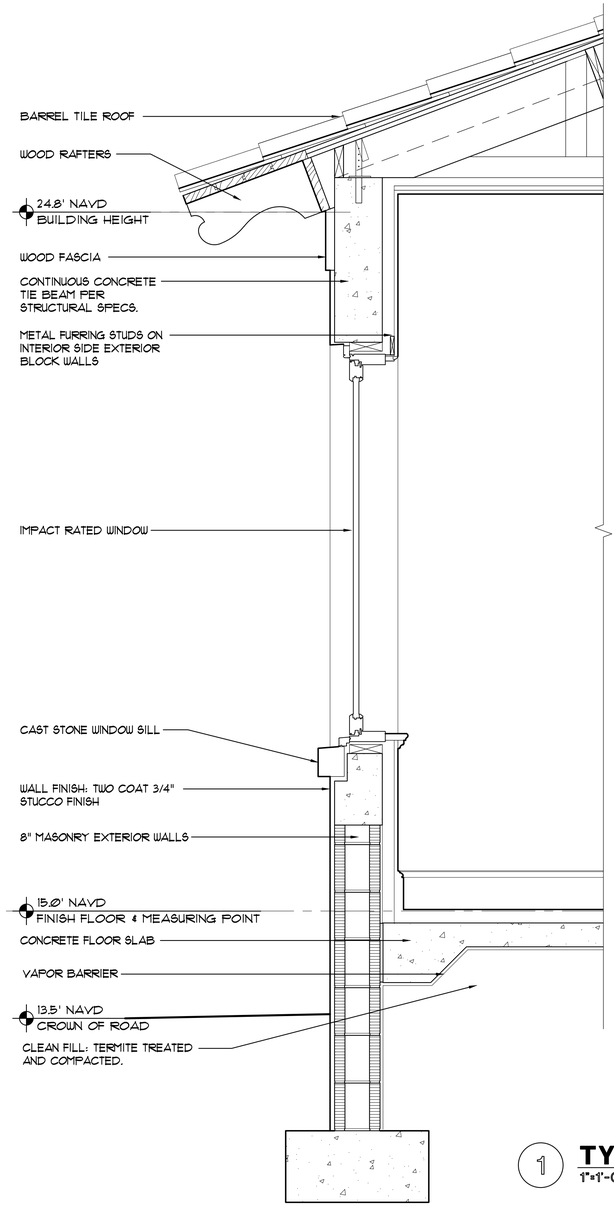
DRIVEWAY PAVING
TABBY



ENTRY COURTYARD PAVING & WALL CAPS
FLORIDA CORAL

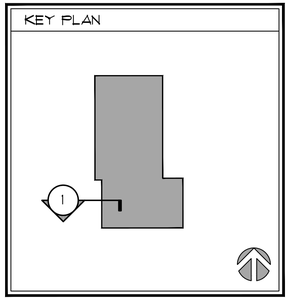


(1)



1 **TYP. SECTION**
1"=1'-0"

KEY PLAN



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A5.1

SCALE: AS NOTED

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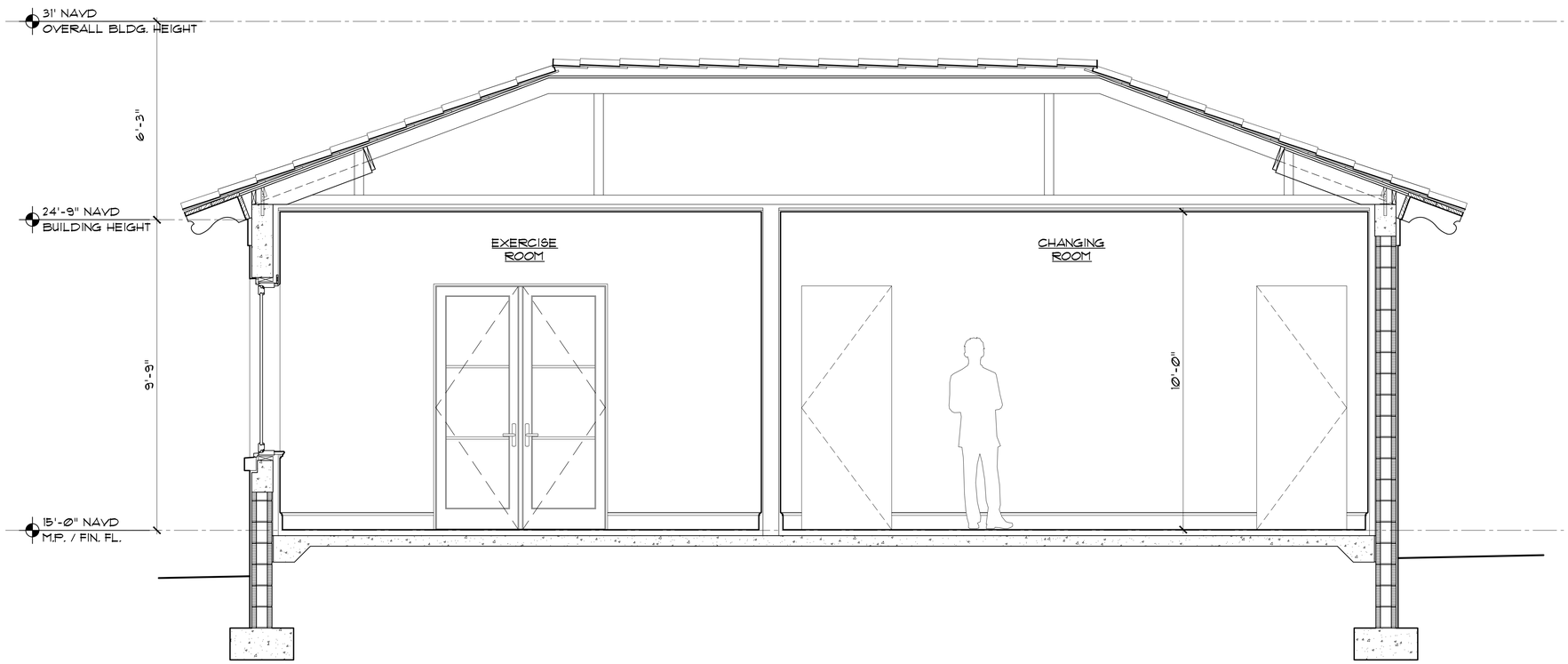
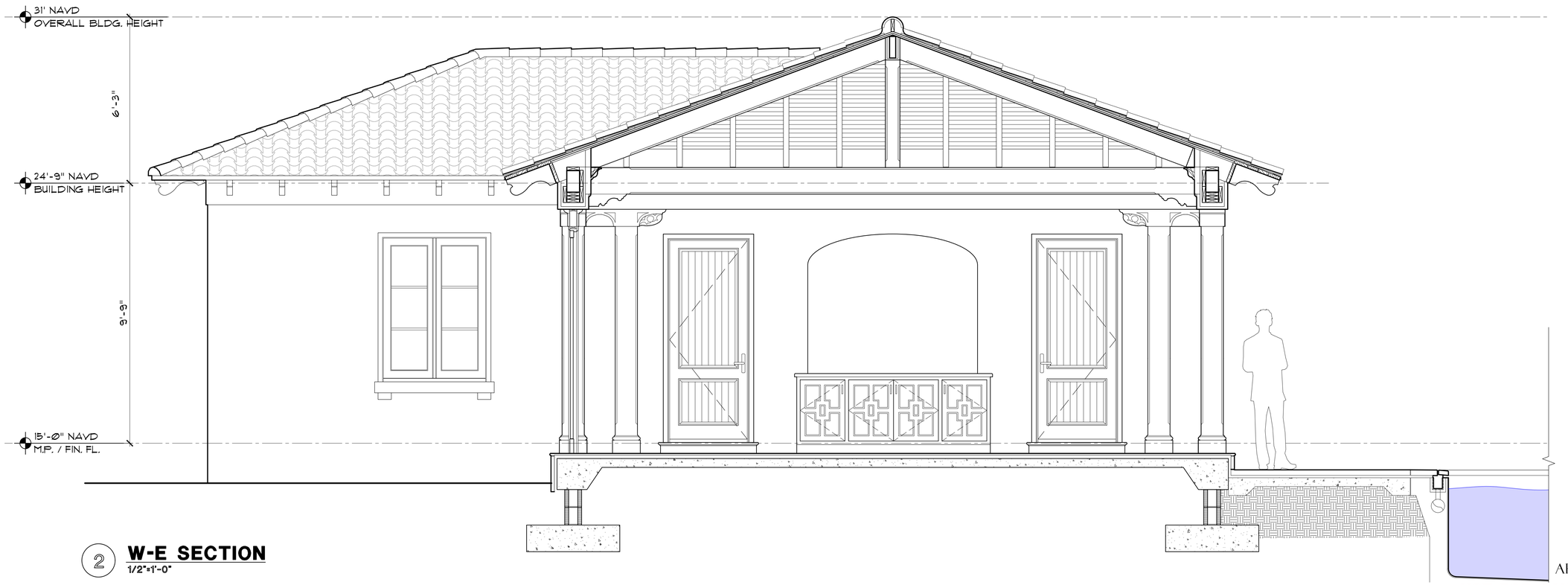
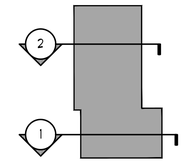


1 **W-E SECTION**
1/2"=1'-0"



2 **W-E SECTION**
1/2"=1'-0"

KEY PLAN



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POOL PAVILION RENOVATION

CASA ESCONDIDA

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SEAL

STATE OF FLORIDA
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AR0014635
REGISTERED ARCHITECT

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CHECKED BY: TK

DRAWING NUMBER:

A5.2

SCALE: AS NOTED

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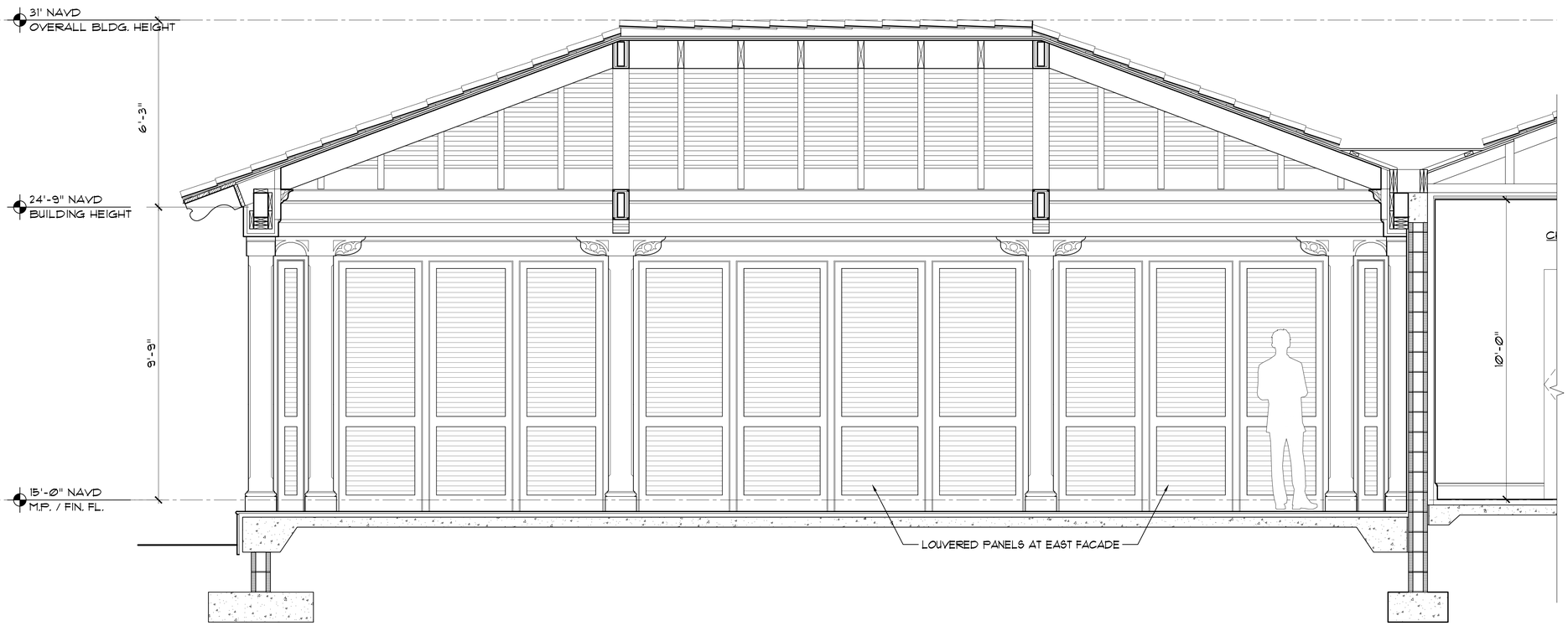
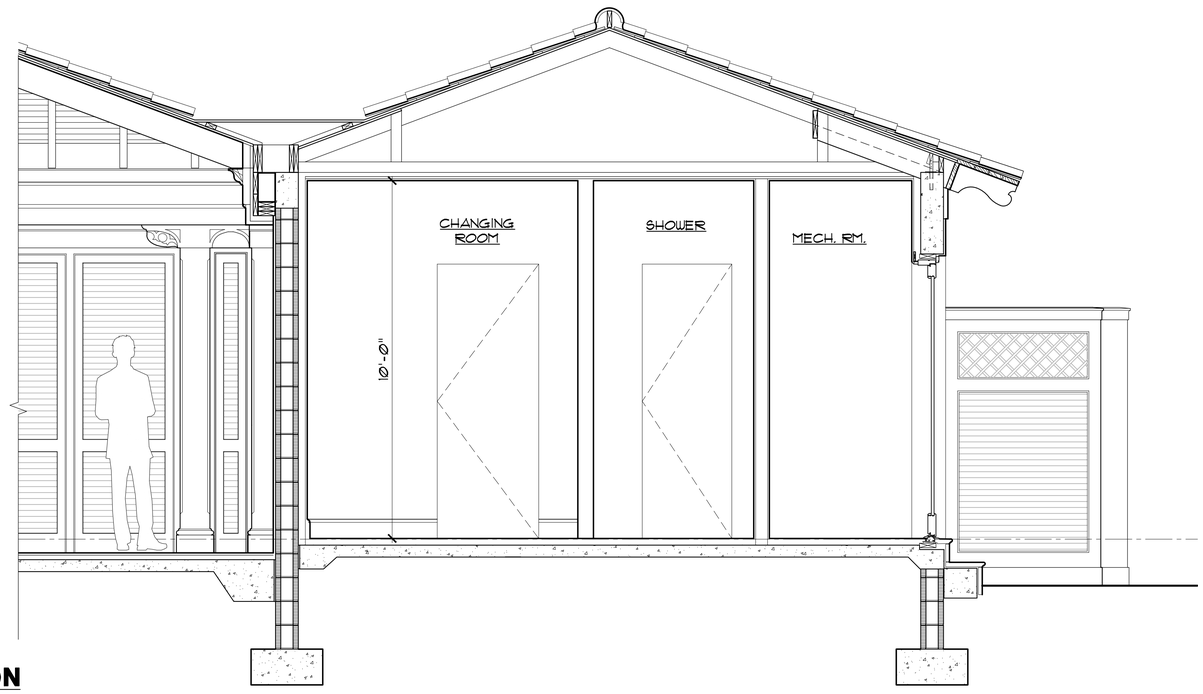
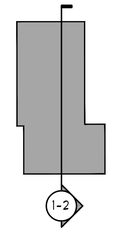


1 **W-E SECTION**
1/2"=1'-0"



2 **W-E SECTION**
1/2"=1'-0"

KEY PLAN



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SCALE: AS NOTED

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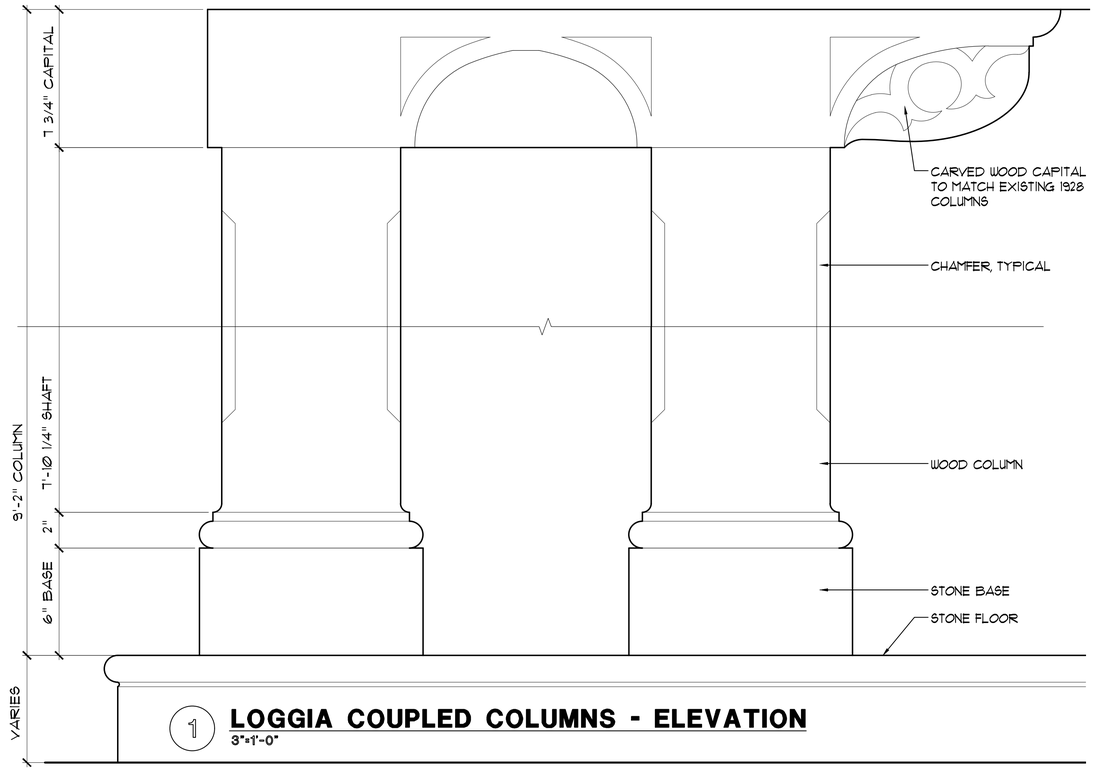
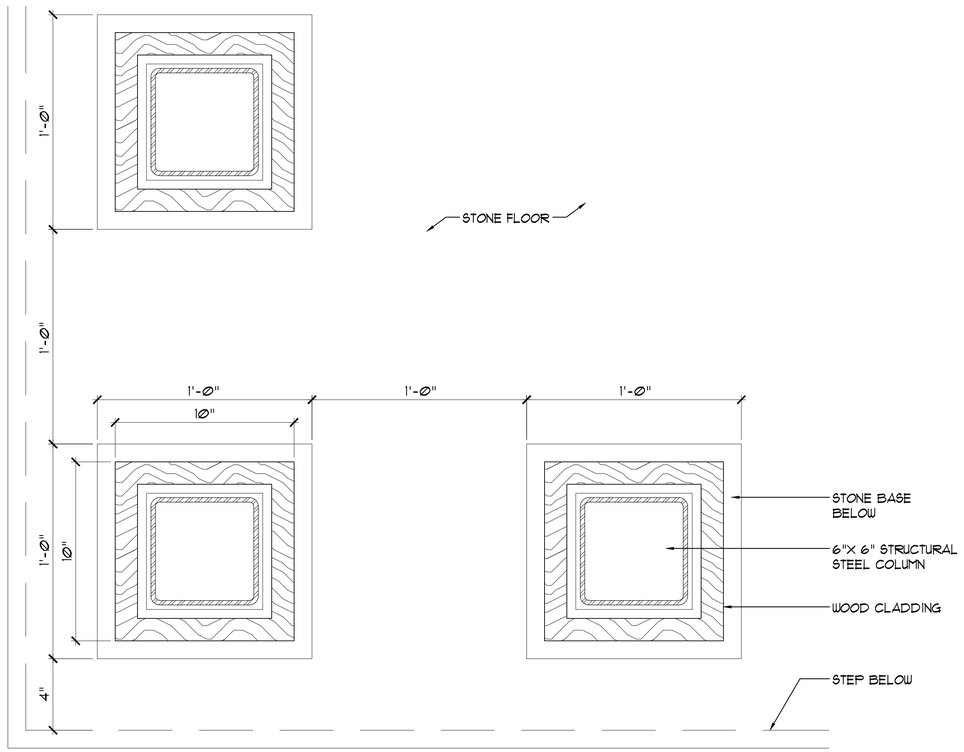
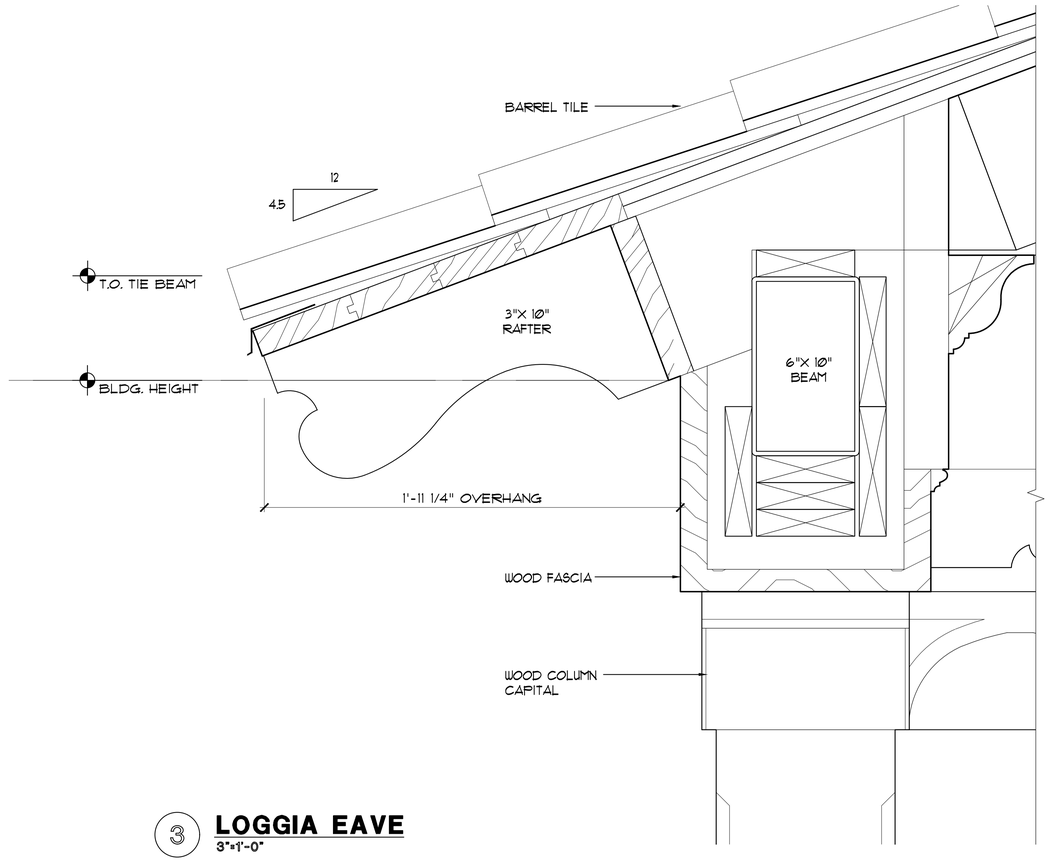


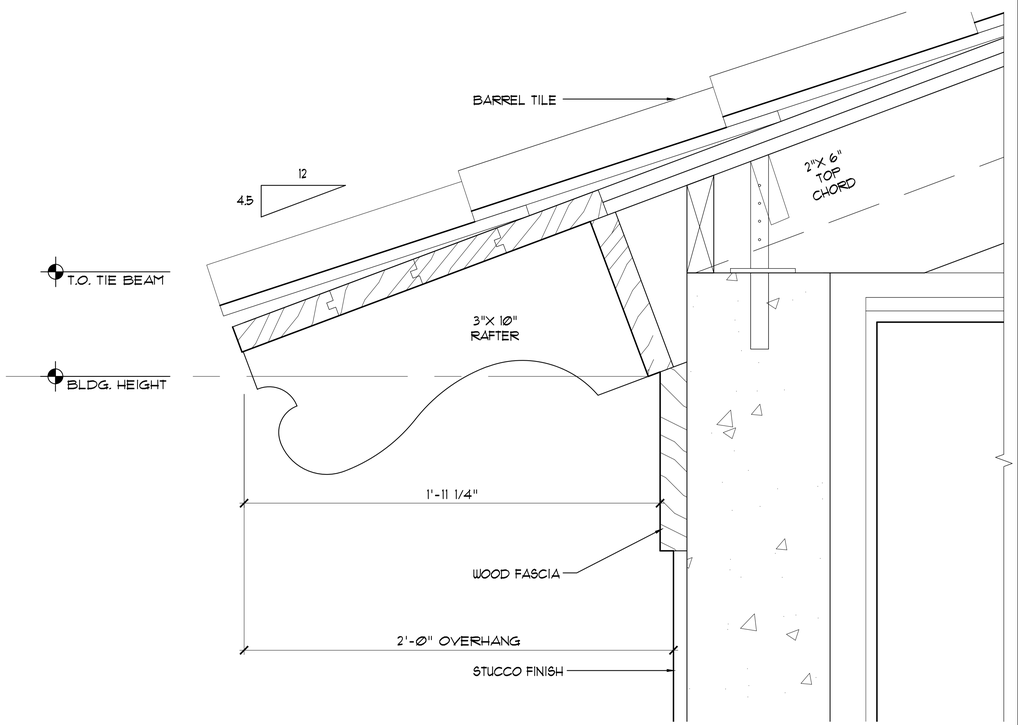
1 LOGGIA COUPLED COLUMNS - ELEVATION
3"=1'-0"



2 LOGGIA COUPLED COLUMNS - PLAN
3"=1'-0"



3 LOGGIA EAVE
3"=1'-0"



4 TYPICAL EAVE
3"=1'-0"

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SCALE: AS NOTED

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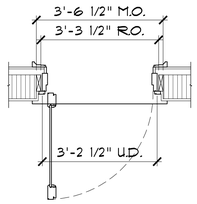
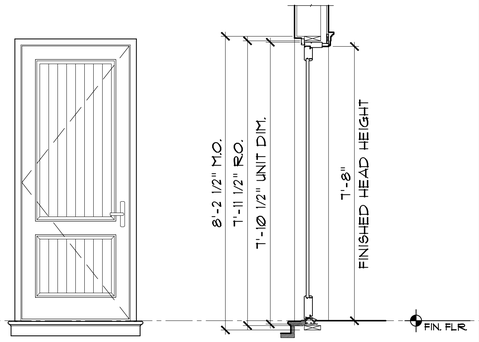
DOOR 01, 03

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

TYPE: OUTSWING
Material: Wood door with cypress cladding

See plans for swing



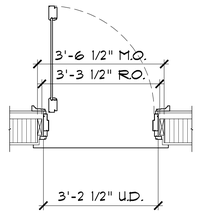


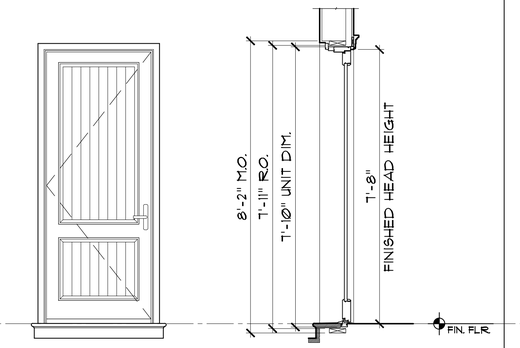
DOOR 02, 04

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

TYPE: INSWING
Material: Wood door with cypress cladding

See plans for swing



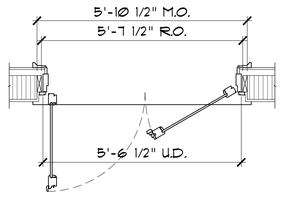


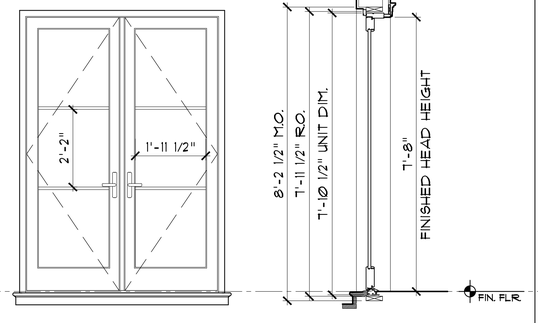
DOOR 05

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

TYPE: OUTSWING FRENCH
Material: Mahogany

See plans for active leaf

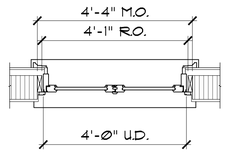


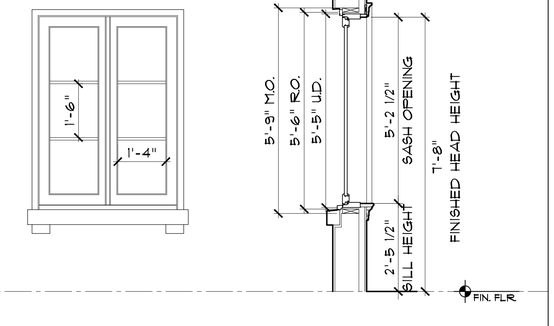


WINDOW A

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

TYPE: DOUBLE CASEMENT
Egress: No
Material: Mahogany





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SCALE: AS NOTED

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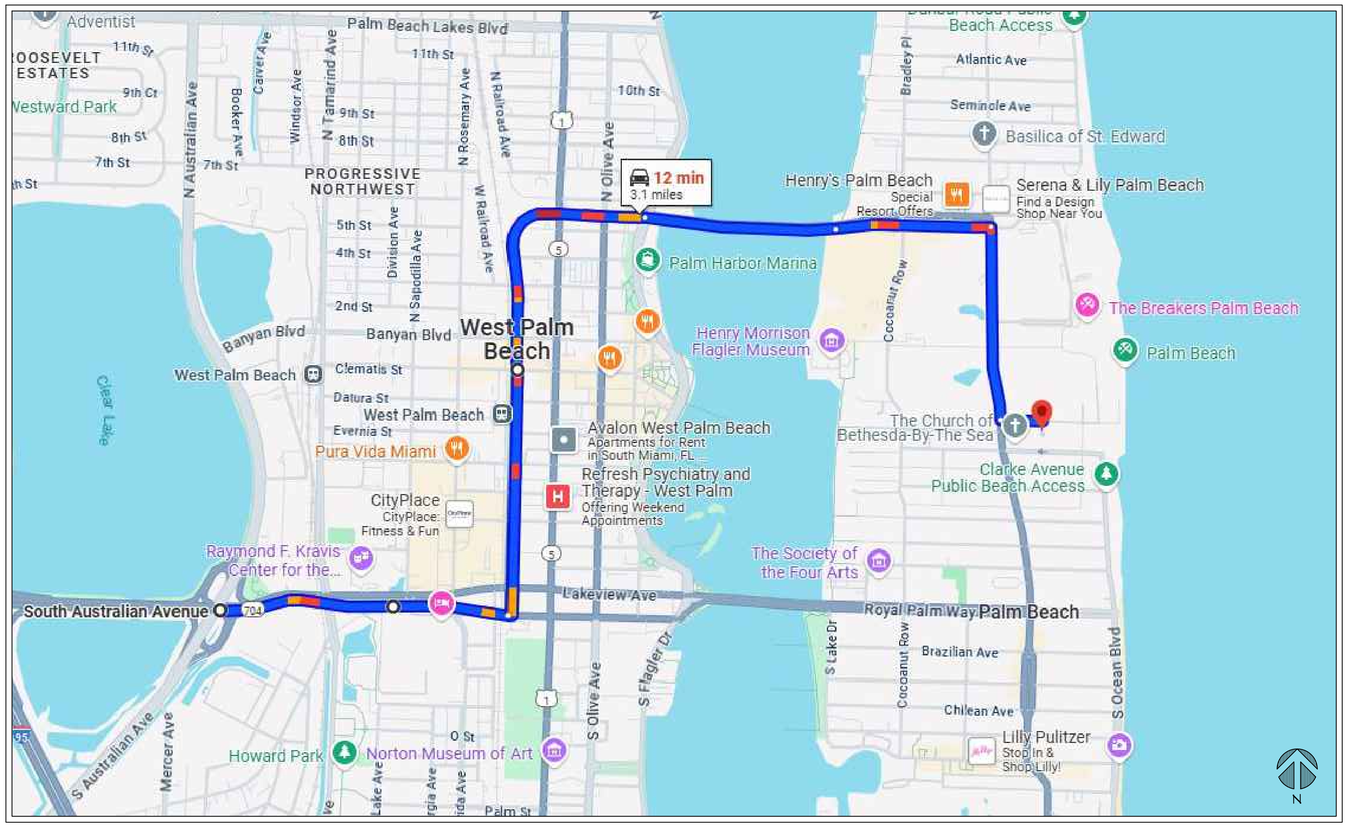

GOOGLE MAPS - JULY 2025

1 TRUCK INGRESS/EGRESS ROUTE

GENERAL NOTES

1. THE BEST ROUTE IS INDICATED VIA THE FLAGLER MEMORIAL BRIDGE.
2. TRUCK DRIVERS WILL BE COGNIZANT OF SEASONS WHEN USE OF THE RIGHT-OF-WAY IS LIMITED/ RESTRICTED.
3. 20 TRUCK DELIVERIES WILL ACCESS THE PROPERTY OVER 6 MONTHS.

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VIA BETHESDA

168
VIA BETHESDA

EXISTING
2 STORY
RESIDENCE

EXISTING
1 STORY
BLDG.

EXISTING
2 STORY
GARAGE

LOGGIA

COURTYARD

MOTOR
COURT

PORCH

AREA
NOT IN SCOPE

AREA
NOT IN SCOPE

AREA
NOT IN SCOPE

FICUS
#2038

OAK
#2005

OAK
#2006

UNKNOWN
#1887

DRAIN

DRAIN

TREE DISPOSITION				
#	SPECIES	SIZE	DISPOSITION	REMARKS
1661	*Livistona chinensis*, Chinese Fan Palm	21'-0"	REMOVE	
1662	*Livistona chinensis*, Chinese Fan Palm	21'-0"	REMOVE	
1872	*Quercus virginiana*, Live Oak	32'-0"	REMAIN	Restricted roots, co-dominant branch union, asymmetrical canopy pruned away from the building on the south side of the canopy
1873	*Quercus virginiana*, Live Oak	32'-0"	REMAIN	Restricted roots, co-dominant branch union, co-canopy, first order branch leans on the structure
1874	*Howea forsteriana*, Kentia Palm	11'-0"	REMOVE	
1884	*Cocos nucifera*, Coconut Palm	27'-0"	REMOVE	
1885	*Sabal palmetto*, Sabal Palm	19'-0"	RELOCATE	
1886	*Sabal palmetto*, Sabal Palm	13'-0"	RELOCATE	
1887	*Terminalia buceras*, Black Olive	25'-0"	REMAIN	Multi co-dominant branch unions, overlifted first order branches
1899	*Syagrus romanzoffiana*, Queen Palm	23'-0"	REMOVE	
1900	*Livistona chinensis*, Chinese Fan Palm	15'-0"	REMOVE	
1901	*Livistona chinensis*, Chinese Fan Palm	15'-0"	REMOVE	
1902	*Syagrus romanzoffiana*, Queen Palm	20'-0"	REMOVE	
1903	*Syagrus romanzoffiana*, Queen Palm	20'-0"	REMOVE	
1973	*Ptychosperma elegans*, Solitaire	23'-0"	REMOVE	Heavy with vine
1974	*Quercus virginiana*, Live Oak	25'-0"	REMAIN	Restricted roots on one side of the trunk, heavy with vine, co-canopy
2001	*Sabal palmetto*, Sabal Palm	17'-0"	REMAIN	
2002	*Sabal palmetto*, Sabal Palm	14'-0"	REMAIN	
2003	*Handroanthus chrysotrichus*, Yellow Tabebuia	18'-0"	REMAIN	Restricted roots on one side of the trunk, asymmetrical canopy
2004	*Sabal palmetto*, Sabal Palm	15'-0"	REMAIN	
2005	*Quercus virginiana*, Live Oak	25'-0"	REMAIN	Asymmetrical canopy, co-canopy, co-dominant branch union
2006	*Quercus virginiana*, Live Oak	25'-0"	REMAIN	Asymmetrical canopy, co-canopy, co-dominant branch union
2008	*Sabal palmetto*, Sabal Palm	20'-0"	REMAIN	Heavy with vine
2009	*Ficus aurea*, Strangler Fig	25'-0"	REMAIN	Restricted roots on two sides of the trunk, heavy with vine, overlifted branches from vine intrusion
2010	*Ficus aurea*, Strangler Fig	25'-0"	REMAIN	Restricted roots on two sides of the trunk, heavy with vine, overlifted branches from vine intrusion
2011	*Sabal palmetto*, Sabal Palm	18'-0"	REMAIN	
2012	*Sabal palmetto*, Sabal Palm	15'-0"	REMAIN	
2013	*Livistona chinensis*, Chinese Fan Palm	4'-0"	REMOVE	
2014	*Livistona chinensis*, Chinese Fan Palm	8'-0"	REMOVE	
2015	*Sabal palmetto*, Sabal Palm	17'-0"	REMOVE	
2024	*Phoenix reclinata*, Reclinata	17'-0"	REMOVE	
2036	*Sabal palmetto*, Sabal Palm	20'-0"	REMAIN	
2037	*Ficus aurea*, Strangler Fig	30'-0"	REMOVE	Asymmetrical canopy, bracing still established, multi stemmed, co-canopy
2038	*Ficus aurea*, Strangler Fig	30'-0"	REMAIN	Multi stemmed
2044	*Sabal palmetto*, Sabal Palm	17'-0"	REMAIN	
2045	*Sabal palmetto*, Sabal Palm	18'-0"	REMAIN	
2046	*Sabal palmetto*, Sabal Palm	18'-0"	REMAIN	
2047	*Ficus aurea*, Strangler Fig	30'-0"	REMAIN	Restricted roots on two sides of the trunk, co-canopy, multi stemmed, overlifted first order branches
2048	*Ficus aurea*, Strangler Fig	30'-0"	REMAIN	Restricted roots on two sides of the trunk, co-canopy, multi stemmed, overlifted first order branches

TREE DISPOSITION LEGEND

EXISTING TREE TO REMAIN

EXISTING TREE TO BE REMOVED

EXISTING TREE TO BE RELOCATED

NORTH

1 TREE DISPOSITION PLAN
1" = 10'-0"

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Landscape Architecture
Urban Design

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Houston, TX 77002
Phone: 850-419-5948
Email: info@dept.llc

168 Via Bethesda
West Palm Beach, FL

ISSUE	DATE
ARCOM FIRST SUBMITTAL	11/24/25
ARCOM SECOND SUBMITTAL	12/15/25
ARCOM FINAL SUBMISSION	12/19/25

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REGISTERED LANDSCAPE ARCHITECT ISAAC WILLIAM DEPT STATE OF FLORIDA
NOT FOR CONSTRUCTION

DRAWING TITLE
TREE DISPOSITION PLAN

PROJECT #: 2502

SHEET NUMBER
LD1.1



1 CONSTRUCTION SCREENING PLAN
1" = 10'-0"

NORTH

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Email: info@dept.llc

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NOT FOR CONSTRUCTION

DRAWING TITLE
CONSTRUCTION SCREENING PLAN

PROJECT #: 2502

SHEET NUMBER
LD1.2



1 VIEW TO GARAGE
NTS



2 VIEW TO HOUSE ENTRY
NTS



3 VIEW TO GARDEN ENTRY
NTS



4 VIEW TO ENTRY FROM DRIVEWAY
NTS



5 VIEW SOUTH TO MOTOR COURT
NTS



6 VIEW OF NORTH OAK TREES BEYOND
NTS



7 VIEW OF EXISTING PLANTING NORTH OF COURT
NTS



8 VIEW WEST OF POOL AND GARDEN
NTS



9 VIEW OF DRIVEWAY ENTRY
NTS



10 VIEW OF NORTH OAK TRUNK
NTS



11 VIEW SE TO GARDEN AND ENTRY COURT
NTS



12 VIEW EAST TO POOL AND GARDEN
NTS

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Landscape Architecture
Urban Design

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EXISTING PHOTOS

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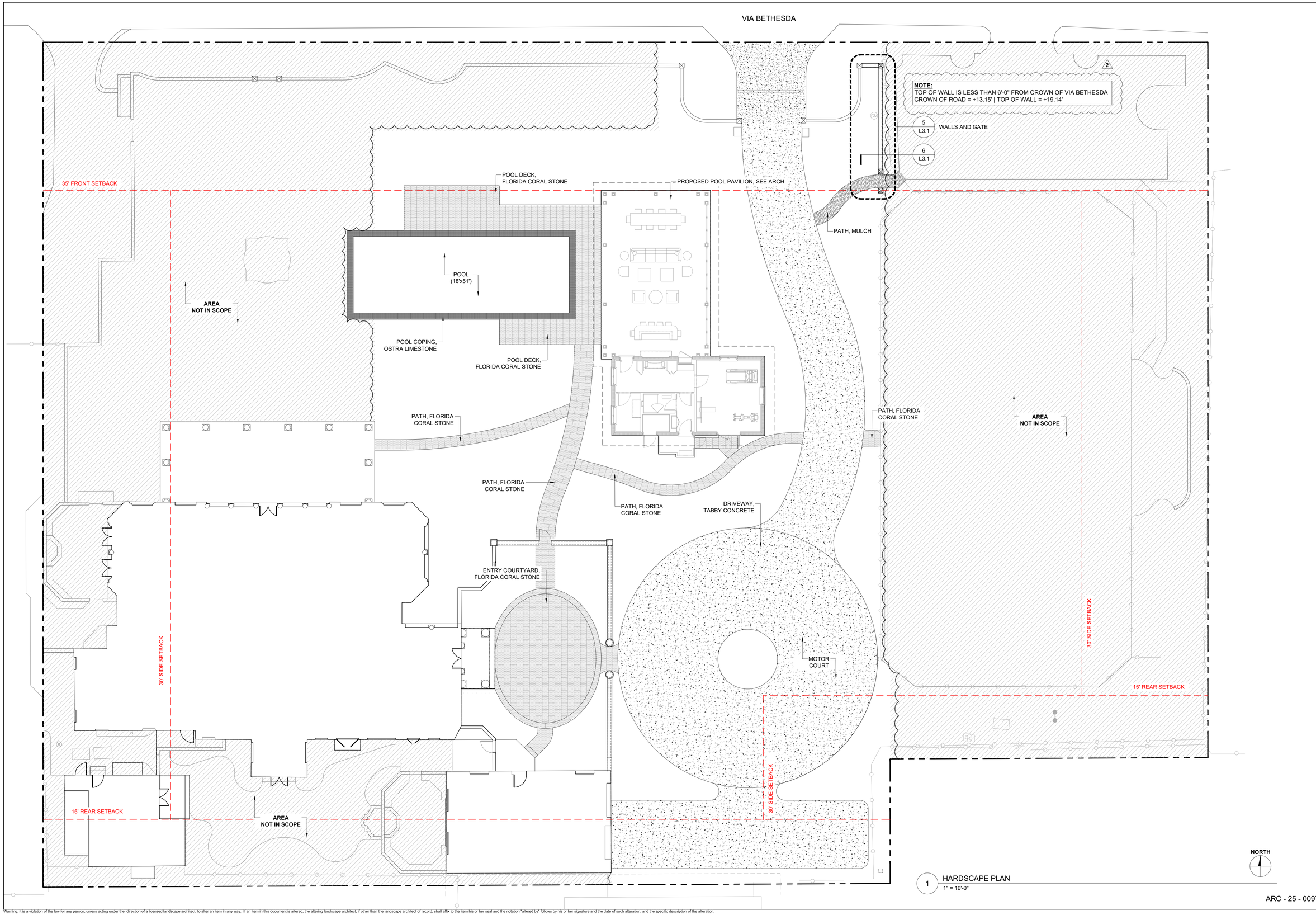

1 HARDSCAPE PLAN
1" = 10'-0"

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Landscape Architecture
Urban Design

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Houston, TX 77002
Phone: 850-419-5948
Email: info@dept.llc

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ISAAC WILLIAM
LA6673
STATE OF FLORIDA
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DRAWING TITLE
HARDSCAPE PLAN

PROJECT #: 2502

SHEET NUMBER
L1.1

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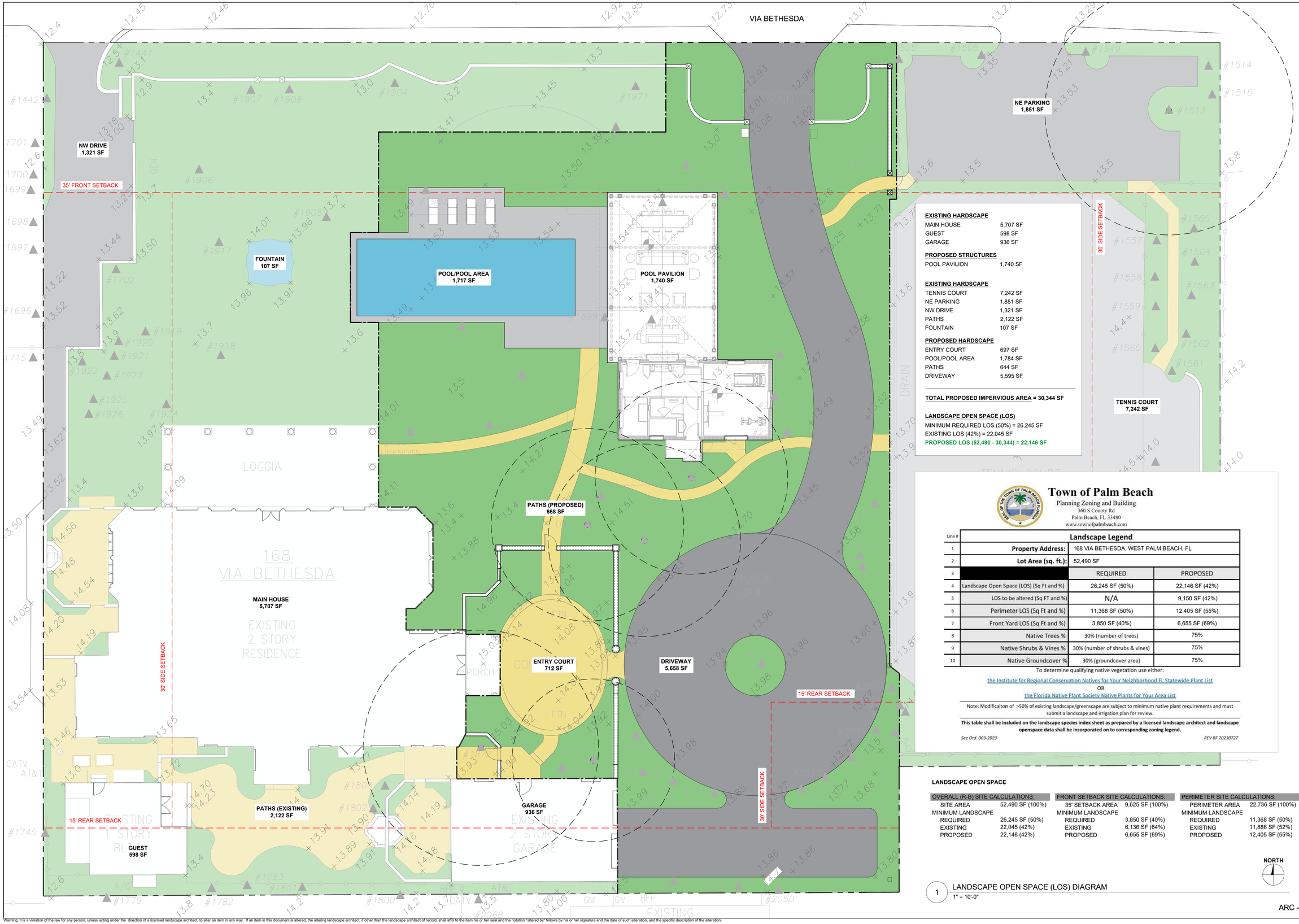

EXISTING HARDSCAPE

MAIN HOUSE	5,707 SF
GUEST	598 SF
GARAGE	936 SF

PROPOSED STRUCTURES

POOL PAVILION	1,740 SF

EXISTING HARDSCAPE

TENNIS COURT	7,242 SF
NE PARKING	1,851 SF
NW DRIVE	1,321 SF
PATHS	2,122 SF
FOUNTAIN	107 SF

PROPOSED HARDSCAPE

ENTRY COURT	697 SF
POOL/POOL AREA	1,784 SF
PATHS	644 SF
DRIVEWAY	5,595 SF

TOTAL PROPOSED IMPERVIOUS AREA = 30,344 SF

LANDSCAPE OPEN SPACE (LOS)

MINIMUM REQUIRED LOS (50%) = 26,245 SF
EXISTING LOS (42%) = 22,045 SF
PROPOSED LOS (52,490 - 30,344) = 22,146 SF

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

Landscape Legend

Line #			
1	**Property Address:**	168 VIA BETHESDA, WEST PALM BEACH, FL	
2	**Lot Area (sq. ft.):**	52,490 SF	
3		REQUIRED	PROPOSED
4	Landscape Open Space (LOS) (Sq Ft and %)	26,245 SF (50%)	22,146 SF (42%)
5	LOS to be altered (Sq FT and %)	N/A	9,150 SF (42%)
6	Perimeter LOS (Sq Ft and %)	11,368 SF (50%)	12,405 SF (55%)
7	Front Yard LOS (Sq Ft and %)	3,850 SF (40%)	6,655 SF (69%)
8	Native Trees %	30% (number of trees)	75%
9	Native Shrubs & Vines %	30% (number of shrubs & vines)	75%
10	Native Groundcover %	30% (groundcover area)	75%

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 OPEN SPACE

OVERALL (R-B) SITE CALCULATIONS:		FRONT SETBACK SITE CALCULATIONS:		PERIMETER SITE CALCULATIONS:	
SITE AREA	52,490 SF (100%)	35' SETBACK AREA	9,625 SF (100%)	PERIMETER AREA	22,736 SF (100%)
MINIMUM LANDSCAPE		MINIMUM LANDSCAPE		MINIMUM LANDSCAPE	
REQUIRED	26,245 SF (50%)	REQUIRED	3,850 SF (40%)	REQUIRED	11,368 SF (50%)
EXISTING	22,045 (42%)	EXISTING	6,136 SF (64%)	EXISTING	11,886 SF (52%)
PROPOSED	22,146 (42%)	PROPOSED	6,655 SF (69%)	PROPOSED	12,405 SF (55%)

NORTH

1 LANDSCAPE OPEN SPACE (LOS) DIAGRAM
1" = 10'-0"

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Dept.
Landscape Architecture
Urban Design

4900 Travis St.
Houston, TX 77002
Phone: 850-419-5948
Email: info@dept.llc

168 Via Bethesda
West Palm Beach, FL

ISSUE	DATE
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REGISTERED LANDSCAPE ARCHITECT ISAAC WILLIAM BROWN STATE OF FLORIDA
NOT FOR CONSTRUCTION

DRAWING TITLE
OPEN SPACE CALCULATIONS

PROJECT #: 2502

SHEET NUMBER
L1.2

VIA BETHESDA

35' FRONT SETBACK

30' SIDE SETBACK

30' SIDE SETBACK

15' REAR SETBACK

15' REAR SETBACK

AREA
NOT IN SCOPE

AREA
NOT IN SCOPE

AREA
NOT IN SCOPE

POOL
(18'x51')

PROPOSED POOL PAVILION, SEE ARCH

EXISTING TREE, TO REMAIN

EXISTING SABAL PALM,
TO REMAIN

UNDISTURBED PLANTING AREA

ENTRY
COURT

MOTOR
COURT

GROUNDCOVER (118 sf)
UNDERSTORY (31 sf)
UNDERSTORY (119 sf)
UNDERSTORY (76 sf)
UNDERSTORY (83 sf)
SHRUB (1,518 sf)
LAWN (42 sf)
UNDERSTORY (58 sf)
LAWN (278 sf)
GROUNDCOVER (62 sf)
GROUNDCOVER (459 sf)
SHRUB (368 sf)
SHRUB (180 sf)
SHRUB (956 sf)
SHRUB (560 sf)
GROUNDCOVER (152 sf)
GROUNDCOVER (96 sf)
GROUNDCOVER (115 sf)
UNDERSTORY (26 sf)
SHRUB (296 sf)
UNDERSTORY (17 sf)
GROUNDCOVER (37 sf)
UNDERSTORY (124 sf)
UNDERSTORY (87 sf)
SHRUB (289 sf)
GROUNDCOVER (239 sf)
GROUNDCOVER (114 sf)
GROUNDCOVER (49 sf)
UNDERSTORY (65 sf)
GROUNDCOVER (46 sf)
SHRUB (218 sf)
UNDERSTORY (51 sf)
GROUNDCOVER (68 sf)
GROUNDCOVER (41 sf)
SHRUB (204 sf)
SHRUB (192 sf)
UNDERSTORY (18 sf)
SHRUB (117 sf)
GROUNDCOVER (95 sf)
GROUNDCOVER (18 sf)
SHRUB (121 sf)
GROUNDCOVER (77 sf)
SHRUB (236 sf)
UNDERSTORY (76 sf)
SHRUB (610 sf)

NORTH

1 PLANTING PLAN
1" = 10'-0"

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Landscape Architecture
Urban Design

4900 Travis St.
Houston, TX 77002
Phone: 850-419-5948
Email: info@dept.llc

168 Via Bethesda
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ISAAC WILLIAM HOLLOWAY
LA 6667000
STATE OF FLORIDA
NOT FOR CONSTRUCTION

DRAWING TITLE
PLANTING PLAN

PROJECT #: 2502

SHEET NUMBER
L2.1

PLANTING LEGEND

○	EXISTING TREE TO REMAIN	Bs	*Bursera simaruba* GUMBO LIMBO	Qv	*Quercus virginiana* LIVE OAK
	EXISTING SABAL PALM TO REMAIN	Cf	*Copernicia fallaensis* COPERNICIA PALM	Pe	*Ptychosperma elegans* ALEXANDER PALM
Tr	*Thrinax radiata* THATCH PALM	Sp	*Sabal palmetto* SABAL PALM	Sp*	*Sabal palmetto* SABAL PALM, RELOCATED

CANOPY PLANTING SCHEDULE:

SPECIES	COMMON NAME	QTY	SIZE	NOTES
Bursera simaruba	GUMBO LIMBO	3	8-10"	
Copernicia fallaensis	COPERNICIA PALM	2	100 GAL.	
Ptychosperma elegans	ALEXANDER PALM	4	14-18' HT	TRIPLE
Quercus virginiana	LIVE OAK	3	8-12"	
Sabal palmetto	SABAL PALM	12	24-36' HT	
Sabal palmetto	SABAL PALM	6	VARIES	RELOCATED
Thrinax radiata	THATCH PALM	16	8-12' HT	

PLANTING SCHEDULE:

UT — UNDERSTORY (830 SF)

SPECIES	COMMON NAME	%	QTY	SIZE	NOTES
Chrysophyllum oliviforme	SATINLEAF	20%	10	30 GAL.	54" O.C.
Krugiodendron ferreum	BLACK IRONWOOD	20%	10	30 GAL.	54" O.C.
Mastichodendron foetidissimum	FALSE MASTIC	20%	10	30 GAL.	54" O.C.
Persea borbonia	REDBAY	20%	10	30 GAL.	54" O.C.
Simarouba glauca	PARADISE TREE	20%	10	30 GAL.	54" O.C.

SH — SHRUB (5,860 SF)

SPECIES	COMMON NAME	%	QTY	SIZE	NOTES
Ardisia escalloniodes	MARLBERRY	4%	20	15 GAL.	42" O.C.
Dodonaea viscosa	VARNISH LEAF	10%	50	15 GAL.	42" O.C.
Jacquinia keyensis	JOEWOOD	7%	35	15 GAL.	42" O.C.
Lyonia lucida	FETTERBUSH	7%	35	15 GAL.	42" O.C.
Myrcianthes fragrans	SIMPSON'S STOPPER	10%	50	15 GAL.	42" O.C.
Quadrella jamaicensis	JAMAICA CAPER	7%	35	15 GAL.	42" O.C.
Serenoa repens	SAW PALMETTO	40%	200	15 GAL.	42" O.C.
Serenoa repens 'Cinerea'	SILVER SAW PALMETTO	15%	80	15 GAL.	42" O.C.

GC — GROUNDCOVER (1,785 SF)

SPECIES	COMMON NAME	%	QTY	SIZE	NOTES
Mimosa strigillosa	SUNSHINE MIMOSA	20%	90	1 GAL.	24" O.C.
Osmunda cinnamomea	CINNAMON FERN	10%	45	3 GAL.	24" O.C.
Osmunda regalis	ROYAL FERN	10%	45	3 GAL.	24" O.C.
Pyrrosia spp.	FELT FERN	10%	45	3 GAL.	24" O.C.
Asplenium australasicum	BIRD'S NEST FERN	10%	45	3 GAL.	24" O.C.
Zamia integrifolia	COONTIE	40%	185	7 GAL.	24" O.C.

V — VINE (90 SF)

SPECIES	COMMON NAME	%	QTY	SIZE	NOTES
Passiflora suberosa	CORKY-STEM PASSIONVINE	20%	20	7 GAL.	12" O.C.
Bougainvillea spectabilis	BOUGAINVILLEA	40%	40	7 GAL.	12" O.C.
Trachelospermum jasminoides	STAR JASMINE	40%	40	7 GAL.	12" O.C.

L — LAWN (320 SF)

SPECIES	COMMON NAME	%	QTY	SIZE	NOTES
Zoysia spp.	ZOYSIA TBD	100%	320 SF	SOD	

1 PLANTING SCHEDULE
NTS

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Landscape Architecture
Urban Design

4900 Travis St.
Houston, TX 77002
Phone: 850-419-5948
Email: info@dept.llc

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DRAWING TITLE
PLANTING SCHEDULE

PROJECT #: 2502

SHEET NUMBER
L2.2

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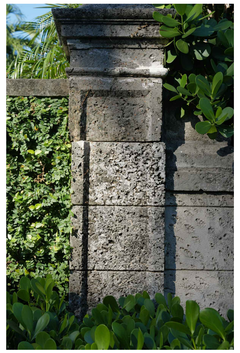
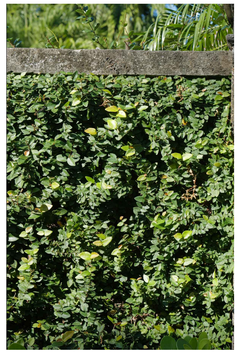
1 EXISTING WALLS AND ENTRY GATE
NTS



COLUMN



WALL

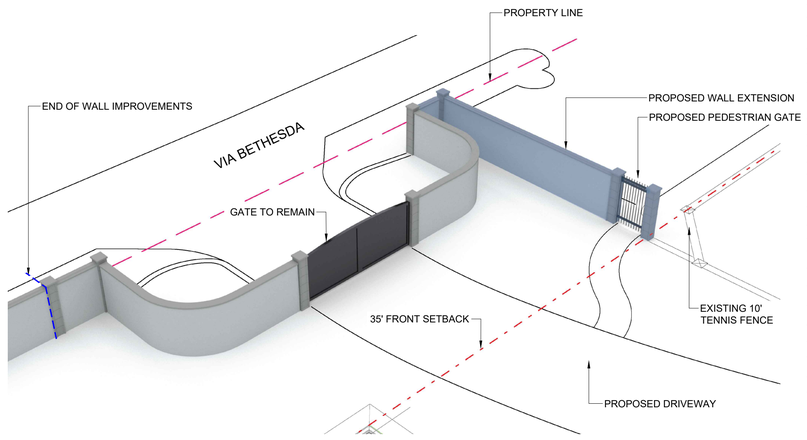
2 REFERENCE IMAGES - COLUMN AND WALL
NTS



3 REFERENCE IMAGE: GATE
NTS

2

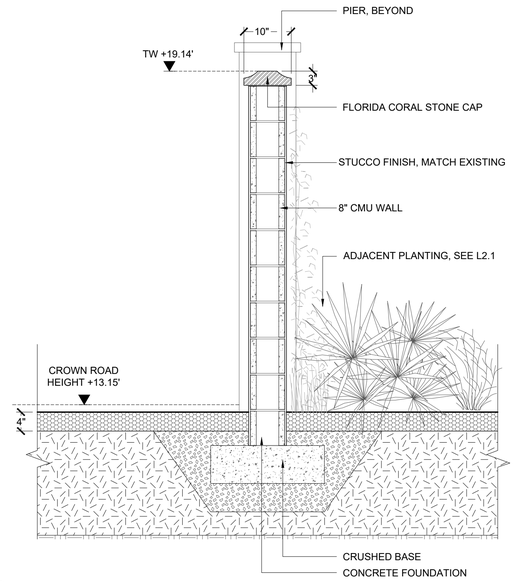
NOTE:
NO IMPROVEMENTS WEST OF GATE AREA



4 AXONOMETRIC WALL LAYOUT
NTS

2

NOTE:
TOP OF WALL IS LESS THAN 6'-0" FROM CROWN OF VIA BETHESDA
CROWN OF ROAD = +13.15' | TOP OF WALL = +19.14'



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

Dept.
Landscape Architecture
Urban Design

4900 Travis St.
Houston, TX 77002
Phone: 850-419-5948
Email: info@dept.llc

168 Via Bethesda
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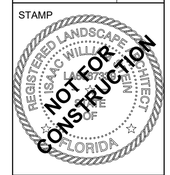

DRAWING TITLE
EXISTING WALL MODIFICATIONS

PROJECT #: 2502

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L3.1

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1 VIEW SOUTH ALONG DRIVEWAY
NTS



2 VIEW NW TO ENTRY COURT
NTS



3 VIEW NORTH FROM ENTRY COURT
NTS



4 VIEW NE TO POOL PAVILION
NTS



5 VIEW EAST TO POOL
NTS



6 VIEW EAST TO TENNIS COURT
NTS

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Urban Design

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Houston, TX 77002
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Email: info@dept.llc

168 Via Bethesda
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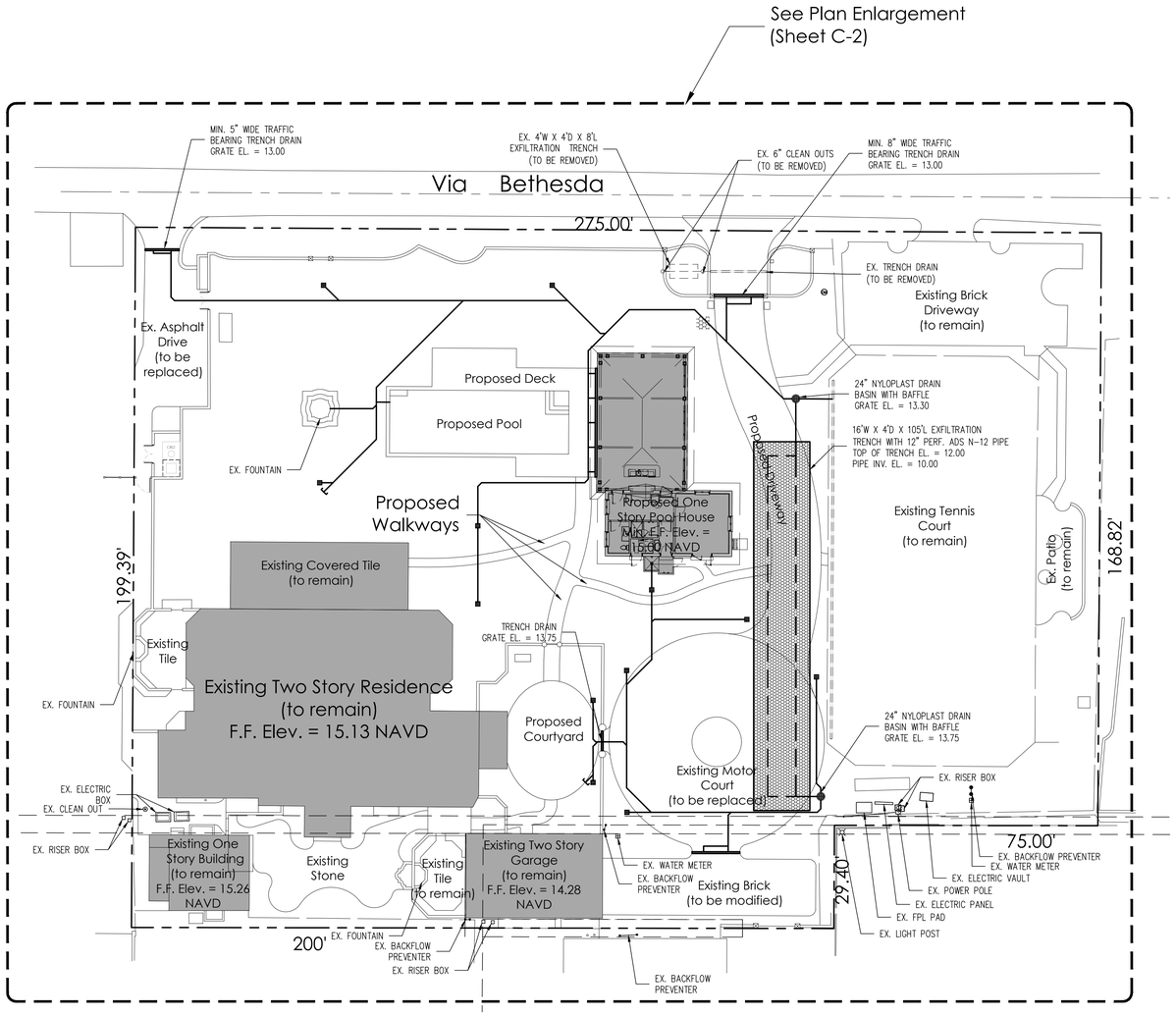
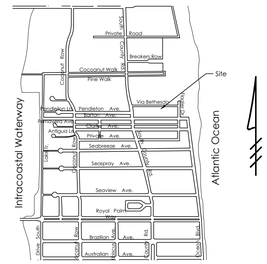
REGISTERED LANDSCAPE ARCHITECT
ISAAC WILLIAM BROWN
STATE OF FLORIDA
NOT FOR CONSTRUCTION

DRAWING TITLE
RENDERINGS

PROJECT #: 2502

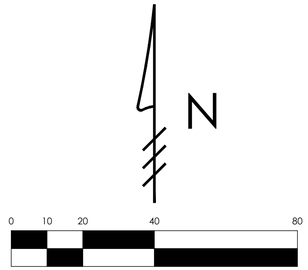
SHEET NUMBER
L8.1





Legend

- EXISTING ELEVATION PER WALLACE SURVEYING (NAVD-88)
- PROPOSED ELEVATION (NAVD-88)
- PROPOSED ELEVATION CONTOUR (NAVD-88)
- FLOW DIRECTION
- EXFILTRATION TRENCH
- AREA DRAIN
- 24" NYLOPLAST DRAIN BASIN WITH BAFFLE



Notes:

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

STORMWATER RETENTION CALCULATIONS

A. SITE INFORMATION

Total Property Area = 52,466 sq.ft.

Drainage Area Impervious Surface = 30,560 sq.ft.

Drainage Area Pervious Surface = 21,906 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 30,560 sq.ft. x 1 ft./12 in. = 5,093 cu.ft.

Pervious Runoff Volume:
0.2 x 2 in/hr x 21,906 sq.ft. x 1 ft./12 in. = 730 cu.ft.

Total Volume to be Retained = 5,823 cu.ft.

C. PROPOSED EXFILTRATION TRENCH SIZING

L	=	Total Length of Trench Provided	=	105	ft
W	=	Trench Width	=	16	ft
K	=	Hydraulic Conductivity	=	0.00005	cfs/sq.ft./ft. of head
H2	=	Depth to Water Table	=	6.00	ft
DU	=	Un-Saturated Trench Depth	=	4.00	ft
DS	=	Saturated Trench Depth	=	0.00	ft
V	=	Volume Treated	=	5,830	cu.ft.

Plan Background from Site Plan by
Kirchhoff & Associates Received 11/6/25

ARC-25-0097

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

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

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

Site Grading & Drainage Plan For:

CASA ESCONDIDA

168 Via Bethesda
Palm Beach, Florida

PROJECT INFORMATION:

Project No.	2025-0105
Issue Date	11/20/2025
Scale	1" = 20'

REVISIONS:

1	
2	
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CHAD M. GRUBER
FLORIDA P.E. NO. 57466

CHAD M. GRUBER — No. 57466 — STATE OF FLORIDA — PROFESSIONAL ENGINEER

Digitally signed by Chad M Gruber
Date: 2025.11.20 16:15:35 -05'00'

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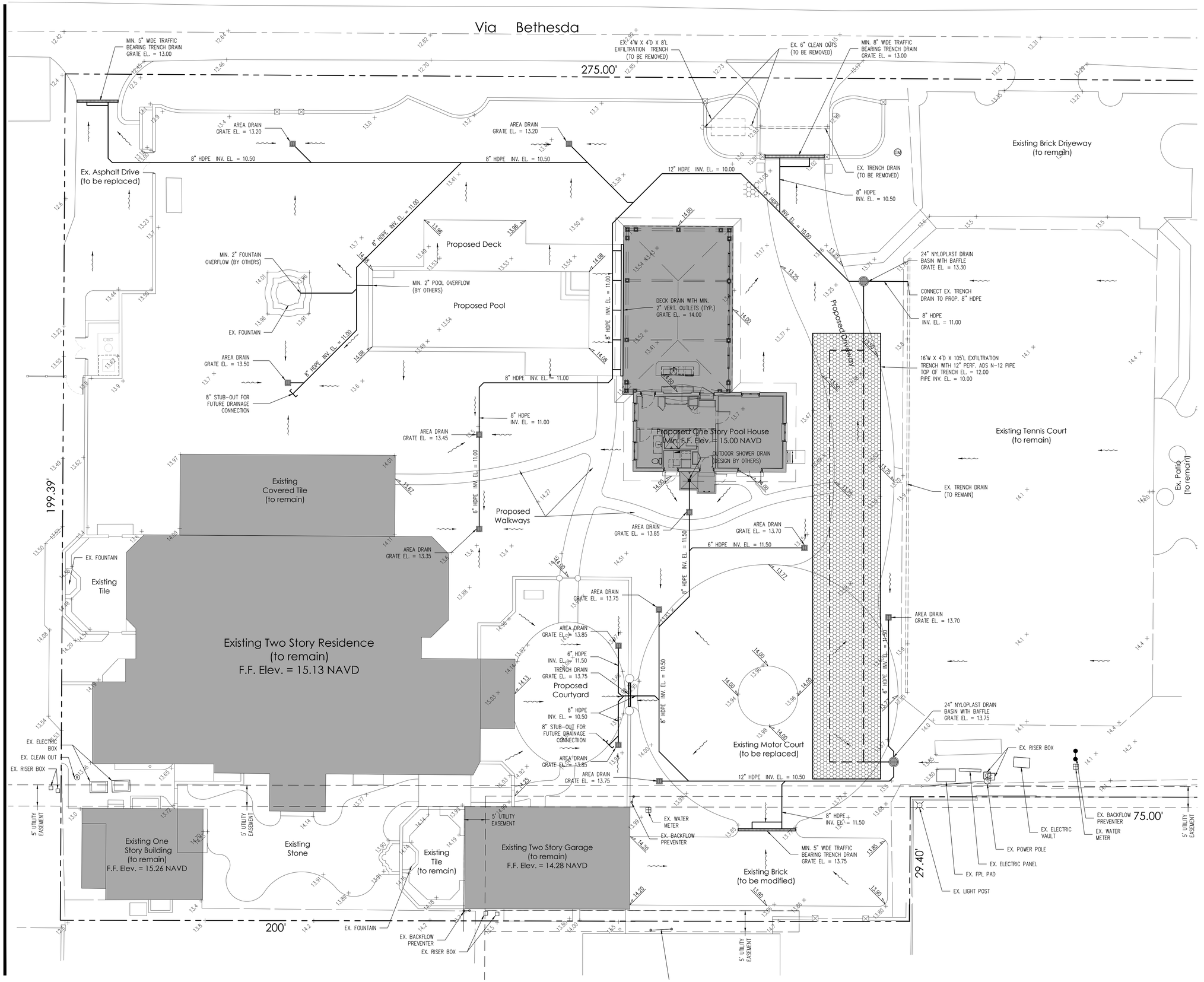
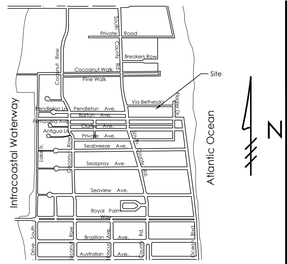
C-1





Legend

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- PROPOSED ELEVATION (NAVD-88)
- PROPOSED ELEVATION CONTOUR (NAVD-88)
- FLOW DIRECTION
- EXFILTRATION TRENCH
- AREA DRAIN
- 24" NYLOPLAST DRAIN BASIN WITH BAFFLE

N

0 5 10 20 40

Scale: 1" = 10'

Plan Background from Site Plan by Kirchhoff & Associates Received 11/6/25

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West Palm Beach, FL 33401
561.312.2041
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Conceptual Site Grading & Drainage Enlargement For:

CASA ESCONDIDA

168 Via Bethesda
Palm Beach, Florida

PROJECT INFORMATION:

Project No.	2025-0105
Issue Date	11/20/2025
Scale	1" = 10'

REVISIONS:

1	
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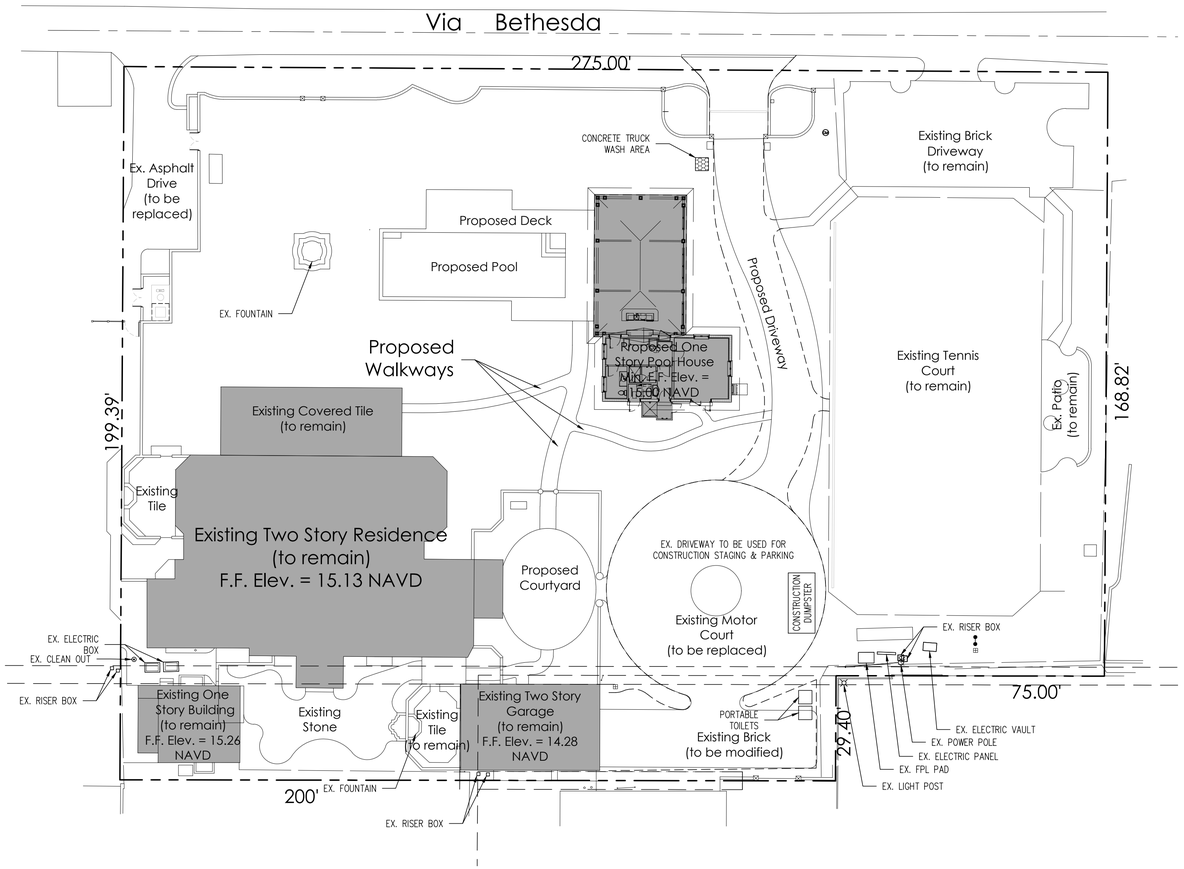


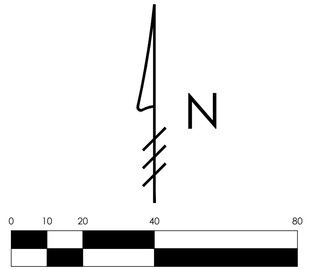


Location Map
N.T.S.

Legend

CONSTRUCTION STAGING AREA

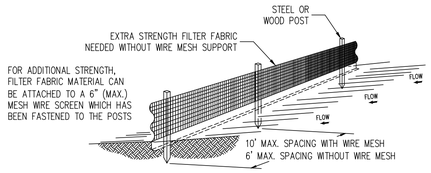
SILT FENCE (SEE DETAIL)



Scale: 1" = 20'

Notes:

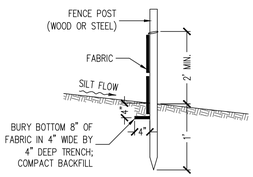
1) Contractor is responsible for installing and maintaining erosion control measures during construction.



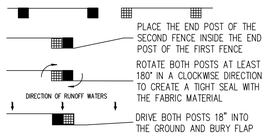
Notes:

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

SILT FENCE DETAIL
N.T.S.



SILT FENCE SECTION
N.T.S.



ATTACHING TWO SILT FENCES
N.T.S.

Plan Background from Site Plan by Kirchhoff & Associates Received 11/6/25

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

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

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

Construction Staging/Parking & Erosion Control Plan For:

CASA ESCONDIDA

168 Via Bethesda
Palm Beach, Florida

PROJECT INFORMATION:

Project No.	2025-0105
Issue Date	11/20/2025
Scale	1" = 20'

REVISIONS:

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

CHAD M. GRUBER LICENSE No. 57466 STATE OF FLORIDA PROFESSIONAL ENGINEER

Digitally signed by Chad M Gruber
Date: 2025.11.20 16:17:29 -05'00'

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

SHEET NUMBER:

EC-1

TOWN OF PALM BEACH

Information for Architectural Commission Meeting on: January 28, 2026

To: Architectural Commission

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

From: Planning, Zoning & Building

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

Date: 1/14/2026

ATTACHMENTS
- PZB Staff Report
- Letter of Intent
- Plans

STRATEGIC PLAN
Strategic Priorities:
Community Culture and Character

Strategic Focus Areas:
Quality of Life

FUNDING
No Fiscal Impact

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

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

HISTORY:
The application was originally heard at the October 2025 ARCOM meeting and was deferred (7-0) to allow for restudy of architectural and site plan elements. The plan was adjusted and presented again at the December 19, 2025 ARCOM hearing but was deferred for further study of the primary façade and interior courtyard.

THE PROJECT:
The applicant has submitted plans, entitled "New Residence for 239 Wells Road", as prepared by **MP Design & Architecture**, uploaded December 30, 2025.

The following is the scope of work for the application:

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

Site Data			
Zoning District	R-B	**Future Land Use**	SINGLE-FAMILY
Lot Size	14,000 SF	**Enclosed Sq. Ft.**	5,084 SF First Floor: 3,302 SF Second Floor: 1,453 SF
Lot Width	100'	**Lot Depth**	140'
Crown of Road	4.06' NAVD	**FEMA Flood Zone**	Zone AE +6.00' NAVD
Point of Meas.	+7.00' NAVD	**Finish Floor Elev.**	+7.16' NAVD
Lot Coverage	Permitted: 30% Proposed: 30%	**Landscape Open Space:**	Required: 45% Proposed: 45%

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

West	247 Wells Rd | Residence / R-B

STAFF ANALYSIS:

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



The application was originally heard at the October ARCOM hearing and was deferred to the December meeting to allow for restudy of architectural details and site plan elements. The modifications were reviewed at the December hearing but the application was deferred for an additional month for further study of the architectural details, including the front façade and interior courtyard. The applicant resubmitted plans with modifications including redesigned front entry with related roof plan adjustment, window and door changes, and reconfiguration of pool cabana.



Currently proposed rendering of front (south) elevation.



Previously proposed front (south) elevation.



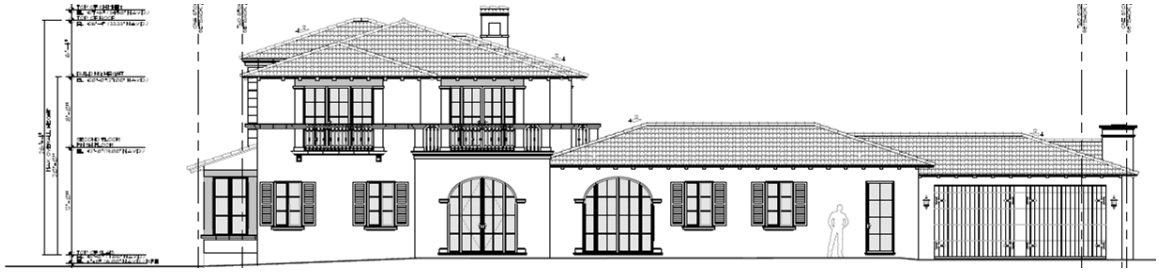
Currently proposed front (south) elevation.



Previously proposed rear (north) elevation.



Proposed rear (south) elevation.



Previously proposed side (east) elevation.



Currently proposed side (east) elevation.



Previously proposed side (west) elevation.



Proposed side (west) elevation.



Previous rendered landscape plan.



Proposed rendered landscape plan.

CONCLUSION:

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

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

WRB:JGM:BMF

WRB

MP Design & Architecture, Inc.

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

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

June 16, 2025

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

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

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

Please note the following:

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

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

CRITERIA FOR BUILDING PERMIT.

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

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

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

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

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

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

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

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

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

D. SPECIAL EXCEPTION – Section 134-22
Not applicable

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

F. VARIANCE – Section 134-201
Not applicable

G. OTHER
Not applicable.

Respectfully,



Michael Perry

MP Design & Architecture, Inc.

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Not applicable.

Respectfully,



Michael Perry

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

ARCHITECURE

MP DESIGN & ARCHITECURE

LANDSCAPE

NIEVERA + WILLIAMS DESIGN

ARC-24-0122

1st SUBMIT 06-26-2025
2nd SUBMIT 09-15-2025
FINAL SUBMIT 12-30-2025
MEETING DATE 01-28-2026

PROPOSED SCOPE OF WORK

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

SHEET INDEX

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	ZONING LEGEND
	VICINITY LOCATION MAP
	LOCATION MAP
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A001	STREETSCAPE, SITESCAPE
PHOTOS 1	SUBJECT PROPERTY & SURROUNDING PROPERTY PHOTOS
PHOTOS 2	SURROUNDING PROPERTY PHOTOS
PHOTOS 3	SURROUNDING PROPERTY PHOTOS
PHOTOS 4	SURROUNDING PROPERTY PHOTOS
A002	PROPOSED FIRST & SECOND FLOOR CUBIC CONTENT RATIO PLAN
A003	PROPOSED FIRST & SECOND FLOOR CUBIC CONTENT RATIO ZONING DIAGRAM
A004	PROPOSED FIRST FLOOR ZONING DIAGRAM
A005	PROPOSED SECOND FLOOR ZONING DIAGRAM
A006	TRUCK LOGISTICS & CONSTRUCTION SCREENING PLAN
A007	YARD SECTION DIAGRAM
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A102	PROPOSED ROOF PLAN
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A201	PROPOSED EAST & WEST ELEVATION
A202	PROPOSED CABANA NORTH, SOUTH, EAST AND WEST ELEVATIONS
A203	PROPOSED NORTH & WEST ELEVATION/ SECTION
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	MATERIALS
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A301	TYPICAL SECOND FLOOR CORNICE DETAIL
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A000.1	GARAGE PULLING-IN & BACKING-OUT DIAGRAM - NORTH PARKING SPOT
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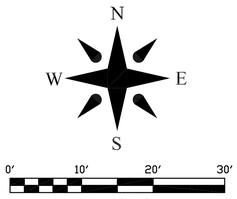
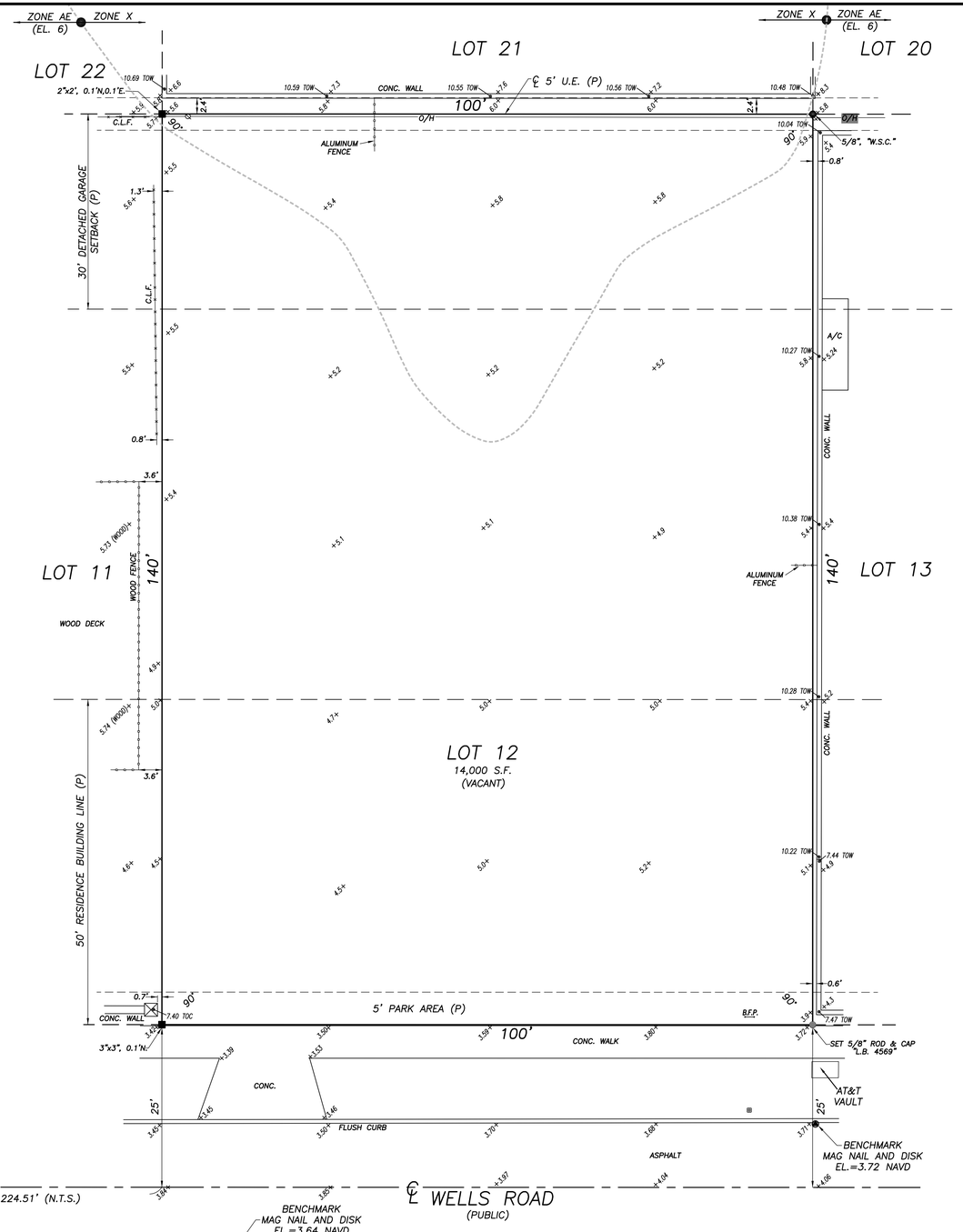
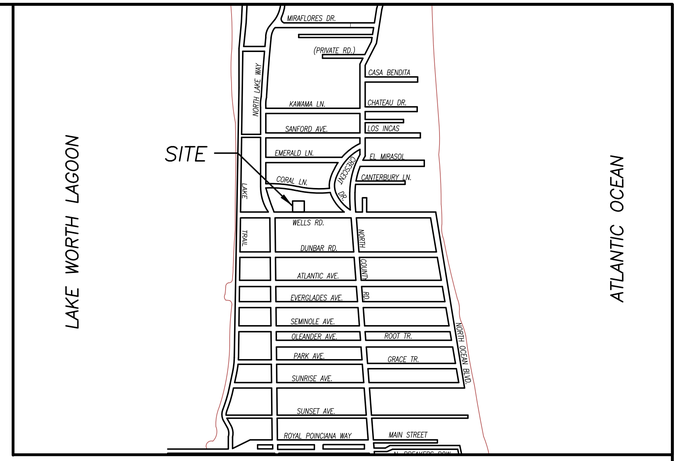
	ENTRY ELEVATION DETAIL
	GREAT ROOM ELEVATION DETAIL\PROPOSED JULIET BALCONY SECTION
	DINING ROOM ELEVATION DETAIL







VICINITY SKETCH N.T.S.

LEGEND

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

BOUNDARY SURVEY FOR:
239 WELLS ROAD LLC

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

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

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

PROPERTY ADDRESS:
239 Wells Rd
Palm Beach, FL 33480

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

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

TITLE COMMITMENT REVIEW

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

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

NOTES:

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

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

DATE OF LAST FIELD SURVEY: 7/15/2025

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

JAMES G. PEDEN JR. LICENSED SURVEYOR AND MAPPER 6122 STATE OF FLORIDA Professional Surveyor and Mapper

REVISIONS

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

BOUNDARY SURVEY FOR:

239 WELLS ROAD LLC

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

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

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

Line #	Zoning Legend			
1	**Property Address:**	239 WELLS ROAD		
2	**Zoning District:**	RB		
3	**Lot Area (sq. ft.):**	14,000 SF		
4	**Lot Width (W) & Depth (D) (ft.):**	100' x 140'		
5	**Structure Type:** (Single-Family, Multi-Family, Comm., Other)	SINGLE-FAMILY		
6	**FEMA Flood Zone Designation:**	Flood Zone AE (Elevation: 6'-0")		
7	**Zero Datum for point of meas. (NAVD)**	7'-0"		
8	**Crown of Road (COR) (NAVD)**	4.04'		
9		REQ'D / PERMITTED	EXISTING	PROPOSED
10	Lot Coverage (Sq Ft and %)	30%	-	29.9%(4,179SF)
11	Enclosed Square Footage (1st & 2nd Fl., Basement, Accs. Structure, etc)	-	-	5,084 SF
12	*Front Yard Setback (Ft.)	25' 1st, 30' 2nd	-	26'-1"1st,31'-1" 2nd
13	* Side Yard Setback (1st Story) (Ft.)	12'-6"	-	16'-3"E, 12'-7"W
14	* Side Yard Setback (2nd Story) (Ft.)	15'-0"	-	20'-0" E,33'-9"W
15	*Rear Yard Setback (Ft.)	10' 1st, 15' 2nd	-	10' 1st, 72'-3" 2nd
16	Angle of Vision (Deg.)	100°	-	100°
17	Building Height (Ft.)	22'	-	20'
18	Overall Building Height (Ft.)	30'	-	26'-4"
19	Cubic Content Ratio (CCR) (R-B ONLY)	3.96(55,440 CCR)	-	3.957 (55,403CCR)
20	** Max. Fill Added to Site (Ft.)	1.48'	-	-
21	Finished Floor Elev. (FFE)(NAVD)	7'	-	7.16'
22	Base Flood Elevation (BFE)(NAVD)	-	-	6'-0"
23	Landscape Open Space (LOS) (Sq Ft and %)	6,300 S.F. (45%)	-	6,485 S.F. (46%)
24	Perimeter LOS (Sq Ft and %)	3,150 S.F.	-	3,408 S.F.
25	Front Yard LOS (Sq Ft and %)	1,000 S.F. (40%)	-	1,530 S.F. (61%)
26	*** Native Plant Species %	*Please refer to TOPB Landscape Legend.*		

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

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

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

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

REV BF 20230626

ARC-24-0122

MP DESIGN & ARCHITECTURE

COMM NO. 2311

DATE 12/29/2025

REVISIONS

A New Residence for
239 Wells Road
Palm Beach FL 33480

239 Wells Road

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

MP DESIGN & ARCHITECTURE, INC
COMEAU BUILDING
319 CLEMATIS STREET, SUITE 1000
WEST PALM BEACH, FLORIDA 33401
561.833.7575

SHEET NO.
Zoning Legend

SUBJECT PROPERTY



Vicinity Location Map

Scale n.t.s.

ARC-24-0122

MP DESIGN & ARCHITECTURE

COMM NO.
2311

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239 Wells Road

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SHEET NO.
Vicinity Location Map



Location Map

Scale n.t.s.

ARC-24-0122

COMM NO.
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Palm Beach FL 33480

239 Wells Road

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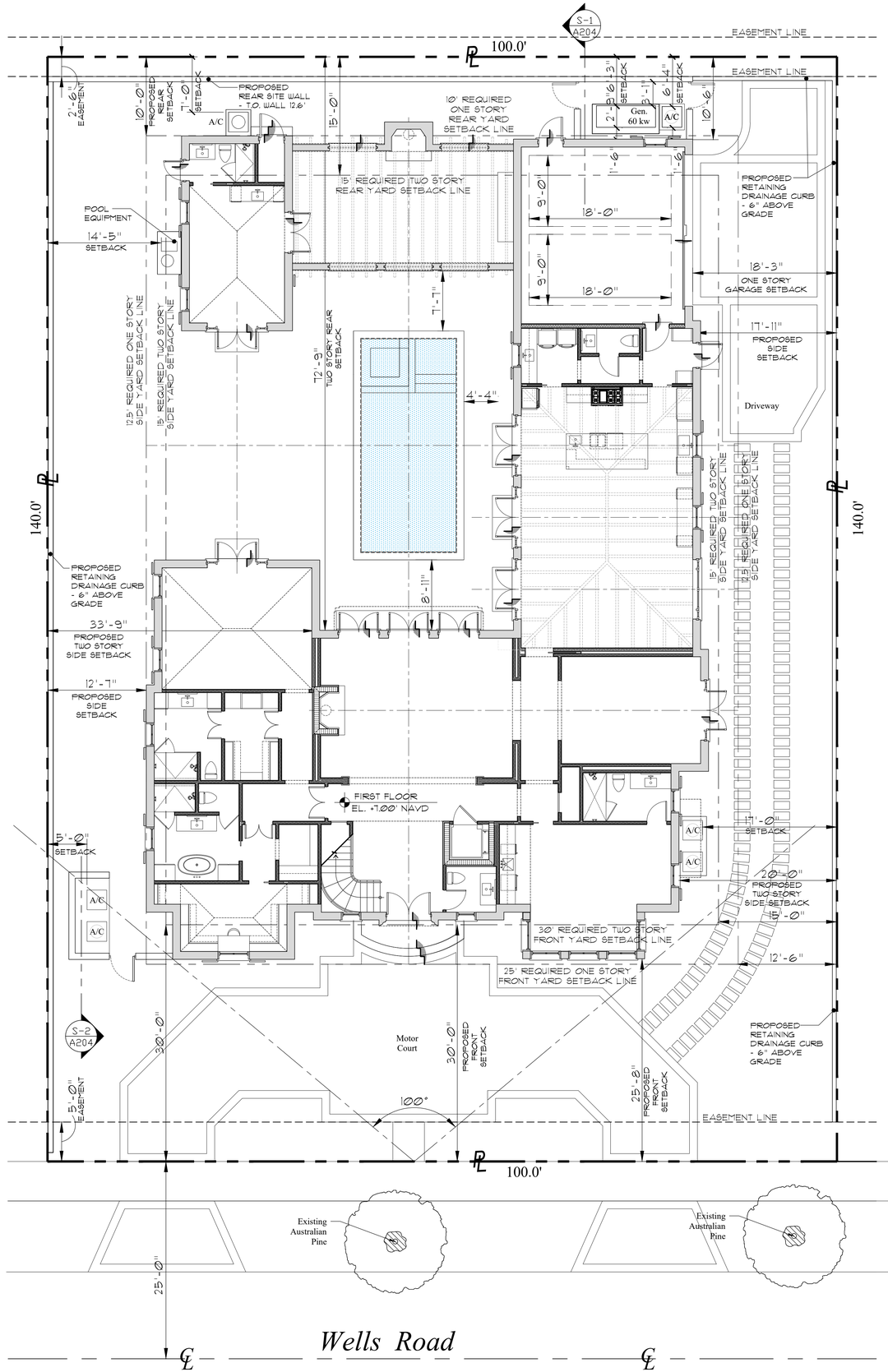
SHEET NO.
Location Map



ZONING & SITE CALCULATIONS

Zoning Item	Required/Allowed	Proposed
Zoning District	RB	RB
Lot Area	10,000 SF	14,000 SF
Lot Width Lot Depth	100' 100'	100' 140'
Front Yard Setback	25' 1-Story 30' 2-Story	25'-8" 30'
Side Yard Setback	12'-6" 1-Story 15' 2-Story	17'-11" East 12'-7" West 22'-0" East 34'-9" West
Rear Yard Setback	10' 1-Story 15'- 2-Story	10' 72'-9"
Maximum Building Height	14' 1-Story 22' 2-Story	10'-0" 20'-0"
Maximum Overall Height	30'	25'-10"
Lot Coverage	30% 2-Story (4,200 SF)	30% (4,202 SF)
Landscape Open Space	45% (6,300 SF)	45% (6,378 SF)
Perimeter Landscape Open Space	(3,150 SF)	(3,383 SF)
Required Front Yard	40% (1,000 SF)	48% (1,222 SF)
Cubic Content Ratio	3.96 (55,440 Cu.Ft.)	3.93 (54,995 Cu.Ft.)
Angle of Vision	100 °	100°

AREAS SF CALCULATIONS

First Floor AC	3,319 SF
Pool Cabana	327 SF
Second Floor AC	1,390 SF
Total AC	5,036 SF
Garage	515 SF
Pergolas	420 SF

LEGAL DESCRIPTION

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

Previously Proposed Site Plan

Scale 1/8" = 1'-0"

ARC-24-0122

MP DESIGN & ARCHITECTURE

COMM NO. 2311

DATE 12/29/2025

REVISIONS

A New Residence for

239 Wells Road

Palm Beach FL 33480

239 Wells Road

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

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

MP DESIGN & ARCHITECTURE, INC
COMEAU BUILDING
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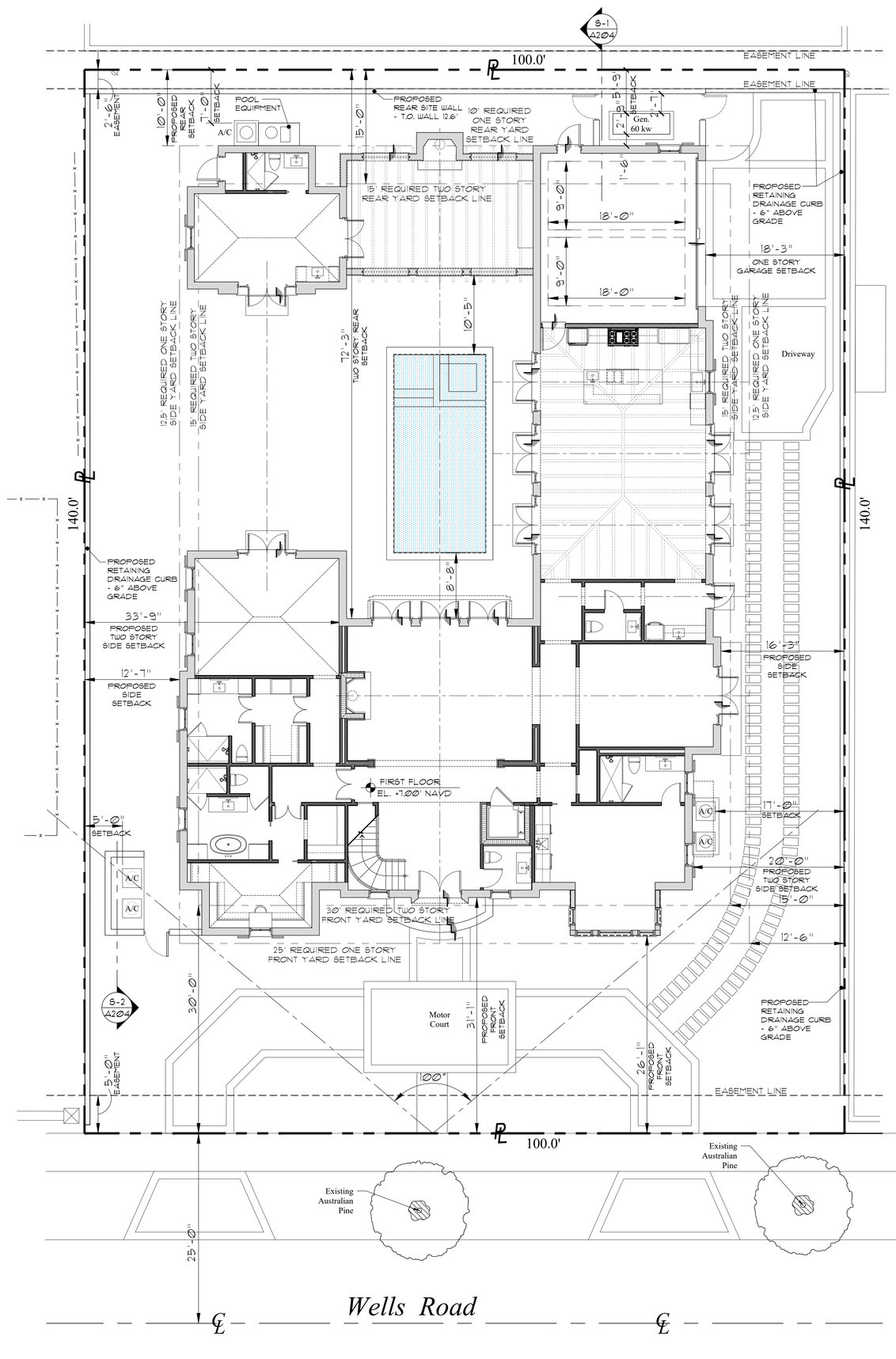
561.833.7575

SHEET NO.

A000



ZONING & SITE CALCULATIONS

Zoning Item	Required/Allowed	Proposed
Zoning District	RB	RB
Lot Area	10,000 SF	14,000 SF
Lot Width Lot Depth	100' 100'	100' 140'
Front Yard Setback	25' 1-Story 30' 2-Story	26'-1" 31'-1"
Side Yard Setback	12'-6" 1-Story 15' 2-Story	16'-3" East 12'-7" West 20'-0" East 33'-9" West
Rear Yard Setback	10' 1-Story 15'- 2-Story	10'-0" 72'-3"
Maximum Building Height	14' 1-Story 22' 2-Story	10'-0" 20'-0"
Maximum Overall Height	30'	26'-4"
Lot Coverage	30% 2-Story (4,200 SF)	29.9% (4,179 SF)
Landscape Open Space	45% (6,300 SF)	46% (6,485 SF)
Perimeter Landscape Open Space	(3,150 SF)	(3,408 SF)
Required Front Yard	40% (1,000 SF)	61% (1,530 SF)
Cubic Content Ratio	3.96 (55,440 Cu.Ft.)	3.957 (55,403 Cu.Ft.)
Angle of Vision	100 °	100°

AREAS SF CALCULATIONS

First Floor AC	3,302 SF
Pool Cabana	329 SF
Second Floor AC	1,453 SF
Total AC	5,084 SF
Garage	507 SF
Pergolas	420 SF

LEGAL DESCRIPTION

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

Proposed Site Plan

Scale 1/8" = 1'-0"

ARC-24-0122

MP DESIGN & ARCHITECTURE

COMM NO. 2311

DATE 12/30/2025

REVISIONS

A New Residence for
239 Wells Road
Palm Beach FL 33480

239 Wells Road

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

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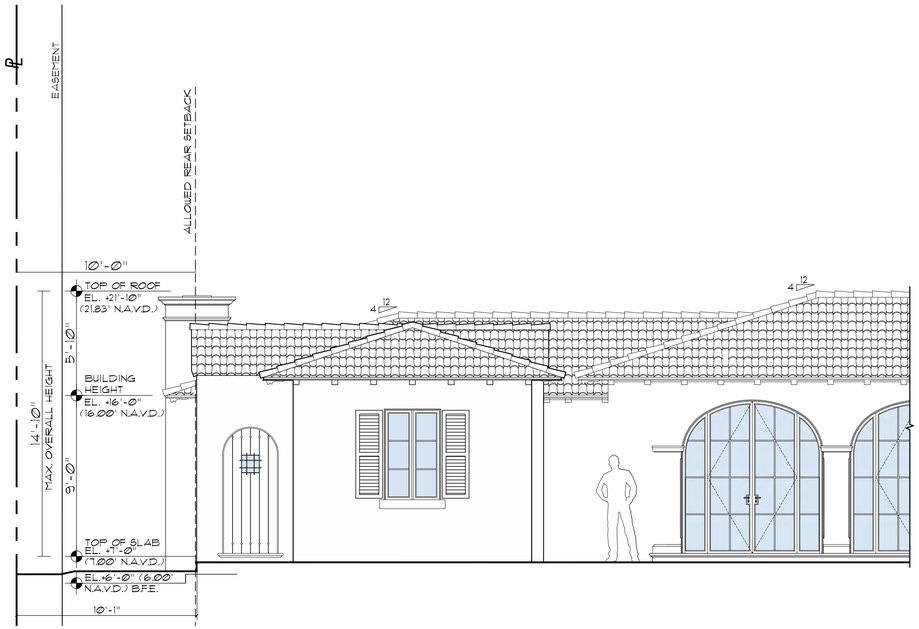
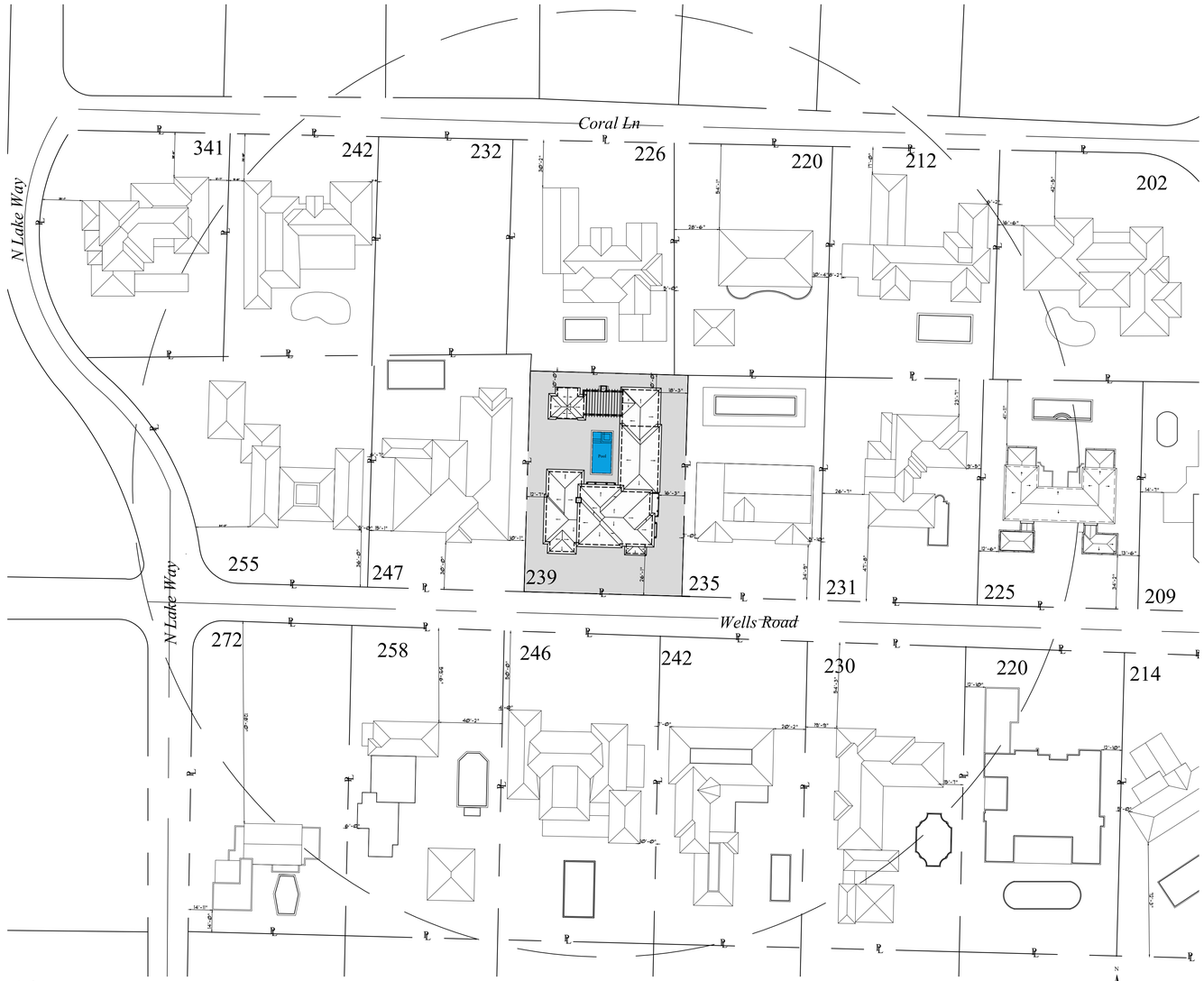
SHEET NO.

A000



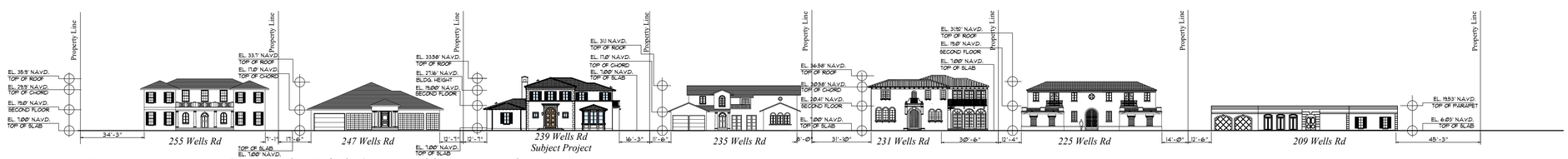
Rear Height Plane Diagram

Scale 1/4" = 1'-0"



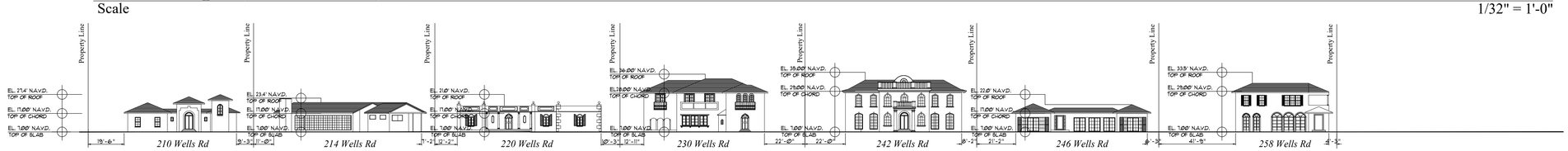
Sitescape

Scale n.t.s



Streetscape (North Side) Wells Road

Scale 1/32" = 1'-0"



Streetscape (South Side) Wells Road

Scale 1/32" = 1'-0"

ARC-24-0122

DESIGN & ARCHITECTURE

COMM NO.
2311

DATE
12/29/2025

REVISIONS

A New Residence for

239 Wells Road

Palm Beach FL 33480

239 Wells Road

STATE OF FLORIDA
ANGELO L. DAVILA
LICENSED ARCHITECT
AR0016639

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

MP DESIGN &
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319 CLEMATIS STREET, SUITE 1000
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561.833.7575

SHEET NO.

A001



255 Wells Rd



247 Wells Rd



239 Wells Road
Subject Property



235 Wells Road

ARC-24-0122

DESIGN & ARCHITECTURE

COMM NO.
2311

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REVISIONS

A New Residence for
239 Wells Road
Palm Beach FL 33480

239 Wells Road

STATE OF FLORIDA
ANGELO L. DAVIARA
AR0016639
ANGELO DAVIARA R.A.
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561.833.7575

SHEET NO.
Photos 1



231 Wells Rd



225 Wells Rd



209 Wells Road



300 N County Rd

ARC-24-0122

COMM NO.
2311

DATE
12/29/2025

REVISIONS

A New Residence for
239 Wells Road
Palm Beach FL 33480

239 Wells Road

STATE OF FLORIDA
ANGELO L. DAVILA
AR0016639
ANGELO DAVILA R.A
FLORIDA REG. ARCH.
#ARO016639

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561.833.7575

SHEET NO.
Photos 2



210 Wells Rd



214 Wells Rd



220 Wells Road



230 Wells Road

ARC-24-0122

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REVISIONS

A New Residence for
239 Wells Road
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239 Wells Road

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SHEET NO.
Photos 3



242 Wells Rd



246 Wells Rd



258 Wells Road



272 Wells Road

ARC-24-0122

MP DESIGN & ARCHITECTURE

COMM NO.
2311

DATE
12/29/2025

REVISIONS

A New Residence for
239 Wells Road
Palm Beach FL 33480

239 Wells Road

STATE OF FLORIDA
ANGELO L. DAVILA
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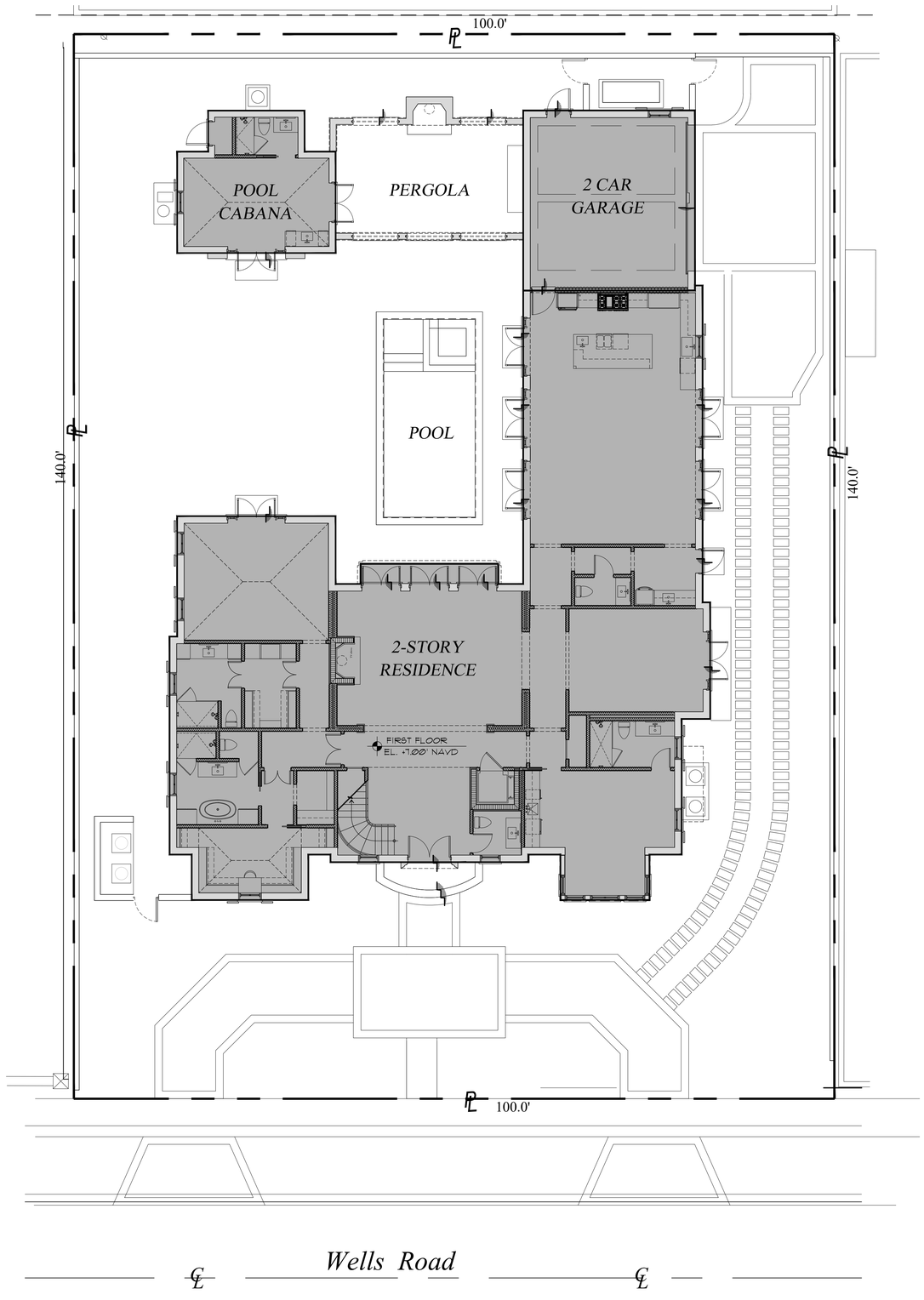
561.833.7575

SHEET NO.
Photos 4

LOT AREA = 14,000 SF

MAIN HOUSE - 3,302 SF
BALCONY - 41 SF
GARAGE - 507 SF
POOL HOUSE - 329 SF
TOTAL FOOT PRINT - 4,179 SF

PROPOSED LOT COVERAGE
4,179 SF (29.9 %)



Proposed Lot Coverage Diagram

Scale 1/8"=1'-0"

ARC-24-0122

MP DESIGN & ARCHITECTURE

COMM NO.
2311

DATE
12/29/2025

REVISIONS

A New Residence for
239 Wells Road
Palm Beach FL 33480

239 Wells Road

STATE OF FLORIDA
ANGELO L. DAVILA
AR0016639
ANGELO DAVILA R.A.
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SHEET NO.
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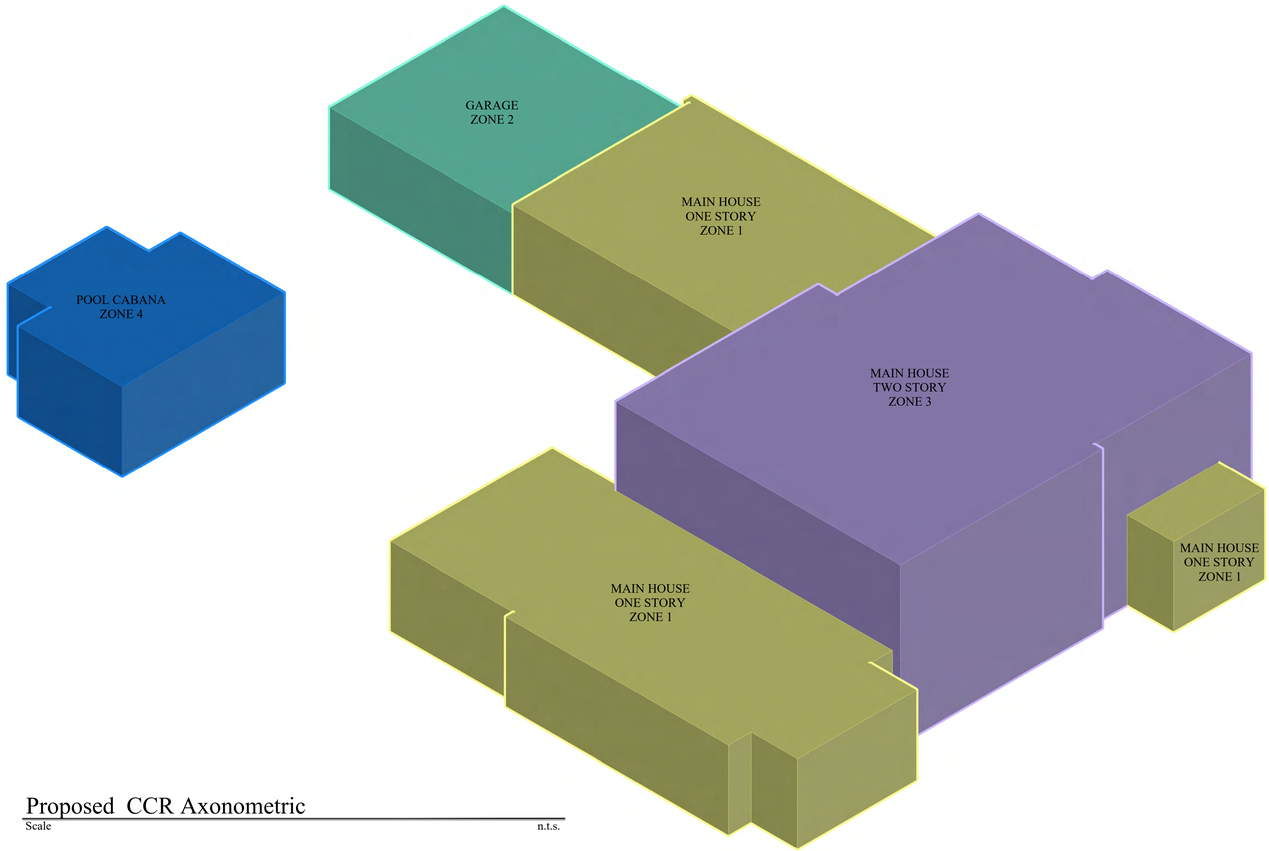


Proposed CCR Axonometric

Scale n.t.s.

LEGEND

ZONE 1
ONE STORY
MAIN HOUSE

ZONE 2
ONE STORY
GARAGE

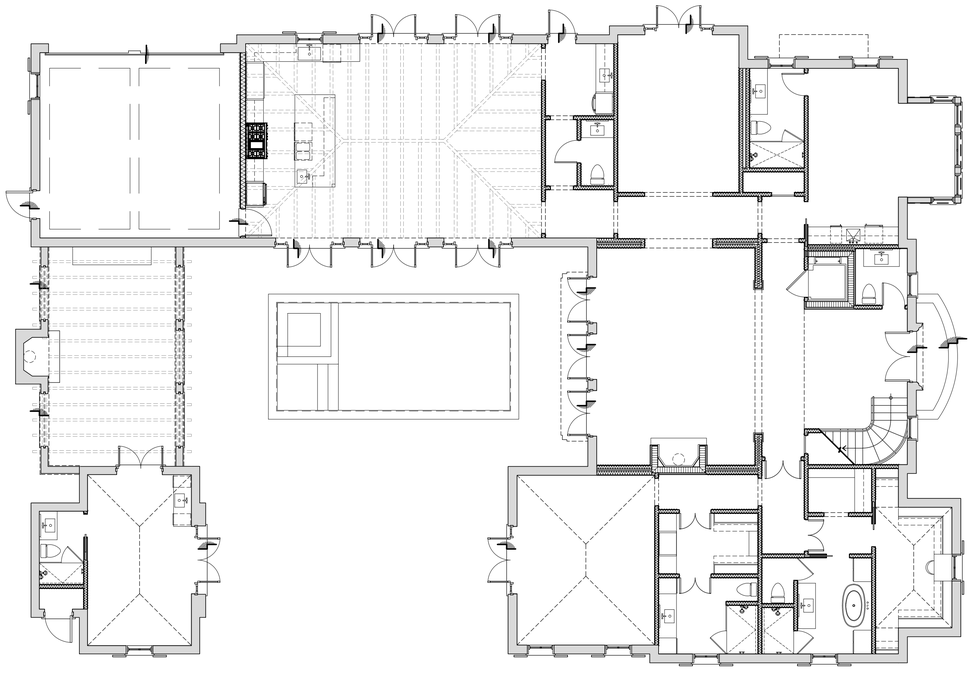
ZONE 3
TWO STORY
MAIN HOUSE

ZONE 4
POOL CABANA

CCR CALCULATIONS

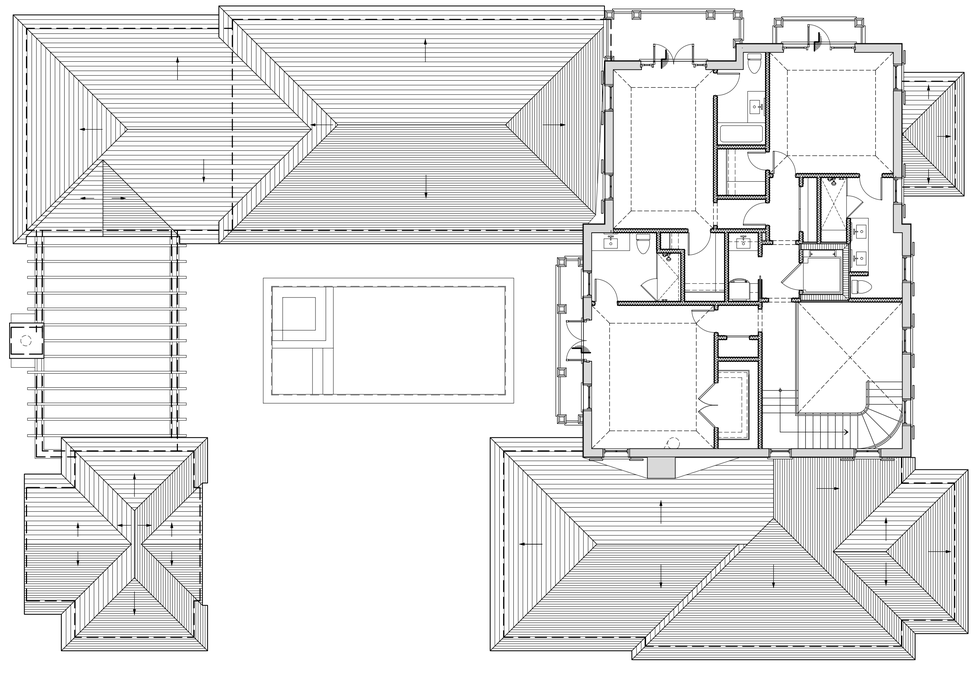
	ZONE	PROPOSED	
MAIN HOUSE ONE STORY	ZONE 1	1,849 SF x 10'	= 18,490 CU. FT.
GARAGE ONE STORY	ZONE 2	507 SF x 9'	= 4,563 CU. FT.
MAIN HOUSE TWO STORY	ZONE 3	1,453 SF x 20'	= 29,060 CU. FT.
POOL CABANA	ZONE 4	329 SF x 10'	= 3,290 CU. FT.
TOTAL			54,403 CU. FT.

LOT AREA		14,000 SF
MAX ALLOWED CCR	3.96	55,440 CU. FT.
TOTAL PROPOSED CCR	3.957	55,403 CU. FT.



Proposed First Floor Plan

Scale 1/8"=1'-0"



Proposed Second Floor Plan

Scale 1/8"=1'-0"

ARC-24-0122

MP DESIGN & ARCHITECTURE

COMM NO.
2311

DATE
12/29/2025

REVISIONS

A New Residence for
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Palm Beach FL 33480

239 Wells Road

STATE OF FLORIDA
ANGELO L. DAVILA
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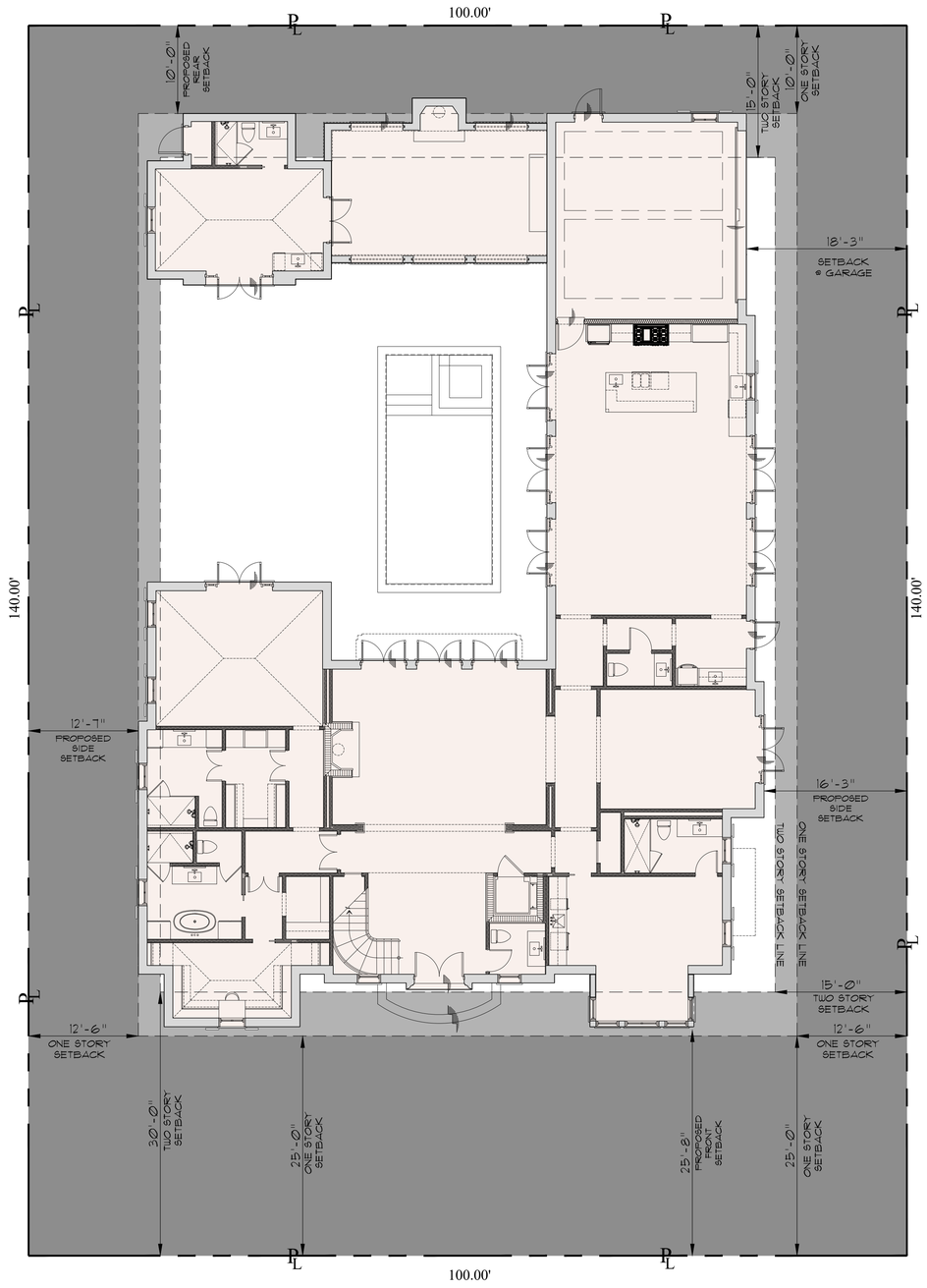
SHEET NO.
A003



Legend

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

Proposed First Floor Zoning Diagram

Scale 1/8" = 1'-0"

ARC-24-0122

MP DESIGN & ARCHITECTURE

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REVISIONS

A New Residence for

239 Wells Road

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239 Wells Road

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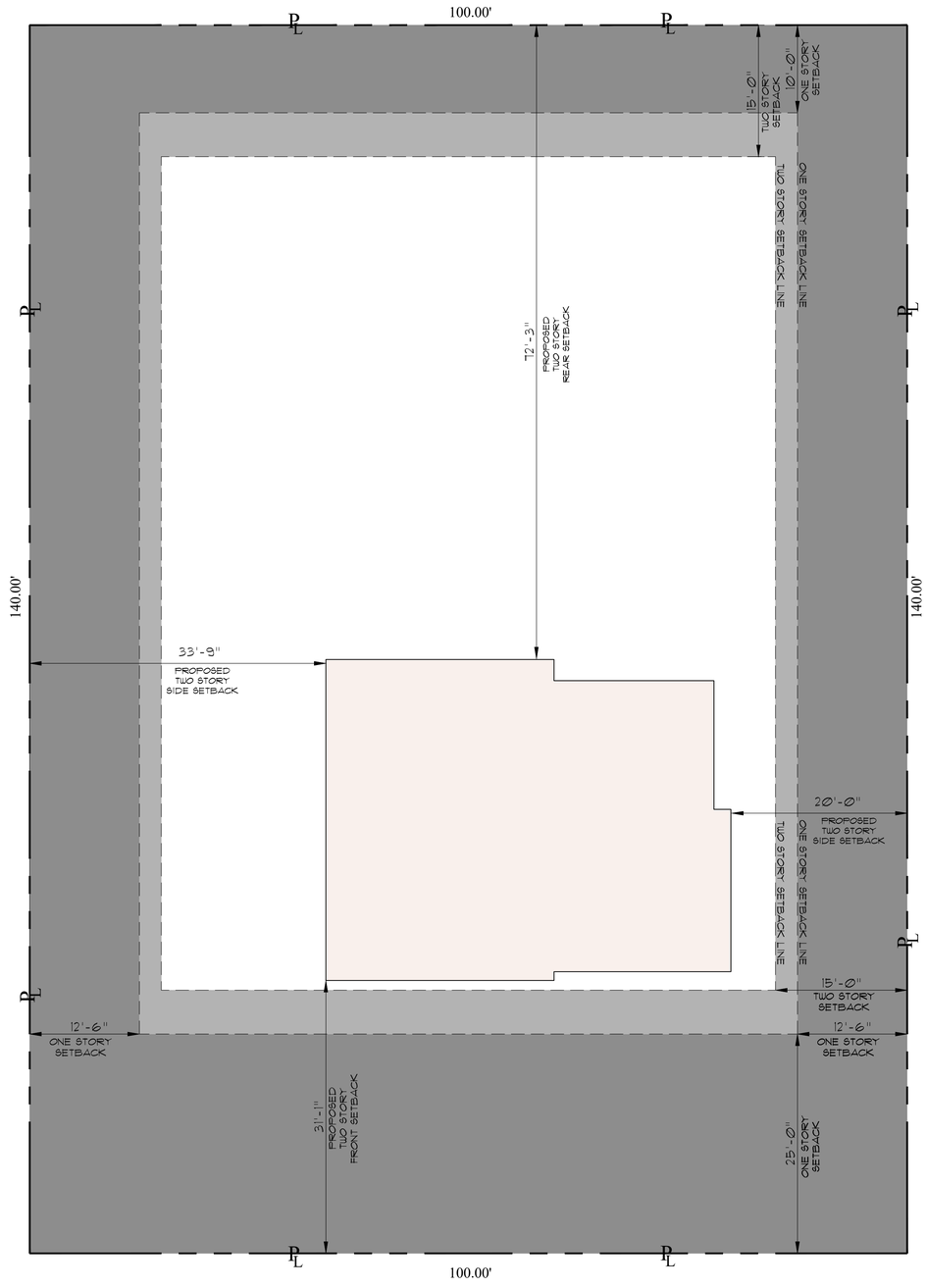
SHEET NO. A004



Legend

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

Proposed Second Floor Zoning Diagram

Scale 1/8" = 1'-0"

ARC-24-0122

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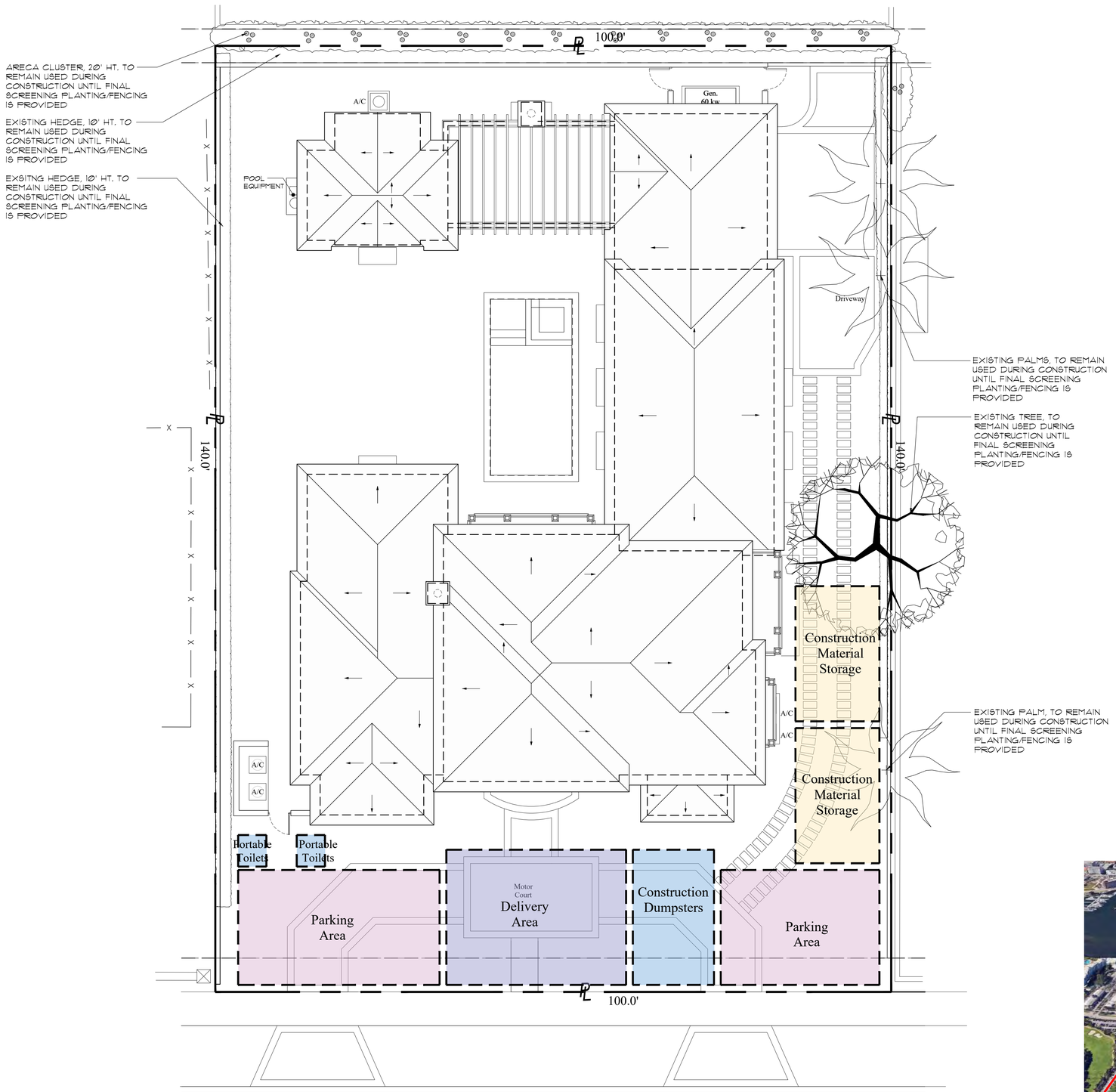
SHEET NO.
A005



Truck Logistics & Construction Screening Plan

Scale 1/8" = 1'-0"

Route To Property:

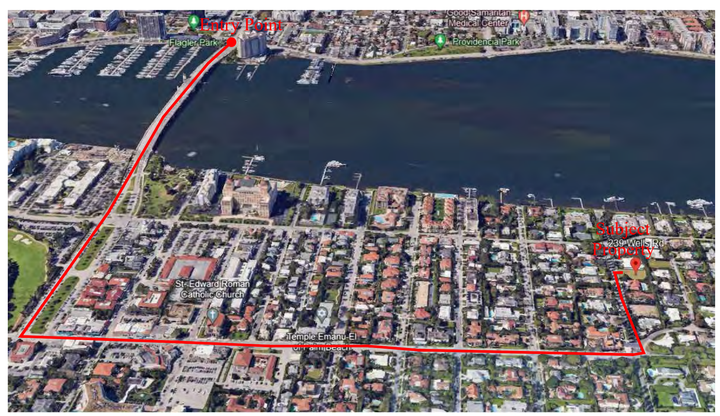
Enter the Town of Palm Beach thru Royal Ponciana Way over the Flagler Memorial Bridge. Turn left on N County Road heading North. Turn left on Wells Road heading West to Wells Road until reaching subject property.

Max. Number Of Trips to Subject Property:

80 Building material and dumpster trucks

Maximum Truck Length:

60'



Truck Traffic Map

Scale NTS

ARC-24-0122

MP DESIGN & ARCHITECTURE

COMM NO. 2311

DATE 12/29/2025

REVISIONS

A New Residence for
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239 Wells Road

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

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SHEET NO. A006

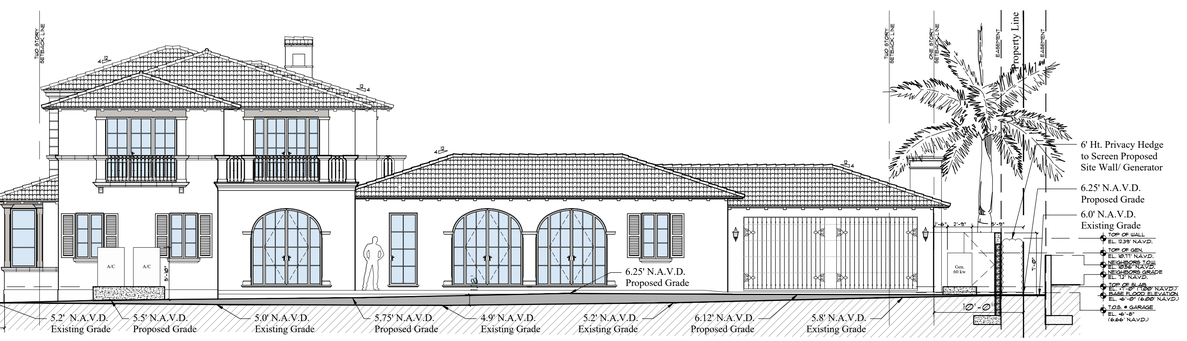
LEGEND

Existing Fill

Area of Fill

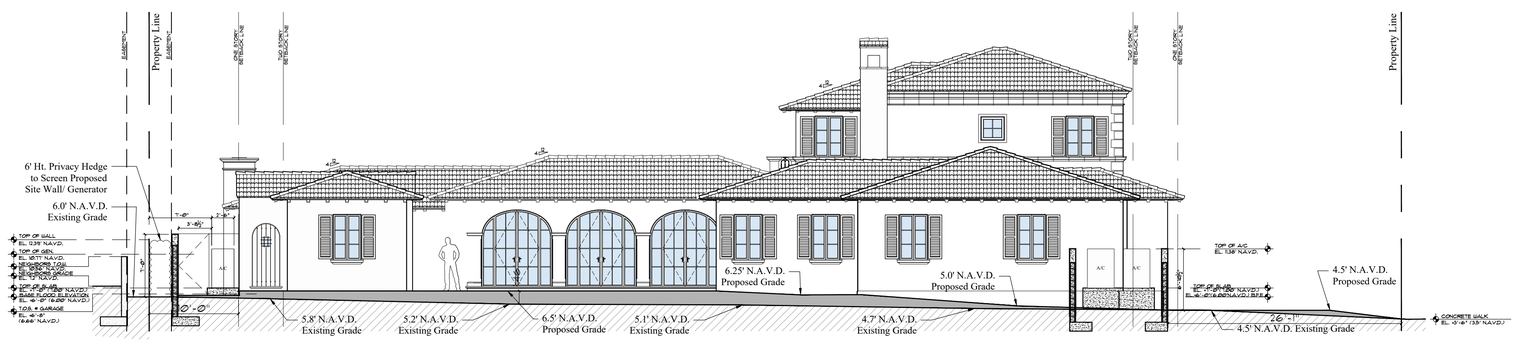
Key Plan

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



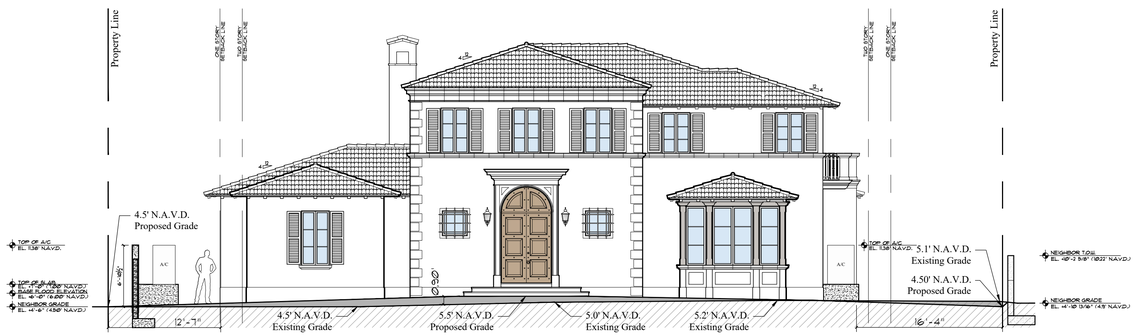
1 A007 Proposed East Elevation - Yard Section Diagram

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



2 A007 Proposed West Elevation - Yard Section Diagram

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



3 A007 Proposed South Elevation - Yard Section Diagram

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



4 A007 Proposed North Elevation - Yard Section Diagram

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

ARC-24-0122

MP DESIGN & ARCHITECTURE

COMM NO. 2311

DATE 12/30/2025

REVISIONS

A New Residence for
239 Wells Road
Palm Beach FL 33480

239 Wells Road

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

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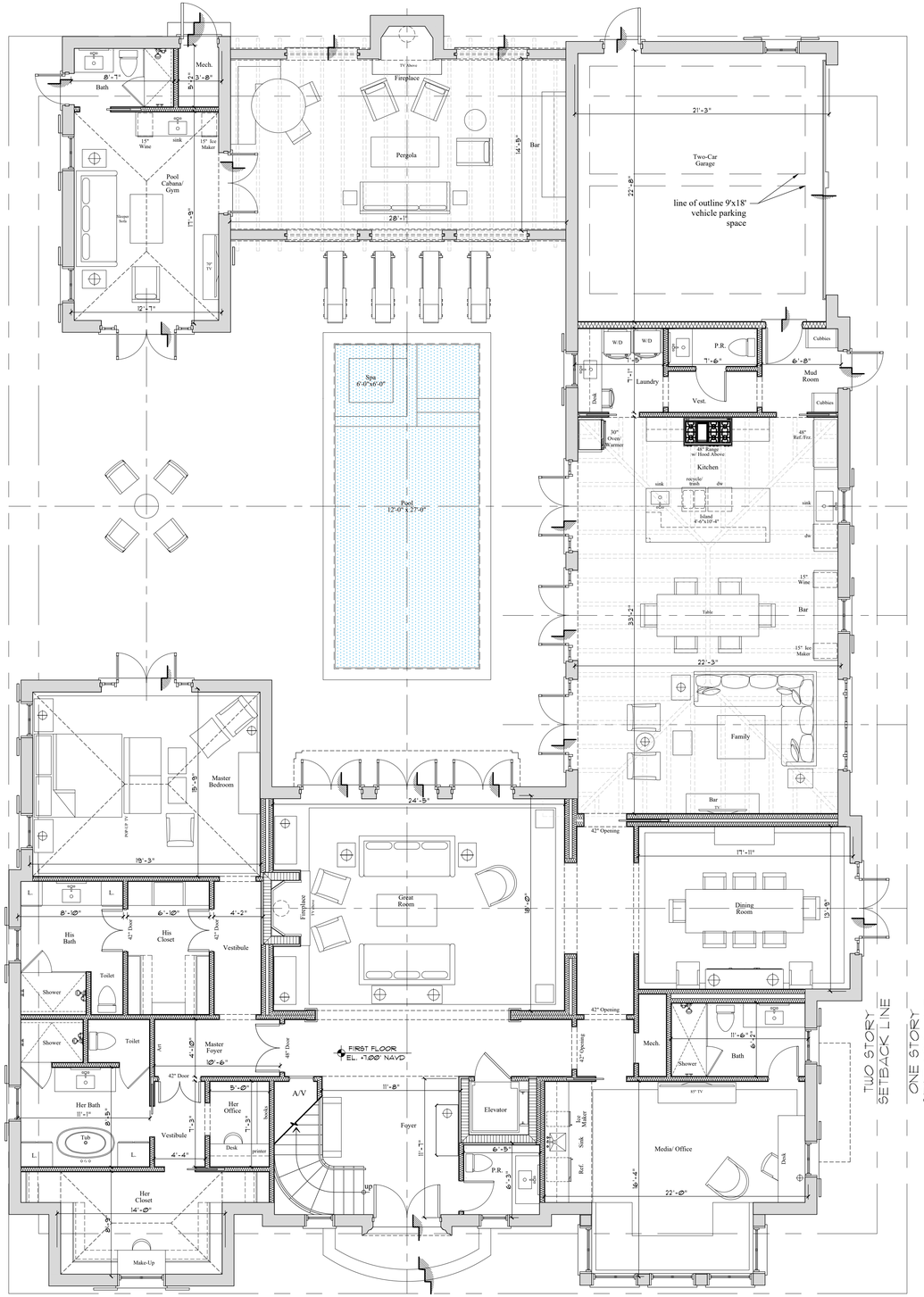
319 CLEMATIS STREET, SUITE 1000
WEST PALM BEACH, FLORIDA 33401
561.833.7575

SHEET NO.

A007



Previously Proposed First Floor Plan

Scale 3/16" = 1'-0"

ARC-24-0122

DESIGN & ARCHITECTURE

COMM NO.
2311

DATE
12/29/2025

REVISIONS

A New Residence for

239 Wells Road

Palm Beach FL 33480

239 Wells Road

STATE OF FLORIDA
ANGELO L. DAVILA
AR0016639
REGISTERED ARCHITECT

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

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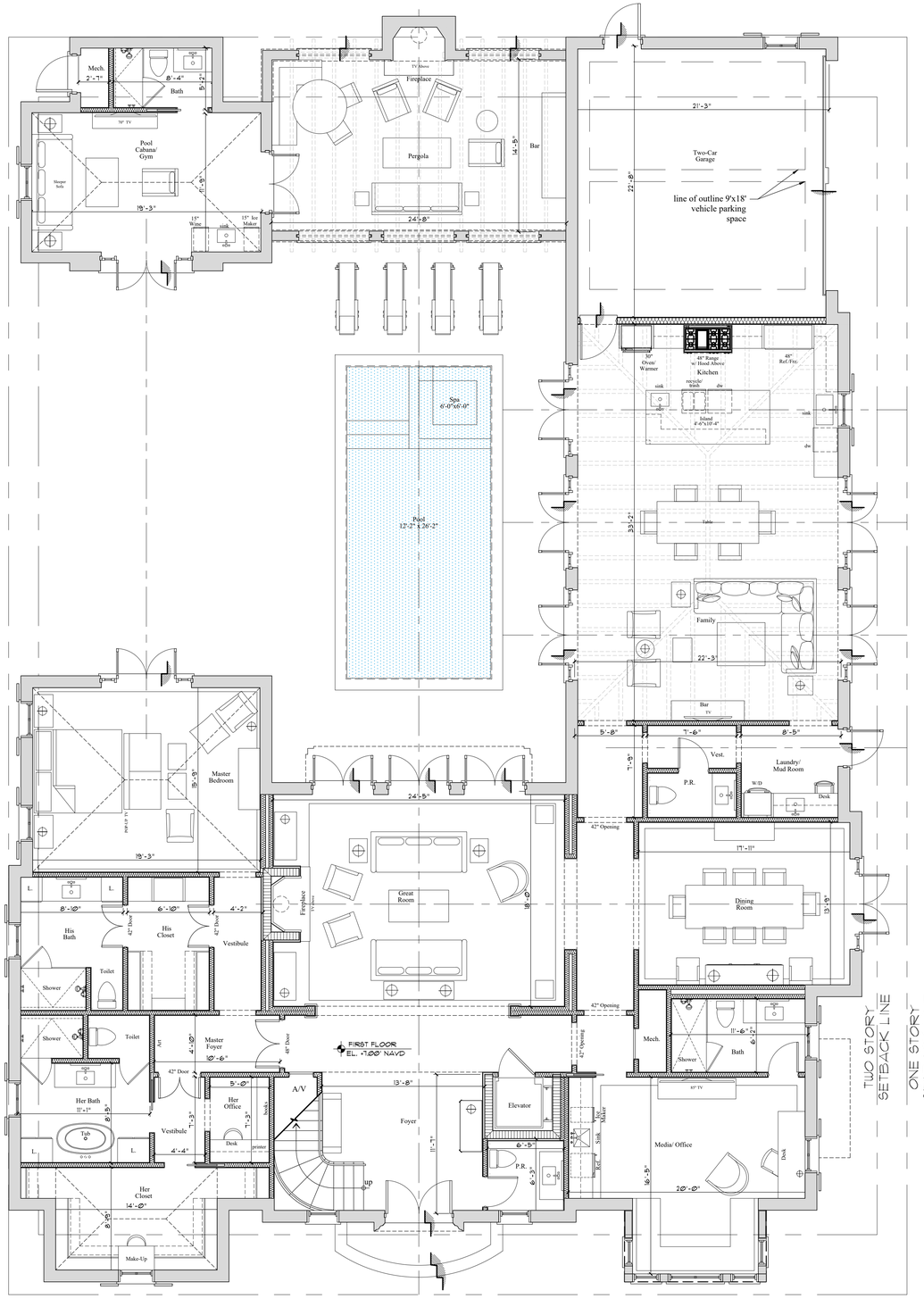
561.833.7575

SHEET NO.

A100



Proposed First Floor Plan

Scale 3/16" = 1'-0"

ARC-24-0122

MP DESIGN & ARCHITECTURE

COMM NO. 2311

DATE 12/30/2025

REVISIONS

A New Residence for

239 Wells Road

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239 Wells Road

STATE OF FLORIDA ANGELO L. DAVILA AR0016639 REGISTERED

ANGELO DAVILA R.A. FLORIDA REG. NO.: #AR0016639

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WEST PALM BEACH, FLORIDA 33401
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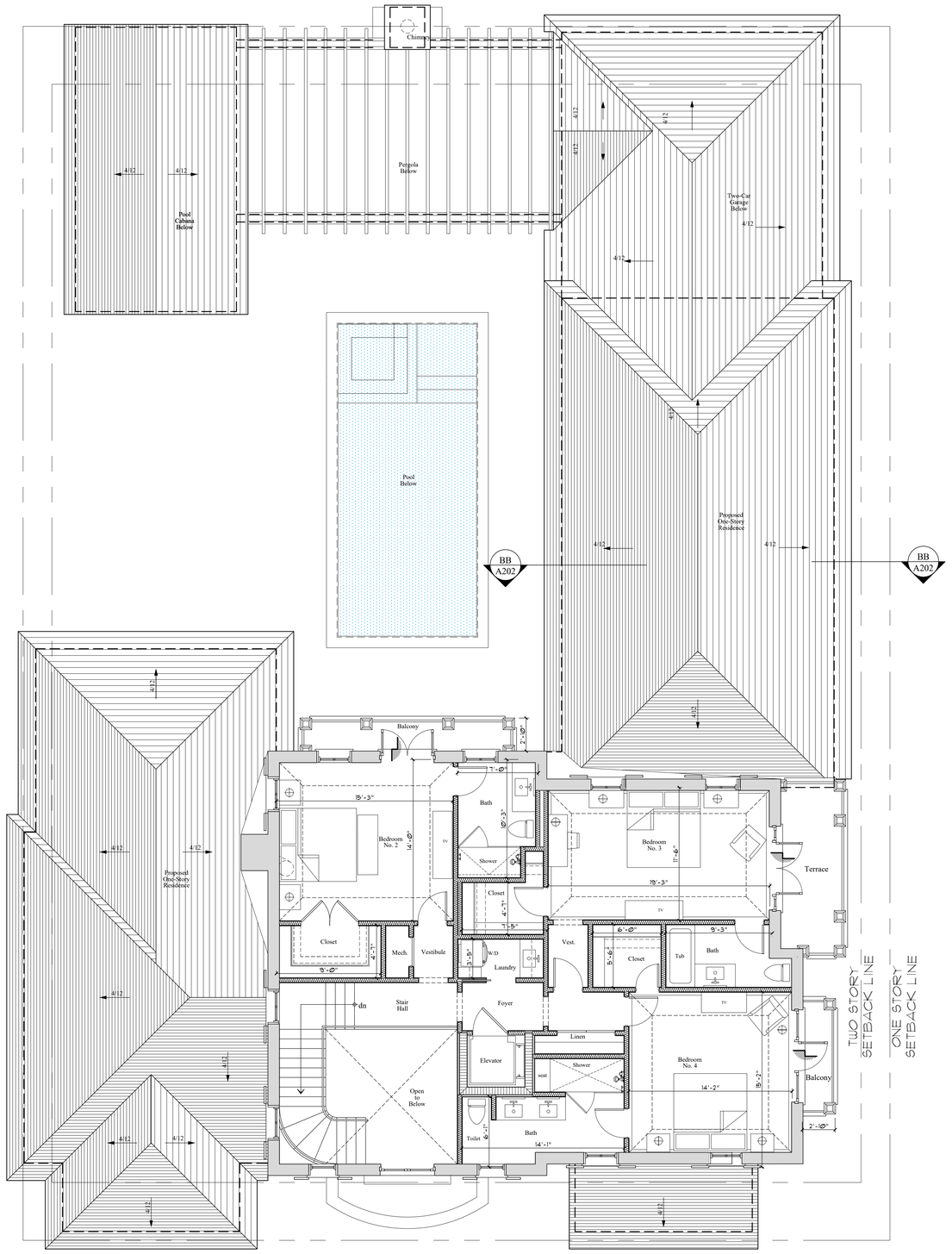
SHEET NO. A101



Previously Proposed Second Floor Plan

Scale 3/16" = 1'-0"

ARC-24-0122

MP DESIGN & ARCHITECTURE

COMM NO.
2311

DATE
12/29/2025

REVISIONS

A New Residence for
239 Wells Road
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239 Wells Road

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ANGELO L. DAVILA
AR0016639
ANGELO DAVILA R.A.
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#AR0016639

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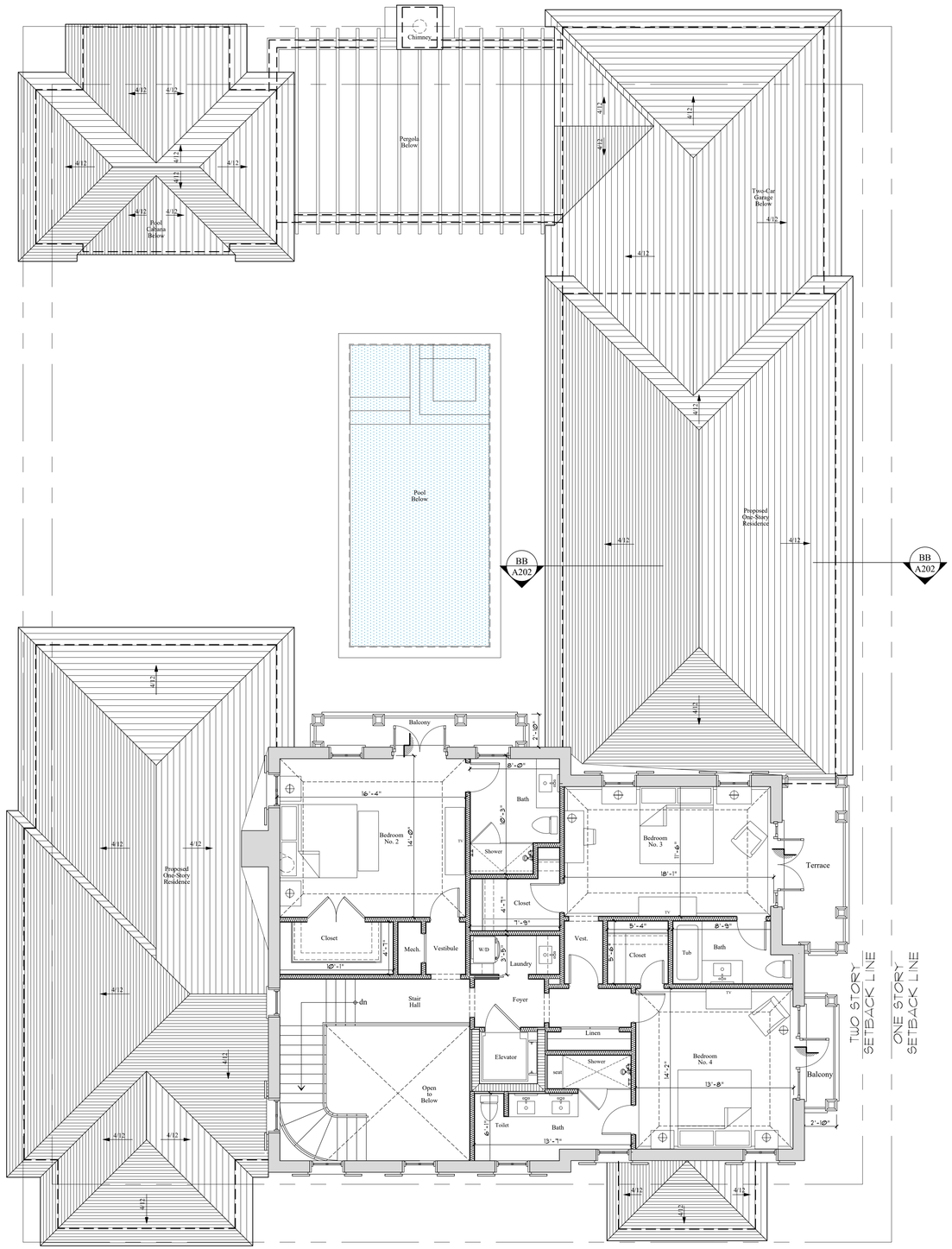
SHEET NO.
A102



Proposed Second Floor Plan

Scale 3/16" = 1'-0"

ARC-24-0122

DESIGN & ARCHITECTURE

COMM NO.
2311

DATE
12/29/2025

REVISIONS

A New Residence for

239 Wells Road

Palm Beach FL 33480

239 Wells Road

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

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

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COMEAU BUILDING
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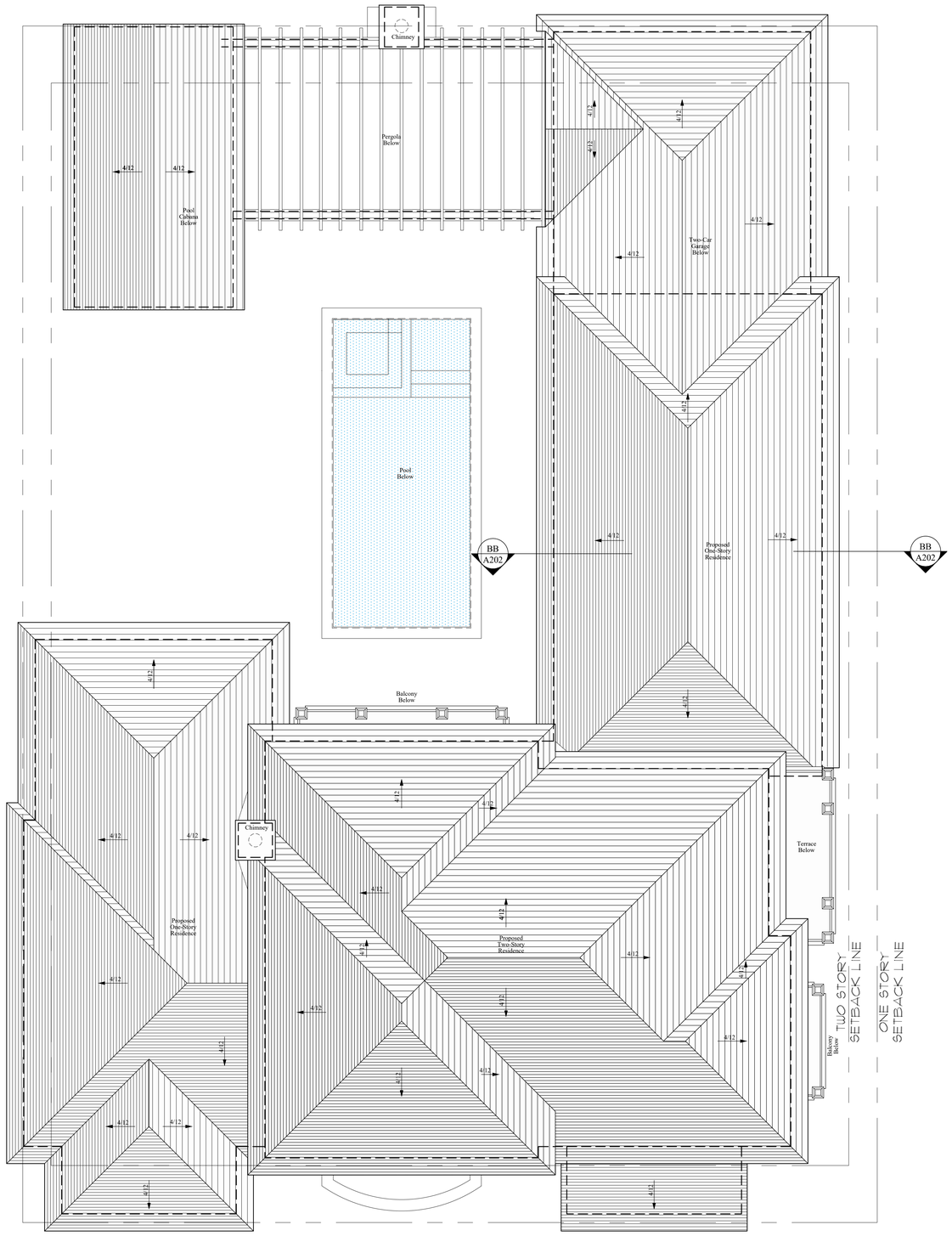
WEST PALM BEACH, FLORIDA 33401
561.833.7575

SHEET NO.

A103



Previously Proposed Roof Plan

Scale 1/4" = 1'-0"

ARC-24-0122

MP DESIGN & ARCHITECTURE

COMM NO.
2311

DATE
12/29/2025

REVISIONS

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239 Wells Road
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239 Wells Road

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ANGELO DAVILA R.A.
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COMEAU BUILDING
319 CLEMATIS STREET, SUITE 1000
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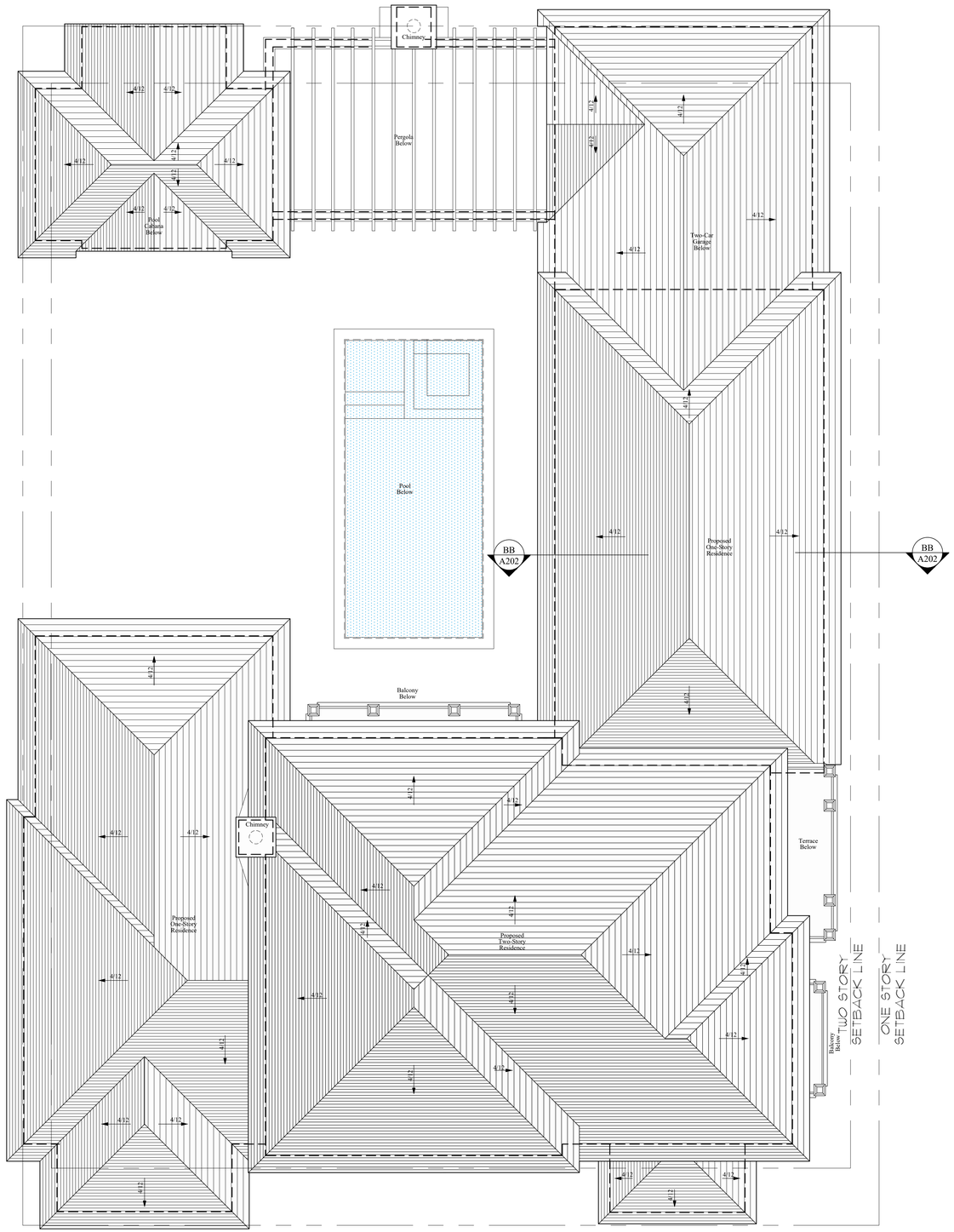
SHEET NO.
A104



Proposed Roof Plan

Scale 1/4" = 1'-0"

ARC-24-0122

MP DESIGN & ARCHITECTURE

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2311

DATE
12/29/2025

REVISIONS

A New Residence for
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561.833.7575

SHEET NO.
A105



Previously Proposed North Elevation

Scale 1/4" = 1'-0"



Proposed North Elevation

Scale 1/4" = 1'-0"

ARC-24-0122

MP DESIGN & ARCHITECTURE

COMM NO. 2311

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REVISIONS

A New Residence for

239 Wells Road

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239 Wells Road

STATE OF FLORIDA — ANGELO L. DAVILA — AR0016639 — ANGELO DAVILA R.A. FLORIDA REG. ARCH. #ARO016639

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WEST PALM BEACH, FLORIDA 33401
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SHEET NO. A200



Previously Proposed South Elevation

Scale 1/4" = 1'-0"



Proposed South Elevation

Scale 1/4" = 1'-0"

ARC-24-0122

MP DESIGN & ARCHITECTURE

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REVISIONS

A New Residence for

239 Wells Road

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239 Wells Road

STATE OF FLORIDA — ANGELO L. DAVILA — AR0016639

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FLORIDA REG. ARCH.
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WEST PALM BEACH, FLORIDA 33401
561.833.7575

SHEET NO. A201



Previously Proposed East Elevation

Scale 1/4" = 1'-0"



Proposed East Elevation

Scale 1/4" = 1'-0"

ARC-24-0122

MP DESIGN & ARCHITECTURE

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A New Residence for

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STATE OF FLORIDA ANGELO L. DAVILA AR0016639

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

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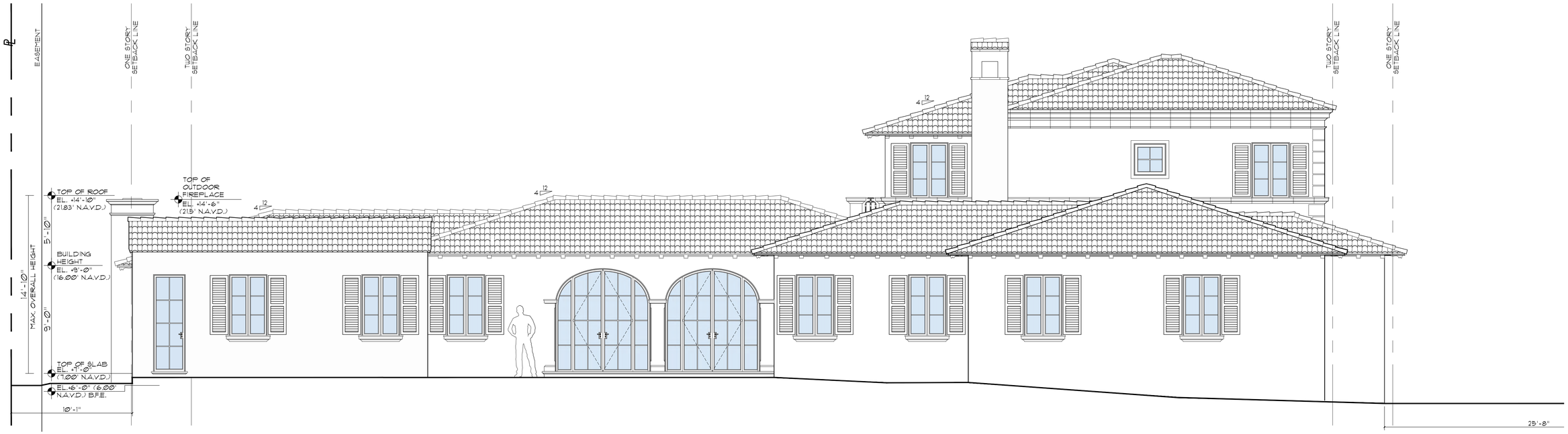
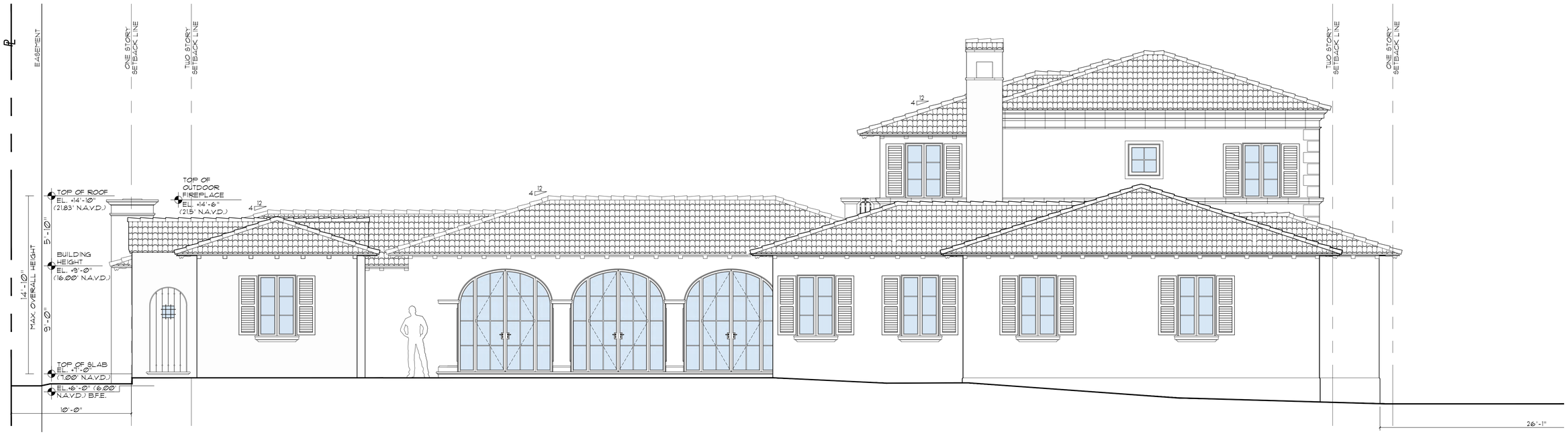
561.833.7575

SHEET NO. A202



Previously Proposed West Elevation

Scale 1/4" = 1'-0"



Proposed West Elevation

Scale 1/4" = 1'-0"

ARC-24-0122

MP DESIGN & ARCHITECTURE

COMM NO.
2311

DATE
12/29/2025

REVISIONS

A New Residence for
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COMEAU BUILDING
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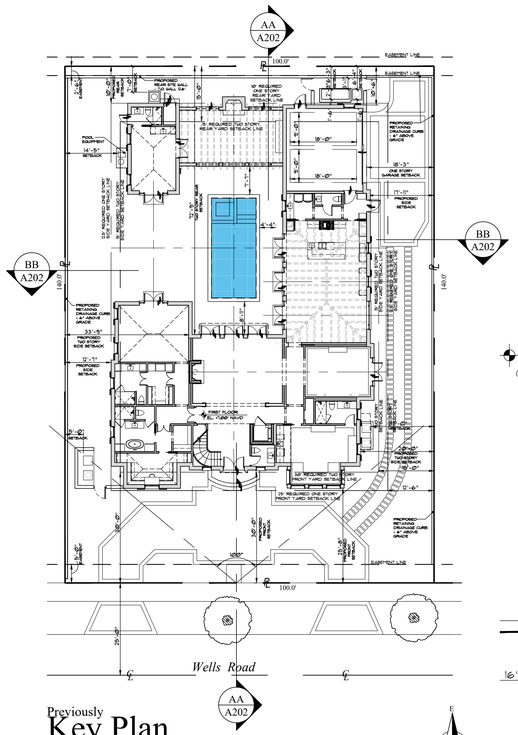
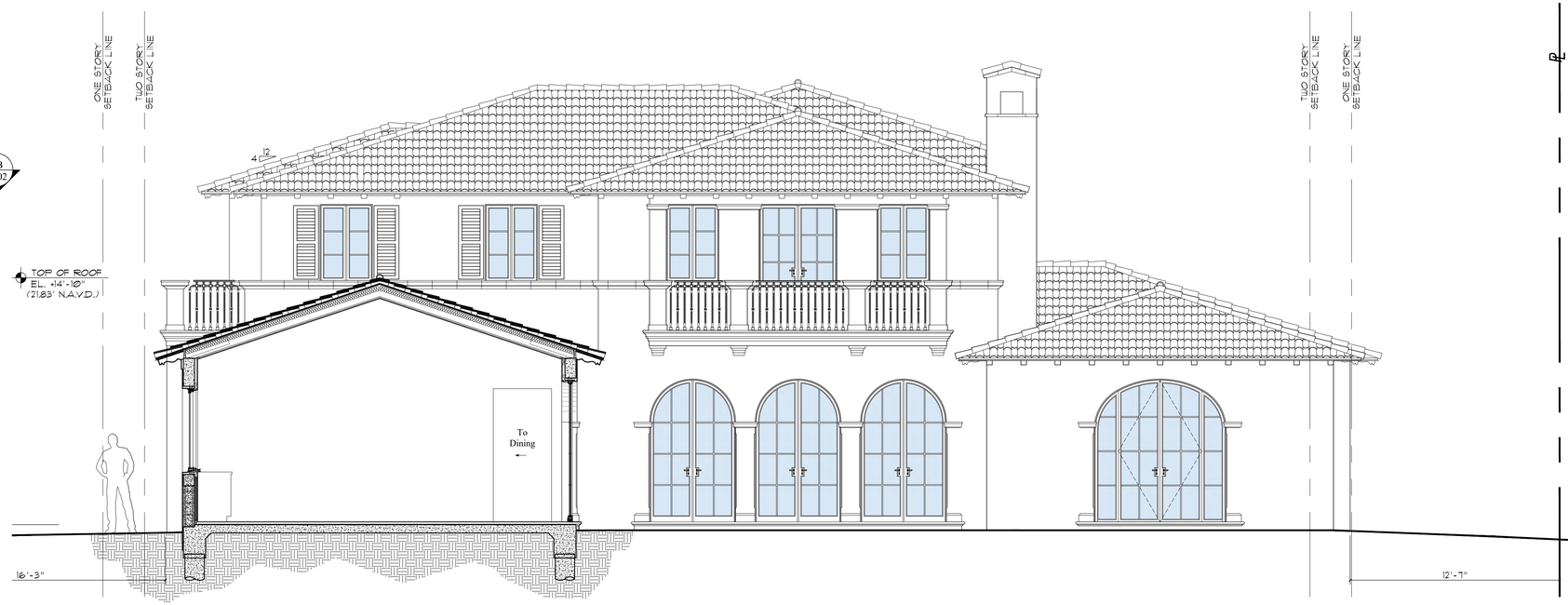
561.833.7575

SHEET NO.
A203



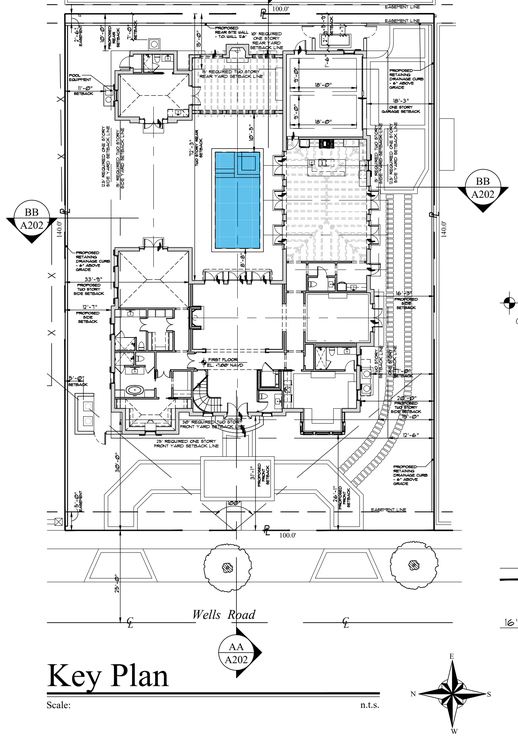
Previously
Key Plan

Scale: n.t.s.



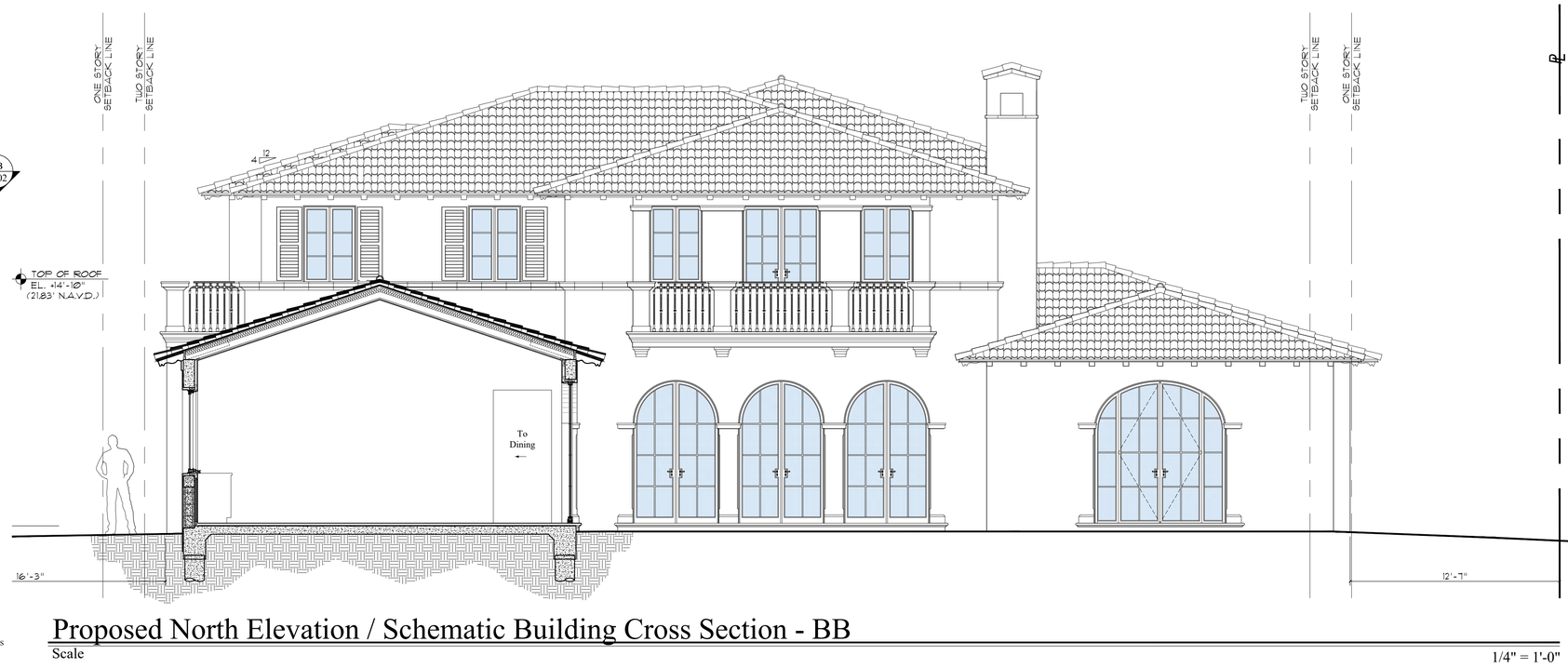
Previously Proposed Nort h Elevation / Schematic Building Cross Section - BB

Scale 1/4" = 1'-0"



Key Plan

Scale: n.t.s.



Proposed North Elevation / Schematic Building Cross Section - BB

Scale 1/4" = 1'-0"

MP DESIGN & ARCHITECTURE

COMM NO.
2311

DATE
12/29/2025

REVISIONS

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AR0016639
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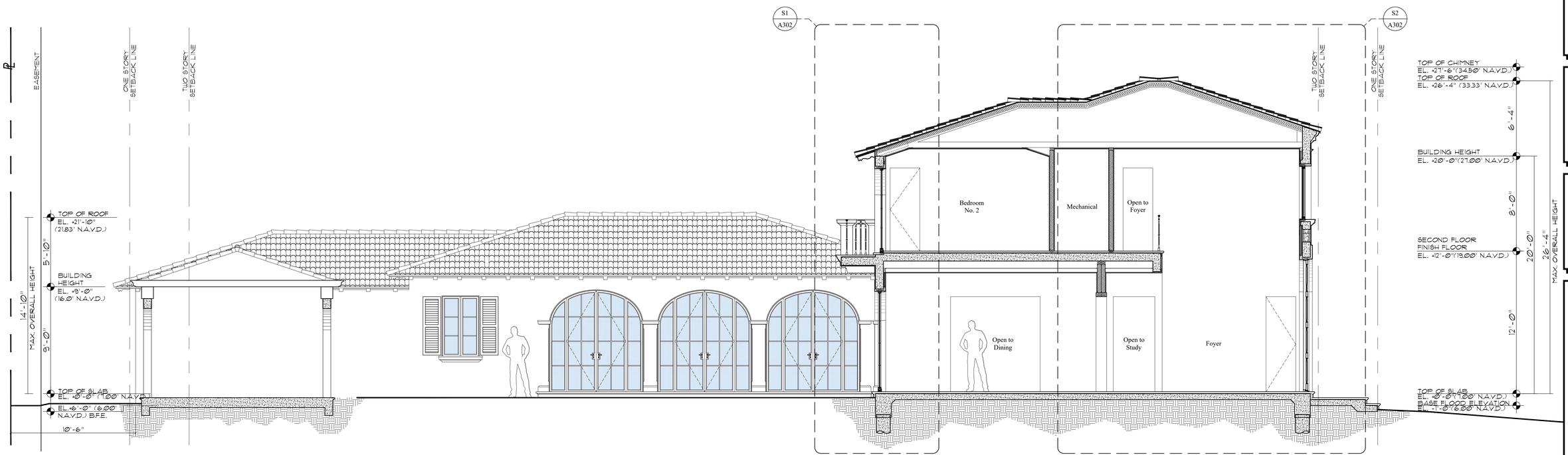
FLORIDA REG. ARCH.
#AR0016639

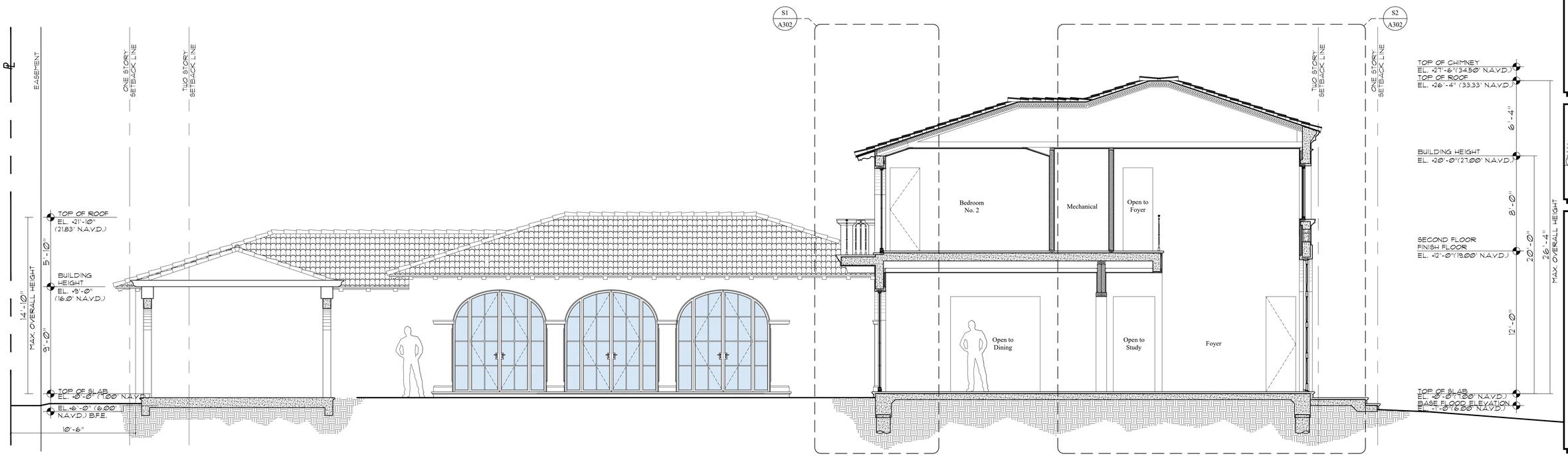
SHEET NO.
A204

ARC-24-0122



Previously Proposed West Elevation / Schematic Building Cross Section - AA

Scale 1/4" = 1'-0"



Proposed West Elevation / Schematic Building Cross Section - AA

Scale 1/4" = 1'-0"

ARC-24-0122

DESIGN & ARCHITECTURE

COMM NO.
2311

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REVISIONS

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Palm Beach FL 33480

239 Wells Road

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ANGELO L. DAVILA
AR0016639
ANGELO DAVILA R.A.
FLORIDA REG. ARCH.
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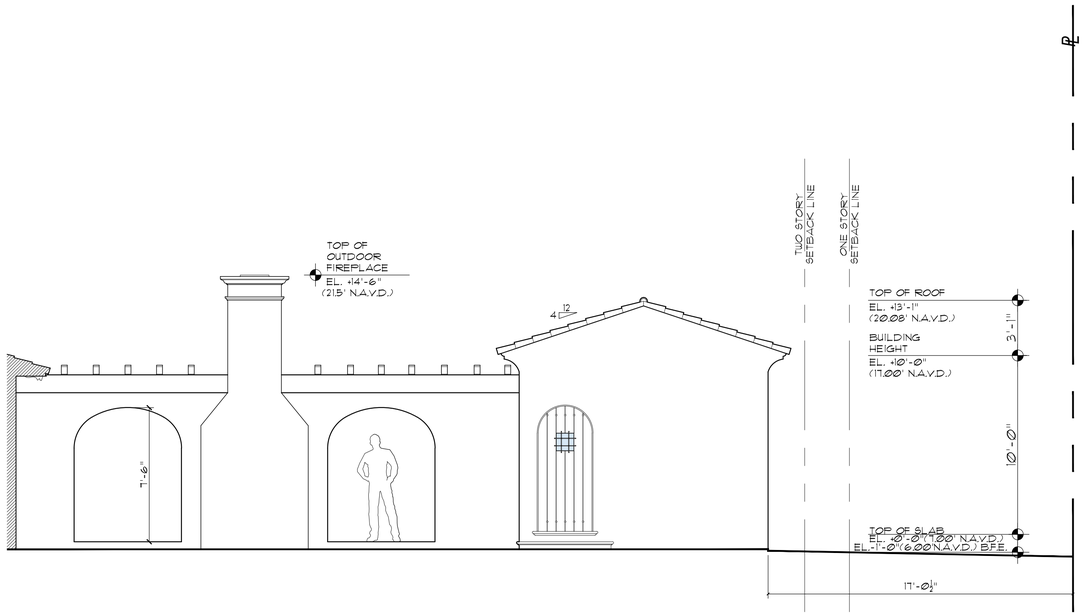
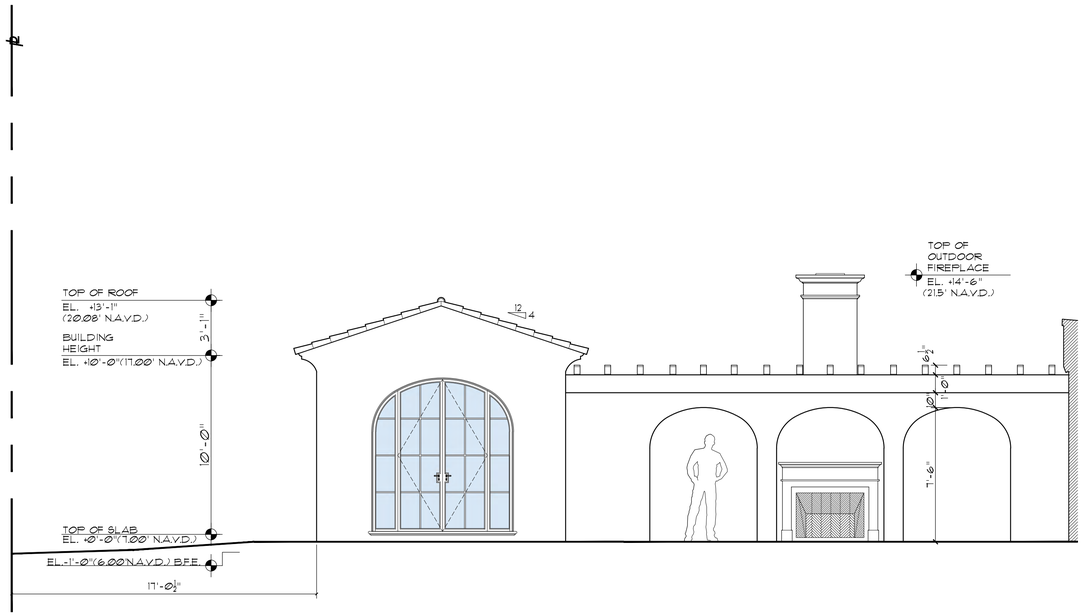
319 CLEMATIS STREET, SUITE 1000
WEST PALM BEACH, FLORIDA 33401
561.833.7575

SHEET NO.
A205



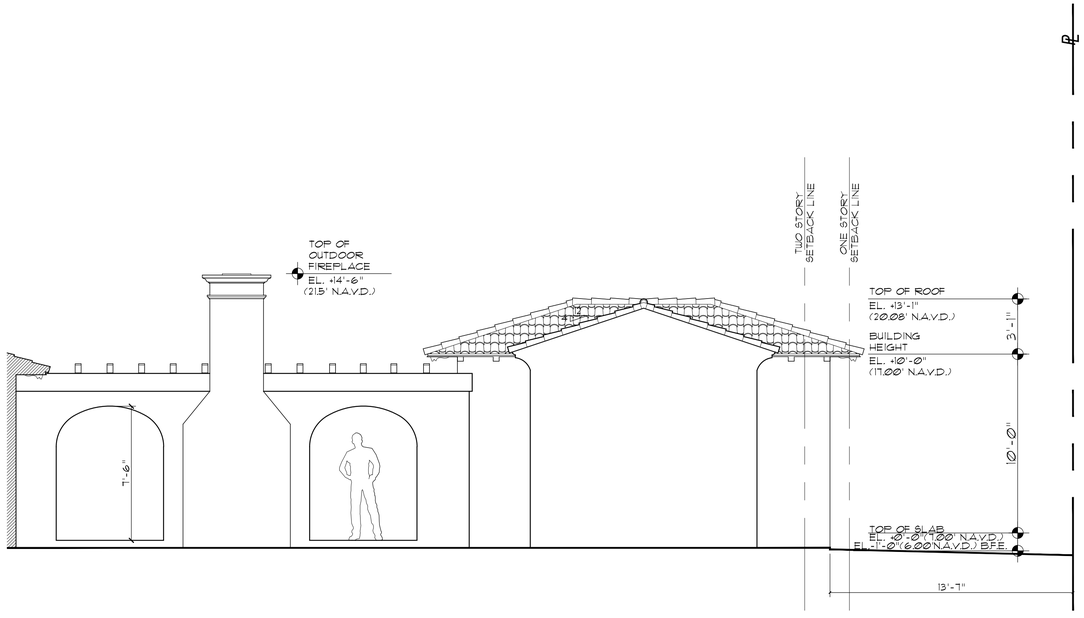
Previously Proposed Pool Cabana North Elevation

Scale 1/4" = 1'-0"



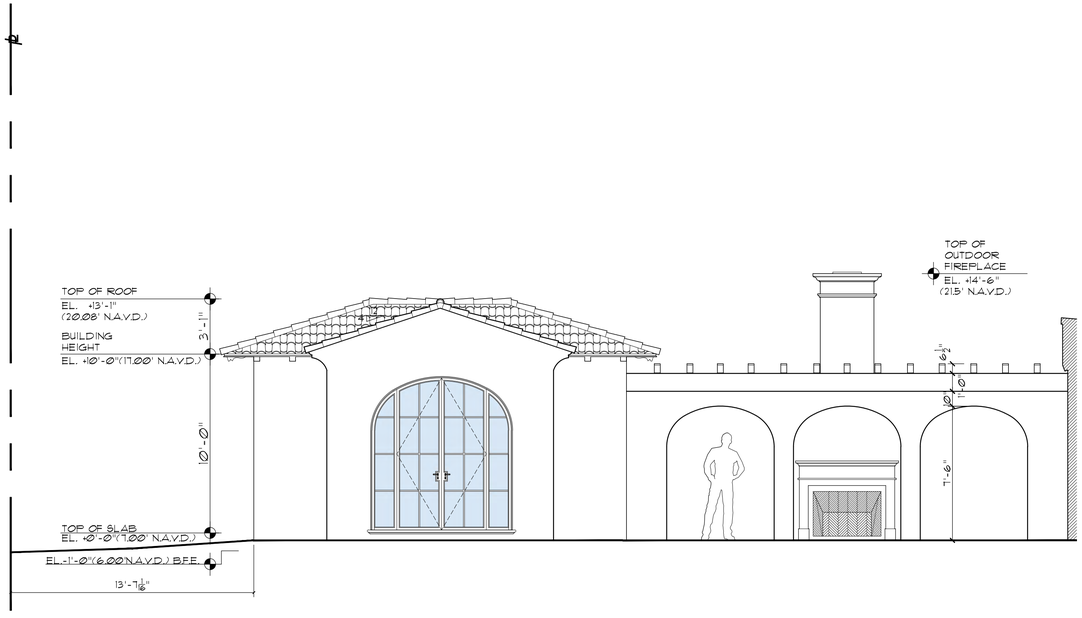
Previously Proposed Pool Cabana South Elevation

Scale 1/4" = 1'-0"



Proposed Pool Cabana North Elevation

Scale 1/4" = 1'-0"



Proposed Pool Cabana South Elevation

Scale 1/4" = 1'-0"

ARC-24-0122

MP DESIGN & ARCHITECTURE

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SHEET NO.
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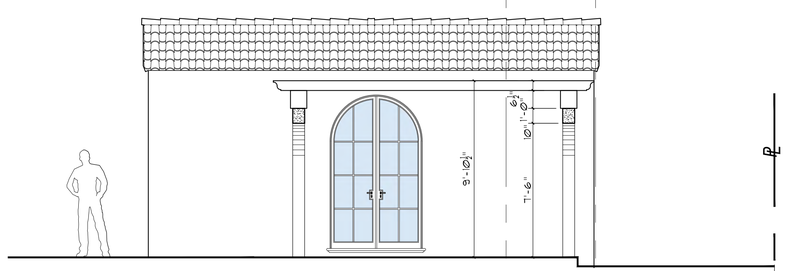
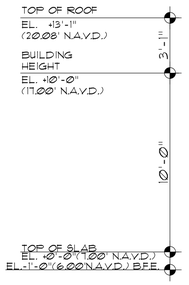
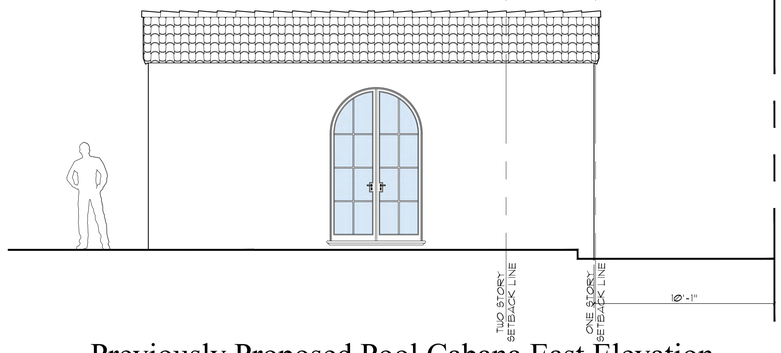


Previously Proposed
Pool Cabana East Elevation w/ Pergola

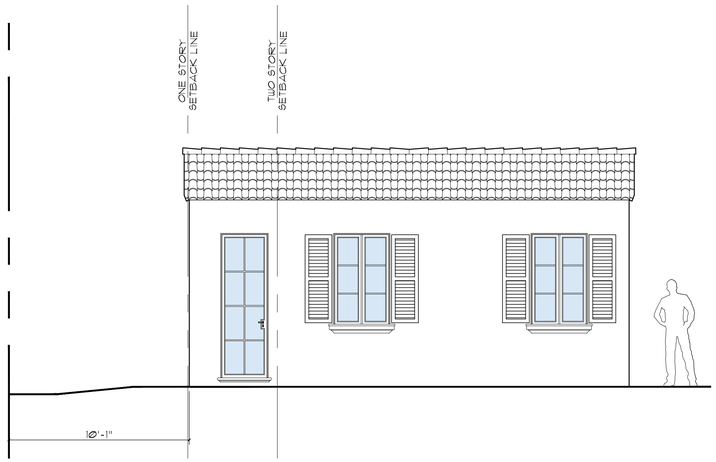
Scale 1/4" = 1'-0"





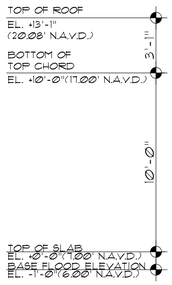
Previously Proposed Pool Cabana East Elevation

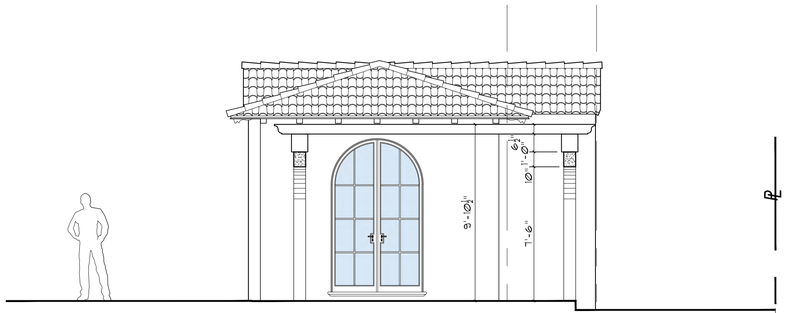
Scale 1/4" = 1'-0"



Previously Proposed Pool Cabana West Elevation

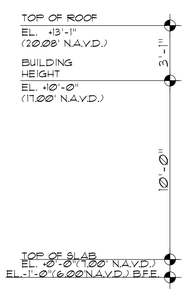
Scale 1/4" = 1'-0"

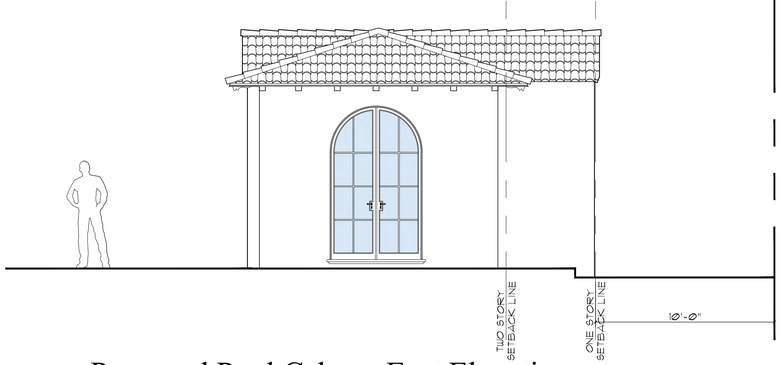




Proposed Pool Cabana East Elevation w/ Pergola

Scale 1/4" = 1'-0"





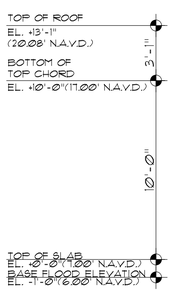
Proposed Pool Cabana East Elevation

Scale 1/4" = 1'-0"



Proposed Pool Cabana West Elevation

Scale 1/4" = 1'-0"



ARC-24-0122

DESIGN & ARCHITECTURE

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2311

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REVISIONS

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MP DESIGN &
ARCHITECTURE, INC
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319 CLEMATIS STREET, SUITE 1000
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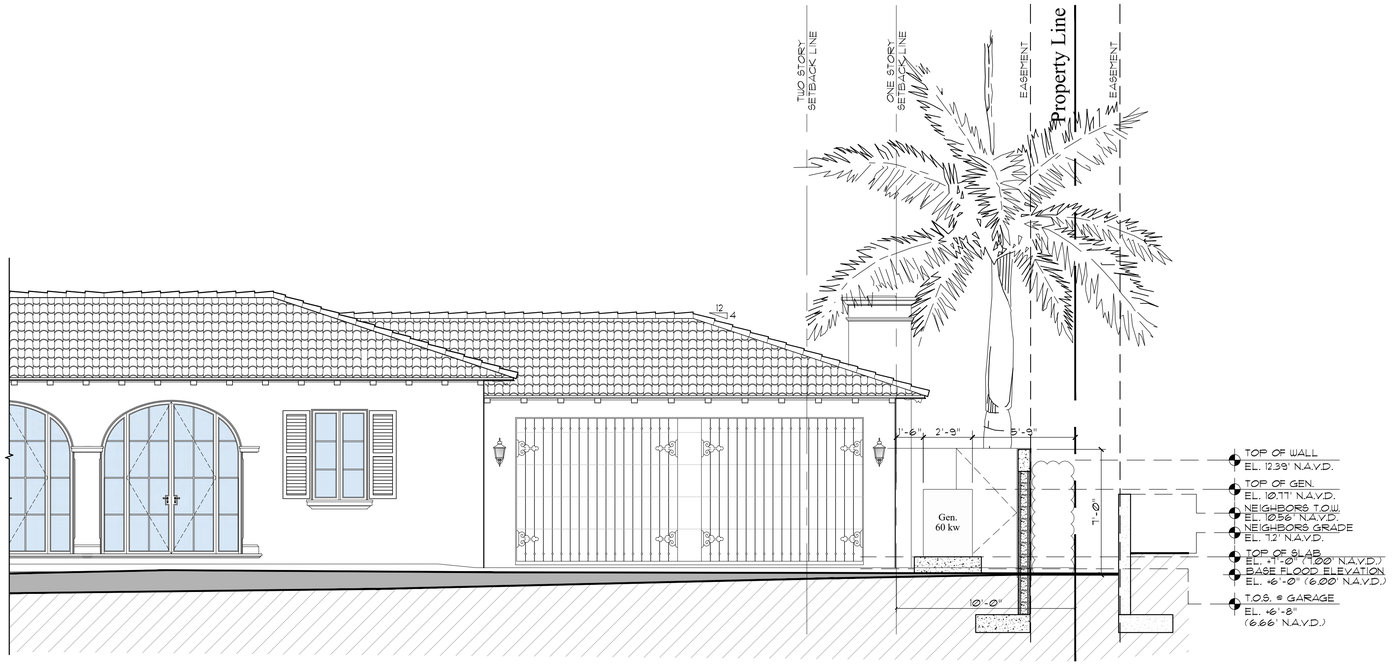
561.833.7575

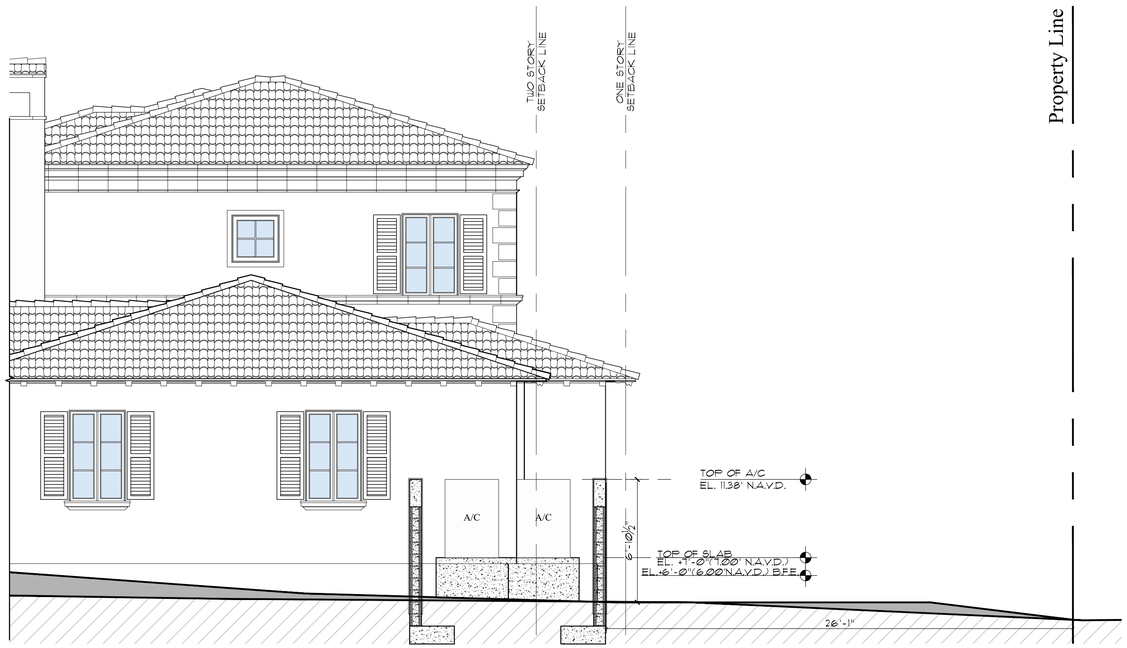
SHEET NO.
A207



S-1 / A204

Generator Enclosure Section @ South Side

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



S-2 / A204

A/C Wall Section @ West Side

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

ARC-24-0122

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SHEET NO.

A208













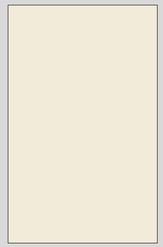












Linen White OC-146

Benjamin Moore

Building Color



Cypress

Outlookers, Entry & Garage Doors and Brackets



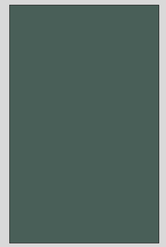
Handmade Barrel Tile

Main House Roof & Pool Cabana



Stone

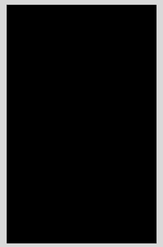
Water Table & Trims



Lafayette Green HC-135

Benjamin Moore

Doors, Windows, Shutters



Black Iron

Railings

Proposed Building Colors

ARC-24-0122

COMM NO.
2311

DATE
12/29/2025

REVISIONS

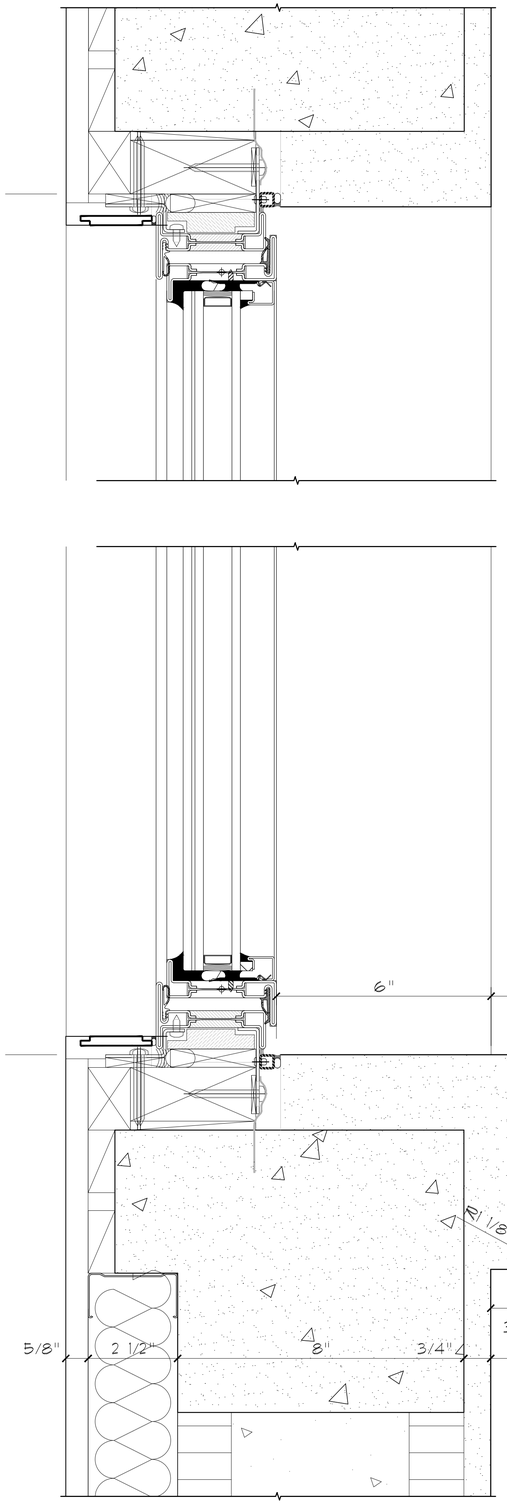
A New Residence for
239 Wells Road
Palm Beach FL 33480

239 Wells Road

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

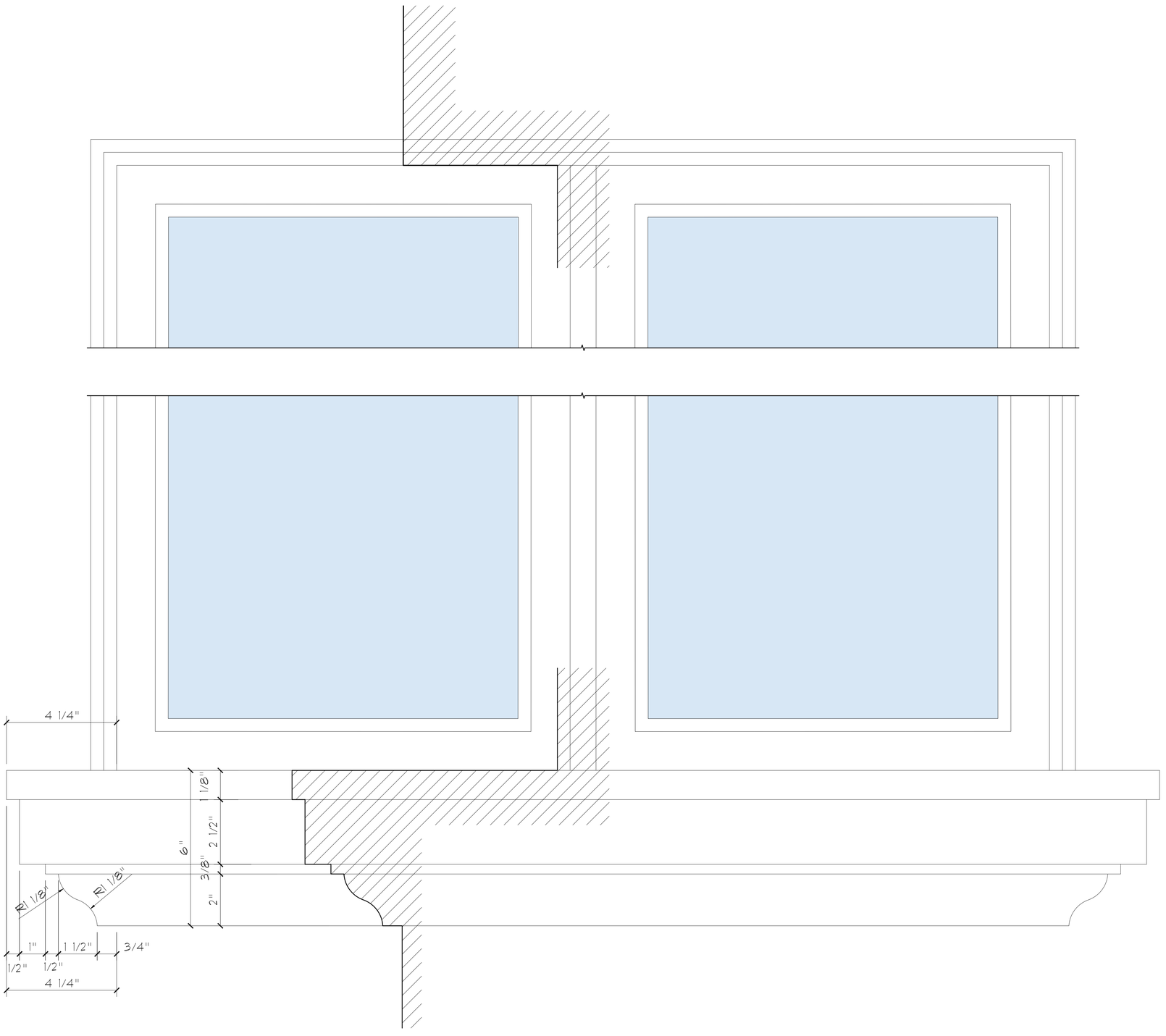
MP DESIGN & ARCHITECTURE, INC
COMEAU BUILDING
319 CLEMATIS STREET, SUITE 1000
WEST PALM BEACH, FLORIDA 33401
561.833.7575

SHEET NO.
Material



Window Sill Detail

Scale: 6" = 1'-0"



Window Sill Elevation Detail

Scale: 6" = 1'-0"

ARC-24-0122

DESIGN & ARCHITECTURE

COMM NO.
2311

DATE
12/29/2025

REVISIONS

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Palm Beach FL 33480

239 Wells Road

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ANGELO DAVILA R.A.
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#AR0016639

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ARCHITECTURE, INC
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319 CLEMATIS STREET, SUITE 1000
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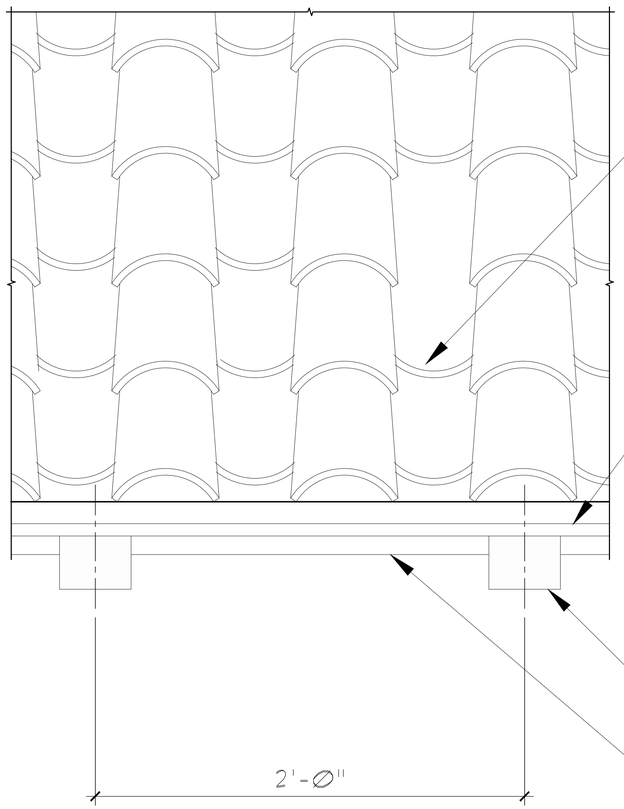
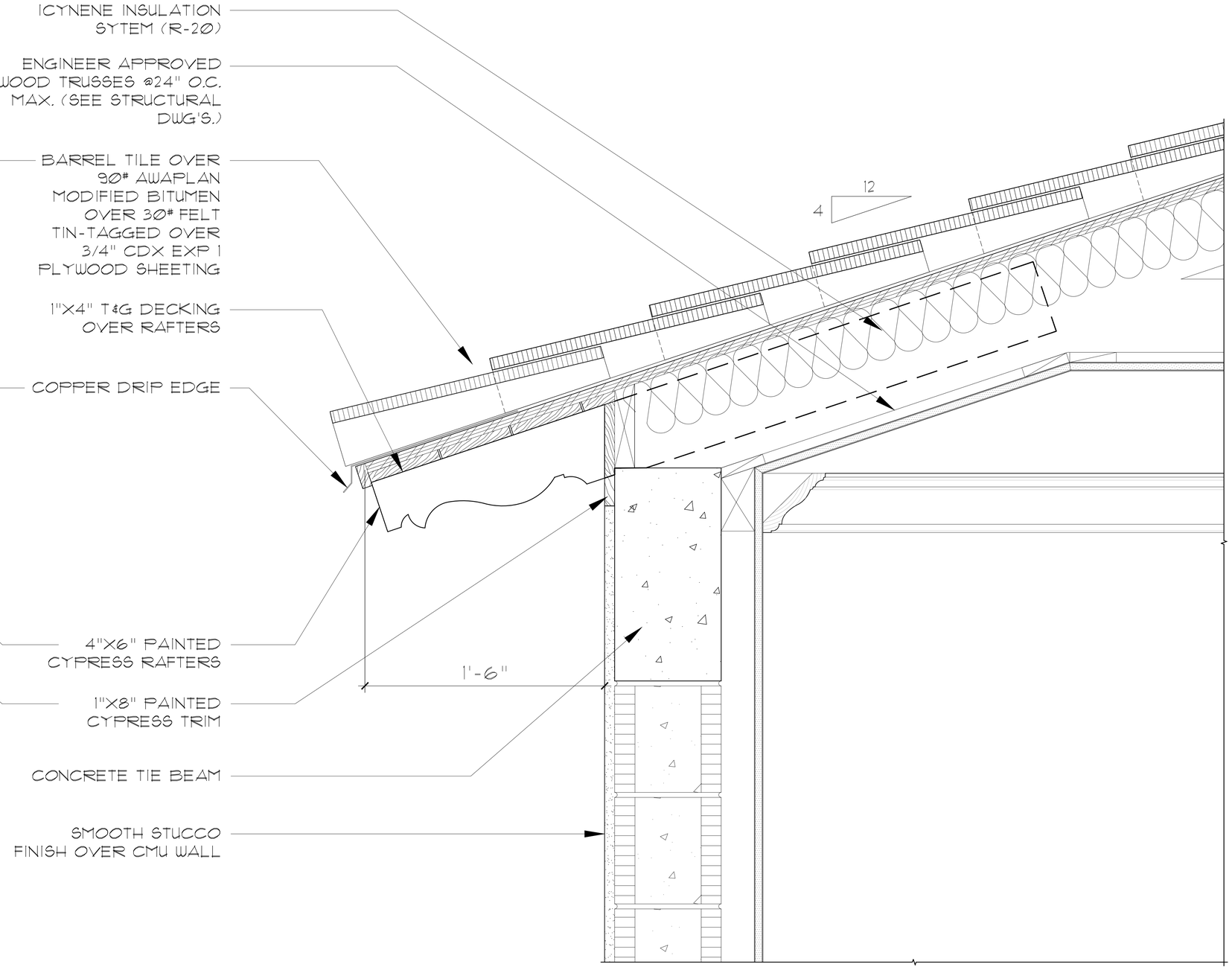
561.833.7575

SHEET NO.
Window
Sill
Detail





Typical Overhang Elevation Detail

Scale 3" = 1'-0"

D-1 / A303

Typical Overhang Detail

Scale 3" = 1'-0"

ARC-24-0122

MP DESIGN & ARCHITECTURE

COMM NO. 2311

DATE 12/29/2025

REVISIONS

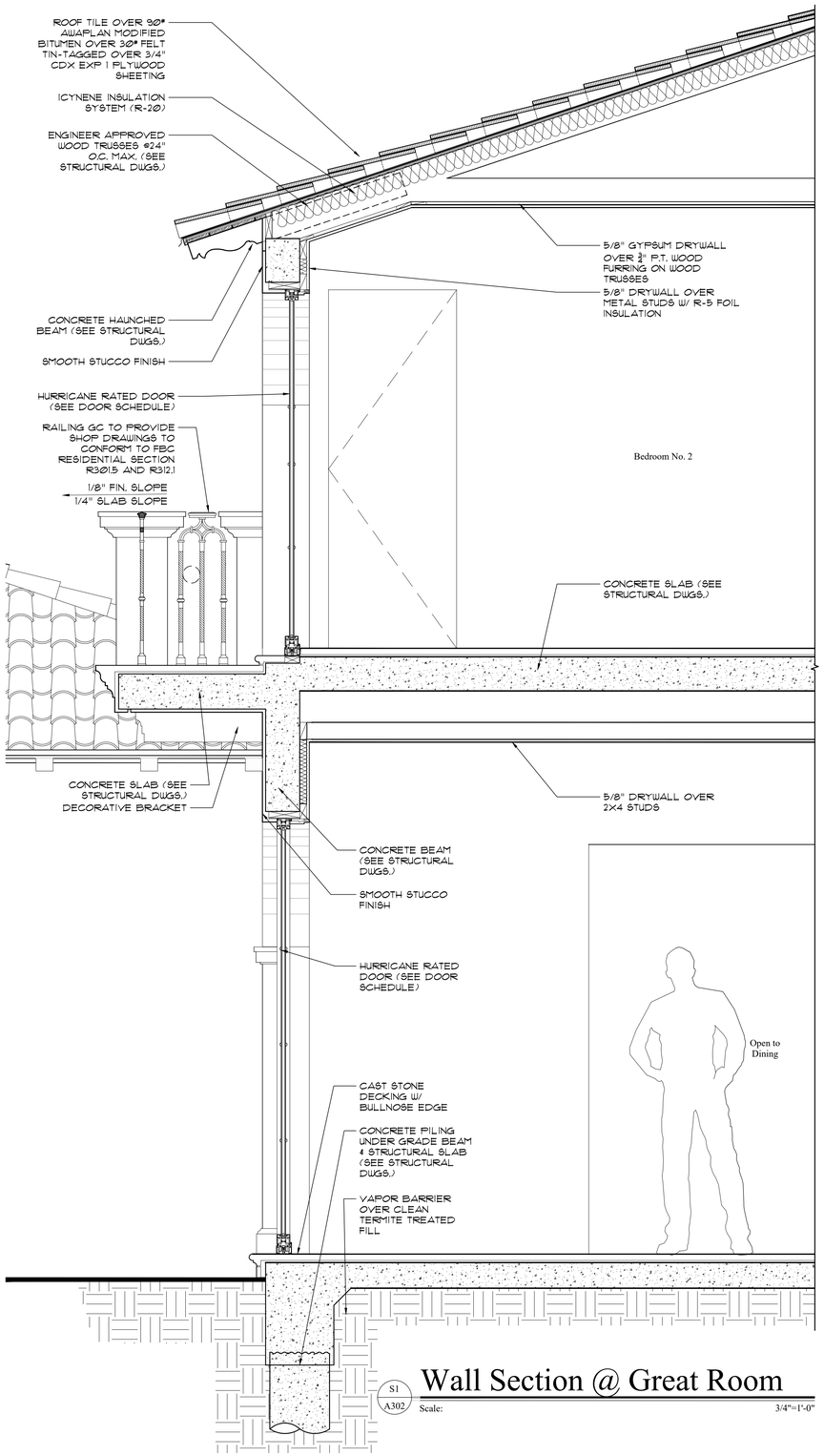
A New Residence for
239 Wells Road
Palm Beach FL 33480

239 Wells Road

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

MP DESIGN & ARCHITECTURE, INC
COMEAU BUILDING
319 CLEMATIS STREET, SUITE 1000
WEST PALM BEACH, FLORIDA 33401
561.833.7575

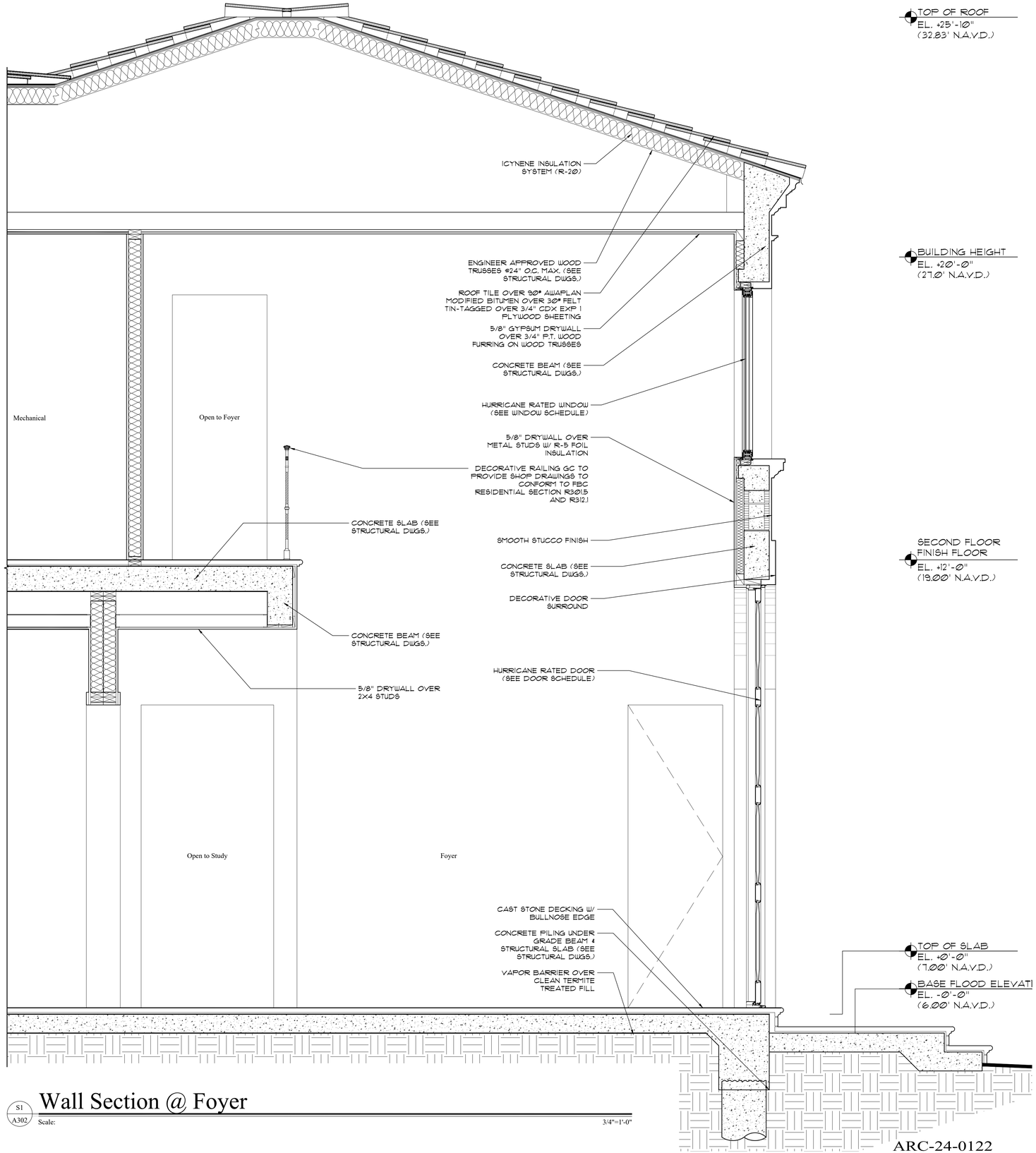
SHEET NO. A301



S1 / A302

Wall Section @ Great Room

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



S1 / A302

Wall Section @ Foyer

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

ARC-24-0122

MP DESIGN & ARCHITECTURE

COMM NO. 2311

DATE 12/29/2025

REVISIONS

A New Residence for

239 Wells Road

Palm Beach FL 33480

239 Wells Road

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

ANGELO DAVILA R.A.
FLORIDA REGISTRATION
#AR0016639

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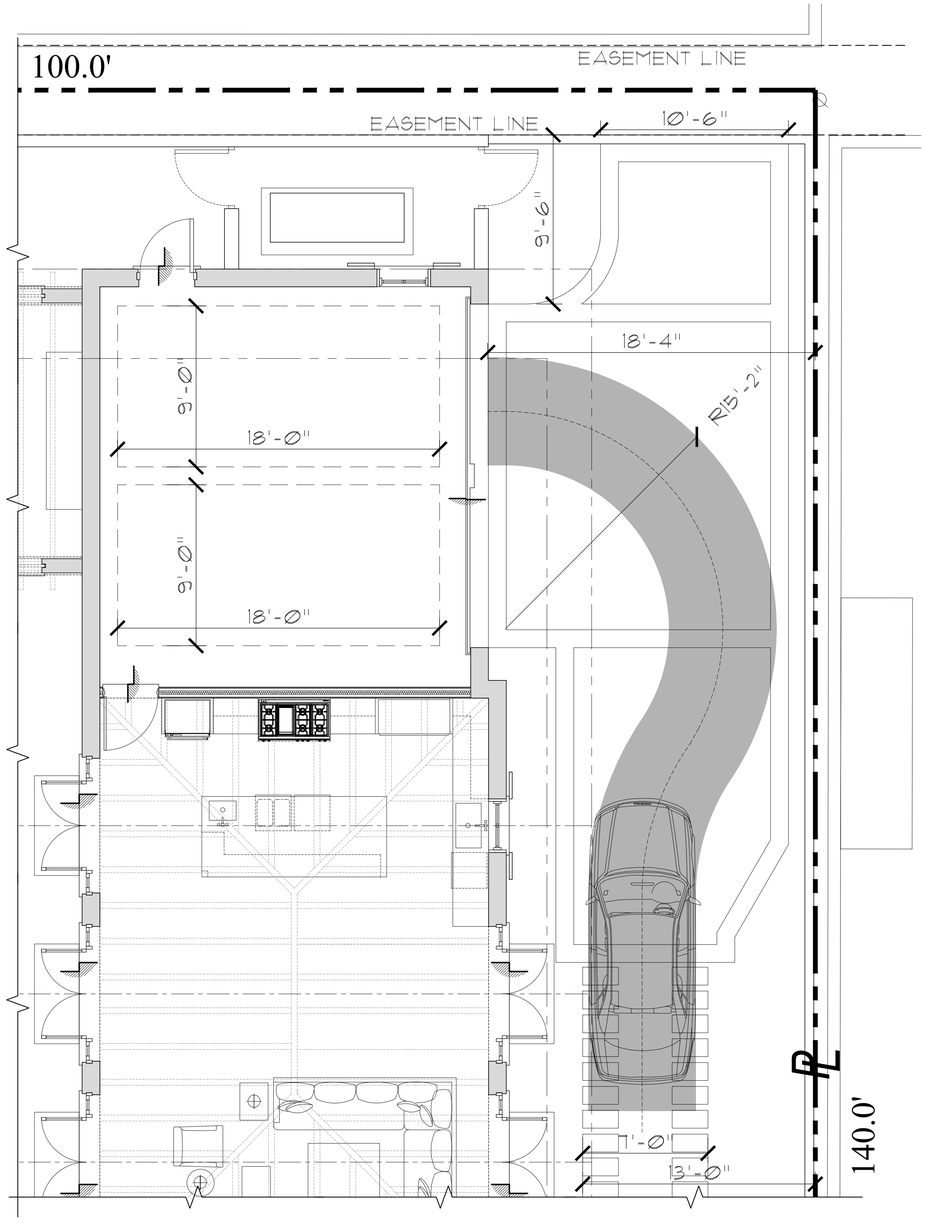
319 CLEMATIS STREET, SUITE 1000
WEST PALM BEACH, FLORIDA 33401
561.833.7575

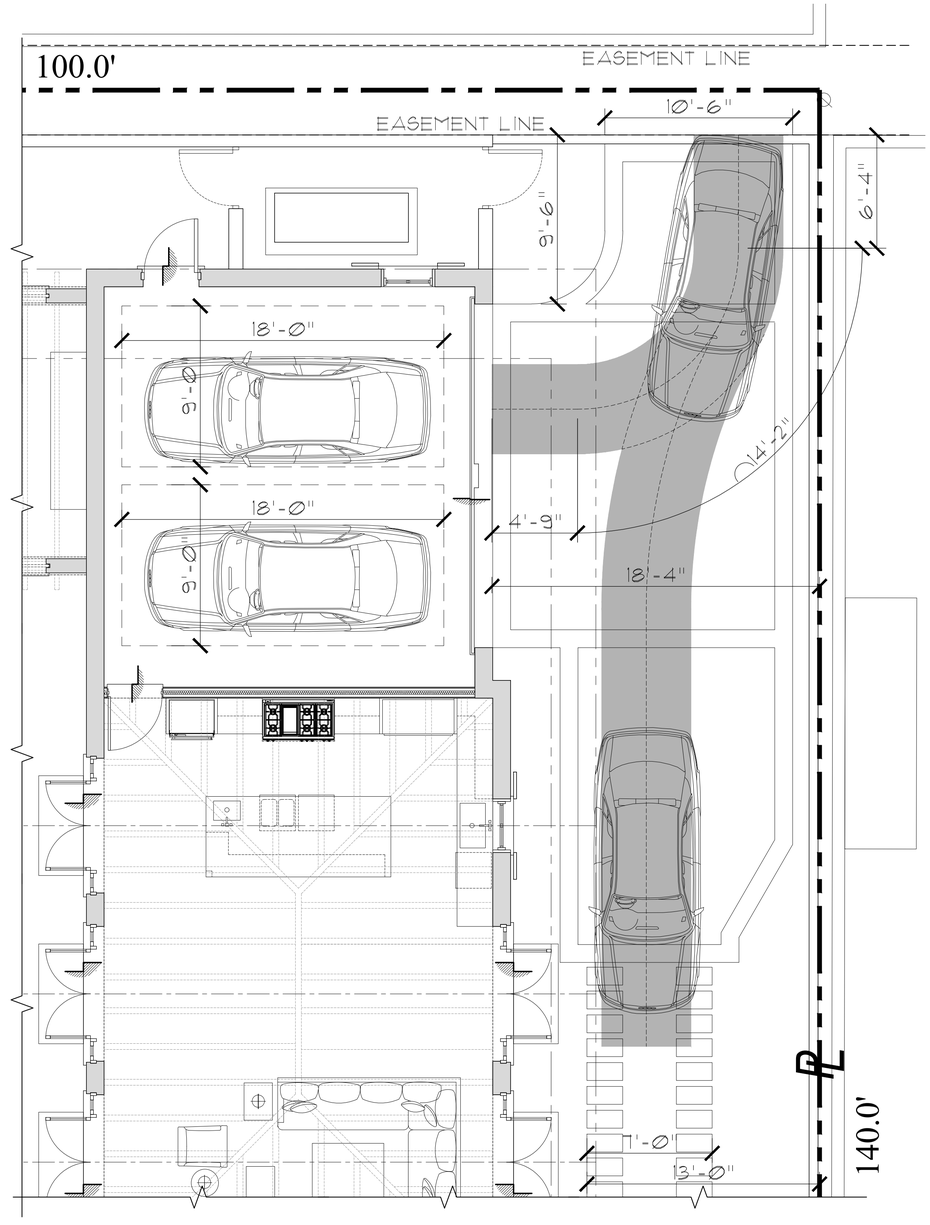
SHEET NO.

A302



Garage Pulling-In Diagram - North Parking Spot

Scale 1/4" = 1'-0"



Garage Backing-Out Diagram - North Parking Spot

Scale 1/4" = 1'-0"

ARC-24-0122

MP DESIGN & ARCHITECTURE

COMM NO.
2311

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12/29/2025

REVISIONS

A New Residence for
239 Wells Road
Palm Beach FL 33480

239 Wells Road

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

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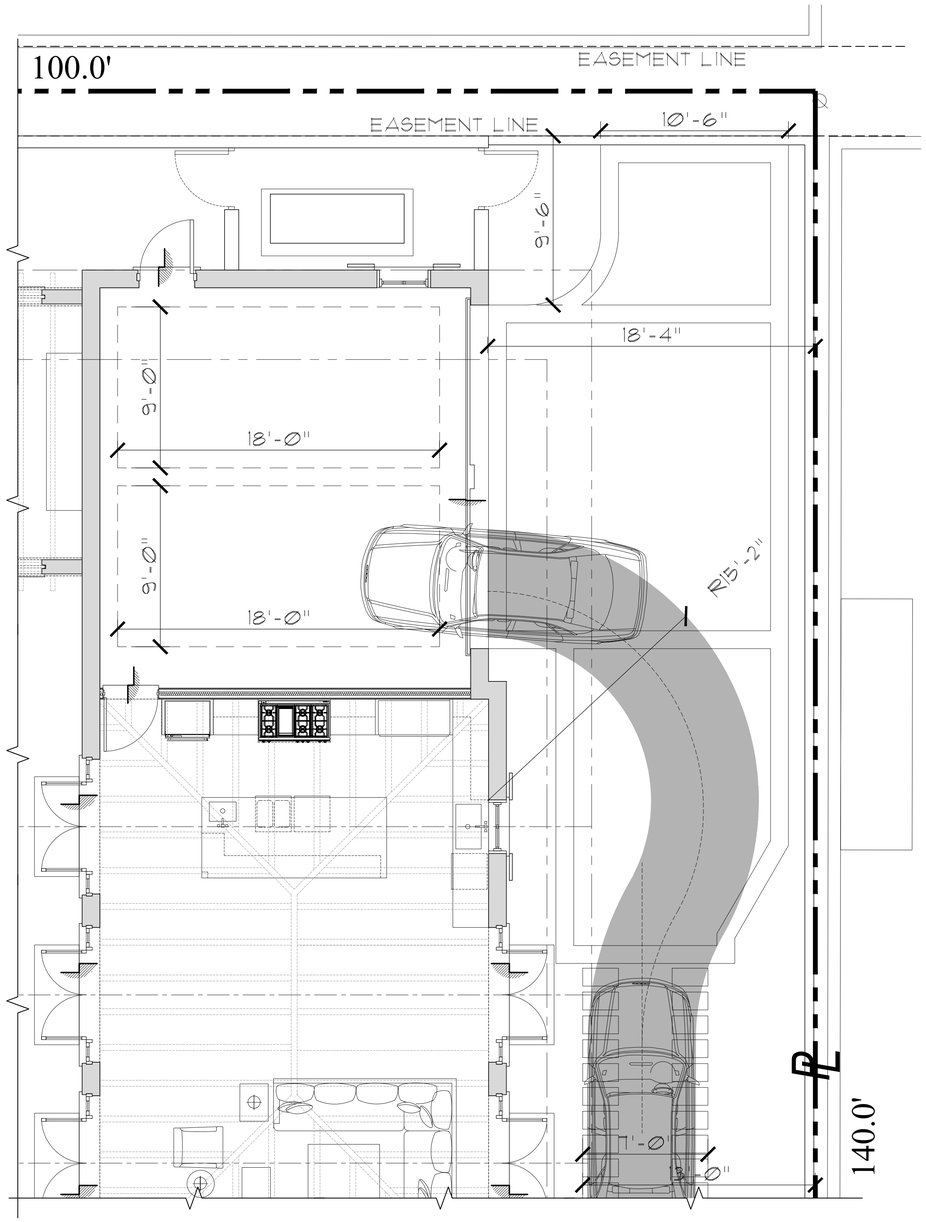
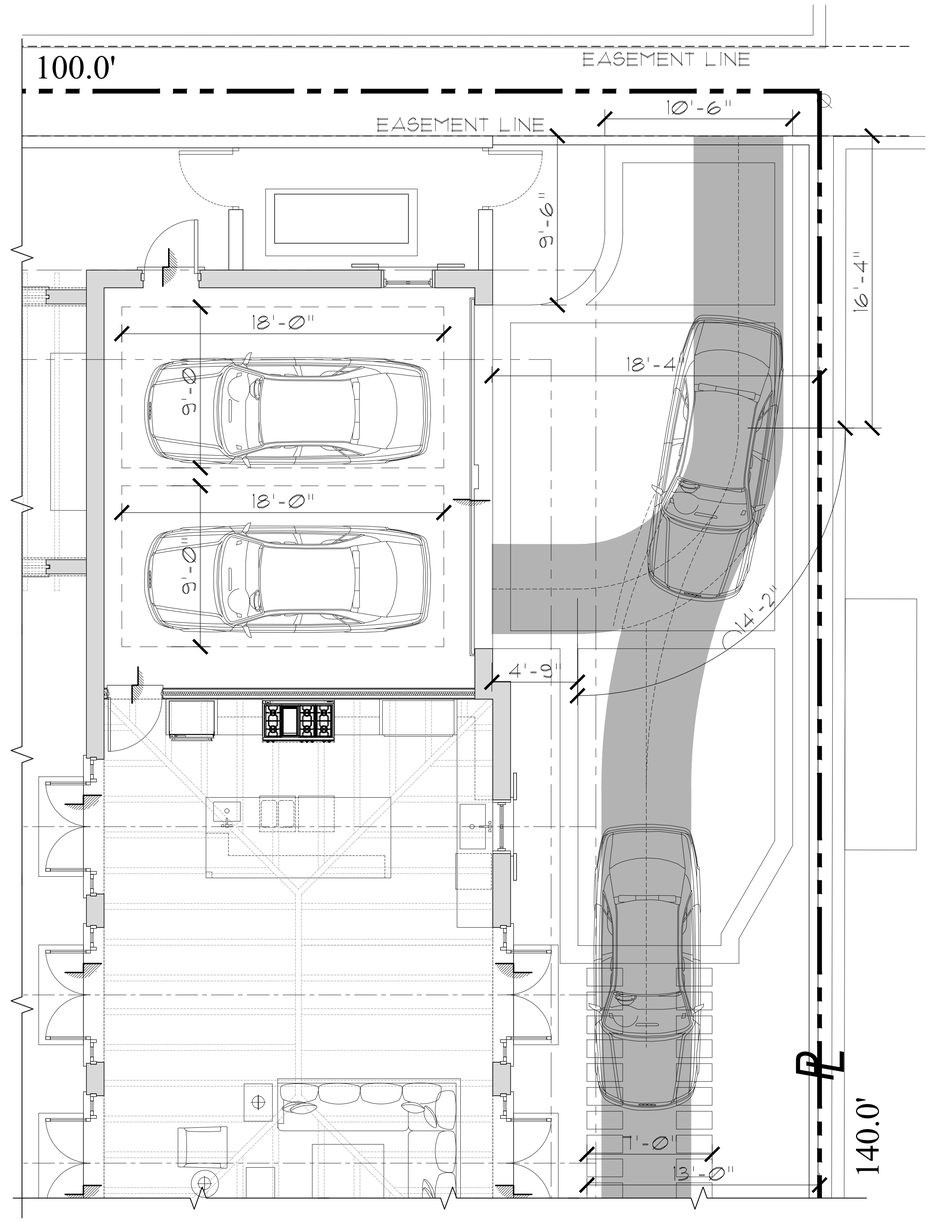
COMEAU BUILDING
319 CLEMATIS STREET, SUITE 1000
WEST PALM BEACH, FLORIDA 33401
561.833.7575

SHEET NO.
A000.1



Garage Pulling-In Diagram - South Parking Spot

Scale 1/4" = 1'-0"



Garage Backing-Out Diagram - South Parking Spot

Scale 1/4" = 1'-0"

ARC-24-0122

DESIGN & ARCHITECTURE

COMM NO.
2311

DATE
12/29/2025

REVISIONS

A New Residence for
239 Wells Road
Palm Beach FL 33480

239 Wells Road

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

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COMEAU BUILDING
319 CLEMATIS STREET, SUITE 1000
WEST PALM BEACH, FLORIDA 33401
561.833.7575

SHEET NO.
A000.2



Entry Elevation Detail

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

ARC-24-0122

DESIGN & ARCHITECTURE

COMM NO.
2311

DATE
12/29/2025

REVISIONS

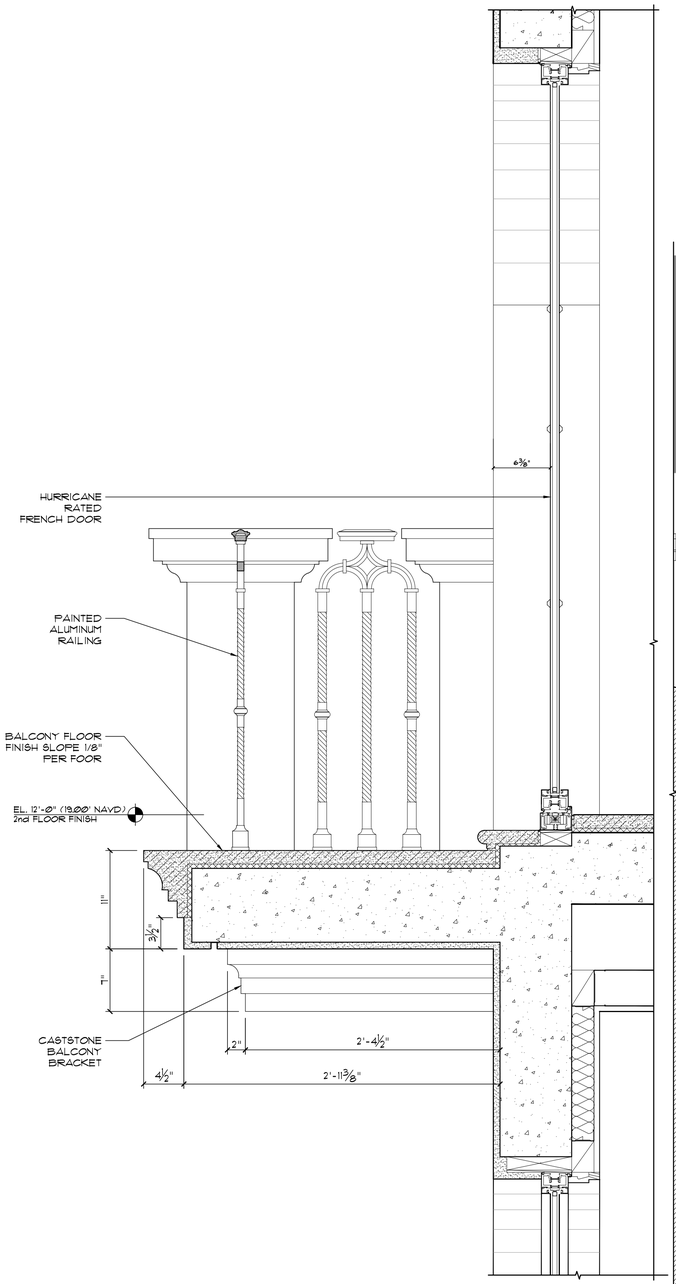
A New Residence for
239 Wells Road
Palm Beach FL 33480

239 Wells Road

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

MP DESIGN &
ARCHITECTURE, INC
COMEAU BUILDING
319 CLEMATIS STREET, SUITE 1000
WEST PALM BEACH, FLORIDA 33401
561.833.7575

SHEET NO.
Entry
Elevation
Detail



Proposed Juliet Balcony Section

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



Great Room Elevation Detail

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

ARC-24-0122

MP DESIGN & ARCHITECTURE

COMM NO.
2311

DATE
12/29/2025

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A New Residence for
239 Wells Road
Palm Beach FL 33480

239 Wells Road

STATE OF FLORIDA
ANGELO L. DAVILA
AR0016639
ANGELO DAVILA R.A.
FLORIDA REG. ARCH.
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COMEAU BUILDING
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WEST PALM BEACH, FLORIDA 33401
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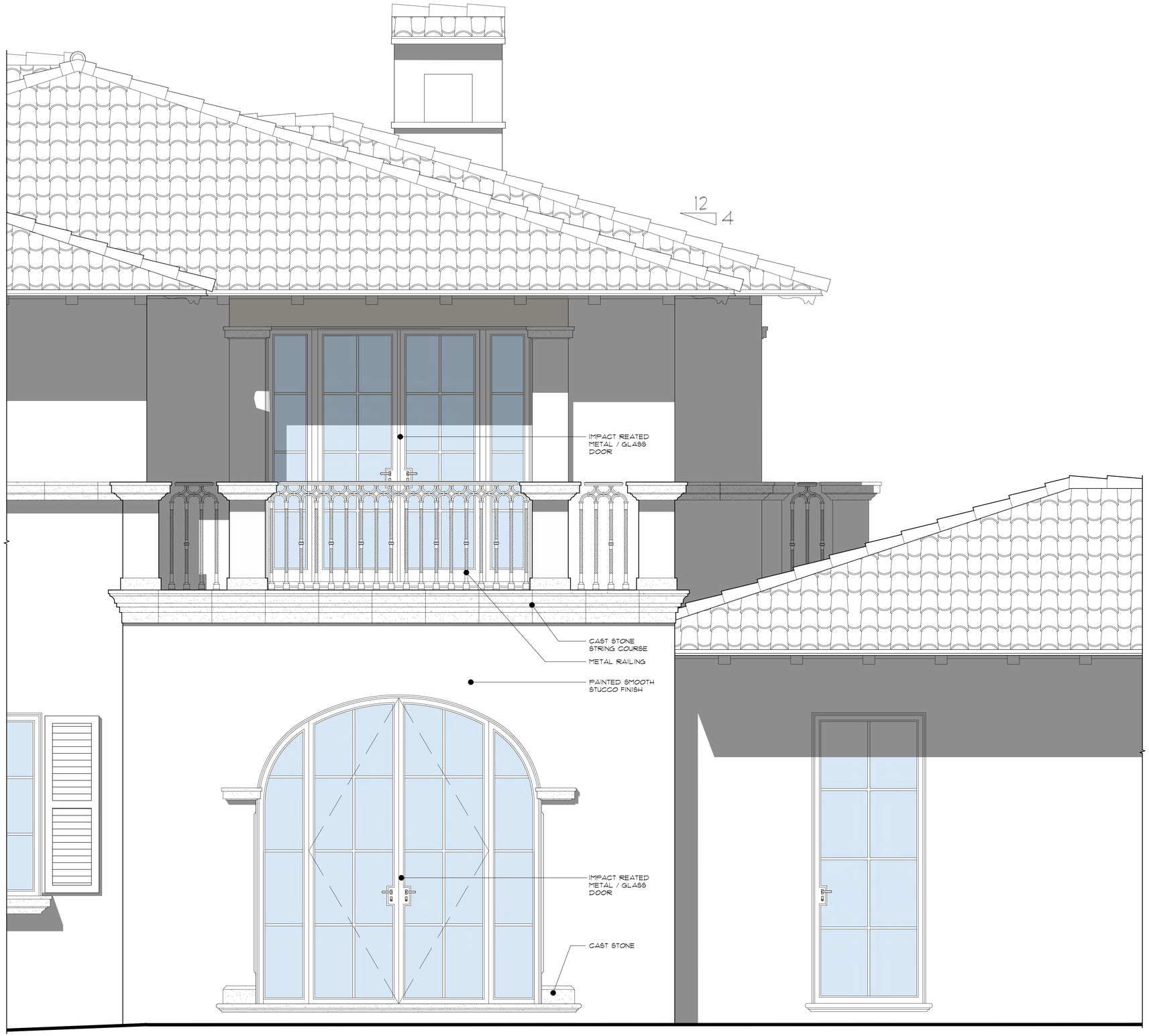
SHEET NO.
Great Room Elevation Detail



Dining Room Elevation Detail

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

ARC-24-0122

COMM NO.
2311

DATE
12/29/2025

REVISIONS

A New Residence for
239 Wells Road
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239 Wells Road

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

MP DESIGN &
ARCHITECTURE, INC
COMEAU BUILDING
319 CLEMATIS STREET, SUITE 1000
WEST PALM BEACH, FLORIDA 33401
561.833.7575

SHEET NO.
Dining Room Elevation Detail



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



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

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

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

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

SOUTH ELEVATION

239 WELLS RD LLC

239 WELLS RD, PALM BEACH, FL.

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

NIEVERA WILLIAMS
DESIGN

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

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EL1

ARC-24-0122



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



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

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

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

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

EAST & WEST ELEVATIONS

239 WELLS RD LLC

239 WELLS RD, PALM BEACH, FL.

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

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EL2

ARC-24-0122



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

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

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

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

NORTH ELEVATION

239 WELLS RD LLC

239 WELLS RD, PALM BEACH, FL.

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

NIEVERA WILLIAMS
DESIGN

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

NIEVERAWILLIAMS.COM

EL3

ARC-24-0122

OVERALL R-B SITE CALCULATIONS:

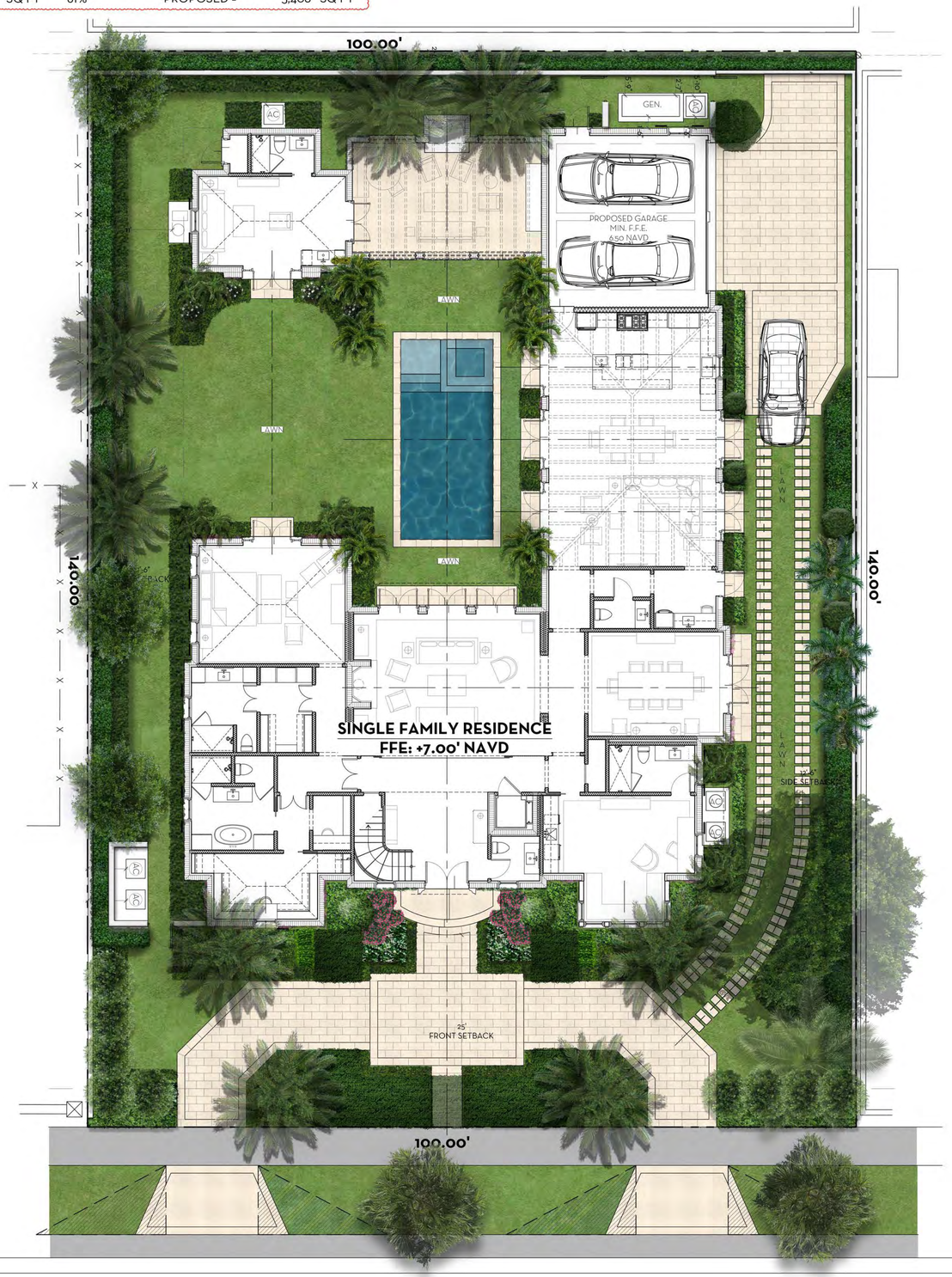
SITE AREA =	14,000	SQ FT	100%
MINIMUM LANDSCAPE:			
REQUIRED =	6,300	SQ FT	45%
EXISTING =	-	SQ FT	-
PROPOSED =	6,488	SQ FT	46%

FRONT SETBACK SITE CALCULATIONS:

25' SETBACK AREA =	2,500	SQ FT	100%
MINIMUM LANDSCAPE:			
REQUIRED =	1,000	SQ FT	40%
EXISTING =	-	SQ FT	-
PROPOSED =	1,530	SQ FT	61%

10' PERIMETER SITE CALCULATIONS:

PERIMETER AREA =	4,400	SQ FT
MINIMUM LANDSCAPE:		
(50% OF 6,300 SF) = 3,150 SF REQUIRED		
EXISTING =	-	SQ FT
PROPOSED =	3,408	SQ FT



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

N W E S

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

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

OVERALL SITE PLAN

239 WELLS RD LLC

239 WELLS RD, PALM BEACH, FL.

30 DEC 2025
26 DEC 2025
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West Palm Beach, FL 33401
P: 561-659-2820
F: 561-659-2113

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SITE

ARC-24-0122

OVERALL R-B SITE CALCULATIONS:

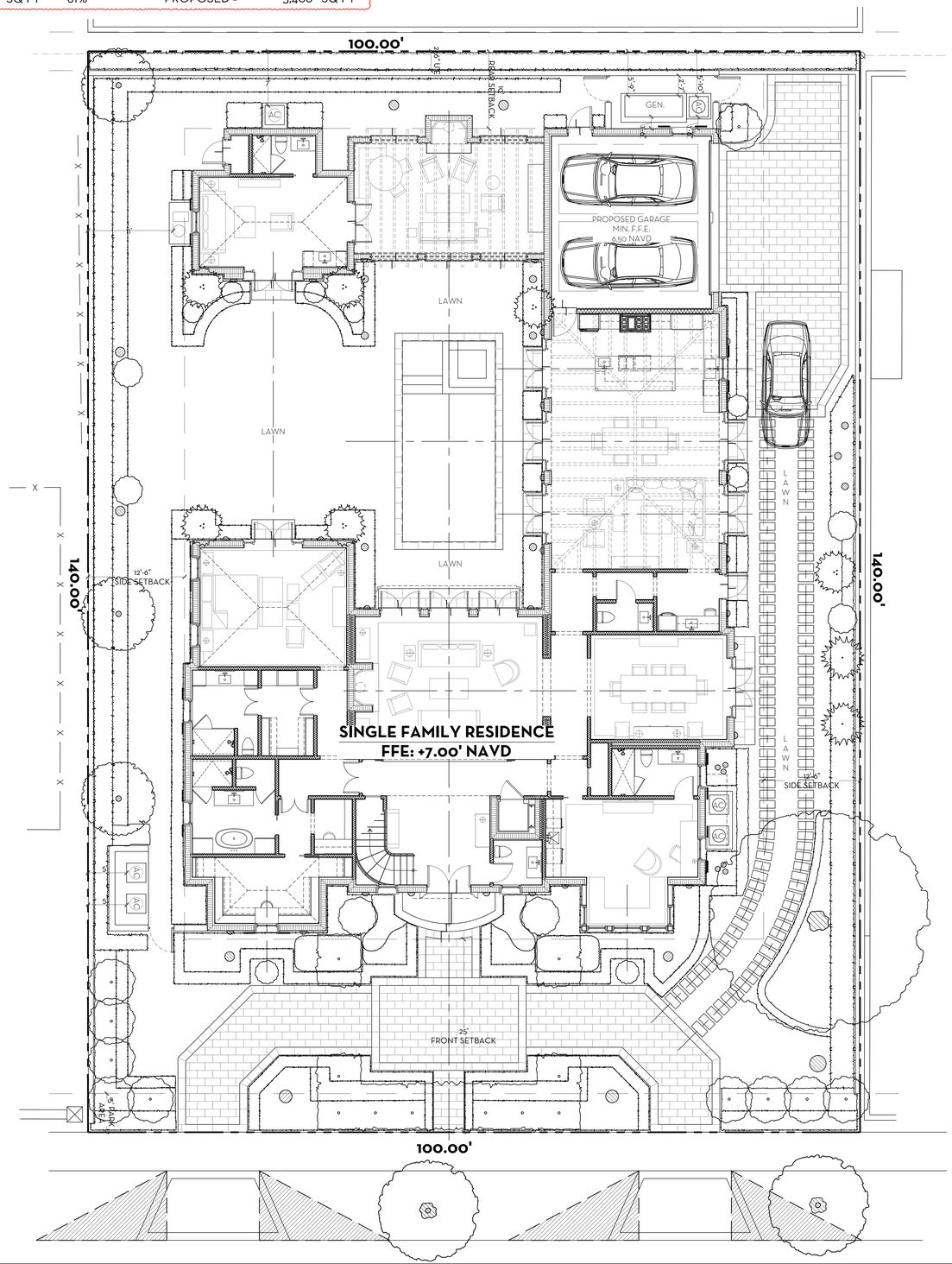
SITE AREA =	14,000	SQ FT	100%
MINIMUM LANDSCAPE:			
REQUIRED =	6,300	SQ FT	45%
EXISTING =	-	SQ FT	-
PROPOSED =	6,488	SQ FT	46%

FRONT SETBACK SITE CALCULATIONS:

25' SETBACK AREA =	2,500	SQ FT	100%
MINIMUM LANDSCAPE:			
REQUIRED =	1,000	SQ FT	40%
EXISTING =	-	SQ FT	-
PROPOSED =	1,530	SQ FT	61%

10' PERIMETER SITE CALCULATIONS:

PERIMETER AREA =	4,400	SQ FT
MINIMUM LANDSCAPE:		
(50% OF 6,300 SF) = 3,150 SF REQUIRED		
EXISTING =	-	SQ FT
PROPOSED =	3,408	SQ FT



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

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

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

OVERALL SITE PLAN

239 WELLS RD LLC

239 WELLS RD, PALM BEACH, FL.

30 DEC 2025
26 DEC 2025
15 DEC 2025
03 DEC 2025
10 NOV 2025
29 OCT 2025
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DESIGN

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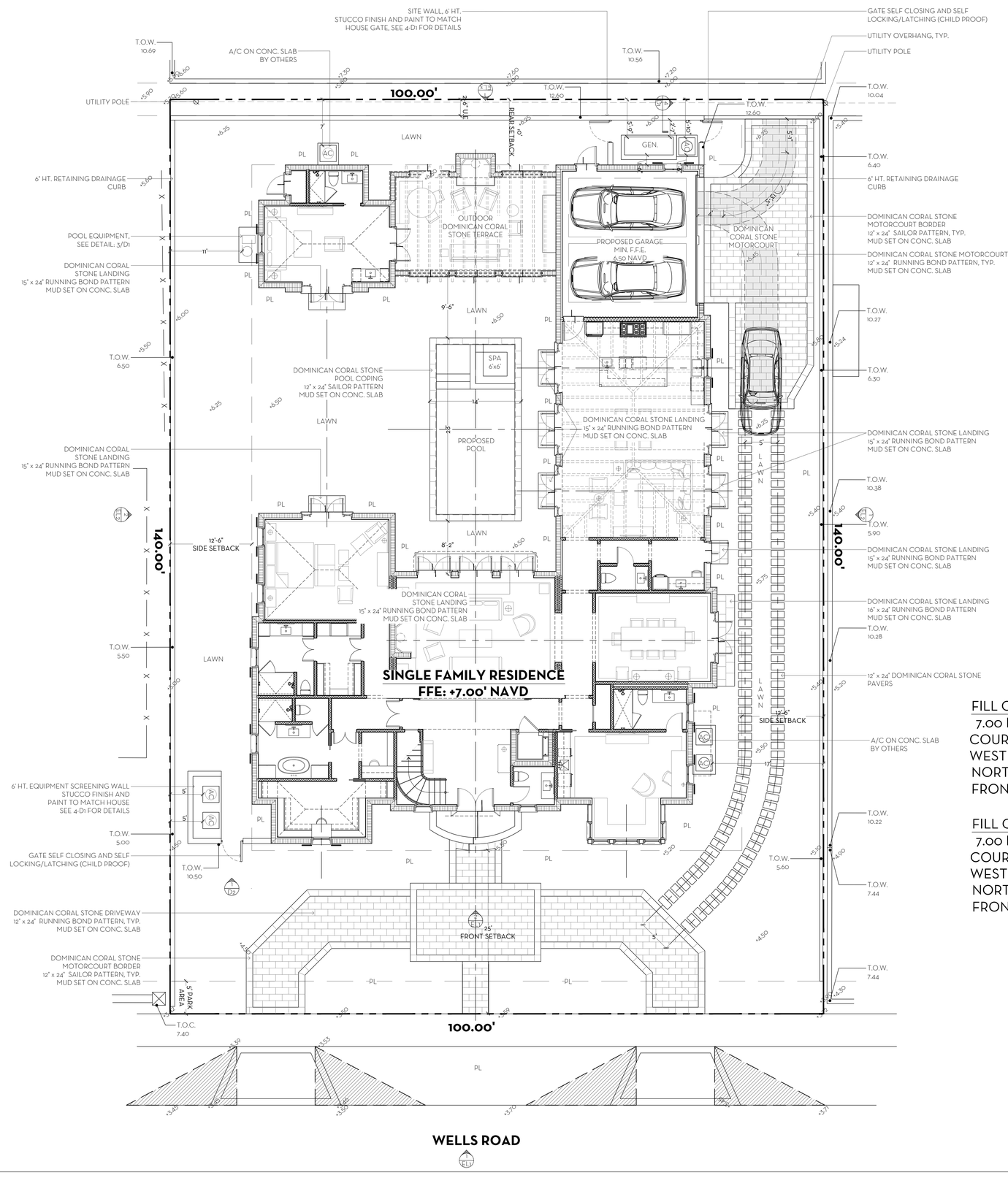
SITE

ARC-24-0122



FILL CALCULATIONS

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

FILL CALCULATIONS

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



DOMINICAN CORAL

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

N
W E
S

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

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

HARDSCAPE PLAN

239 WELLS RD LLC

239 WELLS RD, PALM BEACH, FL.

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

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DESIGN

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Suite 502
West Palm Beach, FL 33401
P: 561-659-2820
F: 561-659-2113

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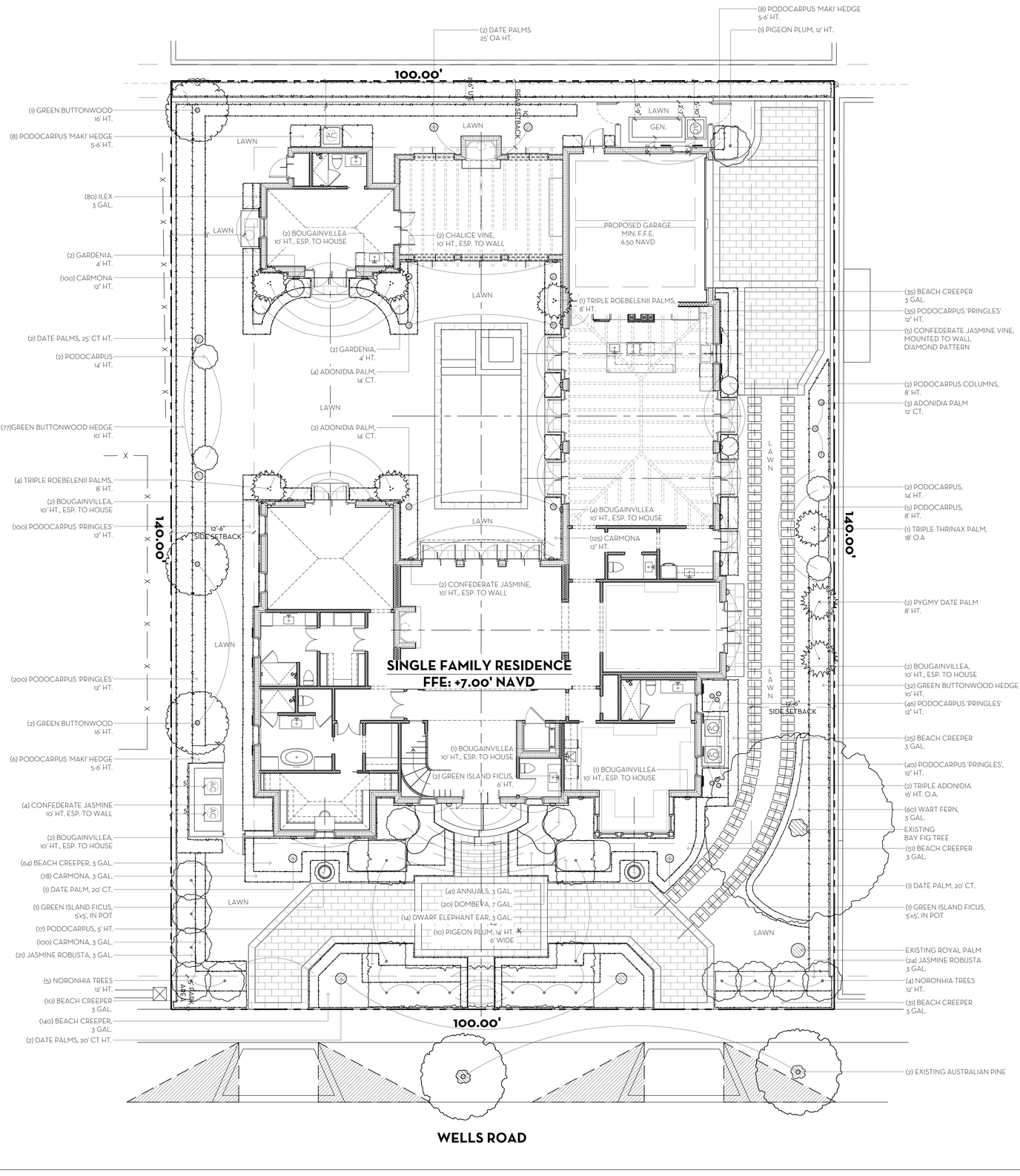
L1

ARC-24-0122



N

0 1 4 8 16 FEET

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

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

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

LANDSCAPE PLAN

239 WELLS RD LLC

239 WELLS RD, PALM BEACH, FL.

30 DEC 2025
26 DEC 2025
15 DEC 2025
03 DEC 2025
10 NOV 2025
29 OCT 2025
07 OCT 2025
30 SEPT 2025
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DESIGN

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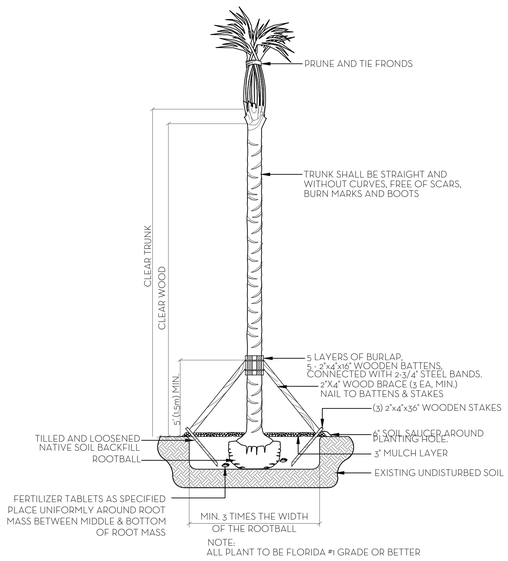
LP1

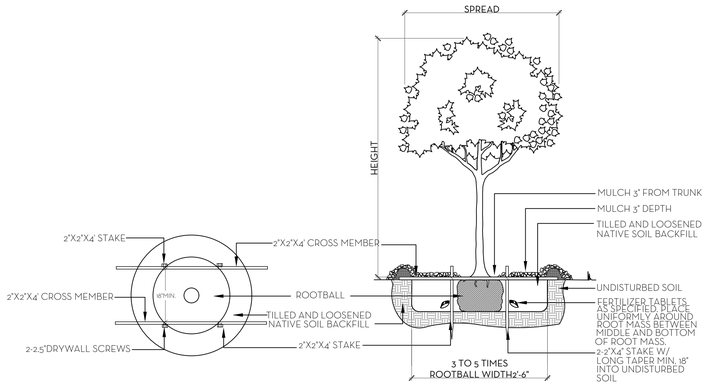
ARC-24-0122



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

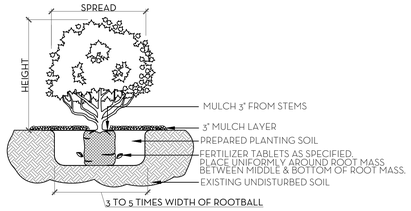
PALM PLANTING DETAIL
N.T.S.

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



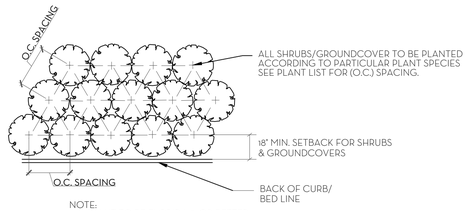
NOTE:
ALL PLANT TO BE FLORIDA #1 GRADE OR BETTER

TREE PLANTING DETAIL
N.T.S.



NOTE:
ALL MATERIAL TO BE FLORIDA #1 OR BETTER

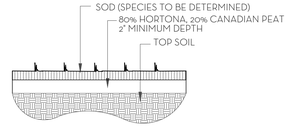
SHRUB & GROUNDCOVER PLANTING DETAIL
N.T.S.



NOTE:
ALL PLANT TO BE FLORIDA #1 OR BETTER

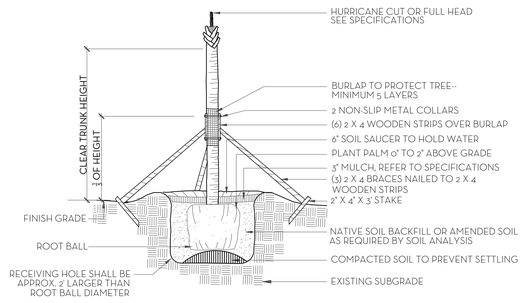
PLANT SPACING DETAIL
N.T.S.

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



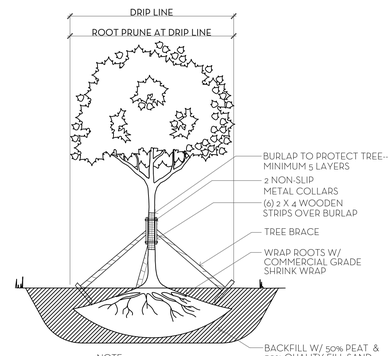
SOD PLANTING DETAIL
N.T.S.

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



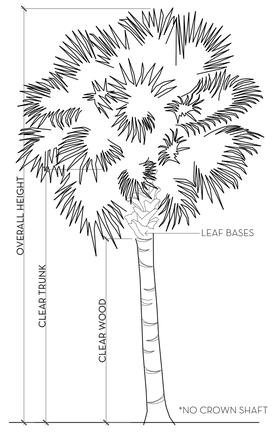
NOTES: STAKING & GUYING REQUIRED FOR PALMS, IF NECESSARY, OR AS DIRECTED BY THE LANDSCAPE ARCHITECT.
ALL PLANT TO BE FLORIDA #1 OR BETTER

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



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

TREE ROOT PRUNING DETAIL
N.T.S.



PALM SPECIFICATION DETAIL
N.T.S.

FERTILIZATION

SHRUBS AND TREES
ALL TREES AND SHRUBS SHALL BE FERTILIZED WITH "AGRIFORM" 20-15-5 PLANTING TABLETS AT TIME OF INSTALLATION AND PRIOR TO COMPLETION OF PIT BACKFILLING. TABLETS SHALL BE PLACED UNIFOMLY AROUND THE ROOT MASS OF A DEPTH THAT IS BETWEEN THE MIDDLE AND BOTTOM OF THE ROOT MASS.
APPLICATION RATE:

1 GALLON CAN:	1 - 21 GRAM TABLET
3 GALLON CAN:	2 - 21 GRAM TABLETS
5 GALLON CAN:	3 - 21 GRAM TABLETS
7 GALLON CAN:	4 - 21 GRAM TABLETS
TREES:	3 - 21 GRAM TABLETS EACH 1/2" OF CALIPER
PALMS:	7 - 21 GRAM TABLETS

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

NIEVERA WILLIAMS DESIGN

239 Wells Road, Palm Beach, FL

12.30.2025

Common Name	Botanical Name	Quantity	Install Specification	Native Status
TREES				
Green Buttonwood Tree	Conocarpus erectus	3	16' HT., STD	*
Pigeon Plum	Coccoloba diversifolia	1	12' HT.	*
Pigeon Plum	Coccoloba diversifolia	10	14' HT., 6' Wide	*
Noronhia Tree	Noronhia emarginata	9	12' HT.	
		23		61%
PALMS				
Adonidia Palm, Triple	Adonidia merrillii	2	16' HT., O.A.	
Adonidia Palm	Adonidia merrillii	3	12' CT.	
Adonidia Palm	Adonidia merrillii	6	14' CT.	
Date Palm	Phoenix dactylifera	2	25' O.A.	
Date Palm	Phoenix dactylifera	2	25' CT.	
Date Palm	Phoenix dactylifera	4	20' CT.	
Pygmy Date Palm	Phoenix roebelenii	2	8' HT.	
Triple Thrinax Palm	Thrinax radiata	1	18' O.A.	
Triple Roebelenii Palm	Phoenix roebelenii	5	8' HT.	
		27		
SHRUBS & VINES				
Green Buttonwood	Conocarpus erectus	109	10' HT. HEDGE	*
Podocarpus 'Maki'	Podocarpus macrophyllus var. 'Maki'	22	5'-6' HT. HEDGE	
Podocarpus	Podocarpus macrophyllus	17	5' HT.	
Podocarpus	Podocarpus macrophyllus	5	8' HT.	
Podocarpus Column	Podocarpus macrophyllus	2	8' HT.	
Podocarpus	Podocarpus macrophyllus	4	14' HT.	
Green Island Ficus	Ficus microcarpa 'Green Island'	2	5'x5', IN POT	
Green Island Ficus	Ficus microcarpa 'Green Island'	2	6' HT.	
Bougainvillea	Bougainvillea ssp.	14	10' HT., ESPALIER TO HOUSE	
Confederate Jasmine Vine	Trachelospermum jasminoides	6	10' HT., ESPALIER TO WALL	
Confederate Jasmine Vine	Trachelospermum jasminoides	5	ESP TO WALL, DIAMOND PATTERN	
Chalice Vine	Solandra maxima	2	10' HT., ESPALIER TO WALL	
Carmona	Carmona microphylla	225	12" HT.	
Gardenia	Gardenia jasminoides	4	4' HT.	
Dombeya	Dombeya wallichi	20	7 GAL.	
Ilex	Ilex cassine	80	3 GAL.	*
		519		36%
GROUND COVER				
Beach Creeper	Ernodea littoralis	356	3 GAL.	*
Carmona	Carmona microphylla	178	3 GAL.	
Jasmine Robusta		45	3 GAL.	
Wart Fern	Microsorum scolopendrium	60	3 GAL.	
Dwarf Elephant Ear	Alocasia macrorrhizos	14	3 GAL.	
Podocarpus 'Pringles'	Podocarpus macrophyllus var. 'Pringles'	421	12" HT.	
Annuals		41	3 GAL.	
		1,115		32%

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

Line #	Landscape Legend		
1	**Property Address:**	239 Wells Road	
2	**Lot Area (sq. ft.):**	14,000 sq ft	
3		REQUIRED	PROPOSED
4	Landscape Open Space (LOS) (Sq Ft and %)	6,300 sq ft (45%)	6,488 sq ft (46%)
5	LOS to be altered (Sq FT and %)	N/A	N/A
6	Perimeter LOS (Sq Ft and %)	3,150 sq ft	3,408 sq ft
7	Front Yard LOS (Sq Ft and %)	1,000 sq ft (40%)	1,530 sq ft (61%)
8	Native Trees %	30% (number of trees)	61%
9	Native Shrubs & Vines %	30% (number of shrubs & vines)	36%
10	Native Groundcover %	30% (groundcover area)	32%

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

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

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

See Ord. 003-2023 *REV BF 20230727*

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

PLANT LIST AND DETAILS

239 WELLS RD LLC

239 WELLS RD, PALM BEACH, FL.

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

NIEVERA WILLIAMS
DESIGN

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

NIEVERAWILLIAMS.COM

LP2

ARC-24-0122

OVERALL R-B SITE CALCULATIONS:

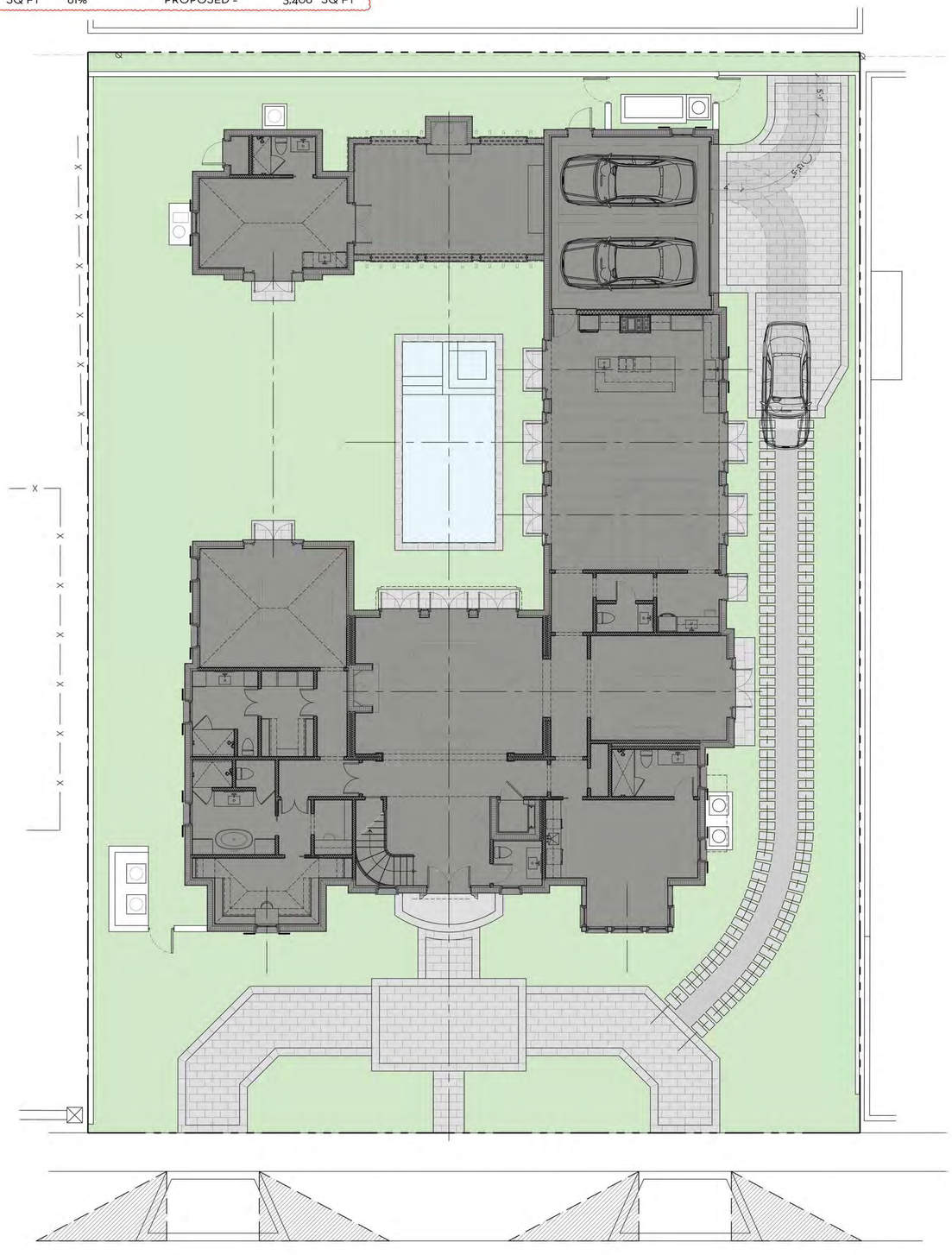
SITE AREA =	14,000	SQ FT	100%
MINIMUM LANDSCAPE:			
REQUIRED =	6,300	SQ FT	45%
EXISTING =	-	SQ FT	-
PROPOSED =	6,488	SQ FT	46%

FRONT SETBACK SITE CALCULATIONS:

25' SETBACK AREA =	2,500	SQ FT	100%
MINIMUM LANDSCAPE:			
REQUIRED =	1,000	SQ FT	40%
EXISTING =	-	SQ FT	-
PROPOSED =	1,530	SQ FT	61%

10' PERIMETER SITE CALCULATIONS:

PERIMETER AREA =	4,400	SQ FT
MINIMUM LANDSCAPE:		
(50% OF 6,300 SF) = 3,150 SF REQUIRED		
EXISTING =	-	SQ FT
PROPOSED =	3,408	SQ FT



LEGEND
OPEN SPACE
HARDSCAPE
BUILDING/STRUCTURE

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

N
W E
S

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

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

OPEN SPACE DIAGRAMS - OVERALL

239 WELLS RD LLC

239 WELLS RD, PALM BEACH, FL.

30 DEC 2025
26 DEC 2025
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29 OCT 2025
07 OCT 2025
30 SEPT 2025
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F: 561-659-2113

NIEVERAWILLIAMS.COM

OS1

ARC-24-0122

OVERALL R-B SITE CALCULATIONS:

SITE AREA =	14,000	SQ FT	100%
MINIMUM LANDSCAPE:			
REQUIRED =	6,300	SQ FT	45%
EXISTING =	-	SQ FT	-
PROPOSED =	6,488	SQ FT	46%

FRONT SETBACK SITE CALCULATIONS:

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10' PERIMETER SITE CALCULATIONS:

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MINIMUM LANDSCAPE:		
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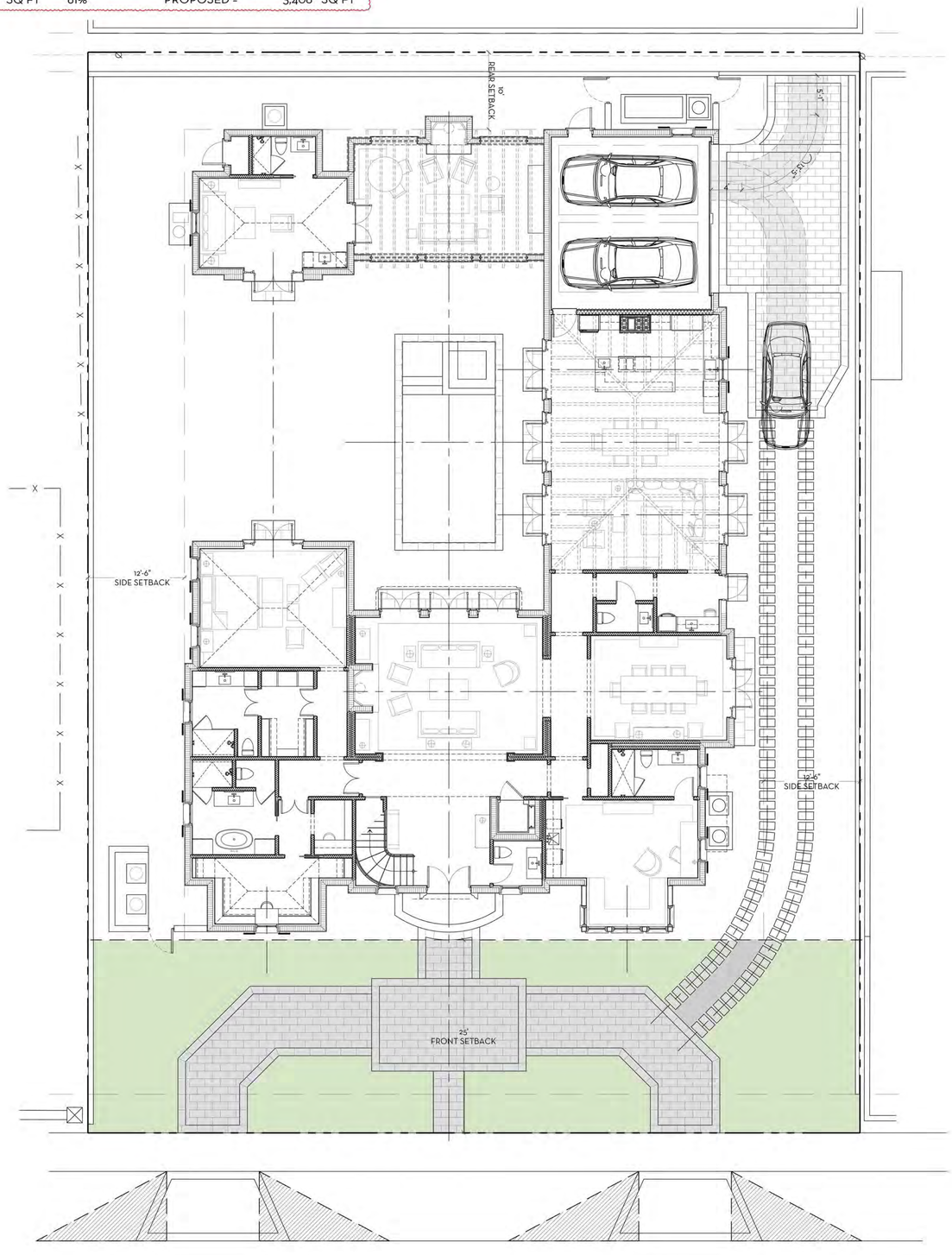
EXISTING =	-	SQ FT
PROPOSED =	3,408	SQ FT



LEGEND	
OPEN SPACE	
HARDSCAPE	
BUILDING/STRUCTURE	

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

N W E S

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

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

OPEN SPACE DIAGRAMS - FRONT SETBACK

239 WELLS RD LLC

239 WELLS RD, PALM BEACH, FL.

30 DEC 2025
26 DEC 2025
15 DEC 2025
03 DEC 2025
10 NOV 2025
29 OCT 2025
07 OCT 2025
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NIEVERAWILLIAMS.COM

OS2

ARC-24-0122

OVERALL R-B SITE CALCULATIONS:

SITE AREA =	14,000	SQ FT	100%
MINIMUM LANDSCAPE:			
REQUIRED =	6,300	SQ FT	45%
EXISTING =	-	SQ FT	-
PROPOSED =	6,488	SQ FT	46%

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EXISTING =	-	SQ FT	-
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MINIMUM LANDSCAPE: (50% OF 6,300 SF) = 3,150 SF REQUIRED		
EXISTING =	-	SQ FT
PROPOSED =	3,408	SQ FT



LEGEND
OPEN SPACE
HARDSCAPE
BUILDING/STRUCTURE

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

N
W E
S

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

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

OPEN SPACE DIAGRAMS - 10' PERIMETER

239 WELLS RD LLC

239 WELLS RD, PALM BEACH, FL.

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

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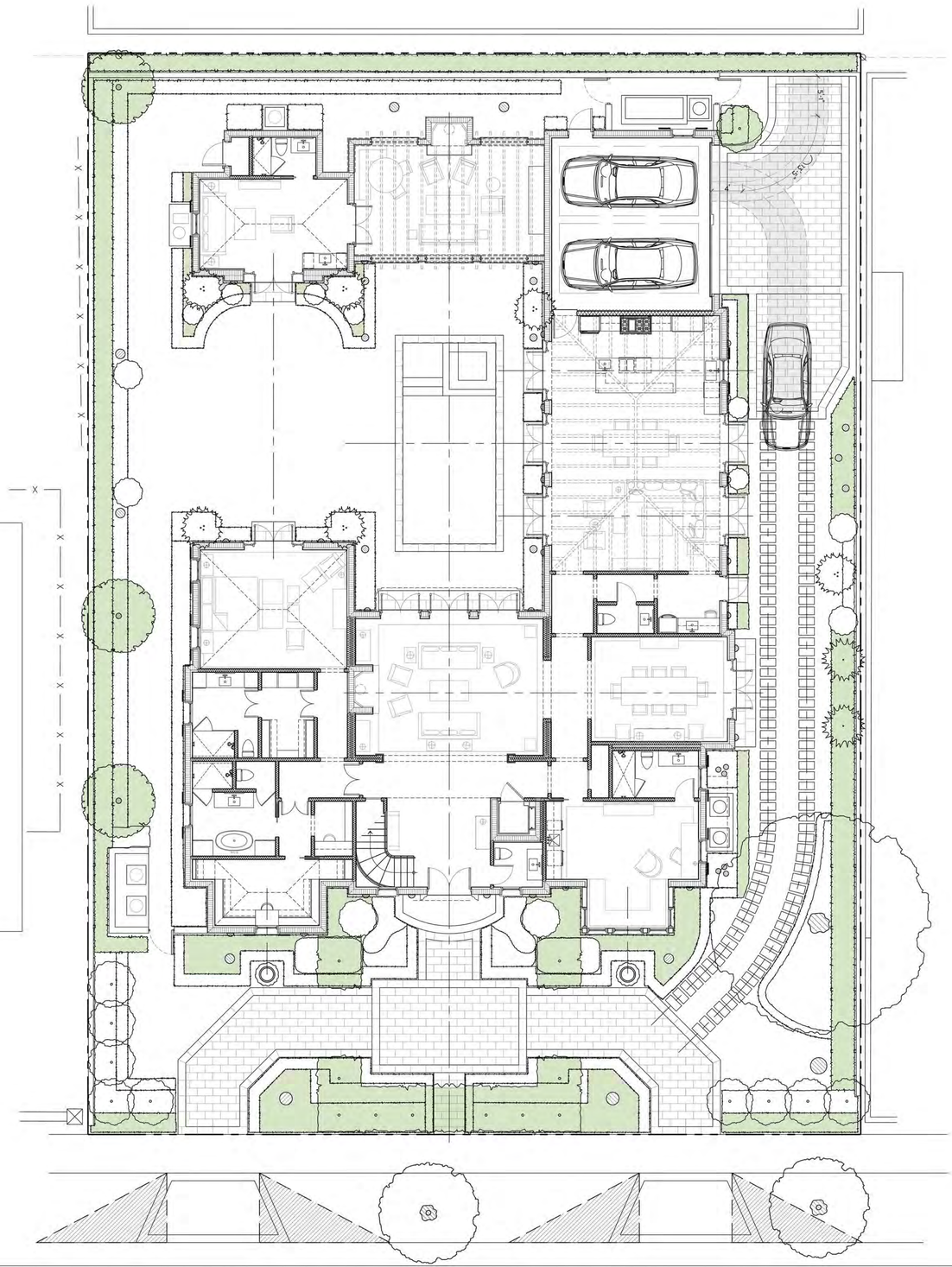
OS3

ARC-24-0122



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

Line #	Landscape Legend		
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OR

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

See Ord. 003-2023 *REV BF 20230727*

LEGEND	
NATIVE PLANTING	

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

N W E S

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

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

OPEN SPACE DIAGRAMS - NATIVE PLANTS

239 WELLS RD LLC

239 WELLS RD, PALM BEACH, FL.

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

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OS4

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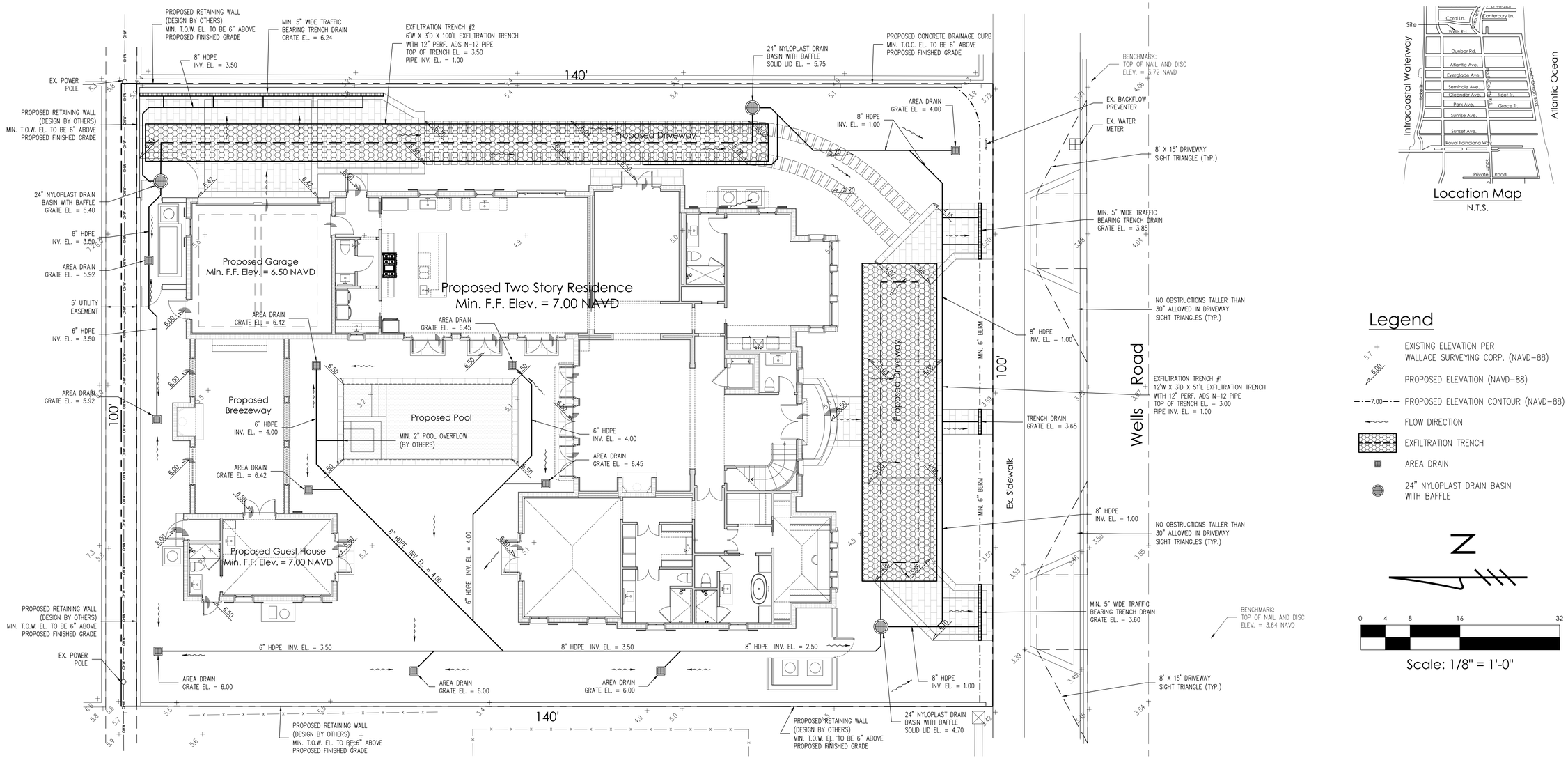

Notes:

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

STORMWATER RETENTION CALCULATIONS

A. SITE INFORMATION

Total Property Area = 13,986 sq.ft.

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

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

* Min. required by code without a zoning variance.

B. ESTIMATED STORMWATER RETENTION VOLUME

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

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

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

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

C. PROPOSED EXFILTRATION TRENCH SIZING

Exfiltration Trench #1

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

Exfiltration Trench #2

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

Total Volume Retained = 1,782 cu.ft

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

ARC-24-0122

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

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

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

Conceptual Site Grading & Drainage Plan For:

PROPOSED RESIDENCE

239 Wells Road
Palm Beach, Florida

PROJECT INFORMATION:

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

REVISIONS:

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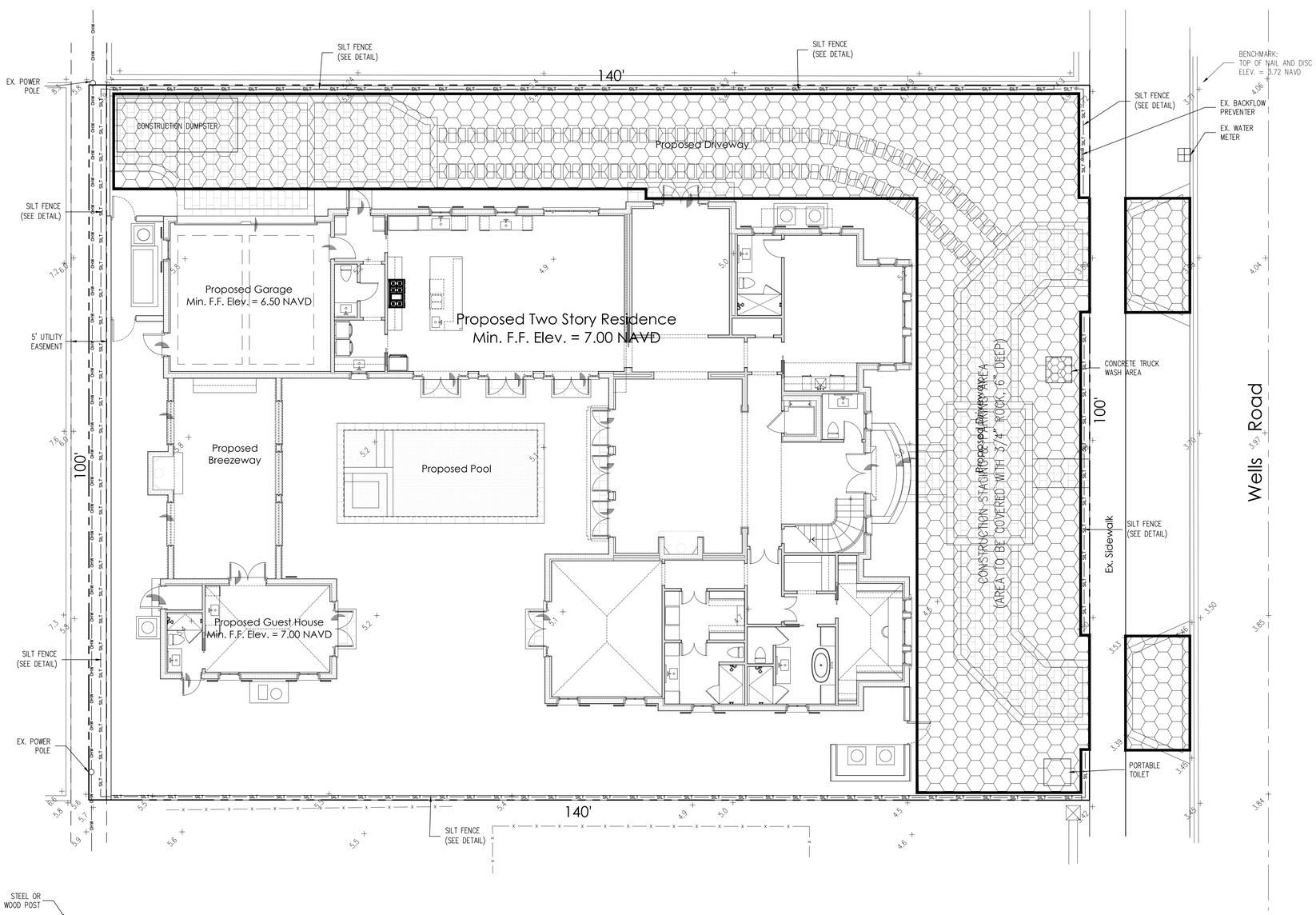
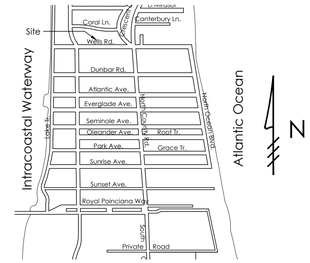
CHAD M. GRUBER
FLORIDA P.E. NO. 57466

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

SHEET NUMBER:

C-1





Location Map
N.T.S.

Legend

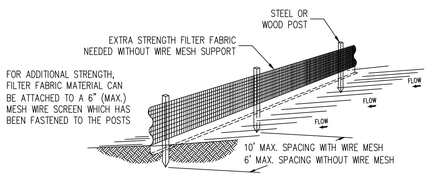
CONSTRUCTION STAGING AREA

SILT FENCE (SEE DETAIL)

N

0 4 8 16 32

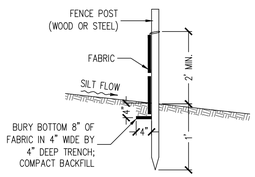
Scale: 1/8" = 1'-0"



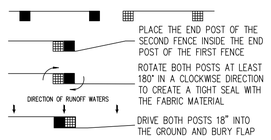
Notes:

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

SILT FENCE DETAIL
N.T.S.



SILT FENCE SECTION
N.T.S.



ATTACHING TWO SILT FENCES
N.T.S.

Notes:

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

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

ARC-24-0122

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West Palm Beach, FL 33401
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48 HOURS BEFORE DIGGING, CALL 1-800-432-4770 SUNSHINE STATE ONE CALL OF FLORIDA, INC.

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

Construction Staging/Parking & Erosion Control Plan For:

PROPOSED RESIDENCE

239 Wells Road
Palm Beach, Florida

PROJECT INFORMATION:

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

REVISIONS:

1	
2	
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CHAD M. GRUBER
FLORIDA P.E. NO. 57466

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SHEET NUMBER:

EC-1

TOWN OF PALM BEACH

Information for Architectural Commission Meeting on: January 28, 2026

To: Architectural Commission

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

From: Planning, Zoning & Building

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

Date: 1/14/2026

ATTACHMENTS
- PZB Staff Report
- Letter of Intent
- Plans

STRATEGIC PLAN
Strategic Priorities:
Community Culture and Character

Strategic Focus Areas:
Quality of Life

FUNDING
No Fiscal Impact

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

Applicant:	Beach Gal LLC (Melissa Schorr, Manager)
Architecture:	Varnava Design Studio (Yianni Varnava)
Landscape:	Environment Design Group (Dustin Mizell)
Representative:	David Klein, Esq.

HISTORY:

Review of this application was dependent on an appeal of an administrative determination made regarding the creation and configuration of the subject parcel, Lot 6 of the Jeanette Court Addition to Palm Beach, which shares an address of 226 Oleander Avenue with the neighboring parcel Lot 7 to the west. The Town Council found the appeal in favor of the appellant and overturned staff's administrative determination. Additionally, The Town Council has already reviewed the combo portion of the application, finding in favor of the variance requests to redevelop the nonconforming parcel 5-0 at the October 15, 2025 hearing.

At the October 29, 2025, ARCOM hearing, the application was reviewed and deferred for two months to the December 19 ARCOM meeting in order to allow the applicant time for a redesign of the project. The applicant released the original architect from the project and engaged a new design firm who requested a deferral to the January meeting to allow time for restudy of the design.

THE PROJECT:

The applicant has submitted plans entitled "226 Oleander Avenue" as prepared by **Varnava Design Studio**, uploaded and dated to the Town 12/22/25.

The following is the scope of work for the Project:

- Construction of a new, two-story, single-family residence.
- Final landscape and hardscape improvements.

The following Special Exception, Site Plan Review, and/or Variance(s) are required for the application and were previously approved by the Town Council:

- VARIANCE 1: Sec. 134-446(b): A variance for town council review of development or redevelopment of a parcel that is deficient in lot area or dimension prior to

ARCOM review, in lieu of town council review subsequent to ARCOM completed review.

- VARIANCE 2: Sec. 134-948(1)(a): A variance for lot area of 4,250 square feet, in lieu of the 10,000 square foot minimum lot area required for a single-family use in the R-C Medium Density Residential District.
- VARIANCE 3: Sec. 134-948(2)(a): A variance for lot width of 50 feet, in lieu of the 75-foot minimum lot width required for a single-family use in the R-C Medium Density Residential District.
- VARIANCE 4: Sec. 134-948(3)(a): A variance for lot depth of 85 feet, in lieu of the 100-foot lot depth required for a single-family use in the R-C Medium Density Residential District.

Site Data			
Zoning District	R-C	**Future Land Use**	MULTI-FAMILY MODERATE DENSITY
Crown of Road	+2.99' NAVD	**FEMA Flood Zone**	AE (+6' NAVD)
Lot Width	50 FT Required: 75 FT ***Variance Required***	**Lot Depth**	85 Ft Required: 100 FT ***Variance Required***
Lot Area	4,250 SF Required: 10,000 SF ***Variance Required***	**Enclosed Square Footage**	Previously Proposed: 2,510 SF Currently Proposed: 2,387 SF
Lot Coverage	Permitted: 30% Previously Proposed: 30% Currently Proposed:	**Landscape Open Space**	Required: 45% Previously Proposed: 45% Proposed: 48%
Surrounding Properties / Zoning			
North	221 Oleander Ave / Residence | R-C 217 Oleander Ave / Residence | R-C		
South	223 Park Ave / Residence | R-C		
East	216 Oleander Ave / Residence | R-C		
West	226 Oleander Ave (Lot 7) / Residence | R-C		

STAFF ANALYSIS

The applicant is proposing to develop an existing nonconforming parcel of land with a new, two-story, single-family residence with final hardscape and landscape improvements. The application, as proposed, is inconsistent with the zoning code and requires variance relief from town council.

The application is seeking review and approval for construction of a two-story residence with surface parking and landscape improvements. The parcel is undersized for the zoning district requirements, however, the applicant's actual design does not require any variances. Variances are required, however, for the nonconforming parcel configuration and were previously granted by the Town Council.

The application was initially heard at the October 2025 ARCOM hearing. A motion to deny the application failed and the project was ultimately deferred for two months to allow for a complete restudy of the design. Subsequent to the hearing, a new design team was engaged and the home was redesigned, but the overall size and site plan remain unchanged from what was previously proposed. The home is now proposed in a Art Moderne style with a flat roof, curved corners, an accented second floor eyebrow,

scalloped stucco façade, smooth white stucco finish, aluminum windows finished in a charcoal grey color, and walnut color wood entry door with side lites.

Introducing this style of architecture would mark a departure from the styles found on Oleander Avenue, as there are no other examples of this variety in the area. Most of the residences are designed with influences from Mediterranean or island colonial styles. The building appears tall due to its relatively narrow width compared to the two-story massing, a perception that is reinforced by the high parapet above the fluted banding on the second floor. However, the window proportions are incongruent with the structure and the design of the second-floor balcony railing is also not in keeping with the architectural style. The first-floor triple window, however, is a positive addition compared to last month's proposal.



Rendering of Previously Proposed Residence.



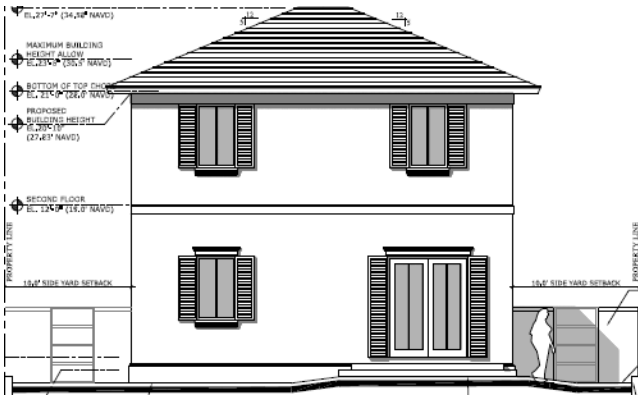
Rendering of Currently Proposed Residence.



Previously Proposed Front (North) Elevation.



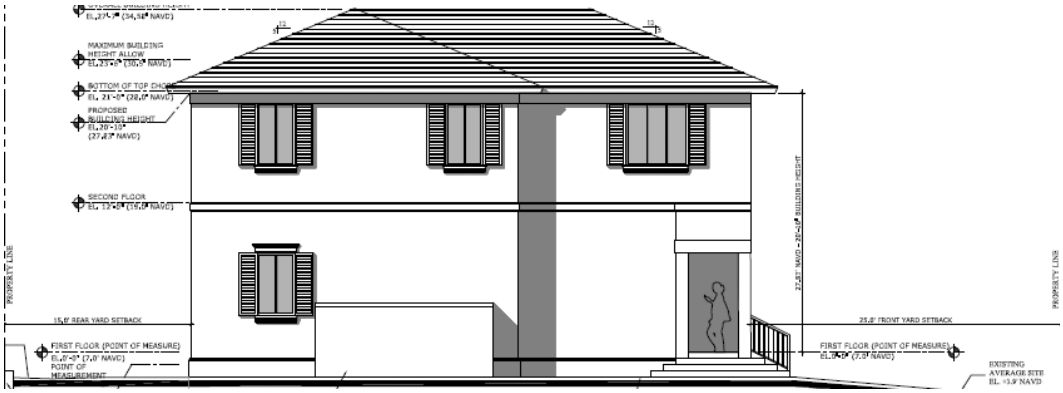
Currently Proposed Front (North) Elevation.



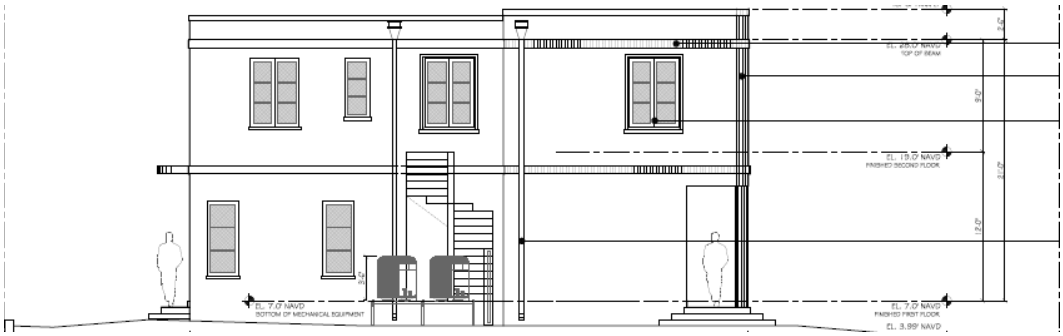
Previously proposed Rear (South) Elevation.



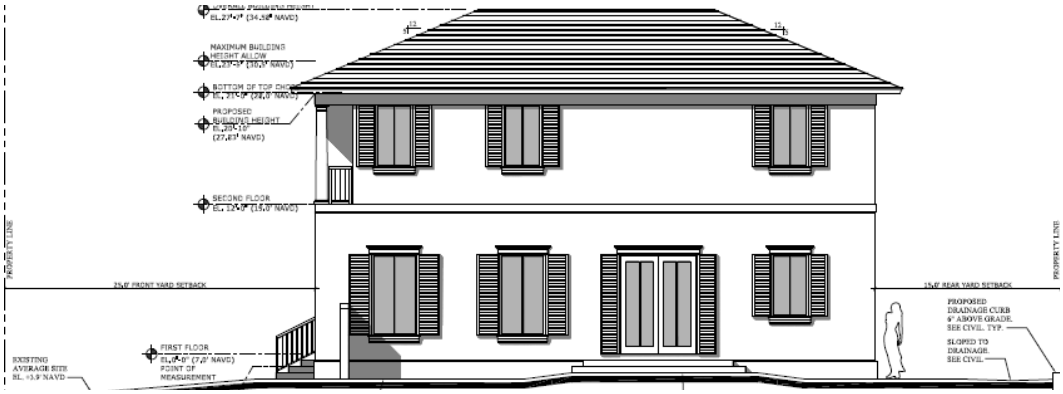
Currently Proposed Rear Elevation.



Previously Proposed Side (East) Elevation.



Currently Proposed Side (East) Elevation.



Previously Proposed Side (West) Elevation.



Currently Proposed Side (West) Elevation.



Previously Proposed Color Landscape Rendering.



Currently Proposed Color Landscape Rendering.

CONCLUSION

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

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

WRB:JGM:BMF

WRB

Letter of intent

December 22nd, 2025

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

RE: **226 Oleander Avenue**
ARCOM: **ARC-25-0063**

Dear Members of the Architectural Commission,

This letter serves as formal notification that our firm has been retained as the new Architect of Record for the above-referenced property. The owner has elected to change design professionals, and our engagement became effective as of December 12, 2025. This decision was made at the owner's discretion, and we understand that the previous architect is no longer associated with the project.

Prior to assuming the commission, we conducted a comprehensive review of the previously submitted design, the Commission's comments, and the surrounding neighborhood context. Based on this evaluation, the owner and design team determined that a revised architectural approach was warranted. While the general spatial organization of the residence remains largely consistent with the prior scheme, the overall square footage has been reduced and the exterior architecture has been substantially redesigned.

The proposed design has been re-envisioned to establish a more compatible and harmonious height relationship with adjacent properties and the established character of the neighborhood. The architectural expression draws from the Art Moderne style, a recognized and historically appropriate style within the Town of Palm Beach, with several notable local precedents. This approach emphasizes refined massing, proportion, and detailing consistent with the Town's architectural traditions and ARCOM review criteria.

By way of clarification, the residence remains a two-story single-family home. The first floor contains 1,200 square feet of air-conditioned space, and the second floor contains 1,187 square feet, for a total of 2,387 square feet under air. The previously proposed design included 2,510 square feet under air, representing a reduction in overall conditioned area with the current proposal.

We respectfully submit this revised design for the Commission's consideration and look forward to the Committee's guidance as we proceed through the review process.

Sincerely,

Yianni Varnava



Varnava Design Studio LLC.

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

AR101023
561.302.5853
design@varnavadesignstudio.com

FORT LAUDERDALE
1706 NE 18th Street
Fort Lauderdale FL 33305

226 Oleander Avenue
Palm Beach, FL. 33480



FIRST SUBMITTAL	
SECOND SUBMITTAL	
FINAL SUBMITTAL	12.30.25
ARCOM	01.28.26

ARC-25-0063

SCOPE OF WORK

- NEW TWO STORY RESIDENCE
- NEW HARDSCAPE AND LANDSCAPE

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

DRAWING INDEX

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VARNAVA DESIGN STUDIO

AR1010123

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

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

TEL. 561.302.5853

226 OLEANDER

226 OLEANDER AVENUE
PALM BEACH FL, 33480

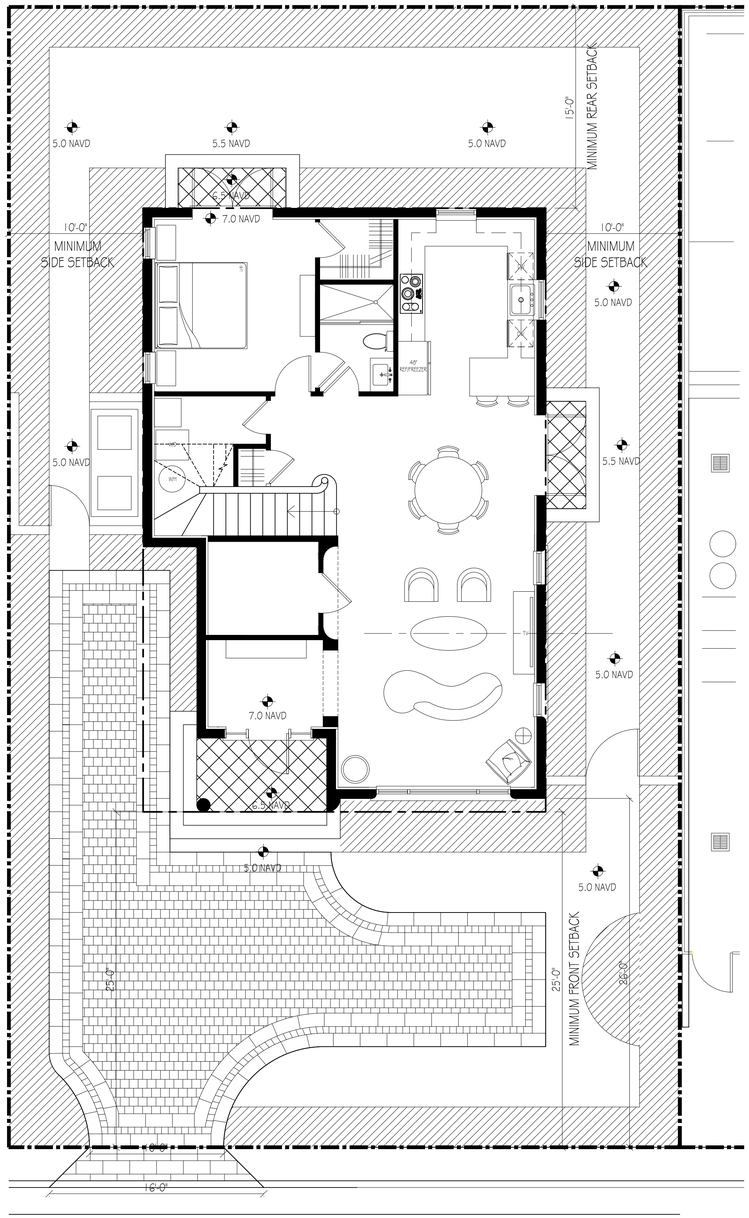
ARC-25-0063

FOR REVIEW ONLY
NOT FOR CONSTRUCTION

MARK	DATE	DESCRIPTION

PROJECT NO:	###
CAD DWG FILE:	226 OLEANDER.DWG
DRAWN BY:	Y.V M.C
CHKD BY:	M.C
PERMIT PLOT:	12.22.25
SHEET TITLE	

COVER PAGE



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

Line #	Zoning Legend			
1	**Property Address:**	226 Oleander Avenue		
2	**Zoning District:**	R-C		
3	**Lot Area (sq. ft.):**	4,250 SQ. FT. (NON-CONFORMING)		
4	**Lot Width (W) & Depth (D) (ft.):**	50' x 85' (NON-CONFORMING)		
5	**Structure Type:** (Single-Family, Multi-Family, Comm., Other)	SINGLE FAMILY		
6	**FEMA Flood Zone Designation:**	AE BFE= 6' NAVD		
	7 Zero Datum for point of meas. (NAVD)	POINT OF MEASUREMENT 7.0 NAVD		
8	**Crown of Road (COR) (NAVD)**	COR 2.99 NAVD		
9		REQD / PERMITTED	EXISTING	PROPOSED
10	Lot Coverage (Sq Ft and %)	30% (1,275 SQ. FT.)		29.50% (1,254 SQ. FT.)
11	Enclosed Square Footage (1st & 2nd Fl., Basement, Accs. Structure, etc)	N/A		2,387 sq. ft.
12	*Front Yard Setback (Ft.)	25'		25'
13	* Side Yard Setback (1st Story) (Ft.)	10'		10'
14	* Side Yard Setback (2nd Story) (Ft.)	10'		10'
15	*Rear Yard Setback (Ft.)	15'		15'
16	Angle of Vision (Deg.)	N/A		N/A
17	Building Height (Ft.)	23.5'		21'
18	Overall Building Height (Ft.)	31.5'		23.5'
19	Cubic Content Ratio (CCR) (R-B ONLY)	N/A		N/A
20	** Max. Fill Added to Site (Ft.)	7.0-2.99/2=2		1'
21	Finished Floor Elev. (FFE)(NAVD)	7.0 NAVD		7.0 NAVD
22	Base Flood Elevation (BFE)(NAVD)	BFE=6 FT NAVD	BFE=6 FT NAVD	BFE=6 FT NAVD
23	Landscape Open Space (LOS) (Sq Ft and %)	45% (1912)		48.0% (2040)
24	Perimeter LOS (Sq Ft and %)	50% (956)		68.7% (1385)
25	Front Yard LOS (Sq Ft and %)	40% (500)		50% (629)
26	*** Native Plant Species %	*Please refer to TOPB Landscape Legend.*		

N

SCALE AS NOTED

VARNAVA DESIGN STUDIO
AR10010023
PALM BEACH
2875 SOUTH OCEAN BLVD
SUITE 200-33
PALM BEACH, FLORIDA 33480
FORT LAUDERDALE
1706 NE 18TH ST.
FORT LAUDERDALE, FLORIDA 33305
TEL 561.302.5853

226 OLEANDER

226 OLEANDER AVENUE
PALM BEACH FL, 33480

ARC-25-0063

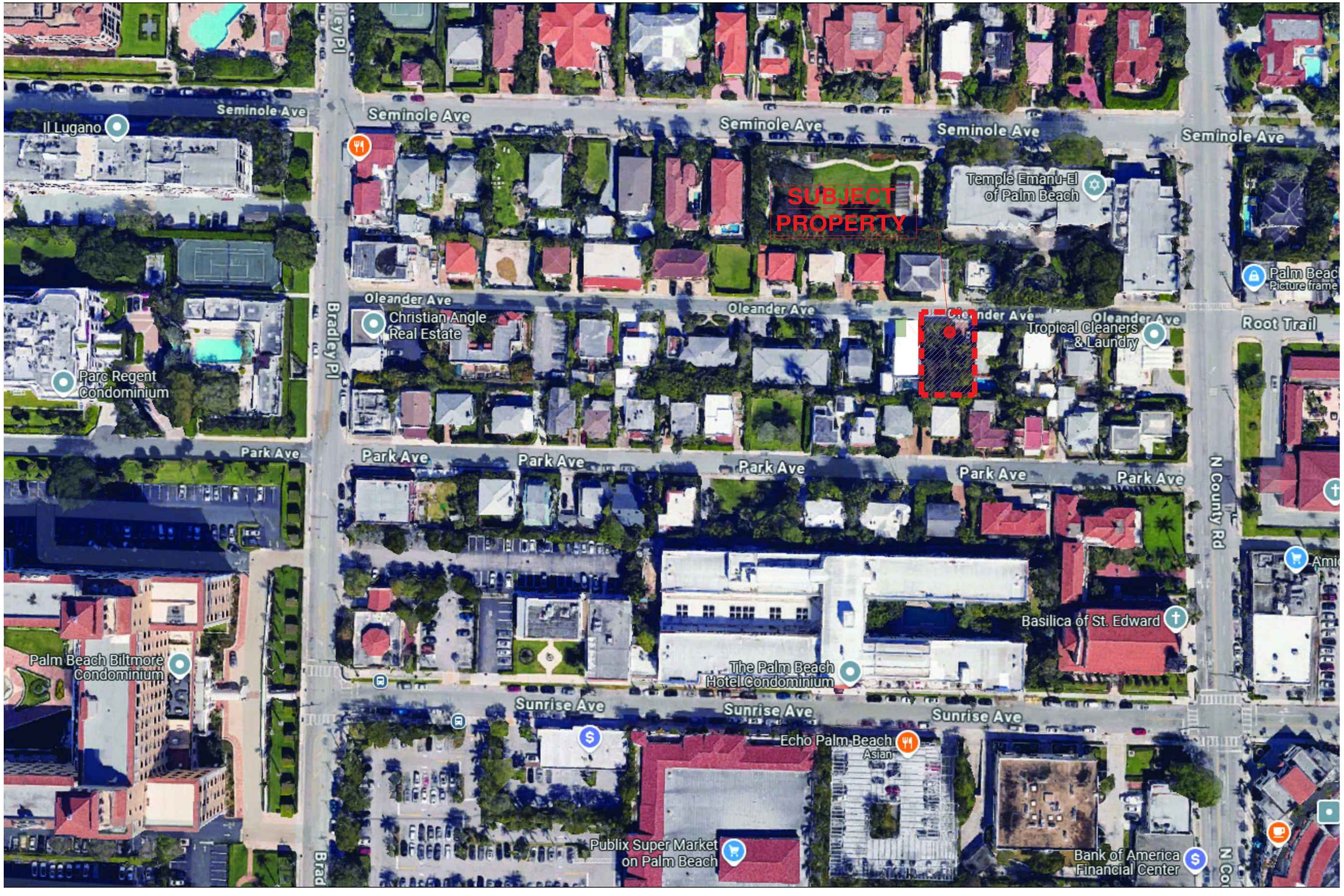
FOR REVIEW ONLY
NOT FOR CONSTRUCTION

MARK	DATE	DESCRIPTION

PROJECT NO:	###
CAD DWG FILE:	226 OLEANDER.DWG
DRAWN BY:	Y.V. M.C.
CHKD BY:	M.C.
PERMIT PLOT:	12.22.25

SHEET TITLE
PROPOSED SITE PLAN

SP-001



N

1 VICINITY LOCATION MAP

0' 100'

GRAPHIC SCALE

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

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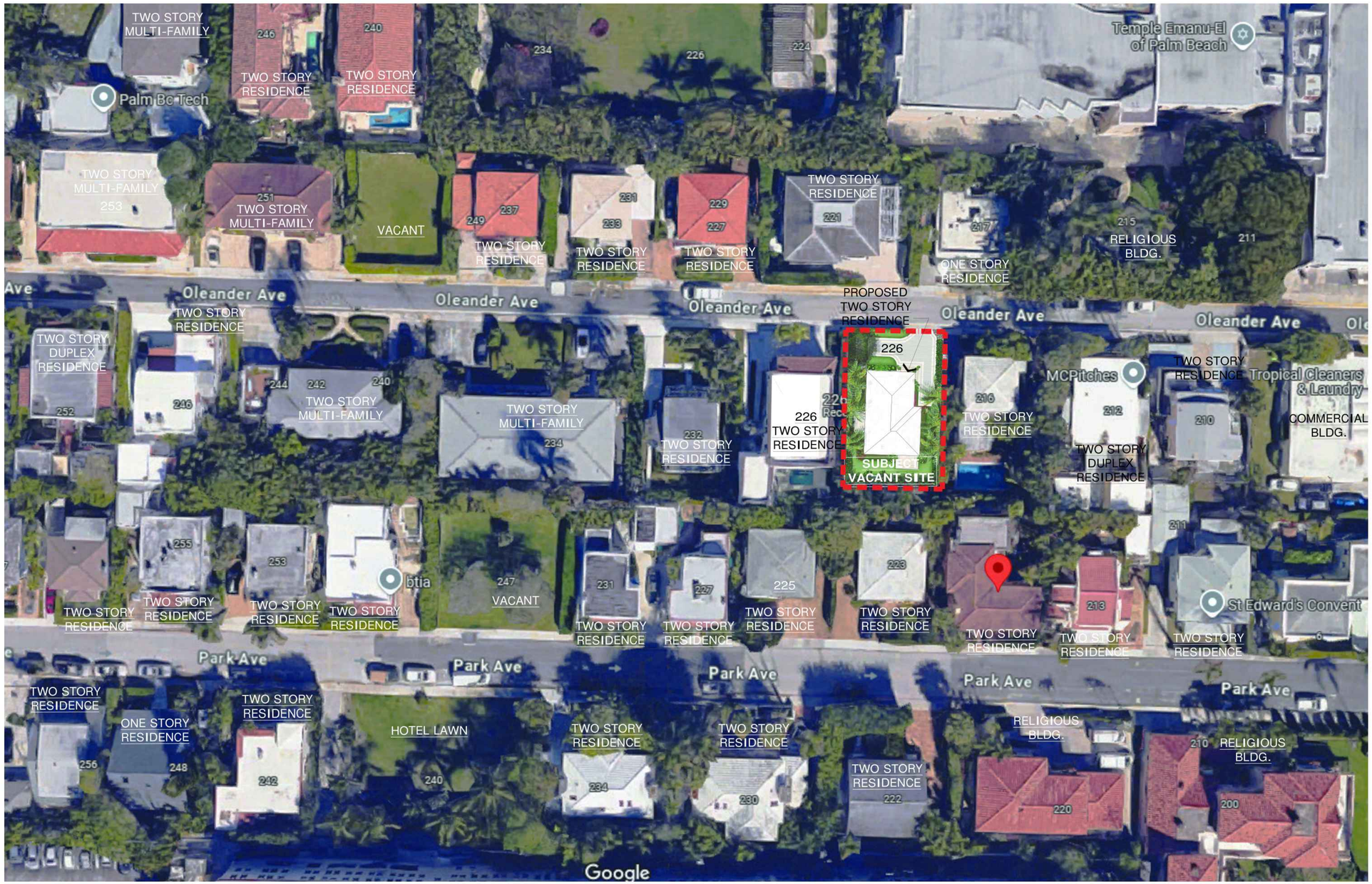
DRAWN BY:	Y.V. M.C
CHKD BY:	M.C
PERMIT PLOT:	12.22.25

SHEET TITLE

VICINITY LOCATION MAP

SP-002



N

1 LOCATION PLAN / CONTEXTUAL PLAN

SCALE: 1" = 30'-0"

0' 100'

GRAPHIC SCALE

VARNAVA DESIGN STUDIO
AR10023

PALM BEACH
2875 SOUTH OCEAN BLVD
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PALM BEACH, FLORIDA 33480

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

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226 OLEANDER

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ARC-25-0063

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DRAWN BY:	Y.V. M.C.
CHK'D BY:	M.C.
PERMIT PLOT:	12.22.25

SHEET TITLE

LOCATION & CONTEXTUAL PLAN

SP-003



178 N COUNTY RD



210 OLEANDER AVE



212 OLEANDER AVE



216 OLEANDER AVE



226 OLEANDER AVE LOT 6 - SUBJECT PROPERTY



226 OLEANDER AVE - LOT 7



232 OLEANDER AVE



234 OLEANDER AVE



240 OLEANDER AVE

EXISTING NEIGHBORHOOD CONTEXT PHOTOGRAPHS - LOOKING SOUTH

ARC-25-0063 AND ZON-25-0057

VARNAVA DESIGN STUDIO

AR10023

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226 OLEANDER

226 OLEANDER AVENUE
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ARC-25-0063

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MARK:	DATE:	DESCRIPTION

PROJECT NO:	###
CAD DWG FILE:	EXTERIOR.DWG
DRAWN BY:	Y.V. M.C
CHKD BY:	M.C
PERMIT PLOT:	12.22.25

SHEET TITLE

NEIGHBORING PROPERTIES



246 OLEANDER AVE



252 OLEANDER AVE



260 OLEANDER AVE



179 BRADLEY PL

EXISTING NEIGHBORHOOD CONTEXT PHOTOGRAPHS - LOOKING SOUTH



189 BRADLEY PL



263 OLEANDER AVE



259 OLEANDER AVE

EXISTING NEIGHBORHOOD CONTEXT PHOTOGRAPHS - LOOKING NORTH

ARC-25-0063 AND ZON-25-0057

VARNAVA DESIGN STUDIO
AR1010123
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226 OLEANDER

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PALM BEACH FL, 33480

ARC-25-0063

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PROJECT NO.:	###
CAD DWG FILE:	226 OLEANDER.DWG
DRAWN BY:	Y.V M.C
CHKD BY:	M.C
PERMIT PLOT:	12.22.25

SHEET TITLE:
NEIGHBORING PROPERTIES

SP-005



257 OLEANDER AVE



253 OLEANDER AVE



251 OLEANDER AVE



237 OLEANDER AVE



233 OLEANDER AVE



227 OLEANDER AVE



221 OLEANDER AVE



217 OLEANDER AVE



190 N COUNTY RD

EXISTING NEIGHBORHOOD CONTEXT PHOTOGRAPHS - LOOKING NORTH

ARC-25-0063 AND ZON-25-0057

VARNAVA DESIGN STUDIO

AR10023

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226 OLEANDER

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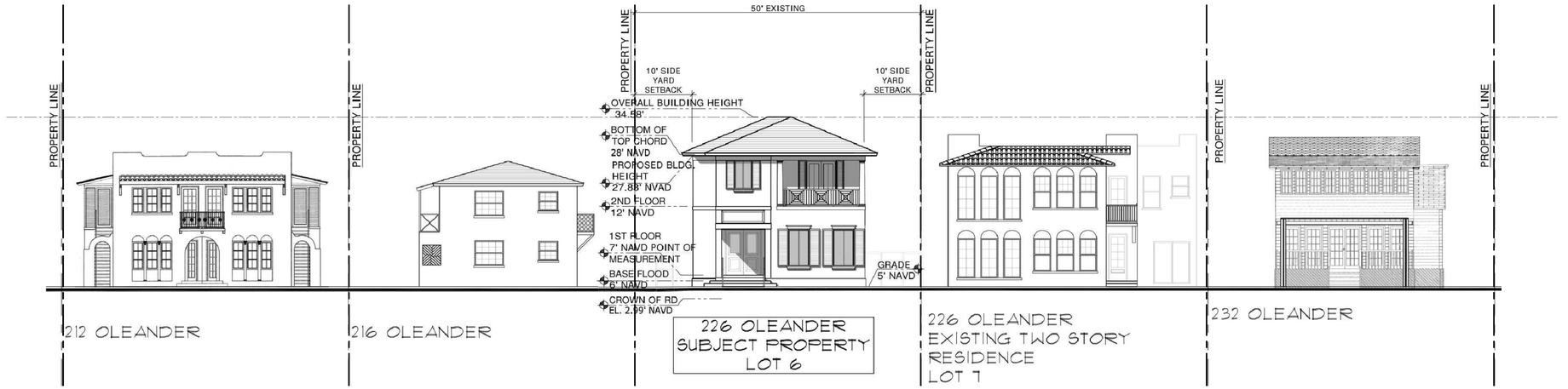
CHK'D BY:	M.C
PERMIT PLOT:	12.22.25

SHEET TITLE

NEIGHBORING PROPERTIES



1 PREVIOUSLY PROPOSED STREETSCAPE
NOT TO SCALE



2 NEW PROPOSED STREETSCAPE
NOT TO SCALE

VARNAVA DESIGN STUDIO
AR1010123
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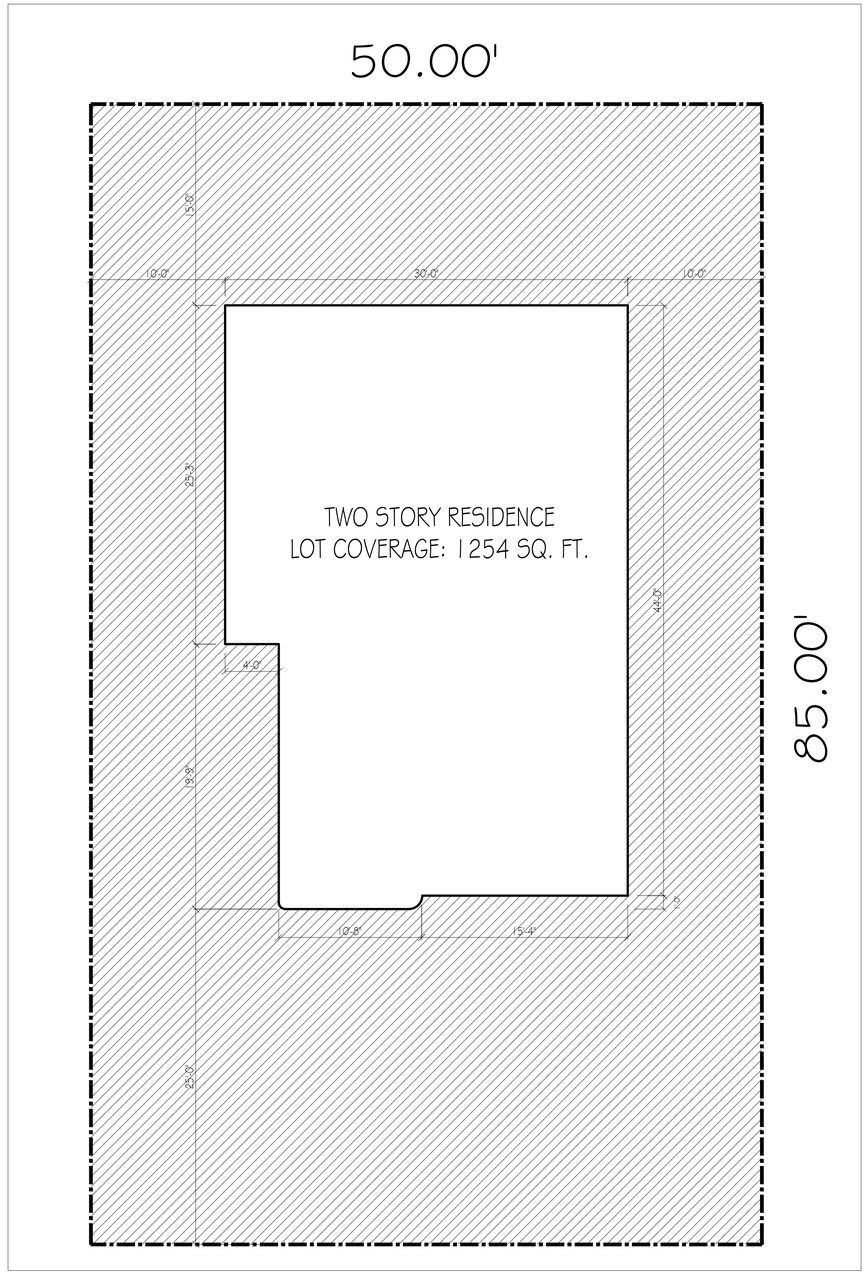
SHEET TITLE
STREETSCAPE

SP-007



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

LOT COVERAGE CALCULATIONS	
ALLOWABLE	PROPOSED
TWO STORY 30% 4250 X.3= 1275 SQ. FT.	TWO STORY: 1254 SQ. FT. PROPOSED LOT COVER : 29.50%

N
SCALE AS NOTED

VARNAVA DESIGN STUDIO
AR1010123
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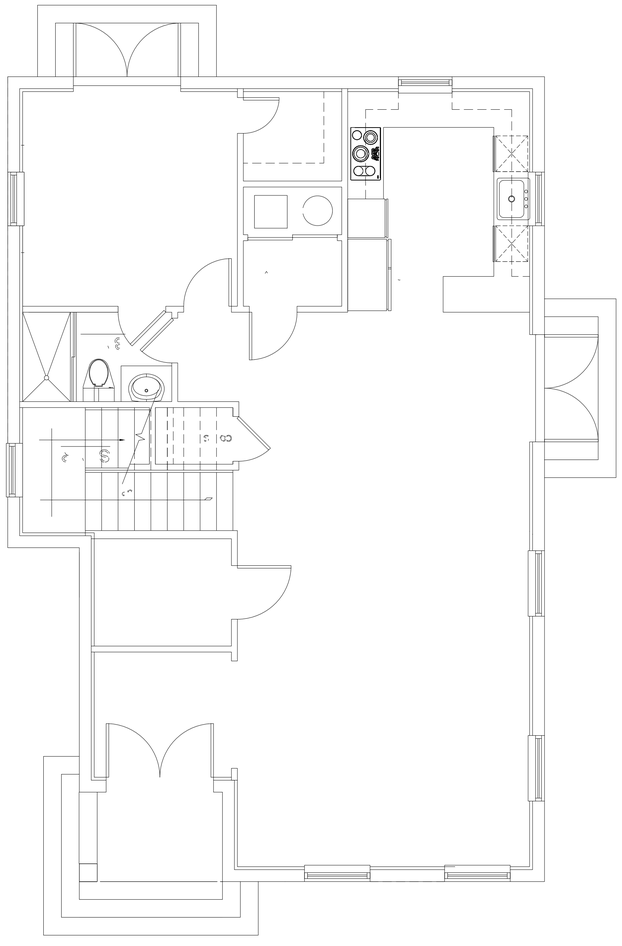
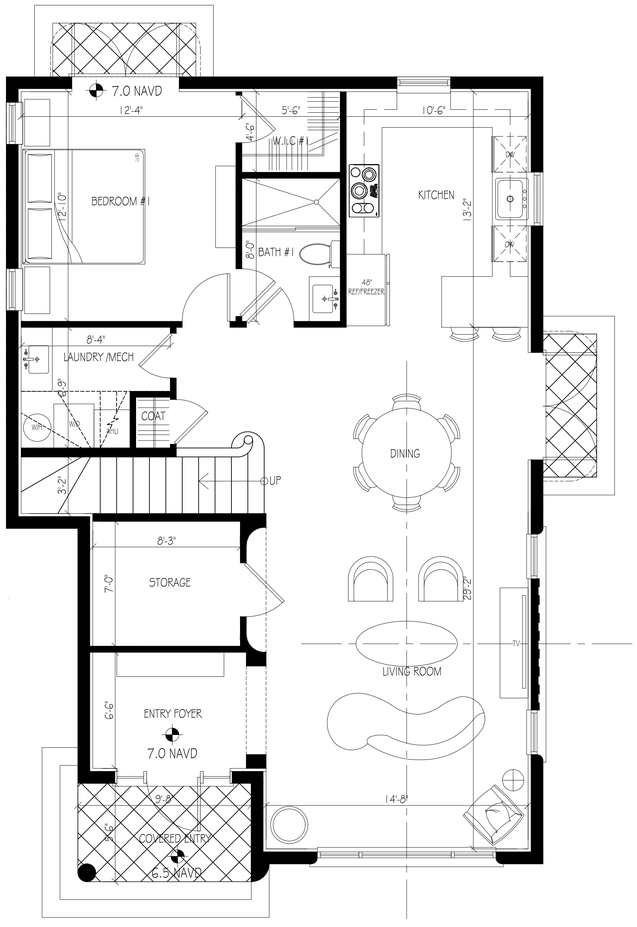
SHEET TITLE:
LOT COVERAGE CALCULATIONS

SP-007



1 PREVIOUSLY PROPOSED FIRST FLOOR
1/4" = 1'-0"



2 NEW PROPOSED SECOND FLOOR
1/4" = 1'-0"

N

SCALE AS NOTED

VARNAVA DESIGN STUDIO

AR1010123

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

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

TEL. 561.302.5853

226 OLEANDER

226 OLEANDER AVENUE
PALM BEACH FL, 33480

ARC-25-0063

FOR REVIEW ONLY
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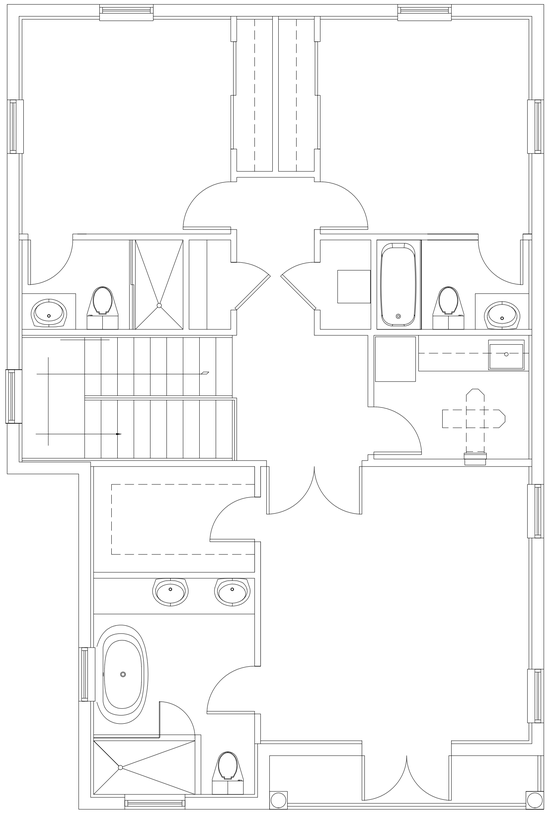
MARK	DATE	DESCRIPTION

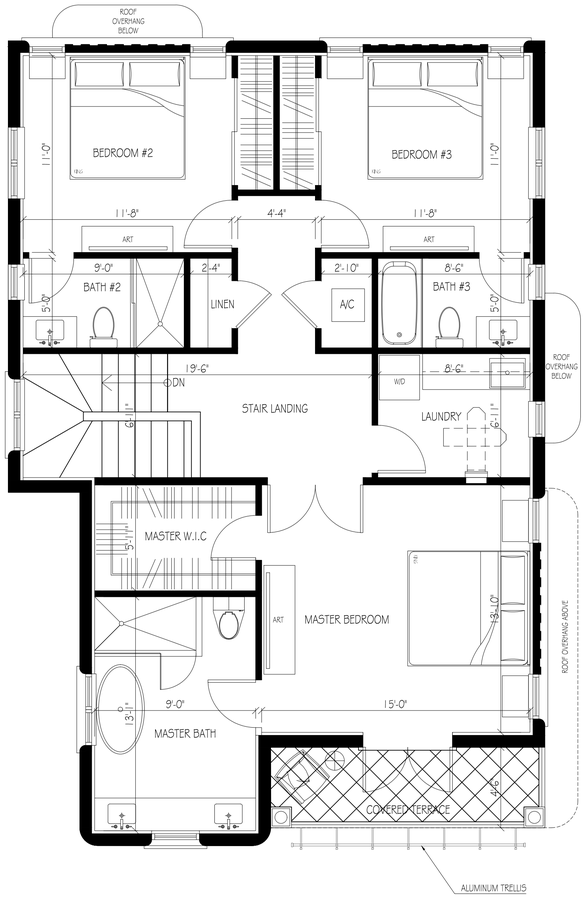
PROJECT NO:	##
CAD DWG FILE:	226 OLEANDER.DWG
DRAWN BY:	Y.V M.C
CHKD BY:	M.C
PERMIT PLOT:	12.22.25
SHEET TITLE	

FIRST FLOOR PLAN

A-001



1 PREVIOUSLY PROPOSED SECOND FLOOR
1/4" = 1'- 0"



2 NEW PROPOSED SECOND FLOOR
1/4" = 1'- 0"

N

SCALE AS NOTED

VARNAVA DESIGN STUDIO
AR1010123
PALM BEACH
2875 SOUTH OCEAN BLVD
SUITE 200-33
PALM BEACH, FLORIDA 33480
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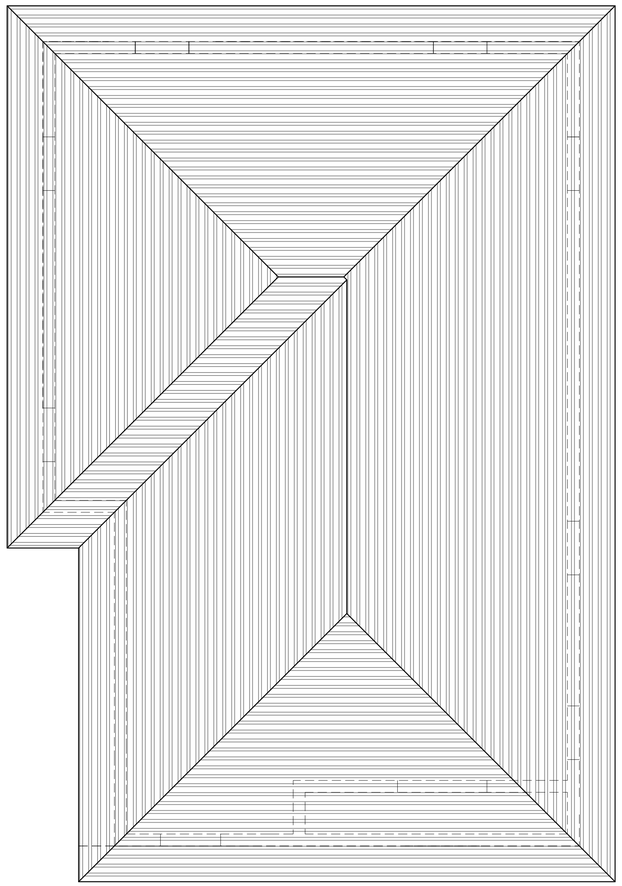
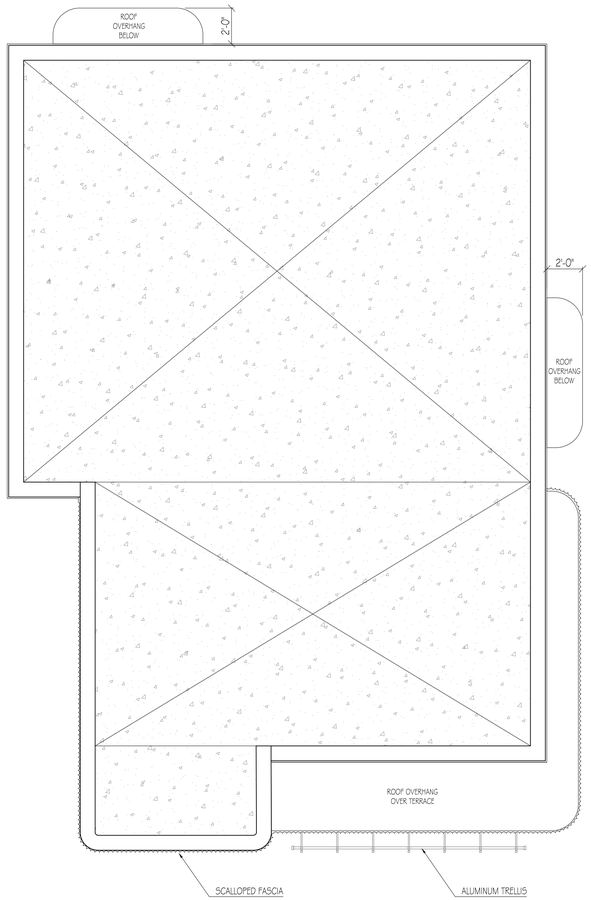
SHEET TITLE

SECOND FLOOR PLAN

A-002



1 PREVIOUSLY PROPOSED - ROOF PLAN
1/4" = 1'- 0"



2 NEW PROPOSED - ROOF PLAN
1/4" = 1'- 0"

N

SCALE AS NOTED

VARNAVA DESIGN STUDIO
AR1010123

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SHEET TITLE

ROOF PLAN

A-003



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



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

VARNAVA DESIGN STUDIO
AR1010123
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2875 SOUTH OCEAN BLVD
SUITE 200-33
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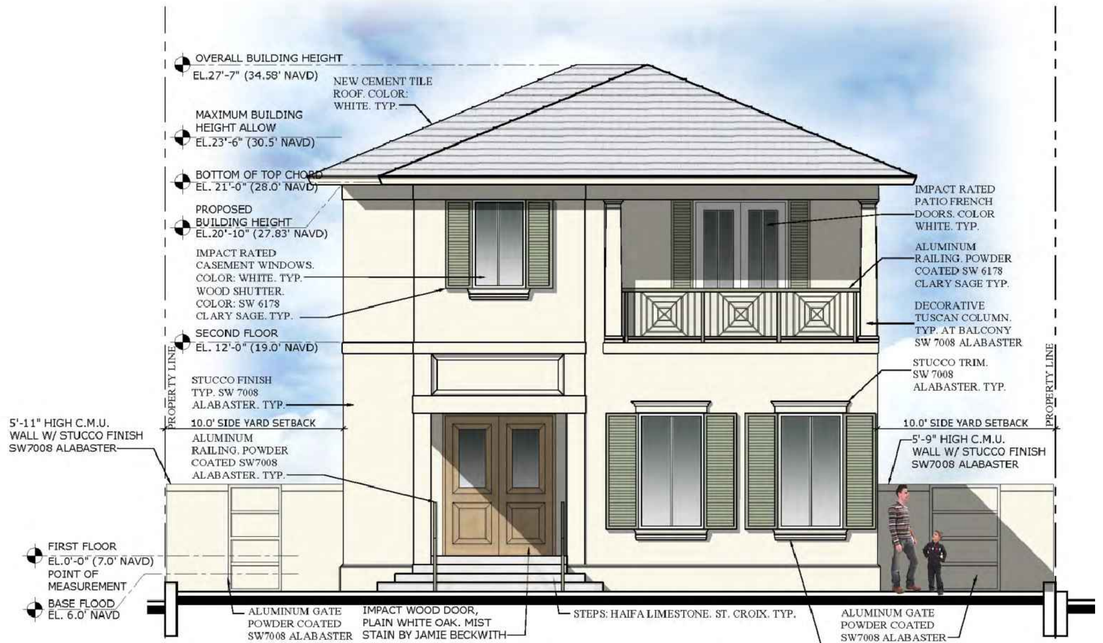
CHKD BY:	M.C.
PERMIT PLOT:	12.22.25

SHEET TITLE

NORTH ELEVATION

A-004



NORTH (STREET) ELEVATION

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



2 NEW PROPOSED - NORTH ELEVATION

1/4" = 1'- 0"

VARNAVA DESIGN STUDIO
AR10023
PALM BEACH
2875 SOUTH OCEAN BLVD
SUITE 200-33
PALM BEACH, FLORIDA 33480
FORT LAUDERDALE
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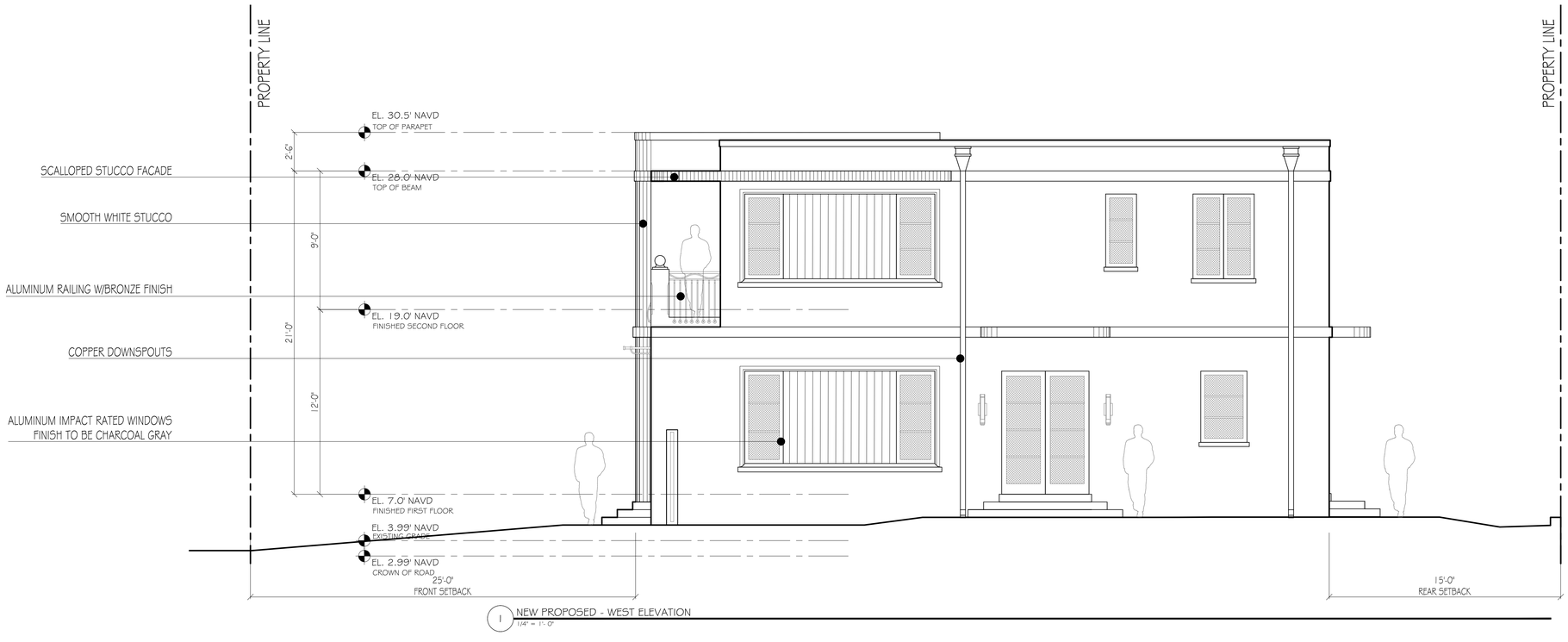
SHEET TITLE

NORTH ELEVATION

A-005



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



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

VARNAVA DESIGN STUDIO
AR1010123
PALM BEACH
2875 SOUTH OCEAN BLVD
SUITE 200-33
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FORT LAUDERDALE
1706 NE 18TH ST.
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CHKD BY:	M.C
PERMIT PLOT:	12.22.25

SHEET TITLE

WEST ELEVATION

A-006



WEST ELEVATION

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



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

VARNAVA DESIGN STUDIO
AR10023
PALM BEACH
2875 SOUTH OCEAN BLVD
SUITE 200-33
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CHKD BY:	M.C
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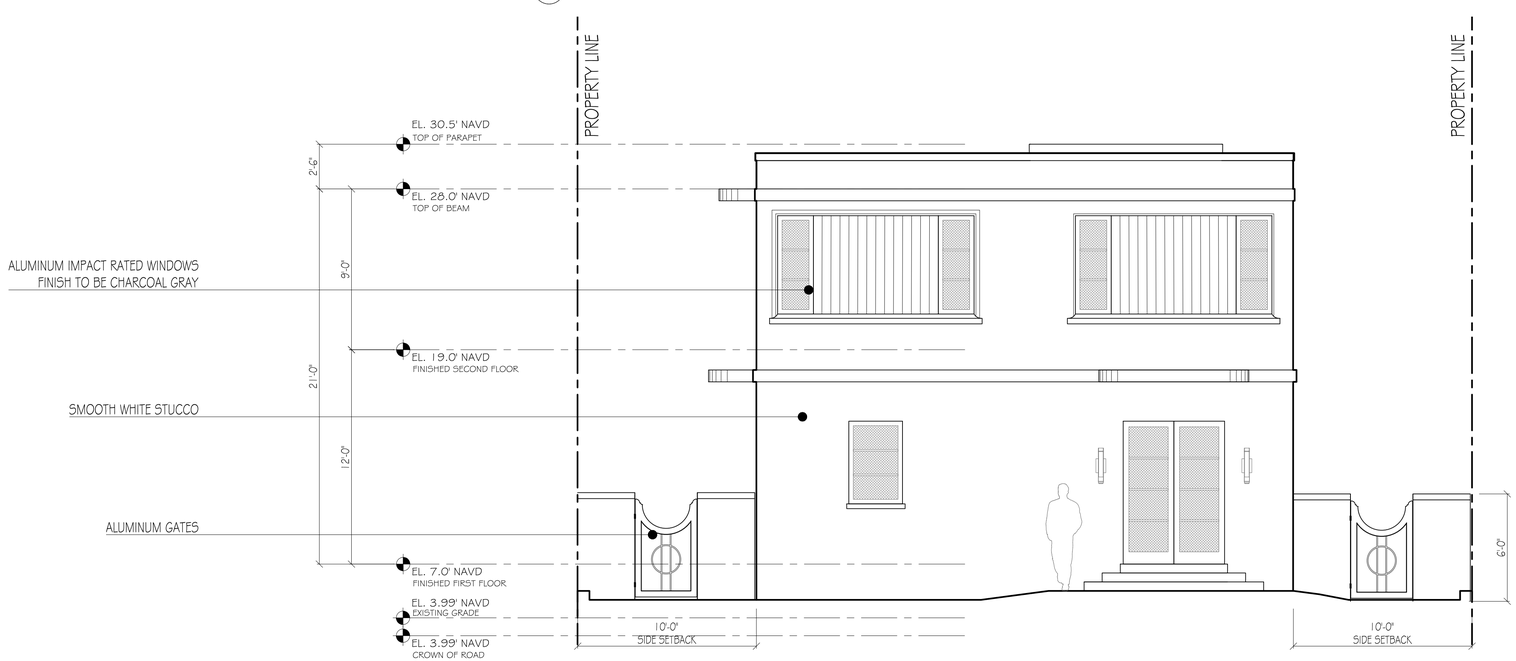
SHEET TITLE

WEST ELEVATION

A-007



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



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

VARNAVA DESIGN STUDIO
AR1010123
PALM BEACH
2875 SOUTH OCEAN BLVD
SUITE 200-33
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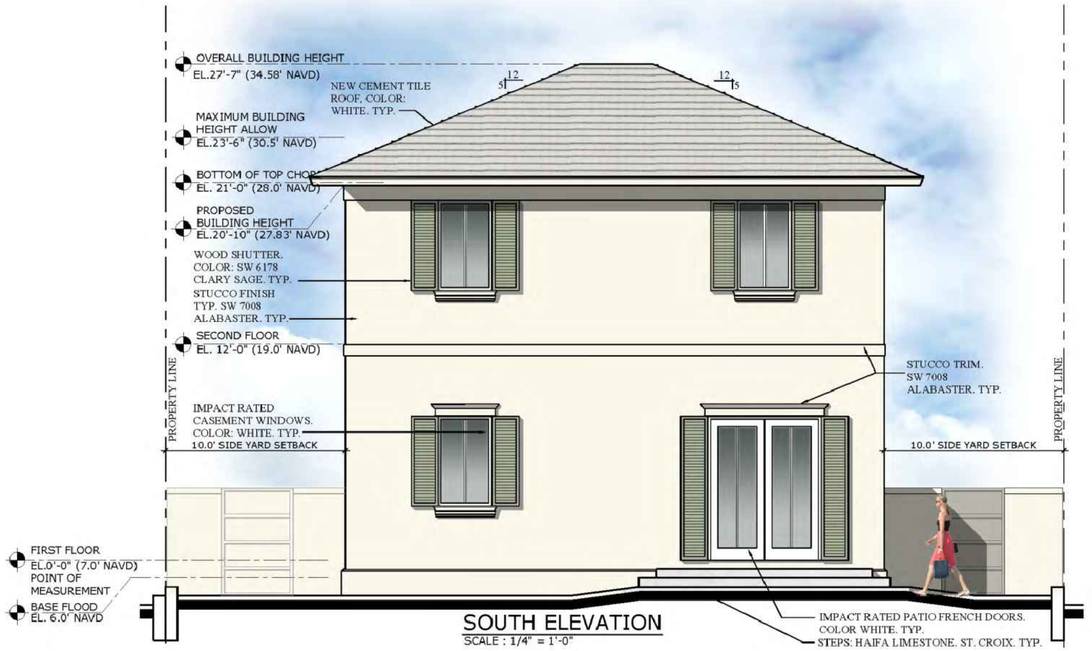
CHKD BY:	M.C
PERMIT PLOT:	12.22.25

SHEET TITLE
SOUTH ELEVATION

A-008



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



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

VARNAVA DESIGN STUDIO
AR10102З

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SUITE 200-33
PALM BEACH, FLORIDA 33480

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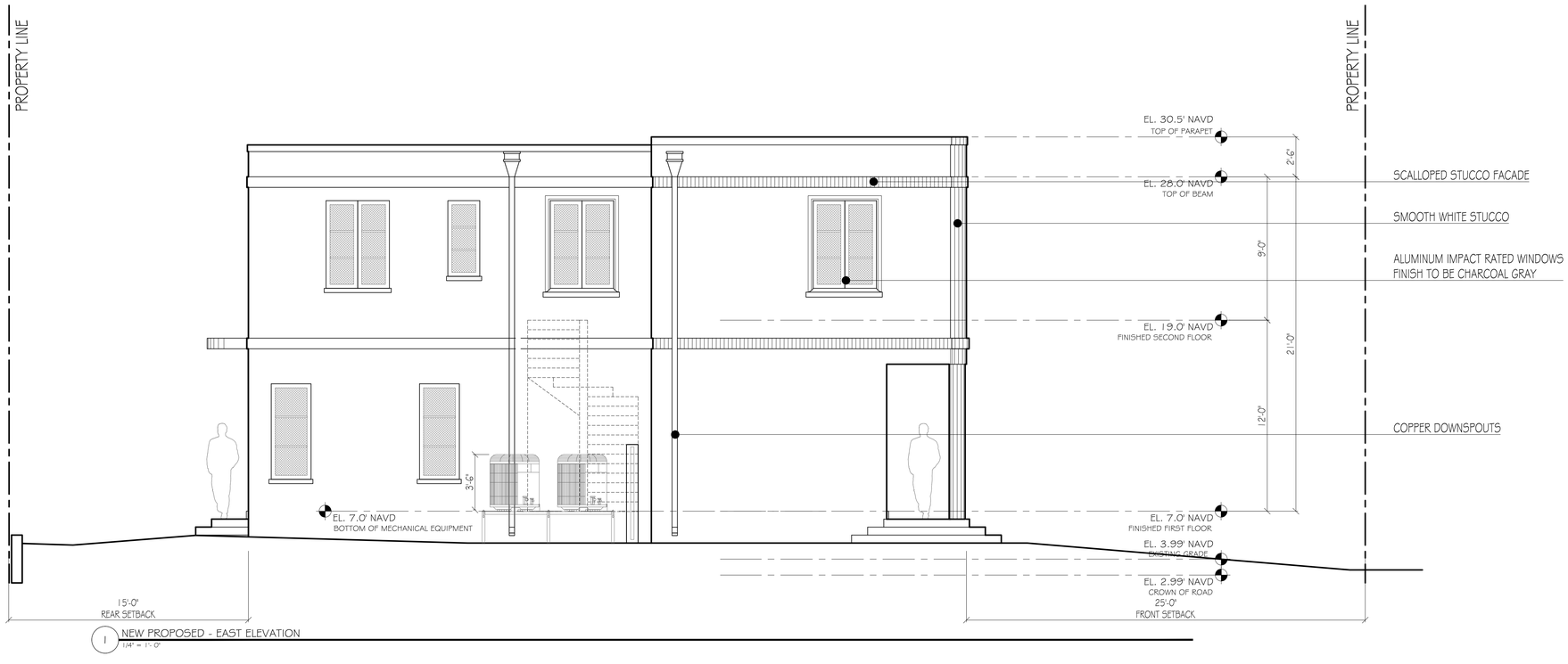
CHKD BY:	M.C
PERMIT PLOT:	12.22.25
SHEET TITLE	

SOUTH ELEVATION

A-009



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



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

VARNAVA DESIGN STUDIO
AR1010123
PALM BEACH
2875 SOUTH OCEAN BLVD
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DRAWN BY:	Y.V M.C
CHKD BY:	M.C
PERMIT PLOT:	12.22.25
SHEET TITLE	

EAST ELEVATION

A-010



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



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

VARNAVA DESIGN STUDIO
AR1010123
PALM BEACH
2875 SOUTH OCEAN BLVD
SUITE 200-33
PALM BEACH, FLORIDA 33480
FORT LAUDERDALE
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DRAWN BY:	Y.V M.C
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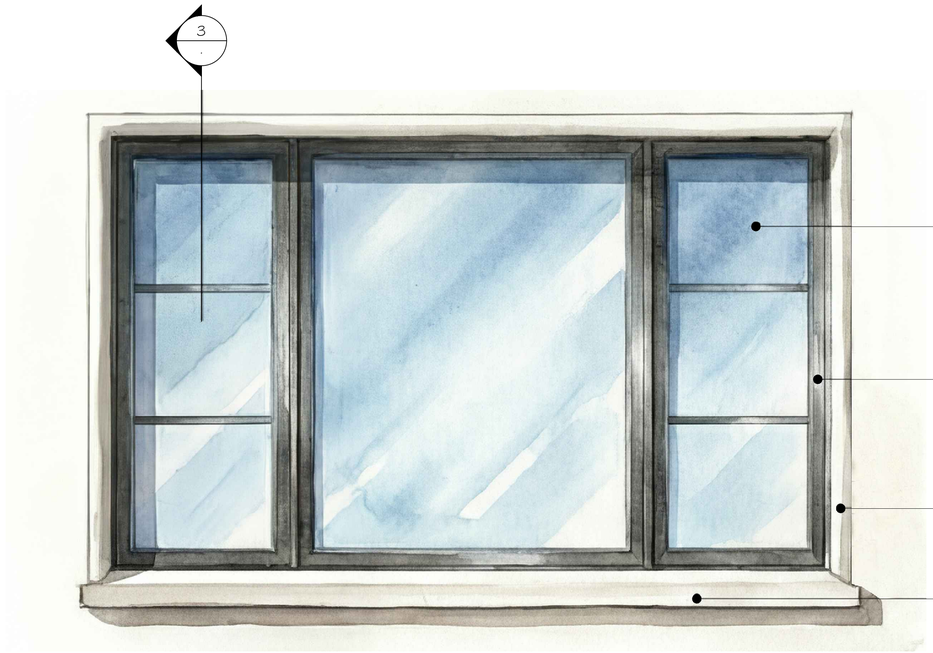
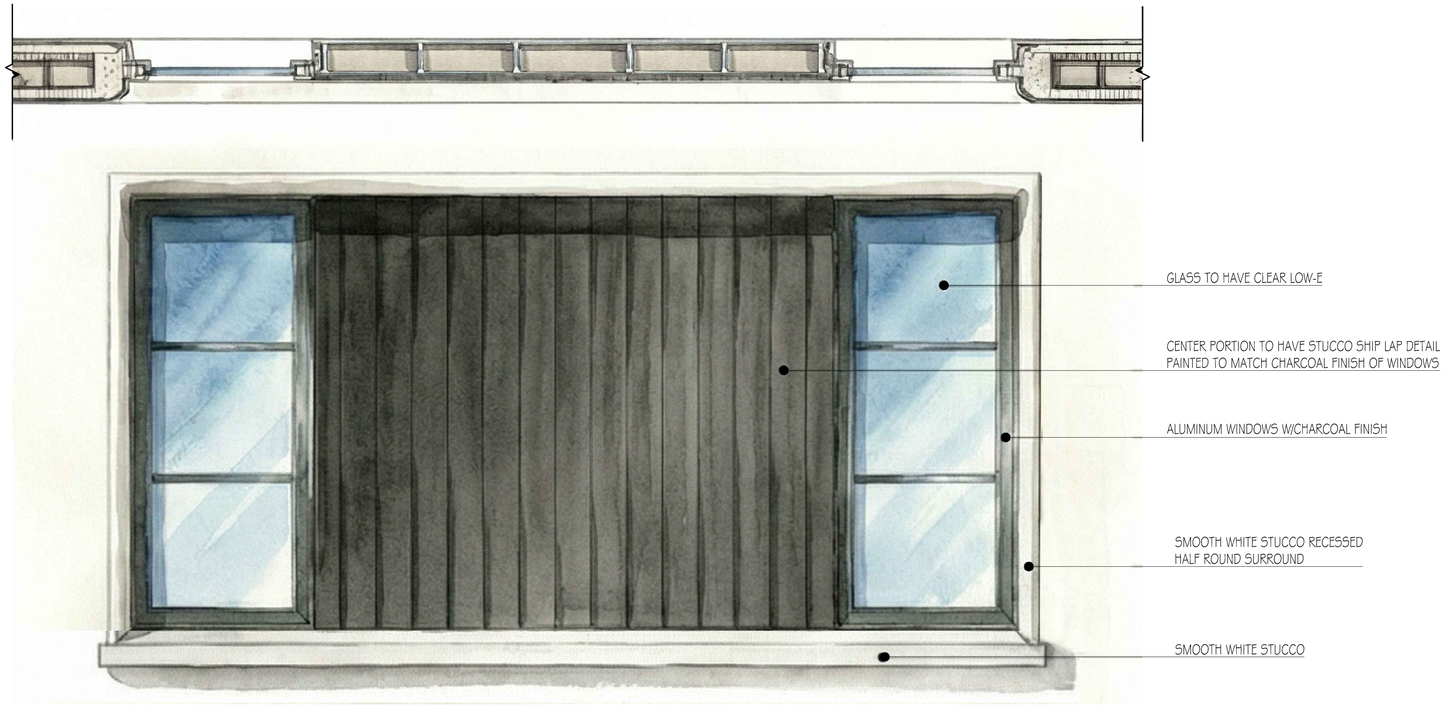
PERMIT PLOT:	12.22.25
SHEET TITLE	

EAST ELEVATION

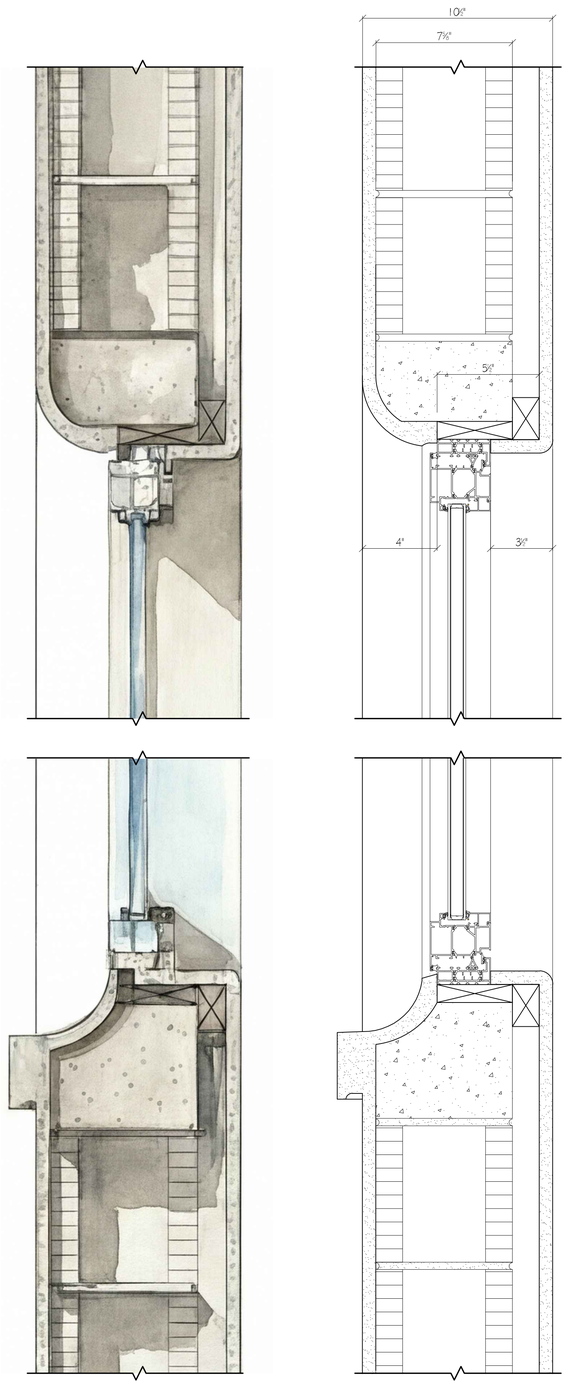
A-011



1 RECESSED FRONT WINDOW - FRONT ELEVATION
1 1/2" = 1'-0"



2 RECESSED SIDE WINDOW - FRONT ELEVATION
1 1/2" = 1'-0"



3 RECESSED SIDE WINDOW - SECTION
1 1/2" = 1'-0"

VARNAVA DESIGN STUDIO
AR1010123
PALM BEACH
2875 SOUTH OCEAN BLVD
SUITE 200-33
PALM BEACH, FLORIDA 33480
FORT LAUDERDALE
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PALM BEACH FL, 33480

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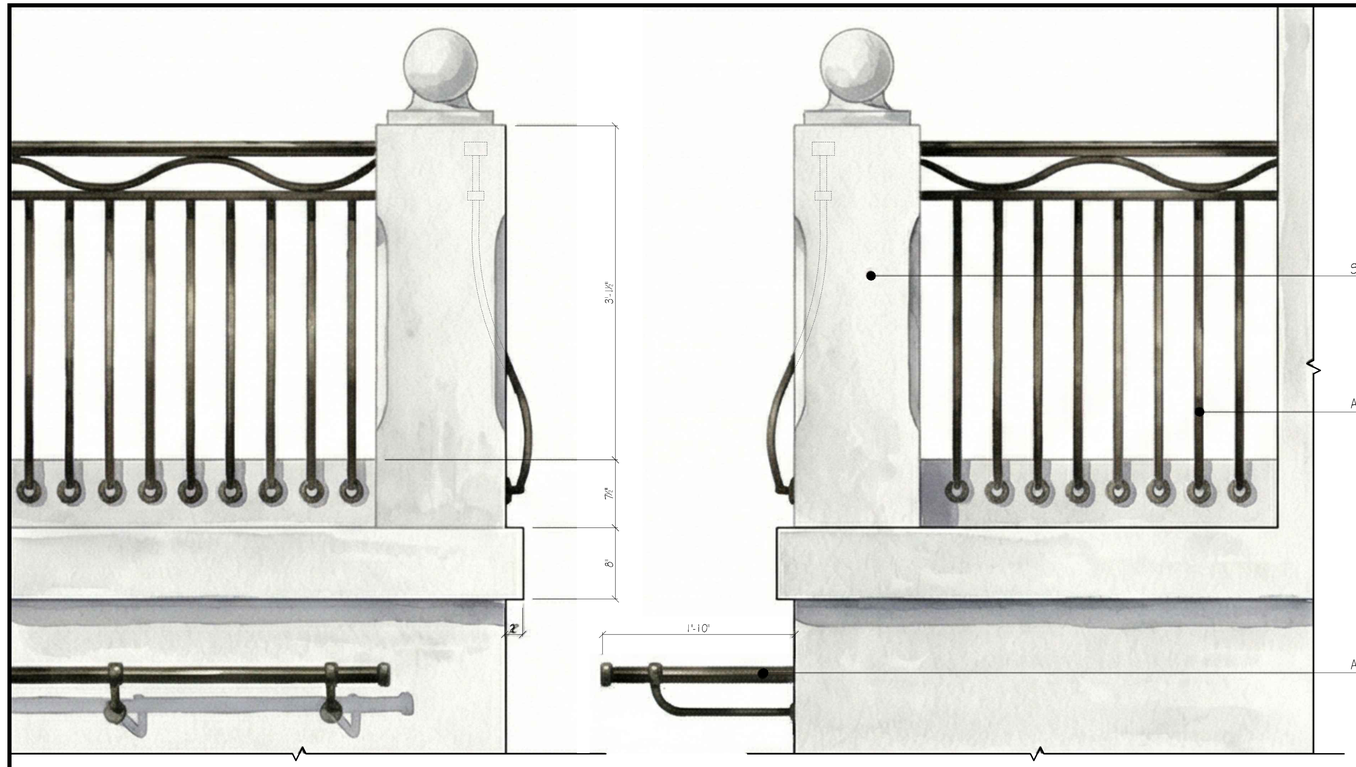
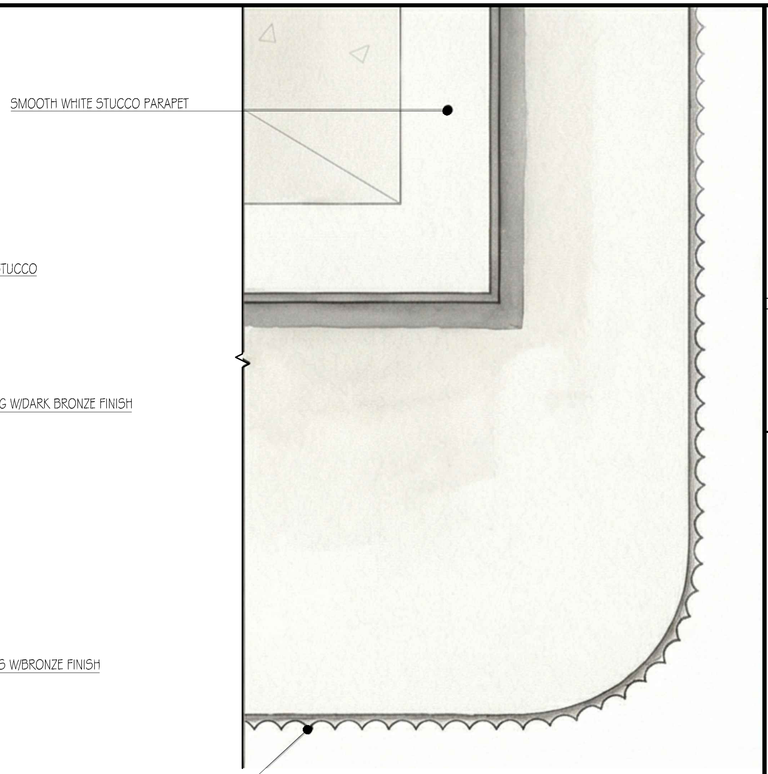
DRAWN BY:	Y.V. M.C.
CHK'D BY:	M.C.
PERMIT PLOT:	12.22.25
SHEET TITLE	

ARCHITECTURAL DETAILS

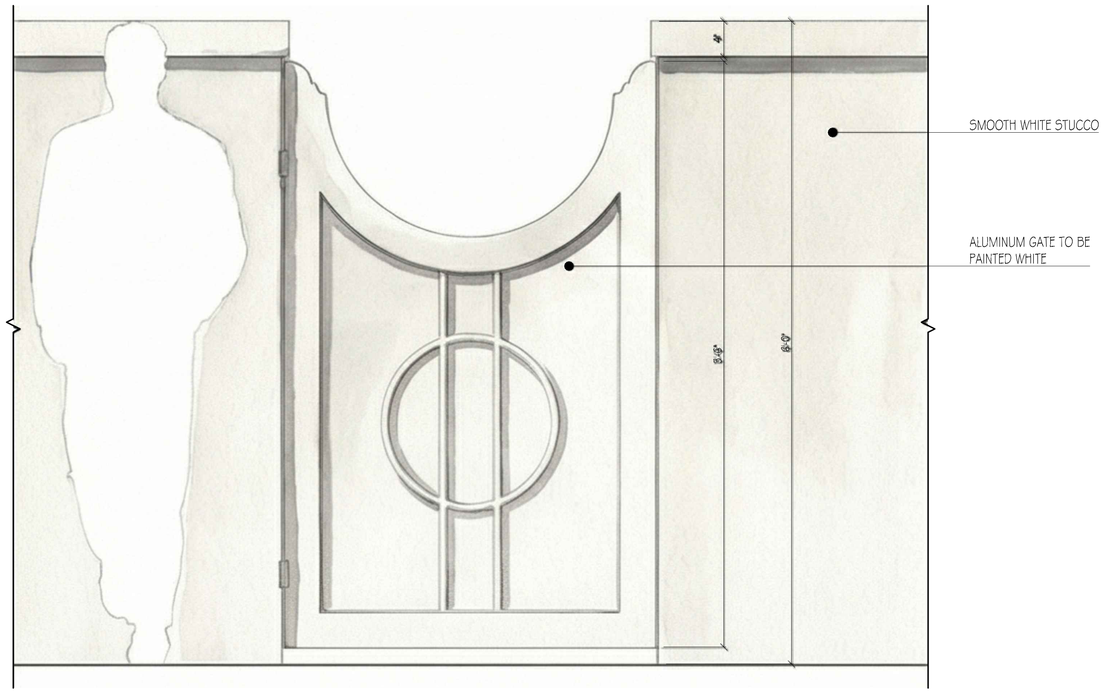
A-012



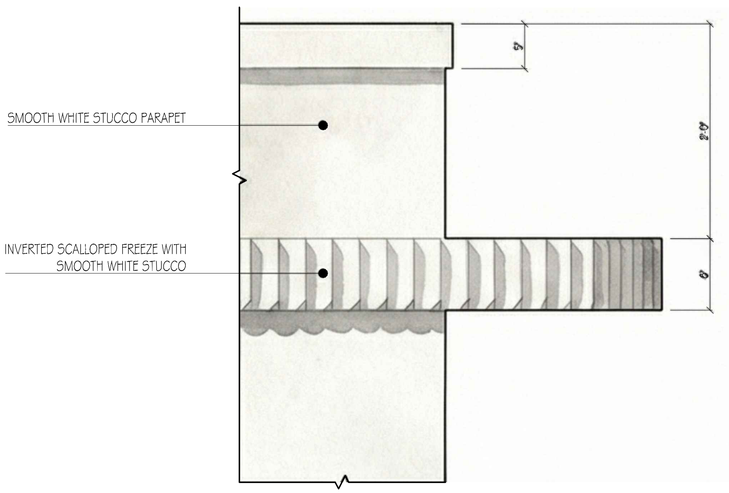
1 RAILING DETAILS
1 1/2" = 1'-0"



2 SCALLOPED FREEZE DETAILS- PLAN VIEW
1 1/2" = 1'-0"



4 SIDE GATE
1 1/2" = 1'-0"



3 SCALLOPED FREEZE DETAILS- FRONT VIEW
1 1/2" = 1'-0"

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AR1010123

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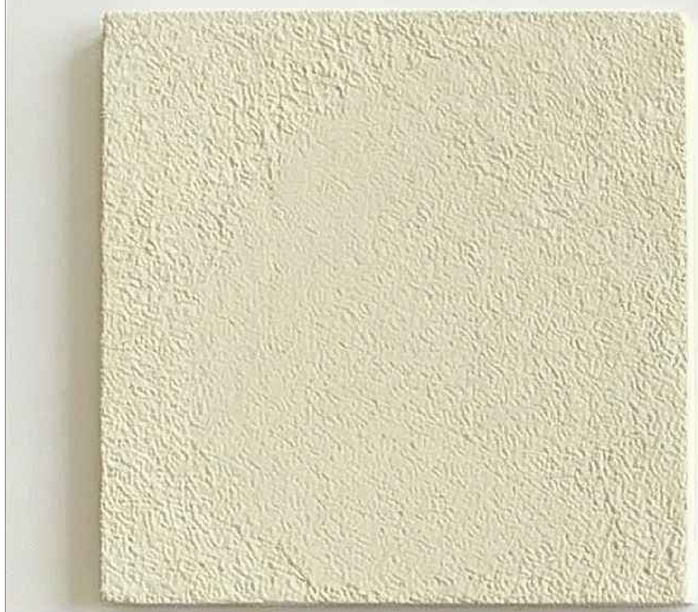
CHKD BY:	M.C
PERMIT PLOT:	12.22.25

SHEET TITLE

ARCHITECTURAL DETAILS

A-013

EXTERIOR MATERIAL SELECTIONS



SMOOTH
STUCCO
PPG-1100-01



CHARCOAL GRAY
WINDOWS



AGED COPPER
DOWNSPOUTS



WALNUT
WOOD
ENTRY DOOR

VARNAVA DESIGN STUDIO
AR1010123

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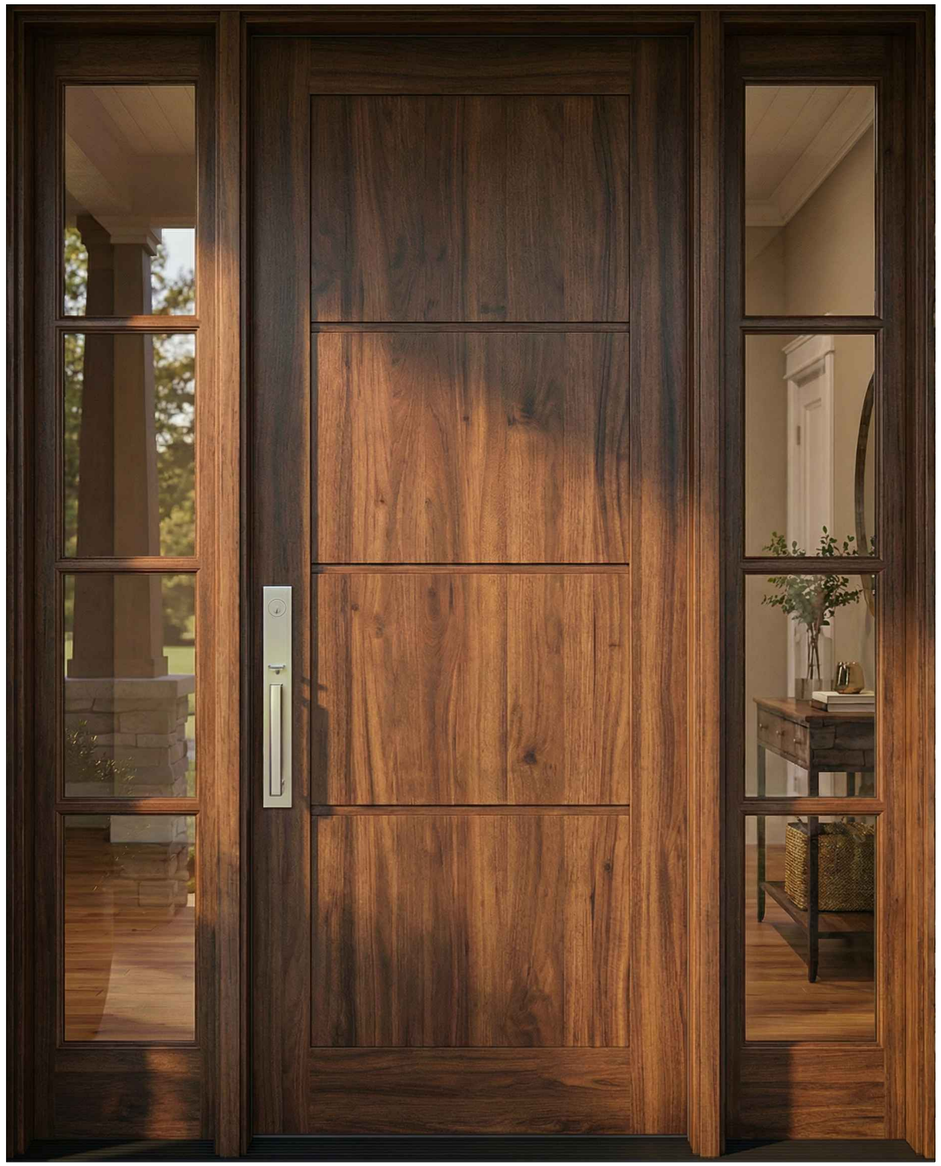
CHKD BY:	M.C.
PERMIT PLOT:	12.22.25
SHEET TITLE:	

EXTERIOR MATERIAL AND FINISHES

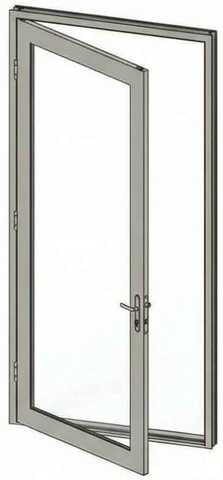
A-014



1 PROPOSED CUSTOM ENTRY DOOR
N.T.S

Doors

ES-EL300



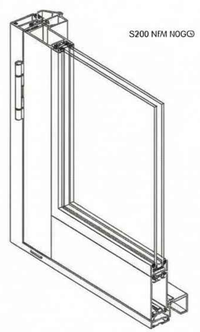
1 3/4" panel depth, impact-rated french door, integrated sidelites, secure and durable.

System Description

- Large missile impact
- out-swing
- frame depth 4"
- X, XX, O configurations
- Maximum sizes:
  X: 39 3/4" x 108"
  XX: 76" x 108"
  O/X/O: 131 1/4" x 108"
- U-value, SHGC,
- Egress data included

Features

- Variety of hardware,
- three-point lock,
- high bottom rail option.



Windows

ES-5000



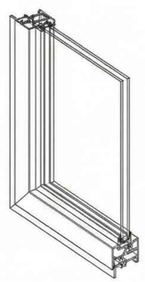
2 1/8" impact-rated casement window, rotating handle, multiple glazing options.

System Description

- Large missile impact
- frame depth 2 1/8"
- X, XX
- configurations
- Maximum sizes:
  Single: 37" x 74 1/4"
  Double: 74" x 74 1/4"
- U-value, SHGC,
- Egress data included

Features

- Single arm operator,
- multi-point lock,
- heavy duty hinge,
- flange frame,
- screens available.



2 PROPOSED ALUMINUM DOOR & WINDOW BROCHURES
N.T.S

VARNAVA DESIGN STUDIO
AR1010123
PALM BEACH
2875 SOUTH OCEAN BLVD
SUITE 200-33
PALM BEACH, FLORIDA 33480
FORT LAUDERDALE
1706 NE 18TH ST.
FORT LAUDERDALE, FLORIDA 33305
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PROJECT NO:	###
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DRAWN BY:	Y.V. V.C
CHKD BY:	M.C
PERMIT PLOT:	12.22.25
SHEET TITLE	

DOOR & WINDOW BROCHURES

A-015



1 PREVIOUS PROPOSED EXTERIOR 3D RENDERING
NOT TO SCALE

VARNAVA DESIGN STUDIO
AR1010123

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

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

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CHKD BY:	M.C
PERMIT PLOT:	12.22.25

SHEET TITLE

PREVIOUSLY PROPOSED 3D RENDERING

A-016



1 NEW PROPOSED EXTERIOR 3D RENDERING
NOT TO SCALE

VARNAVA DESIGN STUDIO
AR1010123

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

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

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ARC-25-0063

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DRAWN BY:	Y.V M.C
CHKD BY:	M.C
PRINT PLOT:	2.22.25
SHEET TITLE	

NEW PROPOSED 3D RENDERING

A-017



1 NEW PROPOSED EXTERIOR 3D RENDERING WITH HEDGE
NOT TO SCALE

VARNAVA DESIGN STUDIO
AR1010123

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

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

TEL. 561.302.5853

226 OLEANDER

226 OLEANDER AVENUE
PALM BEACH FL, 33480

ARC-25-0063

FOR REVIEW ONLY
NOT FOR CONSTRUCTION

MARK	DATE	DESCRIPTION

PROJECT NO:	###
CAD DWG FILE:	226 OLEANDER.DWG
DRAWN BY:	Y.V M.C
CHKD BY:	M.C
PERMIT PLOT:	12.22.25
SHEET TITLE	

NEW PROPOSED 3D RENDERING

A-018



1 PREVIOUSLY PROPOSED EXTERIOR RENDERING OF FRONT FACADE
NOT TO SCALE

VARNAVA DESIGN STUDIO
AR1010123

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

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MARK	DATE	DESCRIPTION

PROJECT NO:	###
CAD DWG FILE:	226 OLEANDER.DWG
DRAWN BY:	Y.V. M.C
CHKD BY:	M.C
PERMIT PLOT:	12.22.25

SHEET TITLE

PREVIOUSLY PROPOSED 3D RENDERING

A-019



1 NEW PROPOSED EXTERIOR 3D RENDERING
NOT TO SCALE

VARNAVA DESIGN STUDIO
AR1010123

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MARK	DATE	DESCRIPTION

PROJECT NO:	###
CAD DWG FILE:	226 OLEANDER.DWG
DRAWN BY:	Y.V. V.C
CHKD BY:	M.C
PRINT PLOT:	1.22.25
SHEET TITLE	

NEW PROPOSED 3D RENDERING

A-020



1 NEW PROPOSED EXTERIOR 3D RENDERING WITH HEDGE
NOT TO SCALE

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AR1010123

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SUITE 200-33
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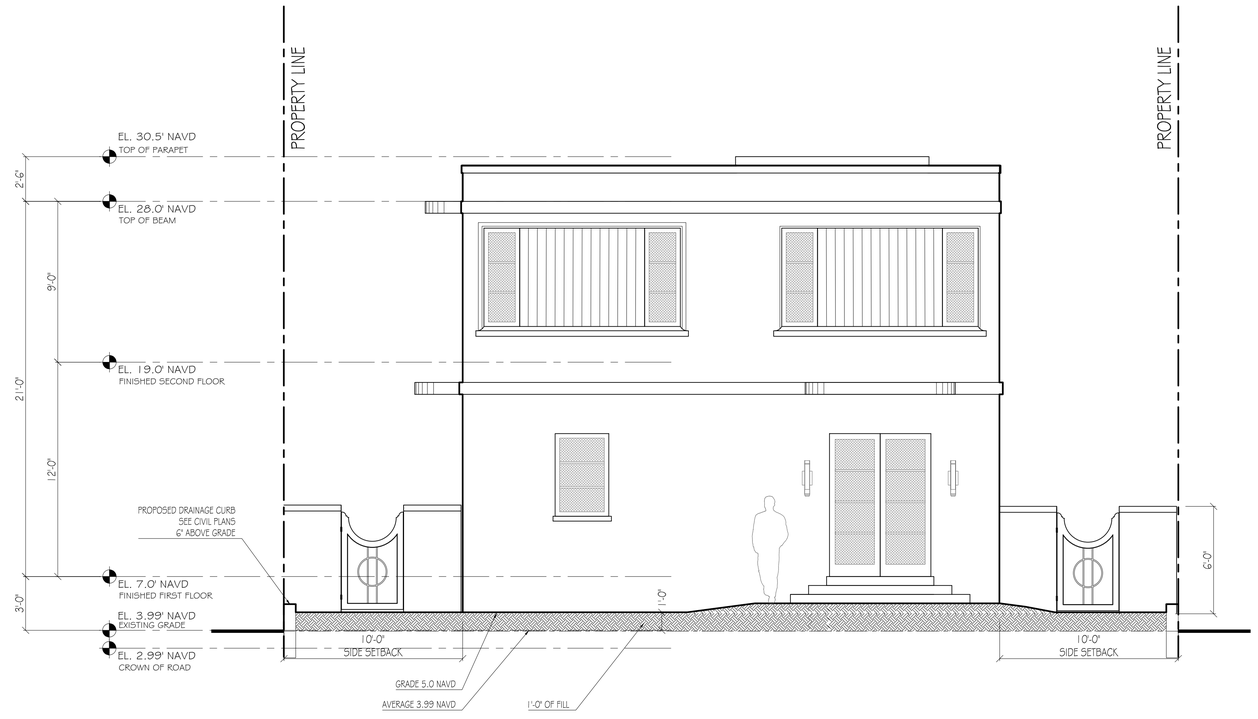
MARK	DATE	DESCRIPTION

PROJECT NO:	###
CAD DWG FILE:	226 OLEANDER.DWG
DRAWN BY:	Y.V. V.C
CHKD BY:	M.C
PRINT PLOT:	12.22.25
SHEET TITLE:	NEW PROPOSED 3D RENDERING

A-021



1 SIDE YARD DIAGRAM - NORTH/SOUTH SECTION
1/4" = 1'-0"



2 SIDE YARD DIAGRAM - EAST/WEST SECTION
1/4" = 1'-0"

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MARK	DATE	DESCRIPTION

PROJECT NO:	###
CAD DWG FILE:	226 OLEANDER.DWG
DRAWN BY:	Y.V M.C
CHK'D BY:	M.C
PERMIT PLOT:	12.22.25
SHEET TITLE	

YARD SECTION DIAGRAMS

A-022



Existing North Buffer



Existing SouthWest Corner



Existing South Side



Existing North Buffer



Existing East Side



Existing West Side

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

Private Residence
226 Oleander Ave
Town of Palm Beach
FLORIDA

JOB NUMBER: # 25102.00 LA
DRAWN BY: Alex Bugril

DATE: 12.11.2025

SHEET L1.0

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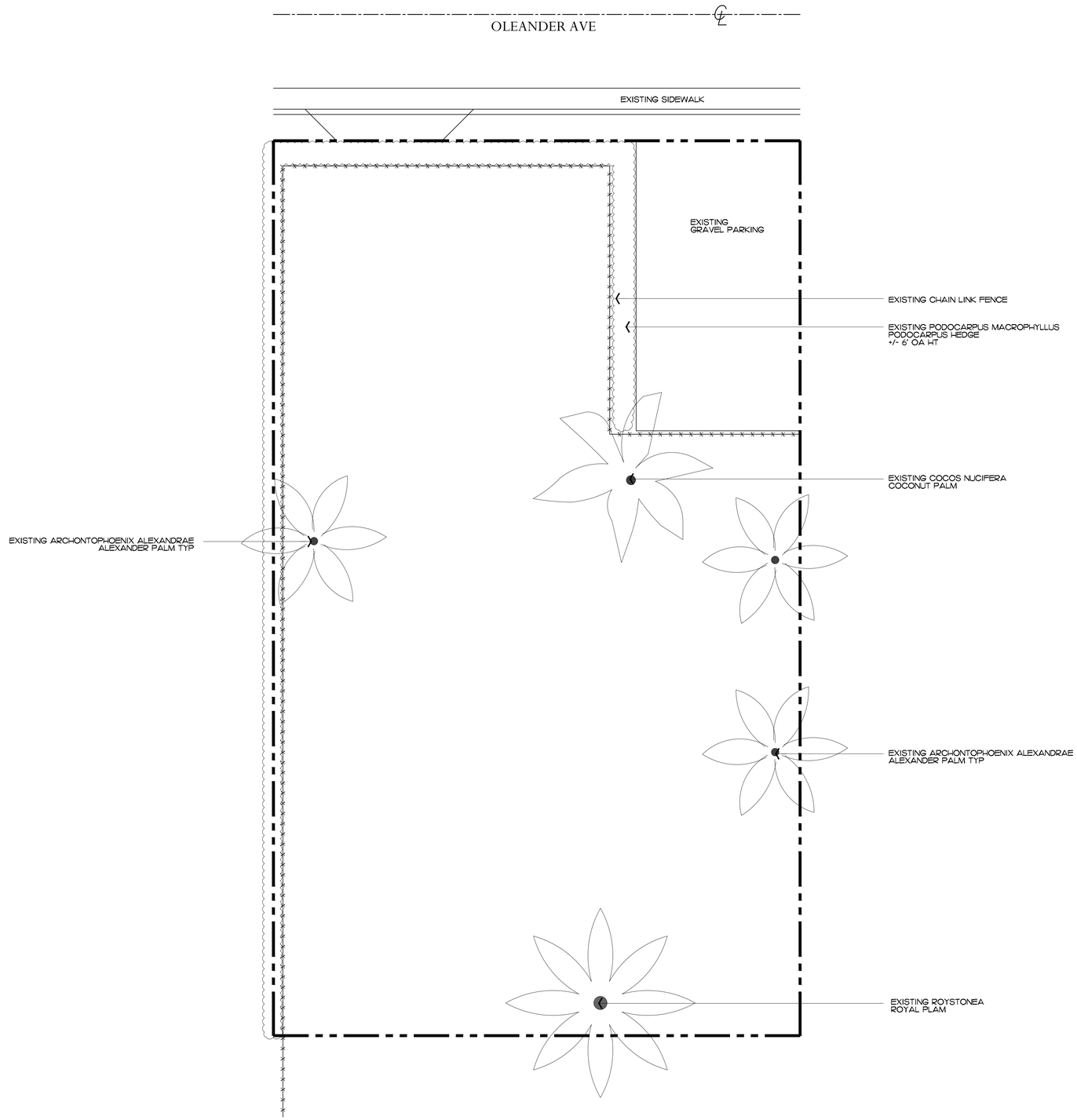
Existing Site Photos Exhibit



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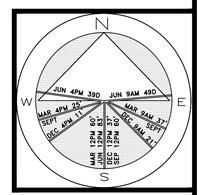

JOB NUMBER: # 25102.00 LA
DRAWN BY: Alex Bugril

DATE: 12.11.2025

SHEET L2.0

64 sf.
AREA IN SQ.FT.

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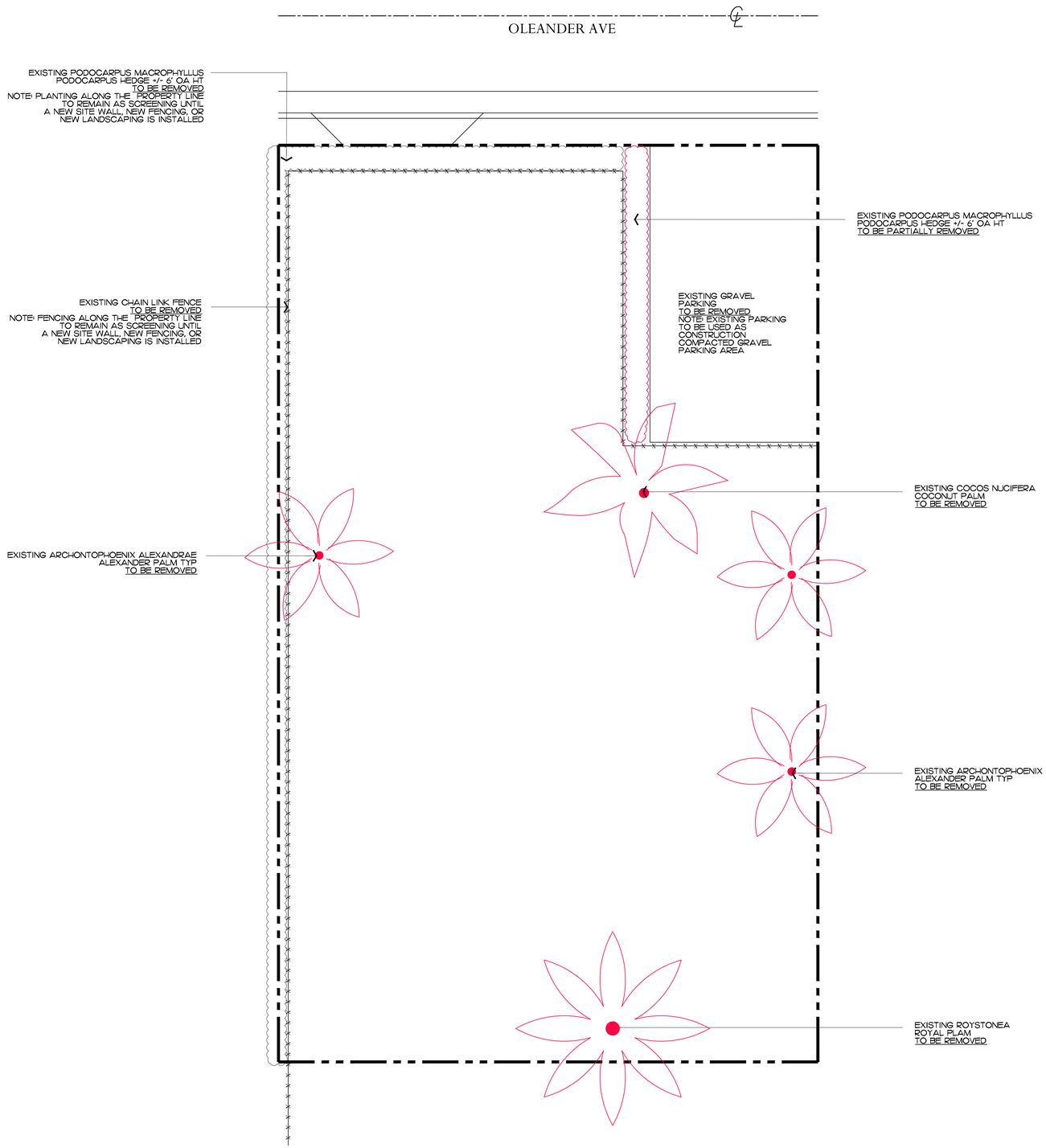
Existing Conditions / Inventory Plan

SCALE IN FEET: 3/16"=1'



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Landscape Architecture
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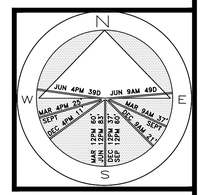

JOB NUMBER: # 25102.00 LA
DRAWN BY: Alex Bugrii
DATE: 12.11.2025

SHEET L2.1

64 sf.
AREA IN SQ.FT.

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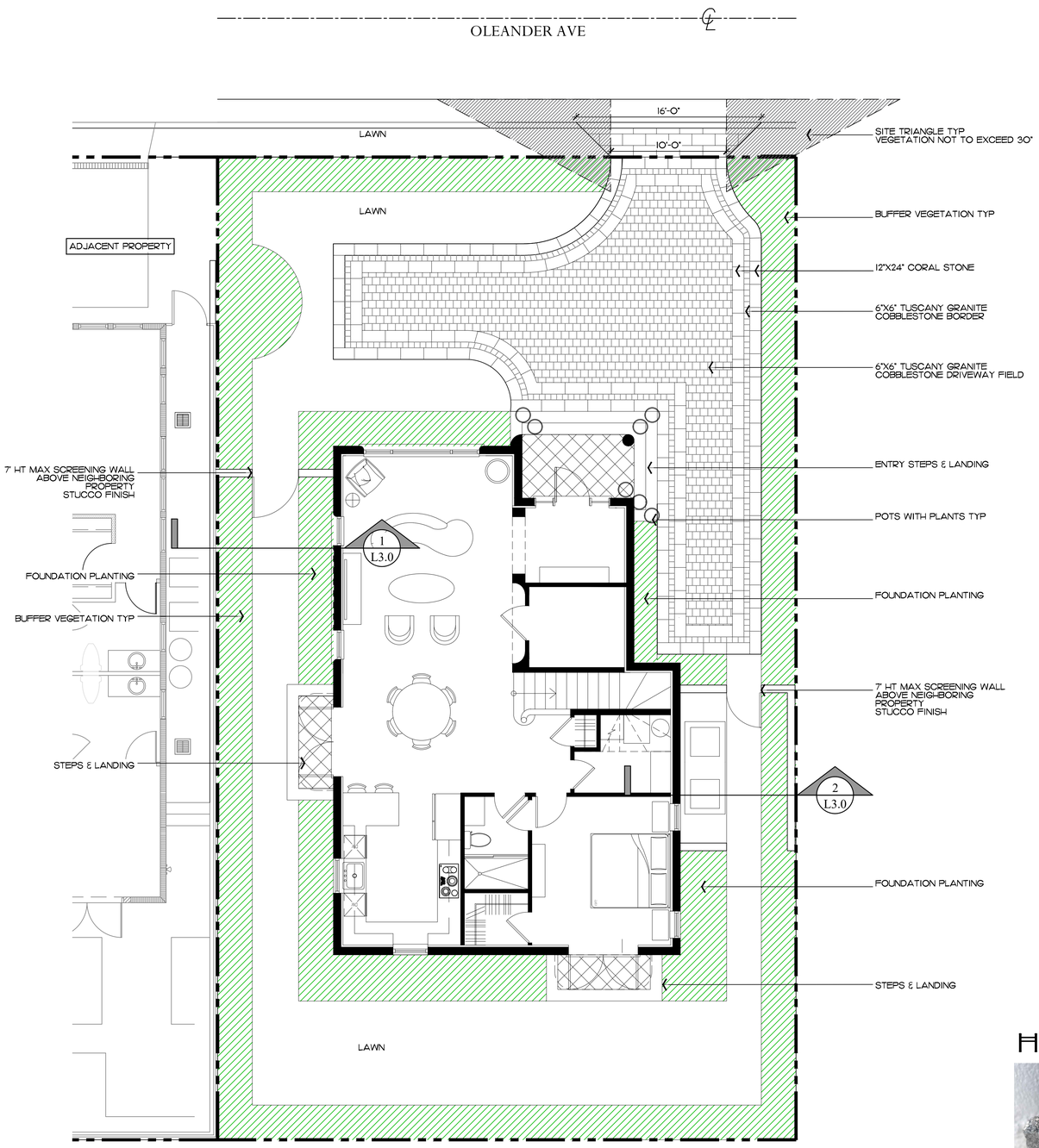
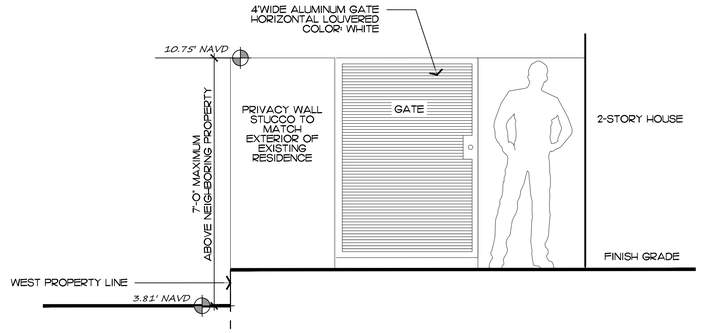
Existing Vegetation Action Plan

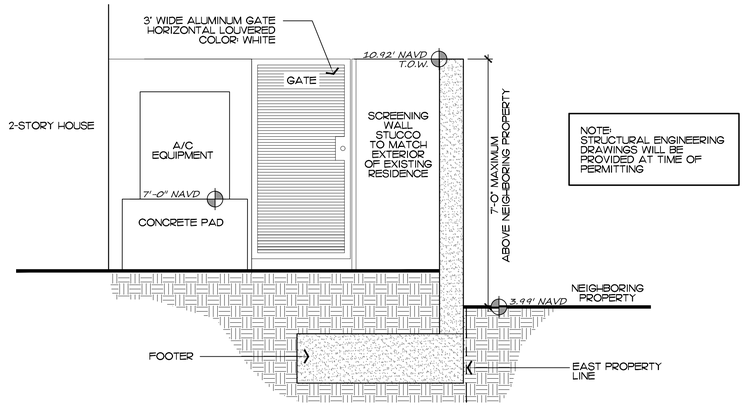
SCALE IN FEET: 3/16"=1'





1 L3.0 Wall & Gate Elevation

SCALE: 1/2" = 1'

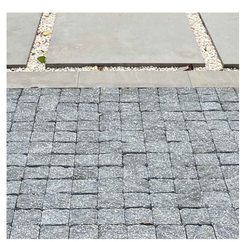


2 L3.0 Screening Wall & Gate -Section

SCALE: 1/2" = 1'

Hardscape Materials:







TUSCANY GRANITE COBBLESTONE - BORDER, ACCENT DRIVEWAY, AND DRIVEWAY FIELD



CORAL STONE

NOT FOR CONSTRUCTION

Site Plan

SCALE IN FEET: 3/16"=1'

ENVIROMENT DESIGN GROUP
139 North County Road SR20-B Palm Beach, Fl 33480
Phone 561.832.4600 Mobile 561.313.4424
Landscape Architecture
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Landscape Management
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Dustin@environmentdesigngroup.com

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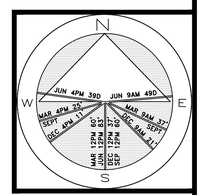
226 Oleander Ave
Town of Palm Beach
FL



JOB NUMBER: # 25102.00 LA
DRAWN BY: Alex Bugril

DATE: 12.11.2025

SHEET L3.0

64 sf.

AREA IN SQ.FT.

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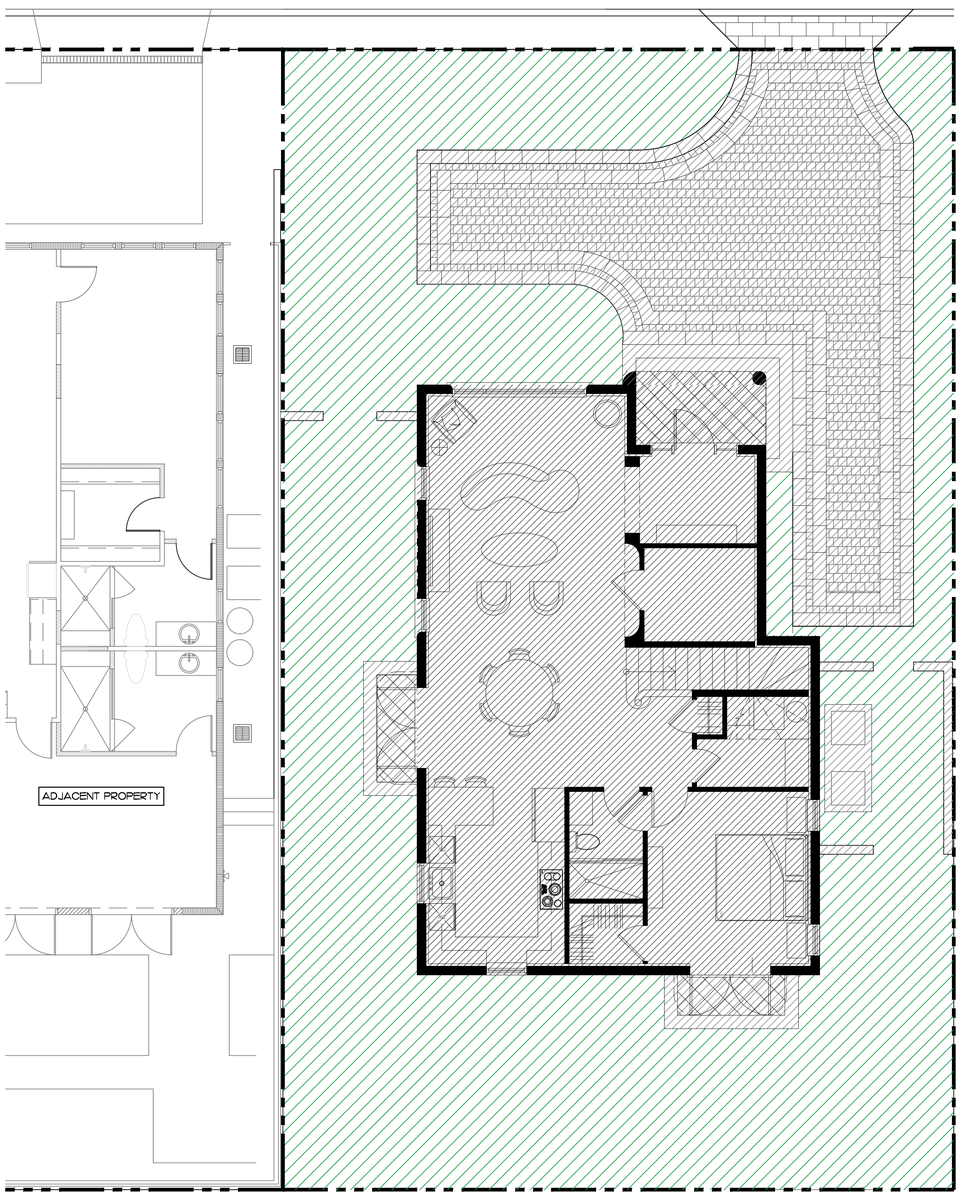

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226 Oleander Ave
Town of Palm Beach
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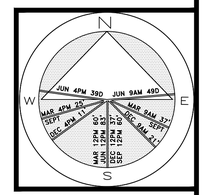
Legend

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

Proposed Site Data

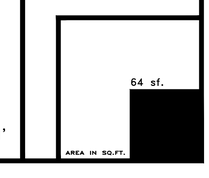
DESCRIPTION	REQUIRED		PROPOSED	
LOT ZONE	R-C - MED DENSITY RESIDENTIAL			
LOT AREA	10,000 S.F. MINIMUM		4,250 S.F.	
OPEN / PERMEABLE SPACE	MINIMUM 45%	1,912 S.F.	48.00%	2,040 S.F.
FRONT YARD LANDSCAPE	MINIMUM 40% OF FRONT YARD	500 S.F.	49.7%	621 S.F.
PERIMETER LANDSCAPE WITHIN 10' OF PROPERTY LINE	MINIMUM 50% OF REQ'D OPEN SPACE	956 S.F.	96.12%	1,838 S.F.



JOB NUMBER: # 25102.00 LA
DRAWN BY: Alex Bugrii

DATE: 12.11.2025

SHEET L3.1



Open Space Diagrams
SCALE IN FEET: 3/16"=1'

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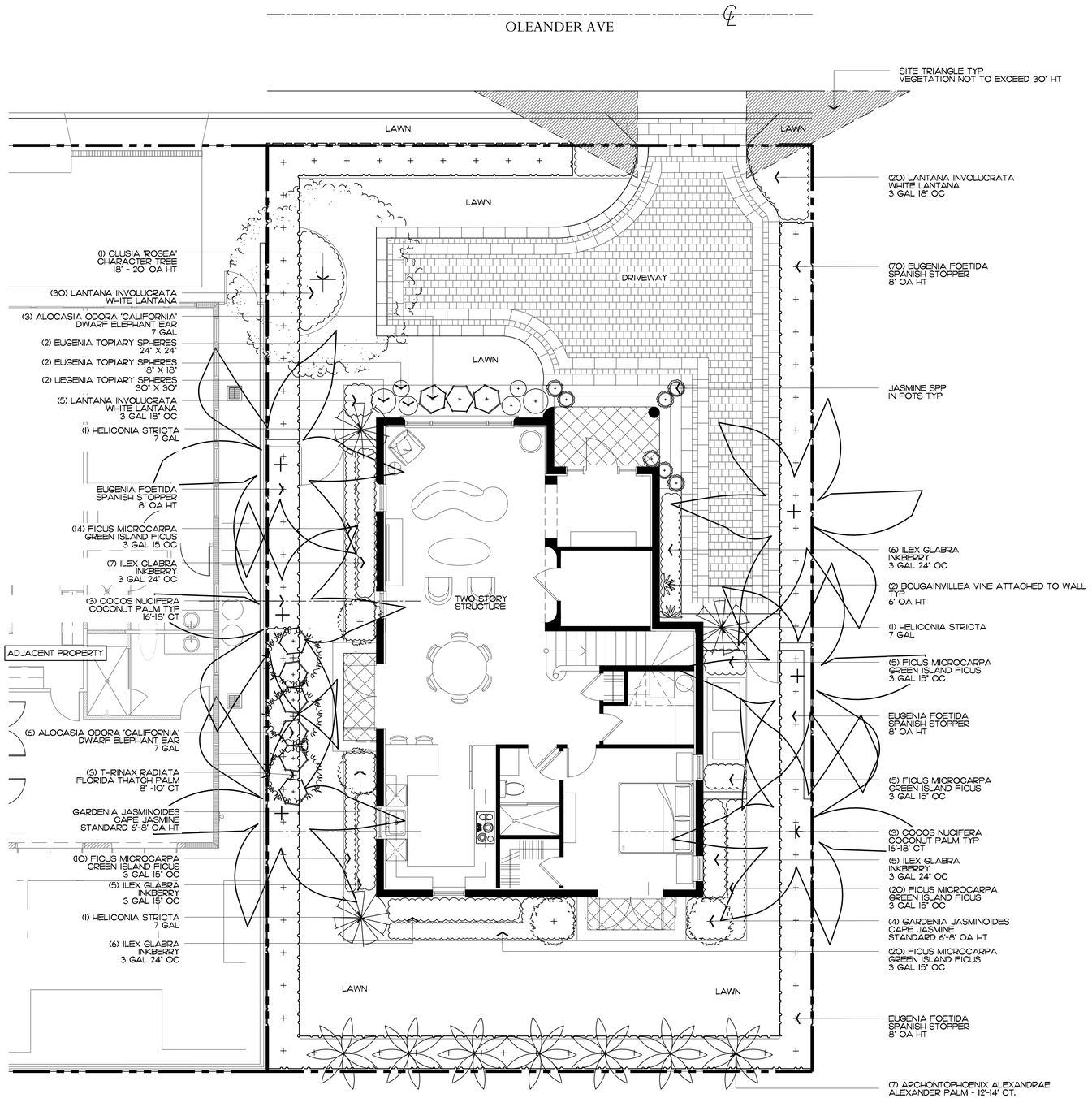

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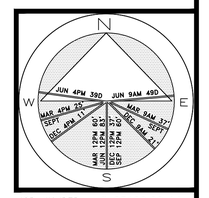

JOB NUMBER: # 25102.00 LA
DRAWN BY: Dustin Mizell

DATE: 12.11.2025

SHEET L4.0

64 sf.
AREA IN SQ.FT.

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Landscape Plan
SCALE IN FEET: 3/16"=1'



CLUSIA 'ROSEA' TREE



COCOS NUCIFERA
COCONUT PALM



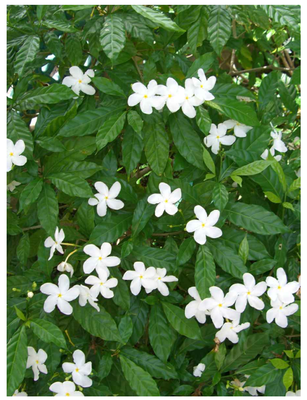
THRINAX RADIATA
FLORIDA THATCH PALM



ARCHONTOPHOENIX ALEXANDRAE
ALEXANDER PALM



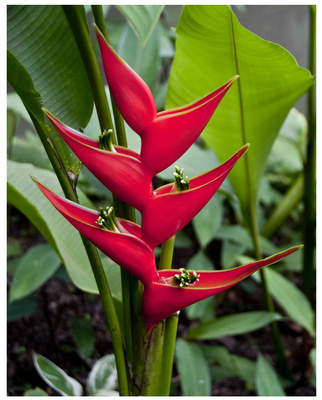
LANTANA INVOLUCRATA
WHITE LANTANA



GARDENIA JASMINOIDES
CAPE JASMINE



BOUGAINVILLEA VINE



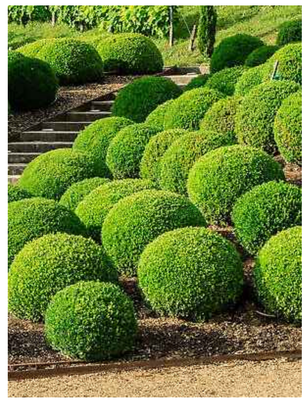
HELICONIA 'STRICTA'



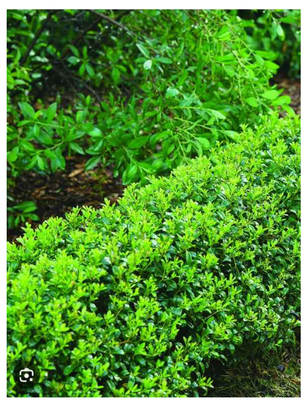
FICUS MICROCARPA
GREEN ISLAND FICUS



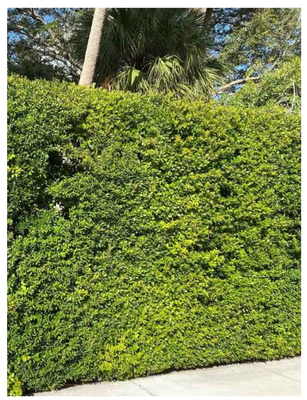
ALOCASIA 'CALIFORNIA'
DWARF ELEPHANT EAR



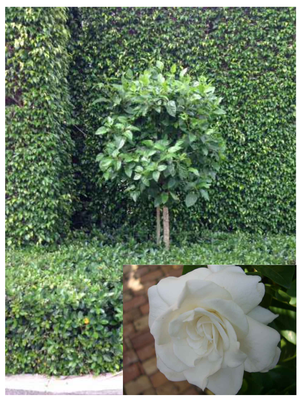
TOPIARY SPHERES



ILEX GLABRA
INKBERRY



EUGENIA FOETIDA
SPANISH STOPPER



GARDENIA JASMINOIDES
CAPE JASMINE
STANDARD TREE

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Plant Images

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139 North County Road SR20-B Palm Beach, Fl 33480
Phone 561.832.4600 Mobile 561.313.4424
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JOB NUMBER: # 25102.00 LA
DRAWN BY: Alex Bugril
DATE: 12.11.2025

SHEET L4.1

64 sf.
AREA IN SQ.FT.

Trees & Palms

SYMBOL	PLANT NAME	QTY.	DESCRIPTION	NATIVE
	ARCHONTOPHOENIX ALEXANDRAE ALEXANDER PALM	7	12'-14' CT.	NO
	CLUSIA 'ROSEA' CLUSIA	1	18'-20' OA HT	YES
	COCOS NUCIFERA COCONUT PALM	6	12'-18' CT	NO
	THRINAX RADIATA FLORIDA THATCH PALM	3	8'-10' CT	YES

TOTAL TREES:	1
NATIVE SPECIES:	1 (100%)

Lawn & Mulch

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

Shrubs & Vines

SYMBOL/KEY	PLANT NAME	QTY.	DESCRIPTION	NATIVE
	ALOCASIA ODORA 'CALIFORNIA' DWARF ELEPHANT EAR	9	7 GAL	NO
	EUGENIA TOPIARY SPHERES	2 2 2	30"X30" 18"X18" 24"X24"	NO
	ILEX GLABRA INKBERRY	30	3 GAL 24" OC	YES
	HELICONIA STRICTA	3	7 GAL	NO
	FICUS MICROCARPA GREEN ISLAND FICUS	74	3 GAL 15" OC	NO
	GARDENIA JASMINOIDES	3	6'-8' OA HT STANDARD	NO
	EUGENIA FOETIDA SPANISH STOPPER	70	8' OA HT. FTB	YES
	LANTANA INVOLUCRATA WHITE LANTANA	55	3 GAL 18" OC	YES

TOTAL:	250
NATIVE SPECIES:	155 (62%)

Landscape Legend

PROPERTY ADDRESS:	226 OLEANDER AVE	
LOT AREA (SQ FT)	4,250 SF	
	REQUIRED	PROPOSED
LANDSCAPE OPEN SPEACE (LOS) (SQ FT AND %)	1,912 SF	2040 SF
LOS TO BE ALTERED (SQ FT AND %)	NA	NA
PERIMTETER LOS (SQ FT AND %)	956 SF	1,838 SF
FRONT YARD LOS (SQ FT AND %)	500 SF	621 SF
NATIVE TREES %	30% (NUMBER OF TREES)	100%
NATIVE SHRUBS & VINES %	30% (NUMBER OF SHRUBS & VINES)	62%

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

Private Residence
226 Oleander Ave
Town of Palm Beach
FL
LOT D
R I A

JOB NUMBER: # 25102.00 LA
DRAWN BY: Dustin Mizell
DATE: 12.11.2025

SHEET L5.0

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ARC-25-0063
ZON-23-0057

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Plant Schedule



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

Private Residence
226 Oleander Ave
Town of Palm Beach
FLORIDA

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Rendered Landscape Plan
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Front / North Elevation - Interior View



Front / North Elevation



Rear / South Elevation

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Rendered Landscape Elevations

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

Private Residence
226 Oleander Ave
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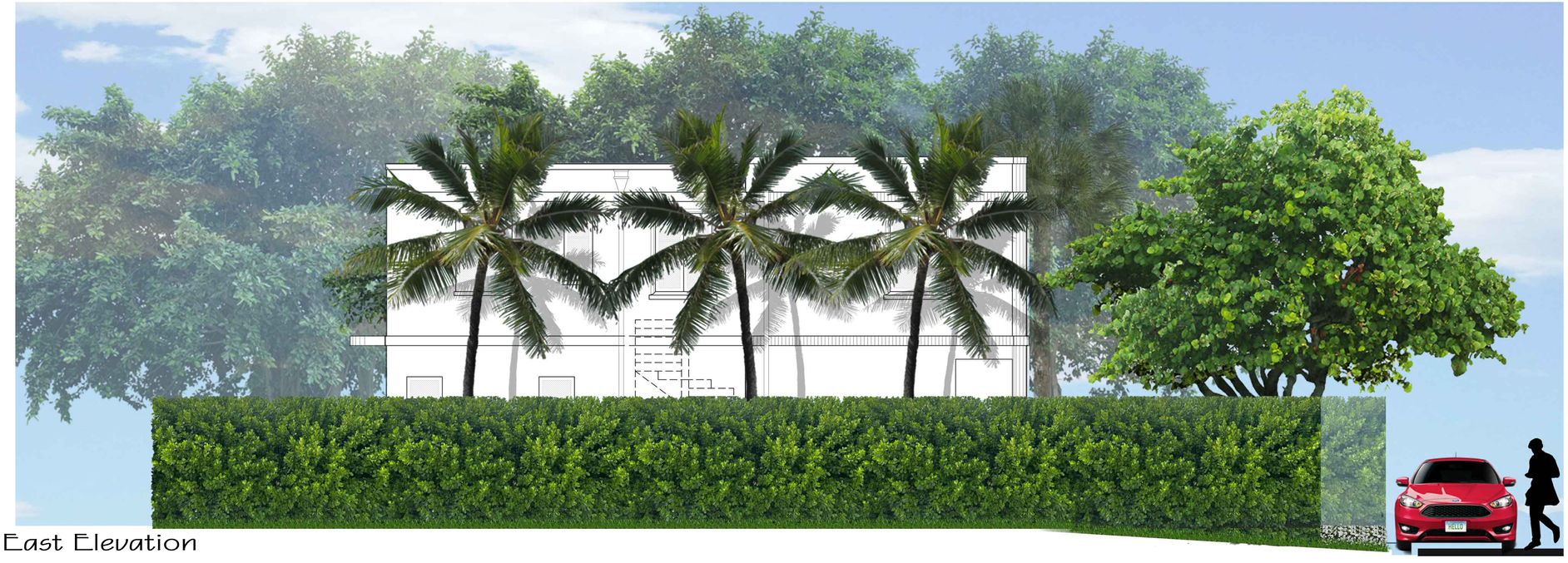
SHEET L6.1



West Elevation



East Elevation

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

Private Residence
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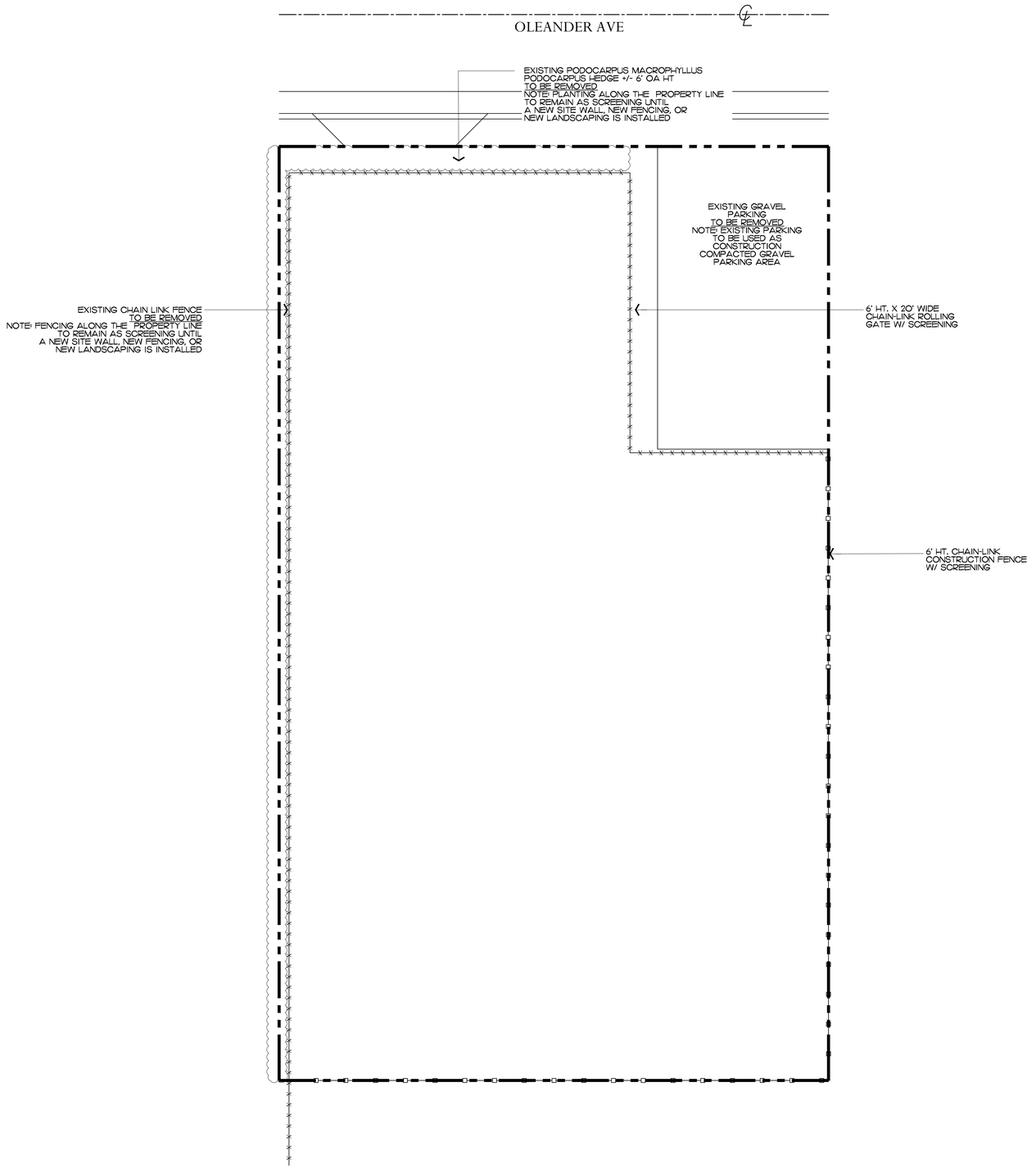
Rendered Landscape Elevations

NOT TO SCALE



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139 North County Road S#20-B Palm Beach, Fl 33480
Phone 561.832.4600 Mobile 561.313.4424
Landscape Architecture
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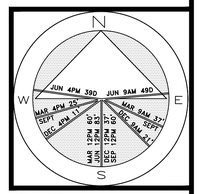

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Construction Screening Plan

SCALE IN FEET: 3/16=1'



A



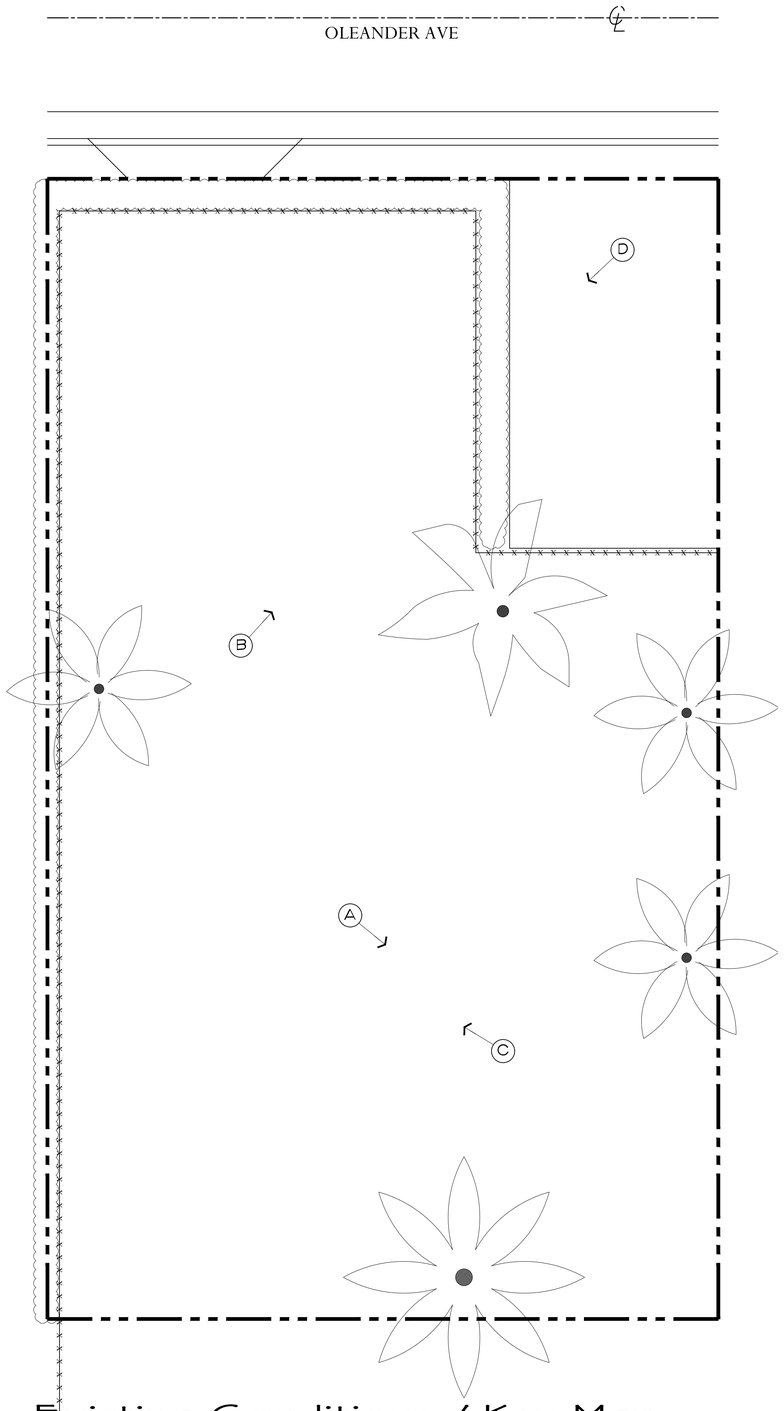
B



C



D



Existing Conditions / Key Map

ENVIROMENT DESIGN GROUP
139 North County Road SR20-B Palm Beach, Fl 33480
Phone 561.832.4600 Mobile 561.313.4424
Landscape Architecture
Land Planning
Landscape Management
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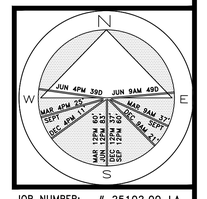

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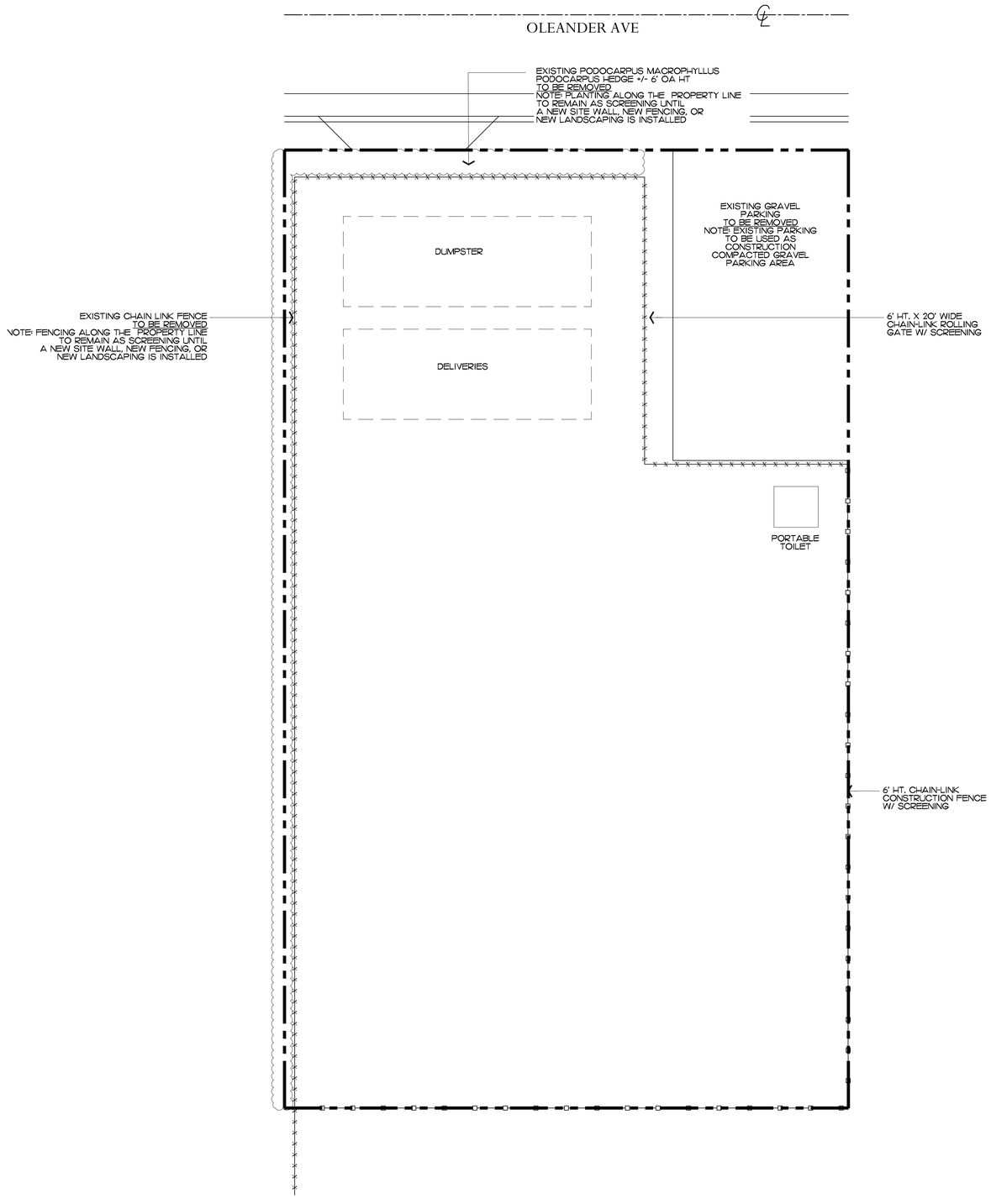
Existing Landscape Buffer Images

SCALE IN FEET: 3/16"=1'



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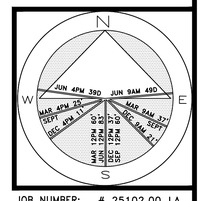

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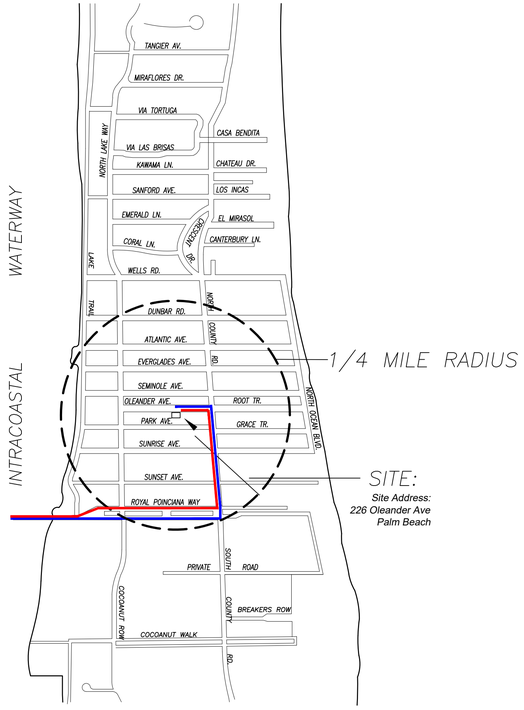
Construction Staging Plan

SCALE IN FEET: 3/16=1'



CONCEPTUAL CONSTRUCTION SCHEDULE

- JAN 28TH 2026 – ARCOM MEETING
- FEB 15TH 2026 – TOWN COUNCIL
- MAR–APR 2026 – SUBMIT FOR PERMIT

- 1 MONTH – MAY 25 – MOBILIZATION & DEMOLITION OF EXISTING STRUCTURES
- 2 MONTHS – SITE/BUILDING PREPARATION
- 1.5 MONTHS – FOUNDATION
- 2.5 MONTHS – BLOCK DELIVERIES & CONC. POURS
- 1 MONTH – ROOF TRUSS DELIVERY AND SET TRUSSES
- 1.5 MONTHS – WINDOW/DOOR DELIVERIES AND INSTALLATION
- .5 MONTH – DRY–IN
- 1.5 MONTHS – INTERIOR FRAMING
- 2 MONTHS – ROUGH–IN
- .5 MONTH – DRY WALL
- 6 MONTHS – FINISHES
- 2 MONTHS – LANDSCAPE & HARDSCAPE INSTALLATION
- 2 MONTHS – FINAL INSPECTIONS

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

1 *PROPOSED TRUCK INGRESS / EGRESS ROUTES MAP*

SCHEDULE:

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

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

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

PROPOSED INGRESS TRUCK ROUTE

PROPOSED EGRESS TRUCK ROUTE

ENVIRONMENT DESIGN GROUP
139 North County Road SR20–B Palm Beach, Fl 33480
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Truck Logistics Plan

SCALE: NOT TO SCALE



TUSCANY GRANITE COBBLESTONE
BORDER, ACCENT DRIVEWAY, AND DRIVEWAY FIELD



LIMESTONE



TUSCANY GRANITE COBBLESTONE
BORDER, ACCENT DRIVEWAY, AND DRIVEWAY FIELD



CORAL STONE

Previously Presented

Currently Proposed

ENVIRONMENT DESIGN GROUP
139 North County Road SR20-B Palm Beach, Fl 33480
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Hardscape Material

TOWN OF PALM BEACH

Information for Architectural Commission Meeting on: January 28, 2026

To: Architectural Commission

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

From: Planning, Zoning & Building

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

Date: 1/21/2026

ATTACHMENTS
- PZB Staff Report
- Letter of Intent
- Plans

STRATEGIC PLAN
Strategic Priorities:
Community Culture and Character

Strategic Focus Areas:
Quality of Life

FUNDING
No Fiscal Impact

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

ZON-25-0082 (ARCS-25-0937) 241 EL DORADO LN (COMBO) – VARIANCE(S) The applicant, Desmond & Cristina Keogh (Paradelo Burgess Design Studio), has filed an application requesting Town Council review and approval of two (2) variances related to installation of artificial turf, including 1) a variance for deficient landscape open space and 2) deficient required front yard landscape open space. The Architectural Commission shall perform design review of the application.

Applicant: Desmond & Cristina Keogh
Landscape: Paradelo Burgess Design Studio

HISTORY:
The property at 241 El Dorado Lane were issued a code violation and assigned case #CE-24-1543. The violation sites Chapter 18, Section 18-233 for the installation of synthetic turf sitewide without approvals. The case is currently open pending approval from a board or the site being brought into compliance. The applicant initially submitted an administrative application (ARCS-25-0937) for approval of the artificial turf installation. However, based on the Town's Project Designation Manual Matrix, the installation of artificial turf along with the identification of two required variances, the application was elevated to full Commission and Town Council review.

THE PROJECT:
The applicant has submitted plans, entitled "Keogh Residence" as prepared by Environment Design Group, uploaded December 30, 2025.

The following scope of work is proposed:

- Approval of existing synthetic turf on property.

The following Special Exception with Site Plan Review and Variances are required to complete the project:

- **VARIANCE 1: Section 134-893(12)(a)** *The minimum landscaped open space is 45 percent, of which 50 percent of that percentage is required to be perimeter landscaping within ten feet of the property line. The perimeter landscaped open space requirement shall not apply to lots 20,000 square feet or more in area*. Applicant proposes ~~19.5%~~ 26.3% in lieu of 45% required.

- **VARIANCE 2: Section 134-893(12)(b)** *Additionally, not less than 40 percent of the required front yard must be landscaped open space in the R-B district*. Applicant proposed ~~31.3%~~ 34.7% in lieu of the 40% required.

Site Data			
Zoning District	R-B	**Future Land Use**	Single Family
Lot Size	20,961 SF	**Lot Coverage**	6,802 SF
Overall Landscape Open Space	Required: 45% Existing: 19.5% Proposed: 26.3% ***Variance Requested***	**Front Yard Open Landscape**	Required: 40% Existing: 31.3% Proposed: 31.3% ***Variance Requested***
North	250 Ridgeview Dr | Single-Family Residence		
South	240 El Dorado Lane | Single-Family Residence		
East	231 El Dorado Lane | Single-Family Residence		
West	261 El Dorado Lane | Single-Family Residence		

STAFF ANALYSIS

The application for 241 El Dorado Lane seeks approval for the sitewide installation of artificial turf. The turf was installed without prior approval and was subsequently cited by Code Enforcement under Case No. CE-24-1543. The homeowner proceeded with the installation due to severe allergies and asthma, and has submitted supporting medical documentation from Dr. William Tuer. As installed, the property does not meet the minimum required front and overall open landscape percentages and therefore requires approval of two variances.



PREVIOUSLY PROPOSED SITE PLAN



CURRENTLY PROPOSED SITE PLAN

Following a deferral at the December 19, 2026 meeting the applicant has revised the proposed site plan to increase both overall and front yard open landscape. The two variances are still required for approval.

CODE SECTION	REQUIRED	PROPOSED	VARIANCE
VARIANCE 1: Section 134-893(12)(a)	45% Landscape Open Space	~~19.5~~ 26.3%	**18.7%**
VARIANCE 2: Section 134-893(12)(b)	40% Front Yard Open Space	~~31.3~~ 34.7%	**5.3%**

CONCLUSION:

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

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

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

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

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

WRB:JGM:SCP

PARADELO | BURGESS
design studio

03 NOVEMBER 2025

THE TOWN OF PALM BEACH
360 SOUTH COUNTYY ROAD
PALM BEACH, FLORIDA
ATTN: ARCOM STAFF
CASE # ARC-25-0937 | MEETING DATE : DECEMBER 19, 2025

TO WHOM THIS MAY CONCERN.

MY CLIENTS, MR. & MRS. KEOGH ARE SEEKING THE APPROVAL FROM THE TOWN OF PALM BEACH TO KEEP THE SYNTHETIC GRASS THAT HAS BEEN INSTALLED ON THEIR PROPERTY. THE TURF IS COMPLETELY OUT OF VIEW FROM THE PUBLIC ALTHOUGH IT DOES EXCEED THE IMPERVIOUS AREA ALLOWED BY THE TOWN OF PALM BEACH. THE OWNERS HAVE SERIOUS HEALTH PROBLEMS DEALING W/ ALLERGIES CAUSEED BY THE GRASS THAT WAS ON THE PROPERTY PREVIOUSLY. THE OWNER HAD THE TURF INSTALLED WITHOUT A PERMIT DUE TO THERE HEALTH ISSUES THAT STEM FROM PEST CONTROL & THE VEGETATION.

THE OWNER IS REQUESTING REPRIEVE FROM THE REQUIRED ALLOWANCE IN ORDER TO KEEP THE TURF ON SITE & LEAD A LIFE THAT IS NOT AFFECTED BY THE GRASS ON THEIR PROPERTY.

WE RESPECTFULLY REQUEST THAT YOU REVIEW THIS MATTER AND CONSIDER THEIR SITUATION WHEN MAKING YOUR DECISION.

SINCERELY YOURS,

ANDRES PARADELO, OWNER

ALLERGY ASSOCIATES OF SOUTH FLORIDA

Clive E. Roberson, M.D. William F. Tuer, M.D.

11/15/2024

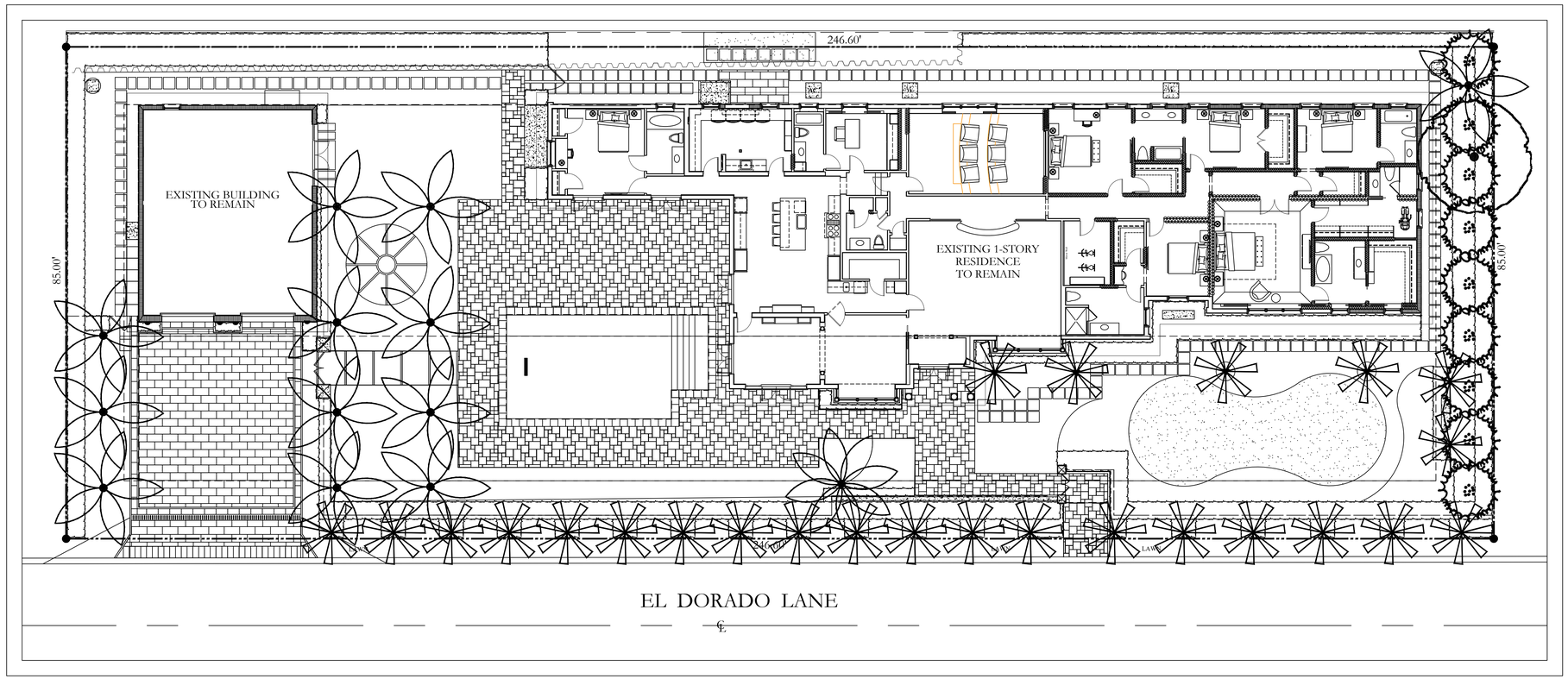
NAME: DESMOND KEOGH
DOB: 10/02/1966
ADDRESS: 241 EL DORADO LN PALM BEACH FL 33480

To Whom It May Concern:

We are currently treating Desmond Keogh for severe allergic rhinitis and asthma. Skin testing reveals exquisite sensitivity to grass pollen, and he notes almost immediate worsening of his symptoms when the lawn is being cut. His allergies are having a direct impact on his asthma. We respectfully request consideration of a variance to replace his lawn with artificial turf to alleviate symptoms which have been occurring.. Should you require further information, please feel free to contact our office. Many thanks:

William FP Tuer, MD

1411 North Flagler Drive, Suite 3000 • West Palm Beach, Florida 33401 • 561-655-4450
210 Jupiter Lakes Boulevard, Suite 5203 • Jupiter, Florida 33458 • 561-747-5057
10115 West Forest Hill Boulevard, Suite 403 • Wellington, Florida 33414 • 561-792-5436
900 East Ocean Boulevard, Suite D334 • Stuart, Florida 34994 • 772-220-8884



NOT TO SCALE

KEOGH RESIDENCE
241 EL DORADO LANE
PALM BEACH, FLORIDA
ARCS-25-0937 REV1 | ZON-25-0082

RESUBMITAL DATE - DECEMBER 30TH 2025
MEETING DATE - JANUARY 28TH 2026

SCOPE OF WORK - SYNTHETIC TURF APPROVAL

PLAN INDEX -

COVER SHEET
EXISTING SITE PHOTOS
EXISTING HARDSCAPE PLAN (B/W)
EXISTING HARDSCAPE PLAN (COLOR)
PROPOSED HARDSCAPE PLAN (B /W)
PROPOSED HARDSCAPE PLAN (COLOR)
EXISTING LANDSCAPE PLAN (B/W)
PROPOSED LANDSCAPE PLAN (COLOR)
PROPOSED LANDSCAPE PLAN (B/W)
REAL GRASS VS TURF DIAGRAM (COLOR)
VARIANCE REQUEST DIAGRAM (COLOR)

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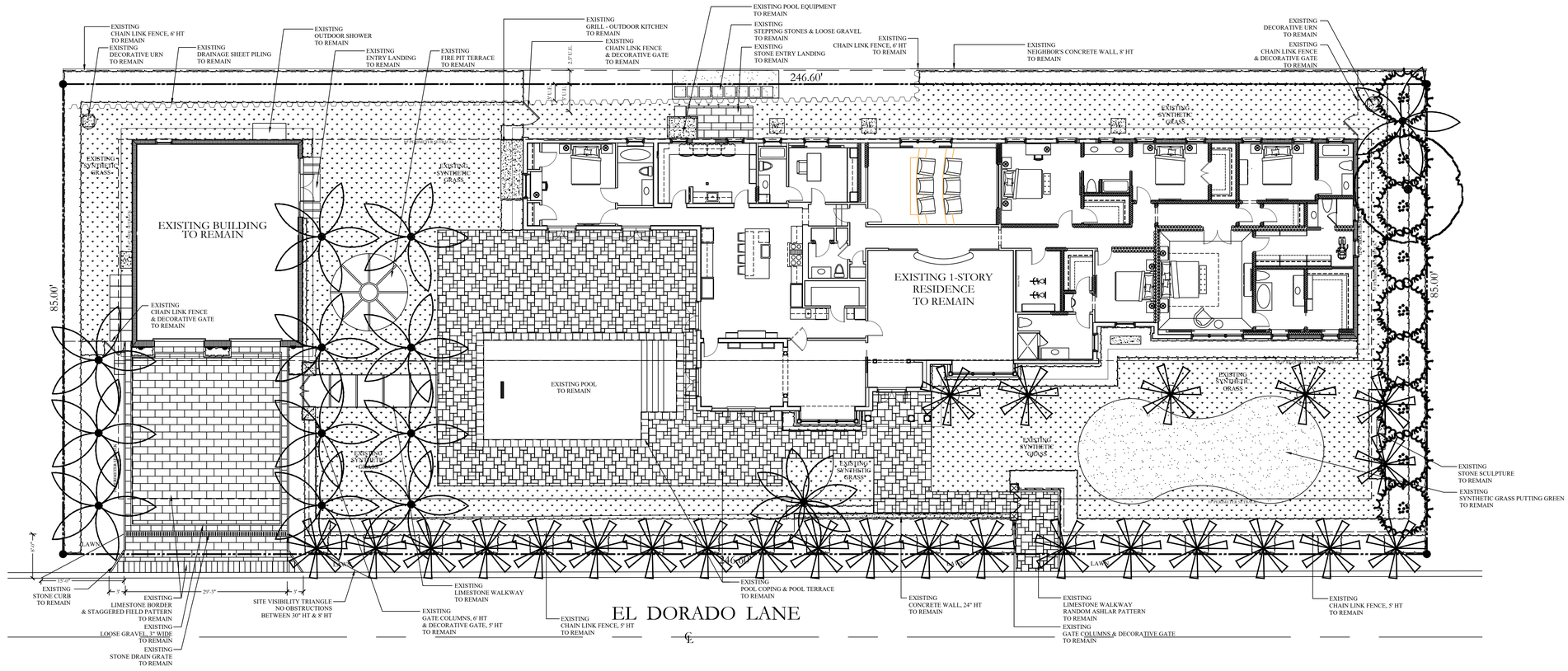
1177 CLARE AVENUE- SUITE 7
WEST PALM BEACH. FLORIDA
561.951.7525 | INFO@PARADELOBURGESS.COM

FINAL RESUBMITAL : ARCS-25-0937 REVI
ZON-25-0082
MEETING DATE : JANUARY 28, 2026

OVERALL EXISTING SITE CALCULATIONS (RB LOT TYPE)			
TOTAL LOT SIZE/SITE :			
MIN. ALLOWED LOT SIZE :	20,000.0	S.F.	100%
EXISTING LOT SIZE :	± 20,063.0	S.F.	100%
BUILDING SITE COVERAGE :			
REQUIRED/ALLOWED :	± 6,288.3	S.F.	30.0 %
EXISTING (VARIANCE) :	**± 6,802.0**	**S.F.**	**32.4 %**
EXISTING HARDSCAPE AREA (IMPERVIOUS SITE COVERAGE) :			
STONE :	± 4,434.1	S.F.	
SYNTHETIC TURF :	± 6,416.3	S.F.	
TOTAL HARDSCAPE AREA :	**± 10,874.7**	**S.F.**	**48.1 %**
PROPOSED HARDSCAPE AREA (IMPERVIOUS SITE COVERAGE) :			
STONE :	± 3,658.1	S.F.	
SYNTHETIC TURF :	± 4,984.5	S.F.	
TOTAL HARDSCAPE AREA :	**± 8,643.2**	**S.F.**	**41.3 %**
EXISTING LANDSCAPE/OPENSPACE :			
REQUIRED :	± 10,480.5	S.F.	50.0 %
EXISTING :	**± 4,084.3**	**S.F.**	**19.5 %**
PROPOSED :	**± 5,515.8**	**S.F.**	**26.3 %**

FRONT SETBACK SITE CALCULATIONS (RB LOT TYPE)			
REQUIRED 45% OF OVERALL LANDSCAPE OPENSPACE (10,480.5 * .45) =	**4,716.2 S.F.**		
TOTAL AREA IN FRONT YARD SETBACK :	**± 9,418.6**	**S.F.**	**100 %**
EXISTING BUILDING AREA :	**± 424.3**	**S.F.**	**04.5 %**
TOTAL EXISTING HARDSCAPE AREA :	**± 6,046.6**	**S.F.**	**64.2 %**
- STONE :	± 3,078.1	S.F.	
- SYNTHETIC TURF :	± 2,968.5	S.F.	
TOTAL PROPOSED HARDSCAPE AREA :	**± 5,726.6**	**S.F.**	**60.8 %**
- STONE :	± 3,078.1	S.F.	
- SYNTHETIC TURF :	± 2,648.5	S.F.	
EXISTING OPENSPACE / LANDSCAPE AREA :	**± 2,947.7**	**S.F.**	**31.3 %**
PROPOSED OPENSPACE / LANDSCAPE AREA :	**± 3,267.7**	**S.F.**	**34.7 %**

10' PERIMETER SITE CALCULATIONS (RB LOT TYPE)			
MINIMUM LANDSCAPE AREA :			
50% OF THE REQUIRED OVERALL LANDSCAPE AREA :	± 5,240.0	S.F.	
AREA WITHIN 10' PERIMETER SETBACK :	± 6,232.0	S.F.	(100 %)
PROPOSED LANDSCAPE AREA :	± 4,399.5	S.F.	(70.7 %)
PROPOSED IMPERVIOUS & SYNTHETIC TURF AREA :	± 1,822.5	S.F.	(29.3 %)



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KEOGH RESIDENCE
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EXISTING HARDSCAPE LAYOUT

SEAL:

JONATHAN BURGESS
LICENSE # LA6667220

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N

SCALE: $\frac{3}{32}$" = 1'-0"

XH

DATE:
30 DECEMBER 2025

FINAL RESUBMITAL : ARCS-25-0937 REV1
ZON-25-0082
MEETING DATE : JANUARY 28, 2026

OVERALL EXISTING SITE CALCULATIONS (RB LOT TYPE)			
TOTAL LOT SIZE/SITE :			
MIN. ALLOWED LOT SIZE :	20,000.0	S.F.	100%
EXISTING LOT SIZE :	± 20,561.0	S.F.	100%
BUILDING SITE COVERAGE :			
REQUIRED/ALLOWED :	± 6,288.3	S.F.	30.0 %
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EXISTING HARDSCAPE AREA (IMPERVIOUS SITE COVERAGE) :			
STONE :	± 4,434.1	S.F.	
SYNTHETIC TURF :	± 6,416.3	S.F.	
TOTAL HARDSCAPE AREA :	**± 10,074.7**	**S.F.**	**48.1 %**
PROPOSED HARDSCAPE AREA (IMPERVIOUS SITE COVERAGE) :			
STONE :	± 3,658.1	S.F.	
SYNTHETIC TURF :	± 4,984.8	S.F.	
TOTAL HARDSCAPE AREA :	**± 8,643.2**	**S.F.**	**41.3 %**
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REQUIRED :	± 10,480.8	S.F.	50.0 %
EXISTING :	**± 4,094.3**	**S.F.**	**19.5 %**
PROPOSED :	**± 5,515.8**	**S.F.**	**26.3 %**

FRONT SETBACK SITE CALCULATIONS (RB LOT TYPE)			
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TOTAL EXISTING HARDSCAPE AREA :	**± 6,046.6**	**S.F.**	**64.2 %**
- STONE :	± 3,078.1	S.F.	
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TOTAL PROPOSED HARDSCAPE AREA :	**± 5,726.6**	**S.F.**	**60.8 %**
- STONE :	± 3,078.1	S.F.	
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EXISTING OPENSPACE / LANDSCAPE AREA :	**± 2,947.7**	**S.F.**	**31.3 %**
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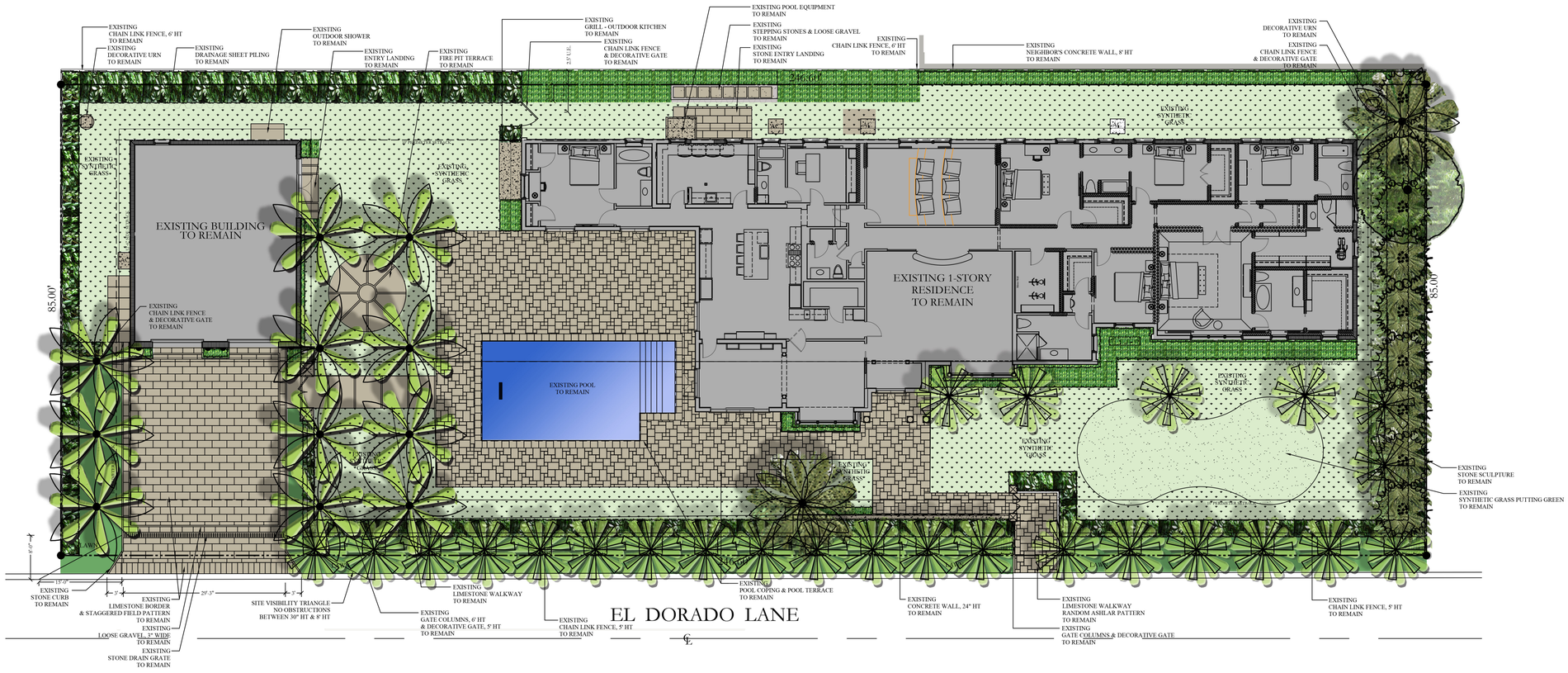
10' PERIMETER SITE CALCULATIONS (RB LOT TYPE)			
MINIMUM LANDSCAPE AREA :			
50% OF THE REQUIRED OVERALL LANDSCAPE AREA :	± 5,241.0	S.F.	
AREA WITHIN 10' PERIMETER SETBACK :	± 6,232.0	S.F.	(100 %)
PROPOSED LANDSCAPE AREA :	± 4,395.5	S.F.	(70.7 %)
PROPOSED IMPERVIOUS & SYNTHETIC TURF AREA :	± 1,822.5	S.F.	(29.3 %)



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EXISTING HARDSCAPE LAYOUT

KEOGH RESIDENCE
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PALM BEACH, FLORIDA

SEAL:

JONATHAN BURGESS
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SCALE: $\frac{3}{32}$" = 1'-0"

XH

DATE:
30 DECEMBER 2025

FINAL RESUBMITAL : ARCS-25-0937 REV1
ZON-25-0082
MEETING DATE : JANUARY 28, 2026

OVERALL EXISTING SITE CALCULATIONS (RB LOT TYPE)			
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MIN. ALLOWED LOT SIZE :	20,000.0	S.F.	100%
EXISTING LOT SIZE :	± 20,061.0	S.F.	100%
BUILDING SITE COVERAGE :			
REQUIRED/ALLOWED :	± 6,288.3	S.F.	30.0 %
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EXISTING HARDSCAPE AREA (IMPERVIOUS SITE COVERAGE) :			
STONE :	± 4,434.1	S.F.	
SYNTHETIC TURF :	± 6,416.3	S.F.	
TOTAL HARDSCAPE AREA :	**± 10,074.7**	**S.F.**	**48.1 %**
PROPOSED HARDSCAPE AREA (IMPERVIOUS SITE COVERAGE) :			
STONE :	± 3,658.1	S.F.	
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TOTAL HARDSCAPE AREA :	**± 8,643.2**	**S.F.**	**41.3 %**
EXISTING LANDSCAPE/OPENSPACE :			
REQUIRED :	± 10,480.5	S.F.	50.0 %
EXISTING :	**± 4,084.3**	**S.F.**	**19.5 %**
PROPOSED :	**± 5,515.8**	**S.F.**	**26.3 %**

FRONT SETBACK SITE CALCULATIONS (RB LOT TYPE)			
REQUIRED 45% OF OVERALL LANDSCAPE OPENSPACE (10,480.5 * .45) =			**4,716.2 S.F.**
TOTAL AREA IN FRONT YARD SETBACK :	**± 9,418.6**	**S.F.**	**100 %**
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TOTAL EXISTING HARDSCAPE AREA :	**± 6,046.6**	**S.F.**	**64.2 %**
- STONE :	± 3,078.1	S.F.	
- SYNTHETIC TURF :	± 2,968.5	S.F.	
TOTAL PROPOSED HARDSCAPE AREA :	**± 5,726.6**	**S.F.**	**60.8 %**
- STONE :	± 3,078.1	S.F.	
- SYNTHETIC TURF :	± 2,648.5	S.F.	
EXISTING OPENSPACE / LANDSCAPE AREA :	**± 2,947.7**	**S.F.**	**31.3 %**
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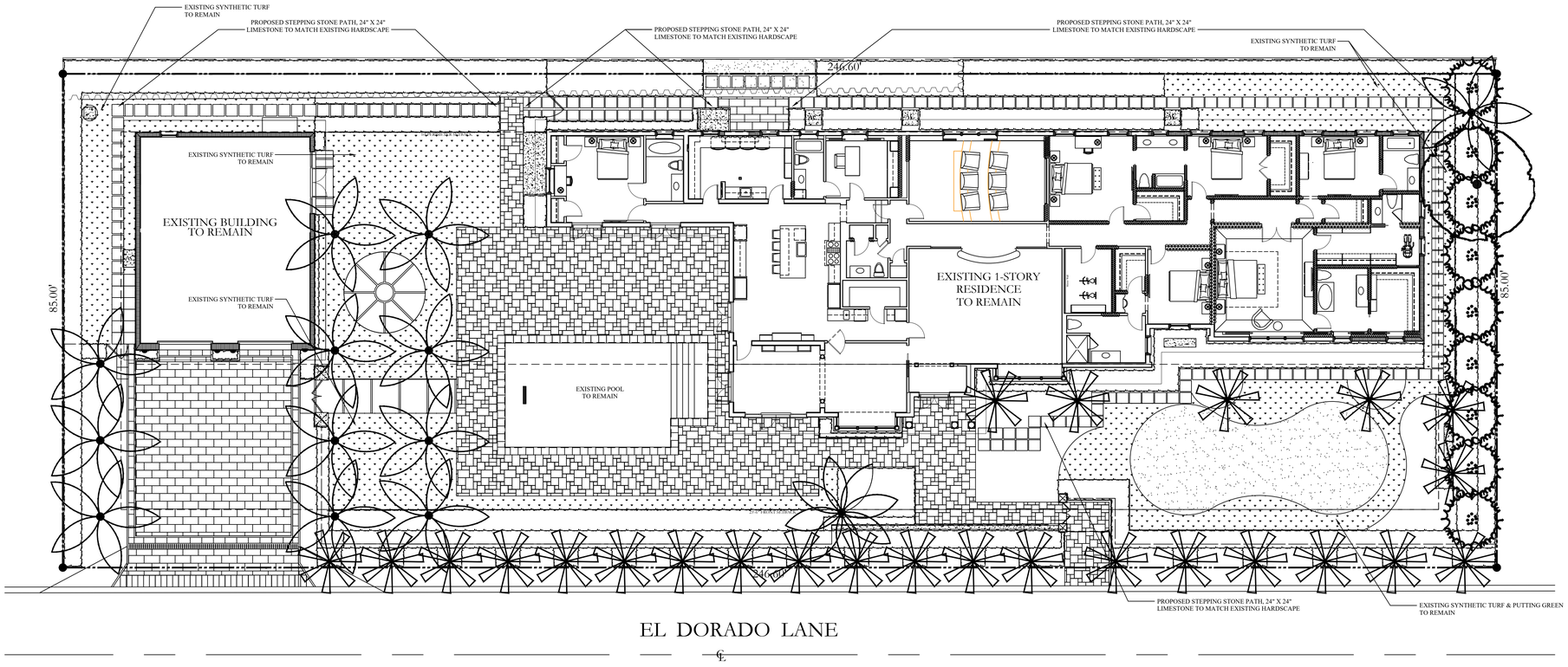
10' PERIMETER SITE CALCULATIONS (RB LOT TYPE)			
MINIMUM LANDSCAPE AREA :			
50% OF THE REQUIRED OVERALL LANDSCAPE AREA :	± 5,241.0	S.F.	
AREA WITHIN 10' PERIMETER SETBACK :	± 6,232.0	S.F.	(100 %)
PROPOSED LANDSCAPE AREA :	± 4,399.5	S.F.	(70.7 %)
PROPOSED IMPERVIOUS & SYNTHETIC TURF AREA :	± 1,822.5	S.F.	(29.3 %)



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PROPOSED HARDSCAPE MODIFICATION PLAN

KEOGH RESIDENCE
241 EL DORADO LANE
PALM BEACH, FLORIDA

SEAL:

JONATHAN BURGESS
LICENSE # LA6667220

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N

SCALE: $\frac{3}{32}$" = 1'-0"

L1

DATE:
30 DECEMBER 2025

FINAL RESUBMITAL : ARCS-25-0937 REV1
ZON-25-0082
MEETING DATE : JANUARY 28, 2026

OVERALL EXISTING SITE CALCULATIONS (RB LOT TYPE)			
TOTAL LOT SIZE/SITE :			
MIN. ALLOTED LOT SIZE :	20,000.0	S.F.	100%
EXISTING LOT SIZE :	± 20,961.0	S.F.	100%
BUILDING SITE COVERAGE :			
REQUIRED/ALLOWED :	± 6,288.3	S.F.	30.0 %
EXISTING (VARIANCE) :	**± 6,802.0**	**S.F.**	**32.4 %**
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EXISTING :	**± 4,084.3**	**S.F.**	**19.5 %**
PROPOSED :	**± 5,515.8**	**S.F.**	**26.3 %**

FRONT SETBACK SITE CALCULATIONS (RB LOT TYPE)			
REQUIRED 40% OF OVERALL LANDSCAPE OPENSPACE (10,480.5 * .45) =		**4,716.2 S.F.**	
TOTAL AREA IN FRONT YARD SETBACK :		**± 9,418.6**	**S.F.**	**100 %**
EXISTING BUILDING AREA :		**± 424.3**	**S.F.**	**04.5 %**
TOTAL EXISTING HARDSCAPE AREA :	**± 6,046.6**	**S.F.**	**64.2 %**
- STONE :	± 3,078.1	S.F.	
- SYNTHETIC TURF :	± 2,968.5	S.F.	
TOTAL PROPOSED HARDSCAPE AREA :	**± 5,726.6**	**S.F.**	**60.8 %**
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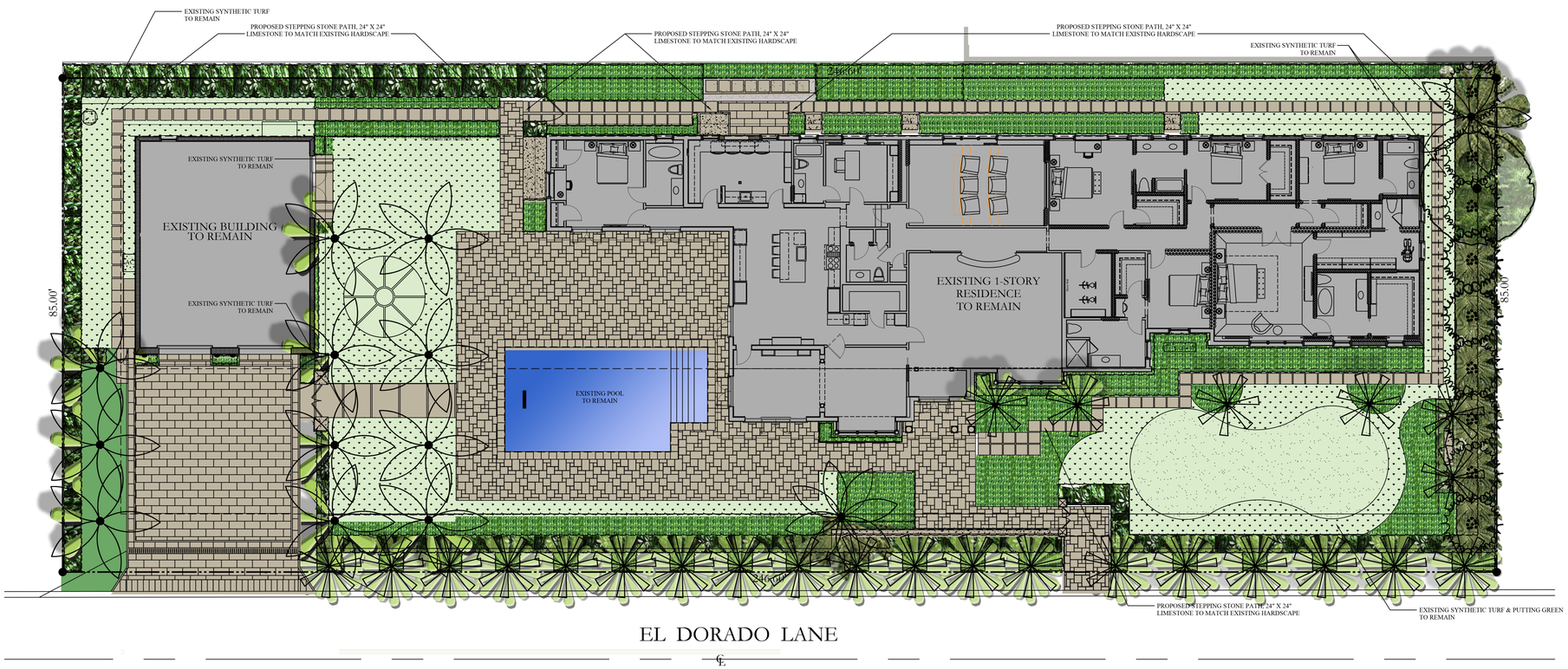

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PROPOSED HARDSCAPE MODIFICATION PLAN

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L1

DATE:
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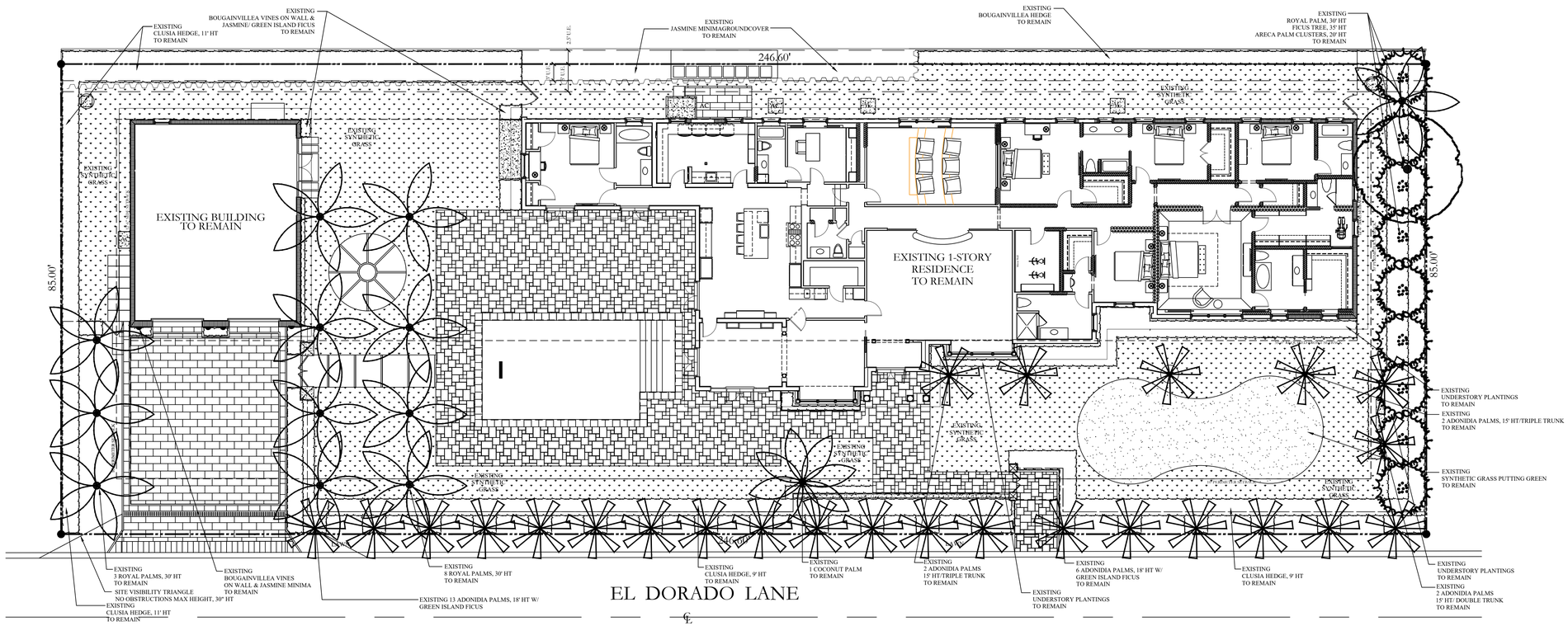

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EXISTING LANDSCAPE PLAN

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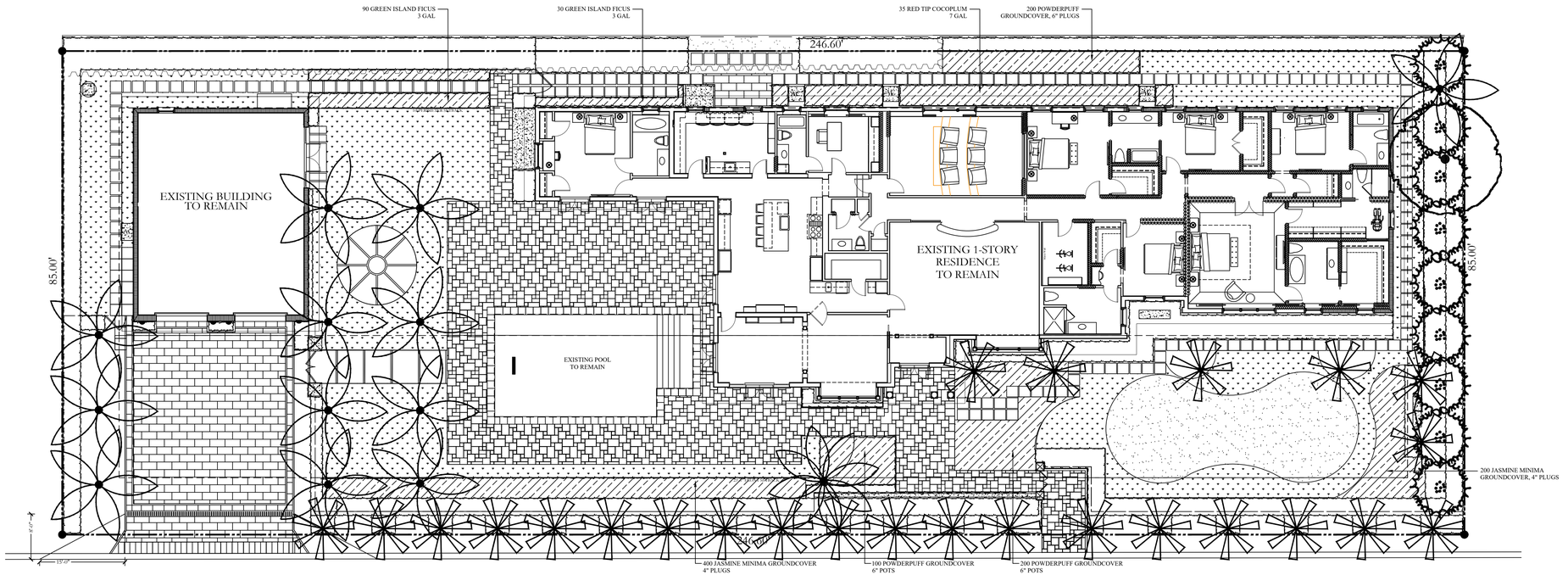
EXISTING :	**± 4,084.3**	**S.F.**	**19.5 %**
PROPOSED :	**± 5,315.8**	**S.F.**	**26.3 %**

FRONT SETBACK SITE CALCULATIONS (RB LOT TYPE)			
REQUIRED 45% OF OVERALL LANDSCAPE OPENSPACE (10,480.5 x .45) =			**4,716.2 S.F.**
TOTAL AREA IN FRONT YARD SETBACK :	**± 9,418.6**	**S.F.**	**100 %**
EXISTING BUILDING AREA :	**± 424.3**	**S.F.**	**04.5 %**
TOTAL EXISTING HARDSCAPE AREA :	**± 6,046.6**	**S.F.**	**64.2 %**
- STONE :	± 3,078.1	S.F.	
- SYNTHETIC TURF :	± 2,968.5	S.F.	
TOTAL PROPOSED HARDSCAPE AREA :	**± 5,726.6**	**S.F.**	**60.8 %**
- STONE :	± 3,078.1	S.F.	
- SYNTHETIC TURF :	± 2,648.5	S.F.	
EXISTING OPENSPACE / LANDSCAPE AREA :	**± 2,947.7**	**S.F.**	**31.3 %**
PROPOSED OPENSPACE / LANDSCAPE AREA :	**± 3,267.7**	**S.F.**	**34.7 %**

10' PERIMETER SITE CALCULATIONS (RB LOT TYPE)			
MINIMUM LANDSCAPE AREA :			
50% OF THE REQUIRED OVERALL LANDSCAPE AREA :	± 5,241.0	S.F.	
AREA WITHIN 10' PERIMETER SETBACK :	± 6,232.0	S.F.	(100 %)
PROPOSED LANDSCAPE AREA :	± 4,399.5	S.F.	(70.7 %)
PROPOSED IMPERVIOUS & SYNTHETIC TURF AREA :	± 1,822.5	S.F.	(29.3 %)



PROPOSED LANDSCAPE SCHEDULE				
QTY	**COMMON NAME**	**BOTANICAL NAME**	**SIZE/SPECS**	**NATIVE**
500	POWDERPUFF	MIMOSA STRIGILLOSA	6" PLUGS	YES
35	RED TIP COCOPLUM	CHRYSOBALANUS ICACO 'RED TIP'	7 GAL / 24" HT	YES
120	GREEN ISLAND FICUS	FICUS MICROCARPA	3 GAL / 12" HT	NO
600	JASMINE MINIMA	TRACHELOSPERMUM ASIATICUM	4" PLUGS	NO

NATIVE PLANTING REQUIREMENT - (30% MINIMUM REQUIRED)
1,255 TOTAL PLANTS PROPOSED / 535 NATIVE PLANTS PROPOSED 42.6 % NATIVE PROPOSED

PARADELO | BURGESS
design studio
1177 CLARE AVENUE- SUITE 7
WEST PALM BEACH, FLORIDA
561.951.7525 | INFO@PARADELOBURGESS.COM

KEOGH RESIDENCE
241 EL DORADO LANE
PALM BEACH, FLORIDA

PROPOSED LANDSCAPE PLAN

SEAL:

JONATHAN BURGESS
LICENSE # LA6667220

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N

SCALE: $\frac{3}{32}$" = 1'-0"

LP1

DATE:
30 DECEMBER 2025

FINAL RESUBMITAL : ARCS-25-0937 REV1
ZON-25-0082
MEETING DATE : JANUARY 28, 2026

OVERALL EXISTING SITE CALCULATIONS (RB LOT TYPE)			
TOTAL LOT SIZE/SITE :			
MIN. ALLOWED LOT SIZE :	20,000.0	S.F.	100%
EXISTING LOT SIZE :	= 20,981.0	S.F.	100%
BUILDING SITE COVERAGE :			
REQUIRED/ALLOWED :	= 6,288.3	S.F.	30.0 %
EXISTING (VARIANCE) :	**= 6,802.0**	**S.F.**	**32.4 %**
EXISTING HARDSCAPE AREA (IMPERVIOUS SITE COVERAGE) :			
STONE :	= 4,434.1	S.F.	
SYNTHETIC TURF :	= 6,416.3	S.F.	
TOTAL HARDSCAPE AREA :	**= 10,074.7**	**S.F.**	**48.1 %**
PROPOSED HARDSCAPE AREA (IMPERVIOUS SITE COVERAGE) :			
STONE :	= 3,658.1	S.F.	
SYNTHETIC TURF :	= 4,984.8	S.F.	
TOTAL HARDSCAPE AREA :	**= 8,643.2**	**S.F.**	**41.3 %**
EXISTING LANDSCAPE/OPENSPACE :			
REQUIRED :	= 10,490.5	S.F.	50.0 %
EXISTING :	**= 4,006.3**	**S.F.**	**19.5 %**
PROPOSED :	**= 5,515.8**	**S.F.**	**26.3 %**

FRONT SETBACK SITE CALCULATIONS (RB LOT TYPE)			
REQUIRED 45% OF OVERALL LANDSCAPE OPENSPACE (10,480.5 * .45) =		**4,716.2 S.F.**	
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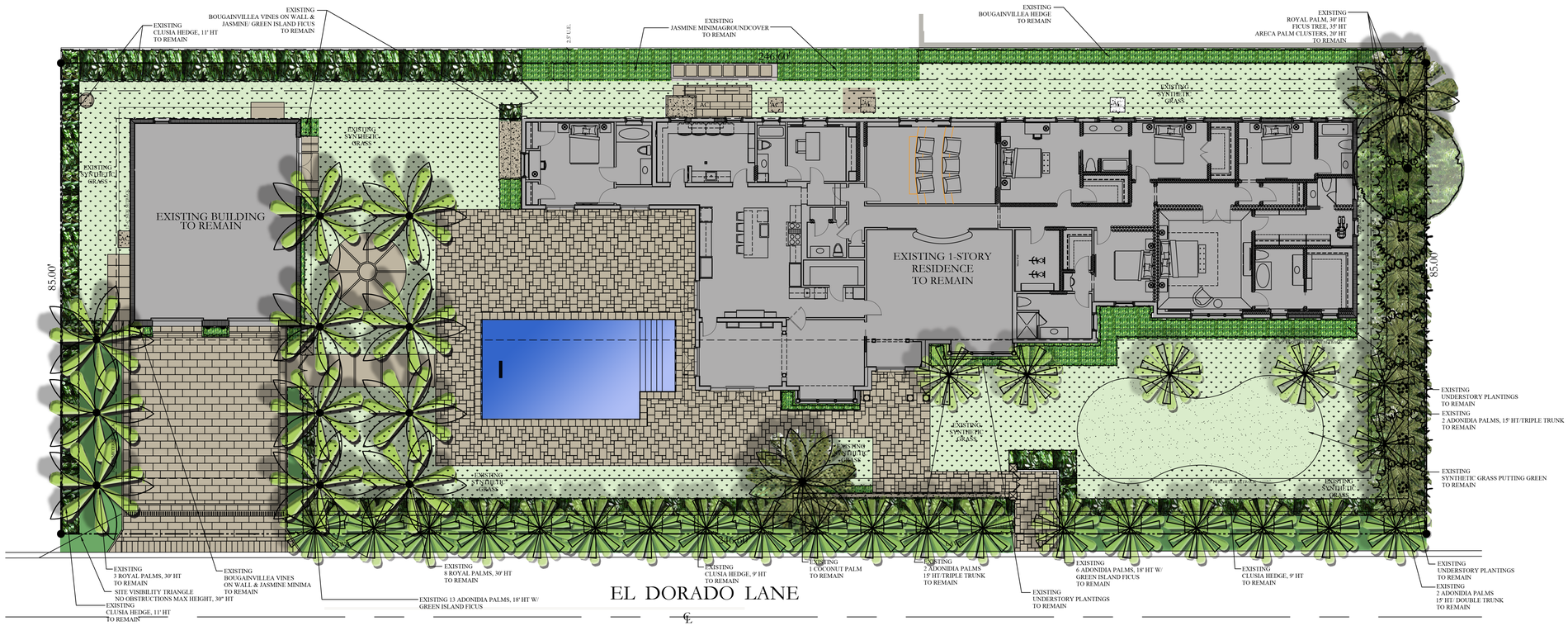

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design studio
1177 CLARE AVENUE- SUITE 7
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EXISTING LANDSCAPE PLAN

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SEAL:

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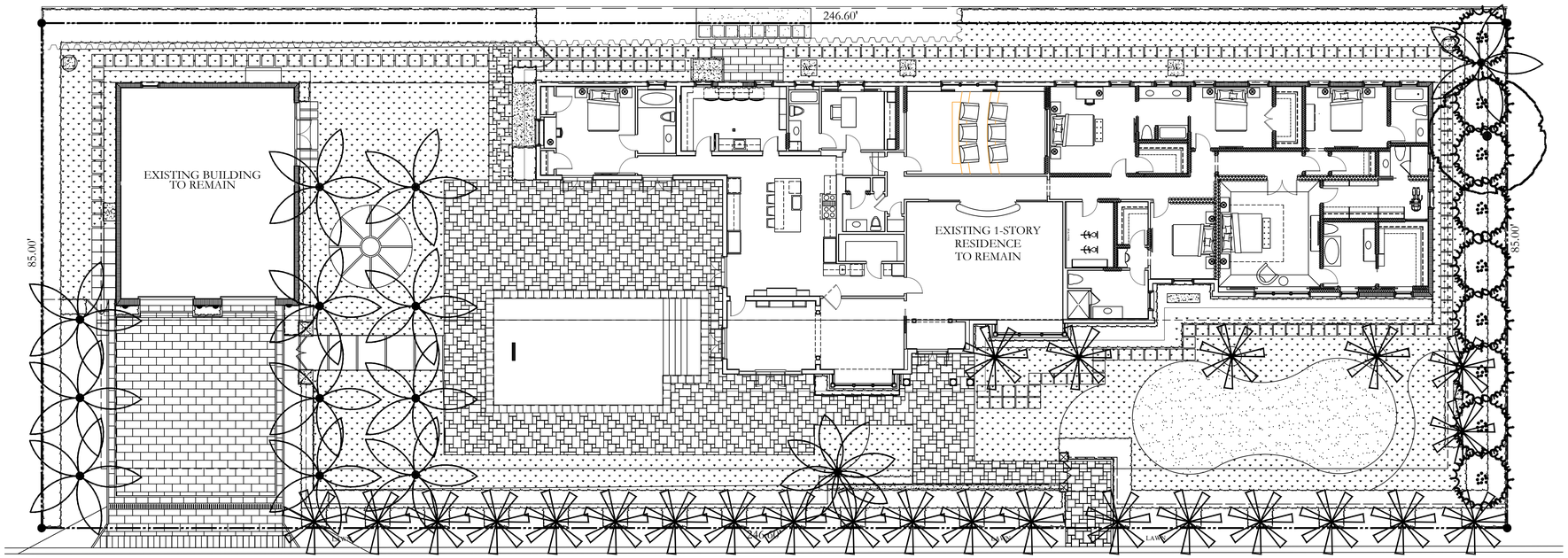

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SYNTHETIC TURF VS REAL GROUNDCOVER DIAGRAM

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TGD

DATE:
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POOL TERRACE



REAR YARD OF MAIN HOUSE



FRONT YARD ENTRY



EAST SIDE YARD OF GUEST HOUSE



FRONT YARD - EAST SIDE



FRONT YARD - EAST SIDE

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EXISTING SITE PICS

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SITE PICS

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30 DECEMBER 2025

FINAL RESUBMITAL : ARCS-25-0937 REV1
ZON-25-0082
MEETING DATE : JANUARY 28, 2026



REAR YARD OF MAIN HOUSE



AREA BETWEEN GUEST HOUSE & MAIN HOUSE



REAR YARD OF MAIN HOUSE



SIDE YARD OF GUEST HOUSE



FRONT YARD WEST SIDE OF DRIVEWAY



REAR YARD OF GUEST HOUSE

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SCALE: $\frac{3}{32}$" = 1'-0"

SITE PICS

DATE:
30 DECEMBER 2025

TOWN OF PALM BEACH

Information for Architectural Commission Meeting on: January 28, 2026

To: Architectural Commission

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

From: Planning, Zoning & Building

Re: ARC-25-0091 111 ATLANTIC AVE. The applicant, Maura Ziska (Authorized Signatory), has filed an application requesting Architectural Commission review and approval for one-story addition and expansion of the garage at an existing two-story, single-family residence.

Date: 1/14/2026

ATTACHMENTS
- PZB Staff Report
- Letter of Intent
- Plans

STRATEGIC PLAN
Strategic Priorities:
Community Culture and Character

Strategic Focus Areas:
Quality of Life

FUNDING
No Fiscal Impact

ARC-25-0091 111 ATLANTIC AVE. The applicant, Maura Ziska (Authorized Signatory), has filed an application requesting Architectural Commission review and approval for one-story addition and expansion of the garage at an existing two-story, single-family residence.

Applicant: Maura Ziska
Architecture: MP Design & Architecture (Michael Perry)
Landscape: Nievera Williams Design

HISTORY:
The design of a new residence was approved per application B-113-2018 at the December 18, 2018 ARCOM meeting. A Certificate of Completion was issued on March 17, 2020.

THE PROJECT:
The applicant has submitted plans entitled "PROPOSED ADDITION AT 111 Atlantic Avenue, Palm Beach Fl. 33480" as prepared by **MP Design & Architecture**, uploaded and dated to the Town 12/30/25.

The following is the scope of work for the Project:

- Extension of the existing two-car garage to convert to three car garage.
- Related hardscape and landscape modification.

Site Data			
Zoning District	R-B	**Future Land Use**	SINGLE-FAMILY
Crown of Road	+12.48' NAVD	**FEMA Flood Zone**	ZONE X
Point of Measurement	+13.98' NAVD	**Finished Floor Elevation**	+10.62' NAVD
Lot Width	185'	**Lot Depth**	100'
Lot Area	18,500 Sq Ft	**Enclosed Square Footage**	Existing: 7,620 SF Proposed: 8,205 SF
Lot Coverage	Permitted: 30% Existing: 25% Proposed: 28%	**Landscape Open Space**	Required: 45% Existing: 51% Proposed: 45.1%
Surrounding Properties / Zoning			
North	120 Dunbar Rd / Residence | R-B 260 N Ocean Blvd / Residence | R-B		
South	120 Atlantic Ave / Residence | R-B 134 Atlantic Ave / Residence | R-B		
East	109 Atlantic Ave / Residence | R-B		
West	113 Atlantic Ave / Residence | R-B		

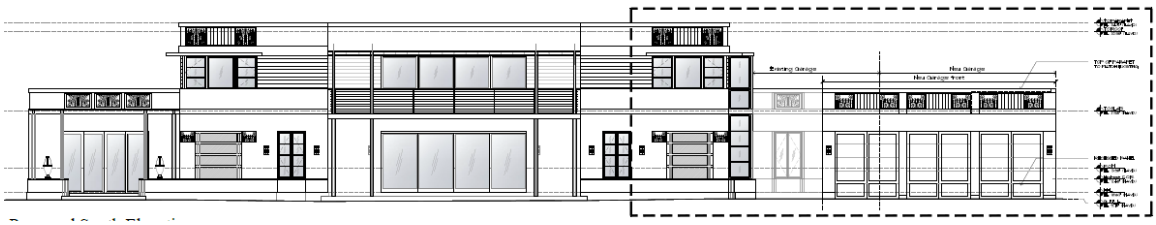
STAFF ANALYSIS
The applicant is proposing a one-story addition to an existing two-story residence to facilitate an expansion of the existing two-bay garage to accommodate an additional third vehicle bay. The existing garage is side loaded with east facing doors. The proposed addition will expand the garage wing eastward, reducing the east side yard setback from

37 feet to 12.5 feet. The addition will result in a reorientation of the garage bays from their side loaded (facing east) configuration to front loaded, facing Atlantic Avenue to the south. The south (front) street-facing façade of the proposed garage addition is setback approximately 65.5' feet from the right-of-way. Of the 18 houses on Atlantic Avenue, 11 currently have street-facing garages. Architectural details are proposed to match existing details except that the design of the existing single two-car wide garage door will be simplified and broken up into three separate garage door bays. Proposed landscape modification related to the scope of work will reduce visibility of the addition from Atlantic Avenue. The application, as presented, appears zoning compliant and town council review is not required.

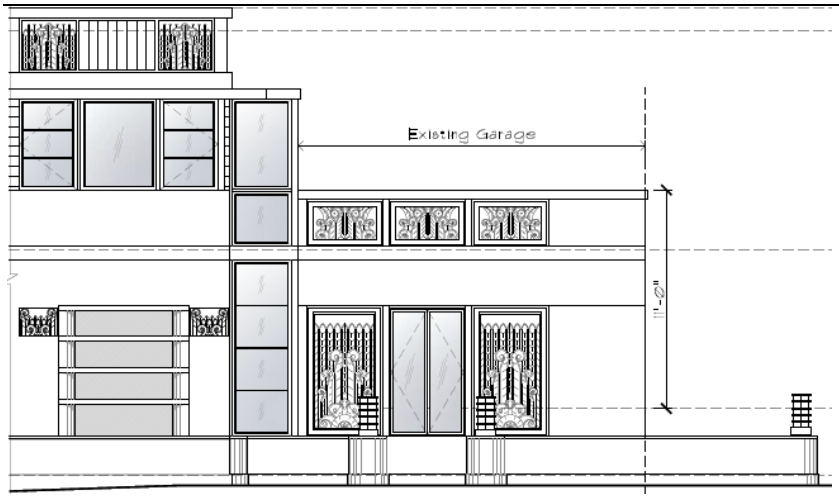




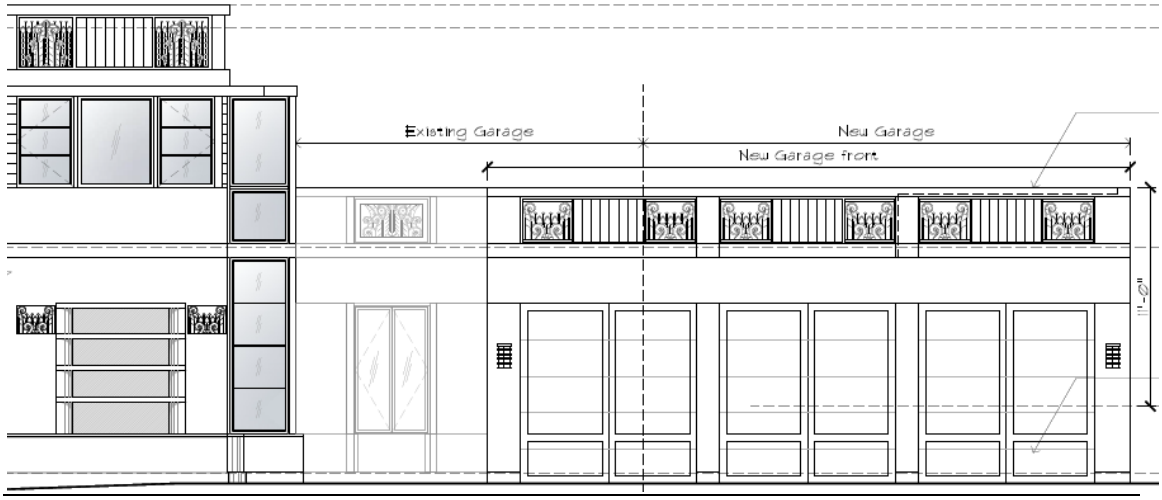
Existing Overall (South) Front Elevation.



Proposed Overall (South) Front Elevation.



Existing Partial (South) Front Elevation.



Proposed Partial (South) Front Elevation.



Color rendering of Proposed Partial (South) Front Elevation



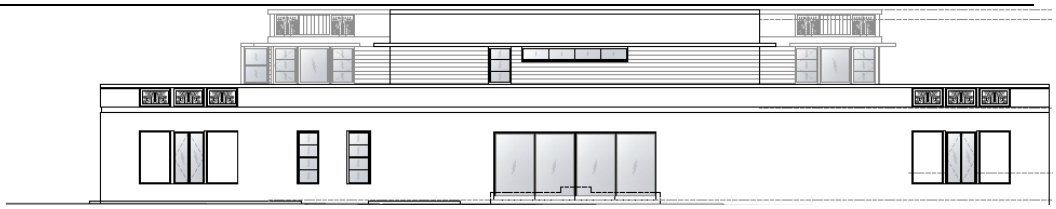
Existing (East) Side Elevation.



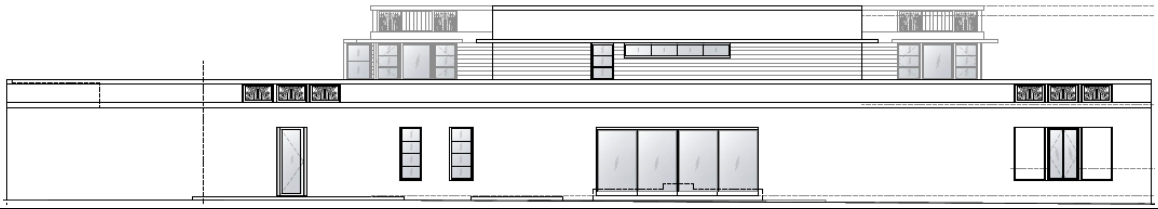
Proposed (East) Side Elevation.



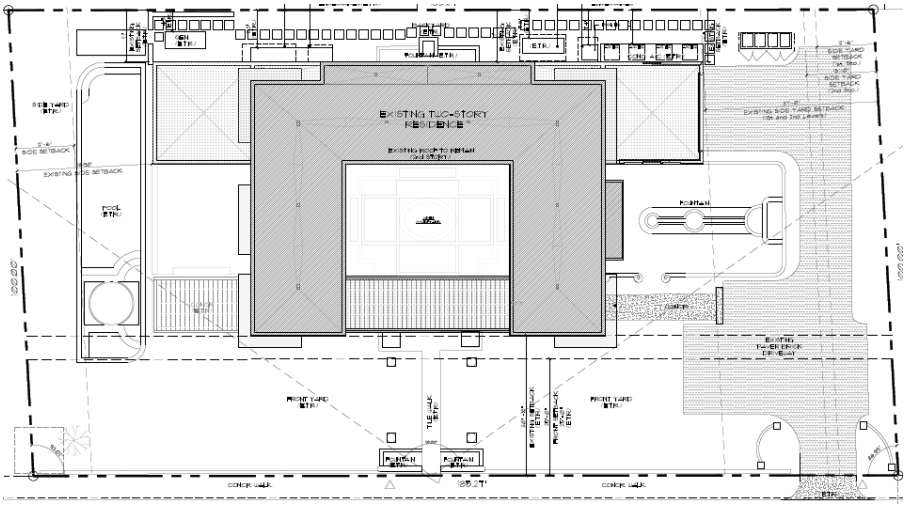
Color Rendering of Proposed (East) Side Elevation



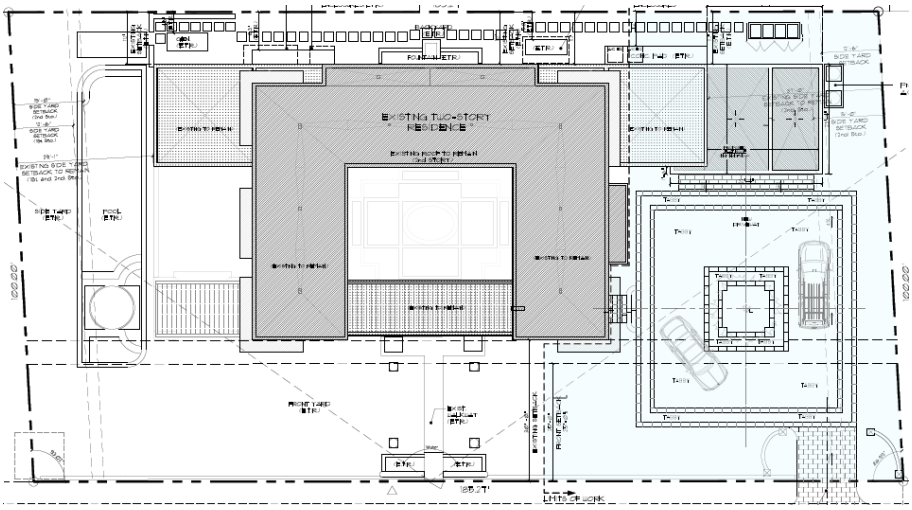
Existing (North) Rear Elevation.



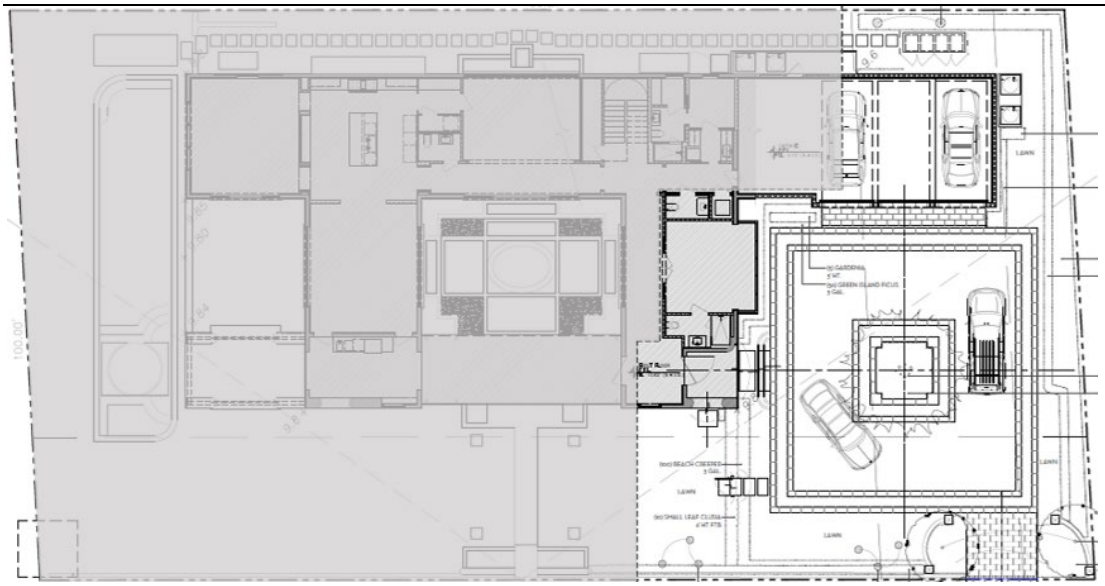
Proposed (North) Rear Elevation.



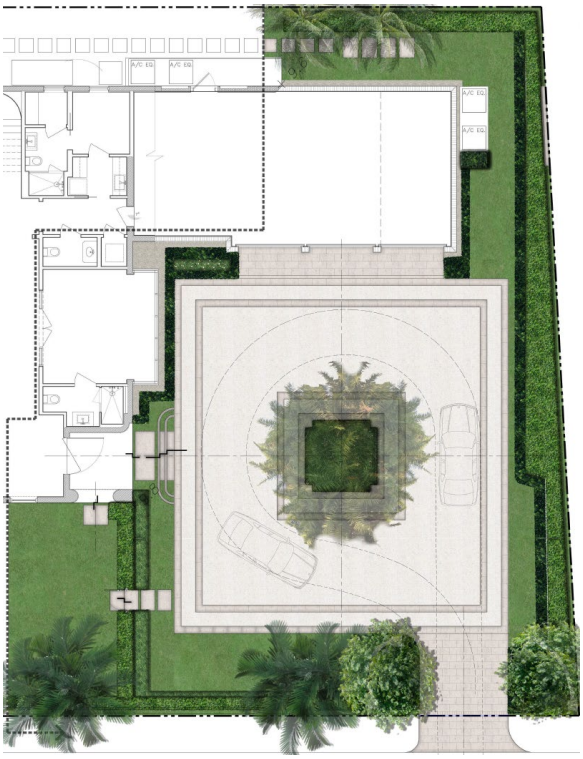
Existing Site Plan.



Proposed Site Plan.



Proposed Partial Landscape Plan (Area of Work).



Color rendering of proposed landscape plan.

CONCLUSION

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

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

WRB:JGM:BMF

MP Design & Architecture, Inc.

319 Clematis Ave. Comeau Building, Suite 1000
West Palm Beach, Florida 33401
AA#26001667
T: 561833.7575 INFO@MPDAINC.COM F: 561833.0575

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

December 30, 2025

Re: 111 Atlantic Ave. Palm Beach, FL 33480

We are submitting the attached drawings and application for the review of our project at 111 Atlantic Ave. Palm Beach, FL 33480. The proposed scope of work consists of extending the existing two-car garage to convert it into a three-car garage, and the construction of a new driveway.

Please note the following:

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

B. ARCHITECTURAL REVIEW – Section 18-205
Proposed extension of the existing two car garage to convert it into a three cars garage at 111 Atlantic Ave.

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

D. SPECIAL EXCEPTION – Section 134-22
Not applicable

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

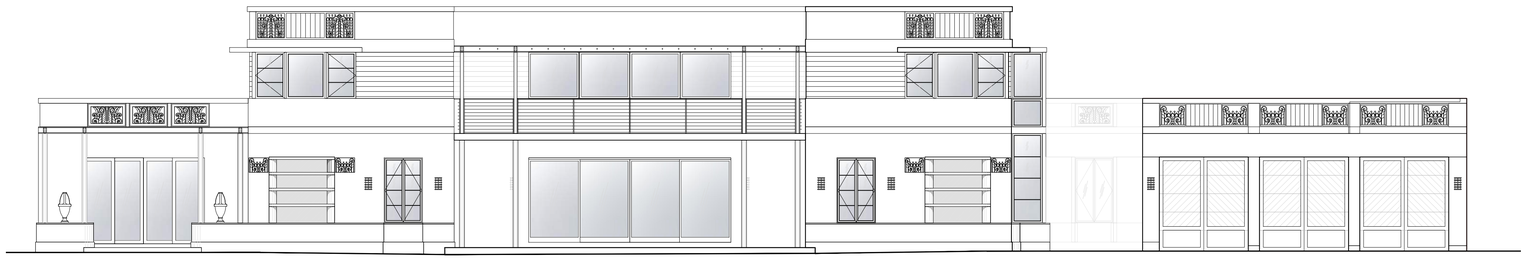
F. VARIANCE – Section 134-201
Not applicable

G. OTHER
Not applicable.

Respectfully,

Michael Perry

PROPOSED ADDITION AT
111 Atlantic Avenue, Palm Beach Fl. 33480



DESIGN & ARCHITECTURE

ARCHITECURE

MP DESIGN & ARCHITECURE

LANDSCAPE

NIEVERA + WILLIAMS DESIGN

ARC -25-0091

First Submittal	11-24-2025
Second Submittal	12-15-2025
Final Submittal	**12-30-2025**
Arcom Meeting	01-28-2025

SCOPE OF WORK

EXTENSION OF THE EXISTING TWO CAR GARAGE TO CONVERT IT INTO THREE CAR GARAGE. SWITCHING ACCESS TO THE GARAGE FROM THE EAST SIDE TO THE SOUTH (FRONT) OF THE HOUSE AND THE CONSTRUCTION OF A NEW DRIVEWAY.

SHEET INDEX

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PHO2	SURROUNDING PROPERTIES PHOTOS
PHO3	SUBJECT PROPERTY PHOTOS
PHO4	SUBJECT PROPERTY PHOTOS
PHO5	SUBJECT PROPERTY PHOTOS
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	COLOR NORTH ELEVATION
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C&M	BUILDING COLORS AND MATERIALS
A013	TRUCK LOGISTIC PLAN
A014	CONSTRUCTION SCREENING PLAN
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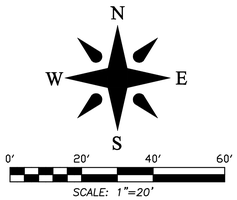
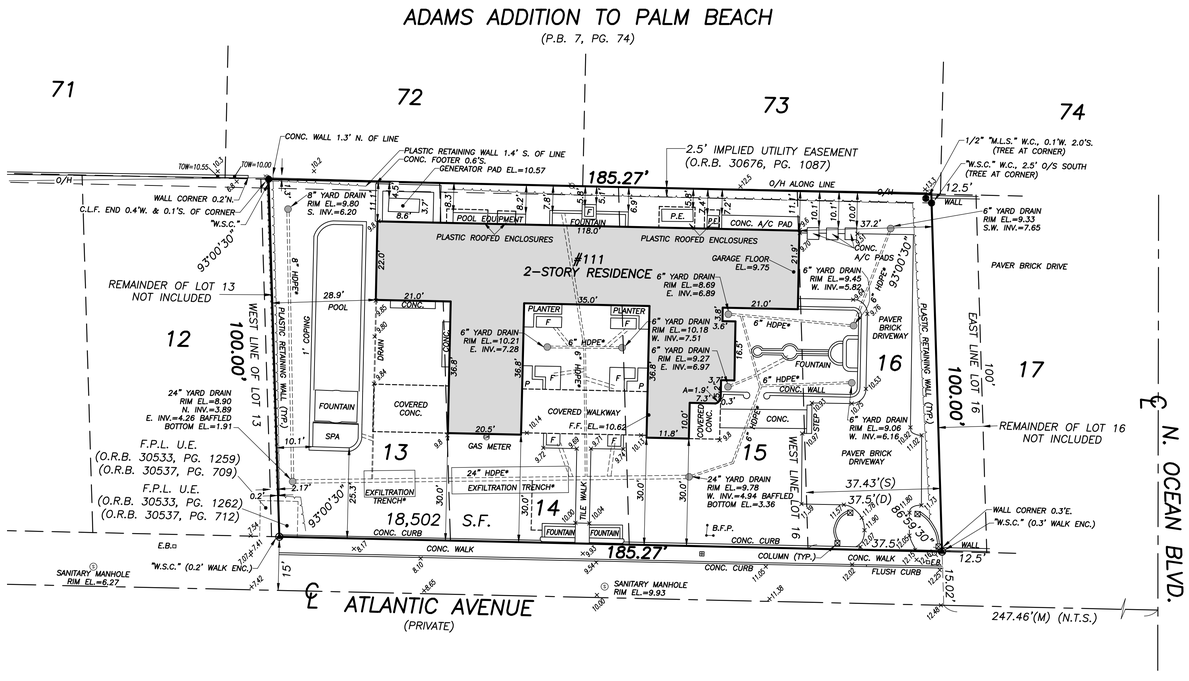
D1	SITE DETAILS
OS1	OPEN SPACE DIAGRAM
OS2	LANDSCAPE ALTERATION DIAGRAM

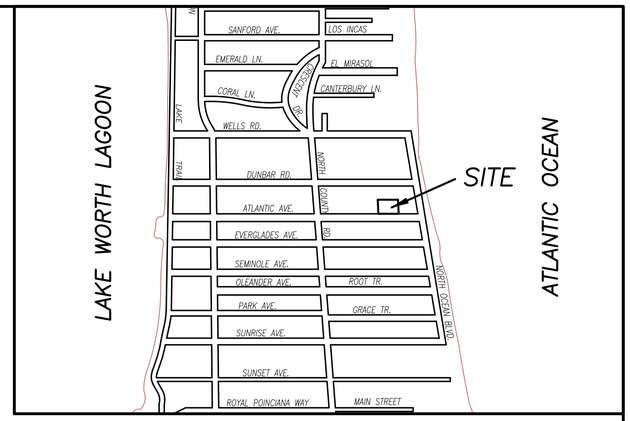
111 ATLANTIC AVENUE

LEGEND

A	= ARC LENGTH
A/C	= AIR CONDITIONING
A.E.	= ACCESS EASEMENT
A.K.A.	= ALSO KNOWN AS
ASPH.	= ASPHALT
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
F	= FOUNTAIN
F.F.	= FINISH FLOOR
FND.	= FOUND
F.O.C.	= FACE OF CURB
I.D.	= INSIDE DIAMETER
INV.	= INVERT
I.T.W.C.D.	= INDIAN TRAIL WATER CONTROL DISTRICT
L.A.E.	= LIMITED ACCESS EASEMENT
L.B.	= LICENSE BOARD
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.E.	= POOL EQUIPMENT
PG.	= PAGE
P.I.	= POINT OF INTERSECTION
P/O	= PART OF
P.O.B.	= POINT OF BEGINNING
P.O.C.	= POINT OF COMMENCEMENT
P.R.C.	= POINT OF REVERSE CURVATURE
P.R.M.	= PERMANENT REFERENCE MONUMENT
PROP.	= PROPOSED
P.T.	= POINT OF TANGENCY
PVM'T	= PAVEMENT
(R)	= RADIAL
R	= RADIUS
RGE.	= RANGE
R.P.B.	= ROAD PLAT BOOK
R/W	= RIGHT OF WAY
(S)	= SURVEY DATUM
S.B.	= SETBACK
SEC.	= SECTION
S/D	= SUBDIVISION
S.F.	= SQUARE FEET
S.F.W.M.D.	= SOUTH FLORIDA WATER MANAGEMENT DISTRICT
S.I.R.W.C.D.	= SOUTH INDIAN RIVER WATER CONTROL DISTRICT
S.R.	= STATE ROAD
STA.	= STATION
STY.	= STORY
S/W	= SIDEWALK
T.O.B.	= TOP OF BANK
T.O.C.	= TOP OF CURB
TWP.	= TOWNSHIP
TYP.	= TYPICAL
U/C	= UNDER CONSTRUCTION
U.E.	= UTILITY EASEMENT
U.R.	= UNRECORDED
W.C.	= WITNESS CORNER
W.M.E.	= WATER MANAGEMENT EASEMENT
W.M.M.E.	= WATER MANAGEMENT MAINTENANCE EASEMENT
W.M.T.	= WATER MANAGEMENT TRACT
℄	= BASELINE
℄	= CENTERLINE
△	= CENTRAL ANGLE/DELTA
■	= CONCRETE MONUMENT FOUND (AS NOTED)
□	= CONCRETE MONUMENT SET (LB #8598)
●	= ROD & CAP FOUND (AS NOTED)
○	= 5/8" ROD & CAP SET (LB #8598)
⊙	= IRON PIPE FOUND (AS NOTED)
◕	= IRON ROD FOUND (AS NOTED)
▲	= NAIL FOUND
◉	= NAIL & DISK FOUND (AS NOTED)
⊚	= MAG NAIL & DISK SET (LB #8598)
℄	= PROPERTY LINE
⊘/⊠	= UTILITY POLE
⍾	= FIRE HYDRANT
⊞	= WATER METER
⋈	= WATER VALVE
⊠	= LIGHT POLE







VICINITY SKETCH N.T.S.

BOUNDARY SURVEY FOR:
JUSTIN F. MCINERNEY, AS TRUSTEE OF THE PB BEACH HOUSE TRUST DATED JUNE 10, 2020

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

Justin F. McInerney, as Trustee of the PB Beach House Trust dated June 10, 2020
Kochman & Ziska PLC
Old Republic National Title Insurance Company

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

PROPERTY ADDRESS:
111 Atlantic Avenue
Palm Beach, FL 33480

EAST LOT LEGAL DESCRIPTION:
Lot 13 less the Westerly 2.17 feet, all of Lots 14 and 15 and the West 37.5 feet of Lot 16, ***PROXIMITY PARK****, according to the plat thereof, recorded in Plat Book 2, Page(s) 9, of the Public Records of Palm Beach County, Florida.*

TITLE COMMITMENT REVIEW

CLIENT:	JUSTIN F. MCINERNEY, AS TRUSTEE	COMMITMENT NO. : 20068800	DATE: MAY 8, 2020			
REVIEWED BY:	CRAIG L. WALLACE	JOB NO. : 90-1001.35				

B2 ITEM NO.	DOCUMENT	DESCRIPTION	AFFECTS AND PLOTTED	AFFECTS AND NOT PLOTT-ABLE	DOES NOT AFFECT	NOT A SURVEY MATTER
1 TO 7	N/A	Standard Exceptions				●
8	PB 2, PG 9	Plat of PROXIMITY PARK	●			
9	ORB 30533, PG 1262	Underground easement in favor of Florida Power & Light Company	●			
10	ORB 30537, PG 712	Underground easement in favor of Florida Power & Light Company	●			
11	ORB 30676, PG 1087	Easement installation and removal agreement with the Town of Palm Beach. The exhibit depicts the easement at 113 Atlantic but the description is the surveyed property. Easement labeled as implied as the intent seems to be the North 2.5'.	●			
12	ORB 31269, PG 270 ORB 31302, PG 1991	Stormwater Management Agreement				●

FLOOD ZONE:
This property is located in Flood Zone X, according to F.I.R.M. (Flood Insurance Rate Map) No. 12099C0581G, dated 12/20/2024.

NOTES:
1. *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 20068800, issued by Old Republic National Title Insurance Company, dated May 8, 2020. This office has made no search of the Public Records.*
2. *Elevations shown hereon, if any, are in feet and decimal parts thereof and are based on NAVD-88. The expected accuracy of the elevations shown hereon is 0.03' for the hard surface elevations (shown thus x 0.00) and 0.1' (shown thus x 0.0) for the soft surface elevations. Elevations shown hereon are U.S. survey feet unless otherwise noted and are based upon N.A.V.D. 1988.*
3. *Description furnished by client or client's agent.*
4. *Unless presented in digital form with electronic seal and electronic signature this survey must bear the signature and the original raised seal of a Florida licensed surveyor or mapper this drawing, sketch, plat or map is for informational purposes only and is not valid.*
5. *This survey cannot be transferred or assigned without the specific written permission of Wallace Surveying Corporation. This survey is not transferable by Owners Affidavit of Survey or similar instrument.*
6. *Except as shown, underground and overhead improvements are not located. Underground foundations not located.*
7. *The survey sketch shown hereon does not necessarily contain all of the information obtained or developed by the undersigned surveyor in his field work, office work or research.*
8. *No responsibility is assumed by this surveyor for the construction of improvements, from building ties shown on this survey.*
9. *Revisions shown hereon do not represent a "survey update" unless otherwise noted.*
10. *All dates shown within the revisions block hereon are for interoffice filing use only and in no way affect the date of the field survey stated herein.*
11. *In some instances, graphic representations have been exaggerated to more clearly illustrate the relationships between physical improvements and/or lot lines. In all cases, dimensions shown shall control the location of the improvements over scaled positions.*
12. *It is a violation of Rule 5J-17 of the Florida Administrative Code to alter this survey without the express prior written consent of the Surveyor. Additions and/or deletions made to the face of this survey will make this survey invalid.*
13. *The ownership of fences, perimeter walls and/or hedges shown hereon are not known and thus are not listed as encroachments. Fences, hedges and/or perimeter walls are shown in their relative position to the boundary.*
14. *The expected horizontal accuracy of the information shown hereon is +/- 0.10'.*

** DENOTES CONTRACTOR SUPPLIED INFORMATION*

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

DATE OF LAST FIELD SURVEY: 12/29/2025

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

REVISIONS:
12/29/25 SURVEY UPDATE TIE-IN FINAL C.E./S.E.W. 28/209 PB389A/53
10/15/21 GENERATOR PAD TIE-IN & CONC. FOOTER 90-1001.38 PB321/34
TITLE REVIEW & RECERTIFY S.W. 90-1001.36
03/09/20 RELOCATE DRAINAGE WALLS J.O./S.W. 90-1001.33 PB292/51 & 77
02/04/20 SURVEY, TIE-IN FINAL & DRAINAGE AS BUILTS J.O./S.W. 90-1001.30 PB292/16
08/14/19 2ND FLOOR TIE-BEAM ELEVATIONS J.C./M.B. 90-1001.28 PB281/62
07/30/19 WALL CONC. PAD AND FORM TIE-IN AND TIE-BEAM ELEVATION L.E./M.B. 90-1001.27 PB282/42
07/11/19 TIE BEAM ELEVATIONS L.E./S.W. 90-1001.26 PB277/50
06/05/19 REVISE FORM EL. AT N.W. CORNER J.O./J.P. 90-1001.24 PB277/26
06/07/19 RESPOND TO COMMENTS M.B. 90-1001.25
05/21/19 FORMBOARD TIE-IN J.O./S.W. 90-1001.23 PB278/51
04/30/19 REVISE FILING PLAN S.W. 90-1001.15
04/02/19 SITE PLAN & FILING PLAN S.W. 90-1001.12
02/15/19 UPDATE DRAWING TO CURRENT SITE CONDITIONS AND SHOW 11/01/18 SPOT ELEVATIONS S.W. 90-1001.10
10/06/18 SURVEY AND TIE-IN UPDATE J.P./S.W. 90-1001.6 PB264/37

BOUNDARY SURVEY FOR:

ADDRESS: 111 ATLANTIC AVENUE

JUSTIN F. MCINERNEY, AS TRUSTEE OF THE PB BEACH HOUSE TRUST DATED JUNE 10, 2020

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

FIELD: B.M.	JOB NO.: 90-1001.2	F.B. PB263 PG. 15	
OFFICE: S.W.	DATE: 6/27/18	DWG. NO. 90-1001-3	
C'K'D: C.W.	REF: 90-1001-1.DWG	SHEET 1 OF 1	

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

Line #	Zoning Legend			
1	**Property Address:**	111 ATLANTIC AVENUE		
2	**Zoning District:**	RB		
3	**Lot Area (sq. ft.):**	18,501 SF		
4	**Lot Width (W) & Depth (D) (ft.):**	100' x 185.27'		
5	**Structure Type:** (Single-Family, Multi-Family, Comm., Other)	SINGLE-FAMILY		
6	**FEMA Flood Zone Designation:**	Flood Zone X		
7	**Zero Datum for point of meas. (NAVD)**	13.98'		
8	**Crown of Road (COR) (NAVD)**	12.48'		
9		REQ'D / PERMITTED	EXISTING	PROPOSED
10	Lot Coverage (Sq Ft and %)	30%(5,550 SF)	25%(4,540SF)	28%(5,125 SF)
11	Enclosed Square Footage (1st & 2nd Fl., Basement, Accs. Structure, etc)	-	7,620	8,205
12	*Front Yard Setback (Ft.)	30'	30'	EXISTING
13	* Side Yard Setback (1st Story) (Ft.)	12.5'	37'	12'-6"
14	* Side Yard Setback (2nd Story) (Ft.)	15'	37'	EXISTING
15	*Rear Yard Setback (Ft.)	15'	11.1'	EXISTING
16	Angle of Vision (Deg.)	100	100	EXISTING
17	Building Height (Ft.)	22'	19'	EXISTING
18	Overall Building Height (Ft.)	30'	20'-2"	EXISTING
19	Cubic Content Ratio (CCR) (R-B ONLY)	3.92	3.59	3.86
20	** Max. Fill Added to Site (Ft.)	-	-	-
21	Finished Floor Elev. (FFE)(NAVD)		10.62'	10.62'
22	Base Flood Elevation (BFE)(NAVD)	-	-	-
23	Landscape Open Space (LOS) (Sq Ft and %)	45%(8,325 SF)	51% (9,456 SF)	45.1%(8,346 SF)
24	Perimeter LOS (Sq Ft and %)	-	-	-
25	Front Yard LOS (Sq Ft and %)	40%(1,853 SF)	80.4%(3,725 SF)	76.62%(3,549 SF)
26	*** Native Plant Species %	*Please refer to TOPB Landscape Legend.*		

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

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

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

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

REV BF 20230626

ARC-25-0091

MP DESIGN & ARCHITECTURE

COMM NO.
2505

DATE
12/30/2025

REVISIONS

Addition to:
111 Atlantic Ave
Palm Beach FL 33480
111 Atlantic Ave.

STATE OF FLORIDA
ANGELO DAVILA, A.I.A.
FLORIDA REG. ARCH.
No. AR0016659

MP DESIGN & ARCHITECTURE, INC
COMEAU BLDG. 319 CLEMATIS ST.
SUITE 1000, WEST PALM BEACH,
FLORIDA 33401
561.833.7575
AA26001667

SHEET NO.
ZONING LEGEND



Location Plan

Scale N.T.S.

ARC-25-0091

MP DESIGN & ARCHITECTURE

COMM NO.
2505

DATE
12/30/2025

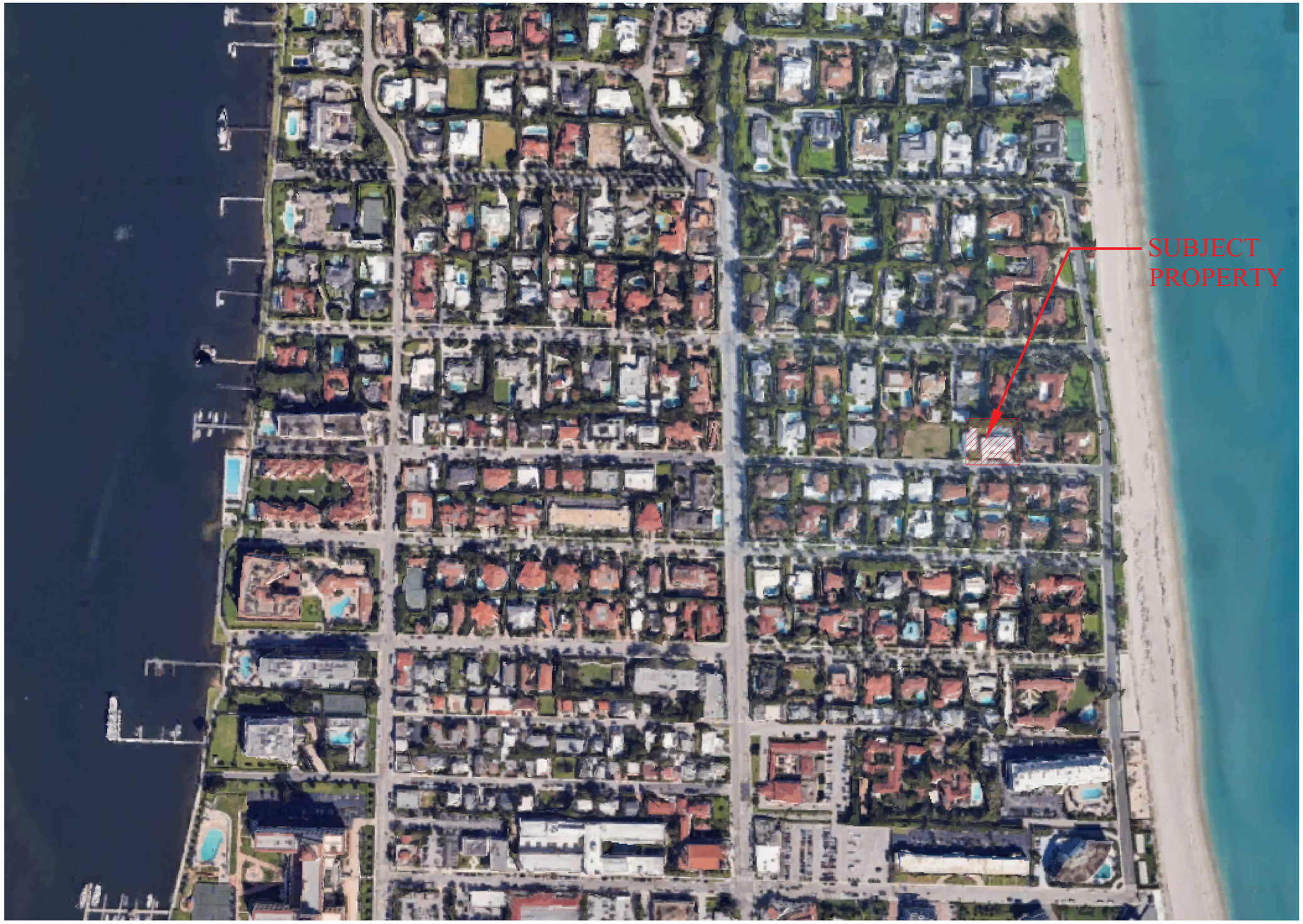
REVISIONS

Addition to:
111 Atlantic Ave
Palm Beach FL 33480
111 Atlantic Ave.

STATE OF FLORIDA
ANGELO L. DAVILA
LICENSED ARCHITECT
AR0016639
ANGELO DAVILA, AIA
FLORIDA REG. ARCH.
#AR0016639

MP DESIGN & ARCHITECTURE, INC
COMEAU BLDG. 319 CLEMATIS ST.
SUITE 1000, WEST PALM BEACH.
FLORIDA 33401
561.833.7575
AA26001667

SHEET NO.
Location Plan



Vicinity Location Map

Scale n.t.s.

ARC-25-0091

COMM NO.
2505

DATE
12/30/2025

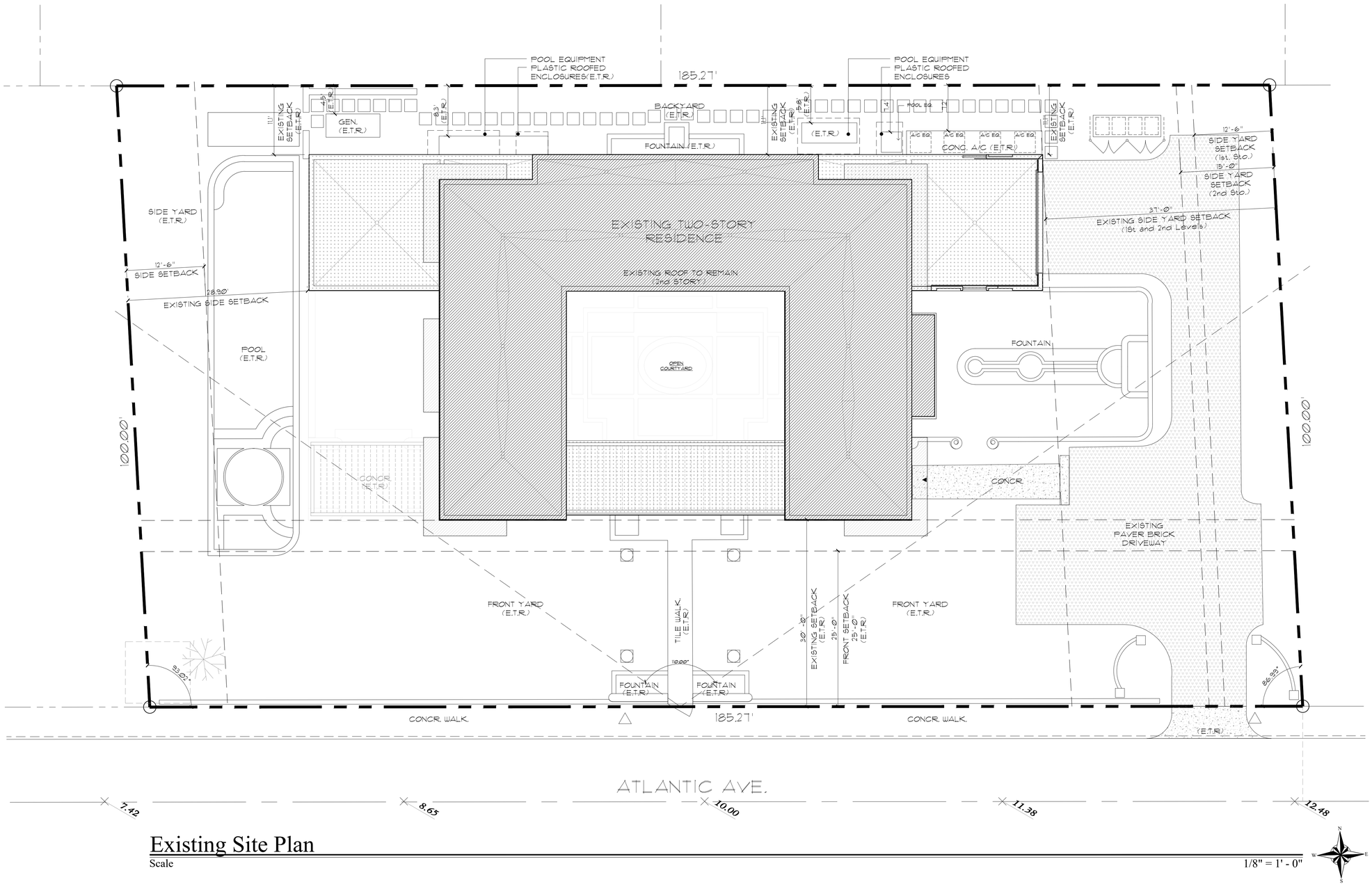
REVISIONS

Addition to:
111 Atlantic Ave
111 Atlantic Ave. Palm Beach FL 33480

STATE OF FLORIDA
ANGELO L. DAVILA
AR0016639
ANGELO DAVILA, A.I.A.
FLORIDA REG. ARCH.
AR0016639

MP DESIGN &
ARCHITECTURE, INC
COMEAU BLDG, 319 CLEMATIS ST.
SUITE 1000, WEST PALM BEACH,
FLORIDA 33401
561.833.7575
AA26001667

SHEET NO.
Vicinity
Location
Map



Existing Site Plan

Scale 1/8" = 1' - 0"

ARC-25-0091

COMM NO.
2505

DATE
12/30/2025

REVISIONS

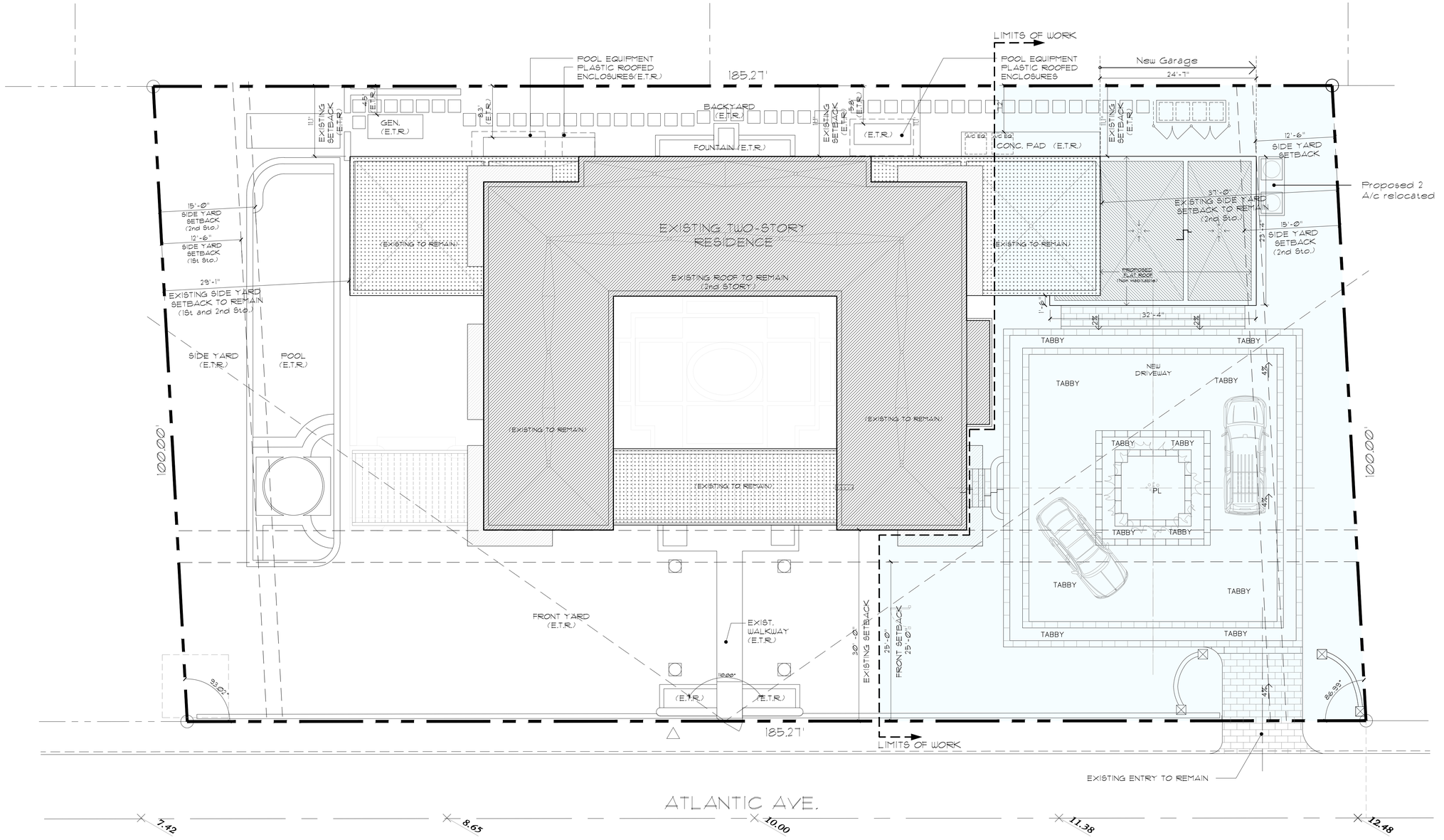
Addition to:
111 Atlantic Ave
Palm Beach FL 33480

111 Atlantic Ave.

STATE OF FLORIDA
ANGELO L. DAVILA
AR0016639
ANGELO DAVILA, A.A.I.A.
FLORIDA REG. ARCH.
AR0016639

MP DESIGN & ARCHITECTURE, INC
COMEAU BLDG. 319 CLEMATIS ST.
SUITE 1000, WEST PALM BEACH.
FLORIDA 33401
561.833.7575
AA26001667

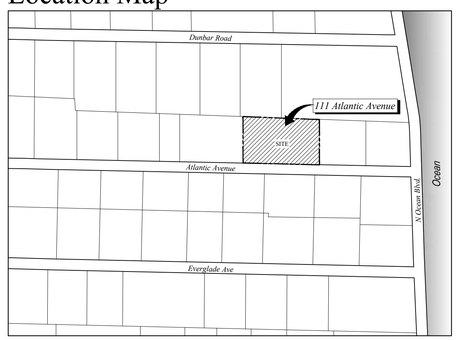
SHEET NO.
A000



Proposed Site Plan

Scale 1/8" = 1' - 0"

Location Map



ZONING & SITE CALCULATIONS

Zoning Item	Required/Allowed	Existing	Proposed
Zoning District	RB	RB	RB
Lot Area	10,000 SF	18,501 SF	18,501 SF
Lot Width	100'	100'	100'
Lot Depth	100'	185.27'	185.27'
Front Yard Setback	30' 2-Story	30'	Existing
Side Yard Setback - East	12'-6" 1-Story	37'-0"	12'-6"
Side Yard Setback - East	15'-0" 2-Story	37'-0"	Existing
Side Yard Setback - West	12'-6" 1-Story	29'-1"	Existing
Side Yard Setback - West	15'-0" 2-Story	29'-1"	Existing
Rear Yard Setback	15'-0" 2-Story	11.1'	Existing
Maximum Building Height	14' 1-Story	7'-6"	Existing
	22' 2-Story	19'-0"	Existing
Maximum Overall Height	30'	20'-2"	Existing
Lot Coverage	30% 2-Story (5,550 SF)	25% (4,540 SF)	28% (5,125 SF)
Required Landscape Open Space	45% (8,325 SF)	51% (9,456 SF)	45.11% (8,346 SF)
Required Front Yard	40% (1,853 SF)	80.4% (3,725 SF)	76.62% (3,549 SF)
Cubic Content Ratio (From P.O.M)	3.92 (72,520 C.Ft.)	3.59 (66,380 C.Ft.)	3.86 (71,382 C.Ft.)
Angle of Vision	110 ° (Max.)	>110°	>110°

LEGAL DESCRIPTION

PROXIMITY PARK LT 13 (LESS W 2.17 FT), LTS 14 & 15 & W 37.5 FT OF LT 16

ARC-25-0091

MP DESIGN & ARCHITECTURE

COMM NO. 2505

DATE 12/30/2025

REVISIONS

Addition to: 111 Atlantic Ave

111 Atlantic Ave.

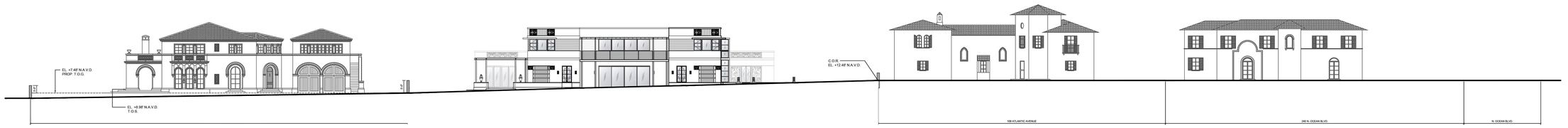
Palm Beach FL 33480

STATE OF FLORIDA ANGELO L. DAVILA AR0016639

ANGELO DAVILA, A.A.E.A. FLORIDA REG. ARCH. AR0016639

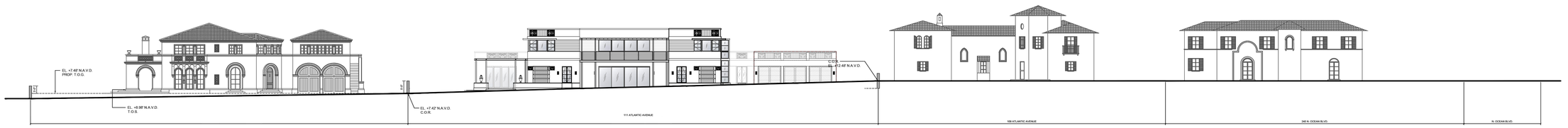
MP DESIGN & ARCHITECTURE, INC
COMEAU BLDG. 319 CLEMATIS ST.
SUITE 1000, WEST PALM BEACH,
FLORIDA 33401
561.833.7575
AA26001667

SHEET NO. A001



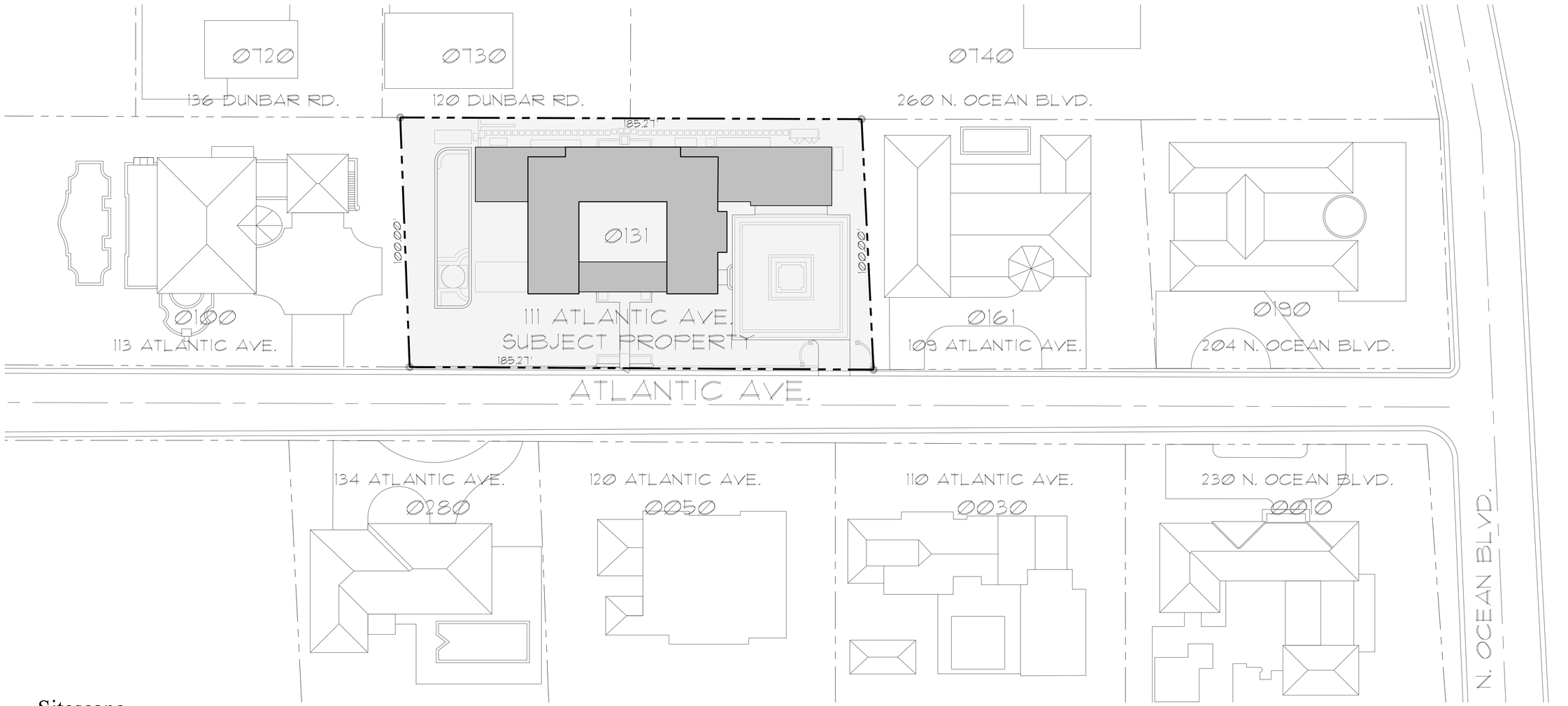
Exiting Streetscape Plan

Scale 1/20" = 1' - 0"



Proposed Streetscape Plan

Scale 1/20" = 1' - 0"



Sitescape

Scale 1/20" = 1' - 0"

ARC-25-0091

MP DESIGN & ARCHITECTURE

COMM NO.
2505

DATE
12/30/2025

REVISIONS

Addition to:
111 Atlantic Ave
111 Atlantic Ave.
Palm Beach FL 33480

STATE OF FLORIDA
ANGELO L. DAVILA
AR0016639
ANGELO DAVILA, A.I.A.
FLORIDA REG. ARCH.
LICENSE NO.
AR0016639

MP DESIGN &
ARCHITECTURE, INC
COMEAU BLDG. 319 CLEMATIS ST.
SUITE 1000. WEST PALM BEACH,
FLORIDA 33401
561.833.7575
AA26001667

SHEET NO.
A002



240 N Ocean Blvd.



109 Atlantic Avenue



111 Atlantic Avenue
(Subject Property)



113 Atlantic Avenue

ARC-25-0091

COMM NO.
2505

DATE
12/30/2025

REVISIONS

Addition to:
111 Atlantic Ave
111 Atlantic Ave. Palm Beach FL 33480

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

MP DESIGN &
ARCHITECTURE, INC
COMEAU BLDG, 319 CLEMATIS ST.
SUITE 1000, WEST PALM BEACH,
FLORIDA 33401
561.833.7575
AA26001667

SHEET NO.
Photos
1



134 Atlantic Avenue



120 Atlantic Avenue



110 Atlantic Avenue



230 N Ocean Blvd.

ARC-25-0091

COMM NO.
2505

DATE
12/30/2025

REVISIONS

Addition to:
111 Atlantic Ave
Palm Beach FL 33480
111 Atlantic Ave.

ANGELO DAVILA, A.I.A. FA.
FLORIDA REG. ARCH.
AR0016659

MP DESIGN &
ARCHITECTURE, INC
COMEAU BLDG. 319 CLEMATIS ST.
SUITE 1000, WEST PALM BEACH,
FLORIDA 33401
561.833.7575
AA26001667

SHEET NO.
Photos
2



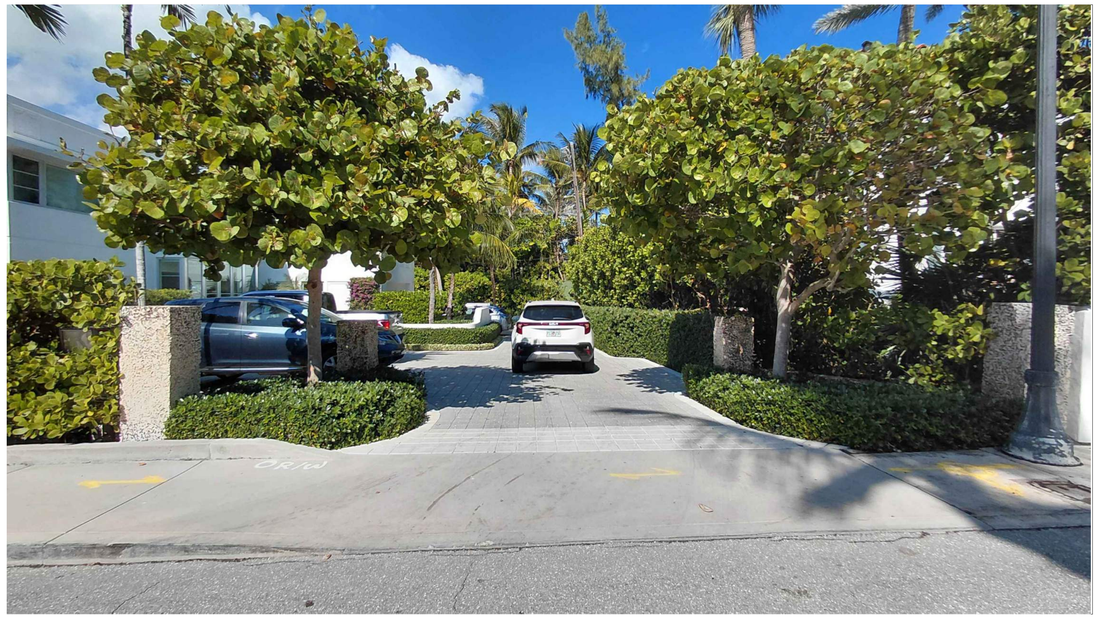
111 Atlantic Avenue
(Front View)



111 Atlantic Avenue
(Front View)



111 Atlantic Avenue
(Front View)



111 Atlantic Avenue
(Front View)

ARC-25-0091

MP DESIGN & ARCHITECTURE

COMM NO.
2505

DATE
12/30/2025

REVISIONS

Addition to:
111 Atlantic Ave
Palm Beach FL 33480

111 Atlantic Ave.

STATE OF FLORIDA
ANGELO L. DAVILA
AR0016639
ANGELO DAVILA, A.I.A.
FLORIDA REG. ARCH.
NAAR0016659

MP DESIGN & ARCHITECTURE, INC
COMEAU BLDG. 319 CLEMATIS ST.
SUITE 1000, WEST PALM BEACH,
FLORIDA 33401
561.833.7575
AA26001667

SHEET NO.
Subject Property 1



111 Atlantic Avenue
(Rear View)



111 Atlantic Avenue
(Rear View)



111 Atlantic Avenue
(Side View)



111 Atlantic Avenue
(Side View)

ARC-25-0091

MP DESIGN & ARCHITECTURE

COMM NO.
2505

DATE
12/30/2025

REVISIONS

Addition to:
111 Atlantic Ave
Palm Beach FL 33480
111 Atlantic Ave.

STATE OF FLORIDA
ANGELO L. DAVILA
AR0016639
ANGELO DAVILA, A.R.A.
FLORIDA REG. ARCH.
AAR0016659

MP DESIGN & ARCHITECTURE, INC
COMEAU BLDG. 319 CLEMATIS ST.
SUITE 1000, WEST PALM BEACH,
FLORIDA 33401
561.833.7575
AA26001667

SHEET NO.
Subject Property 2



111 Atlantic Avenue
(Side View)



111 Atlantic Avenue
(Side View)

COMM NO.
2505

DATE
12/30/2025

REVISIONS

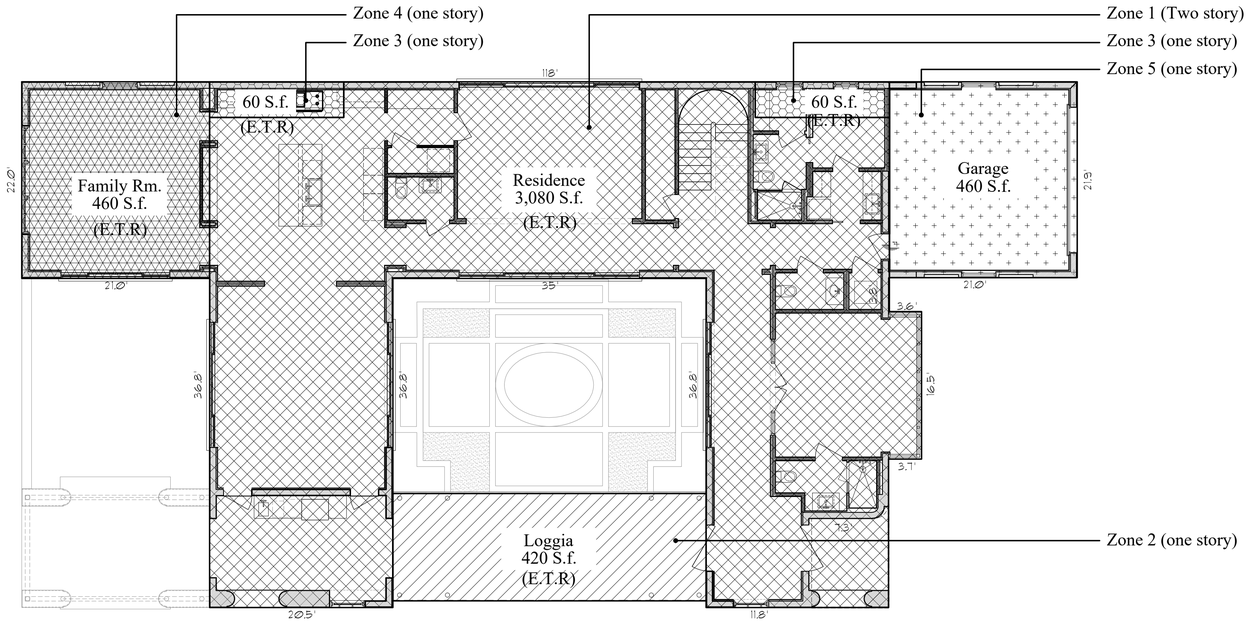
Addition to:
111 Atlantic Ave
Palm Beach FL 33480
111 Atlantic Ave.

STATE OF FLORIDA
ANGELO L. DAVILA
AR0016639
ANGELO DAVILA, A.A.,P.A.
FLORIDA REG. ARCH.
AR0016639

MP DESIGN &
ARCHITECTURE, INC
COMEAU BLDG. 319 CLEMATIS ST.
SUITE 1000, WEST PALM BEACH,
FLORIDA 33401
561.833.7575
AA26001667

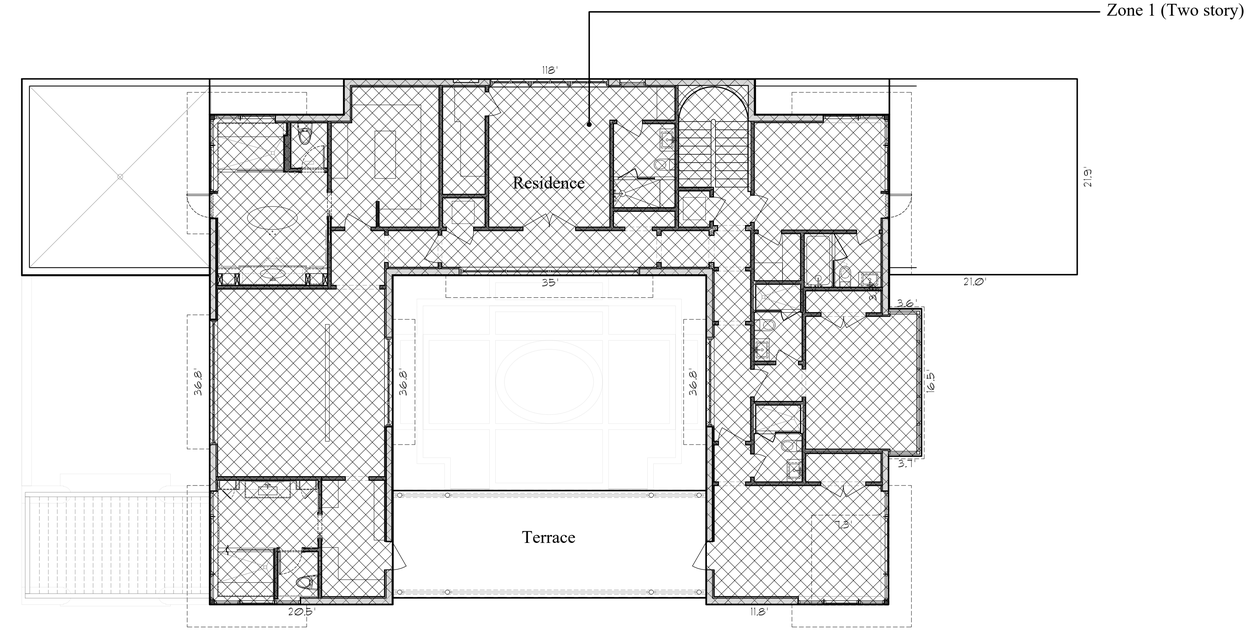
SHEET NO.
Subject
Property
3

ARC-25-0091



Existing First Floor Cubic Content Zoning Plan

Scale 1/8" = 1' - 0"



Existing Second Floor Cubic Content Zoning Plan

Scale 1/8" = 1' - 0"

CUBIC CONTENT CALCULATION

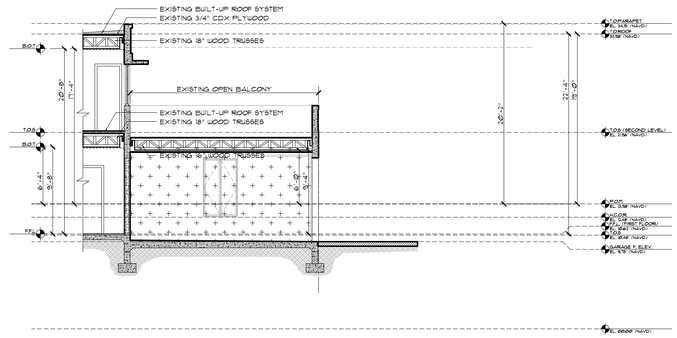
LOT AREA	18,501.00	
C.C.R. (MAX)	3.92	72,520 Cu.Ft.
LOGGIA (5%)		3,626 Cu.Ft.
TOTAL MAX. VOL. (CCR + 5%)		76,146 Cu.Ft.

EXISTING CUBIC CONTENT CALCULATION **(P.O.M. = 13.98' N.A.V.D.)**

ZONE	DESCRIPTION	AREA	CUBIC CONTENT from P.O.M (13.98' N.A.V.D.)
1	RESIDENCE (2 STORY)	3,080 Sf.	58,520 Cu.Ft.
2	LOGGIA (1 STORY)	420 Sf.	3,217 Cu.Ft.
3	RESIDENCE (1 STORY)	120 Sf.	960 Cu.Ft.
4	FAMILY RM (1 STORY)	460 Sf.	3,450 Cu.Ft.
5	EXIST. GARAGE (1 STO.)	460 Sf.	3,450 Cu.Ft.
	SUB TOTAL		69,597 Cu.Ft.
	LOGGIA DEDUCTION		3,217 Cu.Ft.
	TOTAL		66,380 Cu.Ft.
			CCR = 3.59
			CCR < 3.92 Max (Complies)

ZONE 1 ZONE 2 ZONE 3 ZONE 4 ZONE 5

	Heights to Top Of Roof (T.O.R.)				
FROM P.O.M	19.0 Ft.	7.66 Ft.	8.0 Ft.	7.5 Ft.	7.5 Ft.
FROM F.F.E.	22.33 Ft.	11.0 Ft.	11.33 Ft.	10.83 Ft.	10.83 Ft.



A Existing Garage Section

Scale 1/8" = 1' - 0"

ARC-25-0091

COMM NO.
2505

DATE
12/30/2025

REVISIONS

Addition to:
111 Atlantic Ave
Palm Beach FL 33480

111 Atlantic Ave.

STATE OF FLORIDA
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AR0016639
ANGELO DAVILA, A.A. FA.
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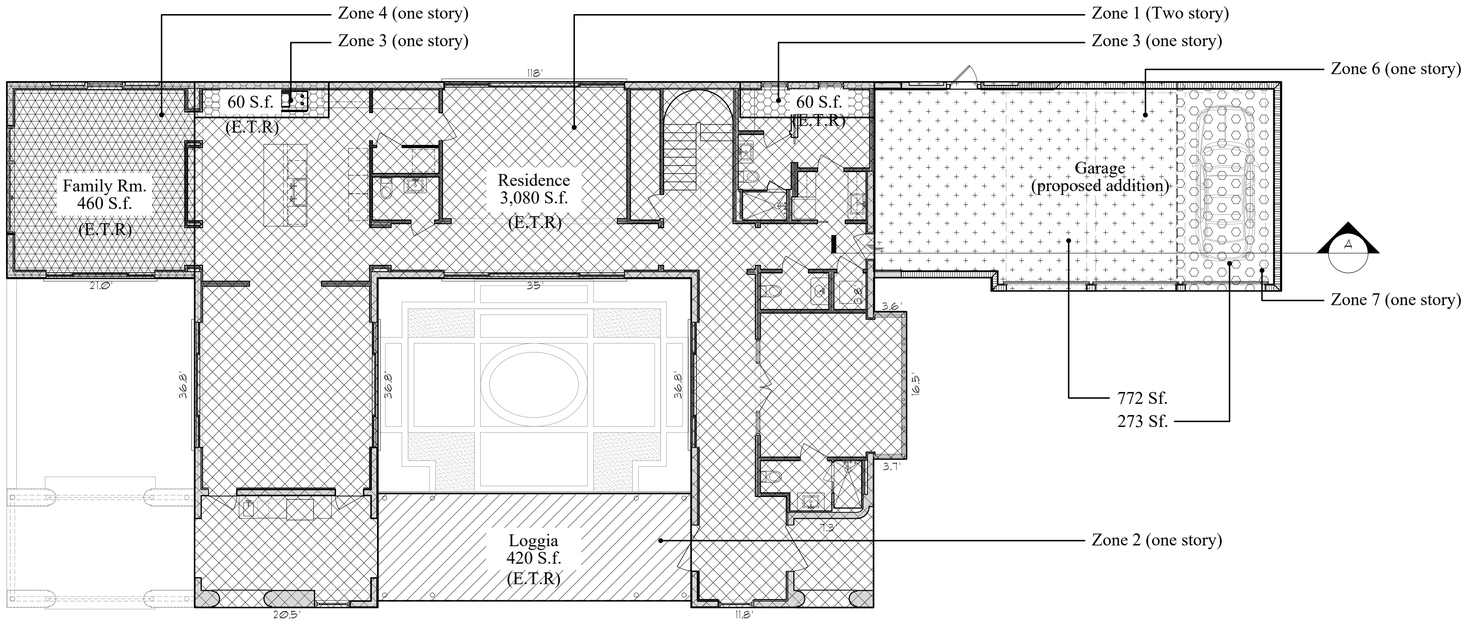
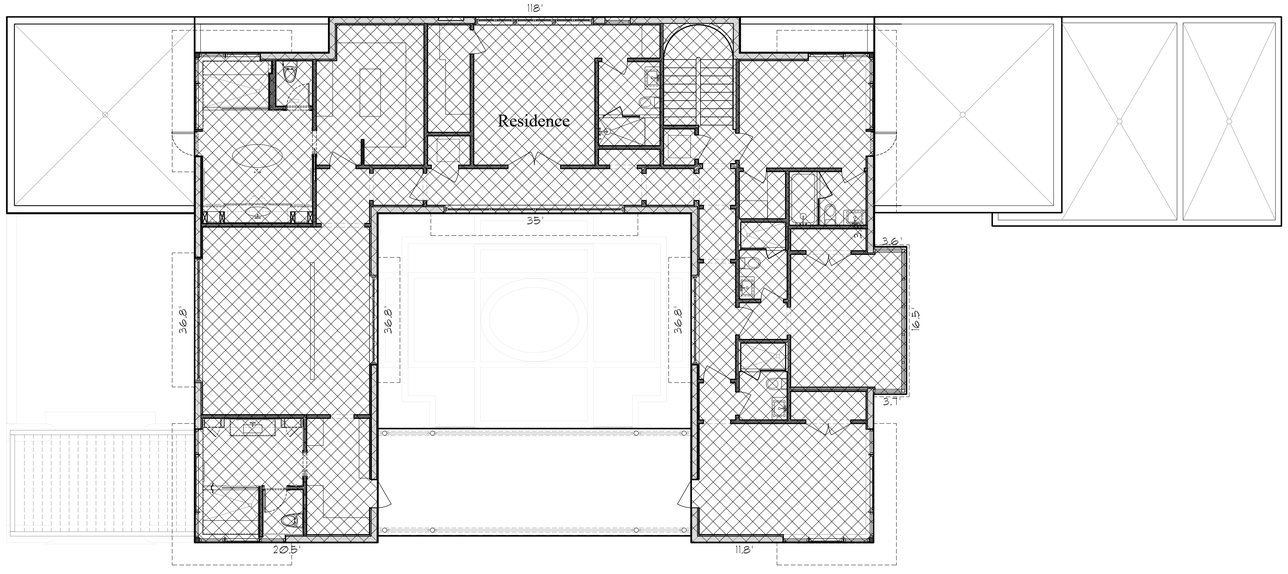
SHEET NO.
A005



Proposed First Floor Cubic Content Zoning Plan

Scale 1/8" = 1' - 0"



Proposed Second Floor Cubic Content Zoning Plan

Scale 1/8" = 1' - 0"

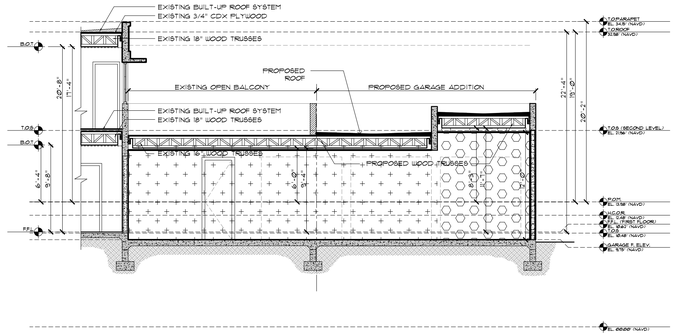
CUBIC CONTENT CALCULATION

LOT AREA	18,501.00	
C.C.R. (MAX)	3.92	72,520 Cu.Ft.
LOGGIA (5%)		3,626 Cu.Ft.
TOTAL MAX. VOL. (CCR + 5%)		76,146 Cu.Ft.

PROPOSED CUBIC CONTENT CALCULATION **(P.O.M. = 13.98' N.A.V.D.)**

ZONE	DESCRIPTION	AREA	CUBIC CONTENT from P.O.M (13.98' N.A.V.D.)
1	RESIDENCE (2 STORY)	3,080 Sf.	58,520 Cu.Ft.
2	LOGGIA (1 STORY)	420 Sf.	3,217 Cu.Ft.
3	RESIDENCE (1 STORY)	120 Sf.	960 Cu.Ft.
4	FAMILY RM (1 STORY)	460 Sf.	3,450 Cu.Ft.
5	GARAGE (1 STO.)	772 Sf.	5,790 Cu.Ft.
6	GARAGE (1.2 STO.)	273 Sf.	2,662 Cu.Ft.
	SUB TOTAL		74,599 Cu.Ft.
	LOGGIA DEDUCTION		3,217 Cu.Ft.
	TOTAL		71,382 Cu.Ft.
			CCR = 3.86
			CCR < 3.92 Max (Complies)

	ZONE 1	ZONE 2	ZONE 3	ZONE 4	ZONE 5	ZONE 6
FROM P.O.M	Heights to Top Of Roof (T.O.R.) 19.0 Ft.	7.66 Ft.	8.0 Ft.	7.5 Ft.	7.5 Ft.	9.75 Ft.
FROM F.F.E.	Heights to Top Of Roof (T.O.R.) 22.33 Ft.	11.0 Ft.	11.33 Ft.	10.83 Ft.	10.83 Ft.	13.1 Ft.



Proposed Garage Section

Scale 1/8" = 1' - 0"

ARC-25-0091

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2505

DATE
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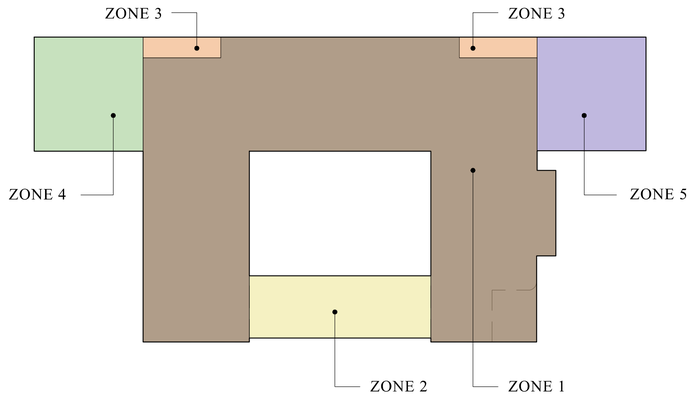
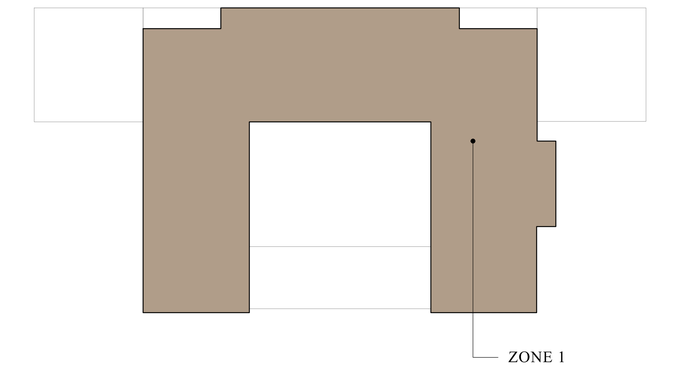
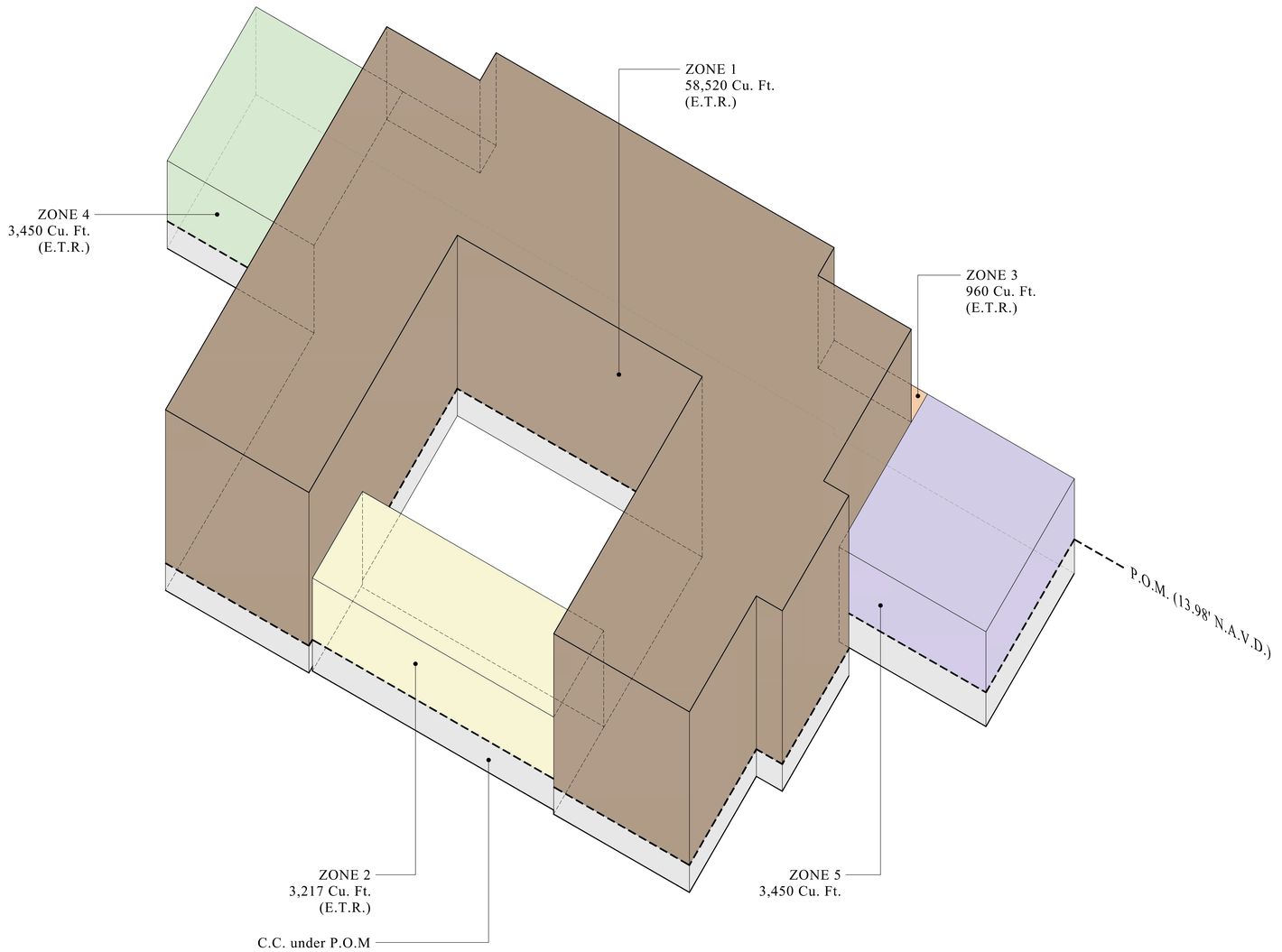
A006







Existing Cubic Content Axonometric Diagram

Scale N.T.S.

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12/30/2025

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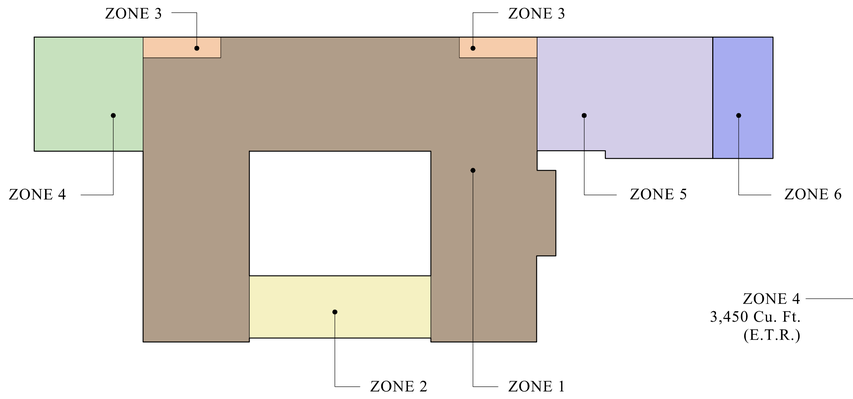
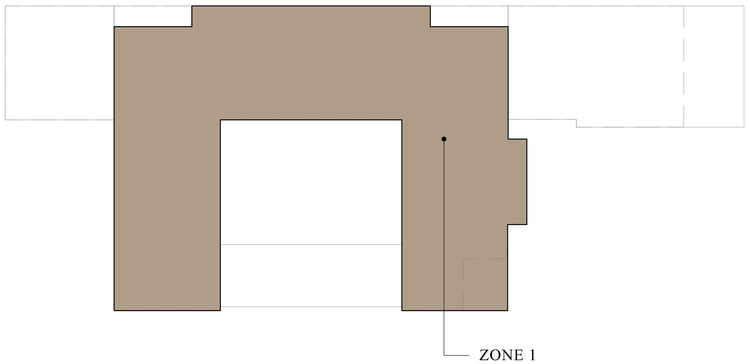
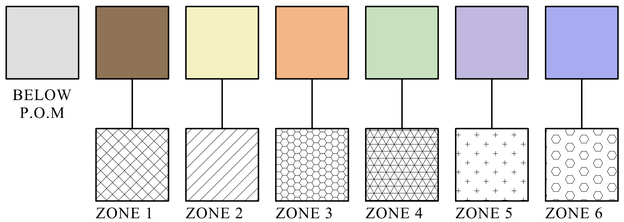
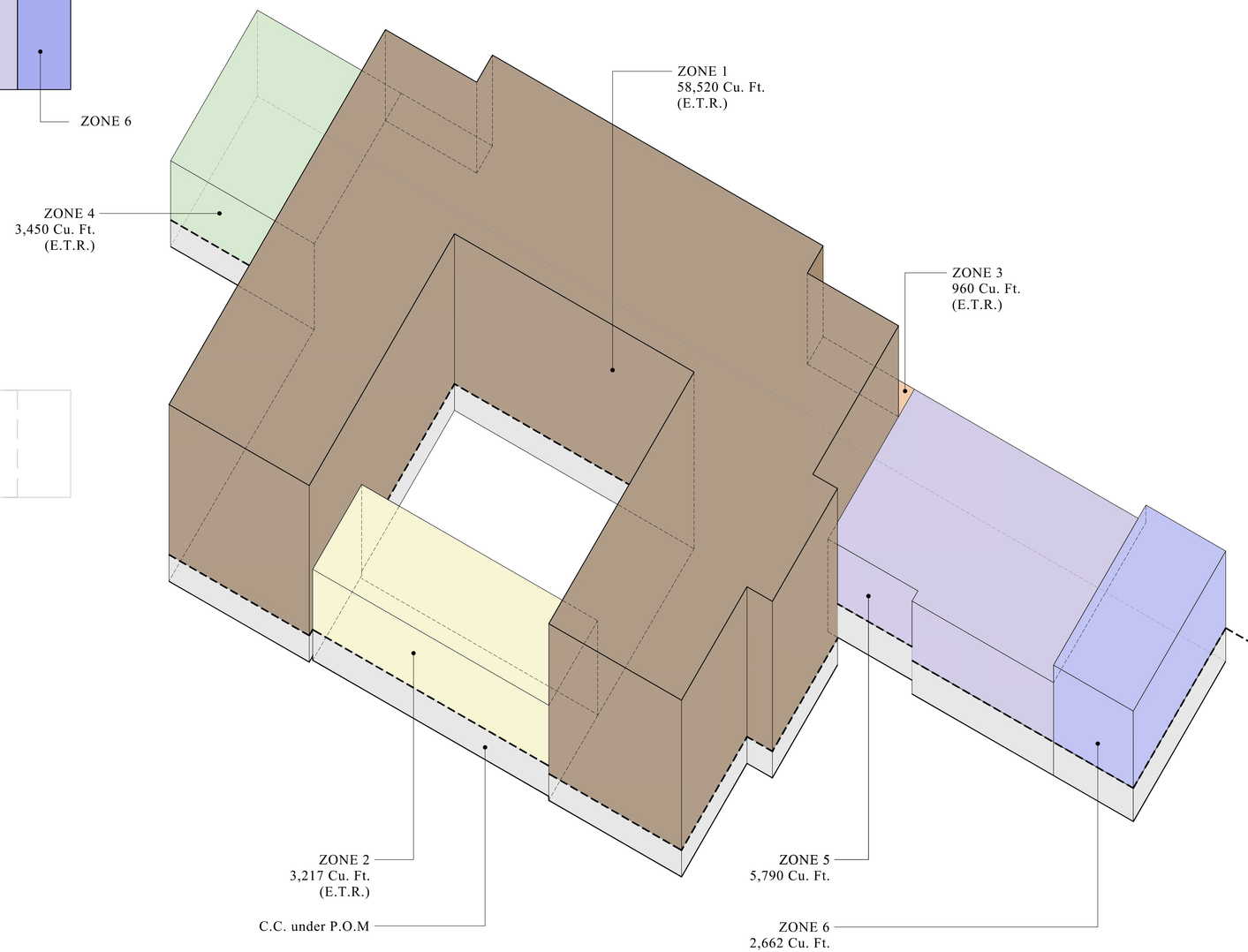
SHEET NO.
A007









Proposed Cubic Content Axonometric Diagram

Scale N.T.S.

ARC-25-0091

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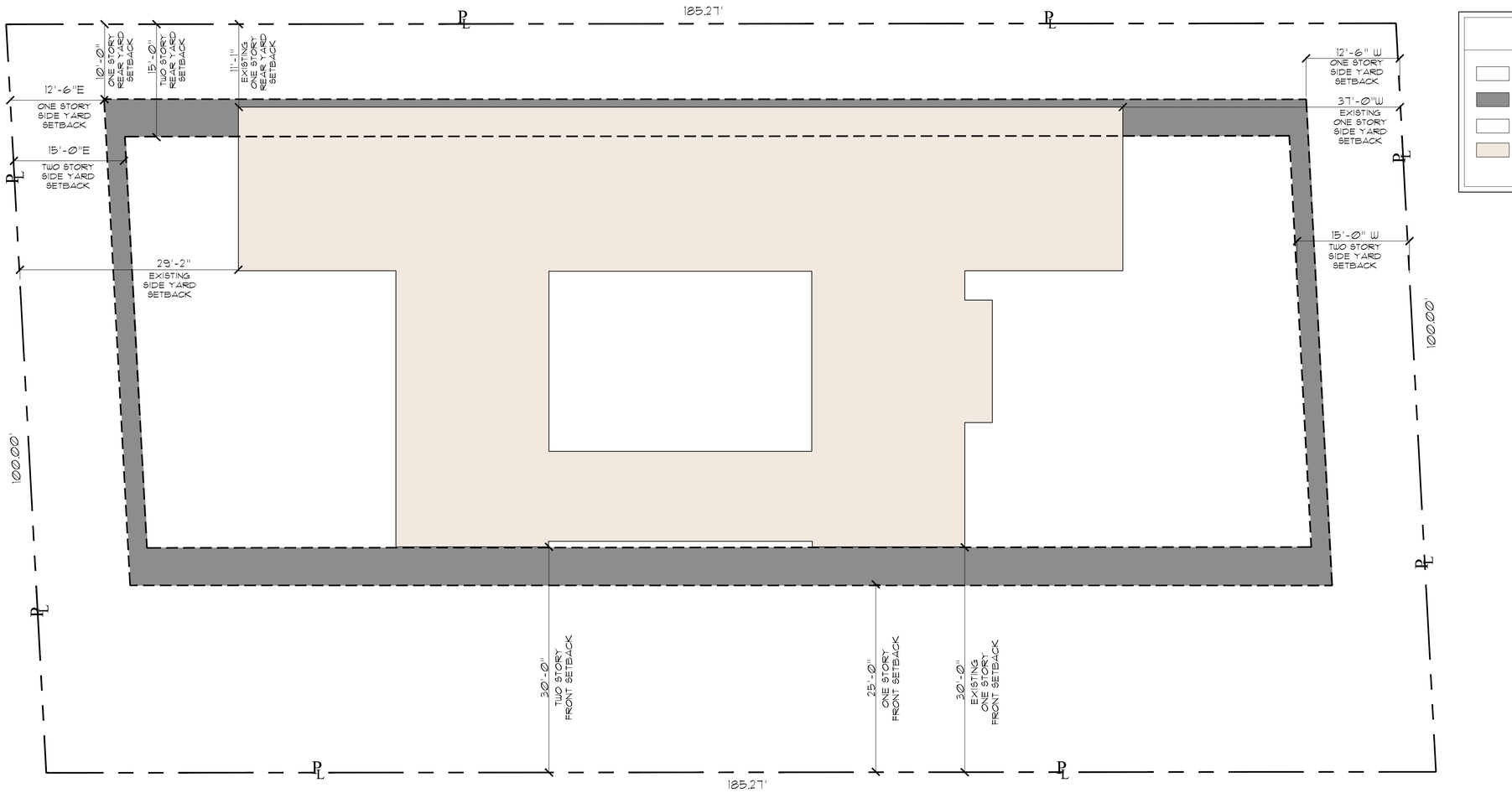
SHEET NO.
A008



Existing First Floor Zoning Diagram

Scale 1/8" = 1' - 0"

ARC-25-0091

COMM NO.
2505

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12/30/2025

REVISIONS

Addition to:
111 Atlantic Ave
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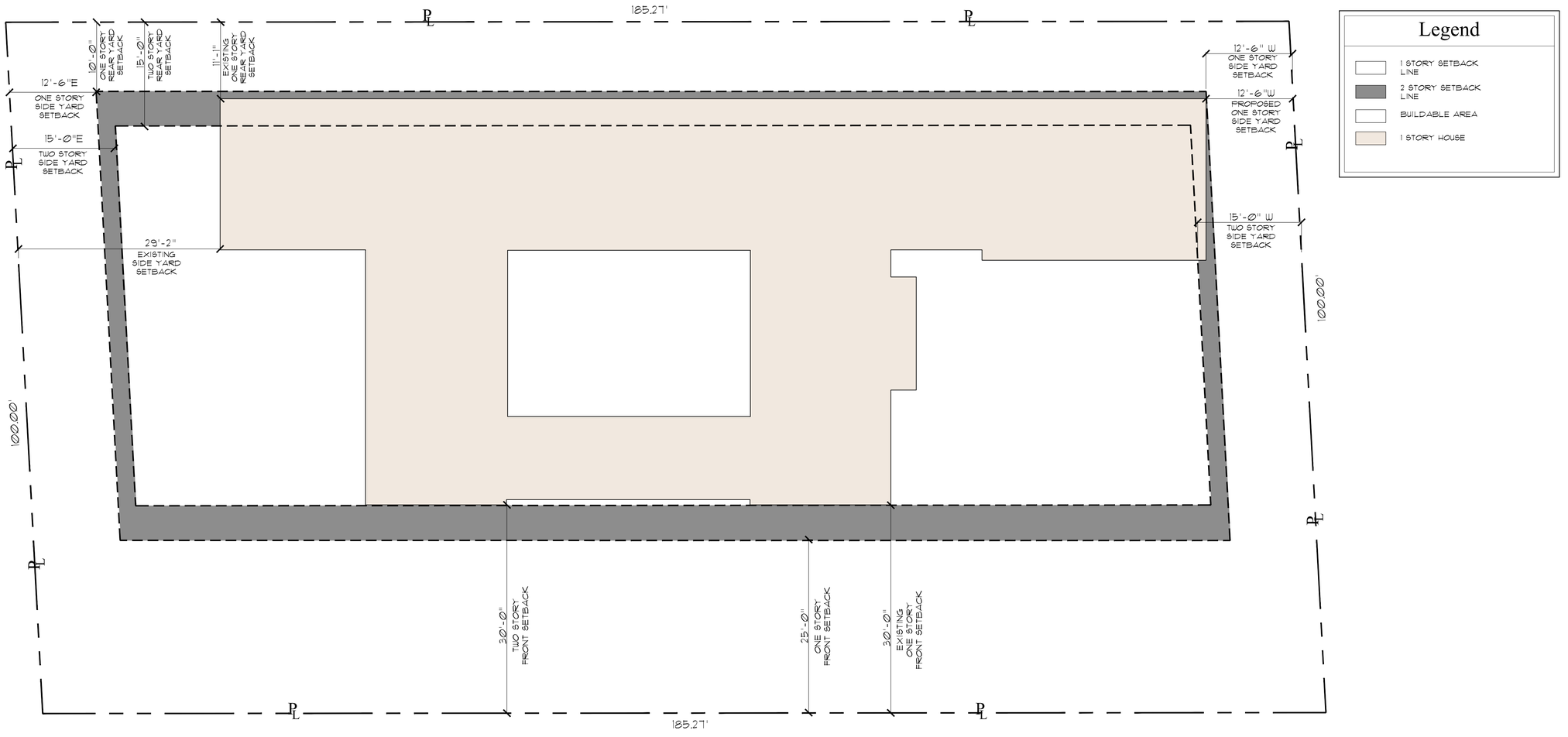

Proposed First Floor Zoning Diagram

Scale 1/8" = 1' - 0"

COMM NO.
2505

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12/30/2025

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111 Atlantic Ave
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A010

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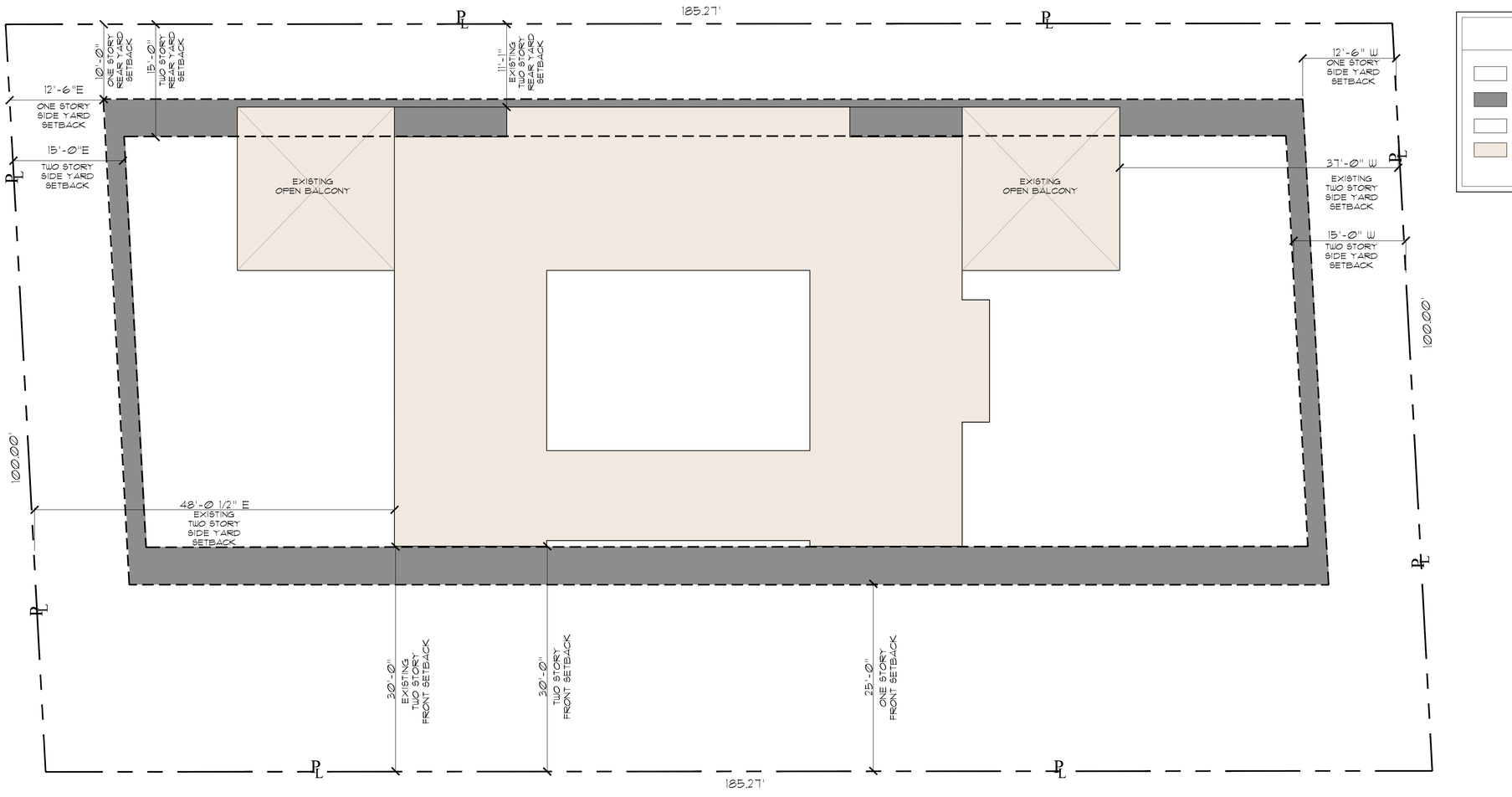

Existing Second Floor Zoning Diagram (E.T.R.)

Scale 1/8" = 1' - 0"

ARC-25-0091

COMM NO.
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REVISIONS

Addition to:
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STATE OF FLORIDA
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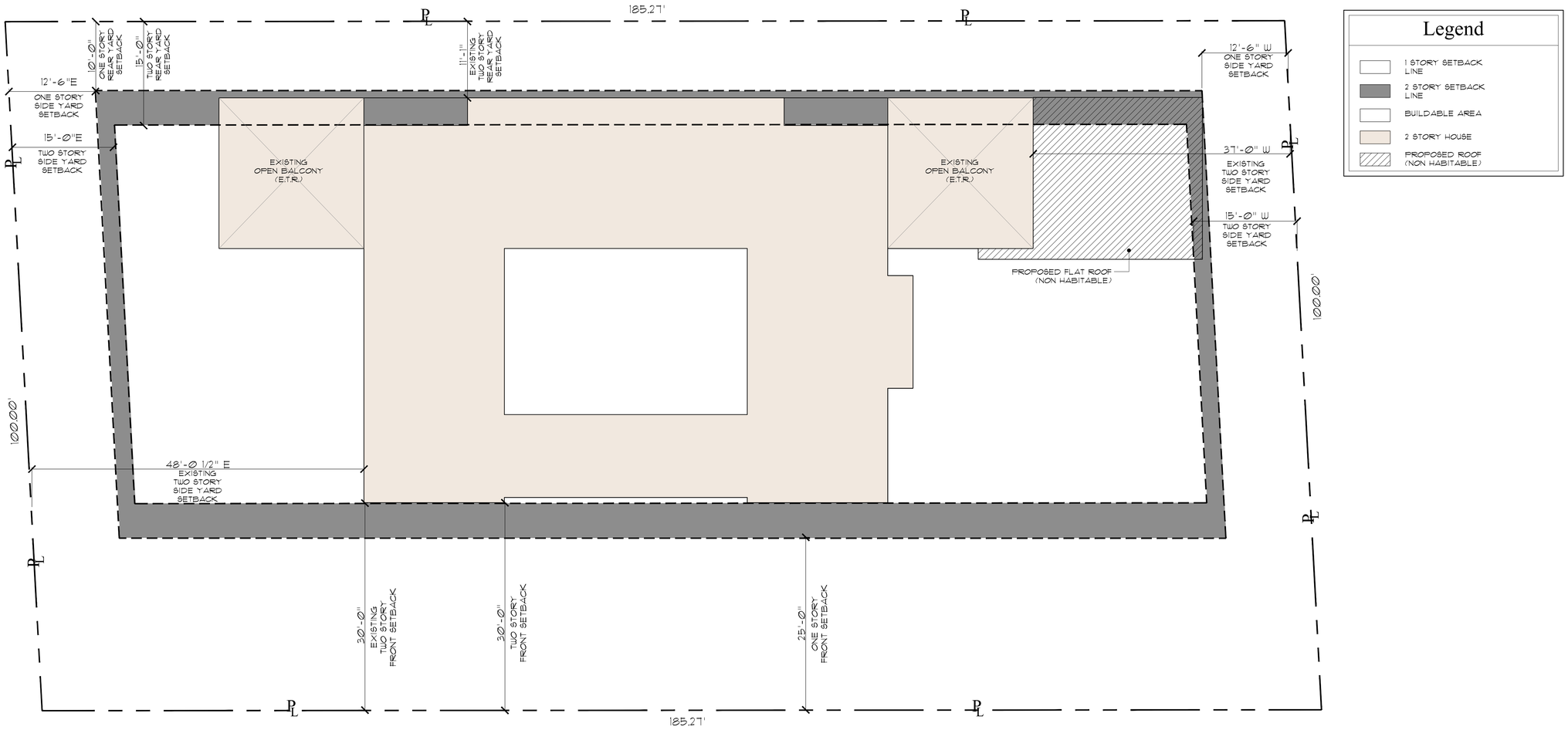
SHEET NO.
A011



Proposed Second Floor Zoning Diagram (E.T.R.)

Scale 1/8" = 1' - 0"

COMM NO.
2505

DATE
12/30/2025

REVISIONS

Addition to:
111 Atlantic Ave
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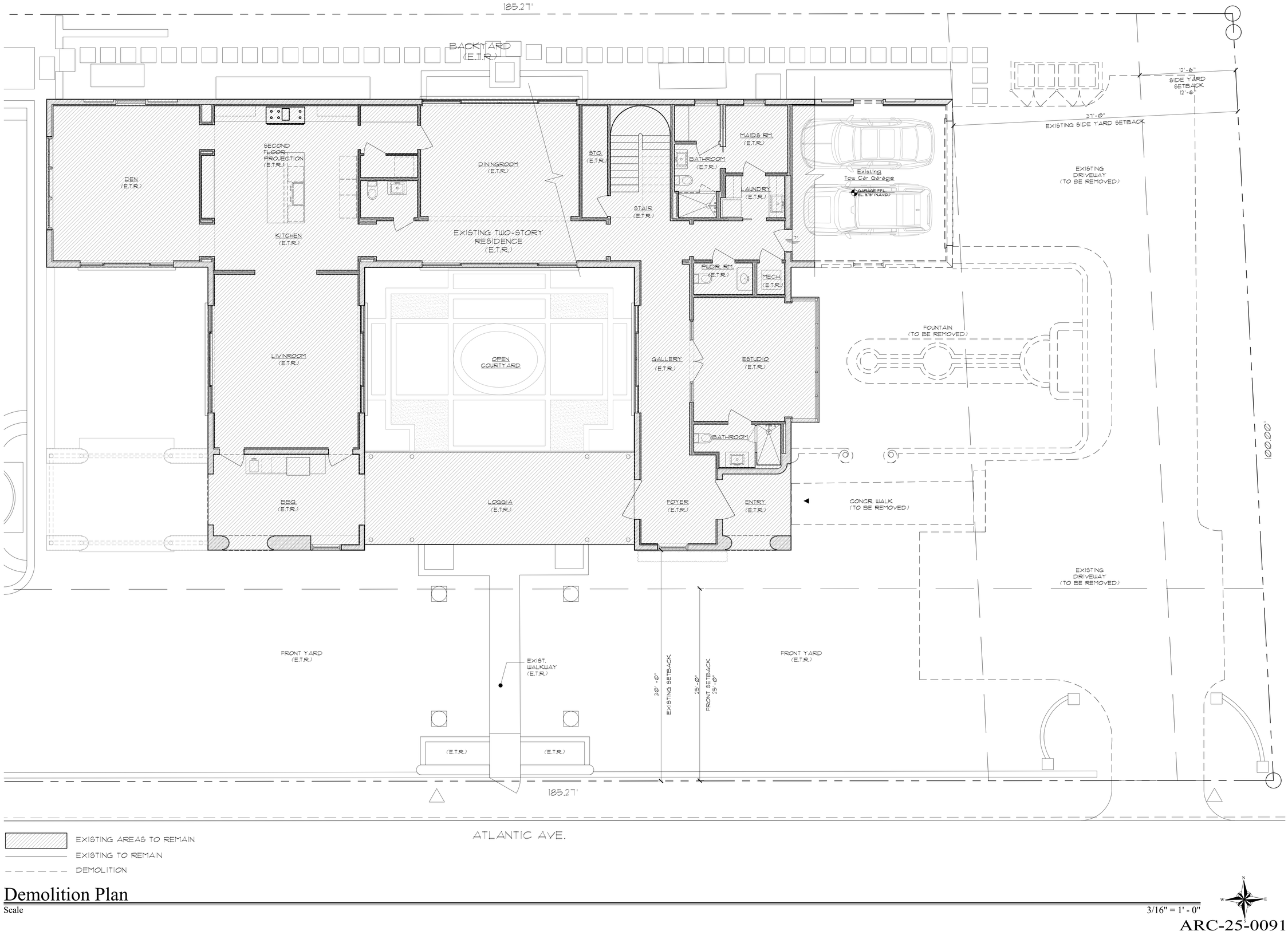
ARC-25-0091



EXISTING AREAS TO REMAIN

EXISTING TO REMAIN

DEMOLITION

Demolition Plan

Scale 3/16" = 1' - 0"

ARC-25-0091

MP DESIGN & ARCHITECTURE, INC
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COMM NO.
2505

DATE
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REVISIONS

Addition to:
111 Atlantic Ave
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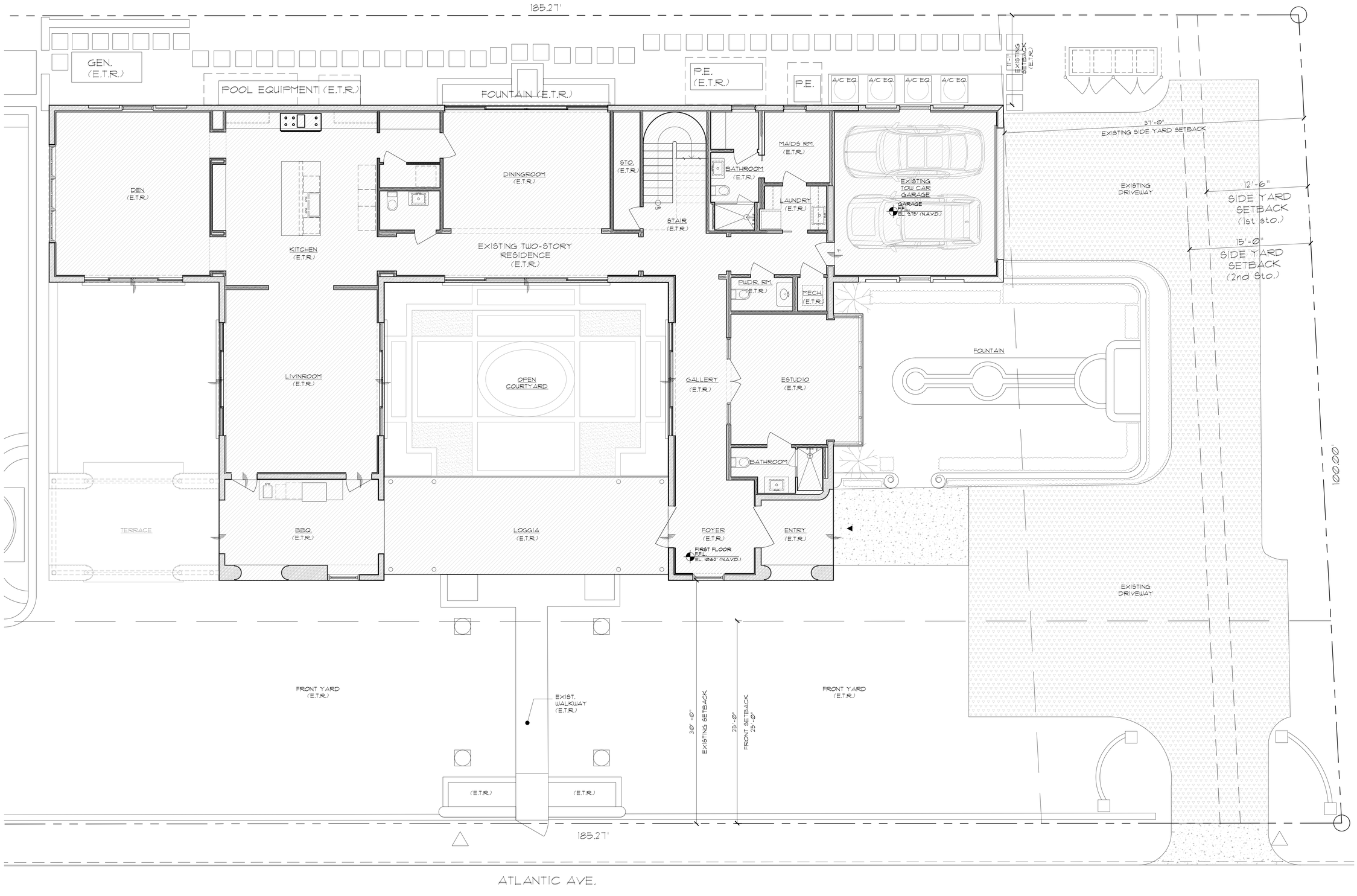
STATE OF FLORIDA
ANGELO L. DAVILA
AR0016639
ANGELO DAVILA, AIA.
FLORIDA REG. ARCH.
#AR0016639

SHEET NO.
D100



Existing First Level Floor Plan

Scale 3/16" = 1' - 0"

ARC-25-0091

MP DESIGN & ARCHITECTURE

COMM NO.
2505

DATE
12/30/2025

REVISIONS

Addition to:
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STATE OF FLORIDA
ANGELO L. DAVILA
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ANGELO DAVILA, A.A.F.A.
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AA26001667

SHEET NO.
A100

185.27'

LIMITS OF WORK

GEN. (E.T.R.)

POOL EQUIPMENT (E.T.R.)

FOUNTAIN (E.T.R.)

P.E. (E.T.R.)

A/C EQ.

A/C EQ.

11'-1" EXISTING SETBACK (E.T.R.)

12'-6" SIDE YARD SETBACK

A/C EQ.

A/C EQ.

23'-4"

DEN (E.T.R.)

KITCHEN (E.T.R.)

DININGROOM (E.T.R.)

STO. (E.T.R.)

STAIR (E.T.R.)

BATHROOM (E.T.R.)

MAIDS RM. (E.T.R.)

LAUNDRY (E.T.R.)

GARAGE

GARAGE FFE EL. 8.75' (NAVD)

PROPOSED THREE CAR GARAGE

GARAGE FFE+9.75

EXISTING TWO-STORY RESIDENCE (E.T.R.)

PWDR. RM. (E.T.R.)

MECH. (E.T.R.)

2%

2%

LIVINROOM (E.T.R.)

OPEN COURTYARD (E.T.R.)

GALLERY (E.T.R.)

ESTUDIO (E.T.R.)

BATHROOM (E.T.R.)

PROPOSED DRIVEWAY

4%

4%

TABBY

TABBY

TABBY

TABBY

TABBY

TABBY

TABBY

TABBY

TABBY

TABBY

PL

TERRACE

BBQ.

LOGGIA (E.T.R.)

FOYER (E.T.R.)

ENTRY (E.T.R.)

FIRST FLOOR FFE EL. 10.62' (NAVD)

FRONT YARD (E.T.R.)

EXIST. WALKWAY (E.T.R.)

30'-0" EXISTING SETBACK

25'-0" FRONT SETBACK 25'-0"

FRONT YARD (E.T.R.)

(E.T.R.)

(E.T.R.)

185.27'

LIMITS OF WORK

ATLANTIC AVE.

EXISTING ENTRY TO REMAIN

Proposed First Level Floor Plan

Scale 3/16" = 1' - 0"

ARC-25-0091

MP DESIGN & ARCHITECTURE

COMM NO. 2505

DATE 12/30/2025

REVISIONS

Addition to:
111 Atlantic Ave
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111 Atlantic Ave.

STATE OF FLORIDA ANGELO L. DAVILA AR0016639

ANGELO DAVILA, A.I.A. FLORIDA REG. ARCH. AR0016639

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SHEET NO. A101



Existing Second Level Floor Plan

Scale 3/16" = 1' - 0"

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STATE OF FLORIDA
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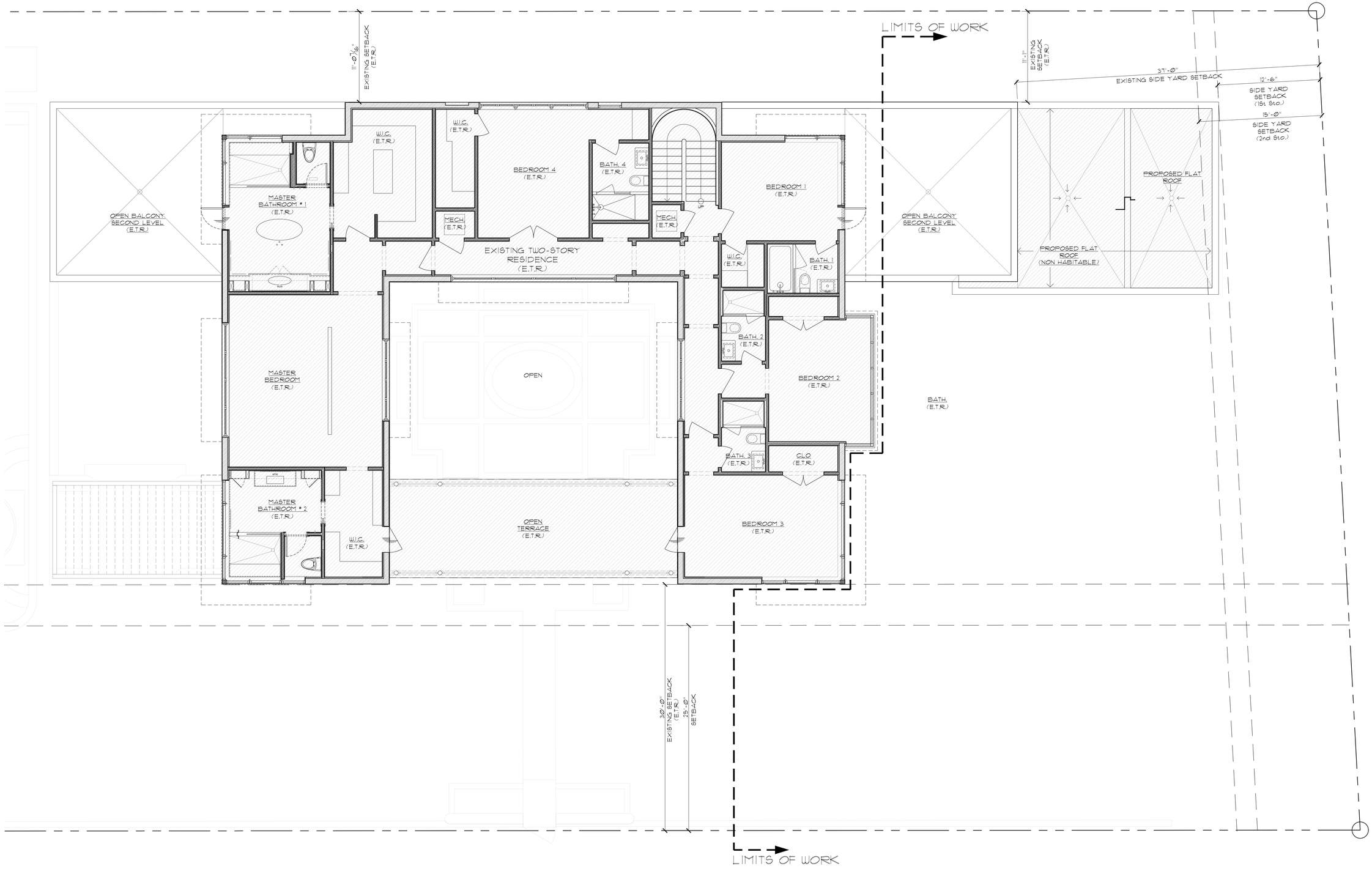
SHEET NO.
A102



Proposed Second Level Floor Plan

Scale 3/16" = 1' - 0"

ARC-25-0091

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DATE 12/30/2025

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Addition to:
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STATE OF FLORIDA — ANGELO L. DAVILA
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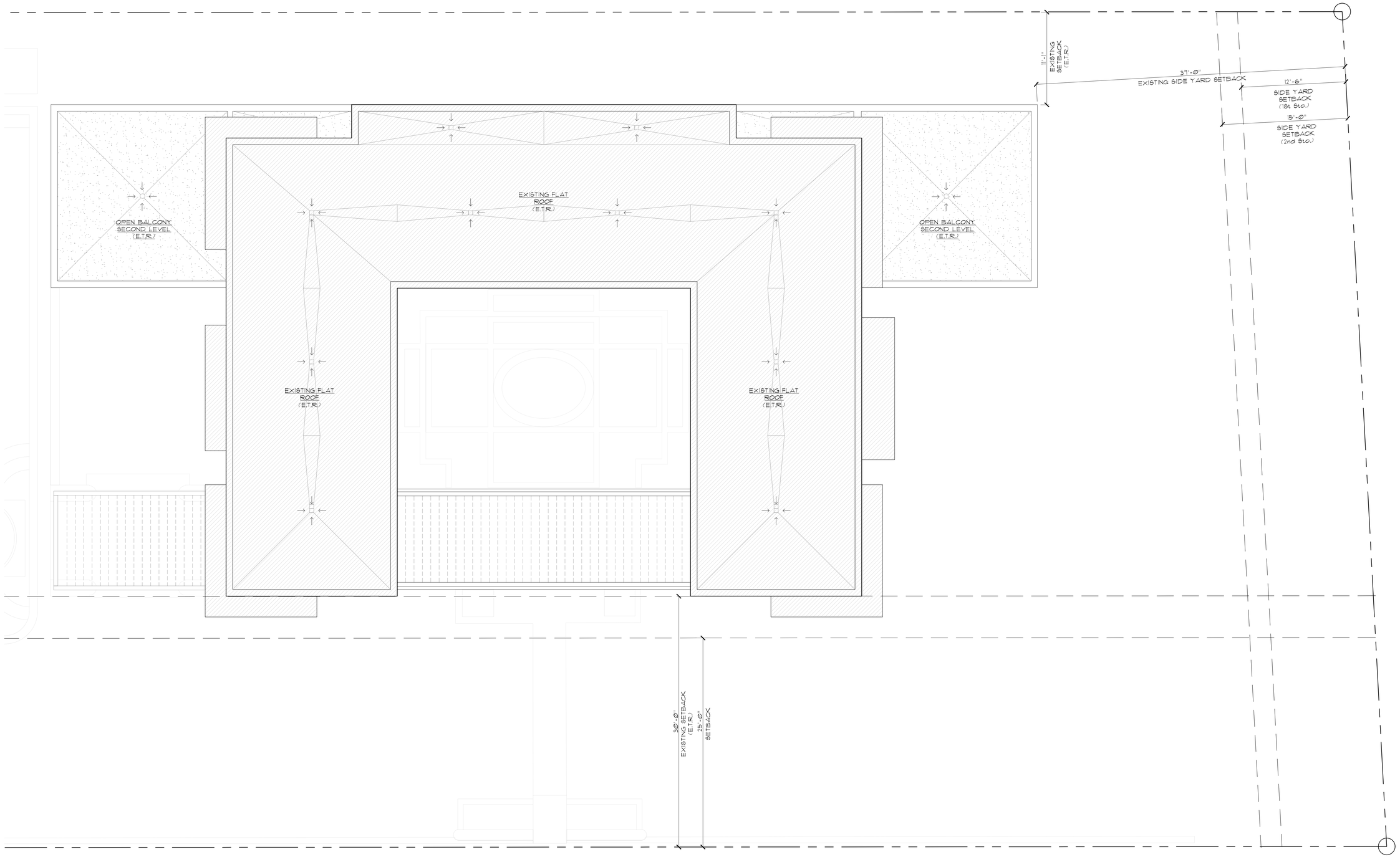
SHEET NO. A103



Existing Roof Plan

Scale 3/16" = 1' - 0"

ARC-25-0091

COMM NO.
2505

DATE
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Addition to:
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SHEET NO.
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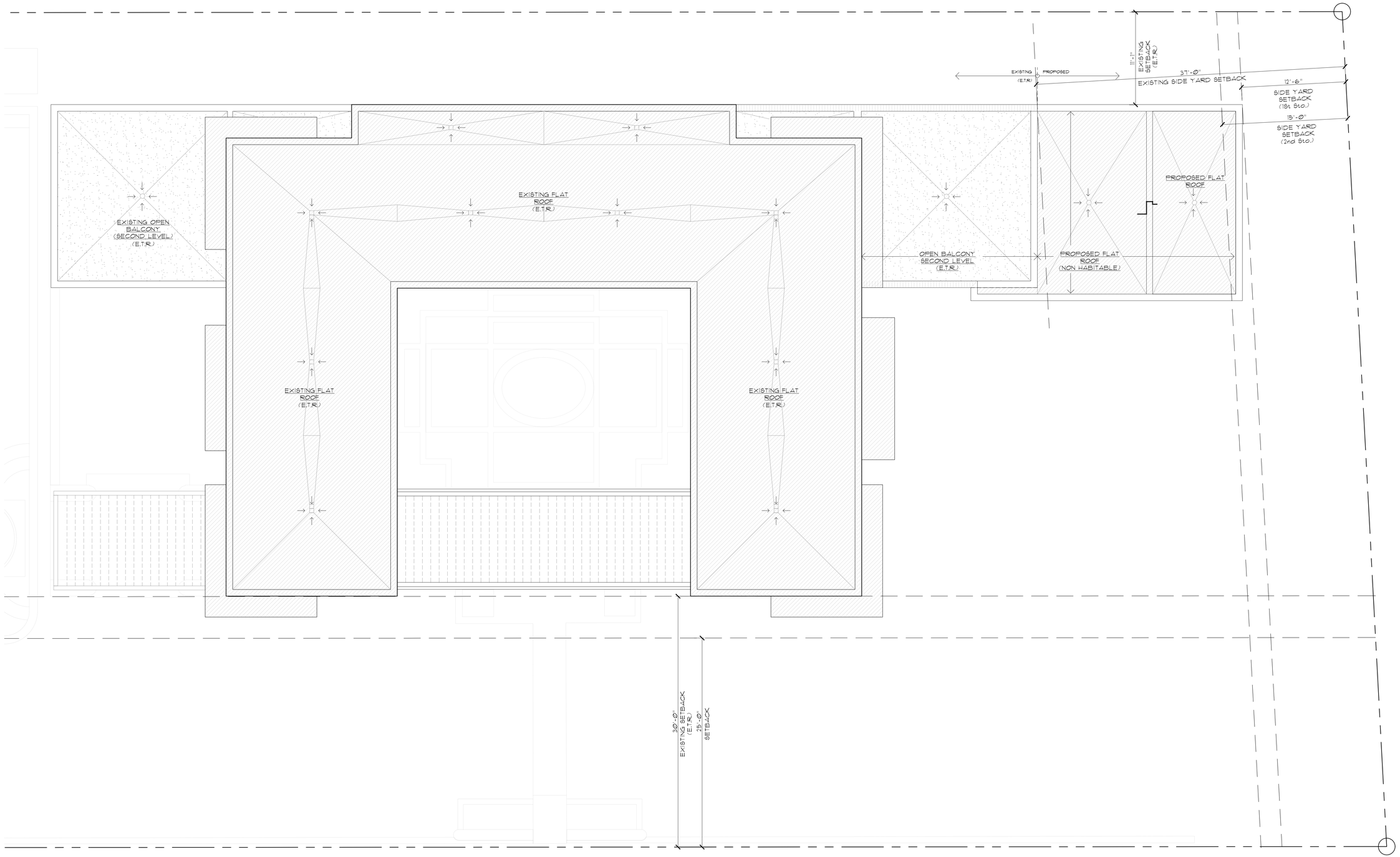

Proposed Roof Plan

Scale 3/16" = 1' - 0"

ARC-25-0091

MP DESIGN & ARCHITECTURE

COMM NO. 2505

DATE 12/30/2025

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Addition to:
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ANGELO DAVILA, A.I.A.
FLORIDA REG. ARCH.
FAR0016639

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SUITE 1000, WEST PALM BEACH.
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SHEET NO. A105





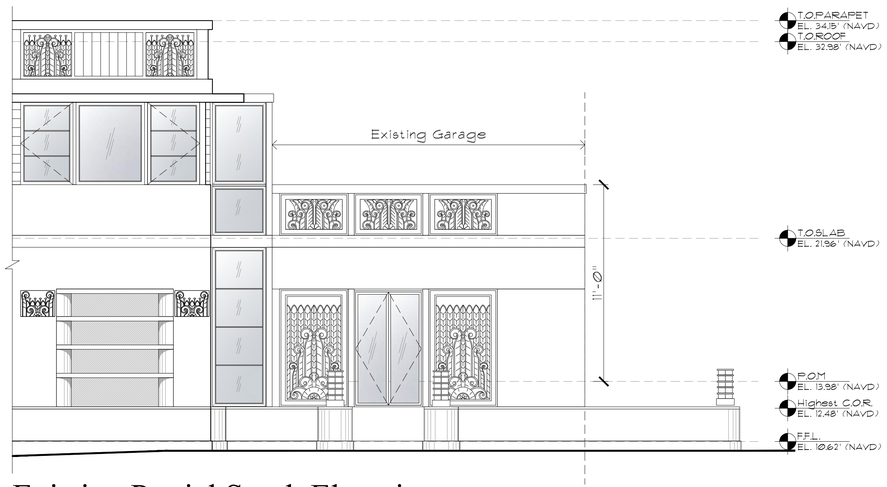
Existing South Elevation

Scale 3/16" = 1' - 0"



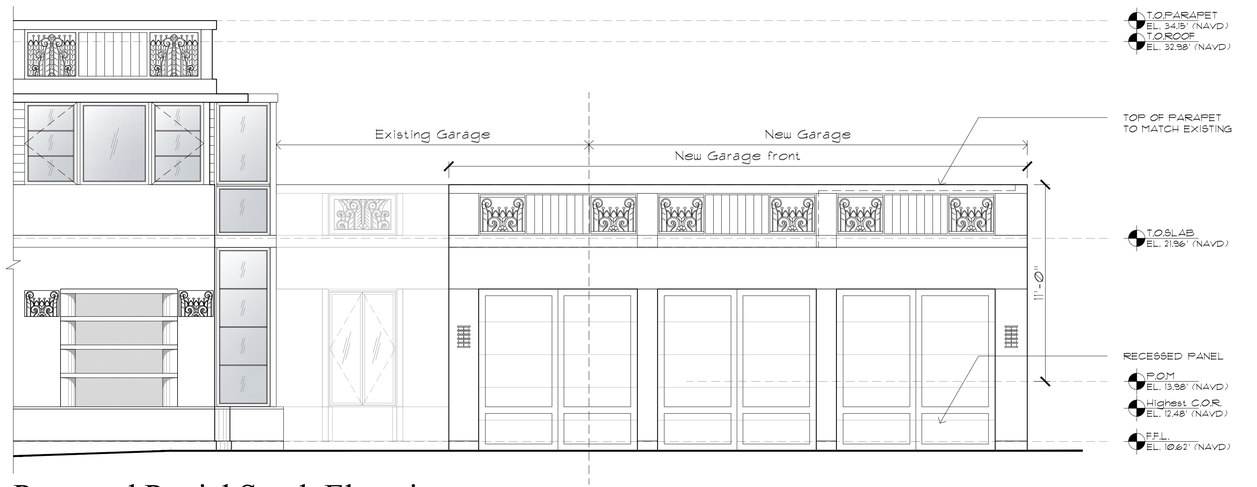
Proposed South Elevation

Scale 3/16" = 1' - 0"



Existing Partial South Elevation

Scale 1/4" = 1' - 0"



Proposed Partial South Elevation

Scale 1/4" = 1' - 0"

ARC-25-0091

MP DESIGN & ARCHITECTURE

COMM NO.
2505

DATE
12/30/2025

REVISIONS

Addition to:
111 Atlantic Ave
Palm Beach FL 33480

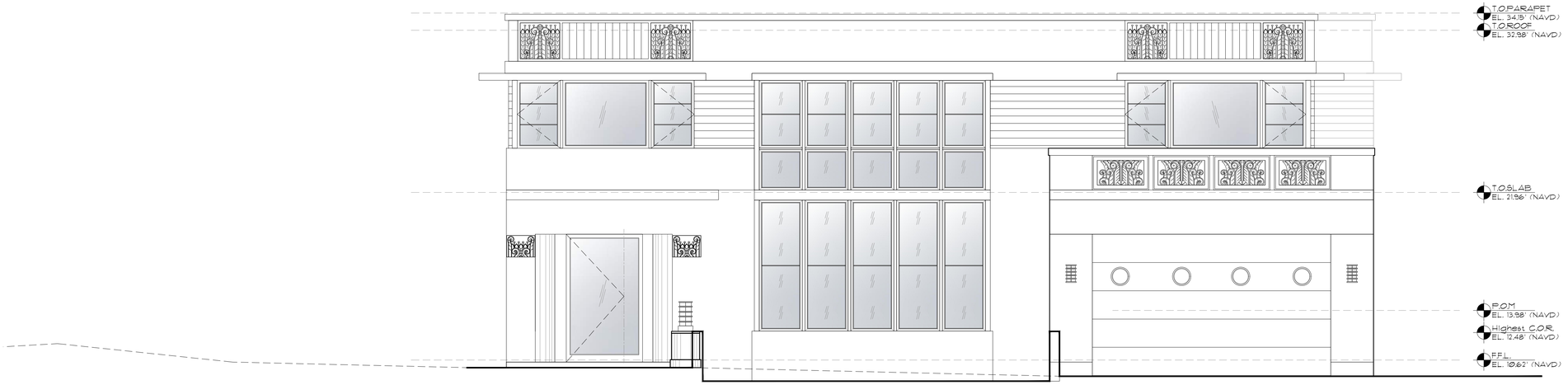
111 Atlantic Ave.

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

MP DESIGN & ARCHITECTURE, INC
COMEAU BLDG. 319 CLEMATIS ST.
SUITE 1000, WEST PALM BEACH.
FLORIDA 33401
561.833.7575
AA26001667

SHEET NO.
A200





Existing East Elevation

Scale 1/4" = 1' - 0"



Proposed East Elevation

Scale 1/4" = 1' - 0"

ARC-25-0091

COMM NO.
2505

DATE
12/30/2025

REVISIONS

Addition to:
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Palm Beach FL 33480
111 Atlantic Ave.

STATE OF FLORIDA
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ANGELO DAVILA, A.I.A.
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AR0016639

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ARCHITECTURE, INC
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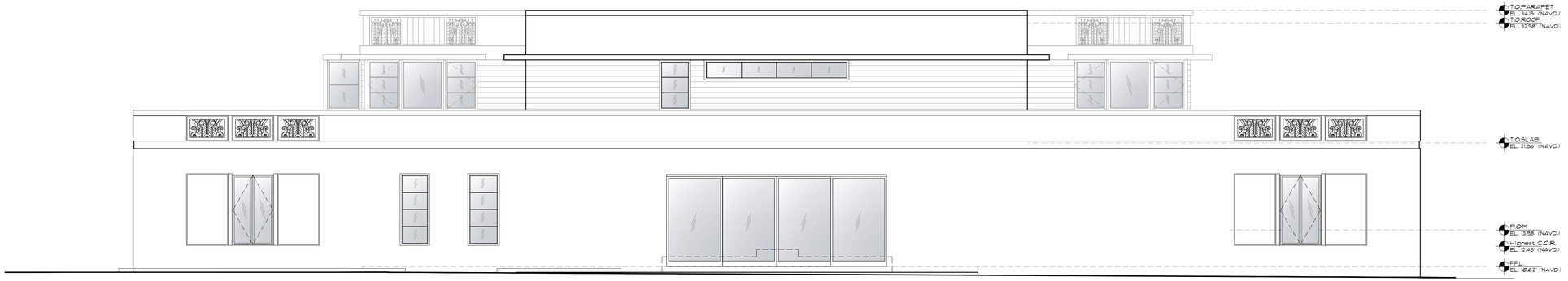
FLORIDA 33401
561.833.7575
AA26001667

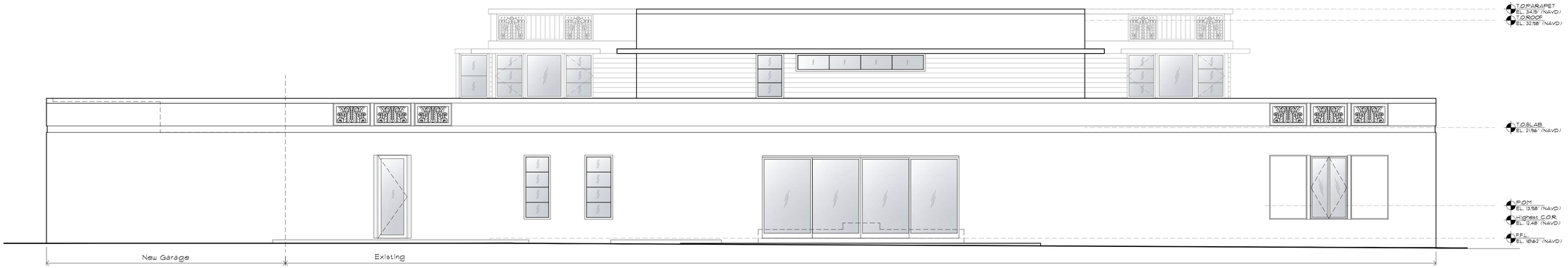
SHEET NO.
A201





Existing North Elevation

Scale 3/16" = 1' - 0"



Proposed North Elevation Elevation

Scale 3/16" = 1' - 0"

COMM NO.
2505

DATE
12/30/2025

REVISIONS

Addition to:
111 Atlantic Ave
111 Atlantic Ave.
Palm Beach FL 33480



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FLORIDA 33401
561.833.7575
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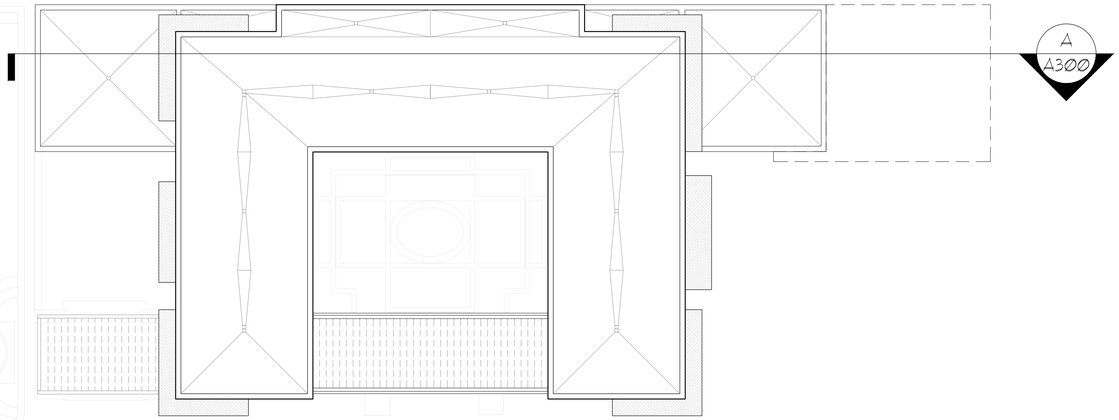
SHEET NO.
A202

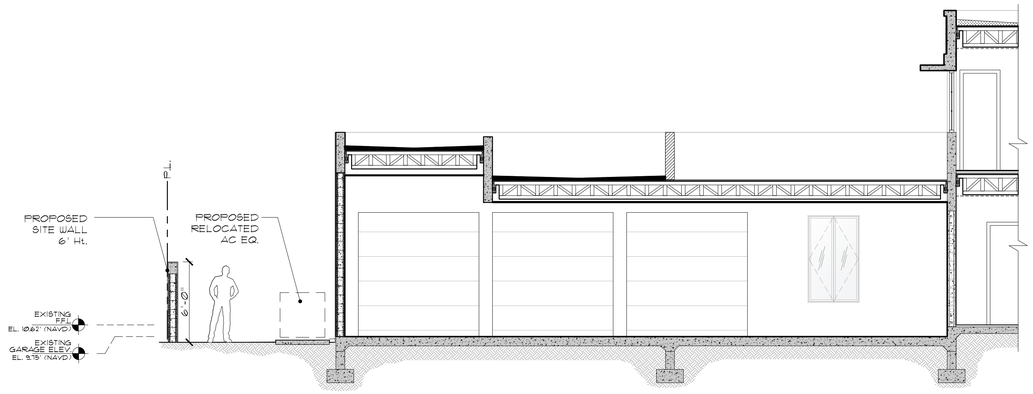
ARC-25-0091





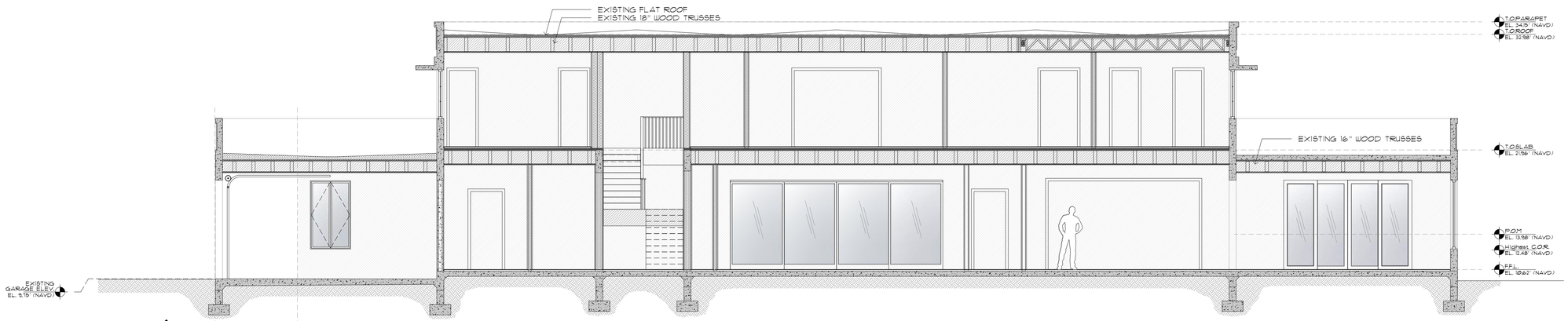
Key Plan

Scale n.t.s.



Proposed Partial Section (Ac. Equipment relocation)

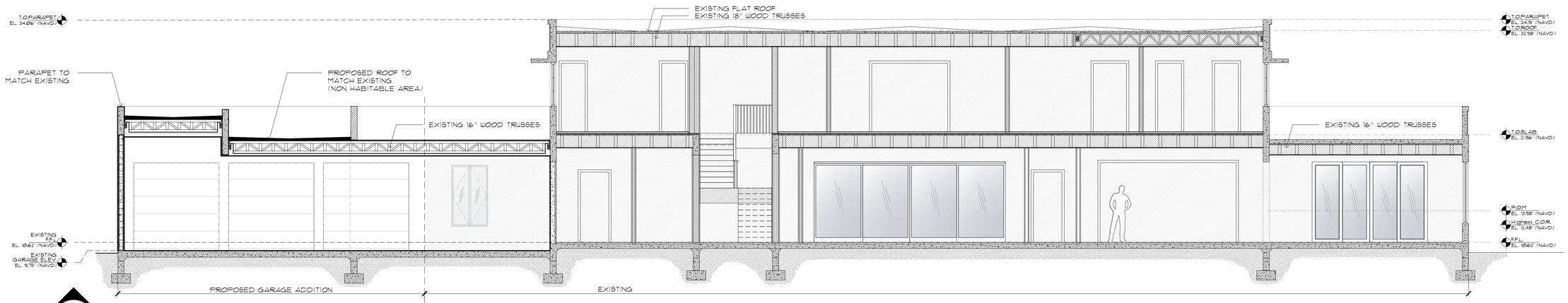
Scale 3/16" = 1' - 0"



A

Existing Section A

Scale 3/16" = 1' - 0"



A

Proposed Section A

Scale 3/16" = 1' - 0"

ARC-25-0091

MP DESIGN & ARCHITECTURE

COMM NO. 2505

DATE 12/30/2025

REVISIONS

Addition to:
111 Atlantic Ave
111 Atlantic Ave. Palm Beach FL 33480

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

ANGELO DAVILA, A.I.A, LEED AP
FLORIDA REG. ARCH.
#AR0016639

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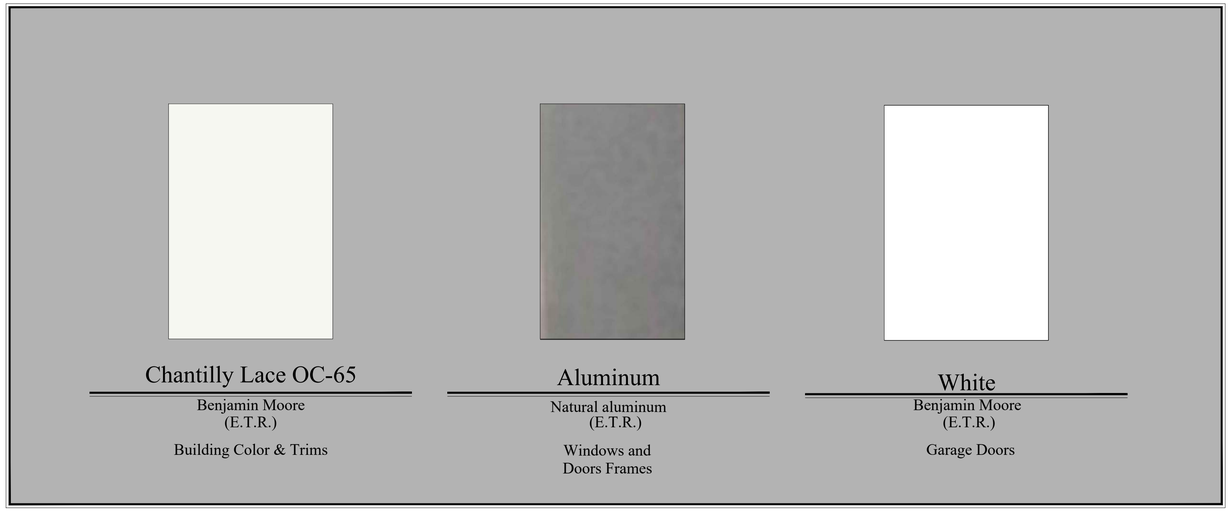
COMEAU BLDG. 319 CLEMATIS ST.
SUITE 1000, WEST PALM BEACH.
FLORIDA 33401
561.833.7575
AA26001667

SHEET NO. A300



Current Building Colors (E.T.R.)

COMM NO.
2505

DATE
11/24/2025

REVISIONS

Addition to:
111 Atlantic Ave
111 Atlantic Ave.
Palm Beach FL 33480

MP DESIGN &
ARCHITECTURE, INC
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SUITE 1000, WEST PALM BEACH,
FLORIDA 33401
561.833.7575
AA26001667

SHEET NO.
Colors
&
Materials

ARC-25-0091



Truck Traffic Map

n.t.s.

Route To Property:

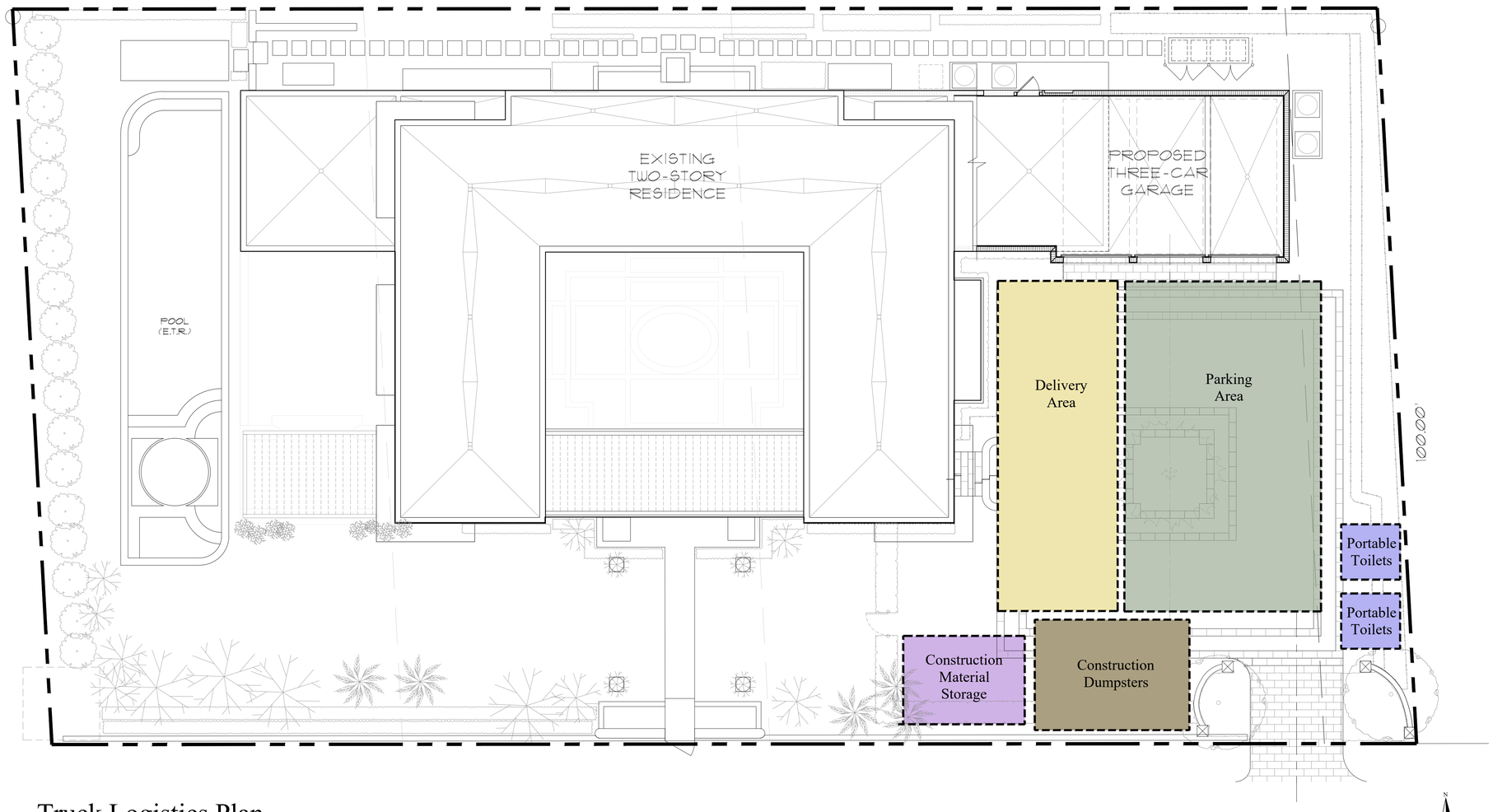
Enter the Town of Palm Beach thru the Flagler Memorial Bridge. Turn left on N County Road heading north. Continue straight to stay on N County Road. stay on N County Road and turn right on Atlantic Avenue until reaching subject property.

Max. Number Of Trips to Subject Property:

60 Building material and dumpster trucks

Maximum Truck Length:

60'



Truck Logistics Plan

Scale 1/8" = 1' - 0"

ARC-25-0091

MP DESIGN & ARCHITECTURE

COMM NO. 2505

DATE 12/30/2025

REVISIONS

Addition to:
111 Atlantic Ave
Palm Beach FL 33480

111 Atlantic Ave.

STATE OF FLORIDA
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AR0016639
ANGELO DAVILA, A.R.A.
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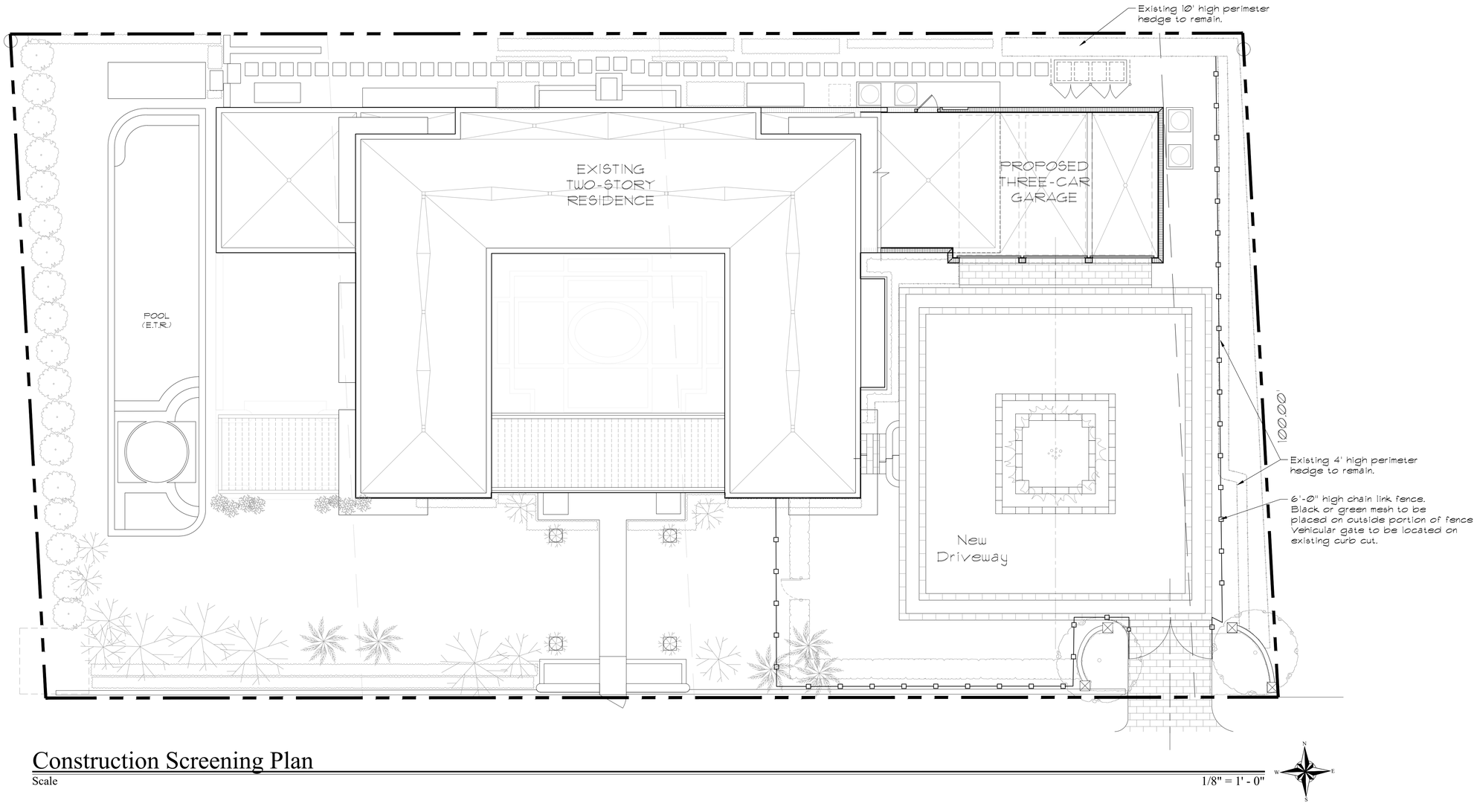
561.833.7575
AA26001667

SHEET NO. A013



Construction Screening Plan

Scale 1/8" = 1' - 0"

ARC-25-0091

COMM NO.
2505

DATE
12/30/2025

REVISIONS

Addition to:
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Palm Beach FL 33480

STATE OF FLORIDA
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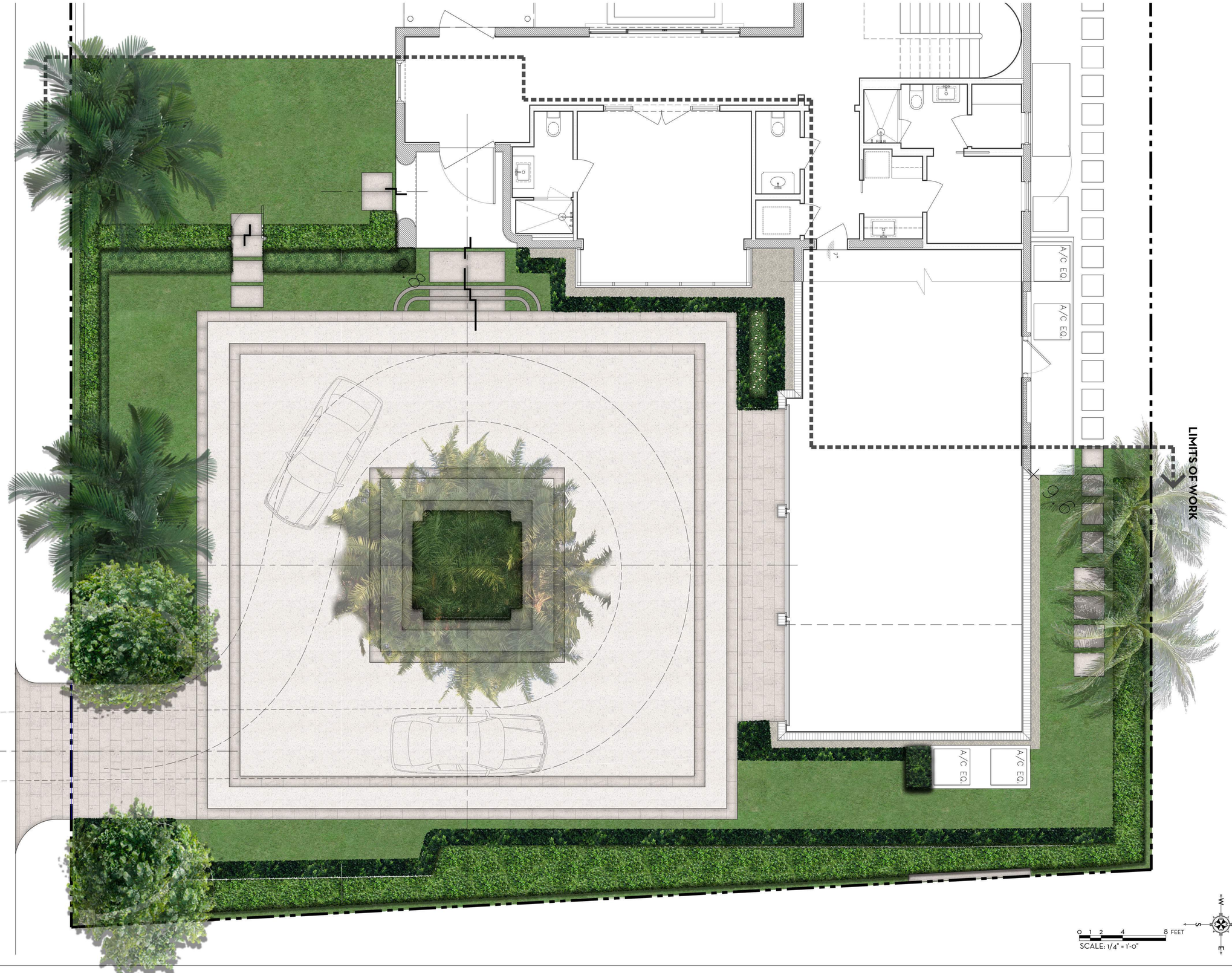
SHEET NO.
A014



MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

HARDSCAPE PLAN

111 ATLANTIC AVE

PALM BEACH, FL.

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

12 DECEMBER 2025 SECOND SUBMITTAL
21 NOVEMBER 2025 FIRST SUBMITTAL

NIEVERA WILLIAMS
DESIGN

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

NIEVERAWILLIAMS.COM

SK1



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

N
W
E
S

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

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

SOUTH ELEVATION

111 ATLANTIC AVE

PALM BEACH, FL.

12 DECEMBER 2025 SECOND SUBMITTAL
21 NOVEMBER 2025 FIRST SUBMITTAL

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DESIGN

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Suite 502
West Palm Beach, FL 33401
P: 561-659-2820
F: 561-659-2113

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EL1



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

N
W E
S

EAST ELEVATIONS
111 ATLANTIC AVE
PALM BEACH, FL.

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

12 DECEMBER 2025 SECOND SUBMITTAL
21 NOVEMBER 2025 FIRST SUBMITTAL

MARIO F. NIEVERA

State of Florida
Landscape Architect
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6666856

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F: 561-659-2113

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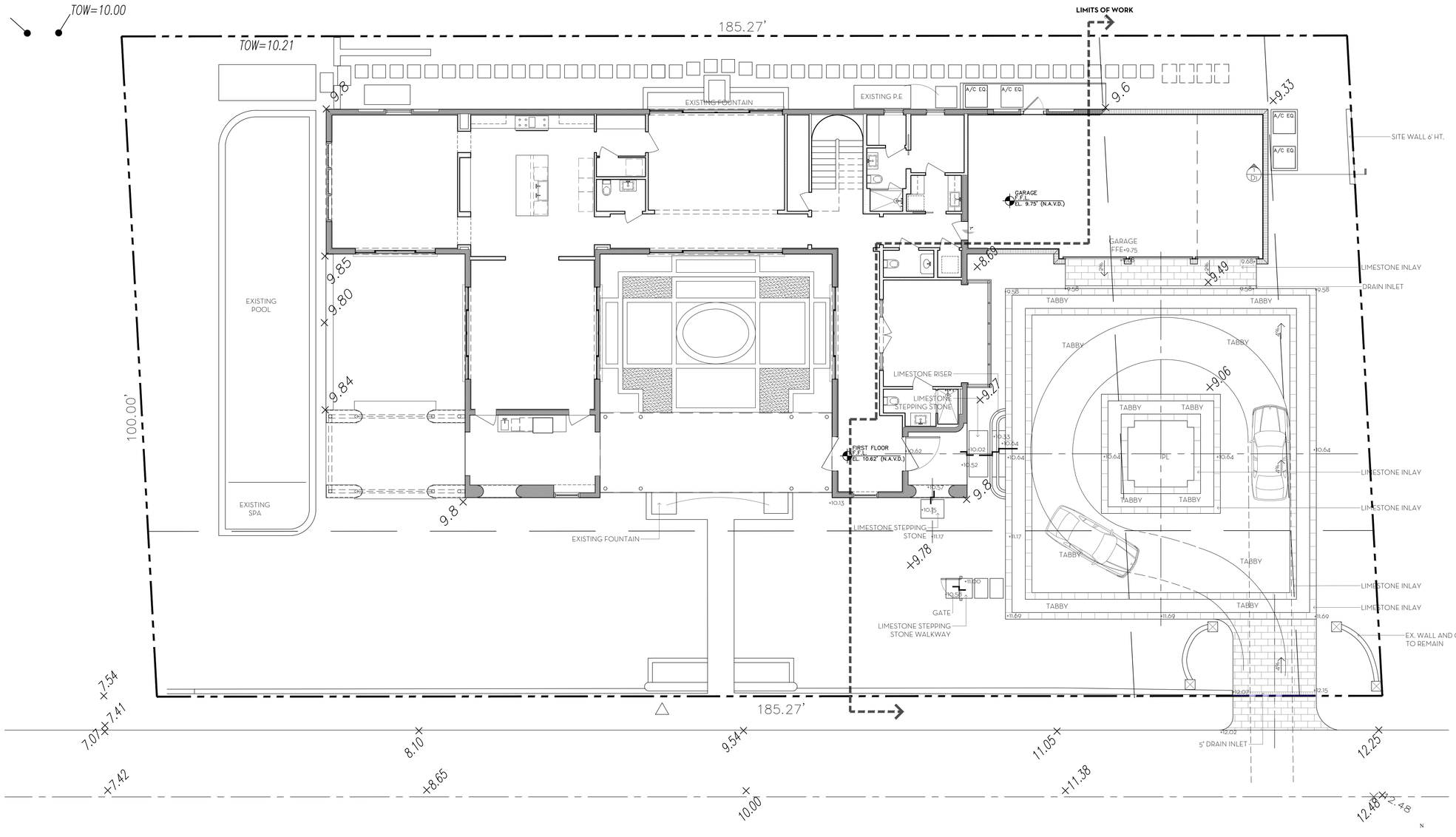
EL2



OVERALL R-B SITE CALCULATIONS:

SITE AREA =	18,527	SQ FT	100%
MINIMUM LANDSCAPE:			
REQUIRED =	8,325	SQ FT	45%
EXISTING =	9,456	SQ FT	51%
PROPOSED =	8,372	SQ FT	45.18%

FRONT SETBACK SITE CALCULATIONS:

25' SETBACK AREA =	4,632	SQ FT	100%
MINIMUM LANDSCAPE:			
REQUIRED =	1,853	SQ FT	40%
EXISTING =	3,725	SQ FT	80.4%
PROPOSED =	3,549	SQ FT	76.62%

10' PERIMETER SITE CALCULATIONS:

PERIMETER AREA =	5,305	SQ FT	
MINIMUM LANDSCAPE:			
(50% OF 8,325 SF) = 4,162.5 REQUIRED			
EXISTING =	4,476	SQ FT	53.76%
PROPOSED =	4,620	SQ FT	55.49%

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

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

HARDSCAPE PLAN

111 ATLANTIC AVE

PALM BEACH, FL.

12 DECEMBER 2025 SECOND SUBMITTAL
21 NOVEMBER 2025 FIRST SUBMITTAL

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L1



TABBY CONCRETE

LIMESTONE

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

HARDSCAPE MATERIALS

111 ATLANTIC AVE

PALM BEACH, FL.

21 NOVEMBER 2025 FIRST SUBMITTAL

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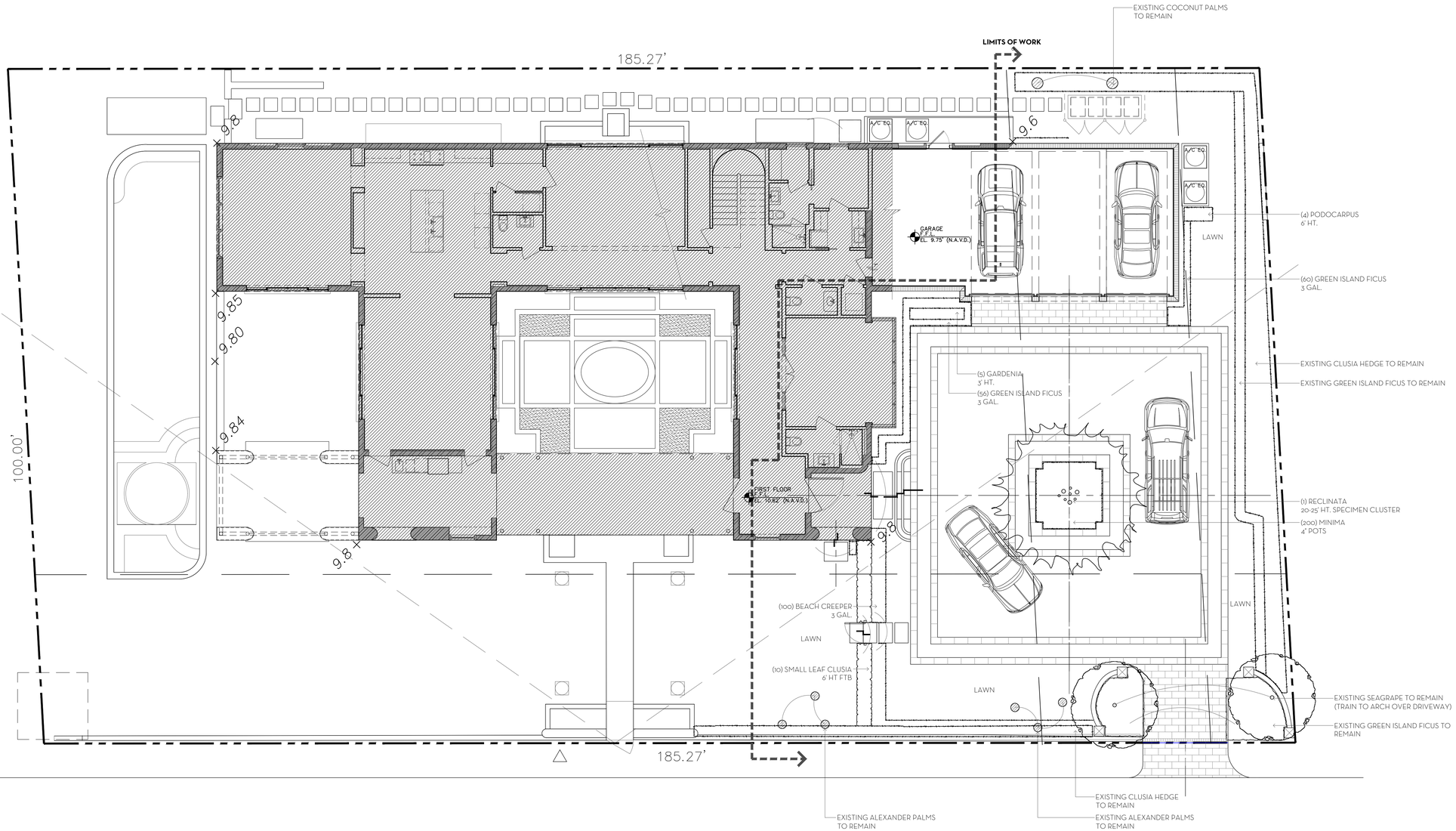

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

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

LANDSCAPE PLAN

111 ATLANTIC AVE

PALM BEACH, FL.

12 DECEMBER 2025 SECOND SUBMITTAL
21 NOVEMBER 2025 FIRST SUBMITTAL

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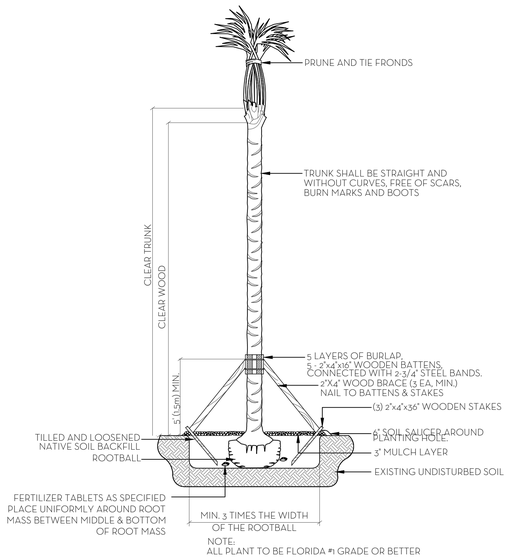
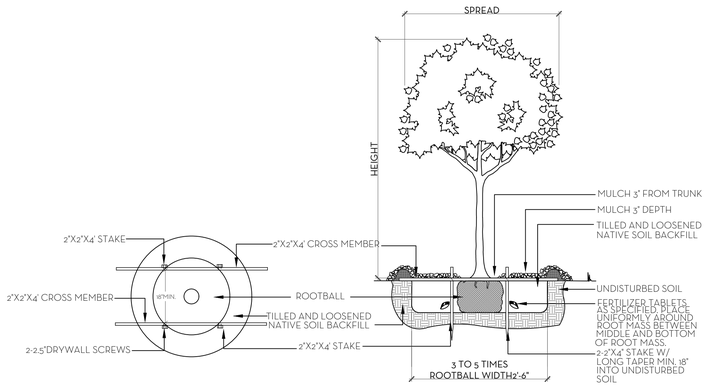
LP1



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.



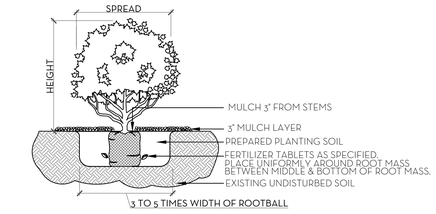
NOTE:
ALL PLANT TO BE FLORIDA #1 GRADE OR BETTER

TREE PLANTING DETAIL
N.T.S.

Landscape Material Schedule

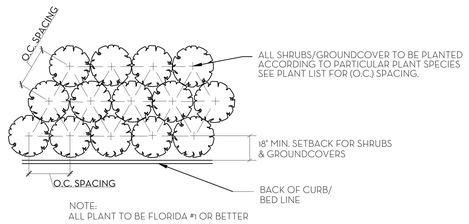
Item No.	Common Name	Botanical Name	Quantity	Native	Area	Specification
1	**PALMS**					
2	Reclinata	Phoenix reclinata x roebelenii	1			20-25' Specimen Cluster
3						
4	**HEDGE/SHRUB/VINES**					
5	Small Leaf Clusia	Clusia guttifera	10			3 GAL
6	Hibiscus	Hibiscus ssp	5			3' HT.
7	Plum Pine	Podocarpus	4			6' HT.
8			15			
9	**GROUND COVER**					
10	Green Island Ficus	Ficus microcarpa 'Green Island'	116			3 GAL
11	Beach Creeper	Ernodea littoralis	100	*	200	3 GAL, 12" X 12", @ 18" OC
12	Minima	Trachelospermum asiaticum 'Minima'	200		66.67	4", @ 9" OC
13			416	24%	266.7	
14	**SOD**					
15	Match Existing		VIF			

Line #	Landscape Legend		
1	**Property Address:**	111 Atlantic Ave	
2	**Lot Area (sq. ft.):**	18,501 SF	
3		REQUIRED	PROPOSED
4	ndscape Open Space (LOS) (Sq Ft and %)	8,325 sf (45%)	8,372 sf (45.18%)
5	LOS to be altered (Sq FT and %)	N/A	37.07%
6	Perimeter LOS (Sq Ft and %)	4,162.5 SF(50%)	4,620 SF (55.49%)
7	Front Yard LOS (Sq Ft and %)	1,853 SF (40%)	3,549 SF (76.362%)
8	Native Trees %	30% (number of trees)	N/A
9	Native Shrubs & Vines %	30% (number of shrubs & vines)	33%
10	Native Groundcover %	30% (groundcover area)	82%
	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*



NOTE:
ALL MATERIAL TO BE FLORIDA #1 OR BETTER

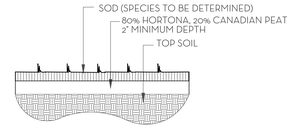
SHRUB & GROUNDCOVER PLANTING DETAIL
N.T.S.



NOTE:
ALL PLANT TO BE FLORIDA #1 OR BETTER

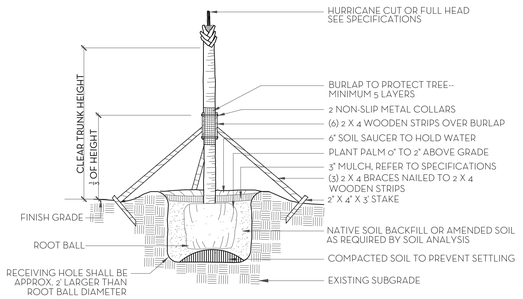
PLANT SPACING DETAIL
N.T.S.

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



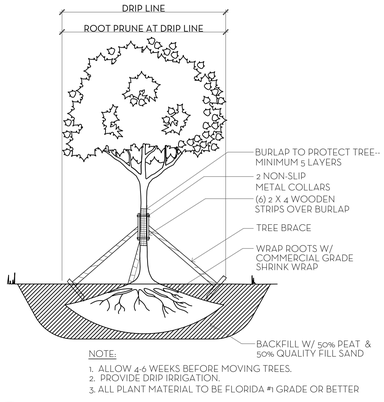
SOD PLANTING DETAIL
N.T.S.

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



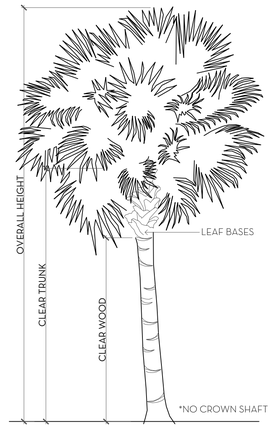
NOTES: STAKING & GUYING REQUIRED FOR PALMS, IF NECESSARY, OR AS DIRECTED BY THE LANDSCAPE ARCHITECT. ALL PLANT TO BE FLORIDA #1 OR BETTER

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.

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

PLANT LIST AND DETAILS

111 ATLANTIC AVE

PALM BEACH, FL.

12 DECEMBER 2025 SECOND SUBMITTAL
21 NOVEMBER 2025 FIRST SUBMITTAL

NIEVERA WILLIAMS
DESIGN

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

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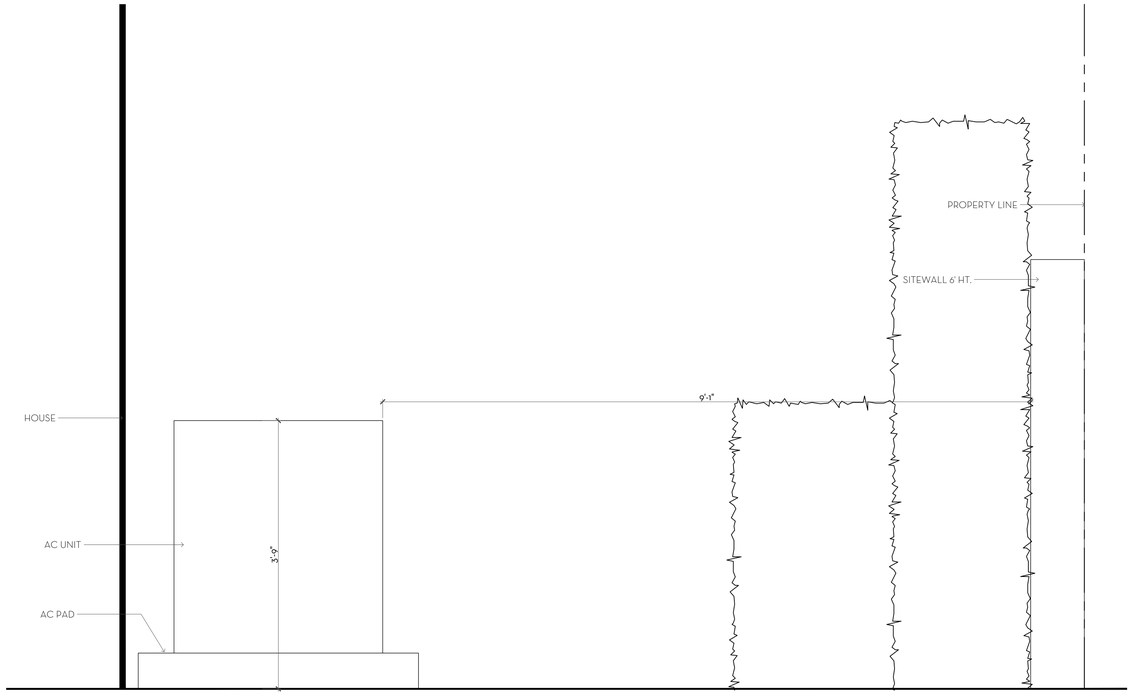
LP2



1/D1 TYPICAL SITE WALL AT GENERATOR
SCALE: 1"=1'-0"

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

N
W E
S

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

SITE DETAILS

111 ATLANTIC AVE

PALM BEACH, FL.

SCALE: AS NOTED

12 DECEMBER 2025 SECOND SUBMITTAL
21 NOVEMBER 2025 FIRST SUBMITTAL

NIEVERA WILLIAMS
DESIGN

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Suite 502
West Palm Beach, FL 33401
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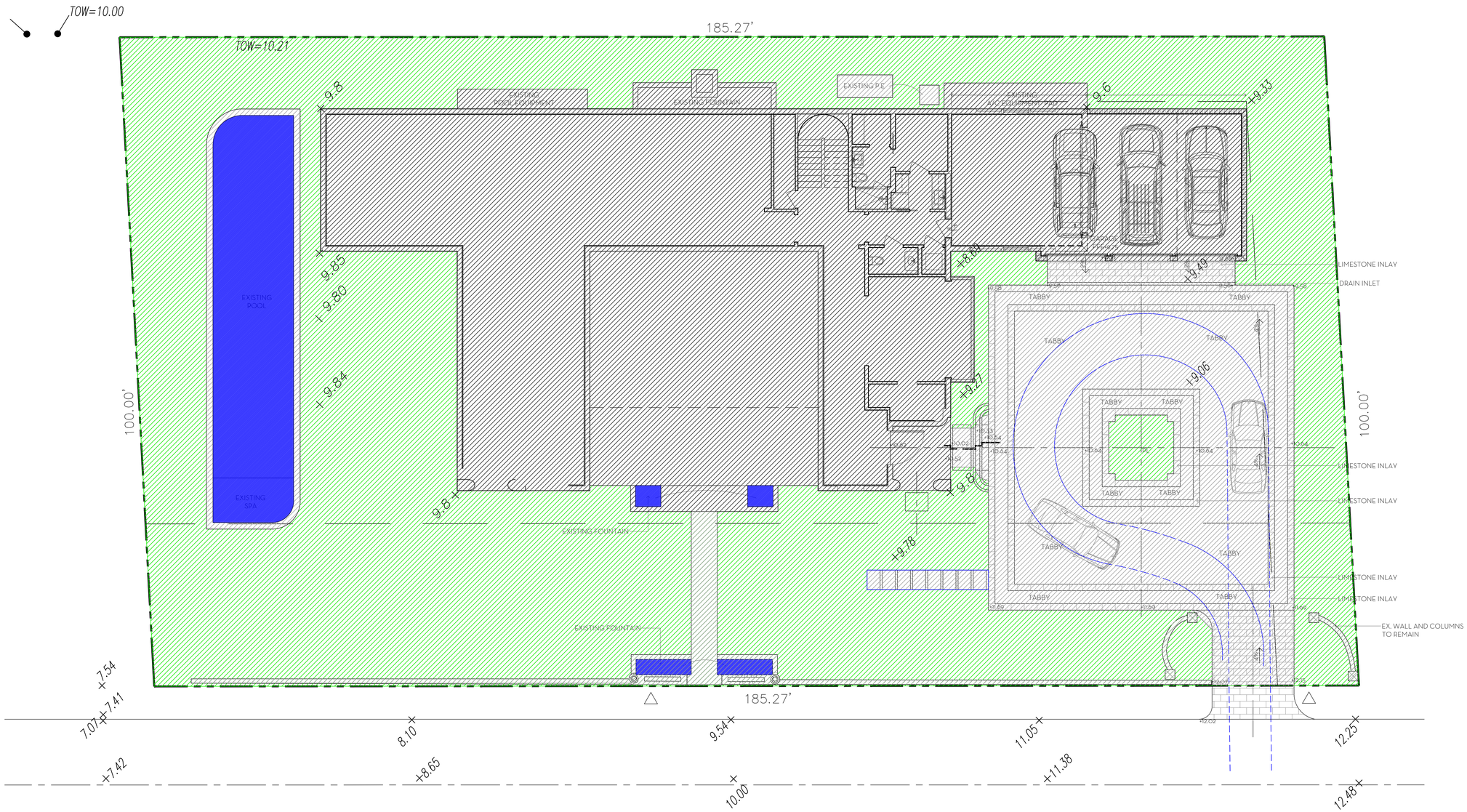
F: 561-659-2113

NIEVERAWILLIAMS.COM

D1



OVERALL R-B SITE CALCULATIONS:

SITE AREA =	18,501	SQ FT	100%
MINIMUM LANDSCAPE:			
REQUIRED =	8,325	SQ FT	45%
EXISTING =	9,456	SQ FT	51%
PROPOSED =	8,346	SQ FT	45.11%

FRONT SETBACK SITE CALCULATIONS:

25' SETBACK AREA =	4,632	SQ FT	100%
MINIMUM LANDSCAPE:			
REQUIRED =	1,853	SQ FT	40%
EXISTING =	3,725	SQ FT	80.4%
PROPOSED =	3,549	SQ FT	76.62%

10' PERIMETER SITE CALCULATIONS:

PERIMETER AREA =	5,305	SQ FT	
MINIMUM LANDSCAPE:			
(50% OF 8,325 SF) = 4,162.5 REQUIRED			
EXISTING =	4,476	SQ FT	53.76%
PROPOSED =	4,620	SQ FT	55.49%

N W E S

0 1 4 8 16 FEET

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

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

OPEN SPACE DIAGRAM

111 ATLANTIC AVE

PALM BEACH, FL.

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

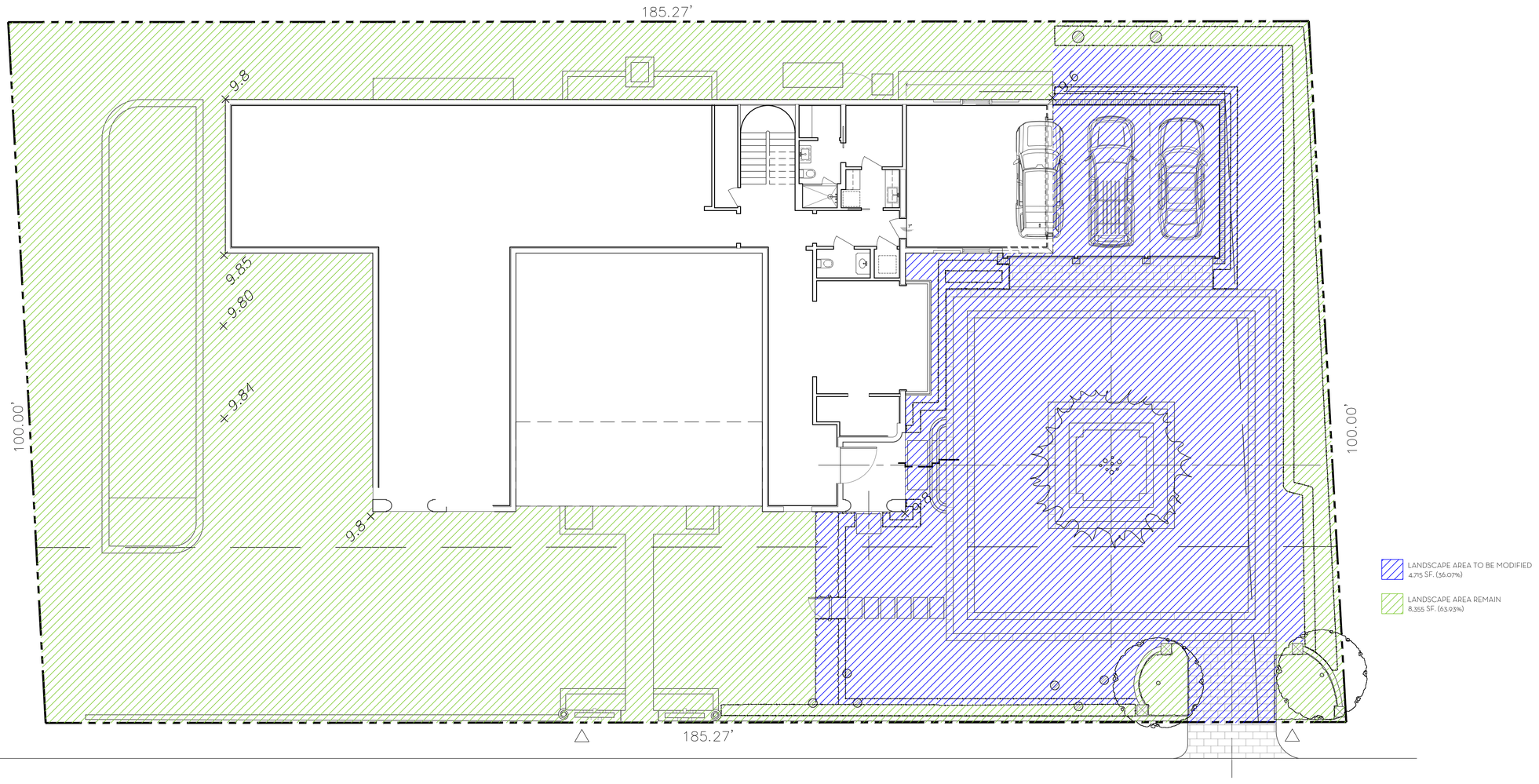
21 NOVEMBER 2025 FIRST SUBMITTAL

NIEVERA WILLIAMS
DESIGN

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

NIEVERAWILLIAMS.COM

OS1



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W E
S

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

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

LANDSCAPE ALTERATION DIAGRAM

111 ATLANTIC AVE

PALM BEACH, FL.

21 NOVEMBER 2025 FIRST SUBMITTAL

NIEVERA WILLIAMS
DESIGN

625 N. Flagler Drive
Suite 502
West Palm Beach, FL 33401
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OS2

TOWN OF PALM BEACH

Information for Architectural Commission Meeting on: January 28, 2026

To: Architectural Commission

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

From: Planning, Zoning & Building

Re: ARC-25-0092 (ZON-25-0088) 140 BRAZILIAN AVE (COMBO). The applicant, Thomas O McCarthy (Smith and Moore Architects Inc.), has filed an application requesting Architectural Commission review and approval for expansion and new roof to an existing single-family residence with a variance for Cubic Content Ratio (CCR). The Town Council shall review the application as it pertains to zoning relief and approval.

Date: 1/14/2026

ATTACHMENTS
- PZB Staff Report
- Letter of Intent
- Plans

STRATEGIC PLAN
Strategic Priorities:
Community Culture and Character

Strategic Focus Areas:
Quality of Life

FUNDING
No Fiscal Impact

ARC-25-0092 (ZON-25-0088) 140 BRAZILIAN AVE (COMBO) The applicant, Thomas O McCarthy (Smith and Moore Architects Inc.), has filed an application requesting Architectural Commission review and approval for expansion and new roof to an existing single-family residence with a variance for Cubic Content Ratio. The Town Council shall review the application as it pertains to zoning relief and approval.

ZON-25-0088 (ARC-25-0092) 140 BRAZLIAN AVE (COMBO) -VARIANCE. The applicant, Thomas O McCarthy (Smith and Moore Architects Inc.), has filed an application requesting Town Council review and approval of modifications to an existing residence with new roof and (1) variance to exceed allowable Cubic Content Ratio (CCR). The Architectural Commission shall perform design review of the application.

Applicant: Thomas O McCarthy
Landscape: Smith and Moore Architects Inc

HISTORY:
The residence at 140 Brazilian constructed in 2004.

THE PROJECT:
The applicant has submitted plans, entitled "140 Brazilian Ave" as prepared by Smith And Moore Architects, Inc, uploaded December 30, 2025.

The following scope of work is proposed:

- Extension of first floor loggia.
- Addition of a second-floor library above loggia expansion.
- First floor laundry room addition.

The following Special Exception with Site Plan Review and Variances are required to complete the project:

- **VARIANCE 1: Section 134-893** - *For lots between 10,000 and 60,000 square feet which are not identified in subsection 4 of this section, the maximum allowable CCR shall be calculated as follows: 3.50 + [(60,000 - the lot size)÷ 50,000) × 0.5].*

Site Data			
Zoning District	R-B	**Future Land Use**	Single Family
Lot Size	21,400 SF	**Lot Coverage**	5,147 SF
Cubic Content Ratio	Allowable: 3.89 Existing: 3.87 Proposed: 4.18 **Variance Requested**	**Overall Landscape Open Space**	Required: 50% Existing: 49.1% No Change
SURROUNDING PROPERTIES			
North	141 Brazilian Ave | Single-Family Residence / R-B		
South	141 Australian Ave | Single-Family Residence / R-B		

East	130 Brazilian Ave | Single-Family Residence / R-B
West	150 Brazilian Ave | Single-Family Residence / R-B

STAFF ANALYSIS

The applicant is a proposing an addition to an existing two-story single-family residence at 140 Brazilian Ave. On the first floor the 302 SF loggia will be increased by 146 SF to accommodate a second-floor addition. The second story addition will be a master library extension of approximately 453 SF.



CODE SECTION	REQUIRED	EXISTING	PROPOSED	VARIANCE
VARIANCE 1: Section 134-893	Allowable CCR: 3.89	3.87	4.18	**+0.29**

CONCLUSION:

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

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

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

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

WRB:JGM:SCP

WRB

SMITH AND MOORE ARCHITECTS, INC.

Harold Smith • Jonathan Moore • Peter Papadopoulos • Daniel Kahan
Florida AAC No. 001285

Re: 140 Brazilian Avenue
Palm Beach, FL 33480

December 15, 2025

LETTER OF INTENT
LOGGIA/MASTER LIBRARY ADDITION
140 BRAZILIAN AVENUE
ARC-25-0092 (ZON-25-0088)

Please find for review the attached drawings for our project at 140 Brazilian Avenue in the R-B Zoning District Palm Beach. The 21,400 square foot site includes an existing 8812 total gross square foot two-story residence, an east side yard pool, and a single-entry driveway/parking court in the front yard leading southward along the west side of the home to an attached 3-car garage. Our project proposal is to increase the 302 square foot main living loggia by 146 square feet, and to add a second floor master library above the extents of the loggia. Also included will be an enclosure of 56 square feet of an existing east-facing guest loggia, which will increase the laundry room from 52 square feet to 108 square feet, giving the owner a total of 6508 square feet of air conditioned floor area. A flat clay terracotta roof tile is proposed to replace the existing clay barrel tile.

The project will include a variance request from the requirements of Section 134-893 (b) (13) a. 3. to increase the total cubic content ratio from the allowable 3.89 and 3.87 existing to 4.18.

Please note the following:

A) LANDMARKS PRESERVATION COMMISSION 54-122 & 54-161

Not applicable – This property is not landmarked.

B) ARCHITECTURAL REVIEW 18-205

We are submitting a proposal that we consider tastefully designed, in the same architectural language as the existing residence. The addition is designed implementing appropriate materials and details consistent with the existing 2003 residence on the property.

1. The addition is in conformity with good taste and design and in general contributes to the image of the Town and neighborhood as a place of beauty, spaciousness, balance, charm and high quality. The addition, due to its central location on the lot, has very little impact on the streetscape.
2. Not Applicable.
3. The design and appearance are not of inferior quality such as to cause the nature of the local environment to materially depreciate in appearance and value.

1500 South Olive Avenue • West Palm Beach, Florida 33401
Telephone (561) 835-1888 • Fax (561) 832-7015
www.smithmoorearchitects.com
Florida AAC No. 001285

4. The proposed residence is in harmony with the proposed developments on land in the general area and with the comprehensive plan for the town.
5. The proposed residence is not excessively similar to any other structure existing or within 200 feet of the proposed site in respect to one or more of the following features of the exterior design and appearance:
    a. This proposal does not have apparently visible identical front or side elevations.
    b. We do not have other significant identical features of design such as, but not limited to, material roof line and height of other design elements.
6. The proposed addition is not excessively dissimilar in relation to any other structures existing or within 200 feet of the proposed site in respect to one or more of the following features:
    a. Height of structure. The height of the addition will match the height of the existing construction in both building height and in overall height.
    b. Other significant design features including, but not limited to, materials or quality of architectural design.
    c. Architectural compatibility. The two-story residence and addition are compatible with other structures in the neighborhood in architectural style and detailing.
    d. Arrangements of components of the structure.
    e. Appearance of mass from the street or from any perspective visible to the public or adjoining property owners.
    f. Diversity of design is complimentary with the size and massing of adjacent properties. Because of greater setbacks, the structure has less impact on the streetscape than most of the surrounding two-story structures.
    g. Design features that will avoid the appearance of mass through improper proportions.
    h. Design elements that protect the privacy of a neighboring property. The two-story addition is set back 33'-8-1/2" from the east (nearest) property line.
7. The proposed addition is similar in style and massing to the principal or main structure.
    a. The proposed massing and details will be congruent with those of the principal central mass of the existing structure.
    b. The details and proportions will also be in keeping with the main structure.
8. The proposed addition is appropriate in relation to the established character of other structures in the immediate area or neighboring areas in respect to significant design features such as material or quality or architectural design as viewed from any public or private way.
    a. All building materials will match those of the existing original residence as constructed in 2003.
9. The proposed addition will be set back beyond the required front yard setback line by 51 feet. The balance of the residence exceeds all other dimensional requirements of the code.
10. The projects' location and design adequately protect unique site characteristics such as those related to scenic views, rock outcroppings, natural vistas, waterways and similar features. The proposed addition will not negatively impact any existing natural features.

C) ARCOM 18-206

Not applicable.

D) SITE PLAN REVIEW 134-329

Not applicable.

E) VARIANCES 134-201

Section 134-201
A request for a variance to construct a two-story addition resulting in a cubic content ratio of 4.18 in lieu of the 3.89 allowed and 3.87 currently existing.

1. Special conditions and circumstances exist that are peculiar to the land, building or structure which are not applicable to other lands in the same zoning district. The homeowner wishes to retain the massing and character of the one-story home built in 2003. There is no other location on the site for construction other than building atop the existing home.
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 lands, buildings or structures in this same zoning district.
4. Literal interpretation of this chapter would deprive the applicant of their right to enjoy the property.
5. The variance granted is the minimum variance that will make possible reasonable use of the land, building or structure.
6. N/A
7. The grant of the variance will be in harmony with the intent and general purpose of this chapter, and such variance will not be injurious to the area involved or otherwise detrimental to the area.

Sincerely,

Harold J. Smith
Principal Architect

1500 South Olive Avenue • West Palm Beach, Florida 33401
Telephone (561) 835-1888 • Fax (561) 832-7015
www.smithmoorearchitects.com

ARCHITECT

HAROLD J SMITH
SMITH AND MOORE ARCHITECTS, INC
1500 SOUTH OLIVE AVENUE
WEST PALM BEACH, FLORIDA 33401
(561) 835-1888

SURVEYING

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

ARC - 25 - 0092 ZON - 25 - 0088

FINAL SUBMITTAL - 12/30/2025

ARCOM HEARING 01/28/2026
T.C. HEARING 02/11/2026

SCOPE OF WORK:

- Addition to existing single family residence. Reroofing. Cubic content ratio variance.

140 BRAZILIAN AVENUE PALM BEACH, FLORIDA

SHEET INDEX

PAGE	SHEET TITLE		PAGE	SHEET TITLE		PAGE	SHEET TITLE		PAGE	SHEET TITLE
1	COVER SHEET	A-0.00	14	EXISTING CUBIC CONTENT	Z-2.00	27	WEST ELEVATIONS	A-4.01		
2	SURVEY	.	15	PROPOSED CUBIC CONTENT	Z-3.00	28	SOUTH ELEVATIONS	A-4.02		
3	VICINITY LOCATION MAP	SV-1.00	16	FIRST FLOOR DEMOLITION PLAN	D-1.00	29	EAST ELEVATIONS	A-4.03		
4	LOCATION PLAN	SV-2.00	17	SECOND FLOOR DEMOLITION PLAN	D-2.00	30	3-16 ELEVATIONS	A-4.04		
5	NEIGHBORING PROPERTIES	P-1.00	18	DEMOLITION ELEVATIONS	D-3.00	31	3-16 ELEVATIONS	A-4.05		
6	NEIGHBORING PROPERTIES	P-2.00	19	DEMOLITION ELEVATIONS	D-3.01	32	COLORED ELEVATION	A-4.06		
7	NEIGHBORING PROPERTIES	P-3.00	20	EXISTING FIRST FLOOR PLAN	A-1.00	33	COLORED ELEVATION	A-4.07		
8	SUBJECT PROPERTY PHOTO BOARD	P-4.00	21	PROPOSED FIRST FLOOR PLAN	A-1.01	34	RENDERING	A-4.08		
9	SUBJECT PROPERTY PHOTO BOARD	P-5.00	22	EXISTING SECOND FLOOR PLAN	A-2.00	35	SECTION	A-5.00		
10	EXISTING SITE PLAN	SP-1.00	23	PROPOSED SECOND FLOOR PLAN	A-2.01	36	SECTION	A-5.01		
11	PROPOSED SITE PLAN	SP-2.00	24	EXISTING ROOF PLAN	A-3.00					
12	ZONING LEGEND	SP-3.00	25	PROPOSED ROOF PLAN	A-3.01					
13	ZONING DIAGRAM	Z-1.00	26	NORTH ELEVATIONS	A-4.00					

S·M

ALTERATIONS TO
140 BRAZILIAN AVENUE
PALM BEACH, FL

SMITH AND MOORE ARCHITECTS, INC.
• 1500 SOUTH OLIVE AVENUE WEST PALM BEACH, FLORIDA 33401 • TEL (561) 835-1888 FAX (561) 832-7015 •

THIS DRAWING IS AN INSTRUMENT OF SERVICE, AND AS SUCH SHALL REMAIN THE PROPERTY OF SMITH AND MOORE ARCHITECTS, INC. IS PROPERTIED THIS DRAWING IS FOR USE IN CONNECTION WITH THIS PROJECT, AND SHALL NOT BE USED FOR ANY OTHER LOCATION. COPYRIGHT SMITH AND MOORE ARCHITECTS, INC. ALL RIGHTS RESERVED.

HAROLD J. SMITH
REGISTERED ARCHITECT 8742

JONATHAN C. MOORE
REGISTERED ARCHITECT 13541

PETER G. PAPADOPOULOS
REGISTERED ARCHITECT 92952

DANIEL KAHAN
REGISTERED ARCHITECT 94757

PRE-APP	11-05-2025
FIRST SUBMITTAL	11-24-2025
SECOND SUBMITTAL	12-15-2025
FINAL SUBMITTAL	12-30-2025

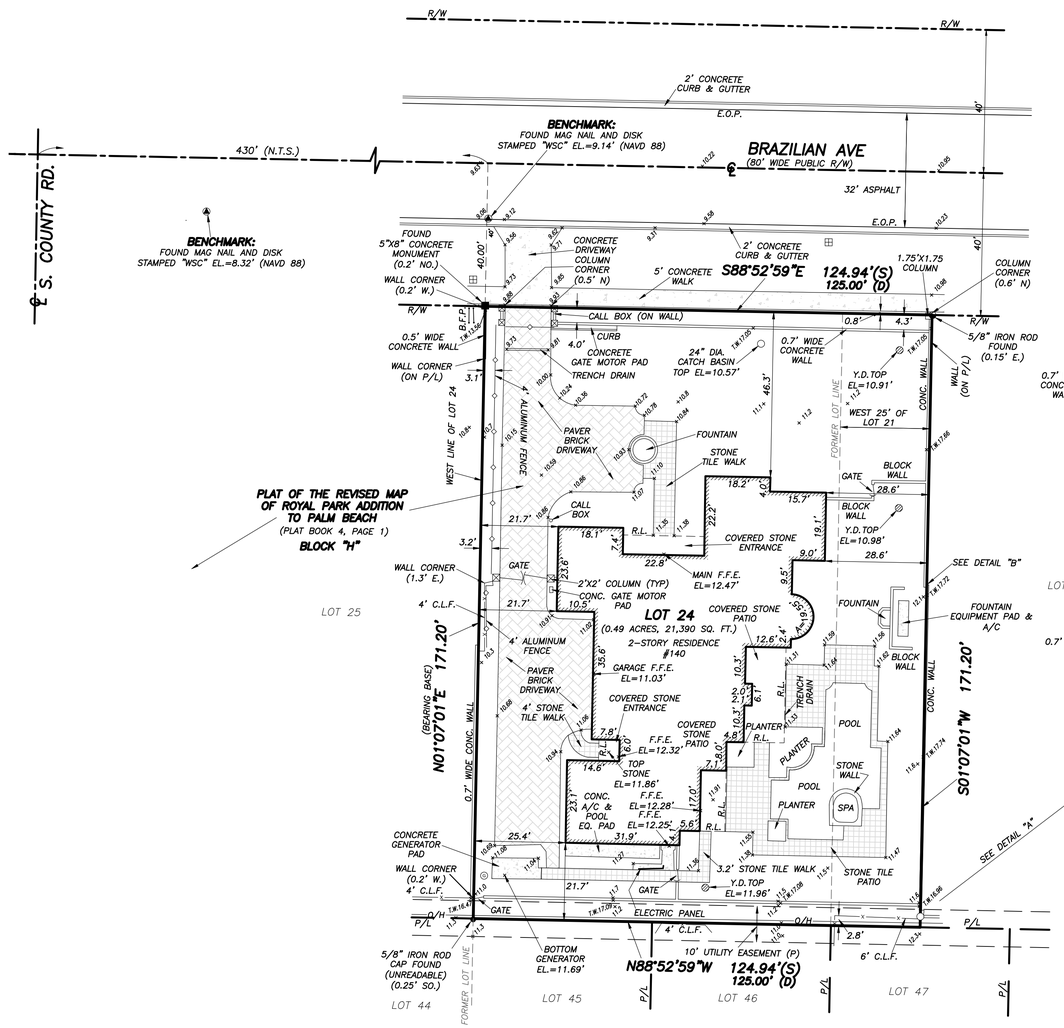
NO: 23037
DWG. BY: LKLK
SHEET:
A-0.00

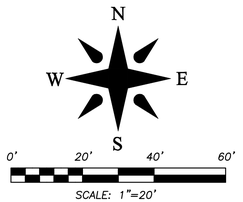
Boundary Survey For:

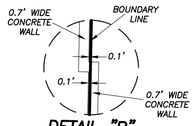
THOMAS O MCCARTHY

LEGEND:

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







DETAIL "B"
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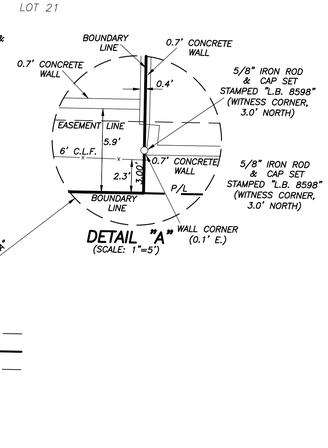

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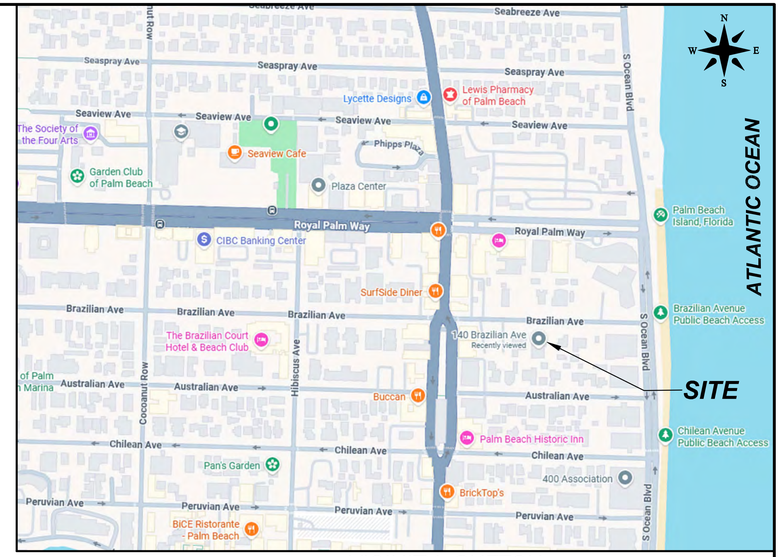
(SCALE: 1"=5')



VICINITY SKETCH

(NOT TO SCALE)

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

Thomas O Mccarthy

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

PROPERTY ADDRESS:
140 Brazilian Ave
Palm Beach, FL 33480

LEGAL DESCRIPTION:
Lot 24 and the West 25 feet of Lot 21, in Block H, REVISED MAP OF ROYAL PARK ADDITION TO PALM BEACH FLORIDA, according to the Plat thereof on file in the Office of the Clerk of the Circuit Court in and for Palm Beach County, Florida, recorded in Plat Book 4, Page 1.

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

BEARING BASE:
The West line of Lot 24, Block H, REVISED MAP OF ROYAL PARK ADDITION TO PALM BEACH FLORIDA, according to the Plat thereof on file in the Office of the Clerk of the Circuit Court in and for Palm Beach County, Florida, recorded in Plat Book 4, Page 1, is taken to bear N 01°07'01" East, and all other bearings shown hereon are relative thereto.

TITLE SEARCH REPORT

CLIENT: Thomas O. McCarthy	COMMITMENT NO. : 110993968	DATE: November 3rd, 2025			
REVIEWED BY: WILLIAM M. NAULTY	JOB NO. : 261558-SE				

B2 ITEM NO.	DOCUMENT	DESCRIPTION	AFFECTS AND PLOTTED	AFFECTS AND NOT PLOTT-ABLE	DOES NOT AFFECT	NOT A SURVEY MATTER
1	ORB 5749, PG 1948	Personal Representative's Deed				●
1a	ORB 5749, PG 1951 ORB 5749, PG 1952 ORB 5749, PG 1953	Quit Claim Deed				●
1b	ORB 11163, PG 163	Order Determining Homestead				●
1c	ORB 11198, PG 964	Trustee's Deed				●
1d	ORB 11198, PG 966 ORB 11198, PG 968	Special Warranty Deed				●
1e	ORB 14121, PG 544 ORB 21369, PG 1024	Warranty Deed				●
3	ORB 28991, PG 1672	Declaration of Covenants and restrictions				●

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 ???, issued by ????, dated ???, 2020. This office has made no search of the Public Records.*
2. *Elevations shown hereon, if any, are in feet and decimal parts thereof and are based on NAVD-88. The expected accuracy of the elevations shown hereon is 0.03' for the hard surface elevations (shown thus x 0.00) and 0.1' (shown thus x 0.0) for the soft surface elevations. Elevations shown hereon are U.S. survey feet unless otherwise noted.*
3. *Description furnished by client or client's agent.*
4. *Unless presented in digital form with electronic seal and electronic signature this survey must bear the signature and the original raised seal of a Florida licensed surveyor or mapper this drawing, sketch, plat or map is for informational purposes only and is not valid.*
5. *This survey cannot be transferred or assigned without the specific written permission of Wallace Land Surveying, LLC. Certificate of Authorization Number LB8598.*
6. *Except as shown, underground and overhead improvements are not located. Underground foundations not located.*
7. *The survey sketch shown hereon does not necessarily contain all of the information obtained or developed by the undersigned surveyor in his field work, office work or research.*
8. *No responsibility is assumed by this surveyor for the construction of improvements, from building ties shown on this survey.*
9. *Revisions shown hereon do not represent a "survey update" unless otherwise noted.*
10. *All dates shown within the revisions block hereon are for interoffice filing use only and in no way affect the date of the field survey stated herein.*
11. *In some instances, graphic representations have been exaggerated to more clearly illustrate the relationships between physical improvements and/or lot lines. In all cases, dimensions shown shall control the location of the improvements over scaled positions.*
12. *It is a violation of Rule 5J-17 of the Florida Administrative Code to alter this survey without the express prior written consent of the Surveyor. Additions and/or deletions made to the face of this survey will make this survey invalid.*
13. *The ownership of fences, perimeter walls and/or hedges shown hereon are not known and thus are not listed as encroachments. Fences, hedges and/or perimeter walls are shown in their relative position to the boundary.*
14. *The expected horizontal accuracy of the information shown hereon is +/- 0.10'.*

CERTIFICATION:

I HEREBY ATTEST *that the survey shown hereon 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: 11/05/2025

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

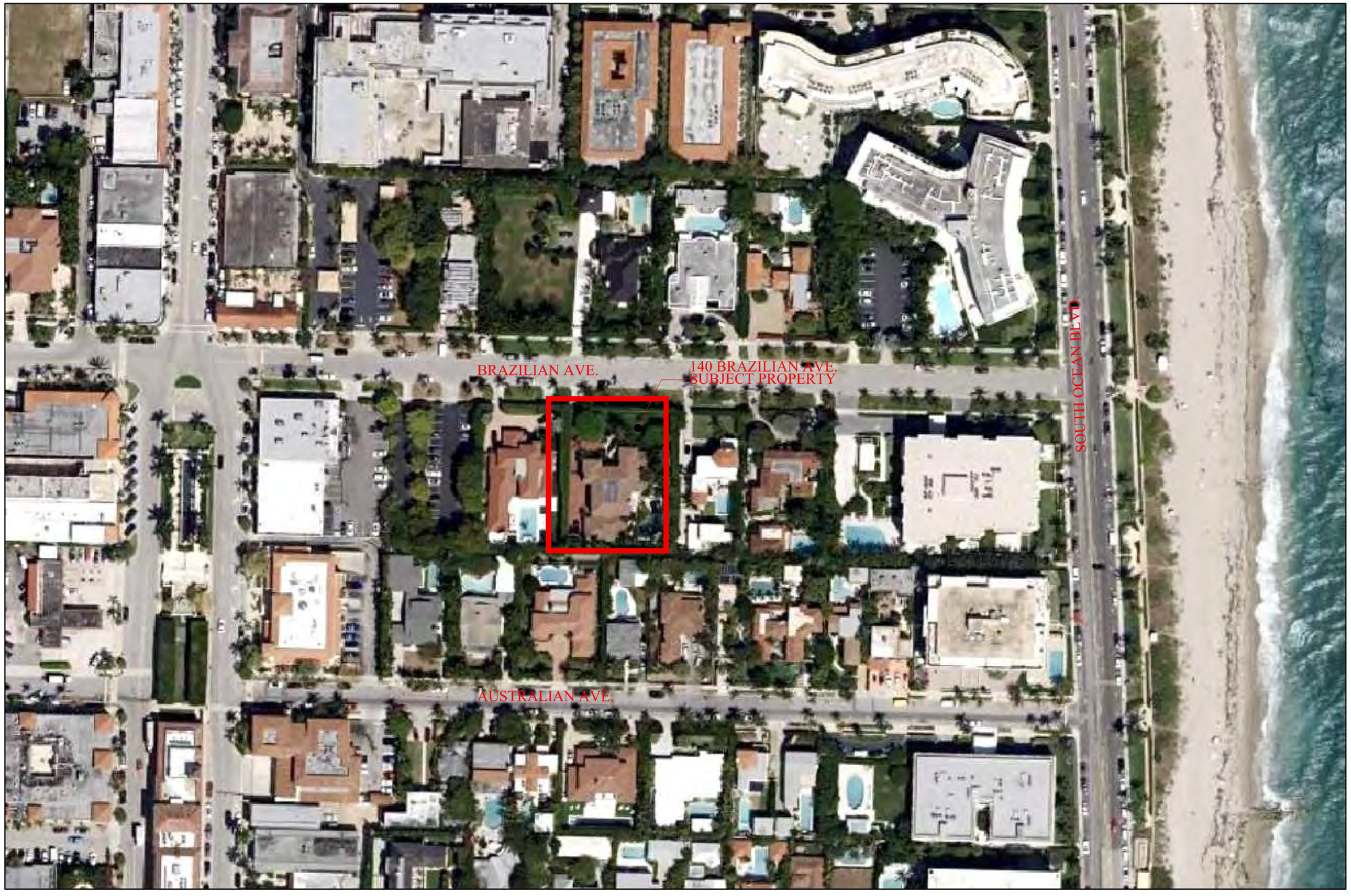
REVISIONS:

Boundary Survey For:

Thomas O Mccarthy

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

FIELD: B.M.	JOB No.: 261558	F.B. PG.
OFFICE: C.K.	DATE: ??/??/2025	DWG. No.: 261558
C'K'D.: J.P.	REF.: 25-1055	SHEET: 1 OF 1



VICINITY LOCATION MAP

ARC-25-0092 / ZON-25-0088

S·M

ALTERATIONS TO
140 BRAZILIAN AVENUE
PALM BEACH, FL

SMITH AND MOORE ARCHITECTS, INC.
1500 SOUTH OLIVE AVENUE WEST PALM BEACH, FLORIDA 33401 • TEL (561) 835-1888 FAX (561) 832-7015

HAROLD J. SMITH
REGISTERED ARCHITECT 8742

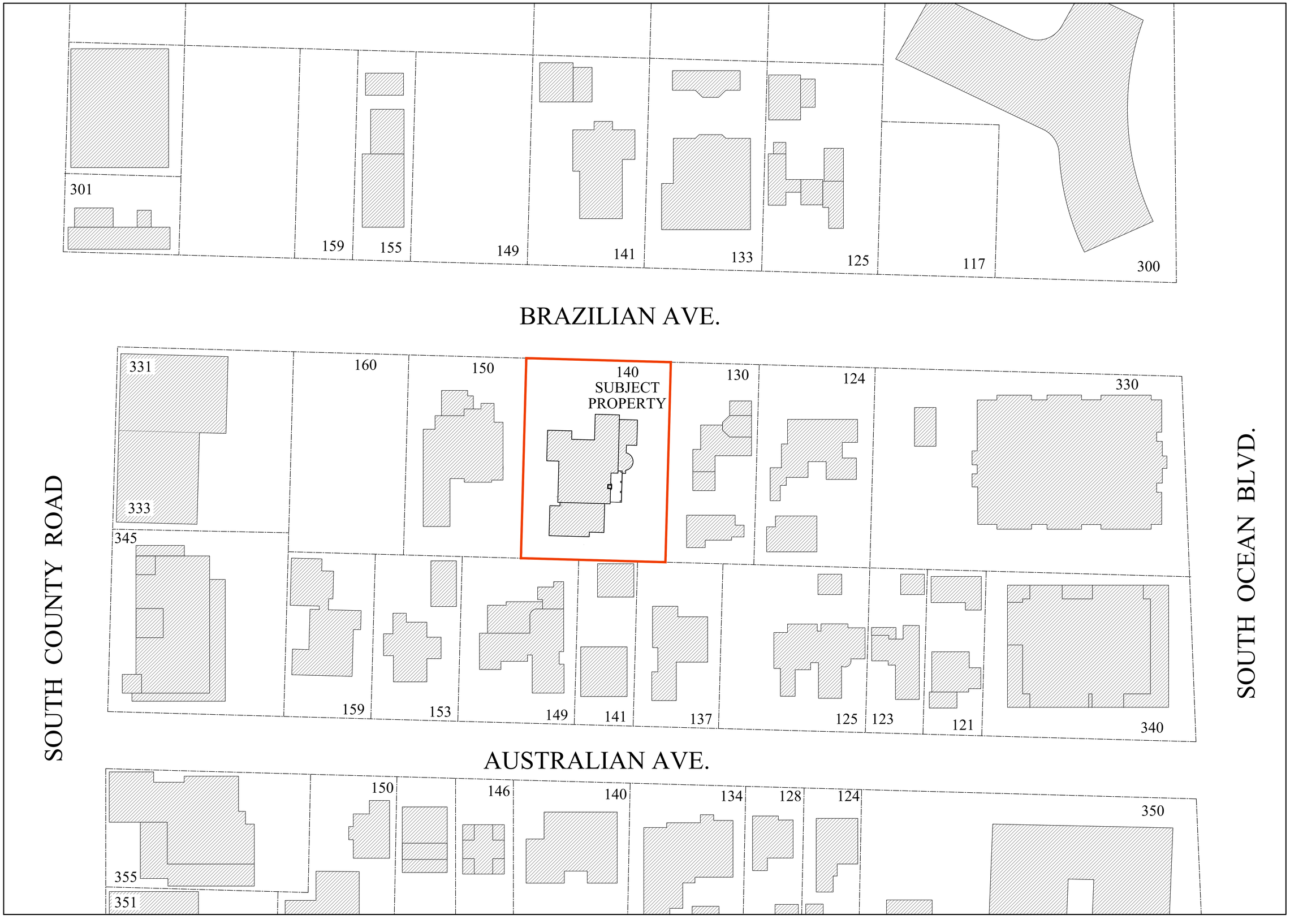
JONATHAN C. MOORE
REGISTERED ARCHITECT 13541

PETER G. PAPADOPOULOS
REGISTERED ARCHITECT 92952

DANIEL KAHAN
REGISTERED ARCHITECT 94757

PRE-APP	11-05-2025
FIRST SUBMITTAL	11-24-2025
SECOND SUBMITTAL	12-15-2025
FINAL SUBMITTAL	12-30-2025

NO: 23037
DWG. BY: LK
SHEET:
SV-1.00



LOCATION PLAN
SCALE: 1"=30'-0"

ARC-25-0092 / ZON-25-0088

S·M

ALTERATIONS TO
140 BRAZILIAN AVENUE
PALM BEACH, FL

SMITH AND MOORE ARCHITECTS, INC.
• 1500 SOUTH OLIVE AVENUE WEST PALM BEACH, FLORIDA 33401 • TEL (561) 835-1888 FAX (561) 832-7015 •

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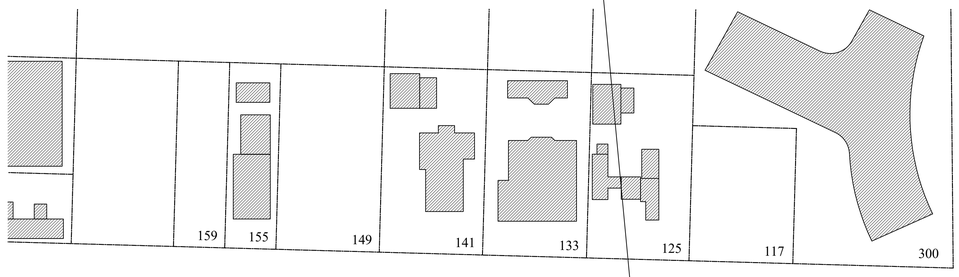
PRE-APP	11-05-2025
FIRST SUBMITTAL	11-24-2025
SECOND SUBMITTAL	12-15-2025
FINAL SUBMITTAL	12-30-2025

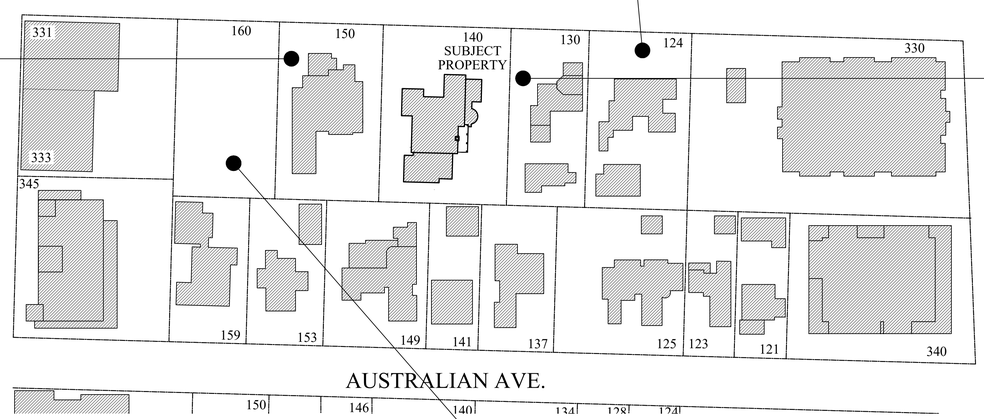
NO: 23037
DWG. BY: LK
SHEET:
SV-2.00



124 BRAZILIAN AVE.



BRAZILIAN AVE.





130 BRAZILIAN AVE.



150 BRAZILIAN AVE.

NEIGHBORING PROPERTIES



160 BRAZILIAN AVE.

ARC-25-0092 / ZON-25-0088

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ALTERATIONS TO
140 BRAZILIAN AVENUE
PALM BEACH, FL

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DWG. BY: LK
SHEET:

P-1.00



155 BRAZILIAN AVE.



141 BRAZILIAN AVE.





133 BRAZILIAN AVE.



125 BRAZILIAN AVE.

NEIGHBORING PROPERTIES

ARC-25-0092 / ZON-25-0088

S·M

ALTERATIONS TO
140 BRAZILIAN AVENUE
PALM BEACH, FL

SMITH AND MOORE ARCHITECTS, INC.
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NO: 23037
DWG. BY: LK
SHEET:
P-2.00



149 AUSTRALIAN AVE.



141 AUSTRALIAN AVE.





137 AUSTRALIAN AVE.

NEIGHBORING PROPERTIES

ARC-25-0092 / ZON-25-0088

S·M

ALTERATIONS TO
140 BRAZILIAN AVENUE
PALM BEACH, FL

SMITH AND MOORE ARCHITECTS, INC.
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NO: 23037
DWG. BY: LK
SHEET:
P-3.00



SUBJECT PROPERTY FROM STREET



FRONT YARD



EAST ELEVATION



FROM SOUTH EAST



GUEST LOGGIA



MAIN LOGGIA

SUBJECT PROPERTY

ARC-25-0092 / ZON-25-0088

S·M

ALTERATIONS TO
140 BRAZILIAN AVENUE
PALM BEACH, FL

SMITH AND MOORE ARCHITECTS, INC.
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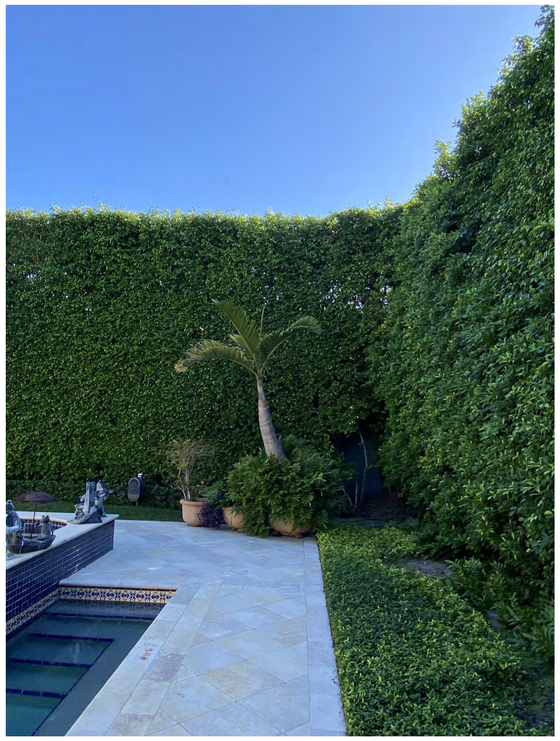
NO: 23037
DWG. BY: LK
SHEET:
P-4.00



EAST PROPERTY LINE HEDGE



SOUTH EAST CORNER OF PROPERTY



SOUTH PROPERTY LINE HEDGE



MAIN LOGGIA TERRACE SOUTH PLANTER



MAIN LOGGIA TERRACE NORTH PLANTER



SOUTH PROPERTY LINE EASEMENT

SUBJECT PROPERTY

ARC-25-0092 / ZON-25-0088

S·M

ALTERATIONS TO
140 BRAZILIAN AVENUE
PALM BEACH, FL

SMITH AND MOORE ARCHITECTS, INC.
• 1500 SOUTH OLIVE AVENUE WEST PALM BEACH, FLORIDA 33401 • TEL (561) 835-1888 FAX (561) 832-7015 •

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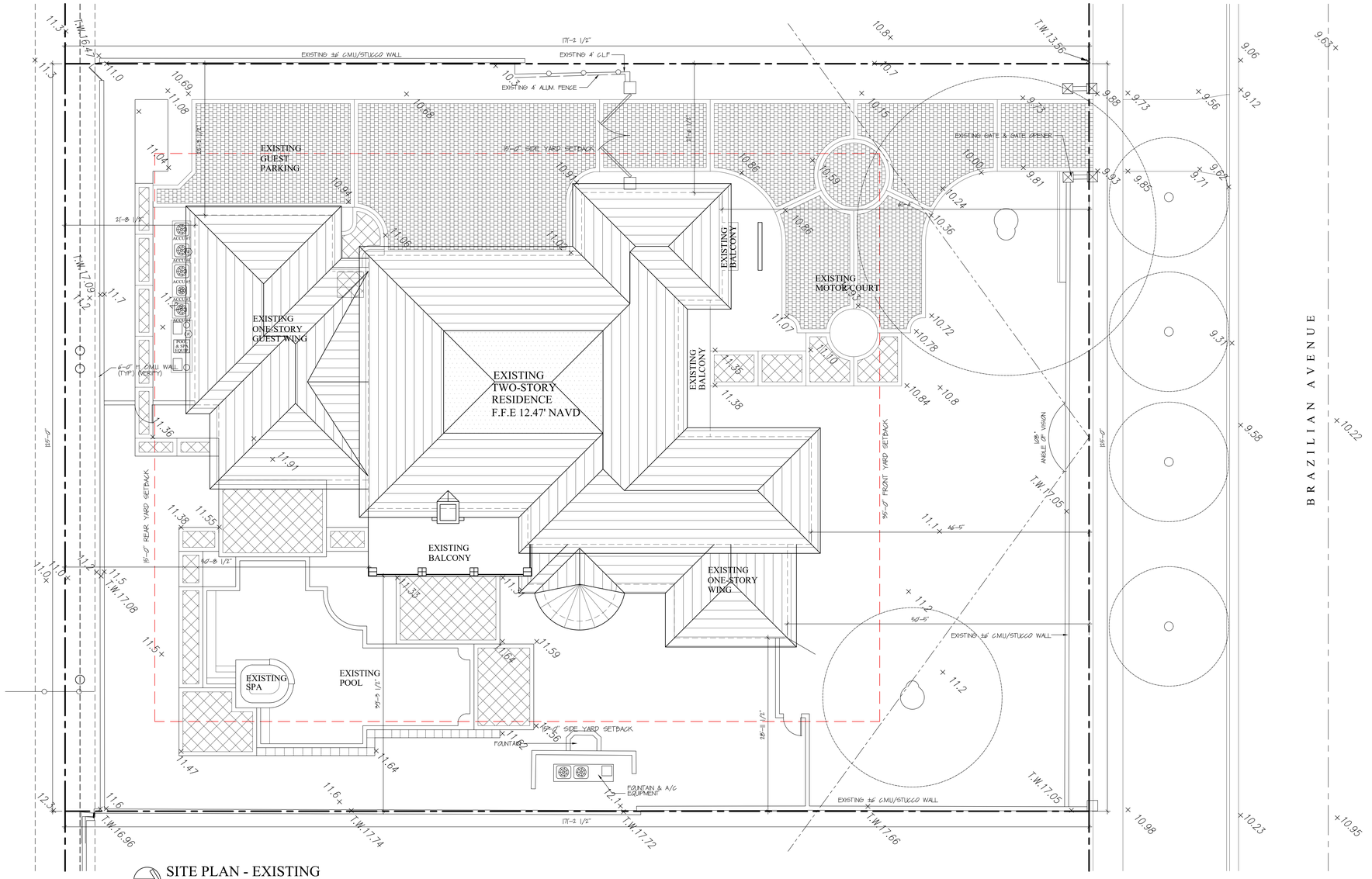
PRE-APP	11-05-2025
FIRST SUBMITTAL	11-24-2025
SECOND SUBMITTAL	12-15-2025
FINAL SUBMITTAL	12-30-2025

NO: 23037
DWG. BY: LK
SHEET:
P-5.00



SITE PLAN - EXISTING

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

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

Line #	Zoning Legend			
1	**Property Address:**	140 Brazilian Avenue		
2	**Zoning District:**	R-B		
3	**Lot Area (sq. ft.):**	21,400 sq. ft.		
4	**Lot Width (W) & Depth (D) (ft.):**	125' w x 171.2'D		
5	**Structure Type:** (Single-Family, Multi-Family, Comm., Other)	Single - Family		
6	**FEMA Flood Zone Designation:**	x		
7	**Zero Datum for point of meas. (NAVD)**	12.45' NAVD		
8	**Crown of Road (COR) (NAVD)**	10.95' NAVD		
9		REQ'D / PERMITTED	EXISTING	PROPOSED
10	Lot Coverage (Sq Ft and %)	5350 s.f./25%	5174 sf/24.2%	5147
11	Enclosed Square Footage (1st & 2nd Fl., Basement, Accs. Structure, etc)	N/A	6657sf.	7166 S.F.
12	*Front Yard Setback (Ft.)	35ft. (N)	46'-5"	46'-5"
13	* Side Yard Setback (1st Story) (Ft.)	15 ft. (E/W)	28'-11/2"(E)25'-31/2(W)	28'-11/2"(E)25'-31/2(W)
14	* Side Yard Setback (2nd Story) (Ft.)	15 ft. (E/W	39'-31/2" (E) 21'-61/2" (W)	33'-81/2" (E) 21'-61/2" (W)
15	*Rear Yard Setback (Ft.)	15 ft. (S)	21'-81/2"	21'-81/2"
16	Angle of Vision (Deg.)	108 deg.	67 deg.	67 deg.
17	Building Height (Ft.)	22'-0"	21'-4-1/4"	21'-4-1/4"
18	Overall Building Height (Ft.)	30'-0"	25'-9-1/4"	26'-9-1/4"
19	Cubic Content Ratio (CCR) (R-B ONLY)	3.89	3.87	4.18
20	** Max. Fill Added to Site (Ft.)	9"	N/A	N/A
21	Finished Floor Elev. (FFE)(NAVD)	7.0' NAVD	12.31' NAVD	12.31' NAVD
22	Base Flood Elevation (BFE)(NAVD)	6.0'	6.0' NAVD	6.0' NAVD
23	Landscape Open Space (LOS) (Sq Ft and %)	10,800 SF/50%	10,511 SF/49.1%	10,511/49.1%
24	Perimeter LOS (Sq Ft and %)	N/A	N/A	N/A
25	Front Yard LOS (Sq Ft and %)	2187.5 SF/50%	3676/84.0%	3676/84.0%
26	*** Native Plant Species %	*Please refer to TOPB Landscape Legend.*		

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

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

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

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

REV BF 20230626

EXISTING SITE DATA - 140 BRAZILIAN AVENUE:

ZONING DISTRICT:	R-B	
LOT AREA:	21,400 SQ.FT.	
LOT COVERAGE BY BUILDING :		
ALLOWABLE:	5,350 SQ. FT.	25% (2 STORIES)
EXISTING:	5,174 SQ. FT.	24.2%
LANDSCAPE OPEN SPACE :		
MINIMUM:	10,700 SQ. FT.	50%
EXISTING:	10,511 SQ. FT.	49.1%
IMPERVIOUS AREA :		
MINIMUM:	5,617 SQ. FT.	26.2%
CUBIC CONTENT RATIO :		
ALLOWABLE:	3.89	
EXISTING:	3.87	83,246 CF x 0.05 = 4,162
ENCLOSED FLOOR AREA :		
FIRST FLOOR:	4,555	
SECOND FLOOR:	3,047	
TOTAL ENCLOSED FLOOR AREA:	7,602 SQ.FT.	

ARC-25-0092 / ZON-25-0088

S·M

ALTERATIONS TO
140 BRAZILIAN AVENUE
PALM BEACH, FL

SMITH AND MOORE ARCHITECTS, INC.
• 1500 SOUTH OLIVE AVENUE WEST PALM BEACH, FLORIDA 33401 • TEL (561) 835-1888 FAX (561) 832-7015 •

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REGISTERED ARCHITECT 5742

JONATHAN C. MOORE
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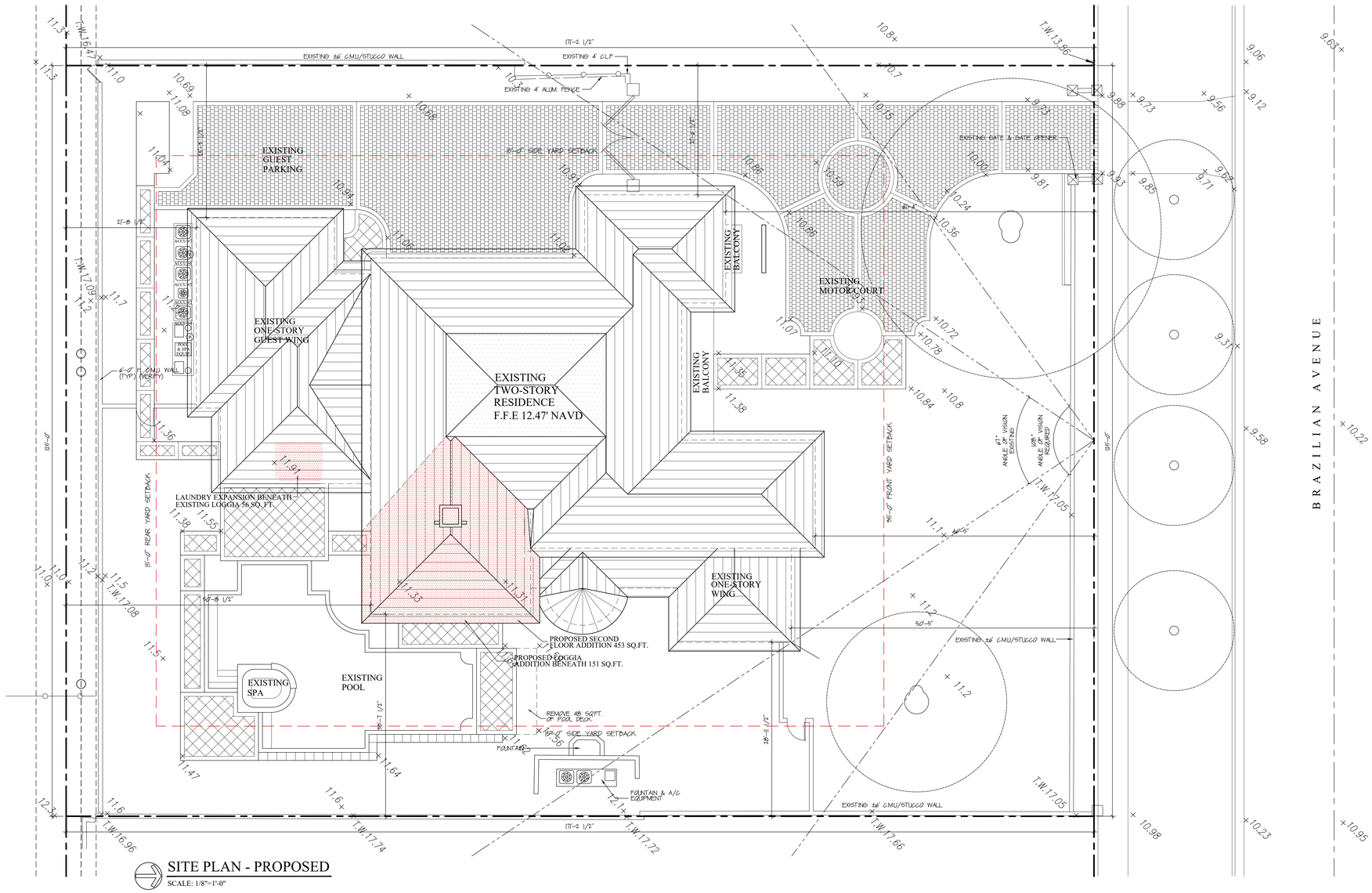
PETER G. PAPADOPOULOS
REGISTERED ARCHITECT 92952

DANIEL KAHAN
REGISTERED ARCHITECT 94757

PRE-APP	11-08-2025
FIRST SUBMITTAL	11-24-2025
SECOND SUBMITTAL	12-15-2025
FINAL SUBMITTAL	12-30-2025

NO: 23037
DWG. BY: LK
SHEET:

SP-1.00



SITE PLAN - PROPOSED

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

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

Line #	Zoning Legend			
1	**Property Address:**	140 Brazilian Avenue		
2	**Zoning District:**	R-B		
3	**Lot Area (sq. ft.):**	21,400 sq. ft.		
4	**Lot Width (W) & Depth (D) (ft.):**	125' w x 171.2'D		
5	**Structure Type:** (Single-Family, Multi-Family, Comm., Other)	Single - Family		
6	**FEMA Flood Zone Designation:**	x		
7	**Zero Datum for point of meas. (NAVD)**	12.45' NAVD		
8	**Crown of Road (COR) (NAVD)**	10.95' NAVD		
9		REQ'D / PERMITTED	EXISTING	PROPOSED
10	Lot Coverage (Sq Ft and %)	5350 s.f./25%	5174 sf/24.2%	5147
11	Enclosed Square Footage (1st & 2nd Fl., Basement, Accs. Structure, etc)	N/A	6657sf.	7166 S.F.
12	*Front Yard Setback (Ft.)	35ft. (N)	46'-5"	46'-5"
13	* Side Yard Setback (1st Story) (Ft.)	15 ft. (E/W)	28'-11/2"(E)25'-31/2(W)	28'-11/2"(E)25'-31/2(W)
14	* Side Yard Setback (2nd Story) (Ft.)	15 ft. (E/W	39'-31/2" (E) 21'-61/2" (W)	33'-81/2" (E) 21'-61/2" (W)
15	*Rear Yard Setback (Ft.)	15 ft. (S)	21'-81/2"	21'-81/2"
16	Angle of Vision (Deg.)	108 deg.	67 deg.	67 deg.
17	Building Height (Ft.)	22'-0"	21'-4-1/4"	21'-4-1/4"
18	Overall Building Height (Ft.)	30'-0"	25'-9-1/4"	26'-9-1/4"
19	Cubic Content Ratio (CCR) (R-B ONLY)	3.89	3.87	4.18
20	** Max. Fill Added to Site (Ft.)	9"	N/A	N/A
21	Finished Floor Elev. (FFE)(NAVD)	7.0' NAVD	12.31' NAVD	12.31' NAVD
22	Base Flood Elevation (BFE)(NAVD)	6.0'	6.0' NAVD	6.0' NAVD
23	Landscape Open Space (LOS) (Sq Ft and %)	10,800 SF/50%	10,511 SF/49.1%	10,511/49.1%
24	Perimeter LOS (Sq Ft and %)	N/A	N/A	N/A
25	Front Yard LOS (Sq Ft and %)	2187.5 SF/50%	3676/84.0%	3676/84.0%
26	*** Native Plant Species %	*Please refer to TOPB Landscape Legend.*		

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

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

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

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

REV BF 20230626

PROPOSED SITE DATA - 140 BRAZILIAN AVENUE:

ZONING DISTRICT:	R-B	
LOT AREA:	21,400 SQ.FT.	
LOT COVERAGE BY BUILDING :		
ALLOWABLE:	5,350 SQ. FT.	25% (2 STORIES)
EXISTING:	5,174 SQ. FT.	24.2%
PROPOSED:	5,320 SQ. FT.	24.8%
LANDSCAPE OPEN SPACE :		
MINIMUM:	10,700 SQ. FT.	50%
EXISTING:	10,511 SQ. FT.	49.1%
PROPOSED:	10,511 SQ. FT.	49.1%
IMPERVIOUS AREA :		
MINIMUM:	5,617 SQ. FT.	26.2%
PROPOSED:	5,617 SQ. FT.	26.2%
CUBIC CONTENT RATIO :		
ALLOWABLE:	3.89	
EXISTING:	3.87	83,246 CF x 0.05 = 4,162
PROPOSED:	4.17	83,246 CF x 0.05 = 4,162
ENCLOSED FLOOR AREA :		
PROPOSED FIRST FLOOR:	4,608	
PROPOSED SECOND FLOOR:	3,500	
TOTAL ENCLOSED FLOOR AREA:	8,108 SQ.FT.	

ARC-25-0092 / ZON-25-0088

S·M

ALTERATIONS TO
140 BRAZILIAN AVENUE
PALM BEACH, FL

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REGISTERED ARCHITECT 94757

PRE-APP	11-05-2025
FIRST SUBMITTAL	11-24-2025
SECOND SUBMITTAL	12-15-2025
FINAL SUBMITTAL	12-30-2025

NO: 23037
DWG. BY: LK
SHEET:

SP-2.00

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:**	140 Brazilian Avenue		
2	**Zoning District:**	R-B		
3	**Lot Area (sq. ft.):**	21,400 sq. ft.		
4	**Lot Width (W) & Depth (D) (ft.):**	125' w x 171.2'D		
5	**Structure Type:** (Single-Family, Multi-Family, Comm., Other)	Single - Family		
6	**FEMA Flood Zone Designation:**	x		
7	**Zero Datum for point of meas. (NAVD)**	12.45' NAVD		
8	**Crown of Road (COR) (NAVD)**	10.95' NAVD		
9		REQ'D / PERMITTED	EXISTING	PROPOSED
10	Lot Coverage (Sq Ft and %)	5350 s.f./25%	5174 sf/24.2%	5147
11	Enclosed Square Footage (1st & 2nd Fl., Basement, Accs. Structure, etc)	N/A	6657sf.	7166 S.F.
12	*Front Yard Setback (Ft.)	35ft. (N)	46'-5"	46'-5"
13	* Side Yard Setback (1st Story) (Ft.)	15 ft. (E/W)	28'-11/2"(E)25'-31/2(W)	28'-11/2"(E)25'-31/2(W)
14	* Side Yard Setback (2nd Story) (Ft.)	15 ft. (E/W	39'-31/2" (E) 21'-61/2" (W)	33'-81/2" (E) 21'-61/2" (W)
15	*Rear Yard Setback (Ft.)	15 ft. (S)	21'-81/2"	21'-81/2"
16	Angle of Vision (Deg.)	108 deg.	67 deg.	67 deg.
17	Building Height (Ft.)	22'-0"	21'-4-1/4"	21'-4-1/4"
18	Overall Building Height (Ft.)	30'-0"	25'-9-1/4"	26'-9-1/4"
19	Cubic Content Ratio (CCR) (R-B ONLY)	3.89	3.87	4.18
20	** Max. Fill Added to Site (Ft.)	9"	N/A	N/A
21	Finished Floor Elev. (FFE)(NAVD)	7.0' NAVD	12.31' NAVD	12.31' NAVD
22	Base Flood Elevation (BFE)(NAVD)	6.0'	6.0' NAVD	6.0' NAVD
23	Landscape Open Space (LOS) (Sq Ft and %)	10,800 SF/50%	10,511 SF/49.1%	10,511/49.1%
24	Perimeter LOS (Sq Ft and %)	N/A	N/A	N/A
25	Front Yard LOS (Sq Ft and %)	2187.5 SF/50%	3676/84.0%	3676/84.0%
26	*** Native Plant Species %	*Please refer to TOPB Landscape Legend.*		

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

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

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

Enter N/A if value is not applicable.

Enter N/C if value is not changing.

REV BF 20230626

ARC-25-0092 / ZON-25-0088

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SMITH AND MOORE ARCHITECTS, INC.
• 1500 SOUTH OLIVE AVENUE WEST PALM BEACH, FLORIDA 33401 • TEL (561) 835-1888 FAX (561) 832-7015 •

ALTERATIONS TO
140 BRAZILIAN AVENUE
PALM BEACH, FL

HAROLD J. SMITH
REGISTERED ARCHITECT 8742

JONATHAN C. MOORE
REGISTERED ARCHITECT 13541

PETER G. PAPADOPOULOS
REGISTERED ARCHITECT 92502

DANIEL KAHAN
REGISTERED ARCHITECT 94757

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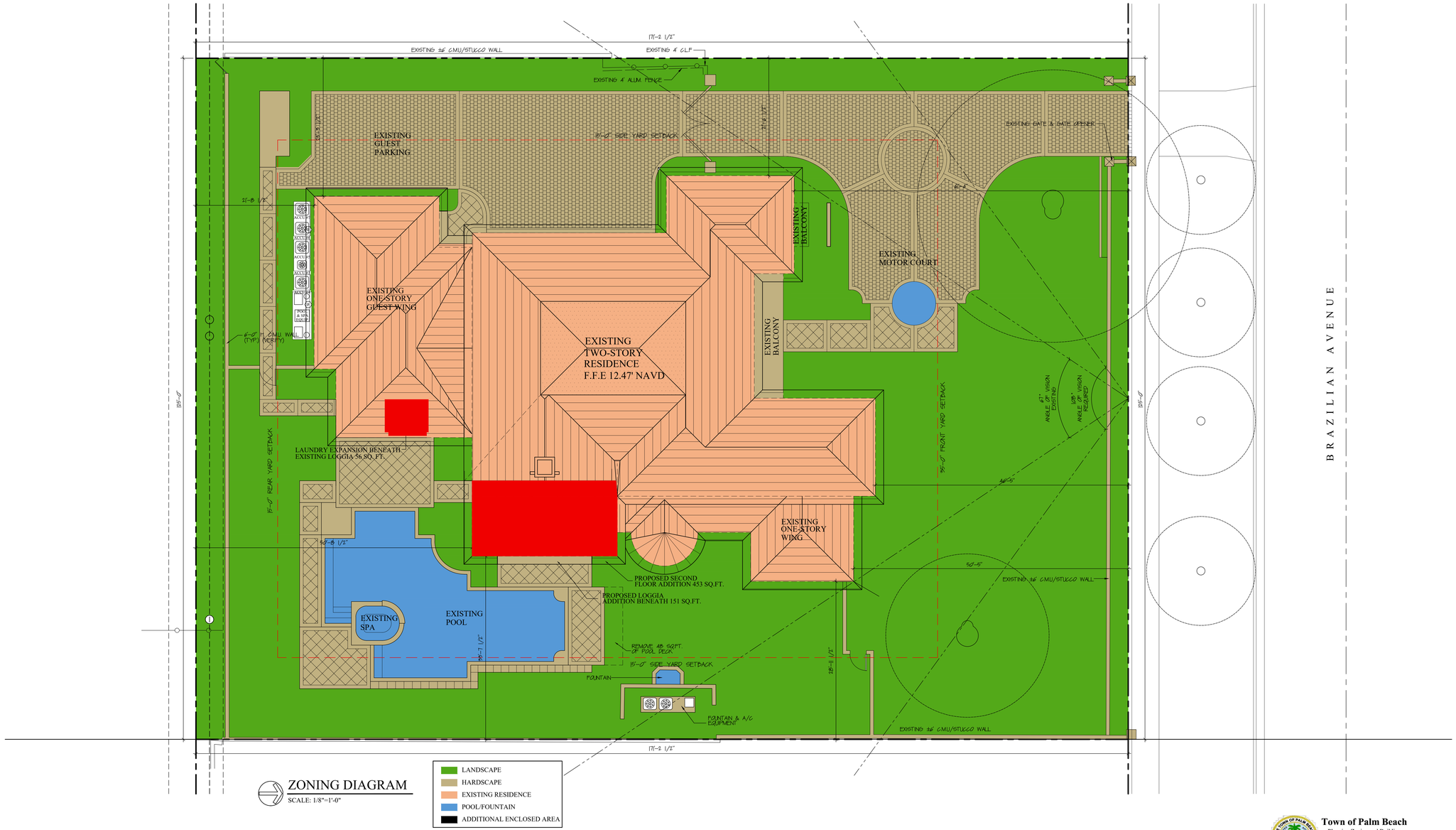

ZONING DIAGRAM

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

- LANDSCAPE
- HARDSCAPE
- EXISTING RESIDENCE
- POOL/FOUNTAIN
- ADDITIONAL ENCLOSED AREA

Town of Palm Beach
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4	**Lot Width (W) & Depth (D) (ft.):**	125' w x 171.2'D		
5	**Structure Type:** (Single-Family, Multi-Family, Comm., Other)	Single - Family		
6	**FEMA Flood Zone Designation:**	x		
7	**Zero Datum for point of meas. (NAVD)**	12.45' NAVD		
8	**Crown of Road (COR) (NAVD)**	10.95' NAVD		
9		REQ'D / PERMITTED	EXISTING	PROPOSED
10	Lot Coverage (Sq Ft and %)	5350 s.f./25%	5174 sf/24.2%	5147
11	Enclosed Square Footage (1st & 2nd Fl., Basement, Accs. Structures, etc)	N/A	6657sf.	7166 S.F.
12	*Front Yard Setback (Ft.)	35ft. (N)	46'-5"	46'-5"
13	* Side Yard Setback (1st Story) (Ft.)	15 ft. (E/W)	28'-11/2"(E)25'-31/2(W)	28'-11/2"(E)25'-31/2(W)
14	* Side Yard Setback (2nd Story) (Ft.)	15 ft. (E/W	39'-31/2" (E) 21'-61/2" (W)	33'-81/2" (E) 21'-61/2" (W)
15	*Rear Yard Setback (Ft.)	15 ft. (S)	21'-81/2"	21'-81/2"
16	Angle of Vision (Deg.)	108 deg.	67 deg.	67 deg.
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24	Perimeter LOS (Sq Ft and %)	N/A	N/A	N/A
25	Front Yard LOS (Sq Ft and %)	2187.5 SF/50%	3676/84.0%	3676/84.0%
26	*** Native Plant Species %	*Please refer to TOPB Landscape Legend.*		

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

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

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

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

REV BF 20230626

ARC-25-0092 / ZON-25-0088

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ALTERATIONS TO
140 BRAZILIAN AVENUE
PALM BEACH, FL

SMITH AND MOORE ARCHITECTS, INC.
• 1500 SOUTH OLIVE AVENUE WEST PALM BEACH, FLORIDA 33401 • TEL (561) 835-1888 FAX (561) 832-7015 •

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JONATHAN C. MOORE
REGISTERED ARCHITECT 13541

PETER G. PAPADOPOULOS
REGISTERED ARCHITECT 92952

DANIEL KAHAN
REGISTERED ARCHITECT 94757

PRE-APP	11-05-2025
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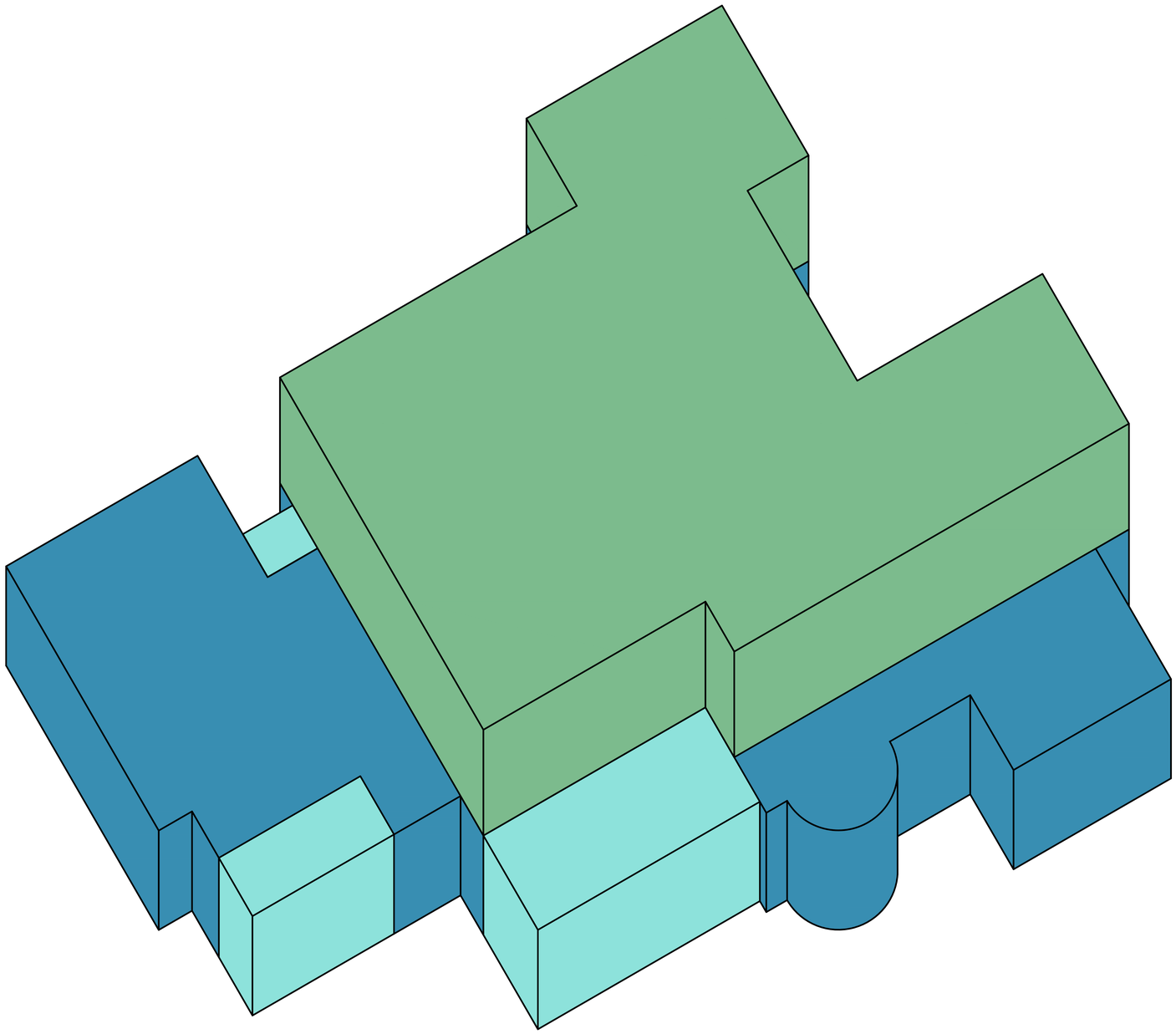
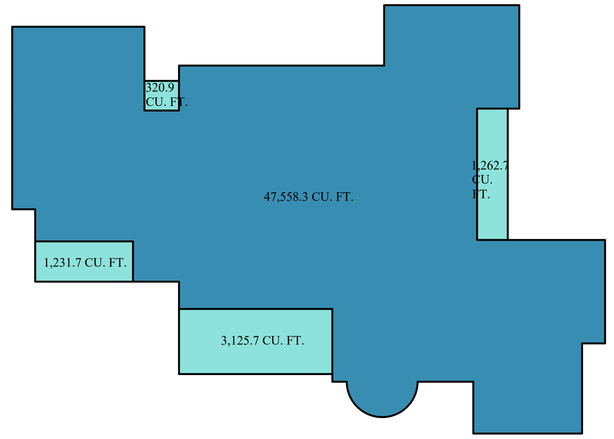


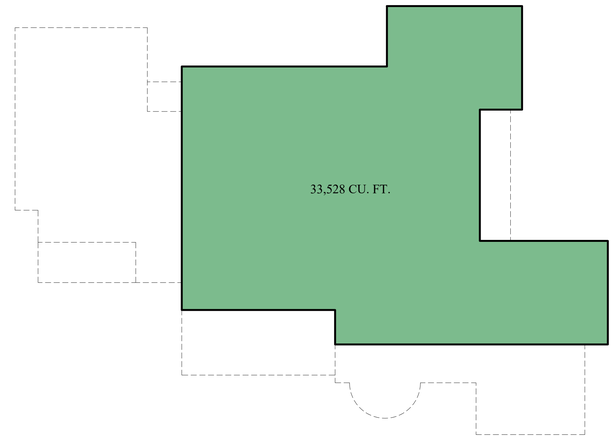
EXISTING CUBIC CONTENT - AXO

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



EXISTING CUBIC CONTENT - FIRST FLOOR

SCALE: 3/32"=1'-0"



EXISTING CUBIC CONTENT - SECOND FLOOR

SCALE: 3/32"=1'-0"

CUBIC CONTENT RATIO CALCULATION - EXISTING:

LOT AREA:		21,400 SQ.FT.
ALLOWABLE: CCR = 3.886 (3.89)	3.50+[(60,000-21,400)/50,000)x0.5]	83,246.0 FT.
TOTAL EXISTING VOLUME :		86,447.9 CU. FT.
1ST FLOOR	(4,595 SQ.FT. x 10'-4.25" HEIGHT)	47,558.3 CU.FT.
2ND FLOOR	(3,048 SQ.FT. x 11'-0" HEIGHT)	33,528.0 CU.FT.
MAIN ENTRY LOGGIA	(122 SQ.FT. x 10'-4.25" HEIGHT)	1,262.7 CU.FT.
MAIN LOGGIA	(302 SQ.FT. x 10'-4.25" HEIGHT)	3,125.7 CU.FT.
GUEST LOGGIA	(119 SQ.FT. x 10'-4.25" HEIGHT)	1231.7 CU.FT.
GARAGE ENTRY	(31 SQ.FT. x 10'-4.25" HEIGHT)	320.9 CU.FT.
TOTAL EXISTING:		87,027.3 CU.FT.
TOTAL LOGGIA:		5,620.1 CU.FT.
TOTAL EXISTING - LOGGIA CREDIT: 87,027.3 - 4,162		82,865.3 CU.FT.
CUBIC CONTENT RATIO: (CUBIC CONTENT / LOT AREA) =		82,865.3 CU.FT. / 21,400.0 SQ.FT. = 3.87 CCR

(EXCLUDED AS LOGGIA CREDIT)

ARC-25-0092 / ZON-25-0088

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DANIEL KAHAN
REGISTERED ARCHITECT 94757

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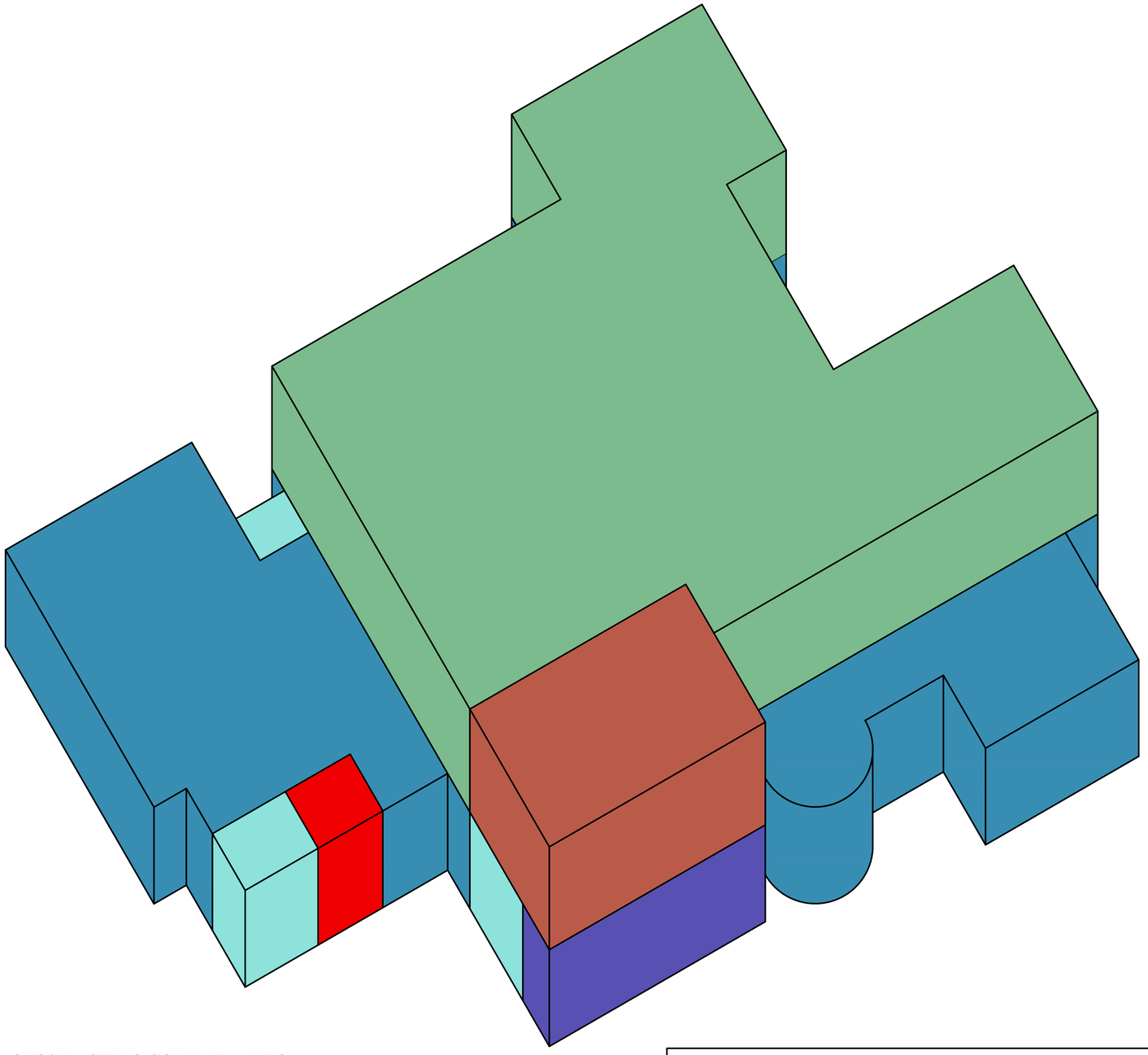
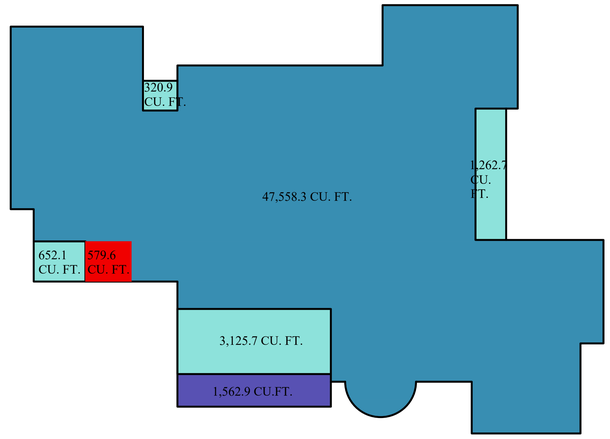


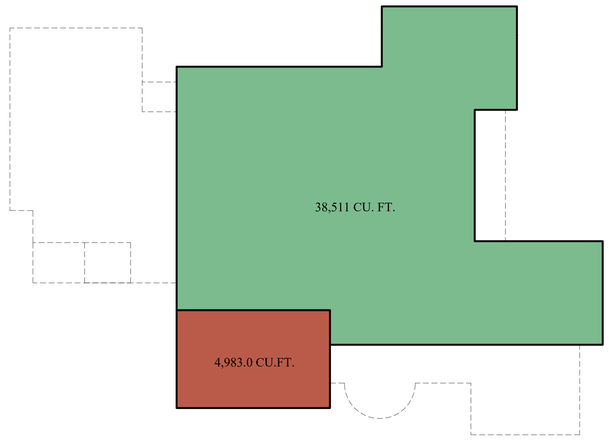
PROPOSED CUBIC CONTENT - AXO

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



PROPOSED CUBIC CONTENT - FIRST FLOOR

SCALE: 3/32"=1'-0"



PROPOSED CUBIC CONTENT - SECOND FLOOR

SCALE: 3/32"=1'-0"

CUBIC CONTENT RATIO CALCULATION:

LOT AREA:		21,400 SQ.FT.
ALLOWABLE: CCR = 3.886 (3.89)	3.50+[(60,000-21,400)/50,000)x0.5]	83,246.0 CU. FT.
EXISTING:		87,027.3 CU. FT.
PROPOSED:		6,545.9 CU. FT.
FIRST FLOOR	(4,651 SQ.FT. x 10'-4.25" HEIGHT)	48,137.9 CU.FT.
EXISTING SECOND FLOOR	(3,048 SQ.FT. x 11'-0" HEIGHT)	33,528.0 CU.FT.
PROPOSED SECOND FLOOR	(453 SQ.FT. x 11'-0" HEIGHT)	4,983.0 CU.FT.
ENTRY LOGGIA	(122 SQ.FT. x 10'-4.25" HEIGHT)	1,262.7 CU.FT.
EXISTING FAMILY ROOM LOGGIA	(302 SQ.FT. x 10'-4.25" HEIGHT)	3,125.7 CU.FT.
PROPOSED FAMILY ROOM LOGGIA	(151 SQ.FT. x 10'-4.25" HEIGHT)	1,562.9 CU.FT.
GUEST LOGGIA	(63 SQ.FT. x 10'-4.25" HEIGHT)	652.1 CU.FT.
GARAGE ENTRY LOGGIA	(31 SQ.FT. x 10'-4.25" HEIGHT)	320.9 CU.FT.
TOTAL PROPOSED:		93,555.2 CU.FT.
TOTAL PROPOSED - LOGGIA CREDIT: 93,555.2 - 4,162		89,393.2 CU.FT.
CUBIC CONTENT RATIO: (CUBIC CONTENT / LOT AREA) =		89,393.2 CU.FT. / 21,400.0 SQ.FT. = 4.177 (4.18) CCR

ARC-25-0092 / ZON-25-0088

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DANIEL KAHAN
REGISTERED ARCHITECT 94757

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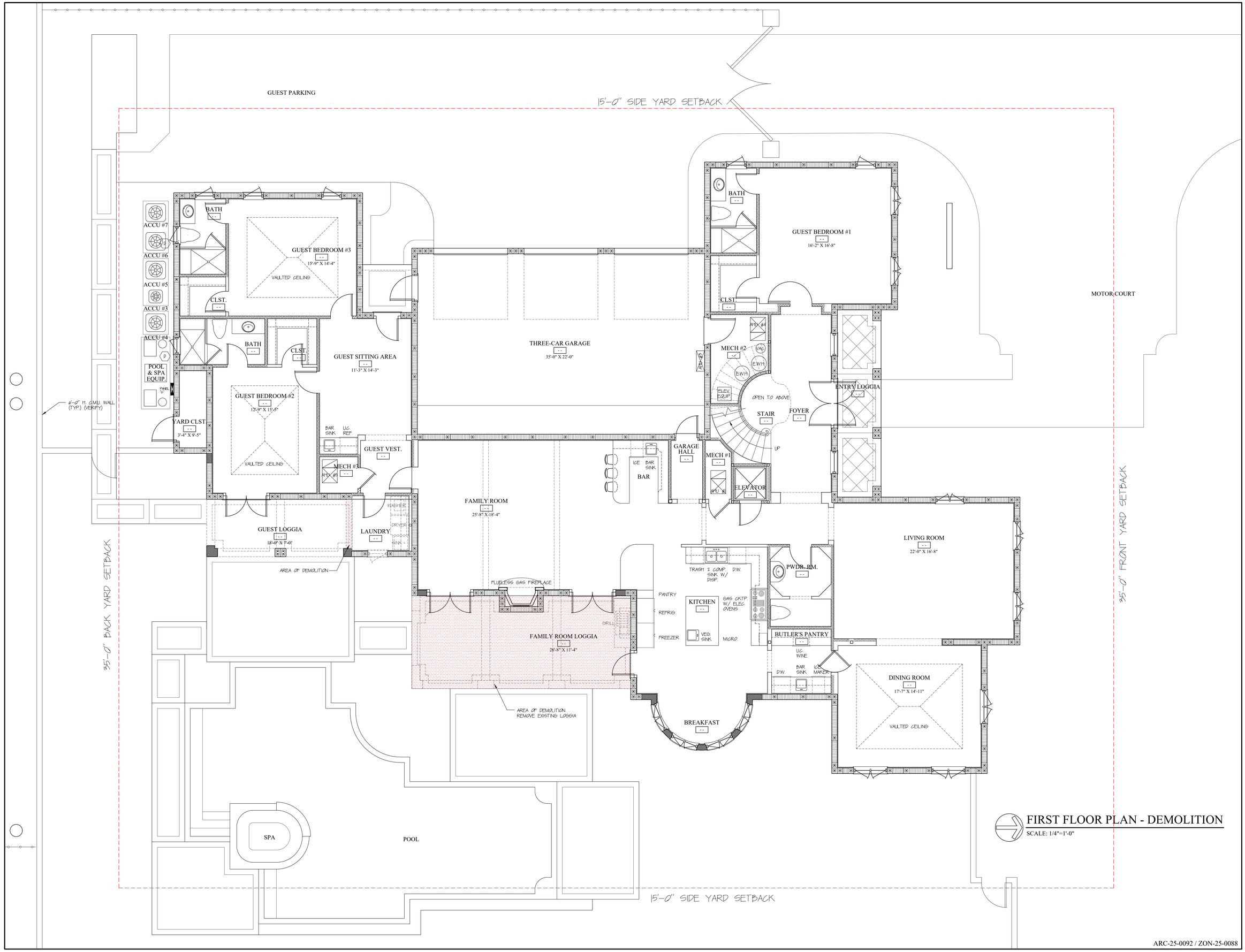

FIRST FLOOR PLAN - DEMOLITION

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

ARC-25-0092 / ZON-25-0088

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15'-0" SIDE YARD SETBACK

35'-0" BACK YARD SETBACK

35'-0" FRONT YARD SETBACK

15'-0" SIDE YARD SETBACK

ROOF BELOW

ROOF BELOW

ROOF BELOW

ROOF BELOW

HIS CLST.
--
8'-4" X 13'-4"

WHIRLPOOL TUB

HER BATH
--

BATH
--

VAULTED CEILING

BEDROOM #4
--
16'-2" X 16'-8"

CLST.
--

4"ø EXHAUST

HIS BATH
--

LINENS

PULL-IN

LINENS

PULL-IN

HER CLST. #1
--
8'-0" X 7'-10"

HER CLST. #2
--
11'-4" X 8'-0"

LINENS

STORAGE / ELEC.
--

DN

OPEN TO BELOW

ENTRY BALCONY
--

STAIR HALL
--

MECH #4
--

MASTER BEDROOM
--
25'-4" X 19'-0"

VAULTED CEILING

MORNING BAR

DRYER

WASHER

ELEVATOR
--

12"ø EXHAUST

4"ø EXHAUST

OFFICE / SITTING AREA
--
15'-8" X 16'-8"

VAULTED CEILING

CLST.
--

EXERCISE ROOM
--
17'-5" X 11'-3"
VAULTED CEILING

BATH
--

FIREPLACE

REMOVE DOORS

MASTER BALCONY
--
26'-8" X 11'-4"

AREA OF DEMOLITION
REMOVE LOGGIA AND RAILINGS

SECOND FLOOR PLAN - DEMOLITION

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

ARC-25-0092 / ZON-25-0088

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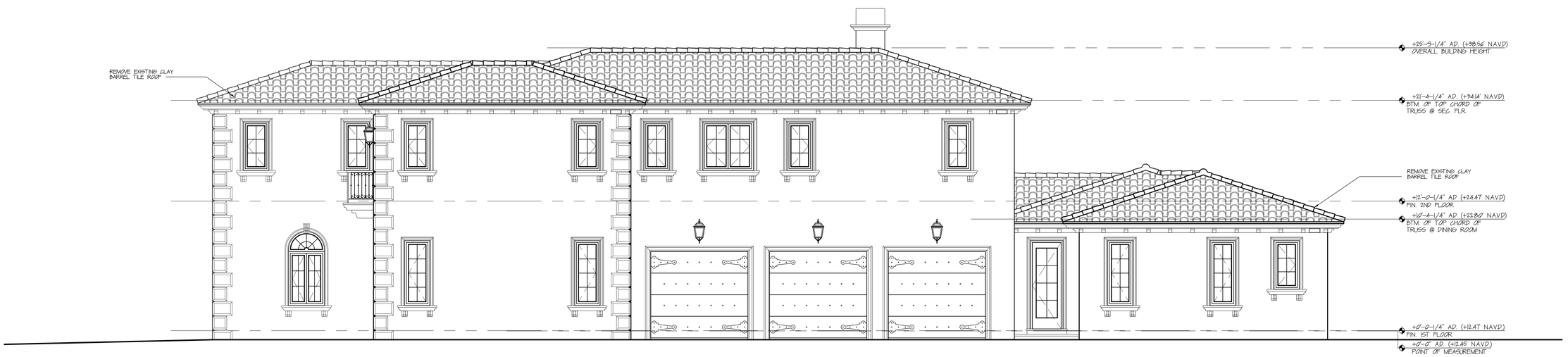
NORTH ELEVATION - DEMOLITION

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



WEST ELEVATION - DEMOLITION

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

ARC-25-0092 / ZON-25-0088

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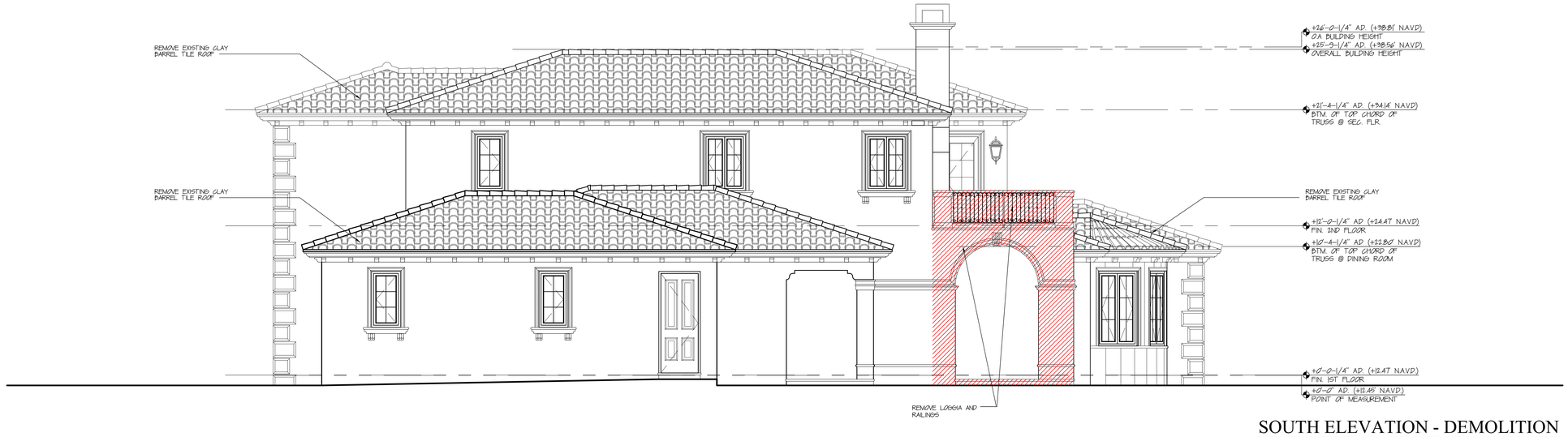

SOUTH ELEVATION - DEMOLITION

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



EAST ELEVATION - DEMOLITION

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

ARC-25-0092 / ZON-25-0088

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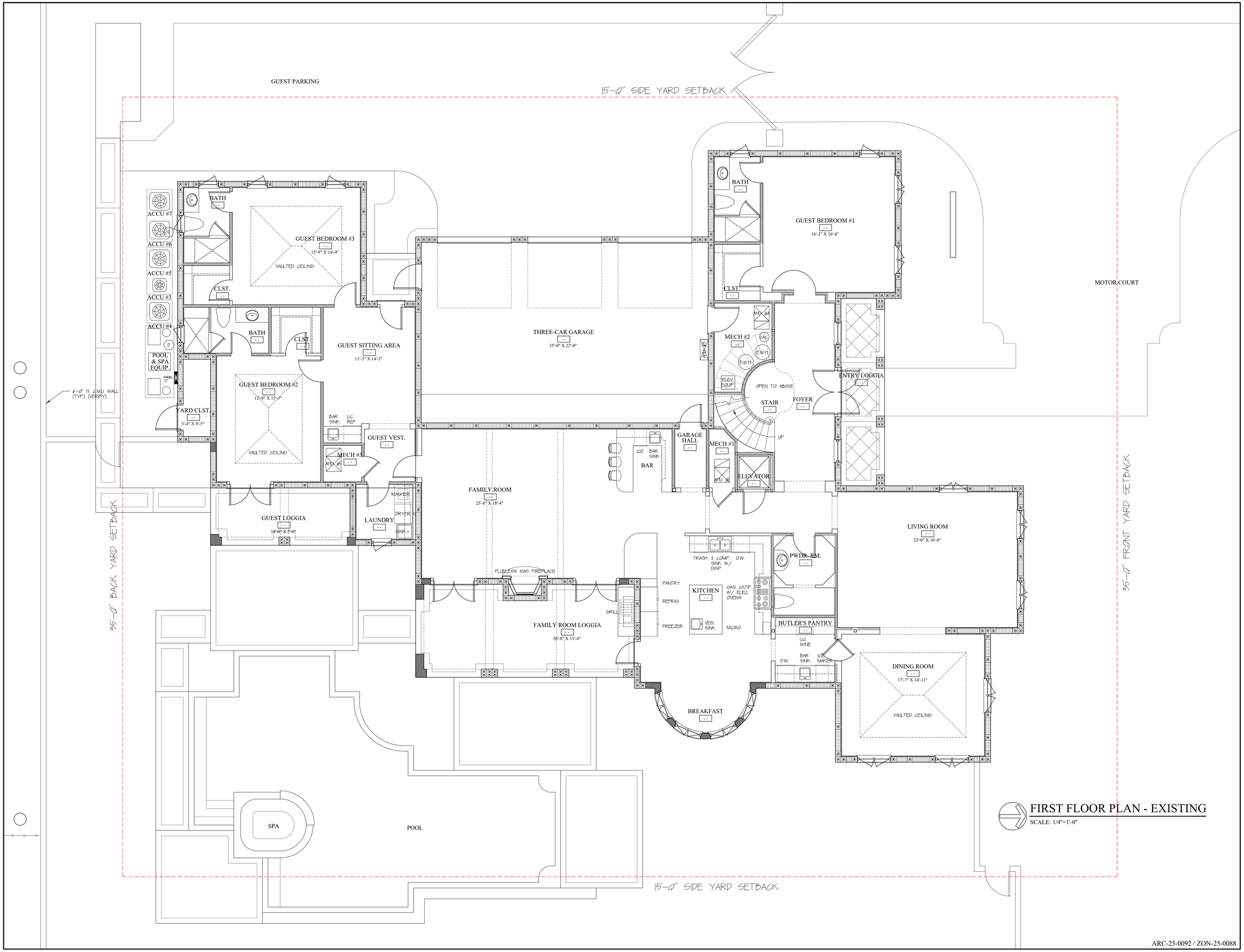

FIRST FLOOR PLAN - EXISTING

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

ARC-25-0092 / ZON-25-0088

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ALTERATIONS TO
140 BRAZILIAN AVENUE
PALM BEACH, FL

SMITH AND MOORE ARCHITECTS, INC.
• 1500 SOUTH OLIVE AVENUE WEST PALM BEACH, FLORIDA 33401 • TEL (561) 835-1888 FAX (561) 832-7015 •

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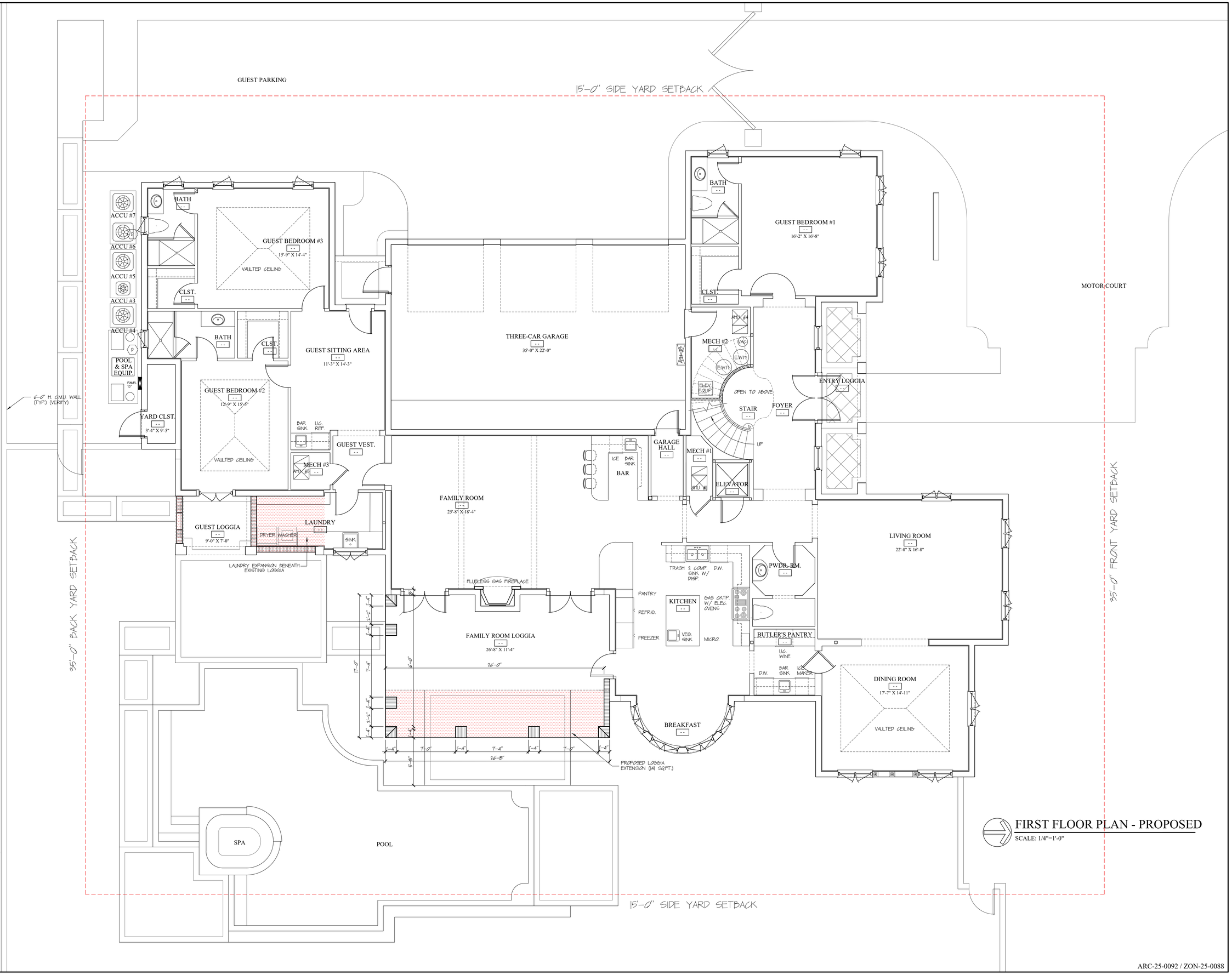
JONATHAN C. MOORE
REGISTERED ARCHITECT 13541

PETER G. PAPADOPOULOS
REGISTERED ARCHITECT 92952

DANIEL KAHAN
REGISTERED ARCHITECT 94757

PRE-APP	11-05-2025
FIRST SUBMITTAL	11-24-2025
SECOND SUBMITTAL	12-15-2025
FINAL SUBMITTAL	12-30-2025

NO: 23037
DWG. BY: LK
SHEET:
A-1.00



FIRST FLOOR PLAN - PROPOSED

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

ARC-25-0092 / ZON-25-0088

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SMITH AND MOORE ARCHITECTS, INC.
1500 SOUTH OLIVE AVENUE WEST PALM BEACH, FLORIDA 33401 • TEL (561) 835-1888 FAX (561) 832-7015 •

ALTERATIONS TO
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PALM BEACH, FL

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NO: 23037
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SHEET:

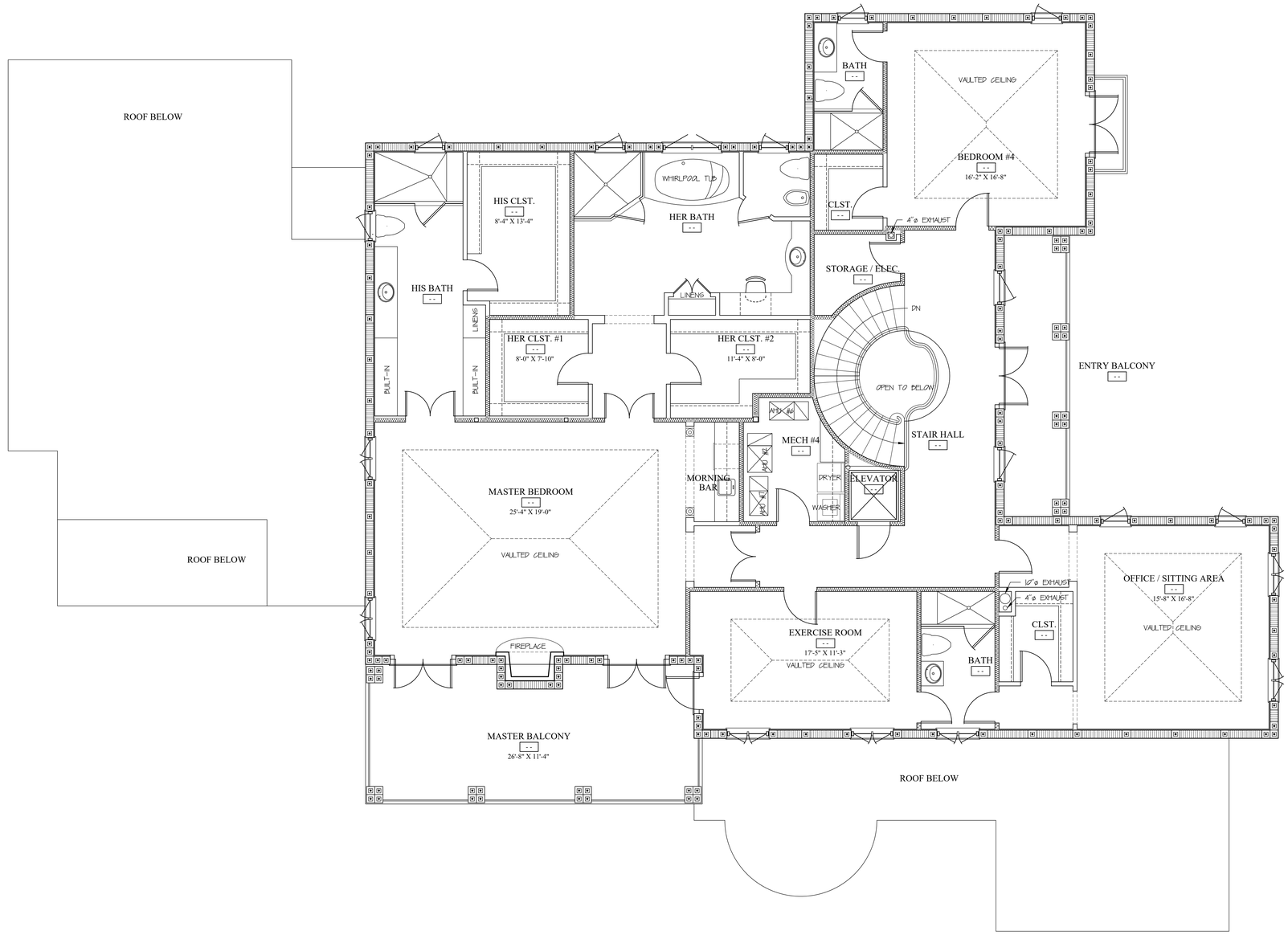
A-1.01

15'-0" SIDE YARD SETBACK

35'-0" BACK YARD SETBACK

35'-0" FRONT YARD SETBACK

15'-0" SIDE YARD SETBACK



SECOND FLOOR PLAN - EXISTING

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

ARC-25-0092 / ZON-25-0088

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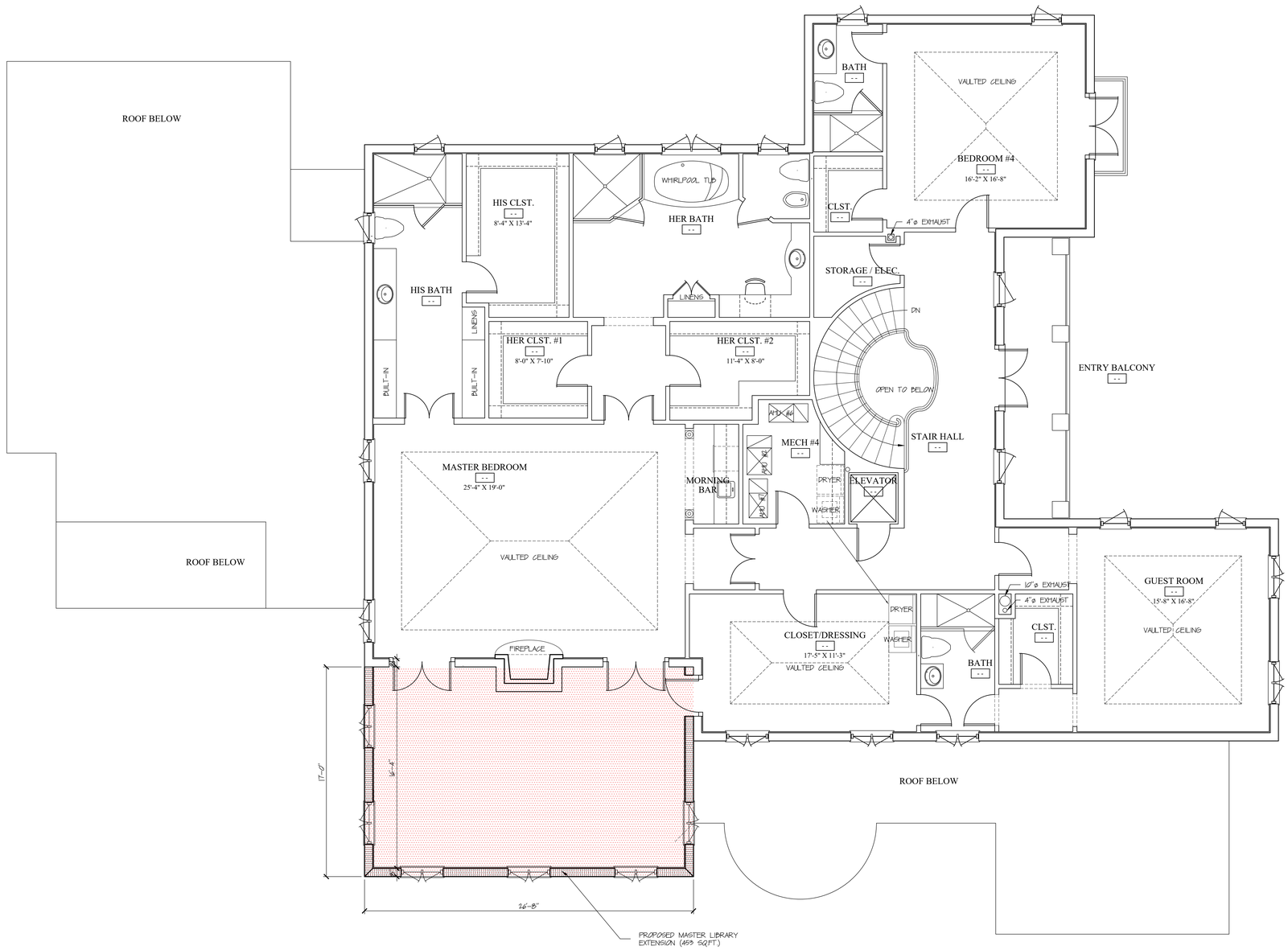
SHEET:

A-2.00

15'-0" SIDE YARD SETBACK

35'-0" BACK YARD SETBACK

35'-0" FRONT YARD SETBACK



SECOND FLOOR PLAN - PROPOSED

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

ARC-25-0092 / ZON-25-0088

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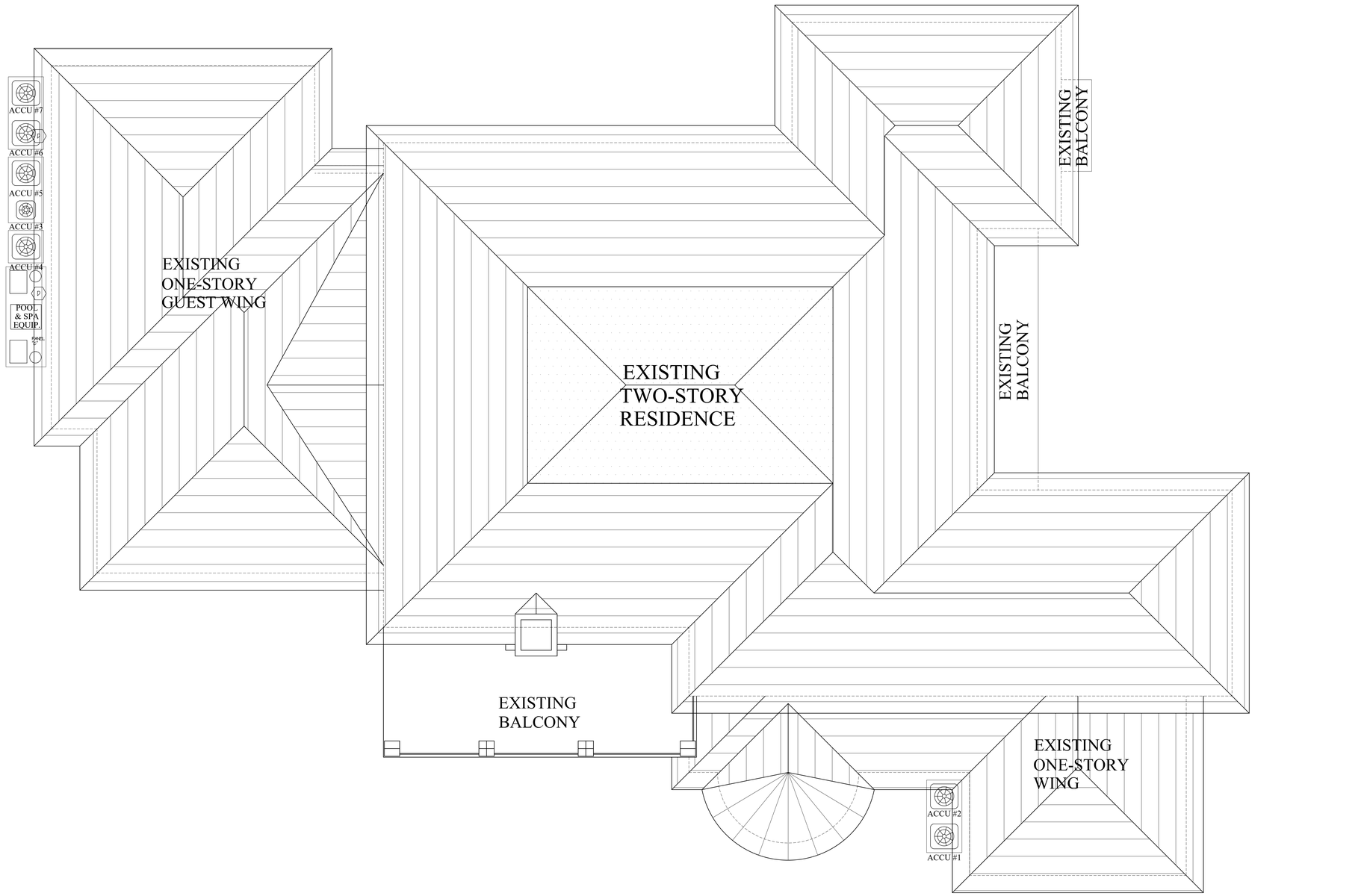

ROOF PLAN - EXISTING

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

ARC-25-0092 / ZON-25-0088

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ALTERATIONS TO
140 BRAZILIAN AVENUE
PALM BEACH, FL

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SHEET:
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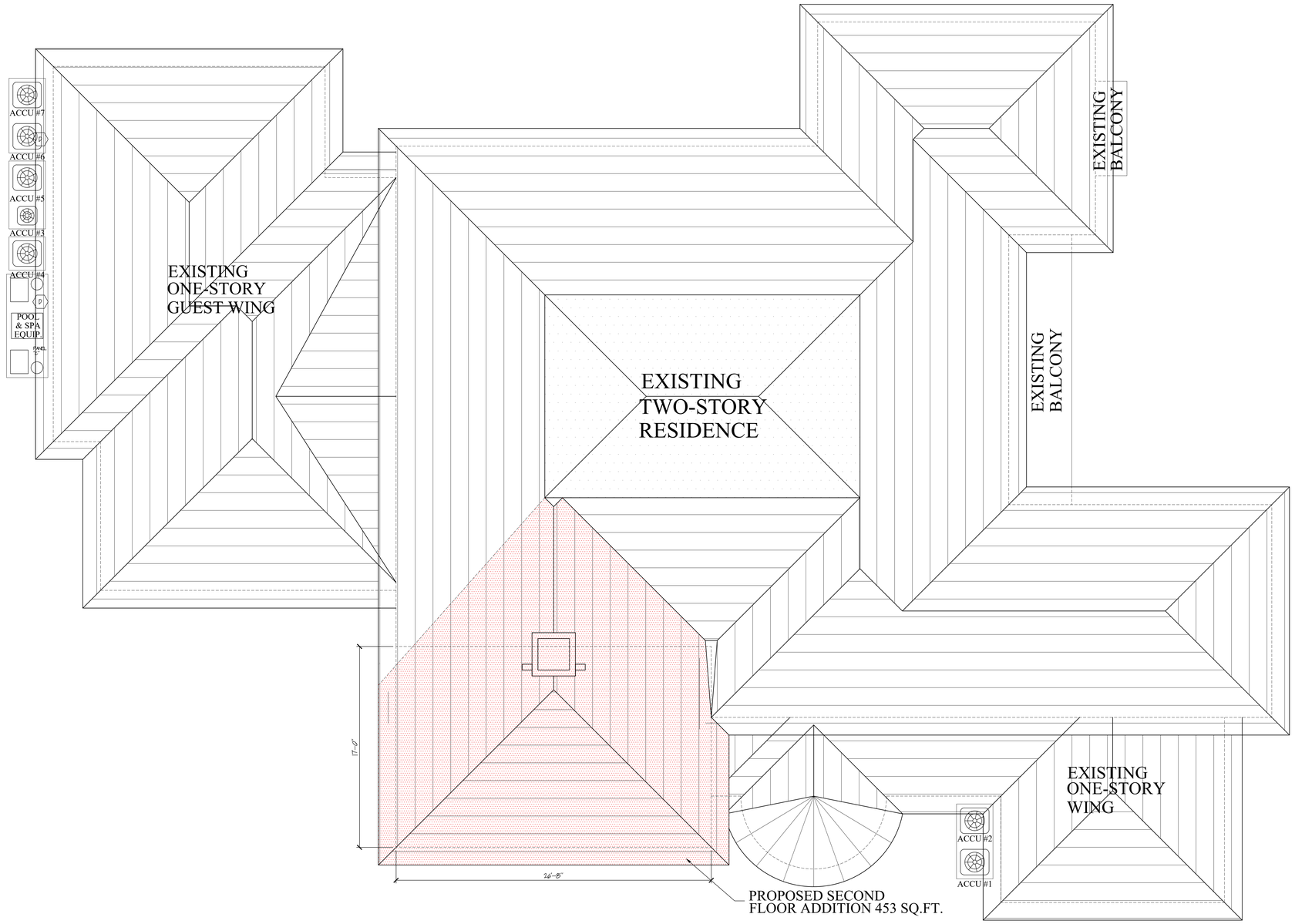

ROOF PLAN - PROPOSED

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

ARC-25-0092 / ZON-25-0088

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ALTERATIONS TO
140 BRAZILIAN AVENUE
PALM BEACH, FL

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SHEET:
A-3.01



NORTH ELEVATION - EXISTING

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



NORTH ELEVATION - PROPOSED

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

ARC-25-0092 / ZON-25-0088

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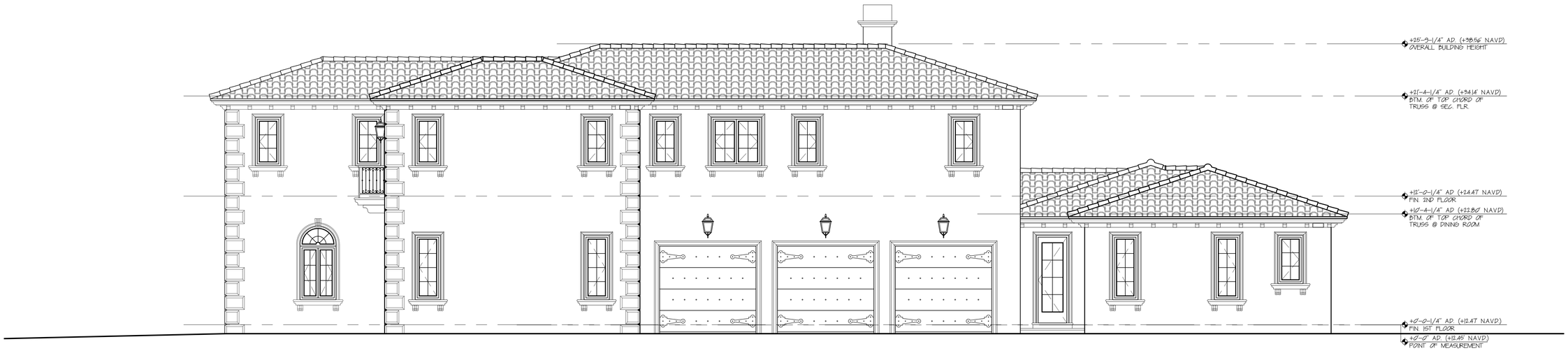

WEST ELEVATION - EXISTING

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



WEST ELEVATION - PROPOSED

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

ARC-25-0092 / ZON-25-0088

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PALM BEACH, FL

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NO: 23037
DWG. BY: LK
SHEET:

A-4.01



SOUTH ELEVATION - EXISTING

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



SOUTH ELEVATION - PROPOSED

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

ARC-25-0092 / ZON-25-0088

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ALTERATIONS TO
140 BRAZILIAN AVENUE
PALM BEACH, FL

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NO: 23037
DWG. BY: LK
SHEET:

A-4.02



EAST ELEVATION - EXISTING

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



EAST ELEVATION - PROPOSED

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

ARC-25-0092 / ZON-25-0088

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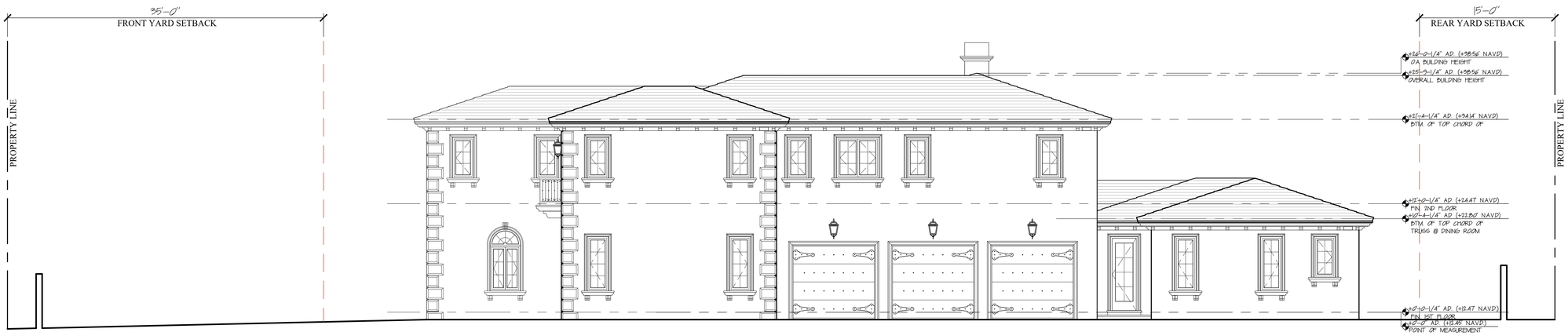
NO: 23037
DWG. BY: LK
SHEET:

A-4.03



NORTH ELEVATION - PROPOSED

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



WEST ELEVATION - PROPOSED

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



SOUTH ELEVATION - PROPOSED

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

ARC-25-0092 / ZON-25-0088

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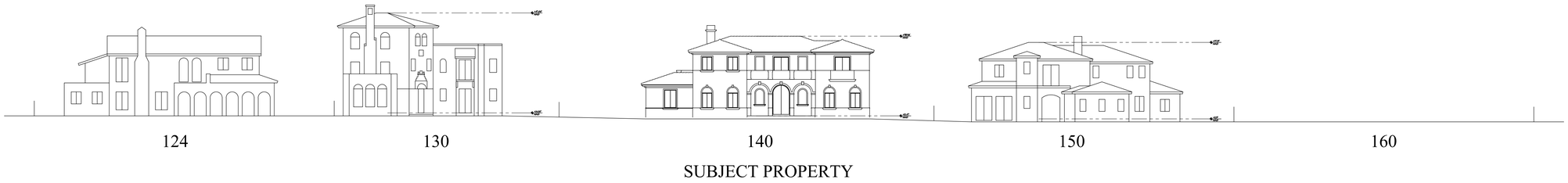
NO: 23037
DWG. BY: LK
SHEET:

A-4.04



EAST ELEVATION - PROPOSED

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



BRAZILIAN AVENUE - STREETSCAPE ELEVATION LOOKING SOUTH

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

ARC-25-0092 / ZON-25-0088

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SHEET:

A-4.05



SOUTH ELEVATION - PROPOSED

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

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SHEET:

A-4.06



EAST ELEVATION - PROPOSED

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

ARC-25-0092 / ZON-25-0088

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ALTERATIONS TO
140 BRAZILIAN AVENUE
PALM BEACH, FL

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SOUTH EAST RENDERING

SUBJECT PROPERTY

ARC-25-0092 / ZON-25-0088

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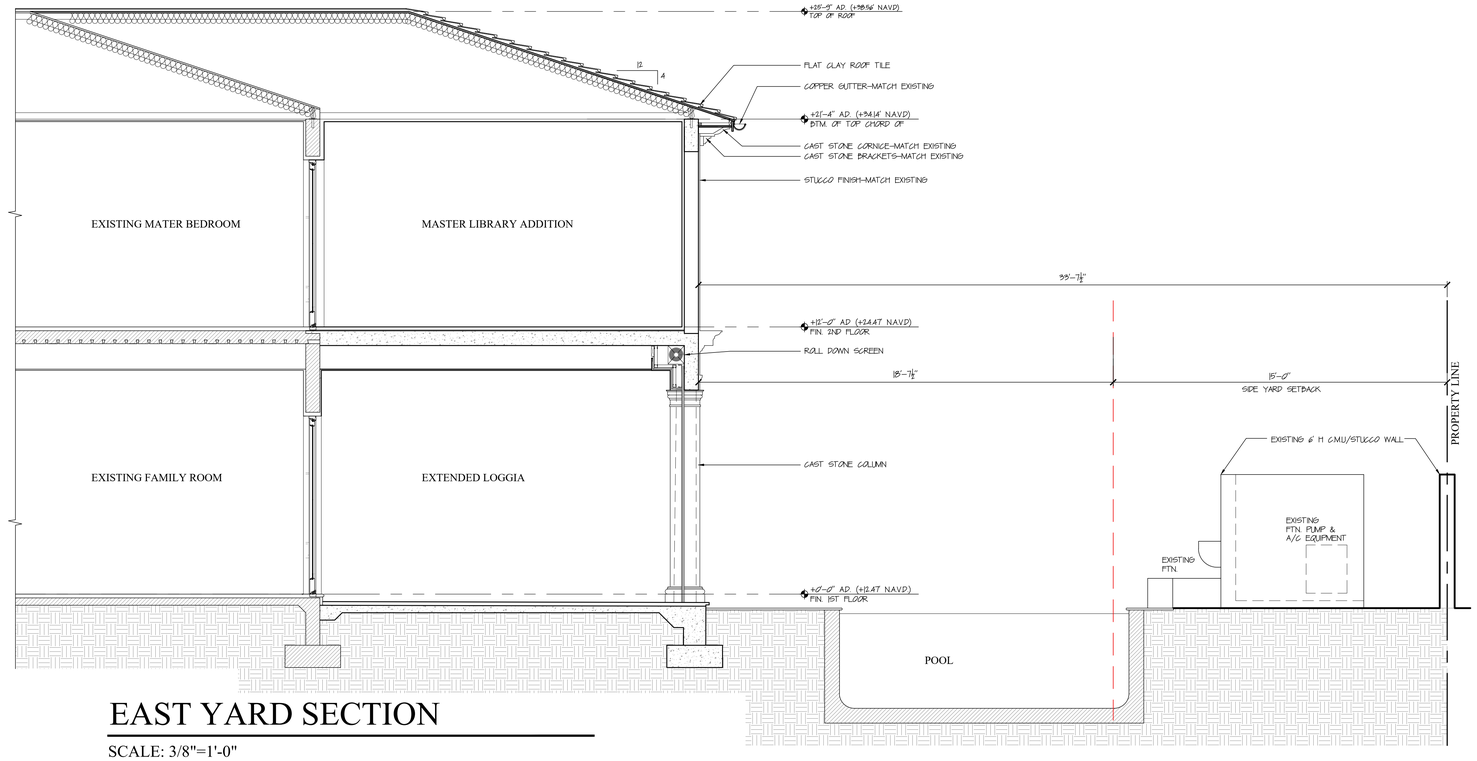

EAST YARD SECTION

SCALE: 3/8"=1'-0"

ARC-25-0092 / ZON-25-0088

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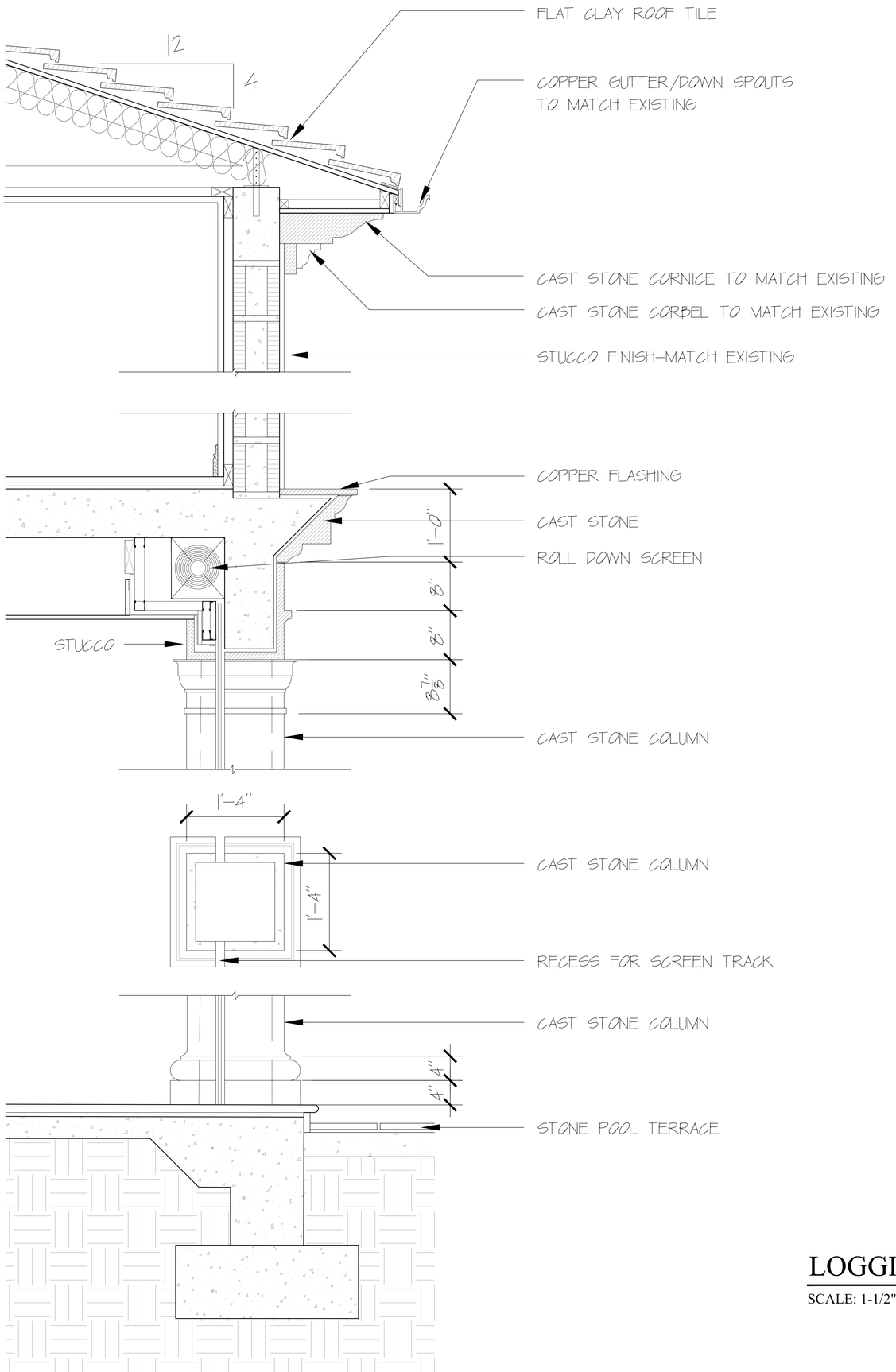

LOGGIA SECTION DETAIL

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

ARC-25-0092 / ZON-25-0088

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ALTERATIONS TO
140 BRAZILIAN AVENUE
PALM BEACH, FL

HAROLD J. SMITH
REGISTERED ARCHITECT 8742

JONATHAN C. MOORE
REGISTERED ARCHITECT 13541

PETER G. PAPADOPOULOS
REGISTERED ARCHITECT 92952

DANIEL KAHAN
REGISTERED ARCHITECT 94757

PRE-APP	11-05-2025
FIRST SUBMITTAL	11-24-2025
SECOND SUBMITTAL	12-15-2025
FINAL SUBMITTAL	12-30-2025

NO: 23037
DWG. BY: LK
SHEET:

A-5.01

TOWN OF PALM BEACH

Information for Architectural Commission Meeting on: January 28, 2026

To: Architectural Commission

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

From: Planning, Zoning & Building

Re: ARC-25-0099 237-239 (243) WORTH AVE. The applicant, CSPB WORTH LLC (Jerome Baumoehl, Representative), has filed an application requesting Architectural Commission review and approval for new storefront, stone signage panel, and new awning as part of a combination of two storefronts into one for Bvlgari.

Date: 1/14/2026

ATTACHMENTS
- PZB Staff Report
- Letter of Intent
- Plans

STRATEGIC PLAN
Strategic Priorities:
Community Culture and Character

Strategic Focus Areas:
Quality of Life

FUNDING
No Fiscal Impact

ARC-25-0099 237-239 (243) WORTH AVE. The applicant, CSPB WORTH LLC (Jerome Baumoehl, Representative), has filed an application requesting Architectural Commission review and approval for a new storefront, stone signage panel, and new awning as part of a combination of two storefronts into one for Bvlgari.

Applicant: CSPB WORTH LLC
Professional: Jerome Baumoehl

THE PROJECT:
The applicant has submitted revised plans, entitled "BVLGARI" as prepared by **Jerome Baumoehl Architect**, uploaded December 26, 2025.

The following scope of work is proposed:

- Exterior façade alterations, including new ground floor storefront system, awnings and new signage.

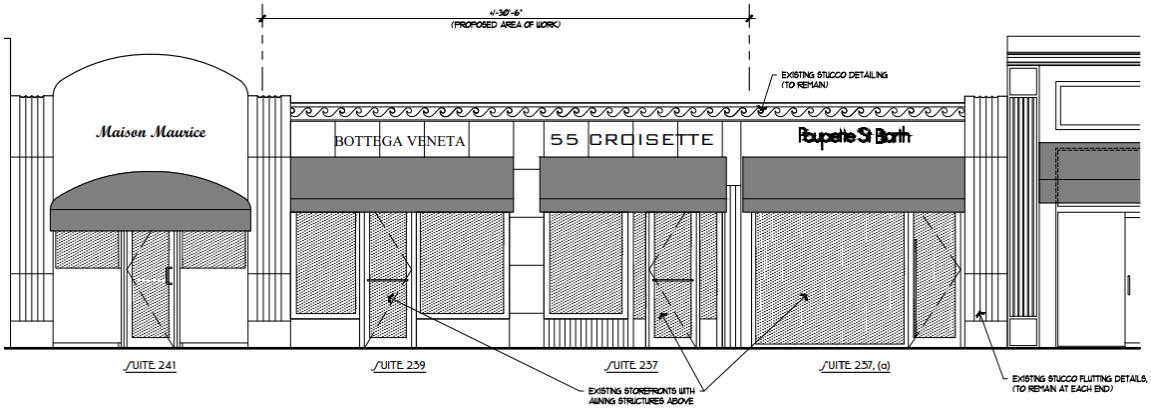


Site Data			
Zoning District	C-WA	**Future Land Use**	COMMERCIAL
Year built	1948	**Architect**	Simonson & Holley Architects

STAFF ANALYSIS
The applicant is proposing exterior alterations to the south façade of this building on Worth Avenue that houses two storefronts currently on the ground floor consisting of 55 Croisette at 237 Worth (973 SF) and Bottega Veneta at 239 Worth (1,233 SF). The renovation project will combine these spaces into a single tenant for BVLGARI and includes the installation of a new storefront, stone signage panel and awning. The existing wave detail at the top of the building and the fluting flanking the building will remain. The combined square footage of approximately 2,206 sf does not trigger a special exception, but it does represent a trend of smaller stores being engulfed by larger retail spaces slowly leading to a more homogenized appearance on worth Avenue.

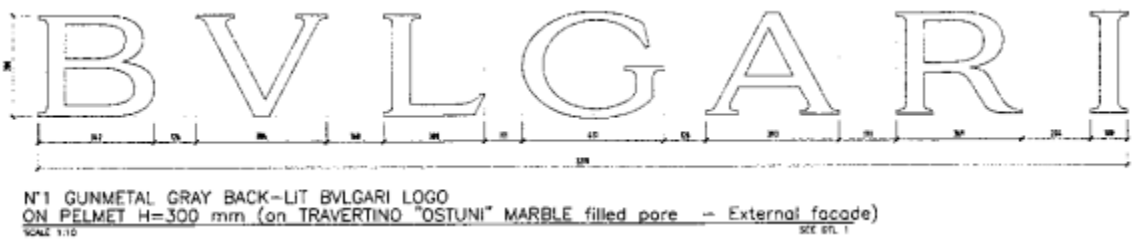
Design-wise of note on this proposal is the introduction of stone clad pillars, stone cladding on the building, three orange awnings, gold framed storefront and the loss of a knee wall. Knee walls are a much more traditional approach to a pedestrian experience than the mall-like glass to the ground proposal.

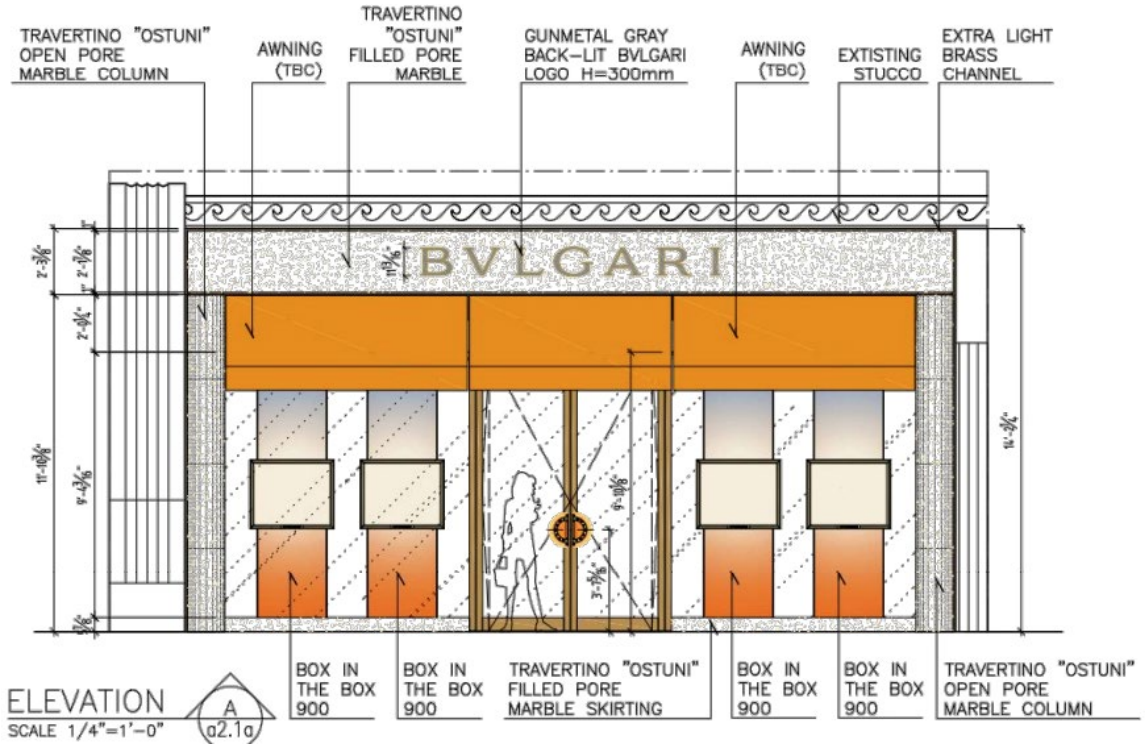




Existing

Signage will be centered on the new space. Currently proposed to be back lit gunmetal gray metal lettering. Other materials include travertino marble, either open or filled and brass channel accents to match the new storefront frame.





Backlit signage is not permitted and will require a special exception by Town Council. The best path forward is to eliminate this aspect of the signage. Based on the rendering and images there is also an opportunity to relocate the rooftop air conditioning unit to not be visible from the street.

CONCLUSION:

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

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

WRB: JGM: FHM

WRB

January 28, 2026

JEROME
BAUMOEHL
ARCHITECT, INCORPORATED

J | B | A

Town of Palm Beach
Planning, Building and Zoning Department
360 South County Road
Palm Beach, Florida 33480

Project : **BVLGARI, ARC-25-0099**
237 - 239 Worth Avenue
Palm Beach, Florida 33480

LETTER OF INTENT, (Second Submittal) Development Review

Zoning for the project is C-WA : Commercial Worth Avenue

This Development Review submittal is to combine Suite 237, (55 Croisette) 973.0 square feet and Suite 239 (Bottega Veneta) 1,233.0 square feet to one single tenant (BVLGARI) approximately 2,206.0 square feet including new storefront, stone signage panel with new awning.

The proposed facade and storefront represents a high-end luxury brand that blends harmoniously with the existing and upgraded façades and storefronts that exist on the Two Hundred block of Worth Avenue and neighboring properties and will be a positive addition to the Avenue and retail experience.

We propose to keep the existing stucco "wave" detailing at the top of the building and the stucco fluting on each side column of the structure. The new facade will be in harmony with the general intent of the Avenue and will not be detrimental to the public welfare.

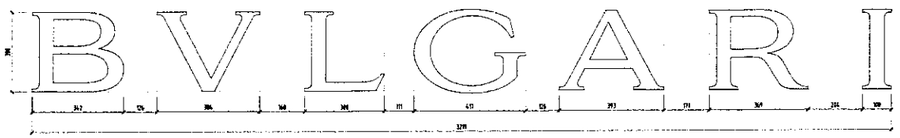
Do not hesitate to reach out with any inquires.

Respectfully submitted,

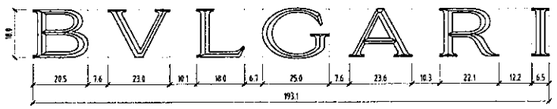
Jerome I. Baumoehl, AICARB
Jerome Baumoehl Architect, Incorporated

AR0014743
AA 26001281

THE WORTH AVENUE BUILDING
205 WORTH AVENUE, SUITE 317
PALM BEACH, FLORIDA 33480
VOICE : 561•689•2000
FAX : 561•653•8086
www.JeromeBaumoehlArchitect.com



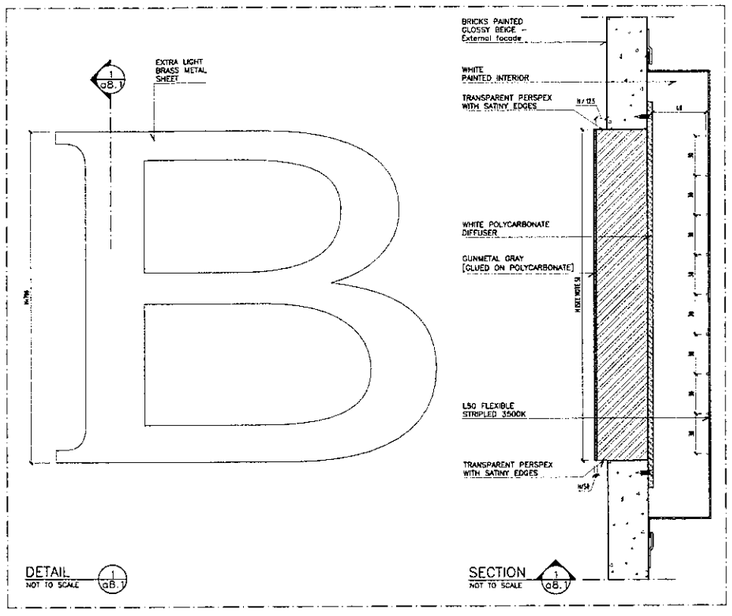
N°1 GUNMETAL GRAY BACK-LIT BVLGARI LOGO
ON PELMET H=300 mm (on TRAVERTINO "OSTUNI" MARBLE filled pore – External facade)
SCALE 1:10 SEE DTL 1



N.4 POLISHED BRASS BVLGARI LOGO "DIAMOND SHAPE" H=18mm (box in b
SCALE 1:1



BVLGARI LOGOTYPE



Proposed Bvlgari Logo/Signage Details

Scale: N.T.S.

Jerome Baumoehl
Architect,
Incorporated

205 Worth Avenue
Suite 317
Palm Beach,
Florida 33480
Phone : (561) 689 2000

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STATE OF FLORIDA
JEROME I.RA. BAUMOEHL
AR 0014743
REGISTERED ARCHITECT

Proposed Tenant Improvement / New Impact Storefront

Bvlgari

231-239 Worth Avenue
Palm Beach, Florida

09/06/2023	PRE-APP SUBMITTAL
10/11/2023	FIRST SUBMITTAL
12/15/2023	SECOND SUBMITTAL
01/08/2024	FINAL SUBMITTAL

November 09, 2023

Arcom: #ARC-23-099

A15

BVLGARI

237-239 Worth Avenue, Palm Beach, Florida

(Final Submittal, December 30, 2025)

Projected Date of Arcom Meeting: January 28, 2026



237-239 Worth Avenue



237-239 Worth Avenue, (Front View)



237-239 Worth Avenue, (Looking East)



237-239 Worth Avenue, (Looking West)

Photographs of Worth Avenue Elevation, Suite 237-243

CORRESPONDENCE

Building Owner:
CSPB - Worth, LLC
1501 Broadway
New York, NY 10036

Contact:
Spencer Schlagev
phone: (617) 921-3869

Architect:
Jerome Baumoehl Architect, Inc. A.I.A., N.C.A.R.B.
205 Worth Avenue
Suite 317
Palm Beach, Florida 33480

Contact:
Jerome Baumoehl A.I.A., N.C.A.R.B.
phone: (561) 689-2000
fax: (561) 653-8086

LIST OF DRAWINGS

ARCHITECTURAL DRAWINGS

TS	TITLE SHEET
	SURVEY
OBP	EXISTING FOUNDATION DRAWINGS
OBE	EXISTING BUILDING ELEVATION
SPE	SITE PLAN, (EXISTING)
SPP	SITE PLAN (PROPOSED)
ZL/D(E)	ZONING LEGEND / DIAGRAM, (EXISTING)
A1	GROUND FLOOR PLAN, (EXISTING)
A2	GROUND FLOOR PLAN, (PROPOSED TENANT LAYOUT)
A3	GROUND FLOOR PLAN, (PROPOSED FURNISHING PLAN)
A4	GROUND FLOOR PLAN, (PROPOSED FLOORING VISUAL PLAN)
A5	ROOF PLAN, (EXISTING AS-IS / PROPOSED)
A6	WORTH AVENUE BUILDING ELEVATIONS
A7	WORTH AVENUE BUILDING ELEVATION, (PROPOSED)
A8	RENDERING OF PROPOSED WORTH AVENUE ELEVATION
A9	INTERIOR AND EXTERIOR ELEVATIONS
A10	INTERIOR DETAILS
A11	REAR ELEVATION, (EXISTING AS-IS / PROPOSED)
A12	ARCOM PHOTO EXHIBITS
A13	EXISTING REAR PHOTOGRAPHS
A14	TRUCK LOGISTICS MAP AND PLAN

SITE DATA

The existing building floor elevation is at 4.4 feet which is lower than the current code permits.

These potential development studies must adhere to current zoning and building codes including Section 134-1156, (C-WA) Commercial Worth Avenue purpose uses and guidelines.

Zoning C-WA : Commercial Worth Avenue
Retail / Mercantile Zoning

The existing tenants are as follows :

257(a) :	Poupette St Barth	+/- 1,275.0 square feet
257 :	55 Croisette	+/- 973.0 square feet
259 :	Bottega Veneta	+/- 985.0 square feet
259 :	Bottega Veneta Mezzanine	+/- 248.0 square feet
241 :	Maison Maurice	+/- 1,216.0 square feet
245 :	Versace	+/- 2,741.0 square feet
245(b) :	Valentina Nova	+/- 2,012.0 square feet
Total Building Area, (Existing)		**+/- 9,448.0 square feet**

ZONING LEGEND

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:** 237-239 Worth Avenue			
2	**Zoning District:** C-WA Worth Avenue District			
3	**Lot Area (sq. ft.):** 12,501 Square Feet or 0.287 Acre			
4	**Lot Width (W) & Depth (D) (ft.):** 100'-0" X 125'-0"			
5	**Structure Type:** (Single Family, Multi-Family, Comm., Other)	Commercial		
6	**FEMA Flood Zone Designation:**	Flood Zone AE (EL.6), according to F.I.R.M.		
7	**Zero Datum for point of mean, (NAVD)** N/C			
8	**Crown of Road (COR) (NAVD)** N/C			
9		REQ'D / PERMITTED	EXISTING	PROPOSED
10	Lot Coverage (Sq Ft and %)	9,375.0 SF (75%)	6,284.0 SF (74.12%)	N/A
11	Enclosed Square Footage (1st & 2nd FL, Basement, Accy. Structure, etc.)			
12	**Front Yard Setback (Ft.)**	10'-0"	N/A	N/A
13	* Side Yard Setback (1st Story) (Ft.)	5'-0"	N/A	N/A
14	* Side Yard Setback (2nd Story) (Ft.)	N/A	n/A	N/A
15	**Rear Yard Setback (Ft.)**	10'-0"	10'-0"	N/C
16	Angle of Vision (Deg.)	N/A	N/A	N/A
17	Building Height (Ft.)	15'-0"	15'-2"	N/C
18	Overall Building Height (Ft.)	15'-0"	15'-2"	N/C
19	Cubic Content Ratio (CCR) (R-B ONLY)	N/A	N/A	N/A
20	** Max. Fill Added to Site (Ft.)			
21	Finished Floor Elev. (FFE)(NAVD)	N/C	N/C	N/C
22	Base Flood Elevation (BFE)(NAVD)	N/C	N/C	N/C
23	Landscape Open Space (LOS) (Sq Ft and %)	1,875.0 SF (15%)	3,148.0 SQ (25.1%)	N/C
24	Perimeter LOS (Sq Ft and %)			
25	Front Yard LOS (Sq Ft and %)		+/-46.0 SF (4.1%))	N/C
26	*** Native Plant Species %		*Please refer to TOPB Landscape Legend.*	

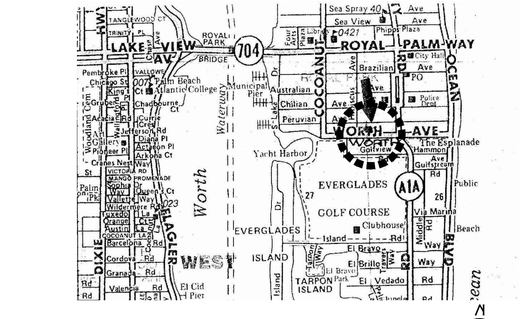
* Indicate each yard area with cardinal direction (N,S,E,W)

** Difference of Min. Floor Elev. (FFE) and Highest Crown of Rd (COR) divided by two. (FFE - COR) / 2 = Max. Fill (Sec. 134-3303)

*** Provide Native plant species %'s per category as required by Ord. 003-2017 as separate TOPB Landscape Legend

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

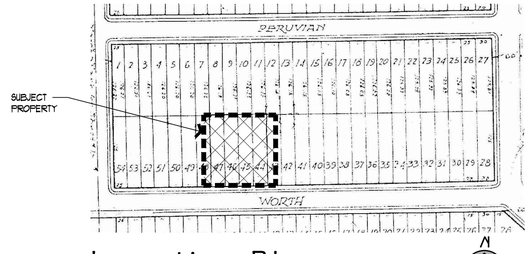
REV 9/ 20210928



Location Map

No Scale

DESCRIPTION:
LOTS 44 AND 45, BLOCK 15, ACCORDING TO THE PLAT OF ROYAL PARK ADDITION, AS RECORDED IN PLAT BOOK 4, PAGE 1, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA



Location Plan

No Scale

Arcom: #ARC-25-099

Jerome Baumoehl Architect, Incorporated
205 Worth Avenue
Suite 317
Palm Beach
Florida 33480
Phone : (561) 689 2000

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STATE OF FLORIDA
JEROME IRA BAUMOEHL
AR 0014743
REGISTERED ARCHITECT
AA 26001281

Proposed Tenant Improvement / New Impact Storefront

Bvlgari

237-239 Worth Avenue
Palm Beach, Florida

11/05/2025	PRE-APP SUBMITTAL	23-___
11/24/2025	FIRST SUBMITTAL	
12/15/2025	SECOND SUBMITTAL	
12/30/2025	FINAL SUBMITTAL	
	November 05, 2025	

TS

FENCE LEGEND

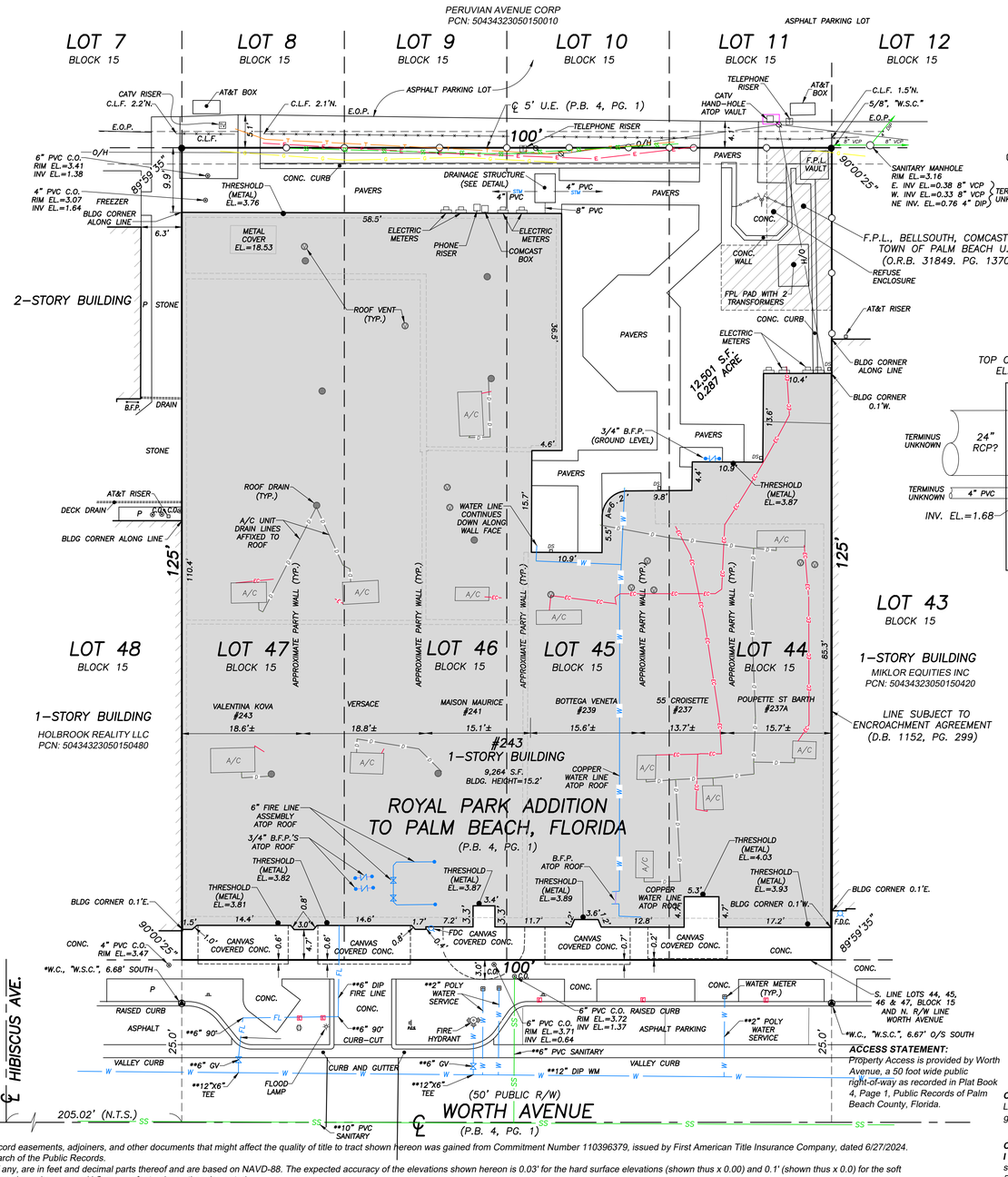
= ALUMINUM FENCE
= CHAIN LINK FENCE
= WOOD FENCE
= GATE

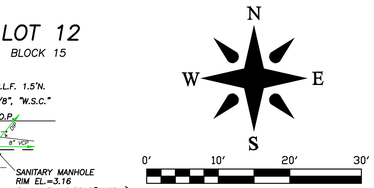
UTILITIES LEGEND

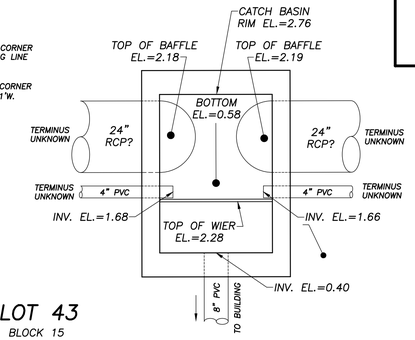
= BURIED ELECTRIC CABLE
= BURIED WATER LINE
= BURIED TELEPHONE CABLE
= BURIED GAS LINE
= BURIED SANITARY PIPE
= BURIED STORM WATER LINE
= EXPOSED ELECTRIC CONDUIT
= EXPOSED ROOF DRAIN

ABBREVIATIONS & SYMBOLS

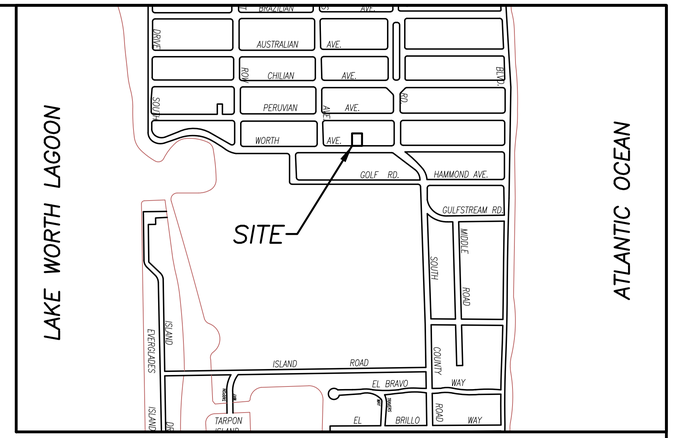
A	= ARC LENGTH
A/C	= AIR CONDITIONING
A.E.	= ACCESS EASEMENT
A.K.A.	= ALSO KNOWN AS
B.F.P.	= BACKFLOW PREVENTER
BLDG.	= BUILDING
B.M.	= BENCHMARK
B.O.C.	= BACK OF CURB
B.O.W.	= BACK OF WALK
(C)	= CALCULATED
CATV	= CABLE ANTENNA TELEVISION
C.B.	= CHORD BEARING
C.B.S.	= CONCRETE BLOCK STRUCTURE
C.C.C.L.	= COASTAL CONSTRUCTION CONTROL LINE
CH	= CHORD
C.L.F.	= CHAIN LINK FENCE
CLR.	= CLEAR
C.O.	= CLEAN-OUT
CONC.	= CONCRETE
(D)	= DESCRIPTION DATUM
D.B.	= DEED BOOK
D.E.	= DRAINAGE EASEMENT
D.H.	= DRILL HOLE
D.S.	= DOWN SPOUT
DW.	= DRIVEWAY
EL.	= ELEVATION
ENC.	= ENCROACHMENT
E.O.P.	= EDGE OF PAVEMENT
E.O.W.	= EDGE OF WATER
F.D.C.	= FIRE DEPARTMENT CONNECTION
F.F.	= FINISH FLOOR
FND.	= FOUND
F.O.C.	= FACE OF CURB
I.D.	= INSIDE DIAMETER
INV.	= INVERT
L.B.	= LICENSE BOARD
(M)	= FIELD MEASUREMENT
M.H.	= MANHOLE
N.A.V.D.	= NORTH AMERICAN VERTICAL DATUM
N.G.V.D.	= NATIONAL GEODETIC VERTICAL DATUM
N.T.S.	= NOT TO SCALE
O.A.	= OVERALL
O/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
PCN	= PARCEL CONTROL NUMBER
P.C.S.	= PEDESTRIAN CROSSING SIGN
PG.	= PAGE
P.I.	= POINT OF INTERSECTION
P/O	= PART OF
P.O.B.	= POINT OF BEGINNING
P.O.C.	= POINT OF COMMENCEMENT
P.R.C.	= POINT OF REVERSE CURVATURE
P.R.M.	= PERMANENT REFERENCE MONUMENT
PROP.	= PROPOSED
P.T.	= POINT OF TANGENCY
PVMT	= PAVEMENT
(R)	= RADIAL
R	= RADIUS
RGE.	= RANGE
R.P.B.	= ROAD PLAT BOOK
R/W	= RIGHT OF WAY
(S)	= SURVEY DATUM
S.B.	= SETBACK
SEC.	= SECTION
S/D	= SUBDIVISION
S.F.	= SQUARE FEET
S.R.	= STATE ROAD
STY.	= STORY
S/W	= SIDEWALK
T.O.B.	= TOP OF BANK
T.O.C.	= TOP OF CURB
TWP.	= TOWNSHIP
TYP.	= TYPICAL
U/C	= UNDER CONSTRUCTION
U.E.	= UTILITY EASEMENT
U.R.	= UNRECORDED
W.C.	= WITNESS CORNER
W.S.C.	= WALLACE SURVEYING CORPORATION
℄	= BASELINE
℄	= CENTERLINE
Δ	= CENTRAL ANGLE/DELTA
■	= CONCRETE MONUMENT FOUND (AS NOTED)
□	= CONCRETE MONUMENT SET (LB #8598)
●	= ROD & CAP FOUND (AS NOTED)
○	= 5/8" ROD & CAP SET (LB #8598)
⊙	= IRON PIPE FOUND (AS NOTED)
◪	= IRON ROD FOUND (AS NOTED)
▲	= NAIL FOUND
●	= NAIL & DISK FOUND (AS NOTED)
◘	= MAG NAIL & DISK SET (LB #8598)
℄	= PROPERTY LINE
⊘	= UTILITY POLE
⍾	= FIRE HYDRANT
⊞	= WATER METER
⋈	= WATER VALVE
⊠	= LIGHT POLE
◎	= ROOF DRAIN
●	= ROOF VENT
E	= ELECTRIC BOX
⍁	= ELECTRIC OUTLET







DRAINAGE STRUCTURE DETAIL
(1"=2')


LAKE WORTH LAGOON
ATLANTIC OCEAN
SITE
AUSTRALIAN AVE.
CHILIAN AVE.
PERUVIAN AVE.
WORTH AVE.
GOLF RD.
HAMMOND AVE.
GULFSTREAM RD.
OCEAN BLVD.
SOUTH OCEAN BLVD.
OCEAN BOULEVARD
SOUTH OCEAN BOULEVARD
SOUTH OCEAN BLVD.
SOUTH OCEAN BLVD.
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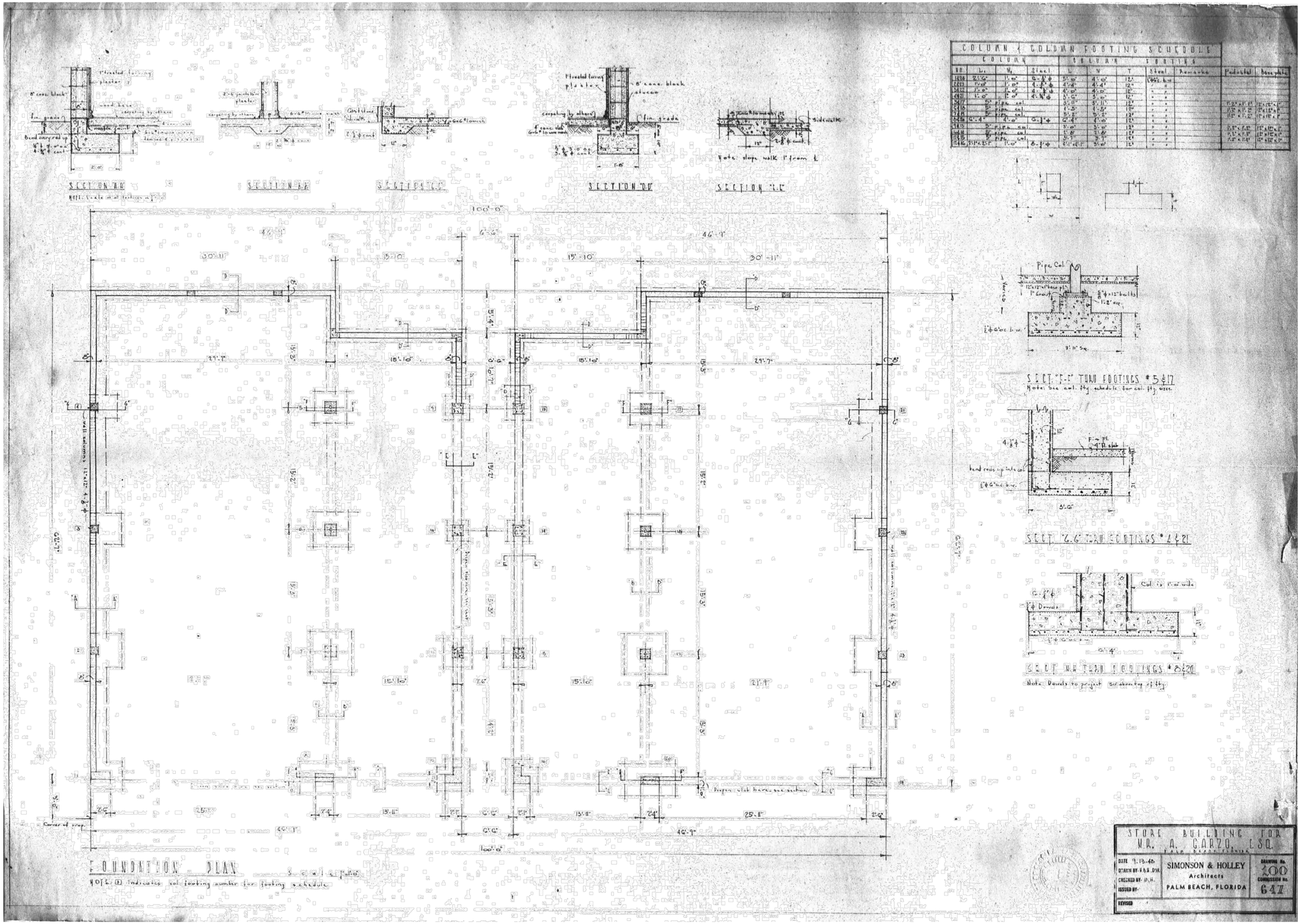

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Proposed Tenant Improvement / New Impact Storefront

Bvlgari

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23-___

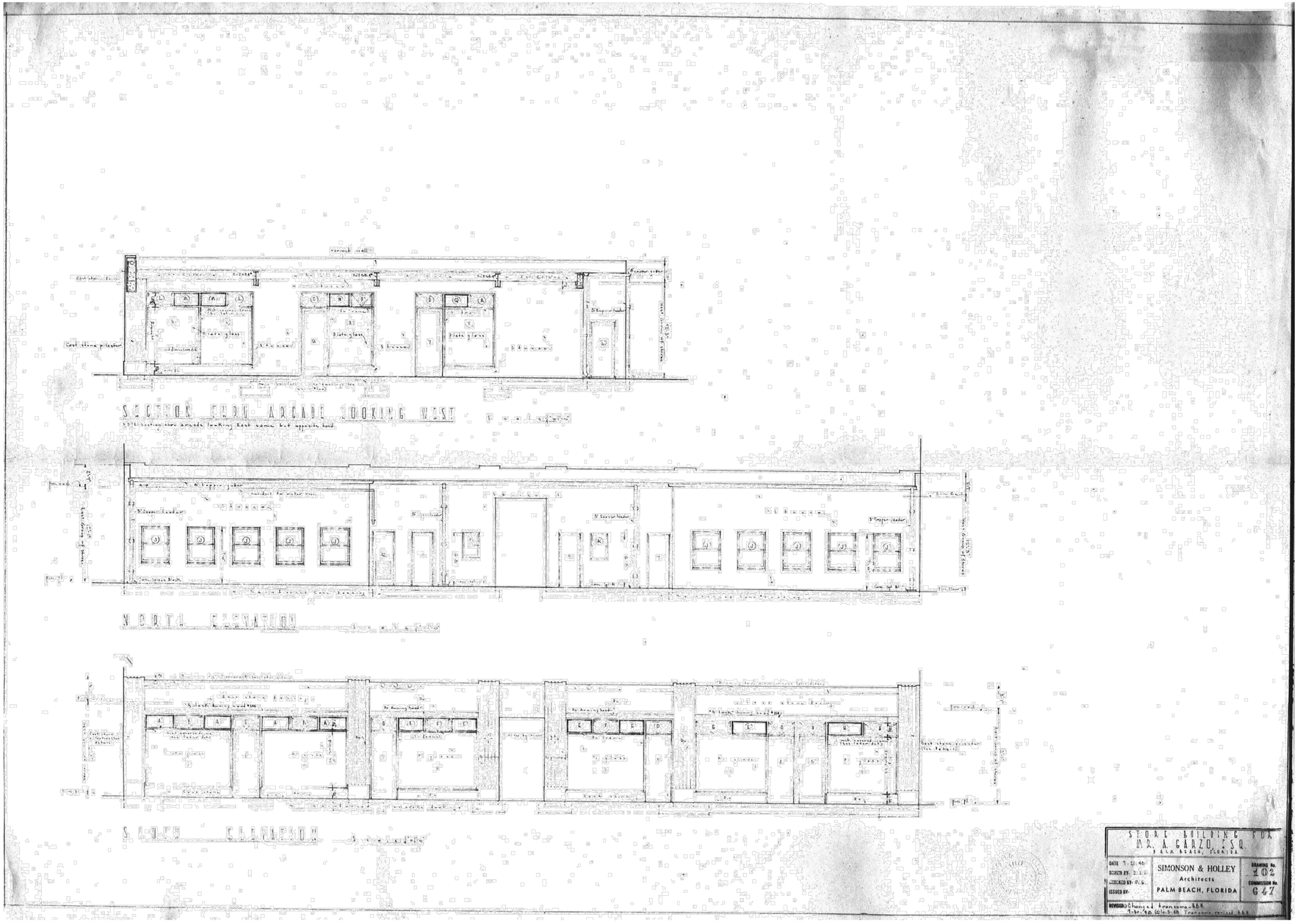
November 05, 2015

Arcom: #ARC-25-099

OBP

Original Building: Foundation Plan

Scale: N.T.S.



Original Building: Building Elevations

Scale: N.T.S.

Jerome Baumoehl Architect, Incorporated
205 Worth Avenue
Suite 317
Palm Beach
Florida 33480
Phone : (561) 683 2000

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STATE OF FLORIDA
JEROME IRA BAUMOEHL
AR 0014743
REGISTERED ARCHITECT
AA 26001281

Proposed Tenant Improvement / New Impact Storefront
Bvlgari
231-239 Worth Avenue
Palm Beach, Florida

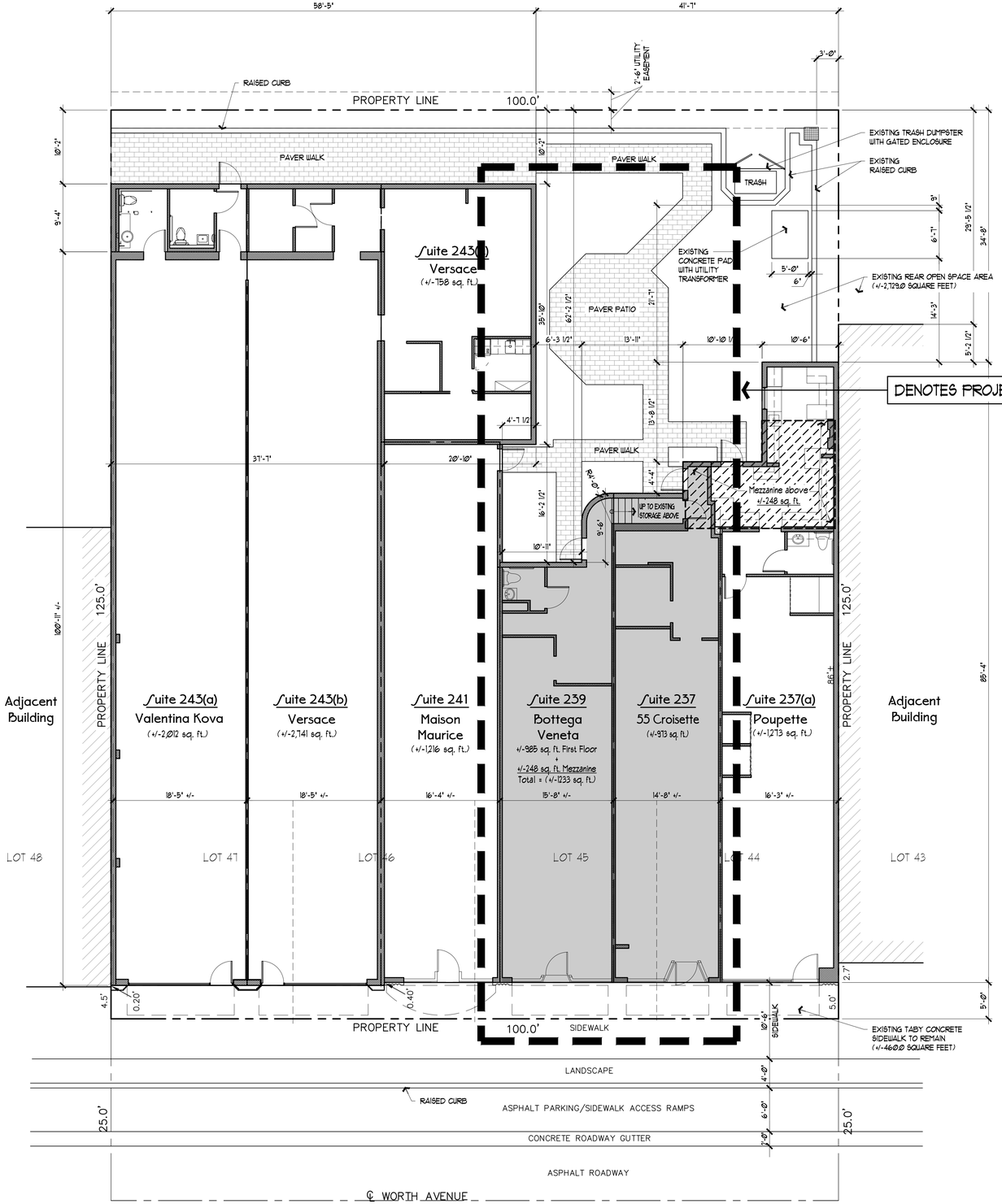
11/26/2025	PRE-APP SUBMITTAL	
1/14/2025	FIRST SUBMITTAL	
12/15/2025	SECOND SUBMITTAL	
12/30/2025	FINAL SUBMITTAL	

23-___

November 05, 2025

Arcom: *ARC-25-099

OBE



Site Plan, (Existing Retail Suites 237-239)

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

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

Line #	Zoning Legend			
1	**Property Address:**	237-239 Worth Avenue		
2	**Zoning District:**	C-WA Worth Avenue District		
3	**Lot Area (sq. ft.):**	12,501 Square Feet or 0.287 Acre		
4	**Lot Width (W) & Depth (D) (ft.):**	100'-0" X 125'-0"		
5	**Structure Type:** (Single-Family, Multi-Family, Comm., Other)	Commercial		
6	**FEMA Flood Zone Designation:**	Flood Zone AE (EL.6), according to F.I.R.M.		
7	**Zero Datum for point of meas. (NAVD)**	N/C		
8	**Crown of Road (COR) (NAVD)**	N/C		
9		REQ'D / PERMITTED	EXISTING	PROPOSED
10	Lot Coverage (Sq Ft and %)	9,375.0 SF (75%)	9,264.0 SF (74.12%)	N/A
11	Enclosed Square Footage (1st & 2nd Fl., Basement, Accs. Structure, etc)			
12	*Front Yard Setback (Ft.)	10'-0"	N/A	N/A
13	* Side Yard Setback (1st Story) (Ft.)	5'-0"	N/A	N/A
14	* Side Yard Setback (2nd Story) (Ft.)	N/A	n/A	N/A
15	*Rear Yard Setback (Ft.)	10'-0"	10'-0"	N/C
16	Angle of Vision (Deg.)	N/A	N/A	N/A
17	Building Height (Ft.)	15'-0"	15'-2"	N/C
18	Overall Building Height (Ft.)	15'-0"	15'-2"	N/C
19	Cubic Content Ratio (CCR) (R-B ONLY)	N/A	N/A	N/A
20	** Max. Fill Added to Site (Ft.)			
21	Finished Floor Elev. (FFE)(NAVD)	N/C	N/C	N/C
22	Base Flood Elevation (BFE)(NAVD)	N/C	N/C	N/C
23	Landscape Open Space (LOS) (Sq Ft and %)	1,875.0 SF (15%)	3,148.0 SG (25.1%)	N/C
24	Perimeter LOS (Sq Ft and %)			
25	Front Yard LOS (Sq Ft and %)		+/-46.0 SF (4.1%)	N/C
26	*** Native Plant Species %	*Please refer to TOPB Landscape Legend.*		

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

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

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

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

REV BF 20230626

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205 Worth Avenue
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Palm Beach
Florida 33480
Phone : (561) 683 2000

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JEROME IRA BAUMOEHL
AR 0014743
REGISTERED ARCHITECT
AA 26000181

Proposed Tenant Improvement / New Impact Storefront

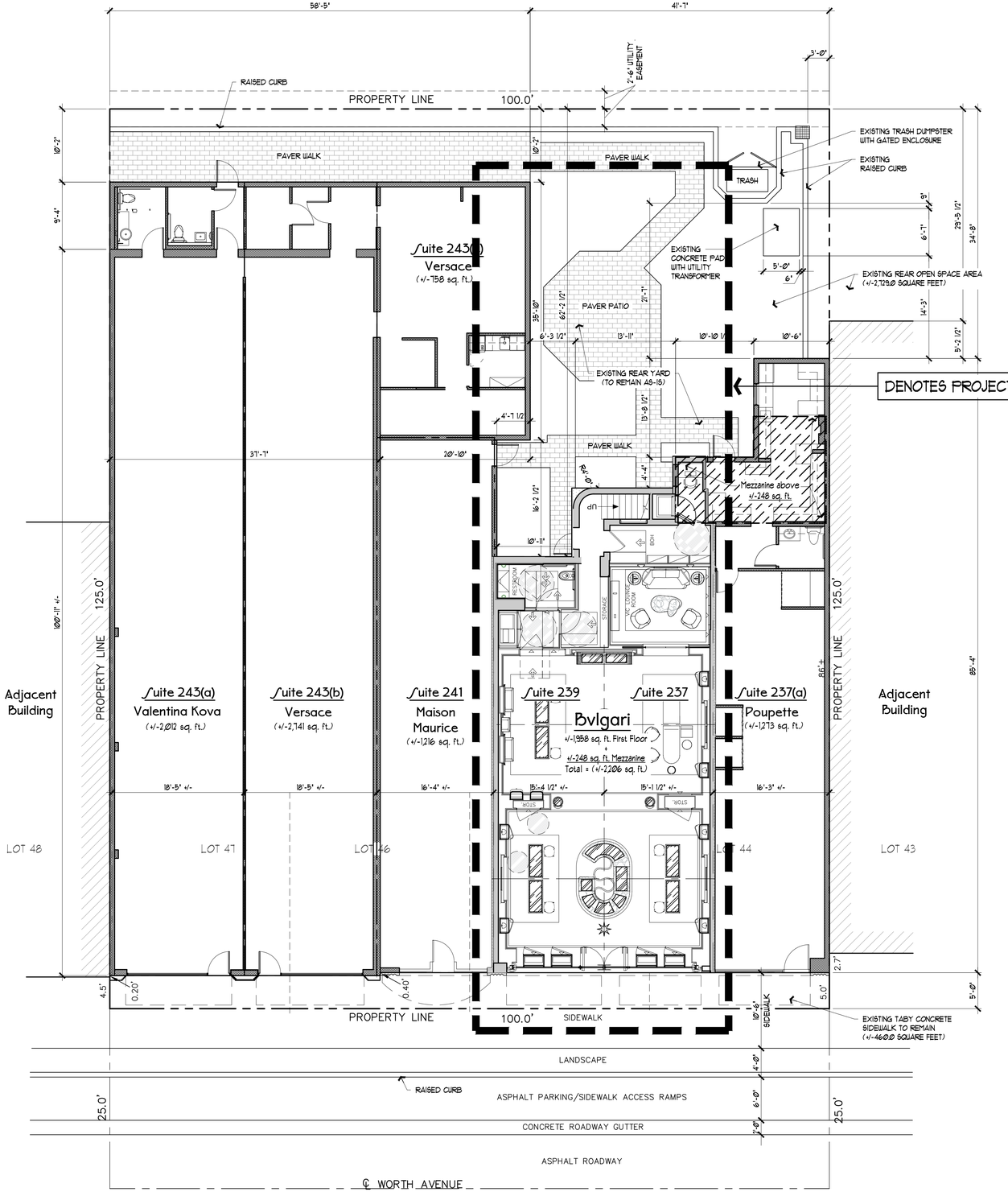
Bvlgari

231-239 Worth Avenue
Palm Beach, Florida

23-___		
11/05/2025	PRE-APP SUBMITTAL	
1/14/2026	FIRST SUBMITTAL	
2/15/2026	SECOND SUBMITTAL	
12/30/2025	FINAL SUBMITTAL	
November 05, 2025		

Arcom: *ARC-25-099

SPE



Site Plan, Retail Suites 237-239, (Proposed)

Scale: 1/8" = 1'-Ø"

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:**	237-239 Worth Avenue		
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3	**Lot Area (sq. ft.):**	12,501 Square Feet or 0.287 Acre		
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5	**Structure Type:** (Single-Family, Multi-Family, Comm., Other)	Commercial		
6	**FEMA Flood Zone Designation:**	Flood Zone AE (EL.6), according to F.I.R.M.		
7	**Zero Datum for point of meas. (NAVD)**	N/C		
8	**Crown of Road (COR) (NAVD)**	N/C		
9		REQ'D / PERMITTED	EXISTING	PROPOSED
10	Lot Coverage (Sq Ft and %)	9,375.0 SF (75%)	9,264.0 SF (74.12%)	N/A
11	Enclosed Square Footage (1st & 2nd Fl., Basement, Accs. Structure, etc)			
12	*Front Yard Setback (Ft.)	10'-0"	N/A	N/A
13	* Side Yard Setback (1st Story) (Ft.)	5'-0"	N/A	N/A
14	* Side Yard Setback (2nd Story) (Ft.)	N/A	n/A	N/A
15	*Rear Yard Setback (Ft.)	10'-0"	10'-0"	N/C
16	Angle of Vision (Deg.)	N/A	N/A	N/A
17	Building Height (Ft.)	15'-0"	15'-2"	N/C
18	Overall Building Height (Ft.)	15'-0"	15'-2"	N/C
19	Cubic Content Ratio (CCR) (R-B ONLY)	N/A	N/A	N/A
20	** Max. Fill Added to Site (Ft.)			
21	Finished Floor Elev. (FFE)(NAVD)	N/C	N/C	N/C
22	Base Flood Elevation (BFE)(NAVD)	N/C	N/C	N/C
23	Landscape Open Space (LOS) (Sq Ft and %)	1,875.0 SF (15%)	3,148.0 SG (25.1%)	N/C
24	Perimeter LOS (Sq Ft and %)			
25	Front Yard LOS (Sq Ft and %)		+/-46.0 SF (4.1%)	N/C
26	*** Native Plant Species %	*Please refer to TOPB Landscape Legend.*		

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

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

**** Provide Native plant species info per category as 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.

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JEROME IRA BAUMOEHL
AR 0014743
REGISTERED ARCHITECT
AA 26000181

Proposed Tenant Improvement / New Impact Storefront

Bvlgari

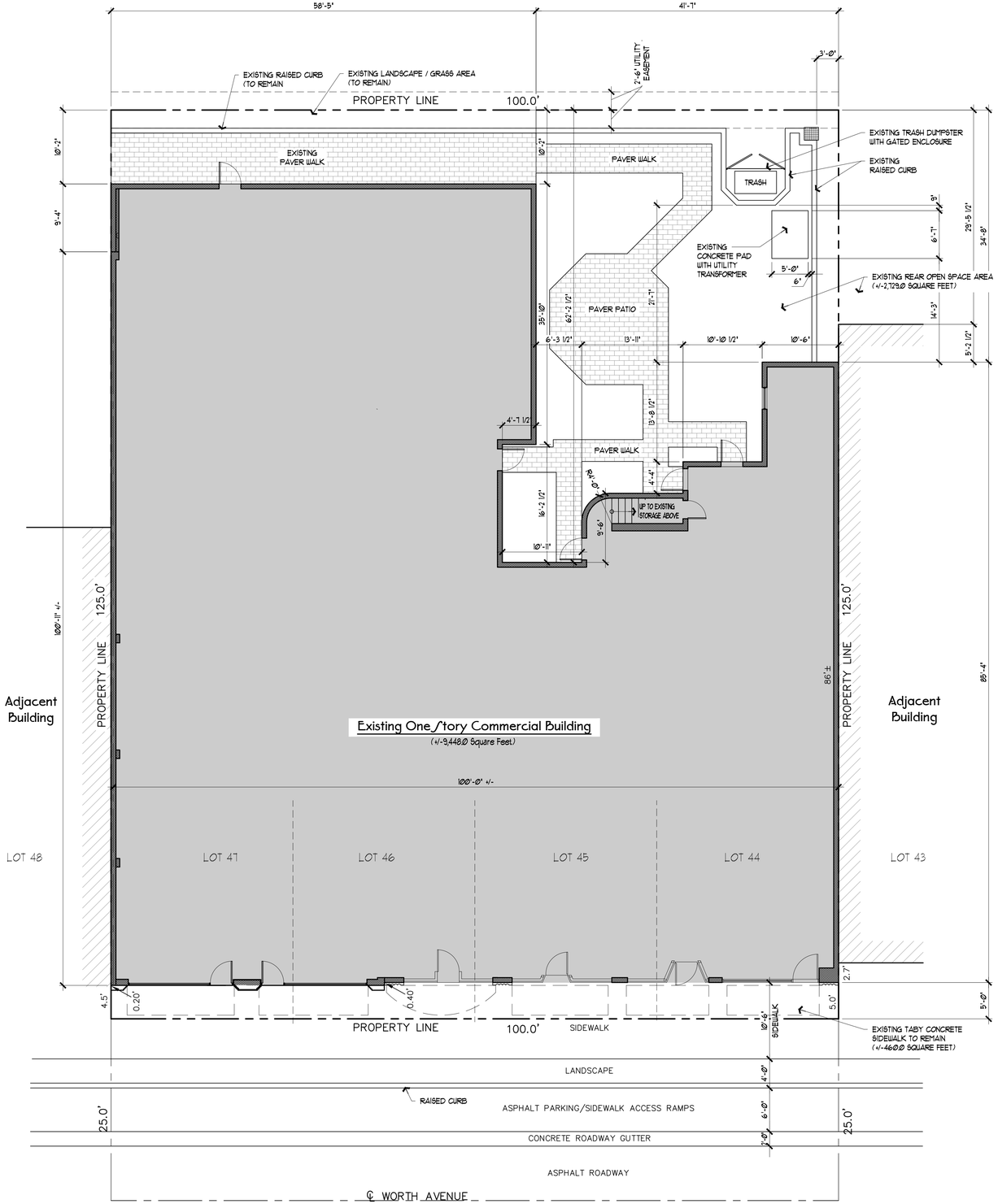
237-239 Worth Avenue
Palm Beach, Florida

11/09/2023	PRE-APP SUBMITTAL
11/24/2023	FIRST SUBMITTAL
12/15/2023	SECOND SUBMITTAL
12/20/2023	FINAL SUBMITTAL

November 09, 2023

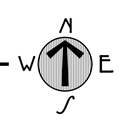
Arcom: *ARC-25-099

SPP



Zoning Legend/Diagram, (Existing Retail Suites 237-243)

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



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

Line #	Zoning Legend			
1	**Property Address:**	237-239 Worth Avenue		
2	**Zoning District:**	C-WA Worth Avenue District		
3	**Lot Area (sq. ft.):**	12,501 Square Feet or 0.287 Acre		
4	**Lot Width (W) & Depth (D) (ft.):**	100'-0" X 125'-0"		
5	**Structure Type:** (Single-Family, Multi-Family, Comm., Other)	Commercial		
6	**FEMA Flood Zone Designation:**	Flood Zone AE (EL.6), according to F.I.R.M.		
7	**Zero Datum for point of meas. (NAVD)**	N/C		
8	**Crown of Road (COR) (NAVD)**	N/C		
9		REQ'D / PERMITTED	EXISTING	PROPOSED
10	Lot Coverage (Sq Ft and %)	9,375.0 SF (75%)	9,264.0 SF (74.12%)	N/A
11	Enclosed Square Footage (1st & 2nd Fl., Basement, Accs., Structure, etc)			
12	*Front Yard Setback (Ft.)	10'-0"	N/A	N/A
13	* Side Yard Setback (1st Story) (Ft.)	5'-0"	N/A	N/A
14	* Side Yard Setback (2nd Story) (Ft.)	N/A	n/A	N/A
15	*Rear Yard Setback (Ft.)	10'-0"	10'-0"	N/C
16	Angle of Vision (Deg.)	N/A	N/A	N/A
17	Building Height (Ft.)	15'-0"	15'-2"	N/C
18	Overall Building Height (Ft.)	15'-0"	15'-2"	N/C
19	Cubic Content Ratio (CCR) (R-B ONLY)	N/A	N/A	N/A
20	** Max. Fill Added to Site (Ft.)			
21	Finished Floor Elev. (FFE)(NAVD)	N/C	N/C	N/C
22	Base Flood Elevation (BFE)(NAVD)	N/C	N/C	N/C
23	Landscape Open Space (LOS) (Sq Ft and %)	1,875.0 SF (15%)	3,148.0 SG (25.1%)	N/C
24	Perimeter LOS (Sq Ft and %)			
25	Front Yard LOS (Sq Ft and %)		+/-46.0 SF (4.1%)	N/C
26	*** Native Plant Species %	*Please refer to TOPB Landscape Legend.*		

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

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

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

Enter N/A if value is not applicable.
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Jerome Baumoehl Architect, Incorporated
205 Worth Avenue
Suite 317
Palm Beach
Florida 33480
Phone : (561) 693 2000

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JEROME IRA BAUMOEHL
AR 0014743
REGISTERED ARCHITECT
AA 26001281

Proposed Tenant Improvement / New Impact Storefront

Bvlgari

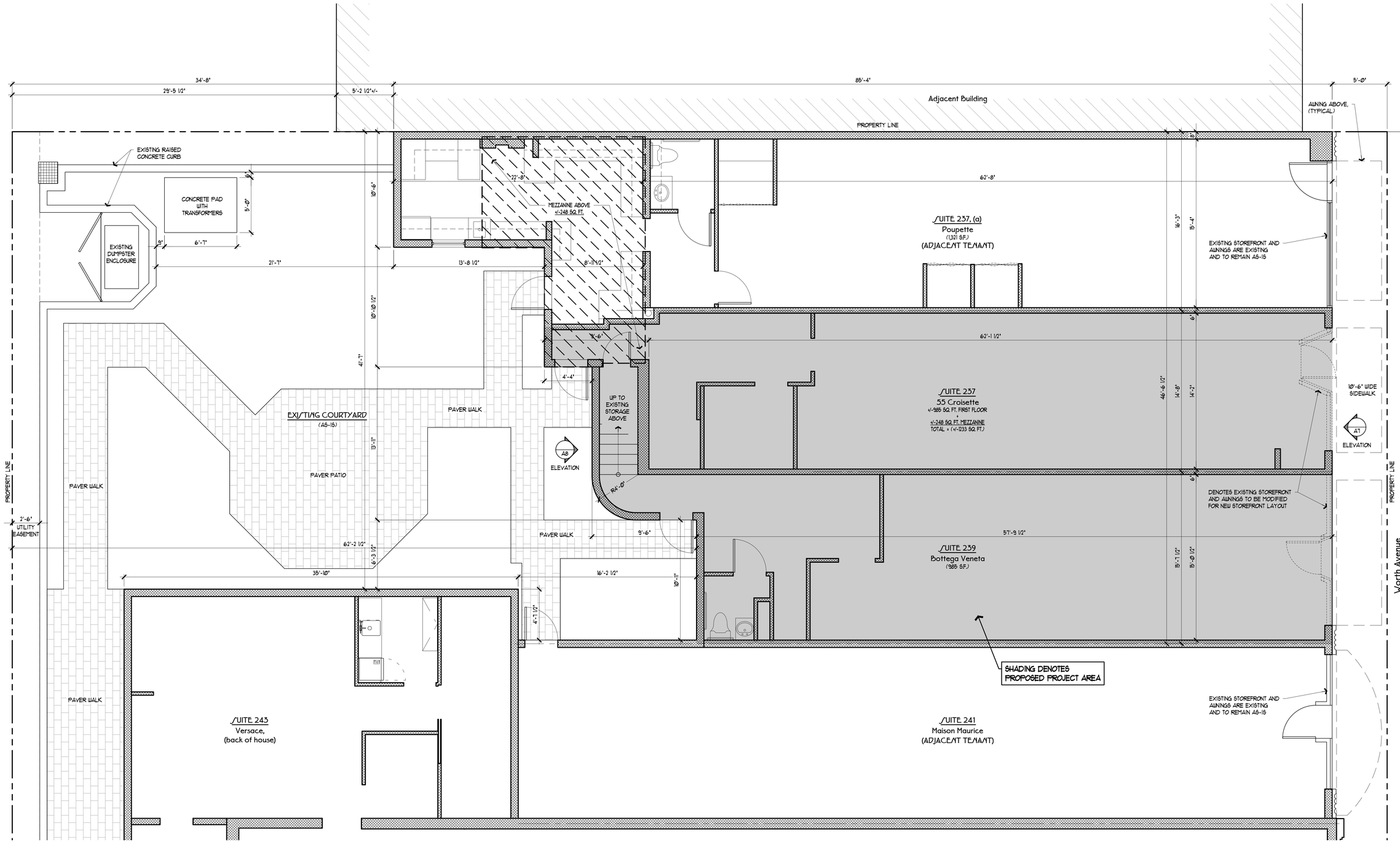
237-239 Worth Avenue
Palm Beach, Florida

11/25/2025	PRE-APP SUBMITTAL	
1/24/2025	FIRST SUBMITTAL	
2/15/2025	SECOND SUBMITTAL	
12/30/2025	FINAL SUBMITTAL	
		November 05, 2025

23-__

Arcom: *ARC-25-099

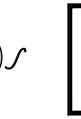
ZL/D(E)



NOTE: FIELD VERIFY ALL DIMENSIONS

Ground Floor Plan, Retail Suites 237-239, (Existing to Remain/Showing Demolition)

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



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Suite 317
Palm Beach
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AR 0014743
REGISTERED ARCHITECT

AA 26001281

Proposed Tenant Improvement / New Impact Storefront

Bvlgari

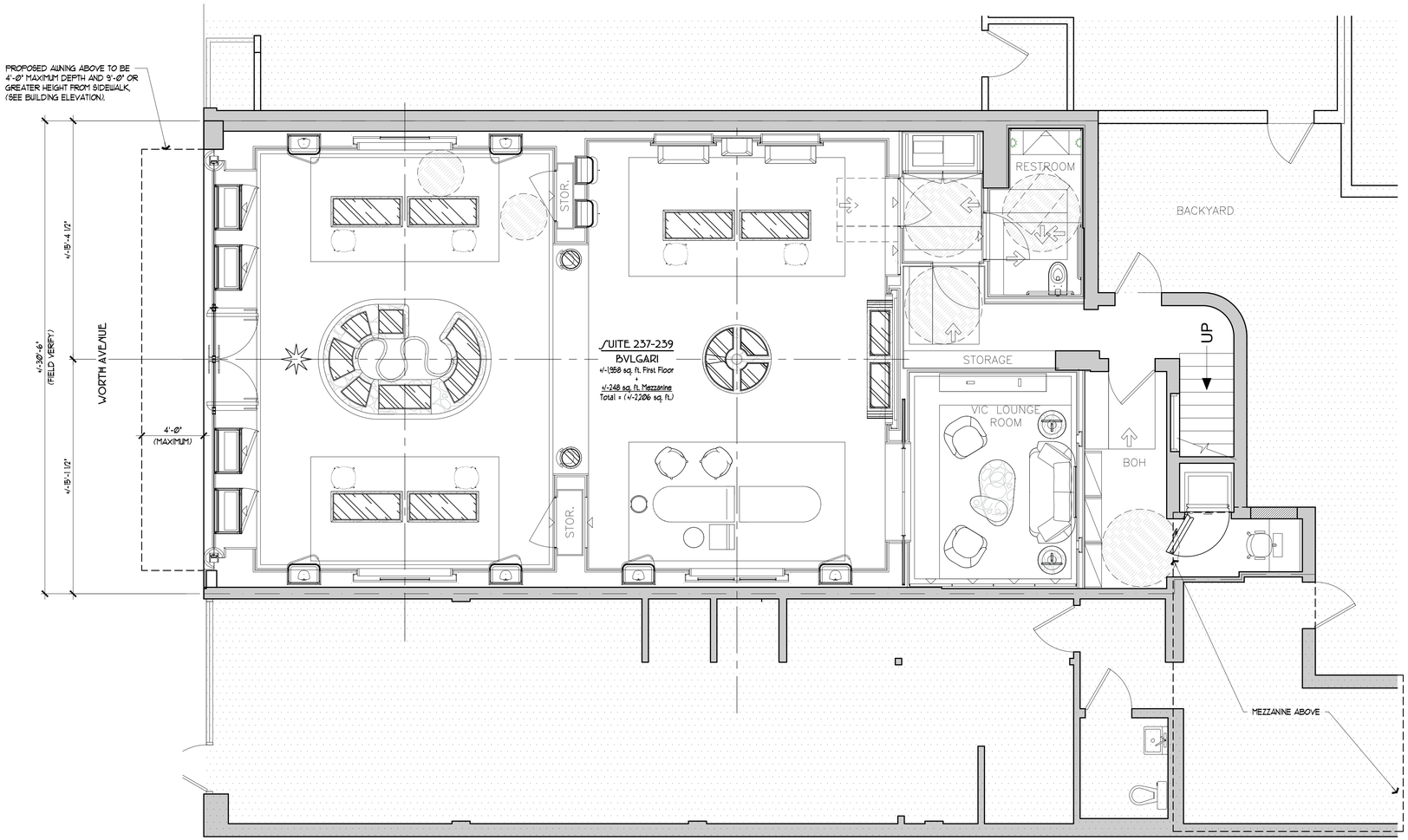
231-239 Worth Avenue
Palm Beach, Florida

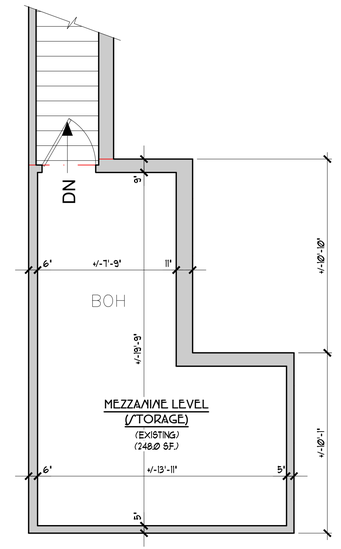
11/25/2025	PRE-APP SUBMITTAL	
12/4/2025	FIRST SUBMITTAL	
12/15/2025	SECOND SUBMITTAL	
12/30/2025	FINAL SUBMITTAL	

November 05, 2025

Arcom: #ARC-25-099

A1





SQUARE FOOTAGE:

GROUND FLOOR (EXISTING):	1958 SQUARE FEET
MEZZANINE FLOOR (EXISTING):	248 SQUARE FEET
GROSS SQUARE FOOTAGE =	2206 SQUARE FEET

NOTE: FIELD VERIFY ALL DIMENSIONS

Ground Floor Plan, (Proposed Tenant Layout Including New Storefront)

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

Jerome Baumoehl
Architect,
Incorporated

205 Worth Avenue
Suite 317
Palm Beach,
Florida 33480
Phone : (561) 683 2000

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AR 0014743
REGISTERED ARCHITECT

AA 26001281

Proposed Tenant Improvement / New Impact Storefront

Bvlgari

237-239 Worth Avenue
Palm Beach, Florida

11/25/2025	PRE-APP SUBMITTAL
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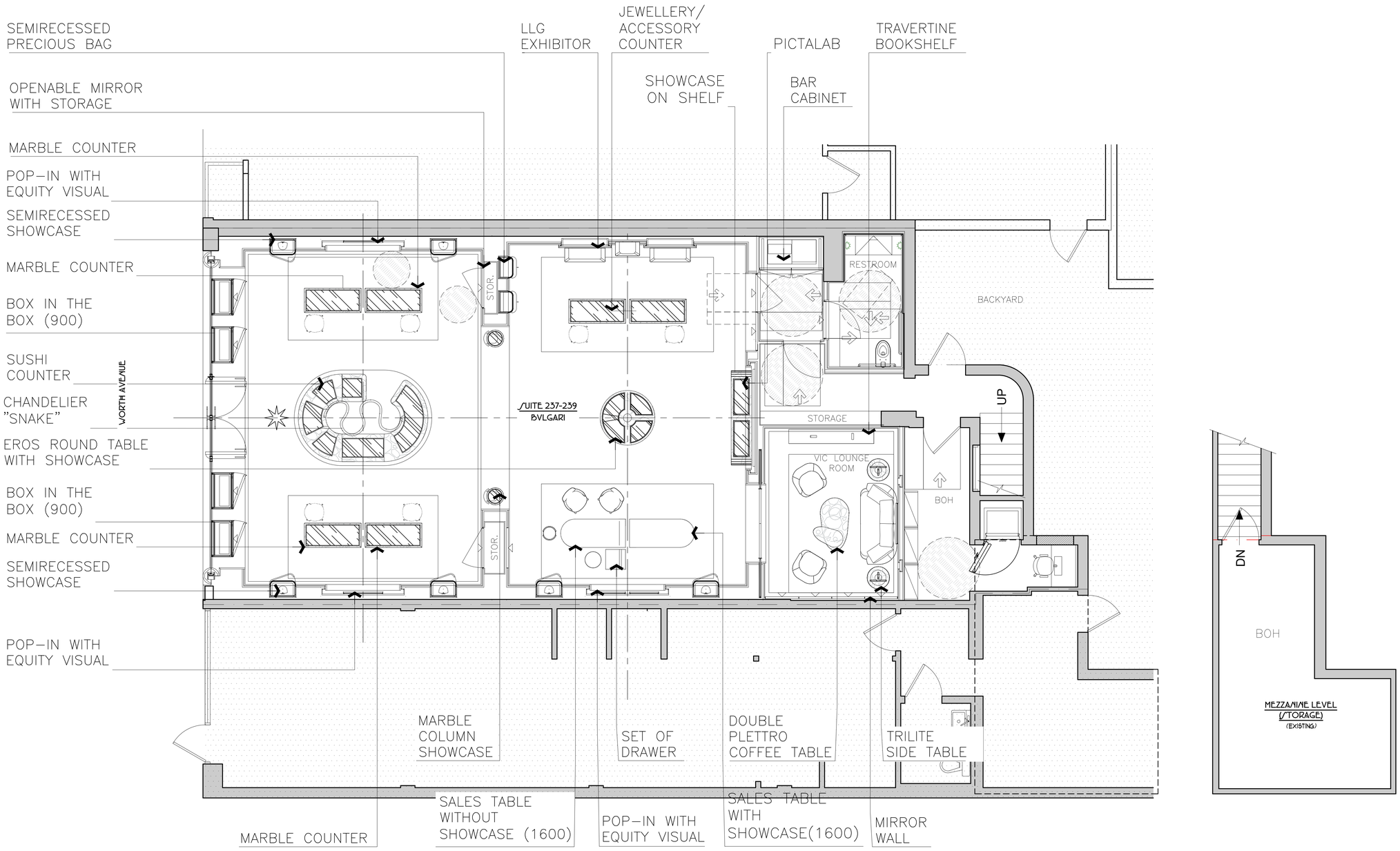
12/30/2025	FINAL SUBMITTAL

November 05, 2025

Arcom: #ARC-25-099

A2



NOTE: FIELD VERIFY ALL DIMENSIONS

Ground Floor Plan, (Proposed Furnishing Plan)

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

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REGISTERED ARCHITECT
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Proposed Tenant Improvement / New Impact Storefront

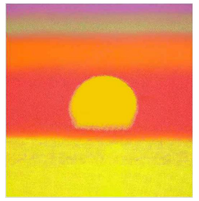
Bvlgari

237-239 Worth Avenue
Palm Beach, Florida

11/25/2025	PRE-APP SUBMITTAL	23-___
12/24/2025	FIRST SUBMITTAL	
12/15/2025	SECOND SUBMITTAL	
12/30/2025	FINAL SUBMITTAL	
		November 05, 2025

Arcom: #ARC-25-099

A3



1. WARHOL SUNSET



2. WARHOL SUNSET



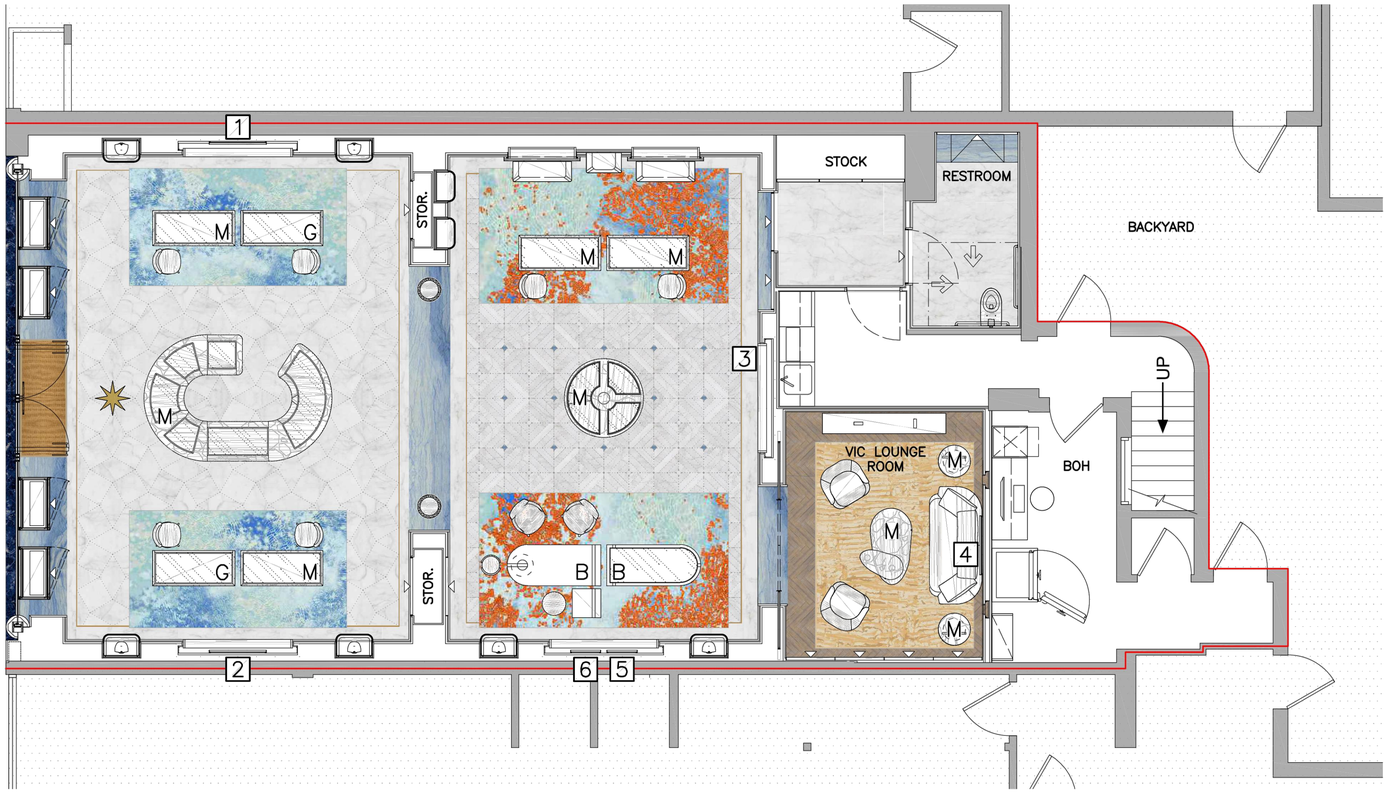
3. PICTALAB

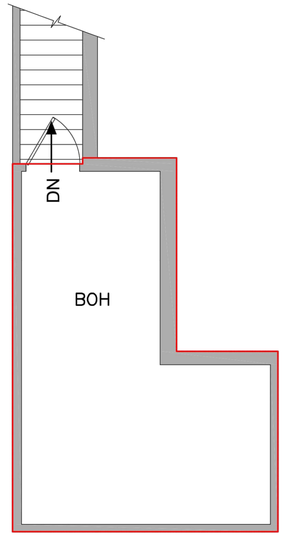


4. MONICA VITTI



5–6. ADV METAMORPHOSIS





MEZZANINE

SODALITE

AZUL CIELO MARBLE

CALDIA MARBLE

CALDIA SQUARE PATTERN

CALDIA CONDOTTI PATTERN AZUL INSERT

PARQUET CORDA

RUG BLU CORALINE BLU TAI PING

RUG BLU CORALINE CORALLO TAI PING

RUG NEW DUEL OPMENT CORAL BEIGE

COCOMAT

EXTRA LIGHT BRASS

NOTE: FIELD VERIFY ALL DIMENSIONS

Ground Floor Plan, (Proposed Flooring Visual Plan)

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

Jerome Baumoehl Architect, Incorporated

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Palm Beach
Florida 33480
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STATE OF FLORIDA
JEROME IRA BAUMOEHL
AR 0014743
REGISTERED ARCHITECT
AA 26001281

Proposed Tenant Improvement / New Impact Storefront

Bvlgari

231-239 Worth Avenue
Palm Beach, Florida

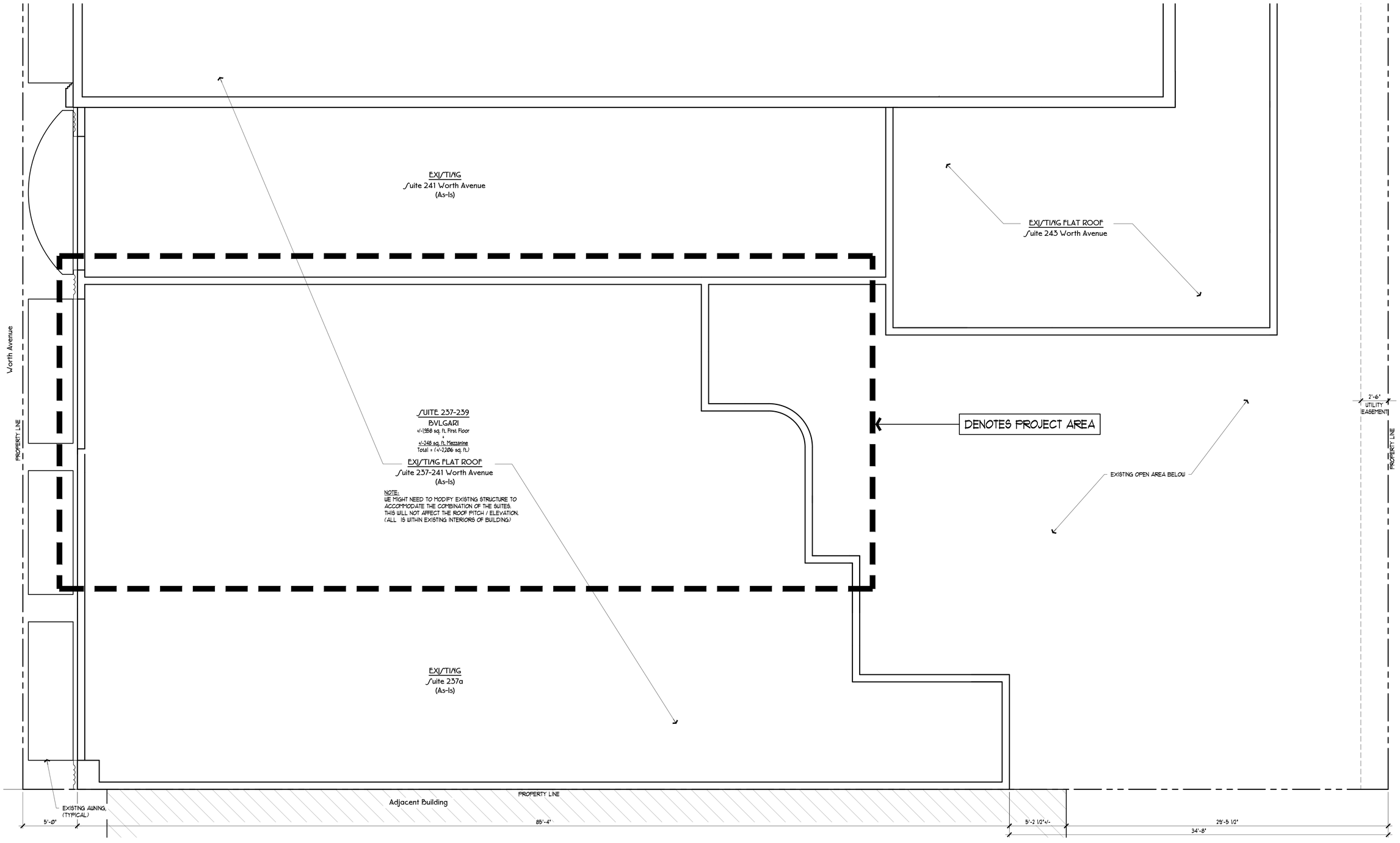
11/25/2025	PRE-APP SUBMITTAL
12/4/2025	FIRST SUBMITTAL
12/15/2025	SECOND SUBMITTAL
12/30/2025	FINAL SUBMITTAL

23-___

November 05, 2025

Arcom: *ARC-25-099

A4



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AR 0014743
REGISTERED ARCHITECT
AA 26000181

2'-6" UTILITY EASEMENT

PROPERTY LINE

Proposed Tenant Improvement / New Impact Storefront

Bvlgari

231-239 Worth Avenue
Palm Beach, Florida

		23-___
11/25/2025	PRE-APP SUBMITTAL	
12/24/2025	FIRST SUBMITTAL	
12/29/2025	SECOND SUBMITTAL	
1/30/2026	FINAL SUBMITTAL	
		November 05, 2025

Arcom: #ARC-25-099

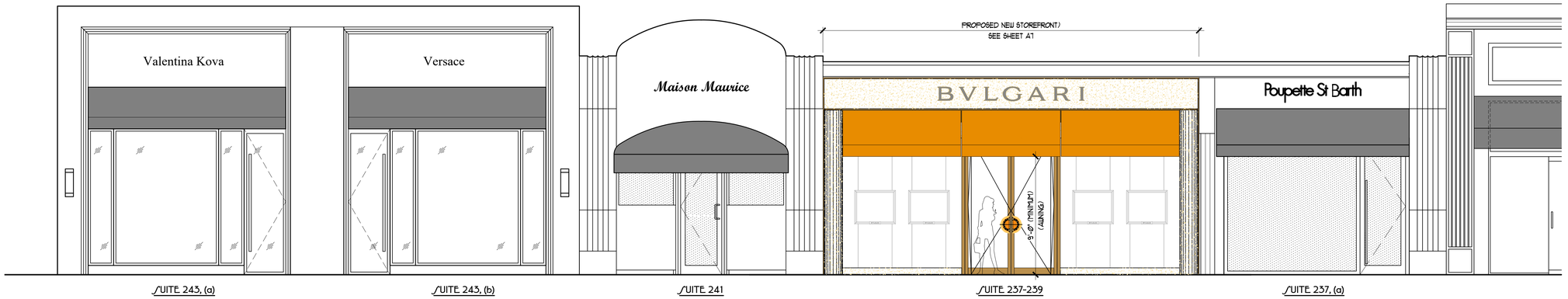
NOTE: FIELD VERIFY ALL DIMENSIONS

Roof Plan, (Existing As-is / Proposed)

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

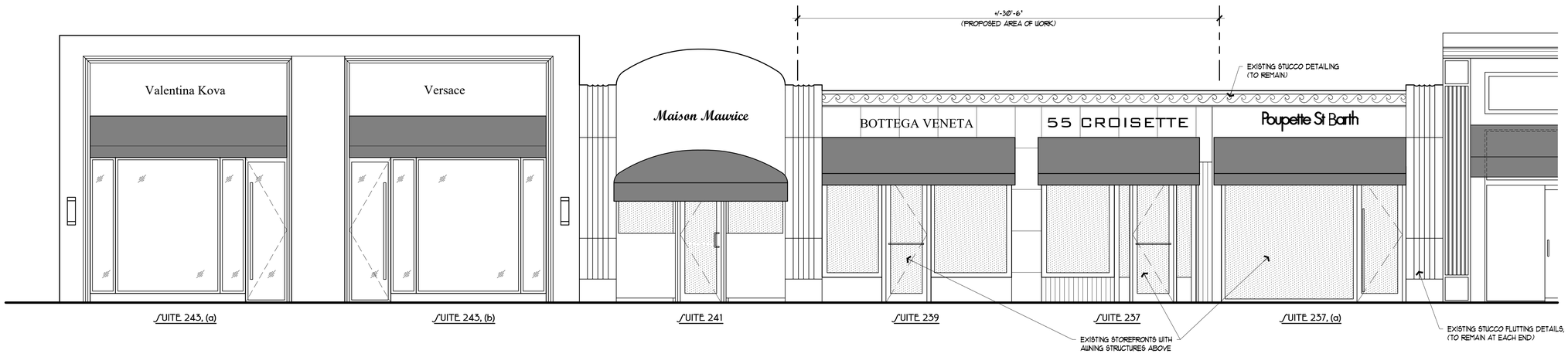
W S N E

A5



Worth Avenue Building Elevation, (Proposed 237 - 239 New Storefront / Signage)

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



Worth Avenue Building Elevation, (Existing)

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

Jerome Baumoehl Architect, Incorporated
205 Worth Avenue
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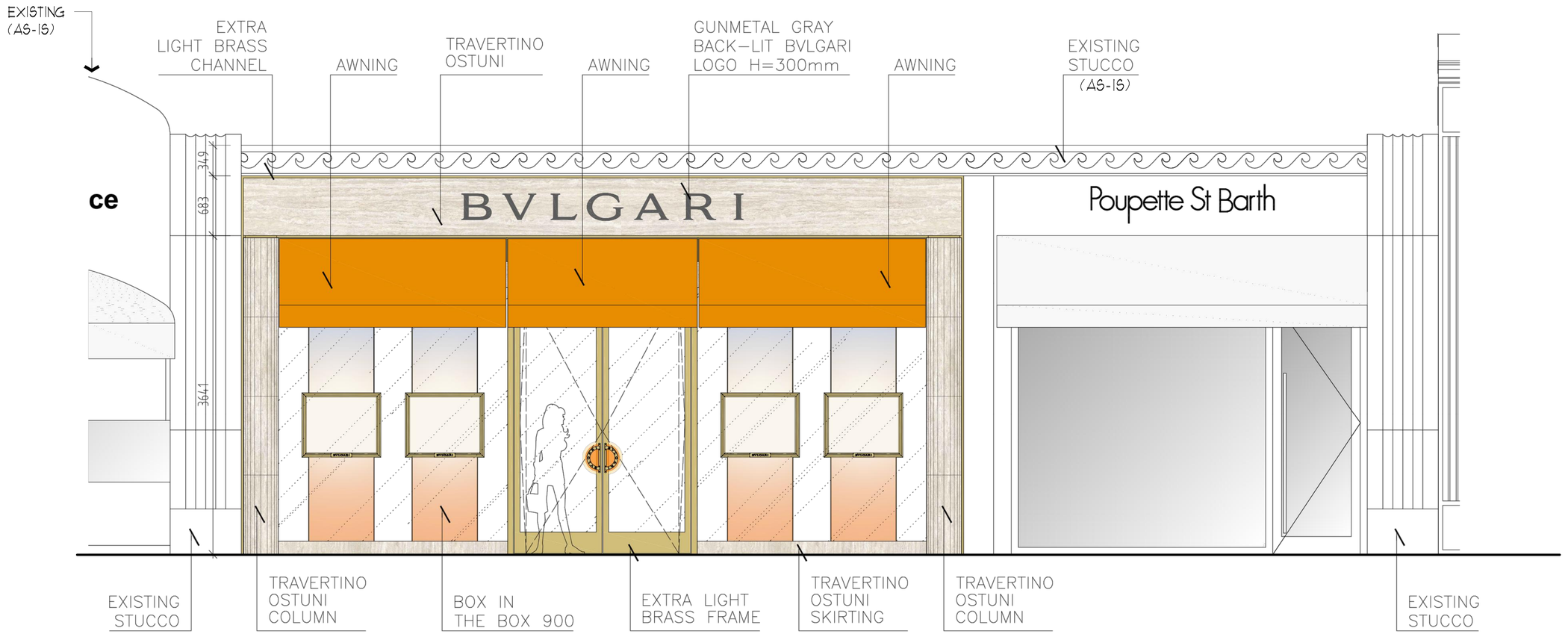
Bvlgari

231-239 Worth Avenue
Palm Beach, Florida

11/25/2025	PRE-APP SUBMITTAL	23-____
1/14/2026	FIRST SUBMITTAL	
2/5/2026	SECOND SUBMITTAL	
2/20/2026	FINAL SUBMITTAL	
		November 05, 2025

Arcom: *ARC-25-099

A6



Worth Avenue Building Elevation, (Proposed)

Scale: 1/2 = 1'-0"

Jerome Baumoehl Architect, Incorporated

205 Worth Avenue
Suite 317
Palm Beach
Florida 33480
Phone : (561) 683 2000

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AR 0014743
REGISTERED ARCHITECT
AA 26001281

Proposed Tenant Improvement / New Impact Storefront

Bvlgari

231-239 Worth Avenue
Palm Beach, Florida

23-___	
11/05/2025	PRE-APP SUBMITTAL
11/24/2025	FIRST SUBMITTAL
12/15/2025	SECOND SUBMITTAL
12/30/2025	FINAL SUBMITTAL
November 05, 2025	

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A7



Rendering of Proposed Worth Avenue Elevation

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Proposed Tenant Improvement / New Impact Storefront

Bvlgari

237-239 Worth Avenue
Palm Beach, Florida

11/29/2023	PRE-APP SUBMITTAL
10/4/2025	FIRST SUBMITTAL
12/15/2025	SECOND SUBMITTAL
12/30/2025	FINAL SUBMITTAL

23-___

November 05, 2025

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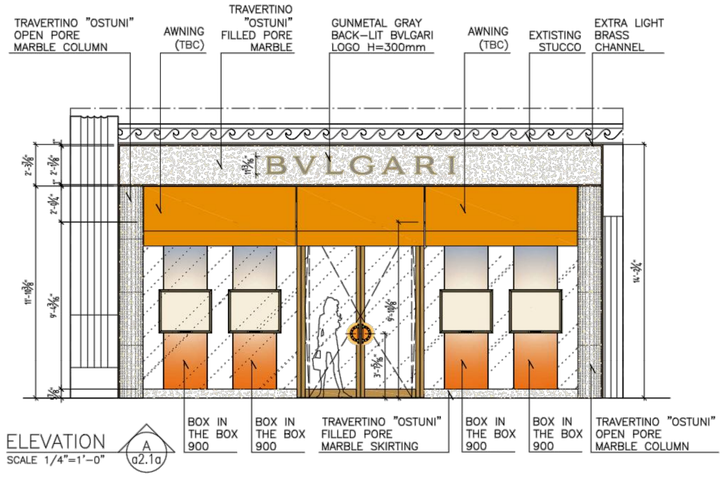
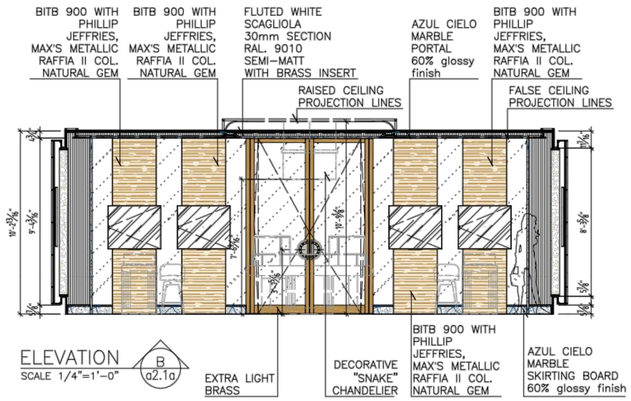
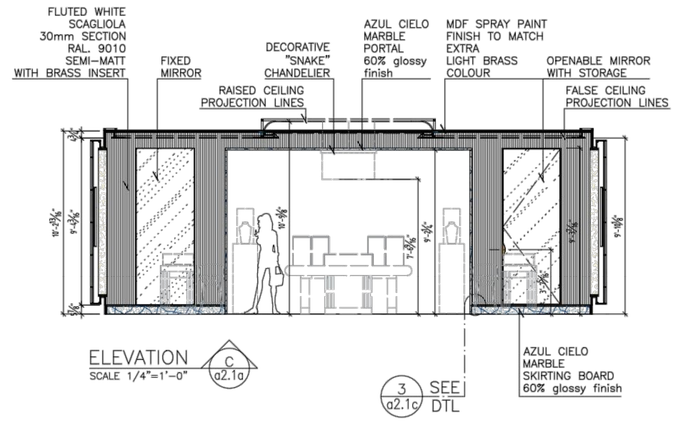
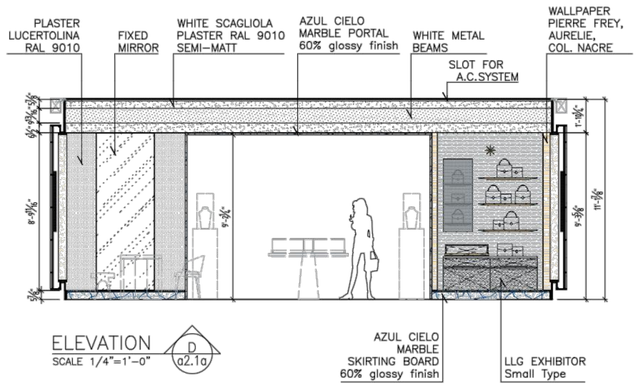
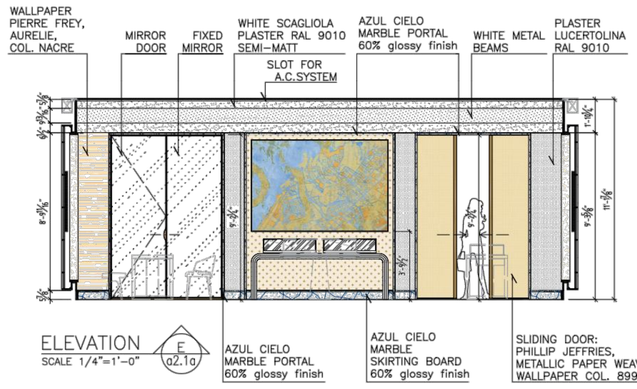
A8

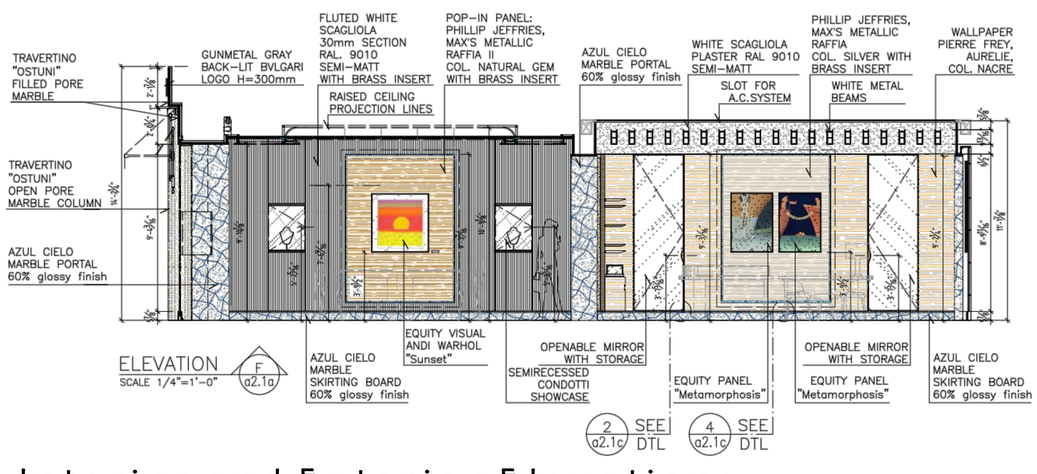


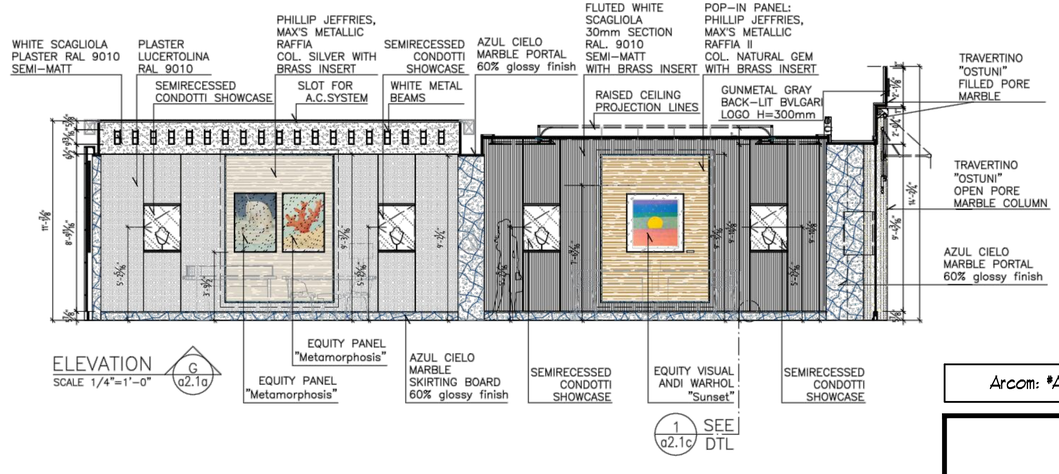












Interior and Exterior Elevations

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205 Worth Avenue
Suite 317
Palm Beach
Florida 33480
Phone : (561) 689 2000

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AA 26001281

Proposed Tenant Improvement / New Impact Storefront
Bvlgari
237-239 Worth Avenue
Palm Beach, Florida

23-___		
11/05/2025	PRE-APP SUBMITTAL	
12/24/2025	FIRST SUBMITTAL	
01/15/2026	SECOND SUBMITTAL	
02/20/2026	FINAL SUBMITTAL	

November 05, 2025

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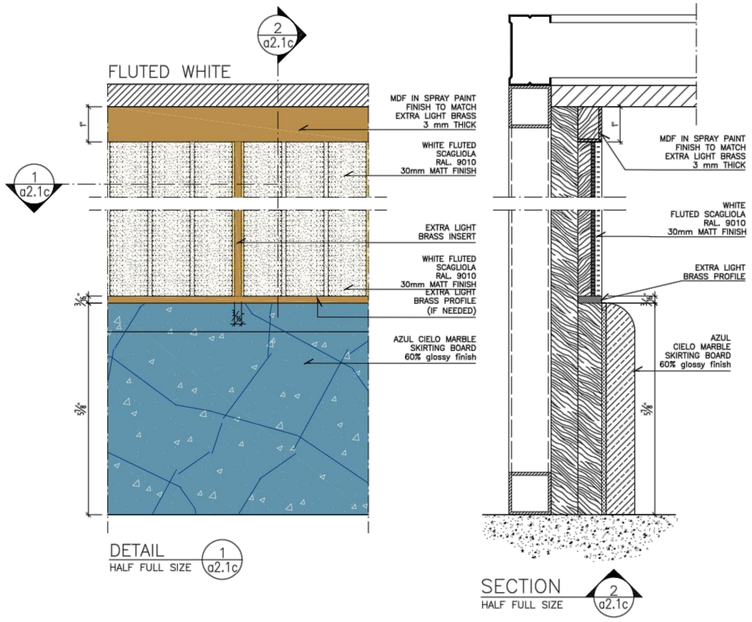
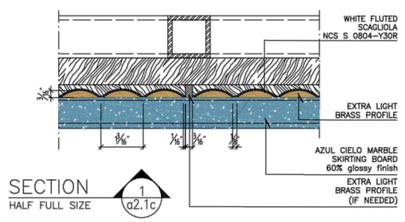
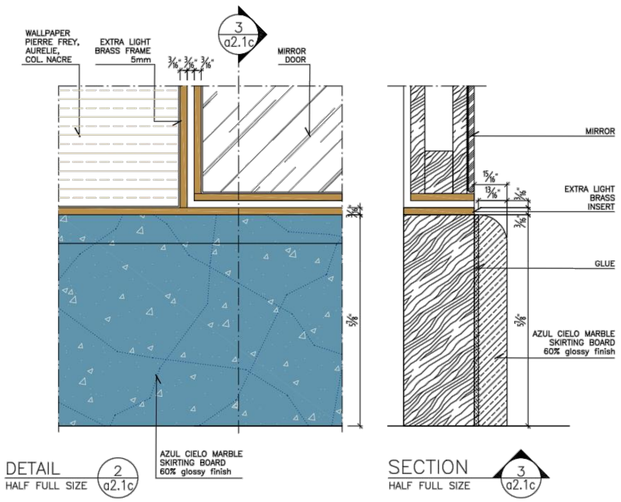
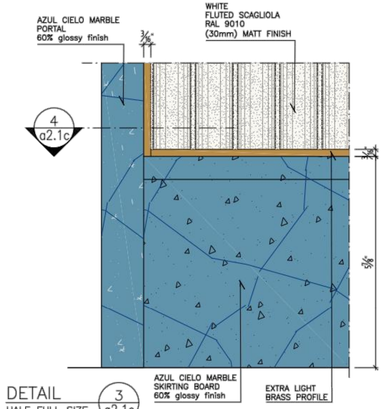
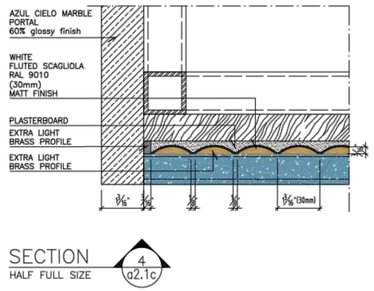
A9

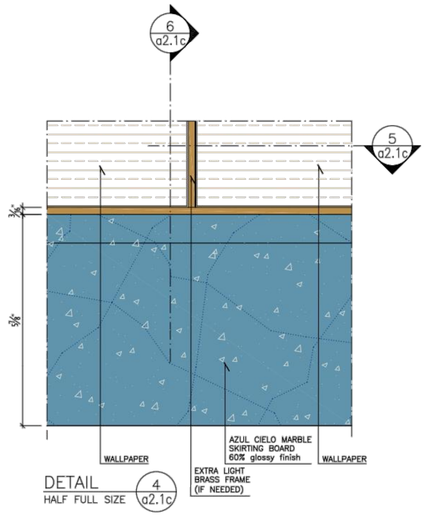


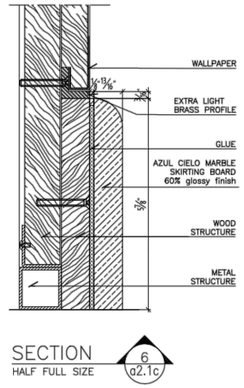


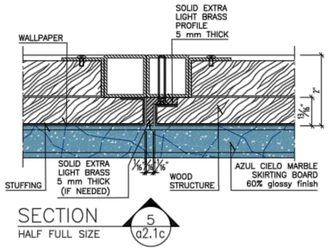


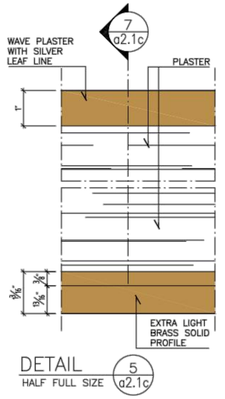


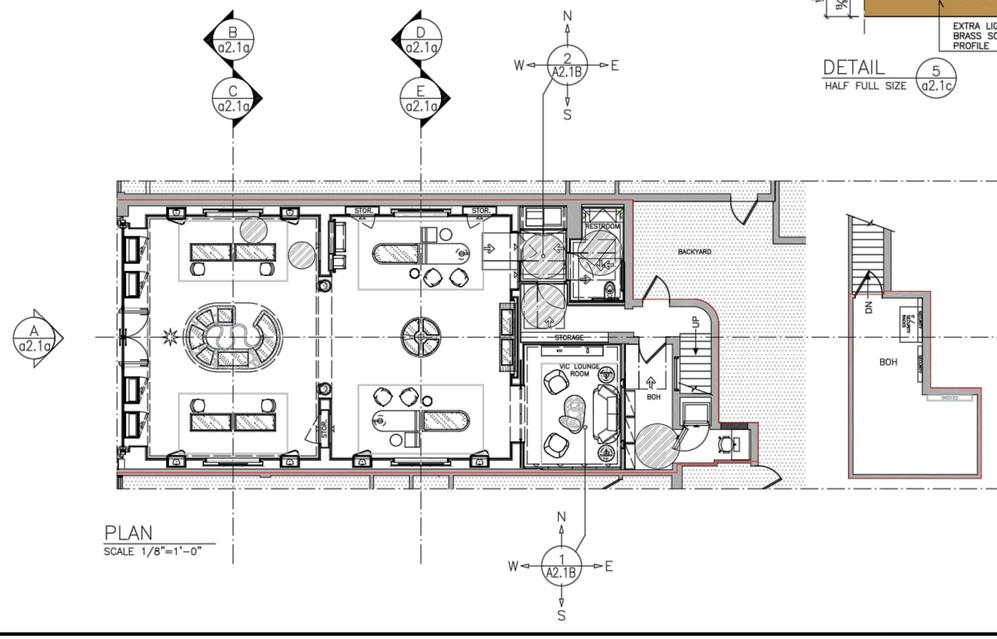












Jerome Baumoehl Architect, Incorporated

205 Worth Avenue
Suite 317
Palm Beach
Florida 33480
Phone : (561) 693 2000

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AR 0014743
REGISTERED ARCHITECT
AA 26000128

Proposed Tenant Improvement / New Impact Storefront

Bvlgari

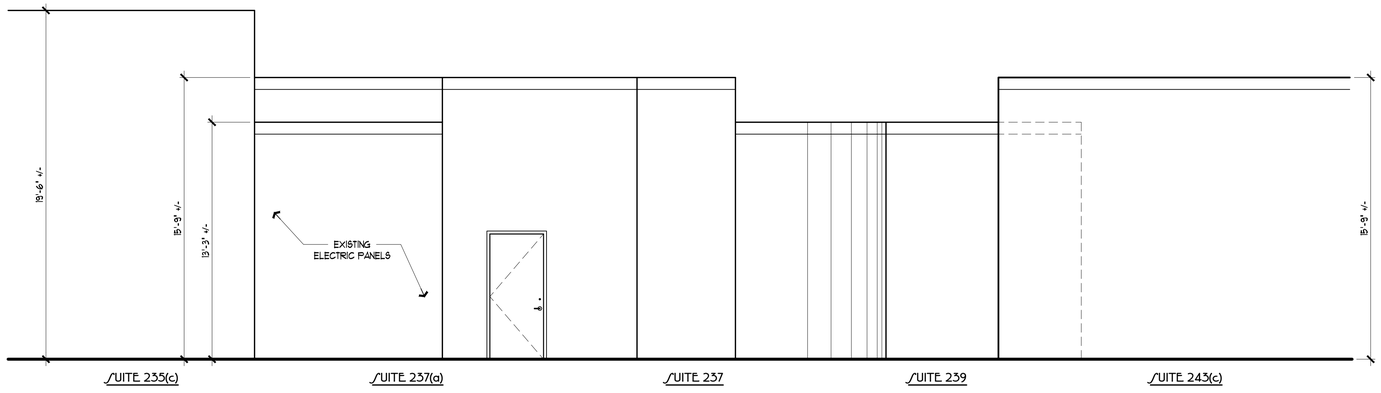
237-239 Worth Avenue
Palm Beach, Florida

11/05/2025	PRE-APP SUBMITTAL	23-___
11/24/2025	FIRST SUBMITTAL	
12/15/2025	SECOND SUBMITTAL	
12/30/2025	FINAL SUBMITTAL	
		November 05, 2025

Arcom: *ARC-25-099

A10

Interior Details



Rear Elevation, (Existing As-is / No Work on Rear of Building)

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

Jerome
Baumoehl
Architect,
Incorporated

205 Worth Avenue
Suite 317
Palm Beach,
Florida 33480
Phone : (561) 689 2000

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AR 0014743
REGISTERED ARCHITECT

AA 26001281

Proposed Tenant Improvement / New Impact Storefront

Bvlgari

231-239 Worth Avenue
Palm Beach, Florida

11/25/2025	PRE-APP SUBMITTAL	
1/24/2025	FIRST SUBMITTAL	
12/15/2025	SECOND SUBMITTAL	
12/30/2025	FINAL SUBMITTAL	

23-___

November 05, 2025

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A11



Worth Avenue Elevation
(abutting properties)



Worth Avenue Elevation
(across the street)



Worth Avenue Elevation
(looking west properties)



Worth Avenue Elevation
(looking east properties)

Arcom: *ARC-25-099

Arcom Photo Exibits

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205 Worth Avenue
Suite 317
Palm Beach, Florida 33480
Phone : (561) 693 2000

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Proposed Tenant Improvement / New Impact Storefront
Bvlgari
237-239 Worth Avenue
Palm Beach, Florida

23-___

11/09/2023	PRE-APP SUBMITTAL
11/24/2023	FIRST SUBMITTAL
12/15/2023	SECOND SUBMITTAL
12/20/2023	FINAL SUBMITTAL

November 09, 2023

A12



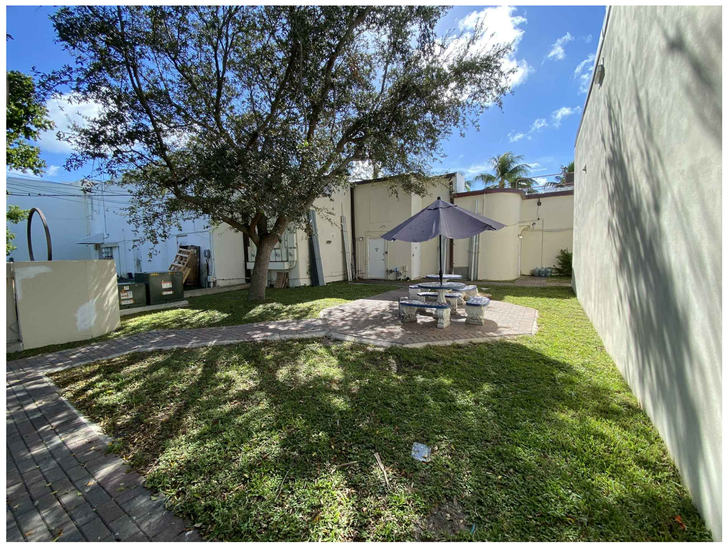
Rear Building Elevation (looking South from Apollo parking lot)



Rear Building Elevation (looking South)



Rear Building Elevation (looking South, close view)



Rear Building Elevation



Rear Building Elevation (looking West to 243 Worth Avenue)



Rear Building Elevation (looking North)

Photographs of Existing Building, (Rear Photographs)

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205 Worth Avenue
Suite 317
Palm Beach
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Proposed Tenant Improvement / New Impact Storefront

Bvlgari

237-239 Worth Avenue
Palm Beach, Florida

11/05/2025	PRE-APP SUBMITTAL	23-___
12/4/2025	FIRST SUBMITTAL	
12/15/2025	SECOND SUBMITTAL	
12/30/2025	FINAL SUBMITTAL	

November 05, 2025

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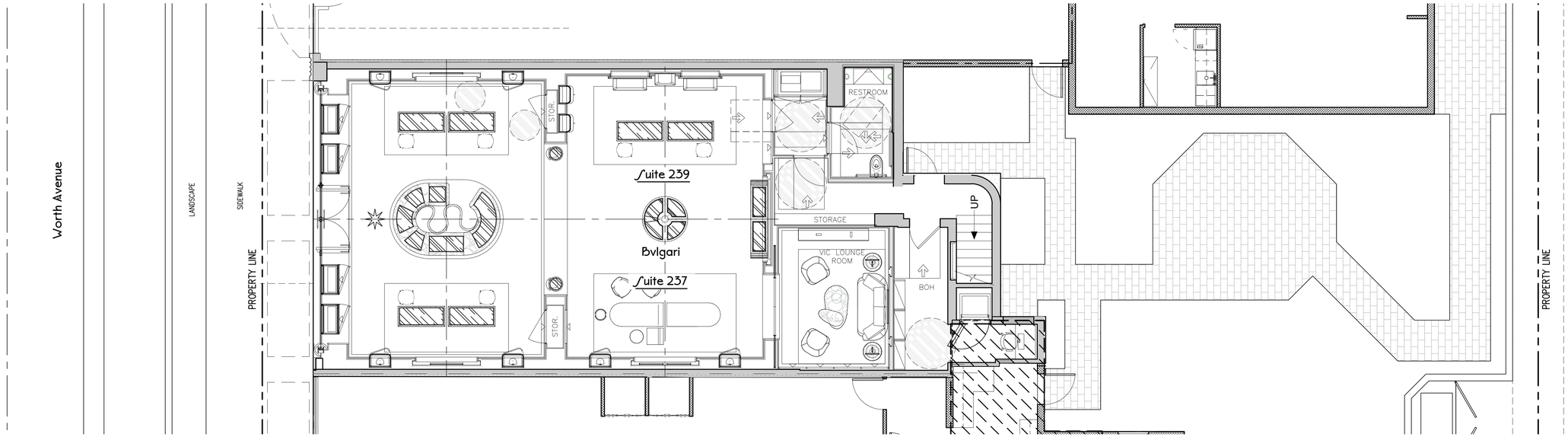
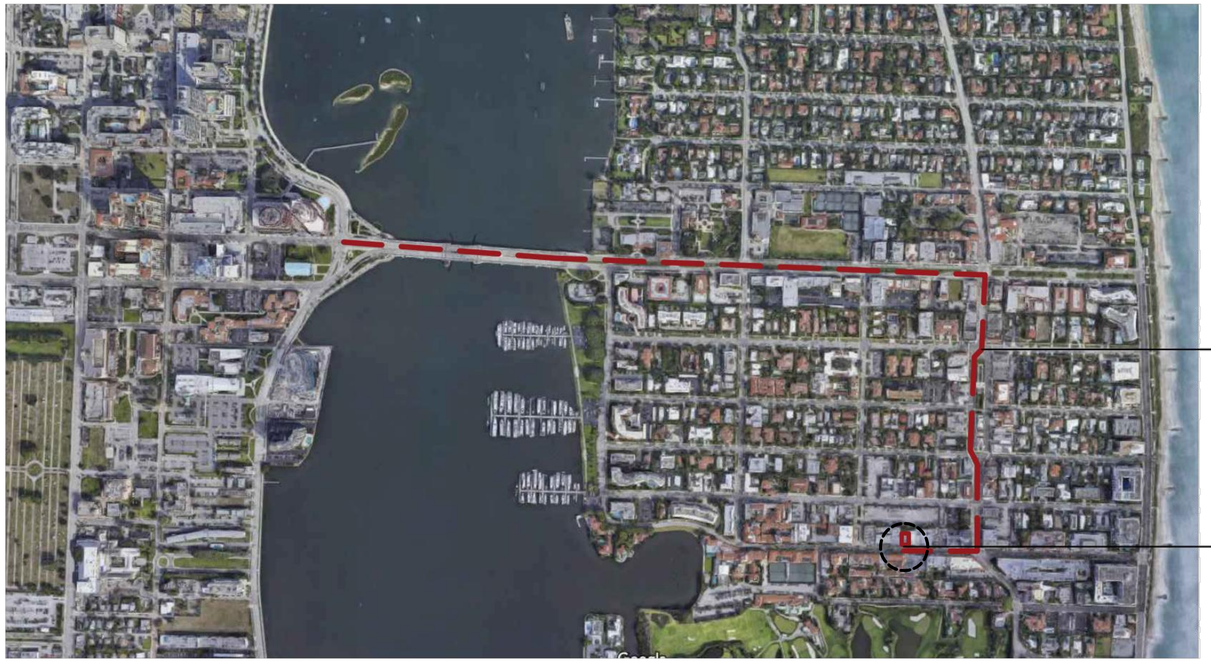
A13



NOTE: FIELD VERIFY ALL DIMENSIONS

Site Construction Staging, Truck Logistic Plan and Location Map

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



Proposed Truck Logistics

All trucks will park immediately to the north at the Apollo parking lot and have rear access to property

Truck Path from Worth Avenue to Okeechobee bridge

PROJECT PROPERTY AT 237 WORTH AVENUE

NOTE: FIELD VERIFY ALL DIMENSIONS

Proposed Route Map for Truck Traffic

Scale: N.T.S.

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Proposed Tenant Improvement / New Impact Storefront

Bvlgari

237-239 Worth Avenue
Palm Beach, Florida

11/05/2025	PRE-APP SUBMITTAL	23-___
11/24/2025	FIRST SUBMITTAL	
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01/20/2026	FINAL SUBMITTAL	
		November 05, 2025

Arcom: *ARC-25-099

A14

TOWN OF PALM BEACH

Information for Architectural Commission Meeting on: January 28, 2026

To: Architectural Commission

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

From: Planning, Zoning & Building

Re: ARCS-25-1385 1255 S OCEAN BLVD. The applicant, Thomas Peterffy (Smith and Moore Architects, Inc. Representative), has filed an application requesting Architectural Commission review and approval for the replacement of a loggia with an enlarged loggia conservatory space on the north side of the existing single-family house.

Date: 1/14/2026

ATTACHMENTS
- PZB Staff Report
- Letter of Intent
- Plans

STRATEGIC PLAN
Strategic Priorities:
Community Culture and Character

Strategic Focus Areas:
Quality of Life

FUNDING
No Fiscal Impact

ARCS-25-1385 1255 S OCEAN BLVD. The applicant, Thomas Peterffy (Smith and Moore Architects, Inc. Representative), has filed an application requesting Architectural Commission review and approval for the replacement of a loggia with an enlarged loggia conservatory space on the north side of the existing single-family house.

Property Owner: Thomas Peterffy
Professional: Smith and Moore Architects

HISTORY:
This house was constructed in 2014. The replacement of the north loggia was presented for Chair review, but due to the scale and ornamentation, it was referred for full ARCOM consideration.

THE PROJECT:
The applicant has submitted plans, entitled "1255 SOUTH OCEAN BOULEVARD, PALM BEACH, FLORIDA", as prepared by **Smith and Moore Architects, Inc.** uploaded December 30, 2025.

The following is the scope of work for the application:

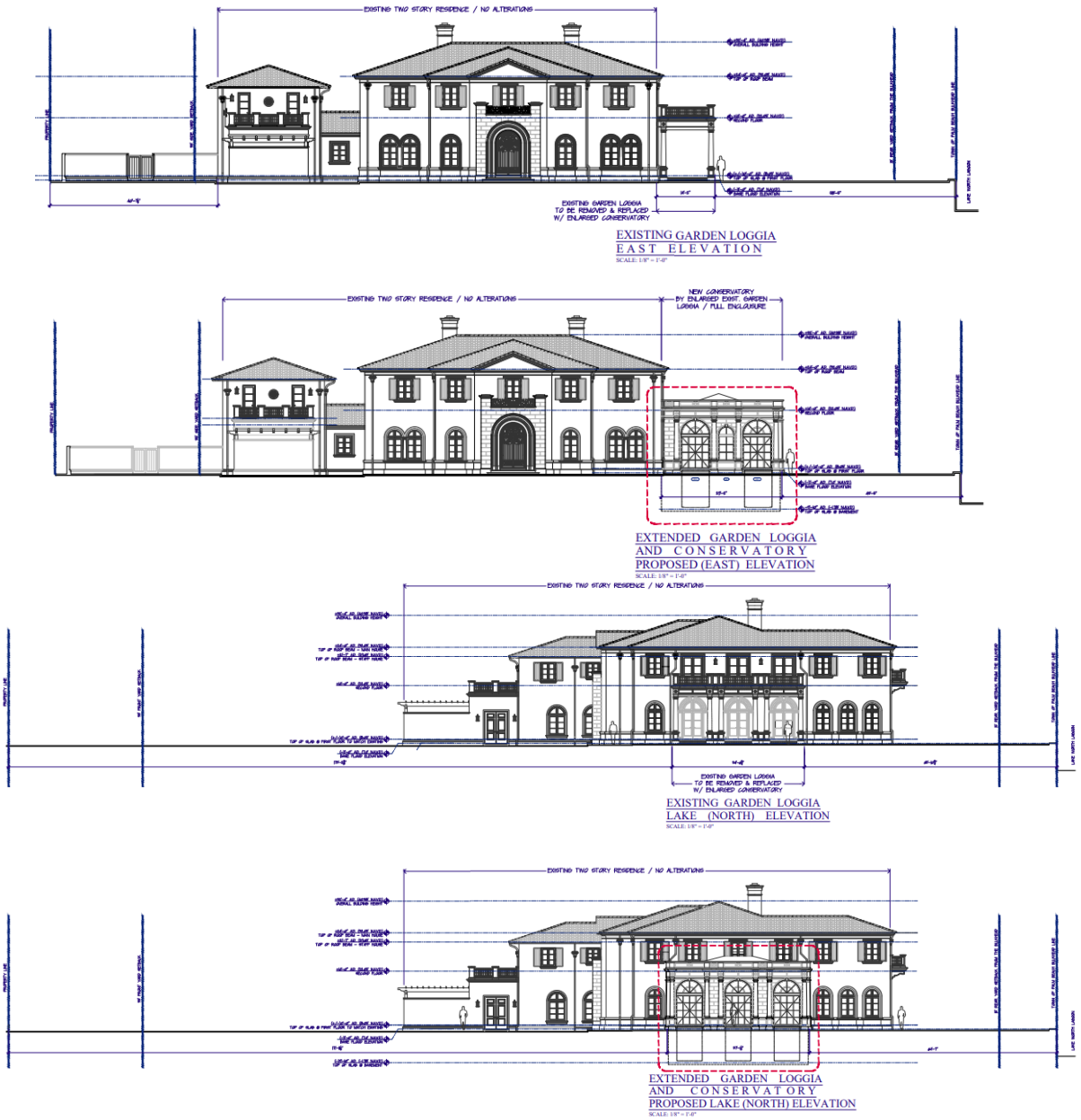
- Demolition of existing north loggia
- Replacement with enlarged loggia/conservatory

Site Data			
Zoning District	R-AA	**Future Land Use**	SINGLE-FAMILY
Lot Size	117,101 Sq. Ft.	**Front yard setback**	35'
Lot Width	438'	**Lot Depth**	521'
Crown of Road	5.26'	**FEMA Flood Zone**	VE/AE & X
Lot Coverage	Permitted: 25% Proposed: 6.8%	**Enclosed Square Footage:**	Existing: 11,923 SF Proposed: 14,139 SF

Surrounding Properties / Zoning	
North	S Ocean Blvd | Conservation Land / C
South	1275 S Ocean Blvd| Residence / R-AA
East	1247 S Ocean Blvd | Under Construction / R-AA
West	Intracoastal Waterway

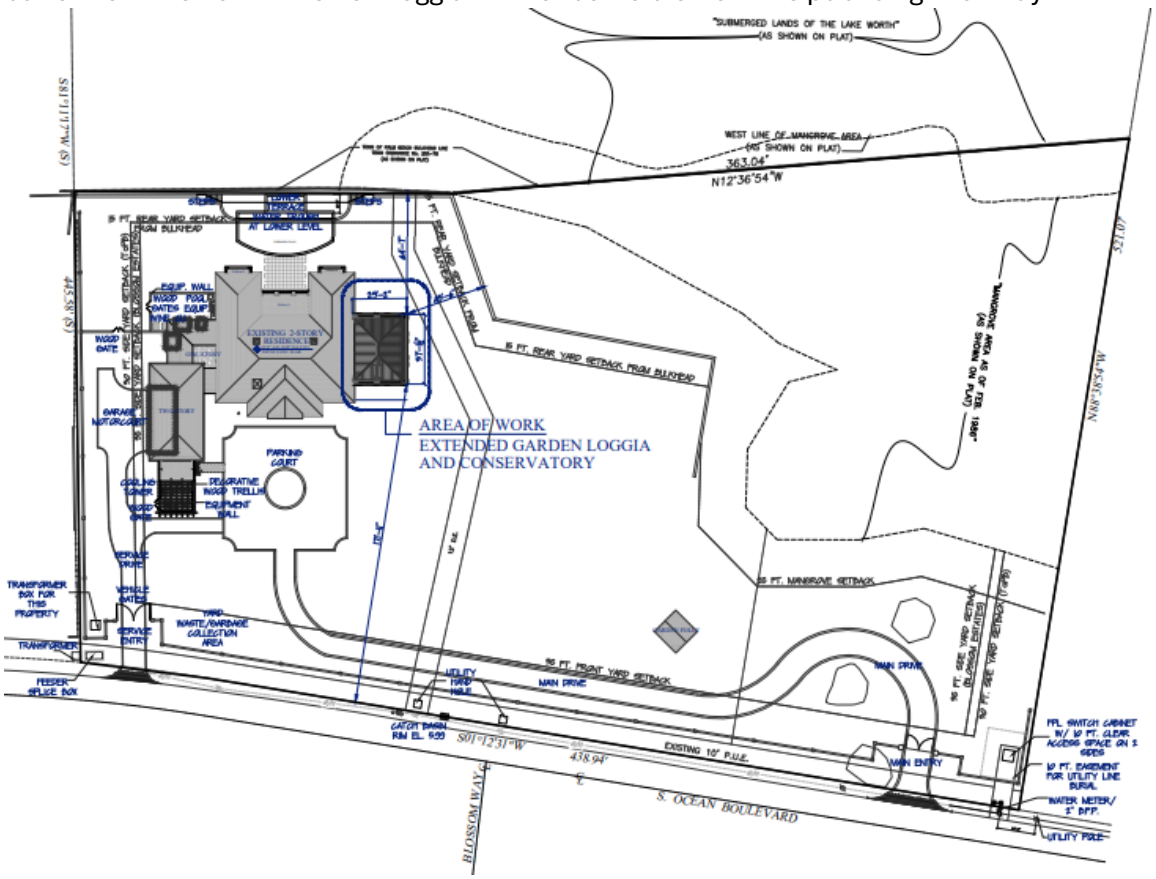
STAFF ANALYSIS:

The applicant is seeking approval to replace their existing loggia on the north side of the property with a more formal loggia and conservatory. This will add approximately 2,216 SF to this gathering area. The space will be versatile since the large arched glass panels will be operable. Architectural finishes will generally match the main residence such as stucco walls and arched openings. The space will have a parapet roof concealing the hip roof behind it. However, this new architectural element is significantly more ornate than the existing residence.



Existing vs Proposed

The proposed addition is located approximately 171' from the front property line along South Ocean Boulevard. It is approximately 250' to the north property line that abuts a recently acquired Audubon piece of conservation land that provides another approximately 300' of buffer from the north. The new loggia will not be visible from the public right-of-way.



Proposed site plan.



View from Intracoastal

CONCLUSION:

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

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

WRB:JGM:FHM WRB

SMITH AND MOORE ARCHITECTS, INC.

Harold Smith · Jonathan Moore · Peter Papadopoulos · Daniel Kahan

Re: 1255 S Ocean Blvd.,
Palm Beach, FL 33480

December 15, 2025

LETTER OF INTENT (LOI)
ARCS-25-1385

PROPOSED REPLACEMENT OF AN EXISTING LOGGIA

Please find for review the attached drawings for our project at 1255 S Ocean Blvd. in the R-AA Zoning District of Palm Beach. The proposal is for the replacement of an existing loggia with an enlarged loggia space. The new space will include descending sash doors, allowing the room to be enclosed or open-air. Exterior materials and detailing will match existing conditions. We believe the proposal is in accordance with the following guidelines:

ARCHITECTURAL REVIEW IN ACCORDANCE WITH SECTION 18-205 AND 18-206:

Sec. 18-205. - Criteria for building permit.

We are submitting a proposed design that we consider tasteful with harmonious and balanced elevations, providing texture and shadow, and designed with appropriate materials and details.

1. The plan for this proposed loggia is in conformity with good taste and design and in general contributes to the image of the town and neighborhood as a place of beauty, spaciousness, balance, charm and high quality.
2. The plan for the proposed loggia is reasonably protected against external and internal noise and other factors that would tend to make the environment less desirable.
    a. The proposed loggia is on the north elevation of the existing residence.
3. The proposed loggia exterior design and appearance is not of inferior quality such as to cause the nature of the local environment to materially depreciate in appearance value.
4. The proposed loggia is in harmony with the proposed developments on land in the general area and with the compressive plan for the town.
5. The proposed loggia is not excessively similar to any other structure existing or within 200 feet of the proposed site in respect to one or more of the following features of the exterior design and appearance:
    a. This proposal does not have apparently visible identical front or side elevations.
    b. This proposal does not have substantially identical size and arrangement of either doors, windows, porticos or other opening or breaks in the elevation facing the street, including reverse arrangement.

1500 South Olive Avenue · West Palm Beach, Florida 33401
Telephone (561) 835-1888 · Fax (561) 832-7015
www.smithmoorearchitects.com · Florida AAC No. 001285

   c. We do not have other significant identical features of design such as, but not limited to, material roof line and height of other design elements.
6. The proposed residence is not excessively dissimilar in relation to any other structures existing or within 200 feet of the proposed site in respect to one or more of the following features:
   a. Height of building or height of roof.
   b. Other significant design features including, but not limited to, materials or quality of architectural design.
   c. Architectural compatibility.
   d. Arrangements of components of the structure.
   e. Appearance of mass from the street or from any perspective visible to the public or adjoining property owners.
   f. Diversity of design that is complimentary with the size and massing of adjacent properties.
   g. Design features that will avoid the appearance of mass through improper proportions.
   h. Design elements that protect the privacy of a neighboring property.
7. The proposed addition or accessory structure is subservient in style and massing to the principal or main structure. This is not applicable; however, the design keeps the garage wing subservient to the principal mass.
8. The proposed loggia is appropriate in relation to the established character of other structures in the immediate area or neighboring areas in respect to significant design features such as material or quality or architectural design as viewed from any public or private way (except alleys).
9. The proposed development is in conformity with the standards of this code and other applicable ordinances insofar as the location and appearance of the buildings and structures are involved. The proposed design meets the zoning code without requiring variances.
10. The projects' location and design adequately protect unique site characteristics such as those related to scenic views, rock outcroppings, natural vistas, waterways and similar features. The proposed residence does not negatively impact any existing natural features.

Sec. 18-206. - Criteria for demolition permit.

We understand that a demolition permit shall be granted upon the following conditions being met:

1. We confirm that property is not designated a landmark and is not included on a list of properties within the planning, zoning and building department placed under consideration as a landmark structure.
2. Reserved.
3. We confirm that perimeter landscaping and other landscaping considered by the architectural commission (ARCOM) to be worthy of saving be left in place and/or preserved in a manner satisfactory to the ARCOM and/or as presented at the ARCOM meeting.
4. We confirm that if construction is not to begin within 30 days subsequent to demolition, the lot shall be completely sodded and irrigated so as to assure that the property will have a neat and clean landscaped appearance.
5. We confirm that an agreement will be entered into between the property owner and the Town wherein the property owner agrees, in writing, to the conditions for demolition established by ARCOM and further agreeing that in the event of a violation of any of the conditions placed upon the granting of the demolition permit, the property owner shall pay to the town a fee of $250.00

per violation per day. In the event the property owner refuses to pay any fine as required within 15 days after a notice of violation, the Town may, at its expense, correct the violation and present a bill to the owner for the cost of correction. In the event the bill is not paid within 30 days of the date of the bill, the town may place a lien against the property for the costs incurred by the Town. Further, no permit to construct shall be given until the fine or lien has been satisfied.

Sincerely,



Daniel Kahan

Principal Architect

1500 South Olive Avenue · West Palm Beach, Florida 33401
Telephone (561) 835-1888 · Fax (561) 832-7015
www.smithmoorearchitects.com · Florida AAC No. 001285

ARCHITECT

DANIEL KAHAN
SMITH AND MOORE ARCHITECTS, INC
1500 SOUTH OLIVE AVENUE
WEST PALM BEACH, FLORIDA 33401
(561) 835-1888

SURVEYING

MICHAEL J. MILLER
MILLER LAND SURVEYING
1121 LAKE AVENUE
LAKE WORTH BEACH, FLORIDA 33460
(561) 586-2669

#ARC-25-1385

PRESENTATION FILE 01/14/2026

ARCOM HEARING DATE 01/28/2026

1255 SOUTH OCEAN BOULEVARD, PALM BEACH, FLORIDA

SCOPE OF WORK:

REPLACEMENT OF EXISTING NORTH LOGGIA WITH AN ENLARGED LOGGIA / CONSERVATORY

SHEET INDEX

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PROPERTY SURVEY	D-2.1	DEMOLITION PLAN					
PROPERTY SURVEY	D-2.2	FLOOR PLAN	G-2, G-3 & G-4				
VICINITY LOCATION MAP	D-3	ROOF PLAN					
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S·M

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EXTENDED GARDEN LOGGIA
1255 SOUTH OCEAN BOULEVARD
PALM BEACH, FLORIDA

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FLORIDA AAC
NO. 001285

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PRELIMINARY	2025-04-28
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ARCOM SECOND SUBMITTAL	2025-12-15
ARCOM FINAL SUBMITTAL	2025-12-30

ARCOM APPROVAL:
ARCOM REVISION:

NO: 11025
DWG. BY: DK-OC
SHEET:
D-1

REVISIONS:

12/11/2025 Added 12' drainage easement.

"SOUTH OCEAN BOULEVARD"
P.C.N: 50-43-44-02-00-001-0050
(O.R.B. 35419, PG. 1292)
BEING A PORTION OF
GOVERNMENT LOT 1
SECTION 2, TOWNSHIP 44 S, RANGE 43 E,

S88°38'54"E 521.13'(P)
S88°36'17"E 521.13'(M)

158.29'(P&M)

81°37'45"(P&M)

232.40'(M) PLAT LIMITS

130.43'(M) 130.32'(P)

FOUND 1/2" IRON ROD & CAP (NO ID.) 0.09'N, 0.01'W)
ALSO: FOUND 5/8" IRON ROD & CAP (# 8598) (0.10'N, 0.02'E)

62.40'
40.00'
20.00'
20.00'
20.00'

APPROXIMATE MEAN HIGH WATER LINE (NO ACCESS)

123.5'

DENSE VEGETATION (NO ACCESS)

"MANGROVE AREA"
"AS OF FEBRUARY 1986"(PLAT)

"SUBMERGED LAND"
(PLAT)

U.S. GOVERNMENT PIERHEAD LINE (PLAT)

PLAT LIMITS

S07°01'09"E 417.12'(P)

N06°58'32"W 592.40'(M)

U.S. GOVERNMENT PIERHEAD LINE (PLAT)

PLAT LIMITS

FLOATING DOCK

9.4'

WOOD DOCK

TOWN OF PALM BEACH "BULKHEAD LINE" PER (TOWN ORD. NO. 20A-75)
N12°34'17"W 393.05'(M) N12°39'54"W 393.04'(P)

COMPOSITE WALK

DENSE VEGETATION (NO ACCESS)

APPROXIMATE MEAN HIGH WATER LINE (NO ACCESS)

COMPOSITE WALK

"MANGROVE AREA"
"AS OF FEBRUARY 1986"(PLAT)

DENSE VEGETATION (NO ACCESS)

S20°08'45"W 84.49'(P)
S20°08'30"W 84.50'(M)

S06°01'15"W 74.27'(M)
S05°58'38"W 74.27'(P)

APPROXIMATE MEAN HIGH WATER LINE (NO ACCESS)

LOTS 7 & 8
COMBINED PARCEL AREA = GROSS
263,585 SQ. FT.
(6.0511 ACRES)
NET
EXCLUDING SUBMERGED LAND LYING WEST OF THE PLATTED "TOWN OF PALM BEACH BULKHEAD LINE" (TOWN ORD. NO. 20A-75)= 159,427 SQ. FT.
(3.6599 ACRES)
AREA EXCLUDING SUBMERGED LAND LYING WEST OF THE PLATTED "TOWN OF PALM BEACH BULKHEAD LINE" (TOWN ORD. NO. 20A-75) AND"MANGROVE AREA AS OF 1986) = 117,101 SQ. FT.
(2.6883 ACRES)

S16°36'54"W 34.05'(P)
S16°37'01"W 34.05'(M)

N82°10'45"W 28.16'(P)
N82°10'46"W 28.16'(M)

N66°24'20"W 42.12'(M)
N66°24'57"W 42.12'(P)

S83°46'55"W 31.19'(M)
S83°44'18"W 31.19'(P)

S31°08'11"W 23.66'(M)
S31°10'34"W 23.66'(P)

DENSE VEGETATION (NO ACCESS)

1.2' WIDE CONC. SEAWALL

LIMIT OF MODERATE WAVE ACTION

COMPOSITE WALK

1.2' WIDE CONC. SEAWALL

LANDSCAPING

LOT 7
SUBJECT LOT AREA = GROSS
183,666 SQ. FT.
(4.2164 ACRES)
NET
EXCLUDING SUBMERGED LAND LYING WEST OF THE PLATTED "TOWN OF PALM BEACH BULKHEAD LINE" (TOWN ORD. NO. 20A-75)= 113,180 SQ. FT.
(2.5983 ACRES)
AREA EXCLUDING SUBMERGED LAND LYING WEST OF THE PLATTED "TOWN OF PALM BEACH BULKHEAD LINE" (TOWN ORD. NO. 20A-75) AND"MANGROVE AREA AS OF 1986) = 70,854 SQ. FT.
(1.6268 ACRES)

1.2' WIDE CONC. SEAWALL

LANDSCAPING

APPROXIMATE MEAN HIGH WATER LINE (NO ACCESS)

1.5' WIDE CORAL SEAWALL

FLOOD ZONE X

0.2'E

S66°44'30"W 98.20'(M)
S66°40'53"W 98.20'(P)

S31°08'11"W 31.02'
S29°31'45"W 31.02'(M)
S29°31'45"W 31.02'(P)

S68°05'34"W 44.01'(M)
S68°02'58"W 44.01'(P)

S17°39'26"E 34.98'(M)
S17°41'11"E 34.98'(P)

S83°46'55"W 43.91'(M)
S83°44'18"W 43.91'(P)

FLOOD ZONE VE (8')
FLOOD ZONE AE (8')
FLOOD ZONE AE (7')

FLOOD ZONE LINE

STONE DRIVE

METAL GATE

CALL BOX

12' P.U.E.

PLAT LIMITS

S01°15'08"W 438.94'(M)
S01°12'31"W 330.00'(P)

SOUTH OCEAN BOULEVARD
(A/K/A "A-1-A")
FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP
SECTION 93060-2525, SHEET 22 OF 23, DATED 10/30/2019
("OCEAN BOULEVARD" - PLAT)

(40' R/W)
(20' PAVED)

REMOVAL AGREEMENT
12' D.E.
(O.R.B. 5752, PG. 1677)

N85°22'44"W 159.82'(M)
N85°25'21"W 159.82'(P&M)

P.O.B.

20.31'

UTILITY VAULT
UTILITY VAULT

CATV BOX
COMM BOX

ATT BOX

PAVILION

79.4'
70.8'

LOT 7
LOT 8

LANDSCAPING

COMPOSITE WALK

LIMIT OF MODERATE WAVE ACTION

1.2' WIDE CONC. SEAWALL

LANDSCAPING

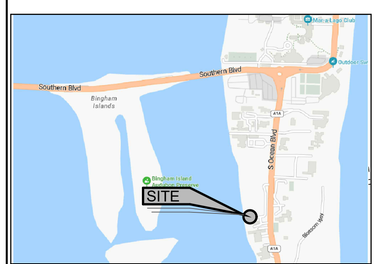
STONE DRIVE

12' P.U.E.

SITE PLAN

NORTH

SITE SPECIFIC LEGEND:
P.U.E. = PUBLIC UTILITY EASEMENT
DR.E. = DRAINAGE EASEMENT (PLAT)
ORD. = ORDNANCE
= CAMERA
= YARD DRAIN
COMM = COMMUNICATION
TOS = TOP OF SEAWALL
* = PER "REMOVAL AGREEMENT" (O.R.B. 5752, PG. 1677)



LOCATION MAP N.T.S.

20 0 20 40 60

Scale 1" = 20'

SURVEY NOTES:

1.) Lands shown hereon were prepared without the benefit of a title search for easements, rights of way, or other matters of record.

2.) Area of subject property = 263,585 square feet (6.0511 acres).

3.) Elevations shown hereon are based on North American Vertical Datum of 1988 (NAVD 88).

a) Originating benchmark = Leica Global Positioning System.

b) 00.00 = existing elevation (NAVD 88 typical).

SURVEY NOTES (continued):

4.) Underground improvements (if any) are not located.

5.) Measured bearings shown hereon are State Plane Grid (NAD 83/90 ADJUSTMENT, FLORIDA EAST ZONE). Rotate grid bearings 00°02'37" counterclockwise to Plat bearings. Distances are plat and measured unless otherwise shown.

This firm's "Certificate of Authorization" number is "LB 6838".

FOR CONTINUATION SEE SHEET 2 OF 2

LEGEND:

CALC.	= CALCULATED	(P)	= PLAT	P.I.	= POINT OF INTERSECTION
C.B.S.	= CONCRETE BLOCK STRUCTURE	R	= RADIUS	P.O.C.	= POINT OF COMMENCEMENT
CONC. MON.	= CONCRETE MONUMENT	Δ	= CENTRAL "DELTA" ANGLE	P.O.B.	= POINT OF BEGINNING
CONC.	= CONCRETE	L	= ARC LENGTH	R/W	= RIGHT OF WAY
D.E.	= DRAINAGE EASEMENT	CH.B.	= CHORD BEARING		= CHAIN LINK FENCE
E.E.	= ELECTRIC EASEMENT	N.G.V.D.	= NATIONAL GEODETIC VERTICAL DATUM		= WOOD FENCE
F.E.	= POOL EQUIPMENT	O.R.B.	= OFFICIAL RECORD BOOK		= METAL FENCE
F.F.EL.	= FINISHED FLOOR ELEVATION	P.B.	= PLAT BOOK		= CENTERLINE
EL.	= ELEVATION	P.C.	= POINT OF CURVATURE		= EASEMENT
(B.R.)	= BEARING REFERENCE	P.T.	= POINT OF TANGENCY		= COVERED
(D)	= DEED	P.R.C.	= POINT OF REVERSE CURVATURE		= OVERHEAD LINES
(M)	= MEASURED	P.C.C.	= POINT OF COMPOUND CURVATURE		= LOT TIE

= ASPHALT PAVEMENT
= CONCRETE FLATWORK
= PAVER BRICK FLATWORK
= WOOD POWER POLE
= WATER METER
= FIRE HYDRANT
= CATCH BASIN
= SANITARY MANHOLE

SHEET 1 OF 2
BOUNDARY SURVEY

SCALE:	1" = 20'
DRAWN BY:	PICARD
FIELD WK:	MIKE / STEVE
FIELD DATE:	10/24/2025

MILLER LAND SURVEYING
1121 LAKE AVENUE
LAKE WORTH BEACH, FLORIDA 33460
PHONE: (561) 586-2669 - FAX: (561) 582-0151
www.millersurveying.com
e-mail: orders@millersurveying.com

REF:	Z-33/2
PREV. JOB NO'S.	
JOB NO.	Y251004
	L - 2792

D-2.1

CERTIFIED TO: THOMAS P PETERFFY
PROPERTY ADDRESS: 1255 S. Ocean Blvd, Palm Beach, FL 33480
FLOOD ZONE: VE, AE & X (FIRM 12022012099C0591G 12/20/2024)
DESCRIPTION: Lots 7 & 8, REPLAT OF THE BLOSSOM ESTATE, according to the Plat recorded in Plat Book 54, Page 127, of the Public Records of Palm Beach County, Florida.

This survey is not valid without embossed surveyor's seal and/or an authenticated electronic signature and authenticated electronic seal.

Registered Land Surveyor, Florida Certificate No. MICHAEL J. MILLER #4034

CRD. FILE	Y251004

FOR CONTINUATION SEE SHEET 1 OF 2

REVISIONS:

12/11/2025 Added 12' drainage easement.



CURVE TABLE				
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING
C1 (M)	945.00'	04°09'28"	68.58'	S00°49'37"E 68.57'
C1 (P)	945.00'	04°09'31"	68.59'	S00°52'14"E 68.57'

SITE SPECIFIC LEGEND:
P.U.E. = PUBLIC UTILITY EASEMENT
DR.E. = DRAINAGE EASEMENT (PLAT)
ORD. = ORDNANCE
▽ = CAMERA
⊕ = YARD DRAIN
COMM = COMMUNICATION
TOS = TOP OF SEAWALL
★ = PER "REMOVAL AGREEMENT" (O.R.B. 5752, PG. 1677)

LOCATION MAP N.T.S.

NORTH

20 0 20 40 60
Scale 1" = 20'

SURVEY NOTES:
1.) THIS SURVEY IS NOT INTENDED FOR CONSTRUCTION OR DESIGN PURPOSES.
2.) Lands shown hereon were not abstracted by this office for easements, right-of-ways, or other instruments of record.
3.) No underground improvements located.
4.) All bearings and distances shown hereon are plat and measured unless otherwise noted.
5.) This firm's "Certificate of Authorization" number is "L.B.#6838".

LEGEND:

CALC.	= CALCULATED	(P)	= PLAT	P.I.	= POINT OF INTERSECTION		= ASPHALT PAVEMENT
C.B.S.	= CONCRETE BLOCK STRUCTURE	R	= RADIUS	P.O.C.	= POINT OF COMMENCEMENT		= CONCRETE FLATWORK
CONC. MON.	= CONCRETE MONUMENT	Δ	= CENTRAL "DELTA" ANGLE	P.O.B.	= POINT OF BEGINNING		
CONC.	= CONCRETE	L	= ARC LENGTH	R/W	= RIGHT OF WAY		= PAVER BRICK FLATWORK
D.E.	= DRAINAGE EASEMENT	CH.B.	= CHORD BEARING		= CHAIN LINK FENCE		= WOOD POWER POLE
U.E.	= UTILITY EASEMENT	N.G.V.D.	= NATIONAL GEODETIC VERTICAL DATUM		= WOOD FENCE		= WATER METER
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(D)	= DEED	P.R.C.	= POINT OF REVERSE CURVATURE		= OVERHEAD LINES		
(M)	= MEASURED	P.C.C.	= POINT OF COMPOUND CURVATURE		= LOT TIE		

D-2.2

CERTIFIED TO: THOMAS P PETERFFY
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MICHAEL J. MILLER #4034

CRD. FILE	Y251004

SHEET 2 OF 2
BOUNDARY SURVEY

SCALE:	1" = 20'
DRAWN BY:	PICARD
FIELD WK:	MIKE / STEVE
FIELD DATE:	10/24/2025

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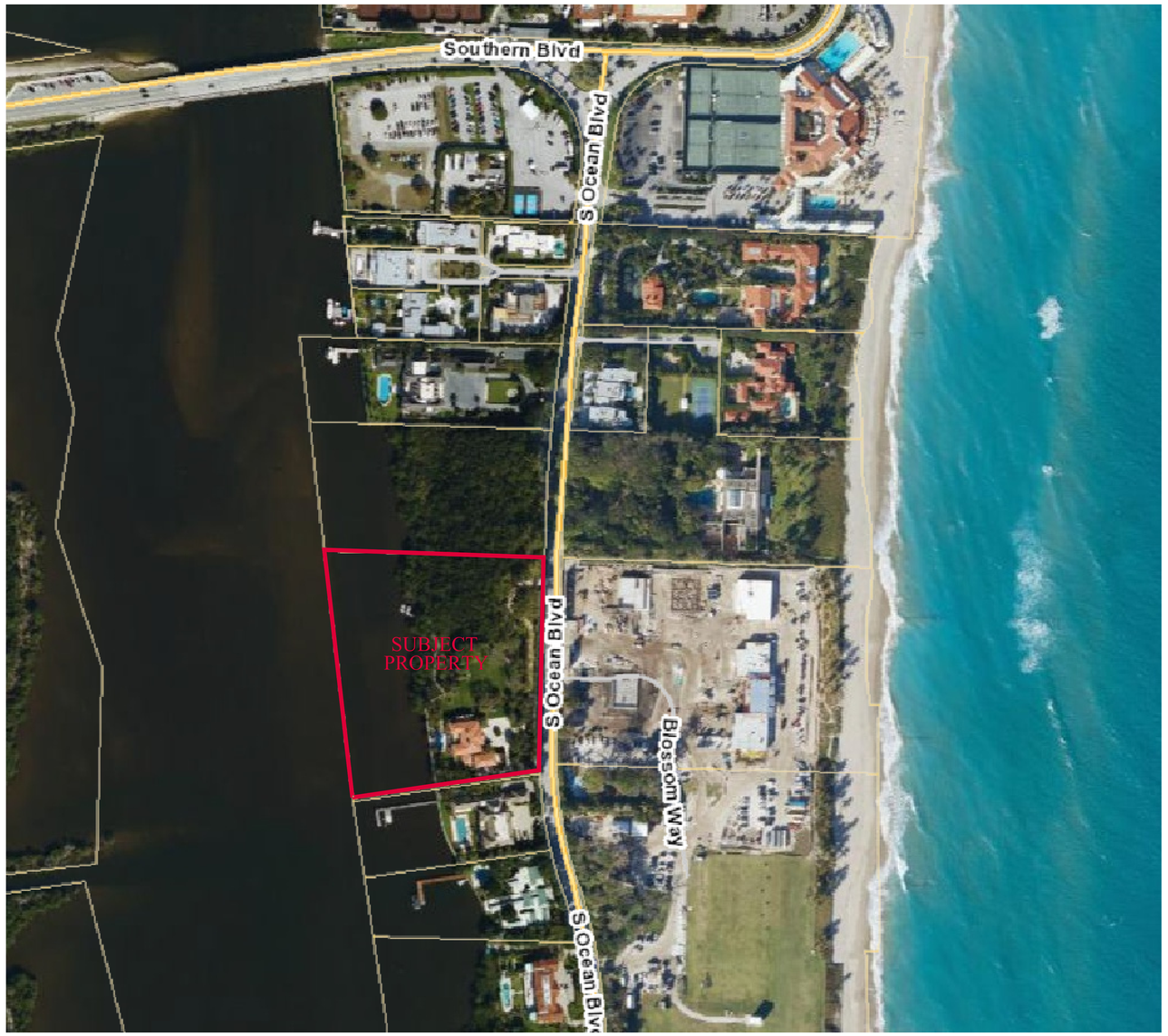
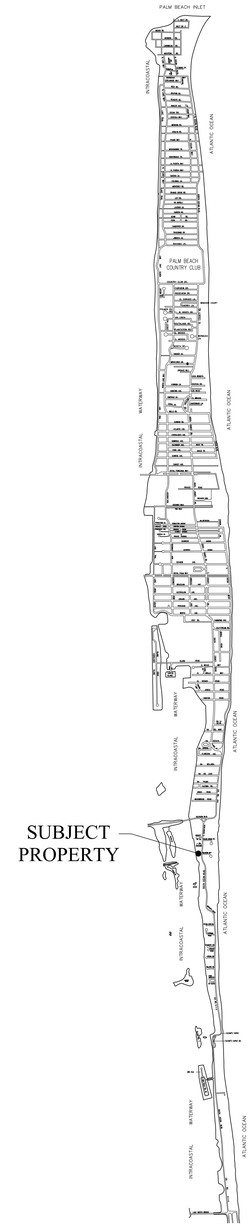


VICINITY LOCATION MAP
NOT TO SCALE



LOCATION MAP
NOT TO SCALE

S·M

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ARCOM APPROVAL: 8-06-2026
ARCOM REVISION: 8-03-2026

NO: 11025
DWG. BY: DK-OC
SHEET:
D-3

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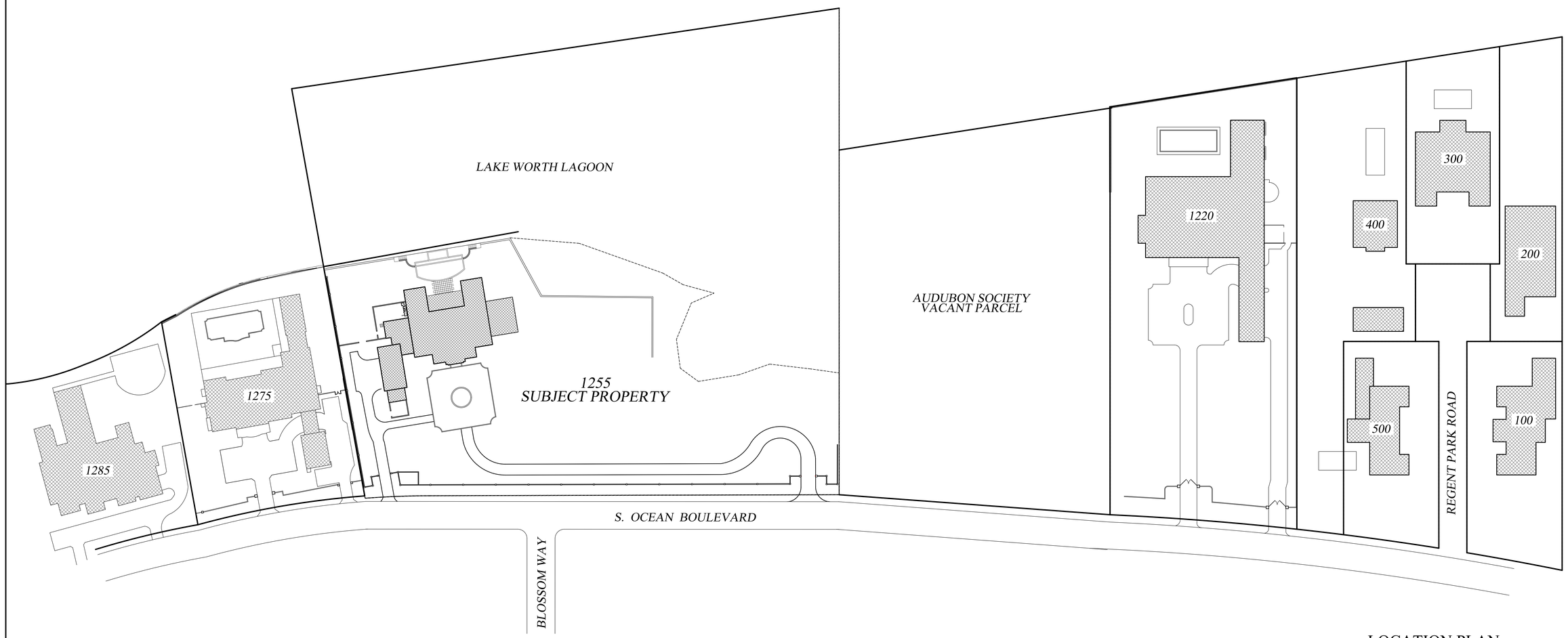
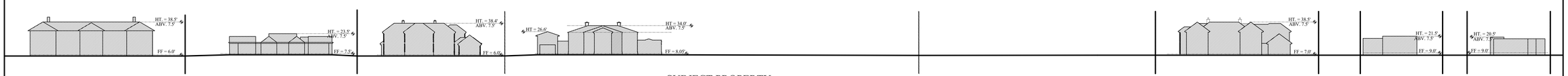


LOCATION PLAN

N.T.S.



1296 SOUTH OCEAN BLVD
18,206 S.F.

1285 SOUTH OCEAN BLVD
10,833 S.F.

1275 SOUTH OCEAN BLVD
17,230 S.F.

SUBJECT PROPERTY
1255 SOUTH OCEAN BLVD
14,909 S.F.

AUDUBON SOCIETY
VACANT PARCEL.

1220 SOUTH OCEAN BLVD
24,762 S.F.

REGENT PARK
5 HOUSES

STREETSCAPE ELEVATION LOOKING WEST

N.T.S.

S·M

EXTENDED GARDEN LOGGIA
1255 SOUTH OCEAN BOULEVARD
PALM BEACH, FLORIDA

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NO. 001285

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ARCOM FINAL SUBMITTAL	2025-12-30

ARCOM APPROVAL: B-067-2011
ARCOM REVISION: B-030-2012

NO: 11025
DWG. BY: DK-OC
SHEET:

D-4



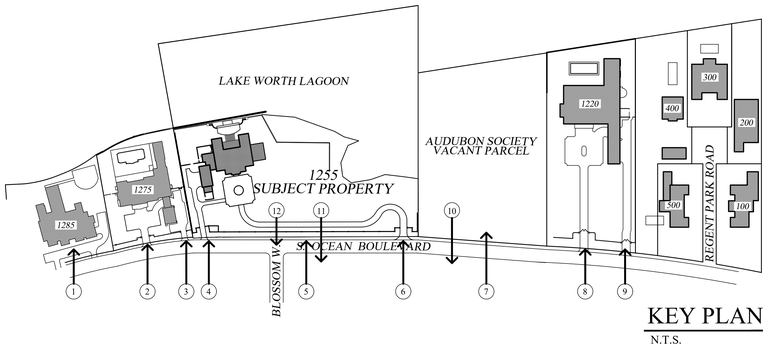
1 1285 SOUTH OCEAN BLVD



2 1275 SOUTH OCEAN BLVD - MAIN ENTRANCE



3 1275 SOUTH OCEAN BLVD - SERVICE ENTRANCE



KEY PLAN
N.T.S.



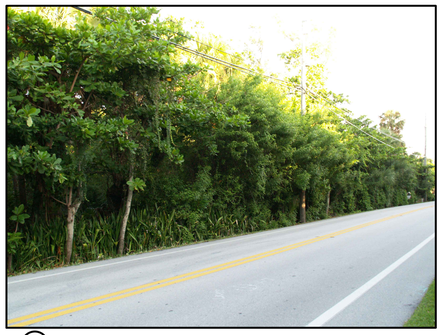
4 1255 S. OCEAN BLVD - SOUTH ENTRANCE
SUBJECT PROPERTY



5 1255 S. OCEAN BLVD - EXISTING HEDGE
SUBJECT PROPERTY



6 1255 S. OCEAN BLVD - NORTH ENTRANCE
SUBJECT PROPERTY



7 AUDUBON SOCIETY - VACANT PARCEL



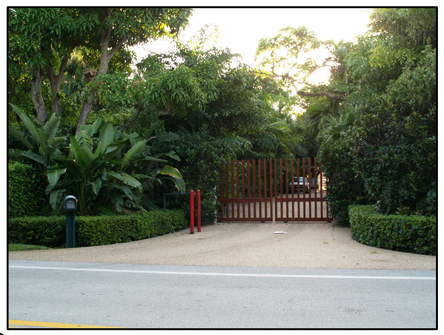
8 1220 SOUTH OCEAN BLVD - MAIN ENTRANCE



9 1220 SOUTH OCEAN BLVD - SERVICE ENTRANCE



10 1236 SOUTH OCEAN BLVD - MAIN ENTRANCE



11 1236 SOUTH OCEAN BLVD - SERVICE ENTRANCE



12 SOUTH OCEAN BLVD. @BLOSSOM WAY

NEIGHBORING PROPERTIES

S·M

EXTENDED GARDEN LOGGIA
1255 SOUTH OCEAN BOULEVARD
PALM BEACH, FLORIDA

SMITH AND MOORE ARCHITECTS, INC.
• 1500 SOUTH OLIVE AVENUE WEST PALM BEACH, FLORIDA 33401 • TEL (561) 835-1888 FAX (561) 832-7015 •

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FLORIDA AAC

NO. 001285

HAROLD J. SMITH
REGISTERED ARCHITECT 8742

JONATHAN C. MOORE
REGISTERED ARCHITECT 13541

PETER G. PAPADOPOULOS
REGISTERED ARCHITECT 92952

DANIEL KAHAN
REGISTERED ARCHITECT 94757

PRELIMINARY	2025-04-28
ARCOM FIRST SUBMITTAL	2025-11-24
ARCOM SECOND SUBMITTAL	2025-12-15
ARCOM FINAL SUBMITTAL	2025-12-30

ARCOM APPROVAL: B-667-2011
ARCOM REVISION: B-608-2012

NO: 11025
DWG. BY: DK-OC
SHEET:
D-5.1



1 EXISTING EAST VIEW



2 EXISTING NORTH VIEW



3 EXISTING NORTH-WEST VIEW



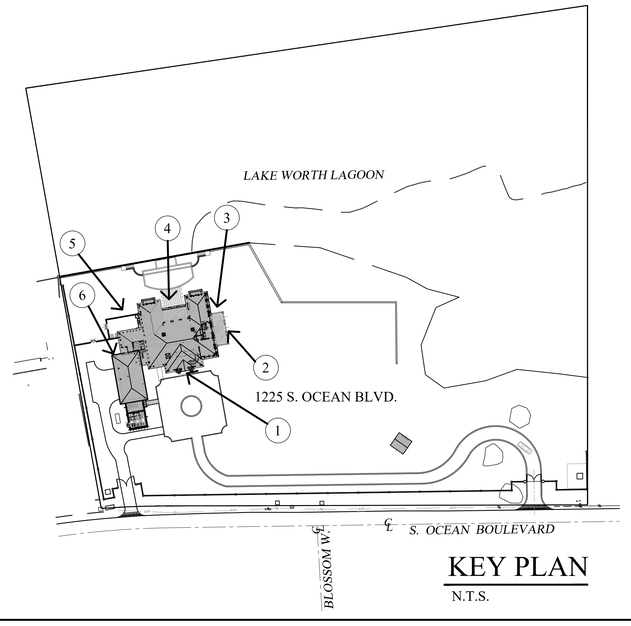
4 EXISTING WEST VIEW



5 EXISTING SOUTH-WEST VIEW



6 EXISTING SOUTH-EAST VIEW



KEY PLAN

N.T.S.

SUBJECT PROPERTY - EXISTING CONDITIONS

S·M

EXTENDED GARDEN LOGGIA

1255 SOUTH OCEAN BOULEVARD

PALM BEACH, FLORIDA

SMITH AND MOORE ARCHITECTS, INC.

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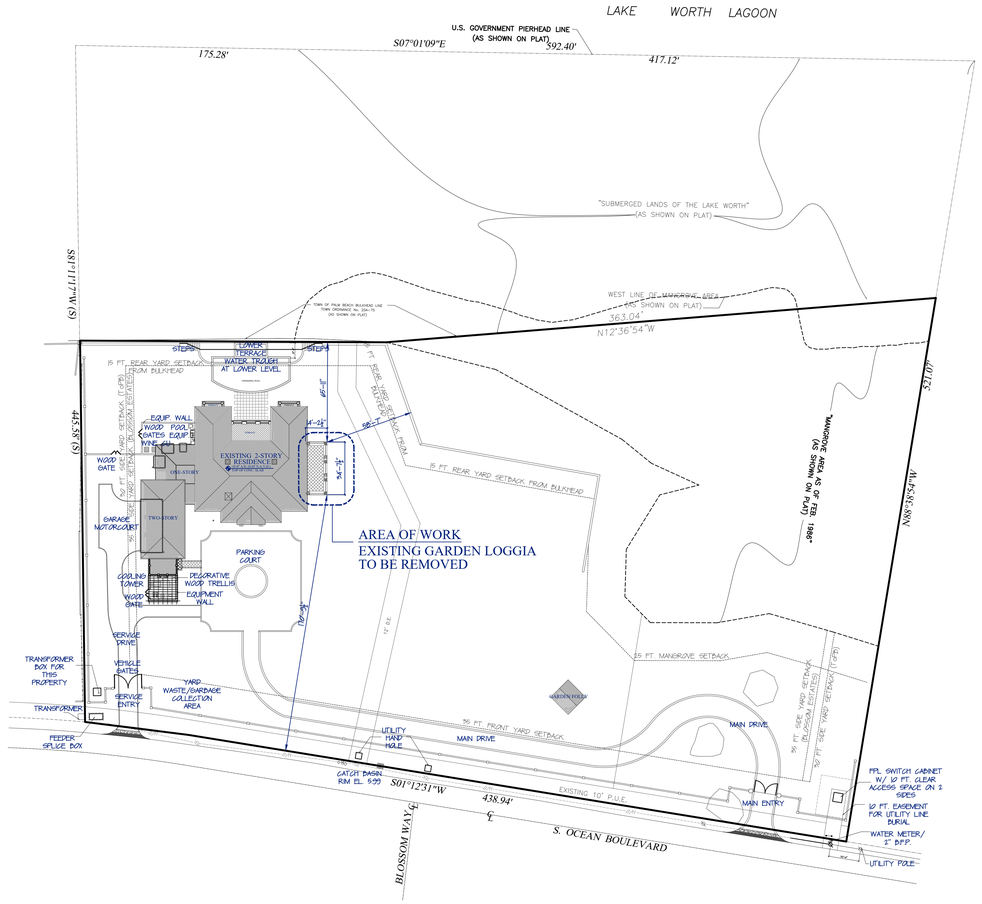
ARCOM APPROVAL: B-067-2011
ARCOM REVISION: B-030-2012

NO: 11025
DWG. BY: DK-OC
SHEET:
D-5.2



EXISTING SITE PLAN DIAGRAM

N.T.S.

0 10' 30' 50'
5' 20' 40' 100'

AREA CALCULATION			
AIR CONDITIONED AREA	EXIST. TO REMAIN	NEW	TOTAL
FIRST FLOOR	5,334 SF	1,107 SF	6,441 SF
SECOND FLOOR	5,641 SF	–	5,641 SF
TOTAL A/C AREA	10,975 SF	1,107 SF	12,082 SF
GARAGE:	950 SF	–	950 SF
GENERATOR ROOM:	247 SF	–	247 SF
COVERED LOGGIAS	853 SF	(-476)	377 SF
NEW MECHANICAL BASEMENT	–	1,107 SF	1,107 SF
TOTAL + ADDITION / ALTERAT.	13,025 SF	1,738 SF	14,763 SF

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:**	1255 SOUTH OCEAN BLVD		
2	**Zoning District:**	R-AA		
3	**Lot Area (sq. ft.):**	117,101		
4	**Lot Width (W) & Depth (D) (ft.):**	438.94' x 521.13'		
5	**Structure Type:** (Single-Family, Multi-Family, Comm., Other)	SINGLE FAMILY - RESIDENTIAL		
6	**FEMA Flood Zone Designation:**	VE / AE & X (FIRM 12022012099C0591G 12/20/2024)		
7	**Zero Datum for point of meas. (NAVD)**	8.05		
8	**Crown of Road (COR) (NAVD)**	5.26		
9		REQ'D / PERMITTED	EXISTING	PROPOSED
10	Lot Coverage (Sq Ft and %)	29,275 SF / 25%	7,384 SF / 6.3%	8,015 SF / 6.8%
11	Enclosed Square Footage (1st & 2nd Fl., Basement, Accs. Structure, etc)		11,923 SF	14,139 SF
12	*Front Yard Setback (Ft.)	E- 35 FT	83.875 FT	N/C
13	* Side Yard Setback (1st Story) (Ft.)	S- 30 FT	41.25 FT	N/C
14	* Side Yard Setback (2nd Story) (Ft.)	S- 35 FT	41.25 FT	N/C
15	*Rear Yard Setback (Ft.)	W- 15 FT	58.71 FT	44.04 FT
16	Angle of Vision (Deg.)	100 DEG.	100 DEG	N/C
17	Building Height (Ft.)	30 FT	27.33 FT	N/C
18	Overall Building Height (Ft.)	40 FT	40 FT	N/C
19	Cubic Content Ratio (CCR) (R-B ONLY)	N/A	N/A	N/A
20	** Max. Fill Added to Site (Ft.)	N/A	N/A	N/A
21	Finished Floor Elev. (FFE)(NAVD)	7.00 FT	7.82	N/C
22	Base Flood Elevation (BFE)(NAVD)	7.00 FT	7.00 FT	N/C
23	Landscape Open Space (LOS) (Sq Ft and %)	60,554 SF / 55%	86,270 SF / 78.35%	N/C
24	Perimeter LOS (Sq Ft and %)	N/A	N/A	N/A
25	Front Yard LOS (Sq Ft and %)	5,671 SF / 45%	6,407 SF / 50.84%	N/C
26	*** Native Plant Species %	*Please refer to TOPB Landscape Legend.*		

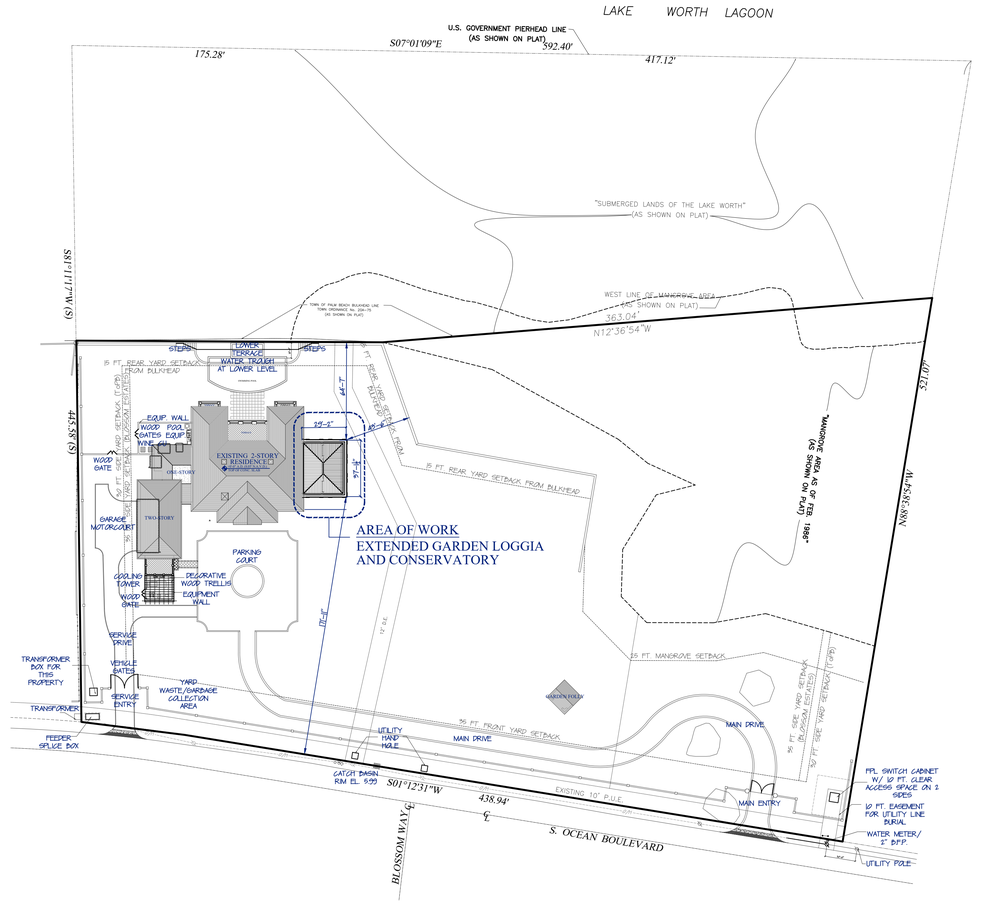
** Indicate each yard area with cardinal direction (N,S,E,W)*

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

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

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

REV BF 20230626



PROPOSED SITE PLAN DIAGRAM

N.T.S.

0 10' 30' 50'
5' 20' 40' 100'

S·M

SMITH AND MOORE ARCHITECTS, INC.
1500 SOUTH OLIVE AVENUE WEST PALM BEACH, FLORIDA 33401 • TEL (561) 835-1888 FAX (561) 832-7015 •

EXTENDED GARDEN LOGGIA
1255 SOUTH OCEAN BOULEVARD
PALM BEACH, FLORIDA

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PRELIMINARY	2025-04-29
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ARCOM SECOND SUBMITTAL	2025-12-15
ARCOM FINAL SUBMITTAL	2025-12-30

ARCOM APPROVAL: 11-05-2025
ARCOM APPROVAL: 12-03-2025

NO: 11025
DWG. BY: DK-OC
SHEET:

D-6

Town of Palm Beach

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

Line #	Zoning Legend			
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16	Angle of Vision (Deg.)	100 DEG.	100 DEG	N/C
17	Building Height (Ft.)	30 FT	27.33 FT	N/C
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20	** Max. Fill Added to Site (Ft.)	N/A	N/A	N/A
21	Finished Floor Elev. (FFE)(NAVD)	7.00 FT	7.82	N/C
22	Base Flood Elevation (BFE)(NAVD)	7.00 FT	7.00 FT	N/C
23	Landscape Open Space (LOS) (Sq Ft and %)	60,554 SF / 55%	86,270 SF / 78.35%	N/C
24	Perimeter LOS (Sq Ft and %)	N/A	N/A	N/A
25	Front Yard LOS (Sq Ft and %)	5,671 SF / 45%	6,407 SF / 50.84%	N/C
26	*** Native Plant Species %	*Please refer to TOPB Landscape Legend.*		

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

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

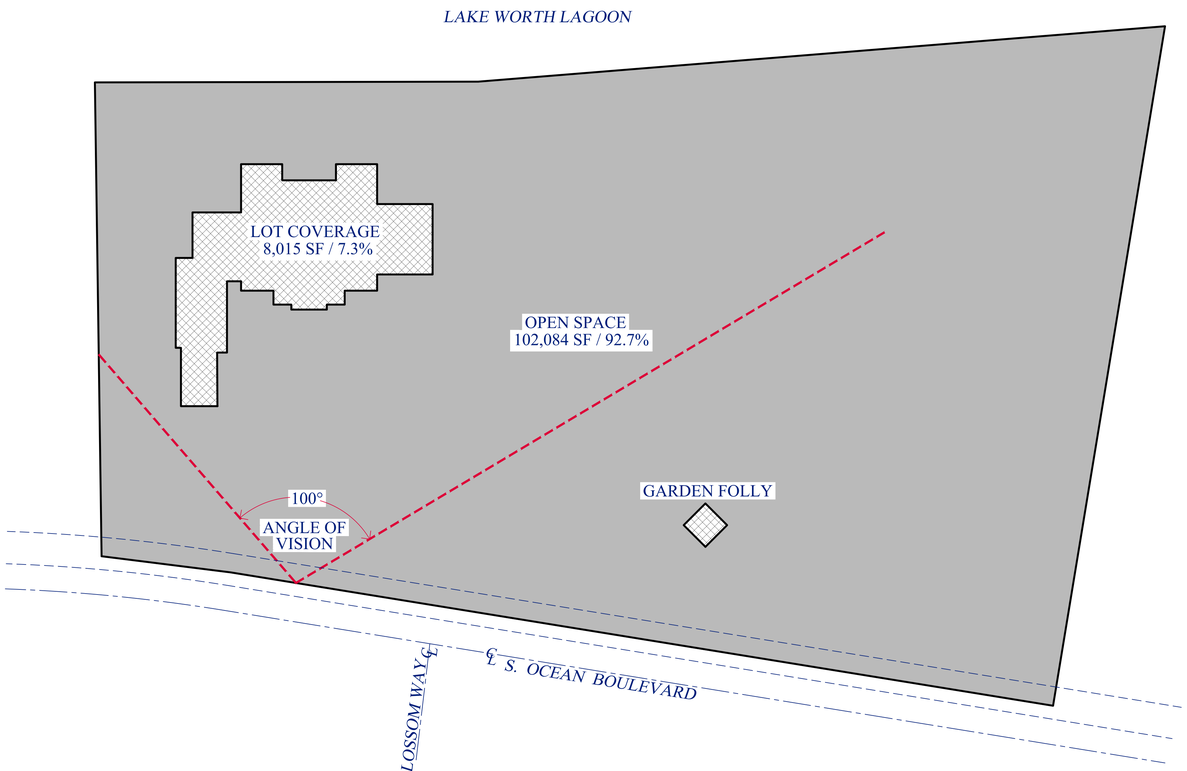
**** Provide Native plant species info per category as requited by [Ord. 003-2023] on separate TOPB Landscape Legend*

Enter N/A if value is not applicable.

Enter N/C if value is not changing.

REV BF 20230626

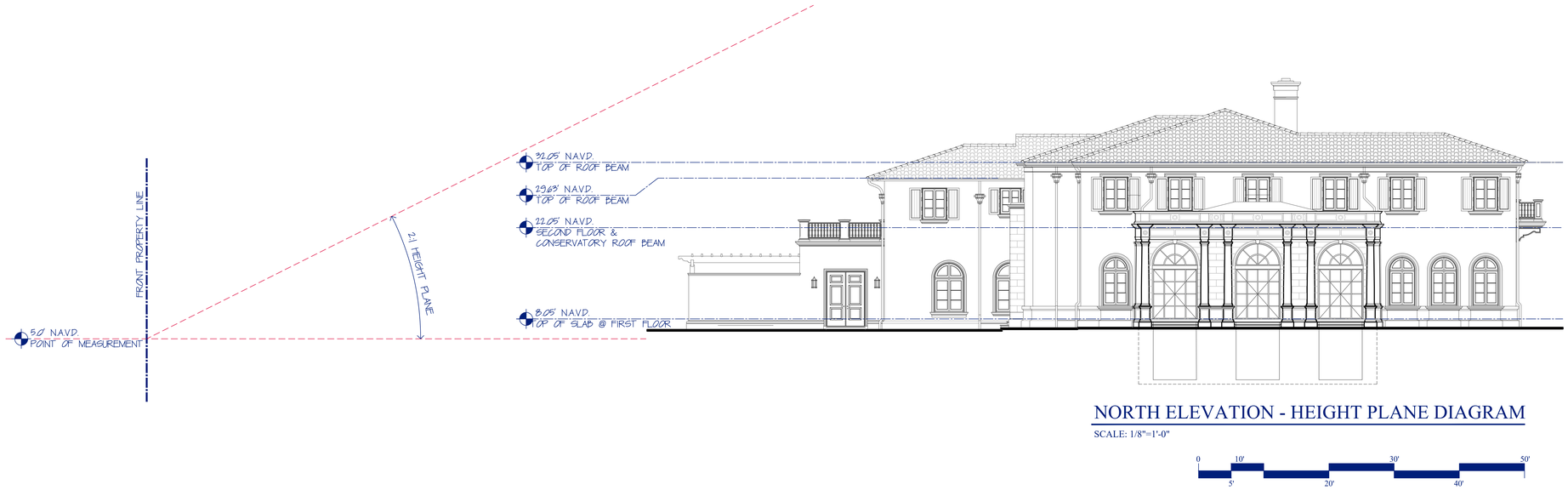
D-7



ZONING DIAGRAM

N.T.S.

0 5' 10' 20' 30' 40' 50' 100'



NORTH ELEVATION - HEIGHT PLANE DIAGRAM

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

0 5' 10' 20' 30' 40' 50'

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

Line #	Zoning Legend			
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3	**Lot Area (sq. ft.):**	117,101		
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6	**FEMA Flood Zone Designation:**	VE / AE & X (FIRM 12022012099C0591G 12/20/2024)		
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**** Provide Native plant species info per category as requited by Ord. 003-2022 on separate TOPB Landscape Legend*

Enter N/A if value is not applicable.
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REV BF 20230626

EXTENDED GARDEN LOGGIA
1255 SOUTH OCEAN BOULEVARD
PALM BEACH, FLORIDA

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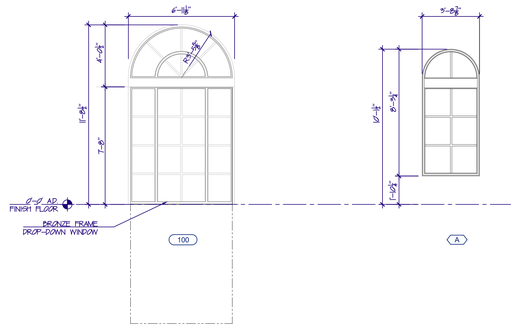
PRELIMINARY	2025-04-28
ARCOM STAFF APPROV.	2025-09-30
FIRST SUBMITTAL	2025-11-24
ARCOM SECOND SUBMITTAL	2025-12-15
ARCOM FINAL SUBMITTAL	2025-12-30

ARCOM APPROVAL: 18-00.2011
ARCOM REVISION: H-030-2012

NO: 11025
DWG. BY: DK-OC
SHEET:
G-1



PROPOSED WINDOW & DOOR ELEVATIONS

NO WINDOW & DOORS ON EXISTING LOGGIA

100X

EXTERIOR DOOR SCHEDULE - FIRST & SECOND FLOOR

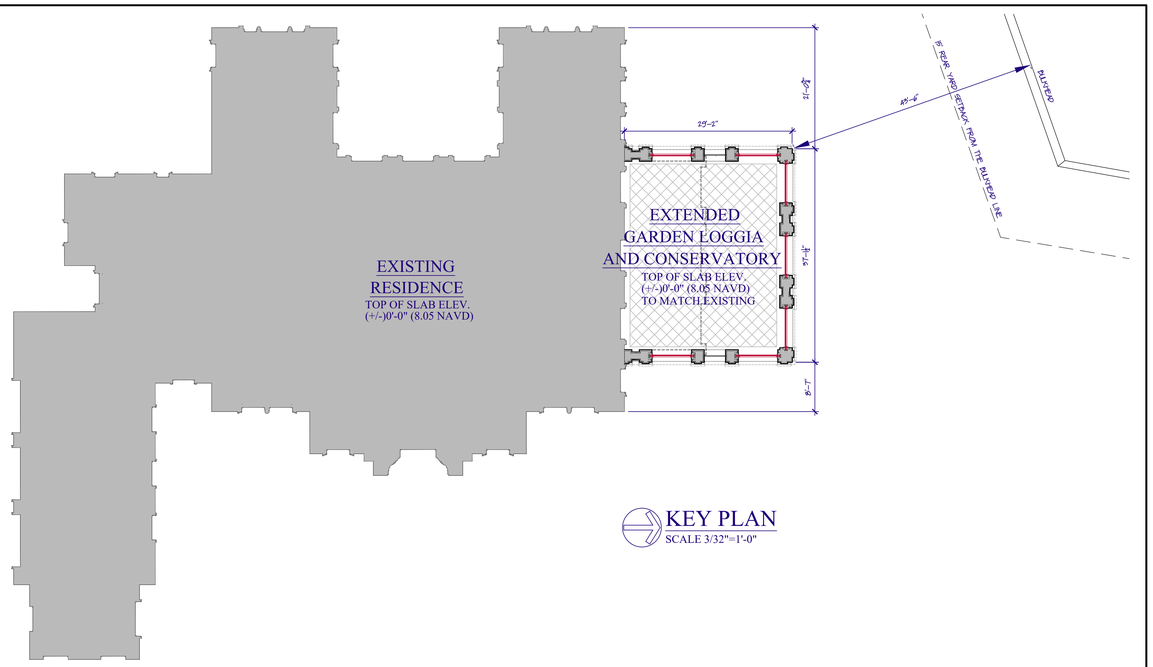
MARK	SIZE W x H	DESCRIPTION	FRAME	THRESH.	DOOR TYPE	REMARKS	WIND PRESSURE	
100A	83 1/25" x 92"	BRONZE/GLASS IMPACT RATED FRENCH DOOR	BRONZE	BRONZE	GUILLOTINE	83 1/25" x RA1625" ARCHED TRANSOM	(+)44.83	(-)55.24
100B	83 1/25" x 92"	BRONZE/GLASS IMPACT RATED FRENCH DOOR	BRONZE	BRONZE	GUILLOTINE	83 1/25" x RA1625" ARCHED TRANSOM	(+)44.83	(-)55.24
100C	83 1/25" x 92"	BRONZE/GLASS IMPACT RATED FRENCH DOOR	BRONZE	BRONZE	GUILLOTINE	83 1/25" x RA1625" ARCHED TRANSOM	(+)44.83	(-)55.24
100D	83 1/25" x 92"	BRONZE/GLASS IMPACT RATED FRENCH DOOR	BRONZE	BRONZE	GUILLOTINE	83 1/25" x RA1625" ARCHED TRANSOM	(+)44.83	(-)55.24
100E	83 1/25" x 92"	BRONZE/GLASS IMPACT RATED FRENCH DOOR	BRONZE	BRONZE	GUILLOTINE	83 1/25" x RA1625" ARCHED TRANSOM	(+)44.83	(-)55.24
100F	83 1/25" x 92"	BRONZE/GLASS IMPACT RATED FRENCH DOOR	BRONZE	BRONZE	GUILLOTINE	83 1/25" x RA1625" ARCHED TRANSOM	(+)44.83	(-)55.24
100G	83 1/25" x 92"	BRONZE/GLASS IMPACT RATED FRENCH DOOR	BRONZE	BRONZE	GUILLOTINE	83 1/25" x RA1625" ARCHED TRANSOM	(+)44.83	(-)55.24

X

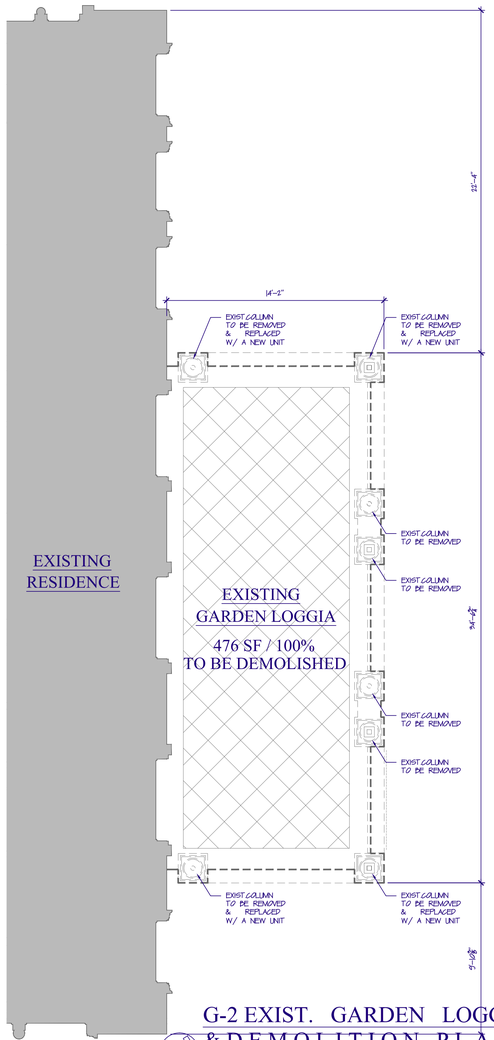
WINDOW SCHEDULE

MARK	SIZE W x H	TYPE	REMARKS	WIND PRESSURES	
A1	44 3/75" x 120"	BRONZE/GLASS IMPACT RATED FIXED WINDOW	ARCHED WINDOW	(+)48.52	(-)61.62
A2	44 3/75" x 120"	BRONZE/GLASS IMPACT RATED FIXED WINDOW	ARCHED WINDOW	(+)48.52	(-)61.62

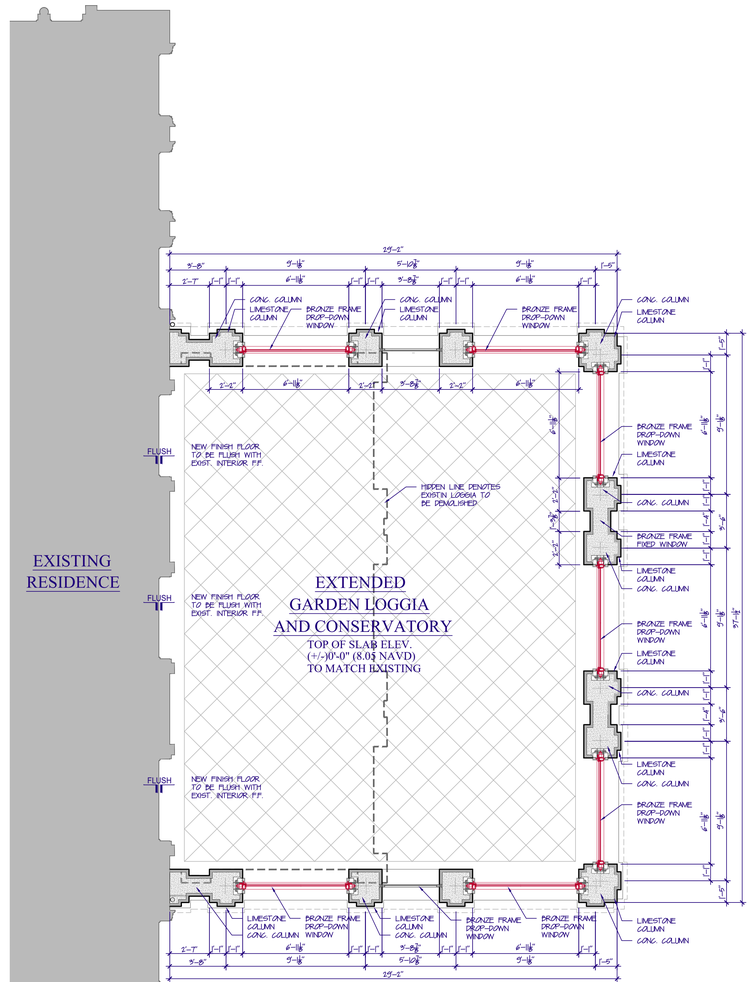
MANUFACTURER: CORNERSTONE COMPANIES – BROWDAL GROUP 418 25th Street, West Palm Beach, FL 33407 / PH: 561-771-0474



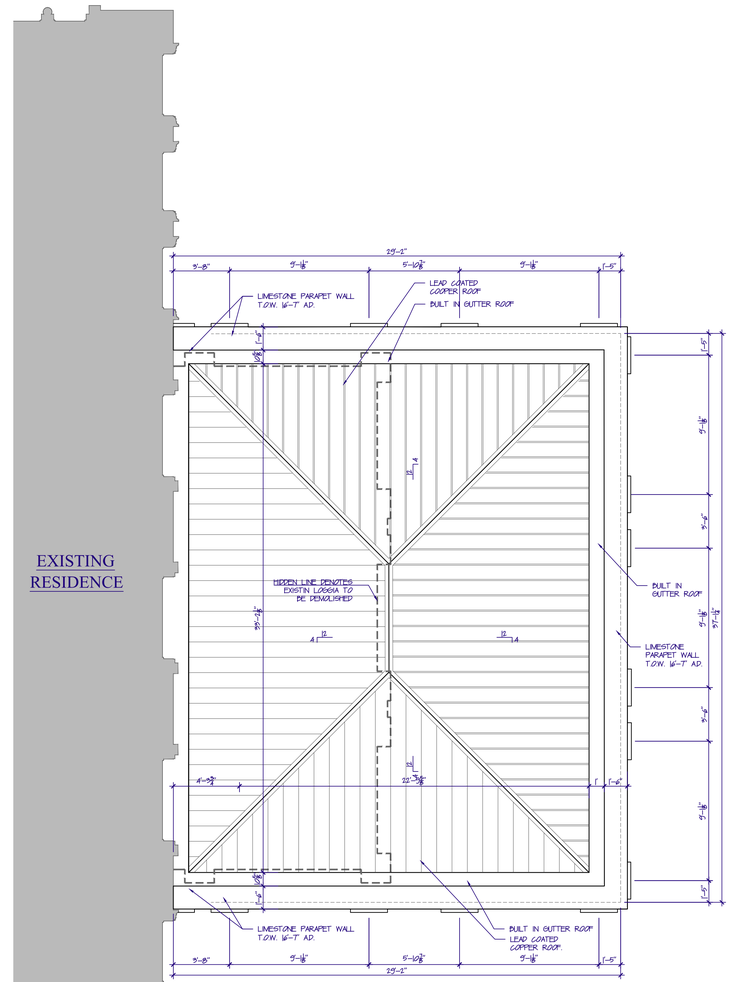
KEY PLAN
SCALE 3/32"=1'-0"



G-2 EXIST. GARDEN LOGGIA & DEMOLITION PLAN
SCALE 1/4"=1'-0"



G-3 EXTENDED GARDEN LOGGIA AND CONSERVATORY PROPOSED FIRST FLOOR PLAN
SCALE 1/4"=1'-0"



G-4 EXTENDED GARDEN LOGGIA AND CONSERVATORY PROPOSED ROOF PLAN
SCALE 1/4"=1'-0"

S·M

SMITH AND MOORE ARCHITECTS, INC.
• 1500 SOUTH OLIVE AVENUE WEST PALM BEACH, FLORIDA 33401 • TEL (561) 835-1888 FAX (561) 832-7015 •

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EXTENDED GARDEN LOGGIA
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PALM BEACH, FLORIDA

FLORIDA AAC

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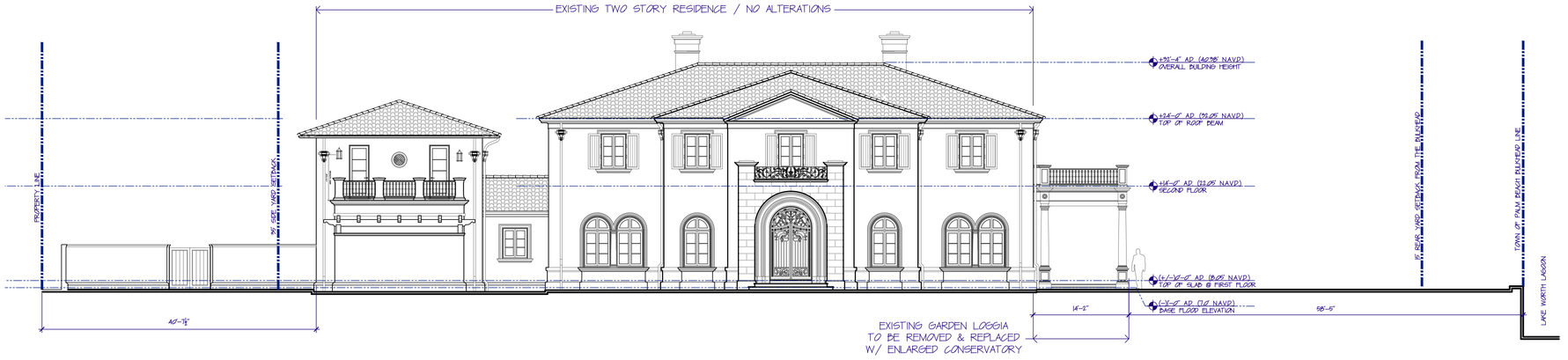
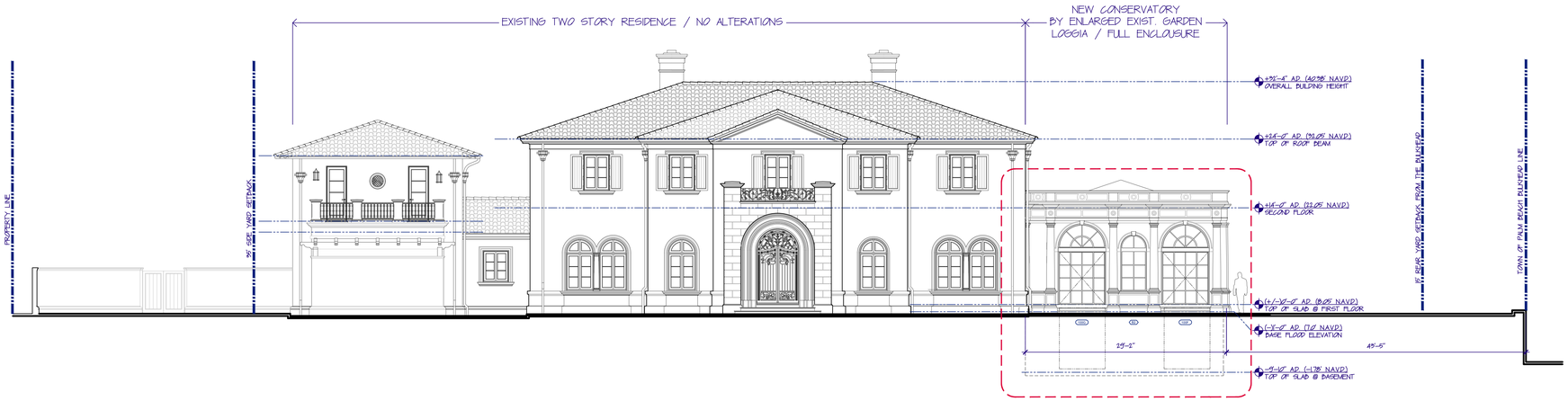
ARCOM APPROVAL BOARD 2011
ARCOM REVISION BOARD 2012

NO: 11025
DWG. BY: DK-OC
SHEET:
G-2
G-3
G-4



EXISTING GARDEN LOGGIA
EAST ELEVATION

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



EXTENDED GARDEN LOGGIA
AND CONSERVATORY
PROPOSED (EAST) ELEVATION

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

0 10' 30' 50'
5' 20' 40'

S·M

EXTENDED GARDEN LOGGIA
1255 SOUTH OCEAN BOULEVARD
PALM BEACH, FLORIDA

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FLORIDA AAC

NO. 001285

HAROLD J. SMITH
REGISTERED ARCHITECT 8742

JONATHAN C. MOORE
REGISTERED ARCHITECT 13541

PETER G. PAPADOPOULOS
REGISTERED ARCHITECT 92952

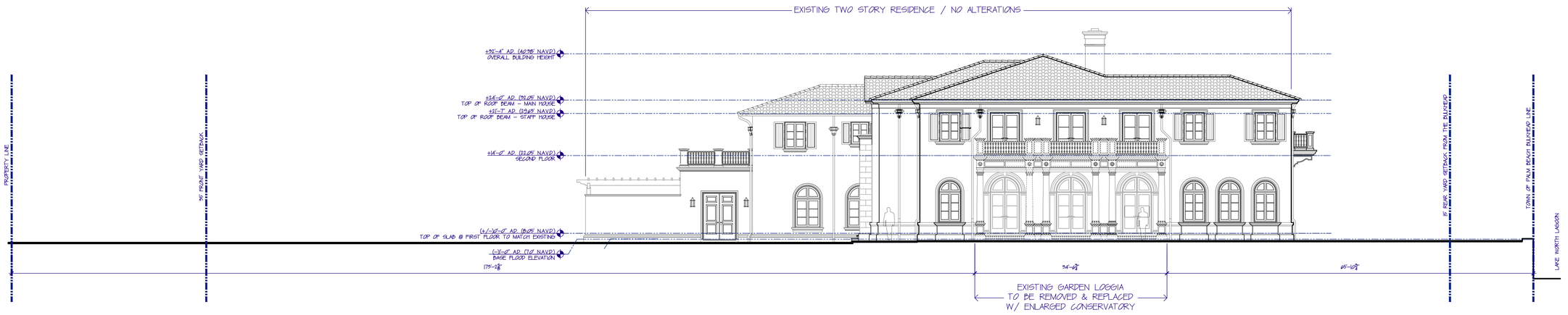
DANIEL KAHAN
REGISTERED ARCHITECT 94757

PRELIMINARY	2025-04-28
ARCOM FIRST SUBMITTAL	2025-11-24
ARCOM SECOND SUBMITTAL	2025-12-15
ARCOM FINAL SUBMITTAL	2025-12-30

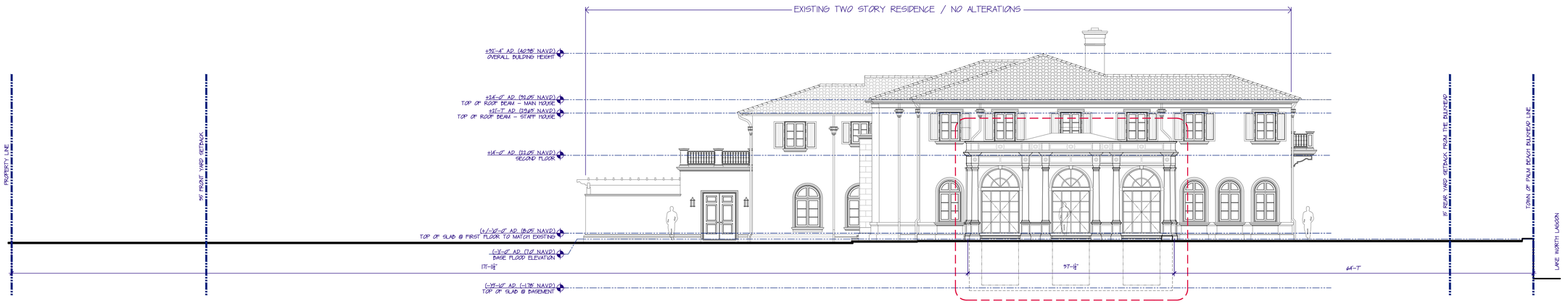
ARCOM APPROVAL: B-067-2011
ARCOM REVISION: B-010-2012

NO: 11025
DWG. BY: DK-OC
SHEET:

G-5.1



EXISTING GARDEN LOGGIA
LAKE (NORTH) ELEVATION
SCALE: 1/8" = 1'-0"



EXTENDED GARDEN LOGGIA
AND CONSERVATORY
PROPOSED LAKE (NORTH) ELEVATION
SCALE: 1/8" = 1'-0"

0 10' 30' 50'
5' 20' 40'

S·M

EXTENDED GARDEN LOGGIA
1255 SOUTH OCEAN BOULEVARD
PALM BEACH, FLORIDA

SMITH AND MOORE ARCHITECTS, INC.
• 1500 SOUTH OLIVE AVENUE WEST PALM BEACH, FLORIDA 33401 • TEL (561) 835-1888 FAX (561) 832-7015 •

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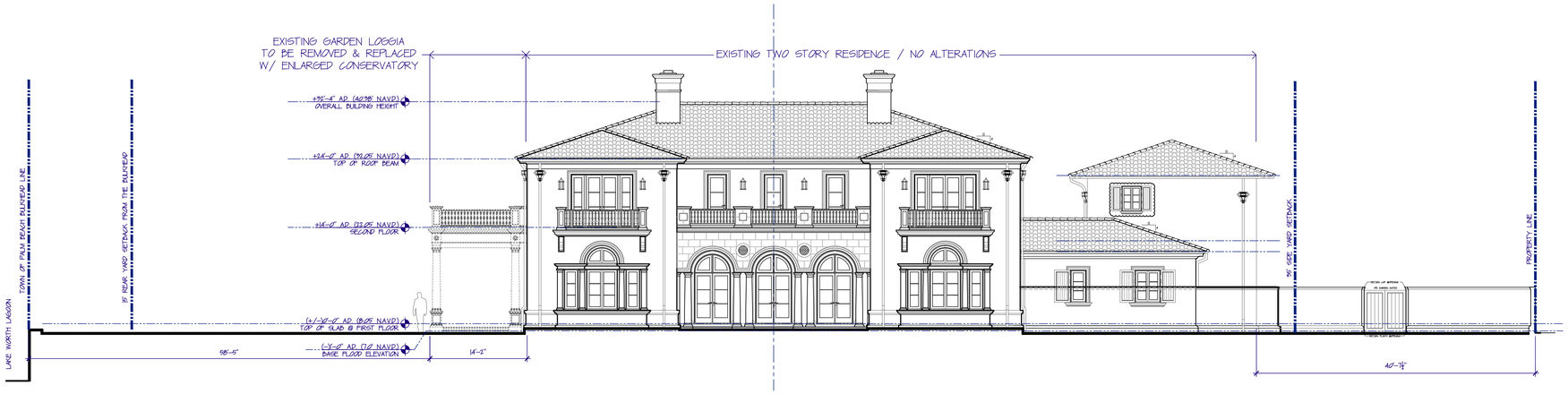
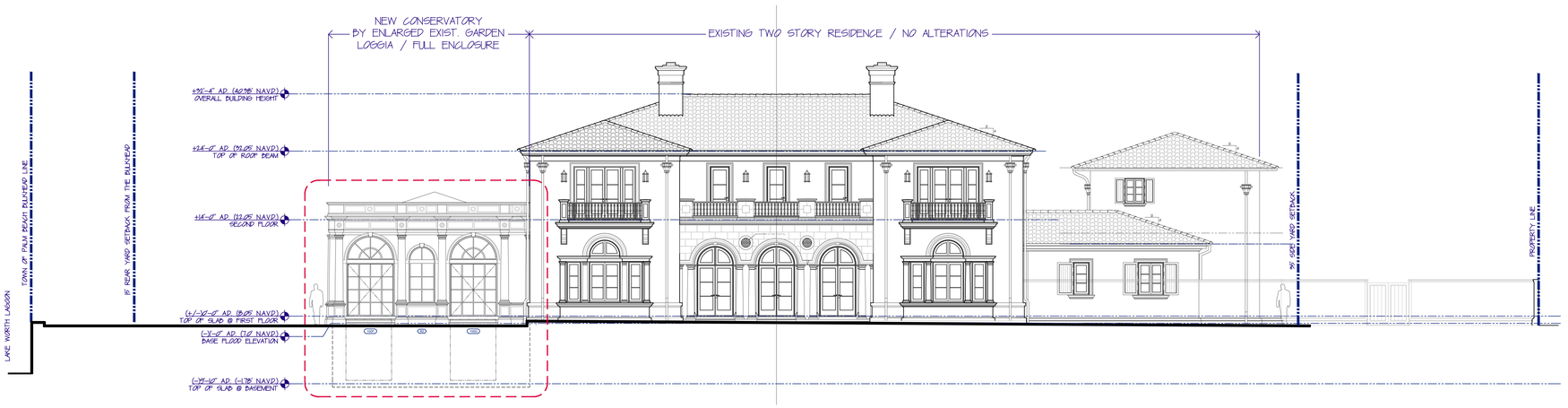


EXISTING GARDEN LOGGIA
LAKE (WEST) ELEVATION

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



EXTENDED GARDEN LOGGIA
AND CONSERVATORY
PROPOSED LAKE (WEST) ELEVATION

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

0 5' 10' 20' 30' 40' 50'

S·M

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EXTENDED GARDEN LOGGIA
1255 SOUTH OCEAN BOULEVARD
PALM BEACH, FLORIDA

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ARCOM FINAL SUBMITTAL	2025-12-30

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ARCOM REVISION: B-03-2012

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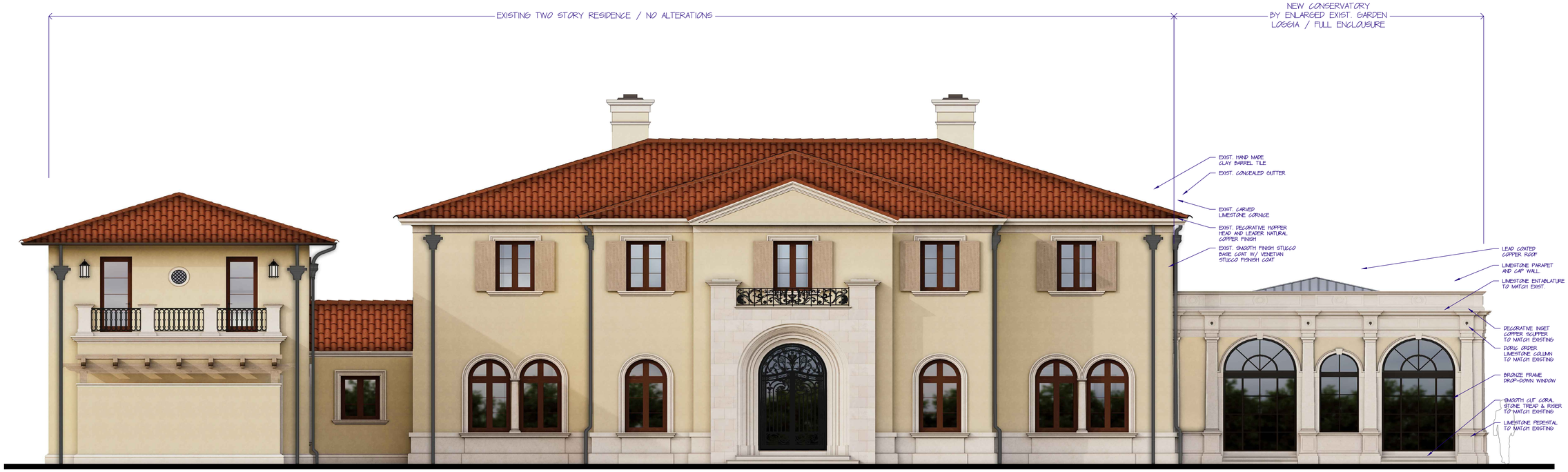
EXISTING GARDEN LOGGIA EAST ELEVATION

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



EXTENDED GARDEN LOGGIA AND CONSERVATORY PROPOSED (EAST) ELEVATION

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

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EXTENDED GARDEN LOGGIA
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PALM BEACH, FLORIDA

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PRELIMINARY	2025-04-28
ARCOM STAFF APPROV.	2025-09-30
FIRST SUBMITTAL	2025-11-24
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ARCOM FINAL SUBMITTAL	2025-12-30

ARCOM APPROVAL: B-067-2011
ARCOM REVISION: B-010-2012

NO: 11025
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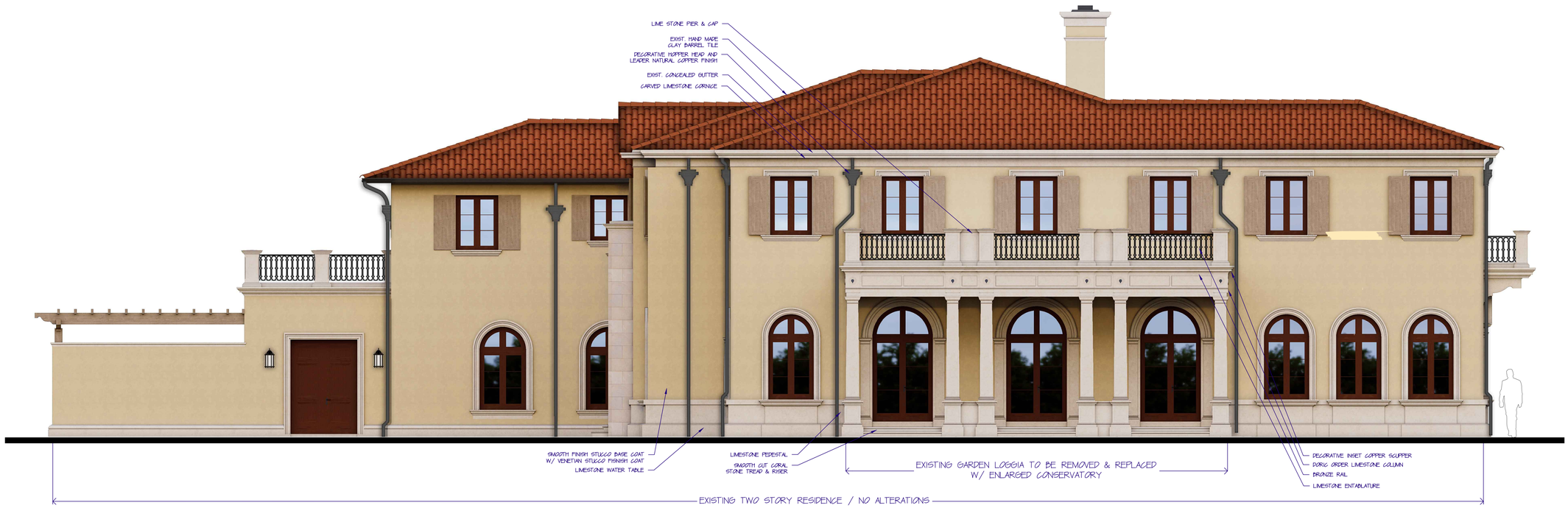
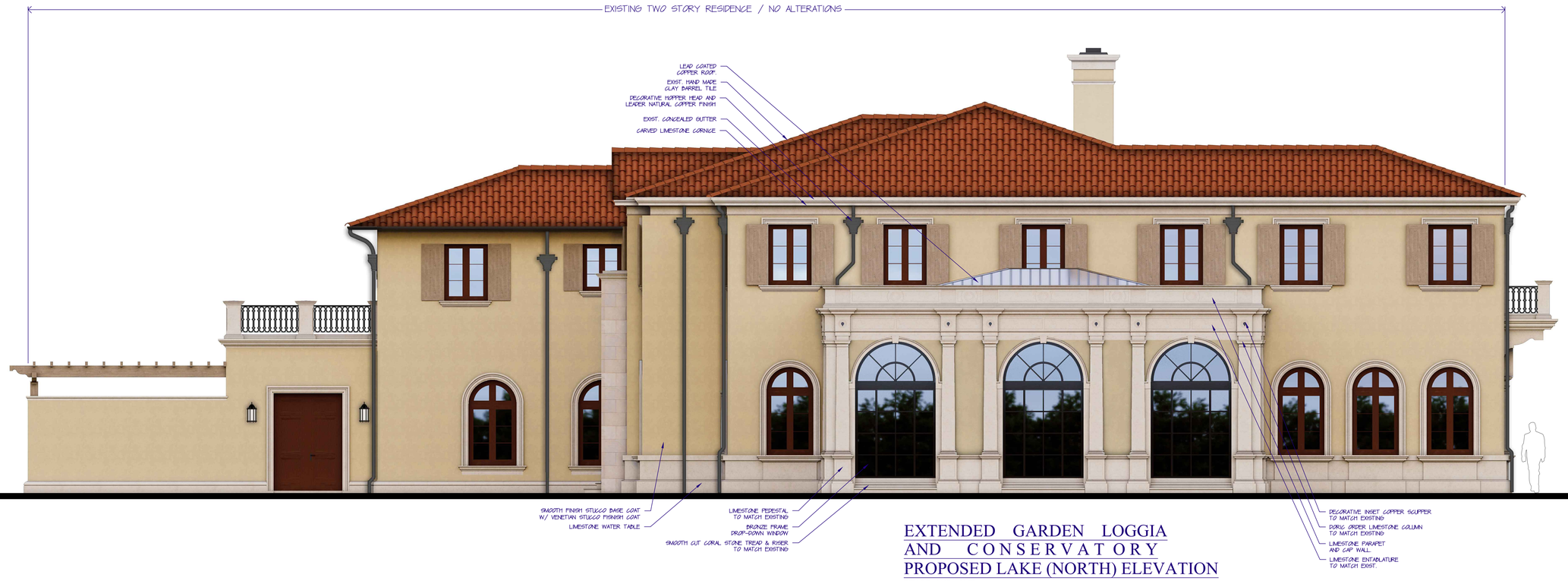


EXISTING GARDEN LOGGIA
LAKE (NORTH) ELEVATION
SCALE: 1/4" = 1'-0"



EXTENDED GARDEN LOGGIA
AND CONSERVATORY
PROPOSED LAKE (NORTH) ELEVATION
SCALE: 1/4" = 1'-0"

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EXTENDED GARDEN LOGGIA
1255 SOUTH OCEAN BOULEVARD
PALM BEACH, FLORIDA

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ARCOM REVISION: B-03-26012

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EXISTING GARDEN LOGGIA
LAKE (WEST) ELEVATION

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



EXTENDED GARDEN LOGGIA AND CONSERVATORY
PROPOSED LAKE (WEST) ELEVATION

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

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EXTENDED GARDEN LOGGIA
1255 SOUTH OCEAN BOULEVARD
PALM BEACH, FLORIDA

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ARCOM REVISION: 8-030-2011

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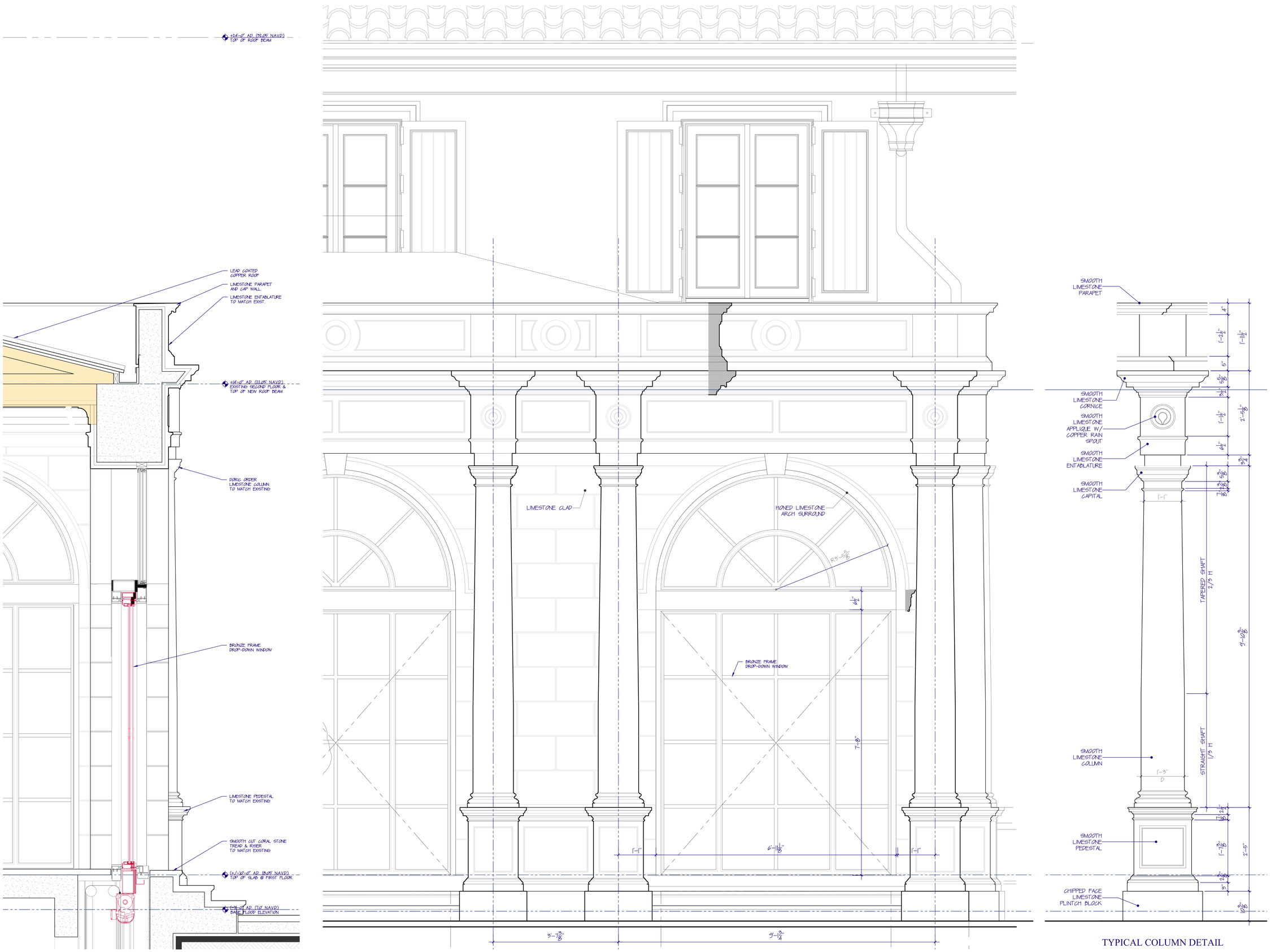

TYPICAL COLUMN DETAIL

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EXTENDED GARDEN LOGGIA

1255 SOUTH OCEAN BOULEVARD

PALM BEACH, FLORIDA

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ARCOM REVISION: B-030-2012

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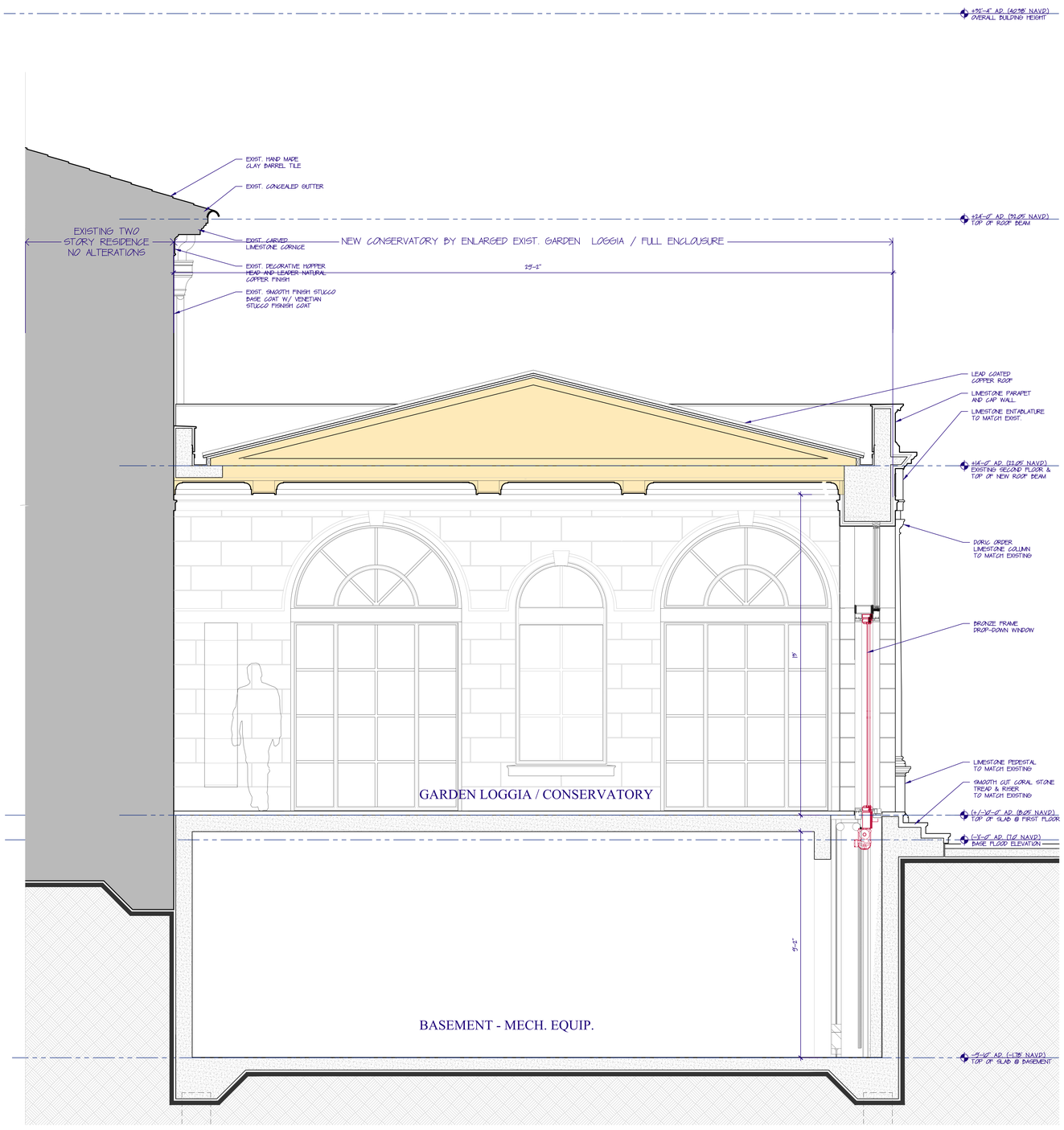
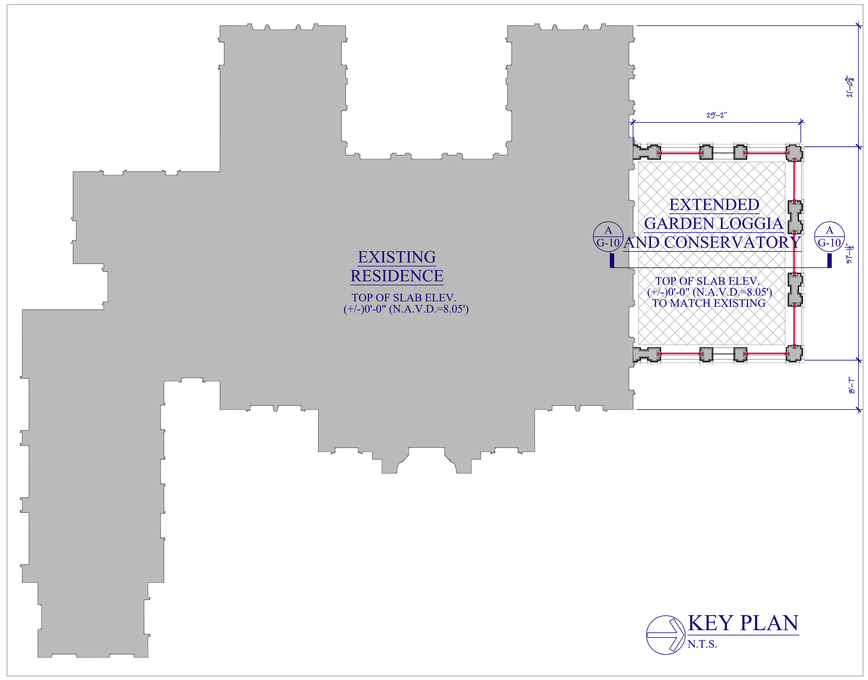
SHEET:

G-7



EXTENDED GARDEN LOGGIA AND CONSERVATORY BUILDING SECTION DIAGRAM

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



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EXTENDED GARDEN LOGGIA
1255 SOUTH OCEAN BOULEVARD
PALM BEACH, FLORIDA

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ARCOM APPROVAL: B-067-2011
ARCOM REVISION: B-010-2012

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GARDEN LOGGIA WEST VIEW

EXTENDED GARDEN LOGGIA
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PALM BEACH, FLORIDA

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ARCOM APPROVAL B-065-2011
ARCOM REVISION B-065-2025

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GARDEN LOGGIA NORTH VIEW

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EXTENDED GARDEN LOGGIA
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ARCOM REVISION: B-030-2012

NO: 11025
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G-12.2



GARDEN LOGGIA NORTH-EAST VIEW

S·M

EXTENDED GARDEN LOGGIA
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