ARCHITECTURAL COMMISSION MEETING

TOWN OF PALM BEACH

FEBRUARY 25, 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 Architectural Commission of January 28, 2026

APPROVAL OF CONSENT AGENDA

2. EXTPLAN-26-0001 224 ATLANTIC AVE—EXTENSION OF TIME. The applicants, Nina and Pieter Taselaar, have filed an application requesting an Extension of Time for a previously issued Architectural Commission approval for the enclosure of first floor covered parking to an enclosed garage with sitewide landscape and hardscape improvements. (ORIGINALLY ARC-24-0120 AND APPROVED AT THE JANUARY 29, 2025 MEETING)

3. ARC-25-0105 2875 S OCEAN BLVD. The applicant, 2875 Ocean LLC (Spina ORourke), has filed an application requesting Architectural Commission review and approval for fenestration changes to an existing commercial property.

4. ARC-25-0106 259 LIST RD. The applicant, BJ Murdoch Trust (Elizabeth Connaughton), has filed an application requesting Architectural Commission review and approval for a first-floor addition with loggia modification and fenestration changes to an existing single-family residence.

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

UNFINISHED BUSINESS

8. 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.

9. ARC-24-0090 (ZON-24 -0046) 2720 - 2730 S OCEAN BLVD- EDGEW ATER/ AMBASSADOR SITE (COMBO) The applicant, Palm Beach Edgewater Fee Borrower LLC and Palm Beach Ambassador Fee Borrower LLC, has filed an application for Architectural Commission review and approval of a new multifamily, multibuilding residential development on the east and west sides of S Ocean Boulevard with a new multi-story residential building with five residential levels and a subterranean parking level and rooftop penthouse mechanical equipment to replace two existing five- and eight-story buildings on the east side of S Ocean Boulevard and to replace an existing three-story building on the west side of S Ocean Boulevard, to be demolished. This project includes multiple variances related to building height, building setbacks, building length, lot coverage, maximum amount of fill, rooftop generators, and rooftop mechanical equipment. This is a combination project that shall also be reviewed by Town Council as it pertains to zoning relief / approval.

10. 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.

11. 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.

12. 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.

13. 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.

14. 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. ***The applicant will be in person to request a deferral.***

15. 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 March 25, 2026, meeting.***

16. 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 March 25, 2026 meeting.***

17. 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 March 25, 2026 meeting.***

18. 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 April 22, 2026 meeting.***

NEW BUSINESS

19. ARC-25-0078 (ZON-25-0070) 937 N LAKE WAY (COMBO). The applicant, 8SEASIV LLC (Pamela Cline), has filed an application requesting Architectural Commission review and approval for renovations and a single-story garage addition with driveway relocation at an existing single-story residence, with related landscape and hardscape modifications which require a variance to revest existing nonconforming open space. The Town Council shall review the application as it pertains to zoning relief/approval.

20. ARC-25-0088 201 ONONDAGA AVE. The applicant, Castelo Family Trust (Henry Wineman II, Trustee & Kendall W. Castelo, Grantee), has filed an application requesting Architectural Commission review and approval for construction of a new, two-story, single-family residence with final hardscape and landscape improvements.

21. ARC-25-0094 (ZON-26-0005) 1300 N OCEAN BLVD (COMBO). The applicants, Laurence & Molly Austin, have filed an application requesting ARCOM review and approval for renovations to an existing single-family residence including replacement of windows and doors with modification and relocation of some fenestration, modification to architectural details. Site-wide landscape and

hardscape renovations are proposed with landscape open space variance required. Town Council shall review the application as it pertains to zoning relief/approval.

22. ARC-25-0098 (ZON-26-0001) 1519 N OCEAN WAY (COMBO). The applicant, The Duane and Kelly Roberts Community Property Trust U/A/D May 11, 2012 (Kelly Roberts, Trustee), has filed an application requesting Architectural Commission review and approval for renovations and additions to an existing two-story, single-family, residence which will exceed 10,000 sq ft; additionally, site-wide landscape, hardscape and swimming pool modifications and improvements are proposed, including one (1) variance to exceed the maximum number of A/C equipment units in the north side-yard setback area. Town Council shall review the application as it pertains to zoning relief & approval.

23. ARC-25-0101 240 EL DORADO LN. The applicant, the Sack 2020 Family Trust Agreement dated December 22, 2020 (David Koeppel, Trustee), has filed an application requesting Architectural Commission review and approval for a total renovation and an addition to an existing single-story residence including new and modified doors, windows, roof and architectural details and sitewide hardscape and landscape redesign and replacement.

24. ARC-25-0102 (ZON-25-0091) 151 WORTH AVE (COMBO). The applicant, 151 Worth Avenue Owner LLC, has filed an application requesting Architectural Commission review and approval for exterior façade alterations to the existing the former Neiman Marcus three-story building, including new openings, new windows and doors including a loading dock door, architectural enhancements such as new pilasters and columns, new signage program, new trellises for the colonnade, pendant lights and walls sconces, among other architectural modifications. The Town Council shall review the application as it pertains to zoning relief/approval.

25. ARC-25-0095 (ZON-25- 0087) 333 SUNSET AVE (COMBO). The applicant, Royal Poinciana South (Maura Ziska), has filed an application requesting Architectural Commission review and approval for installation of new signage requiring variances. The Town Council shall review the application as it pertains to zoning relief and approval.

26. ARC-25-0104 (ZON-25-0096) 315 CHAPEL HILL RD (COMBO). The applicant, Ocean Breezes 2 LLC (James Crowley, Representative), has filed an application requesting Architectural Commission review and approval for modifications to a previously approved new residence including shifting the swimming pool location, driveway and vehicular gate modifications, and relocation of equipment requiring variances related to equipment setbacks and screening wall heights. The Town Council shall review the application as it pertains to zoning relief and approval.

ANY OTHER BUSINESS

MEETING SCHEDULE

27. The next meeting is scheduled for March 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 January 28, 2026

CALL TO ORDER AND ROLL CALL

The meeting was called to order at 09:03 AM in the Town Council Chambers.

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

Staff Present: Friederike Mittner, Sarah Pardue, Bradley Falco, Kelly Churney, and Town Attorney Joanne O'Connor

PLEDGE OF ALLEGIANCE

Chair Smith led the Pledge of Allegiance.

MINUTES

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

A motion was made by Ms. Shiverick and seconded by Mr. Sammons to approve the minutes of the December 19, 2025, meeting as presented. The motion was carried unanimously, 7-0.

APPROVAL OF CONSENT AGENDA

Ms. Pardue stated that the staff would request that ARC-25-0096, 203 S. Lake Trail, be removed for discussion.

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

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)

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

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

ADMINISTRATION OF THE OATH

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

COMMENTS

5. OFFICIALS

No comments were made at this time.

6. STAFF

No comments were made at this time.

7. PUBLIC - 3 MINUTE LIMIT

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

GENERAL BUSINESS

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.

Ms. Pardue provided staff comments on the project.

Several members disclosed ex parte communications.

Cory Meyer of Nievera Williams Design addressed the concerns that were outlined in a letter from the neighbor. Mr. Meyer stated he was working with the neighbor and would state in the record that the wall would not be in the easement.

Chair Smith called for public comment.

John Eubanks, attorney representing the neighbor, was in favor of adding the condition

suggested by Mr. Meyer to any motions that are made.

Town Attorney Joanne O'Connor thought it was outside the Architectural Commission's purview to direct where the wall is placed. She thought it was the purview of the property owners.

Ms. Connaughton expressed concern about architectural changes made to the lake façade.

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

UNFINISHED BUSINESS

8. 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.

Mr. Falco provided staff comments on the project.

Several members disclosed ex parte communications.

Angelo Davila of MP Design and Architecture presented the architectural plans for the new residence.

Mr. Smith asked about the bay window's design and its projection. Mr. Davila responded and spoke of the design.

Mr. Sammons thought the bay window looked better with a shed roof and thought the surround for the front door was weak; he provided some suggestions for both elements in the design. He provided suggestions for the living room location; he thought the current plan was crowding the courtyard. Mr. Davila provided an alternate design for the front door.

Ms. Shiverick had similar comments about the front door; she thought it was too tall and still needed work. Mr. Davila discussed the reduction in the door that had been made. He also discussed designing the door with a square top.

Mr. Sammons provided further design suggestions for the door.

Ms. Connaughton shared the same comments made about the front door. She questioned both bay windows but agreed a shed roof over the east bay would be superior.

Ms. Visconti agreed with the comments on the door and would not oppose squaring it.

Ms. Connaughton suggested looking at Italian examples for the detailing of the front door.

There was a short discussion on a potential motion.

A motion was made by Ms. Catlin and seconded by Mr. Karakul to approve the project, with the condition that the front door and bay window designs be revised per the Commission's

comments and returned to the meeting on February 25, 2026. The motion was carried 5-2, with Ms. Shiverick and Ms. Connaughton dissenting.

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.

Mr. Falco provided staff comments on the project.

Several members disclosed ex parte communications.

Yianni Varnava of Varnava Design Studio presented the architectural plans for the new residence.

Mr. Sammons asked about the eyebrow over the window and offered a design suggestion. Mr. Sammons questioned how the home would fit onto the street and thought it might be too tall.

Ms. Connaughton asked about the home's size and the height of the floor, to which Mr. Varnava responded. She thought the scale of the home was too tall.

Ms. Visconti asked about the proposed gates.

Ms. Shiverick thought the design was more interesting, with good details, and fit into the street. She wondered if the front balcony should be changed to a Juliette balcony. She agreed it was probably a little too tall.

Ms. Georgas asked about the hardware for the front door. Mr. Varnava stated it had not yet been selected. Ms. Georgas thought the home was beautiful but questioned the detailing of the front door.

Mr. Karakul thought the changes were a big improvement and were more tasteful. He appreciated the attention to detail in the small home.

Mr. Phoenix agreed with the comments on the front door and thought it should lean into the Art Deco style. He asked if there were any trees in the front yard. Dustin Mizell of Environment Design Group responded and spoke about the landscape in the front. Mr. Phoenix asked about lights.

Ms. Patterson agreed with her fellow commissioners' comments. She asked about the detailing of the west windows. Mr. Varnava responded.

Ms. Connaughton asked about the driveway material. Mr. Mizell responded. She expressed concern about the granite material proposed and did not believe it felt like Palm Beach.

Mr. Sammons asked about drawings with scale figures. Mr. Varnava responded.

Ms. Visconti agreed that the front door needed modifications and thought the chair should review it

Mr. Smith discussed the home's height and compared it to the adjacent homes. He thought the height should be restudied.

Ms. Connaughton thought the direction was good, but thought the height needed to be restudied and lowered.

Mr. Sammons agreed that the height and scale should be restudied.

Ms. Patterson asked to see a good visual of the streetscape.

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

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.

Ms. Pardue provided staff comments on the project.

Several members disclosed ex parte communications.

**Note: A short break was taken at 10:05 a.m., and the meeting resumed at 10:15 a.m.*

Andres Paradelo of Paradelo Burgess Design Studio presented the landscape and hardscape plans for the site. He presented photographs of the site and the athletic equipment in the yard. Desmond Keogh, owner, stated the proposal was due primarily to his health; he also expressed skepticism that he could find ground cover for his children to run and play on.

Mr. Karakul thought an exception could be made for health reasons. He thought the residents' needs should be considered in this situation.

Ms. Visconti asked, if approved, whether the commission should require the change back to real grass if the home should transfer ownership.

Ms. Catlin thanked the applicant for reducing the amount of artificial turf and noted, based on her site visit, that it would not be visible from the street. She stated that there were reasonable arguments in favor of the turf and that the proposed product was not objectionable.

Ms. Patterson agreed with Ms. Visconti and thought that, if approved and the owner sells the

home, there should be a condition requiring the turf to be removed. She thought any motion language should clearly outline the reason for the exception.

Ms. Shiverick agreed that it cannot be seen from the street. She expressed concern about setting a precedent and thought that approval would prompt many new requests. Ms. Shiverick asked about the age of the turf and thought there were more upgrades since the turf was installed. Mr. Keogh discussed his turf and stated that it had been upgraded. He further stated that many homes in the town had artificial turf.

Ms. Connaughton agreed with Ms. Visconti and Ms. Patterson. Ms. Connaughton asked for clarification on where the turf was installed and proposed. Mr. Paradelo stated that the proposal had changed since he submitted the plans to the town.

Ms. Pardue stated that the staff could not accept what was submitted at the meeting, as it was not advertised to the public or noted with the increase in open landscape. Ms. Pardue also stated that a condition of future ownership could not be placed on any motion.

Ms. Connaughton asked whether more synthetic grass was proposed, and Mr. Paradelo confirmed that it was. Ms. Connaughton understood the family's needs but stated she did not want Palm Beach to look like an Astrodome.

Mr. Keogh explained the increase in artificial turf and ground cover proposed in the plans.

Ms. Visconti did not see a need for turf on the west side of the garage. Mr. Paradelo responded, noting the need for the turf. Ms. Visconti made a general comment about artificial turf, stating that it is a pervious material, despite not being counted in green space calculations.

Mr. Smith asked about the need for the putting green. Mr. Keogh responded. Mr. Smith expressed concern about the lack of green space and how artificial turf is harmful to the environment.

Ms. Catlin asked the Town Attorney to speak on the health issue.

Town Attorney Joanne O'Connor stated that the board’s role is to review the application based on design criteria, not health considerations. She noted that issues such as street visibility are appropriate for the board to consider, but cautioned that medical or health-related matters fall outside the board’s authority and expertise and should not factor into its decision-making.

Ms. Mittner confirmed with Town Attorney O’Connor that if the commission wished to rule on the plans submitted during the meeting, it would need to be deferred until it is publicly noticed.

Ms. Georgas asked why the area around the pool could not be changed from hardscape to grass. Mr. Keogh responded and discussed the hardscape. He also stated that many people called him after an article about his project appeared in the newspaper. They told him he had rights under the Americans with Disabilities Act.

Ms. Shiverick asked Ms. Visconti about appropriate ground covers for play. Ms. Visconti thought that ground covers could be used in some areas as a compromise. She provided some

suggestions.

Ms. Patterson stated that the situation was difficult and suggested exploring a compromise.

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

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.*

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

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.*

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

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 trellis above, located near the front property line along Wells Road. *This item has been deferred to the February 25, 2026 meeting.*

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

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-family residence with final landscape, hardscape, and swimming pool improvements on an existing nonconforming parcel of land, requiring site plan review for redevelopment. Town Council shall review the application as it pertains to zoning relief/ approval. *This application has been withdrawn by the applicant.*

Note: This item was withdrawn at the agenda's approval.

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.

Mr. Falco provided staff comments on the project.

Several members disclosed ex parte communications.

Angelo Davila of MP Design and Architecture presented the architectural plans for the proposed modifications.

Mr. Sammons asked about the changes to the landscape and hardscape. Keith Williams of Nievera Williams Design presented changes to the landscape and hardscape plans for the site.

Ms. Connaughton asked about the height and design of the garage doors. Mr. Davila responded and explained the reason for the design.

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

Mr. Sammons stated that the commissioners typically do not approve front-facing garages. However, he felt the proposed design was well-designed and appropriately screened.

A motion was made by Mr. Sammons and seconded by Mr. Karakul to approve the project as presented, with the condition that the shade tree in the driveway be added as shown. The motion was carried unanimously, 7-0.

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.

Ms. Pardue provided staff comments on the project.

Several members disclosed ex parte communications.

Harold Smith of Smith and Moore Architects, Inc., presented the architectural modifications proposed for the existing residence.

Mr. Sammons asked about the change in the roof material. Mr. Smith discussed the reason.

Ms. Visconti asked if the new columns were the only columns on the property. Mr. Smith responded.

Ms. Connaughton asked about the windows for the master bedroom. Mr. Smith responded.

Ms. Georgas asked to see the new roof material. Mr. Smith showed a sample of the material.

Mr. Sammons thought the barrel tile roof was a defining feature of the home; he questioned the

change to a flat tile roof. He thought the change would negatively alter the character of the home.

Ms. Connaughton questioned the variance in cubic content; she thought it indicated the structure was too large.

Ms. Patterson agreed with Mr. Sammons's comments on the roof tile. She thought the south elevation had a lot of wall space. Mr. Smith pointed out that part of the wall would be the loggia.

Mr. Smith agreed with the comments on the roof tile. He noted that the entire project could not be seen from the street, except for the roof. He thought a change to the roof material would change the design style of the home, and he could not support it.

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

A motion was made by Ms. Visconti 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.

A motion was made by Ms. Visconti and seconded by Ms. Catlin to approve the project with the condition that the roof material remains as existing or is replaced with a similar red barrel tile material. The motion was carried unanimously, 7-0.

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.

Ms. Mittner provided staff comments on the project.

Several members disclosed ex parte communications.

Architect Jerome Baumoehl presented the architectural plans proposed for the commercial space.

Mr. Sammons wondered if a pier would be removed. Mr. Baumoehl discussed the change. Mr. Sammons wondered how it would be supported, to which Mr. Baumoehl stated that a beam would be added.

Ms. Georgas wondered about the square feet and awning color. Mr. Baumoehl responded.

Mr. Phoenix discussed the site layout and noted the historical presence of a via in the original design. He raised concerns about the proposed columns and the use of stone on the façade, suggesting that the design should remain more consistent with the existing stucco and traditional storefront treatments. He referenced examples of luxury brands in historic cities that add signage without replacing entire façades and cautioned against approvals that could lead to a more uniform, mall-like appearance along Worth Avenue. While he acknowledged some elements of the proposal, including the color scheme, he stated that he did not support the columns or the stone façade treatment and encouraged a design that better respects the original

architectural character.

Ms. Connaughton asked for a broader streetscape context to better evaluate how the proposal fits within the typical rhythm of façades along Worth Avenue. She expressed concern about the project's scale and its impact on the pedestrian experience. She also questioned whether the sign shown on the elevation was to scale, noting it appeared larger than surrounding signage and that the rendering might be misleading.

Ms. Visconti asked about the orange boxes on the plan; Mr. Baumoehl responded and stated they were display cases. Ms. Visconti asked about the historic water table; she recommended that it be included in the design. Mr. Baumoehl responded.

Ms. Shiverick asked about the display boxes; she questioned the amount of orange color. Mr. Baumoehl responded.

Ms. Georgas asked how the store would be lit in the evening. Mr. Baumoehl stated that the lighting would be subdued. Mr. Falco discussed the code related to lighting.

Ms. Connaughton asked about the brass channel detail. Mr. Baumoehl explained the design.

Mr. Smith had an issue with the amount of travertine proposed on the storefront. Ms. Connaughton agreed and recommended keeping more of it in stucco so that the design fits the Palm Beach vernacular.

Ms. Catlin thought that too many changes were being made to Worth Avenue. She thought the stores should fit into Worth Avenue, not the other way around. She thought the changes were ordinary and common, like a mall.

Mr. Phoenix did not support the stone and the glass, the wallpaper wrapping the display case. He thought the water table should be put back. He recommended using stucco and bronze in the design.

Ms. Patterson agreed with Ms. Catlin's and Mr. Phoenix's comments. She did not support the brass material and recommended taking the design back to the original design.

Ms. Georgas stated she did not believe this reflected old Palm Beach. Mr. Baumoehl responded.

Ms. Connaughton recommended adding a structural column in the middle of the space.

Ms. Catlin thought this presented an opportunity to be very creative and to take the design in a more historical direction.

Mr. Sammons recommended bringing some of the historical details back into the design.

Mr. Phoenix thought there was precedent to bring back an asymmetrical entrance.

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

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

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.

Ms. Mittner provided staff comments on the project.

Several members disclosed ex parte communications.

Dan Kahan of Smith and Moore Architects, Inc., presented the architectural modifications proposed for the existing residence.

Mr. Sammons questioned the design and proportions of the proposed door system and façade elements, noting concerns about alignment, width-to-height ratios, and what he described as a clunky appearance. He asked whether the space would feel enclosed when closed, suggested considering operable doors or other openings, and encouraged a design that works better on its own rather than strictly mimicking the existing house. Mr. Kahan explained the design intent, the operable panel system, and technical constraints, and acknowledged that proportions, detailing, and simplification of the upper portion could be further studied in the final design.

Ms. Connaughton agreed with Mr. Sammons' assessment.

Ms. Shiverick liked the conservatory feel of the windows. She wondered whether an inspirational photograph was used for the design. Mr. Kahan explained how the design was conceived and the intended use of the space. Ms. Shiverick inquired if the stucco would be scored. Mr. Kahan stated that it was part of the design iteration but would not be scored. Ms. Shiverick asked about the applied columns and wondered if they were also on the main home. Mr. Kahan responded.

Mr. Smith questioned the transoms hanging in the air when the doors were open, rather than having all the glass go down. He asked Mr. Kahan if he considered pulling the space away from the home. Mr. Kahan stated that the suggestion was studied, and he discussed the challenges they encountered.

Ms. Patterson agreed with Mr. Smith's suggestion of separating the structure from the main home. Mr. Kahan showed the site plan and outlined the issues. She questioned the glass windows next to the water, which could cause mechanical issues. She also questioned the windows, which did not allow egress unless they were completely open. She also thought the structure was too large overall.

Mr. Phoenix liked the idea of separating the loggia from the home. He also favored it covered in stone and liked the finials.

Mr. Sammons was opposed to the stone. Mr. Sammons provided some design suggestions for the transom bar and windows. He thought the building should be made narrower.

Mr. Karakul understood how the space would be used and thought that if detached, it may not function as the owner would like. Mr. Smith stated he did not suggest it be detached, but that a breezeway be added. A short discussion ensued about the proposed and how it was attached to the main home.

Ms. Georgas asked about the windows' operation. Mr. Kahan responded.

Ms. Visconti agreed that the hyphen would help the design; she also favored the finials and thought they would add whimsy. She also agreed that the entire window should go down when opened. She recommended bringing a rendering with all the windows down.

Ms. Catlin was not in favor of the small window on the west view; she thought it was awkward. She liked the overall look but thought it read big; she thought the hyphen would help.

Ms. Connaughton thought there was a missed opportunity in creating some exterior space.

Ms. Shiverick thought that adding the hyphen or some breathing room would make the adornment more appropriate.

A motion was made by Ms. Catlin and seconded by Mr. Sammons to defer the project to the March 25, 2026, meeting, with consideration of the Commission's comments. The motion was carried unanimously, 7-0.

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.*

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

ANY OTHER BUSINESS

Ms. Churney announced that Jeffrey Smith declared a conflict of interest for ARC-25-0058, 1960 S. Ocean Blvd., at the November 21, 2025, meeting and had correctly completed the 8B form in accordance with State Law.

Ms. Churney announced that Claudia Visconti declared a conflict of interest for ARC-25-0077, 1105 N. Lake Way, at the November 21, 2025, meeting and had correctly completed the 8B form in accordance with State Law.

Ms. Churney announced that Richard Sammons declared a conflict of interest for ARC-25-0084, 3031 S. Ocean Blvd., at the December 19, 2025, meeting and had correctly completed the 8B

form in accordance with State Law.

MEETING SCHEDULE

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

ADJOURNMENT

A motion was made by Ms. Catlin and seconded by Mr. Sammons to adjourn the meeting at 12:23 PM. The motion was carried unanimously, 7-0.

Respectfully Submitted,

_____

Jeffery W. Smith, Chair

TOWN OF PALM BEACH

Information for Architectural Commission Meeting on: February 25, 2026

To: Architectural Commission

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

From: Planning, Zoning & Building

Re: EXTPLAN-26-0001 224 ATLANTIC AVE—EXTENSION OF TIME. The applicants, Nina and Pieter Taselaar, have filed an application requesting an Extension of Time for a previously issued Architectural Commission approval for the enclosure of first floor covered parking to an enclosed garage with sitewide landscape and hardscape improvements. (ORIGINALLY ARC-24-0120 AND APPROVED AT THE JANUARY 29, 2025 MEETING)

Date: 2/18/2026

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

rabideau klein
Florida - Ontario

David E. Klein, Esq.
direct: 561.402.7412
dklein@rabideauklein.com
Florida Bar Board Certified in Real Estate Law

January 15, 2026

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

Re: Time Extension of Development Order – ARC-24-0120
Property: 224 Atlantic Avenue

To Whom It May Concern:

In connection with the above-referenced matter, on behalf of the owners of 224 Atlantic Avenue, Pieter and Nina Taselaar, I am requesting a one-year extension, or longer if possible, from the Development Order which was issued on January 29, 2025. The current owners just purchased the property in October 2025. Since that time, they have not had time to hire a contactor or finalize the plans.

Thank you for your consideration.

Sincerely,

David E. Klein

EXTPLAN -26-0001 224 ATLANTIC AVE—EXTENSION OF TIME. The applicants, Nina and Pieter Taselaar, have filed an application requesting an Extension of Time for a previously issued Architectural Commission approval for the enclosure of first floor covered parking to an enclosed garage with sitewide landscape and hardscape improvements. (ORIGINALLY ARC-24-0120 AND APPROVED AT THE JANUARY 29, 2025 MEETING)

Applicant:	224 Atlantic LLC
Architect:	ACI Architectural Concept
Landscape:	Environment Design Group
Legal:	Kochman & Ziska PLC

HISTORY:

The applicant was approved to enclose the existing first floor open air space to create a garage a storage area. Currently, the existing structure has a large open-air covered parking area. The applicant is proposing to enclose this entire first floor area with new matching stucco finish. New aluminum impact windows will be installed as well as garage doors featuring 3" cedar slats. There is no change to the amount of onsite paving. Surrounding the new first floor enclosure a series of new foundation plantings will be placed around the perimeter including green island Ficus, wild coffee plants and lady palms. All other existing plantings and hardscape will remain.

THE PROJECT:

The applicant is requesting a one-year extension of time to the following previously approved project: prior plans submitted entitled "EXISTING OPEN GARAGE ENCLOSURE & STORAGE" as prepared by ACI Architectural Concepts, dated January 9, 2025.

- The following scope of work is proposed:
- Enclosure of an existing open air garage to an enclosed garage.
- Relocation of pool equipment.

STAFF ANALYSIS:

The applicant is requesting a one-year extension of time for the approved project as they are new owners to the property.



ARCOM Development Order:

- Approval Date: January 29, 2025
- Expiration Date: January 29, 2026
- Proposed Expiration Date: January 29, 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

WRB

TOWN OF PALM BEACH

Information for Architectural Commission Meeting on: February 25, 2026

To: Architectural Commission

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

From: Planning, Zoning & Building

Re: ARC-25-0105 2875 S OCEAN BLVD. The applicant, 2875 Ocean LLC (Spina ORourke), has filed an application requesting Architectural Commission review and approval for fenestration changes to an existing commercial property.

Date: 2/18/2026

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-25-0105 2875 S OCEAN BLVD. The applicant, 2875 Ocean LLC (Spina ORourke), has filed an application requesting Architectural Commission review and approval for fenestration changes to an existing commercial property.

Property Owner: 2875 Ocean LLC
Professional: Spina O'Rourke Partners

HISTORY:
The two-story commercial property was built in 1982. Recent projects include the restaurant addition in 2018 followed by the restaurant explanation in 2020. In 2024 under application ZON-24-0047 a special exception was granted to allow take out service. Most recently in July of 2025 application ARC-25-0020 (ZON-25-0022) was approved unanimously to enclose the existing covered bank drive-through to leasable area. Town Council approved the site plan and a parking variance (3-1).

THE PROJECT:
The applicant has submitted plans, entitled "2875 South Ocean", as prepared by **Spina O'Rourke Partners**, uploaded 02/10/26.

The following is the scope of work for the application:

- First floor window addition to internal breezeway.

Site Data			
Zoning District	C-TS	**Future Land Use**	COMMERCIAL
Lot Size	99,630 SF	**Lot Coverage**	Permitted: 70% Exist.: 19.4% (19,404 SF) Prop.: 19.4% (19,404 SF)

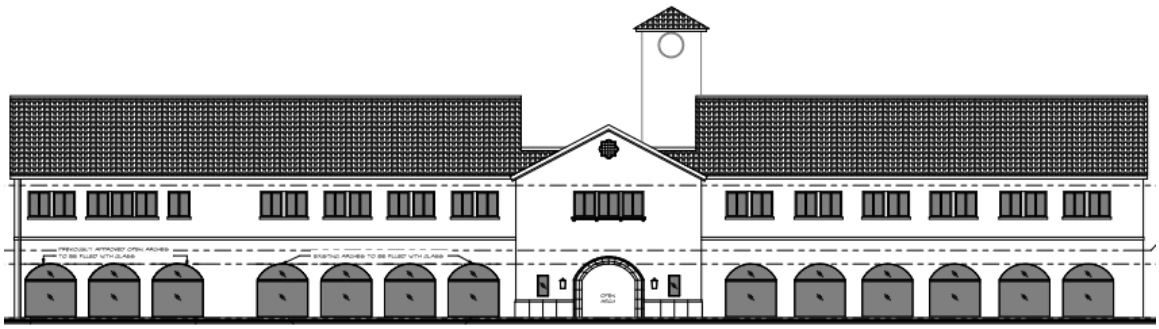
Surrounding Properties / Zoning	
North	2850 S Ocean Blvd / Palm Worth Condo | R-D(2)
South	Lake Worth Beach Casino & Complex | City of Lake Worth Beach
East	2882 S Ocean Blvd / R.G. Kreusler Park | C-TS
West	2860 S Ocean Blvd / La Palma Condo | R-D(2) 2870 S Ocean Blvd / Fairfield Inn & Suites (Hotel) | R-D(2) 2880 S Ocean Blvd / Commercial Offices | C-TS

STAFF ANALYSIS:
The applicant is seeking to add windows within the existing breezeway facing east to South Ocean Boulevard. Additionally, they will infill the open arches with arched windows including the previously approved arches approved by ARCOM in July 2025 creating an enclosed

walkway.



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

KOCHMAN & ZISKA PLC

Ronald S. Kochman*
Maura A. Ziska
Alexander D. Kochman
*Also admitted in New York

Esperanté
222 Lakeview Avenue, Suite 1500
West Palm Beach, Florida 33401
Telephone 561-802-8960
Facsimile 561-802-8995

January 9, 2026

RE: **ARC-25-0105 2875 South Ocean Boulevard**

We are pleased to submit the accompanying drawings proposing additional windows within the existing breezeway, as well as infilling the previously approved open arches with arched windows. There is no change to the approved lot coverage.

~~**A] LANDMARKS PRESERVATION COMMISSION 54-122 & 54-161 N/A**~~

~~**B] ARCOM 18-205 N/A**~~

Sec. 18-205. - Criteria for building permit.

(1) The plan for the proposed modifications to an existing building 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 modifications to an existing building will be protected against external and internal noise, vibrations, and other factors that may tend to make the environment less desirable.

(3) The proposed modifications to an existing buildings are not, in their 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 modifications to an existing building 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 modifications to an existing building 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 modifications to an existing building 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) There is no proposed accessory structure.

(8) The proposed modifications to an existing building 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 modifications to an existing building 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 proposed modifications to an existing building adequately protects unique site characteristics such as those related to scenic views, rock outcroppings, natural vistas, waterways, and similar features.

B) ARCOM 18-206 N/A

C) SPECIAL EXCEPTION 134-229

Please feel free to reach out with any questions.

Sincerely,

Maura Ziska

Maura Ziska

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2875 South Ocean

2875 S. Ocean Blvd
Palm Beach, FL 33480

SCOPE OF WORK

THE SCOPE OF WORK INCLUDES THE ADDITION OF WINDOWS WITHIN PREVIOUSLY PROPOSED OPEN ARCHES AND THE ADDITION OF WINDOWS WITHIN THE INTERNAL EXISTING BREEZEWAY



SHEET	NAME	
Z-0.1.0	VICNITY LOCATION MAP	
Z-1.0.0	EXISTING PHOTOS	
A-1.0.0	ARCHITECTURAL SITE PLAN	
A-1.1.0	PREVIOUSLY APPROVED AND PROPOSED FLOORPLAN	
A-2.0.0	EXISTING AND PROPOSED WEST ELEVATIONS	
A-2.0.1	EXISTING AND PROPOSED COLORED WEST ELEVATIONS	
A-2.1.0	EXISTING AND PROPOSED EAST ELEVATIONS	
A-2.2.0	EXISTING AND PROPOSED NORTH ELEVATIONS	
A-2.3.0	EXISTING AND PROPOSED SOUTH ELEVATIONS	
A-2.4.0	EXISTING AND PROPOSED BREEZEWAY DETAILS	
A-3.0.0	EXISTING AND PROPOSED RENDERS	
A-3.0.1	EXISTING AND PROPOSED RENDERS	

FINAL SUBMITTAL 02-09-2026

ARC-25-0105

SPINAOROURKE + PARTNERS
Architecture + Interior Design
Keith M. Spina # AR13419

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Architecture • Interior Design
Keith M. Spina # AR13419

EXISTING BUILDING RENOVATION
2875 South Ocean
2875 S. Ocean Blvd
Palm Beach, FL 33480

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Revisions:

Project no: 24109
Date: 06-23-2025
Drawn by: NDC
Project Manager: JG

COVER SHEET

CVR.

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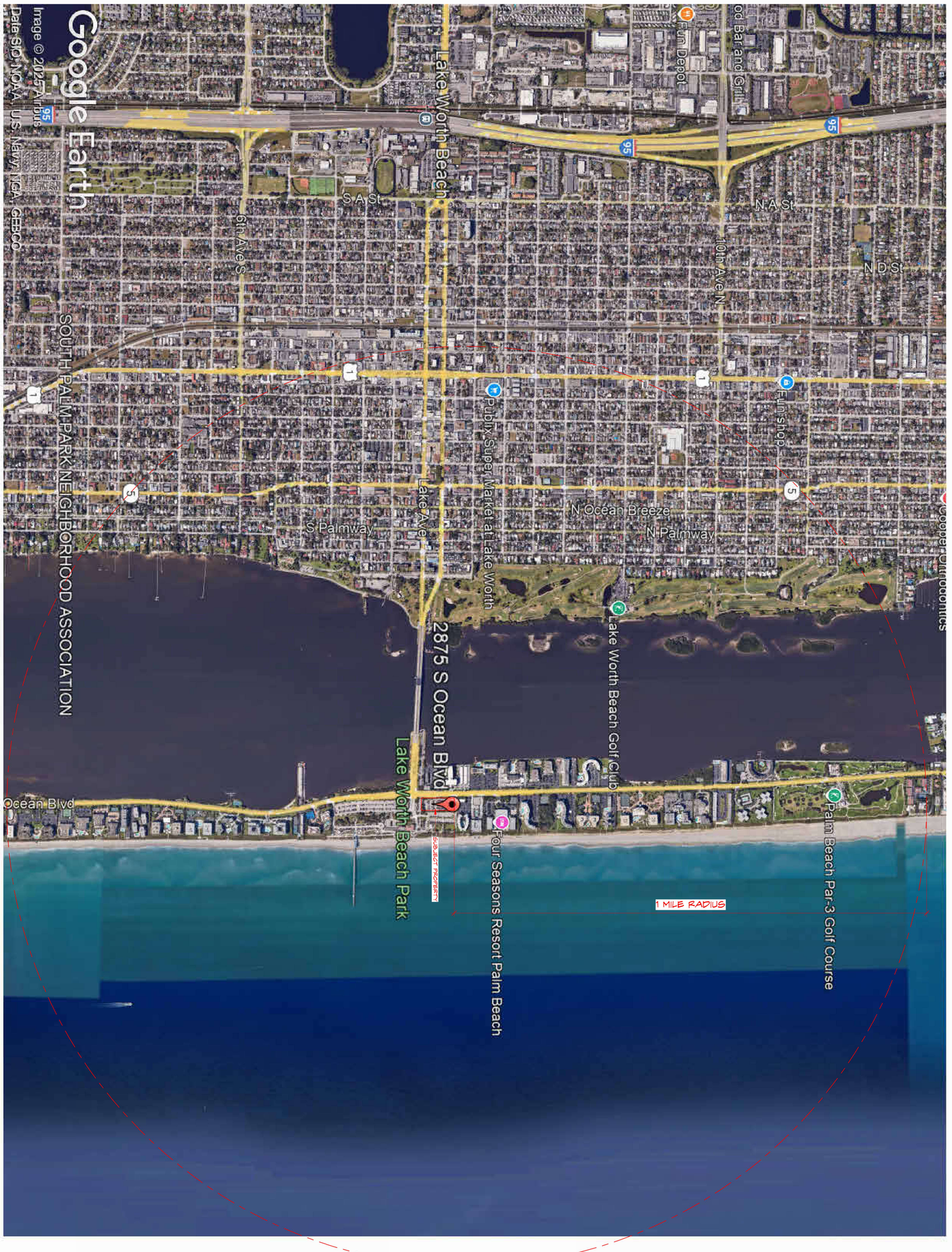
VICINITY LOCATION MAP



VICINITY LOCATION MAP

Z1.0.0 FINAL SUBMITTAL	N W E S	Project no: 24109 Date: 04-28-2025 Drawn by: NDC Project Manager: JG	Revisions:	THESE DRAWINGS ARE FOR THE USE OF SPINA OROURKE + PARTNERS, INC. AND MAY NOT BE USED OR REPRODUCED IN ANY MANNER WITHOUT THE EXPRESS WRITTEN PERMISSION OF SPINA OROURKE + PARTNERS, INC. ALL RIGHTS RESERVED	EXISTING BUILDING RENOVATION **2875 South Ocean** 2875 S. Ocean Blvd Palm Beach, FL 33480

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Autodesk Docs://2875 S. Ocean Blvd/2875 S.OCEAN BLVD_R24.rvt



WEST ELEVATION



EAST ELEVATION



NORTH ELEVATION



EXISTING PHOTO OF BREEZEWAY - AREA OF WORK

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Revisions:

Project no: 24109
Date: 10-13-2025
Drawn by: NDC
Project Manager: JG

EXISTING PHOTOS

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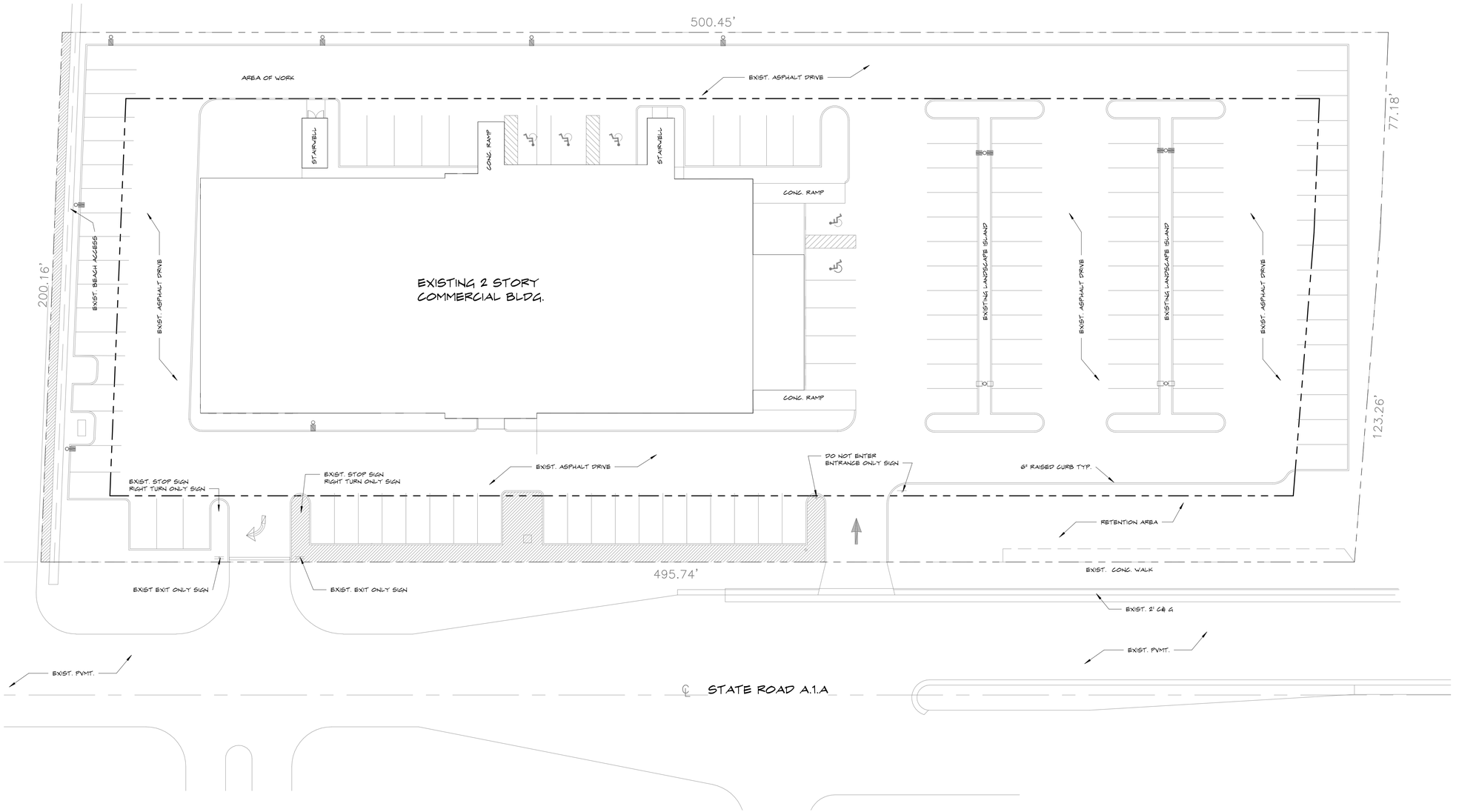

1 A-1.0 **ARCHITECTURAL SITE PLAN**
SCALE: 1" = 20'-0"

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Keith M. Spina # AR13419

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Revisions:

Project no: 24109
Date: 10-13-2025
Drawn by: NDC
Project Manager: JG

ARCHITECTURAL SITE PLAN

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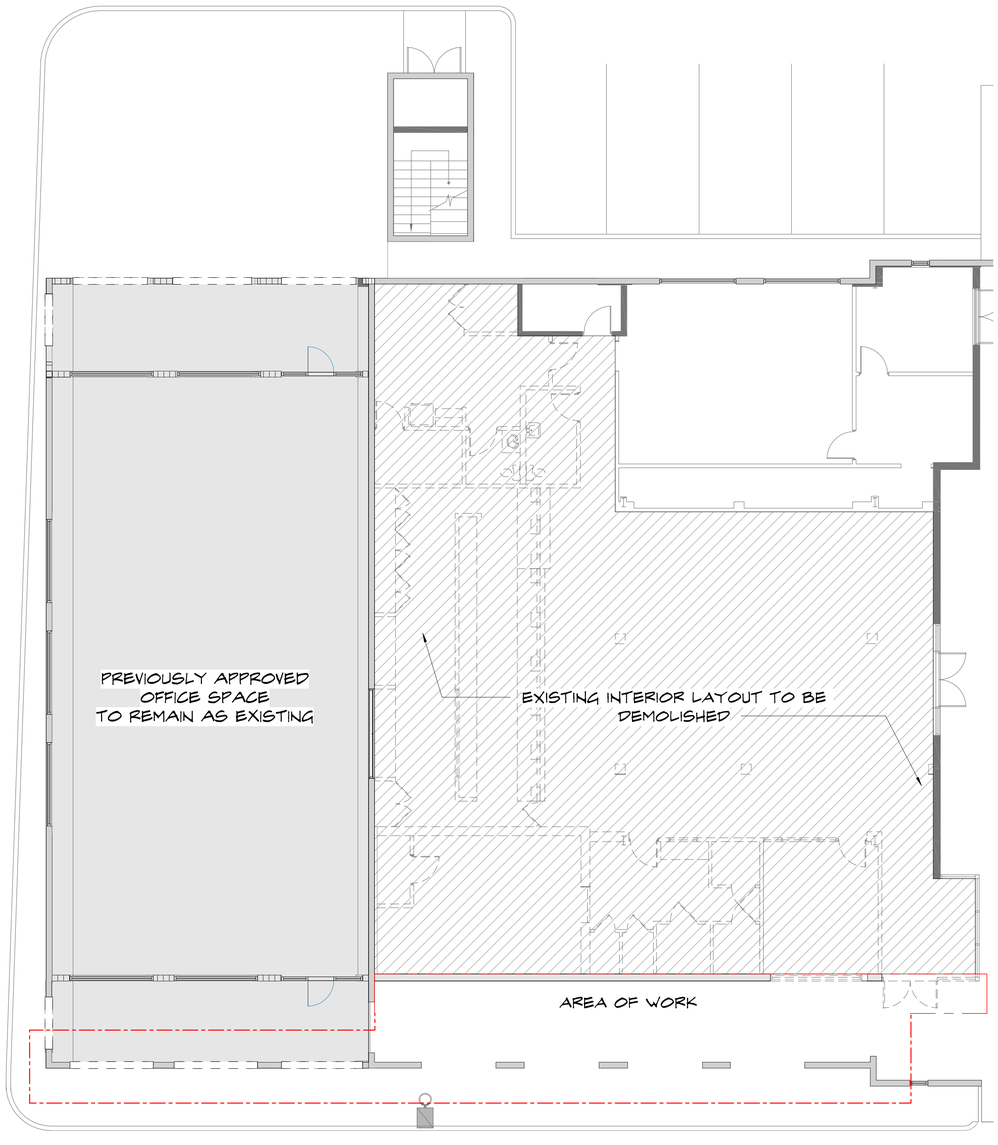
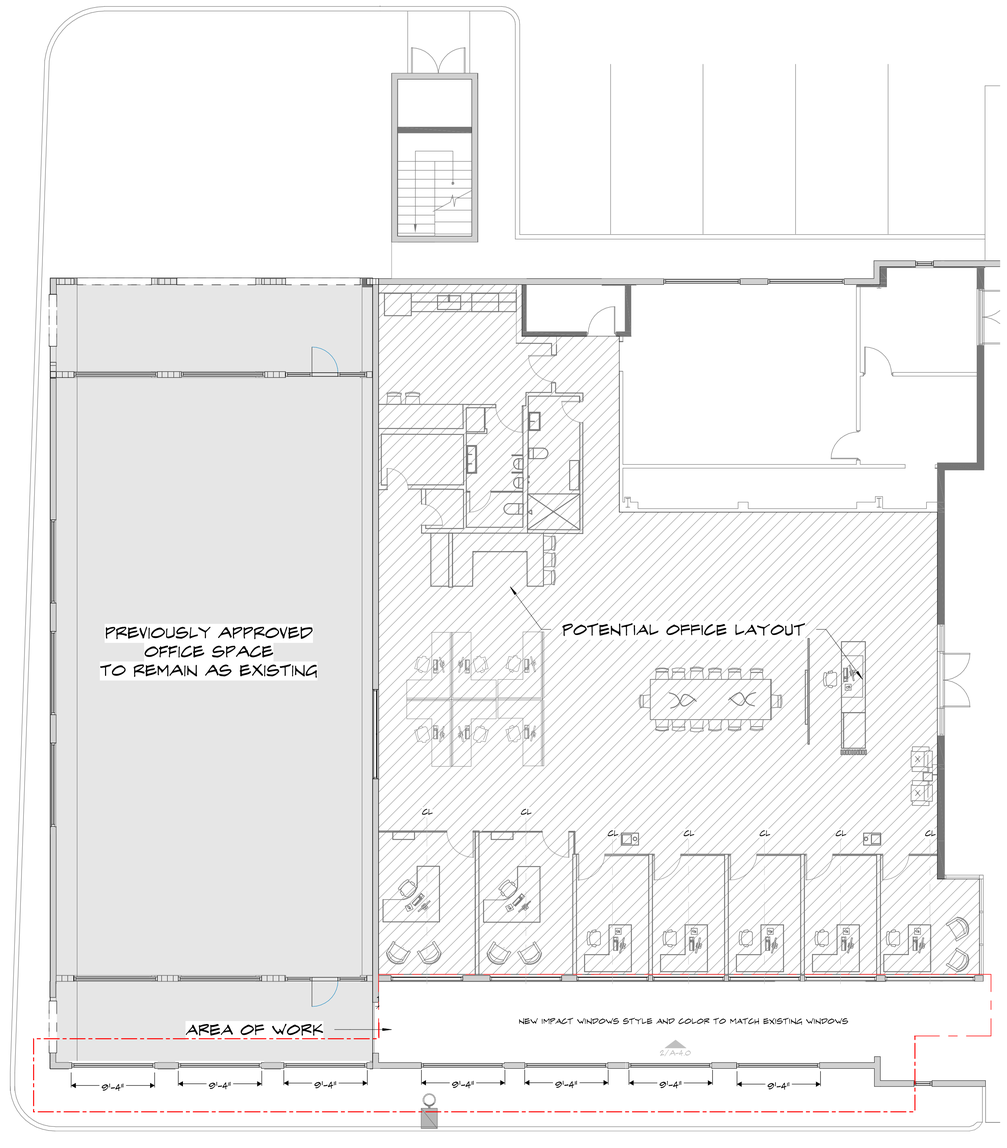


2 A-2.0 **PREVIOUSLY APPROVED FLOOR PLAN**
SCALE: 1/8" = 1'-0"



1 A-2.0 **PROPOSED FLOOR PLAN**
SCALE: 1/8" = 1'-0"

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Revisions:

Project no: 24109
Date: 05-27-2025
Drawn by: NDC
Project Manager: JG

EXISTING AND PROPOSED FLOOR PLANS

A-1.1.0

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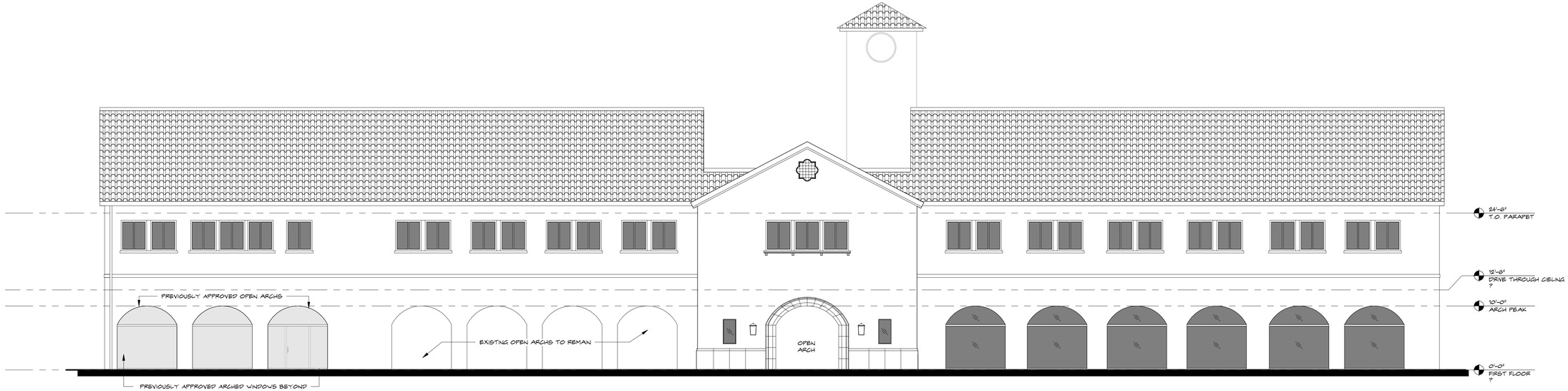
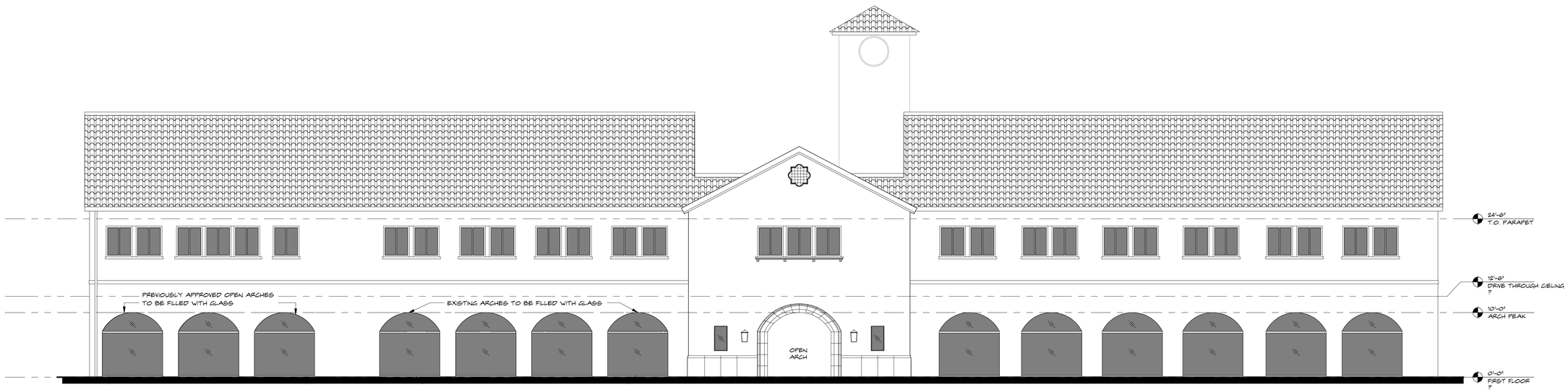


2 A-3.0 **PREVIOUSLY APPROVED WEST ELEVATION**
SCALE: 1/8" = 1'-0"



1 A-3.0 **PROPOSED WEST ELEVATION**
SCALE: 1/8" = 1'-0"

285 Banyan Blvd
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SPINA O'ROURKE + PARTNERS
Architecture • Interior Design
Keith M. Spina # AR13419

EXISTING BUILDING RENOVATION
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2875 S. Ocean Blvd
Palm Beach, FL 33480

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Revisions:

Project no: 24109
Date: 04-28-2025
Drawn by: Author
Project Manager: Checker

PREVIOUSLY APPROVED AND PROPOSED WEST ELEVATION

A2.0.0

FINAL SUBMITTAL

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1 A-2.1.0 **PREVIOUSLY PROPOSED WEST ELEVATION**
SCALE: 1/8" = 1'-0"



1 A-2.1.0 **PROPOSED WEST ELEVATION**
SCALE: 1/8" = 1'-0"

285 Banyan Blvd
West Palm Beach Florida 33401
561.684.6844 • Fax 561.684.5594
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FL Lic # AA26002399

SPINA O'ROURKE + PARTNERS

Architecture • Interior Design
Keith M. Spina #AR13419

EXISTING BUILDING RENOVATION
2875 South Ocean
2875 S. Ocean Blvd
Palm Beach, FL 33480

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Revisions:

Project no: 24109
Date: 04-28-2025
Drawn by: Author
Project Manager: Checker

OVERALL COLORED ELEVATIONS

A2.0.1

FINAL SUBMITTAL

5/23/2025 3:48:13 PM

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1 A-2.2.0 **PREVIOUSLY PROPOSED EAST ELEVATION**

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



2 A-2.2.0 **PROPOSED OVERALL EAST ELEVATION**

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

285 Banyan Blvd
West Palm Beach Florida 33401
561.684.6844 • Fax 561.684.5594
spinaorourke.com
FL Lic. # AA26002399

SPINA O'ROURKE + PARTNERS

Architecture • Interior Design
Keith M. Spina # AR13419

EXISTING BUILDING RENOVATION

2875 South Ocean

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Revisions:

Project no: 24109
Date: 04-28-2025
Drawn by: NDC
Project Manager: JG

EXTERIOR EAST ELEVATIONS

A2.1.0

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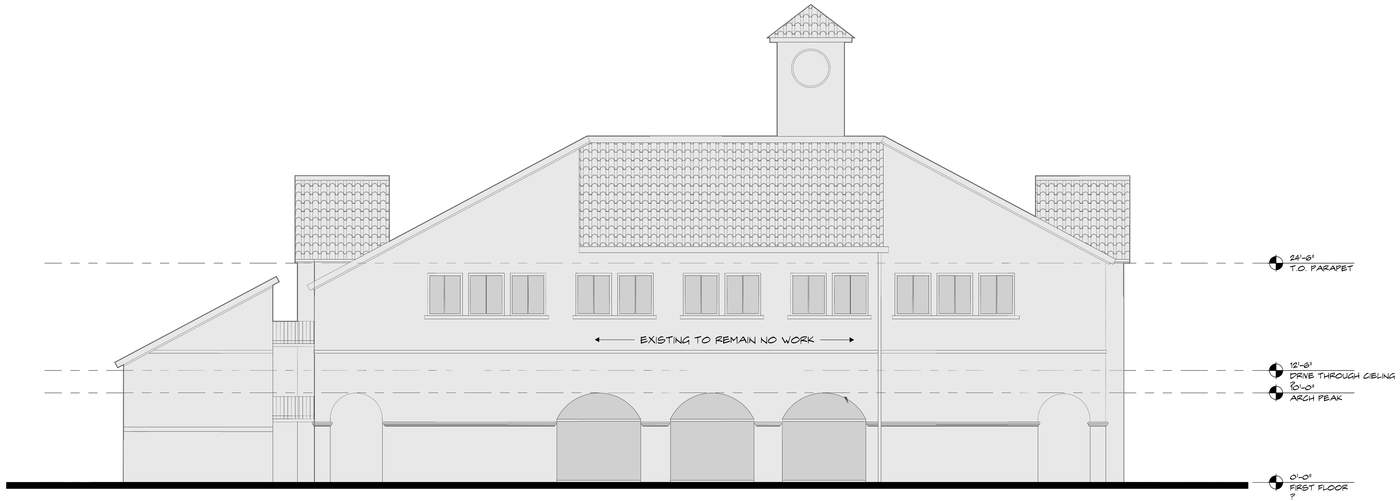
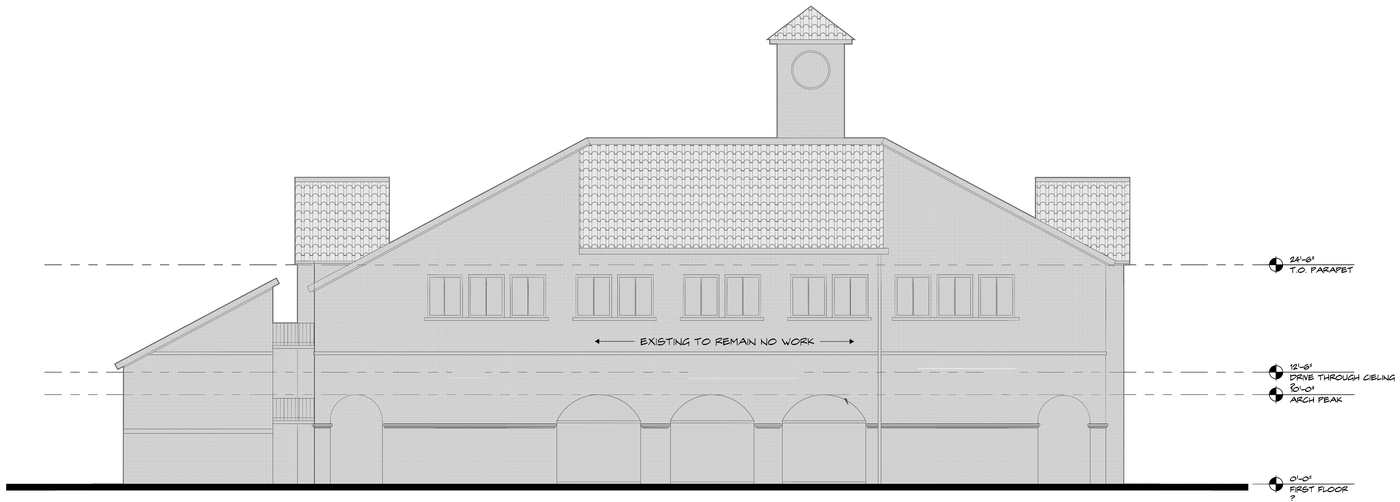


1 / A-2.3.0 **PREVIOUSLY PROPOSED NORTH ELEVATION**

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



2 / A-2.3.0 **PROPOSED NORTH ELEVATION**

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

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EXISTING BUILDING RENOVATION

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Revisions:

Project no: 24109
Date: 04-28-2025
Drawn by: NDC
Project Manager: JG

EXTERIOR NORTH ELEVATIONS

A2.2.0

FINAL SUBMITTAL

5/23/2025 3:48:15 PM

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1 A-2.4.0 **EXISTING SOUTH ELEVATION**
SCALE: 1/8" = 1'-0"



2 A-2.4.0 **PROPOSED SOUTH ELEVATION**
SCALE: 1/8" = 1'-0"

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EXISTING BUILDING RENOVATION
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Revisions:

Project no: 24109
Date: 04-28-2025
Drawn by: NDC
Project Manager: JG

EXTERIOR SOUTH ELEVATIONS

A2.3.0

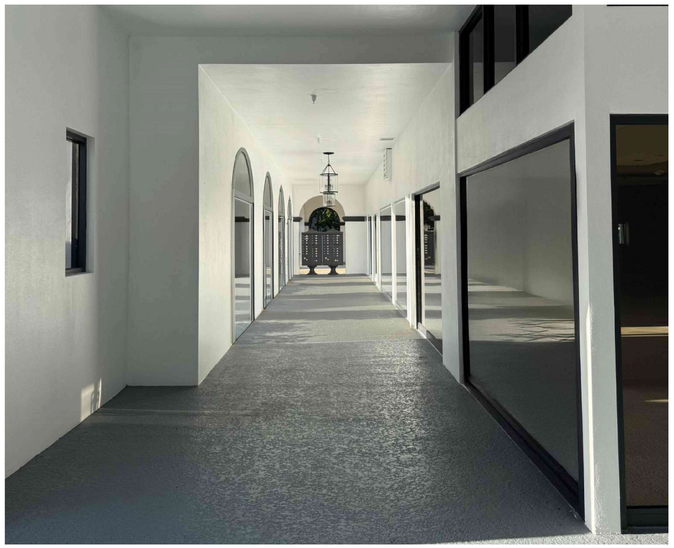
FINAL SUBMITTAL

5/23/2025 3:48:15 PM

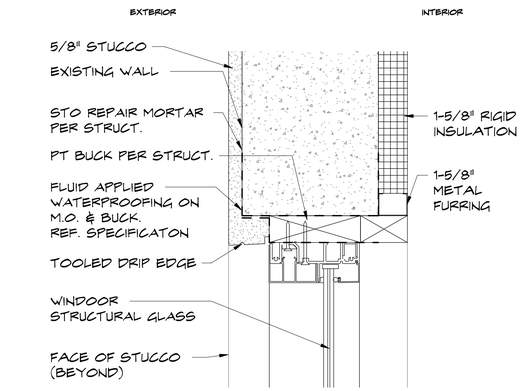
Autodesk Docs://2875 S. Ocean Blvd/2875 S.OCEAN BLVD_R24.rvt



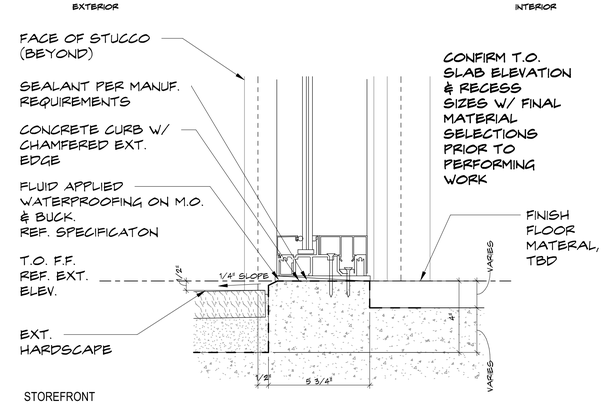
EXISTING INTERNAL BREEZEWAY



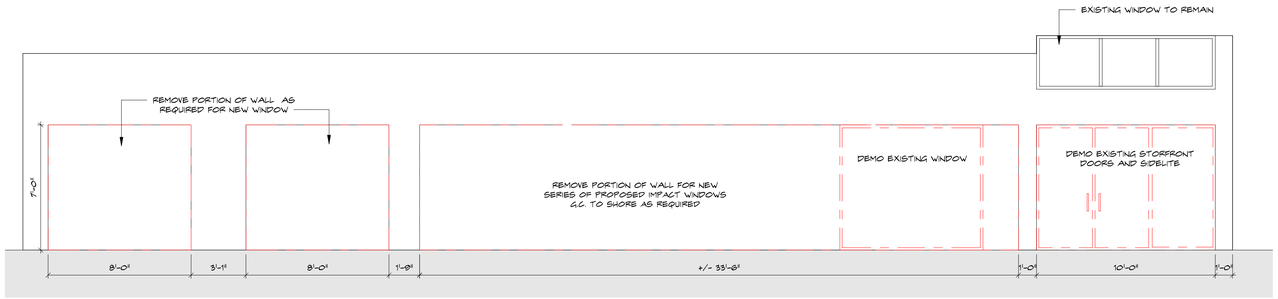
PROPOSED INTERNAL BREEZEWAY



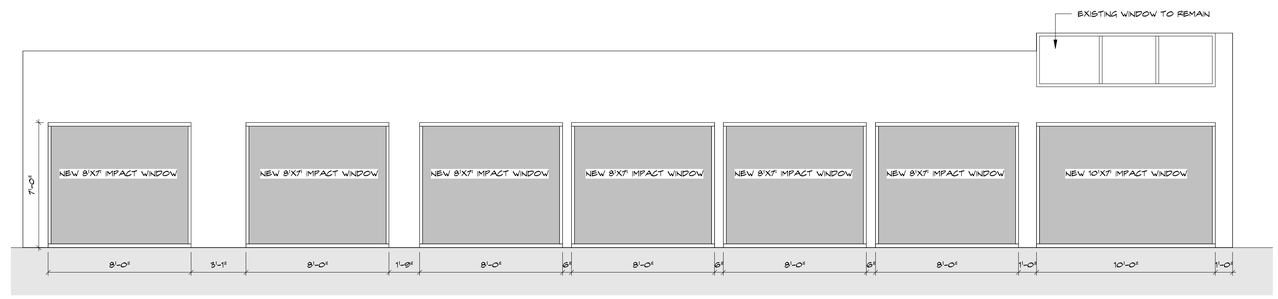
4 A-4.0 **STOREFRONT HEAD DETAIL**
SCALE: 3" = 1'-0"



STOREFRONT
3 A-4.0 **SILL DETAIL**
SCALE: 3" = 1'-0"



1 A-4.0 **DEMO/EXISTING ELEVATION OF BREEZEWAY**
SCALE: 1/4" = 1'-0"



2 A-4.0 **PROPOSED ELEVATION OF BREEZEWAY**
SCALE: 1/4" = 1'-0"

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Architecture • Interior Design
Keith M. Spina # AR13419

EXISTING BUILDING RENOVATION
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Palm Beach, FL 33480

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Revisions:

Project no: 24109
Date: 10-13-2025
Drawn by: Author
Project Manager: Checker

EXISTING AND PROPOSED BREEZEWAY ELEVATIONS AND DETAILS

A2.4.0

FINAL SUBMITTAL

10/13/2025 1:09:20 PM

EXISTING INTERNAL BREEZEWAY



PROPOSED INTERNAL BREEZEWAY



EXISTING AND PROPOSED RENDERING

A3.0.0

FINAL SUBMITTAL

Project no: 24109
Date: 10-13-2025
Drawn by: NDC
Project Manger: JG

Revisions:

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EXISTING BUILDING RENOVATION

2875 South Ocean

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PREVIOUSLY APPROVED WEST ELEVATION



PROPOSED WEST ELEVATION

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Revisions:

Project no: 24109
Date: 04-28-2025
Drawn by: NDC
Project Manager: JG

EXISTING AND PROPOSED RENDERING

A3.0.1

FINAL SUBMITTAL

5/23/2025 3:48:19 PM

TOWN OF PALM BEACH

Information for Architectural Commission Meeting on: February 25, 2026

To: Architectural Commission

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

From: Planning, Zoning & Building

Re: ARC-25-0106 259 LIST RD. The applicant, BJ Murdoch Trust (Elizabeth Connaughton), has filed an application requesting Architectural Commission review and approval for a first-floor addition with loggia modification and fenestration changes to an existing single-family residence.

Date: 2/18/2026

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-25-0106 259 LIST RD The applicant, BJ Murdoch Trust (Elizabeth Connaughton), has filed an application requesting Architectural Commission review and approval for a first-floor addition with loggia modification and fenestration changes to an existing single-family residence.

Property Owner: BJ Murdoch Trust
Professional: Elizabeth Connaughton

HISTORY:
The single-family residence at 259 List Rd was constructed in 1958. The only recent activity at the property was a garage door replacement in September of 2025.

THE PROJECT:
The applicant has submitted plans, entitled "Murdoch Residence", as prepared by **Elizabeth Connaughton**, uploaded 02/09/26.

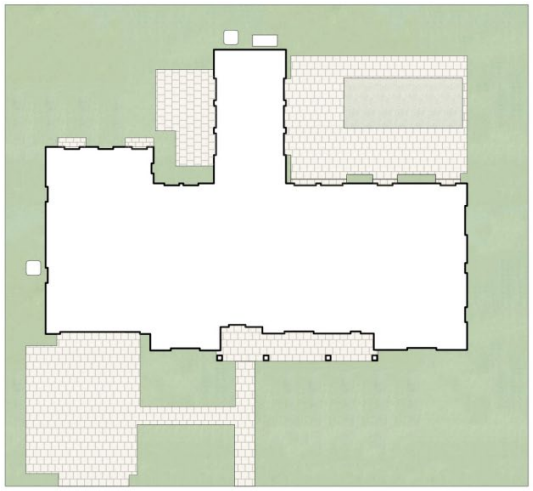
The following is the scope of work for the application:

- First floor 365-square-foot addition located in the rear of the property.

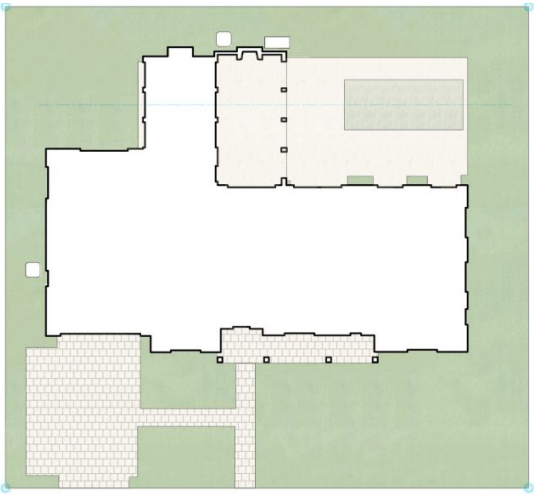
Site Data			
Zoning District	R-B	**Future Land Use**	Single-Family
Lot Size	10,132.5 SF	**Lot Coverage**	Allowed: 40% Existing: 33.7% Proposed: 37.3%
Lot Depth	96.5'	**Lot Width**	105'

Surrounding Properties / Zoning	
North	262 Orange Grove Rd | Single Family Residence / R-B
South	258 List Rd | Single Family Residence/ R-B
East	245 List Rd | Single Family Residence/ R-B
West	265 List Rd | Single Family Residence/ R-B

STAFF ANALYSIS:
The applicant proposes several modifications to the existing single-family residence. The project includes a 365-square-foot rear addition. A portion of the residence will be converted into an unenclosed lanai with a fireplace. Additionally, changes to the fenestration are proposed on the north, east, and west elevations, including window replacements.



Existing



Proposed



Proposed east elevation with new lanai and fireplace.

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

ELIZABETH CONNAUGHTON, ARCHITECT
226 Brazilian Avenue 3C, Palm Beach, FL 33480

LETTER OF INTENT

ARC-25-0106: We are pleased to submit the accompanying drawings for our project at 259 List Rd, Palm Beach, FL. The proposed work includes the following:

- Exterior rear Family Room/Kitchen addition of 365 Square Feet
- Conversion of enclosed conditioned space into unenclosed Lanai of 388 Square Feet, accompanying facade alterations and fire place on the North
- Altered fenestration on the North, East, and West Facades to reflect changes in plan
- Replacement of all other windows, including the street facing South Facade, with in-kind windows of superior quality

The proposed renovations are in conformity with good taste, quality, design, and contribute to the image of The Town as a place of beauty, spaciousness, balance, taste, fitness, charm, and high quality (Section 18-205). We are not seeking variances for the proposed addition, and the proposal conforms to all applicable provisions of the Town's zoning code.

Sincerely,
Elizabeth Connaughton

MURDOCH RESIDENCE

259 List Road, Palm Beach, FL 33480

ARC-25-0106
SECOND SUBMITTAL
JANUARY 12, 2026

PROJECT SCOPE:

ONE STORY REAR YARD ADDITIONS:

KITCHEN ADDITION: 90 SF
FAMILY ROOM ADDITION: 275 SF
TOTAL SF: 365 SF

CONVERSION OF EXISTING ENCLOSED FAMILY RM TO UNENCLOSED LOGGIA: 388 SF

ADDITIONAL FACADE ALTERATIONS:

EAST ELEVATION: ADDITIONAL WINDOW @ MASTER BATH
WEST ELEVATION: ADDITIONAL WINDOW @ GUEST BATH
NORTH ELEVATION: FRENCH DOORS TO REPLACE DOORS @ MASTER BEDROOM, FRENCH DOORS @ LIVING ROOM TO BE REPLACED W/ LARGER MULTI-FOLD DOOR. GUEST ROOM FENESTRATION REPLACED W/ APPROPRIATE DOORS AND WINDOWS
REPLACING OF ALL OTHER WINDOWS INCLUDING THE FRONT FACADE WITH IN KIND WINDOWS OF HIGHER QUALITY
* NO DESIGN ALTERATIONS TO THE FRONT STREET FACING FACADE*

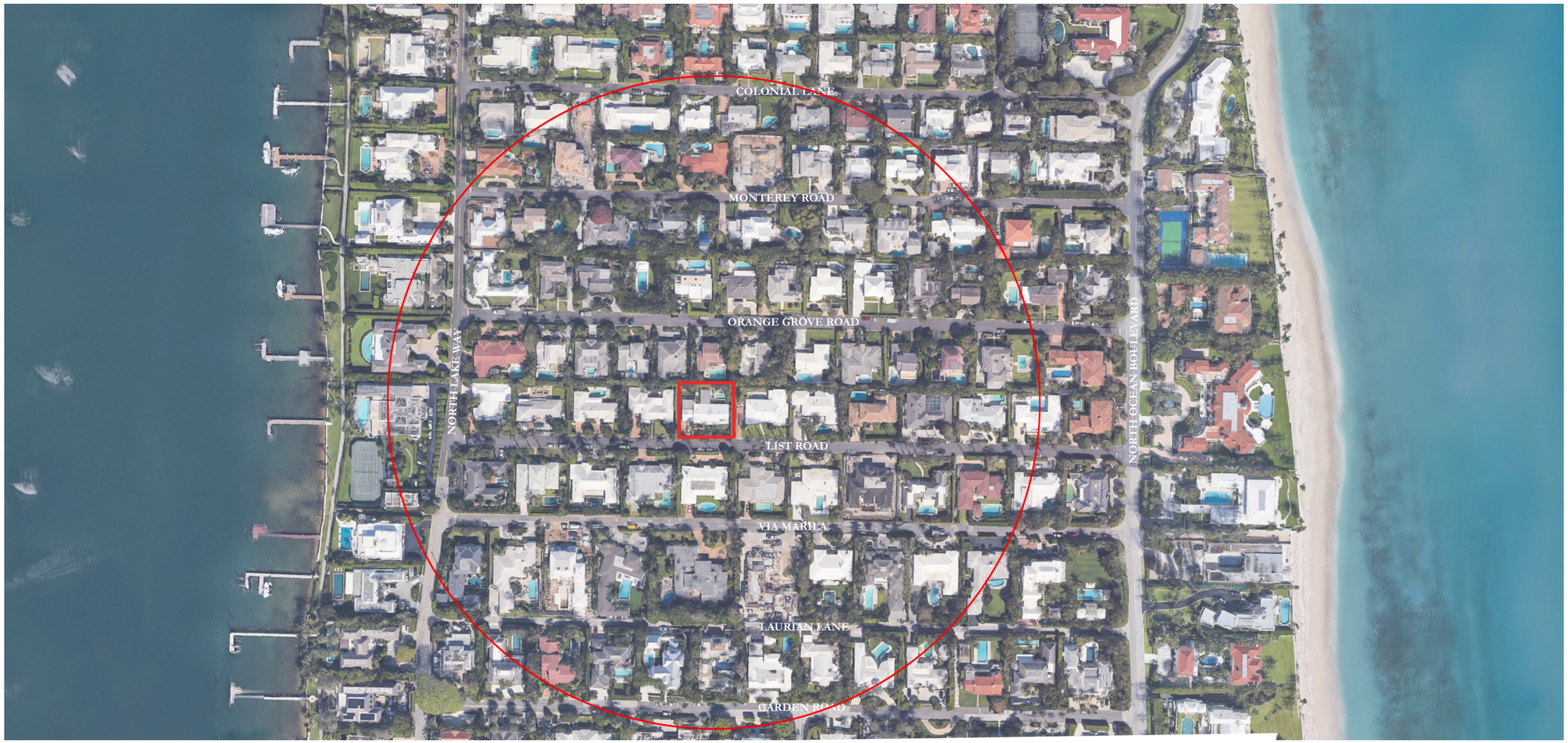
PROJECT TEAM:

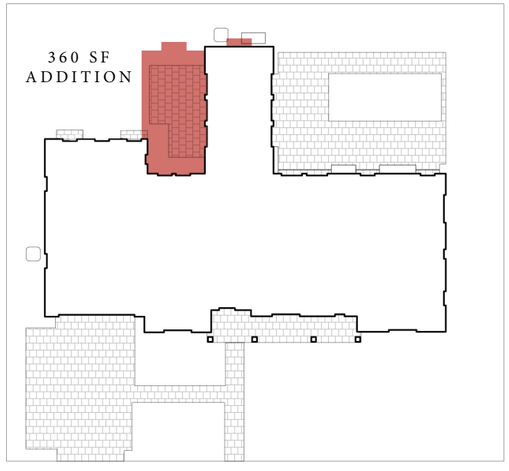
ELIZABETH CONNAUGHTON, ARCHITECT
COURTNEY DAVIS INTERIORS

PROJECTED ARCOM HEARING:

FEBRUARY 25, 2025

ELIZABETH CONNAUGHTON
JANUARY 12, 2026





VICINITY MAP
SCALE: NTS

MURDOCH RESIDENCE

259 List Road, Palm Beach, FL 33480

ELIZABETH CONNAUGHTON
JANUARY 12, 2026

Town of Palm Beach

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

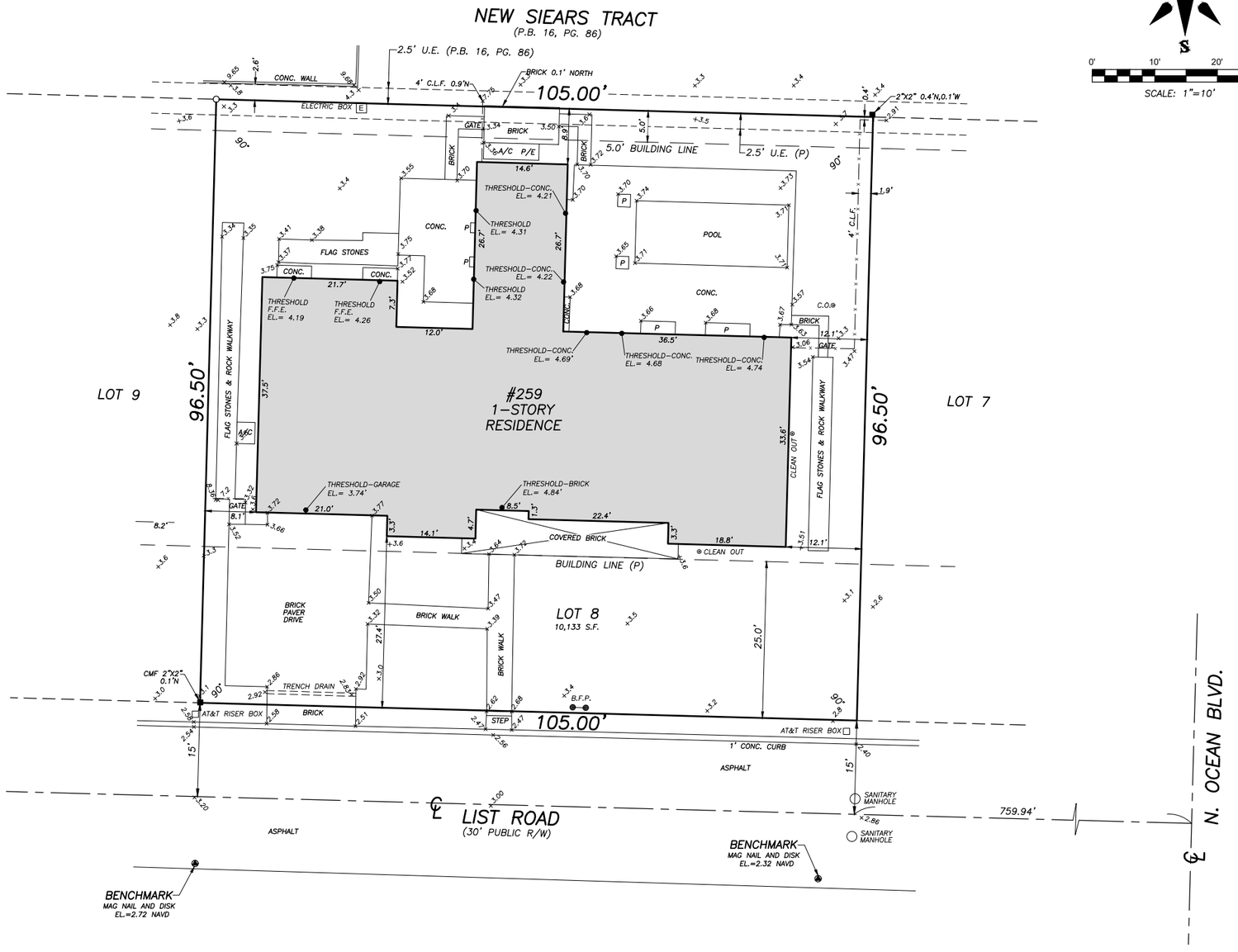
Line #	Zoning Legend			
1	**Property Address:**	259 List Road		
2	**Zoning District:**	R-B LOW DENSITY RESIDENTIAL		
3	**Structure Type:**	One-Story Single Family Residence		
4		Required/Allowed	Existing	Proposed
5	Lot Size (sq ft)	10000 SF	10132.5 SF	10132.5 SF
6	Lot Depth	100'	96.5'	96.5'
7	Lot Width	100'	105'	105'
8	Lot Coverage (Sq Ft and %)	4,053 SF (40%)	3,416 SF (33.7%)	3,781 SF(37.3%)
9	*Front Yard Setback (Ft.)	25'	27.3'	27.3'
10	* Side Yard Setback (1st Story) (Ft.)	12.5'	8.1'	8.1' (12.5' at addition)
11	* Side Yard Setback (2nd Story) (Ft.)	N/A	N/A	N/A
12	*Rear Yard Setback (Ft.)	10'	9'	9' (10' at addition)
13	Angle of Vision (Deg.)	100 Deg.	111 Deg.	111 Deg.
14	Building Height (Ft.)	14'	8'-4"	8'-4"
15	Overall Building Height (Ft.)	22'	14'-6"	14'-6"
16	Crown of Road (COR) (NAVD)	+3.00 NAVD	+3.00 NAVD	+3.00 NAVD
17	Max. Amount of Fill Added to Site (Ft.)	N/A	N/A	N/A
18	Finished Floor Elev. (FFE)(NAVD)	TBD	TBD	TBD
19	Zero Datum for point of meas. (NAVD)	7' NAVD	+7' NAVD	+7' NAVD
20	FEMA Flood Zone Designation		AE 6	AE 6
21	Base Flood Elevation (BFE)(NAVD)		6' NAVD	6' NAVD
22	Landscape Open Space (LOS) (Sq Ft and %)	4,559.6 SF (45%)	4,814 SF (47.5%)	4,560 SF (45.4%)
23	Perimeter LOS (Sq Ft and %)			
24	Front Yard LOS (Sq Ft and %)			
25	**Native Plant Species %			

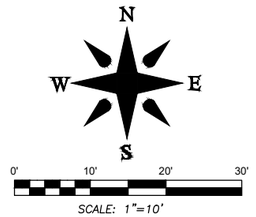
** Indicate each yard area with cardinal direction (N,S,E,W)*

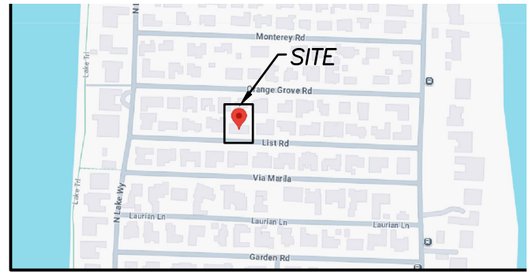
*** Provide Native plant species calculation per category as requited by Ord. 24-2021 on separate table*

If value is not applicable, enter N/A

If value is not changing, enter N/C







VICINITY SKETCH N.T.S.

BOUNDARY SURVEY FOR:
BJ Murdoch Trust
Britton H Murdoch Trust
Janice H Murdoch Trust

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

BJ Murdoch Trust
Britton H Murdoch Trust
Janice H Murdoch Trust

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

PROPERTY ADDRESS:

259 List Rd
Palm Beach, FL 33480

LEGAL DESCRIPTION:

Lot 8, List Addition No. 1, according to the map or plat thereof, as recorded in Plat Book 24, Page 179, of the Public Records of Palm Beach County, Florida.

SURVEY
SCALE: NTS

MURDOCH RESIDENCE
259 List Road, Palm Beach, FL 33480

ELIZABETH CONNAUGHTON
JANUARY 12, 2026



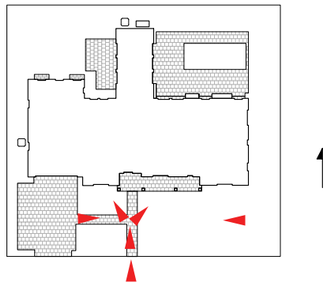












SITE PHOTOS
NTS

MURDOCH RESIDENCE

259 List Road, Palm Beach, FL 33480

ELIZABETH CONNAUGHTON
JANUARY 12, 2026



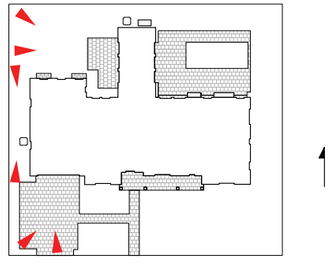












SITE PHOTOS
NTS

MURDOCH RESIDENCE

259 List Road, Palm Beach, FL 33480

ELIZABETH CONNAUGHTON
JANUARY 12, 2026



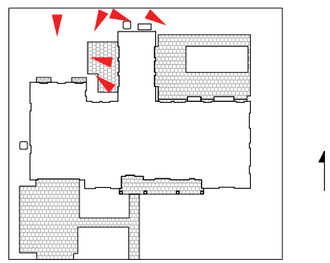












SITE PHOTOS
NTS

MURDOCH RESIDENCE

259 List Road, Palm Beach, FL 33480

ELIZABETH CONNAUGHTON
JANUARY 12, 2026



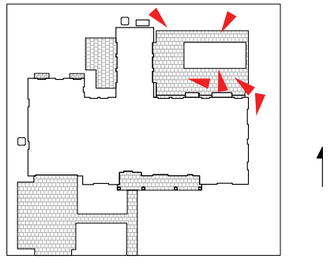












SITE PHOTOS
NTS

MURDOCH RESIDENCE

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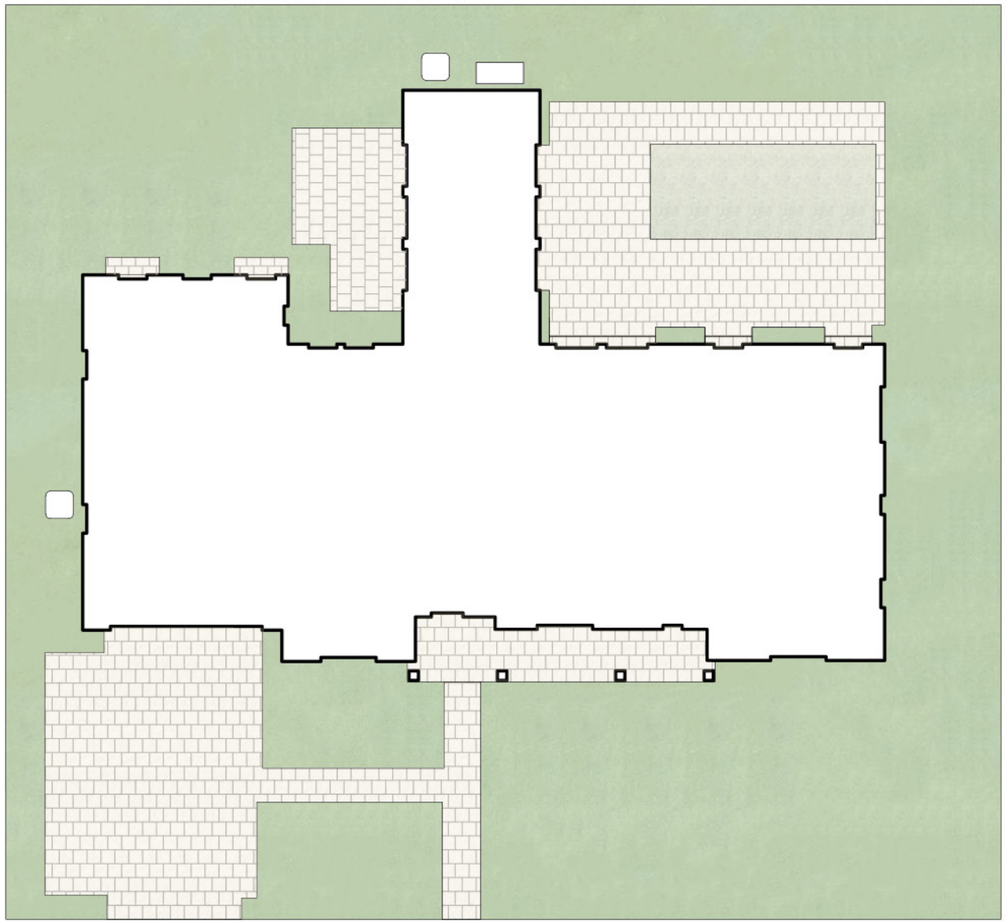
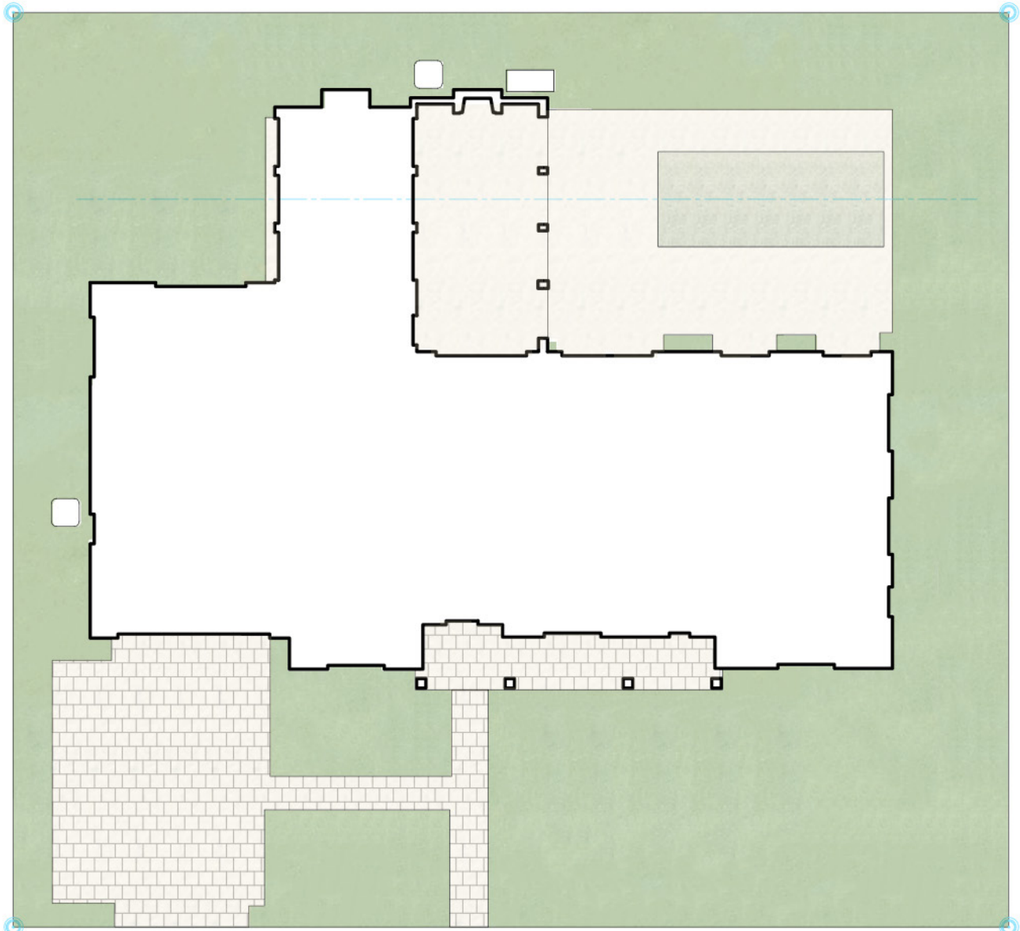
JANUARY 12, 2026



EXISTING

LANDSCAPE OPEN SPACE: 4814 SF (47.5%)
LOT COVERAGE: 3416 SF (33.7%)



PROPOSED

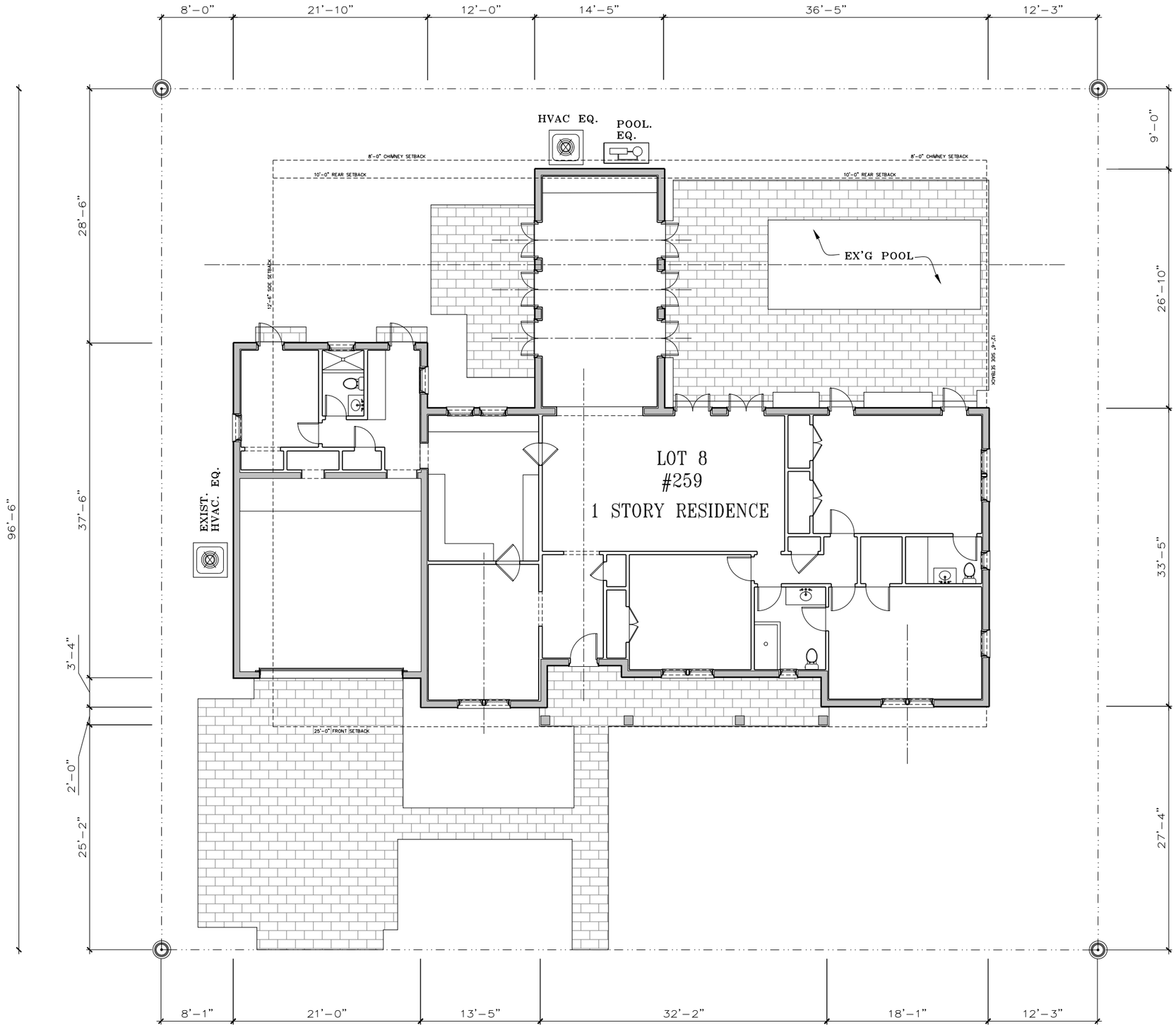
LANDSCAPE OPEN SPACE: 4560 SF (45.4%)
LOT COVERAGE: 3781 SF (37.5%)

LANDSCAPE OPEN SPACE DIAGRAMS
SCALE: 3/32” = 1’-0”

MURDOCH RESIDENCE

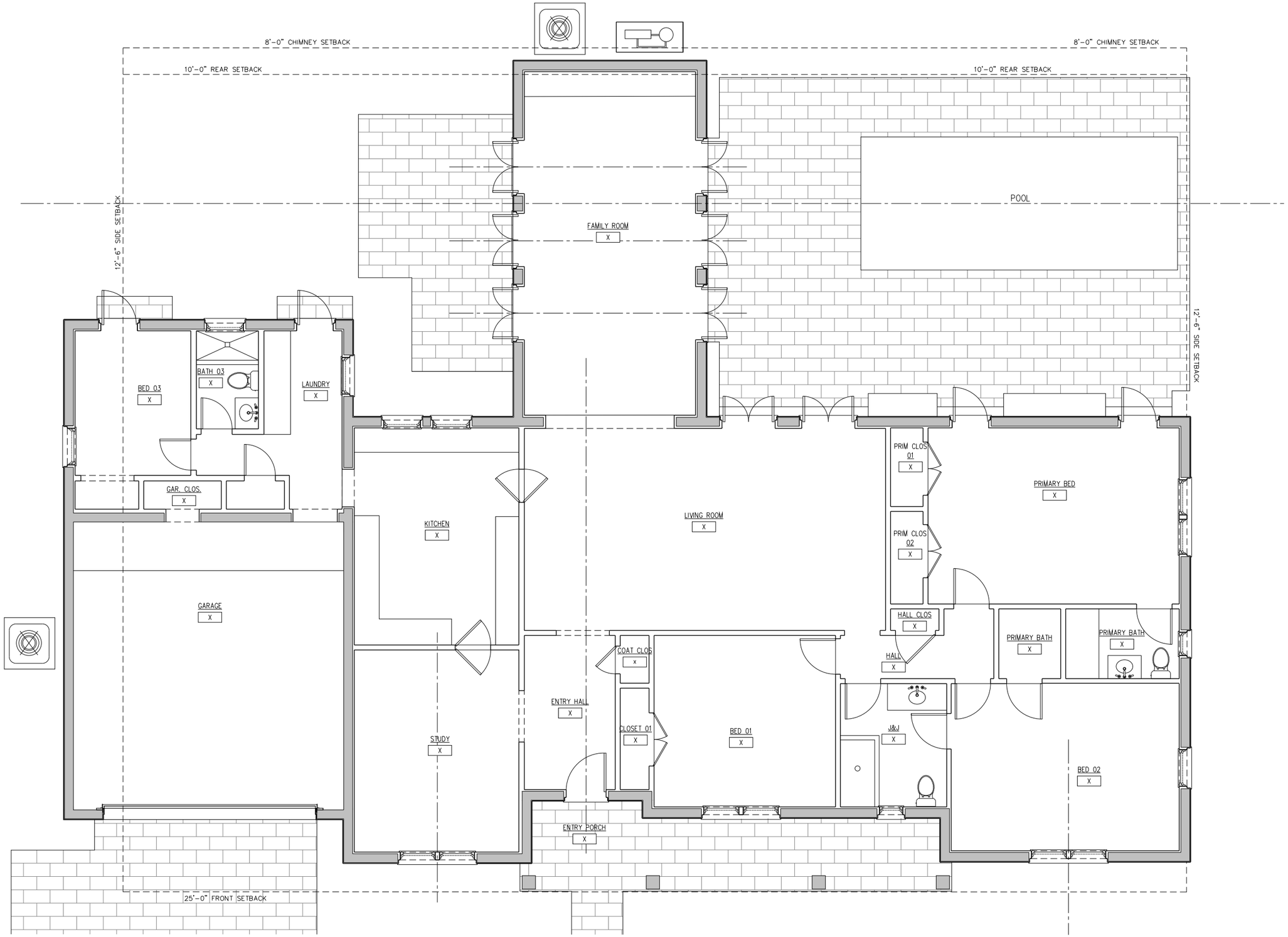
259 List Road, Palm Beach, FL 33480

ELIZABETH CONNAUGHTON
JANUARY 12, 2026



EXISTING SITE PLAN
SCALE: NTS

ELIZABETH CONNAUGHTON
JANUARY 12, 2026

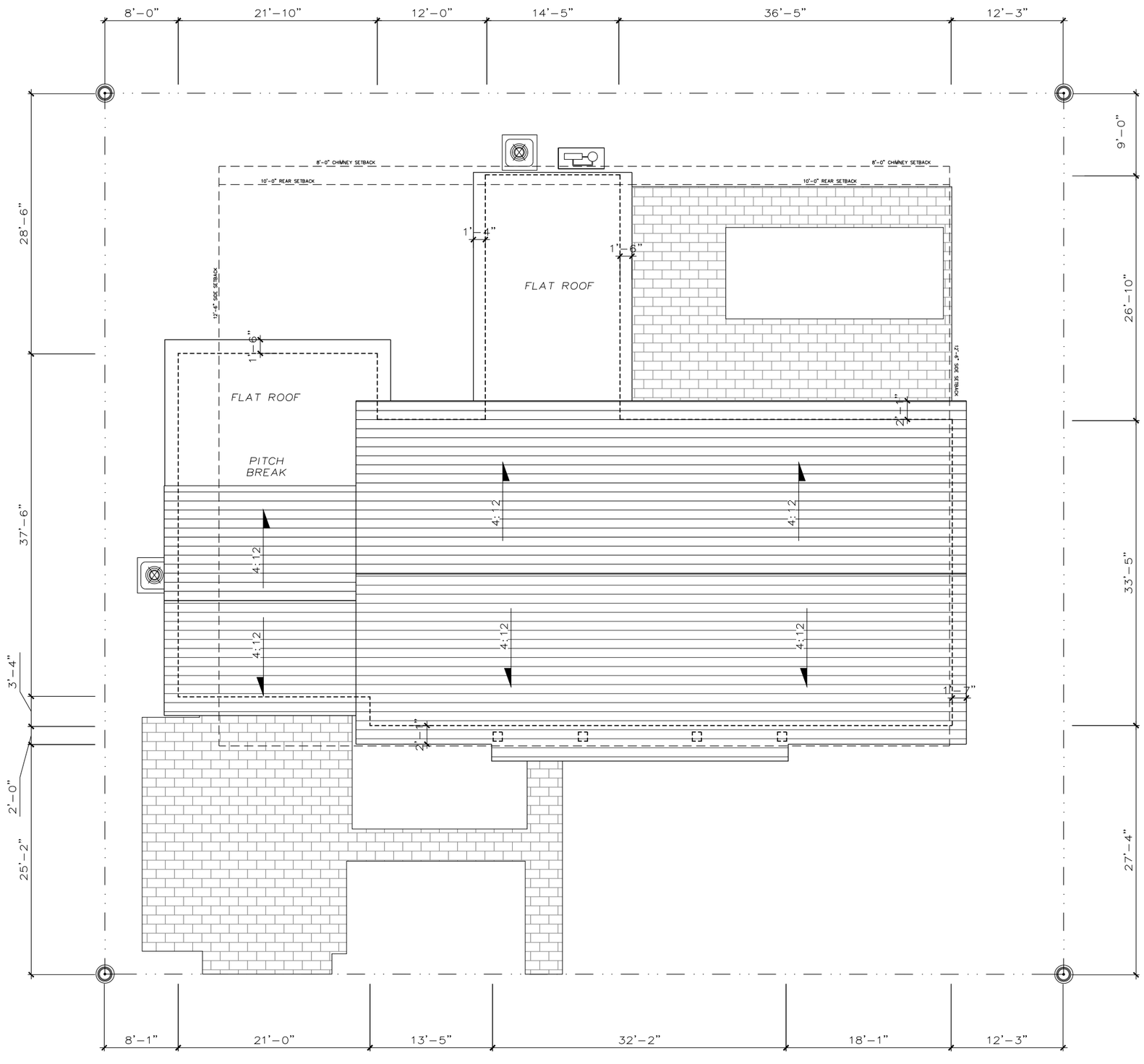


EXISTING FLOOR PLAN
SCALE: 1/8" = 1'-0"

MURDOCH RESIDENCE

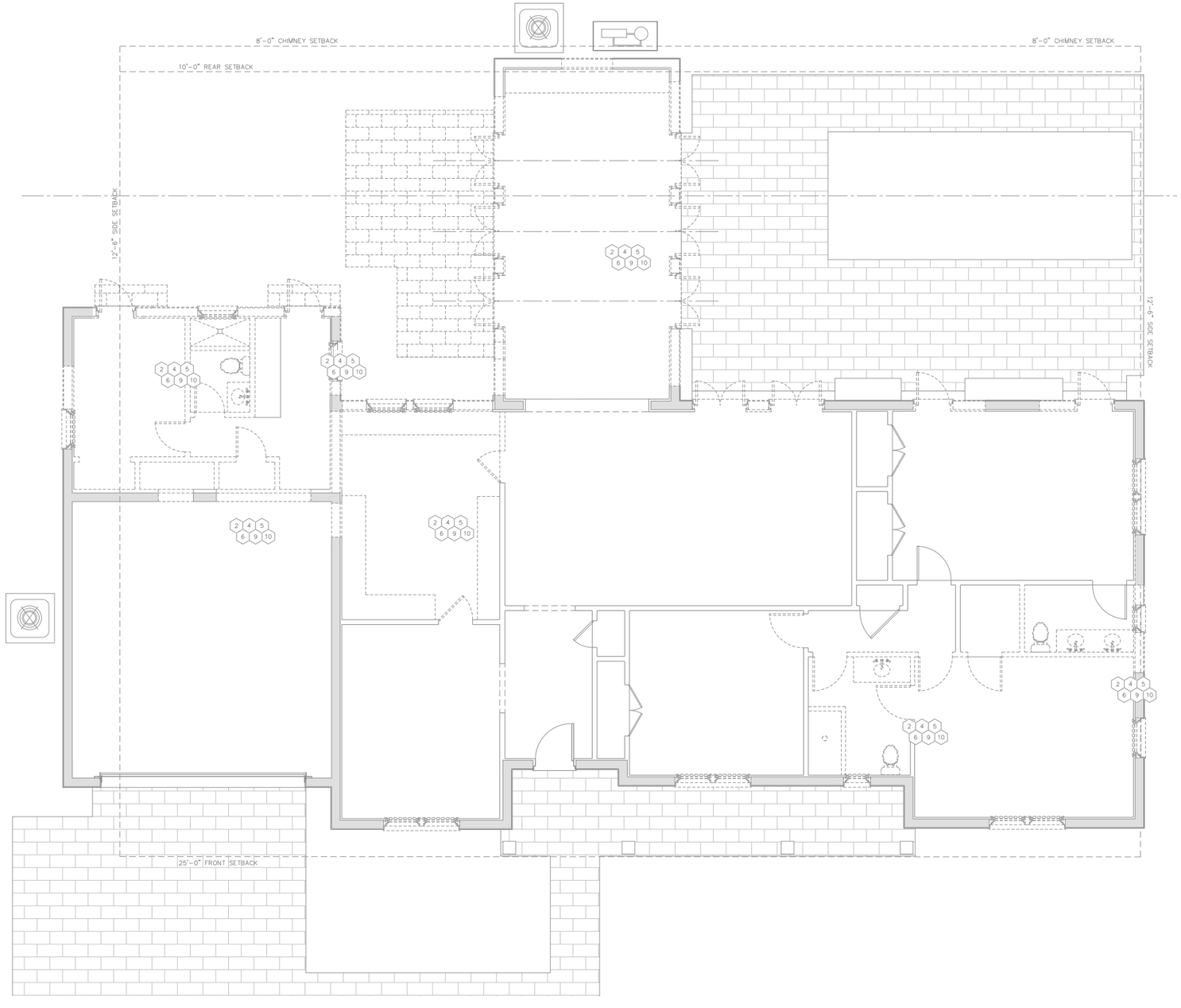
259 List Road, Palm Beach, FL 33480

ELIZABETH CONNAUGHTON
JANUARY 12, 2026



EXISTING ROOF PLAN
SCALE: NTS

ELIZABETH CONNAUGHTON
JANUARY 12, 2026



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

MURDOCH RESIDENCE

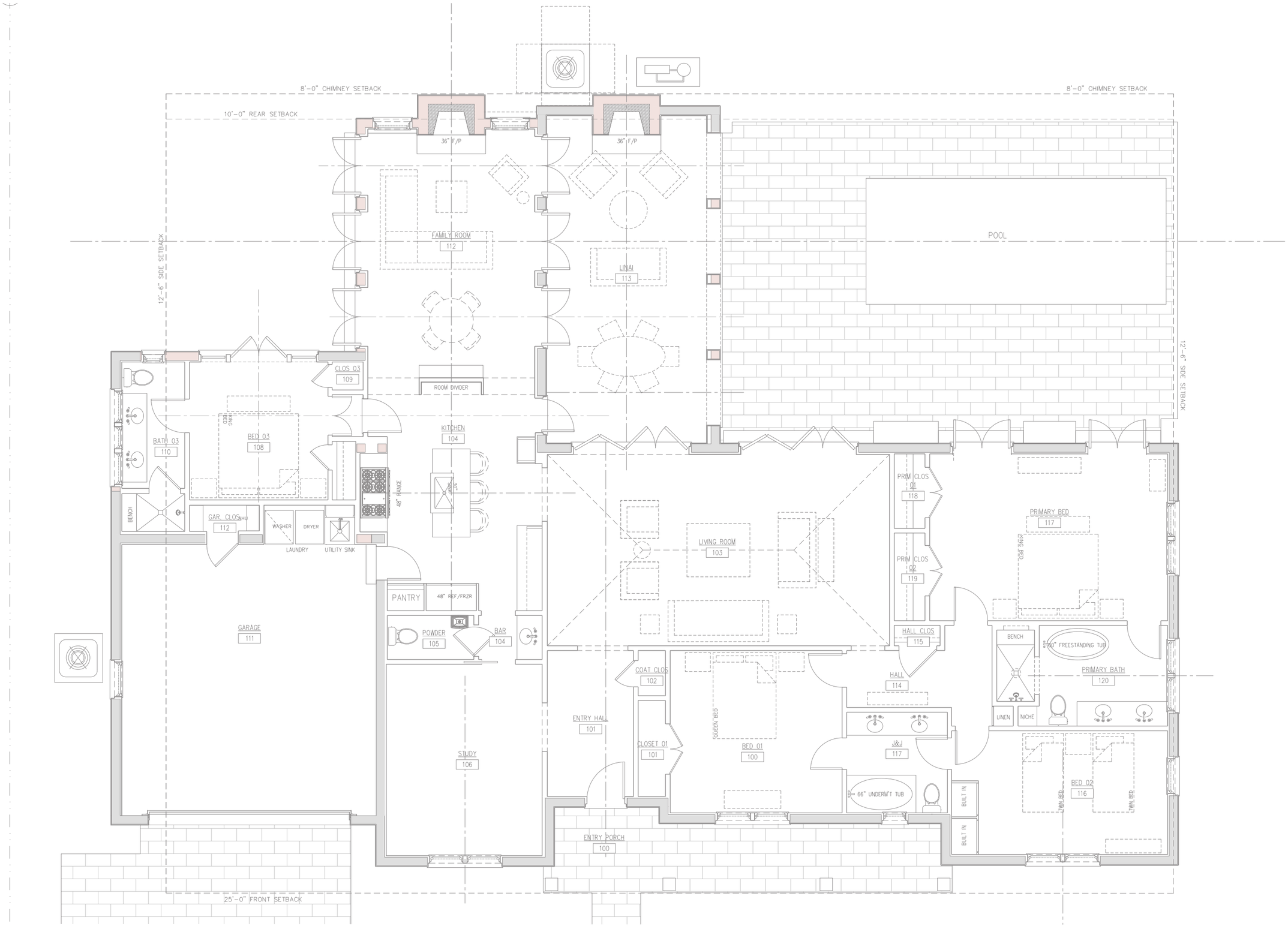
259 List Road, Palm Beach, FL 33480

ELIZABETH CONNAUGHTON
JANUARY 12, 2026



PROPOSED SITE PLAN
SCALE: NTS

ELIZABETH CONNAUGHTON
JANUARY 12, 2026

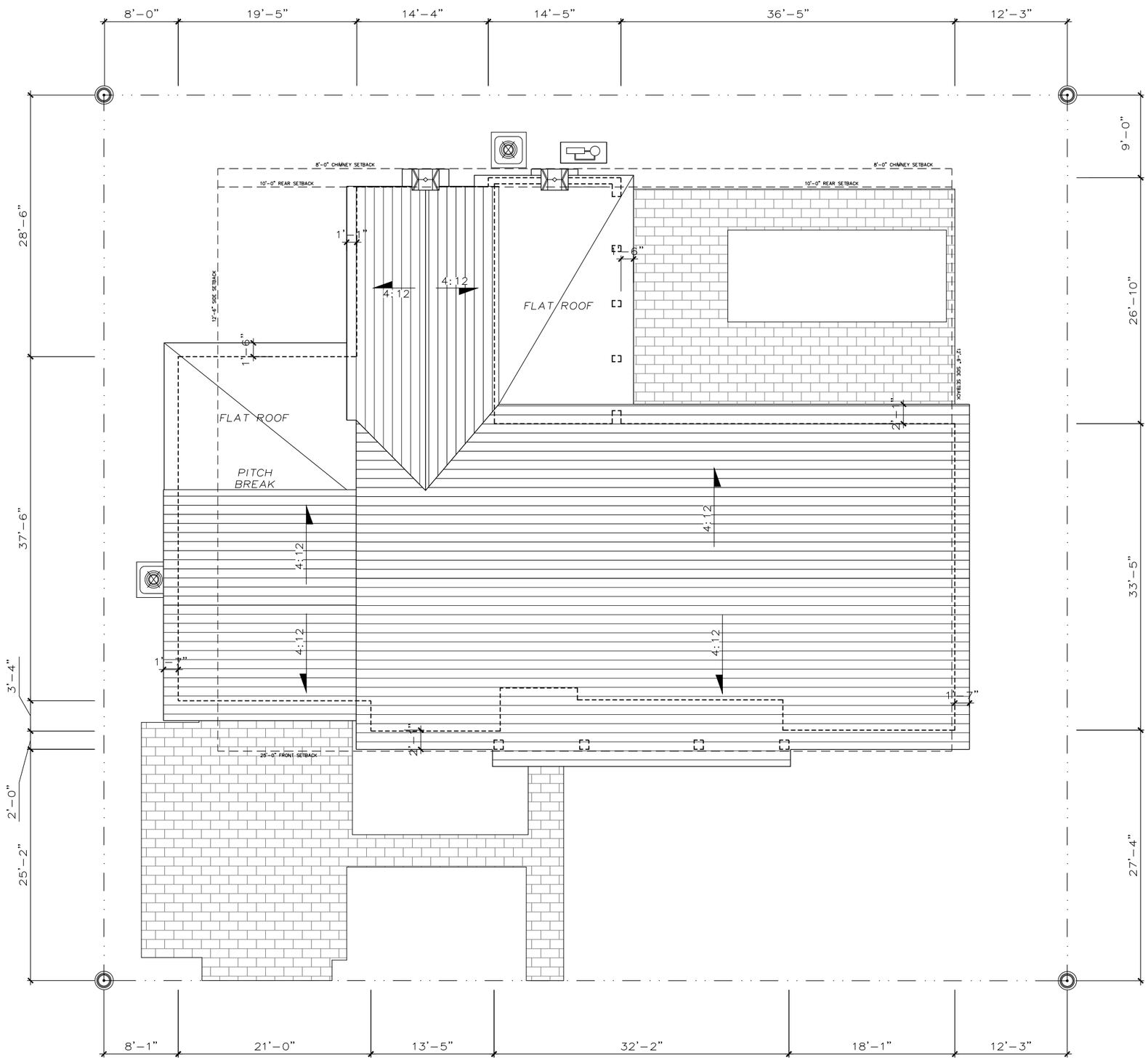


PROPOSED FLOOR PLAN
SCALE: 1/8" = 1'-0"

MURDOCH RESIDENCE

259 List Road, Palm Beach, FL 33480

ELIZABETH CONNAUGHTON
JANUARY 12, 2026



PROPOSED ROOF PLAN
SCALE: NTS

ELIZABETH CONNAUGHTON
JANUARY 12, 2026



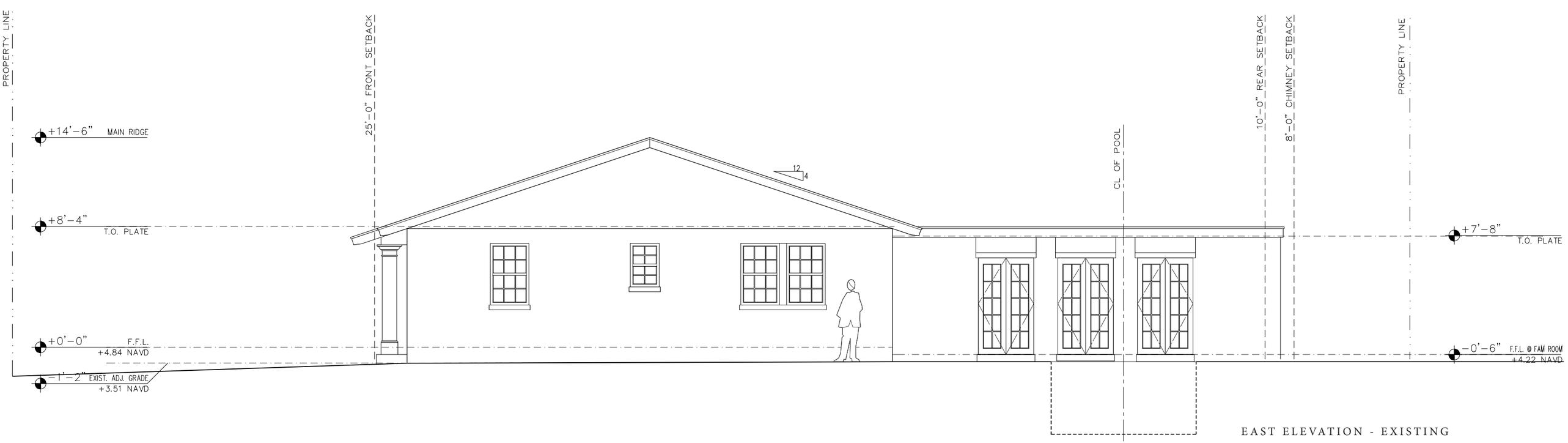
SOUTH (FRONT) ELEVATION - REPLACING IN KIND WINDOWS -
NO PROPOSED DESIGN ALTERATIONS

SOUTH ELEVATION
SCALE: NTS

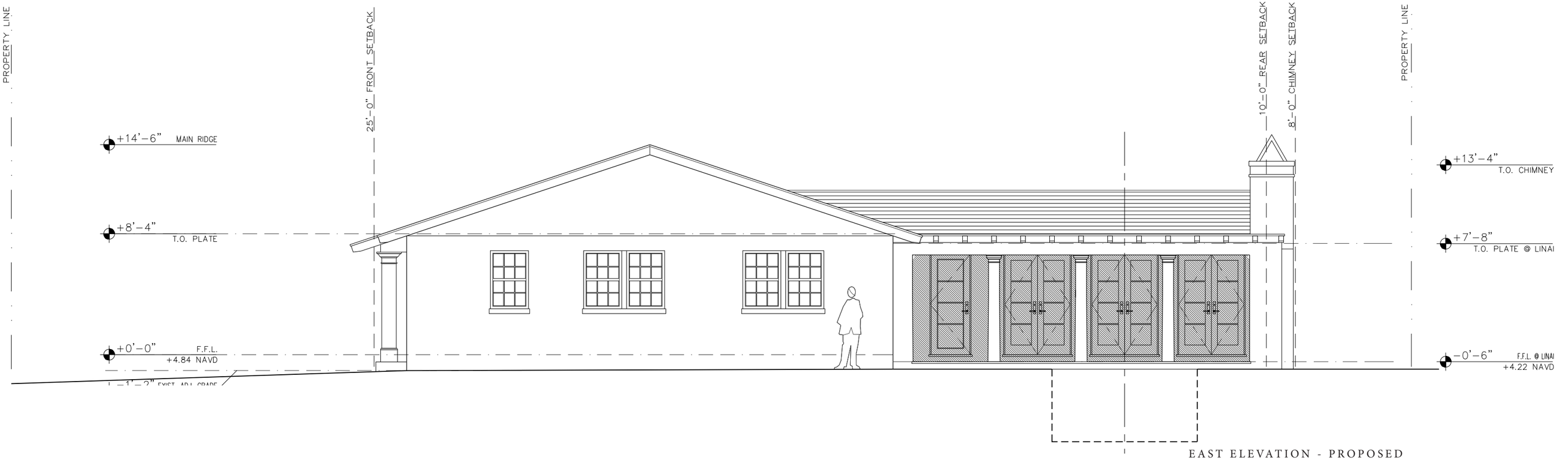
MURDOCH RESIDENCE

259 List Road, Palm Beach, FL 33480

ELIZABETH CONNAUGHTON
JANUARY 12, 2026



EAST ELEVATION - EXISTING



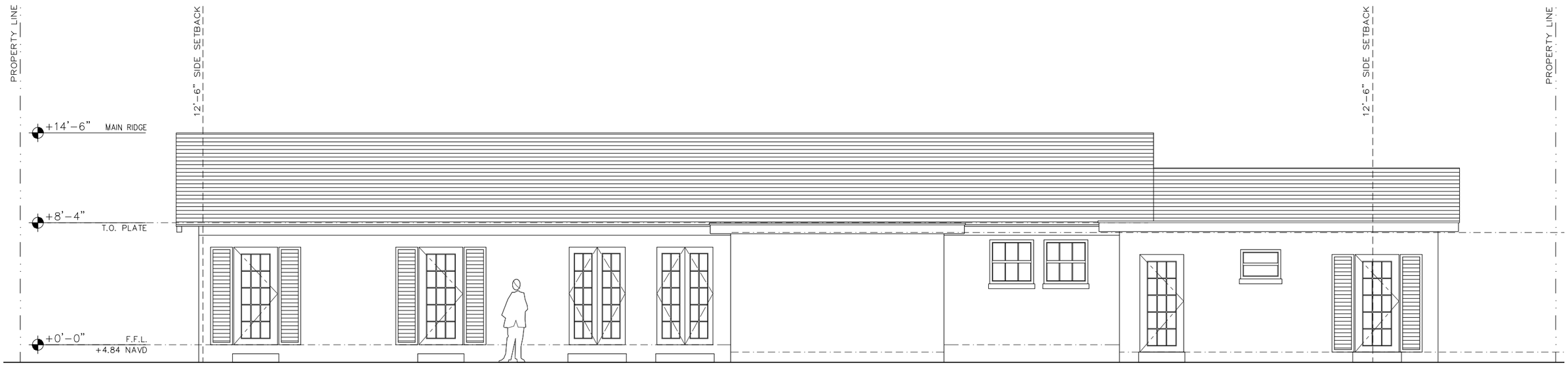
EAST ELEVATION - PROPOSED

EAST ELEVATION
SCALE: NTS

MURDOCH RESIDENCE

259 List Road, Palm Beach, FL 33480

ELIZABETH CONNAUGHTON
JANUARY 12, 2026



NORTH ELEVATION - EXISTING



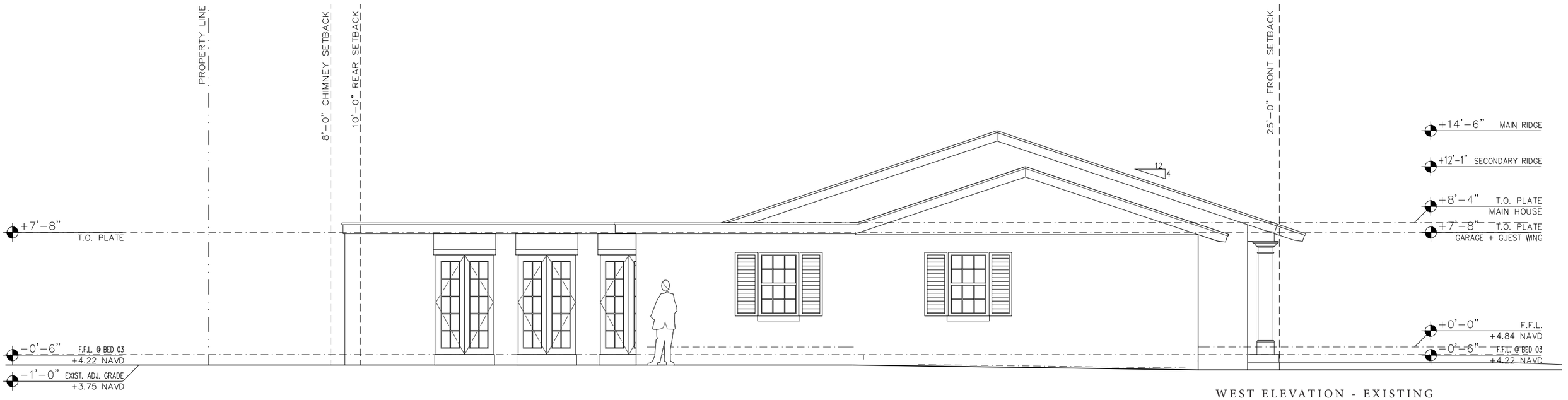
NORTH ELEVATION - PROPOSED

NORTH ELEVATION
SCALE: NTS

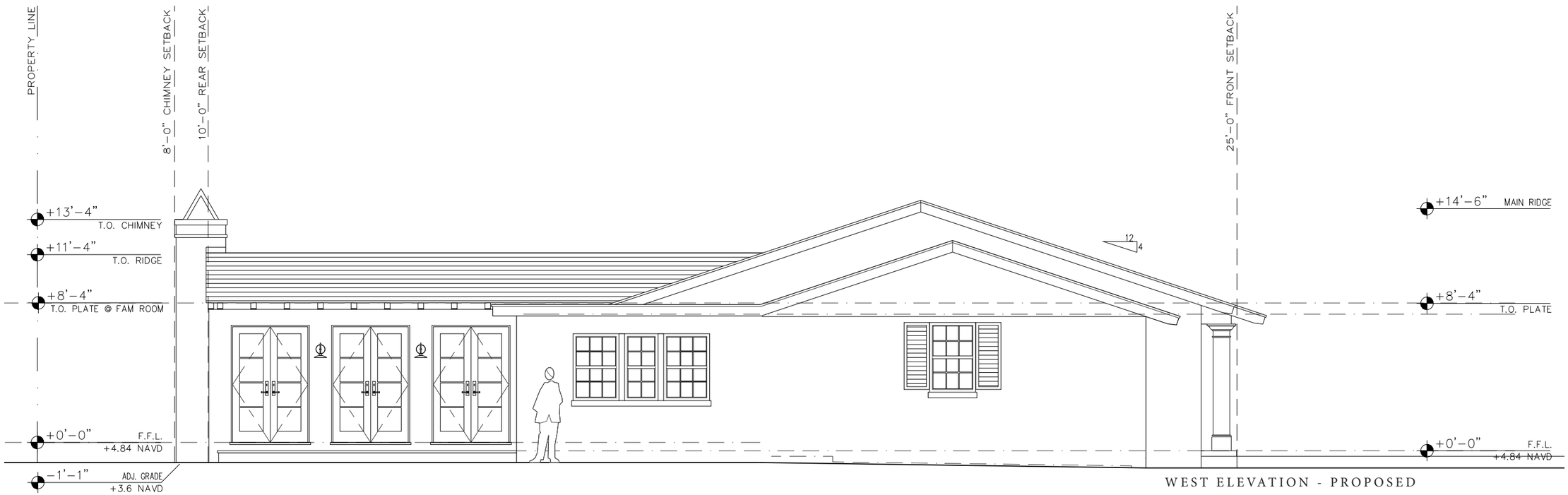
MURDOCH RESIDENCE

259 List Road, Palm Beach, FL 33480

ELIZABETH CONNAUGHTON
JANUARY 12, 2026



WEST ELEVATION - EXISTING



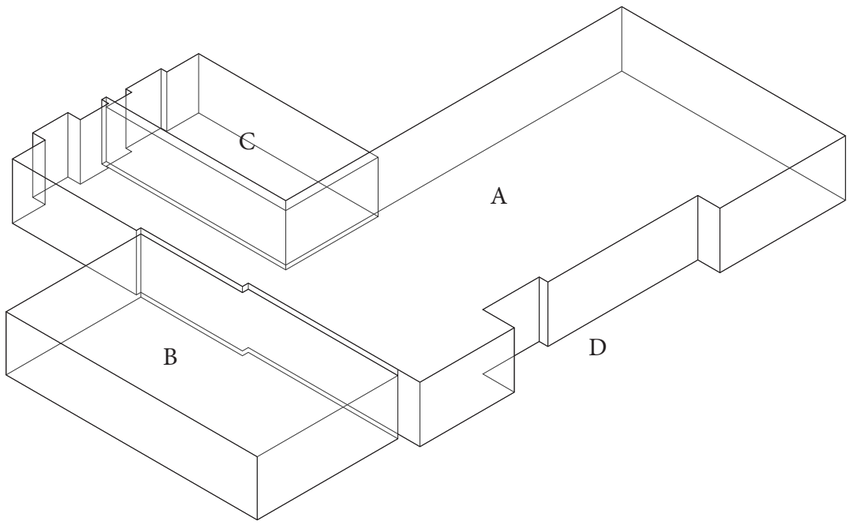
WEST ELEVATION - PROPOSED

WEST ELEVATION
SCALE: NTS

MURDOCH RESIDENCE

259 List Road, Palm Beach, FL 33480

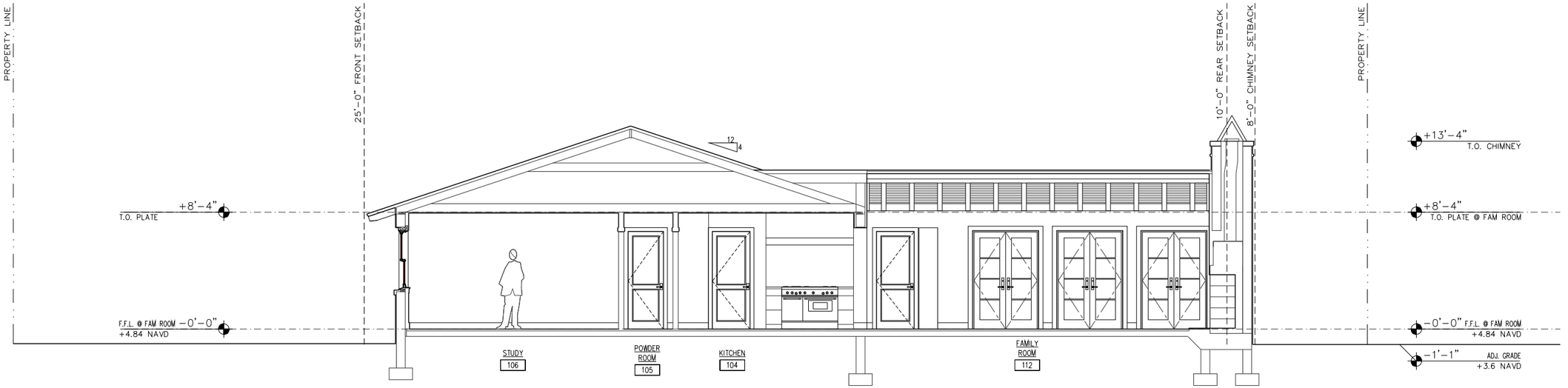
ELIZABETH CONNAUGHTON
JANUARY 12, 2026



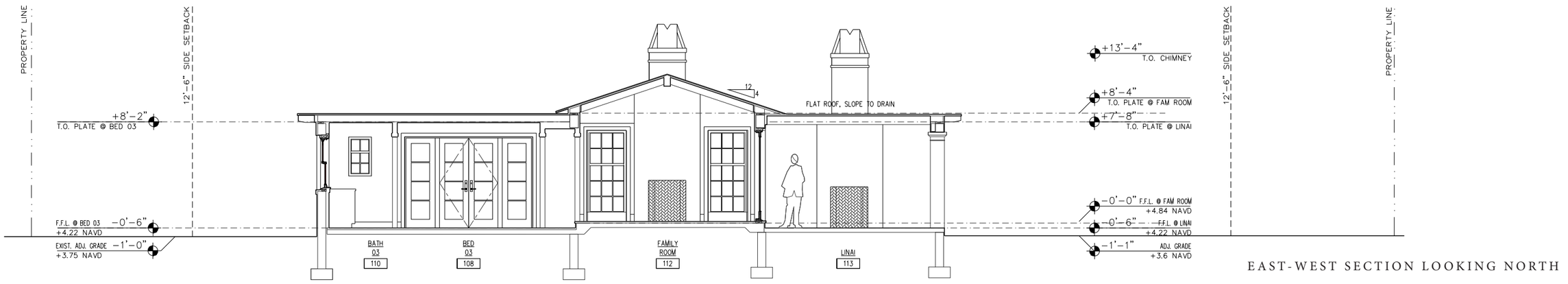
Volume A	Main House	2402 sf	8'-4"	20,008	
Volume B	Garage & Guest Wing	776 sf	7'-8"	5950	
Volume C	Linai	388 sf	7'-8"	2975	
Volume D	Entry Porch	180 sf	7'-8"	1380	
				30,313	**total cf**
Max allowed	**4.0 x 10133 SF = 40,532 cf**				

CUBIC CONTENT CALCULATIONS
SCALE: NTS

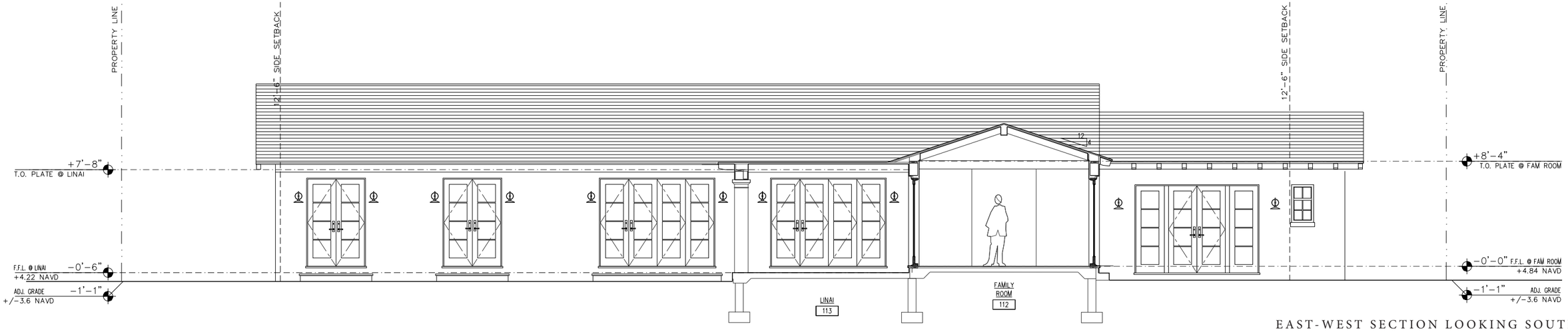
ELIZABETH CONNAUGHTON
JANUARY 12, 2026



NORTH-SOUTH SECTION LOOKING WEST



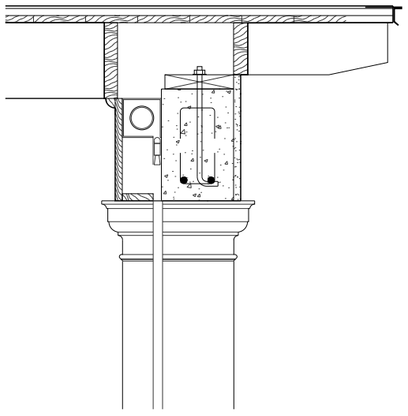
EAST-WEST SECTION LOOKING NORTH



EAST-WEST SECTION LOOKING SOUTH

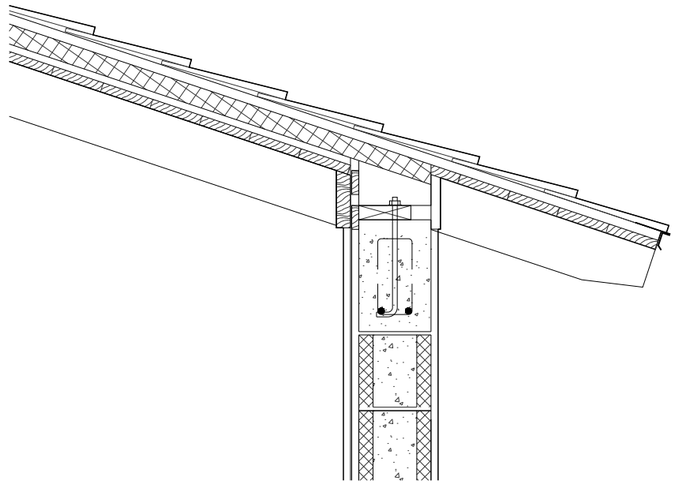
BUILDING SECTIONS
SCALE: 1/8" = 1'-0"

ELIZABETH CONNAUGHTON
JANUARY 12, 2026



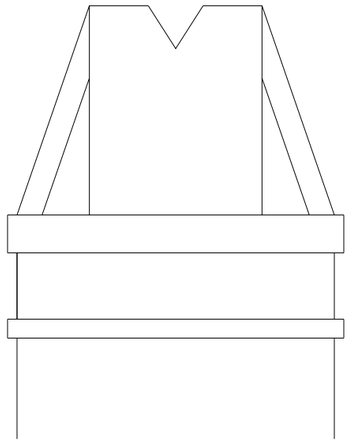
1 A400 EAVE DETAIL @ LINAI

1–1/2"=1'–0"



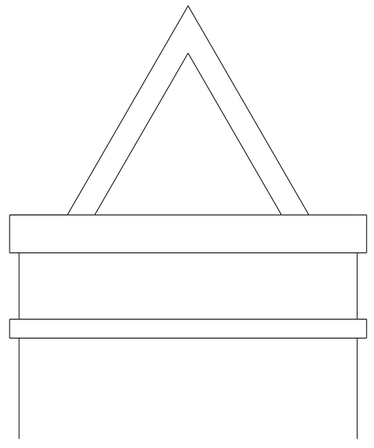
2 A400 EAVE DETAIL @ FAM. ROOM

1–1/2"=1'–0"



3 A400 ELEVATION DETAIL OF CHIMNEY

1–1/2"=1'–0"



4 A400 ELEVATION DETAIL OF CHIMNEY

1–1/2"=1'–0"

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

ELIZABETH CONNAUGHTON
JANUARY 12, 2026

TOWN OF PALM BEACH

Information for Architectural Commission Meeting on: February 25, 2026

To: Architectural Commission

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

From: Planning, Zoning & Building

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

Date: 2/18/2026

ATTACHMENTS
- PZB Staff Report
- Minutes
- Narrative Response
- Letter of Intent
- Plans

STRATEGIC PLAN
Strategic Priorities:
Community Culture and Character

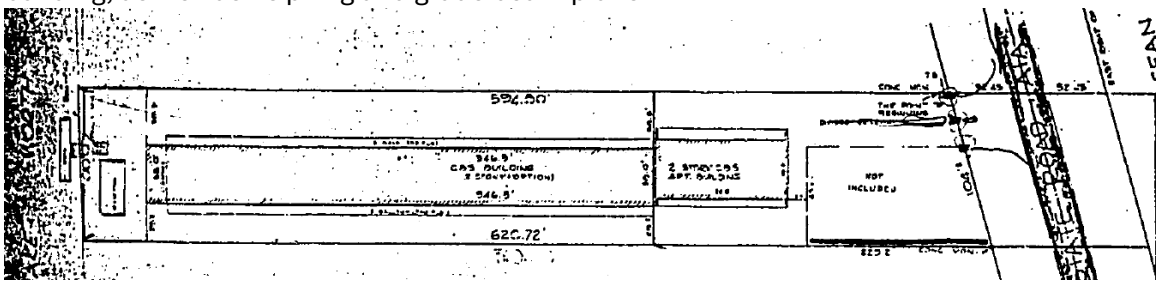
Strategic Focus Areas:
Quality of Life

FUNDING
No Fiscal Impact

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

Applicant: PB3031 LLC
Professional: Fairfax & Sammons Architects Inc PC
Representative: Maura Ziska

HISTORY:
The peninsula on which the subject property is located was artificially created. Town records from 1963 show a new bulkhead and overall layout of land with dimensions that match the submitted survey. Other records from 1963 and 1964 show the plot plan with the existing building, as well as its piling and grade beam plans.



It is also worth noting that the plans show additional surface parking for the Beachcomber condominium that still remain today, and are not part of the subject application.

THE PROJECT:
The applicant has submitted revised plans, entitled "Copperline Partners Development at Lake Worth Lagoon 3031 SOUTH OCEAN BLVD" as prepared by **Fairfax & Sammons Architects Inc PC**, received by the Town and uploaded on 02/09/26.

The project involves the construction of a new five-story, 12-unit residential building on an elevated site with four residential levels and a parking level that will replace an existing two-story building to be demolished.

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

- **SPECIAL EXCEPTION 1**: Sec. 134-14060(8) for 5 stories.
- **SITE PLAN REVIEW**: Sec. 134-1871 multifamily shall be subject to site plan review.

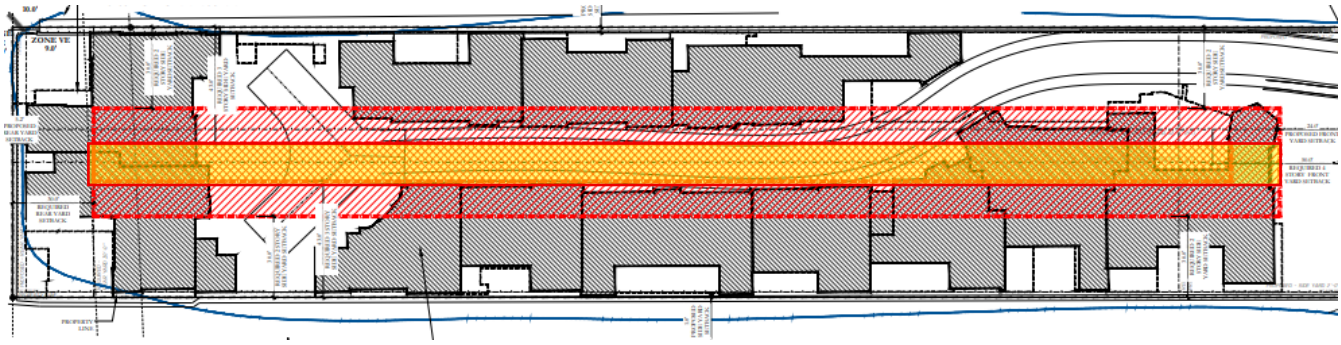
1. **VARIANCE Sec. 134-1004. (2)** Lot Width. Existing 100' Required 150'
2. **VARIANCE Sec. 134-1004.(9)** Lot Coverage. Prop: 73% (36,193 SF) Max: 20% (9,896SF)
3. **VARIANCE Sec. 134-1004. (5)** Front yard. Prop: 24' Required 40' (4-story in the setback)
4. **VARIANCE Sec. 134-1004. (6)** Side yard (north) Proposed Varies 0' at closest point. Required 50'. (4-story in the setback)
5. **VARIANCE Sec. 134-1004. (6)** Side yard (south) Proposed Varies 0' at closest point.

Required 62.5'. (5-story in the setback)

6. **VARIANCE Sec. 134-1004. (7)** Rear yard. Proposed Varies 2' at closest point. Required 30'. (3-story in the setback)
7. **VARIANCE. Sec. 134-1004. (11)** Landscape Open Space. Proposed 5.62% (2,782 SF) Required 35% (17,318 SF)
8. **VARIANCE Sec 134-1757** pool within setbacks.
9. **VARIANCE Sec 134-1728 (c)** # of pieces of equipment in yards.
10. **VARIANCE Sec. 134-1004. (10)** Dimensions Sec. 134-1874 Building length. Proposed 427' Required 175'.
11. **VARIANCE Sec. 134-1004. (10)** Dimensions Sec. 134-1877 Recreational open space. Proposed 0 SF Required 4,800SF
12. **VARIANCE Sec. 134-1697** Buildings and structures over Lake Worth.
13. **VARIANCE Sec. 134-1600 FILL** A variance to exceed by 9.55 the maximum amount of fill in required yards to permit 14.5 of max fill in lieu of 4.95 ft permitted.
14. **VARIANCE Sec 134-2172.** Two-way driveway width. Proposed Varies 16'-22.6' Req. 25'.

~~**VARIANCE Sec. 134-1004(8)d** Height Proposed:~~ **No longer requested**
~~**VARIANCE Sec. 134-1004(8)e:** Overall Building Height~~ **No longer requested**

Without the granting of many of the variances, the project would not be feasible. In fact, new development of any kind would unlikely be possible given the site's geometry and the current R-D(1) zoning requirements. Below is a diagram of the allowable building envelope without variances overlaid on the proposed site plan, for two- or three-story structures only that would likely require variances. Four- or five-story development is not conceivable without even additional variances.



PROJECT DATA			
Zoning District: R-D(1) Moderate Density		**Future Land Use: Multi Family High Density**	
Year of Construction: 1964	**Existing # of Units: 24**		**Existing # of stories: 2**
Flood Zone	**AE-9 and VE -11**	**Crown of Road**	**4.6' NAVD**
Lot depth	**494.8' Required 200'**	**Lot width**	**100' Required 150'**
Lot Size (SF)	49,480 SF (1.136 acres)	**Fin. Floor Elevation**	18' NAVD ground level 6' NAVD parking level
Proposed # of stories	5 including parking level (36 parking spaces)	**Proposed # of Units**	12

Lot Coverage	Existing: 34% (17,078 SF) Proposed: 78% (38,598 SF) (Above ground: 53% 26,323 SF) Permitted: 20% (9,896 SF) ***Variance required***	**Floor Area Gross floor area (GSF)**	78,896 SF (not including drive aisle)
Building Height	Proposed: 55' Overall: 58.83'	**Building Length**	Proposed: 427'-0" Permitted: 175'-0" ***Variance required***
Fill	Proposed: 14.5' Permitted: 4.95' ***Variance required***	**Overall Landscape Open Space (LOS)**	Proposed: 5.62% (2,782 SF) Required: 35% (17,318 SF) ***Variance required***
Surrounding Properties / Zoning			
North	Lake Worth Lagoon and natural landscape area		
South	Lake Worth Lagoon and natural landscape area		
East	1961 Six (6)-story residential building—*"The Palmbeacher"* / R-D (1)		
West	Lake Worth Lagoon		

CONSISTENCY WITH THE COMPREHENSIVE PLAN:

A preliminary review of the project indicates that the **application** for a **residential building** is **consistent** with the **MULTI-FAMILY HIGH DENSITY** designation of the Future Land Use Map of the Comprehensive Plan. The 12 residential unit proposal is within the density threshold allowance of 14.157 du/a.

STAFF ANALYSIS:

The development site is a waterfront peninsula located at the southern end of the town, approximately 1,500 feet south of the Lake Worth Bridge, Lake Worth Casino, beach, pier and park. The site currently features a two-story building comprising 24 condo-hotel units, constructed in 1964, as well as surface parking areas. The applicant is proposing a five-story building with 12 residential units. The design concept is inspired by the architecture and urban form of small Italian towns nestled on cliffs overlooking the sea. Not quite townhouses and not quite a multifamily building, the development consists of 12 connected private villas sitting atop a common parking area, albeit with private garages providing segregation. The roof lines are varied, and the number of stories fluctuates among the 12 units in an attempt to break up the massing. The project relies on many variances from the zoning code being granted. While many of these are undoubtedly justified due to the unique and challenging nature of the site, the Architectural Commission will review the extent and magnitude of the variance requests and the design success.

The item was originally presented at the December 19, 2025 ARCOM meeting proposing demolition of an existing two-story structure and construction of a new five-story, 12-unit residential building requiring multiple zoning variances in the R-D-(1) district. Staff, the applicant's attorney, architect, and the landscape team presented the project, followed by extensive Commissioner discussion regarding massing, height, density, parking, landscaping, security features, and overall village character. Public comment raised concerns about building height and visual impacts on neighboring properties.

Commissioners expressed both strong support for the architectural quality and equally strong concerns about scale, intensity, parking, green space, and openness. Several members requested further refinement, particularly related to landscaping, use of color, gate design, unit layout, and reduction of perceived mass. Staff emphasized that many concerns were directly tied to the zoning variances requested and encouraged continued coordination. The Commission unanimously deferred the application to February 25, 2026 (7-0) to allow additional refinement and guidance. The applicant has submitted plans that the applicant's team maintains addresses Commissioners comments. Since the prior hearing, the applicant has eliminated the need for two variances: building height and overall building height. Additionally, the applicant proposes to introduce a canal within the front yard, effectively transforming the existing peninsula into an island. The logistics of how this canal will be constructed and operated have not yet been fully detailed. The proposal also raises questions regarding coordination with adjacent property owners, as there are other ownerships located along the north and south portions of the peninsula that may be affected by this modification. Additionally, the proposed bridge has not yet been reviewed by the Public Works Department or the Fire Department for compliance with infrastructure and emergency access requirements.

The units previously ranged in size from 4,883 to 8,344 SF, not the 12 units range in size from 3,848 SF to 5,117 SF which is nearly a 38.67% decrease in mass in the largest unit and then median size of the units being 4,340 SF (mean being 4,438.5 SF).

Variance Modifications

- Updated the dimensions of two side yard variances (North and South), both now varying to 0 feet at the closest point.
- Updated the Landscape Open Space variance to reflect the addition of an on-site canal cut and refined seawall design.
- Eliminated two height-related variances (building height and overall height) by lowering the building to comply with allowable district heights.



Building Height and Massing

- Lowered overall building height to comply with code and reduce visual impacts.
- Lowered finished floor elevations at the west end of the site.
- Modified roof designs for Units 8 and 9, changing from hip roofs to flat roofs with terraces to provide architectural differentiation and reduce perceived massing.

Site Access and Security

- Removed proposed gates to create a more open site.
- Replaced gates with retractable bollards to address security concerns while maintaining openness.

Landscaping Enhancements

- Engaged a specialized urban landscape firm
- Expanded and refined landscaping throughout the site beyond minimum requirements.

Parking and Circulation

- Increased on-site parking to 53 spaces, exceeding the 42-space requirement.
- Provided updated traffic study and vehicular maneuverability analyses to address maneuverability and service access

Seawall and Materials

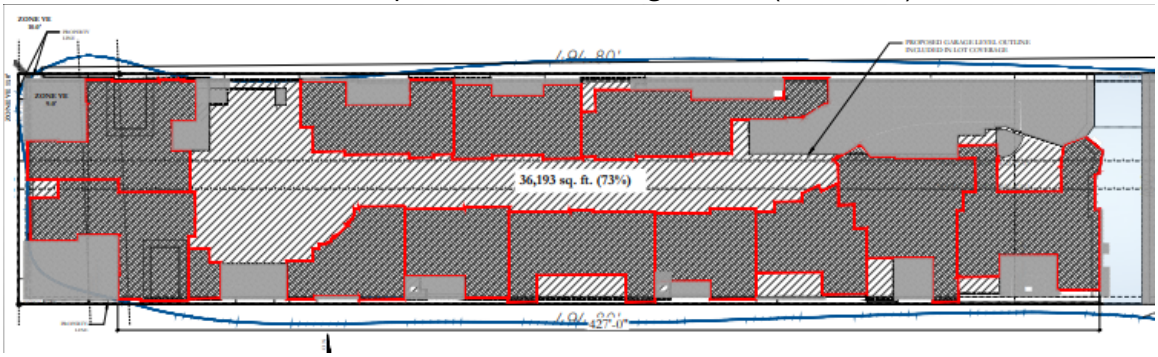
- Introduced variation in seawall and planter heights to reduce monotony.
- Proposed enhanced material and color differentiation (stucco, brick, oolitic block) to address concerns about bulk and visual interest

SITE PLAN REVIEW, SPECIAL EXCEPTION, AND VARIANCE REQUESTS

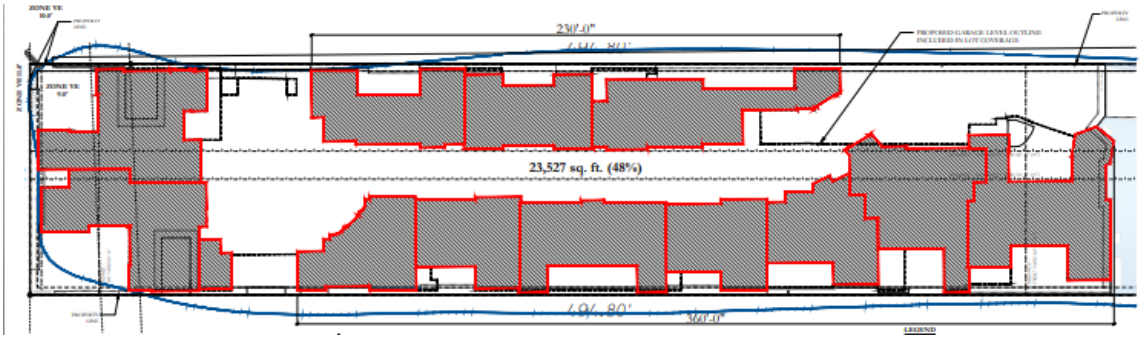
Site Plan Review is required for the development of new multifamily structures. The Special Exception request is for a building height of 5-stories in the R-D(1) zoning district. The applicant is proposing a five-story building including a first story / "ground level" enclosed parking level. Five-story buildings would not be out of character with the south end, or the immediate area. The sole neighboring property to the east across South Ocean Boulevard is a six-story oceanfront building. The FEMA zone for the lakefront site is AE-9 and VE-11, meaning that the finished floor of the residential building must be at minimum grade elevation of 10' NAVD (base flood elevation plus one foot of freeboard)—or 12' if the building traversed the VE-11 boundary. As the buildings in the south end of the Town are redeveloped, the built context of building height will be dramatically different based on these required elevation heights, which are likely only to increase in the future. The immediate area has buildings exceeding five stories in height. The Belaria is a six- or seven-story building built in 2009. The Palmbeacher is a six-story residential building built in 1961. The Palm Beach Hampton is a seven-story building containing two towers built in 1985.

Variance #1 is to exceed the allow for the development of the site with a less than required minimum width. The peninsula was created and maintains the same geometric measurements as it did when dredged and filled, with 100' of width where 150' is required. Denial of the variance would prohibit the development of the site. The site contains 49,480 SF (1.136 acres) of area and 494.8' of lot depth—twice the minimum required in the R-D(1) zoning district.

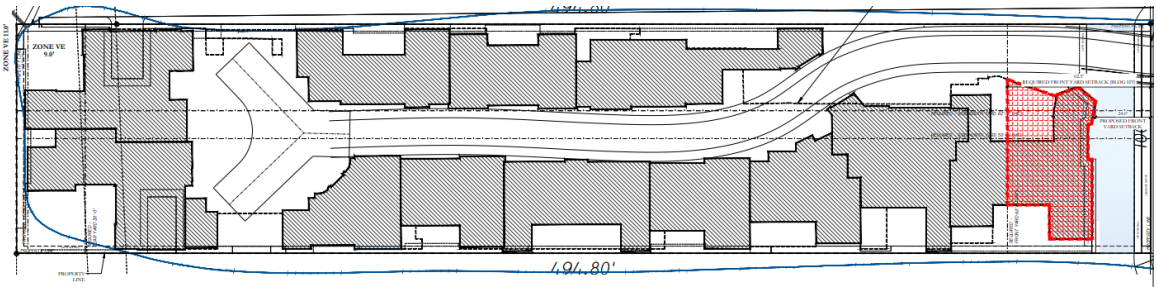
Variance #2 to exceed the maximum lot coverage by 58% for new five-story building with 78% in view of the 20% permitted. The underground garage level counts towards the lot coverage, including when it is outside of the building envelope. The garage level measures approximately 100' wide and spans 427' deep into the 494.8' long site to accommodate 36 parking spaces in 12 private garages, and ancillary storage areas and other permissible areas below the required FEMA elevation areas. The slab elevation at the common drive aisle is set at 6.5' NAVD, almost two feet above the highest point of South Ocean Boulevard. Other areas are at a FEMA compliant elevation. There are probably areas of the parking level that can be reduced in area and/or eliminated from the program that does not contain a level above it in order to lessen the variance request. The lot coverage is 73% (36,193 SF).



It is important to note that the portion of structure above grade (i.e. the visible villas) is also above the lot coverage at 48% (23,527 SF).



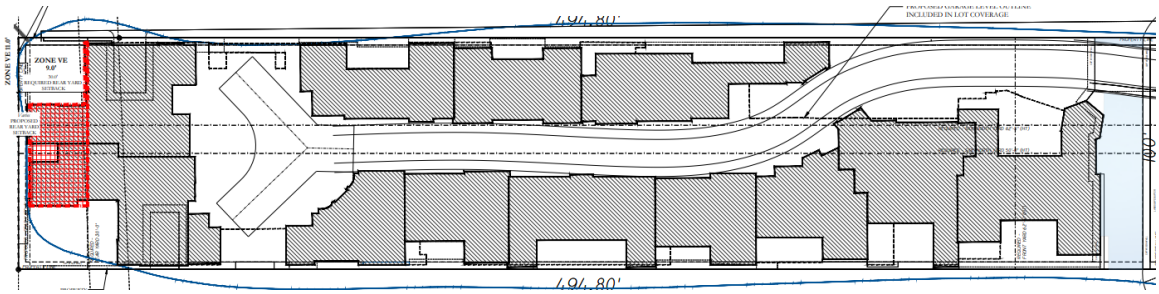
Variance #3 is to reduce the required front yard setback. The applicant is proposing 24' where 40' (4-story in the setback) is required. The sole abutting property is a surface parking lot that belongs to the six-story Palmbeacher condominium building across South Ocean Boulevard.



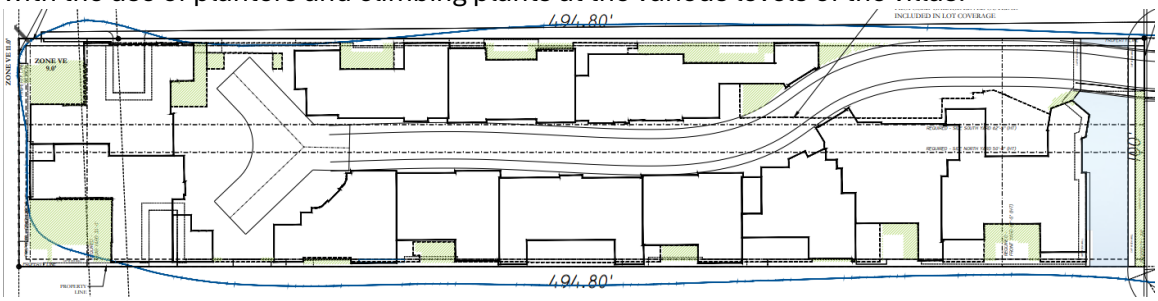
Variance #4 and #5 is to reduce the north and side yards at the lakefront site. The request to reduce both of the required minimum north and south side yard setback to varying amounts, but at the greatest to 0' in lieu of 50'-0" required is based on the unique-to-the-site scenario where there is no abutting property to the north or the south, the site has a natural inlet of Lake Worth Lagoon and is an artificially made peninsula. Considering there is no impact upon a neighboring property, it would make sense that both setback requirements be reduced. Additionally, in order to construct the building on the 100' wide site to a FEMA compliant building elevation, the entire property has to be elevated.



Variance #6 is to reduce the required rear yard at the lakefront site. The request to reduce the setback to 2' in lieu of 40'-0" required is based on the unique-to-the-site scenario where there is no abutting property to the north or the west, the site has a natural inlet of Lake Worth Lagoon and is an artificially made peninsula. Considering there is no impact upon a neighboring property, it would make sense that the setback requirement be reduced. However, due to the nature of **Variance #14** (building west of the bulkhead line) should that variance be denied or fail to obtain approval from the state regulating agencies, there is an opportunity to comply with the rear yard setback.



Variance #7 is to reduce the required landscape open space. Similar to variance #2 for lot coverage, nearly the entirety of the project will be developed with the parking deck level and the 12 units, that range from three to five stories in height, will sit on top of this. Therefore, the natural landscape opportunities are limited as greenspace above the parking level does not count towards the open space calculation. The applicant has attempted to offset this with the use of planters and climbing plants at the various levels of the villas.

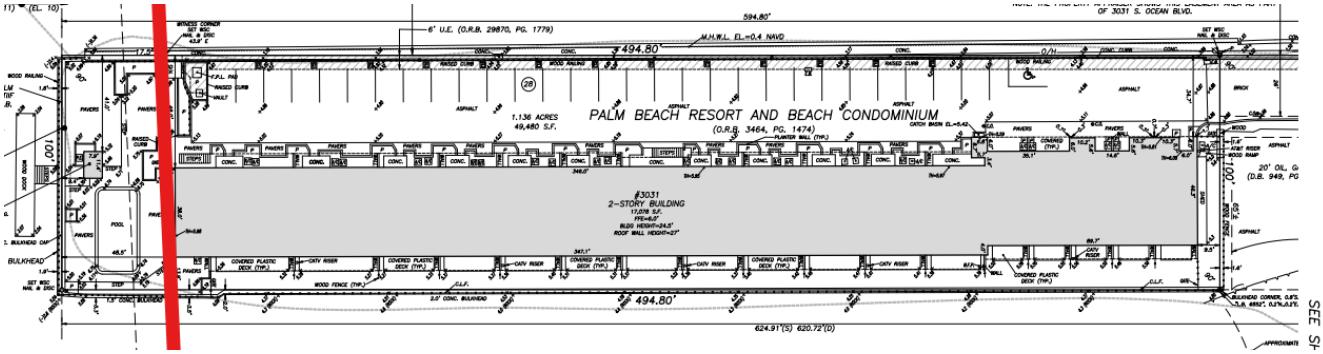


Variance #8 (pool within setbacks) and #9 (# of ac pieces) to allow pools within the required yards or # of pieces of mechanical equipment in the yards should not apply as these regulations are intended to protect these potentially noisy elements from neighbors. There are no abutting properties to the north or the south that could be impacted as the subject site is the sole building on an artificially made peninsula.

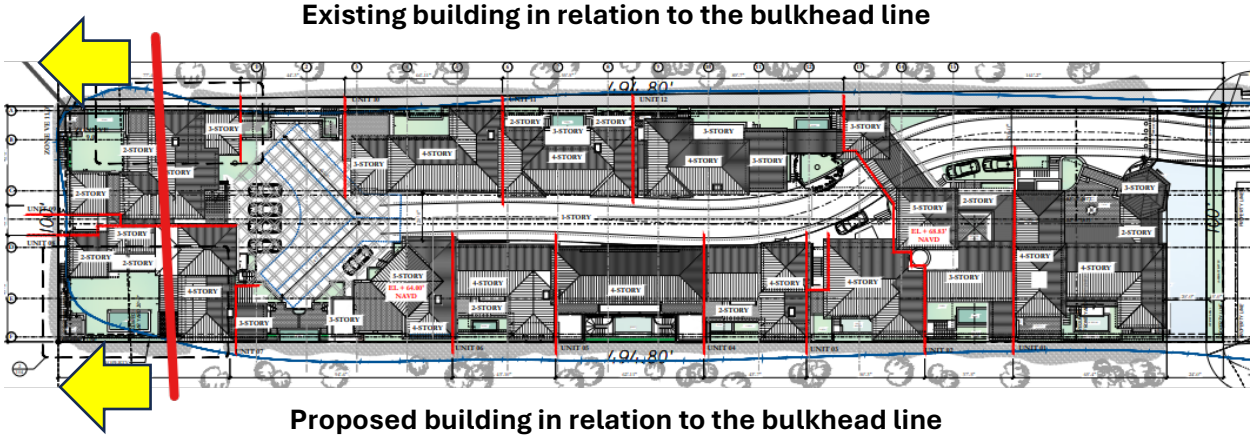
Variance #10 requests to exceed the maximum building length from 175'-0" to 427'-0" inclusive of the subgrade garage and elevated yards for the unique lakefront parcel. The Code requires that the maximum dimension of any structure or group of attached structures not exceed 150'-0"; the regulation does not cite aboveground structures or rather does not exempt basements or subbasements or below grade parking levels from this rule. In staff's opinion, this regulation should only pertain to aboveground structures in order to minimize a solid and continuous mass of building on any given site and their potential to infringe upon abutting properties light and air; however in this unique circumstance, there are no abutting properties to the north or the south that could be impacted as the subject site is the sole building on an artificially made peninsula. The two lengths at 'above ground' are: ~230' on the north elevation and ~360' on the south elevation.

Variance #11 is a variance to not provide common recreational open space. This project has been conceived as a series of privately connected individual villas replete with separate cloistered yard, pool and outdoor space. This regulation should not apply as the building is not a multifamily building with a common area such as a pool, tennis area or other common element.

Variance #12 is a variance to allow a building to be built over and west of the established bulkhead or bulkhead line or over the water of Lake Worth. It could be argued that as this is an artificially made land mass (peninsula) that juts within and past the 1953 bulkhead line, that the regulation should not apply. That said the existing does appear to comport to the regulation as the two-story does not extend past this line as evidenced by the survey with the exception of the pool deck. This rear pool deck extends approximately 48' from the sea wall to the edge of the existing building.



Existing building in relation to the bulkhead line



Proposed building in relation to the bulkhead line

There are considerable elements of two of the twelve private villas that extend past this line. More importantly as the applicant is literally extracting the peninsula to a higher elevation, much of the fill and portions of the garage level also extend westward past this line. Building beyond an established bulkhead line in Florida is generally strictly regulated and often prohibited for permanent structures, as the area waterward of the line typically falls under state or local jurisdiction for the protection of public waters, and natural resources. Some structures, such as landing docks, piers, pipelines, and certain erosion control devices (jetties, groins, seawalls, bulkheads), may be authorized by the FDEP, but they are subject to specific requirements and conditions to prevent negative impacts on navigation, riparian rights, marine life, and the coastal environment. That said the applicant has been advised to seek permissions to obtain approval for the encroachment, as this is a unique scenario due to the construct of the land that extends so far within the waters. Denial of the request would reduce this area and also likely allow for compliance with the rear yard setback (variance #7). In summary, building a permanent, habitable structure past the bulkhead line in Florida is highly unlikely to be permitted. Construction in these sensitive coastal areas is heavily regulated to protect the environment and public safety. Consultation with the FDEP is essential for any proposed project in or near a bulkhead line. That said should FDEP deny the request, a complete redesign of this portion of the project will be needed.

Variance #13 is to exceed by 9.55' the maximum amount of fill in required yards to permit 14.5' of max fill in lieu of 4.95' permitted on the lakefront peninsula. The site is relatively flat, as it generally maintains the same elevation datum from the crown of road (4.6') to the seawall. The existing peninsula's elevation rises from approximately 3.91 NAVD at its lowest

elevation towards the east to a high of about 5.04 NAVD at sections of the pool deck at the western edge of the site. Current FEMA code was most recently amended with the Dec 20, 2024, adoption of the latest FIRM, and requires that the minimum floor elevation be set at 10' NAVD (BFE+1' freeboard). This creates a 5.4' height difference. The applicant is seeking to place the required parking under the existing building area in order to utilize this interstitial space between grade and design floor elevation and lifting the first design floor elevation to 14.5' NAVD. In doing so, the design would create a garage parking level that would be considered a story and not a basement, as it would not be below grade. Unlike the other recent multifamily development (Ambassador project) there is no ability to "bury" the garage in fill as the site is too narrow. This parking garage level counts as a story, or a level, but requires the fill variance to "fill in" the other areas of the peninsula.

Variance #14 is to reduce the required width of two-way drive aisles. During the review process the applicant has received feedback from the Fire Department and the Public Works Department regarding the "private road /drive aisle" that is above ground as well as the width of the drive aisle in the parking level. At its closest point, the entrance to the garage level is proposed at 16'. Other areas of the site include 20' and 22.5' width roadways.

SUMMARY

This is a unique site with great redevelopment potential. However, there are challenges, particularly with navigating the FDEP permit process, the site-specific easement entitlements and encroachment issues, and the project's overall feasibility. However, it cannot be stressed enough what a wonderful and creative proposal this is, despite these challenges that need to be overcome. It has been a long time since a project of this size with such charm and warmth on a human scale has been proposed. The peninsular location is ideal for barrel-tiled roofs, arches, meandering paths and drives, and stucco finishes, as well as all the other Portofino-inspired details.

CONCLUSION:

Approval of the project will require three (3) separate motion(s) to be made by the Architectural Commission:

1. For the demolition of the existing structures; and
2. for the overall design of the project in accordance with Sec. 18-205 criteria, subject to any imposed conditions; and
3. that the implementation of the proposed variances **shall** or **shall not** cause negative architectural impacts to the subject property.

Approval, approval with conditions, or denial of the project will require three (3) separate motion(s) or more to be made by the Town Council. There are the following requests:

1. One (1) separate Special Exception request for five stories.
2. one (1) Site Plan Review; and
3. sixteen (16) variances.

WRB:JGM

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.

FAIRFAX & SAMMONS
ARCHITECTURE

3031 South Ocean Blvd – Palm Beach, FL 33480

Narrative Response to comments from ARCOM hearing on 12/19/2025

February 09, 2025

To: Town of Palm Beach, Planning, Zoning and Building Dept.
Re: 3031 S Ocean Blvd - Hearing Comments

Variance Updates

- The Design team has updated the dimensions of (2) variances (*Variance #4 Side yard (North) & Variance #5 Side yard (South))* Proposed: *Varies to 0' at closest point*

- The Design team has updated the area of one (1) variance, with the addition of the on-site canal cut and refinement of the perimeter seawall details (*Variance #9 Request to allow the Landscape Open Space*) Proposed Landscape Open Space: *5.62% (2,782 sf)*

- The Design team is no longer seeking two (2) variances (*Variance #7 Height & Variance #8 Overall Building Height*) related to the building's height. The building height has been lowered to fall within allowable height and overall building heights for the district.

- The Design Team has reduced the number of variances from 16 to 14. In response to the commission's suggestions and concessions with neighbors regarding concerns with the height.

Concurrency Updates

- Ownership has provided an updated traffic study as requested, prepared by Simmons & White

- Ownership has provided Autoturn exhibits as requested in response to concerns related to vehicular maneuverability, prepared by Simmons & White

Response to Commissioner Comments - Design & Programming

Below in red are responses to bulk of the commission's comments provided by the Town of Palm Beach Minutes of the Architectural Commission Meeting Held on December 19, 2025:

1. Mr. Phoenix asked about the bridge and whether it was being proposed.

Ownership is proceeding with the project's design option that includes a canal cut and entrance bridge in the proposed plans. Refer to the project's Site plan sheet A-101.

2. Mr . Phoenix asked about generators for the units; Ms.Connaughton asked what would be in the mechanical equipment

Ownership has verified the following regarding generators and mechanical equipment:

- The site will be connected to natural gas which is available off SOB.
- We will remove water heater tanks and use (gas wall mounted tankless insta-heat water heaters) *very low profile.
- In place of the tank water heaters we will place small individual unit natural gas generators. These generators will have their own panel and in case of power lose, will only power the refrigerator/freezers and a dehumidifying system. This allows them to be small. and handle the rare occasion that power is lost after a hurricane.
- Each unit will receive a low profile wall mounted battery pack. This we be constantly charged via power grid and in the case of power outage will supply emergency power to the house for a limited amount of time.
- All equipment will reside in mechanical rooms with both intake and exhaust outlets located at the parking level in spaces above the project's BFE. Refer to the revised typical mechanical room section on sheet A-101.

3. Ms. Shiverick asked about the gate and whether it was needed; Ms. Connaughton asked about the reason for the gate; she liked the bollard suggestion.

- Ownership is proceeding with removing gates to provide more open access and will utilize retractable bollards to address site security concerns, refer to the project's site plan sheet A-101.

4. 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.

- Ownership has engaged with an urban landscape firm, HMWhite to provide specialized site wide landscaping design to introduce more planting in addition to the landscape open area planting plans. Refer to Sheets ULS 1-6 added to the submittal set.

5. 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.

- The building height has been lowered to fall within allowable height and overall building heights for the district, refer to revised elevations Sheets A-111.0 - A-111.3.

6. 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.

- Ownership has had a series of meetings with the neighboring Bellaria to address the concerns with height; The building height has been lowered to fall within allowable height and overall building heights for the district, refer to revised elevations Sheets A-111.0 - A-111.3.

7. 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.

- The design team addressed the concern by changing roofs of the west elevation of Units 8 & 9 from hip roofs to flat roofs with terraces to add differentiation. The design team lowered the FFE of the west piazza from 20.0' to 17.0' with portions lowered to 16.0' and lowered ground floor elevations of Units 8 & 9 at the west end of the site, refer to revised elevations Sheets A-111.0 - A-111.3.

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

- Off street parking; Existing: 29 Spaces; On-Site Required: 42
  Proposed: Garage Level: 39 at grade + 6 spots on Lifts in 3 Units = 45 Total Parking
  Ground Level- 8 spaces available that clear the wye turn around and clear the 20' drive aisle
  45+8 = 53 Total on site spaces; Required: 42; Refer to the Project's Zoning Legend

10. 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.

- Ownership has engaged with an urban landscape firm, HMWhite to provide specialized site wide landscaping design to introduce more planting in addition to the landscape open area planting plans. Refer to Sheets ULS 1-6 added to the submittal set.
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11. 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.

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  Ground Level- 8 spaces available that clear the wye turn around and clear the 20' drive aisle
  45+8 = 53 Total on site spaces; Required: 42; Refer to the Project's Zoning Legend
- The Design team has reviewed the details of the project's North & South seawalls and has introduced variation in height to the elevation of the top of sea wall and top of planters located along the seawall. The Design team is proposing to address the appearance of massing and bulking through material differentiation with the use of stucco, brick, oolitic block in response to the commission's suggestions to explore color and palette options.

12. Mr . Phoenix expressed general support for the project and agreed that parking and service access would require careful consideration.

- Ownership has provided an updated traffic study as requested, prepared by Simmons & White
- Ownership has provided Autoturn exhibits as requested in response to concerns related to vehicular maneuverability, prepared by Simmons & White

FAIRFAX & SAMMONS
ARCHITECTURE

3031 S Ocean Blvd – Palm Beach, FL 33480

Letter of Intent: ARC-25-0076/ZON-25-0066

February 09, 2026
To: Planning, Zoning and Building Dept.
Re: *Request for Design Review of 3031 S Ocean Blvd. Palm Beach, Florida*

Dear Town Council & ARCOM Board Members,

Let this letter serve as the intent in support of the Owner's & Applicant's request for Town Council & ARCOM approval of a multi-family (permitted use) property located at 3031 S Ocean Blvd., in Palm Beach, FL within a R-D(1) Moderate Density Residential District. The Owner for this property is *PB3031 LLC*, the Design Professional is *Richard F. Sammons, RA* and the Applicant is *Maura Ziska, Esq*. The scope of work is as follows:

- *Full demolition of the existing two-story structure, associated hardscape and landscape*
- *Renovation and repair of an existing North, South, East and West facing Lagoon bulkhead/seawall(s).*
- *Proposed multi-story, multi-family building with corresponding zoning site plan review & variance(s) request — to be represented by attorney, Maura Ziska:*

SPECIAL EXCEPTION 1: Sec. 134-14060(8) for 5 stories.

SITE PLAN REVIEW: Sec. 134-1871 multifamily shall be subject to site plan review.

1. VARIANCE Sec. 134-1004. (2) Lot Width. Existing 100' Required 150'

2. VARIANCE Sec. 134-1004.(9) Lot Coverage. Proposed: 78% (38,598 SF) Required 20%.

3. VARIANCE Sec. 134-1004. (5) Front yard. Proposed 24' Required 40' (4-story in the setback)

4. VARIANCE Sec. 134-1004. (6) Side yard (north) Proposed, Varies 0' at closest point. Required 50'. (4-story in the setback)

5. VARIANCE Sec. 134-1004. (6) Side yard (south) Proposed, Varies 0' at closest point. Required 62.5'. (5-story in the setback)

6. VARIANCE Sec. 134-1004. (7) Rear yard. Proposed Varies 2' at closest point. Required 30'. (3-story in the setback)

FAIRFAX, SAMMONS & PARTNERS LLC
214 BRAZILIAN AVE, SUITE 100, PALM BEACH, FLORIDA 33480
TELEPHONE (561) 805-8591 ~ FAIRFAXANDSAMMONS.COM

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ARCHITECTURE

7. VARIANCE. Sec. 134-1004. (11) Landscape Open Space. Proposed 5.62% (2,782 sf) Required 35% (17,318sf)

8. VARIANCE Sec 134-1757 pool within setbacks.

9. VARIANCE Sec 134-1728 (c) # of pieces of equipment in yards.

10. VARIANCE Sec. 134-1004. (10) Dimensions Sec. 134-1874 Building length. Proposed 427' Required 175'.

11. VARIANCE Sec. 134-1004. (10) Dimensions Sec. 134-1877 Recreational open space. Proposed 0 SF Required 4,800SF

12. VARIANCE Sec. 134-1697 Buildings and structures over Lake Worth.

13. VARIANCE Sec. 134-1600 FILL A variance to exceed by 9.55 the maximum amount of fill in required yards to permit 14.5 of max fill in lieu of 4.95 ft permitted.

14. VARIANCE Sec 134-2172. Two-way driveway width. Proposed Varies 16'-22.6' Req. 25'.

The character of the new building is to be in the Venetian Revival style. We ask the ARCOM Board Members and the Town Council Members to approve the application as submitted. Should you have any questions with regards to this application, please do not hesitate to contact us.

Respectfully submitted,

Richard F. Sammons, RA

Fairfax, Sammons & Partners LLC
214 Brazilian Ave, Suite 100, Palm Beach, Florida 33480
Telephone (561) 805-8591 ~ Fairfaxandsammons.com

COPPERLINE PARTNERS DEVELOPMENT AT LAKE WORTH LAGOON

3031 SOUTH OCEAN BLVD
PALM BEACH, FLORIDA

MAJOR PROJECT WITH NOTICE

(COMBO PROJECT WITH VARIANCE(S) REQUEST, SITE PLAN REVIEW & SPECIAL EXCEPTION)

DRC FINAL SUBMITTAL

FEBRUARY 09, 2026

ARCOM MEETING DATE: FEB 25, 2026

TOWN COUNCIL MEETING DATE: MAR 04, 2026



SCOPE OF WORK:

- FULL DEMOLITION OF THE EXISTING TWO-STORY MULTI-FAMILY STRUCTURE, ASSOCIATED HARDSCAPE & LANDSCAPE.
- NEW CONSTUCTION OF A FIVE-STORY MULTI-FAMILT FAMILY,ASSOCIATED SITE WORK, HARDSCAPE & LANDSCAPE
- CORRESPONDING ZONING REVIEW & VARIANCE(S) REQUEST TO BE REPRESENTED BY ZONING ATTORNEY

CODES AND STANDARDS:

THIS PROJECT WAS DESIGNED IN ACCORDANCE WITH THE 2023 FLORIDA BUILDING CODE.

LEGAL DESCRIPTION:

PROPERTY ADDRESS:
3031 S OCEAN BLVD
PALM BEACH, FL 33480

LEGAL DESCRIPTION: (TO BE VERIFIED)
PARCEL 1
A PARCEL OF LAND IN SECTION 26, TOWNSHIP 44 SOUTH, RANGE 43 EAST, TOWN OF PALM BEACH, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE WESTERLY RIGHT OF WAY LINE OF STATE ROAD A1A AND THE NORTHERLY LINE, OR THE WESTERLY EXTENSION THEREOF, OF A PARCEL OF LAND DESCRIBED AS "THE NORTH 100 FEET OF THE SOUTH 898.77 FEET OF GOVERNMENT LOT 1, SECTION 26, TOWNSHIP 44 SOUTH, RANGE 43 EAST", RUN WESTERLY ALONG THE WESTERLY PROJECTION OF SAID NORTHERLY LINE OF SAID "NORTH 100 FEET OF THE SOUTH 898.77 FEET OF GOVERNMENT LOT 1", A DISTANCE OF 594.80 FEET, MORE OR LESS, TO A POINT IN THE WESTERLY BOUNDARY OF LAND CONVEYED TO MURRY-GERNON, INC., BY THE TRUSTEES OF THE INTERNAL IMPROVEMENT FUND OF THE STATE OF FLORIDA BY DEED RECORDED IN OFFICIAL RECORD BOOK 867, PAGE 851; THENCE RUN SOUTHERLY AT RIGHT ANGLES TO THE PRECEDING COURSE AND ALONG SAID WESTERLY BOUNDARY OF SAID LAND CONVEYED BY THE TRUSTEES AS AFORESAID A DISTANCE OF 100.0 FEET TO A POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE ABOVE DESCRIBED SOUTHERLY LINE OF SAID "NORTH 100 FEET OF THE SOUTH 898.77 FEET OF GOVERNMENT LOT 1"; THENCE RUN EASTERLY ALONG THE WESTERLY EXTENSION OF SAID SOUTHERLY LINE OF SAID NORTH 100 FEET OF THE SOUTH 897.77 FEET OF GOVERNMENT LOT 1" A DISTANCE OF 620.72 FEET, MORE OR LESS, TO THE WESTERLY RIGHT OF WAY LINE OF STATE ROAD A1A; THENCE RUN NORTHERLY ALONG THE WESTERLY RIGHT OF WAY OF STATE ROAD A1A TO THE POINT OF BEGINNING

| DOCUMENT ISSUE: | Dwg.# | Title | Title Sheet & Index | GENERAL & CIVIL CONDITIONS | Location Survey | Location Survey Key & Context Site Plan | Existing Vehicular Use Map | Existing Site Plan | Proposed Stormwater Treatment | Existing Water Plan | Proposed Water Plan | Existing Sewer Plan | Proposed Sewer Plan | Proposed Demolition Site Plan | Proposed Demolition Elevations | Demolition Details | Zoning Legend | Permissible Zoning Diagram | Variance Diagram - 01 | Variance Diagram - 02 | Variance Diagram - 03 | Variance Diagram - 04 | Variance Diagram - 05 | Variance Diagram - 06 | Variance Diagram - 07 | Variance Diagram - 08 | Variance Diagram - 09 | Variance Diagram - 10 | Variance Diagram - 11 | Variance Diagram - 12 | Proposed Parking Level | Proposed First Floor | Proposed Second Floor | Proposed Third Floor | Proposed Roof Plan | Proposed Parking Level Plan | Proposed First Floor - Partial Site Plan | Proposed First Floor - Green Space Diagram | Proposed Second Floor | Proposed Roof Plan | Proposed North & West Elevations | Proposed South & East Elevations | Proposed Site Sections | Proposed North & West Elevations | Proposed South & East Elevations | Yard Envelope Diagram Elevations | Typical Interior Details | Typical Exterior Details | Typical Exterior Details | Typical Exterior Details | Typical Exterior Details | Typical Exterior Details | Material Palette | Urban Landscape Diagrams | Proposed Building Renders | Proposed Building Renders | Proposed Building Renders | Proposed Building Renders | C-Series | L-Series | S-Series | L-Series | T-Series | Grid, Drainage, Site Grading & Drainage Plan | Landscape Diagrams | Structural Drawings | Traffic Engineering Drawings |
|---|---|---

ALTA/NSPS Land Title Survey For:

PB3031 LLC

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

PB3031 LLC

No responsibility or liability is assumed by the undersigned surveyor for any other purpose or to any other party other than stated above.

LEGEND

A	= ARC LENGTH
A/C	= AIR CONDITIONING
A.E.	= ACCESS EASEMENT
A.K.A.	= ALSO KNOWN AS
B.F.P.	= BACKFLOW PREVENTER
BLDG.	= BUILDING
B.M.	= BENCHMARK
B.O.C.	= BACK OF CURB
B.O.W.	= BACK OF WALK
(C)	= CALCULATED
CATV	= CABLE ANTENNA TELEVISION
C.B.	= CHORD BEARING
C.B.S.	= CONCRETE BLOCK STRUCTURE
C.C.C.L.	= COASTAL CONSTRUCTION CONTROL LINE
CH	= CHORD
C.L.F.	= CHAIN LINK FENCE
CLR.	= CLEAR
C.O.	= CLEAN-OUT
CONC.	= CONCRETE
(D)	= DESCRIPTION DATUM
D.B.	= DEED BOOK
D.E.	= DRAINAGE EASEMENT
D.H.	= DRILL HOLE
E.B.	= ELECTRIC BOX
EL.	= ELEVATION
ENC.	= ENCROACHMENT
E.O.P	= EDGE OF PAVEMENT
E.O.W.	= EDGE OF WATER
ESMT	= EASEMENT
F.F.	= FINISH FLOOR
FND.	= FOUND
F.O.B.	= FIBER OPTIC BOX
I.D.	= INSIDE DIAMETER
INV.	= INVERT
I.T.W.C.D.	= INDIAN TRAIL WATER CONTROL DISTRICT
L.A.E.	= LIMITED ACCESS EASEMENT
L.B.	= LICENSE BOARD
L.W.D.D.	= LAKE WORTH DRAINAGE DISTRICT
(M)	= FIELD MEASUREMENT
M.H.	= MANHOLE
M.H.W.L.	= MEAN HIGH WATER LINE
M.L.W.L.	= MEAN LOW WATER LINE
N.A.V.D.	= NORTH AMERICAN VERTICAL DATUM
N.G.V.D.	= NATIONAL GEODETIC VERTICAL DATUM
N.P.B.C.I.D.	= NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT
N.T.S.	= NOT TO SCALE
O.A.	= OVERALL
O.D.	= OUTSIDE DIAMETER
O/H	= OVERHEAD UTILITY LINE
O.R.B.	= OFFICIAL RECORD BOOK
P	= PLANTER
(P)	= PLAT DATUM
P.B.	= PLAT BOOK
P.B.C.	= PALM BEACH COUNTY
P.C.	= POINT OF CURVATURE
P.C.N.	= PARCEL CONTROL NUMBER
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
TH	= THRESHOLD ELEVATION
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/G	= UNDERGROUND
W.C.	= WITNESS CORNER
W.S.C.	= WALLACE SURVEYING CORPORATION
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

PROPERTY ADDRESS:
3031 South Ocean Blvd
Palm Beach, FL 33480

LEGAL DESCRIPTION:
FEE PARCEL

All right, title and interests in all Units of The Palm Beach Resort and Beach Club Condominium including Condominium Unit Nos. 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, T-1, T-2, T-3, T-4 and T-5 of The Palm Beach Resort and Beach Club Condominium according to the Declaration of Condominium for The Palm Beach Resort and Beach Club Condominium, recorded February 17, 1981 in the Office of the Clerk of the Circuit Court for Palm Beach County, Florida in Official Records Book 3464, at Page 1474, and any and all Amendments thereto; TOGETHER WITH their undivided shares in all Common Elements and Limited Common Elements set forth in aforesaid Declaration.

AND All of the underlying lands of The Palm Beach Resort and Beach Club Condominium, a Condominium according to the Declaration of Condominium thereof, recorded in Official Records Book 3464, Page 1474, of the Public Records of Palm Beach, County, Florida, and any amendments thereto, together with its undivided share in the common elements. Being described as follows:

A parcel of land in Section 26, Township 44 South, Range 43 East, Town of Palm Beach, Palm Beach County, Florida, more particularly described as follows:

Commencing at the intersection of the Westerly Right of Way line of State Road A1A and the Northerly line, or the Westerly extension thereof, of a parcel of land described as "The North 100 feet of the South 898.77 feet of Government Lot 1, Section 26, Township 44 South, Range 43 East", run Westerly along the Westerly projection of said Northerly line o said "North 100 feet of the South 898.77 feet of Government Lot 1", a distance of 594.80 feet, more or less, to a point in the Westerly boundary of land conveyed to Murry-Gernon, Inc., by the Trustees of the Internal Improvement Fund of the State of Florida by deed recorded in Official Records Book 867, Page 851; thence run Southerly at right angles to the preceding course and along said Westerly boundary of said land conveyed by the Trustees as aforesaid a distance of 100.00 feet to a point of intersection with the Westerly extension of the above described Southerly line of said "North 100 feet of the South 898.77 feet of the South 898.77 feet of Government Lot 1" a distance of 620.72 feet, more or less, to the Westerly Right of Way line of State Road A1A; thence run Northerly along the Westerly Right of Way of State Road A1A to the ***POINT OF BEGINNING****.*

LESS AND EXCEPT *the following described property:*

BEGINNING AT A POINT *in the Westerly Right of Way line of State Road A1A as the same now exists, where the Westerly extension of the North boundary of the North 100 feet of the South 898.77 feet of Government Lot 1, Section 26, Township 44 South, Range 43 East intersects said Westerly Right of Way line of State Road A1A; thence proceed Westerly along said Westerly extension of said line 100 feet to a point;*
Thence Southerly at right angles a distance of 100 feet to a point in the Westerly extension of the South boundary line of said North 100 feet along said line a distance of 125.92 feet to the point where said line intersects the Westerly Right of Way line of said State Road A1A;
Thence Northwesterly along the Westerly Right of Way line of State Road A1A to the ***POINT OF BEGINNING****; said land being located in Palm Beach County, Florida.*

Easement Parcel:
TOGETHER WITH *Resolution and Easement Agreement for Access, Ingress and Egress recorded September 21, 2021 in Official Records Book 32887 at Page 350, Palm Beach County, Florida described as follows:*

Servient Property

The North 26 feet of the property described as follows:

BEGINNING AT A POINT *in the Westerly Right of Way line of State Road A1A as the same now exists, where the Westerly extension of the North boundary of the North 100 feet of the South 898.77 feet of Government Lot 1, Section 26, Township 44 South, Range 43 East intersects said Westerly Right of Way line of State Road A1A;*
Thence proceed Westerly along said Westerly extension of said line 100 feet to a point;
Thence Southerly at right angles a distance of 100 feet to point in the Westerly extension of the South boundary line of said North 100 feet of the South 898.77 feet of Government Lot 1, Section 26, Township 44 South, Range 43 East;
Thence Easterly along said line a distance of 125.92 feet to the point where said line intersects the Westerly Right of Way line of said State Road A1A;
Thence Northwesterly along the Westerly Right of Way line of State Road A1A to the ***POINT OF BEGINNING****.*
LESS AND EXCEPT *any portion lying within the Palm Beach Resort and Beach Club, a Condominium, according to the Declaration of Condominium thereof recorded in Official Records Book 3464, Page 1474, as amended, of the Public Records of Palm Beach County, Florida.*

FLOOD ZONES: *This property is located in Flood Zones AE (EL 9) VE (EL 10), according to F.I.R.M. (Flood Insurance Rate Map) No.12099C0781G, 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 12210516, issued by Fidelity National Title Insurance Company, dated January 17, 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 (shown thus x 0.00) and 0.1' (shown thus x 0.0) for the soft surface elevations. Elevations shown hereon are U.S. survey feet unless otherwise noted.*
3. *Description furnished by client or client's agent.*
4. *Unless presented in digital form with electronic seal and electronic signature this survey must bear the signature and the original raised seal of a Florida licensed surveyor or mapper this drawing, sketch, plat or map is for informational purposes only and is not valid.*
5. *This survey cannot be transferred or assigned without the specific written permission of Wallace Land Surveying, LLC. This survey is not transferable by Owners Affidavit of Survey or similar instrument.*
6. *Except as shown, underground and overhead improvements are not located. Underground foundations not located.*
7. *The survey sketch shown hereon does not necessarily contain all of the information obtained or developed by the undersigned surveyor in his field work, office work or research.*
8. *No responsibility is assumed by this surveyor for the construction of improvements, from building ties shown on this survey.*
9. *Revisions shown hereon do not represent a "survey update" unless otherwise noted.*
10. *All dates shown within the revisions block hereon are for interoffice filing use only and in no way affect the date of the field survey stated herein.*
11. *11 In some instances, graphic representations have been exaggerated to more clearly illustrate the relationships between physical improvements and/or lot lines. In all cases, dimensions shown shall control the location of the improvements over scaled positions.*
12. *It is a violation of Rule 5J-17 of the Florida Administrative Code to alter this survey without the express prior written consent of the Surveyor. Additions and/or deletions made to the face of this survey will make this survey invalid.*
13. *The ownership of fences, perimeter walls and/or hedges shown hereon are not known and thus are not listed as encroachments. Fences, hedges and/or perimeter walls are shown in their relative position to the boundary.*
14. *The expected horizontal accuracy of the information shown hereon is +/- 0.10'.*
15. *Per Florida Statutes, Chapter 472.025, a Land Surveyor shall not affix his seal or name to any plan or drawing which depicts work which he/she is not licensed to perform or which is beyond his/her profession or specialty therein. Therefore, we are unable to certify as to municipal zoning compliance, interpretation of zoning codes or the determination of violations thereof.*
16. *At the time of the ALTA survey there were no observable evidence of earth moving work, building construction or building additions within recent months.*
17. *At the time of the ALTA survey there were no changes in street right-of-way lines either completed or proposed; and available from the controlling jurisdiction or observable evidence of recent street or sidewalk construction repairs.*
18. *At the time of the ALTA survey there was no observable evidence of site use as a solid waste dump, sump or sanitary landfill.*
19. *The surveyor was not provided any documentation, was not made aware and did not observe any ground markings on the subject property with regards to wetlands on the subject property.*
20. *The location of the utilities shown hereon are from observed evidence of above ground appurtenances only. The surveyor was not provided with current underground plans or surface ground markings to determine the location of any subterranean uses.*
21. *At the time of the survey, there was no evidence of cemeteries, gravesites, and/or burial grounds located on the surveyed property.*
22. *There are 28 regular and 1 handicap parking spaces.*
23. *No zoning report supplied.*



VICINITY SKETCH
(NOT TO SCALE)

TITLE COMMITMENT REVIEW

CLIENT: Copperline Partners, LLC, a Florida limited liability company		COMMITMENT NO. : FL21-05437	DATE: 09/20/21			
REVIEWED BY: Craig Wallace		JOB NO. : 17-1208.5				
B2 ITEM NO.	**DOCUMENT**	**DESCRIPTION**	**AFFECTS AND PLOTTED**	**AFFECTS AND NOT PLOTT-ABLE**	**DOES NOT AFFECT**	**NOT A SURVEY MATTER**
1	N/A	Standard Exception.				●
2-4	N/A		INTENTIONALLY DELETED			
5	N/A	Standard Exception.				●
6-11	N/A		INTENTIONALLY DELETED			
12	ORB 867, PG 851	Oil, gas and mineral reservations in favor of The Trustees of the Internal Improvement Fund of the State of Florida set forth in that certain Deed No. 23157 (725-50), dated August 10, 1962.		●		
12a	ORB 1076, PG 25	Quit Claim Deed 23157 (725-50)- A.		●		
12b	ORB 3718, PG 328	Quit Claim Deed 23157 (725-50)- B.		●		
13	N/A	Standard Exception.				●
14	N/A		INTENTIONALLY DELETED			
15	ORB 29870, PG 1779	Underground Easement (Business) granted unto Florida Power & Light Company.	●			
16	ORB 3464, PG 1474	Declaration of Condominium of Palm Beach Resort and Beach Club Condominium.		●		
16a	ORB 3676, PG 486	As amended by Amendment of Declaration Condominium.		●		
16b	ORB 4890, PG 1133	As amended by Certificate of Amended to Declaration of Condominium.		●		
16c	ORB 5357, PG 1554	As amended by Amendment of Declaration Condominium.		●		
17-19	N/A	Standard Exceptions.				●
20	ORB 32887, PG 350	Terms and conditions of Resolution and Easement Agreement for Access, Ingress and Egress.	●			
21a	N/A	Standard Exception.				●
21b	N/A		INTENTIONALLY DELETED			

PROPERTY INFORMATION REPORT

CLIENT: PB3031, LLC		FILE NO. : 12210516	DATE: January 1st, 2025			
REVIEWED BY: WILLIAM M. NAULTY		JOB NO. : 205045-SE				
INSTRUMENT	**DOCUMENT**	**DESCRIPTION**	**AFFECTS AND PLOTTED**	**AFFECTS AND NOT PLOTT-ABLE**	**DOES NOT AFFECT**	**NOT A SURVEY MATTER**
1	ORB 33373, PG 1084	MORTGAGE AND SECURITY AGREEMENT.				●
2	ORB 33373, PG 1124	ASSIGNMENT OF LEASES AND RENTS.				●
3	ORB 33373, PG 1134	UCC FINANCING STATEMENT.				●
4	ORB 33392, PG 1232	UNIFORM COMMERCIAL CODE FINANCING STATEMENT FORM.				●
5	ORB 33767, PG 338	NOTICE OF COMMENCEMENT.				●

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.*

To: ***PB3031***

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Table A Items 1, 2, 3, 4, 6(a) (No zoning report provided), 7(a), 7(b)(1), 7(c), 8, 9, 11, 13, 14, 16, 17 and 20 thereof. The field work was completed on 12/16/2024.

DATE OF LAST FIELD SURVEY: 12/16/2024

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

REVISIONS:

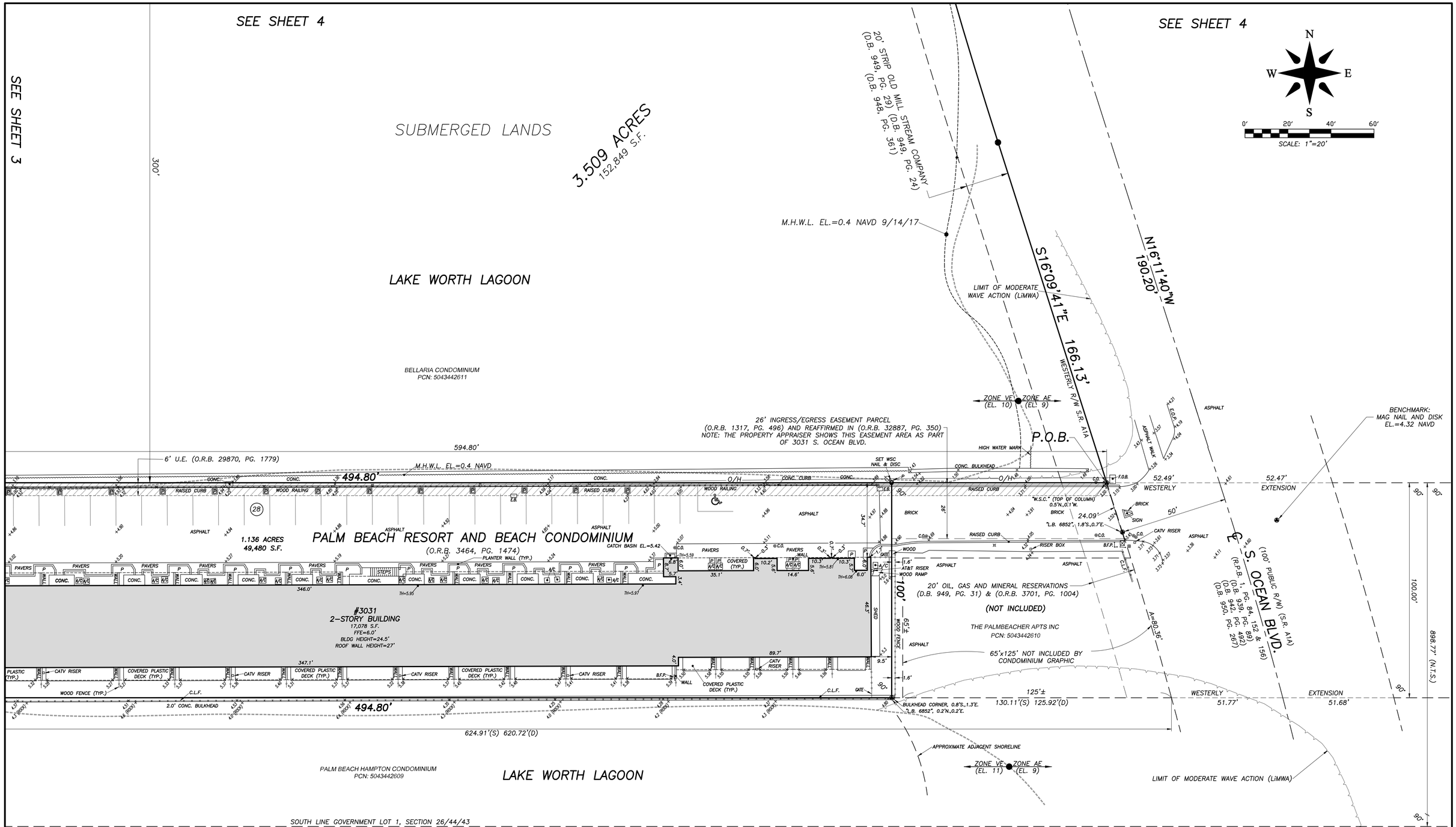
10/14/25 ADD INFO. FROM 3000 S.O.B. SURVEY S.C.W.
10/03/25 ADD Limit of Moderate Wave Action S.C.W.
12/16/24 - ALTA/ASCM SURVEY UPDATE E.G./D.P.S. 205045-1
01/29/22 REVISED TITLE REVIEW, LEGAL DESCRIPTION CHANGE, SURVEY DATE UNCHANGED, M.B. 17-1208.5
TITLE REVIEW M.B./S.W. 17-1208.3

ALTA/NSPS LAND TITLE SURVEY FOR:

PB3031

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

FIELD: J.P.	JOB NO.: 17-1208.2	F.B. PB305	PG. 37
OFFICE: M.B.	DATE: 1/16/21	DWG. NO.	17-1208
CK'D: C.W.	REF: 17-1208.DWG	SHEET	1 OF 5



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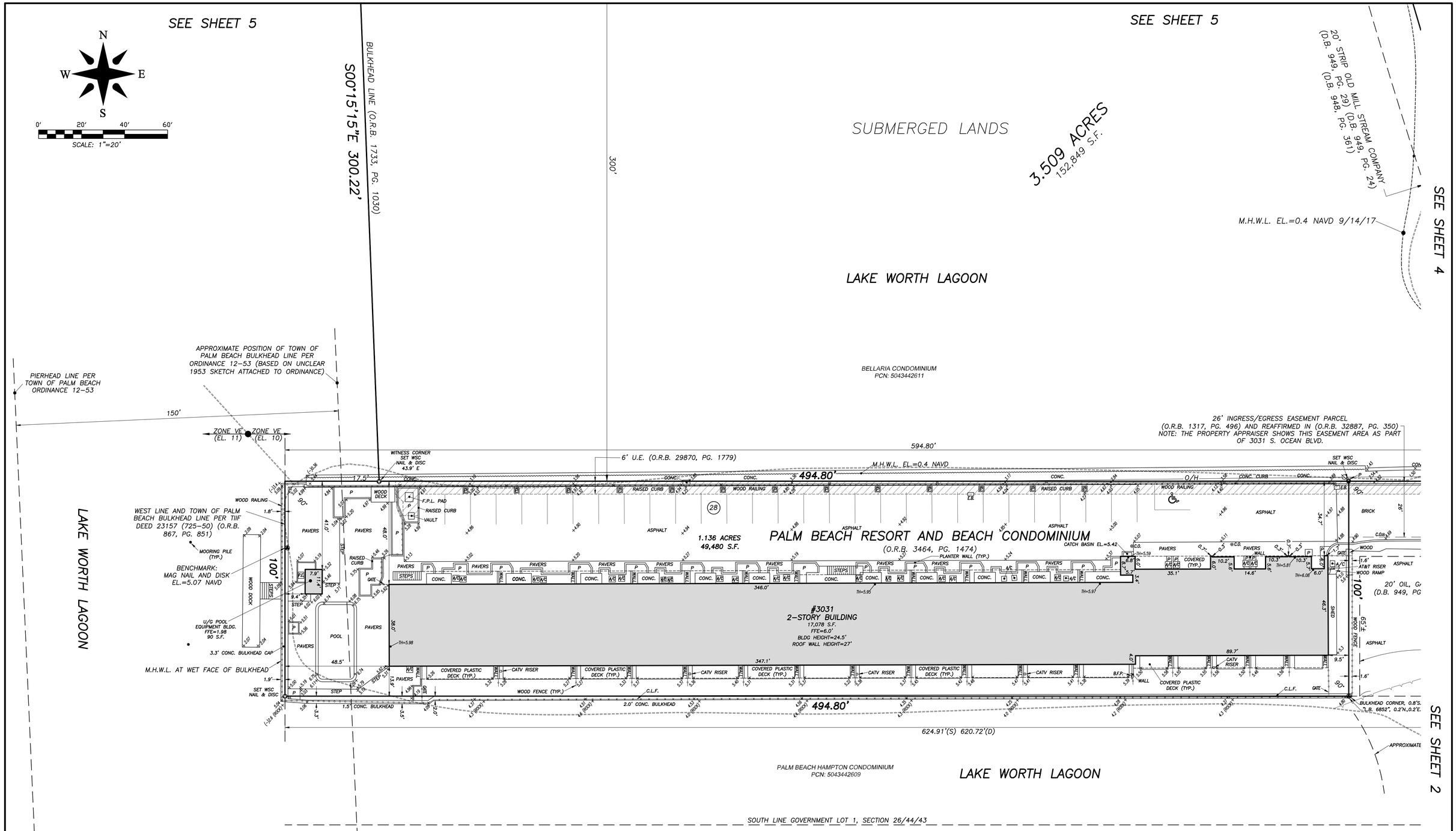
OFFICE:	M.B.	DATE:	1/16/21	DWG. NO.	17-1208
C'K'D:	C.W.	REF:	17-1208.DWG	SHEET	2 OF 5



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PB3031

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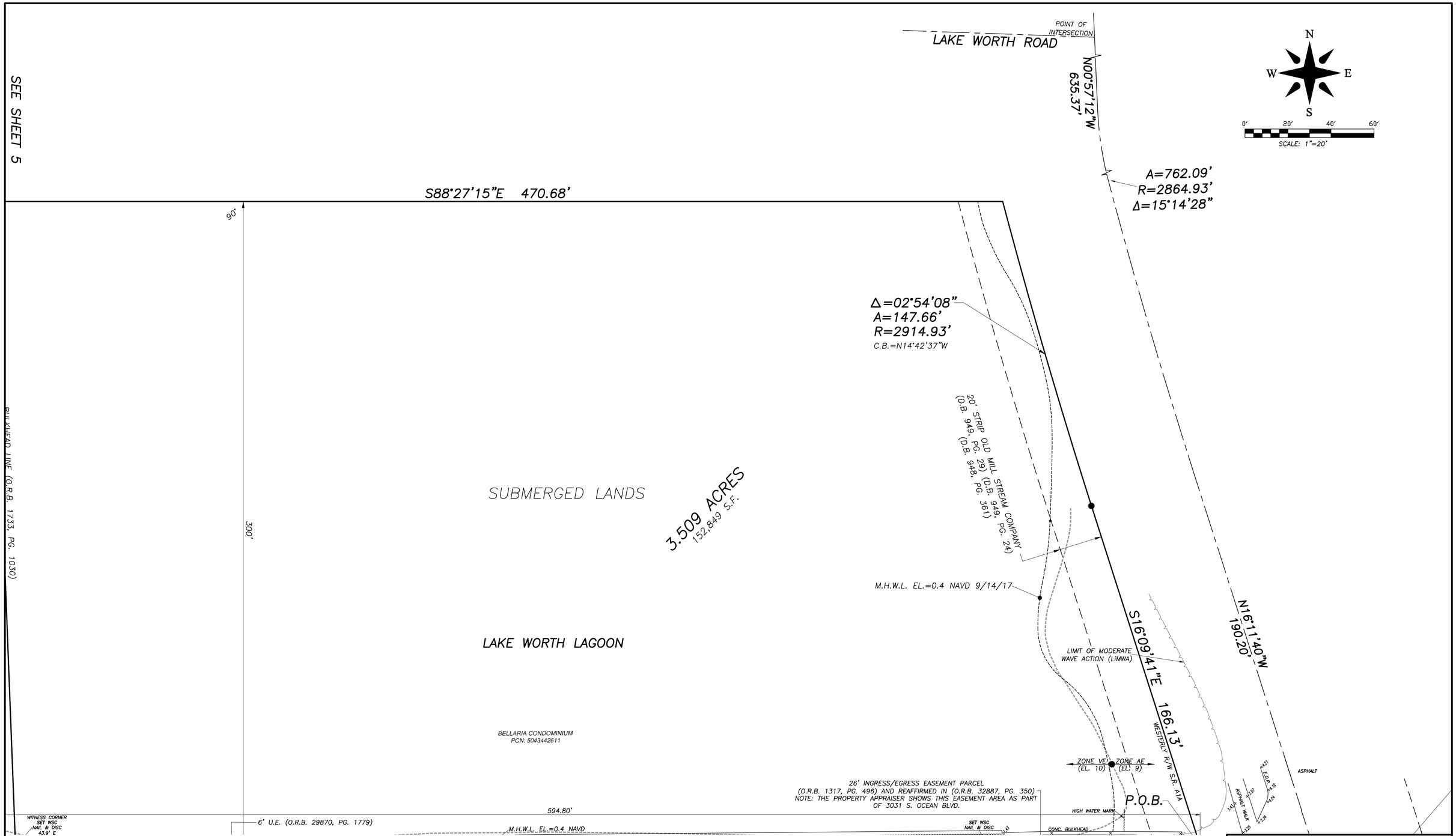
5553 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 * (561) 640-4551 LB #8598

FIELD:	J.P.	JOB NO.:	17-1208.2	F.B. PB305	PG. 37
OFFICE:	M.B.	DATE:	1/16/21	DWG. NO.	17-1208
C'K'D:	C.W.	REF:	17-1208.DWG	SHEET	3 OF 5

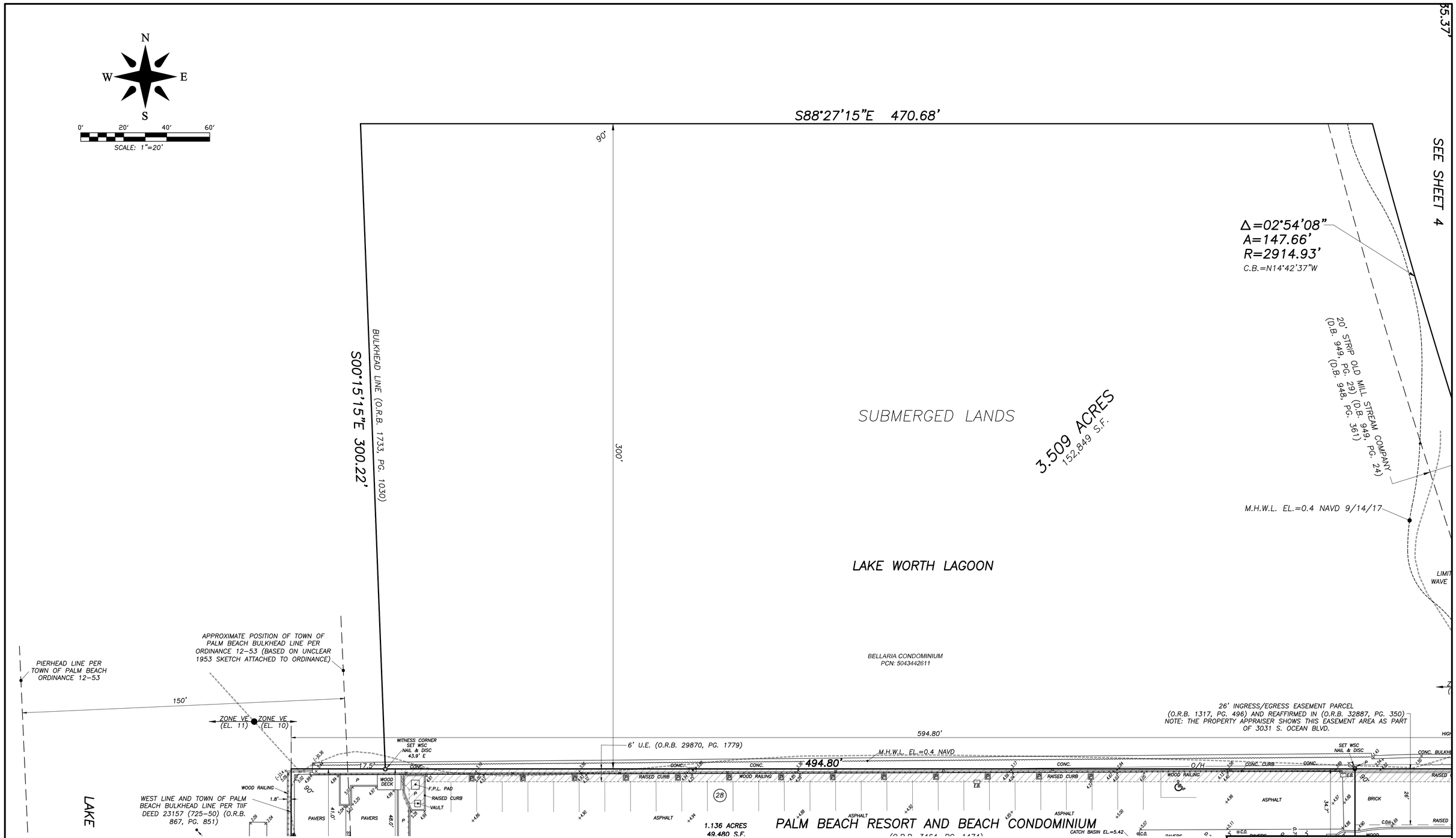


ALTA/NSPS LAND TITLE SURVEY FOR:

PB3031

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

FIELD:	J.P.	JOB NO.:	17-1208.2	F.B.	PB305 PG. 37
OFFICE:	M.B.	DATE:	1/16/21	DWG. NO.	17-1208
C'K'D:	C.W.	REF:	17-1208.DWG	SHEET	4 OF 5



ALTA/NSPS LAND TITLE SURVEY FOR:

PB3031

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

FIELD:	J.P.	JOB NO.:	17-1208.2	F.B. PB305	PG. 37
OFFICE:	M.B.	DATE:	1/16/21	DWG. NO.	17-1208
C'K'D:	C.W.	REF:	17-1208.DWG	SHEET	5 OF 5

ALL CONSTRUCTION SHALL BE PERFORMED IN STRICT ACCORDANCE WITH THE REQUIREMENTS OF THE FLORIDA BUILDING CODE (FBC), 7TH EDITION, AND ANY LOCAL, STATE & FEDERAL CODES HAVING JURISDICTION.

THE CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND CONDITIONS OF EXISTING WORK PRIOR TO THE START OF CONSTRUCTION AND COMPARE THOSE TO THE CONTENTS OF THESE DOCUMENTS AND NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES FOUND SO THAT THEY CAN BE RESOLVED PROMPTLY.

CONTRACTOR IS TO PROVIDE GENERAL COORDINATION BETWEEN ALL TRADES, AND IS TO NOTIFY THE ARCHITECT OF ANY DISCREPANCIES IN THESE DOCUMENTS THAT AFFECT ANY OF THE WORK BEFORE SCHEDULING, ORDERING, FABRICATING OR PROCEEDING WITH THE WORK SO AS TO PREVENT ANY DELAYS IN THE PROGRESS OF THE WORK.

THE CONTRACTOR WILL BE RESPONSIBLE FOR ALL SUBCONTRACTORS, METHODS AND SCHEDULING OF WORK, SUPERVISION, LABOR, MATERIAL SUPPLIERS, ETC., AS STIPULATED IN THE AMERICAN INSTITUTE OF ARCHITECTS "GENERAL CONDITIONS - AIA DOCUMENT A201, EDITION PERTINENT TO THE OWNER-CONTRACTOR AGREEMENT. OWNER SHALL BE RESPONSIBLE FOR ALL PERMIT AND TESTING FEES REQUIRED BY THE AUTHORITIES HAVING JURISDICTION AND BY THESE DOCUMENTS, BUT THE CONTRACTOR, PRIOR TO THE START AND THROUGHOUT THE COURSE OF CONSTRUCTION, WILL BE RESPONSIBLE TO OBTAIN ALL PERMITS THAT MAY BE REQUIRED, AND TO SCHEDULE ALL NECESSARY TESTING WITH THE OWNER'S PROJECT MANAGER TO SATISFY THE TIMING OF THE WORK. ALL INSTALLERS, WHETHER IT BE THE CONTRACTOR, OR AN ENTITY ENGAGED BY THE CONTRACTOR SHALL BE EXPERIENCED HAVING A MINIMUM OF FIVE (5) YEARS EXPERIENCE WITH PROJECTS SIMILAR IN SIZE TO THIS PROJECT AND BEING FAMILIAR WITH THE PRECAUTIONS REQUIRED TO PERFORM THE WORK AND WITH THE REQUIREMENTS OF THE AUTHORITIES HAVING JURISDICTION.

PLANNING & ZONING CONSTRUCTION CONDITIONS:

• DURING CONSTRUCTION WORK, THE APPLICANT SHALL MAINTAIN GRAVEL AT THE FRONT OF THE CONSTRUCTION SITE WITHIN THE FIRST 15'-0" OF THE REQUIRED FRONT YARD, AND INCLUDING THE SWALE (SUBJECT TO THE REVIEW AND APPROVAL OF PUBLIC WORKS), TO MITIGATE DISTURBANCE OF SOIL AND MUD BY RELATED PERSONAL VEHICLES EXITING AND ENTERING THE SITE. ALL CONSTRUCTION MATERIALS, INCLUDING DUMPSTERS AND PORTABLE TOILETS, SHALL BE LOCATED BEHIND THE CONSTRUCTION FENCE AND NOT VISIBLE FROM THE RIGHT-OF-WAY.
• DURING THE COURSE OF CONSTRUCTION, ALL VEHICLES, INCLUDING, BUT NOT LIMITED TO ALL PERSONAL VEHICLES, SHALL PARK WITHIN THE CONFINES OF THE PRIVATE PROPERTY, THE SWALE DIRECTLY ABUTTING THE CONSTRUCTION SITE, OR AT ALTERNATE OVERFLOW PARKING SITES THAT ARE NOT ON-STREET METERED SPACES AND NOT ZONED RS. ADDITIONALLY, PARKING OF ANY VEHICLES SHALL BE PROHIBITED IN THE TRAVEL LANES OF ALL STREETS.
• PRIOR TO THE ISSUANCE OF A DEMOLITION PERMIT FOR THE EXISTING HOME, A CONSTRUCTION FENCE SHALL BE INSTALLED ALONG ALL PROPERTY LINES, IN ACCORDANCE WITH SECTION 142-876 OF THE CITY CODE, "VACANT AND ABANDONED PROPERTIES AND CONSTRUCTION SITES." HOWEVER, ALONG THE FRONT PROPERTY LINE, SUCH FENCE SHALL CONSIST OF AN OPAQUE SCREENING, A MINIMUM OF EIGHT (8') FEET TALL (AS MEASURED FROM ADJACENT GRADE), WHICH MAY INCLUDE PLYWOOD OR ALUMINUM PANELS, OR THE EQUIVALENT SOLID CONSTRUCTION ON A WOOD OR METAL FRAME, WITH A CONTINUOUS COLOR FINISH, AND CONCRETE FOUNDATIONS. ONLY ROLLING GATES OR RIGID FOLDING PANELS SHALL BE PERMITTED. SWINGING GATES SHALL NOT BE PERMITTED. SUCH FENCE SHALL NOT ENCROACH INTO THE RIGHT-OF-WAY.
• ALL ALLOWABLE CONSTRUCTION SIGNAGE SHALL BE ATTACHED TO OR SITUATED BEHIND THE CONSTRUCTION FENCE, AND SHALL BE LIMITED TO ONE (1) SIGN, NOT TO EXCEED FOUR (4) SQUARE FEET, IN ACCORDANCE WITH SECTION 138-133 OF THE CITY CODE
• THE BUILDING AND PARKING DEPARTMENTS SHALL APPROVE A CONSTRUCTION PARKING PLAN PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT, INCLUDING APPLICABLE DEMOLITION PERMITS FOR THE PROJECT.
• THE APPLICANT SHALL ENSURE THAT THE CONTRACTOR(S) OBSERVE GOOD CONSTRUCTION PRACTICES AND PREVENT CONSTRUCTION MATERIALS AND DEBRIS FROM IMPACTING THE RIGHT-OF-WAY
• THE CONTRACTOR(S) SHALL ENSURE THAT THE STREET AND THE SWALE DIRECTLY ABUTTING THE CONSTRUCTION SITE REMAINS FREE OF DEBRIS AND REFUSE AT ALL TIMES; AT A MINIMUM, THE CONTRACTOR(S) SHALL INSPECT AND CLEAR THE STREET AND SWALE AREAS BEFORE LEAVING AT THE END OF EACH DAY

FLOOD REQUIREMENTS :

• ALL CONSTRUCTION MATERIAL BELOW THE LOWEST FLOOR (+10.00' NGVD), SHALL BE FLOOD-DAMAGE-RESISTANT MATERIAL (SEE FEMA TECHNICAL BULLETIN 2).
• ELECTRICAL SYSTEMS, EQUIPMENT AND COMPONENTS; HEATING, VENTILATION, AIR CONDITIONING; PLUMBING APPLIANCES AND PLUMBING FIXTURES; DUCT SYSTEMS; AND OTHER SERVICE EQUIPMENT (POOL EQUIPMENT, , WATER HEATERS, GENERATORS, ETC.) SHALL BE ELEVATED AT OR ABOVE DESIGN FLOOD ELEVATION (+10.00' NGVD).
• ELEVATORS: TO MINIMIZE THE LOSS OF LIFE, INJURIES AND DAMAGES, A SYSTEM OF INTERLOCKING CONTROLS WITH ONE OR MORE FLOAT SWITCHES IN THE ELEVATOR SHAFT, WHICH PREVENTS THE CAB FROM DESCENDING INTO FLOODWATERS, SHOULD BE INSTALLED. IN ADDITION, THE MAJORITY OF THE ELECTRICAL EQUIPMENT SUCH AS ELECTRICAL JUNCTION BOXES AND CIRCUIT AND CONTROL PANELS SHOULD BE ELEVATED ABOVE DFE (PROVIDE THE DFE).
• THE ELEVATOR PIT SHALL BE DESIGNED AND CONSTRUCTED TO RESIST HYDROSTATIC AND HYDRODYNAMIC LOADS AND STRESSES, INCLUDING THE EFFECT OF BUOYANCY TO AN ELEVATION OF DFE (+10.00' NGVD)
• ELEVATOR SHALL BE INSTALLED ACCORDING TO ASCE 24-14 SECTION 7.5 AND FEMA TECHNICAL BULLETIN 4.
• CONTRACTOR SHALL SUBMIT AN UNDER CONSTRUCTION ELEVATION CERTIFICATE UPON PLACEMENT OF THE LOWEST FLOOR AND PRIOR TO FURTHER VERTICAL CONSTRUCTION TO BUILDING DEPARTMENT FOR REVIEW AND APPROVAL. (2020 FBC-BUILDING, 7TH EDITION SECTION 110.3.1.1)
• OWNER OR CONTRACTOR SHALL SUBMIT A FINISHED CONSTRUCTION ELEVATION CERTIFICATE, PRIOR TO BUILDING FINAL INSPECTION".

TERMITE PROTECTION:

TERMITE PROTECTION SHALL BE PROVIDED BY REGISTERED TERMITICIDES, INCLUDING SOIL APPLIED PESTICIDES, BAITING SYSTEMS, AND PESTICIDES APPLIED TO WOOD, OR OTHER APPROVED METHODS OF TERMITE PROTECTION LABELED FOR USE AS A PREVENTATIVE TREATMENT TO NEW CONSTRUCTION. SEE SECTION 202 OF THE FBC RESIDENTIAL, "REGISTERED TERMITICIDE." UPON COMPLETION OF THE APPLICATION OF THE TERMITE PROTECTIVE TREATMENT, A CERTIFICATE OF COMPLIANCE SHALL BE ISSUED TO THE BUILDING DEPARTMENT BY THE LICENSED PEST CONTROL COMPANY THAT CONTAINS THE FOLLOWING STATEMENT: "THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. TREATMENT IS IN ACCORDANCE WITH RULES AND LAWS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES."
SEE ADDITIONAL INFORMATION ON SECTION 318 OF THE FBC RESIDENTIAL.

FIRE-RESISTANCE CONSTRUCTION:

• UNLESS OTHERWISE ALLOWED IN SECTION R316.5 OF THE FBC RESIDENTIAL, FOAM PLASTIC OR FOAM PLASTIC CORES USED AS A COMPONENT IN MANUFACTURED ASSEMBLIES USED IN BUILDING CONSTRUCTION SHALL HAVE A FLAME SPREAD INDEX OF NOT MORE THAN 75 AND SHALL HAVE A SMOKE-DEVELOPED INDEX OF NOT MORE THAN 450 WHEN TESTED IN THE MAXIMUM THICKNESS AND DENSITY INTENDED FOR USE IN ACCORDANCE WITH ASTM E84 OR UL 723 (FBCR 316). LOOSE-FILL-TYPE FOAM PLASTIC INSULATION SHALL BE TESTED AS BOARD STOCK FOR THE FLAME SPREAD INDEX AND SMOKE-DEVELOPED INDEX (FBC 302.9). CONTRACTOR TO FOLLOW ALL REQUIREMENTS SET BY R316 OF THE FBC RESIDENTIAL.

• WALL AND CEILING FINISHES SHALL HAVE A FLAME-SPREAD CLASSIFICATION OF NOT GREATER THAN 200 AND A SMOKE-DEVELOPED INDEX NOT GREATER THAN 450 AS PER ASTM E-84 OR UL 273. (FBCR 302.9).

• RATING SHOULD MATCH EXTERIOR WALLS AND CEILINGS ON THE ENERGY CALCULATION WHICH MUST BE SUBMITTED. INSULATION MATERIALS, FACINGS, VAPOR RETARDERS SHALL HAVE A FLAME-SPREAD CLASSIFICATION OF NOT GREATER THAN 25 AND A SMOKE-DEVELOPED INDEX NOT GREATER THAN 450 AS PER ASTM E-84 OR UL 273. FBCR 302.10

TYPICAL RAILING NOTES:

1. GUARDRAILS:

PORCHES, BALCONIES, OR RAISED FLOOR SURFACES LOCATED MORE THAN 30" ABOVE THE FLOOR OR GRADE SHALL HAVE GUARDS NOT LESS THAN 36" IN HEIGHT AFTER INSTALLATION OF ALL FINISHES. OPEN SIDES OF STAIRS WITH A TOTAL RISE OF MORE THAN 30" ABOVE THE FLOOR OR GRADE BELOW SHALL HAVE GUARDS NOT LESS THAN 34" IN HEIGHT MEASURED VERTICALLY FROM THE NOSING OF THE TREADS. PORCHES AND DECKS WHICH ARE ENCLOSED WITH INSECT SCREENING SHALL BE PROVIDED WITH GUARDS WHERE THE WALKING SURFACE IS MORE THAN 30" ABOVE THE FLOOR OR GRADE BELOW. SHOP DWG'S SHALL BE SUBMITTED BY THE BUILDER AS REQUIRED BY THE BUILDING DEPARTMENT.
OPENING LIMITATIONS.
REQUIRED GUARDS SHALL NOT HAVE OPENINGS FROM WALKING SURFACE TO REQUIRED GUARD HT. WHICH ALLOW PASSAGE OF A SPHERE 4 IN. DIAMETER SPHERE. EXCEPTIONS: 1. TRIANGULAR OPENINGS AT OPEN SIDE OF STAIR FORMED BY THE RISER, TREAD ANDBOT. RAIL OF A GUARD, SHALL NOT ALLOW PASSAGE OF A 6 IN. DIAMETER SPHERE. 2. GUARDS ON OPEN SIDE OF STAIRS SHALL NOT HAVE OPENINGS WHICH ALLOW PASSAGE OF A SPHERE 4⅜ INCHES IN DIAMETER.

ELEVATORS:

1. ELEVATOR IS TO BE A **HYDRAULIC**-TYPE PRIVATE RESIDENTIAL ELEVATOR, AS DEFINED IN A.S.M.E. A17.1, SEC. 5.3.2.
2. ELEVATOR IS TO COMPLY WITH A.S.M.E. A17.1, 2016 EDITION.
3. ELEVATOR REQUIRES SEPARATE PERMIT FROM THE ELEVATOR SECTION.
4. ELEVATOR IS TO COMPLY WITH THE MAX GRABLIN ACT, F.S. 399.031.
5. ELEVATOR IS TO BE EQUIPPED WITH BATTERY LOWERING TO BRING THE CAB TO A LOWER FLOOR IN CASE OF POWER LOSS.
6. MAJORITY OF ELEVATOR EQUIPMENT IS TO BE ELEVATED ABOVE THE DESIGN FLOOD ELEVATION.
7. ELEVATOR IS TO COMPLY WITH A.S.C.E. 24-14, SEC. 7.5 & F.E.M.A. TECHNICAL BULLETIN 4-2010, TO PROTECT AGAINST DAMAGE DUE TO FLOOD WATER.
8. TO MINIMIZE THE LOSS OF LIFE, INJURIES AND DAMAGES, A SYSTEM OF INTERLOCKING CONTROLS WITH ONE OR MORE FLOAT SWITCHES IN THE ELEVATOR SHAFT, WHICH PREVENTS THE CAB FROM DESCENDING INTO FLOODWATERS, SHOULD BE INSTALLED. IN ADDITION, THE MAJORITY OF THE ELECTRICAL EQUIPMENT SUCH AS ELECTRICAL JUNCTION BOXES AND CIRCUIT AND CONTROL PANELS SHOULD BE ELEVATED ABOVE THE ELEVATIONS SPECIFIED IN TABLE 7.1 (REFER TO A.S.C.E. 24-14, SEC. 7.5 & COMMENTS ON PG. 55).
9. ELEVATOR DOOR IS TO COMPLY WITH ***¾" x 4" RULE*** IN F.B.C. R321.4

NFPA 1: FIRE CODE, 2021 EDITION - CHAPTER 18 FIRE DEPARTMENT ACCESS AND WATER SUPPLY

18.2 FIRE DEPARTMENT ACCESS.

18.2.1 - FIRE DEPARTMENT ACCESS AND FIRE APPARATUS ACCESS ROADS SHALL BE PROVIDED AND MAINTAINED IN ACCORDANCE WITH SECTION 18.2.

18.2.3 - FIRE APPARATUS ACCESS ROADS.

18.2.3.1 - REQUIRED ACCESS.

18.2.3.1.1 - APPROVED FIRE APPARATUS ACCESS ROADS SHALL BE PROVIDED FOR EVERY FACILITY, BUILDING, OR PORTION OF A BUILDING HEREAFTER CONSTRUCTED OR RELOCATED.

18.2.3.1.2 - FIRE APPARATUS ACCESS ROADS SHALL CONSIST OF ROADWAYS, FIRE LANES, PARKING LOT LANES, OR A COMBINATION THEREOF.

18.2.3.1.4 - WHEN FIRE APPARATUS ACCESS ROADS CANNOT BE INSTALLED DUE TO LOCATION ON PROPERTY, TOPOGRAPHY, WATERWAYS, NONNEGOTIABLE GRADES, OR OTHER SIMILAR CONDITIONS, THE AHJ SHALL BE AUTHORIZED TO REQUIRE ADDITIONAL FIRE PROTECTION FEATURES.

18.2.3.2 ACCESS TO BUILDING.

18.2.3.2.1 - A FIRE APPARATUS ACCESS ROAD SHALL EXTEND TO WITHIN 50 FT (15 M) OF AT LEAST ONE EXTERIOR DOOR THAT CAN BE OPENED FROM THE OUTSIDE AND THAT PROVIDES ACCESS TO THE INTERIOR OF THE BUILDING.

18.2.3.2.2 - FIRE APPARATUS ACCESS ROADS SHALL BE PROVIDED SUCH THAT ANY PORTION OF THE FACILITY OR ANY PORTION
OF AN EXTERIOR WALL OF THE FIRST STORY OF THE BUILDING IS LOCATED NOT MORE THAN 150 FT (46 M) FROM FIRE APPARATUS ACCESS ROADS AS MEASURED BY AN APPROVED ROUTE AROUND THE EXTERIOR OF THE BUILDING OR FACILITY.

18.2.3.2.2.1
WHERE BUILDINGS ARE PROTECTED THROUGHOUT WITH AN APPROVED AUTOMATIC SPRINKLER SYSTEM THAT IS INSTALLED IN ACCORDANCE WITH NFPA 13, NFPA 13R, OR NFPA 13D, THE DISTANCE IN 18.2.3.2.2 SHALL BE PERMITTED TO BE INCREASED TO 450 FT (137 M).

8.2.3.3 * MULTIPLE ACCESS ROADS.

MORE THAN ONE FIRE APPARATUS ACCESS ROAD SHALL BE PROVIDED WHEN IT IS DETERMINED BY THE AHJ THAT ACCESS BY A SINGLE ROAD COULD BE IMPAIRED BY VEHICLE CONGESTION, CONDITION OF TERRAIN, CLIMATE CONDITIONS, OR OTHER FACTORS THAT COULD LIMIT ACCESS.

18.2.3.5.1 DIMENSIONS.

18.2.3.5.1.1 FIRE APPARATUS ACCESS ROADS SHALL HAVE AN UNOBSTRUCTED WIDTH OF NOT LESS THAN 20 FT (6.1 M).

18.2.3.5.1.1.2 THE WIDTH OF FIRE APPARATUS ACCESS ROADS SHALL BE INCREASED WHEN THE MINIMUM WIDTH SPECIFIED IN 18.2.3.5.1.1 IS NOT ADEQUATE TO ACCOMMODATE FIRE APPARATUS.

18.2.3.5.1.2 FIRE APPARATUS ACCESS ROADS SHALL HAVE AN UNOBSTRUCTED VERTICAL CLEARANCE OF NOT LESS THAN 13 FT 6
IN. (4.1 M).

18.2.3.5.2 * SURFACE. FIRE APPARATUS ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS AND SHALL BE PROVIDED WITH AN ALL-WEATHER DRIVING SURFACE.

18.2.3.5.3 TURNING RADIUS.

18.2.3.5.3.1 THE TURNING RADIUS OF A FIRE APPARATUS ACCESS ROAD SHALL BE AS APPROVED BY THE AHJ.

18.2.3.5.3.2 TURNS IN FIRE APPARATUS ACCESS ROADS SHALL MAINTAIN THE MINIMUM ROAD WIDTH.

18.2.3.5.3.3 FIRE APPARATUS ACCESS ROADS CONNECTING TO ROADWAYS SHALL BE PROVIDED WITH CURB CUTS EXTENDING AT
LEAST 2 FT (0.61 M) BEYOND EACH EDGE OF THE FIRE APPARATUS ACCESS ROAD.

18.2.3.5.4 DEAD ENDS.
DEAD-END FIRE APPARATUS ACCESS ROADS IN EXCESS OF 150 FT (46 M) IN LENGTH SHALL BE PROVIDED WITH APPROVED PROVISIONS FOR THE FIRE APPARATUS TO TURN AROUND.

18.2.3.5.5 BRIDGES.

18.2.3.5.5.1 WHEN A BRIDGE IS REQUIRED TO BE USED AS PART OF A FIRE APPARATUS ACCESS ROAD, IT SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH NATIONALLY RECOGNIZED STANDARDS.

18.2.3.5.5.2 THE BRIDGE SHALL BE DESIGNED FOR A LIVE LOAD SUFFICIENT TO CARRY THE IMPOSED LOADS OF FIRE APPARATUS.

18.2.3.5.5.3 VEHICLE LOAD LIMITS SHALL BE POSTED AT BOTH ENTRANCES TO BRIDGES WHERE REQUIRED BY THE AHJ.

18.2.3.5.6 GRADE.

18.2.3.5.6.1 THE GRADIENT FOR A FIRE APPARATUS ACCESS ROAD SHALL NOT EXCEED THE DESIGN LIMITATIONS OF THE FIRE
APPARATUS OF THE FIRE DEPARTMENT AND SHALL BE SUBJECT TO APPROVAL BY THE AHJ.

18.2.3.6 MARKING OF FIRE APPARATUS ACCESS ROAD.

18.2.3.6.1 WHERE REQUIRED BY THE AHJ, APPROVED SIGNS, APPROVED ROADWAY SURFACE MARKINGS, OR OTHER
APPROVED NOTICES SHALL BE PROVIDED AND MAINTAINED TO IDENTIFY FIRE APPARATUS ACCESS ROADS OR TO
PROHIBIT THE OBSTRUCTION THEREOF OR BOTH.

18.2.3.6.2 A MARKED FIRE APPARATUS ACCESS ROAD SHALL ALSO BE KNOWN AS A FIRE LANE.

18.5 FIRE HYDRANTS. 18.5.1 FIRE HYDRANT LOCATIONS AND DISTRIBUTION.
FIRE HYDRANTS SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 18.5 FOR ALL NEW BUILDINGS, OR BUILDINGS
RELOCATED INTO THE JURISDICTION UNLESS OTHERWISE PERMITTED BY 18.5.1.1 OR 18.5.1.2.

18.5.4 MINIMUM NUMBER OF FIRE HYDRANTS FOR FIRE FLOW.

18.5.4.1 THE MINIMUM NUMBER OF FIRE HYDRANTS NEEDED TO DELIVER THE REQUIRED FIRE FLOW FOR NEW BUILDINGS
IN ACCORDANCE WITH SECTION 18.4 SHALL BE DETERMINED IN ACCORDANCE WITH SECTION 18.5.4.



FINAL SUBMITTAL - REV	02/09/2026
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FIRST SUBMITTAL	09/18/2025
PRE-APPLICATION	09/08/2025

ZONING CASE NUMBER:
ZON-25-0066

FILE NUMBER:
ARC-25-0076

3031 S OCEAN BLVD.
PALM BEACH, FL 33480

SHEET TITLE
GENERAL NOTES

DATE 02/04/2026
SCALE AS NOTED
BY MC
SHEET NO A-000.1

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1 LOCATION SITE MAP
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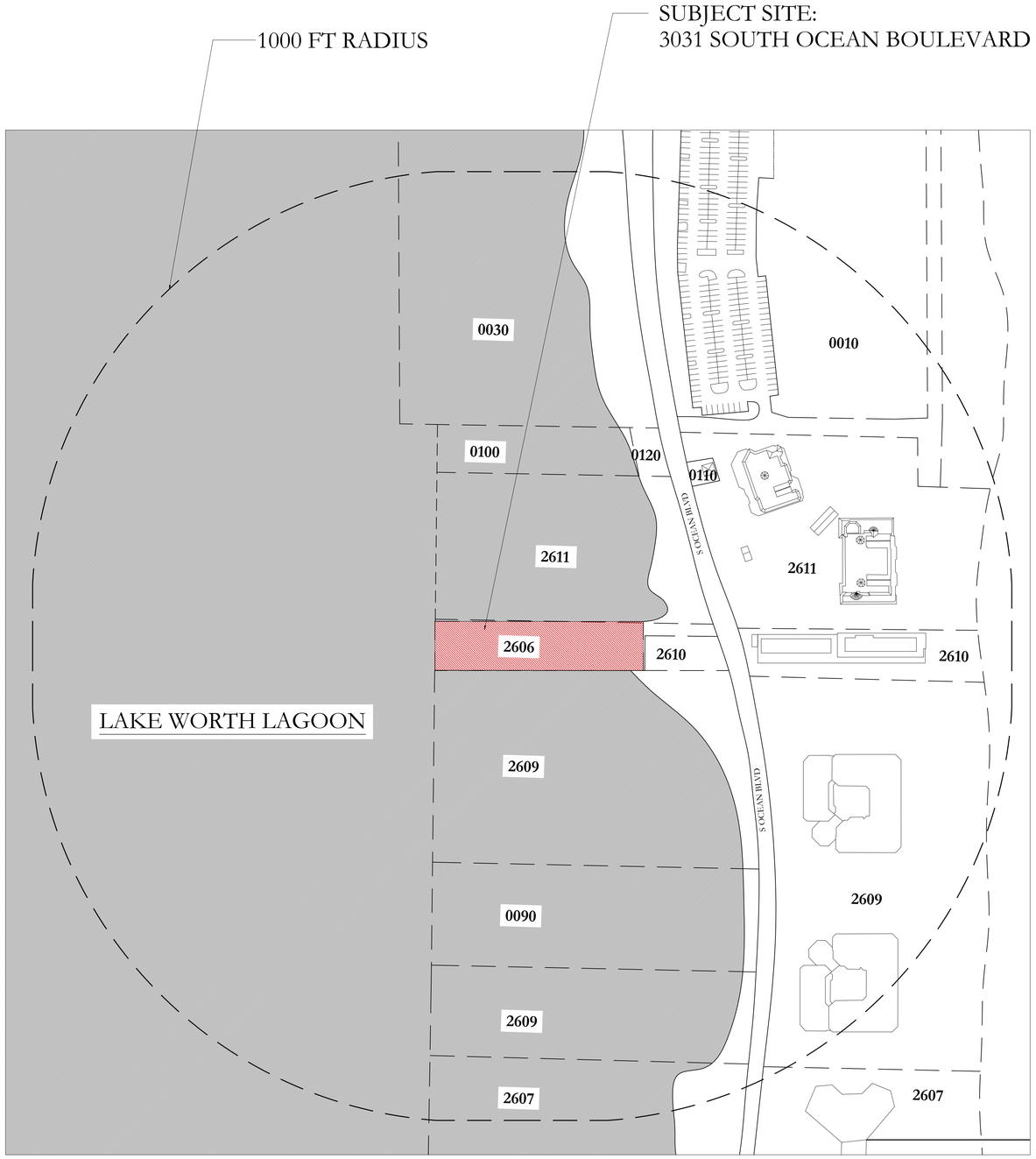
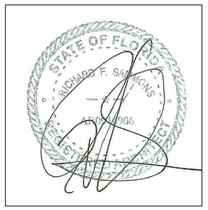


2 CONTEXT SITE PLAN - 1000 FT RADIUS
1'/128"= 1'- 0"



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SHEET TITLE
LOCATION SITE MAP
CONTEXT SITE PLAN

DATE
02/04/2026

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AS NOTED

BY
MS , MC

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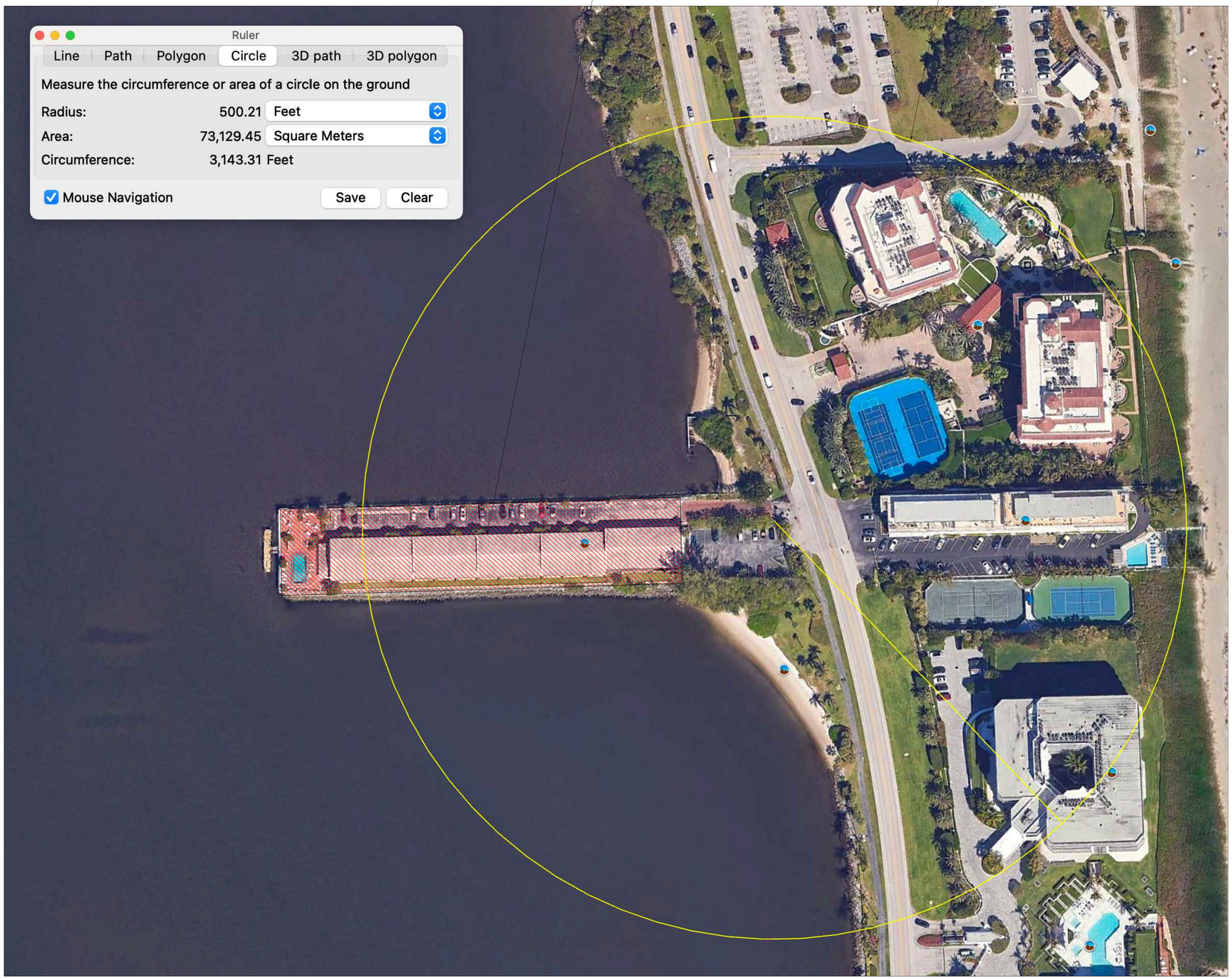

1 AERIAL VICINITY MAP - 500 FT RADIUS
N.T.S

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SHEET TITLE
LOCATION SITE MAP
VICINITY MAP

DATE 02/04/2026	**SHEET NO** G-002
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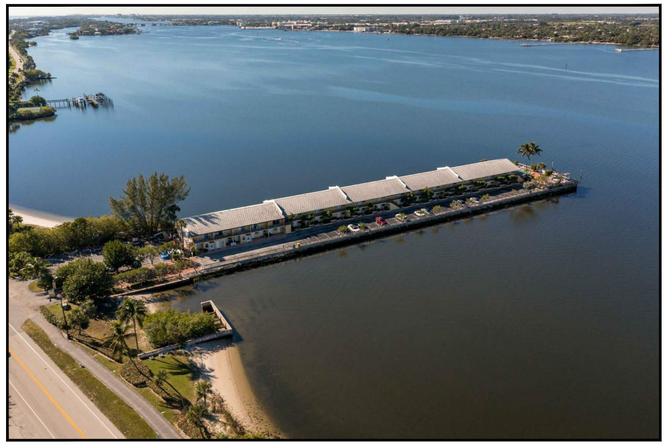



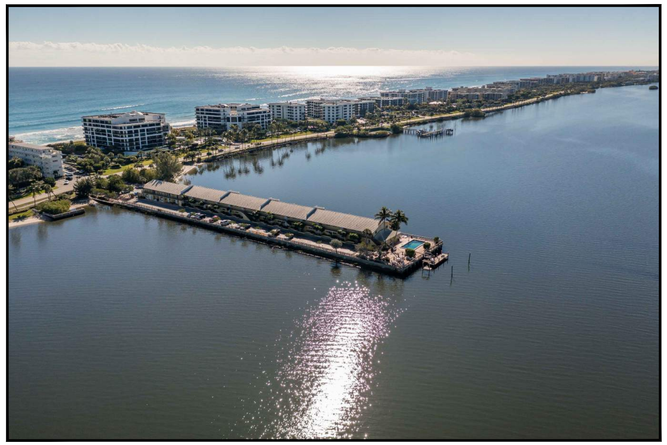

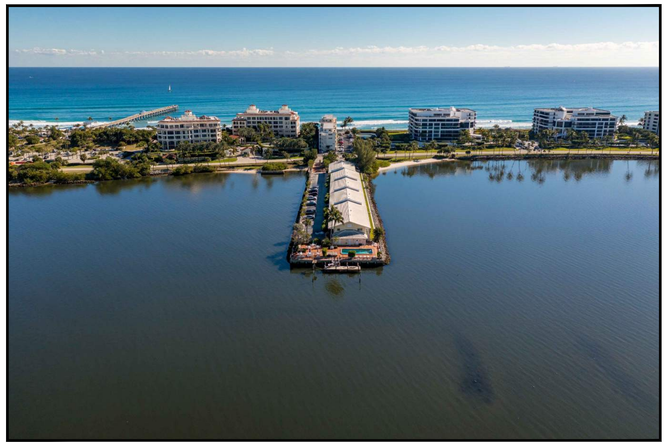



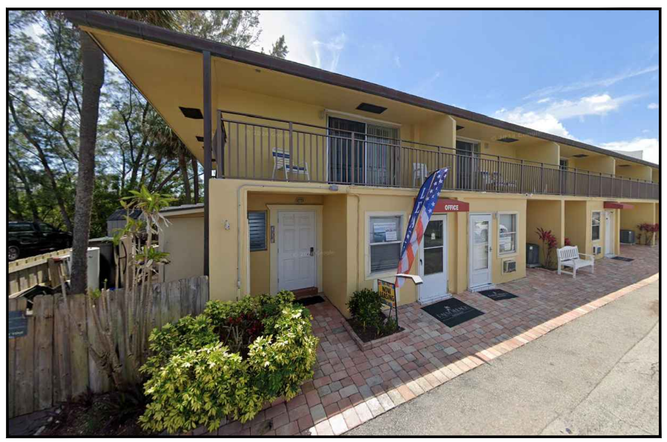





1 EXISTING SITE PHOTOS - EXTERIOR

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PALM BEACH, FL 33480

SHEET TITLE

EXTISTING CONDITION SITE PHOTOS

DATE

02/04/2026

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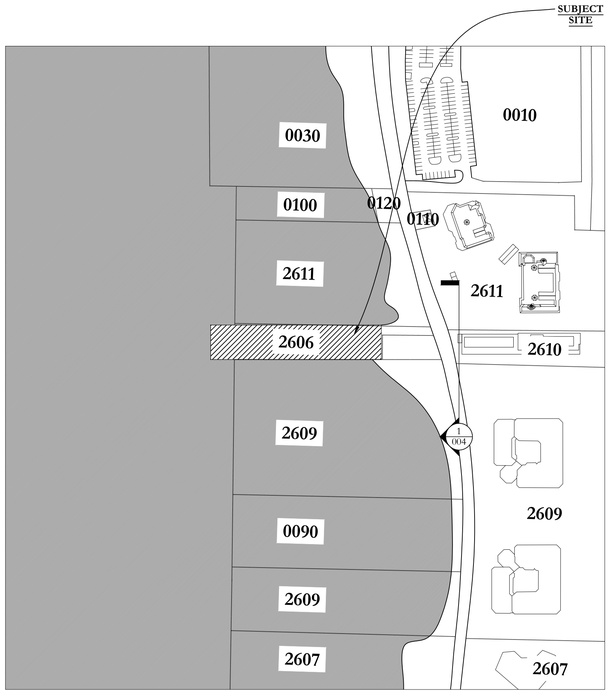
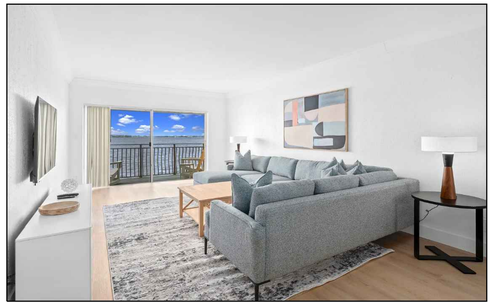
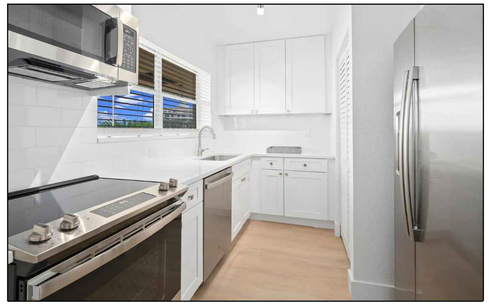
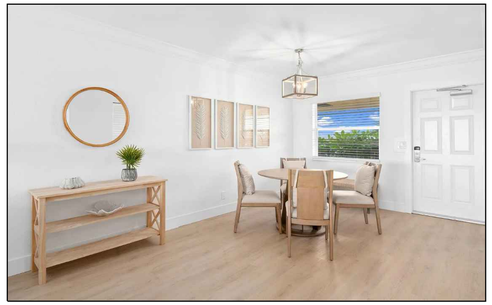
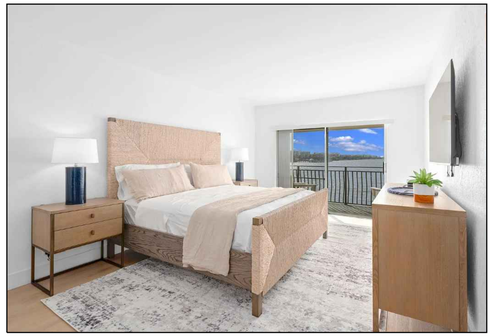
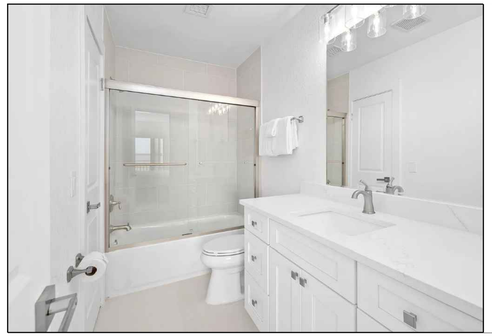
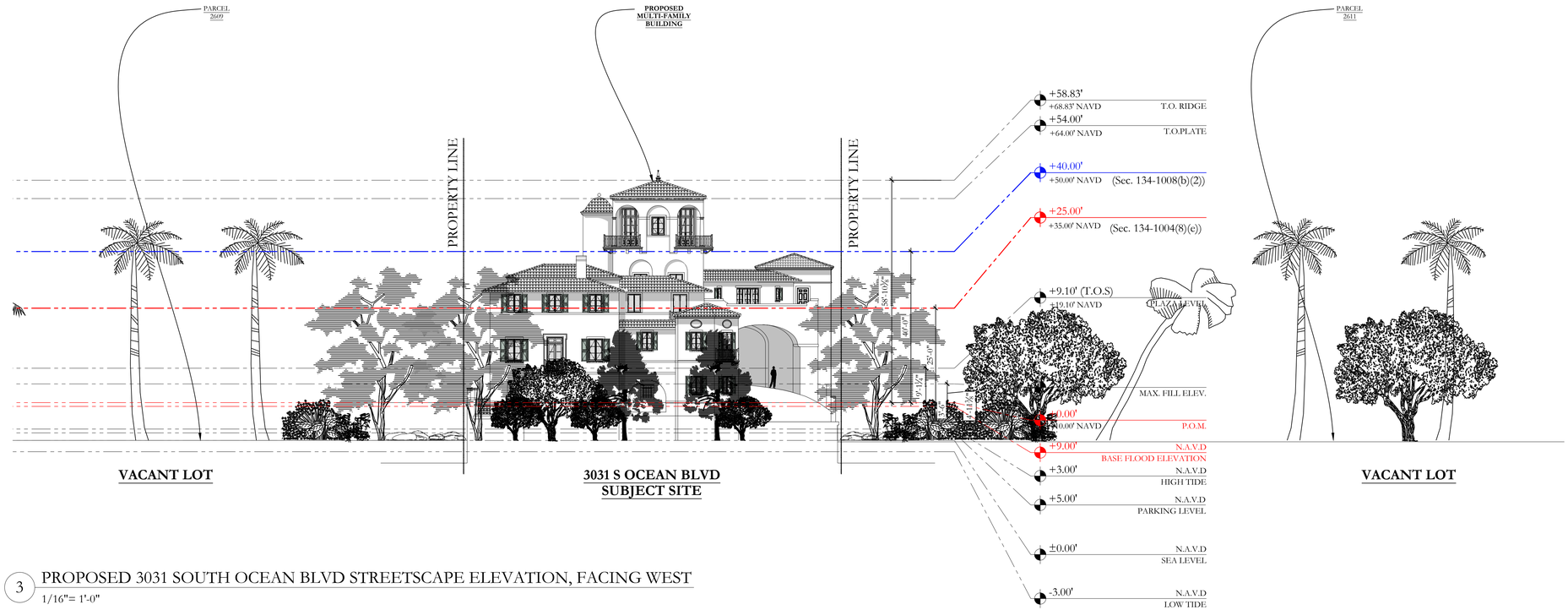


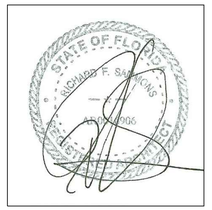
1 KEY PLAN
N.T.S


2 SITE PHOTOS - EXISTING INTERIORS
N.T.S



3 PROPOSED 3031 SOUTH OCEAN BLVD STREETSCAPE ELEVATION, FACING WEST
1/16"= 1'-0"



FINAL SUBMITTAL - REV	02/09/2026
FINAL SUBMITTAL	12/03/2025
SECOND SUBMITTAL	11/03/2025
FIRST SUBMITTAL - REV	10/16/2025
FIRST SUBMITTAL	09/18/2025
PRE-APPLICATION	09/08/2025

ZONING CASE NUMBER:
ZON-25-0066

FILE NUMBER:
ARC-25-0076

3031 S OCEAN BLVD.
PALM BEACH, FL 33480

SHEET TITLE
PROPOSED STREESCAPE ELEVATIONS

DATE
02/04/2026

SHEET NO
G-004

SCALE
AS NOTED

BY
MC , MRM

FAIRFAX & SAMMONS
NEW YORK – PALM BEACH
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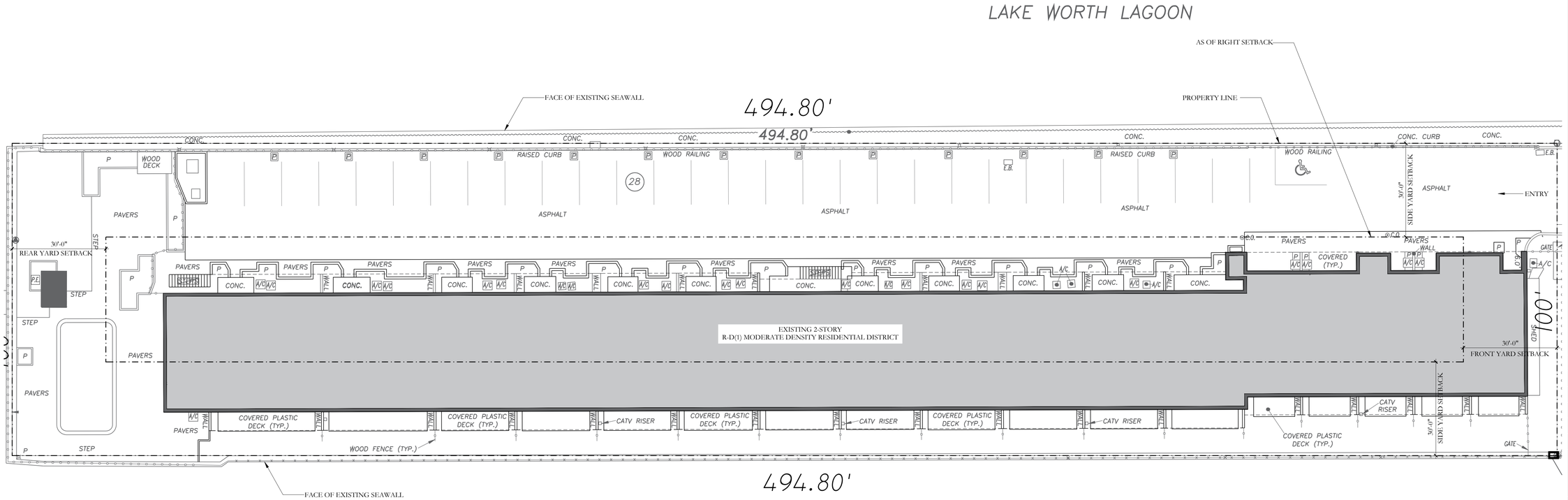

1 EXISTING SITE PLAN
1/16"=1'-0"

FINAL SUBMITTAL - REV	02/09/2026
FINAL SUBMITTAL	12/03/2025
SECOND SUBMITTAL	11/03/2025
FIRST SUBMITTAL - REV	10/16/2025
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ZONING CASE NUMBER:
ZON-25-0066

FILE NUMBER:
ARC-25-0076

3031 S OCEAN BLVD.
PALM BEACH, FL 33480

SHEET TITLE
EXISTING SITE PLAN

DATE	SHEET NO
02/04/2026	EX-001
SCALE 1/16"=1'-0"	
BY MC	

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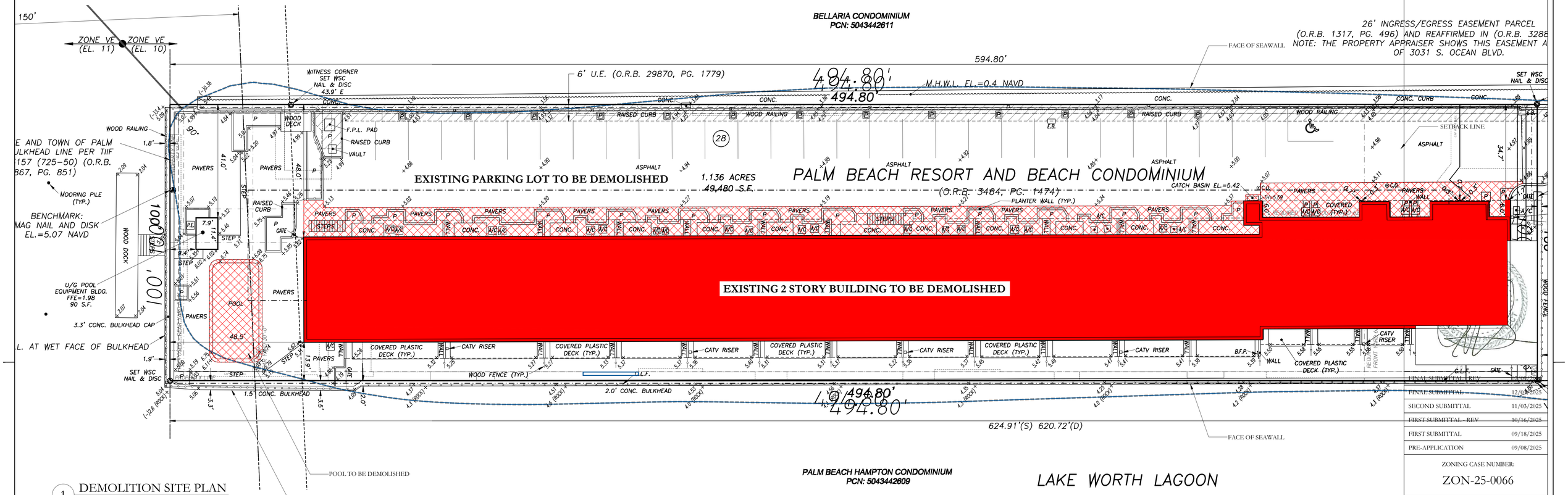
FIRST FLOOR DEMOLITION KEY:	
	EXISTING PERIMETER WALL TO BE DEMOLISHED
	EXISTING HARDSCAPE TO BE DEMOLISHED
	INTERNAL STRUCTURE TO BE DEMOLISHED

NOTES:
ALL CURBS, PAVERS, WALLS, DECKS, CONCRETE PADS AND LANDSCAPE TO BE DEMOLISHED

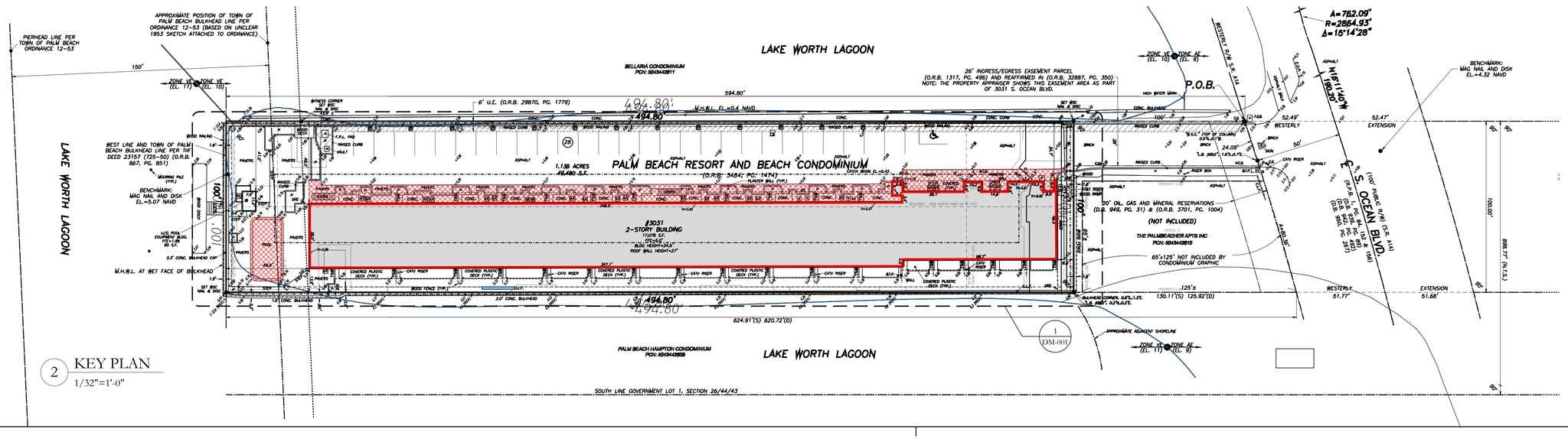


POOL TO BE DEMOLISHED

FACE OF SEA WALL

1 DEMOLITION SITE PLAN

1/16"=1'-0"



2 KEY PLAN

1/32"=1'-0"

FINAL SUBMITTAL REV.	12/09/2025
FINAL SUBMITTAL	12/09/2025
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ZONING CASE NUMBER:
ZON-25-0066

FILE NUMBER:
ARC-25-0076

3031 S OCEAN BLVD.
PALM BEACH, FL 33480

SHEET TITLE
DEMOLITION SITE PLAN

DATE	SHEET NO
02/04/2026	DM-001
SCALE	
AS NOTED	
BY	
MS	

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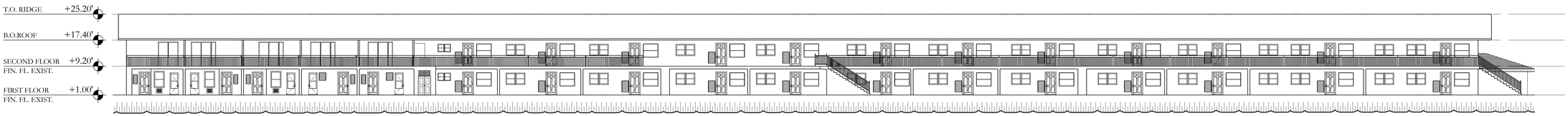
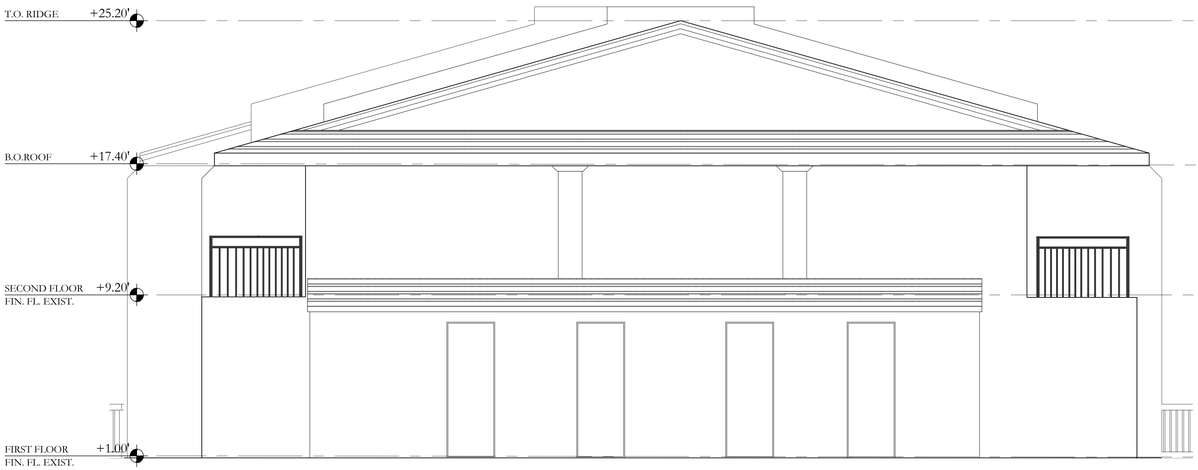


1 SOUTH ELEVATION
1/16"=1'-0"



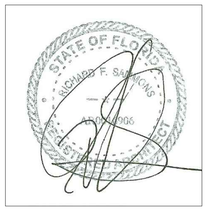
3 EAST ELEVATION
1/4"=1'-0"



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

THE ELEVATIONS PROVIDED ABOVE ILLUSTRATE THE EXISTING CONDITIONS, WHICH ARE TO BE DEMOLISHED IN THEIR ENTIRETY.

EXISTING BUILDING:
TOTAL EXISTING UNITS - 29
TOTAL BUILDING AREA - 32,984 SQ FT



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ZONING CASE NUMBER:
ZON-25-0066

FILE NUMBER:
ARC-25-0076

3031 S OCEAN BLVD.
PALM BEACH, FL 33480

SHEET TITLE
DEMOLITION ELEVATIONS
EXISTING CONDITIONS

DATE
02/04/2026

SCALE
AS NOTED

BY
MS, MRM

SHEET NO
DM-002

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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:**	3031 S OCEAN BLVD			
2	**Zoning District:**	R-D(1)--MODERATE DENSITY RESIDENTIAL (50-PALM BEACH)			
3	**Lot Area (sq. ft.):**	49,480 sq. ft. (1.237 Acres) [1 ACRE = 40,000 SF]			
4	**Lot Width (W) & Depth (D) (ft.):**	100(w) 494.80 (D)			
5	**Structure Type:** (Single-Family, Multi-Family, Comm., Other)	MULTI-FAMILY 10 UNITS OR MORE			
6	**FEMA Flood Zone Designation:**	Zone AE (EL +9.0) Zone AE (EL +10.0) Zone AE (EL +11.0) w/ MORE THAN 75% OF SITE AT EL +9.0			
7	**Zero Datum for point of meas. (NAVD)**	EL +10.0' NAVD (Per FEMA)			
8	**Crown of Road (COR) (NAVD)**	EL +4.61'			
9		REQ'D / PERMITTED	EXISTING	PROPOSED	VARIANCE REQUEST
10	Lot Area (Sq. Ft.)	40,000 (MIN.)	49,480	NO CHANGE	
11	Lot Width (Ft.)	150 (MIN.)	100	NO CHANGE	X
12	Lot Depth (Ft.)	200 (MIN.)	494.8'	NO CHANGE	
	Density (Units)	12 (MAX.)	29	12	
13	Lot Coverage (Sq Ft and %)	17,318 (35%)	17,078 (34.5%)	36,193 (73%)	X
14	Enclosed Square Footage (1st & 2nd Fl., Basement, Accs. Structure, etc)	[N/A]	32,984 SF	78,896 SF	X
	Off Street Parking (Spaces)	2 per Unit + 1 per 5 Unites	29 Provided (42 Required)	53 Provided (42 Required)	
15	*Front (East) Yard Setback (Ft.)	Bldg. Ht. - 5-Story 62.5'	9.5'	24.0'	X
19	* Side (North) Yard Setback (Ft.)	Bldg. Ht. - 5-Story 62.5'	34.7'	Ranging 1.0' - 5.0'	X
	* Side (South) Yard Setback (Ft.)	Bldg. Ht. - 5-Story 62.5'	13.9'	Ranging 1.0' - 5.0'	X
21	*Rear (West) Yard Setback (Ft.)	30.0'	48.5'	Ranging 1.0' - 5.0'	X
	5-Story Building Height (Ft.)	62.5'	N/A	57.5'	
	5-Story Overall Building Height (Ft.)	72.5' (Pitched Roof)	N/A	58.83'	
26	** Max. Fill Added to Site (Ft.)	4.2'	N/A	14.5'	X
27	Finished Floor Elev. (FFE)(NAVD)	EL +11.0' NAVD	EL. +6.0' NAVD	EL +18.0' NAVD (Ground Lvl)	X
28	Base Flood Elevation (BFE)(NAVD)	El +10.0' NAVD	EL. +5.0' NAVD	EL. +6.0' NAVD (Parking Lvl)	X
29	Landscape Open Space (LOS) (Sq. Ft. and %)	17,318 (35%)		2,782 (5.62%)	X
30	Front Yard LOS (Sq. Ft. and %)	875 (35%)			
32	*** Native Plant Species %	*Please refer to TOPB Landscape Legend.*			

^ For buildings in excess of 15 feet in height, increase minimum yard requirements one foot for each two feet of building height, or portion therof, exceeing 15 feet.

** 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

1 ZONING LEGEND

FINAL SUBMITTAL - REV 02/09/2026
FINAL SUBMITTAL 12/03/2025
SECOND SUBMITTAL 11/03/2025
FIRST SUBMITTAL - REV 10/16/2025
FIRST SUBMITTAL 09/18/2025
PRE-APPLICATION 09/08/2025

ZONING CASE NUMBER:
ZON-25-0066

FILE NUMBER:
ARC-25-0076

3031 S OCEAN BLVD.
PALM BEACH, FL 33480

SHEET TITLE
ZONING LEGEND

DATE 02/04/2026
SCALE AS NOTED
BY
SHEET NO A-001

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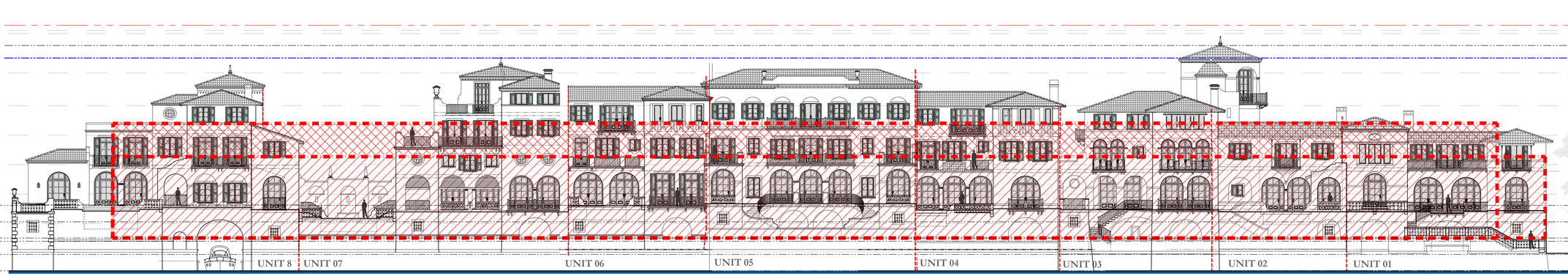
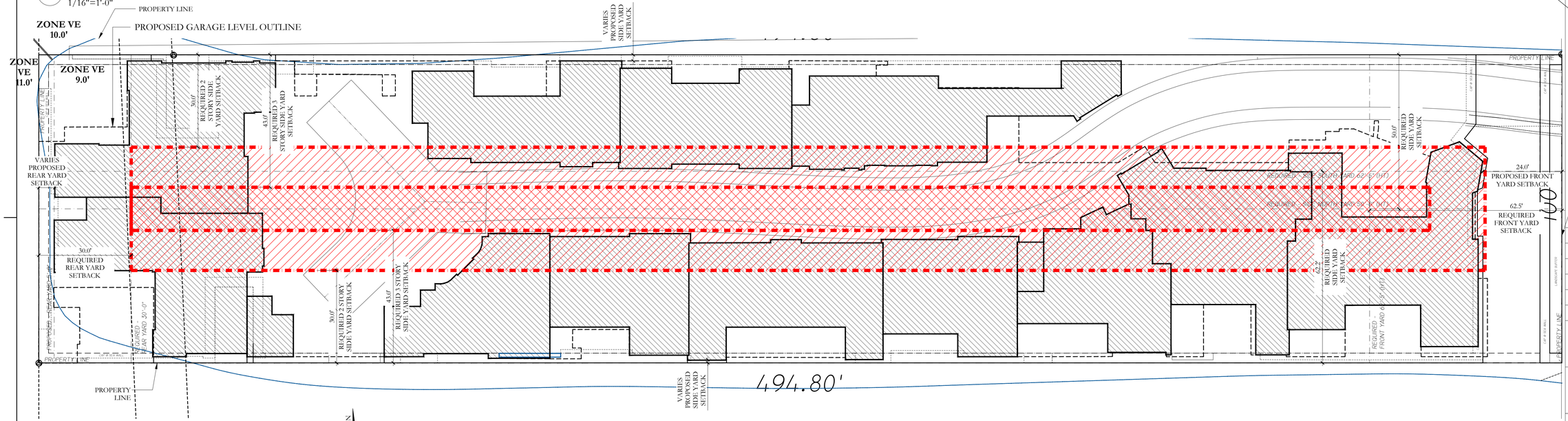


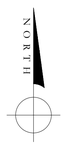
2 VARIANCE DIAGRAM ELEVATION

1/16"=1'-0"



1 AS-OF-RIGHT AREA DIAGRAM

1/16"=1'-0"



0' 10' 20' 50'

+65.00' MAX OVERALL BLDG. HT.
+58.83' OVERALL BUILDING HEIGHT
+55.00' (65.00') N.A.V.D
MAX BLDG. HT.(Sec. 134-1008(b)(2))
+20.00' N.A.V.D HIGHEST POINT OF DRIVEWAY
14.95' N.A.V.D MAXIMUM FILL ELEVATION
+10.00' N.A.V.D P.O.M.
(0.00) +9.00' N.A.V.D BASE FLOOD ELEVATION
+5.00' N.A.V.D BASEMENT PARKING (EXIST. GRADE)
±0.00' N.A.V.D SEA LEVEL

SEC. 134-1060. - LOT, YARD AND AREA REQUIREMENTS:

FRONT (EAST) YARD SETBACK
50.0'(FT) - 4 STORY - REQUIRED
24.0'(FT) - 4 STORY - PROPOSED

SIDE (NORTH) YARD SETBACK
50.0'(FT) - 4 STORY - REQUIRED
2.0' (FT) - 4 STORY - PROPOSED

SIDE (SOUTH) YARD SETBACK
50.0'(FT) - 4 STORY - REQUIRED
2.0' (FT) - 4 STORY - PROPOSED

REAR (WEST) YARD SETBACK
30.0' (FT) - REQUIRED
5.0' (FT) - PROPOSED

LEGEND

PERMISSIBLE DEVELOPMENT ENVELOPE: 2 STORY - 25.0'

PERMISSIBLE DEVELOPMENT ENVELOPE: 3 STORY - 35.0'

PERMISSIBLE DEVELOPMENT HEIGHT: 4 STORY - PROPOSED 55.0'

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FILE NUMBER:
ARC-25-0076

3031 S OCEAN BLVD.
PALM BEACH, FL 33480

SHEET TITLE
PERMISSIBLE BUILDABLE AREA DIAGRAM

DATE 02/04/2026
SCALE AS NOTED
BY MC
SHEET NO A-002

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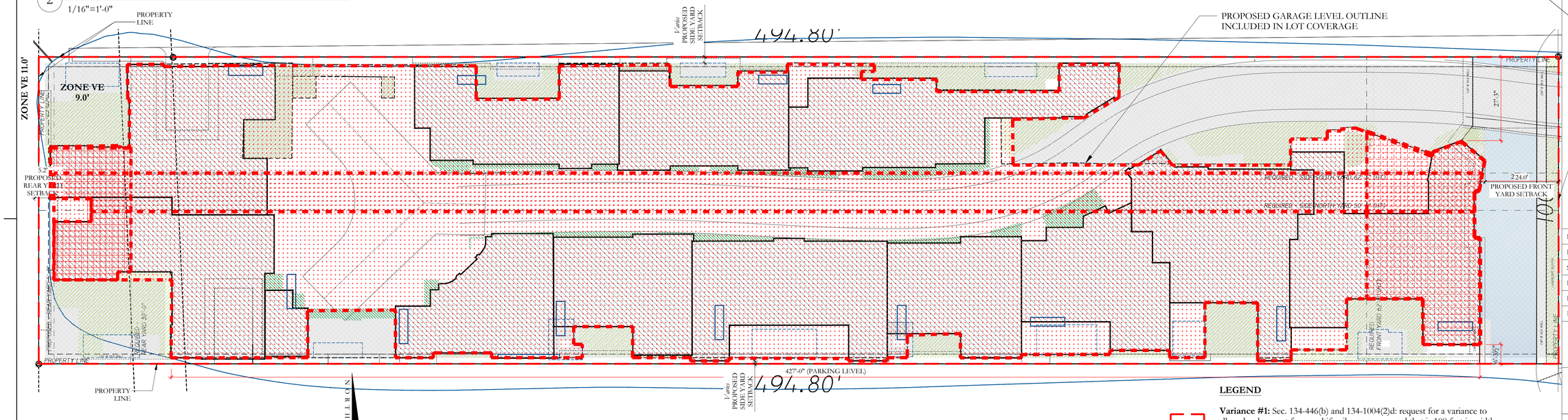
+65.00' MAX OVERALL BLDG. HT.
+58.83' OVERALL BUILDING HEIGHT
+55.00' (65.00') N.A.V.D MAX BLDG. HT.(Sec. 134-1008(b)(2))
+20.00' N.A.V.D HIGHEST POINT OF DRIVEWAY
14.95' N.A.V.D MAXIMUM FILL ELEVATION
+10.00' N.A.V.D P.O.M.
(0.00) +9.00' N.A.V.D BASE FLOOD ELEVATION
+5.00' N.A.V.D BASEMENT PARKING (EXIST. GRADE)
±0.00' N.A.V.D SEA LEVEL

ZONE VE 10.0'

2 VARIANCE DIAGRAM ELEVATION

1/16"=1'-0"



0' 10' 20' 50'

1 VARIANCE DIAGRAM PLAN

1/16"=1'-0"

LEGEND

Variance #1: Sec. 134-446(b) and 134-1004(2)d: request for a variance to allow development for a multifamily use on a parcel that is 100 feet in width in lieu of the 150 foot minimum.

Variance #2: Sec. 134-1004(5)d: request for a front yard setback to be 24 feet in lieu of the height of the building.

Variance #3 & 4: Sec. 134-1004(6)d: request for a side yard (north) setback to be a range of 0 -2 feet in lieu of the height of the building. Sec. 134-1004(6)d: request for a side yard (south) setback to be a range of 0 -2 feet in lieu of the height of the building.

Variance #5: Sec. 134-1004(7)(d): Variance for a Rear Yard Setback of 2.0' -5.0' in lieu of the minimum 30.0' feet required.

Variance #6: Sec. 134-1004(9)d: request to allow a lot coverage to be 73% in lieu of the 25% maximum allowed.

427'-0"

Variance #7: Sec. 134-1874: Variance to allow a building dimension of 427' in lieu of 150' for any one building face.

Variance #8: Sec. 134-1004(11)(d): Variance for Landscaped Open Space of 2,782 (5.62%) in lieu of the minimum 17,318 sq. ft. (35%)

Variance #9: Sec. 134-1728(c): Request to exceed the maximum number of mechanical equipment in the side yards.

Variance #10: Sec 134-1757: Request the pools to be within the setbacks along the property line.

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PALM BEACH, FL 33480

SHEET TITLE
VARIANCE DIAGRAMS

DATE 02/04/2026
SCALE AS NOTED
BY MC
SHEET NO A-002.1

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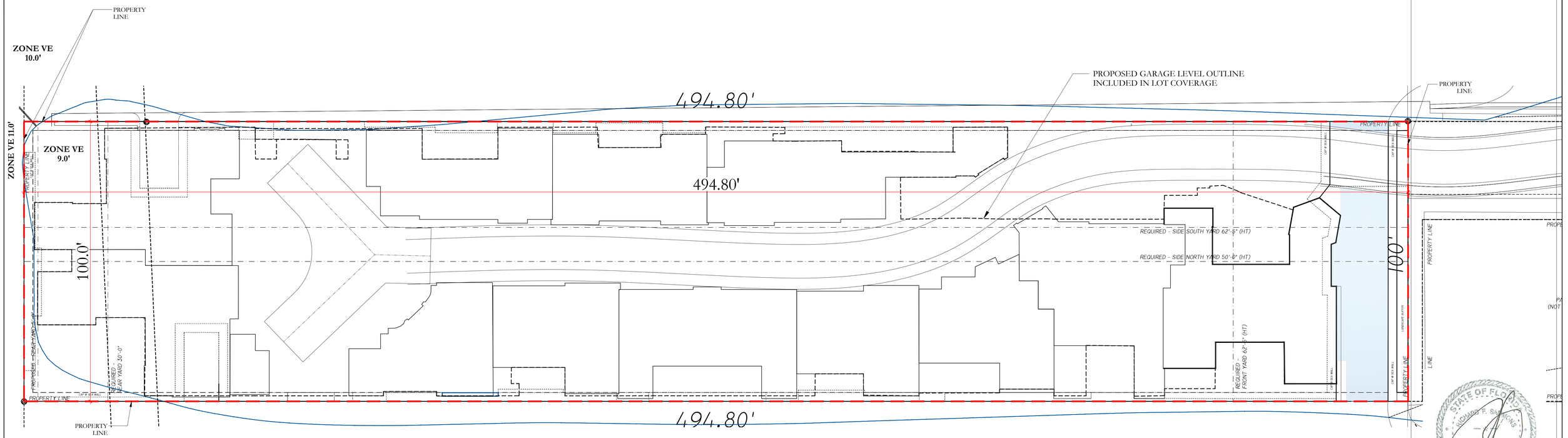

0' 10' 20' 50'

1 VARIANCE DIAGRAM PLAN

1/16"=1'-0"

NORTH

LEGEND

Variance #1: Sec. 134-446(b) and 134-1004(2)d: request for a variance to allow development for a multifamily use on a parcel that is 100 feet in width in lieu of the 150 foot minimum.

FINAL SUBMITTAL - REV	02/09/2026
FINAL SUBMITTAL	12/03/2025
SECOND SUBMITTAL	11/03/2025
FIRST SUBMITTAL - REV	10/16/2025
FIRST SUBMITTAL	09/18/2025
PRE-APPLICATION	09/08/2025

ZONING CASE NUMBER:

ZON-25-0066

FILE NUMBER:

ARC-25-0076

3031 S OCEAN BLVD.

PALM BEACH, FL 33480

SHEET TITLE

VARIANCE DIAGRAMS NON-CONFORMING LOT

DATE	SHEET NO
02/04/2026	A-002.2
SCALE AS NOTED	
BY MC	

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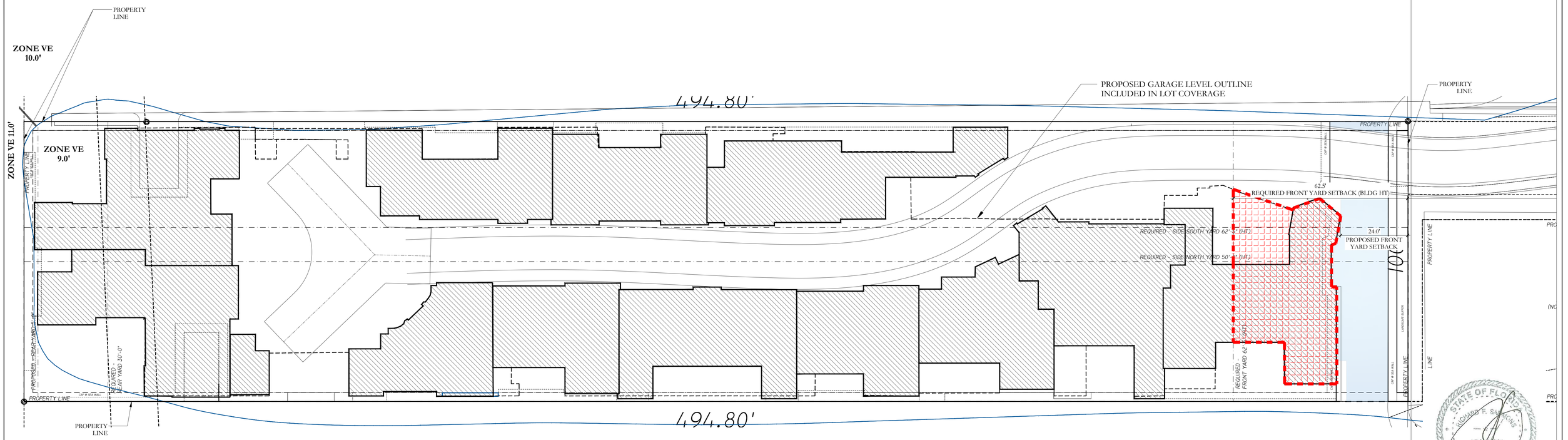

1 VARIANCE DIAGRAM PLAN

1/16"=1'-0"

LEGEND

Variance #2: Sec. 134-1004(5)d: Request for a front yard setback to be 24 feet in lieu of the height of the building.

FINAL SUBMITTAL - REV	02/09/2026
FINAL SUBMITTAL	12/03/2025
SECOND SUBMITTAL	11/03/2025
FIRST SUBMITTAL - REV	10/16/2025
FIRST SUBMITTAL	09/18/2025
PRE-APPLICATION	09/08/2025

ZONING CASE NUMBER:

ZON-25-0066

FILE NUMBER:

ARC-25-0076

3031 S OCEAN BLVD.

PALM BEACH, FL 33480

SHEET TITLE

VARIANCE DIAGRAMS
FRONT YARD SETBACK

DATE 02/04/2026

SCALE AS NOTED

BY MC

SHEET NO A-002.3

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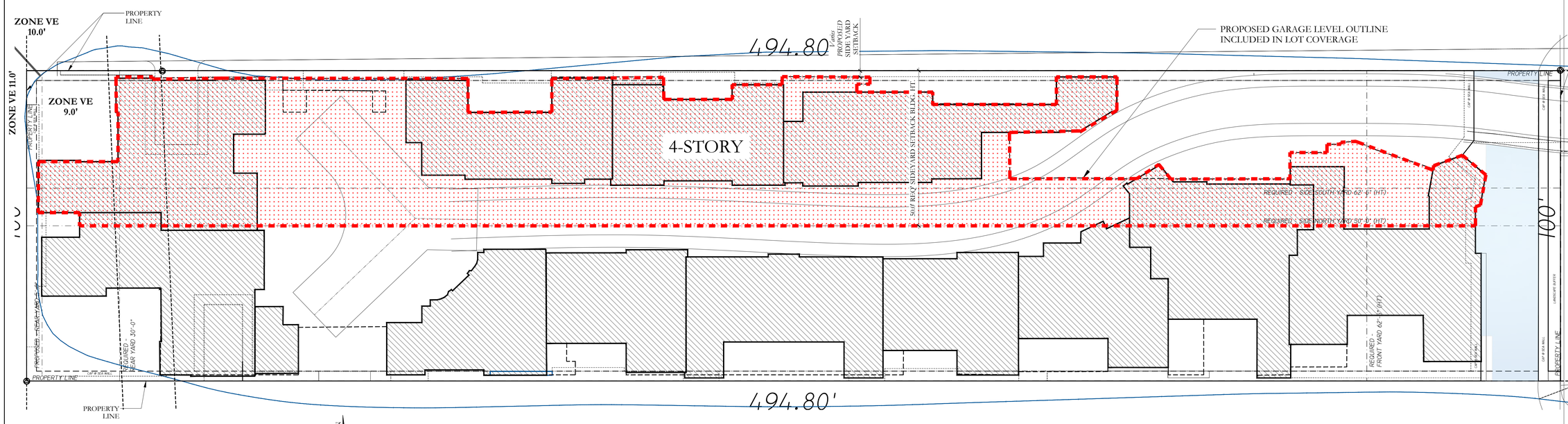
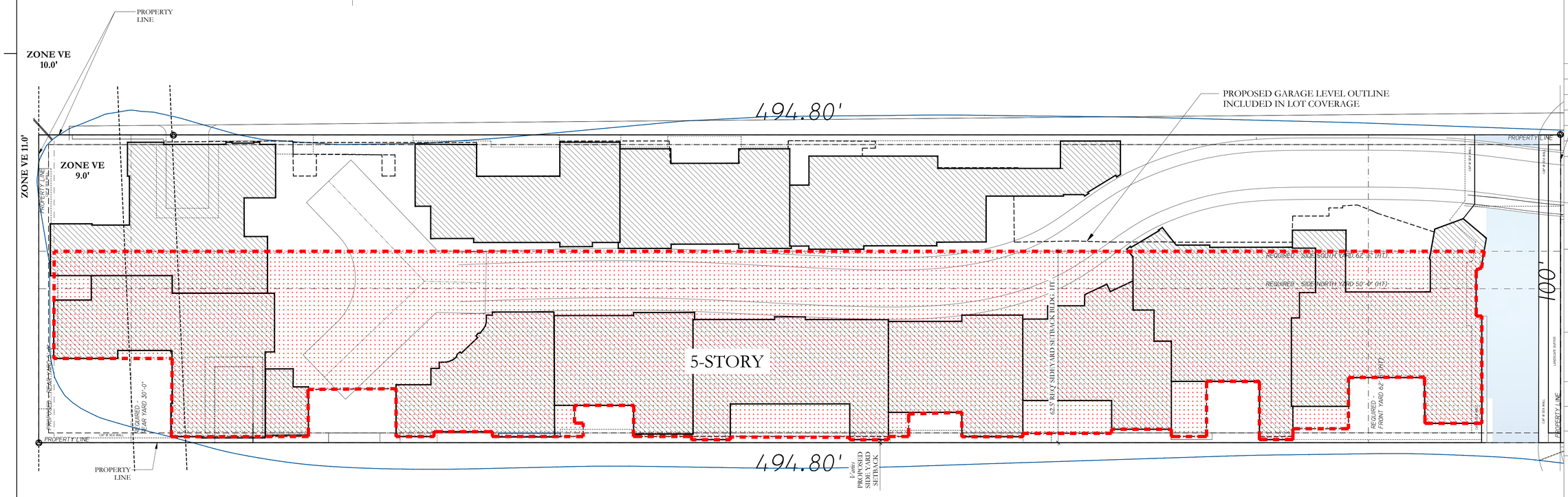


2 VARIANCE DIAGRAM PLAN
1/16"=1'-0"



1 VARIANCE DIAGRAM PLAN
1/16"=1'-0"

LEGEND

Variance #3: Sec. 134-1004(6)d: request for a side yard (north) setback to be a range of 0 -2 feet in lieu of the height of the building. (BLDG HT 4-STORY.) NORTH

LEGEND

Variance #4: 134-1004(6)d: request for a side yard (south) setback to be a range of 0 -2 feet in lieu of the height of the building. (BLDG HT. 5-STORY) SOUTH

FINAL SUBMITTAL - REV	02/09/2026
FINAL SUBMITTAL	12/03/2025
SECOND SUBMITTAL	11/03/2025
FIRST SUBMITTAL - REV	10/16/2025
FIRST SUBMITTAL	09/18/2025
PRE-APPLICATION	09/08/2025

ZONING CASE NUMBER:
ZON-25-0066

FILE NUMBER:
ARC-25-0076

3031 S OCEAN BLVD.
PALM BEACH, FL 33480

SHEET TITLE
VARIANCE DIAGRAMS
SIDE YARD SETBACKS - N & S

DATE
02/04/2026

SCALE
AS NOTED

BY
MC

SHEET NO
A-002.4

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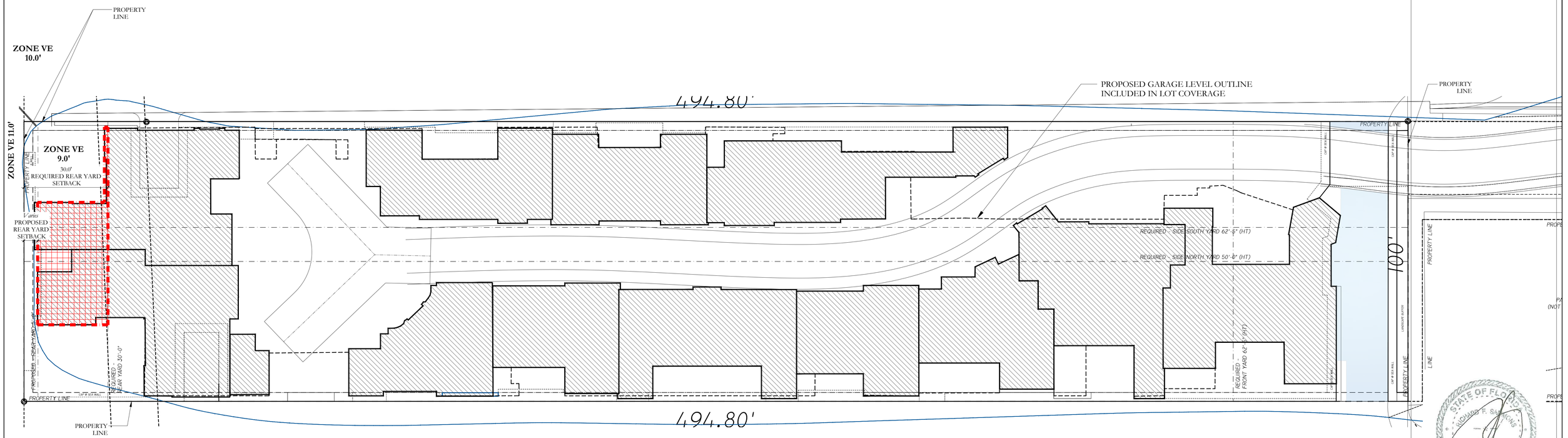

0' 10' 20' 50'

1 VARIANCE DIAGRAM PLAN

1/16"=1'-0"

NORTH

LEGEND

Variance #5: Sec. 134-1004(7)(d): Variance for a Rear Yard Setback of 2.0' - 5.0' in lieu of the minimum 30.0' feet required.

FINAL SUBMITTAL - REV	02/09/2026
FINAL SUBMITTAL	12/03/2025
SECOND SUBMITTAL	11/03/2025
FIRST SUBMITTAL - REV	10/16/2025
FIRST SUBMITTAL	09/18/2025
PRE-APPLICATION	09/08/2025

ZONING CASE NUMBER:

ZON-25-0066

FILE NUMBER:

ARC-25-0076

3031 S OCEAN BLVD.

PALM BEACH, FL 33480

SHEET TITLE

VARIANCE DIAGRAMS
REAR YARD SETBACK

DATE 02/04/2026

SCALE AS NOTED

BY MC

SHEET NO A-002.5

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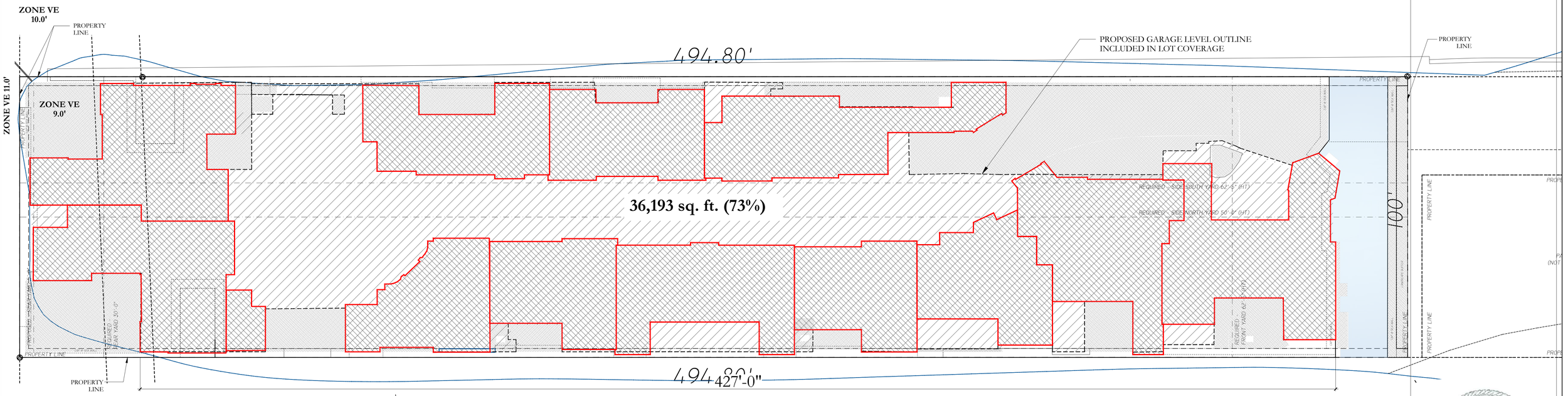
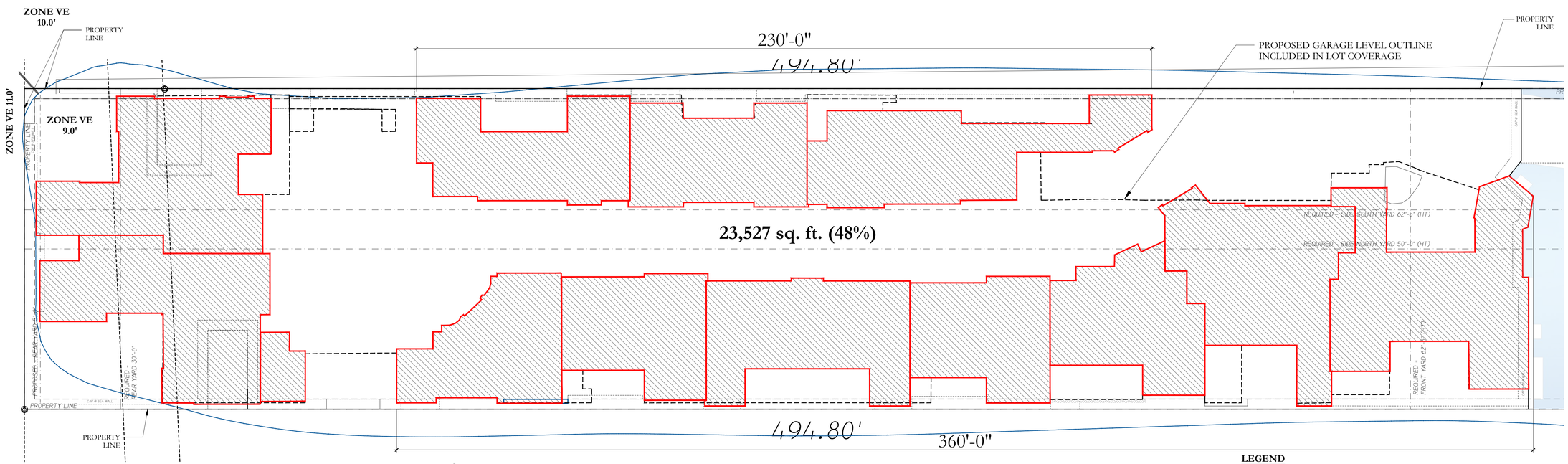


0' 10' 20' 50'

NORTH

1 VARIANCE DIAGRAM PLAN - PARKING LEVEL

1/16"=1'-0"



0' 10' 20' 50'

NORTH

2 VARIANCE DIAGRAM PLAN - GROUND LEVEL

1/16"=1'-0"

LEGEND

Variance #8: Sec. 134-1004(9)d: request to allow a lot coverage to be 73% in lieu of the 35% maximum allowed.

GROUND FLOOR STRUCTURE

PARKING LEVEL STRUCTURE

EARTH

FINAL SUBMITTAL - REV	02/09/2026
FINAL SUBMITTAL	12/03/2025
SECOND SUBMITTAL	11/03/2025
FIRST SUBMITTAL - REV	10/16/2025
FIRST SUBMITTAL	09/18/2025
PRE-APPLICATION	09/08/2025

ZONING CASE NUMBER:

ZON-25-0066

FILE NUMBER:

ARC-25-0076

3031 S OCEAN BLVD.

PALM BEACH, FL 33480

SHEET TITLE

VARIANCE DIAGRAMS
LOT COVERAGE

DATE 02/04/2026

SCALE AS NOTED

BY MC

SHEET NO A-002.8

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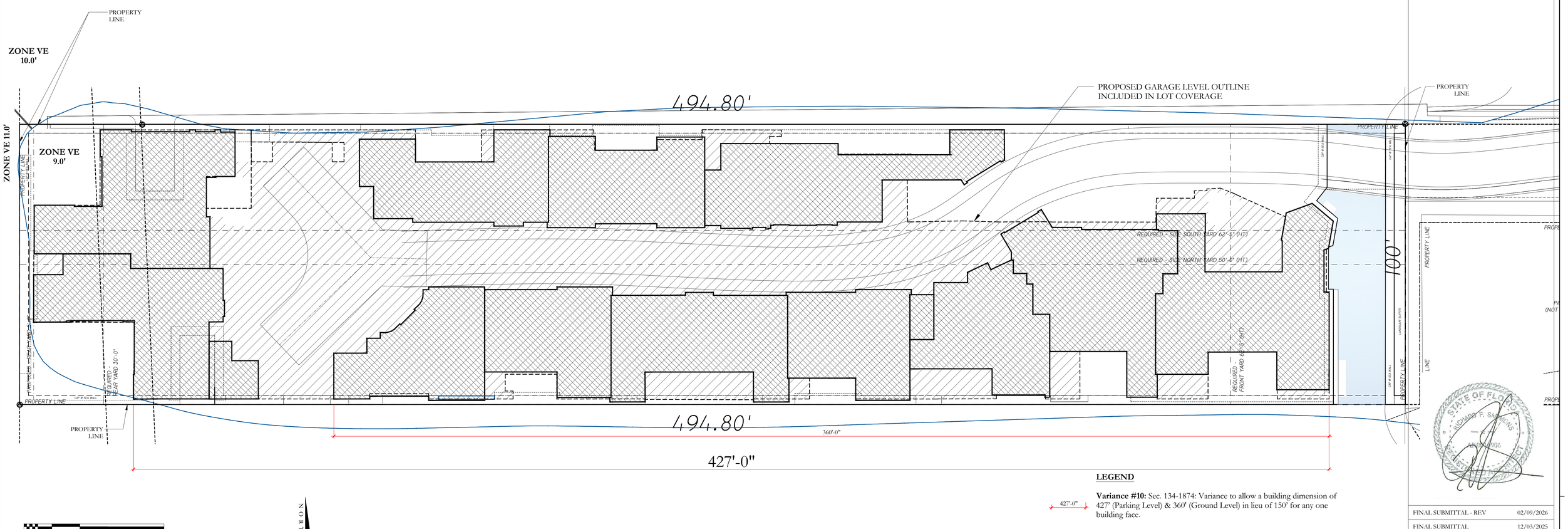

0' 10' 20' 50'

1 VARIANCE DIAGRAM PLAN

1/16"=1'-0"

NORTH

LEGEND

427'-0"

Variance #10: Sec. 134-1874: Variance to allow a building dimension of 427' (Parking Level) & 360' (Ground Level) in lieu of 150' for any one building face.

FINAL SUBMITTAL - REV	02/09/2026
FINAL SUBMITTAL	12/03/2025
SECOND SUBMITTAL	11/03/2025
FIRST SUBMITTAL - REV	10/16/2025
FIRST SUBMITTAL	09/18/2025
PRE-APPLICATION	09/08/2025

ZONING CASE NUMBER:

ZON-25-0066

FILE NUMBER:

ARC-25-0076

3031 S OCEAN BLVD.

PALM BEACH, FL 33480

SHEET TITLE

VARIANCE DIAGRAMS BUILDING DIMENSION

DATE 02/04/2026

SCALE AS NOTED

BY MC

SHEET NO A-002.9

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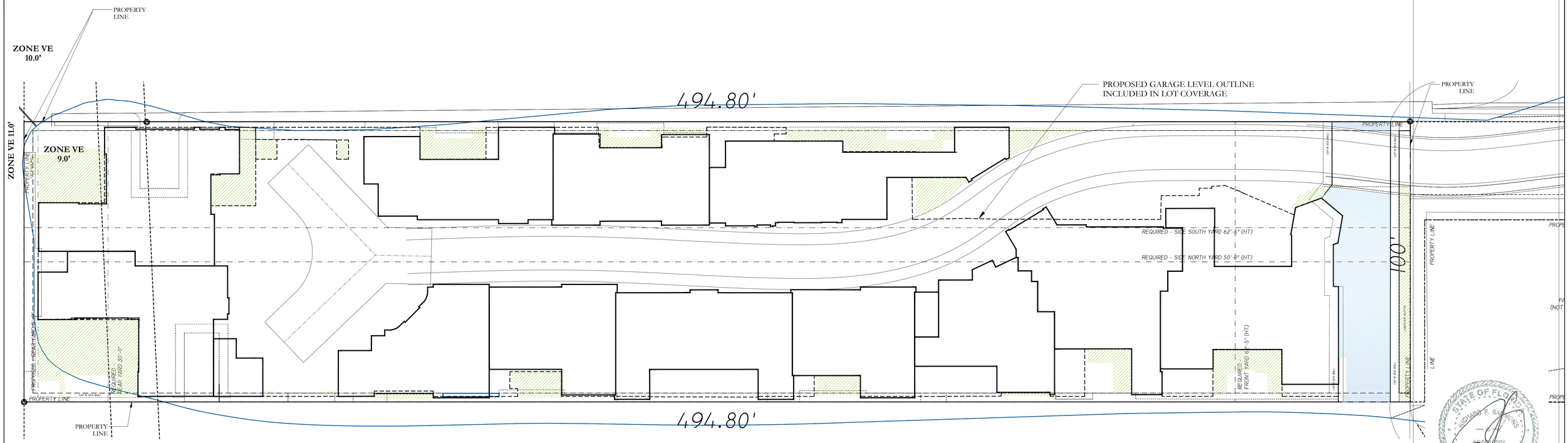

1 VARIANCE DIAGRAM PLAN

1/16"=1'-0"

LEGEND

Variance #11:
Sec. 134-1004(11)(d): Variance for Landscaped Open Space of 2,782 (5.62%) in lieu of the minimum 17,318 sq. ft. (35%)

WITH CANAL
(2,782\49,480 = approx 0.0771827 x 100 = 5.62%)

NO CANAL
(5,259\49,480 = approx 0.1062853678 x 100 = 10.62%)

FINAL SUBMITTAL - REV	02/09/2026
FINAL SUBMITTAL	12/03/2025
SECOND SUBMITTAL	11/03/2025
FIRST SUBMITTAL - REV	10/16/2025
FIRST SUBMITTAL	09/18/2025
PRE-APPLICATION	09/08/2025

ZONING CASE NUMBER:

ZON-25-0066

FILE NUMBER:

ARC-25-0076

3031 S OCEAN BLVD.

PALM BEACH, FL 33480

SHEET TITLE

VARIANCE DIAGRAMS
LANDSCAPE OPEN SPACE

DATE 02/04/2026

SCALE AS NOTED

BY MC

SHEET NO A-002.10

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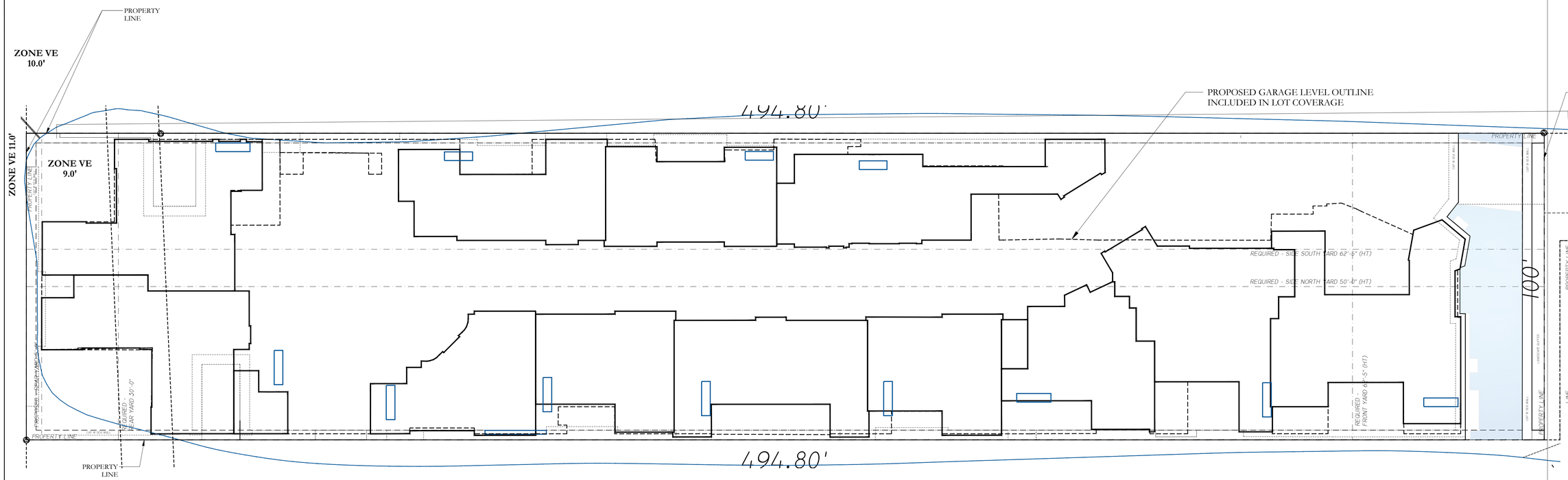

0' 10' 20' 50'

1 VARIANCE DIAGRAM PLAN

1/16"=1'-0"

NORTH

LEGEND

Variance #12: Sec. 134-1728(c): Request to exceed the maximum number of pool/mechanical equipment in the side yards.

FINAL SUBMITTAL - REV	02/09/2026
FINAL SUBMITTAL	12/03/2025
SECOND SUBMITTAL	11/03/2025
FIRST SUBMITTAL - REV	10/16/2025
FIRST SUBMITTAL	09/18/2025
PRE-APPLICATION	09/08/2025

ZONING CASE NUMBER:

ZON-25-0066

FILE NUMBER:

ARC-25-0076

3031 S OCEAN BLVD.

PALM BEACH, FL 33480

SHEET TITLE

VARIANCE DIAGRAMS
POOL/ MECH. EQUIPMENT

DATE 02/04/2026	**SHEET NO** A-002.11
SCALE AS NOTED	
BY MC	

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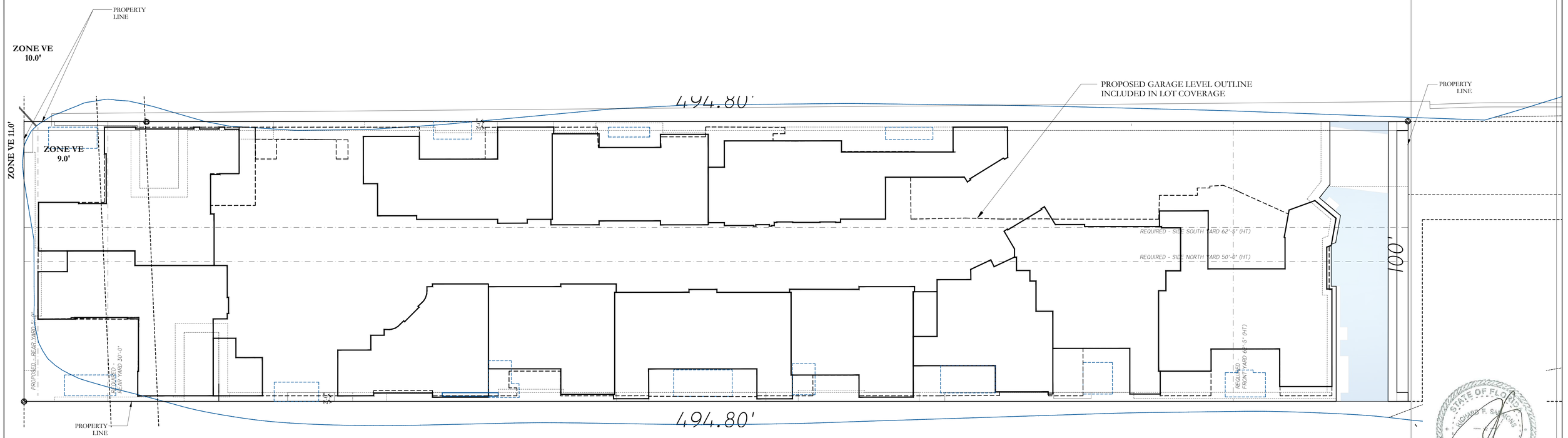

0' 10' 20' 50'

1 VARIANCE DIAGRAM PLAN

1/16"=1'-0"

NORTH

LEGEND

Variance #13: Sec 134-1757: Request the pools to be within the setbacks along the property line.

FINAL SUBMITTAL - REV	02/09/2026
FINAL SUBMITTAL	12/03/2025
SECOND SUBMITTAL	11/03/2025
FIRST SUBMITTAL - REV	10/16/2025
FIRST SUBMITTAL	09/18/2025
PRE-APPLICATION	09/08/2025

ZONING CASE NUMBER:

ZON-25-0066

FILE NUMBER:

ARC-25-0076

3031 S OCEAN BLVD.

PALM BEACH, FL 33480

SHEET TITLE

VARIANCE DIAGRAMS
POOL IN YARDS

DATE 02/04/2026	**SHEET NO** A-002.12
SCALE AS NOTED	
BY MC	

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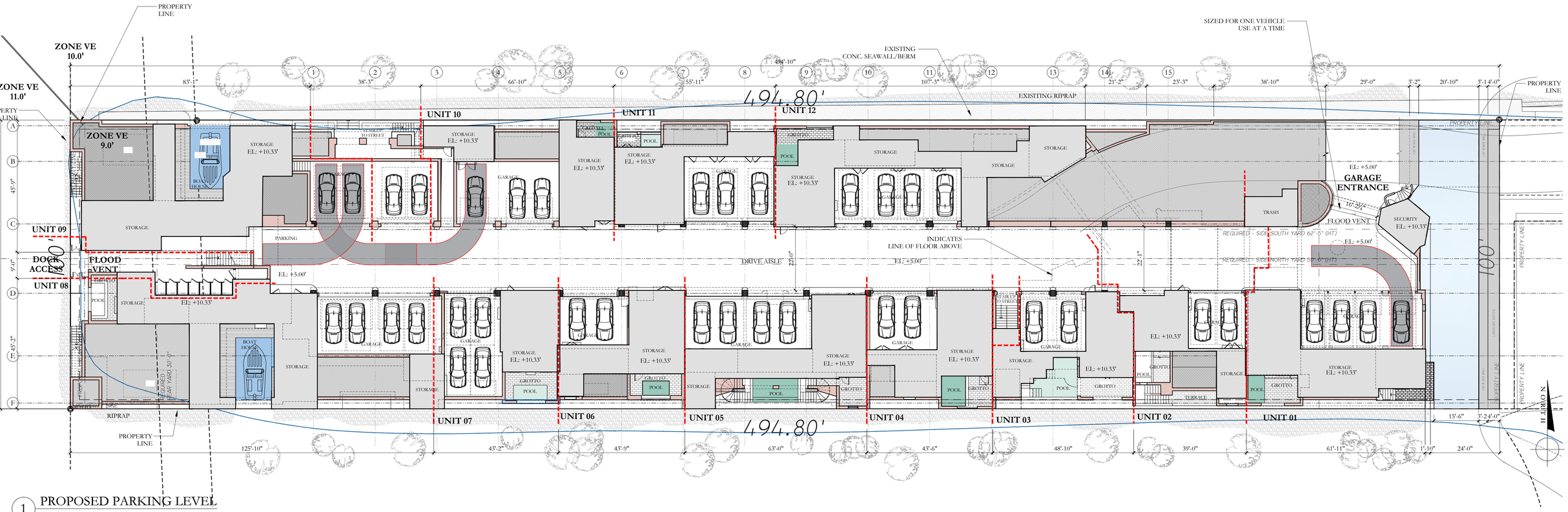
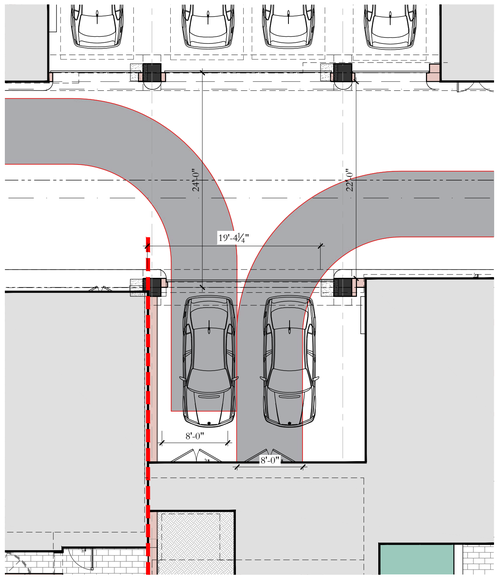


1 PROPOSED PARKING LEVEL

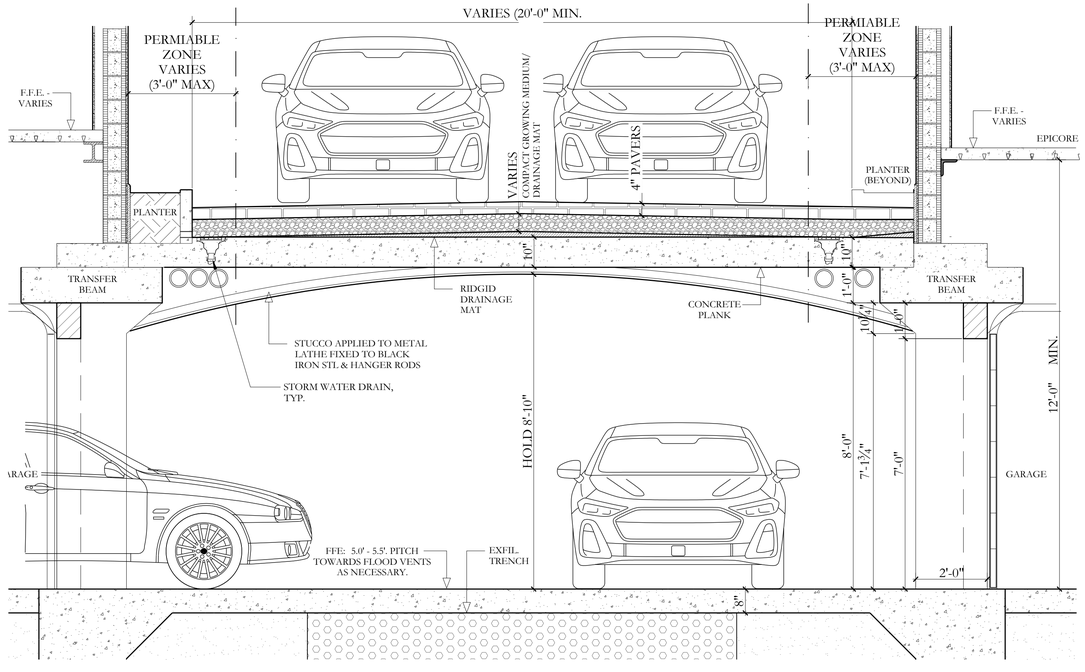
1/16"=1'-0"

0' 10' 20' 50'



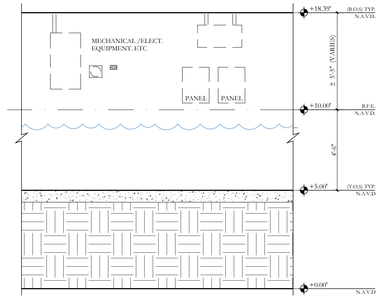
2 TYP. PARKING MANEUVERABILITY DIAGRAM

1/8"=1'-0"



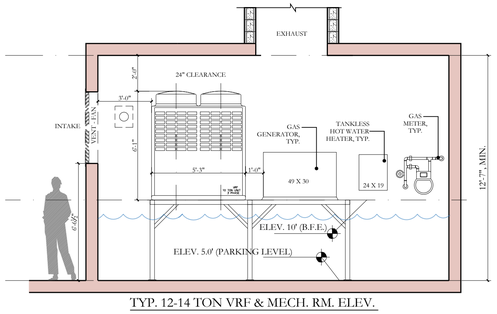
3 SECTION DETAIL THROUGH SLAB

1/2"=1'-0"



4 PARKING LEVEL - TYP. ROOM ELEV.

1/4"=1'-0"



TYP. 12-14 TON VRF & MECH. RM. ELEV.

5 PARKING LEVEL - TYP. ROOM ELEV. II

1/4"=1'-0"

FINAL SUBMITTAL	**12/03/2025**
SECOND SUBMITTAL	11/03/2025
FIRST SUBMITTAL - REV	10/16/2025
FIRST SUBMITTAL	09/18/2025
PRE-APPLICATION	09/08/2025

ZONING CASE NUMBER:

ZON-25-0066

FILE NUMBER:

ARC-25-0076

3031 S OCEAN BLVD.

PALM BEACH, FL 33480

SHEET TITLE

PROPOSED PARKING LEVEL FLOOR 01

DATE 02/04/2026	**SHEET NO** A-100
SCALE AS NOTED	
BY MS	

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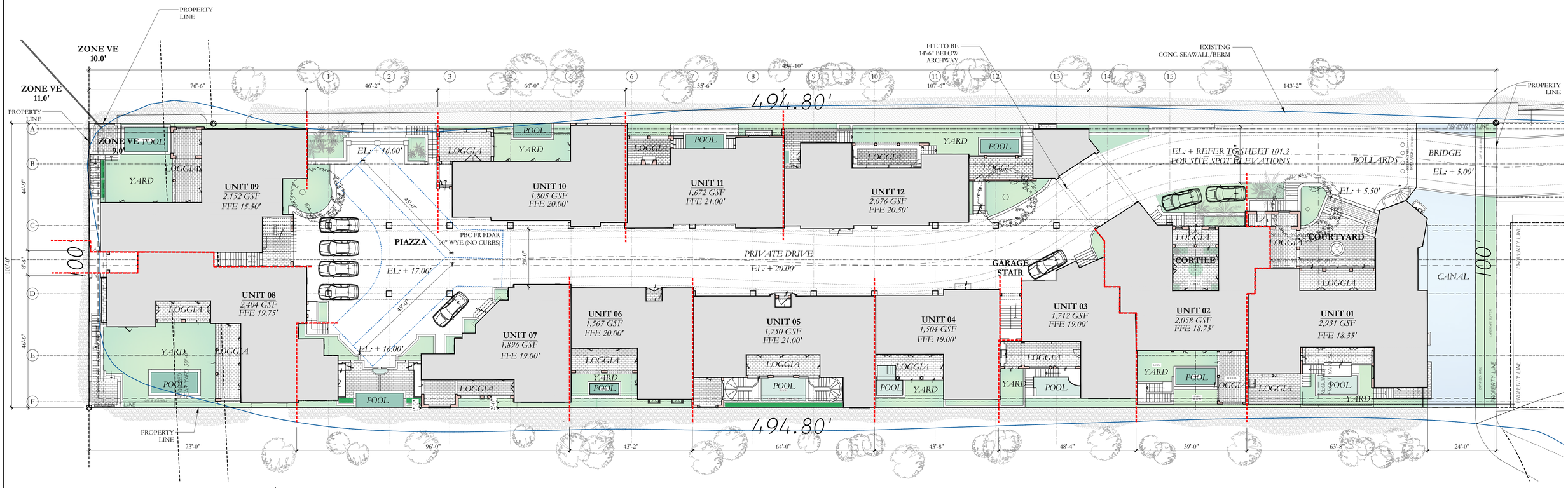

1 PROPOSED GROUND LEVEL

1/16"=1'-0"

0' 10' 20' 50'

NORTH

*ALL AREAS ARE APPROXIMATE

Overall Site			
Area Calculations	*Conditioned*	*Unconditioned / Balconies*	*Garage*
	53,262.00	**13,876.00**	**8,286.00**
TOTAL:			**75,424.00**

2 AREA BREAKDOWN - UNITS 01 - 12

N.T.S.

Unit 1			
Area Calculations			
	Conditioned	*Unconditioned / Balconies*	*Garage*
Basement Level	411.00	357.00	
First Floor	2,023.00	965.00	
Second Floor	1,891.00	182.00	
	4,325.00	1,504.00	843.00
TOTAL:			**6,672.00**

Unit 2			
Area Calculations			
	Conditioned	*Unconditioned / Balconies*	*Garage*
Basement Level	338.00	302.00	
First Floor	1,550.00	515.00	
Second Floor	1,830.00	51.00	
Third Floor	498.00	0.00	
Fourth Floor	387.00	279.00	
	4,603.00	1,147.00	376.00
TOTAL:			**6,126.00**

Unit 3			
Area Calculations			
	Conditioned	*Unconditioned / Balconies*	*Garage*
Basement Level	390.00	133.00	444.00
First Floor	1,176.00	287.00	
Second Floor	1,214.00	161.00	
Third Floor	1,169.00	0.00	
	3,949.00	581.00	444.00
TOTAL:			**4,974.00**

Unit 4			
Area Calculations			
	Conditioned	*Unconditioned / Balconies*	*Garage*
Basement Level	617.00	272.00	497.00
First Floor	1,103.00	191.00	
Second Floor	1,127.00	117.00	
Third Floor	1,015.00	163.00	
	3,862.00	743.00	497.00
TOTAL:			**5,102.00**

Unit 5			
Area Calculations			
	Conditioned	*Unconditioned / Balconies*	*Garage*
Basement Level	605.00	342.00	785.00
First Floor	1,294.00	388.0	
Second Floor	1,553.00	232.00	
Third Floor	1,537.00	210.00	
	4,989.00	1,172.00	785.00
TOTAL:			**6,946.00**

Unit 6			
Area Calculations			
	Conditioned	*Unconditioned*	
Basement Level	572.00	325.00	436.00
First Floor	1,107.00	260.00	
Second Floor	1,141.00	114.00	
Third Floor	1,028.00	123.00	
	3,848.00	822.00	436.00
TOTAL:			**5,106.00**

Unit 7			
Area Calculations			
	Conditioned	*Unconditioned / Balconies*	*Garage*
Basement Level	463.00	358.00	720.00
First Floor	1,349.00	285.00	
Second Floor	1,179.00	240.00	
Third Floor	1,179.00	225.00	
Fourth Floor	856.00	316.00	
	5,026.00	1,424.00	720.00
TOTAL:			**7,170.00**

Unit 8			
Area Calculations			
	Conditioned	*Unconditioned / Balconies*	*Garage*
Basement Level	700.00	1,058.00	800.00
First Floor	1,768.00	387.00	
Second Floor	1,566.00	180.00	
Third Floor	1,083.00	54.00	
	5,117.00	1,679.00	800.00
TOTAL:			**7,596.00**

Unit 9			
Area Calculations			
	Conditioned	*Unconditioned / Balconies*	*Garage*
Basement Level	653.00	1,102.00	958.00
First Floor	1,629.00	576.00	
Second Floor	1,347.00	90.00	
Third Floor	938.00	102.00	
	4,567.00	1,870.00	958.00
TOTAL:			**7,395.00**

Unit 10			
Area Calculations			
	Conditioned	*Unconditioned / Balconies*	*Garage*
Basement Level	543.00	285.00	777.00
First Floor	1,368.00	104.00	
Second Floor	1,350.00	186.00	
Third Floor	1,094.00	32.00	
	4,355.00	607.00	777.00
TOTAL:			**5,739.00**

Unit 11			
Area Calculations			
	Conditioned	*Unconditioned / Balconies*	*Garage*
Basement Level	535.00	264.00	700.00
First Floor	1,341.00	133.00	
Second Floor	1,307.00	166.00	
Third Floor	1,115.00	156.00	
	4,298.00	719.00	700.00
TOTAL:			**5,717.00**

Unit 12			
Area Calculations			
	Conditioned	*Unconditioned / Balconies*	*Garage*
Basement Level	427.00	926.00	805.00
First Floor	1,602.00	489.00	
Second Floor	1,377.00	193.00	
Third Floor	917.00		
	4,323.00	1,608.00	950.00
TOTAL:			**6,881.00**

FINAL SUBMITTAL - REV	02/09/2026
FINAL SUBMITTAL	12/03/2025
SECOND SUBMITTAL	11/03/2025
FIRST SUBMITTAL - REV	10/16/2025
FIRST SUBMITTAL	09/18/2025
PRE-APPLICATION	09/08/2025

ZONING CASE NUMBER:

ZON-25-0066

FILE NUMBER:

ARC-25-0076

3031 S OCEAN BLVD.

PALM BEACH, FL 33480

SHEET TITLE

PROPOSED GROUND LEVEL FLOOR 02

DATE

02/04/2026

SCALE

AS NOTED

BY

MC

SHEET NO

A-101

FAIRFAX & SAMMONS
NEW YORK – PALM BEACH

FAIRFAX, SAMMONS & PARTNERS, LLC.
214 BRAZILIAN AVENUE, PALM BEACH 33480
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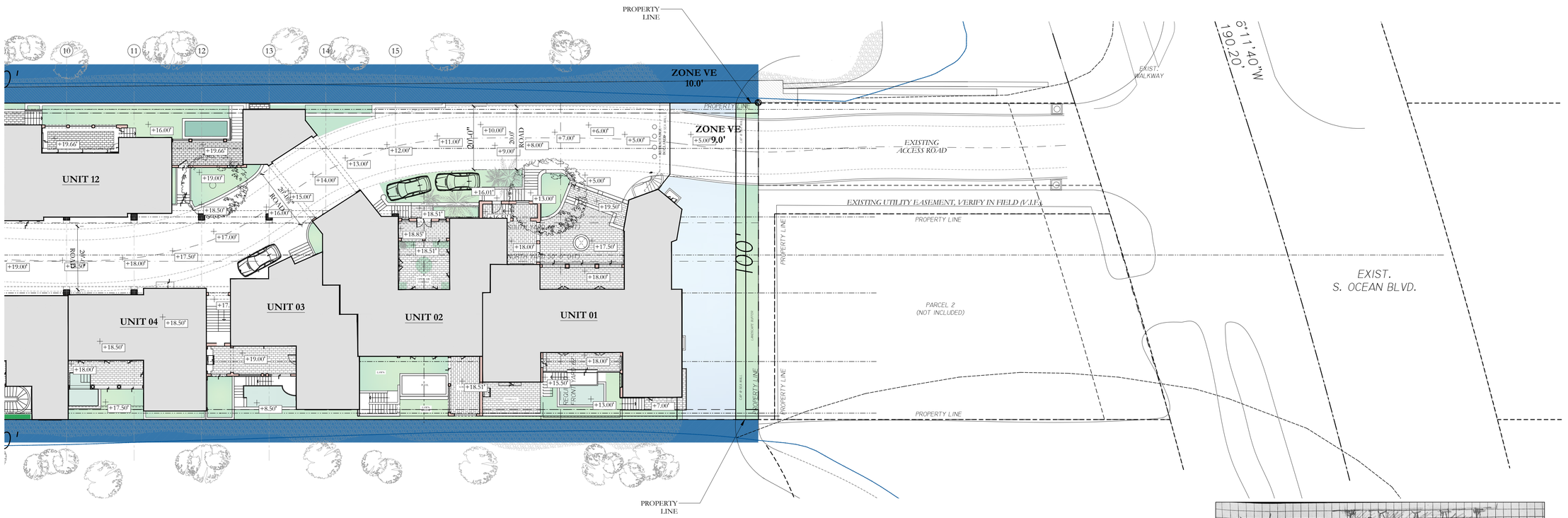
NOTES:

1. REFER TO THE OVERALL SITE PLAN FOR DETAILS ON ALL 12 UNITS.
2. REFER TO LANDSCAPE ARCHITECT DRAWINGS FOR ARM GATE, GATE AND ENTRY DETAILS AND EXTENT OF PERVIOUS SURFACE FOR PARKING AND VEHICULAR TURN AROUND

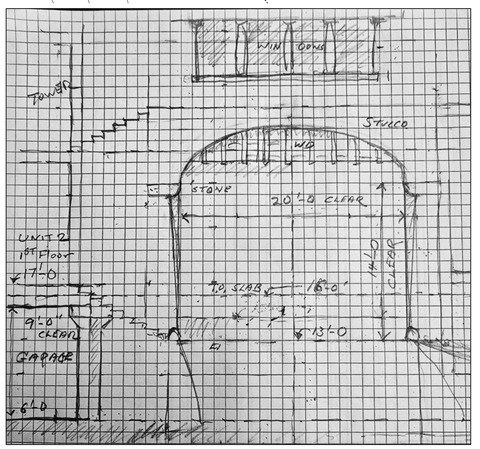


1 PROPOSED PARTIAL SITE PLAN WITH ACCESS ROAD

1/16"=1'-0"

0' 10' 20' 50'

NORTH



2 ENTRY ARCH CLEARANCE DETAIL

N.T.S.

FINAL SUBMITTAL - REV	02/09/2026
FINAL SUBMITTAL	12/03/2025
SECOND SUBMITTAL	11/03/2025
FIRST SUBMITTAL - REV	10/16/2025
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PRE-APPLICATION	09/08/2025

ZONING CASE NUMBER:

ZON-25-0066

FILE NUMBER:

ARC-25-0076

3031 S OCEAN BLVD.

PALM BEACH, FL 33480

SHEET TITLE

PROPOSED PARTIAL SITE PLAN WITH ACCESS ROAD

DATE 02/04/2026	**SHEET NO** A-101.1
SCALE AS NOTED	
BY MS	

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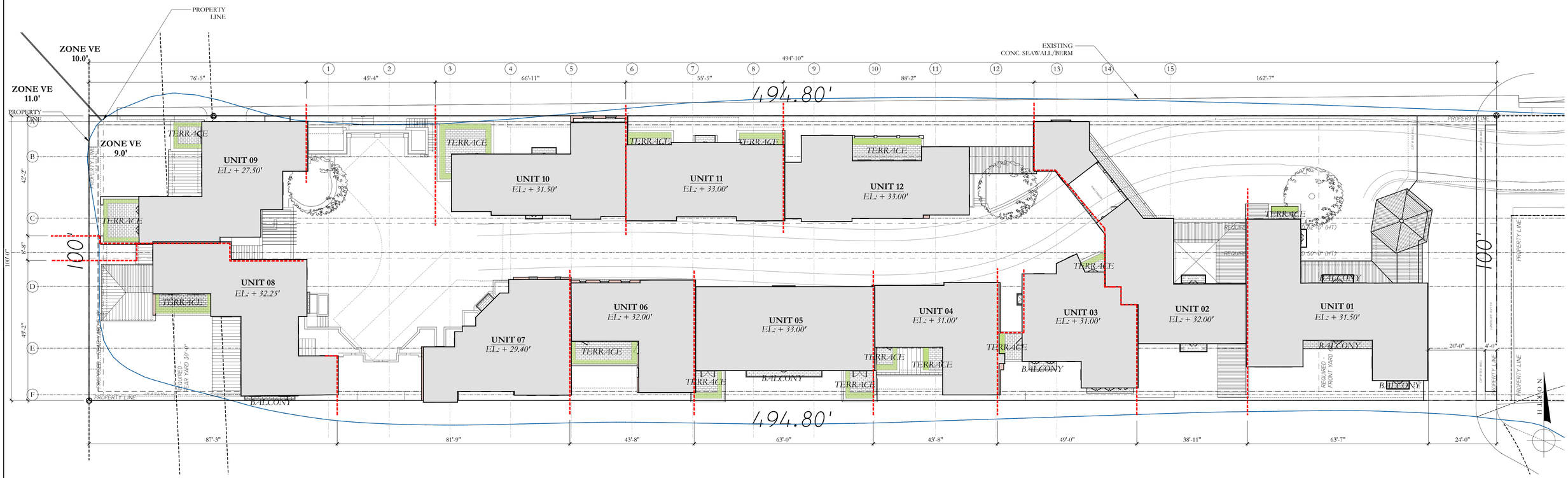

1 PROPOSED SECOND LEVEL

1/16"=1'-0"

0' 10' 20' 50'

TERRACE PLANTERS

FINAL SUBMITTAL - REV	02/09/2026
FINAL SUBMITTAL	12/03/2025
SECOND SUBMITTAL	11/03/2025
FIRST SUBMITTAL - REV	10/16/2025
FIRST SUBMITTAL	09/18/2025
PRE-APPLICATION	09/08/2025

ZONING CASE NUMBER:

ZON-25-0066

FILE NUMBER:

ARC-25-0076

3031 S OCEAN BLVD.

PALM BEACH, FL 33480

SHEET TITLE

PROPOSED SECOND LEVEL FLOOR 03

DATE 02/04/2026	**SHEET NO** A-102
SCALE AS NOTED	
BY MS	

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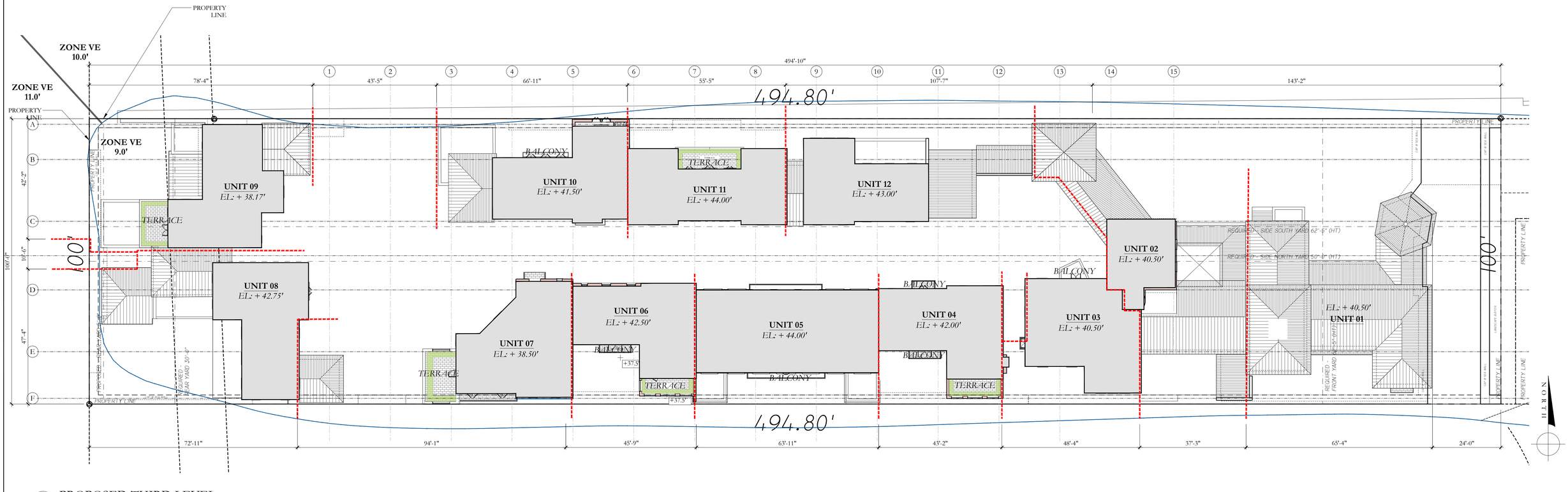
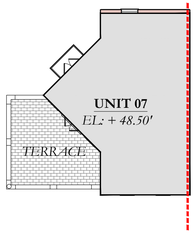


1 PROPOSED THIRD LEVEL

1/16"=1'-0"

0' 10' 20' 50'

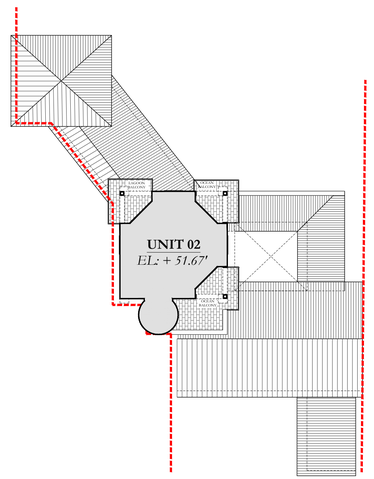
TERRACE PLANTERS



2 PROPOSED TOWER LEVEL - UNIT 7

1/16"=1'-0"

0' 10' 20' 50'



3 PROPOSED TOWER LEVEL - UNIT 2

1/16"=1'-0"

0' 10' 20' 50'

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FINAL SUBMITTAL	12/03/2025
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FIRST SUBMITTAL	09/18/2025
PRE-APPLICATION	09/08/2025

ZONING CASE NUMBER:

ZON-25-0066

FILE NUMBER:

ARC-25-0076

3031 S OCEAN BLVD.

PALM BEACH, FL 33480

SHEET TITLE

PROPOSED 3RD & TOWER PLANS
FLOOR 04 & 05

DATE 02/04/2026

SCALE AS NOTED

BY MS

SHEET NO A-103

FAIRFAX & SAMMONS
NEW YORK – PALM BEACH

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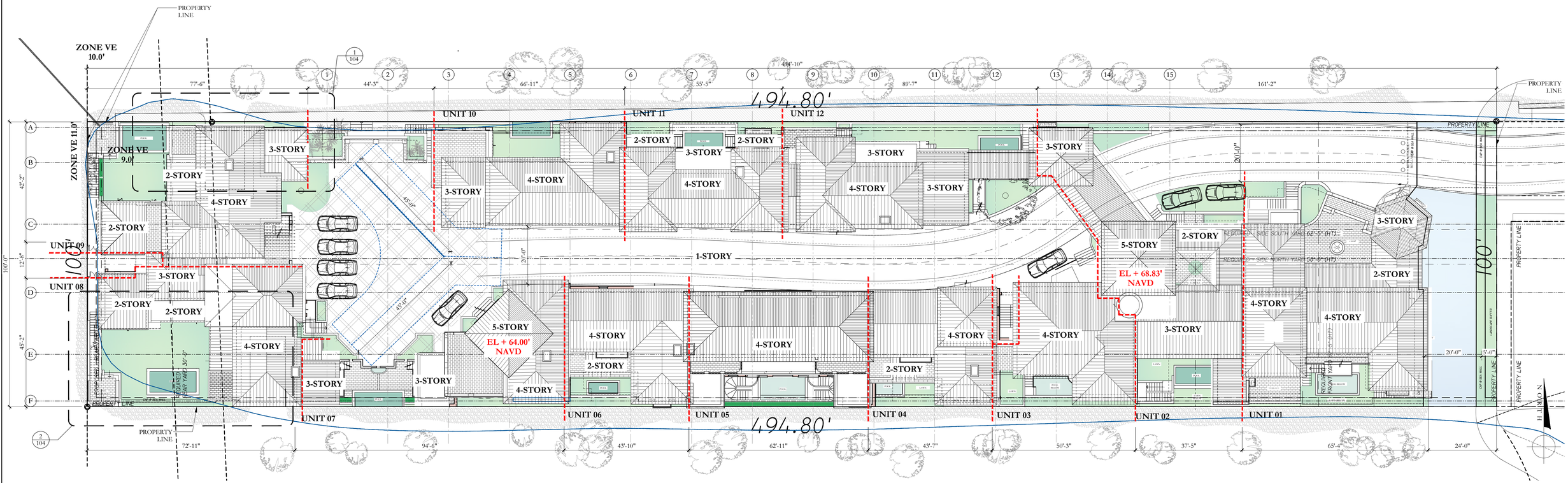
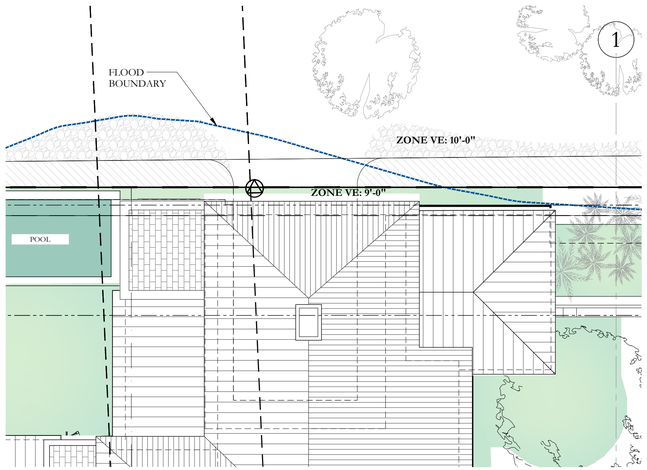


1 PROPOSED ROOF LEVEL

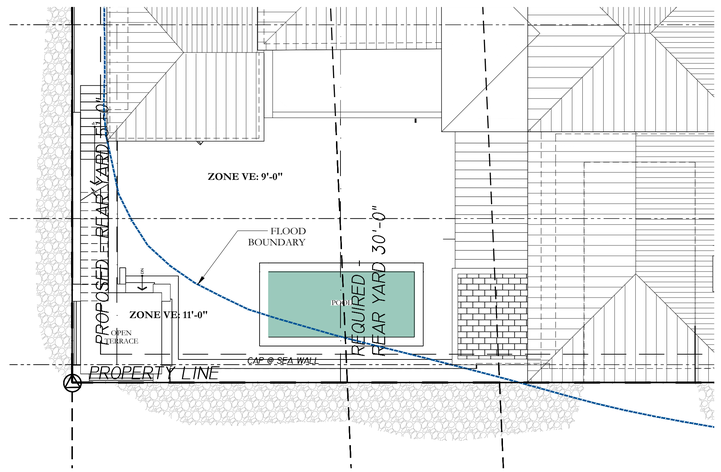
1/16"=1'-0"

0' 10' 20' 50'



2 FEMA CLEARANCE DIAGRAM 1

1/8"=1'-0"



3 FEMA CLEARANCE DIAGRAM 2

1/8"=1'-0"

FINAL SUBMITTAL - REV	02/09/2026
FINAL SUBMITTAL	12/03/2025
SECOND SUBMITTAL	11/03/2025
FIRST SUBMITTAL - REV	10/16/2025
FIRST SUBMITTAL	09/18/2025
PRE-APPLICATION	09/08/2025

ZONING CASE NUMBER:

ZON-25-0066

FILE NUMBER:

ARC-25-0076

3031 S OCEAN BLVD.

PALM BEACH, FL 33480

SHEET TITLE

PROPOSED ROOF PLAN

DATE	SHEET NO
02/04/2026	A-104
SCALE AS NOTED	
BY MS	

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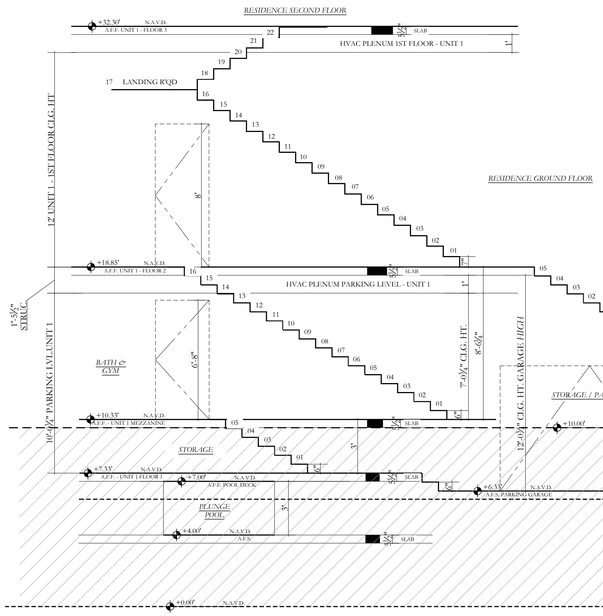
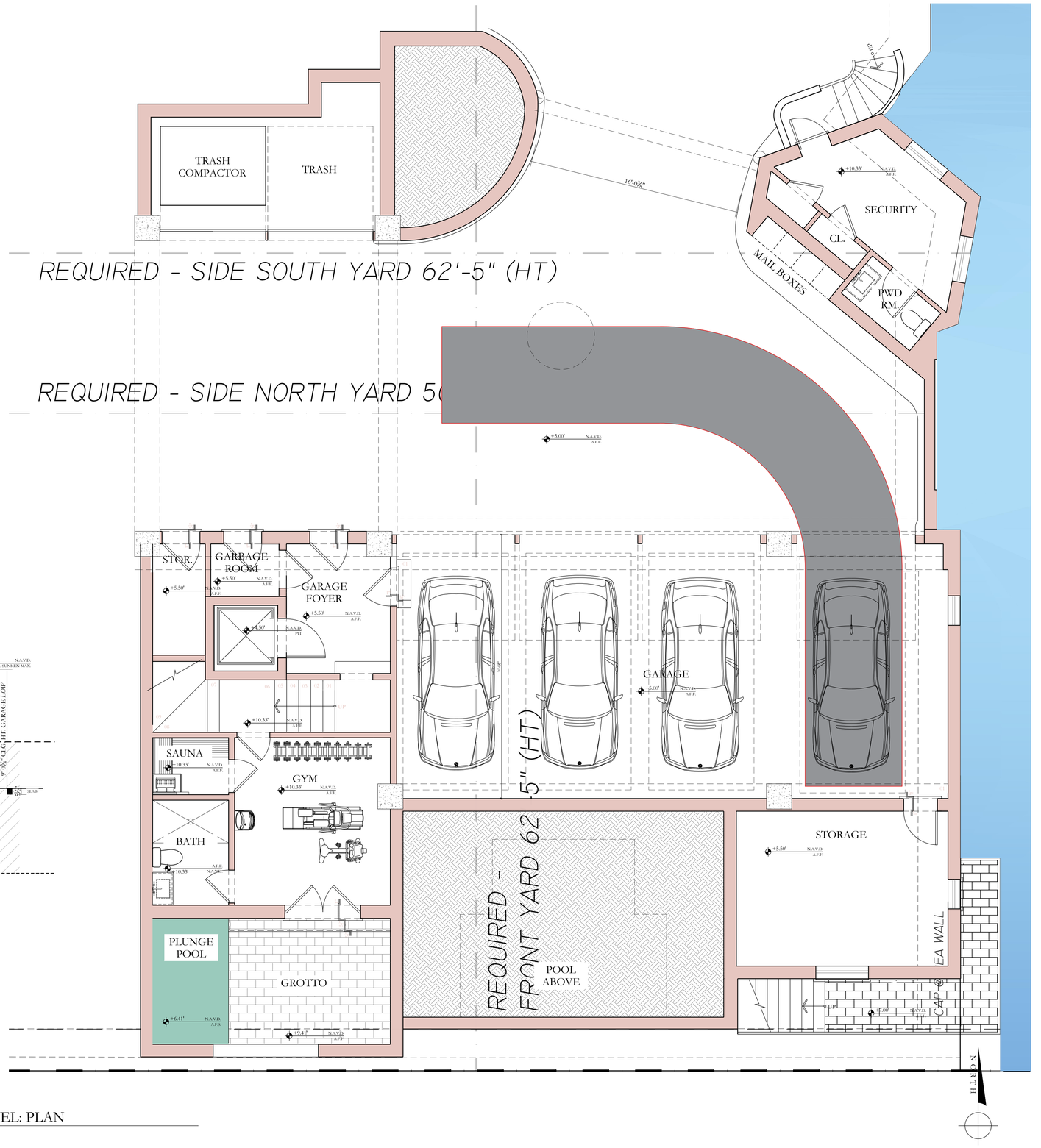


2 TYP. ELEVATIONS DIAGRAM
1/4"=1'-0"



1 PARKING LEVEL: PLAN
1/4"=1'-0"



FINAL SUBMITTAL - REV	02/09/2026
FINAL SUBMITTAL	12/03/2025
SECOND SUBMITTAL	11/03/2025
FIRST SUBMITTAL - REV	10/16/2025
FIRST SUBMITTAL	09/18/2025
PRE-APPLICATION	09/08/2025

ZONING CASE NUMBER:
ZON-25-0066

FILE NUMBER:
ARC-25-0076

3031 S OCEAN BLVD.
PALM BEACH, FL 33480

SHEET TITLE
TYPICAL UNIT PLAN - PARKING LEVEL ELEVATIONS

DATE
02/04/2026

SCALE
1/4"=1'-0"

BY
MC

SHEET NO
A-105

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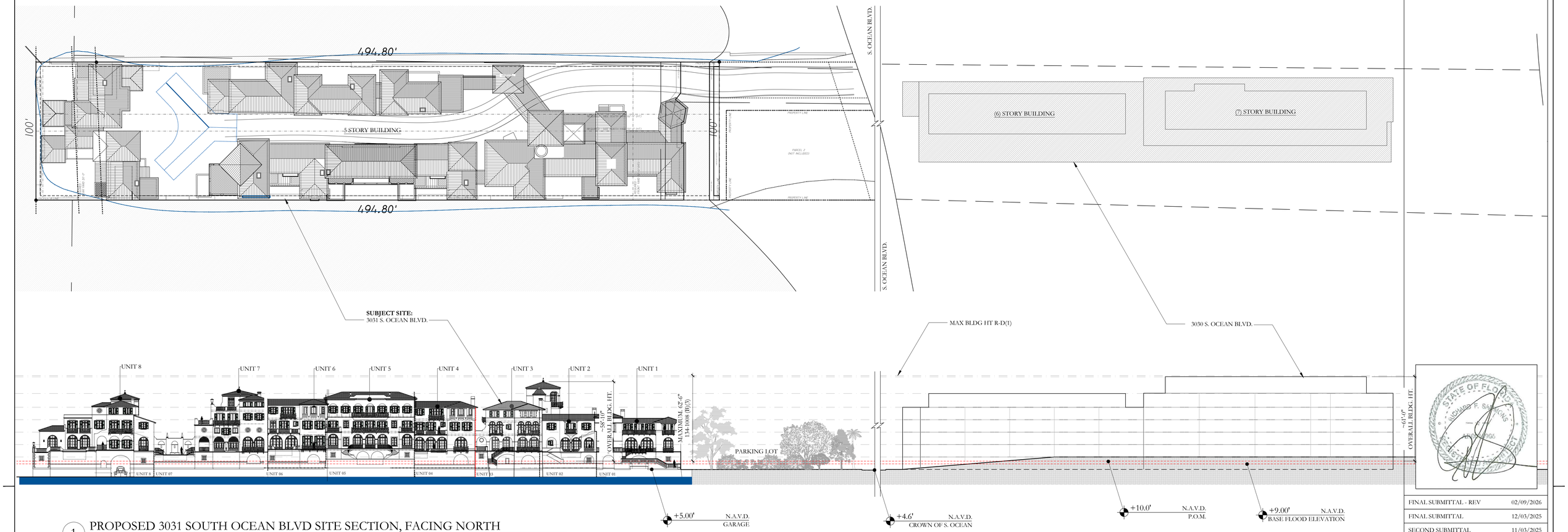

1 PROPOSED 3031 SOUTH OCEAN BLVD SITE SECTION, FACING NORTH

1/32"= 1'-0"

FINAL SUBMITTAL - REV	02/09/2026
FINAL SUBMITTAL	12/03/2025
SECOND SUBMITTAL	11/03/2025
FIRST SUBMITTAL - REV	10/16/2025
FIRST SUBMITTAL	09/18/2025
PRE-APPLICATION	09/08/2025

ZONING CASE NUMBER:

ZON-25-0066

FILE NUMBER:

ARC-25-0076

3031 S OCEAN BLVD.

PALM BEACH, FL 33480

SHEET TITLE

PROPOSED SITE SECTION

DATE 02/04/2026

SCALE AS NOTED

BY MC

SHEET NO A-110

FAIRFAX & SAMMONS
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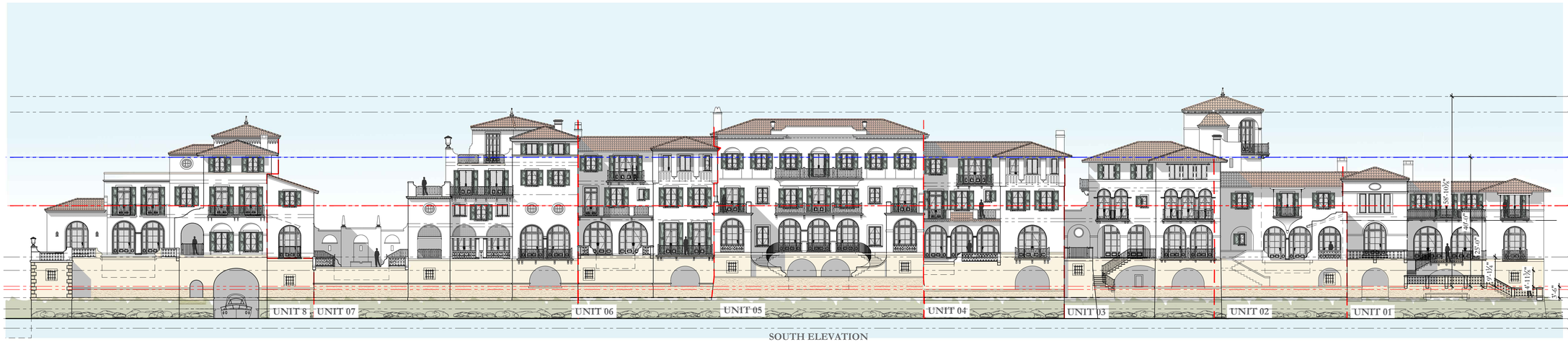
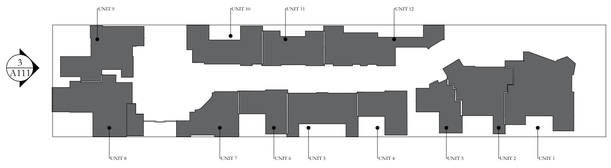


SOUTH ELEVATION

1 PROPOSED SOUTH ELEVATION

1/16"= 1'-0"

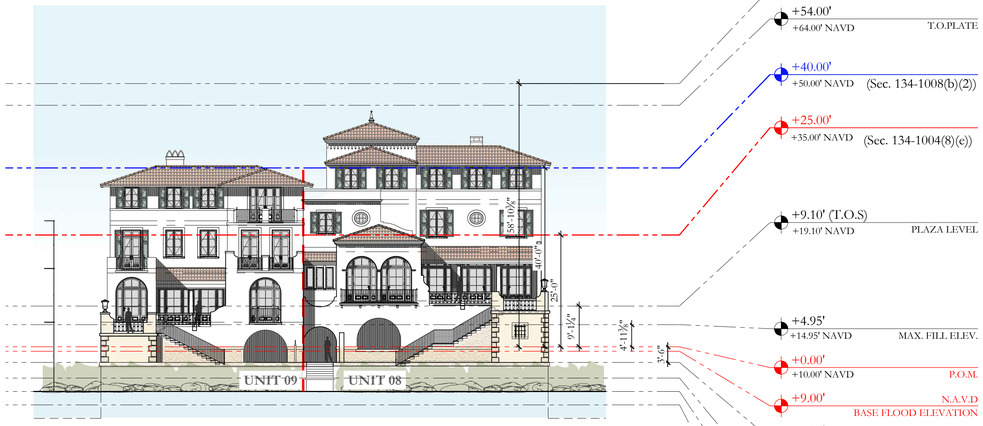
FINISH FLOOR ELEVATIONS VARY BY UNIT. REFER TO OVERALL SITE PLAN FOR SPECIFIC FFE VALUES FOR EACH UNIT. SITE GRADING SHALL BE ADJUSTED TO PROVIDE SMOOTH TRANSITIONS BETWEEN UNITS.



2 KEYPLAN

1/64"=1'-0"

1
A111



3 PROPOSED WEST ELEVATION

1/16"= 1'-0"

FINAL SUBMITTAL - REV	02/09/2026
FINAL SUBMITTAL	12/03/2025
SECOND SUBMITTAL	11/03/2025
FIRST SUBMITTAL - REV	10/16/2025
FIRST SUBMITTAL	09/18/2025
PRE-APPLICATION	09/08/2025

ZONING CASE NUMBER:

ZON-25-0066

FILE NUMBER:

ARC-25-0076

3031 S OCEAN BLVD.

PALM BEACH, FL 33480

SHEET TITLE

PROPOSED SOUTH & WEST ELEVATIONS

DATE 02/04/2026	**SHEET NO** A-111.0
SCALE AS NOTED	
BY MS	

FAIRFAX & SAMMONS
NEW YORK – PALM BEACH

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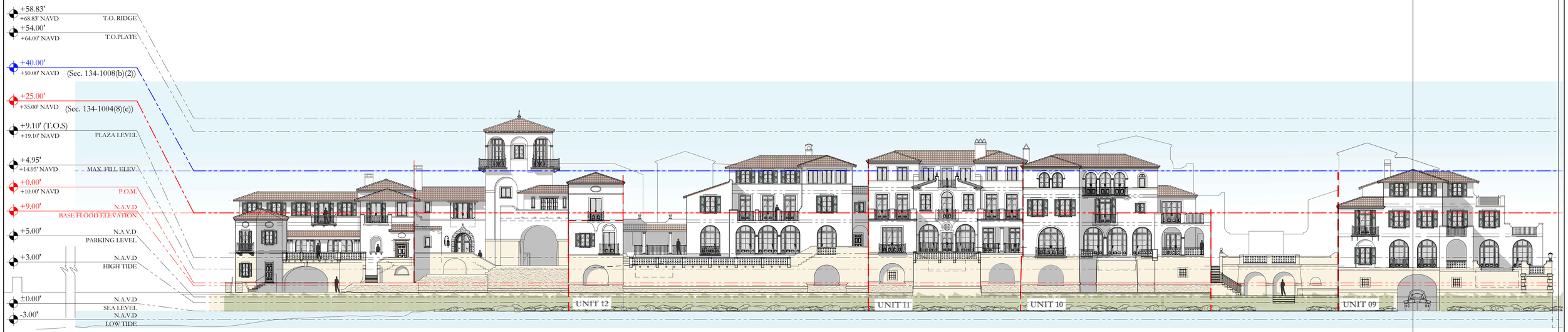
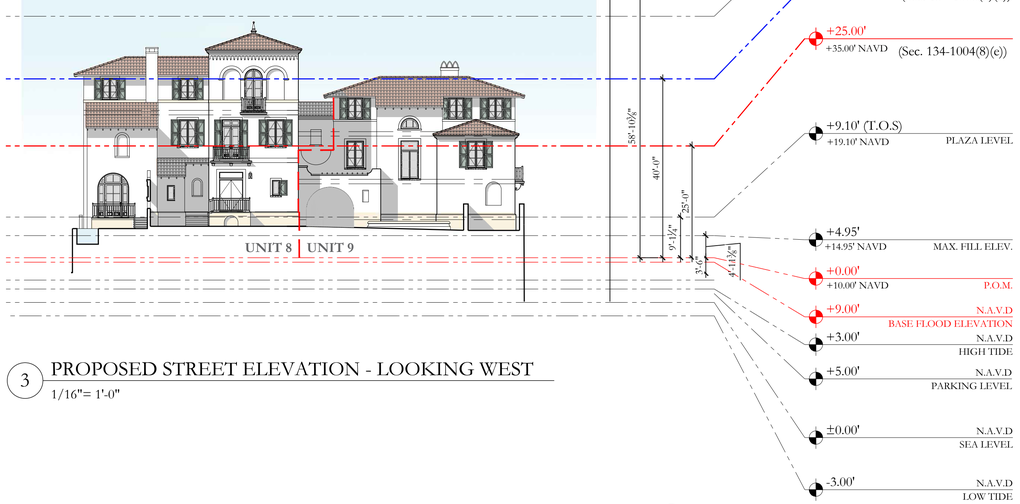


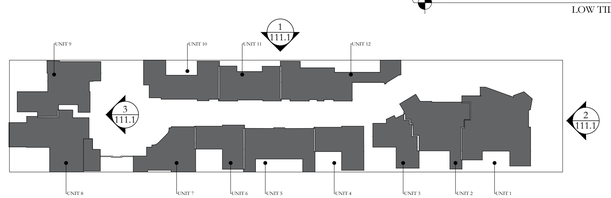
1 PROPOSED NORTH ELEVATION

1/16"= 1'-0"



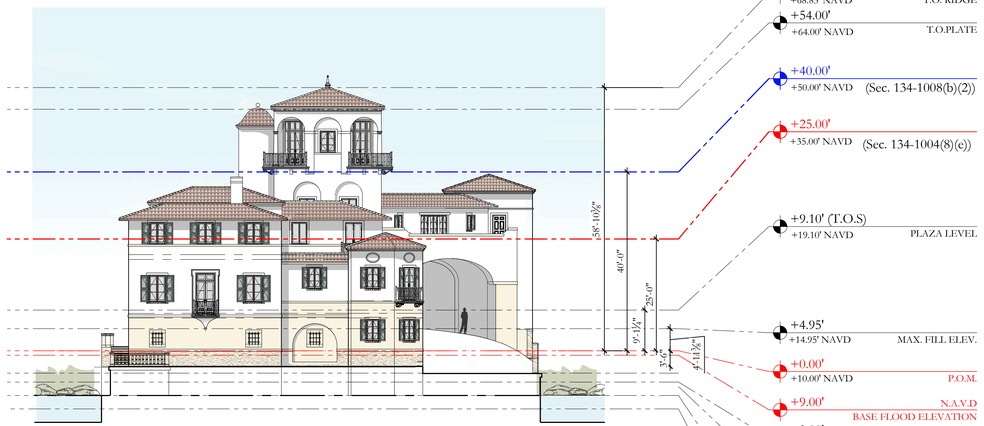
3 PROPOSED STREET ELEVATION - LOOKING WEST

1/16"= 1'-0"



2 KEYPLAN

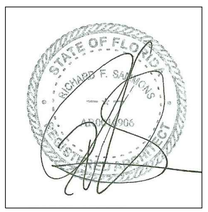
1/64"=1'-0"



2 PROPOSED EAST ELEVATION

1/16"= 1'-0"

FINISH FLOOR ELEVATIONS VARY BY UNIT. REFER TO OVERALL SITE PLAN FOR SPECIFIC FFE VALUES FOR EACH UNIT. SITE GRADING SHALL BE ADJUSTED TO PROVIDE SMOOTH TRANSITIONS BETWEEN UNITS.



FINAL SUBMITTAL - REV	02/09/2026
FINAL SUBMITTAL	12/03/2025
SECOND SUBMITTAL	11/03/2025
FIRST SUBMITTAL - REV	10/16/2025
FIRST SUBMITTAL	09/18/2025
PRE-APPLICATION	09/08/2025

ZONING CASE NUMBER:

ZON-25-0066

FILE NUMBER:

ARC-25-0076

3031 S OCEAN BLVD.

PALM BEACH, FL 33480

SHEET TITLE

PROPOSED NORTH & EAST ELEVATIONS

DATE 02/04/2026	**SHEET NO** A-111.1
SCALE AS NOTED	
BY MS	

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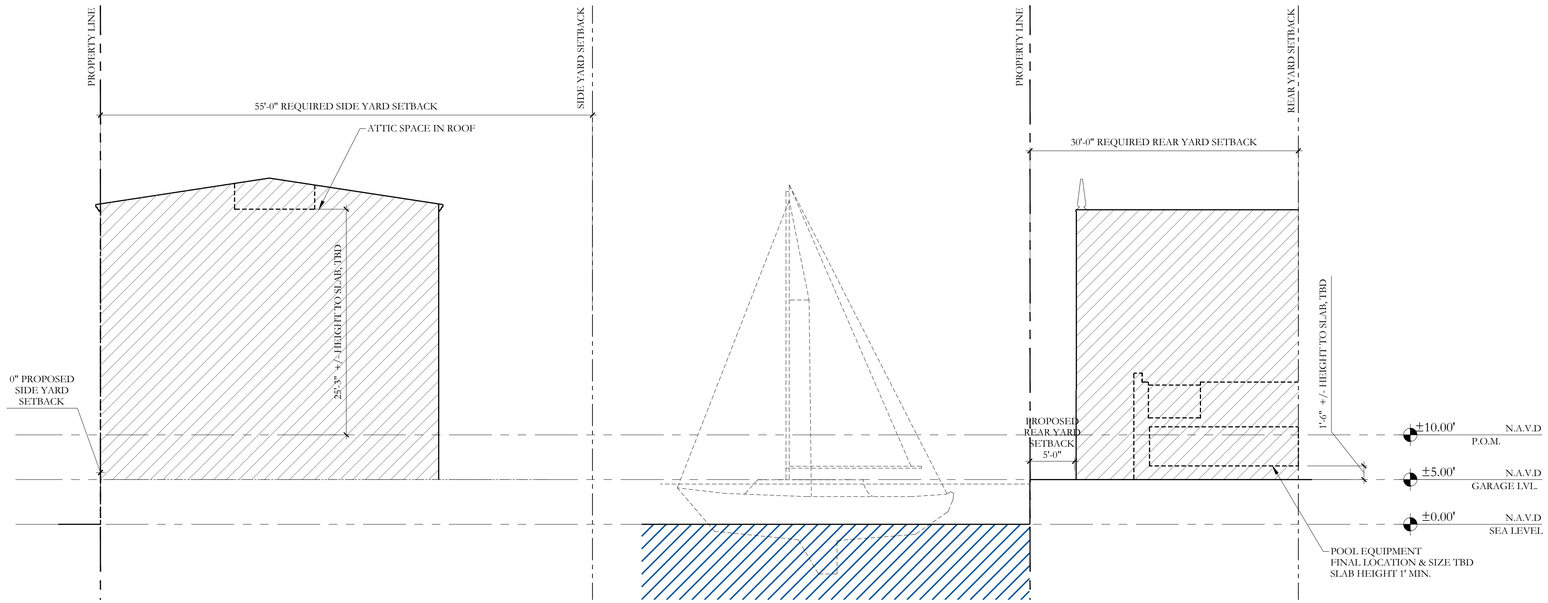
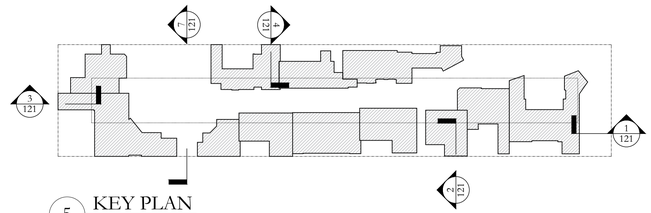
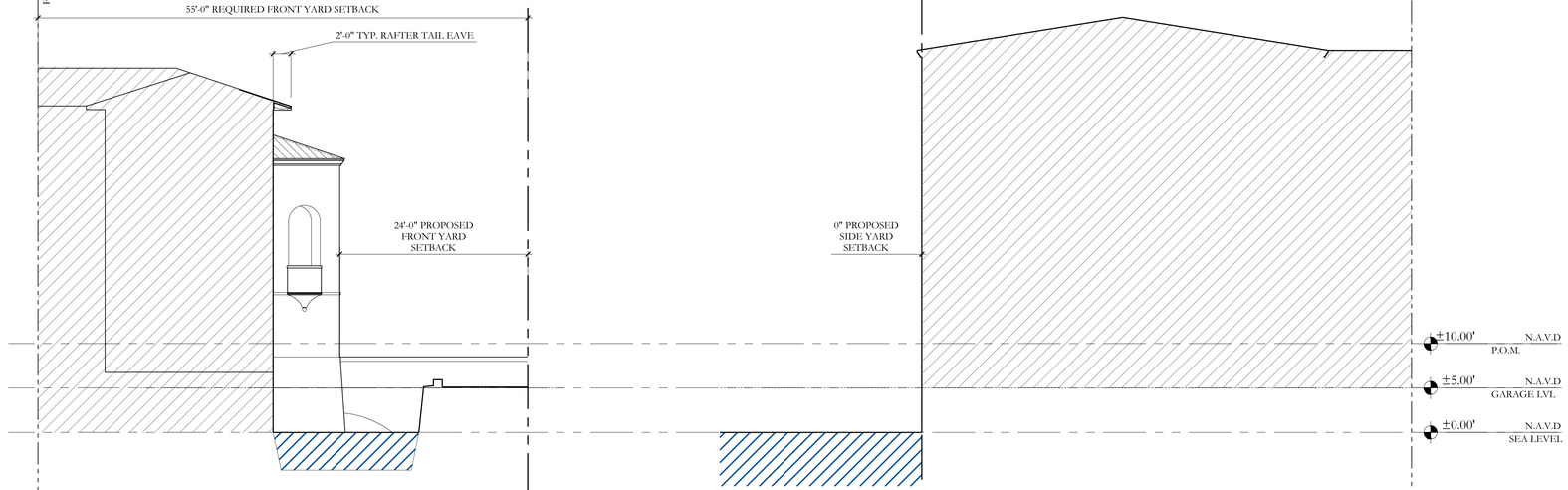


4 SIDE (NORTH) YARD SETBACK DIAGRAM
1/8"=1'-0"

3 REAR (WEST) YARD SETBACK DIAGRAM
1/8"=1'-0"



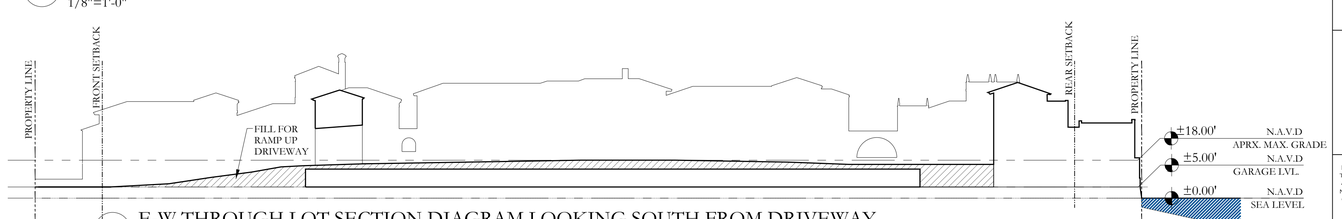
5 KEY PLAN
1/64"=1'-0"



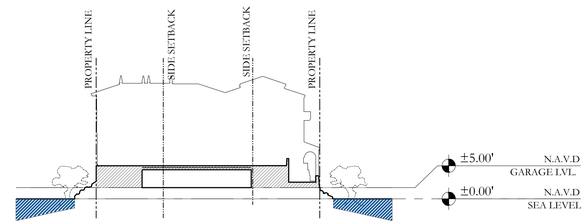
1 FRONT (EAST) YARD SETBACK DIAGRAM
1/8"=1'-0"

2 SIDE (SOUTH) YARD SETBACK DIAGRAM
1/8"=1'-0"

BUILDINGS SHOWN DIAGRAMMATICALLY; NOT TO BE USED FOR VERTICAL DIMENSIONS OR DETAILS; THESE DRAWINGS ARE FOR EXPLAINING EXISTING AND PROPOSED SETBACKS. SECTION PLANES MAY VARY.



6 E-W THROUGH LOT SECTION DIAGRAM LOOKING SOUTH FROM DRIVEWAY
1/32"=1'-0"



7 N-S THROUGH LOT SECTION DIAGRAM LOOKING WEST
1/32"=1'-0"



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ZONING CASE NUMBER:
ZON-25-0066

FILE NUMBER:
ARC-25-0076

3031 S OCEAN BLVD.
PALM BEACH, FL 33480

SHEET TITLE
YARD SECTION DIAGRAMS

DATE 02/04/2026	**SHEET NO** A-121
SCALE AS NOTED	
BY MB	

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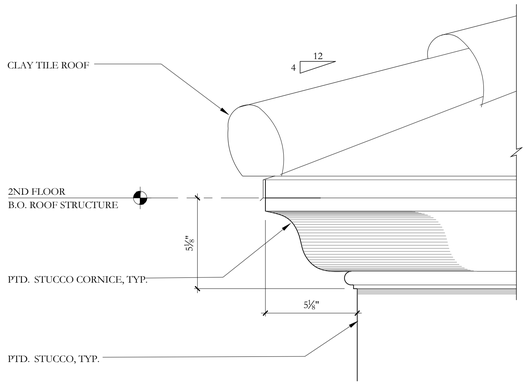
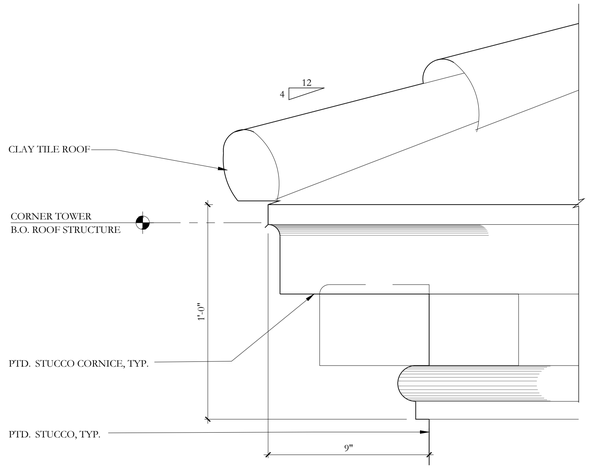
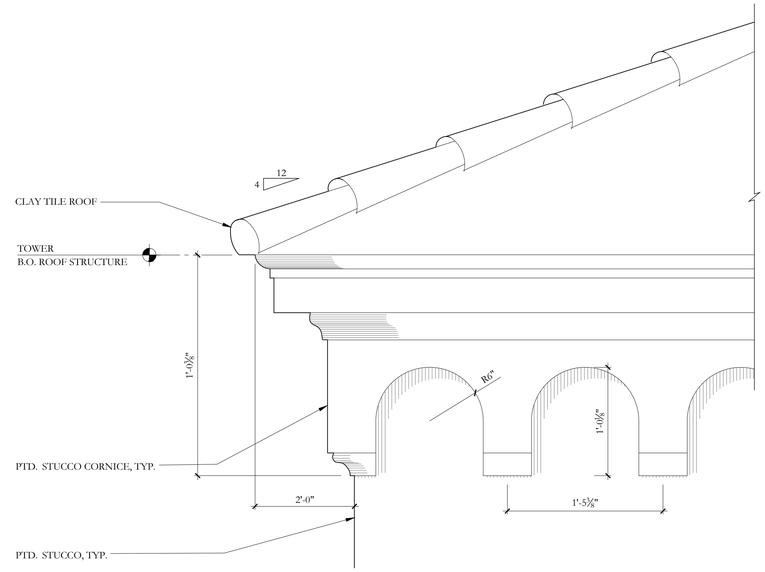


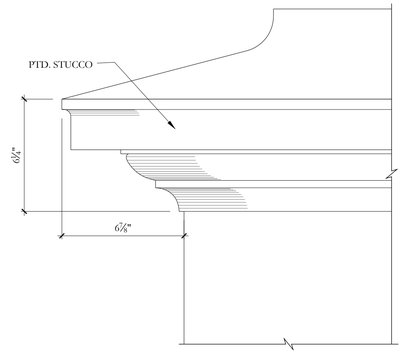
1 TYP. CORNICE DETAIL
3"= 1'-0"

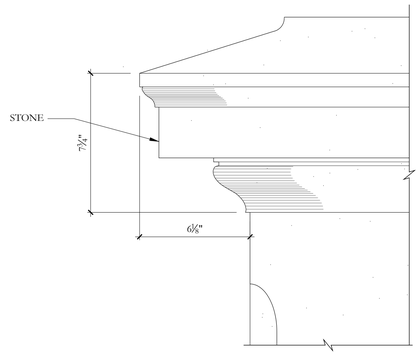


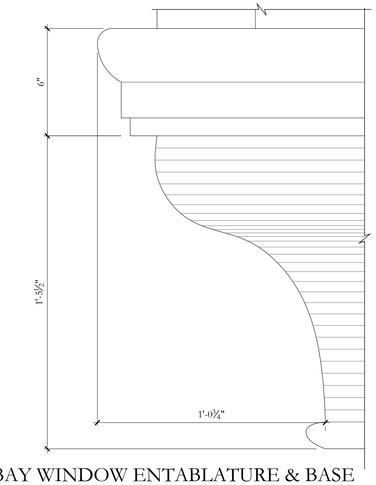
2 TOWER CORNICE
3"= 1'-0"



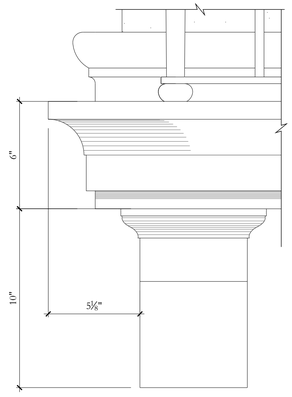
3 TOWER CORNICE
1-1/2"= 1'-0"



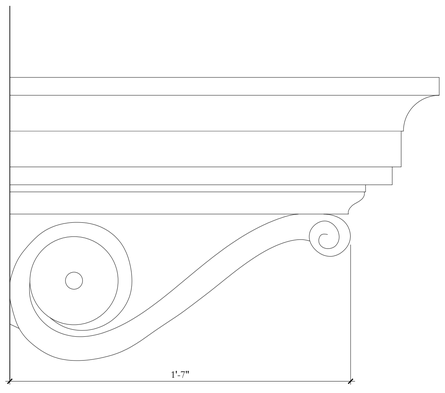




4 BAY WINDOW ENTABLATURE & BASE
3"= 1'-0"



5 WINDOW SURROUND & BALCONY
3"= 1'-0"



6 BALCONY BRACKET DETAIL
3"= 1'-0"

7 LOGGIA RAFTER DETAIL SECTION
3"= 1'-0"



FINAL SUBMITTAL - REV	02/09/2026
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PRE-APPLICATION	09/08/2025

ZONING CASE NUMBER:
ZON-25-0066

FILE NUMBER:
ARC-25-0076

3031 S OCEAN BLVD.
PALM BEACH, FL 33480

SHEET TITLE
PROPOSED
EXTERIOR DETAILS

DATE
02/04/2026

SCALE
AS NOTED

BY

SHEET NO
A-210

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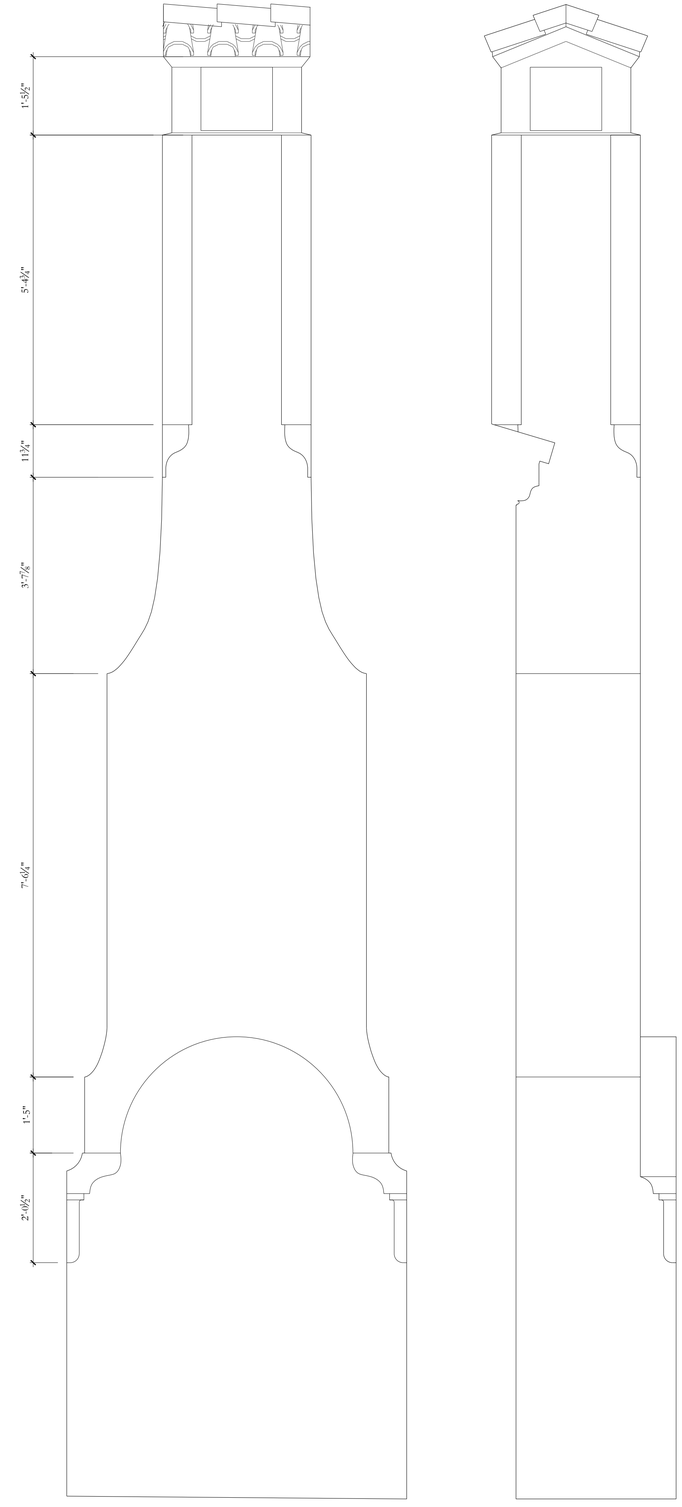
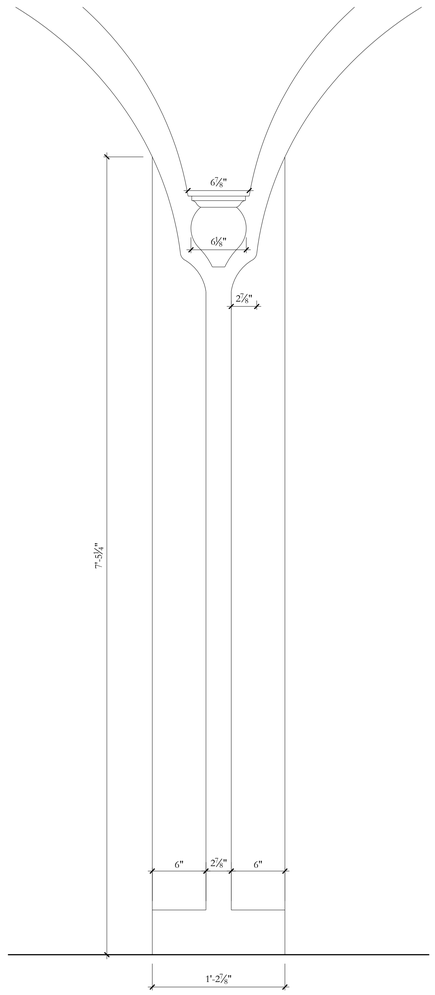
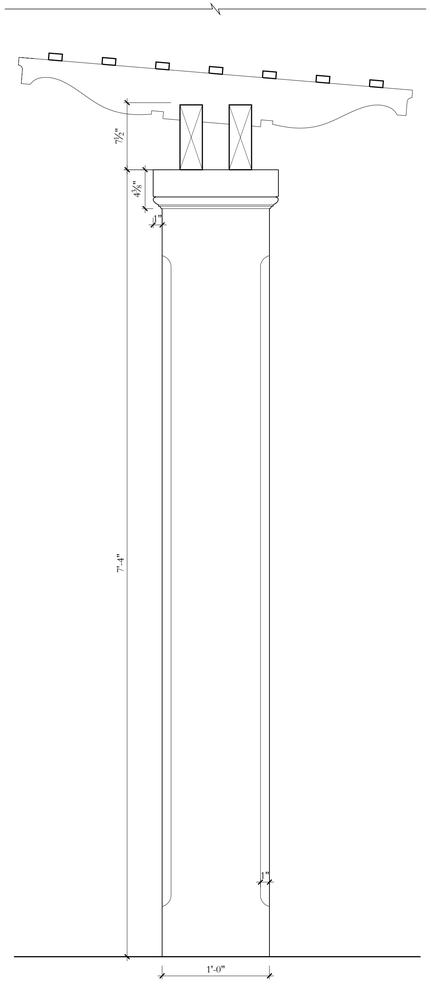


1 LIVING ROOM CHIMNEY ELEVATION
3/4"= 1'-0"

2 SIDE ELEVATION
3/4"= 1'-0"



3 CABANA LOGGIA COLUMN
1-1/2"= 1'-0"



4 PERGOLA PIER ELEVATION
1-1/2"= 1'-0"



FINAL SUBMITTAL - REV	02/09/2026
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PRE-APPLICATION	09/08/2025

ZONING CASE NUMBER:
ZON-25-0066

FILE NUMBER:
ARC-25-0076

3031 S OCEAN BLVD.
PALM BEACH, FL 33480

SHEET TITLE
PROPOSED EXTERIOR DETAILS

DATE
02/04/2026

SCALE
AS NOTED

BY

SHEET NO
A-213

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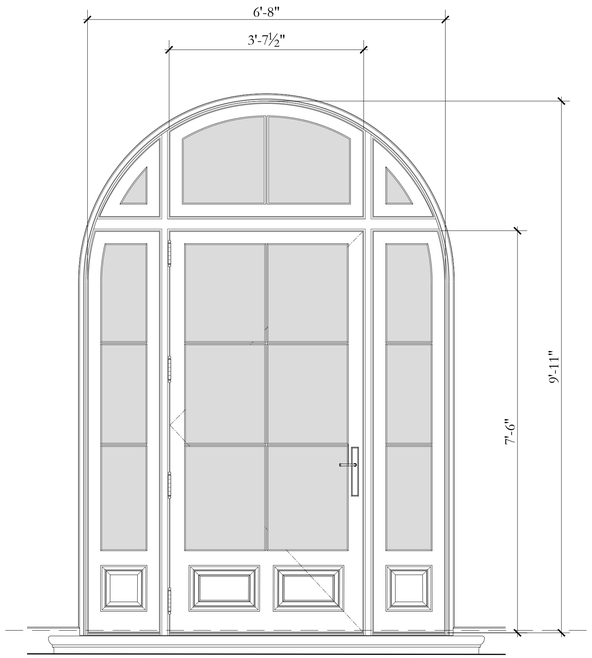
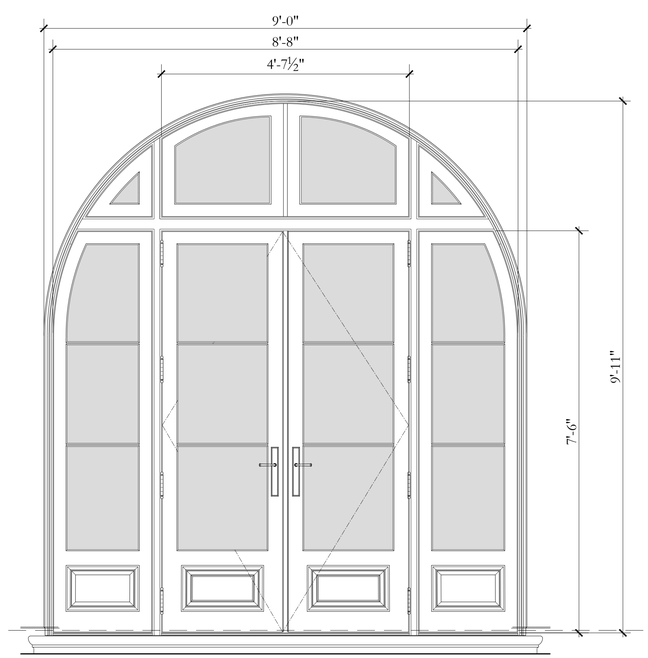
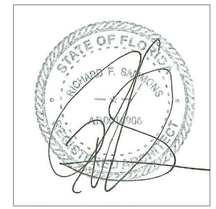


VARIES
FIN. FLOOR (N.G.V.D.)

2 DOOR TYPE B
3/4"= 1'-0"



1 DOOR TYPE A
3/4"= 1'-0"



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FILE NUMBER:
ARC-25-0076

3031 S OCEAN BLVD.
PALM BEACH, FL 33480

SHEET TITLE
EXTERIOR DOOR TYPES

DATE
02/04/2026

SHEET NO
A-214

SCALE

BY
FN

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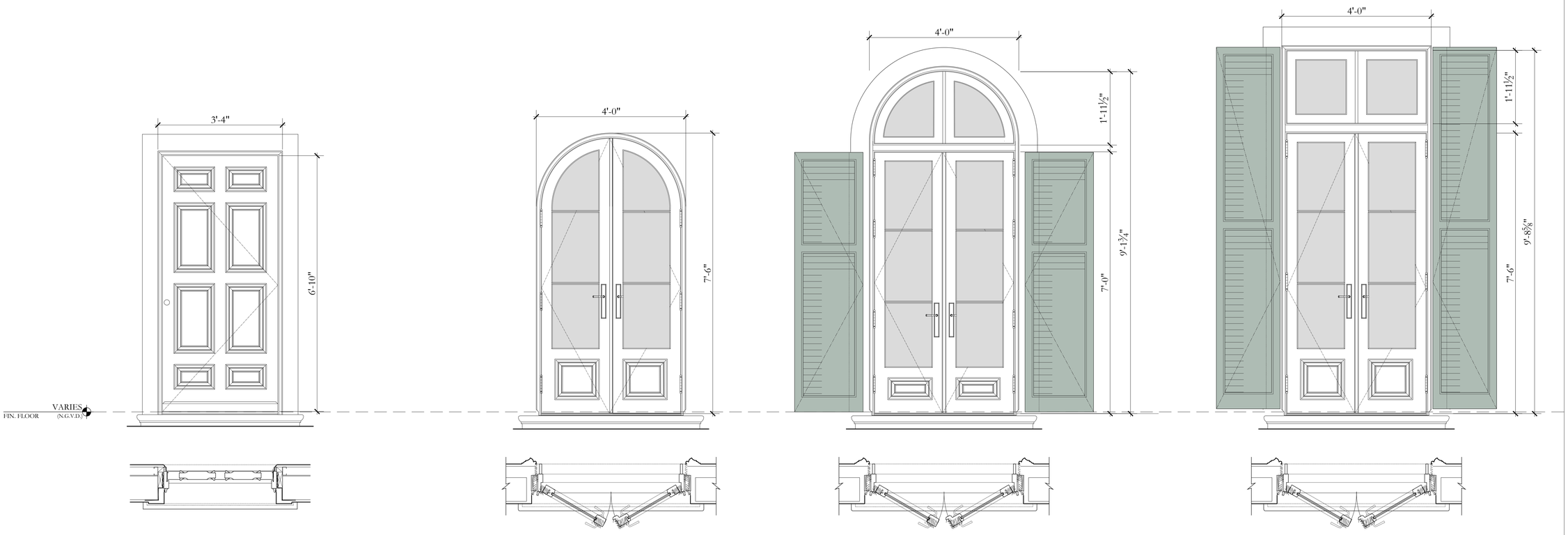


8 DOOR TYPE D
3/4"= 1'-0"

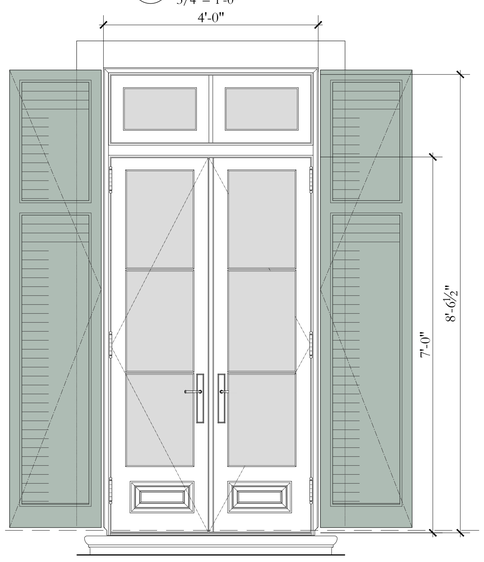
7 DOOR TYPE C4
3/4"= 1'-0"

6 DOOR TYPE C3
3/4"= 1'-0"

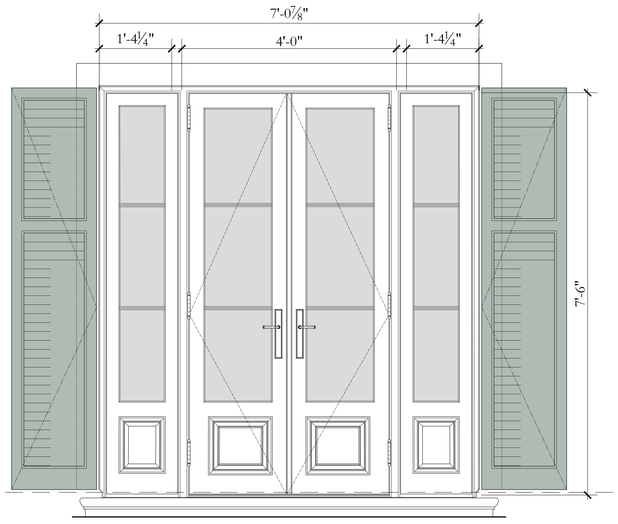
5 DOOR TYPE C2
3/4"= 1'-0"



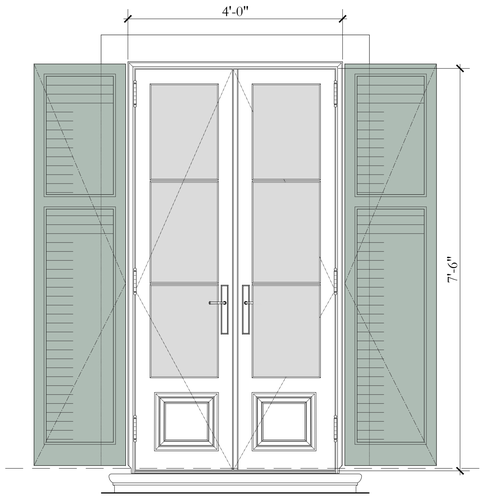
4 DOOR TYPE C1c
3/4"= 1'-0"



3 DOOR TYPE C1b
3/4"= 1'-0"



2 DOOR TYPE C1a
3/4"= 1'-0"



1 DOOR TYPE C1
3/4"= 1'-0"



FINAL SUBMITTAL - REV	02/09/2026
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ZONING CASE NUMBER:
ZON-25-0066

FILE NUMBER:
ARC-25-0076

3031 S OCEAN BLVD.
PALM BEACH, FL 33480

SHEET TITLE
EXTERIOR DOOR TYPES

DATE
02/04/2026

SHEET NO
A-215

SCALE

BY
FN

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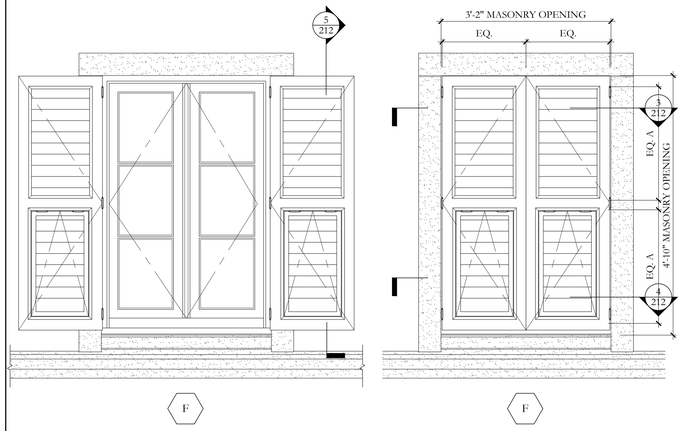
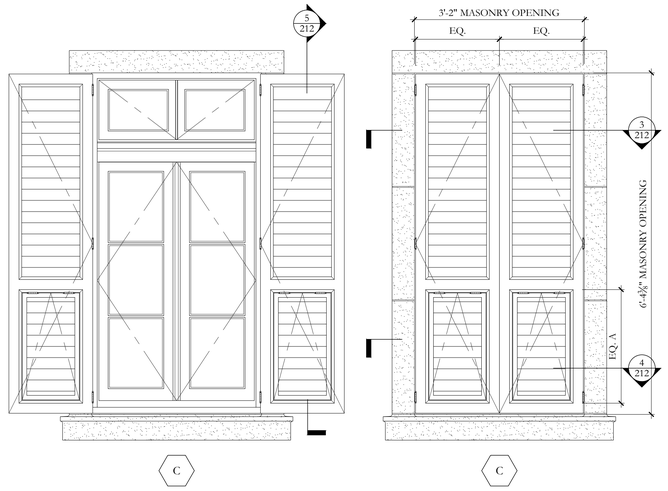


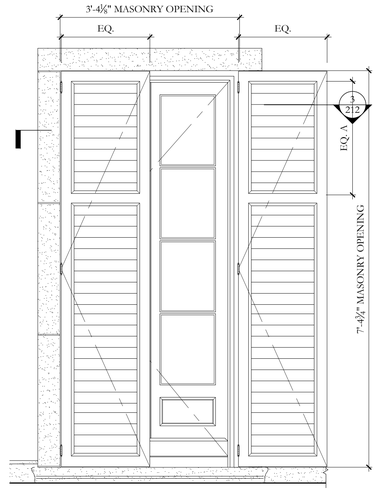
1 2ND FLOOR WINDOW ELEVATIONS W/ SHUTTERS

3/4"= 1'-0"



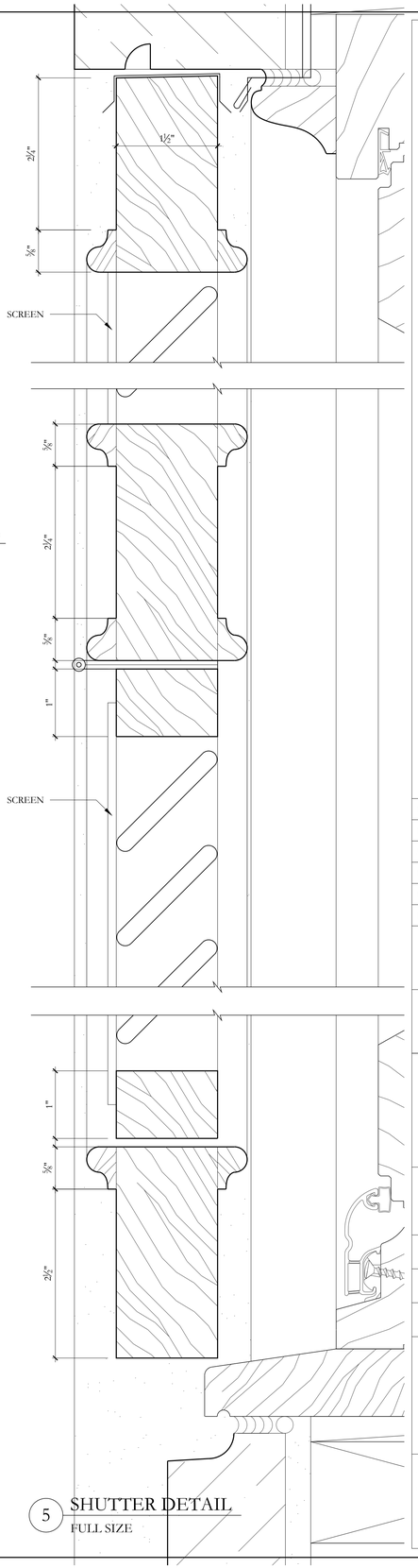
2 1ST FLOOR WINDOW ELEVATIONS W/ SHUTTERS

3/4"= 1'-0"



6 2ND FLR. DOOR ELEVS W/SHUTTERS

3/4"= 1'-0"



5 SHUTTER DETAIL

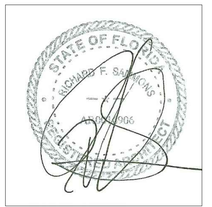
FULL SIZE

3 SHUTTER DETAIL

FULL SIZE

4 SHUTTER DETAIL

FULL SIZE



FINAL SUBMITTAL - REV	02/09/2026
FINAL SUBMITTAL	12/03/2025
SECOND SUBMITTAL	11/03/2025
FIRST SUBMITTAL - REV	10/16/2025
FIRST SUBMITTAL	09/18/2025
PRE-APPLICATION	09/08/2025

ZONING CASE NUMBER:

ZON-25-0066

FILE NUMBER:

ARC-25-0076

3031 S OCEAN BLVD.

PALM BEACH, FL 33480

SHEET TITLE

SHUTTER TYPES & DTL

DATE

02/04/2026

SCALE

BY

KC

SHEET NO

A-216

FAIRFAX & SAMMONS

NEW YORK – PALM BEACH

FAIRFAX, SAMMONS & PARTNERS, LLC.
214 BRAZILIAN AVENUE, PALM BEACH 33480
TELEPHONE (561) 508-5591
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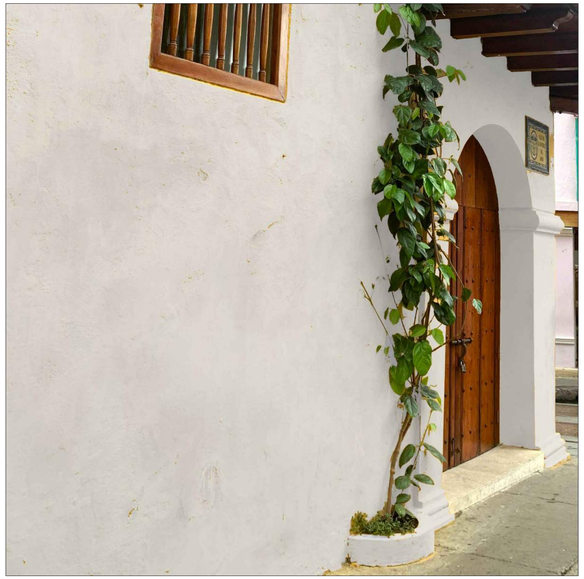


PAINTED STUCCO WALLS

FARROW & BALL SHERBERT LEMON (NO. 9914)



CLAY TILE ROOF

BUFF & BROWN HUES ONLY (NO REDS)



STAINED WOOD DOORS & GATES

WHITEWASHED CYPRESS



PAINTED METAL RAILINGS

CHARCOAL



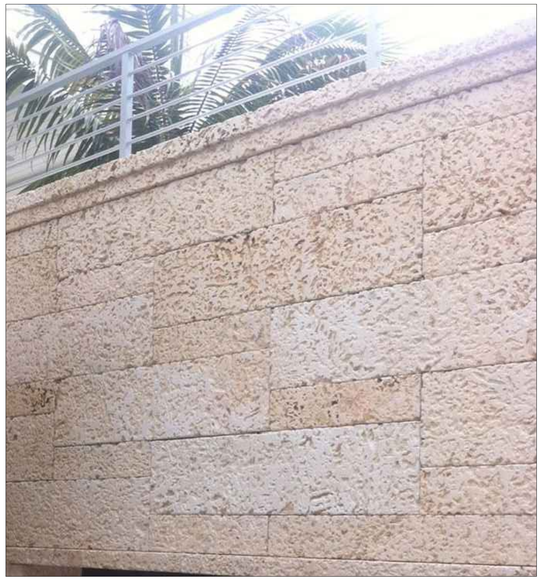
PAINTED WOOD WINDOWS & DOORS

FARROW & BALL COOKS BLUE (NO. 237)



STONE SURROUNDS & DETAILS

LIMESTONE



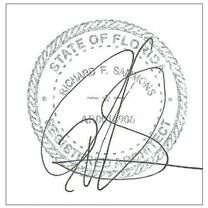
SEAWALL

OOLITIC LIMESTONE

NOTES:

STYLE: MEDITERRANEAN

WALL COLOR (STUCCO):	FARROW AND BALL STRONG WHITE (No. 2001)
ROOF COLOR:	BUFF & BROWN
DOOR & WINDOW COLOR:	FARROW AND BALL DIX BLUE (No. 82)
RAILING COLOR:	CHARCOAL



FINAL SUBMITTAL - REV	02/09/2026
FINAL SUBMITTAL	12/03/2025
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FIRST SUBMITTAL	09/18/2025
PRE-APPLICATION	09/08/2025

ZONING CASE NUMBER:

ZON-25-0066

FILE NUMBER:

ARC-25-0076

3031 S OCEAN BLVD.

PALM BEACH, FL 33480

SHEET TITLE

MATERIALS & COLORS PALETTE

DATE

02/04/2026

SCALE

AS NOTED

BY

CR

SHEET NO

A-220

FAIRFAX & SAMMONS
NEW YORK – PALM BEACH

FAIRFAX, SAMMONS & PARTNERS, LLC.
214 BRAZILIAN AVENUE, PALM BEACH 33480
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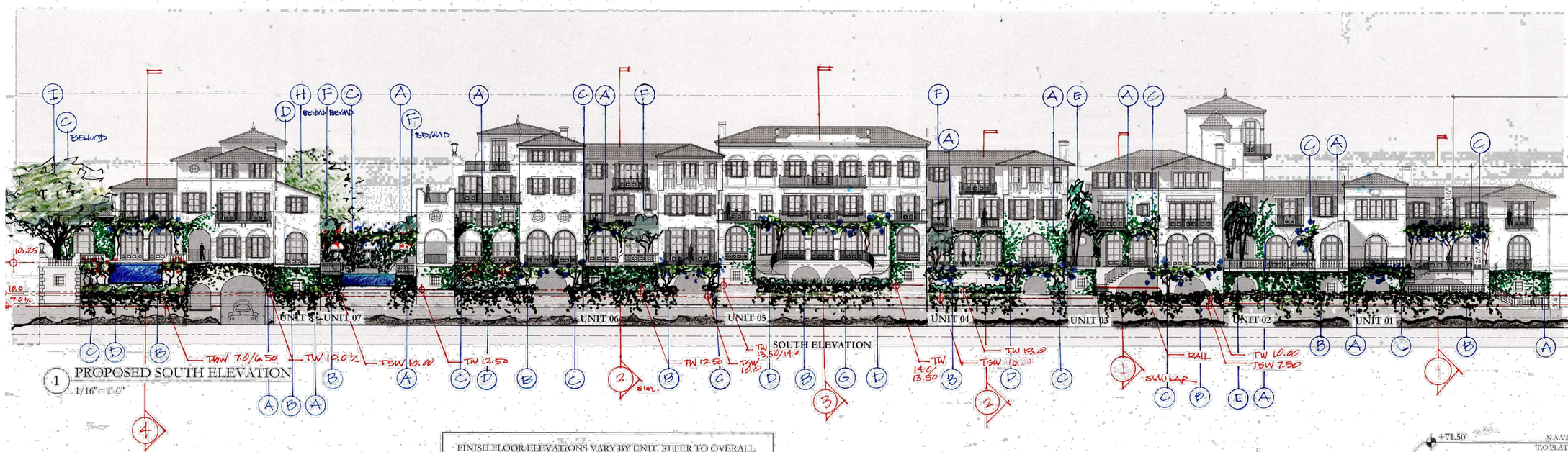
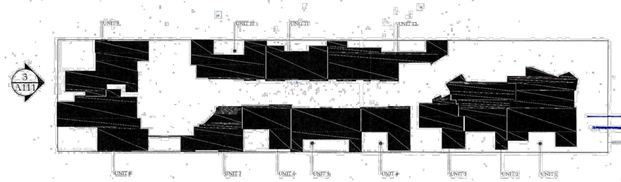
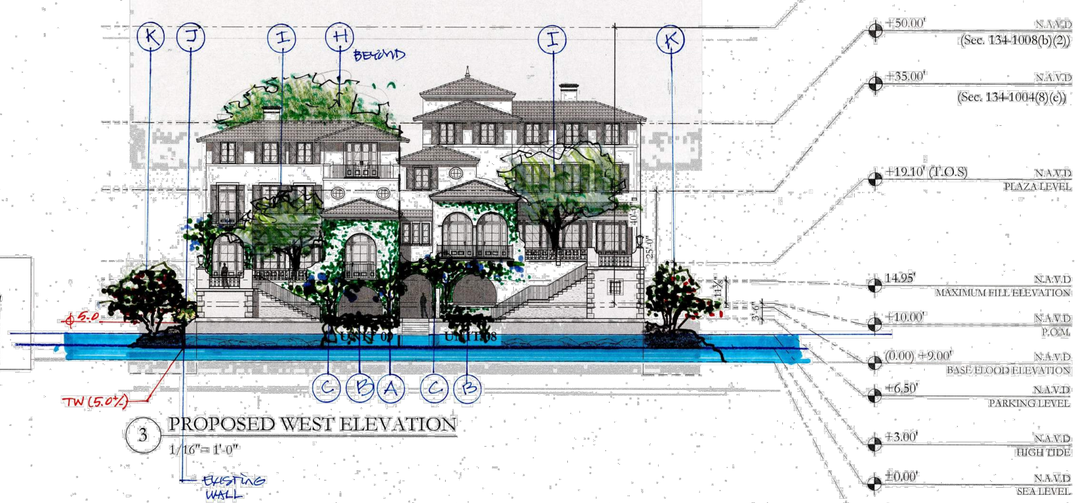


1 PROPOSED SOUTH ELEVATION
1/16"= 1'-0"

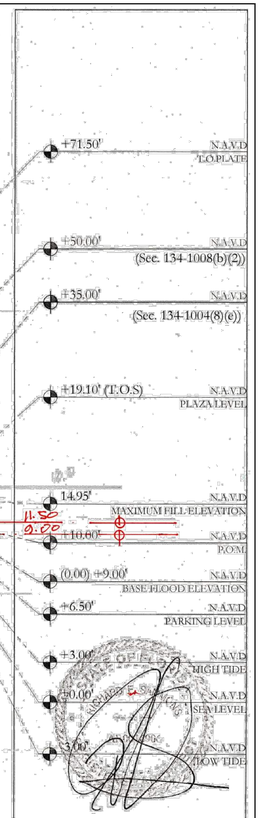
FINISH FLOOR ELEVATIONS VARY BY UNIT. REFER TO OVERALL SITE PLAN FOR SPECIFIC FFE VALUES FOR EACH UNIT. SITE GRADING SHALL BE ADJUSTED TO PROVIDE SMOOTH TRANSITIONS BETWEEN UNITS.



2 KEYPLAN
1/64"=1'-0"



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



FINAL SUBMITTAL - REV	02/09/2026
FINAL SUBMITTAL	12/03/2025
SECOND SUBMITTAL	11/03/2025
FIRST SUBMITTAL - REV	10/16/2025
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PRE-APPLICATION	09/08/2025

ZONING CASE NUMBER:
ZON-25-0066

FILE NUMBER:
ARC-25-0076

3031 S OCEAN BLVD.
PALM BEACH, FL 33480

SHEET TITLE
PROPOSED SOUTH & WEST LANDSCAPE ELEVATIONS

DATE 02/04/2026
SCALE AS NOTED
BY HMW
SHEET NO ULS-1

FAIRFAX & SAMMONS
NEW YORK – PALM BEACH
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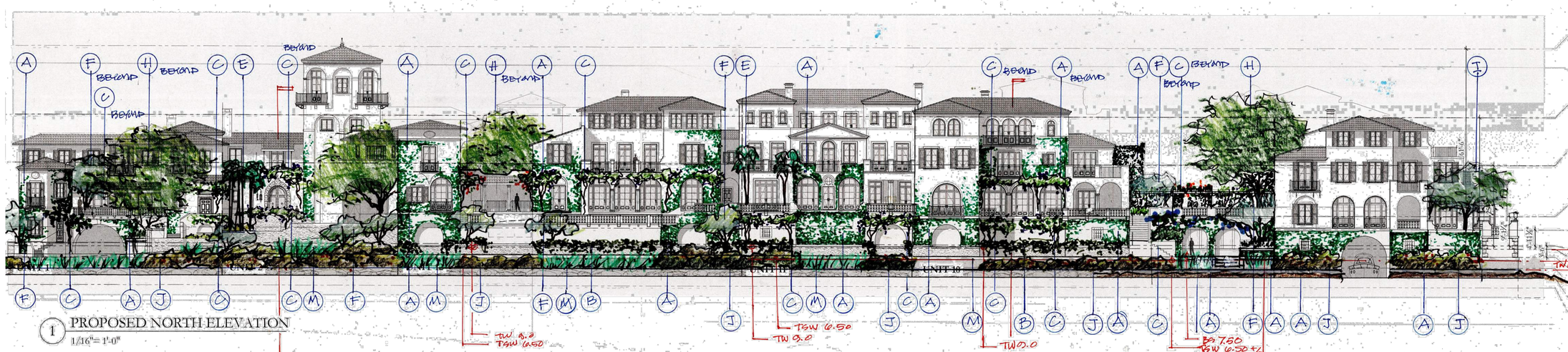
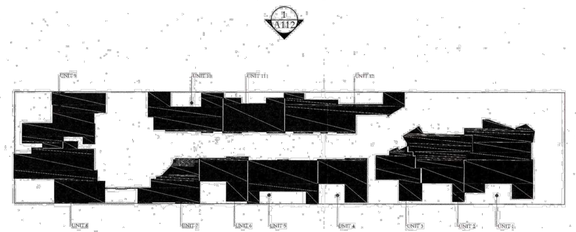
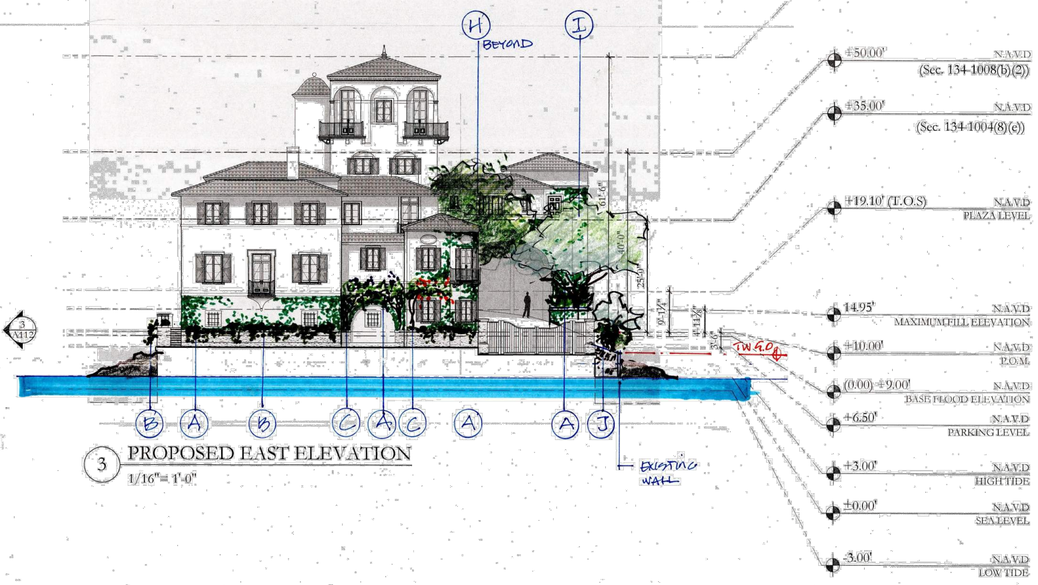


1 PROPOSED NORTH ELEVATION
1/16"= 1'-0"

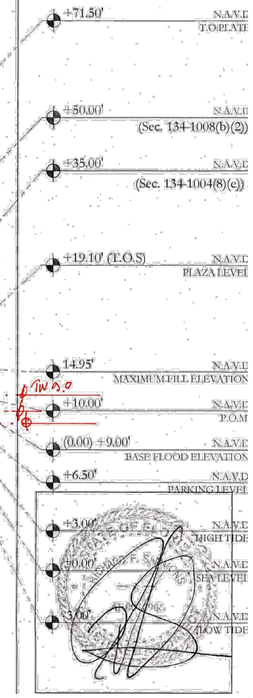
FINISH FLOOR ELEVATIONS VARY BY UNIT. REFER TO OVERALL SITE PLAN FOR SPECIFIC FFE VALUES FOR EACH UNIT. SITE GRADING SHALL BE ADJUSTED TO PROVIDE SMOOTH TRANSITIONS BETWEEN UNITS.



2 KEYPLAN
1/64"=1'-0"



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



FINAL SUBMITTAL - REV	02/09/2026
FINAL SUBMITTAL	12/03/2025
SECOND SUBMITTAL	11/03/2025
FIRST SUBMITTAL - REV	10/16/2025
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PRE-APPLICATION	09/08/2025

ZONING CASE NUMBER:
ZON-25-0066

FILE NUMBER:
ARC-25-0076

3031 S OCEAN BLVD.
PALM BEACH, FL 33480

SHEET TITLE
PROPOSED NORTH & EAST LANDSCAPE ELEVATIONS

DATE	SHEET NO
02/04/2026	ULS-2
SCALE AS NOTED	
BY HMW	

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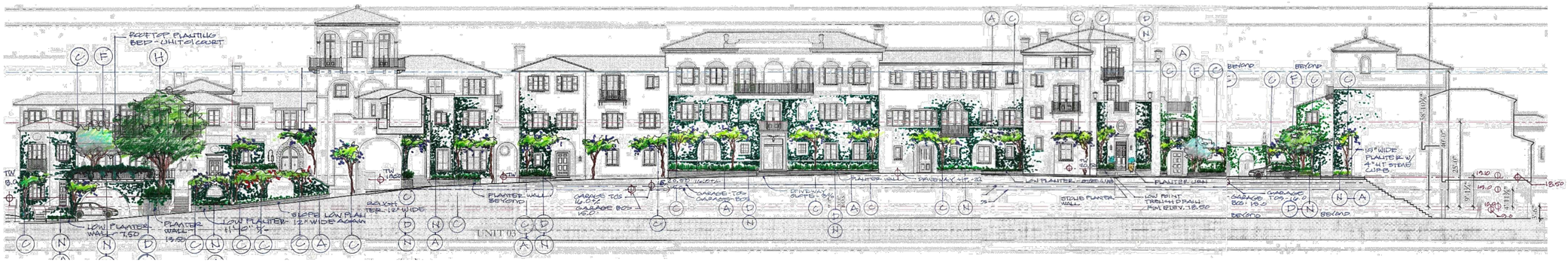

1 PROPOSED STREET ELEVATION - LOOKING SOUTH

1/16"= 1'-0"



2 PROPOSED STREET ELEVATION - LOOKING NORTH

1/16"= 1'-0"



FINAL SUBMITTAL - REV	02/09/2026
FINAL SUBMITTAL	12/03/2025
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FIRST SUBMITTAL - REV	10/16/2025
FIRST SUBMITTAL	09/18/2025
PRE-APPLICATION	09/08/2025

ZONING CASE NUMBER:

ZON-25-0066

FILE NUMBER:

ARC-25-0076

3031 S OCEAN BLVD.

PALM BEACH, FL 33480

SHEET TITLE

PROPOSED LANDSCAPE STREET ELEVATIONS

DATE

02/04/2026

SCALE

AS NOTED

BY

HMW

SHEET NO

ULS-3

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NEW YORK - PALM BEACH

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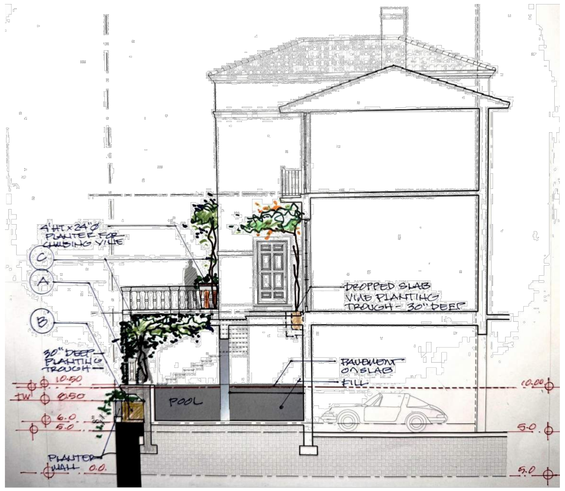
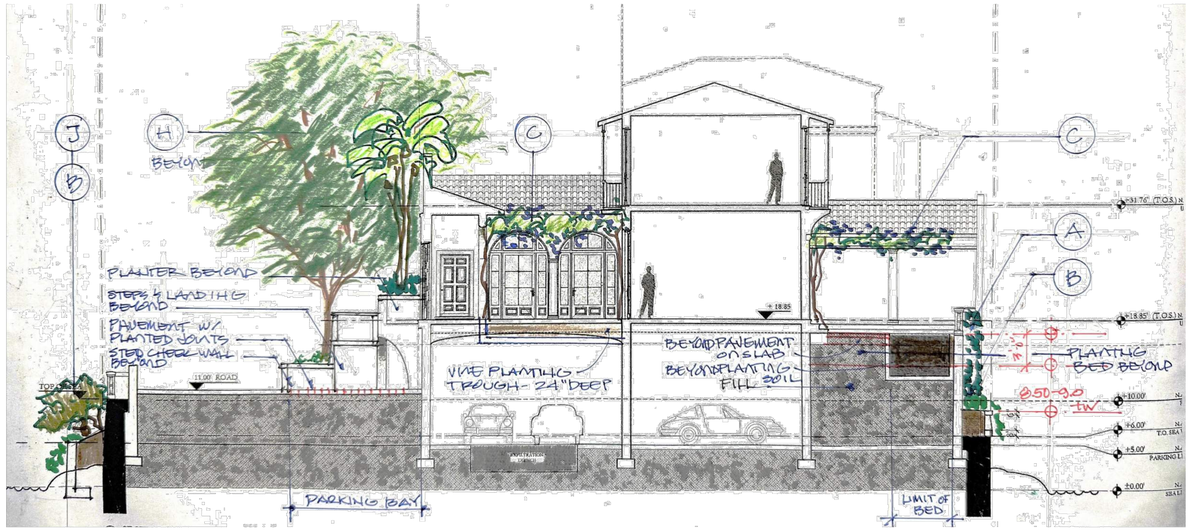


1 SECTION ELEVATION: UNIT 1 - LOOKING EAST
1/8"= 1'-0"



2 SECTION ELEVATION: UNIT 2 - LOOKING EAST
1/8"= 1'-0"



3 SECTION ELEVATION: UNIT 2 - LOOKING WEST
1/8"= 1'-0"

FINAL SUBMITTAL - REV	02/09/2026
FINAL SUBMITTAL	12/03/2025
SECOND SUBMITTAL	11/03/2025
FIRST SUBMITTAL - REV	10/16/2025
FIRST SUBMITTAL	09/18/2025
PRE-APPLICATION	09/08/2025

ZONING CASE NUMBER:
ZON-25-0066

FILE NUMBER:
ARC-25-0076

3031 S OCEAN BLVD.
PALM BEACH, FL 33480

SHEET TITLE
PROPOSED LANDSCAPE SECTIONS - UNITS 1 & 2

DATE
02/04/2026

SCALE
AS NOTED

BY
HMW

SHEET NO
ULS-4

FAIRFAX & SAMMONS
NEW YORK – PALM BEACH
FAIRFAX, SAMMONS & PARTNERS, LLC.
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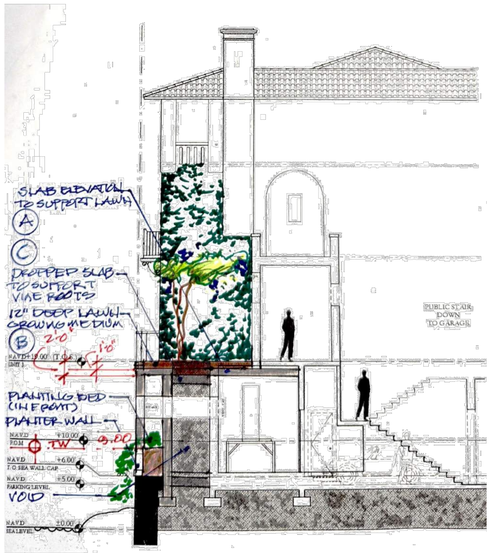
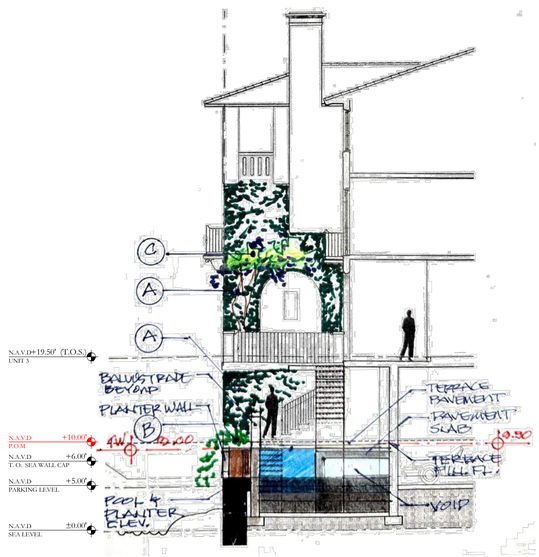


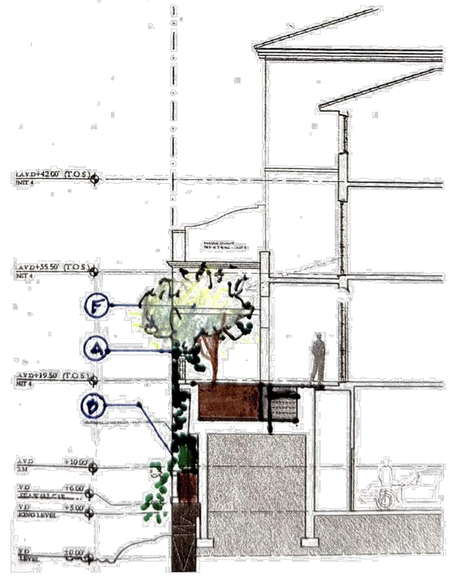
1 SECTION ELEVATION: UNIT 3 - LOOKING WEST

1/8"= 1'-0"



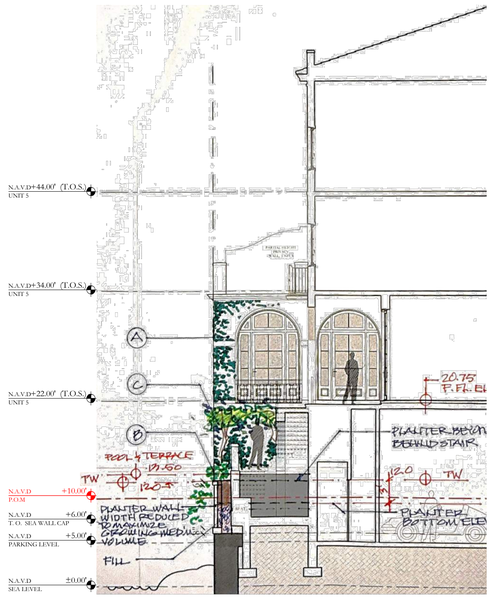
2 SECTION ELEVATION: UNIT 3 - LOOKING WEST

1/8"= 1'-0"



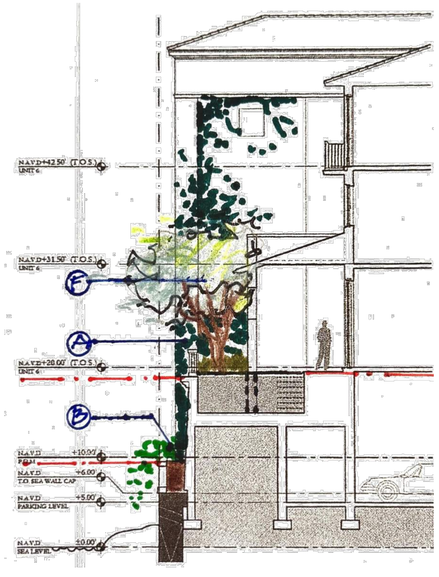
3 SECTION ELEVATION: UNIT 4 - LOOKING WEST

1/8"= 1'-0"



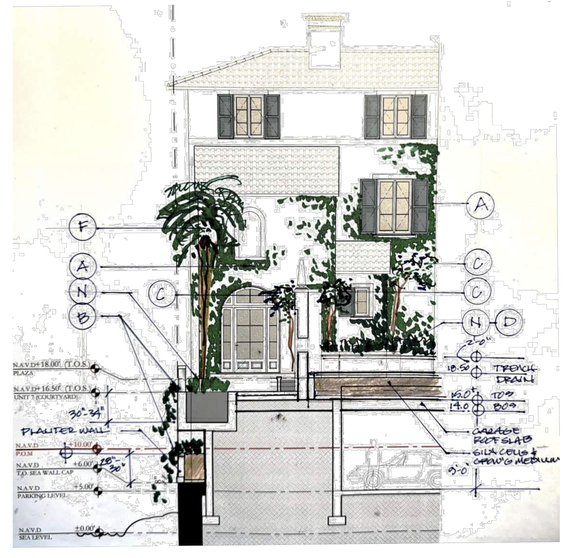
4 SECTION ELEVATION: UNIT 5 - LOOKING WEST

1/8"= 1'-0"



5 SECTION ELEVATION: UNIT 6 - LOOKING WEST

1/8"= 1'-0"



6 SECTION ELEVATION: UNIT 7 - LOOKING WEST

1/8"= 1'-0"

STATE OF FLORIDA
RICHARD F. SAMMONS
AR 0016006

FINAL SUBMITTAL - REV	02/09/2026
FINAL SUBMITTAL	12/03/2025
SECOND SUBMITTAL	11/03/2025
FIRST SUBMITTAL - REV	10/16/2025
FIRST SUBMITTAL	09/18/2025
PRE-APPLICATION	09/08/2025

ZONING CASE NUMBER:

ZON-25-0066

FILE NUMBER:

ARC-25-0076

3031 S OCEAN BLVD.

PALM BEACH, FL 33480

SHEET TITLE

PROPOSED LANDSCAPE SECTIONS - UNITS 3, 4, 5, 6, & 7

DATE 02/04/2026

SCALE AS NOTED

BY HMW

SHEET NO ULS-4

FAIRFAX & SAMMONS
NEW YORK – PALM BEACH

FAIRFAX, SAMMONS & PARTNERS, LLC.
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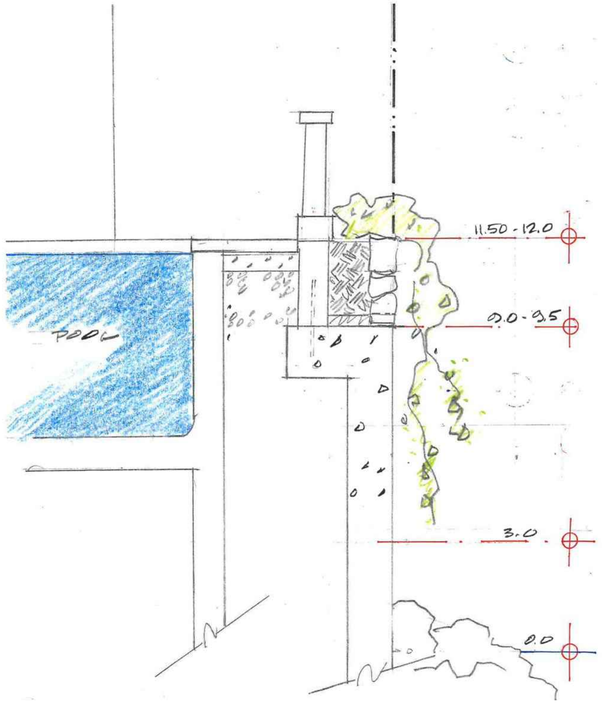
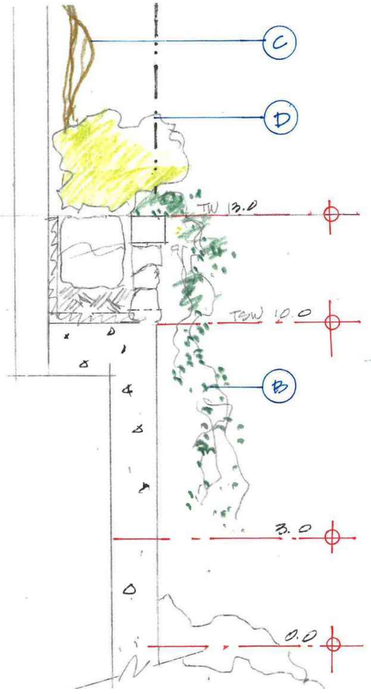


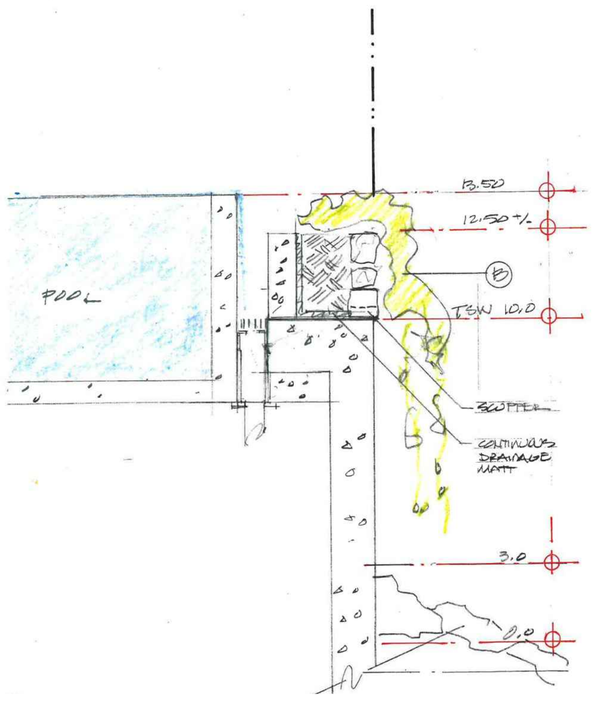
1 PLANTER SECTION: UNIT 1

1/2"= 1'-0"



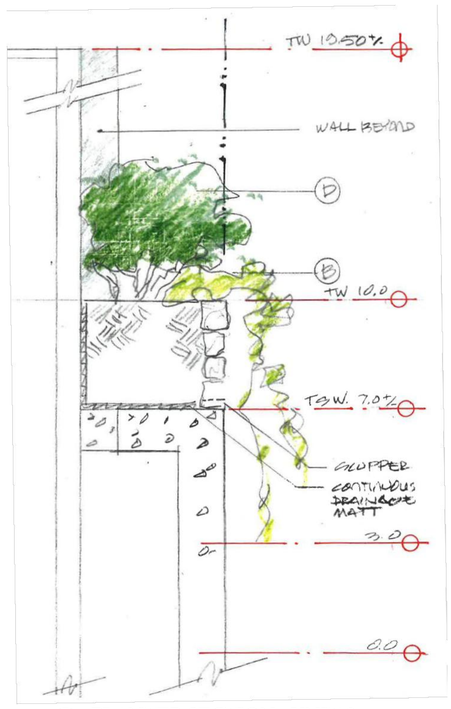
2 PLANTER SECTION: UNIT 4

1/2"= 1'-0"



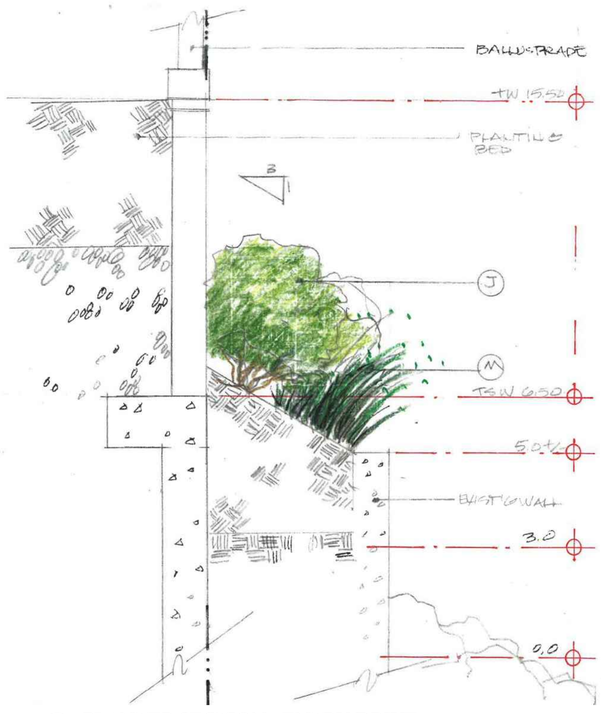
3 PLANTER SECTION: UNIT 5

1/2"= 1'-0"



4 PLANTER SECTION: UNIT 8

1/2"= 1'-0"



5 PLANTER SECTION: ENTRY DRIVE

1/2"= 1'-0"

STATE OF FLORIDA
RICHARD F. SAMMONS
AR 0016006

FINAL SUBMITTAL - REV	02/09/2026
FINAL SUBMITTAL	12/03/2025
SECOND SUBMITTAL	11/03/2025
FIRST SUBMITTAL - REV	10/16/2025
FIRST SUBMITTAL	09/18/2025
PRE-APPLICATION	09/08/2025

ZONING CASE NUMBER:

ZON-25-0066

FILE NUMBER:

ARC-25-0076

3031 S OCEAN BLVD.

PALM BEACH, FL 33480

SHEET TITLE

PROPOSED LANDSCAPE WALL SECTIONS

DATE
02/04/2026

SCALE
AS NOTED

BY
HMW

SHEET NO

ULS-6

FAIRFAX & SAMMONS
NEW YORK - PALM BEACH

FAIRFAX, SAMMONS & PARTNERS, LLC.
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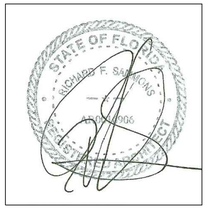

FINAL SUBMITTAL - REV	02/09/2026
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ZONING CASE NUMBER:

ZON-25-0066

FILE NUMBER:

ARC-25-0076

3031 S OCEAN BLVD.

PALM BEACH, FL 33480

SHEET TITLE

BUILDING RENDERING

DATE	SHEET NO
02/04/2026	V-6
SCALE	
AS NOTED	
BY	
MS	

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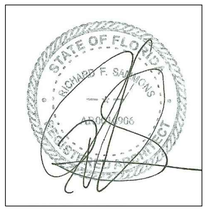

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ZONING CASE NUMBER:

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FILE NUMBER:

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3031 S OCEAN BLVD.

PALM BEACH, FL 33480

SHEET TITLE

BUILDING RENDERING

DATE	SHEET NO
02/04/2026	V-7
SCALE	
AS NOTED	
BY	
MS	

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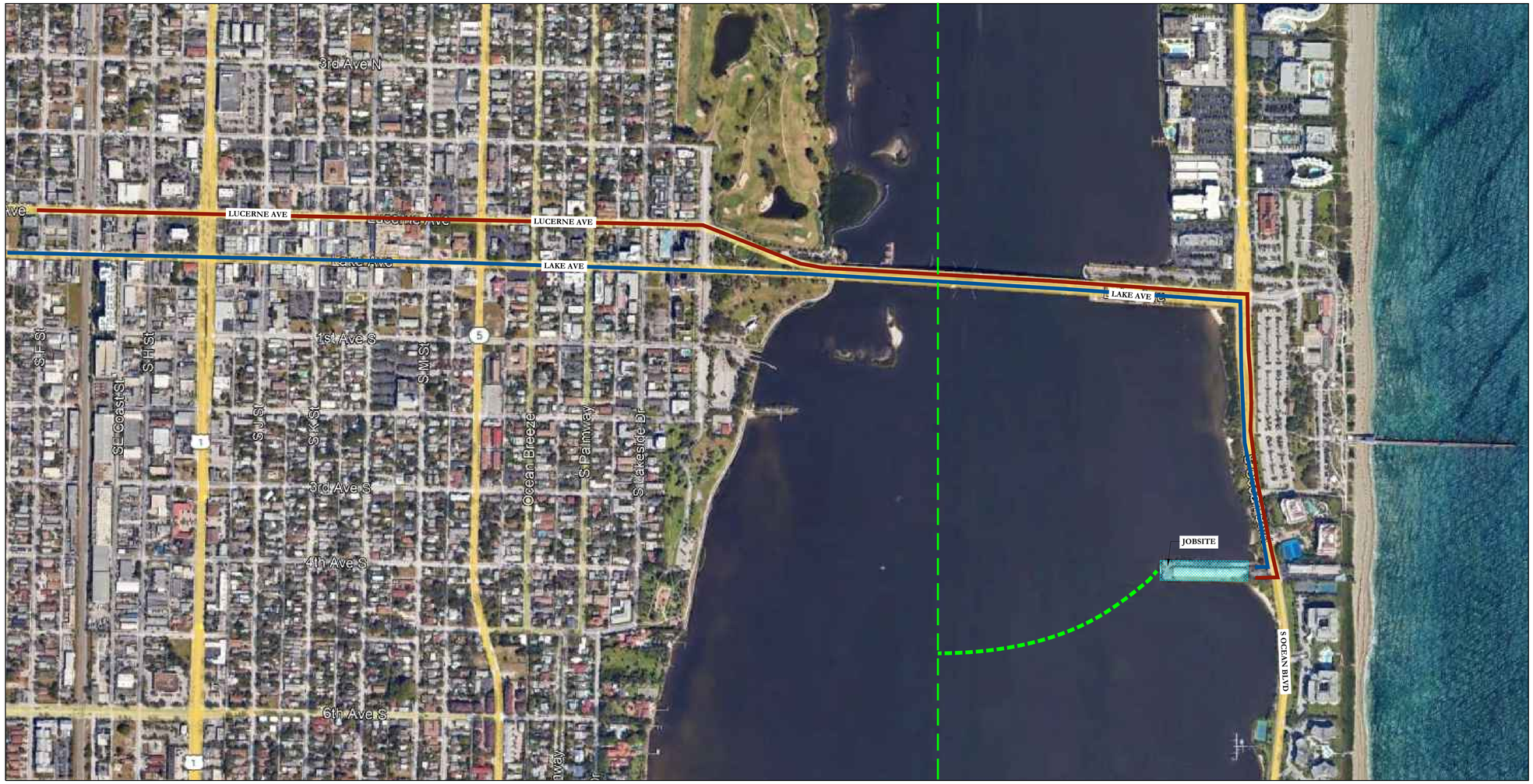

1 PROPOSED TRUCK INGRESS/EGRESS ROUTES MAP
N.T.S.

*NOTE: SEE SEPARATE CSP SHEET IN LANDSCAPE DRAWINGS FOR ADDITIONAL INFORMATION

- PROPOSED INGRESS TRUCK ROUTE
- PROPOSED EGRESS TRUCK ROUTE
- PROPOSED MARITIME TRANSPORT ROUTE

MAXIMUM VEHICLE SIZE ABLE TO BE ACCOMMODATED ON SITE:

FULL SEMI-TRUCK W/53-FOOT TRAILER (I.E. FULL RANGE OF TRUCK SIZES)

ALL DURATIONS ARE APPROXIMATE BASED ON PROJECTS OF SIMILAR SCALE AND SCOPE

REVISED SCHEDULE TO BE PROVIDED IN FINAL SUBMISSION

ESTIMATE OF NUMBER OF TRUCKS VISITING JOBSITE OVER LIFE OF PROJECT:

5 WORKING DAYS/WEEK (AVG.)
x 50 WORK WEEKS/YEAR (AVG.)
x 3 YEAR (36-MO.) SCHEDULE (PROPOSED)
= **750 TOTAL WORK DAYS (PROPOSED)**

7 TRUCKS/DAY (AVG.)
x 2 TRIPS/DAY (INGRESS & EGRESS)
= **14 TRUCK TRIPS/DAY (AVG.)**

750 TOTAL WORK DAYS (PROP.)
x 14 TRUCK TRIPS/DAY (AVG.)
= ***10,500 TOTAL TRUCK TRIPS OVER LIFE OF PROJECT (EST.)***

*NOTE: THE TRIPS INVOLVE BOTH TRUCK AND BOAT TRANSPORTATION. ENSURING LOGISTICS FOR BOTH ARE PLANNED ACCORDINGLY.

ROUGH SCHEDULE OF CONSTRUCTION W/MAJOR CONSTRUCTION BENCHMARKS:

TASK:	DURATION (IN MONTHS):
SITE PREPARATION:	3
FOUNDATION:	3
BLOCK DELIVERIES & CONCRETE POURS:	6
ROOF TRUSS DELIVERIES & TRUSS SETTING:	3
WINDOW/DOOR DELIVERIES & INSTALLATION:	1.5
DRY-IN:	1.5
INTERIOR FRAMING:	3
ROUGH-IN:	3
DRY WALL:	3
FINISHES:	3
LANDSCAPE/HARDSCAPE INSTALLATION:	3
FINAL INSPECTIONS:	3
TOTAL PROPOSED CONSTRUCTION TIME (FOLLOWING ISSUANCE OF BUILDING PERMIT):	**36 mos.**

NORTH

STATE OF FLORIDA
RICHARD F. SAMMONS
AR 0004906
REGISTERED ARCHITECT

FINAL SUBMITTAL - REV	02/09/2026
FINAL SUBMITTAL	12/03/2025
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FIRST SUBMITTAL	09/18/2025
PRE-APPLICATION	09/08/2025

ZONING CASE NUMBER:
ZON-25-0066

FILE NUMBER:
ARC-25-0076

3031 S OCEAN BLVD.
PALM BEACH, FL 33480

SHEET TITLE
TRUCK LOGSTICS PLAN & SCHEDULE OF CONSTRUCTION

DATE 02/04/2026
SCALE AS NOTED
BY MS , MB
SHEET NO T-1

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NEW YORK – PALM BEACH
FAIRFAX, SAMMONS & PARTNERS, LLC.
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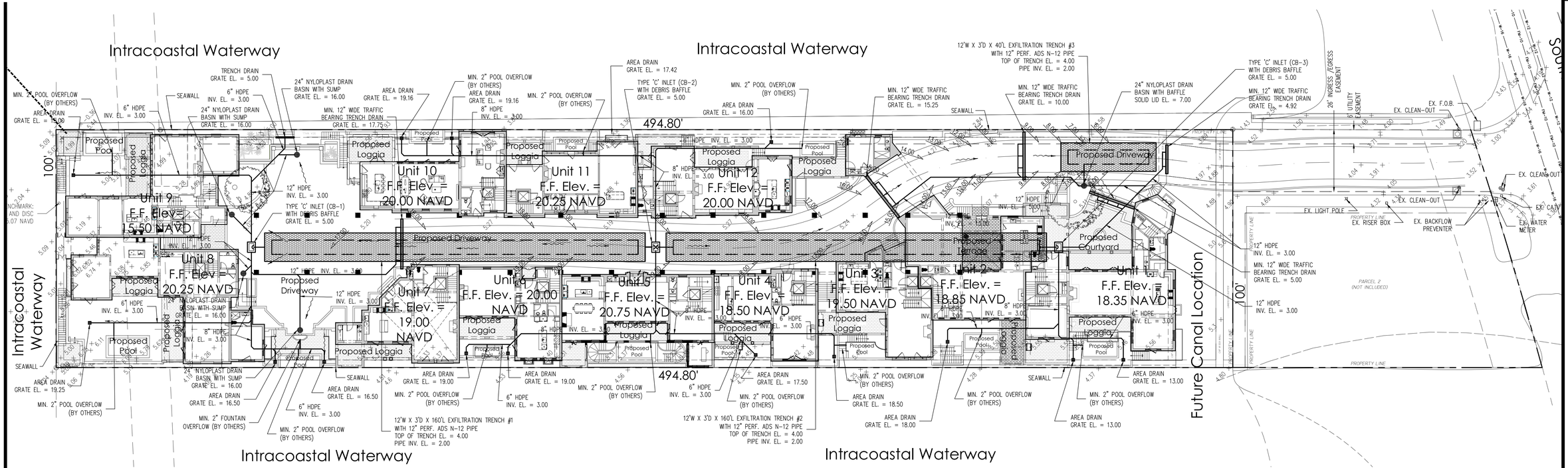

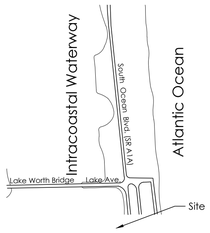

Location Map
N.T.S.

Notes:

1) Exfiltration trenches and storm piping to be protected from roots with a root barrier.
2) Roof drain downspouts are to be connected to the proposed drainage system. Contractor to provide engineer with downspout locations prior to installation of drainage system.
3) 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.

Legend

- EXISTING ELEVATION PER WALLACE SURVEYING CORP. (NAVD-88)
- PROPOSED ELEVATION (NAVD-88)
- PROPOSED ELEVATION CONTOUR (NAVD-88)
- FLOW DIRECTION
- EXFILTRATION TRENCH
- AREA DRAIN
- CATCH BASIN WITH BAFFLE

N

0 10 20 40 80

Scale: 1" = 20'

STORMWATER RETENTION CALCULATIONS

A. SITE INFORMATION

Total Property Area = 49,480 sq.ft.

Total Drainage Area = 46,962 sq.ft.

Drainage Area Impervious Surface = 44,665 sq.ft.

Drainage Area Pervious Surface = 2,297 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 44,665 sq.ft. x 1 ft./12 in. = 7,444 cu.ft.

Pervious Runoff Volume:
0.2 x 2 in/hr x 2,297 sq.ft. x 1 ft./12 in. = 77 cu.ft.

Total Volume to be Retained = 7,521 cu.ft.

C. PROPOSED EXFILTRATION TRENCH SIZING

L	=	Total Length of Trench Provided	=	360	ft
W	=	Trench Width	=	12	ft
K	=	Hydraulic Conductivity	=	0.00005	cfs/sq.ft./ft. of head
H2	=	Depth to Water Table	=	3.42	ft
DU	=	Un-Saturated Trench Depth	=	2.50	ft
DS	=	Saturated Trench Depth	=	0.50	ft
V	=	Volume Treated	=	9,063	cu.ft.

Plan Background from Site Plan by Fairfax & Sammons Received 2/4/26

ARC-25-0076
ZON-25-0066

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Conceptual Site Grading & Drainage Plan For:

PROPOSED MULTI-FAMILY

3031 South Ocean Boulevard
Palm Beach, Florida

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

811 Know what's Below. Call 811 before you dig.
Contractor is responsible for obtaining location of existing utilities prior to commencement of construction activities

PROJECT INFORMATION:

Project No.	2024-0113
Issue Date	02/06/2025
Scale	1" = 20'

REVISIONS:

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

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

Digitally signed by Chad M Gruber
Date: 2026.02.06 10:38:25 -05'00'

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

SHEET NUMBER:

C-1

3031 SOUTH OCEAN BOULEVARD
PALM BEACH, FLORIDA
FINAL SUBMITTAL
ARC-25-0076

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SITE LOCATION MAP



3031 SOUTH OCEAN BOULEVARD
PALM BEACH, FL 33480

ARC-25-0076

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LANDSCAPE ARCHITECTURE
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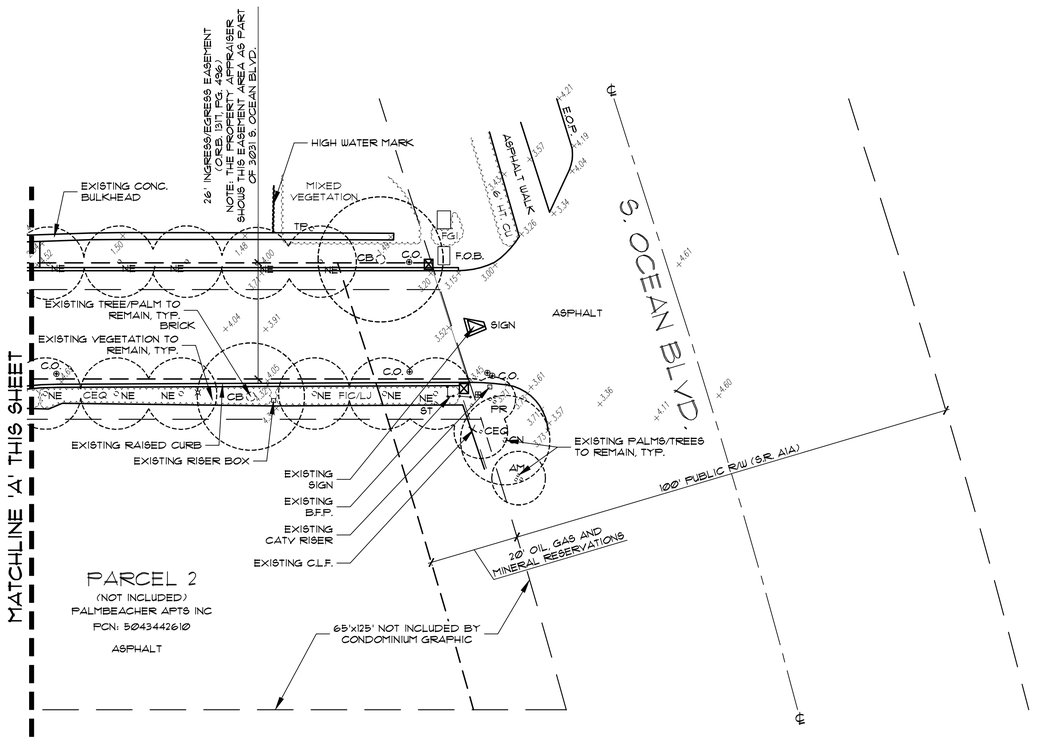
3031 S. OCEAN BLVD.
3031 SOUTH OCEAN BOULEVARD
PALM BEACH, FLORIDA
LANDSCAPE/HARDSCAPE COVER PAGE

DATE: 09/03/2025
DRAWN BY: SW/TS/MW
JOB NO.: 25-0710
SCALE: N/A
FILENAME: 3031 S Ocean Blvd 09

REVISIONS:
9.17.25 First Submittal
10.16.25 First Submittal - Resubmittal
11.03.25 Second Submittal
12.03.25 Final Submittal
01.26.26 ARCOM

Digitally signed by Stephen J West
Date: 2026.02.06 11:57:47 -05'00'

SHEET:
L-1



Existing Tree Disposition List

SYM	QTY	NAME	DISPOSITION
AM	1	Adonidia merrillii / Christmas Palm	Remove
CES	1	Conocarpus erectus sericeus / Silver Buttonwood	Remove
CU	1	Coccoloba uvifera / Sea Grape	Remove
NE	13	Noronhia emarginata / Madagascar Olive	Remove
PE	4	Ptychosperma elegans / Alexander Palm	Remove
SAC	16	Schefflera actinophylla / Umbrella Tree	Remove
SP	5	Sabal palmetto / Cabbage Palm	Remove

Existing Plant Symbol Key

Existing tree/palm to remain

Existing tree/palm to be removed

Existing vegetation to remain

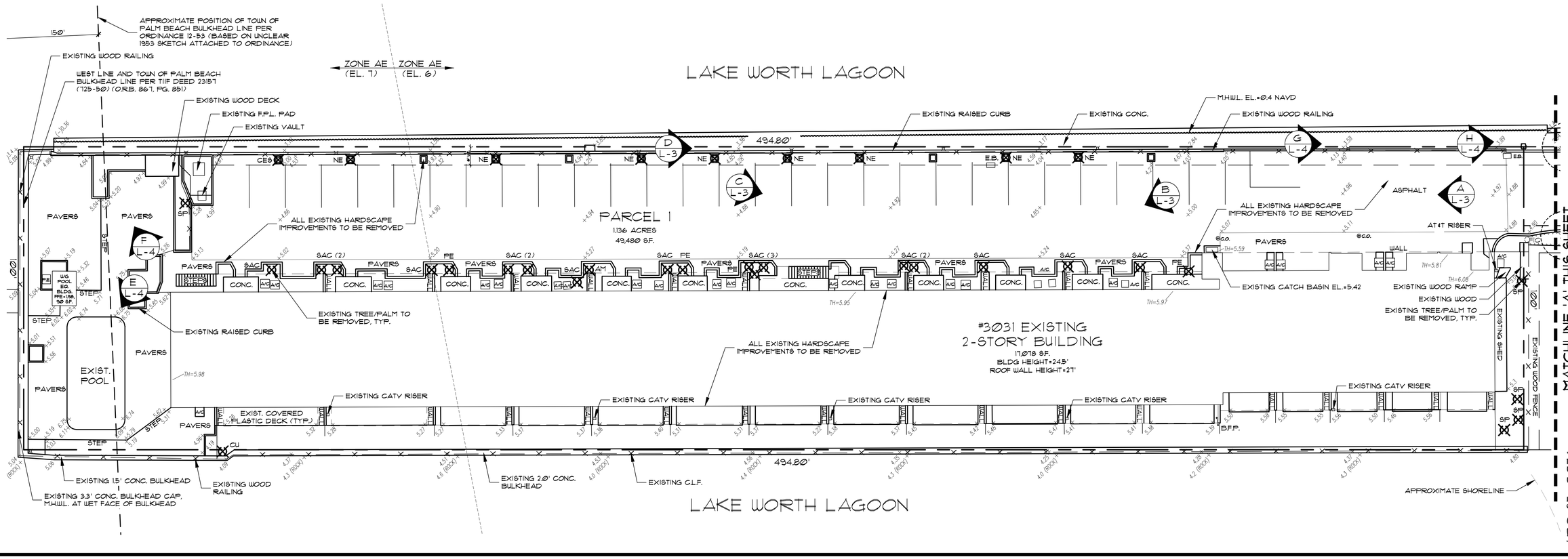
Existing vegetation to be removed

Existing Plant Key

AM = Adonidia merrillii / Christmas Palm
CB = Calophyllum brasiliense / Brazilian Beautyleaf
CEQ = Casuarina equisetifolia / Australian Pine
CES = Conocarpus erectus sericeus / Silver Buttonwood
CN = Cocos nucifera / Coconut Palm
CU = Coccoloba uvifera / Sea Grape
FGI = Ficus 'Green Island' / Green Island Ficus
FIC = Ficus sp.
LJ = Ligustrum japonicum / Japanese Privet Standard
NE = Noronhia emarginata / Madagascar Olive
PE = Ptychosperma elegans / Alexander Palm
PR = Phoenix roebelenii / Pygmy Date Palm
SAC = Schefflera actinophylla / Umbrella Tree
SP = Sabal palmetto / Cabbage Palm
ST = Schinus terebinthifolia / Brazilian Pepper
TP = Thespesia populnea / Portia Tree

Note:

PER TOWN CODE, CONSTRUCTION ACTIVITY SHALL BE SCREENED FROM ADJACENT PROPERTIES AND PUBLIC STREETS THROUGH THE USE OF TEMPORARY CONSTRUCTION SCREENS, FENCES, GATES AND/OR VEGETATION IN THE ABSENCE OF A SITE WALL. EXISTING VEGETATION SHALL BE LEFT IN PLACE AS LONG AS POSSIBLE. CONSTRUCTION SCREENING SHALL BE INSTALLED PRIOR TO DEMOLITION AND REMAIN FOR THE DURATION OF THE PROJECT. PORTIONS OF CONSTRUCTION SCREENING MAY BE REMOVED WHEN NECESSARY TO INSTALL PERIMETER IMPROVEMENTS AND NEW VEGETATION OR SCREENING SHALL BE INSTALLED IMMEDIATELY UPON COMPLETION OF SAID WORK. CONSTRUCTION SCREENING SHALL BE 90% OPAQUE AND OF A SUFFICIENT HEIGHT TO SHIELD ADJACENT RESIDENTS FROM CONSTRUCTION, INCLUDING HOMES ACROSS THE STREET. HEIGHT OF SCREENING IS SUBJECTIVE TO LINE OF SIGHT VIEWS, BUT GENERALLY REQUIRE 6'-8' SCREENING FOR ONE STORY HOMES AND 16'-18' FOR TWO STORY HOMES. CONSTRUCTION SCREENING CANNOT OBSTRUCT THE TOWN'S 8'x15' SAFE SIGHT VISIBILITY TRIANGLE AT CONSTRUCTION SITE EGRESS LOCATIONS.



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3031 S. OCEAN BLVD.
3031 SOUTH OCEAN BOULEVARD
PALM BEACH, FLORIDA
EXISTING CONDITIONS AND TREE DISPOSITION PLAN

DATE: 09/03/2025
DRAWN BY: SW/TS/MW
JOB NO.: 25-0010
SCALE: 1/16"=1'-0"
FILENAME: 3031 S Ocean Blvd 09

REVISIONS:
9.17.25 First Submittal
10.6.25 First Submittal - Resubmittal
11.03.25 Second Submittal
12.03.25 Final Submittal
01.06.26 ARC-25

SHEET:
L-2



A L-3 VIEW OF EXISTING ASPHALT PARKING LOT AND BUILDING



B L-3 VIEW OF EXISTING ASPHALT PARKING LOT AND BUILDING



C L-3 VIEW OF EXISTING ASPHALT PARKING LOT AND BUILDING



D L-3 VIEW OF EXISTING CONCRETE SEAWALL

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PALM BEACH, FLORIDA

EXISTING SITE PHOTOGRAPHS

DATE: 09/03/2025
DRAWN BY: SW/TS/MW
JOB NO.: 25-0016
SCALE: N/A
FILENAME: 3031 S Ocean Blvd 09

REVISIONS:
9.17.25 First Submittal
10.6.25 First Submittal - Resubmittal
11.03.25 Second Submittal
12.03.25 Final Submittal
02.06.26 ARCOM

SHEET:
L-3

ARC-25-0016



E L-4 VIEW OF EXISTING POOL AND BRICK PATIO



F L-4 VIEW OF EXISTING BRICK PATIO



G L-4 VIEW OF EXISTING CONCRETE SEAWALL



H L-4 VIEW OF EXISTING CONCRETE SEAWALL

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3031 SOUTH OCEAN BOULEVARD
PALM BEACH, FLORIDA

EXISTING SITE PHOTOGRAPHS

DATE: 09/03/2025
DRAWN BY: SW/TS/MW
JOB NO.: 25-0076
SCALE: N/A
FILENAME: 3031 S Ocean Blvd 09

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02.06.26 ARCOM

ARC-25-0076

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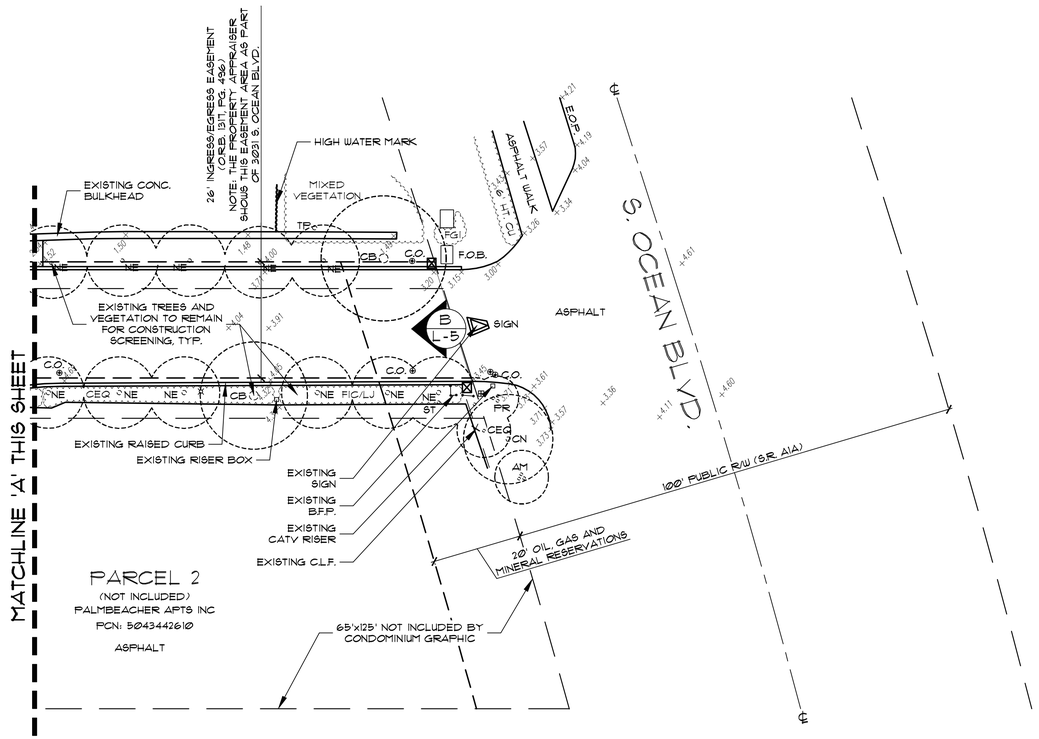



A L-5 EXISTING ENTRY BUFFER



B L-5 EXISTING ENTRY BUFFER

Existing Plant Symbol Key

- Existing tree/palm to remain
- Existing tree/palm to be removed
- Existing vegetation to remain
- Existing vegetation to be removed

Existing Plant Key

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SP = Sabal palmetto / Cabbage Palm
ST = Schinus terebinthifolia / Brazilian Pepper
TP = Thespesia populnea / Portia Tree

Note:

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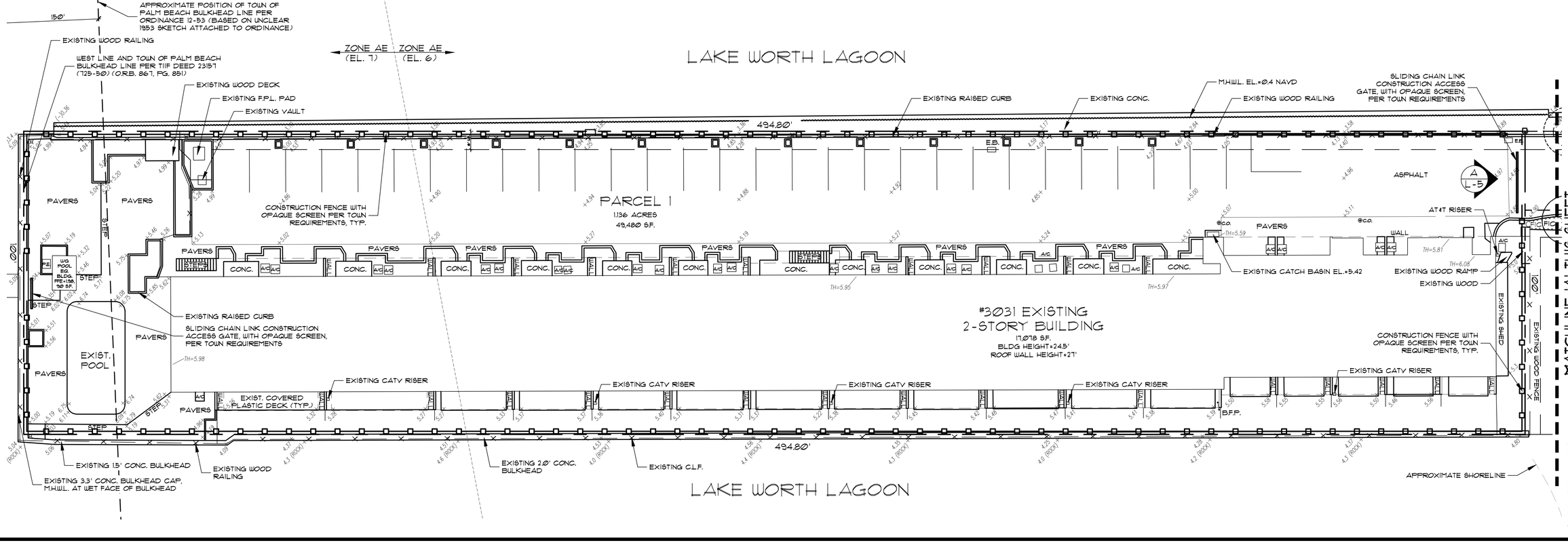

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3031 S. OCEAN BLVD.

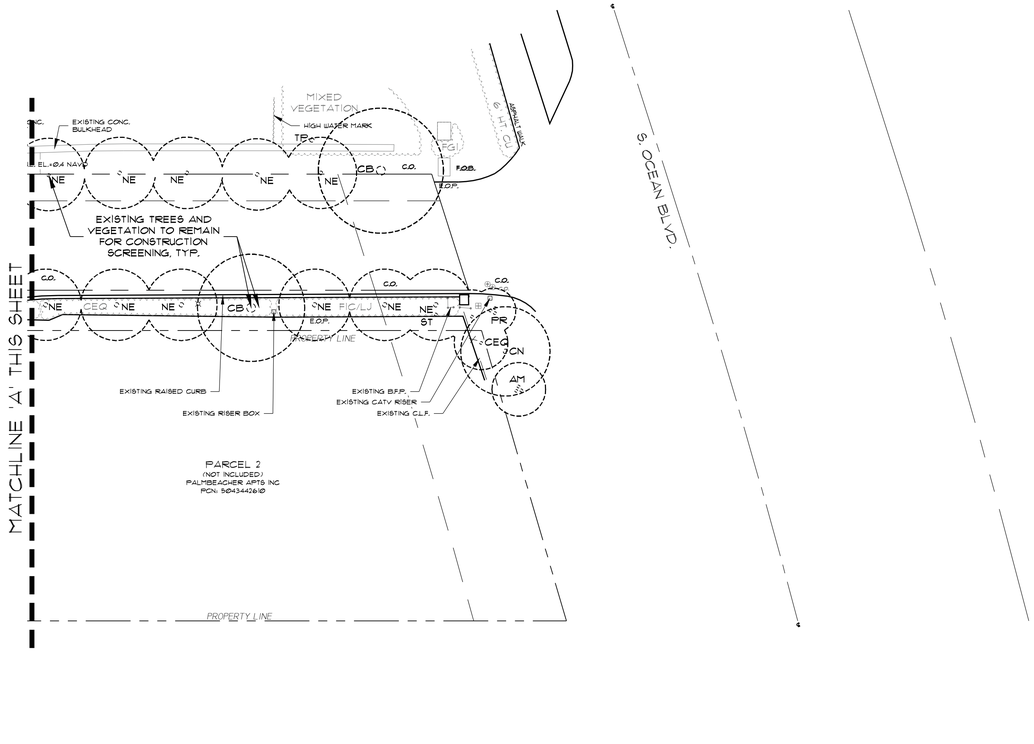
3031 SOUTH OCEAN BOULEVARD
PALM BEACH, FLORIDA

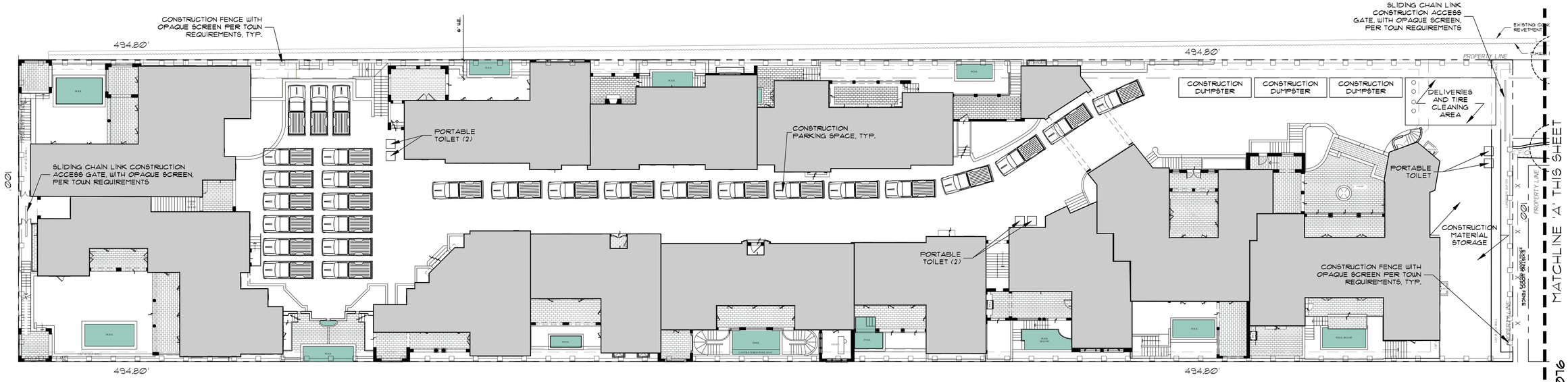
CONSTRUCTION SCREENING PLAN

DATE: 09/03/2025
DRAWN BY: SW/TS/MW
JOB NO.: 25-0710
SCALE: 1/16"=1'-0"
FILENAME: 3031 S Ocean Blvd 09

REVISIONS:
9.17.25 First Submittal
10.6.25 First Submittal - Resubmittal
11.03.25 Second Submittal
12.03.25 Final Submittal
01.06.26 ARC071

SHEET:
L-5





Existing Plant Symbol Key

Existing tree/palm to remain

Existing tree/palm to be removed

Existing vegetation to remain

Existing vegetation to be removed

Existing Plant Key

AM = Adonidia merrillii / Christmas Palm
CB = Calophyllum brasiliense / Brazilian Beautyleaf
CEQ = Casuarina equisetifolia / Australian Pine
CES = Conocarpus erectus sericeus / Silver Buttonwood
CN = Cocos nucifera / Coconut Palm
CU = Coccoloba uvifera / Sea Grape
FGI = Ficus 'Green Island' / Green Island Ficus
FIC = Ficus sp.
LJ = Ligustrum japonicum / Japanese Privet Standard
NE = Noronhia emarginata / Madagascar Olive
PE = Ptychosperma elegans / Alexander Palm
PR = Phoenix roebelenii / Pygmy Date Palm
SAC = Schefflera actinophylla / Umbrella Tree
SP = Sabal palmetto / Cabbage Palm
ST = Schinus terebinthifolia / Brazilian Pepper
TP = Thespesia populnea / Portia Tree

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Note:

ALL AREAS DISTURBED BY DEMOLITION SHALL BE SODDED WITH PASPALUM NOTATUM BAHIA GRASS AND IRRIGATED PER TOWN OF PALM BEACH REQUIREMENTS.

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3031 S. OCEAN BLVD.
3031 SOUTH OCEAN BOULEVARD
PALM BEACH, FLORIDA
CONSTRUCTION STAGING PLAN

DATE: 09/03/2025
DRAWN BY: SW/TS/MW
JOB NO.: 25-0710
SCALE: 1/16"=1'-0"
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01.06.26 ARCOM

ARC-25-0076

SHEET:
L-6

PROPOSED TRUCK INGRESS/EGRESS ROUTES MAP



3031 SOUTH OCEAN BOULEVARD
PALM BEACH, FL 33480

Route Legend

- PROPOSED TRUCK INGRESS ROUTE
- PROPOSED TRUCK EGRESS ROUTE
- PROPOSED MARITIME TRANSPORT ROUTE

MAXIMUM VEHICLE SIZE ABLE TO BE ACCOMODATED ON-SITE:
FULL SEMI-TRUCK WITH 53-FOOT TRAILER
(I.E. FULL RANGE OF TRUCK SIZES)

Truck Logistics

NOTE: ALL DURATIONS ARE APPROXIMATE BASED ON PROJECTS OF SIMILAR SCALE AND SCOPE

REVISED SCHEDULE TO BE PROVIDED IN FINAL SUBMISSION

ESTIMATE OF NUMBER OF TRUCKS VISITING JOBSITE OVER LIFE OF PROJECT:

5 WORKING DAYS/WEEK (AVG.)
× 50 WORKS/YEAR (AVG.)
× 3 YEARS (36 MO.) SCHEDULE (PROPOSED)
= 750 TOTAL WORK DAYS (PROPOSED)

7 TRUCKS/DAY (AVG.)
× 2 TRIPS/DAY (INGRESS AND EGRESS)
= 14 TRUCK TRIPS/DAY (AVG.)

750 TOTAL WORK DAYS (PROPOSED)
× 14 TRUCK TRIPS/DAY (AVG.)
= 10,500 TOTAL TRUCK TRIPS OVER LIFE OF PROJECT (EST.)

NOTE: THE TRIPS INVOLVE BOTH TRUCK AND BOAT TRANSPORTATION. ENSURING LOGISTICS FOR BOTH ARE PLANNED ACCORDINGLY.

Approximate Construction Schedule

TASK:	DURATION (IN MONTHS):
SITE PREPERATION	3
FOUNDATION	3
BLOCK DELIVERIES AND CONCRETE POURS	6
ROOF TRUSS DELIVERIES AND TRUSS SETTING	3
WINDOW/DOOR DELIVERIES AND INSTALLATION	1.5
DRY-IN	1.5
INTERIOR FRAMING	3
ROUGH-IN	3
DRY WALL	3
FINISHES	3
LANDSCAPE/HARDSCAPE INSTALLATION	3
FINAL INSPECTIONS	3
TOTAL PROPOSED CONSTRUCTION TIME (FOLLOWING ISSUANCE OF BUILDING PERMIT):	36 MOS.

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3031 S. OCEAN BLVD.
3031 SOUTH OCEAN BOULEVARD
PALM BEACH, FLORIDA
TRUCK LOGISTICS PLAN

DATE: 09/03/2025
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JOB NO.: 25-0076
SCALE: N/A
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3031 SOUTH OCEAN BOULEVARD
PALM BEACH, FLORIDA

LANDSCAPE PLAN RENDER

DATE: 09/03/2025
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JOB NO.: 25-0076
SCALE: N/A
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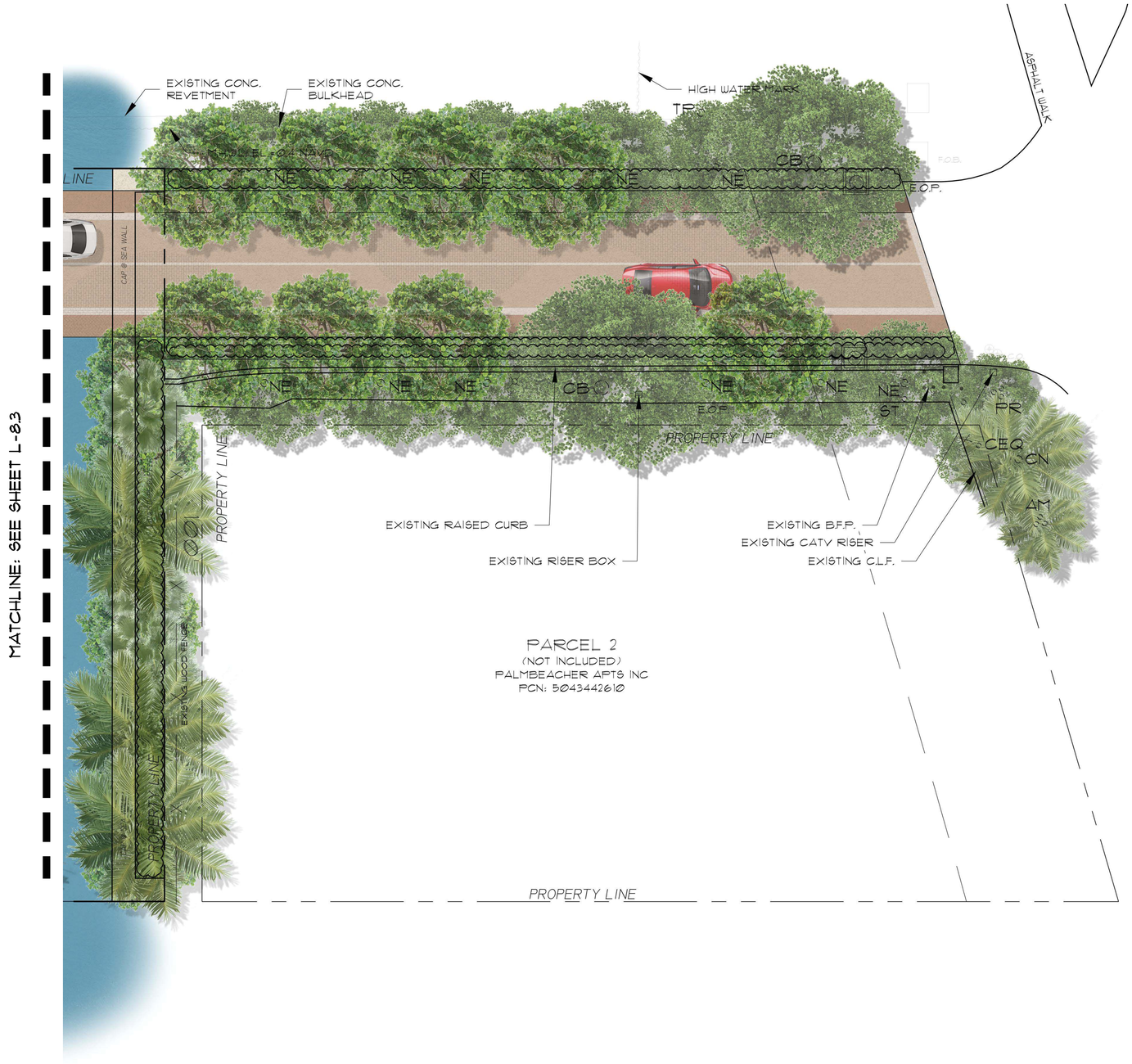
ARC-25-0076



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PALM BEACH, FLORIDA

LANDSCAPE PLAN RENDER

DATE: 09/03/2025
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JOB NO.: 25-0176
SCALE: 1/8"=1'-0"
FILENAME: 3031 S Ocean Blvd 09

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3031 SOUTH OCEAN BOULEVARD
PALM BEACH, FLORIDA

LANDSCAPE PLAN RENDER

DATE: 09/03/2025
DRAWN BY: SW/TS/MW
JOB NO.: 25-070
SCALE: 1/8"=1'-0"
FILENAME: 3031 S Ocean Blvd 09

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PALM BEACH, FLORIDA

LANDSCAPE PLAN RENDER

DATE: 09/03/2025
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SHEET:
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Layout Notes

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3031 S. OCEAN BLVD.

3031 SOUTH OCEAN BOULEVARD
PALM BEACH, FLORIDA

PARKING LEVEL - HARDSCAPE AND PLANTING PLAN

DATE: 09/03/2025
DRAWN BY: SW/TS/MW
JOB NO.: 25-0076
SCALE: 1/8"=1'-0"
FILENAME: 3031 S Ocean Blvd 09

REVISIONS:
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SHEET:
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PARKING LEVEL - HARDSCAPE AND PLANTING PLAN

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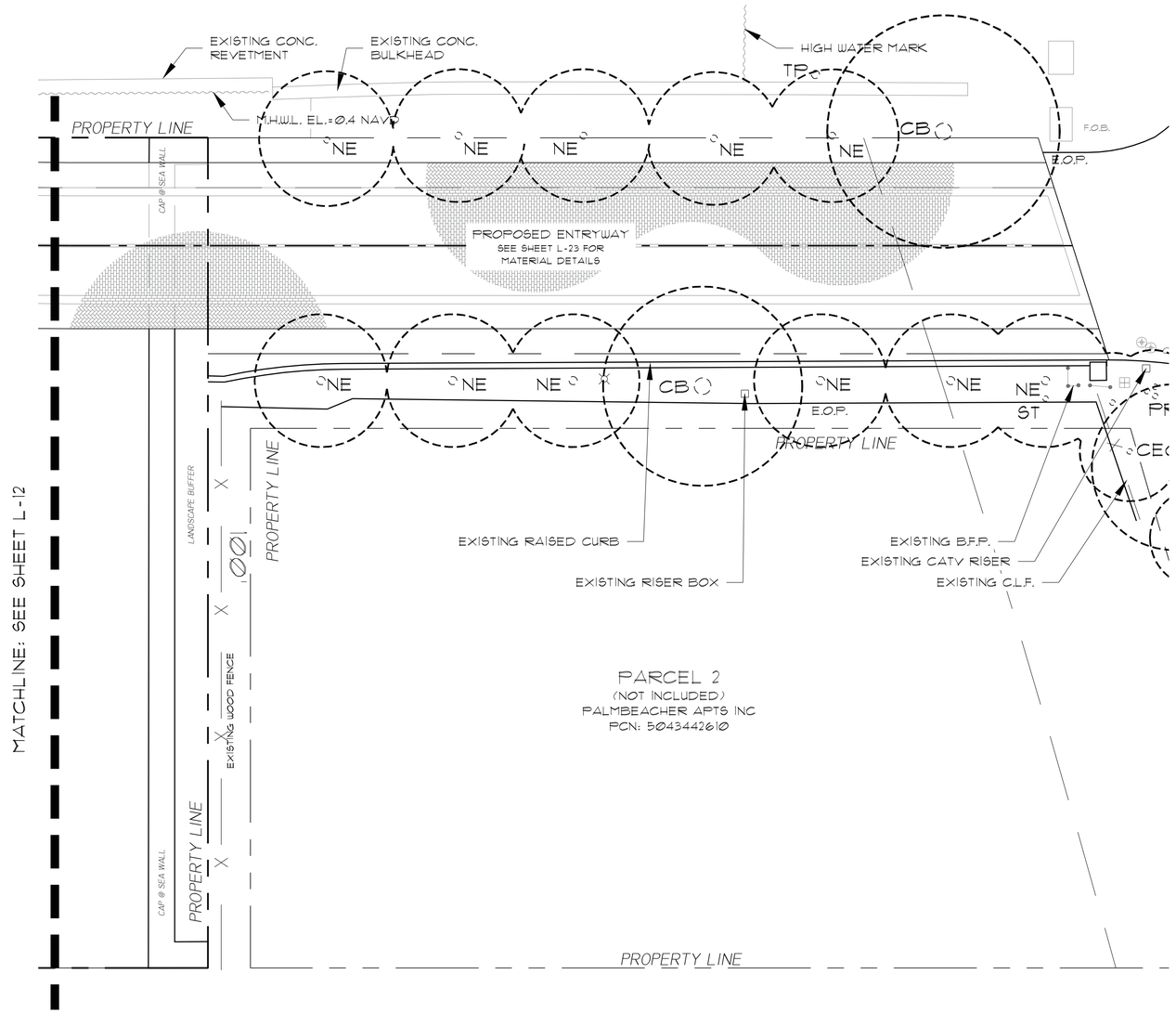

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3031 SOUTH OCEAN BOULEVARD
PALM BEACH, FLORIDA

GROUND LEVEL - HARDSCAPE PLAN

DATE: 09/03/2025
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JOB NO.: 25-0076
SCALE: 1/8"=1'-0"
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SHEET:
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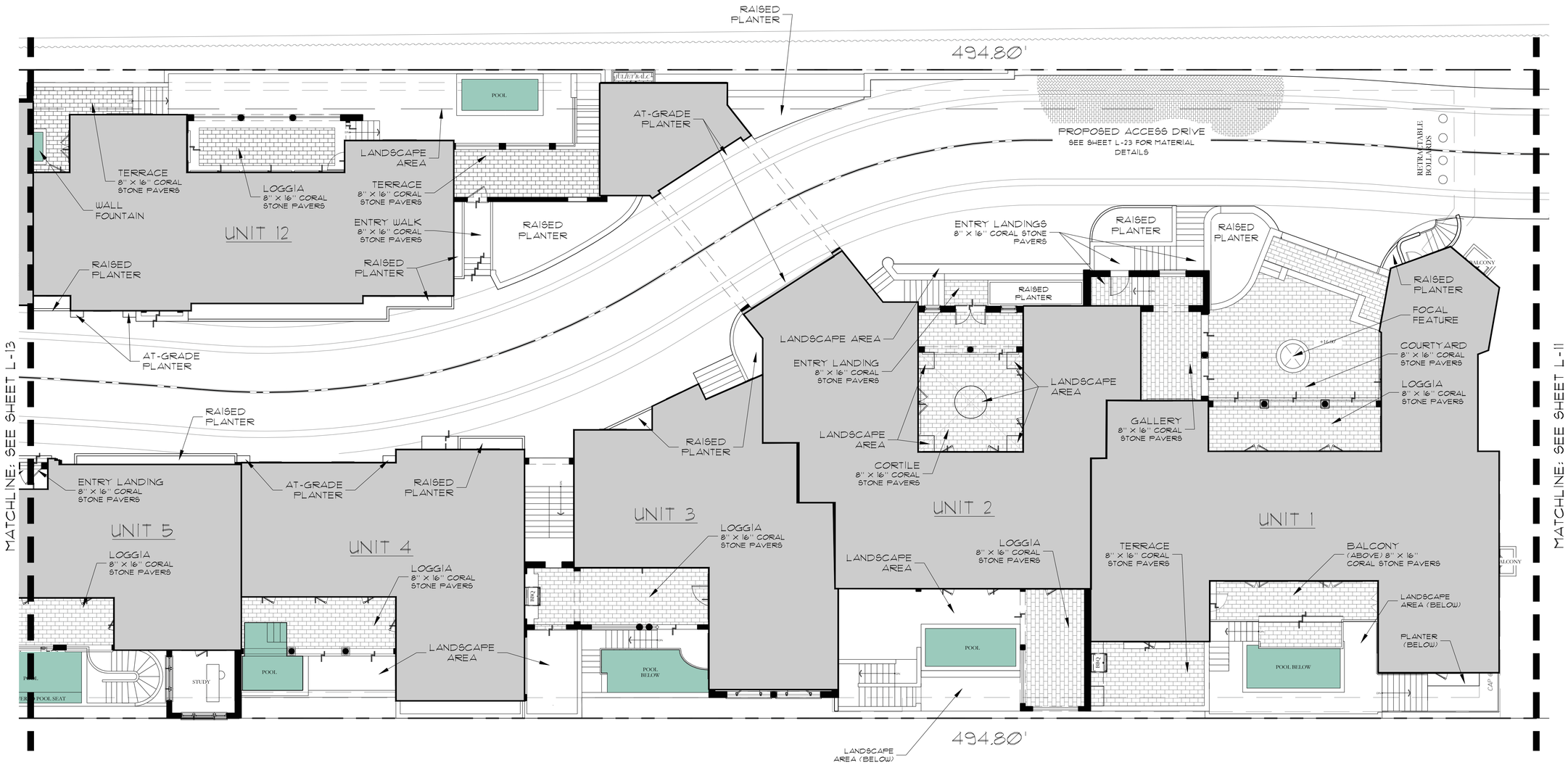
ARC-25-0076



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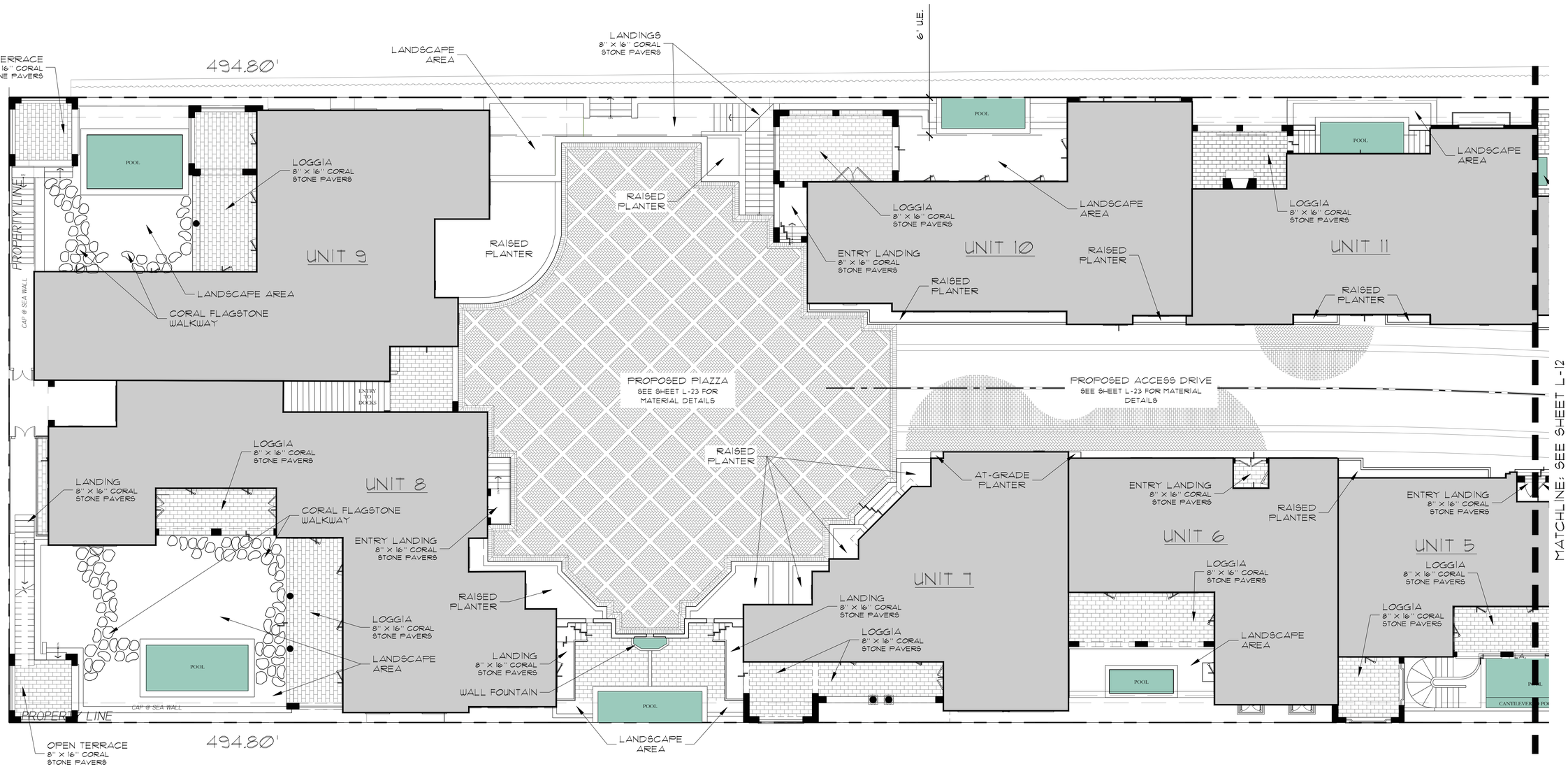

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5. REMOVE ALL ROAD BASE, SHELLROCK, MARL, CORAL ROCK, AND RUBBLE 30" MIN. BELOW FINISH GRADE FROM ALL NEW PLANTING AREAS AND TREE PITS. BACKFILL WITH SUITABLE SOIL AS APPROVED BY LANDSCAPE ARCHITECT. MAINTAIN EXISTING GRADE AT EXISTING TREES.
6. NEW EARTHWORK SHALL BLEND SMOOTHLY INTO EXISTING GRADE.
7. PITCH EVENLY BETWEEN SPOT GRADES. ALL PAVED AREAS MUST PITCH TO DRAIN AT MIN. OF 1/8" PER FOOT. ANY DISCREPANCIES NOT ALLOWING THIS TO OCCUR SHALL BE REPORTED TO THE LANDSCAPE ARCHITECT PRIOR TO CONTINUING WORK.
8. CONTRACTOR SHALL PROVIDE IRRIGATION AND ELECTRIC SLEEVES TO ALL PLANTERS.

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3031 S. OCEAN BLVD.

3031 SOUTH OCEAN BOULEVARD
PALM BEACH, FLORIDA

GROUND LEVEL - HARDSCAPE PLAN

DATE: 09/03/2025
DRAWN BY: SW/TS/MW
JOB NO.: 25-0010
SCALE: 1/8"=1'-0"
FILENAME: 3031 S Ocean Blvd 09

REVISIONS:
9.17.25 First Submittal
10.6.25 First Submittal - Resubmittal
11.03.25 Second Submittal
12.03.25 Final Submittal
02.06.26 ARCOM

SHEET:
L-13

ARC-25-00076

Existing Plant Symbol Key

Existing tree/palm to remain

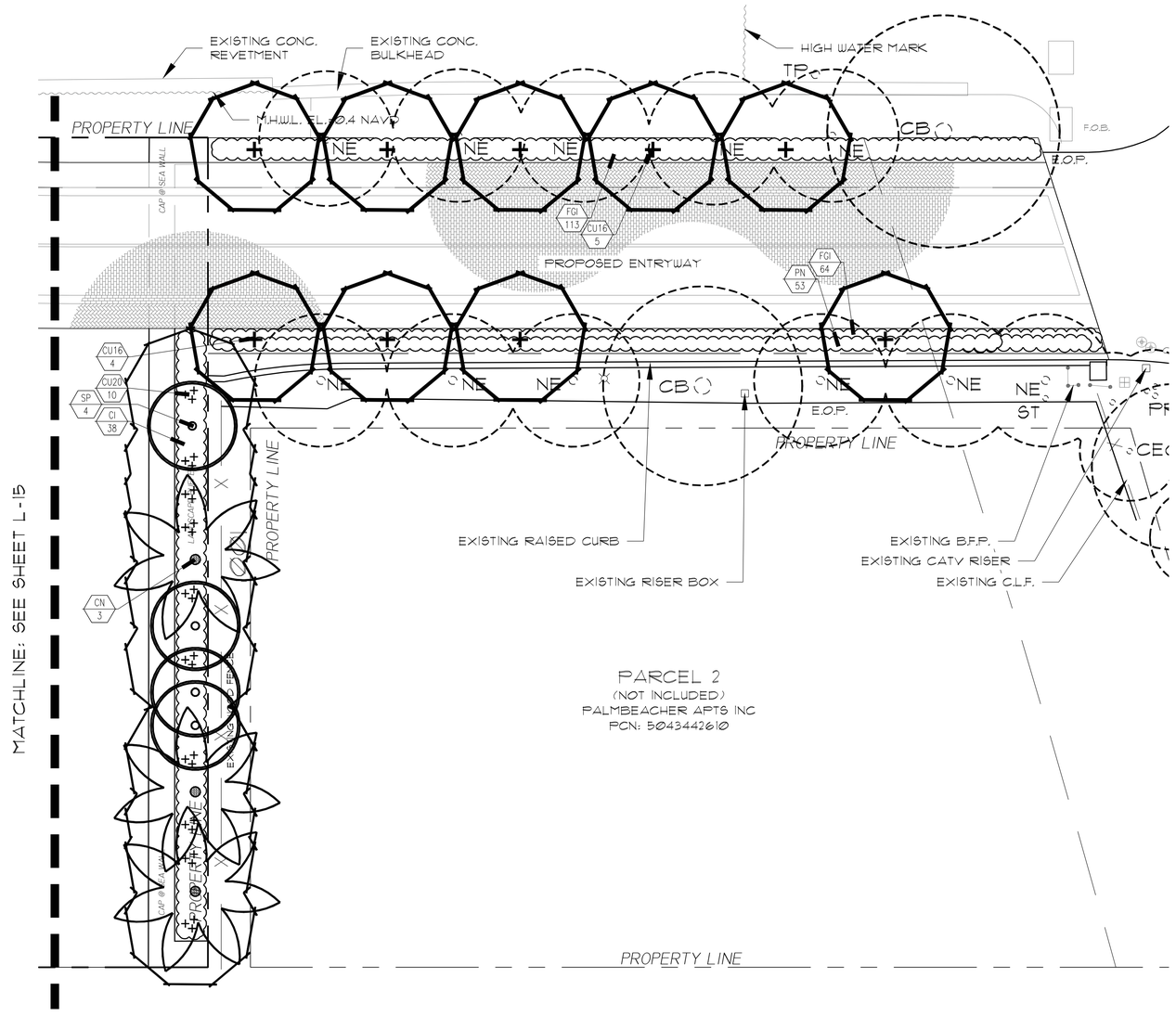
Existing tree/palm to be removed

Existing vegetation to remain

Existing vegetation to be removed

Existing Plant Key

AM = Adonidia merrillii / Christmas Palm
CB = Calophyllum brasiliense / Brazilian Beautyleaf
CEQ = Casuarina equisetifolia / Australian Pine
CES = Conocarpus erectus sericeus / Silver Buttonwood
CN = Cocos nucifera / Coconut Palm
CU = Coccoloba uvifera / Sea Grape
FGI = Ficus 'Green Island' / Green Island Ficus
FIC = Ficus sp.
LJ = Ligustrum japonicum / Japanese Privet Standard
NE = Noronhia emarginata / Madagascar Olive
PE = Ptychosperma elegans / Alexander Palm
PR = Phoenix roebelenii / Pygmy Date Palm
SAC = Schefflera actinophylla / Umbrella Tree
SP = Sabal palmetto / Cabbage Palm
ST = Schinus terebinthifolia / Brazilian Pepper
TP = Thespesia populnea / Portia Tree



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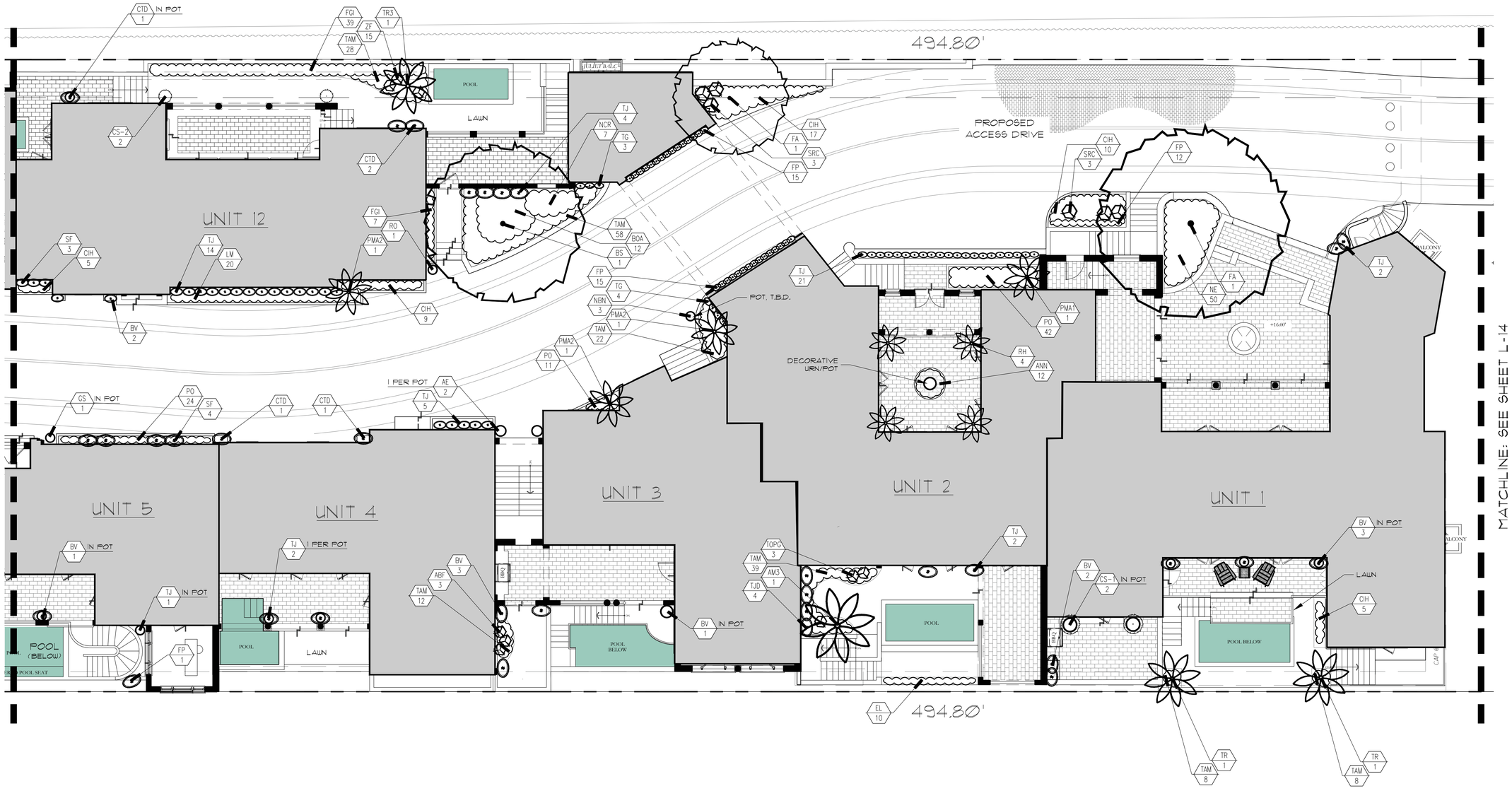
PALM BEACH, FLORIDA
GROUND LEVEL - PLANTING PLAN

DATE: 09/03/2025
DRAWN BY: SW/TS/MW
JOB NO.: 25-0710
SCALE: 1/8"=1'-0"
FILENAME: 3031 S Ocean Blvd 09

REVISIONS:
9.17.25 First Submittal
10.16.25 First Submittal - Resubmittal
11.03.25 Second Submittal
12.03.25 Final Submittal
01.26.26 ARCOM

SHEET:
L-14

ARC-25-0016



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GROUND LEVEL - PLANTING PLAN

DATE: 09/03/2025
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JOB NO.: 25-0710
SCALE: 1/8"=1'-0"
FILENAME: 3031 S Ocean Blvd 09

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10.6.25 First Submittal - Resubmittal
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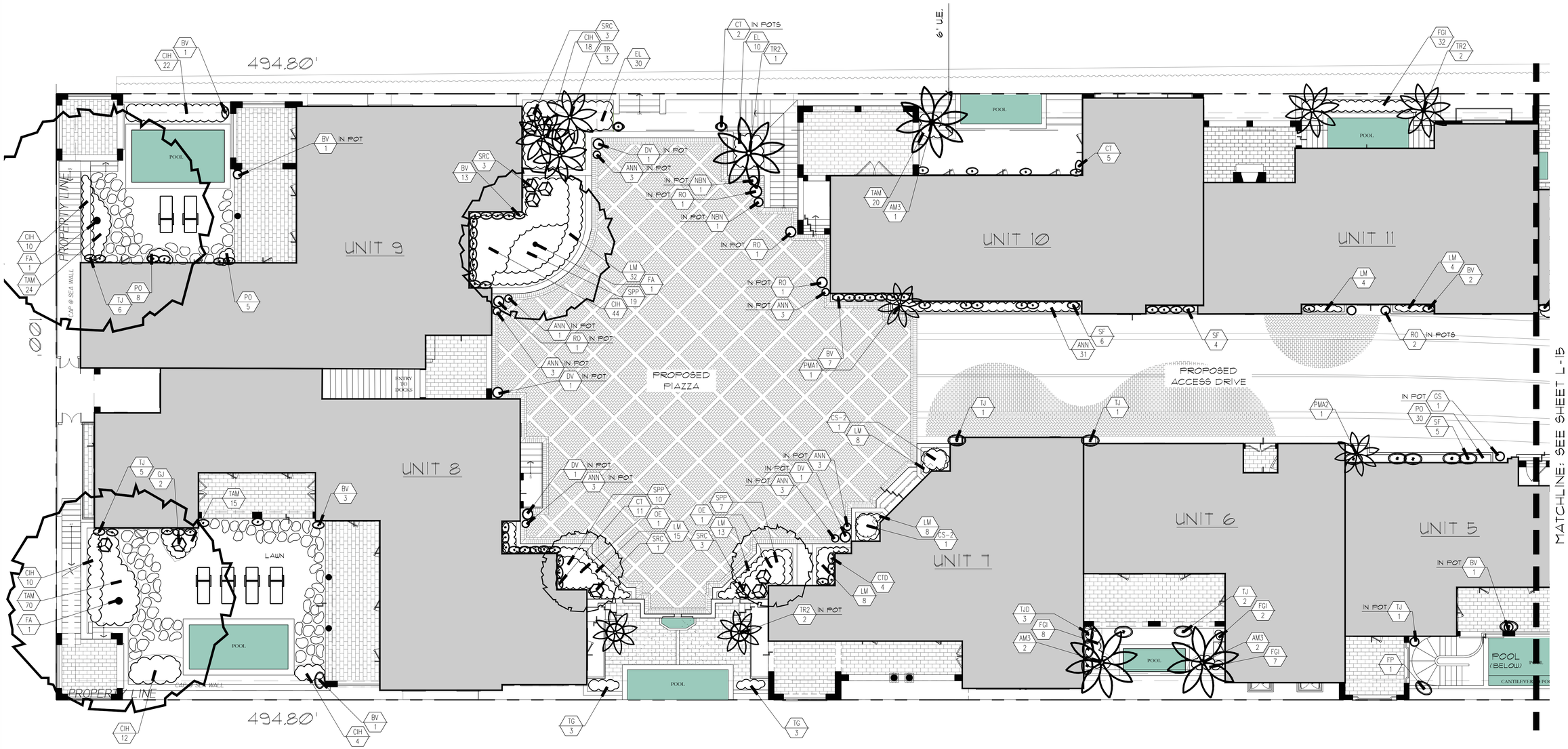
12.03.25 Final Submittal
01.20.26 ARC071

SHEET:
L-15

ARC-25-0076



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GROUND LEVEL - PLANTING PLAN

DATE: 09/03/2025
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11.03.25 Second Submittal
12.23.25 Final Submittal
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PALM BEACH, FLORIDA

PROPOSED EAST LANDSCAPE ELEVATION

DATE: 09/03/2025
DRAWN BY: SW/TS/MW
JOB NO.: 25-0710
SCALE: N/A
FILENAME: 3031 S Ocean Blvd 09

REVISIONS:
9.17.25 First Submittal
10.6.25 First Submittal - Resubmittal
11.03.25 Second Submittal
12.03.25 Final Submittal
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PALM BEACH, FLORIDA

PROPOSED WEST LANDSCAPE ELEVATION

DATE: 09/03/2025
DRAWN BY: SW/TS/MW
JOB NO.: 25-0710
SCALE: N/A
FILENAME: 3031 S Ocean Blvd 09

REVISIONS:
9.17.25 First Submittal
10.6.25 First Submittal - Resubmittal
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12.03.25 Final Submittal
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3031 SOUTH OCEAN BOULEVARD
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PROPOSED NORTH LANDSCAPE ELEVATION

DATE: 09/03/2025
DRAWN BY: SW/TS/MW
JOB NO.: 25-0710
SCALE: N/A
FILENAME: 3031 S Ocean Blvd 09

REVISIONS:
9.17.25 First Submittal
10.16.25 First Submittal - Resubmittal
11.03.25 Second Submittal
12.03.25 Final Submittal
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L-19.1

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PROPOSED NORTH LANDSCAPE ELEVATION

DATE: 09/03/2025
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REVISIONS:
9.17.25 First Submittal
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L-19.2

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PROPOSED NORTH LANDSCAPE ELEVATION

DATE: 09/03/2025
DRAWN BY: SW/TS/MW
JOB NO.: 25-070
SCALE: N/A
FILENAME: 3031 S Ocean Blvd 09

REVISIONS:
9.17.25 First Submittal
10.16.25 First Submittal - Resubmittal
11.03.25 Second Submittal
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01.06.26 ARCOM

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L-19.3

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PROPOSED NORTH LANDSCAPE ELEVATION

DATE: 09/03/2025
DRAWN BY: SW/TS/MW
JOB NO.: 25-0710
SCALE: N/A
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PALM BEACH, FLORIDA

PROPOSED SOUTH LANDSCAPE ELEVATION

DATE: 09/03/2025
DRAWN BY: SW/TS/MW
JOB NO.: 25-0710
SCALE: N/A
FILENAME: 3031 S Ocean Blvd 09

REVISIONS:
9.17.25 First Submittal
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SHEET:
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PALM BEACH, FLORIDA

PROPOSED SOUTH LANDSCAPE ELEVATION

DATE: 09/03/2025
DRAWN BY: SW/TB/MW
JOB NO.: 25-0710
SCALE: N/A
FILENAME: 3031 S Ocean Blvd 09

REVISIONS:
9.17.25 First Submittal
10.6.25 First Submittal - Resubmittal
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12.03.25 Final Submittal
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SHEET:
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PALM BEACH, FLORIDA

PROPOSED SOUTH LANDSCAPE ELEVATION

DATE: 09/03/2025
DRAWN BY: SW/TS/MW
JOB NO.: 25-0016
SCALE: N/A
FILENAME: 3031 S Ocean Blvd 09

REVISIONS:
9.17.25 First Submittal
10.6.25 First Submittal - Resubmittal
11.03.25 Second Submittal
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3031 SOUTH OCEAN BOULEVARD
PALM BEACH, FLORIDA

PROPOSED SOUTH LANDSCAPE ELEVATION

DATE: 09/03/2025
DRAWN BY: SW/TS/MW
JOB NO.: 25-0716
SCALE: N/A
FILENAME: 3031 S Ocean Blvd 09

REVISIONS:
9.17.25 First Submittal
10.6.25 First Submittal - Resubmittal
11.03.25 Second Submittal
12.03.25 Final Submittal
01.06.26 ARCOM

SHEET:
L-20.4

ARC-25-00076

Plant List

SYM	QTY	NAME	SPECIFICATIONS
PALMS			
AM3	6	Adonidia merrillii / Christmas Palm	12' o.a., triple stem, full frond
CN	3	Cocos nucifera 'Green Malayan' / Coconut Palm	18'-25' g.w., slight curve, heavy cal., full frond
PMA1	2	Ptychosperma macarthurii / Macarthur Palm	14' ht., multi-stem, full frond
PMA2	4	Ptychosperma macarthurii / Macarthur Palm	18' ht., multi-stem, full frond
* SP	4	Sabal palmetto / Cabbage Palm	14'-20' c.t., slick trunks, stagger heights
* TR	5	Trinax radiata / Florida Thatch Palm	10'-22' ht., single stem, heavy cal., full frond
* TR2	5	Trinax radiata / Florida Thatch Palm	12' ht., double stem, heavy cal., full frond
* TR3	1	Trinax radiata / Florida Thatch Palm	12' ht., triple stem, heavy cal., full frond
TREES			
* BS	1	Bursera simaruba / Gumbo Limbo Tree	20' x 16', specimen w/ character, full canopy
* CU16	9	Coccoloba uvifera / Sea Grape	16' x 6', 6" c.t., standard, full canopy
* CU20	10	Coccoloba uvifera / Sea Grape	20' x 8', 4" c.t., standard, full canopy
* FA	5	Ficus aurea / Strangler Fig	24'-28' x 16'-20', specimen w/ charcater, full canopy
OE	2	Olea europea / European Olive	16'-20' ht., specimen w/ character, full canopy
ACCENTS / SHRUBS / VINES			
ABF	3	Agave 'Blue Flame' / Century Plant	32" x 32", full
AE	2	Aspidistra elatior / Cast Iron Plant	7 gal., 36" o.a., full
ANN	62	Annuals, T.B.D.	1 gal., install w/ planting soil
BOA	12	Begonia odorata 'alba' / White Angel Wing Begonia	7 gal., 36" x 36", full
BV	41	Bougainvillea Vine	25 gal., 10' ht., full to base, espalier to wall
* CES-1	11	Conocarpus erectus 'Sericeus' / Silver Buttonwood	7 gal., 3' x 18", full
* CES-2	4	Conocarpus erectus 'Sericeus' / Silver Buttonwood	15 gal., 5' x 30", multi-stem, full
* CI	38	Chrysobalanus icaco / Green Cocoplum	3 gal., 24" x 22", full
* CIH	254	Chrysobalanus icaco 'Horizontal' / Horizontal Cocoplum	3 gal., 16" x 18", full
CS-1	2	Cupressus sempervirens / Italian Cypress	14' x 30", full, Florida Fancy, matching
CS-2	4	Cupressus sempervirens / Italian Cypress	18' x 3', full, Florida Fancy, matching
CT	19	Clerodendrum thomsoniae / Bleeding Heart Vine	7 gal., 5' ht., full to base, espalier to wall, white flower
CTD	9	Clerodendrum thomsoniae 'Delectum' / Bleeding Heart Vine	7 gal., 5' ht., full to base, espalier to wall, red flower
DV	4	Dietes vegata / African Iris	3 gal, 24" x 18", full, white flower
FGI	272	Ficus 'Green Island' / Green Island Ficus	3 gal, 12" x 12", full
FP	296	Ficus pumila / Creeping Fig	1 gal., 6" o.a., full
GJ	2	Gardenia jasminoides 'Miami Supreme' / Gardenia standard	6' x 3', 3' c.t., full canopy
GS	2	Garcinia spicata / Mangosteen	6' x 3', 3' c.t., full canopy
* LS	28	Lonicera sempervirens / Coral Honeysuckle	3 gal., 24" o.a., full
NBN	5	Neoregelia 'Bossa Nova'	2 gal., 10" x 18", full
NCR	7	Neomarica caerulea 'Regina' / Giant Apostle's Iris	3 gal., 24" x 24", full
* NE	50	Nephrolepis exaltata / Boston Fern	3 gal., 18" x 24", full
* PN	53	Psychotria nervosa / Wild Coffee	3 gal, 22" x 20", full
RH	4	Rhapis humilis / Slender Lady Finger Palm	5' o.a., full to base, dense
RO	7	Rosmarinus officianalis / Rosemary	3 gal., 18" x 14", full
SF	22	Stephanotis floribunda / Bridal Wreath	15 gal., 12' trellis, full to base, espalier to wall in a solid pattern
SPP	36	Spathoglottis plicata / Ground Orchid	1 gal., 12" x 12", full, purple flower
* SM	84	Suriana maritima / Bay Cedar	3 gal., 15" x 12", full
* SRC	30	Serenoa repens 'Cinerea' / Silver Saw Palmetto	7 gal., 24" x 24", full
TG	13	Thunbergia grandiflora / Blue Sky Vine	7 gal., 5' trellis, full to base, espalier to wall in a solid pattern
TJ	71	Trachelospermum jasminoides / Confederate Jasmine	15 gal., 12' trellis, full to base, espalier to wall in a solid pattern
TJD	7	Trachelospermum jasminoides / Confederate Jasmine	15 gal., 12' trellis, full to base, espalier to wall in a diamond pattern
TOPG	3	Carmona microphylla / Fukien Tea Topiary	30" o.a., round globe, matching
* ZF	3	Zamia integrifolia / Florida Coontie	3 gal., 18 x 18", full
GROUNDCOVERS			
* EL	133	Ernodea littoralis / Golden Creeper	3 gal., 10" x 12", full
LM	112	Liriope muscari ' Super Blue'	3 gal., 14" x 14", full
* PO	120	Peperomia obtusifolia / Baby Rubber Plant	1 gal., 8" x 8", full
TAM	304	Trachelospermum asiaticum 'Minima' / Jasmine Minima	1 gal., 6" x 10", full

* Denotes Florida native plant material.

MISCELLANEOUS		
MULCH	Chocolate Brown	3" depth, 100% coverage in all plant beds
SOD	Diamond Zoysia	Solid sod, laid tight, rolled for compaction Fine grade and install 80/20 mix of 80% coarse sand and 20% Canadian peat, 3" thick over existing soil prior to laying sod

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

Line #	Landscape Legend		
1	**Property Address:**	3031 S. OCEAN BLVD	
2	**Lot Area (sq. ft.):**	49,480 sq. ft.	
3		REQUIRED	PROPOSED
4	Landscape Open Space (LOS) (Sq Ft and %)	17,318 sq. ft. / 35%	2,782 sq. ft. / 5.62%
5	LOS to be altered (Sq FT and %)	N/A	49,480 sq. ft. / 100%
6	Perimeter LOS (Sq Ft and %)	N/A	N/A
7	Front Yard LOS (Sq Ft and %)	875 sq. ft. / 35%	295 sq. ft. / 11.8%
8	Native Trees %	30% (number of trees)	93.6% (25)
9	Native Shrubs & Vines %	30% (number of shrubs & vines)	38.0% (555)
10	Native Groundcover %	30% (groundcover area)	37.8% (419 sq. ft.)

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-25-0076

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3031 S. OCEAN BLVD.
3031 SOUTH OCEAN BOULEVARD
PALM BEACH, FLORIDA
PLANT LIST

DATE: 09/03/2025
DRAWN BY: SW/TS/MW
JOB NO.: 25-010
SCALE: N/A
FILENAME: 3031 S Ocean Blvd 09

REVISIONS:
9.17.25 First Submittal
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11.03.25 Second Submittal
12.03.25 Final Submittal
01.06.26 ARC071

SHEET:
L-21

Plant Specifications

SPECIES AND SIZE shall conform to those indicated on the drawings. Nomenclature shall conform to STANDARDIZED PLANT NAMES, current edition. All nursery stock shall be in accordance with Grades and Standards for Nursery Plants Parts I & II, latest edition published by the Florida Department of Agriculture and Consumer Services. All plants not otherwise specified as being Florida Fancy or Specimen, shall be Florida Grade Number 1 or better as determined by the Florida Division of Plant Industry. Specimen means an exceptionally heavy, symmetrical, tightly knit plant, so trained or favored in its development that first appearance is unquestionable and outstandingly superior in form, number of branches, compactness and symmetry.

GENERAL REQUIREMENTS

All plants shall be freshly dug, sound, healthy, vigorous, well branched, and free of disease and insect eggs and larvae, and shall have adequate root systems. Trees for planting rows shall be uniform in size and shape. All materials shall be subject to approval by the Landscape Architect. Where any requirements are omitted from the plant list, the plants furnished shall be normal for the variety. Plants shall be pruned prior to delivery only upon the approval of the Landscape Architect.

CONTAINER GROWN STOCK

All container grown material shall be healthy, vigorous, well rooted plants, and established in the container in which they are sold. The plants shall have tops which are good quality and in a healthy growing condition. An established container grown plant shall be grown in that container sufficiently long enough for the new fibrous roots to have developed so that the root mass will retain its shape and hold together when removed from the container. Plant root bound in containers are unacceptable.

MEASUREMENTS

Trees: Height shall be measured from ground to the average height of canopy. Spread shall be measured to the end of branching equally around the crown from the center of the trunk. Measurements are not to include any terminal growth. Single trunk trees shall be free of "V" crotches that could be points of weak limb structure or disease infestation.

Shrubs: Heights shall be measured from the ground to the average points where mature plant growth stops. Spread shall be measured to the end of branching equally around the shrub mass. Measurements are not to include any terminal growth.

Palms: Clear Trunk (C.T.), shall be measured from the ground at the time of installation to the point where the mature aged trunk joins the immature or green portion of the trunk or the head.

Overall height (O.H.), shall be measured from the ground at the time of installation to a point three quarters the length of the unopened bud. Palms with marred or burned trunks will not be accepted.

SOIL

Planting soil for use in preparing backfill for plant pits shall be added at a rate of seventy-five (75%) percent to twenty-five (25%) percent existing soil. This soil mix shall be used in all plant pits except Sabal palms which shall be backfilled with clean sand. Planting soil shall be a fertile, friable natural topsoil or loamy character. It shall contain forty (40) to fifty (50) percent decomposed organic matter and shall be free from heavy clay, stones, lime, plants, roots or other foreign materials or noxious grasses (such as Bermuda or nut grass) and noxious weeds. It shall not contain toxic substances which may be harmful to plant growth.

COMMERCIAL FERTILIZER

Two fertilizer shall be used in all types of plantings, except palms. Granular fertilizer shall be uniform in composition, dry and free flowing. This fertilizer shall be delivered to the site in the original unopened bags, each bearing the manufacturer's statement of analysis, and shall meet the following requirements: sixteen (16%) percent nitrogen, seven (7%) percent phosphorus, twelve (12%) percent potassium, plus iron. Tablet fertilizer ("Agriform" or equal) in 21 gram size shall meet the following requirements: twenty (20%) percent nitrogen, ten (10%) percent phosphorous, five (5%) percent potassium.

The two fertilizers will be applied at the following rates:

PLANT SIZE	16-7-12	"AGRIFORM" TABLET (21 Grams)
1 gal.	1/4 lb.	1
3 gal.	1/3 lb.	2
7-15 gal.	1/2 lb.	4
1"-6" caliper	2 lbs./1" caliper	2/1" caliper
6" and larger	3 lbs./1" caliper	2/1" caliper

"Florida East Coast Palm Special" will be applied to all palms at installation at a rate of 1/2 lb. per inch of trunk caliper unless otherwise specified.

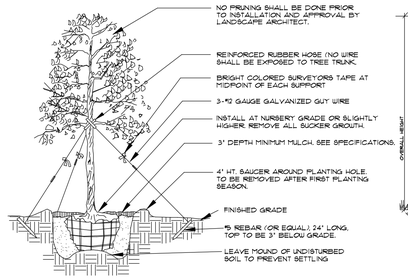
MULCH

Mulch material shall be three (3) inches of shredded melaleuca mulch (sterilized and free of seeds) or approved equal, moistened at the time of application to prevent wind displacement.

SUBSTITUTIONS

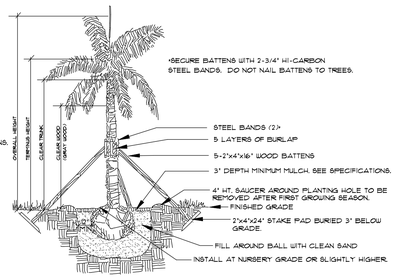
No substitutions of plant material types or size will be allowed without written consent of the Landscape Architect. B&B material will not be accepted as substitute for container grown material unless previously approved. Alternate substitutions shall be indicated in bid.

Planting Details



Tree Planting

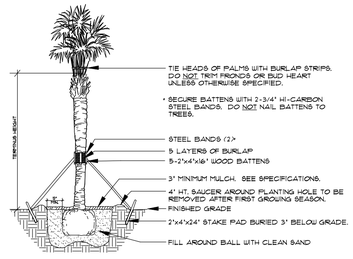
- SEE SPECIFICATIONS FOR BACKFILL MIXTURE AND FERTILIZATION.
- BRACING - SPECIAL SITE CONDITIONS MAY REQUIRE MODIFICATION TO BRACING TECHNIQUE. LANDSCAPE CONTRACTOR WILL ADEQUATELY BRACE (OR WIRE) ALL TREES TO PREVENT EXCESSIVE MOVEMENT & MAINTAIN A VERTICAL POSITION.



Palm Planting

APPLIES TO: ROYAL PALMS, QUEEN PALMS, ALEXANDER PALMS, MANILA PALMS.

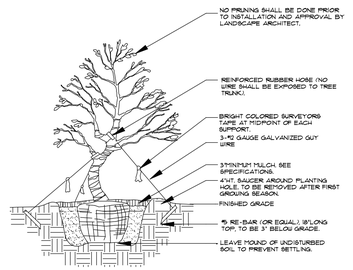
- SEE SPECIFICATIONS FOR BACKFILL MIXTURE AND FERTILIZATION.
- BRACING: SPECIAL SITE CONDITIONS MAY REQUIRE MODIFICATION TO BRACING TECHNIQUE. LANDSCAPE CONTRACTOR WILL ADEQUATELY BRACE ALL PALMS TO PREVENT EXCESSIVE MOVEMENT AND MAINTAIN A VERTICAL POSITION.



Palm Planting

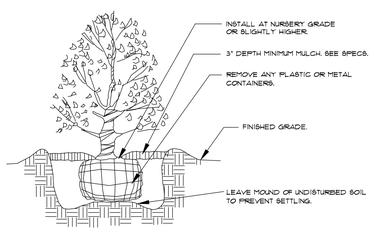
APPLIES TO: SABAL PALMS, WASHINGTON PALMS, CANARY ISLAND DATE PALMS, SENEGAL DATE PALMS

- SEE SPECIFICATIONS FOR BACKFILL MIXTURE AND FERTILIZATION



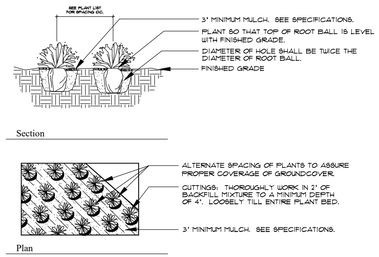
Irregular & Multi-Stem Tree Planting

FOR TREES 6'-14'HT.
NOTES:
SEE SPECIFICATIONS FOR BACKFILL MIXTURES AND FERTILIZATION.
BRACING-SPECIAL SITE CONDITIONS MAY REQUIRE MODIFICATION TO BRACING TECHNIQUE. LANDSCAPE CONTRACTOR WILL ADEQUATELY BRACE (OR WIRE) ALL TREES TO PREVENT EXCESSIVE MOVEMENT AND MAINTAIN A VERTICAL POSITION.



Shrub Planting

- SEE SPECIFICATIONS FOR BACKFILL MIXTURE AND FERTILIZATION.



Groundcover Planting

- SEE SPECIFICATIONS FOR BACKFILL MIXTURE AND FERTILIZATION.

Notes

- Prior to the installation of any plant material all existing and imported soils shall be tested and amended to meet the soil specifications and specific plant needs as shown on this plan.
- All plant material, unless specified as being Florida Fancy or Specimen, shall be Florida Grade Number 1 or better as determined by the Florida Division of Plant Industry.
- All plant materials and sod shall have an automatic irrigation system providing 100% coverage. Said system shall consist of an automatic or electronic sensing device or switch that will override the irrigation cycle of the sprinkler system when adequate rainfall has occurred.
- Maintain positive drainage away from residence.
- All plant material shall be planted, fertilized and mulched as per the Plant Details and Plant Specifications noted on this plan.
- Landscape Contractor shall research plans and contact appropriate agencies to determine location of utilities and obstructions prior to commencing work. Any utilities or unanticipated obstructions shall be reported immediately to the Landscape Architect.
- Landscape Contractor will be responsible for obtaining all necessary permits, licenses, inspections, and insurance as required by the State and local agencies.
- Invasive species, including Brazilian Pepper, Australian Pine, Melaleuca, Snake Plant, Scaevola and Earleaf Acacia shall be eradicated in the development area and removed from the site.

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design group, inc.
LANDSCAPE ARCHITECTURE
PLANNING • GRAPHICS
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Fax: (561) 747-2041
Email: mail@pydg.com
License #LA0001347

3031 S. OCEAN BLVD.
3031 SOUTH OCEAN BOULEVARD
PALM BEACH, FLORIDA
PLANTING DETAILS AND SPECIFICATIONS

DATE: 09/03/2025
DRAWN BY: SW/TS/MW
JOB NO.: 25-0710
SCALE: N/A
FILENAME: 3031 S Ocean Blvd 09

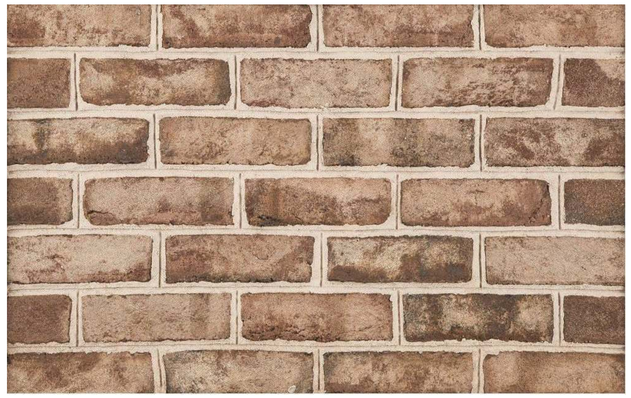
REVISIONS:
9.17.25 First Submittal
10.16.25 First Submittal - Resubmittal
11.03.25 Second Submittal
12.03.25 Final Submittal
01.06.26 ARCOM

ARC-25-0076

SHEET:
L-22



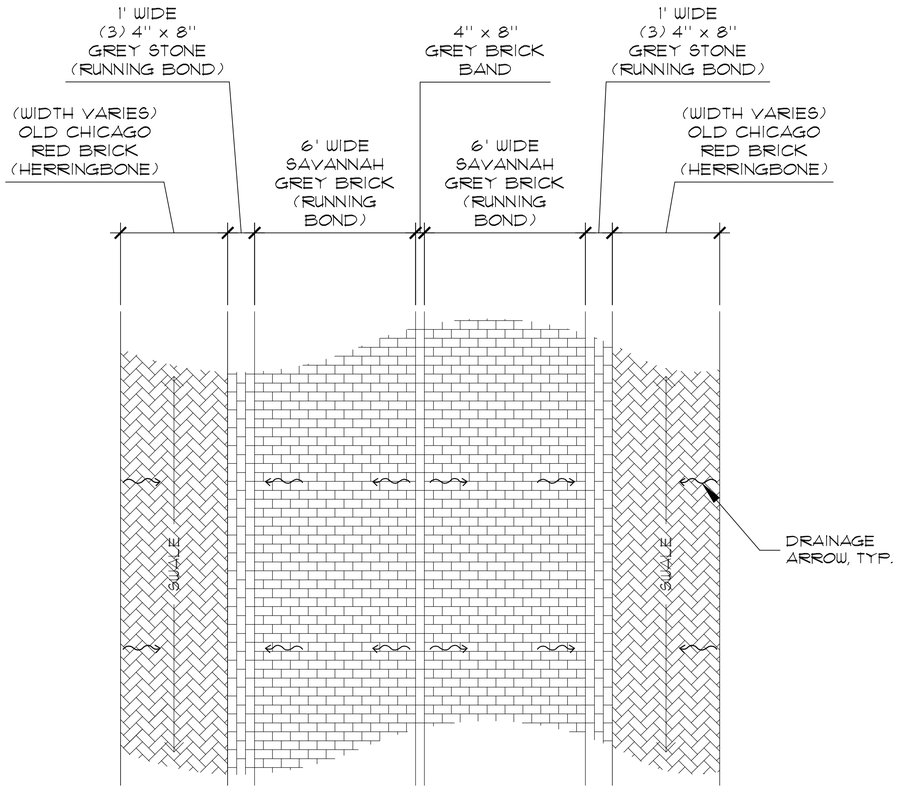
A L-23 CORAL STONE: ENTRY WALKS, LANDINGS, BALCONIES, TERRACES AND LOGGIAS



B L-23 SAVANNAH GREY BRICK: ACCESS ROAD AND PIAZZA FIELD



C L-23 OLD CHICAGO RED BRICK: ACCESS DRIVE AND PIAZZA BORDER



D L-23 ACCESS ROAD PAVING PATTERN DETAILS

SCALE: 3/8" = 1'-0"

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License #LA0001347

3031 S. OCEAN BLVD.

3031 SOUTH OCEAN BOULEVARD
PALM BEACH, FLORIDA

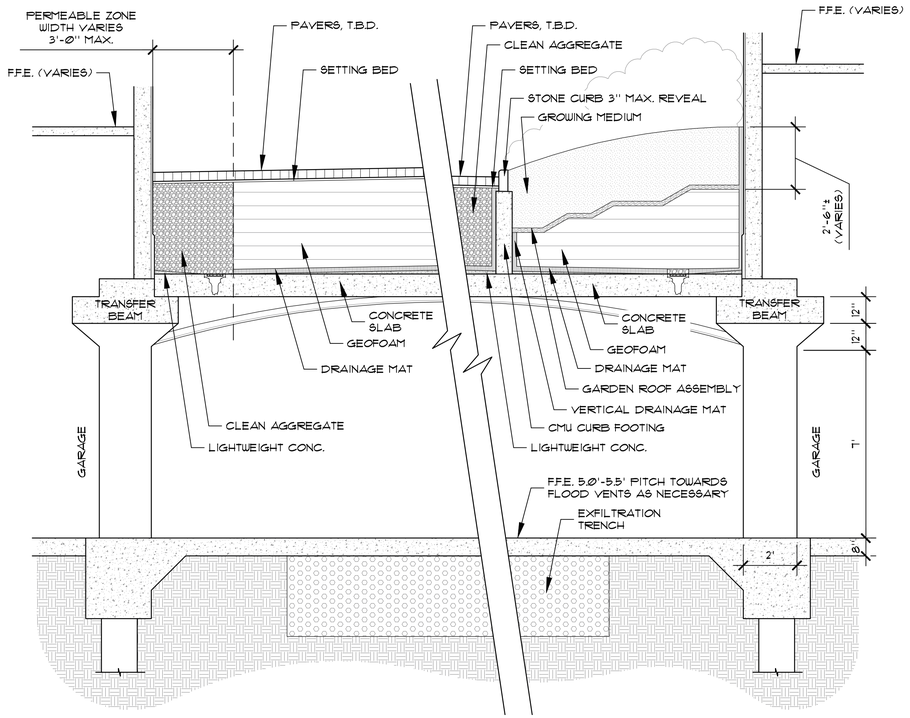
HARDSCAPE MATERIAL DETAILS

DATE: 09/03/2025
DRAWN BY: SW/TS/MW
JOB NO.: 25-0710
SCALE: AS NOTED
FILENAME: 3031 S Ocean Blvd 09

REVISIONS:
9.17.25 First Submittal
10.6.25 First Submittal - Resubmittal
11.03.25 Second Submittal
12.03.25 Final Submittal
01.06.26 ARCOM

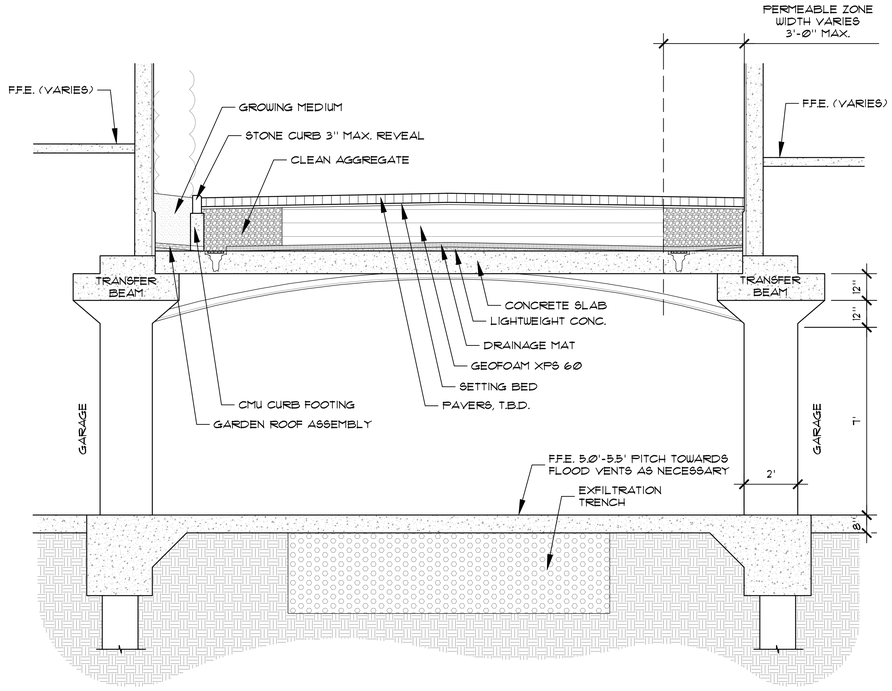
ARC-25-00076

SHEET:
L-23



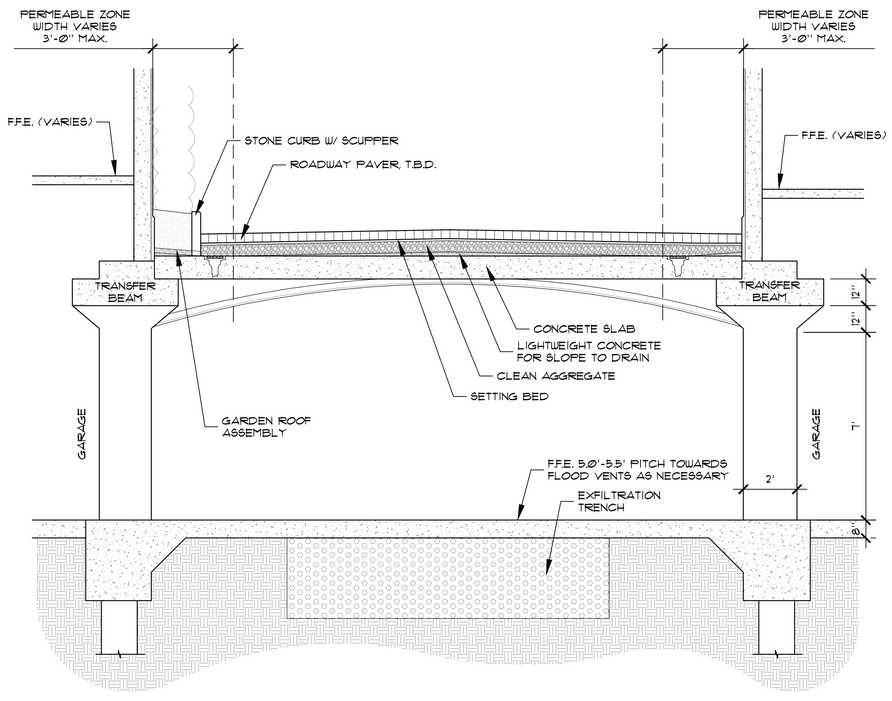
A L-24 PIAZZA PAVEMENT PLANTER JUNCTION

SCALE: 3/8" = 1'-0"



B L-24 DRIVEWAY / PLANTER JUNCTION @ MIDPOINT

SCALE: 3/8" = 1'-0"



C L-24 DRIVEWAY / PLANTER JUNCTION @ LOW POINT

SCALE: 3/8" = 1'-0"

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License #LA0001347

3031 S. OCEAN BLVD.

3031 SOUTH OCEAN BOULEVARD
PALM BEACH, FLORIDA

SCHEMATIC ROADWAY SECTIONS

DATE: Ø9/Ø3/2Ø25
DRAWN BY: SW/TS/MW
JOB NO.: 25-Ø7Ø
SCALE: AS NOTED
FILENAME: 3Ø31 S Ocean Blvd Ø9

REVISIONS:
9.17.25 First Submittal
1Ø.6.25 First Submittal - Resubmittal
11.Ø3.25 Second Submittal
12.Ø3.25 Final Submittal
Ø1.Ø6.26 ARCOM

ARC-25-ØØ76

SHEET:
L-24

INSTALLATION INSTRUCTIONS

FOR THE INSULATED 1540-520

TUTORIAL

COLOR OPTIONS

WHITE BLACK GRAY WHEAT

SMART VENT
Engineered Flood Vents



Prepare 16 ¼"W x 8¼"H Opening

Ensure the inside and outside are clean. The bottom must not exceed 12" above the highest adjacent grade.

Remove Door From Frame

Turn the vent upside down, rotate the bottom of the door outward and slide out of frame.

Insert Installation Clips Into Slots

There will be two slots on the top and two slots on the bottom of the frame.



Apply Sealant On Flange

Use Hurriband® or an equivalent adhesive on all edges of the back side of the vent flange.



Compress Bottom Spring Clips

On the outside of the frame, compress the 2 bottom clips to slip the frame into the opening. Afterwards, decompress.



Compress Top Spring Clips

Next, fully push the frame into the opening until it's flush with the wall. Ensure the vent tag sticker is on the bottom, facing up.



Ensure Vent Placement

Check that the frame is level, flat against the wall. Make sure slots are clear of debris and caulk.



Slide Door Back Into Frame

Grasp the top and bottom with float pins down. Slide door into frame and rotate it until latched.



Insert 2 Security Clips

Place a clip in the pivot pin track on left and right side of frame. Needle nose pliers may be needed.



TEST YOUR FLOOD DOOR

Please test and wash your vents at least twice a year. To test, insert a credit card into both float slots.



FINISH YOUR INTERIOR

Our Sealing Kit finishes and seals interior spaces while still letting debris + water flow during a flood.

FOR MORE INFORMATION CONTACT US 1 (877) 441-8368 | info@smartvent.com smartvent.com

1540-1109 REV. B 03/24/2023

TABLE 1—MODEL SIZES

MODEL NAME	MODEL NUMBER	MODEL SIZE (in.)	COVERAGE[1] (ft²)
FloodVENT®	1540-520	15 3/4" X 7 3/4"	200
SmartVENT®	1540-510	15 3/4" X 7 3/4"	200
FloodVENT® Overhead Door	1540-524	15 3/4" X 7 3/4"	200
SmartVENT® Overhead Door	1540-514	15 3/4" X 7 3/4"	200
Wood Wall FloodVENT®	1540-570	14" X 8 3/4"	200
Wood Wall FloodVENT® Overhead Door	1540-574	14" X 8 3/4"	200
SmartVENT® Stacker	1540-511	16" X 16"	400
FloodVent® Stacker	1540-521	16" X 16"	400

For **SI:** 1 inch = 25.4 mm; 1 square foot = m²

[1]The coverage area in square feet for each model is equivalent to the performance of the same number of square inches of non-engineered openings.



FIGURE 1—SMART VENT: MODEL 1540-510

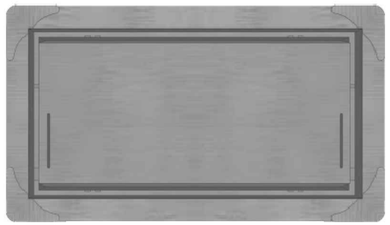


FIGURE 2—SMART VENT MODEL 1540-520



FIGURE 3—SMART VENT: SHOWN WITH FLOOD DOOR PIVOTED OPEN

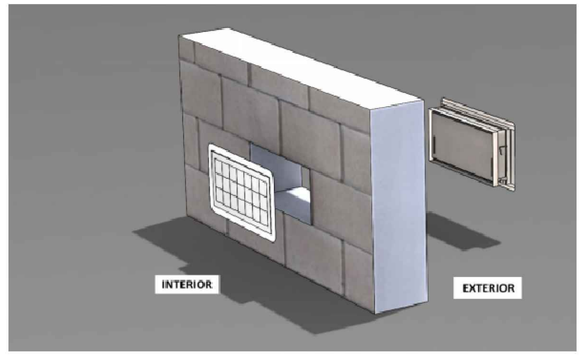
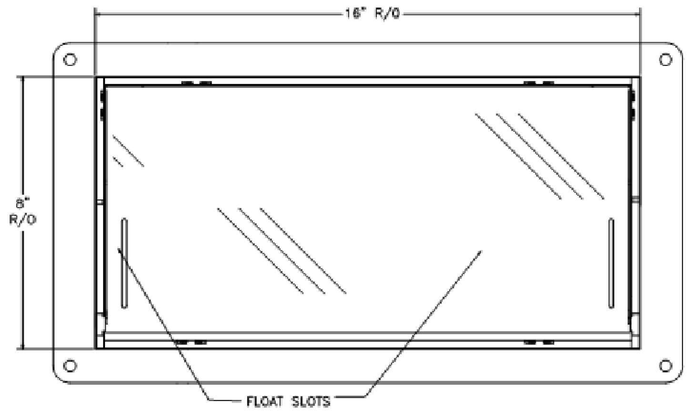
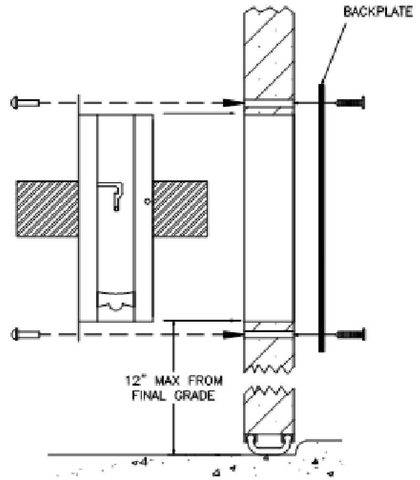


FIGURE 4—FLOOD VENT SEALING KIT





Summary of Products

FL #	Model, Number or Name	Description
5822.1	SmartVent Model #1540-510	Dual Function Flood and Ventilation Vent
Limits of Use **Approved for use in HVHZ:** Yes **Approved for use outside HVHZ:** Yes **Impact Resistant:** N/A **Design Pressure:** +100/-100 **Other:** One vent may be used for up to 200 sq. ft. of interior space (minimum 2). Product is exempt from impact requirements per FBC 1626.1(c) such that its use does not cause a change to the building enclosure category from enclosed to partially enclosed or open. Refer to the Impact Requirements letter for more information.		**Installation Instructions** FL5822_R9_II_1540-510 SS 2023-08-14.pdf Verified By: Hermes F. Norero, P.E. Florida P.E. 73778 Created by Independent Third Party: Yes **Evaluation Reports** FL5822_R9_AE_PER5022 SS 2023-08-14.pdf FL5822_R9_AE_Smart Vent - LMI REQ LTR SS 2023-08-14.pdf Created by Independent Third Party: Yes
5822.2	SmartVent Model #1540-511	Dual Function Flood and Ventilation Vent
Limits of Use **Approved for use in HVHZ:** Yes **Approved for use outside HVHZ:** Yes **Impact Resistant:** N/A **Design Pressure:** +100/-100 **Other:** One vent may be used for up to 400 sq. ft. of interior space (minimum 2). Product is exempt from impact requirements per FBC 1626.1(c) such that its use does not cause a change to the building enclosure category from enclosed to partially enclosed or open. Refer to the Impact Requirements letter for more information.		**Installation Instructions** FL5822_R9_II_1540-511 SS 2023-08-14.pdf Verified By: Hermes F. Norero, P.E. Florida P.E. 73778 Created by Independent Third Party: Yes **Evaluation Reports** FL5822_R9_AE_PER5022 SS 2023-08-14.pdf FL5822_R9_AE_Smart Vent - LMI REQ LTR SS 2023-08-14.pdf Created by Independent Third Party: Yes

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YOUSSEF HACHEM, Ph.D, P.E.
No. 43302

3031 SOUTH OCEAN BLVD

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DATE	REVISION

DWG. TITLE
SMART VENT CUT SHEET AND FLORIDA APPROVAL

SCALE
AS SHOWN

BY CHK'D
KA YHH

PROJECT NO.

DATE
10/14/25

SHEET NUMBER
S01

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YOUSSEF HACHEM, Ph.D, P.E.
No. 43302

3031 SOUTH OCEAN BLVD



GARAGE LEVEL SMART VENT PARTIAL PLAN A

1/8"=1'-0"

NORTH



KEY PLAN

NOT TO SCALE

NORTH

DATE	REVISION

DWG. TITLE
GARAGE LEVEL SMART VENT PARTIAL PLAN A

SCALE
AS SHOWN

BY KA
CHK'D YHH

PROJECT NO.

DATE
10/14/25

SHEET NUMBER
S02A

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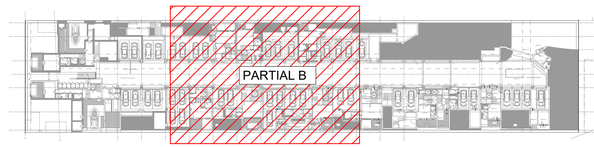
GARAGE LEVEL SMART VENT PARTIAL PLAN B

1/8"=1'-0"

NORTH



KEY PLAN

NOT TO SCALE

NORTH

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DATE	REVISION

DWG. TITLE
GARAGE LEVEL SMART VENT PARTIAL PLAN B

SCALE
AS SHOWN

BY KA
CHK'D YHH

PROJECT NO.

DATE
10/14/25

SHEET NUMBER
S02B

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No. 43302

3031 SOUTH OCEAN BLVD



GARAGE LEVEL SMART VENT PARTIAL PLAN C

1/8"=1'-0"

NORTH



KEY PLAN
NOT TO SCALE

NORTH

DATE	REVISION

DWG. TITLE
GARAGE LEVEL SMART VENT PARTIAL PLAN C

SCALE
AS SHOWN

BY KA
CHK'D YHH

PROJECT NO.

DATE
10/14/25

SHEET NUMBER
S02C

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TOWN OF PALM BEACH

Information for Architectural Commission Meeting on: February 25, 2026

To: Architectural Commission

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

From: Planning, Zoning & Building

Re: ARC-24-0090 (ZON-24 -0046) 2720 - 2730 S OCEAN BLVD- EDGEW ATER/ AMBASSADOR SITE (COMBO) The applicant, Palm Beach Edgewater Fee Borrower LLC and Palm Beach Ambassador Fee Borrower LLC, has filed an application for Architectural Commission review and approval of a new multifamily, multibuilding residential development on the east and west sides of S Ocean Boulevard with a new multi-story residential building with five residential levels and a subterranean parking level and rooftop penthouse mechanical equipment to replace two existing five- and eight- story buildings on the east side of S Ocean Boulevard and to replace an existing three-story building on the west side of S Ocean Boulevard, to be demolished. This project includes multiple variances related to building height, building setbacks, building length, lot coverage, maximum amount of fill, rooftop generators, and rooftop mechanical equipment. This is a combination project that shall also be reviewed by Town Council as it pertains to zoning relief / approval.

Date: 2/18/2026

ATTACHMENTS
- PZB Staff Report
- Minutes
- Letter of Intent
- Plans

STRATEGIC PLAN
Strategic Priorities:
Community Culture and Character

Strategic Focus Areas:
Quality of Life

FUNDING
No Fiscal Impact

ARC-24-0090 (ZON-24-0046) 2720 – 2730 S OCEAN BLVD—EDGEWATER / AMBASSADOR SITE (COMBO). The applicant, Palm Beach Edgewater Fee Borrower LLC and Palm Beach Ambassador Fee Borrower LLC, has filed an application for Architectural Commission review and approval of a new multifamily, multibuilding residential development on the east and west sides of S Ocean Boulevard with a new multi-story residential building with five residential levels and a subterranean parking level and rooftop penthouse mechanical equipment to replace two existing five- and eight-story buildings on the east side of S Ocean Boulevard and to replace an existing three-story building on the west side of S Ocean Boulevard, to be demolished. This project includes multiple variances related to building height, building setbacks, building length, lot coverage, maximum amount of fill, rooftop generators, and rooftop mechanical equipment.

Applicant: Palm Beach Edgewater Fee Borrower LLC and Palm Beach Ambassador Fee Borrower LLC
Professional: Spina Orourke + Partners | OMA Architecture
Representative: Harvey Oyer, Esquire

THE PROJECT:
The applicant has submitted plans, "Ambassador 2720 S Ocean Blvd & 2730 S Ocean Blvd Final Submittal 02-09-2026" as prepared by **OMA and SpinaOrourke**, received by the Town and uploaded on 10/07/2025.

Zoning District	**R-D(2)**	**Future Land Use**	**MULTI FAMILY HIGH DENSITY**
BUILDING 3: EDGEWATER PARCEL (WEST/LAKEFRONT) LOT SIZE: 81,461SF (1.87 acres)			
Overall Landscape Open Space (LOS)		Existing: 45.8% (37,313 SF) Approved: 36.6% (29,834SF) Required: 35% (29,593 SF)	
BUILDINGS 1 and 2: AMBASSADOR PARCEL (EAST/OCEANFRONT) LOT SIZE: 131,764 SF (3.02 acres)			
Overall Landscape Open Space (LOS)		Existing: 32.9% (43,202 SF) Approved: 38.17% (50,302 SF) Required: 35% (46,098 SF)	
Surrounding Properties / Zoning			
North	Lake Worth Lagoon and natural landscape area 1979 Three (3) Seven-story residential buildings—*"Beach Point 2660 S Ocean Blvd"* / R-D(2)		
South	1969 One (1) Five-story residential building—*"The Regency"* / R-D(2) 1990 Two (2) Six-story residential building—*"2770 South Ocean Condo"* / R-D(2)		
East	Atlantic Ocean		
West	Lake Worth Lagoon		

STAFF ANALYSIS:
At the October 29, 2025 ARCOM meeting, the Commission approved the proposed demolition (7-0) of the existing buildings, and approved (5-2) the project for the construction of a new multifamily, multibuilding residential development in accordance with Section 18-205 of the Town Code and imposed the following condition(s) to be included as part of the Development Order:

1. *The proposed landscape plan shall include additional landscape material to be increased overall by 10% at time of installation and return at the February 25, 2026 ARCOM meeting.*
2. *Applicant shall restudy the detailing of the stone attachment and return at the February 25, 2026 ARCOM meeting.*
3. *The proposed railing design shall not be approved as presented and shall be restudied to return at the February 25, 2026 ARCOM meeting.*
4. *The proposed rooftop mechanical screening shall not be approved as presented and shall be restudied to return at the February 25, 2026 ARCOM meeting.*
5. *Applicant shall restudy the proposed vehicular gates and return at the February 25, 2026 ARCOM meeting.*

The applicant has submitted revised plans showing modifications to the above.

LANDSCAPE
The overall landscaping has been increased by at least 10%. There is an 11% increase in number of trees from 106 to 118. A 15.78% increase in number of palms from 247 to 286 palms and a nearly 11% increase in shrubs. There has not been an increase in the amount of landscape open space areas.

STONE CLADDING
Details have been provided indicating the stone's mounting mechanisms on the façade.

RAILING
A glass railing with a wooden handrail cap has been provided. No details on the type of wood have been identified. This is the identical balcony railing design previously presented.

ROOFTOP MECHANICAL SCREENING
A screening system has been provided indicating a series of vertical metal tubes to screen the approved mechanical rooftop areas. No color has been indicated, nor has the spacing dimension been noted on the plans. Previously a series of corrugated metal panels were proposed in 2025. Color renderings have not been provided.

VEHICULAR GATES
No details of the vehicular gates have been provided.

***

Based on the submission, this matter should be continued for further study.

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, and

WRB:JGM

Assistant Director of Planning and Zoning James Murphy explained that the Town Council has directed staff to take the lead on code reform, with a particular focus on the R-B single-family zoning district, which has been amended 27 times since 1972 and remains problematic. He said staff have been working with local architects to identify provisions that affect architectural quality, including one section that allows homes to be built up to five feet closer to the street in exchange for greater rear-yard setbacks. He reviewed the background of this rule, adopted in 2009 to provide flexibility, noting that changes to FEMA elevation requirements (in 2017 and 2024) may have impacted how these encroachments affect neighborhood streetscapes. Staff analyzed 12–15 examples across the North End and found mixed results: in some cases, the rule fit well, but in others, it disrupted streetscape uniformity, increased paving, and reduced front-yard landscaping. Mr. Murphy said both the Planning and Zoning Commission and the Town Council supported the staff's recommendation to remove this automatic "as-of-right" allowance and instead require review by the Architectural Commission (ARCOM) as a design waiver. This would enable a case-by-case evaluation based on criteria such as compatibility with the street, view corridors, and the neighborhood's character. He asked the Commission to begin considering the criteria that should guide such waivers, emphasizing that this shift toward context-based zoning would make future reviews more transparent, notify neighbors in advance, and create a clear public record of approvals. Mr. Murphy answered questions from the Commissioners and urged them to email the staff with any ideas on the criteria for the "waiver."

7. PUBLIC - 3 MINUTE LIMIT

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

John Corey, 426 Australian Avenue, stated that when he was on the Architectural Commission, he believed the decision was that the tents for The Breakers would be green. Mr. Smith stated that the Commission changed them to white. Mr. Corey stated that there are concerns that new homes appear too large on narrow streets and suggested creating an "angle of height" ratio, from the road crown to the roof ridge, to help the Commission better assess how houses fit within the streetscape without altering the zoning code.

UNFINISHED BUSINESS

8. ARC-24-0090 (ZON-24 -0046) 2720 - 2730 S OCEAN BLVD- EDGEWATER/ AMBASSADOR SITE (COMBO) The applicant, Palm Beach Edgewater Fee Borrower LLC and Palm Beach Ambassador Fee Borrower LLC, has filed an application for Architectural Commission review and approval of a new multifamily, multibuilding residential development on the east and west sides of S Ocean Boulevard with a new multi-story residential building with five residential levels and a subterranean parking level and rooftop penthouse mechanical equipment to replace two existing five- and eight- story buildings on the east side of S Ocean Boulevard and to replace an existing three-story building on the west side of S Ocean Boulevard, to be demolished. This project includes multiple variances related to building height, building setbacks, building length, lot coverage, maximum amount of fill, rooftop generators, and rooftop mechanical equipment. This is a combination project that shall also be reviewed by

Town Council as it pertains to zoning relief/ approval.

Mr. Murphy provided staff comments on the project.

Several members disclosed ex parte communications.

Attorney Harvey Oyer, representing the OKO Group, said the Ambassador Edgewater redevelopment is a landmark project that will set the standard for future South End redevelopment. He recapped a three-year process of collaboration with staff, Town boards, and neighbors, emphasizing that the design evolved through extensive feedback and now has unanimous support from neighbors. The proposal replaces aging hotel buildings with three five-story residential structures, reducing density from 135 to 41 units and eliminating transient hotel use. Mr. Oyer noted that most of the 20 variances stem from outdated RD-2 zoning and modern FEMA requirements, stressing that the project is lower in height and length than nearby buildings and fully meets the code's standards for harmony, balance, and contextual design.

Yusef Dennis of OMA presented the modifications to the architectural plans for the proposed buildings. He discussed the design intent and reviewed the proposed materials.

Mr. Sammons inquired about the building's height above ground and whether the measurements had taken into account the underground garage. He also inquired whether the professional had considered alternative arrangements for the five- and six-building complexes that had been shown. Mr. Dennis stated that the measurement was taken from the FEMA height established, which was the new ground level of the building. Mr. Dennis also discussed the building arrangement and the considerations made. Mr. Sammons wondered if the building adjacent to the beach would encroach upon the dune. Keith Williams of Nievera Williams Design stated that they would re-nourish the dune.

Mr. Smith offered an alternative suggestion for arranging the six buildings. Mr. Dennis responded and explained the reasons it was arranged in the configuration shown. Mr. Smith asked about the justification for the increased lot coverage that was proposed. Mr. Dennis said the project's design reduces elevation, steps back upper floors, and creates more open space and amenities at ground level. He explained that the requested lot coverage relief would provide flexibility to increase setbacks, add canopies, and enhance the site's character without significantly reducing the developable area. Mr. Smith argued that an architect should first look at the allowable footprint to determine the restrictions.

Mr. Oyer explained that while the project balances many factors: neighbor concerns, luxury design standards, and environmental goals, the larger floor plates and sustainability systems require slightly more lot coverage. He noted that the design intentionally reduces massing by carving out areas on the fifth floor, sacrificing valuable space to improve the building's appearance. Mr. Smith questioned how the additional coverage was justified, and Mr. Oyer responded that the request is consistent with other South End projects, such as Bellaria, which have similar or greater lot coverage and height approved under the same zoning code. Mr. Smith discussed the variances and the necessity of a hardship to approve them. Mr. Oyer explained that zoning changes have reduced the site's buildable area. To address neighbor concerns about blocked views, the design was modified and shifted farther from adjacent properties. He said meeting the strict lot coverage limit would actually create a bulkier, less attractive structure, while the current design offered a better result for both neighbors and the community. Mr.

Smith disagreed.

Ms. Connaughton asked if the variance for the lot coverage included the garage space. Mr. Dennis responded. Ms. Connaughton inquired about the view corridors and wanted to know if they had been studied; she did not believe there would be a view corridor for the neighbors. Mr. Dennis spoke about the study of the vantage points in 3D from photographs taken of the corridor with the neighbors.

Mr. Sammons believed the large, unshaded glass did not contribute to the project's sustainability. Mr. Dennis emphasized that efficiency and sustainability are central to the project, noting it is designed to meet a high LEED standard. He highlighted features such as deeper canopies, recessed windows, shaded loggias, and high-performance triple-glazed glass to reduce energy use and enhance comfort, describing the project as a modern, environmentally responsible development.

Ms. Visconti asked if they studied alternative materials, specifically for the glass railings. Mr. Dennis stated the design group was happy with the glass railings and believed they were less busy.

Ms. Shiverick asked about the requested variances for the rooftop area. Mr. Dennis discussed the smaller setbacks in the roof designs that they had designed and how they had tried to mitigate the impact of the equipment.

Mr. Murphy explained that the Town's code currently limits rooftop mechanical equipment to 10% of the roof area, an outdated standard that has proven unworkable for modern projects. A recent code amendment increased the allowance to 30%, but the Ambassador Edgewater proposal still exceeds that limit. He said the applicant would still need several variances even under the new rule, noting staff have worked with them to consolidate the rooftop equipment as much as possible.

Mr. Phoenix asked about the material on the rooftop screening. Mr. Dennis discussed the material and showed a rendering of the proposed area. He stated the material would be white, to which Mr. Phoenix wondered if the color would be too stark. Mr. Phoenix wondered if other materials would be considered for the handrail. Mr. Dennis responded and discussed the proposed marine-grade hardwood. Mr. Phoenix discussed the east and west buildings, noting that they would look directly into the adjacent buildings.

Ms. Visconti wondered if they would be willing to work on the materials, specifically the handrails and terrazzo flooring. Mr. Dennis discussed the tone and color that they preferred, but added that they were happy to continue to study the materials. Ms. Visconti asked about the upcoming changes to the zoning code and wondered how many variances would be removed. Mr. Murphy responded.

Mr. Sammons asked if the applicant had provided the required streetscape. Mr. Murphy responded.

Mr. Smith called for public comment.

The following individuals spoke in favor of the project and advocated for approval:

Fred Kamel, 3400 S. Ocean Blvd.,
Attorney Megan Wegerif, on behalf of Clay Liflander at 2770 S. Ocean Blvd.,
Skip Aldridge, 2295 S. Ocean Blvd.,
Tony Ursillo, 3400 S. Ocean Blvd.,
Jonae Barnes, 3400 S. Ocean Blvd.,
Ruth Fattori, 2660 S. Ocean Blvd.,
Guy Clark, 44 Cocoanut Row,
Glori Carchi, 2660 S Ocean Blvd.,
Rick Salvatore, 3300 S. Ocean Blvd.,
Thomas Mandat, 110 Wells Road,
Ronald Matzner, 3120 S. Ocean Blvd.,
Alan Buchholtz, 2760 S. Ocean Blvd.,
Marvin Baum, 2760 S. Ocean Blvd.

**Note: A short break was taken at 11:25 a.m. and the meeting resumed at 11:38 a.m.*

Mr. Karakul praised the development and design teams for collaborating closely with neighbors and earning their support, calling it a strong example of community engagement. He complimented the architectural progress, especially the wood details and terraced design, and emphasized the importance of maintaining or enhancing the landscaping as presented. He questioned the need for gates, noting that they are uncommon in that area, and suggested that the team revisit that detail with the neighbors. Mr. Dennis agreed to review it, and Mr. Karakul concluded by expressing full support for the project.

Ms. Shiverick praised the project's design and professional team, saying the updated architecture, especially the tapered cypress canopies and T-shaped columns, greatly improved the building's appearance and harmony with nearby structures. She commended the extensive neighbor outreach and collaboration with the commission, noting the result is a far better project that sets a high standard for future development. She also acknowledged that many of the needed variances stem from outdated zoning codes and expressed strong support for the project.

Ms. Catlin praised the design team for their perseverance and thoughtful placement of the buildings, noting that the massing and articulation were well-executed. She supported the three-building layout, the softer design elements, and the under-building garage, which she said made practical sense. She also encouraged staff to consider incorporating some of the requested variances, such as those related to modern standards, into future zoning updates. Overall, she commended the team's progress and expressed full support for the project.

Ms. Visconti thanked the team for their extensive community collaboration and noted that it was impressive how they effectively incorporated neighborhood feedback. She supported the revised building forms but reiterated her concerns about the glass railings, citing maintenance and overly modern appearance, as well as her dislike of the T-shaped columns. She said these details could be refined later and expressed openness to moving the project forward despite minor design reservations.

Ms. Patterson praised the project's refined design and color palette, saying it had become much more beautiful through the collaborative process with the commission. She commended the team's responsiveness and noted that the project sets a high standard for future developments, expressing strong support for its approval.

Mr. Sammons acknowledged the project's progress but strongly criticized its overall scale, energy use, and architectural approach. He said the buildings appear oversized and overly glazed, calling them inefficient "greenhouses in the tropics" and urging more solid wall surfaces and articulation. He objected to the thin, veneer-like materials as "disingenuous" and warned that approving such a design could set an undesirable precedent south of Sloane's Curve. He also faulted the repetitive, uniform floor heights and lack of variation, saying the project feels more like a mass-produced office complex than a distinctive, contextually responsive building in Palm Beach.

Mr. Phoenix said the project has improved significantly and praised the team's collaboration with the neighborhood. He supported the overall design but suggested reducing the lot coverage from 28% closer to 22% to avoid that variance. He shared concerns about the glass railings and the unresolved design of the rooftop mechanical units, but said the project will likely be world-class.

Ms. Connaughton said that while she agrees with many of the positive comments about the project and recognizes the design team's skill, she believes it is a missed opportunity not to break the large structure into multiple smaller buildings. She argued that doing so would create better views, more natural light, and improved exterior spaces for both neighbors and the developer. She said the current 95-foot-deep design feels too massive and not aligned with future development principles, though she concluded by acknowledging the team's strong effort and the project's many positive aspects.

Ms. Georgas praised the project's significant improvements and overall design, saying the building looks beautiful. Her only concern was the visibility of the rooftop mechanical equipment, suggesting the screening should be improved.

Mr. Smith said the project's design has greatly improved, but expressed serious concerns about the durability of materials near the ocean. He warned that the thin stone veneer, wood railings, and wood ceilings would deteriorate quickly in the salt air and require constant maintenance, suggesting the team reconsider those finishes. He praised the improved presentation and structural detailing but emphasized that the exterior materials still need further refinement for longevity.

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

A motion was made by Mr. Karakul and seconded by Ms. Shiverick to approve the project with the following five items to be returned to the February 25, 2026, ARCOM meeting for further refinement and detailing: increased landscaping, detailing of stone attachment, the railing design, the mechanical penthouse level, and the gates. The motion was carried 5-2, with Ms. Connaughton and Mr. Sammons dissenting.

A motion was made by Mr. Sammons and seconded by Ms. Connaughton that the

implementation of variances #1 and #10 (lot coverage) for the above-ground structures would cause a negative architectural impact on the subject property. The motion was carried 5-2, with Mr. Karakul and Ms. Catlin dissenting.

A motion was made by Ms. Shiverick and seconded by Mr. Karakul that the implementation of the proposed variances #2-#9 and #11-#20 will not cause a negative architectural impact on the subject property. The motion was carried 4-3, with Ms. Connaughton and Messrs. Sammons and Smith dissenting.

9. ARC-25-0043 250 INDIAN RD. The applicant, Frances Sweeney (Dailey Janssen Architects), has filed an application requesting Architectural Commission review and approval for a two-story addition to an existing residence, new detached garage with sitewide landscape and hardscape modifications.

Several members disclosed ex parte communications.

Ms. Pardue provided staff comments on the project.

Patrick Mayfield of Dailey Janssen Architects presented the architectural modifications for the proposed project, and Mario Nievera of Nievera Williams Design presented the landscape and hardscape plans for the site.

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

Ms. Connaughton asked if the design had maximized the lot coverage and cubic content. Mr. Mayfield stated they had not reached the maximum.

Mr. Sammons asked if the reveal of windows in the masonry was at least four inches. Mr. Mayfield stated that all the fenestration would be replaced and confirmed that they would be properly set.

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

10. ARC-25-0055 100 CASA BENDITA The applicant, Villa Bendita LLC (Environment Design Group), has filed an application requesting Architectural Commission review and approval for installation of vehicular and pedestrian gates with sitewide landscape and hardscape modifications.

Mr. Karakul disclosed ex parte communications.

Ms. Pardue provided staff comments on the project.

Dustin Mizell of the Environment Design Group presented the proposed modifications for the gate designs.

Ms. Shiverick asked about the vehicular gate and whether there was a previous gate. Mr. Mizell responded and, while initially thinking there had been a gate in that location in the past, learned that this would be a new gate. Ms. Shiverick asked about the inspiration for the vehicular gate.

L E T T E R O F I N T E N T

A R C O M S U B M I T

DATE: February 9, 2026

TO: Town of Palm Beach Planning, Zoning & Building Dept.

RE: 2720-2730 S. OCEAN BLVD. **ARC-24-0090**

REQUEST

On behalf of Palm Beach Edgewater Fee Borrower LLC, the owner of the property located at 2720 S. Ocean Blvd., and Palm Beach Ambassador Fee Borrower LLC, the owner of the property located at 2730 S. Ocean Blvd. (collectively the "**Applicant**"), Shutts & Bowen LLP submits the required follow-up to address the 5 conditions of approval outlined in the October 29, 2025 Architectural Commission ("**ARCOM**") approval for three multifamily buildings located on the abovementioned properties ("**Site**").

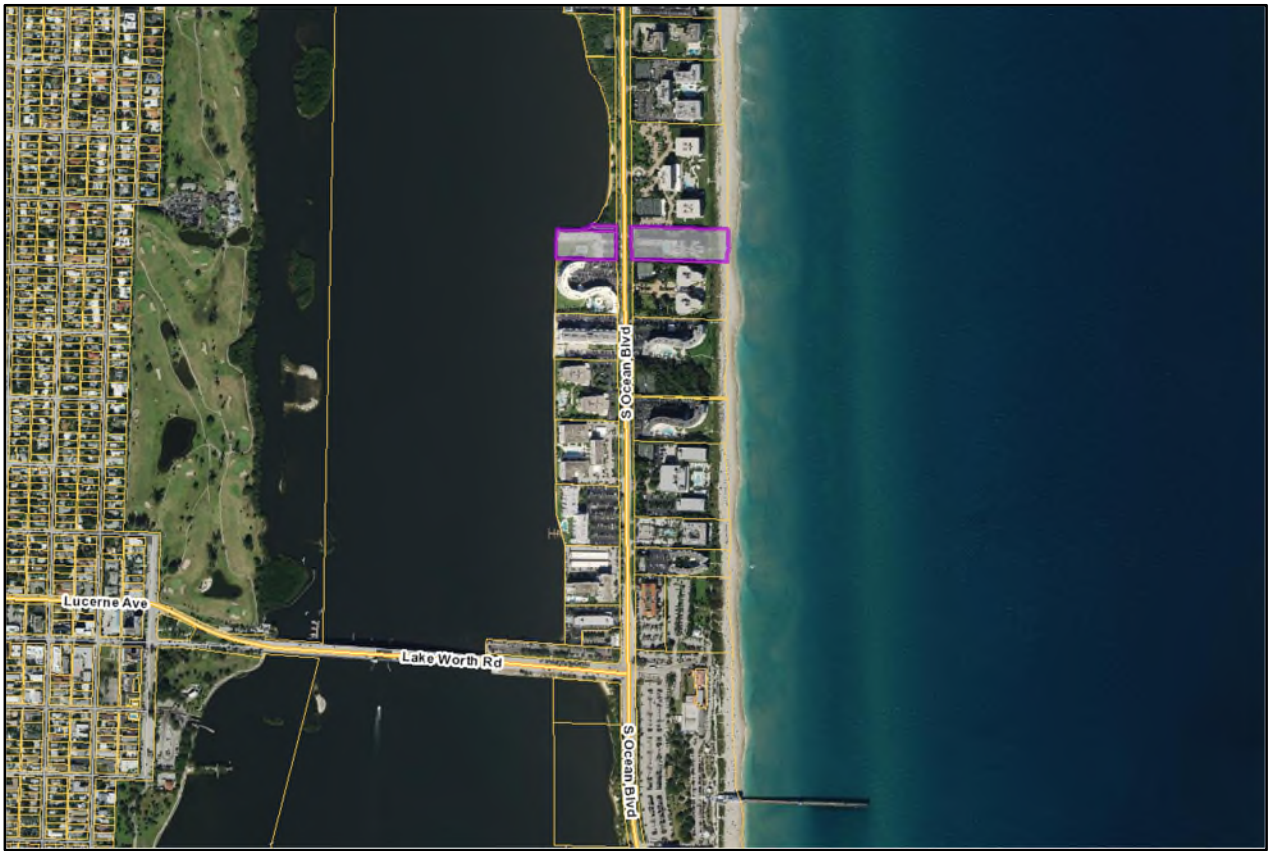


FIGURE 1 – Location map

Future Land Use ("FLU"):	Multi-Family High Density ("**MF**")
Zoning District:	R-D(2) High Density Residential District ("**R-D(2)**")
Municipality:	Town of Palm Beach ("**Town**")

On November 13, 2025, the Town Council ("**TC**") approved a Special Exception with Site Plan Review to allow 5 stories, along with 20 variances for the multifamily, multibuilding Project.

On October 29, 2025, ARCOM approved the demolition of the existing buildings and the construction of a new multifamily, multibuilding residential development. Included in the approval were 5 conditions of approval ("**COA**") that require the applicant to return to ARCOM to obtain approval of the final design related to landscaping, some architectural design elements, and mechanical screening.

See below for the Applicant's written responses to the ARCOM conditions of approval:

ARCOM COA	HOW COA ADDRESSED	SEE SHEET #
1. The proposed landscape plan shall include additional landscape material to be increased overall by 10% at time of installation and return at the February 25, 2026, ARCOM meeting.	Landscaping has been added throughout the site which increased the overall landscape by at least 10%. Refer to LP4 for table summarizing the increase. All materials with red clouds on LP1-LP3 are added materials.	Lo, LPo LP1, LP2, LP3, LP4
2. Applicant shall restudy the detailing of the stone attachment and return on February 25, 2026, ARCOM meeting.	In response to ARCOM's comments, multiple stone mounting systems, including UHPC and dimensional stone, were evaluated in coordination with the façade consultant. An aluminum honeycomb–backed stone system was selected as the most appropriate solution for this application due to its high strength, reduced weight, and impact resistance. The system allows for thinner stone and curved geometries while remaining Florida-approved with a proven track record in high-wind coastal environments. Bonding natural stone to the aluminum honeycomb core creates a structural panel that is significantly lighter than solid stone, reduces anchor loads, and improves redundancy while maintaining the design aesthetic. The honeycomb core is sealed, resisting corrosion and distributes wind and thermal loads evenly, minimizing cracking and bowing in South Florida's climate.	A-604
3. The proposed railing design shall not be approved as presented and shall be restudied to return to the February 25, 2026, ARCOM meeting.	The railing design was further evaluated in response to ARCOM's comments through a series of iterative studies, including metal post railings and hybrid systems combining glass with metal posts. After careful consideration of visual impact, material presence, NOA product availability, and overall architectural coherence, we believe that a full glass railing remains the most appropriate solution. This approach minimizes visual clutter, preserves the intended lightness of the architecture, and maintains uninterrupted views, while remaining consistent with the refined character of the proposed residences.	A-604
4. The proposed rooftop mechanical screening shall not be approved as presented and shall be restudied to return at the February 25, 2026, ARCOM meeting.	The previously proposed corrugated steel MEP screen was restudied and simplified. The design has been revised to a vertical screen composed of 2"x4" powder-coated aluminum steel tubes. This revision reduces visual complexity and eliminates unique geometry. The material finish was additionally changed from bright white to a neutral matte silver / gray to better blend with the sky and surroundings. The bottom of the screen height above the roof line was also increased from 11 inches to 1'-6" to improve airflow, and to minimize the appearance of the MEP screen by visually separating it from the building massing.	A-111.1, A-112.1, A-113.1, A-607

5. Applicant shall restudy the proposed vehicular gates and return at the February 25, 2026, ARCOM meeting.	The proposed gates and gate locations were reviewed for neighborhood context and architectural compatibility. An analysis of neighboring prominent residential properties demonstrates that gates are a common and established element in Palm Beach. Residential gates in the area are historically integrated as cohesive components of the overall architectural composition.	

PRIOR LETTER OF INTENT PROJECT REQUEST AND INFO
{PROVIDED ONLY TO MAINTAIN A RECORD}

Applicant proposes to redevelop the Site with three multifamily buildings. Specifically, there will be one 5-story building located at 2720 S. Ocean Blvd. with a total of 17 residential units ("**Edgewater**"), two 5-story buildings located at 2730 S. Ocean Blvd. with a total of 24 residential units ("**Ambassador**"), and a total of 126 parking spaces in individual subgrade parking levels, collectively the project ("**Project**").

In order to create a more desirable and attractive development that utilizes innovative land planning, respects surrounding land uses, and enhances the public realm, Applicant is requesting TC approval of the SE, SPR, and Variances, and ARCOM approval of a Major Project, as follows:

- SPR required for multifamily dwelling (Sec. 134-1871).
- SE to allow five stories (Sec. 134-1406(8)).
- Major Project (Sec. 18-205).
- Variances from the Town's Zoning Code of Ordinances ("**Code**") related to building height, building setbacks, building length, lot coverage, max fill, rooftop generators, and rooftop mechanical equipment. See the **Exhibit "C"** of this Letter of Intent for details and analyses.

PROJECT

Ambassador is approximately 3.29-Palm Beach acres and located on the east side of S. Ocean Boulevard. It is proposed to be developed with 24 residential units in two 5-story buildings with a total of 154,955 square ft ("**sq. ft.**"), which is a reduction of 7,515 sq. ft. from 162,470 sq. ft.:

- Building 1 is located along the oceanfront and will be developed with 10 residential units ("**Building 1**"):
  - Reduction from 59,706 sq. ft. to 53,871 sq. ft. of residential.
  - Other reductions throughout.
- Building 2 is located along S. Ocean Boulevard and will be developed with 14 residential units ("**Building 2**"):
  - Reduction from 50,073 sq. ft. to 47,356 sq. ft. of residential.
  - Other reductions throughout.
- Buildings 1 and 2 have 89 parking spaces in a subgrade parking level.

Edgewater is approximately 2.11-Palm Beach acres and located on the west side of S. Ocean Blvd. It is proposed to be developed with 17 residential units in one 5-story building with a total of 108,548 sq. ft. ("**Building 3**"), which is a reduction of 6,815 sq. ft. from 115,363 sq. ft.:

- Reduction from 75,082 sq. ft. to 72,250 sq. ft. of residential
- Other reductions throughout.
- 35 parking spaces in a subgrade parking level.

(Buildings 1-3 are collectively, the "**Buildings**")

ZONING ADJUSTMENTS SUMMARY

Ambassador Site (Buildings 1 and 2):

- The width of Building 2 has been reduced to comply with the minimum required setbacks for both the North and South sides (above grade), with the exception of a portion of the arcades on the ground floor.
- The length of Building 2 has been increased to 171 feet.
- The distance between Buildings 1 and 2 has been reduced to 84 feet.

Edgewater Site (Building 3):

- Building 3 has been shifted 5 feet to the north to comply with the minimum required setback along the south side.
- The total width of Building 3 has been extended to 119 feet.
- The western side of Building 3 has been extended to incorporate decorative eaves and slab extensions for a total length of 211 feet and 9 inches.
- The parking footprint has been adjusted to align with the new footprint of Building 3.

The Project has been revised to present a more residential and contextually appropriate collection of three buildings. Massing, materiality, and façade articulation have been refined to reduce perceived scale, create a warm residential character, and ensure compatibility with the Town's architectural context. Building volumes have been adjusted in both plan and section to reduce bulk and enhance articulation, resulting in reduced above-grade setback variances.

In response to feedback at the August ARCOM Meeting, the Project has been further revised to incorporate decorative arcades on portions of the ground floor of the buildings and decorative cantilever projections at varied sections of the north, southeast, and west sides of Building 1, the north, south, and east sides of Building 2, and at varied sections of the north, east, and west sides of Building 3, which provide architectural articulation and embellishment to these buildings. While the 48-inch cantilever projections protrude slightly beyond the above-ground building footprints, they are not habitable/occupiable and cannot be used as balconies, and therefore they do not count towards lot coverage and setbacks, as non-habitable architectural features may extend up to 48 inches into required setbacks and not count towards lot coverage. *See* Code Sec. 134-1062(1). While the unoccupiable arcades on the ground floor extend 72 inches beyond the above-grade building footprints (24 inches beyond the allowable 48 inches), and therefore are not technically excluded from lot coverage and setback consideration, these arcades are not visible or intrusive to the adjacent properties and have no discernible impact on the massing of the buildings.

Above-grade construction for the Ambassador site (Buildings 1 and 2) now fully complies with required setbacks, with only subgrade parking extending into setback areas, with the exception of the unoccupiable arcades on the ground floor at varied sections of the buildings. On the Edgewater site (Building 3), the above-grade footprint has been shifted north to eliminate any south side-yard setback encroachment and improve its relationship to the neighboring Regency building. Subgrade parking for Building 3 aligns with the above-grade footprint and only requires a side-yard setback variance on the north side.

The Buildings incorporate a five-foot push–pull along the façade to alternate between window bays and loggias. Main living areas feature loggias ten feet deep, while secondary bedrooms feature loggias six feet deep. Arched columns provide privacy, support balconies above, and establish a strong architectural rhythm. Increased penthouse setbacks provide generous terraces, further reducing perceived bulk.

Material selections are intended to create a warm and durable residential expression: limestone cladding for solid wall areas, warm bronze window mullions and glass railings with bronze/wooden handrails, and cypress wood soffits at projecting loggias. Building entries are framed with coral stone or coral stone

equivalents and solid wood doors, providing definition and privacy at arrival. Entry and penthouse canopies are lighter in profile, with cypress soffits consistent with the loggia detailing.

SITE / PROJECT BACKGROUND

The Site lies south of Sloan's Curve and north of Lake Worth Road in the "South End," an area characterized by aging condominium buildings and identified by the Town as a priority for zoning reform. Town Council has recognized that the South End will experience substantial change and that its zoning code must be updated to balance redevelopment opportunities with community character.

The existing buildings consist of a 7-story, 91-unit hotel built on the Ambassador site built in 1947 and a 3-story, 36-unit hotel built in 1967 on the Edgewater site. These existing buildings have outdated layouts, limited efficiency, no notable architectural merit, and construction standards that predate current code, windstorm resistance, and climate adaptation requirements. Further, the existing properties are currently dominated by expansive asphalt parking areas and minimal landscaping.

The Project replaces these outdated, inefficient buildings with new structures that meet modern building code requirements, incorporate current technology, and provide amenities consistent with contemporary residential expectations. The Project reduces density from 135 existing hotel units to 41 multifamily dwelling units — a reduction of 94 units (69.5%) — with a corresponding decrease in trip generation. Within the R-D(2) District, zoning permits 13 units/acre for multifamily use (70 units by right), 26 units/acre for hotel use (140 units), and 20 units/acre for condo-hotel use (108 units). The proposed program is 29 units fewer than the multifamily by-right allowance and consists entirely of permanent residences.

Applicant has a proven track record of delivering high-quality residential developments that integrate architectural and landscape design responsive to the Project's location. Applicant has undertaken multiple design iterations to minimize impacts on surrounding properties while respecting view corridors and sight lines. The final design avoids large continuous masses, allows light and air between buildings, and draws from local traditions of façade composition—large windows, balconies, and deep terraces—executed in a contemporary manner appropriate to Palm Beach.

In fact, all of the neighboring buildings, as well as the Citizens' Association of Palm Beach, have fully endorsed the Project, including all of the requested special exceptions and variances. The uniform support of the neighboring properties and South End community is the result of Applicant's proactive efforts to engage the surrounding community and willingness to modify the Project to accommodate the feedback and concerns of the neighboring buildings.

The new landscaping plan provides significant improvements to the existing conditions with the removal of the surface parking. The plan incorporates landscape planters, planted green façades, buffers, open-air gardens, and shade trees throughout the Site, with particular emphasis on the front yard roadside buffer. A landscaped motor court between Buildings 1 and 2 features native plantings and a specimen banyan tree that will provide shade and a clear sense of arrival. Compared to the existing sod and asphalt conditions, the new design markedly improves the exterior environment for residents and the public realm.

OVERALL VIEW OF EXISTING DEVELOPMENT



PROPOSED DEVELOPMENT



PROPOSED DEVELOPMENT (AMBASSADOR ENTRANCE)

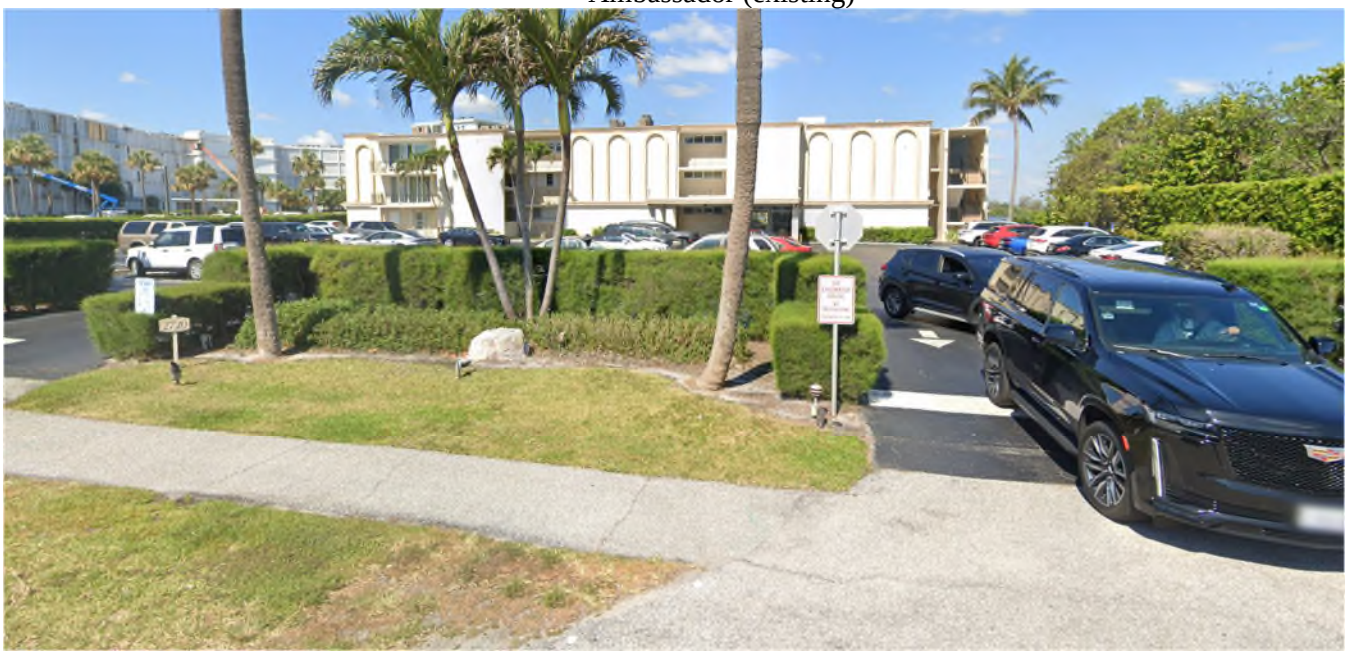




EXISTING TODAY



Ambassador (existing)



Edgewater (existing)

The Project proposes all vehicular parking below grade. Parking entries, garage ventilation, and service areas are located away from primary public views. Where subgrade façades are exposed, live green walls will be installed to visually screen these areas and integrate them into the overall landscape design.

Loading and service functions are also sited to minimize visibility and potential conflicts with resident and guest circulation. On the Ambassador site, the loading zone is positioned at the southwest corner of Building 2, separated from the main arrival court. On the Edgewater site, the loading zone is internal to Building 3, fully contained within the structure. These locations allow for efficient service access while maintaining the quality and character of primary entry experiences.

Given the current zoning framework—and the fact that this is the first new condominium development in the South End in more than two decades—variances are necessary to accommodate contemporary building design, technology, and construction standards until such time as the Code is amended. In addition to the need for code modernization, other factors—such as building age, deferred maintenance, and evolving life-safety requirements—are accelerating the redevelopment of older condominium structures in this area.

CONDO ACT

Condo Act (Prior to Surfside Tragedy)

Prior to 2021, the Florida Condominium Act required condominium associations to maintain reserves for major capital items such as painting, paving, and roof replacement where costs exceeded $10,000. However, associations could vote annually to waive or reduce reserve funding. For oceanfront properties, where exposure to wind, saltwater, and humidity accelerates deterioration, this practice often resulted in millions of dollars in deferred maintenance and insufficient reserves.

In June 2021, the collapse of the Champlain Towers South in Surfside killed 98 people and became one of the deadliest building failures in U.S. history. Investigations determined that severe structural deterioration and prolonged lack of repairs were primary factors. In response, the State amended the Condominium Act to strengthen inspection and reserve requirements, including mandatory “milestone” structural inspections for buildings over 30 years old and three stories or more, conducted by a licensed engineer, and repeated every 10 years.

The Town has adopted its own mandatory milestone inspection program consistent with these requirements. All condominium and cooperative buildings three stories or taller must complete their initial inspection by December 31, 2024.

Within the South End (south of Sloan’s Curve, north of Lake Worth Road):

- All 23 condominium buildings are three stories or more.
- None are under 30 years old.
- 91% (21 of 23) are over 40 years old; the remaining 9% are 34 years old, already exceeding the 30-year inspection threshold.



While intended to improve safety, the new requirements have significant cost implications:

- Associations must fund inspections, reserve studies, and any necessary repairs to remain insurable.
- Substantial special assessments will be required, often creating financial hardship for owners on fixed incomes.
- For many aging buildings, the capital investment needed to comply may not be economically viable given existing conditions, market value, and design limitations.
- In some cases, values may decline as owners and prospective buyers factor in these future costs.

These factors, combined with insurance market pressures and high coastal land values, are accelerating the economic and practical case for redevelopment over repair in much of the South End.

INSURANCE CRISIS

Florida is experiencing a significant insurance market contraction. Fewer carriers are writing policies, and those that remain have substantially increased premiums and deductibles, particularly for coastal properties. In many cases, condominium insurance costs have doubled in recent years. These increases affect both individual unit owners and association master policies, making condominium ownership—especially in oceanfront locations—substantially more expensive.

CONDO REDEVELOPMENT INEVITABLE

The combination of stricter life-safety requirements, escalating maintenance obligations, and rising insurance costs have created strong economic pressures favoring redevelopment over repair. Florida's first generation of condominiums, many now 50–60 years old, are reaching the end of their functional life. In the South End, 92% of condominium buildings are over 40 years old and occupy prime coastal sites. For many of these properties, full redevelopment is becoming more feasible and financially rational than extensive renovation.

PARKING STATEMENT

The Project complies with Section 134-2176(2)(d) of the Town Code, which requires two parking spaces per dwelling unit plus one space per five units for multifamily uses. A total of 91 spaces are required; 124 spaces are provided:

- 89spaces – subgrade parking under Buildings 1 and 2.
- 35parking spaces – subgrade parking under Building 3.

All parking is located below grade to maximize landscaped open space, eliminate surface parking, and fully screen parking from public view. This approach also removes the existing asphalt areas that dominate the current site condition.

SUPPLEMENTAL APPLICATION REQUIREMENTS

As required, attached are the responses to the review standards/guidelines for the SE, SPR, Variances and ARCOM requests:

- **Exhibit A:** Special Exception in accordance with Section 134-229.
- **Exhibit B:** Site Plan Review in accordance with Section 134-329.
- **Exhibit C:** Findings prior to authorization of a Variance Section 134-201.
- **Exhibit D:** Criteria for building permit in accordance with Section 18-205.
- **Exhibit E:** Detailed history in chronological order of all zoning-related requests processed on or after January 1, 1970 specific to the Site.
- **Exhibit F:** Property Info sheet with the Location Map**.**
- **Exhibit G:** Legal Description**.**

EXHIBIT A

Sec. 134-229. Requirements for granting a Special Exception.

The requirements for granting a special exception use under this chapter are as follows:

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

RESPONSE: *The request for 5-story buildings is permitted as a Special Exception ("SE") in the Code. The South End is dominated by existing 5-story structures, and many non-conforming structures greater than 5-stories. As such, the request to allow 5-stories on the Site is not only a permitted SE, but also consistent with all the surrounding properties. The Site is being developed as one development and thus will be tied together via a Covenant in Lieu of Unity of Title and obtain all required governmental agency approvals.*

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

RESPONSE: *The requests will have no adverse effect on the public health, safety, welfare or morals.*

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

RESPONSE: *The Project will not cause substantial injury to the value of other properties in the neighborhood where it is to be located. In fact, improving the Site with a newly constructed development designed by a Pritzker-winning architect is likely to enhance the value of other properties in the neighborhood.*

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

RESPONSE: *The Project is compatible with the adjoining development and the intended purpose of the district in which it is located. The South End is dominated by multifamily type uses.*

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

RESPONSE: *The Project meets all applicable yard, open space, and special requirements outlined in Article VI. In addition, it exceeds minimum standards by introducing abundant landscaping and open space enhancements. The design incorporates landscape planters, planted green facades, layered green buffers, open-air gardens, and mature shade trees throughout the site. The front yard along S. Ocean Boulevard will be significantly upgraded with a dense, lush vegetative buffer, replacing existing plain sod and asphalt areas with a more visually appealing and environmentally beneficial streetscape.*

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

RESPONSE: *The Project complies with all the elements of the comprehensive plan.*

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

RESPONSE: *The Project has been designed and positioned to minimize impacts on adjoining properties and will not create substantial economic, noise, glare, or odor effects within the district. As detailed above, significant effort and investment have been devoted to preserving view corridors and sight lines from neighboring properties. The design employs four-sided, human-scaled architecture consistent with the Town's coastal character, avoids large single massing, and allows for light and air between buildings. Balconies are incorporated in a manner consistent with adjacent developments, and the overall massing is*

articulated to integrate harmoniously into the surrounding context—supporting, rather than diminishing, neighboring property values.

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

RESPONSE: *Adequate ingress and egress to the Project is being provided. In fact, ingress and egress to the Site is being significantly improved. On the Ambassador site, the existing southern ingress/egress drive aisle— currently located partially on the adjacent property—is being shifted entirely onto the Ambassador site. This relocation improves access for the Project and gives the neighbor the added benefit of replacing asphalt with new landscaping. On the Edgewater site, there are currently three points of ingress/egress which will be reduced to two. This will result in a reduction in vehicular conflict points, provide a better traffic flow in/out of the Site, and reduce asphalt and increase landscaping. Pedestrian safety is also being improved throughout the Site.*

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

RESPONSE: *All proposed signs and exterior lighting will be compatible and in harmony with properties in the district.*

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

RESPONSE: *The current request does not affect the location, availability or compatibility of utility services.*

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

RESPONSE: *The refuse and service areas for the Project will not adversely affect automotive and pedestrian safety and convenience, traffic flow and control, or access in case of fire or catastrophe. The refuse and service areas for the Project have been positioned away from the primary pedestrian areas and have been designed to not inhibit vehicular flow. On the Ambassador site, these areas are located at the southwest corner of Building 2, which is completely separate from the main pedestrian access and vehicular flow. On the Edgewater site, these areas are contained within Building 3 with easy access that does not inhibit normal vehicular flow.*

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

RESPONSE: *The Project is a multifamily product that serves townspersons. The units will be sold as fee simple ownership.*

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

RESPONSE: *There are no historic specimen trees located on the Site. Notwithstanding, the Project proposes a specimen banyan tree as a centerpiece to the motor court on the Ambassador site.*

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

RESPONSE: *The Project does not propose any additional burden on Town Police or Fire Rescue Services. In fact, the current use on the Site is for a total of 135 hotel units and this is being reduced to 41 multifamily units.*

EXHIBIT B

Sec. 134-329. Review by town council for Special Review.

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

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

RESPONSE: *Applicant is the fee simple owner and in control and possession of the entire parcel which is subject of this application. Applicant is responsible for the care and upkeep of the entire site. No maintenance responsibility will become the obligation of the Town.*

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

RESPONSE: *The Project proposes a decrease in density from the existing 135 hotel units to 41 dwelling units – a 94 unit or ~70% reduction – which will result in a decrease in the traffic trip generation for the Site. Further, the R-D(2) district allows for a maximum density of 13 units per acre for multifamily uses, which equates to 70 multifamily units. Note that the Code allows for 26 dwelling units per acre for a hotel use and 20 dwelling units per acre for a condo-hotel use and both of these uses provide accommodations for transient guests, which equates to 140 hotel dwelling units and/or 108 condo-hotel dwelling units. However, Applicant is only proposing 41 residential dwelling units for permanent residents, which is 29 units less than what can be developed on the Site.*

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

RESPONSE: *Adequate ingress and egress to the Project is being provided. In fact, ingress and egress to the Site is being significantly improved. On the Ambassador site, the existing southern ingress/egress drive aisle— currently located partially on the adjacent property—is being shifted entirely onto the Ambassador site. This relocation improves access for the Project and gives the neighbor the added benefit of replacing asphalt with new landscaping. On the Edgewater site, there are currently three points of ingress/egress which will be reduced to two. This will result in a reduction of vehicular conflict points, provide better traffic flow in/out of the Site, and reduce asphalt and increase landscaping. Pedestrian safety is also being improved throughout the Site.*

The refuse and service areas for the Project do not adversely affect automotive and pedestrian safety and convenience, traffic flow and control, or access in case of fire or catastrophe. The refuse and service areas for the Project have been designed to be situated away from the primary pedestrian areas and to not inhibit vehicular flow. On the Ambassador site, these areas will be located at the southwest corner of Building 2,

completely separated from the main pedestrian access and vehicular flow. On the Edgewater site, these areas will be contained within Building 3 with easy access that does not inhibit normal vehicular flow.

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

RESPONSE: *The Project proposes a subgrade-level parking completely concealed from view. Furthermore, the Project proposes to have all "back of house" operations hidden from public view. No pedestrian will ever see or walk past noisy or unsightly parking garages, ventilation systems, utility rooms, or HVAC components.*

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

RESPONSE: *The Project incorporates extensive landscaping and natural buffers to ensure internal and external harmony with surrounding uses. The Project integrates landscape planters, green facades, lush vegetative buffers, open-air gardens, and mature shade trees throughout the Site. The front yard along S. Ocean Boulevard will be transformed with a densely planted roadside buffer, replacing the existing plain sod and expansive asphalt areas with a layered, visually appealing streetscape. Living green walls will be strategically integrated to soften building façades, enhance visual interest, and screen otherwise blank surfaces. Collectively, these elements create a cohesive, garden-like environment that both complements the architectural design and strengthens compatibility with neighboring properties.*

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

RESPONSE: *The Project will comply with all drainage requirements of the Town. Conceptual approval has already been obtained from the Town, and the civil plans have been submitted as part of this application for further review by Town staff.*

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

RESPONSE: *Conceptual approval has been obtained from the Town for the hook-in locations and there is sufficient capacity for the Project; however, the civil plans have been submitted as part of this application for further review by Town staff. All hook-in locations for utilities will obtain final Town approval as part of the building permit process.*

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

RESPONSE: *The Project does not alter or reduce any existing recreation facilities. With respect to open space, the design fully complies with all applicable requirements and substantially enhances the Site's landscape and open space provisions. The Project introduces abundant greenery through landscape planters, planted green facades, layered vegetative buffers, open-air gardens, and mature shade trees. The front yard along S. Ocean Boulevard will be transformed with a lush, densely planted buffer, replacing plain sod and asphalt with a visually appealing and privacy-enhancing streetscape. These improvements strengthen the relationship to surrounding open spaces while preserving the privacy of adjacent properties.*

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

RESPONSE: *There are no other standards that may be imposed by the Code for the Project.*

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

RESPONSE: Not applicable. *The proposed Project is multifamily residential, not a commercial structure. That said, the South End is dominated by existing 5-story structures as well as several non-conforming structures exceeding five stories. Accordingly, the Project's proposed 5-story height is both consistent and compatible among the surrounding properties.*

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

RESPONSE: *The massing of the Project compliments the existing buildings adjacent to the Site in composition, design, and bulk. The Applicant devoted significant time and cost to designing and redesigning the Site layout to minimize any impacts to the surrounding properties. Multiple designs were considered prior to the final design selection for the Project. The final design was selected because it maintains the most efficient and innovative use of the land, is respectful of the view corridors and sight lines of the surrounding properties, and incorporates architectural details that make the project feel more domestic and residential in nature. The Project minimizes any interruptions to viewsheds of the adjacent properties, avoids a large single massing, and allows light and air between the Buildings. It also references a strong local treatments of façade features incorporating a variety of elements including large glass windows, balconies, and deep terraces. Finally, the project incorporates additional setbacks on the top penthouse floor to create expansive private terraces for the penthouse owners while also creating compositional and volumetric variety that softens the buildings and make them unmistakably residential in character.*

EXHIBIT C

UPDATED VARIANCES

Code Section	Variance
Edgewater	
Sec. 134-1060(9) Lot Coverage	(V1) To allow an increase in the maximum lot coverage by 7.72% for new five-story building with 29.72% lot coverage in lieu of the 22% permitted. - inclusive of the subgrade garage and terraces. NOTE: Portion of structure above grade is 27.53% lot coverage, with the 5th floor (Penthouse level) at 23.33% lot coverage.
Sec. 134-1060(10) Sec. 134-1874 Maximum Building Length	(V2) To allow an increase in the maximum building length from 175 ft. to 211'-9" ft. - inclusive of the subgrade garage and terraces.
Sec. 134-1600 Maximum Fill	(V3) To permit 9.0 feet of max fill in lieu of 2.60 feet permitted. COR = 4.8 NAVD FFE = 10.00 NAVD (per Point of Measure Definitions) 10.00-4.8 = 5.2 / 2 = 2.60 FEET MAX FILL
Sec. 134-1060(6)(d) Side Yard (North) Setback	(V4) To reduce the required minimum side yard setback to 8'-6" in lieu of 62'-6" required and 11'-3" ft. existing.
Sec. 134-1607(1) Rooftop mechanical equipment	(V5) Allow an increase in height of the rooftop mechanical equipment from 48 inches to 108 inches.
Sec. 134-1729 Generators	(V6) To allow an increase in the height of generators greater than 100 kw from 84 inches to 122 inches and mounted on the roof of the building.
Sec. 134-845 Rooftop Equipment Area	(V7) To exceed by 15.03% the rooftop area greater than 10% of the rooftop area, to permit 25.03% for Building 3.
Sec. 134-1064(b)(3) Overall Building Height	(V8) To increase the overall building height for the mechanical level by 8' to 75.5 ft. in lieu of the permitted 67.5ft. NOTE: Building height is for mechanical equipment screening only.
Sec. 134-1667 Sec. 134-1670(a) Site wall height	(V9) To exceed by 1' for 6'10" in front yard and 7'-6" in side yards.
Ambassador	
Sec. 134-1060(9) Lot Coverage	(V10) To allow an increase in the maximum lot coverage of 22% for 5-story buildings to 43.18% - inclusive of the subgrade garage and terraces. NOTE: Existing Lot Coverage is nonconforming at 24% NOTE: Portion of structure above grade is 24.22% lot coverage, with the 5th floor (Penthouse level) at 20.96% lot coverage.
Sec. 134-1060(10) Sec. 134-1874	(V11) A variance to exceed the maximum building length 442 ft. inclusive of the subgrade garage and terraces.

Maximum Dimension	NOTE: Portion of structure above grade does not exceed 175'-0" ft. (Building 2 is 171' long)
Sec. 134-1600 Maximum Fill	(V12) To permit 12.5 feet of max fill in lieu of 6.10 feet permitted. COR = 4.8 NAVD FFE = 17.00 NAVD 17.00-4.8 = 12.2 / 2 = 6.1 FEET MAX FILL
Sec. 134-1060(6)(d) Side Yard (North) Setback	(V13) To reduce the required minimum side yard setback to 31'-7" ft. in lieu of 60'-6" ft. required.
Sec. 134-1060(6)(d) Side Yard (South) Setback	(V14) To reduce the required minimum side yard setback to 29'-2" in lieu of 60'-6" required and 29'-9" existing.
Sec. 134-1607(1) Rooftop mechanical equipment	(V15) Allow an increase in height of the rooftop mechanical equipment from 48 inches to 108 inches.
Sec. 134-1729 Generators	(V16) To allow an increase in the height of generators greater than 100 kw from 84 inches to 122 inches and mounted on the roof of the building.
Sec. 134-845 Rooftop Equipment Area	(V17) To exceed by 23.88% the rooftop area greater than 10% of the rooftop area, to permit 33.88% for building 2 and to exceed by 21.69% to permit 31.69% for Building 1.
Sec. 134-1064(b)(3) Overall Building Height	(V18) To increase the overall building height for the mechanical level by 8' to 73.5' for the portion of the building East of the CCCL and 14.9'' to 80.4' for the portion of the building West of the CCCL in lieu of the permitted from 65.5' for rooftop mechanical equipment screening.
Sec. 134-1060 (8) Height and Overall Height	(V19) To increase the overall building height of Building 2 by 6'-10 3/4" in lieu of the permitted from 60'-6" from 9' NAVD for the portion of the building located west of the CCCL.
Sec. 134-1667 Sec. 134-1670(a) Site wall height	(V20) To exceed by 1-6"' for 7'-2" in front yard and 8'-6" for 15'-4" in side yards.

The Project includes innovative design elements and mitigation features as follows:

1. **Respect for view corridors:** Building placement and orientation preserves surrounding view corridors and sight lines, employing four-sided, human-scaled architecture with design elements rooted in Palm Beach's architectural tradition.
2. **Light, air, and openness**: Massing is broken into smaller volumes to avoid a monolithic appearance, maintain air flow, and minimize view interruptions for neighboring properties.
3. **Contextual balconies:** Building façades incorporate balconies consistent with the architectural character of adjacent properties.
4. **Protection of neighboring values:** Significant design effort and investment have been devoted to reducing view impacts, with the aim of preserving—and potentially enhancing—adjacent property values.
5. **Concealed service functions:** All "back-of-house" operations, including parking garage entries, ventilation systems, utility rooms, and HVAC equipment, are fully screened from public view.
6. **Fully subgrade parking:** All parking is located below grade and completely concealed from the street.

7. **Massing separation at the Ambassador:** The main drive aisle leads to a landscaped motor court and centrally located lobby between Buildings 1 and 2, visually separating the two buildings and reducing perceived bulk.
8. **Thoughtful circulation:** Centralized motor courts serve each building, with loading zones located discreetly away from primary arrival points.
9. **Code-compliant, resilient construction:** The Project replaces outdated, non-compliant buildings with new structures designed to current building codes, windstorm standards, and climate-resilience requirements.
10. **Extensive landscaping:** The design integrates landscape planters, green façades, layered buffers, open-air gardens, shade trees, and a substantial enhancement of the front yard along S. Ocean Boulevard with a lush vegetative buffer.
11. **Transformation of Site character**: Existing asphalt and sod are replaced with a comprehensive landscape program that improves aesthetics, environmental performance, and resident privacy.

VARIANCE ANALYSES

*****See plan sheets G-015 through G-027 for the details of all requested variances*****

See sheet plans G-016, G-017, G-017b, and G-023

Code Section	Variance
Edgewater	
Sec. 134-1060(9) Lot Coverage	(V1) To allow an increase in the maximum lot coverage of 22% for 5-story buildings to 29.72% - inclusive of the subgrade garage and terraces. NOTE: Portion of structure above grade is 27.53% lot coverage, with the 5th floor (Penthouse level) at 23.33% lot coverage.
Ambassador	
Sec. 134-1060(9) Lot Coverage	(V10) To allow an increase in the maximum lot coverage of 22% for 5-story buildings to 43.18% - inclusive of the subgrade garage and terraces. NOTE: Existing Lot Coverage is nonconforming at 24% NOTE: Portion of structure above grade is 24.22% lot coverage, with the 5th floor (Penthouse level) at 20.96% lot coverage.

Applicant is seeking to increase the lot coverage from 22% to 29.72% (18,601 sq. ft. to 24,212 sq. ft.) on the Edgewater (Building 3) site and from 22% to 43.18% (28,988 sq. ft. to 56,895 sq. ft.) on the Ambassador site (Buildings 1 and 2).

- The main issue is the code definition of a building/structure – which includes any portion of a building that is subgrade (a staff interpretation). Per Sec. 134-1 of the Code, a Principal Structure is defined as the *"main and foremost building or structure located on a lot and in which is conducted the main and foremost use of the lot on which the building or structure is situated."* In the Project, the main structures are the above-grade Buildings and not the subgrade parking level.

- That said, customarily from a zoning perspective, the lot coverage is calculated based on the total square footage or footprint of a structure above grade. However, the Code takes into account all subgrade improvements and factors that square footage into the total lot coverage calculation. The

graphics as shown on sheet plans G-016, G-017, G-017b and G-023, indicate the actual footprint of the buildings in red cross hatching and the extent of the subgrade parking level in pink cross hatching – which, on the Ambassador site, extends outside of the building footprint on Building 1 and 2, but emphasis is on the fact that it's located subgrade which is customarily not counted towards lot coverage.

- Buildings 1 and 2 are actually 34,063 sq. ft. above grade in total, which equates to 25.85% lot coverage, a significant reduction from 43.18% lot coverage and only a 2% increase from existing.
- Further, Buildings 1 and 2 are actually 31,919 sq. ft. above grade in total excluding entry canopies, which equates to 24.22% lot coverage and only less than 1% increase from existing.

- The departure from the allowable lot coverage on the Edgewater site is the result of an effort to maintain view corridors for the neighbors to the south. The initial design included two 5-story structures, but after numerous discussions with The Regency, it was determined that a single, larger structure was preferred as it could be set back further from the western property line and better preserve the view corridors for neighbors in the north eastern units.

- In response to feedback at the August ARCOM Meeting, the Project has been further revised to incorporate decorative arcades on portions of the ground floor of the buildings and decorative cantilever projections at varied sections of the north, southeast, and west sides of Building 1, the north, south, and east sides of Building 2, and at varied sections of the north, east, and west sides of Building 3, which provide architectural articulation and embellishment to these buildings. While these 48-inch cantilever projections protrude slightly beyond the above-ground building footprints, they are not habitable/occupiable and cannot be used as balconies, and therefore do not count towards lot coverage and setbacks, as non-habitable architectural features may extend up to 48 inches into required setbacks and not count towards lot coverage. *See* Code Sec. 134-1062(1). While the unoccupiable arcades on the ground floor extend 72 inches beyond the above-grade building footprints (24 inches beyond the allowable 48 inches), and therefore a portion of which is not technically excluded from lot coverage and setback consideration, these arcades are not visible or intrusive to the adjacent properties and have no discernible impact on the massing of the buildings.

See sheet plans G-016, G-017, and G-023b

Code Section	Variance
Edgewater	
Sec. 134-1060(10) Sec. 134-1874 Maximum Dimension	(V2) Allow an increase in the maximum building length from 175 ft. to 211'-9" ft. - inclusive of the subgrade garage and terraces.
Ambassador	
Sec. 134-1060(10) Sec. 134-1874 Maximum Dimension	(V11) Allow an increase in the maximum building length from 175 ft. to 442 ft. - inclusive of the subgrade garage and terraces. NOTE: Portion of structure above grade does not exceed 175'-0" (Building 2 is 171' long)

Applicant is seeking to allow an increase in the maximum building length from 175 ft. to 211'-9" ft. for Building 3 and from 175 ft. to 442 ft. for the combined Buildings 1 and 2.

- As discussed above, the Code includes the subgrade parking levels as part of the structure regardless of the fact that it is located subgrade to the Site. As such, for the purpose of building length, the total length of the subgrade parking level must be used in determining the applicable building length.

    - Building 3 is actually 211' 9" ft. in length when including the terraces and the subgrade parking. Thus, it is only 37 ft. greater than the Code technically permits. Considering the 397 ft. x 190 ft. lineal configuration of the Edgewater site, Building 3 was designed to comply with the front and rear setbacks and so it was most feasible to provide a slightly longer building, with a 37 ft. length increase being *reasonable*. Additionally, as stated above, a single, longer building was the preferred design of the southern neighbors as it better preserved their view corridors.

    - The same applies to Building 1 (187 ft.) and Building 2 (171 ft.). Again, the 773 ft. x 216 ft. lineal configuration of the Ambassador site was considered when designing the Buildings. The Code requires that the entire building, including the subgrade parking be included in the total building length, which yields the 442 ft. Note that this building length is not visible at all since it is entirely located below grade and only the principal structures are visible. Thus, only the portion of the two buildings above grade are visible and are compliant, including the terraces.

Furthermore, in response to feedback at the August ARCOM Meeting, Applicant incorporated decorative arcades and cantilever projections at varied sections of the Buildings to provide architectural articulation and embellishment to these buildings. While these arcades and cantilever projections protrude slightly beyond the above-ground building footprints, they are not habitable/occupiable and cannot be used as balconies.

See sheet plans G-018 and G-024

Code Section	**Variance**
	Edgewater
Sec. 134-1600 Maximum Fill	(V3) To permit 9.0 feet of max fill in lieu of 2.60 feet permitted. COR = 4.8 NAVD FFE = 10.00 NAVD (per Point of Measure Definitions) 10.00-4.8 = 5.2 / 2 = 2.60 FEET MAX FILL
	Ambassador
Sec. 134-1600 Maximum Fill	(V12) To permit 12.5 feet of max fill in lieu of 6.10 feet permitted. COR = 4.8 NAVD FFE = 17.00 NAVD 17.00-4.8 = 12.2 / 2 = 6.1 FEET MAX FILL

Based on Florida Department of Environmental Projection ("**DEP**") requirements (Ambassador) the current FEMA FIRM maps (Edgewater), the required Finished Floor Elevation is significantly higher than the existing natural grade. On the Edgewater property the required finished floor elevation (10.00) NAVD is +/- 6 ft higher than the existing natural grade (4.00 NAVD) and 5.2 ft higher than the crown of road (4.80 NAVD). 2.60 feet of fill is permitted per Town of Palm Beach Zoning Code. On the Ambassador property, the required finished floor elevation (17.00 NAVD) is +/- 13 ft higher than the existing natural grade (4.00 NAVD) and 12.2 ft higher than the crown of road (4.80 NAVD). In order to provide pedestrian and vehicular access to the finished floor, fill is required in excess of the code allowances.

See sheet plans G-018, G019, and G-023b

Code Section	Variance
Edgewater	
Sec. 134-1060(6)(d) Side Yard (North) Setback	(V4) To reduce the required minimum side yard setback to 8'-6" in lieu of 62'-6" required and 11'-3" ft. existing.
Ambassador	
Sec. 134-1060(6)(d) Side Yard (North and South) Setback	To allow: (V13) A North Side Yard Setback of 31'-7" in lieu of 60'-6" required. (V14) A South Side Yard Setback of 29'-2" in lieu of 60'-6" required and 29'-9" existing.

Regarding the Ambassador site (Buildings 1 and 2), the requested setback variances only relate to the subgrade parking, as the above-grade potions of Buildings 1 and 2 are fully compliant with the setback requirements under the Town Code, with the exception of the decorative, unoccupiable arcades at varied sections of the buildings. While setbacks customarily pertain to structures above the ground level, the Town Code interpretation is that the setbacks apply to below-grade as well as above-grade structures. Nevertheless, the subgrade parking level that encroaches into the setbacks on the Ambassador site is not visible or intrusive to the adjacent properties – hence meeting the customary purpose and intents of a required setback for a principal structure. In fact, all of neighbors adjacent to the Ambassador site fully supported the Project – including the proposed setback variances.

Regarding the Edgewater site (Building 3), the entire structure has been shifted north to eliminate any south side-yard setback encroachment and improve the relationship to the neighboring Regency building. Subgrade parking for Building 3 aligns with the above-grade footprint and only requires a side-yard variance on the north side.

See sheet plans G-020, G-021, G-025 and G-027

Code Section	Variance
Edgewater	
Sec. 134-1607(1) Rooftop mechanical equipment	(V5) Allow an increase in height of the rooftop mechanical equipment from 48 inches to 108 inches.
Sec. 134-1064(b)(3) Overall Building Height	(V8) To increase the overall building height for the mechanical level by 8' to 75.5 ft. in lieu of the permitted 67.5ft. **Building height is for mechanical equipment only**.
Ambassador	
Sec. 134-1607(1) Rooftop mechanical equipment	(V15) Allow an increase in height of the rooftop mechanical equipment from 48 inches to 108 inches.

Sec. 134-1064(b)(3) Overall Building Height	(V18) To increase the overall building height for the mechanical level by 8' to 73.5' for the portion of the building East of the CCCL and 14.9'' to 80.4' for the portion of the building West of the CCCL in lieu of the permitted from 65.5' for rooftop mechanical equipment screening. **Building height is for mechanical equipment only and is also a decrease in an existing non-conforming building height of 93 ft**.

The Buildings are in compliance with the overall building height requirement of 62.5 ft. However, Applicant must request these variances to allow an increase in height for the rooftop mechanical equipment on the Buildings. The HVAC systems being utilized for the Project require cooling towers that are not of the traditional 48-inch height. They are designed to be highly efficient and environmentally-friendly, thus are taller than the common low efficient units. These newer designed cooling towers are 60 inches taller than the Code allows and require a variance. Consequently, this triggers the need for a second variance related to the overall building height to allow for the rooftop equipment. Pursuant to Sec. 134-1728 and 134-1729, all rooftop mechanical equipment and generators are required to be completely screened from view from the street. Applicant proposes to have all the rooftop mechanical equipment centered on the rooftop and provide four-sided screening. The screening has been specifically designed to work with the architecture of the Buildings.

See sheet plans G-020 and G-025

Code Section	Variance
Edgewater and Ambassador	
Sec. 134-1729 Generators	(V6 and V16) To allow an increase in the height of generators greater than 100 kw from 84 inches to 122 inches and mounted on the roof of the building.

Applicant is requesting a variance to allow an increase in the maximum height of the generators from 84 inches to 122 inches and mounted on the rooftop of the Buildings. This is a 37-inch increase, a *di minimis* request when considering the various generator types. In order to be prepared for natural disasters and due to the increased hurricane activity affecting Florida, Applicant seeks generators large enough to serve the units during any power outages. Weather related outages can last for hours, days, or even weeks. Not having a generator can be a detriment to the safety and welfare of the residents; food can spoil in a matter of hours; certain medical devices require electricity; and some medications require refrigeration. With the generator, the residents would be able to run essential lights and appliances. Being a multifamily building, portable generators are not an option since there are no safe electrical hook-in areas conveniently located, not to mention that portable generators must be placed outdoors and cannot be indoor under any circumstance.

See sheet plans G-021, G-022 and G-027

Code Section	Variance
Edgewater	
Sec. 134-1667 Sec. 134-1670(a) Site wall height	(V9) To exceed by 1' for 6'10" in front yard and 7'-6" in side yards.
Ambassador	
Sec. 134-1667 Sec. 134-1670(a) Site wall height	(V20) To exceed by 1-6"' for 7'-2" in front yard and 8'-6" for 15'-4" in side yards.
Sec. 134-1060 (8) Height and Overall Height	(V19) To increase the overall building height building 2 by 6'-10 3/4" in lieu of the permitted from 60'-6" from 9' NAVD for the portion of the building located west of the CCCL.

Based on DEP requirements and the current FEMA FIRM maps, the required Finished Floor Elevation is significantly higher than the existing natural grade resulting in interior and perimeter site walls in excess of the 6 feet and 7 feet permitted by the zoning code. Furthermore, DEP requires the finished floor elevation of a single building to meet the finished floor that is higher than the point of measure per the Code, thus creating the need for the variances.

See sheet plans G-020 and G-026

Code Section	Variance
Edgewater	
Sec. 134-845 Rooftop Equipment Area	(V7) To exceed by 15.03% the rooftop area greater than 10% of the rooftop area, to permit 25.03% for Building 3.
Ambassador	
Sec. 134-845 Rooftop Equipment Area	(V17) To exceed by 23.88% the rooftop area greater than 10% of the rooftop area, to permit 33.88% for Building 2 and to exceed by 21.69% to permit 31.69% for Building 1.

Because the rooftop mechanical equipment – including the HVAC systems and generators – being utilized for the Project are larger than the traditional mechanical equipment, as detailed above, Applicant is requesting these variances. Applicant has reduced the size of the rooftop mechanical equipment to the minimum extent feasible, and Applicant proposes to have all the rooftop mechanical equipment centered on the rooftop.

Sec. 134-201. Findings prior to authorization.

(a) The town council may authorize upon appeal such variance from the terms of this chapter as will not be contrary to the public interest where, owing to special conditions, a literal enforcement of this chapter will result in unnecessary and undue hardship. In order to authorize any variance from the terms of this chapter, the town council must and shall find the following:

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

RESPONSE: *There are existing special conditions and circumstances which are particular to the land, structures and buildings, which are not applicable to other lands, structures or buildings in the same zoning district. See above for a full analysis of each variance and how the literal interpretation of the Code has created an undue burden on the Applicant.*

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

RESPONSE: *The special conditions and circumstances do not result from the actions of Applicant. See the above for a full analysis of each variance and how the literal interpretation of the Code has created an undue burden on 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.

RESPONSE: *The granting of the requested variance will not confer on the Applicant any special privilege that is denied by the Code to other lands, buildings or structures in this same zoning district. In fact, these variances can be requested by any property owner affected by the applicable regulations.*

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

RESPONSE: *The literal interpretation of this chapter would deprive Applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of this chapter and would work unnecessary and undue hardship on Applicant. See the above for a full analysis of each variance and how the literal interpretation of the Code has created an undue burden on Applicant.*

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

RESPONSE: *The requested variances are the minimum variances that will make possible the reasonable use of the land. See above for a full analysis of each variance and the applicability to the use of the land.*

(6) For granting of a variance to sections 134-387 or 134-390 through 134-392, pertaining to the regulation of nonconforming uses, the following additional findings shall be made pertaining to the nonconforming use for which the variance is requested:
   a. It is the continuance of a unique hotel or residential use that has, for at least 15 years proven compatible with the surrounding uses; and
   b. Neither rezoning to a district which would allow the use, nor inclusion of the subject use as a permitted or special exception use in the district would act to achieve the preservation of the subject use without opening the possibility of the incursion of uses incompatible with the immediately surrounding area and, further, such variance shall:
      1. Be granted only for the continuation of the same hotel or residential use; and
      2. Require the applicant to submit a declaration of use limiting the utilization of the property for which the variance was granted to the same use as that existing at the time the variance was granted.

RESPONSE: *N/A*

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

RESPONSE: *Granting of the variances will be in harmony with the general intent and purpose of the Code. Additionally, granting of the variances will not be injurious to the area involved or otherwise detrimental to the public welfare.*

EXHIBIT D

Sec. 18-205. Criteria for building permit.

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

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

RESPONSE: *Applicant considers the plan for the proposed building to be in conformity with good taste and design and in general contributes to the image of the town as a place of beauty, spaciousness, balance, taste, fitness, charm and high quality.*

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

RESPONSE: *The plan for the proposed building is consistent with the surrounding properties relative to reasonable protection against external and internal noise, vibrations, and other factors that may tend to make the environment less desirable.*

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

RESPONSE: *The exterior materials and details proposed are of high quality and enhance the appearance of the local environment.*

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

RESPONSE: *The proposed structure is in harmony with the proposed developments on land in the general area.*

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

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

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

a. The front and side elevations are not identical to the surrounding structures.

b. The size and arrangement of doors, windows and porches is not identical to the surrounding structures.

c. The proposed materials are consistent with the architectural style and character of the surrounding area while implementing unique detailing.

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

RESPONSE: *The proposed building or structure is not excessively dissimilar in relation to any other structure existing or for which a permit has been issued or to any other structure included in the same.*

a. The proposed height of the building is not excessively dissimilar to the surrounding properties or the existing structure.
b. The architectural expression and exterior detailing are consistent with the proposed architectural style and compatible with the adjacent structures.
c. The proposed work is architectural compatibility with the tropical context and the adjacent structures.
d. The arrangements of the components of the structure are compatible with the adjacent structures.
e. The appearance of mass is broken down by the detailing of architectural decorative eaves and projections, varied location of positioning of terraces, and balcony materials. The below grade parking is concealed behind a stepped garden with substantial landscape buffer.
f. While the general architectural approach is consistent with adjacent properties, the detailing and material selection provides diversity of design without becoming excessively dissimilar.
g. The proportions of the design features have been carefully studied
h. Varying terrace depths and substantial landscape buffer protect the privacy of the neighboring property in a manner consistent with the surrounding context.

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

RESPONSE: *The proposed accessory structures are 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).

RESPONSE: *The proposed architectural style and materials of the structure are consistent with other structures in the immediate area.*

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

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

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

RESPONSE: *The Project's location and design are oriented to protect unique Site characteristics. Furthermore, the location of Building 3 on the Edgewater property has been located to enhance the view of the Site's natural surrounding characteristics for the adjacent property.*

EXHIBIT E

SITE HISTORY

Please provide a detailed history of all zoning-related requests applicable to this property processed on or after January 1, 1970, in chronological order, including but not limited to variances, special exceptions, site plan reviews, and existing agreements.

N/A

EXHIBIT F

P R O P E R T Y I N F O R M A T I O N

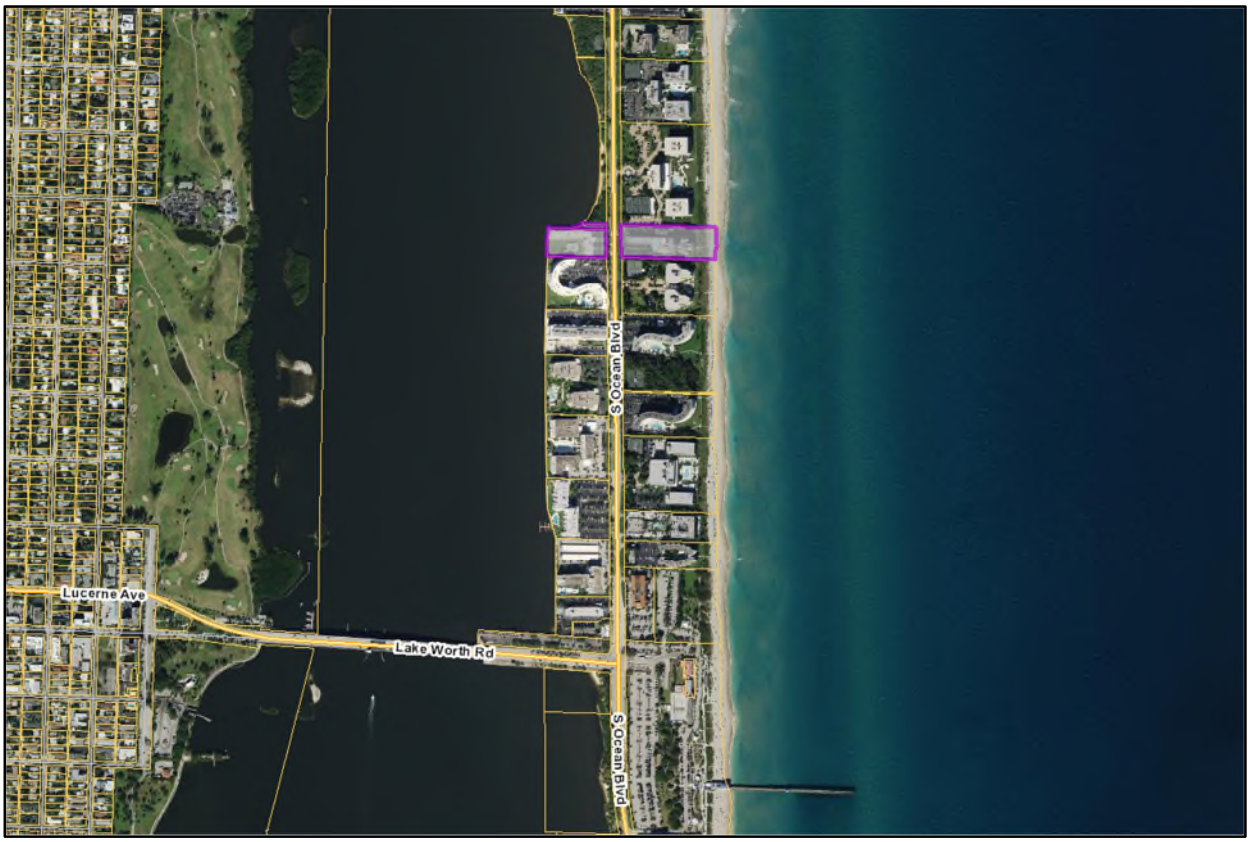


FIGURE 1 – Location map

Future Land Use ("FLU"):	Multi-Family High Density ("**MF**")
Zoning District:	R-D(2) High Density Residential District ("**R-D(2)**")
Property Owner / Address:	Palm Beach Edgewater Fee Borrower LLC, the owner of the property located at 2720 S. Ocean Blvd. (west side of S. Ocean Blvd.). Palm Beach Ambassador Fee Borrower LLC, the owner of the property located at 2730 S. Ocean Blvd. (east side of S. Ocean Blvd.).
Municipality:	Town of Palm Beach ("**Town**")

EXHIBIT G

LEGAL DESCRIPTIONS

EDGEWATER

PROPERTY ADDRESS:
2720 S. Ocean Blvd.
Palm Beach, FL 33480

LEGAL DESCRIPTION:
The land referred to herein below is situated in the County of PALM BEACH, State of Florida, and described as follows:

All that part of the North 190 feet of the South 350 feet of the North 3,000 feet of Section 23, Township 44 South, Range 43 East, Town of Palm Beach, lying between the West Right-of-Way line of State Road A1A on the East and the waters of Lake Worth on the West, together with any riparian rights thereto appertaining.

Parcel 3:
That part of the South 35 feet of the North 150 feet of the South 1000 feet of the North 3500 feet of Section 23, Township 44 South, Range 43 East, Palm Beach County, Florida, lying West of the State Road A-1-A as said road A-1-A is shown on Road Plat Book 1, Page 84, Public Records of Palm Beach County, together with all riparian rights, if any, appertaining thereto.

AMBASSADOR

PROPERTY ADDRESS:
2730 South Ocean Boulevard
Palm Beach, FL 33480

LEGAL DESCRIPTION:
All of the North 181 feet of the South 350 feet of the North 3000 feet of Section 23, Township 44 South, Range 43 East, Palm Beach County, Florida, lying East of State Road A-1-A, and that part of the South 35 feet of the North 150 feet of the South 1000 feet of the North 3500 feet of Section 23, Township 44 South, Range 43 East, Palm Beach County, Florida, lying East of the right of way of State Road A-1-A as shown on Road Plat Book 1, Page 84, of the Public Records of Palm Beach County, Florida.

Ambassador

2720 & 2730 S. Ocean Blvd.
Palm Beach, FL 33480

GENERAL SCOPE OF WORK INCLUDES:

-DEMOLITION OF EXISTING 113,115 SF BUILDING ON 2730 SOUTH OCEAN BOULEVARD.

-DEMOLITION OF EXISTING 61,758 SF BUILDING ON 2720 SOUTH OCEAN BOULEVARD.

-CONSTRUCTION OF 2 NEW 5-STORY MULTI-UNIT RESIDENTIAL BUILDINGS TOTALING 154,955 SF ON 2730 SOUTH OCEAN BOULEVARD.

-CONSTRUCITON OF 1 NEW 5-STORY 108,548 SF MULTI-UNIT RESIDENTIAL BUILDING ON 2720 SOUTH OCEAN BOULEVARD.

-ASSOCIATED SITE INCLUDING LANDSCAPE & HARDSCAPE, BELOW GRADE PARKING, AND NEW ACCESS DRIVES ON BOTH SITES.

FINAL SUBMITTAL 02-09-2026

ARC-24-0090 **ZON-24-0046**

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DRAWING LIST

DWG NO.	DRAWING TITLE
G-001	COVER SHEET & DRAWING LIST
G-002	TOPOGRAPHIC SURVEY
G-003	ZONING DATA
G-004	AMBASSADOR ZONING DATA
G-005	EDGEWATER ZONING DATA
G-006	CONTEXT LOCATION PLAN
G-007	AERIAL VIEWS
G-008	EYE LEVEL VIEWS
G-009	CURRENT VS. PROPOSAL COMPARISON
G-010	EXISTING CONDITIONS - AMBASSADOR
G-011	EXISTING CONDITIONS - EDGEWATER
G-012	PROPOSED CONDITIONS - AMBASSADOR
G-013	PROPOSED CONDITIONS - EDGEWATER
G-014	AREA SUMMARY
G-014b	CUT & FILL SUMMARY
G-015	VARIANCE SUMMARY
G-016	VARIANCE DIAGRAMS AM
G-017	VARIANCE DIAGRAMS AM
G-017b	VARIANCE DIAGRAMS AM
G-018	VARIANCE DIAGRAMS AM
G-019	VARIANCE DIAGRAMS AM
G-020	VARIANCE DIAGRAMS AM
G-021	VARIANCE DIAGRAMS AM
G-022	VARIANCE DIAGRAMS AM
G-023	VARIANCE DIAGRAMS EW
G-023b	VARIANCE DIAGRAMS EW
G-024	VARIANCE DIAGRAMS EW
G-025	VARIANCE DIAGRAMS EW
G-026	VARIANCE DIAGRAMS EW
G-027	VARIANCE DIAGRAMS EW
A-010	SITE PLAN
A-011	MANEUVERING PLANS 1
A-012	MANEUVERING PLANS 2
A-100a	PLAN B1 BLDG 1 & 2
A-101a	PLAN GF BLDG 1 & 2
A-102a	PLAN F2 BLDG 1 & 2
A-103a	PLAN TYP F3 & F4 BLDG 1 & 2
A-104a	PLAN F5 BLDG 1 & 2
A-105a	PLAN ROOF BLDG 1 & 2
A-100b	PLAN B1 BLDG 3
A-101b	PLAN GF BLDG 3
A-102b	PLAN F2 BLDG 3
A-103b	PLAN TYP F3 & F4 BLDG 3
A-104b	PLAN F5 BLDG 3
A-105b	PLAN ROOF BLDG 3
A-111	BLDG 1 ROOF LEVEL
1 A-111.1	BLDG 1 ROOF AXON VIEW W MECHANICAL SCREEN
A-112	BLDG 2 ROOF LEVEL
1 A-112.1	BLDG 2 ROOF AXON VIEW W MECHANICAL SCREEN
A-113	BLDG 3 ROOF LEVEL
1 A-113.1	BLDG 3 ROOF AXON VIEW W MECHANICAL SCREEN
A-201	ELEVATIONS AMBASSADOR
A-211	ENLARGED ELEVATIONS AM -1
A-211R	ENLARGED ELEVATIONS AM -1
A-212	ENLARGED ELEVATIONS AM -1
A-212R	ENLARGED ELEVATIONS AM -1
A-213	ENLARGED ELEVATIONS AM -2
A-213R	ENLARGED ELEVATIONS AM -2
A-214	ENLARGED ELEVATIONS AM -2
A-214R	ENLARGED ELEVATIONS AM -2
A-215	ENLARGED ELEVATIONS EW
A-215R	ENLARGED ELEVATIONS EW
A-216	ENLARGED ELEVATIONS EW
A-216R	ENLARGED ELEVATIONS EW
A-301	OVERALL SECTION
A-311	WALL SECTION BLDG 1 NORTH
A-312	WALL SECTION BLDG 2 NORTH
A-313	WALL SECTION BLDG 1 SOUTH
A-314	WALL SECTION BLDG 2 SOUTH
A-315	WALL SECTION BLDG 2 WEST
A-316	WALL SECTION BLDG 3 NORTH POOL
A-317	WALL SECTION BLDG 3 NORTH
A-318	WALL SECTION BLDG 3 SOUTH
A-319	WALL SECTION BLDG 3 EAST
A-320	WALL SECTION AMBASSADOR @ MOTORCOURT
A-321	WALL SECTION @ COURTYARD
A-322	WALL SECTION BLDG 1 REAR YARD
A-323	WALL SECTION BLDG 2 COURTYARD
A-324	WALL SECTION BLDG 3 REAR YARD
A-325	WALL SECTION BLDG 1 NORTH
A-602	FAÇADE MATERIALS
A-604	FAÇADE TYPICAL DETAILS
1 A-607	MECHANICAL SCREEN DETAILS
A-608	PARKING EXHAUST VENT DETAIL
R-01	RENDERED VIEWS
R-02	RENDERED VIEWS
R-03	RENDERED VIEWS
R-04	RENDERED VIEWS
R-05	RENDERED VIEWS
R-06	RENDERED VIEWS
R-07	RENDERED VIEWS
R-08	RENDERED VIEWS
R-09	RENDERED VIEWS
R-010	RENDERED VIEWS
M-01	MOODBOARD

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2730 S. Ocean Blvd
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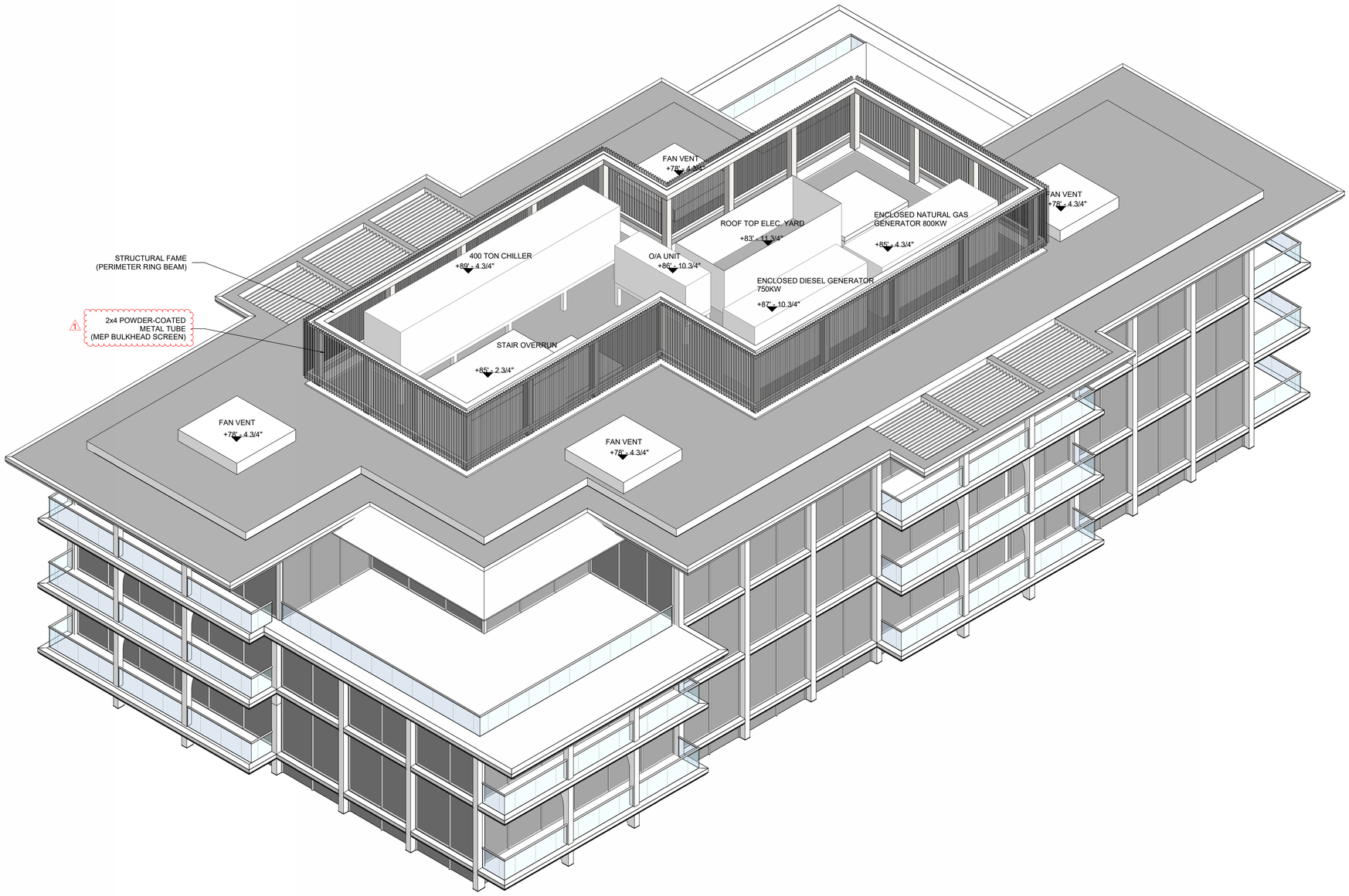
Revisions:
FINAL SUBMITTAL 10-07-2025
FINAL SUBMITTAL R1 02-09-2026

Project no: 22049
Date: 02-09-26
Drawn by: Author
Project Architect: Checker

G-001

COVER SHEET



1 BLDG 1 ROOF AXON VIEW W MECHANICAL SCREEN
SCALE:

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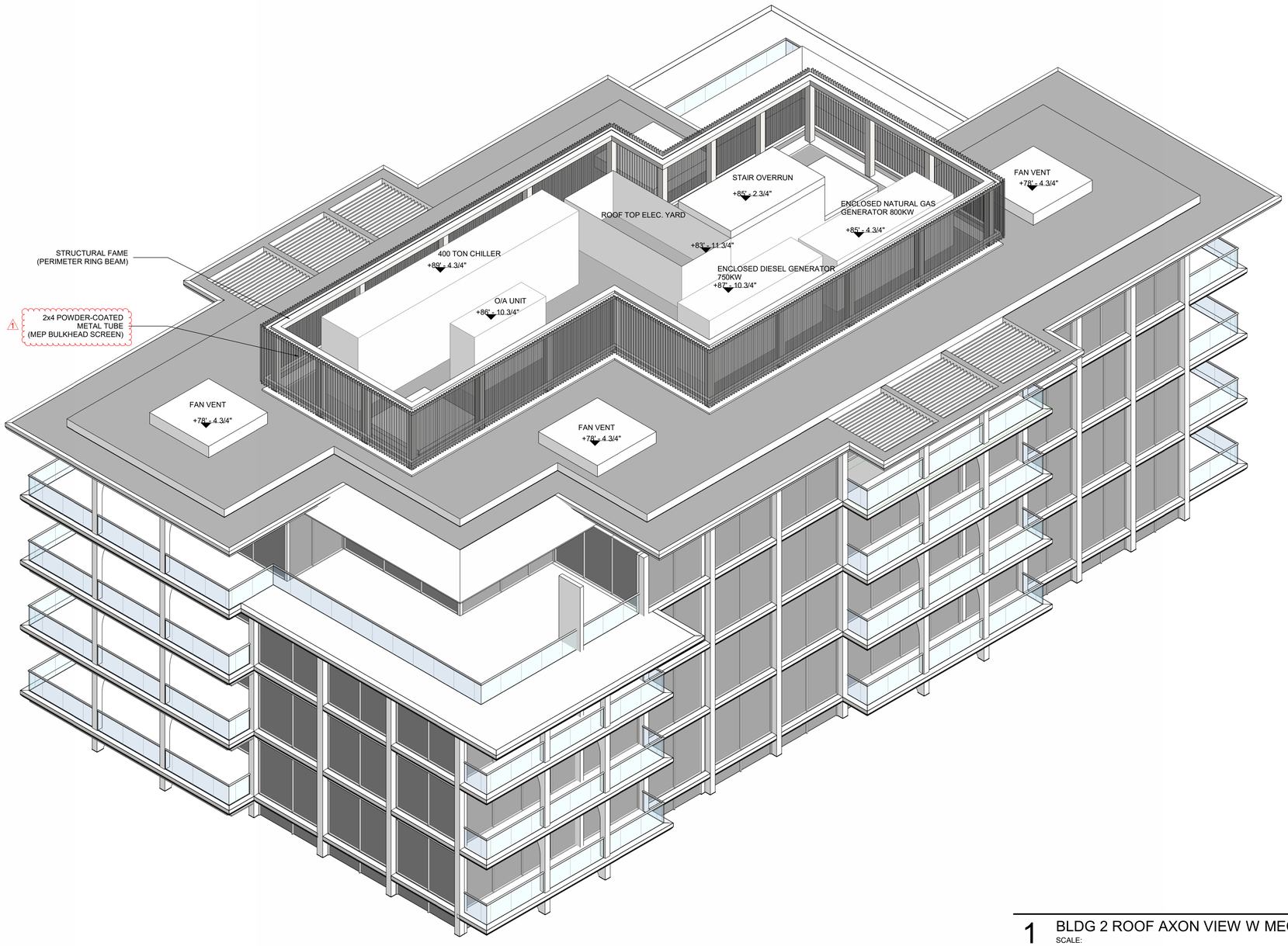
Drawn by:	Author
Project Architect:	Checker

A-111.1

BLDG 1 ROOF AXON VIEW W MECHANICAL SCREEN



1 BLDG 2 ROOF AXON VIEW W MECHANICAL SCREEN
SCALE:

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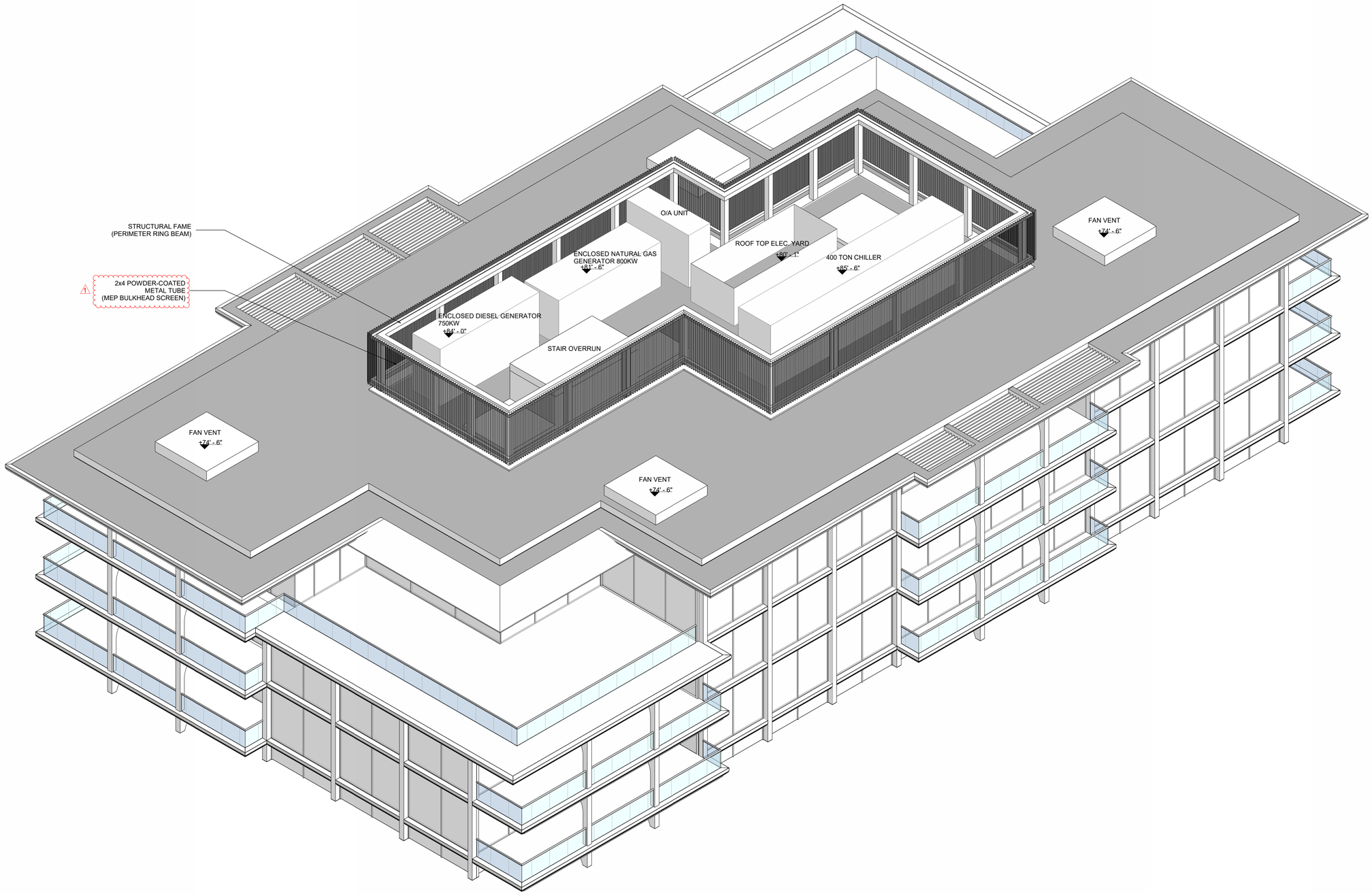
Project Architect:	Checker

A-112.1

BLDG 2 ROOF AXON VIEW W MECHANICAL SCREEN



1 BLDG 3 ROOF AXON VIEW W MECHANICAL SCREEN
SCALE:

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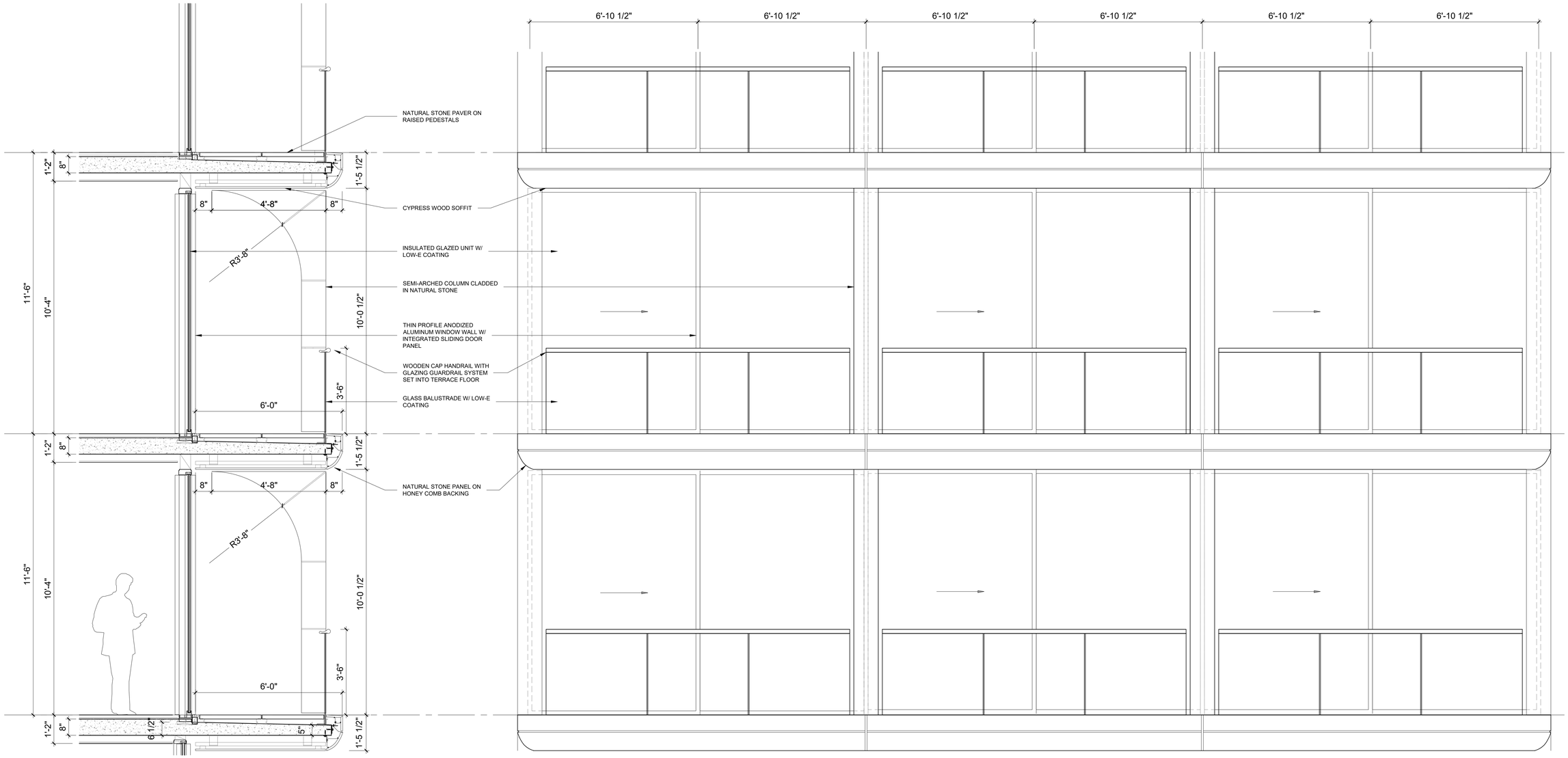
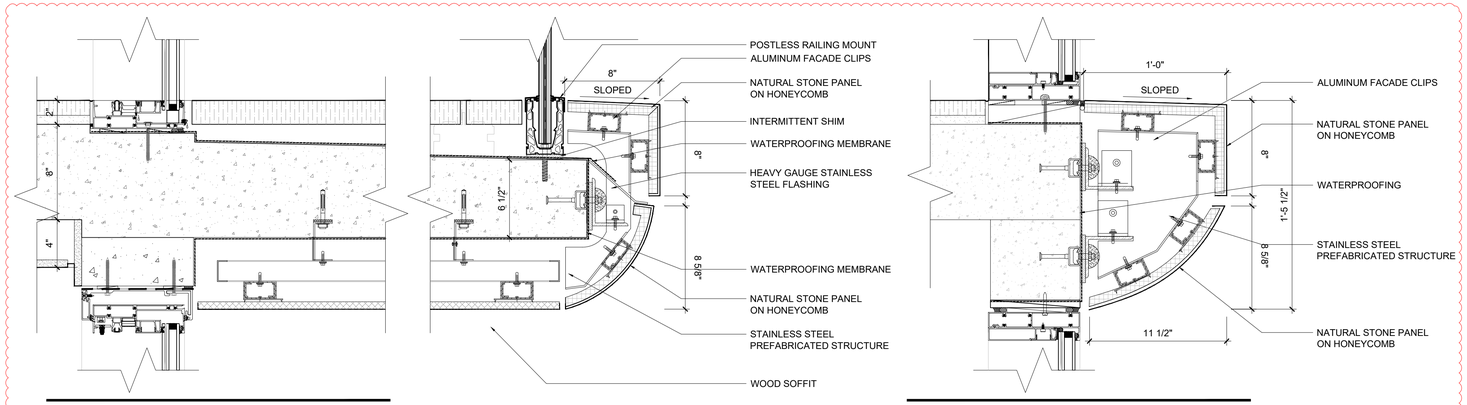
A-113.1

BLDG 3 ROOF AXON VIEW W MECHANICAL SCREEN



04 6' BALCONY SECTION
SCALE: 1/2" = 1'-0"

03 6' BALCONY ELEVATION
SCALE: 1/2" = 1'-0"



02 SECTION DETAIL
SCALE: 2" = 1'-0"

01 SECTION DETAIL
SCALE: 2" = 1'-0"

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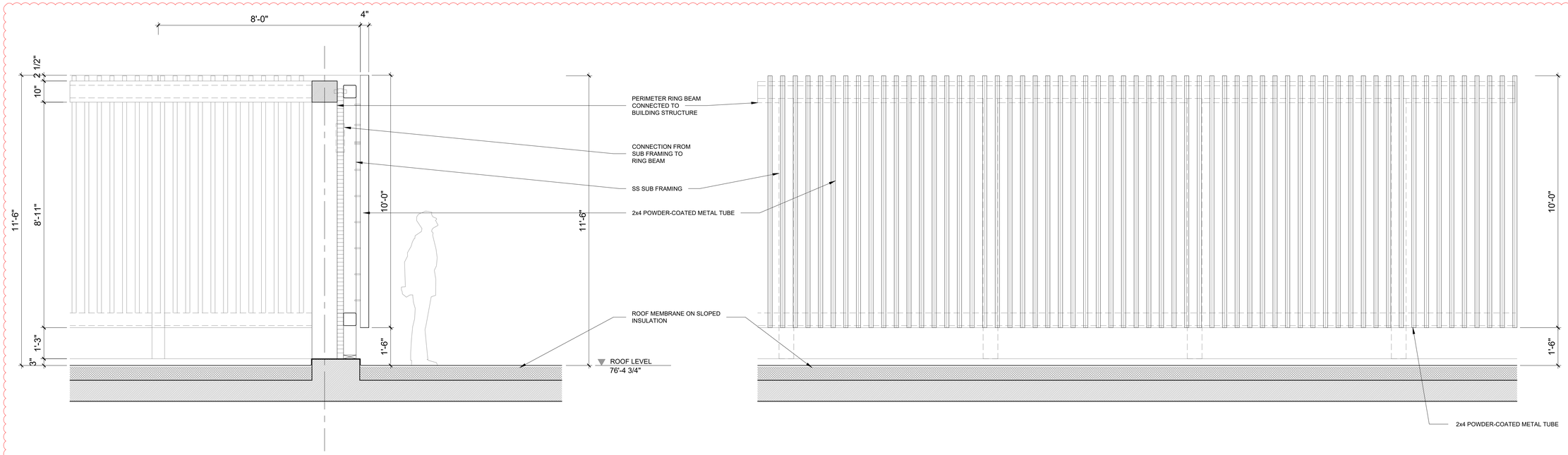
FINAL SUBMITTAL R1 02-09-2026

Project no: 22049
Date: 02-09-26
Drawn by: Author
Project Architect: Checker

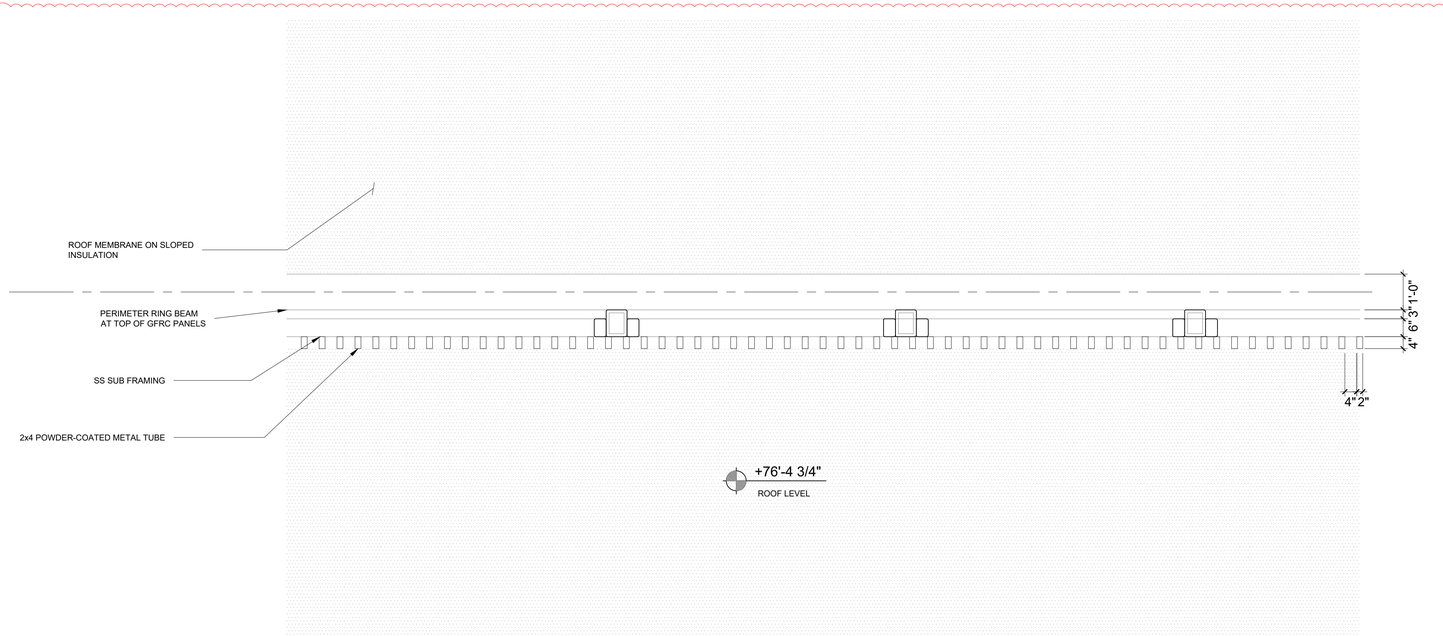
A-604

FACADE TYPICAL DETAILS



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

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



02 PARTIAL PLAN
SCALE: 1/2" = 1'-0"

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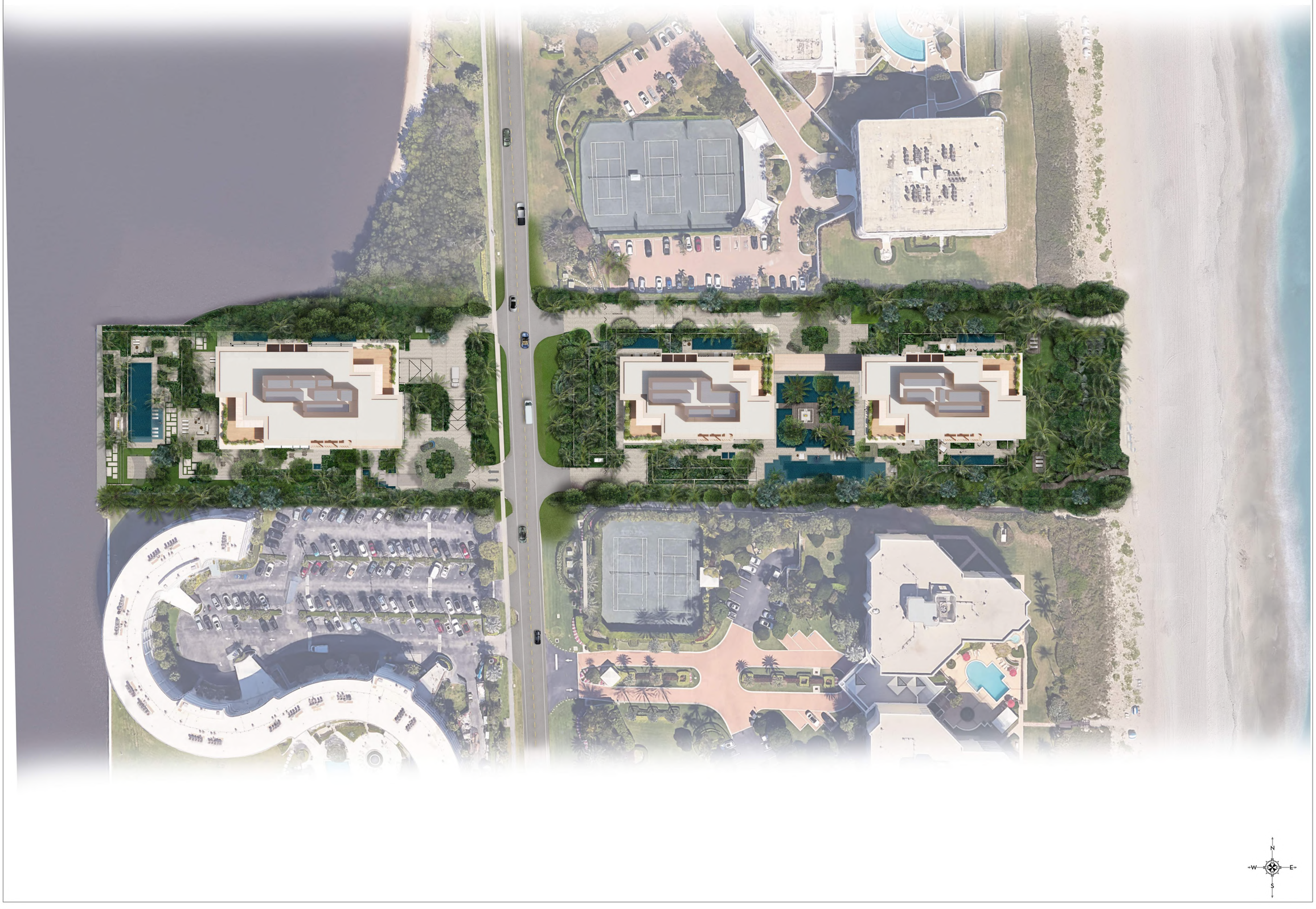
FINAL SUBMITTAL R1 02-09-2026

Project no: 22049
Date: 02-09-26
Drawn by: Author
Project Architect: Checker

A-607

MECHANICAL SCREEN DETAIL



MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

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

LANDSCAPE PLAN

AMBASSADOR

2730 S OCEAN BLVD, PALM BEACH, FL. 33480

10 FEB 2025

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"Drawings resized to fit 24x36 format; original scale modified. NTS"

NIEVERAWILLIAMS.COM

Lo



MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
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SCALE: 1/8" = 1'-0"

HARDSCAPE PLAN

AMBASSADOR

2730 S OCEAN BLVD, PALM BEACH, FL. 33480

20 DEC 2024

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L4



MARIO F. NIEVERA

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

HARDSCAPE PLAN

AMBASSADOR

2730 S OCEAN BLVD, PALM BEACH, FL. 33480

12 DEC 2024

NIEVERA WILLIAMS
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L5



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

N
W
E
S

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

SCALE: 3/32" = 1'-0"

HARDSCAPE PLAN

AMBASSADOR

2750 S OCEAN BLVD, PALM BEACH, FL. 33480

12 DEC 2024

NIEVERA WILLIAMS
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L2

MARIO F. NIEVERA
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SCALE: 3/32" = 1'-0"

AMBASSADOR

LANDSCAPE PLAN

2730 S OCEAN BLVD, PALM BEACH, FL. 33480

15 SEPTEMBER 2025

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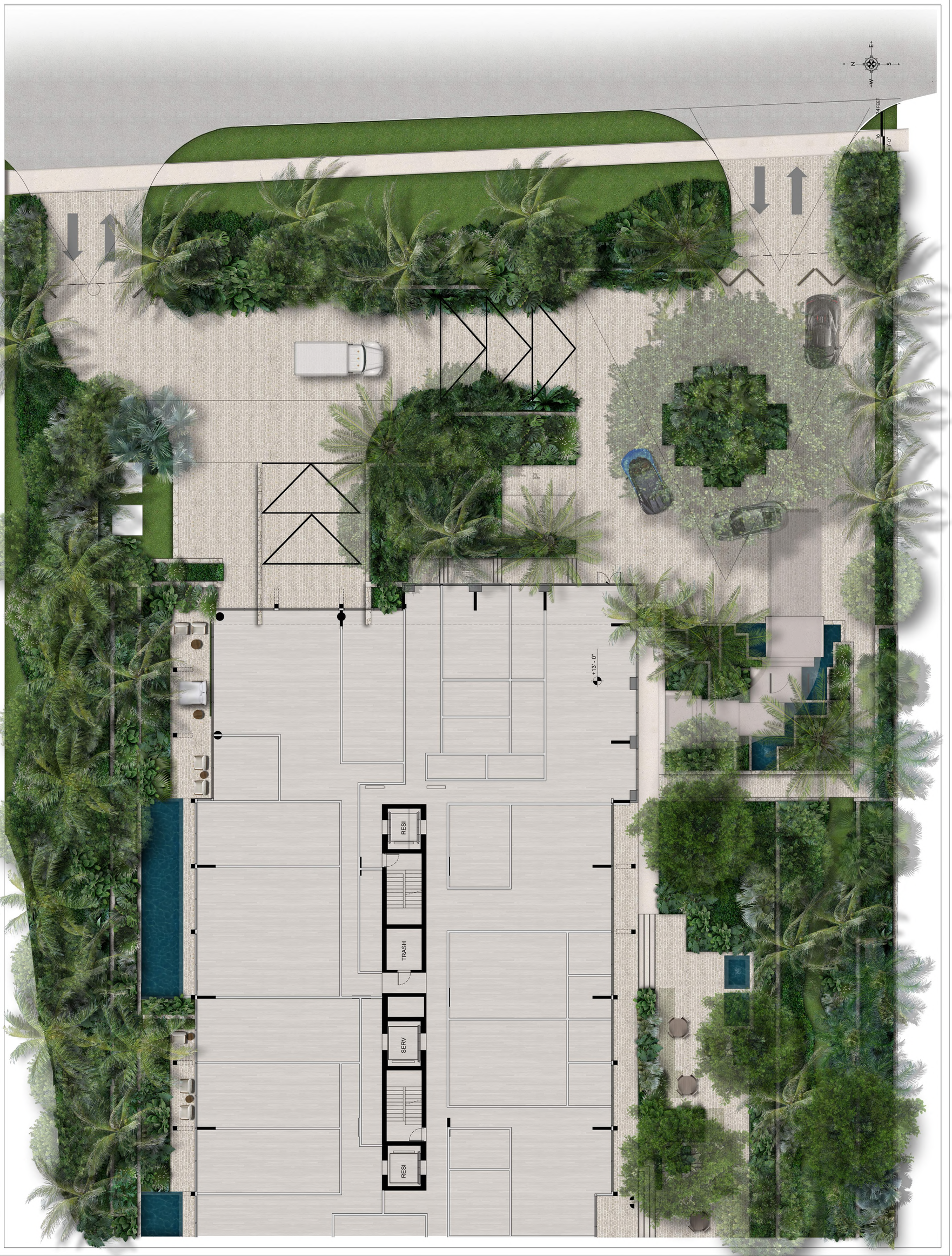
L7





MARIO F. NIEVERA

State of Florida
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Registration No.
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SCALE: AS NOTED

HARDSCAPE PLAN

AMBASSADOR

2730 S OCEAN BLVD, PALM BEACH, FL. 33480

ISSUED: NOVEMBER 2025

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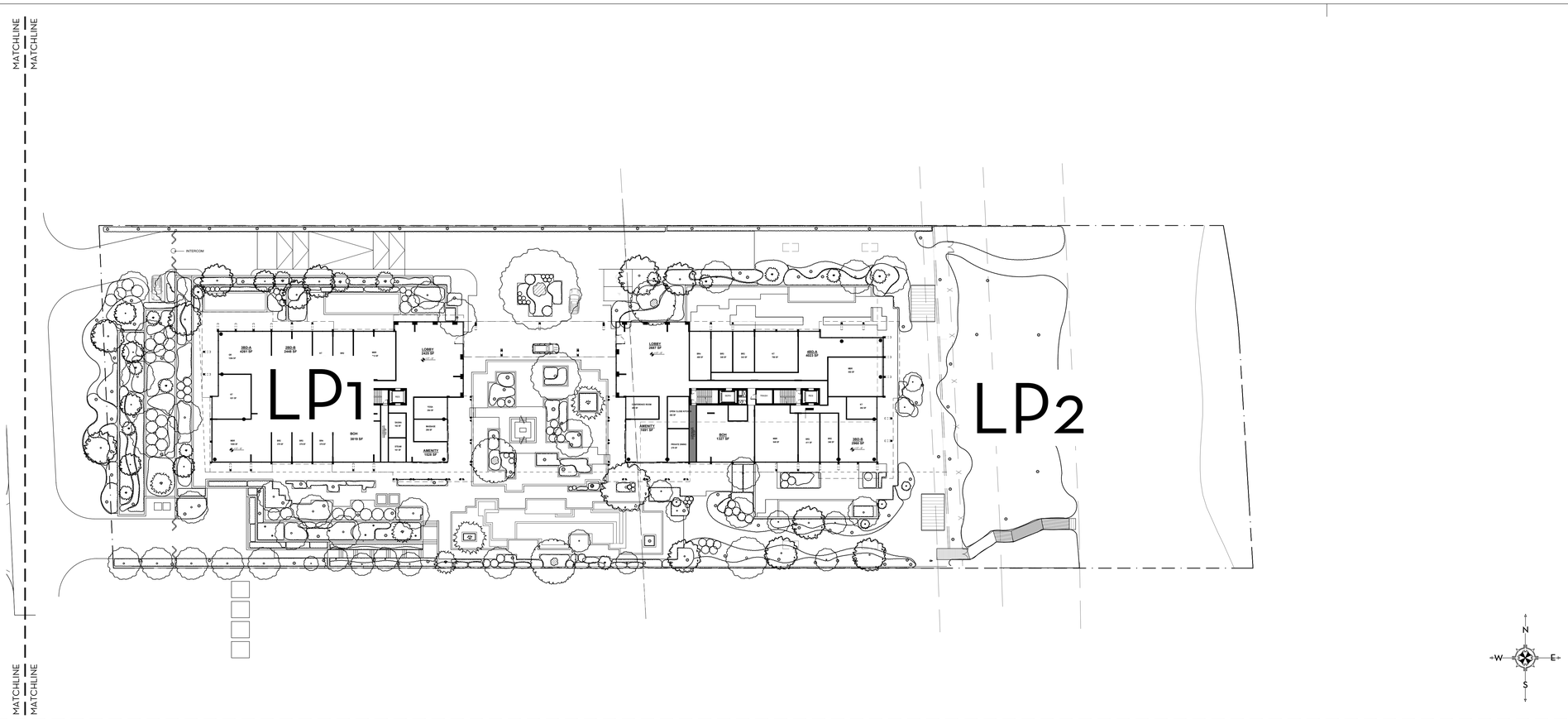

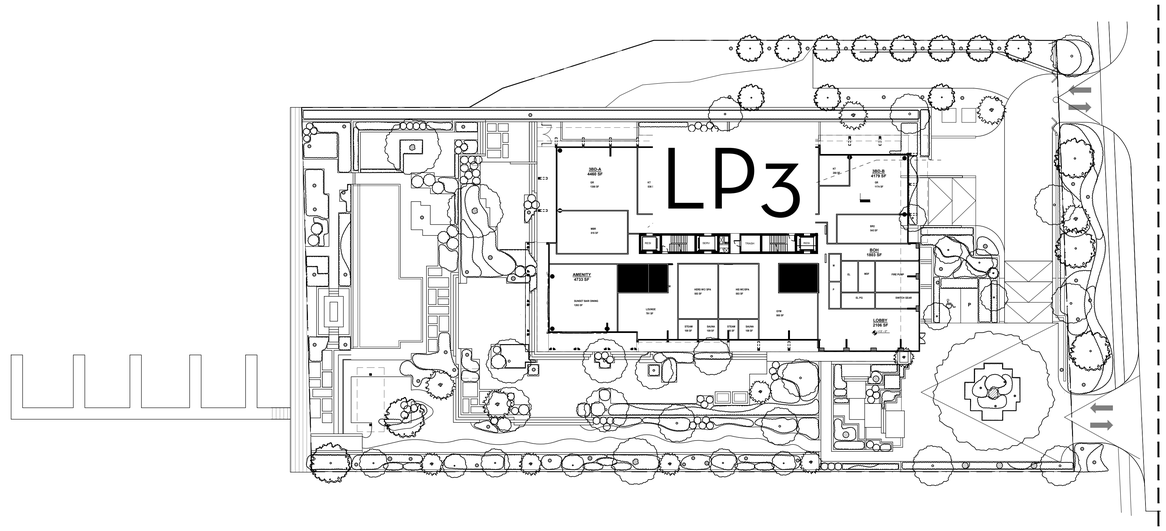

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

LANDSCAPE PLAN

AMBASSADOR

2730 S OCEAN BLVD, PALM BEACH, FL. 33480

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

19 DECEMBER 2025
07 OCTOBER 2021-FINAL SBMITTAL

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LP0

(135) DWARF ELEPHANT EAR, 3 GAL.
(3) GREEN MALAYAN COCONUT, 14'-16' HT
(10) SHELL GINGER, 7 GAL.
(8) CHINESE FAN PALM, 5'-4' HT.
(1) LIGUSTRUM TREE, 16' HT.
(1) RECLINATA CLUSTER, 18' - 20' HT.
(10) CHINESE FAN PALM, 5'-4' HT.
(50) CORD GRASS, 3 GAL.
(2) ZAMIA, 5' X 5' HT.
(255) GREEN BUTTONWOOD, 8'-10' HT.
(10) SILVER SAW PALMETTO, 5'-4' HT.
(6) CHINESE FAN PALMS, 5'-4' HT.
(50) DWARF ELEPHANT EAR, 3 GAL.
(2) RECLINATA CLUSTER, 18' - 20' HT
(13) GREEN MALAYAN COCONUT, 16'-18' GW, SLIGHT CURVE
(1) PIGEON PLUM TREE, 14' HT.
(50) SIMPSON STOPPER, 3 GAL.
(1) SEA GRAPE TREE, 14'-16' HT.
(130) DWARF ELEPHANT EAR, 3 GAL.
(70) DWARF ELEPHANT EAR, 3 GAL.
(1) PIGEON PLUM TREE 16' HT.
INTERCOM
(1) NORONHIA TREE, 16' HT.
(1) RECLINATA CLUSTER, 18' - 20' HT.
(5) PYGMY DATE PALM, 12' -14' CT.
(3) ZAMIA, 5' X 5' HT.
(2) EUROPEAN FAN PALMS, 5' X 5' HT.
(10) SEA GRAPE, 4' HT.
(15) SIMPSON STOPPER, 7 GAL.
(1) NORONHIA TREE, 16' HT.
(10) CORD GRASS, 3 GAL.
(4) CYCAD, 3'X3' HT.
(3) GREEN MALAYAN COCONUT, 14'-16' HT.
(40) CHINESE FAN PALMS, 5'-4' HT.
(1) GREEN BUTTONWOOD 16' HT
(1) RECLINATA CLUSTER, 18'-20' HT.
(600) CORD GRASS, 3 GAL.
(300) DWARF ELEPHANT EAR, 3 GAL.
(20) SILVER SAW PALMETTO, 5'-4' HT.
(1) SEAGRAPE TREE 20' x 20'
(300) CORD GRASS, 3 GAL.
(1) GREEN BUTTONWOOD 16' HT
(135) PHILODENDRON BURLE MARX, 3 GAL.
(1) RECLINATA CLUSTER, 18' - 20' HT.
(1) SEA GRAPE TREE, 16' HT.
(300) DWARF ELEPHANT EAR, 3 GAL.
(25) CHINESE FAN PALM, 5'-4' HT.
(8) GREEN MALAYAN COCONUT 16'-18' GW, SLIGHT CURVE
(2) GREEN MALAYAN COCONUT, 14'-16' HT.
(1) GREEN BUTTONWOOD 16' HT
(280) DWARF ELEPHANT EAR, 3 GAL.
(75) SILVER SAW PALMETTO, 5'-4' HT.
(1) RECLINATA CLUSTER, 18' - 20' HT.
(25) SIMPSON STOPPER, 5'-4' HT.
(3) GREEN MALAYAN COCONUT, 14'-16' HT.
(1) SEAGRAPE TREE 20' x 20'
(25) ZAMIA, 5' x 5' HT.
(1) TABEBUIA TREE, 14' HT.
(100) CORD GRASS, 3 GAL.
(250) PHILODENDRON BURLE MARX, 3 GAL.
(1) RECLINATA CLUSTER, 18'-20' HT.
(25) CHINESE FAN PALM, 5'-4' HT.
(40) CORD GRASS, 3 GAL.
(50) DWARF ELEPHANT EAR, 3 GAL.
(10) SILVER SAW PALMETTO, 5'-4' HT.
(150) PHILODENDRON BURLE MARX, 3 GAL.
(1) GREEN BUTTONWOOD, 20' HT.
(7) CYCAD, 4' X 4' HT.
(50) LICUALA PALMS, 5'-4' HT.
(10) CHINESE FAN PALMS, 5'-4' HT.
(2) RECLINATA CLUSTER, 18' - 20' HT.
(5) CYCAD, 4' X 4' HT.
(25) SILVER SAW PALMETTO, 5'-4' HT.
(8) SILVER SAW PALMETTO, 5'-4' HT.
(1) GREEN BUTTONWOOD, 18' HT.
(7) ZAMIA, 5' X 5' HT.
(1) GREEN BUTTONWOOD, 18' HT.
(15) DWARF ELEPHANT EAR, 3 GAL.
(1) RECLINATA CLUSTER, 18'-20' HT
(150) PHILODENDRON XANADU, 3 GAL.
(2) GREEN BUTTONWOOD 16' HT
(130) DWARF ELEPHANT EAR, 3 GAL.
(6) CHINESE FAN PALM, 10 GAL.
(50) DWARF ELEPHANT EAR, 3 GAL.
(15) SHELL GINGER, 5'-4' HT.
(2) ZAMIA, 3' X 3' HT.
(6) ALEXANDER PALMS, 10'-12' CT.
(25) CHINESE FAN PALM, 10 GAL.
(20) SHELL GINGER, 5'-4' HT.
(100) CORD GRASS, 3 GAL.
(25) CHINESE FAN PALM, 5'-4' HT.
(1) RECLINATA CLUSTER, 18'-20' HT.
(2) GREEN MALAYAN COCONUT 14'-16' GW, SLIGHT CURVE
(1) PIGEON PLUM TREE 16' HT.
(1) PINK CASSIA 16' HT.
(5) COCONUT PALMS 14' GW.
(1) SEAGRAPE TREE 14' HT.
(1) PIGEON PLUM TREE 16' HT.
(75) MONSTERA, 7 GAL.
(45) CALOPHYLLUM HEDGE 8'-10' HT., F.T.B.
(1) NOROHNIA 16' HT.
(1) PIGEON PLUM 16' HT.
(1) GREEN BUTTONWOOD, 16' HT.
(6) GREEN MALAYAN COCONUT, 18'-20' HT
(2) WHITE BIRD OF PARADISE, 6' HT.
(3) SEA GRAPE TREES, 14'-16' HT.
(2) SILVER BIZMARK PALMS, 10'-12' HT.
(20) CHINESE FAN PALMS, 5'-4' HT.
(2) RECLINATA CLUSTER, 18' - 20' HT
(1)GREEN BUTTONWOOD, 16' HT.
(8) CHINESE FAN PALMS, 5'-4' HT
(160) DWARF ELEPHANT EAR, 3 GAL.
(1) SEA GRAPE TREE, 16' HT.
(5) ZAMIA , 5' X 5' HT.
(50) CORD GRASS, 3 GAL.
(70) DWARF ELEPHANT EAR, 3 GAL.
2BD-B
2448 SF
322 SF
BR2
322 SF
MBR
812 SF
3BD-A
4261 SF
GR
1284 SF
KT
631 SF
RES
SERV
RES
BOH
3819 SF
CORRIDOR
160 SF
SAUNA
162 SF
STEAM
161 SF
BR2
379 SF
BR3
379 SF
(50) PHILODENDRON BURLE MARX, 3 GAL.
(8) GREEN MALAYAN COCONUT, 14'-16' HT.
(1) TABEBUIA TREE, 18' HT.
(35) CHINESE FAN PALM, 5'-4' HT.
(1) SEA GRAPE TREE, 12' HT.
(100) CORD GRASS, 3 GAL.
(6) ZAMIA, 5' X 5' HT.
(60) PHILODENDRON XANADU, 3 GAL.
(20) VARIEGATED GINGER, 7 GAL.
(70) PHILODENDRON XANADU, 3 GAL.
(120) DWARF ELEPHANT EAR, 3 GAL.
(1) SEA GRAPE TREE, 12' HT.
LOBBY
2425 SF
+17' - 0"
(1) SEA GRAPE TREE, 14' HT.
(115) PHILODENDRON BURLE MARX, 3 GAL.
(60) SIMPSON STOPPER, 5'-4' HT.
(1) SEA GRAPE TREE 16' HT
(130) CORD GRASS, 3 GAL.
(1) PYGMY DATE PALM, 12' CT.
(1) CANARY ISLAND DATE PALM, 18' CT, MATCHING
(10) SILVER SAW PALMETTO, 5 GAL.
(5) MONTGOMERY PALMS, 16'-18' HT.
(20) CHINESE FAN PALM, 7 GAL.
(2) DIOON, 4' HT.
YC
284 SF
MASSAGE
290 SF
(3) MONTGOMERY PALMS, 16'-18' HT.
(75) SILVER SAW PALMETTO, 5 GAL.
AMENITY
(3) CYCAD PALM, 4'-6' HT.
(1) GREEN BUTTONWOOD 18' HT, CHARACTER TRUNK
(80) MONSTERA, 5 GAL.
(20) VARIEGATED GINGER, 7 GAL.
(105) CORD GRASS, 5 GAL.
(106) CORD GRASS, 5 GAL.
(165) DWARF ELEPHANT EAR, 3 GAL.
(100) DWARF ELEPHANT EAR, 3 GAL.
(1) RECLINATA CLUSTER, 16'-18' HT.
(2) LIGUSTRUM TREES, 12'-14' HT.
(98) COONTIE 3 GAL.
(1) BANYAN TREE 20'x20', COLLECTED SPECIMEN
(3) ZAMIA, 5' X 5' HT.
(2) CYCAD, 4' X 4' HT.
(35) PHILODENDRON BURLE MARX, 3 GAL.
(55) PHILODENDRON XANADU, 7 GAL.
(1) MACARTHUR PALM, 14' HT.
(1) SEA GRAPE, 20' HT.
(100) PHILODENDRON BURLE MARX, 3 GAL.
(6) ZAMIA, 5' X 5' HT.
(2) PYGMY DATE PALM, 12' -14' CT.
(160) CORD GRASS, 3 GAL.
(1) GREEN BUTTONWOOD 18' HT, CHARACTER TRUNK
(480) SIMPSON STOPPER, 6' HT.
LOBBY
2687 SF
+17' - 0"
(15) VARIEGATED GINGER, 7 GAL.
(1) SEA GRAPE TREE, 16' HT.
(25) MONSTERA, 7 GAL.
(100) PHILODENDRON XANADU, 3 GAL.
(1) MACARTHUR PALM, 14' HT.
FERENCE ROOM
(1) CANARY ISLAND DATE PALM, 18' CT. MATCHING
(10) CHINESE FAN PALM, 7 GAL.
(15) MONSTERA, 7 GAL.
(5) ZAMIA, 7 GAL.
(1) GUMBO LIMBO TREE, 14' HT.
(30) SILVER SAW PALMETTO, 3 GAL.
AMENITY
1691 SF
(100) DWARF ELEPHANT EAR, 3 GAL.
(100) DWARF ELEPHANT EAR, 3 GAL.
(1) CANARY ISLAND DATE PALM, 18' CT. MATCHING
(50) LIRIOPE, 3 GAL.
(1) NORONHIA TREE 16' HT
(3) ZAMIA, 7 GAL.
(1) SEAGRAPE TREE 18' HT
(50) BURPLE MARX, 3 GAL.
(30) PHILODENDRON BURLE MARX, 7 GAL
(1) COCONUT PALM, 12' GW.
(2) ZAMIA, 7 GAL.
(15) CORD GRASS, 3 GAL.
(1) COCONUT PALM, 14' GW.
(2) TRAVELERS PALMS, 10'-12' HT.
(170) BEACH CREEPER, 3 GAL.
(130) DWARF ELEPHANT EAR, 3 GAL.
(1) GREEN BUTTONWOOD, 14' HT.
(3) HELLICONIA, 10' HT.
(3) TRAVELERS PALM, 6' HT.
(1) SEAGRAPE TREE 25' x 25'
(1) MACARTHUR CLUSTER 16' HT
(2) TRAVELERS PALMS, 10'-12' HT.
(1) NORONHIA TREE, 16' HT.
(3) HELICONIA, 5' HT.
(3) TRAVELER PALMS, 10'-12' HT.
(30) GREEN ISLAND FICUS, 3 GAL.
(1) RECLINATA CLUSTER, 18' - 20' HT.
(1) RECLINATA CLUSTER, 14'-16' HT
(1) CAN. DATE P. 14' CT.
(1)NORONIA TREE, 16' HT
(15) SIMPSON STOPPER, 7 GAL.

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

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SCALE: 3/32" = 1'-0"

19 DECEMBER 2025
07 OCTOBER 2027-FINAL SBMITTAL

LANDSCAPE PLAN
AMBASSADOR
2730 S OCEAN BLVD, PALM BEACH, FL. 33480

MARIO F. NIEVERA
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LP1

(5) COCONUT PALMS 12'-14' GW,
(80) GINGER, 7 GAL.
(80) SIMPSON STOPPER, 5' HT.
(1) PIGEON PLUM TREE 10'-12' HT.
(10) COCONUT PALMS 16' - 20' GW, VARIED HEIGHTS
(275) SEAGRAPE, 3 GAL.
(3) COCONUT PALMS 16' - 20' GW, VARIED HEIGHTS
(50) SIMPSON STOPPER, 5' HT.
(120) ZAMIA, 3 GAL.
(1) GREEN BUTTONWOOD TREE 14' HT.
(1) SEAGRAPE TREE 18' HT
(4) THRINAX 6'-8' CT
(98) COONTIE 3 GAL.
(1) BANYAN TREE 20'x20', COLLECTED SPECIMEN
(5) ZAMIA, 3' X 3' HT.
(2) CYCAD, 4' X 4' HT.
(35) PHILODENDRON BURLE MARX, 3 GAL.
(55) PHILODENDRON XANADU, 7 GAL.
(1) MACARTHUR PALM, 14' HT.
(1) NORONHIA TREE 15' HT
(145) SEAGRAPE, 3 GAL.
(150) SILVER SAW PALMETTO, 7 GAL.
SEA LAVENDER
BEACH DUNE
BEACH PATHWAY
SEA LAVENDER
BEACH DUNE
(1) SEA GRAPE 20' HT.
(2) PYGMY DATE PALM, 12'-14' CT.
(160) CORD GRASS, 3 GAL.
(1) GREEN BUTTONWOOD 18' HT, CHARACTER TRUNK
(480) SIMPSON STOPPER, 6' HT.
(100) PHILODENDRON BURLE MARX, 3 GAL.
(6) ZAMIA, 3' X 3' HT.
LOBBY
2687 SF
+17' - 0"
BR4
408 SF
BR3
345 SF
BR2
343 SF
KT
700 SF
4BD-A
4023 SF
MBR
853 SF
(1) SEA GRAPE TREE 16' HT.
(7) SIMPSON STOPPER 5' HT.
(15) VARIEGATED GINGER, 7 GAL.
(1) SEA GRAPE TREE, 16' HT.
(25) MONSTERA, 7 GAL.
(100) PHILODENDRON XANADU, 3 GAL.
(1) MACARTHUR PALM, 14' HT.
(1) CANARY ISLAND DATE PALM, 18' CT. MATCHING
(10) CHINESE FAN PALM, 7 GAL.
(15) MONSTERA, 7 GAL.
(5) ZAMIA, 7 GAL.
(1) GUMBO LIMBO TREE, 14' HT.
(30) SILVER SAW PALMETTO, 3 GAL.
(100) DWARF ELEPHANT EAR, 3 GAL.
(100) DWARF ELEPHANT EAR, 3 GAL.
(50) LIRIOPE, 3 GAL.
(1) CANARY ISLAND DATE PALM, 18' CT. MATCHING
FERENCE ROOM
AMENITY
1691 SF
OPEN/ CLOSE KITCHEN
262 SF
CORRIDOR
170 SF
PRIVATE DINING
279 SF
SERV
TRASH
RES
KT
262 SF
BOH
1327 SF
(60) SAW PALMETTO 3 GAL.
(1) PINK CASSIA 14' HT.
(60) COONTIE 3 GAL.
(80) SIMPSON STOPPER, 3 GAL.
MBR
949 SF
BR3
411 SF
BR2
(1) THRINAX PALM, 5'-6' HT.
(300) GREEN ISLAND FICUS 3 GAL.
(300) SIMPSON STOPPER, 3 GAL.
3BD-B
2960 SF
+17' - 0"
(12) SIMPSON STOPPER, 3 GAL.
(30) SIMPSON STOPPER, 3 GAL.
(4) COCONUT PALMS 16' - 20' GW, VARIED HEIGHTS
(40) GREEN ISLAND FICUS MOUNDS, 3 GAL.
SEA LAVENDER
(6) COCONUT PALMS 10' - 12' GW, VARIED HEIGHTS
(24) SIMPSON STOPPER, 5' HT.
(1) CHINESE FAN PALM, 15 GAL.
(250) GREEN ISLAND FICUS, 3 GAL.
(5) ZAMIA, 7 GAL.
(154) FIREBUSH 3 GAL.
(3) ZAMIA, 7 GAL.
TERRACE
(2) ZAMIA, 7 GAL.
(15) CORD GRASS, 3 GAL.
(1) NORONHIA TREE 15' HT
(30) PHILODENDRON BURLE MARX, 7 GAL.
(1) COCONUT PALM, 12' GW,
(3) ZAMIA, 7 GAL.
(1) SEAGRAPE TREE 18' HT.
(50) BURPLE MARX, 3 GAL.
(1) COCONUT PALM, 14' GW,
(2) TRAVELERS PALMS, 10'-12' HT.
(170) BEACH CREEPER, 3 GAL.
(68) BLUE PORTERWEED 3 GAL.
(130) DWARF ELEPHANT EAR, 3 GAL.
(1) GREEN BUTTONWOOD, 14' HT.
(3) HELLICONIA, 10' HT.
(3) TRAVELERS PALM, 6' HT.
(5) SAW PALMETTO 7 GAL
(150) SIMPSON STOPPER, 3 GAL.
(4) COCONUT PALMS 16' - 20' GW, VARIED HEIGHTS
SEA LAVENDER
BEACH DUNE
(15) COCONUT PALMS 16' - 20' GW, VARIED HEIGHTS
SEA LAVENDER
BEACH DUNE
(1) SEAGRAPE TREE 25' x 25'
(1) MACARTHUR CLUSTER 16' HT
(2) TRAVELERS PALMS, 10'-12' HT.
(1) CANARY ISLAND DATE PALM, 14' CT.
(1)NORONIA TREE, 16' HT
(15) SIMPSON STOPPER, 7 GAL.
(1) NORONHIA TREE, 16' HT.
3) HELICONIA, 1' HT.
3) TRAVELER PALMS, 0'-12' HT.
30) GREEN ISLAND FICUS, 3 GAL.
1) RECLINATA CLUSTER, 8' - 20' HT.
1) RECLINATA CLUSTER, 4'-16' HT
(5) GARDENIA 3'X3'
(1) SEA GRAPE TREE, 16'-18' HT.
(1) KOPSIA TREE, 12' HT.
(1) SEA GRAPE TREE, 16'-18' HT.
(430) CORD GRASS, 3 GAL.
(150) GREEN ISLAND FICUS MOUNDS, 3 GAL.
(2) SEAGRAPE HEDGE, 8'-10' HT.
(5) ZAMIA, 7 GAL.
(20) SEA GRAPE, 6' HT.
(1) SEAGRAPE TREE, 25' X25' HT.
(1) GUMBO LIMBO, 14' HT
(1) SEA GRAPE TREE, 16'-18' HT.
(1)GREEN BUTTONWOOD TREE, 16' HT.
(6) SEA GRAPE, 3 GAL.
(315) GREEN ISLAND FICUS, 3 GAL.
(22) SEA GRAPE HEDGE, 7 GAL.
(2) SEA GRAPE TREE, 14'-16' HT.
(1) MIMUSOPS 14'-16' HT.
(1) SEA GRAPE TREE, 18'-20' HT.

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

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MARIO F. NIEVERA

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SCALE: 3/32" = 1'-0"

LANDSCAPE PLAN

AMBASSADOR

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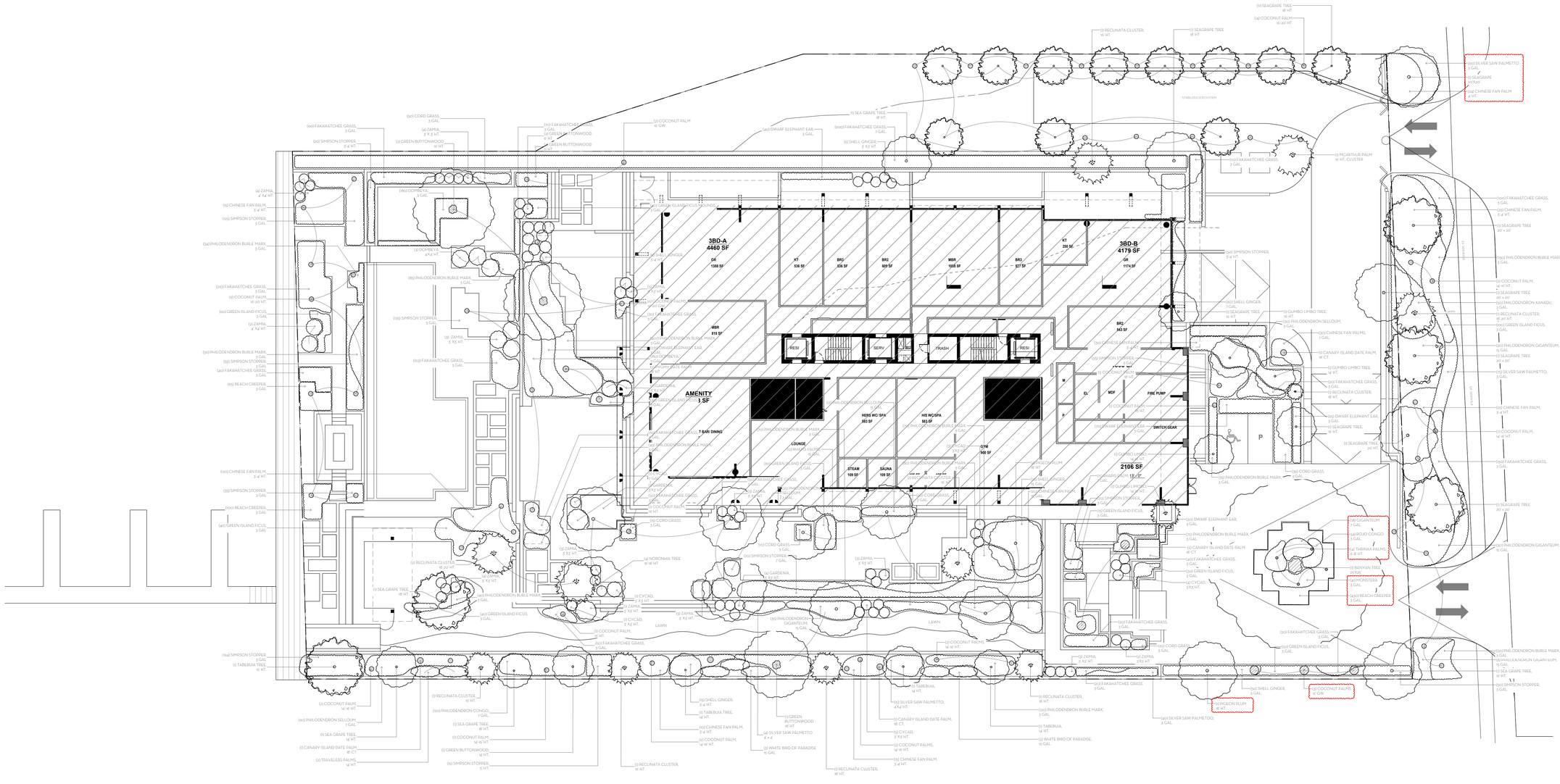
LP2



MARIO F. NIEVERA

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LANDSCAPE PLAN

AMBASSADOR

2730 S OCEAN BLVD, PALM BEACH, FL. 33480

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

19 DECEMBER 2025
07 OCTOBER 2027-FINAL SBMITTAL

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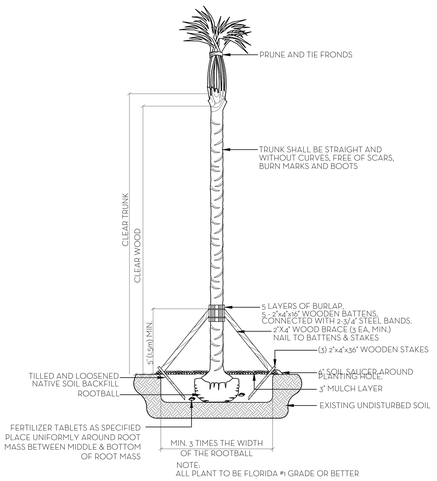
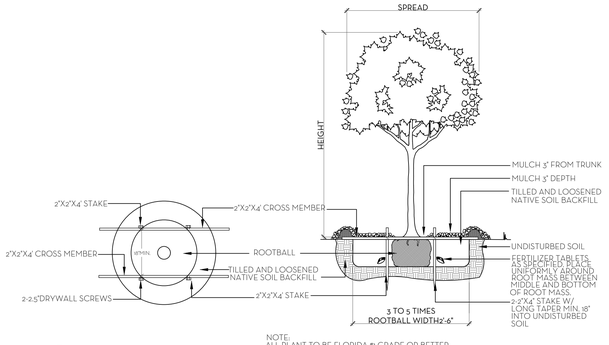
LP3



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

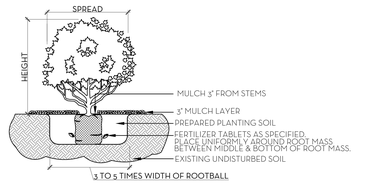
PALM PLANTING DETAIL
N.T.S.

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



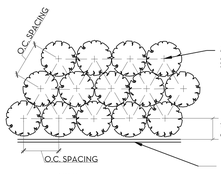
NOTE:
ALL PLANT TO BE FLORIDA #1 GRADE OR BETTER

TREE PLANTING DETAIL
N.T.S.



NOTE:
ALL MATERIAL TO BE FLORIDA #1 OR BETTER

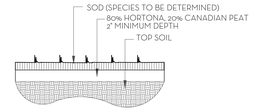
SHRUB & GROUNDCOVER PLANTING DETAIL
N.T.S.



NOTE:
ALL PLANT TO BE FLORIDA #1 OR BETTER

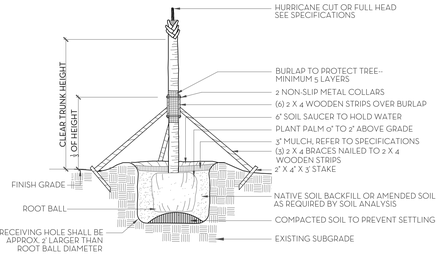
PLANT SPACING DETAIL
N.T.S.

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, 3" MIN.
4. AFTER LAYING SOD APPLY NECESSARY PESTICIDES AND FUNGICIDES.
5. IRRIGATE REGULARLY, REFER TO IRRIGATION DRAWINGS



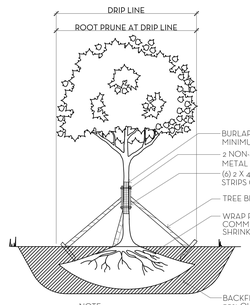
SOD PLANTING DETAIL
N.T.S.

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



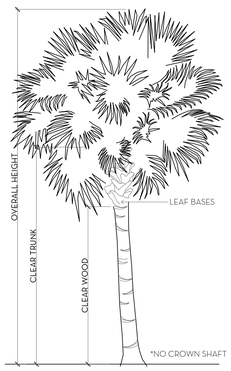
NOTES, STAKING & GUYING REQUIRED FOR PALMS, IF NECESSARY, OR AS DIRECTED BY THE LANDSCAPE ARCHITECT. ALL PLANT TO BE FLORIDA #1 OR BETTER

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



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

TREE ROOT PRUNING DETAIL
N.T.S.



PALM SPECIFICATION DETAIL
N.T.S.

FERTILIZATION

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

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

Line #	Landscape Legend	
1	Property Address:	Ambassador
2	Lot Area (sq. ft.):	131,764 sq ft
3		REQUIRED / PROPOSED
4	ndscape Open Space (LOS) (Sq Ft and %)	46,098 sq ft (35%) / 50,302 SF (38.17%)
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 %)	4,540 sq ft (35%) / 6,507 sq ft (50.2%)
8	Native Trees %	30% (number of trees) / 80%
9	Native Shrubs & Vines %	30% (number of shrubs & vines) / 46%
10	Native Groundcover %	30% (groundcover area) / 93%

To determine qualifying native vegetation use either:
the Institute for Regional Conservation Natives for Your Neighborhood FL Statewide Pla
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 require 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 l shall be incorporated on to corresponding zoning legend.
See Ord. 003-2023 *REV BF 20230727*

Line #	Landscape Legend	
1	Property Address:	Ambassador-Edgewater
2	Lot Area (sq. ft.):	81,461 SF
3		REQUIRED / PROPOSED
4	ndscape Open Space (LOS) (Sq Ft and %)	29,593 SF(35%) / 29,834 SF (36.6%)
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 %)	4,729 SF t (35%) / 7,939 SF (58.8%)
8	Native Trees %	30% (number of trees) / 80%
9	Native Shrubs & Vines %	30% (number of shrubs & vines) / 46%
10	Native Groundcover %	30% (groundcover area) / 93%

To determine qualifying native vegetation use either:
the Institute for Regional Conservation Natives for Your Neighborhood FL Statewide P
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 requi 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 la incorporated on to corresponding zoning legend.
See Ord. 003-2023 *REV BF 20230727*

	PREVIOUS AMOUNT	CURRENT AMOUNT	% INCREASE
TREES	106 TREES	118 TREES	11.32%
PALMS	247 PALMS	286 PALMS	15.78%
SHRUBS	14,947 SHRUBS	16,581 SHRUBS	10.93%
GROUNDCOVERS	395 GROUNDCOVERS	825 GROUNDCOVERS	108.86%

Landscape Material Schedule — **Previously Submitted** — October 07, 2025

ITEM NO.	COMMON NAME	BOTANICAL NAME	QUANTITY	NATIVE	SPECIFICATION	COVERED AREA
	TREES					
1	Noronhia Tree	Noronhia emarginata	5		16' MT.	
2	Noronhia Tree	Noronhia emarginata	1		15' MT.	
3	Noronhia Tree	Noronhia emarginata	4		16-18' MT.	
4	Sea Grape Tree	Coccoloba uvifera	2	✓	12' MT.	
5	Sea Grape Tree	Coccoloba uvifera	2	✓	14' MT.	
6	Sea Grape Tree	Coccoloba uvifera	6	✓	14-16' MT.	
7	Sea Grape Tree	Coccoloba uvifera	8	✓	16' MT.	
8	Sea Grape Tree	Coccoloba uvifera	3	✓	16-18' MT.	
9	Sea Grape Tree	Coccoloba uvifera	17	✓	18' MT.	
10	Sea Grape Tree	Coccoloba uvifera	1	✓	18-20' MT.	
11	Sea Grape Tree	Coccoloba uvifera	2	✓	20' MT.	
12	Sea Grape Tree	Coccoloba uvifera	6	✓	20'x20'	
13	Sea Grape Tree	Coccoloba uvifera	2	✓	25'x25'	
14	Green Buttonwood Tree	Conocarpus erectus	3	✓	14' MT.	
15	Green Buttonwood Tree	Conocarpus erectus	10	✓	16' MT.	
16	Green Buttonwood Tree	Conocarpus erectus	4	✓	18' MT.	
17	Green Buttonwood Tree	Conocarpus erectus	2	✓	18' MT. Character Trunk	
18	Green Buttonwood Tree	Conocarpus erectus	1	✓	20' MT.	
19	Kopsia Tree	Kopsia fruticosa	1		12' MT.	
20	Pigeon Plum Tree	Coccoloba diversifolia	4	✓	18' MT.	
21	Pigeon Plum Tree	Coccoloba diversifolia	4	✓	16' MT.	
22	Pigeon Plum Tree	Coccoloba diversifolia	4	✓	14' MT.	
23	Tabebuia Tree	Tabebuia caraiba	4		14' MT.	
24	Tabebuia Tree	Tabebuia caraiba	1		16' MT.	
25	Tabebuia Tree	Tabebuia caraiba	1		18' MT.	
26	Banyan Tree	Ficus benghalensis	1		20'x20' Collected Specimen	
27	Banyan Tree	Ficus benghalensis	1		25'x25'	
28	Gumbo Limbo Tree	Bursera simaruba	2	✓	14' MT.	
29	Gumbo Limbo Tree	Bursera simaruba	2	✓	14-16' MT.	
30	Gumbo Limbo Tree	Bursera simaruba	1	✓	16' MT.	
31	Ligustrum Tree	Ligustrum japonicum	1		16' MT.	
32			106	7.8%		
33	PALMS					
34	Coconut Palm	Cocos nucifera	1		12' GW.	
35	Coconut Palm	Cocos nucifera	4		14' GW.	
36	Coconut Palm	Cocos nucifera	3		16' MT.	
37	Coconut Palm	Cocos nucifera	2		16' GW.	
38	Coconut Palm	Cocos nucifera	1		18' MT.	
39	Coconut Palm	Cocos nucifera	6		10'-12' GW.	
40	Coconut Palm	Cocos nucifera	32		14' -15' MT.	
41	Coconut Palm	Cocos nucifera	25		16'-20' MT.	
42	Coconut Palm	Cocos nucifera	14		16'-20' GW.	
43	Thrinax Palm	Thrinax radiata	1	✓	5'-6' MT.	
44	Thrinax Palm	Thrinax radiata	4	✓	6'-8' MT.	
45	Coconut Palm	Cocos nucifera 'Green Malayan'	19		14'-16' MT.	
46	Coconut Palm	Cocos nucifera 'Green Malayan'	2		14'-16' MT. Slight Curve	
47	Coconut Palm	Cocos nucifera 'Green Malayan'	16		16'-18' GW. Slight Curve	
48	Coconut Palm	Cocos nucifera 'Green Malayan'	6		18'-20' MT.	
49	Travellers Palm	Ravenala madagascariensis	3		6' MT.	
50	Travellers Palm	Ravenala madagascariensis	6		10'-12' MT.	
51	Travellers Palm	Ravenala madagascariensis	2		14' MT.	
52	Licuala Palm	Licuala grandis	50		5'-6' MT.	
53	Reclinata Cluster	Phoenix reclinata	1		14'-16' MT.	
54	Reclinata Cluster	Phoenix reclinata	4		16' MT.	
55	Reclinata Cluster	Phoenix reclinata	3		18' MT.	
56	Reclinata Cluster	Phoenix reclinata	2		16'-18' MT.	
57	Reclinata Cluster	Phoenix reclinata	16		18'-20' MT.	
58	Silver Bismarck Palm	Bismarckia nobilis	2		10'-12' MT.	
59	Montgomery Palm	Veitchia arecina	8		16'-18' MT.	
60	Pygmy Date Palm	Phoenix roebelenii hybrid	1		12' CT.	
61	Pygmy Date Palm	Phoenix roebelenii hybrid	5		12'-14' CT.	
62	Pygmy Date Palm	Phoenix roebelenii hybrid	3		18' MT.	
63	Canary Island Date Palm	Phoenix canariensis	8		18' CT.	
64	Macarthur Cluster	Ptychosperma macarthurii	2		14' MT.	
65	Macarthur Cluster	Ptychosperma macarthurii	2		16' MT.	
66			247			
67	HEDGE / SHRUB					
68	Simpson Stopper	Myrcianthes fragrans	1,187	✓	3 Gal.	
69	Simpson Stopper	Myrcianthes fragrans	155	✓	5'-6' MT.	
70	Simpson Stopper	Myrcianthes fragrans	126	✓	5' MT.	
71	Simpson Stopper	Myrcianthes fragrans	100	✓	7 Gal.	
72	European Fan Palm	Chamaerops humilis	2		5' x5'	
73	Chinese Fan Palm	Livistona chinensis	372		5-6' MT.	
74	Chinese Fan Palm	Livistona chinensis	60		7 GAL.	
75	Chinese Fan Palm	Livistona chinensis	31		10 Gal.	
76	Chinese Fan Palm	Livistona chinensis	21		15 Gal.	
77	Rhapis Palm	Lady Palm	15		7 Gal.	
78	Rhapis Palm	Lady Palm	12		15 Gal.	
79	Silver Saw Palmetto	Serenoa repens	230	✓	3 Gal.	
80	Silver Saw Palmetto	Serenoa repens	19	✓	4' x 4'	
81	Silver Saw Palmetto	Serenoa repens	148	✓	3-4' MT.	
82	Silver Saw Palmetto	Serenoa repens	153	✓	7 Gal.	
83	Philodendron Xanadu	Thaumatophyllum xanadu	335		3 Gal.	
84	Philodendron 'Burle Marx'	Philodendron burle-marxi	2,137		3 Gal.	
85	Monstera deliciosa	Monstera	80		3 Gal.	
86	Monstera deliciosa	Monstera	115		7 Gal.	
87	Philodendron Congo	Philodendron hybrid-cultivar 'Rojo Congo'	130		7 Gal.	
88	Philodendron Selloum	Thaumatophyllum bipinnatifidum	55		3 Gal.	
89	Philodendron Selloum	Thaumatophyllum bipinnatifidum	90		7 Gal.	
90	Philodendron Selloum	Thaumatophyllum bipinnatifidum	12		15 Gal.	
91	Philodendron giganteum	Philodendron giganteum	93		15 Gal.	
92	White Bird of Paradise	Strelitzia nicolai	2		6' MT.	
93	White Bird of Paradise	Strelitzia nicolai	5		15 Gal.	
94	Dombeya	Dombeya seminole	360		3 Gal.	
95	Dombeya	Dombeya seminole	3		4' x 4'	
96	Sea Grape	Coccoloba uvifera	426	✓	3 Gal.	
97	Sea Grape	Coccoloba uvifera	25	✓	7 Gal.	
98	Sea Grape	Coccoloba uvifera	10	✓	4' MT.	
99	Sea Grape	Coccoloba uvifera	20	✓	6' MT.	
100	Sea Grape	Coccoloba uvifera	2	✓	8-10' MT.	
101	Shell Ginger	Alpinia zerumbet	50		3 Gal.	
102	Shell Ginger	Alpinia zerumbet	5		5x5	
103	Shell Ginger	Alpinia zerumbet	59		5'-6' MT.	
104	Shell Ginger	Alpinia zerumbet	73		15 Gal.	
105	Shell Ginger	Alpinia zerumbet	70		7 Gal.	
106	Variegated Ginger	Alpinia purpurata	25		7 Gal.	
107	Ginger	Alpinia purpurata	80		7 Gal.	
108	Zamia	Zamia integrifolia	120	✓	3 Gal.	
109	Zamia	Zamia integrifolia	23	✓	7 Gal.	
110	Zamia	Zamia integrifolia	98	✓	5' x 5'	
111	Zamia	Zamia integrifolia	6	✓	4' x 4'	
112	Dwarf Elephant Ear	Alocasia cucullata	2,481		3 Gal.	
113	Gardenia	Gardenia jasminoides	7		5' x 5'	
114	Green Island Ficus	Ficus microcarpa	1,255		3 Gal.	
115	Green Island Ficus 'Mounds'	Ficus microcarpa 'Mounds'	260		3 Gal.	
116	Green Buttonwood	Conocarpus erectus	4	✓	6' MT.	
117	Green Buttonwood	Conocarpus erectus	255	✓	8'-10' MT.	
118	Heliconia	Heliconia Psittacorum	3		6' MT.	
119	Heliconia	Heliconia Psittacorum	3		10' MT.	
120	Fakahatchee Grass	Tripsacum dactyloides	1,303	✓	3 Gal.	
121	Cord Grass	Sporobolus pumilus	2,256	✓	3 Gal.	
122	Cycad	Cycadales	1		7 Gal.	
123	Cycad	Cycadales	16		4' x 4'	
124	Cycad	Cycadales	18		5' x 5'	
125	Cycad	Cycadales	3		6'-8' MT.	
126	Dioon	Dioon edule	2		4' MT.	
127			14,947	45%		
128	VINES/GROUNDCOVERS					
129	Liriope	Liriope muscari	60		3 Gal.	90
130	Beach Creeper	Ernodea littoralis	335	✓	3 Gal.	1,340
131			395	89%		1,430
132	SOD					
133	Diamond Zoysia Sod	Zoysia japonica	Solid sod, 2" 80/20 base soil mix, roll, top-dress, stg joints, qty tbfv by contractor			

Landscape Material Schedule — December 22, 2025

ITEM NO.	COMMON NAME	BOTANICAL NAME	QUANTITY	NATIVE	SPECIFICATION	COVERED AREA
	TREES					
1	Noronhia Tree	Noronhia emarginata	6		10' MT.	
2	Noronhia Tree	Noronhia emarginata	1		15' MT.	
3	Noronhia Tree	Noronhia emarginata	4		16-18' MT.	
4	Sea Grape Tree	Coccoloba uvifera	2	✓	12' MT.	
5	Sea Grape Tree	Coccoloba uvifera	3	✓	14' MT.	
6	Sea Grape Tree	Coccoloba uvifera	6	✓	14-16' MT.	
7	Sea Grape Tree	Coccoloba uvifera	8	✓	10' MT.	
8	Sea Grape Tree	Coccoloba uvifera	3	✓	16-18' MT.	
9	Sea Grape Tree	Coccoloba uvifera	17	✓	18' MT.	
10	Sea Grape Tree	Coccoloba uvifera	1	✓	18-20' MT.	
11	Sea Grape Tree	Coccoloba uvifera	2	✓	20' MT.	
12	Sea Grape Tree	Coccoloba uvifera	7	✓	20'x20'	
13	Sea Grape Tree	Coccoloba uvifera	2	✓	25'x25'	
14	Mimusops Tree	Mimusops coriacea	1		14'-16' MT.	
15	Pink Cassia	Cassia bakeriana	2		10' MT.	
16	Green Buttonwood Tree	Conocarpus erectus	3	✓	14' MT.	
17	Green Buttonwood Tree	Conocarpus erectus	10	✓	16' MT.	
18	Green Buttonwood Tree	Conocarpus erectus	4	✓	18' MT.	
19	Green Buttonwood Tree	Conocarpus erectus	2	✓	18' MT. Character Trunk	
20	Green Buttonwood Tree	Conocarpus erectus	1	✓	20' MT.	
21	Kopsia Tree	Kopsia fruticosa	1		12' MT.	
22	Pigeon Plum Tree	Coccoloba diversifolia	1	✓	12'-14' MT.	
23	Pigeon Plum Tree	Coccoloba diversifolia	5	✓	18' MT.	
24	Pigeon Plum Tree	Coccoloba diversifolia	7	✓	16' MT.	
25	Pigeon Plum Tree	Coccoloba diversifolia	5	✓	14' MT.	
26	Tabebuia Tree	Tabebuia caraiba	4		14' MT.	
27	Tabebuia Tree	Tabebuia caraiba	1		16' MT.	
28	Tabebuia Tree	Tabebuia caraiba	1		18' MT.	
29	Banyan Tree	Ficus benghalensis	1		20'x20' Collected Specimen	
30	Banyan Tree	Ficus benghalensis	1		25'x25'	
31	Gumbo Limbo Tree	Bursera simaruba	2	✓	14' MT.	
32	Gumbo Limbo Tree	Bursera simaruba	2	✓	14-16' MT.	
33	Gumbo Limbo Tree	Bursera simaruba	1	✓	16' MT.	
34	Ligustrum Tree	Ligustrum japonicum	1		10' MT.	
35			118	80%		
36	PALMS					
37	Coconut Palm	Cocos nucifera	4		12' GW.	
38	Coconut Palm	Cocos nucifera	4		14' GW.	
39	Coconut Palm	Cocos nucifera	3		16' MT.	
40	Coconut Palm	Cocos nucifera	2		16' GW.	
41	Coconut Palm	Cocos nucifera	1		18' MT.	
42	Coconut Palm	Cocos nucifera	6		10'-12' GW.	
43	Coconut Palm	Cocos nucifera	3		12'-14' GW.	
44	Coconut Palm	Cocos nucifera	32		14' -16' MT.	
45	Coconut Palm	Cocos nucifera	33		16'-20' MT.	
46	Coconut Palm	Cocos nucifera	16		16'-20' GW.	
47	Thrinax Palm	Thrinax radiata	1	✓	5'-6' MT.	
48	Thrinax Palm	Thrinax radiata	8	✓	6'-8' MT.	
49	Coconut Palm	Cocos nucifera 'Green Malayan'	19		14'-16' MT.	
50	Coconut Palm	Cocos nucifera 'Green Malayan'	2		14'-16' MT. Slight Curve	
51	Coconut Palm	Cocos nucifera 'Green Malayan'	21		16'-18' GW. Slight Curve	
52	Coconut Palm	Cocos nucifera 'Green Malayan'	6		18'-20' MT.	
53	Alexander Palm	Archontophoenix alexandrae	6		10'-12' MT.	
54	Travellers Palm	Ravenala madagascariensis	3		6' MT.	
55	Travellers Palm	Ravenala madagascariensis	7		10'-12' MT.	
56	Travellers Palm	Ravenala madagascariensis	2		14' MT.	
57	Licuala Palm	Licuala grandis	50		5'-6' MT.	
58	Reclinata Cluster	Phoenix reclinata	1		14'-16' MT.	
59	Reclinata Cluster	Phoenix reclinata	4		16' MT.	
60	Reclinata Cluster	Phoenix reclinata	3		18' MT.	
61	Reclinata Cluster	Phoenix reclinata	2		16'-18' MT.	
62	Reclinata Cluster	Phoenix reclinata	16		18'-20' MT.	
63	Silver Bismarck Palm	Bismarckia nobilis	2		10'-12' MT.	
64	Montgomery Palm	Veitchia arecina	8		16' -18' MT.	
65	Pygmy Date Palm	Phoenix roebelenii hybrid	1		12' CT	
66	Pygmy Date Palm	Phoenix roebelenii hybrid	5		12' -14' CT	
67	Pygmy Date Palm	Phoenix roebelenii hybrid	3		18' MT.	
68	Canary Island Date Palm	Phoenix canariensis	8		18' CT	
69	Macarthur Cluster	Ptychosperma macarthurii	2		14' MT.	
70	Macarthur Cluster	Ptychosperma macarthurii	2		10' MT.	
71			286			
72	HEDGE / SHRUB					
73	Blue Porterweed	Stachytarpheta jamaicensis	43	✓	3 Gal.	
74	Firebush	Hamelia patens	134	✓	3 Gal.	
75	Simpson Stopper	Myrcianthes fragrans	1,271	✓	3 Gal.	
76	Simpson Stopper	Myrcianthes fragrans	155	✓	5'-6' MT.	
77	Simpson Stopper	Myrcianthes fragrans	176	✓	5' MT.	
78	Simpson Stopper	Myrcianthes fragrans	0	✓	6' MT.	
79	Simpson Stopper	Myrcianthes fragrans	100	✓	7 Gal.	
80	European Fan Palm	Chamaerops humilis	2		5' x5'	
81	Chinese Fan Palm	Livistona chinensis	444		5'-6' MT.	
82	Chinese Fan Palm	Livistona chinensis	24		4' MT.	
83	Chinese Fan Palm	Livistona chinensis	60		7 GAL.	
84	Chinese Fan Palm	Livistona chinensis	31		10 Gal.	
85	Chinese Fan Palm	Livistona chinensis	21		15 Gal.	
86	Rhapis Palm	Lady Palm	15		7 Gal.	
87	Rhapis Palm	Lady Palm	12		15 Gal.	
88	Silver Saw Palmetto	Serenoa repens	350	✓	3 Gal.	
89	Silver Saw Palmetto	Serenoa repens	19	✓	4' x 4'	
90	Silver Saw Palmetto	Serenoa repens	148	✓	3-4' MT.	
91	Silver Saw Palmetto	Serenoa repens	153	✓	7 Gal.	
92	Philodendron Xanadu	Thaumatophyllum xanadu	335		3 Gal.	
93	Philodendron 'Burle Marx'	Philodendron burle-marxi	2,406		3 Gal.	
94	Monstera deliciosa	Monstera	131		3 Gal.	
95	Monstera deliciosa	Monstera	115		7 Gal.	
96	Philodendron Congo	Philodendron hybrid-cultivar 'Rojo Congo'	54		3 Gal.	
97	Philodendron Congo	Philodendron hybrid-cultivar 'Rojo Congo'	120		7 Gal.	
98	Philodendron Selloum	Thaumatophyllum bipinnatifidum	55		3 Gal.	
99	Philodendron Selloum	Thaumatophyllum bipinnatifidum	90		7 Gal.	
100	Philodendron Selloum	Thaumatophyllum bipinnatifidum	12		15 Gal.	
101	Philodendron giganteum	Philodendron giganteum	16		7 Gal.	
102	Philodendron giganteum	Philodendron giganteum	93		15 Gal.	
103	White Bird of Paradise	Strelitzia nicolai	2		6' MT.	
104	White Bird of Paradise	Strelitzia nicolai	5		15 Gal.	
105	Calophyllum Hedge	Calophyllum	45		8'-10' MT., FTB	
106	Dombeya	Dombeya seminole	300		3 Gal.	
107	Dombeya	Dombeya seminole	3		4' x 4'	
108	Sea Grape	Coccoloba uvifera	426	✓	3 Gal.	
109	Sea Grape	Coccoloba uvifera	25	✓	7 Gal.	
110	Sea Grape	Coccoloba uvifera	10	✓	4' MT.	
111	Sea Grape	Coccoloba uvifera	20	✓	6' MT.	
112	Sea Grape	Coccoloba uvifera	2	✓	8-10' MT.	
113	Shell Ginger	Alpinia zerumbet	50		3 Gal.	
114	Shell Ginger	Alpinia zerumbet	5		5x5	
115	Shell Ginger	Alpinia zerumbet	59		5'-6' MT.	
116	Shell Ginger	Alpinia zerumbet	73		15 Gal.	
117	Shell Ginger	Alpinia zerumbet	70		7 Gal.	
118	Variegated Ginger	Alpinia zerumbet	35		7 Gal.	
119	Ginger	Alpinia purpurata	80		7 Gal.	
120	Zamia	Zamia integrifolia	278	✓	3 Gal.	
121	Zamia	Zamia integrifolia	23	✓	7 Gal.	
122	Zamia	Zamia integrifolia	90	✓	5' x 5'	
123	Zamia	Zamia integrifolia	6	✓	4' x 4'	
124	Dwarf Elephant Ear	Alocasia cucullata	2,481		3 Gal.	
125	Gardenia	Gardenia jasminoides	12		5' x 5'	
126	Green Island Ficus	Ficus microcarpa	1,420		3 Gal.	
127	Green Island Ficus 'Mounds'	Ficus microcarpa '

TOWN OF PALM BEACH

Information for Architectural Commission Meeting on: February 25, 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-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.

Date: 2/18/2026

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. At the January meeting, the redesigned application was well received with direction to make slight adjustments to 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 02/09/26.

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.

The modifications made after the latest review include a reduction in building height, refined frieze proportions, refined door design, and restudy of window and door sizes.





Rendering of Currently Proposed Design With and Without Landscape.



Previously Proposed Front Elevation.



Currently Proposed Front Elevation



Previously Proposed Rear Elevation.



Currently Proposed Rear Elevation



Previously Proposed West Side Elevation



Currently Proposed West Side Elevation



Previously Proposed East Side Elevation



Currently Proposed East Side Elevation



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

Summary of Revisions

February 9th, 2025

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

RE: **Summary of Architectural Revisions in Response to ARCOM Comments**
ARCOM: **ARC-25-0063 226 Oleander Avenue**

Dear Members of the Architectural Commission,

On behalf of the property owners and the design team, we submit the revised architectural plans for the proposed new residence at **226 Oleander Avenue**.
The plans have been comprehensively revised in direct response to the Commission's prior comments. The revisions focus on reducing overall height, refining architectural proportions, and ensuring clear height compatibility with the surrounding properties and streetscape.

Summary of Revisions:

1. **Overall Building Height Reduction**
   The overall building height has been reduced by one (1) foot. All architectural components have been recalibrated to reflect this adjustment, resulting in a more proportionate structure with a noticeably reduced visual presence from the street.

2. **Verification of Building Heights Relative to Adjacent Properties**
   All neighboring properties were remeasured to verify building heights and first-floor elevations relative to the crown of the roadway, established at **2.99 NAVD**. This data is now clearly documented within the revised drawing set to demonstrate height compatibility.

3. **Refined Frieze Proportions**
   Both the upper and lower frieze elements have been reduced in height, addressing the Commission's comments and achieving a more disciplined and balanced architectural expression.

4. **Refined Front Entry Door Design**
   The front entry door has been fully redesigned with a custom configuration that more clearly reinforces the intended **Art Moderne** architectural language of the residence.

5. **Restudied Door and Window Sizes**
   All door and window openings were carefully restudied. The majority of first-floor openings have been reduced in both height and width to align with the revised overall building height and to further improve scale, proportion, and façade rhythm.

These revisions directly and fully address the Commission's comments and result in a more refined, contextual, and architecturally cohesive residence that is appropriate for Oleander Avenue.

We appreciate the Commission's continued review and look forward to presenting the revised design at the upcoming hearing.

Please do not hesitate to contact our office should any additional clarification be required.

Respectfully submitted,

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
ARCOM	02.25.26

ARC-25-0063

SCOPE OF WORK

- NEW TWO STORY RESIDENCE
- NEW HARDSCAPE AND LANDSCAPE

ARCOM Review: Comment Summary

- REDUCE OVERALL BUILDING HEIGHT
- VERIFY ALL BUILDING HEIGHTS RELATIVE TO NEIGHBORING PROPERTIES
- REFINE FRIEZE PROPORTIONS
- REFINE FRONT ENTRY DOOR DESIGN
- RESTUDY DOOR AND WINDOW SIZES

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

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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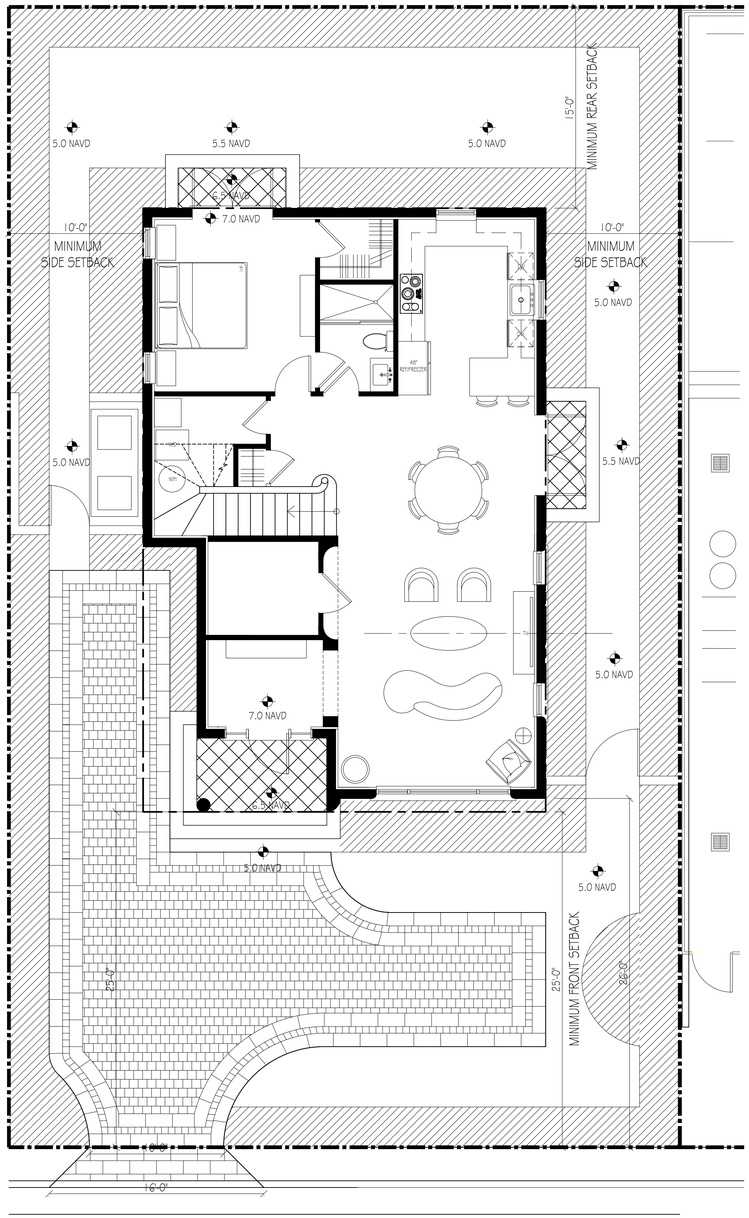
MARK	DATE	DESCRIPTION

PROJECT NO:	***
CAD DWG FILE:	226 OLEANDER.DWG
DRAWN BY:	Y.V M.C
CHKD BY:	M.C
PERMIT PLOT:	02.06.25
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

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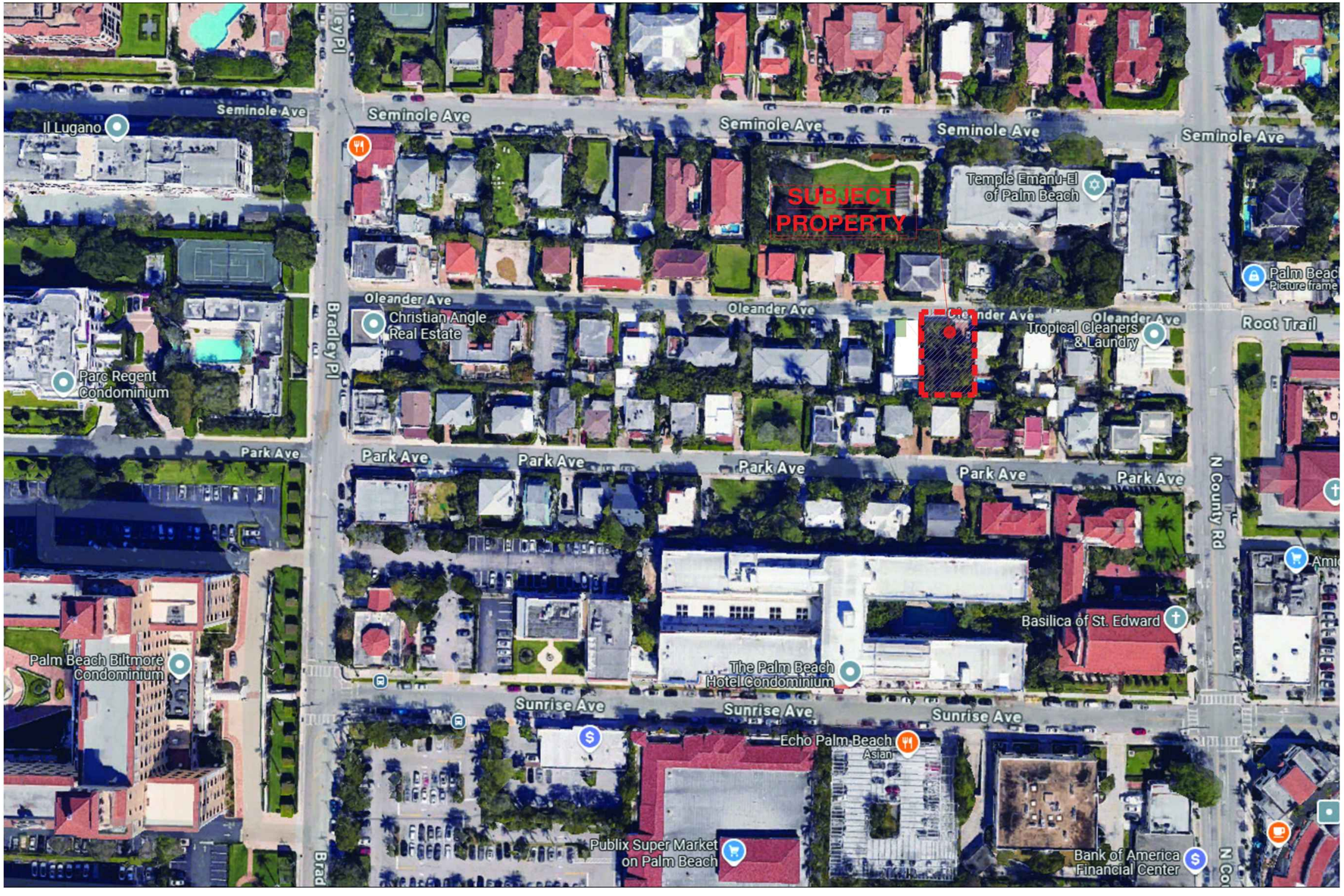
PERMIT PLOT:	02.06.25

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
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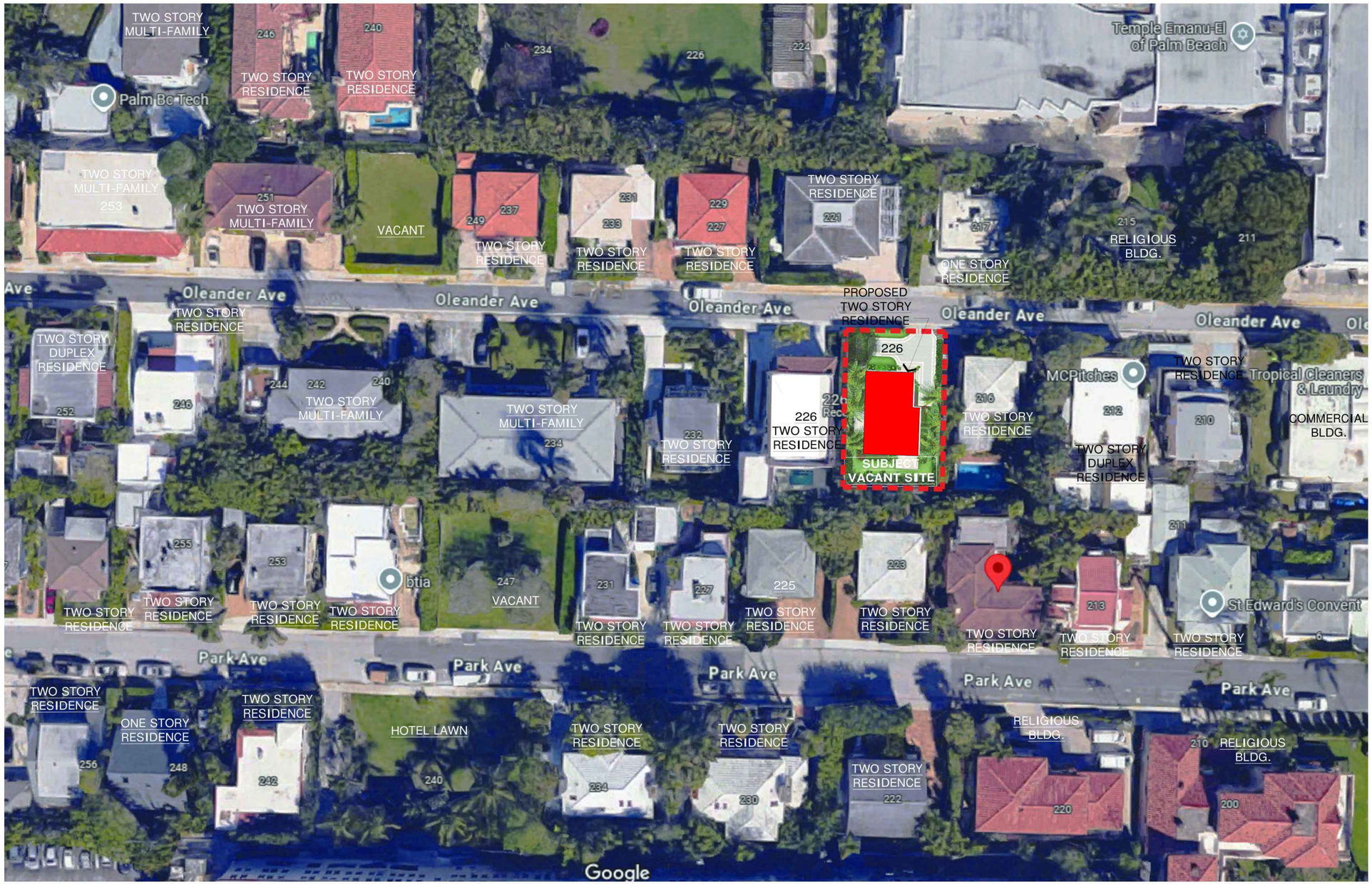
SHEET TITLE

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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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

PALM BEACH
2875 SOUTH OCEAN BLVD
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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
PALM BEACH
2875 SOUTH OCEAN BLVD
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PALM BEACH, FLORIDA 33480
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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

PALM BEACH
2875 SOUTH OCEAN BLVD
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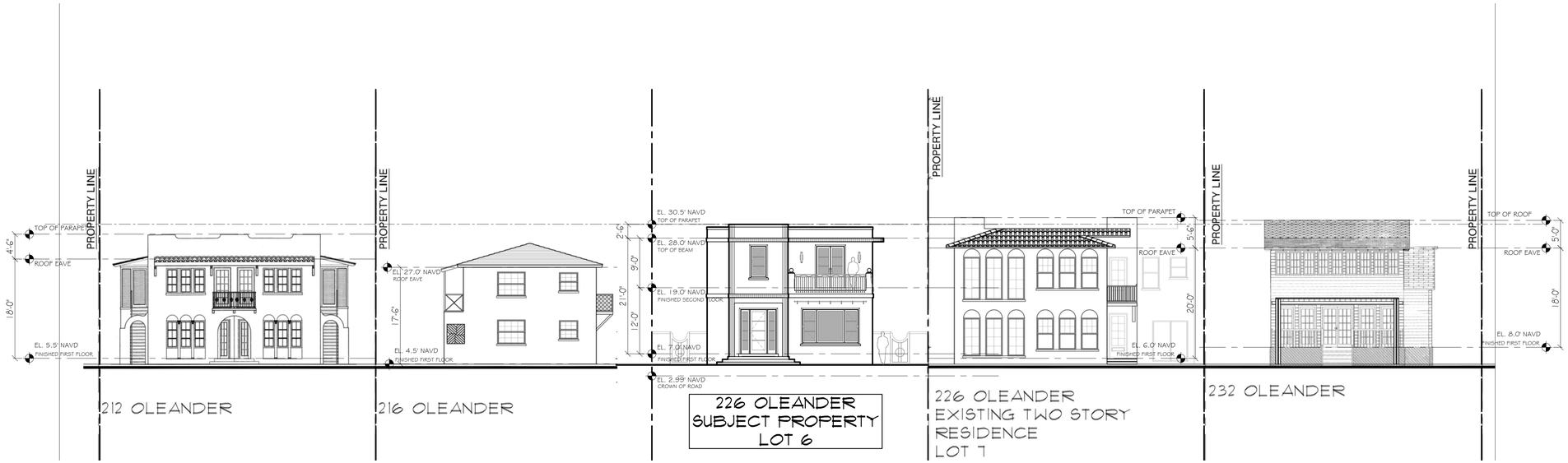
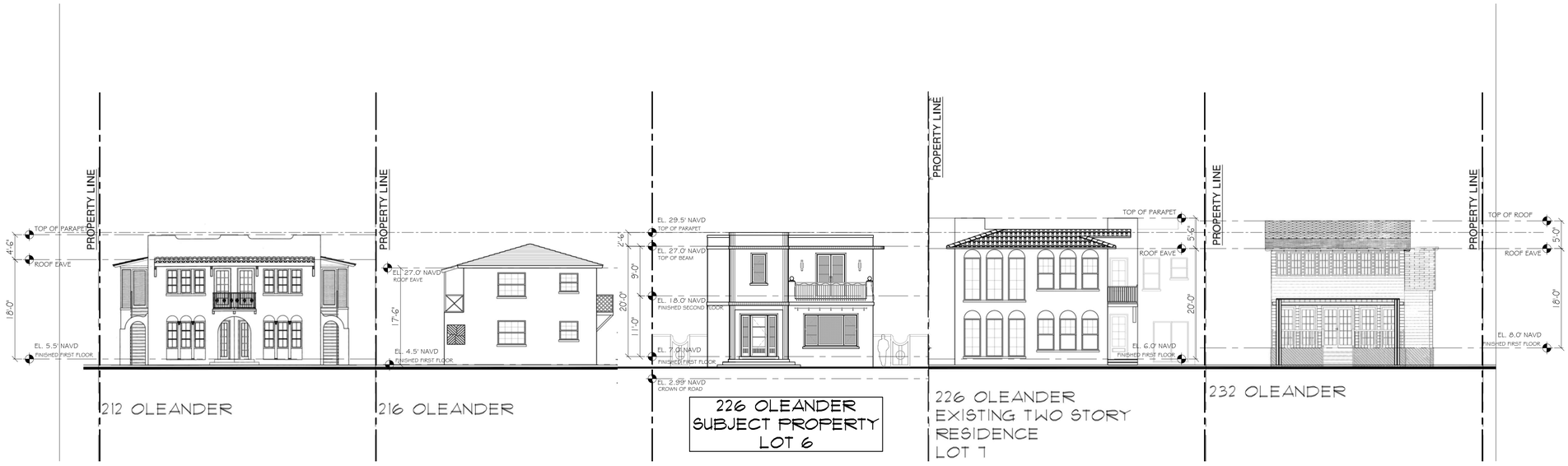
PERMIT PLOT:	02.06.25

SHEET TITLE

NEIGHBORING PROPERTIES



1 PREVIOUSLY PROPOSED STREETSCAPE
NOT TO SCALE



2 NEW PROPOSED STREETSCAPE
NOT TO SCALE

VARNAVA DESIGN STUDIO
AR1010123
PALM BEACH
2875 SOUTH OCEAN BLVD
SUITE 200-33
PALM BEACH, FLORIDA 33480
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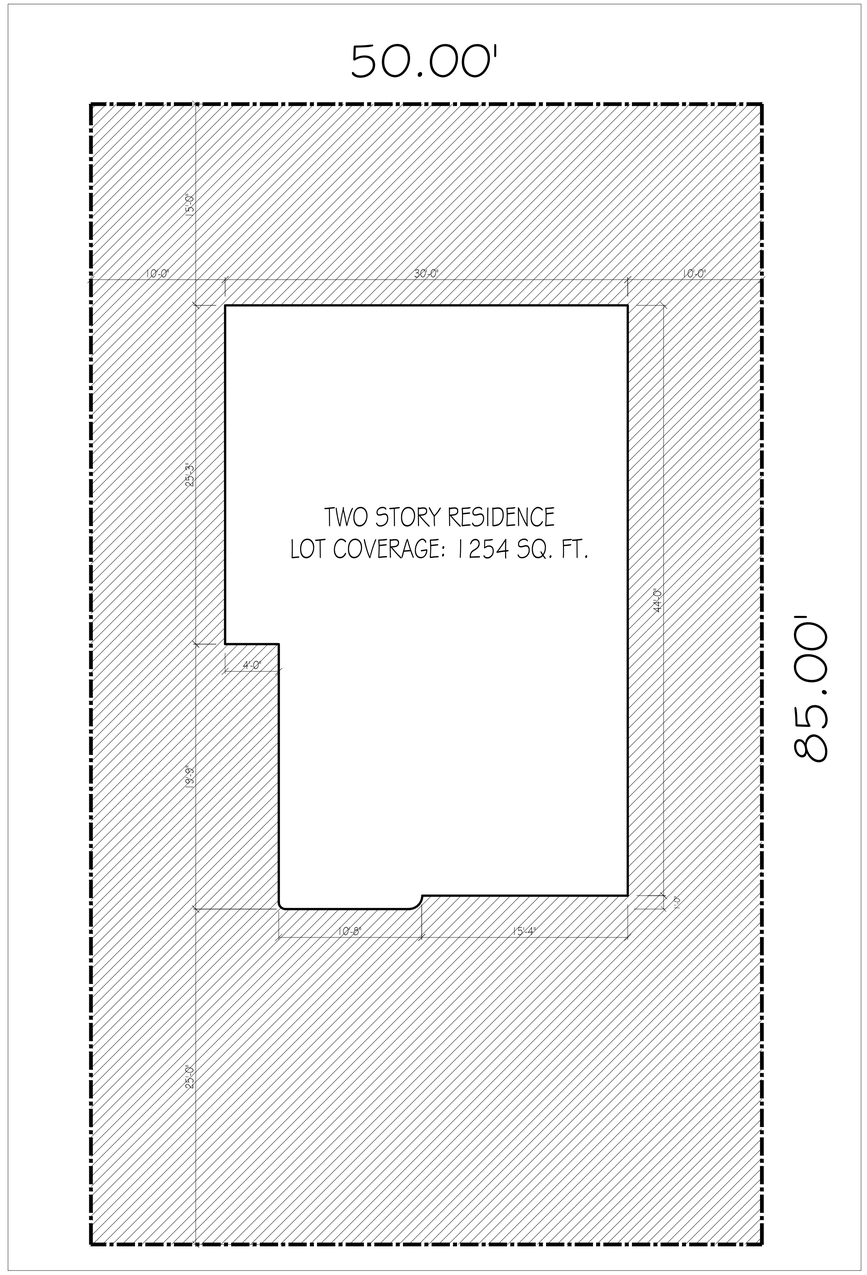
SHEET TITLE

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
PALM BEACH
2875 SOUTH OCEAN BLVD
SUITE 200-33
PALM BEACH, FLORIDA 33480
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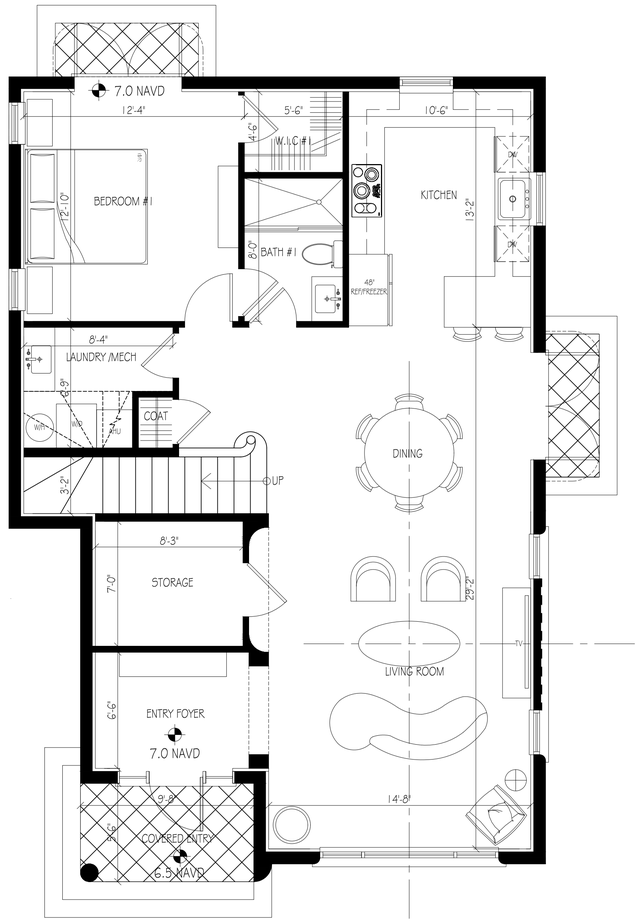
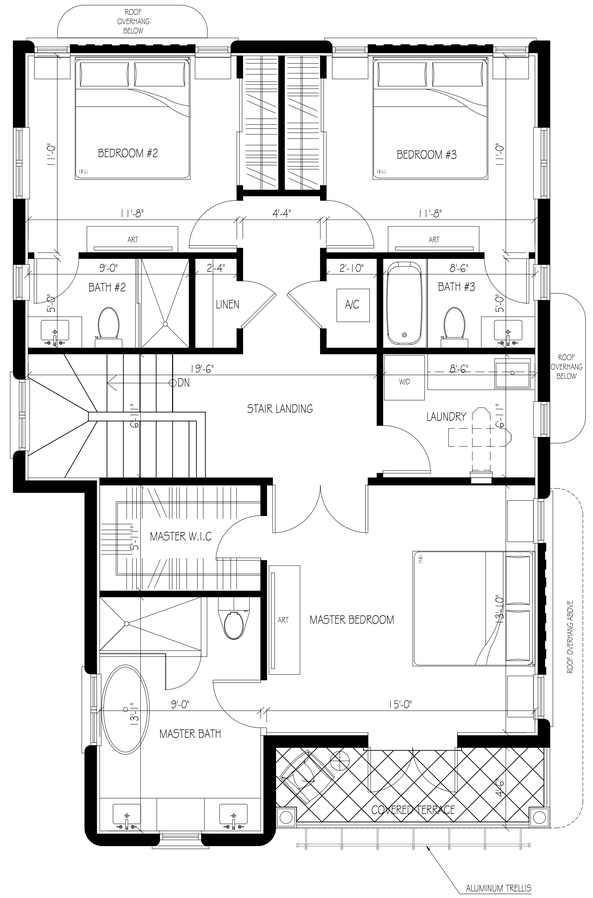
SHEET TITLE:
LOT COVERAGE CALCULATIONS

SP-007



1 NEW 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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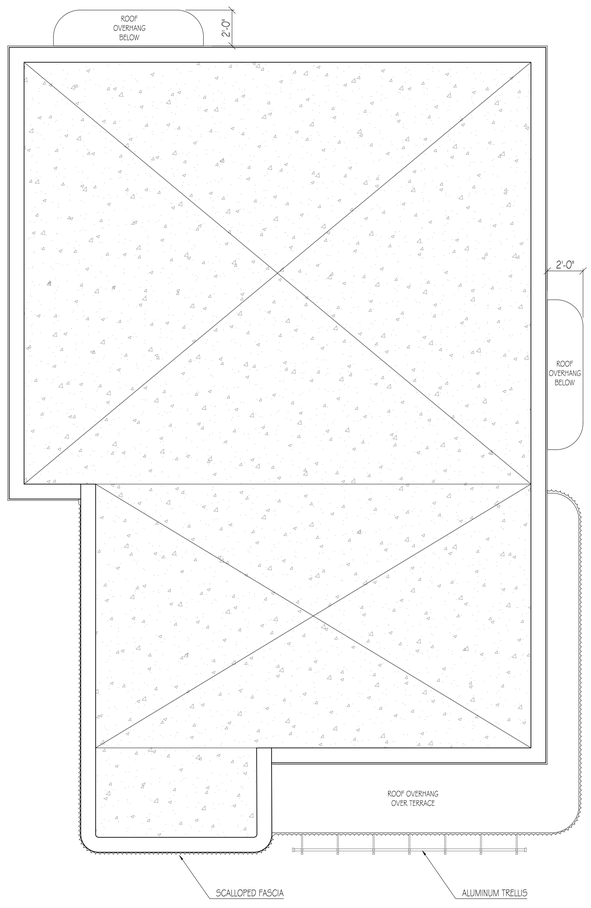
SHEET TITLE	

FIRST & SECOND FLOOR PLANS

A-001



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

SCALE AS NOTED

VARNAVA DESIGN
STUDIO
AR1010123

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

FORT LAUDERDALE
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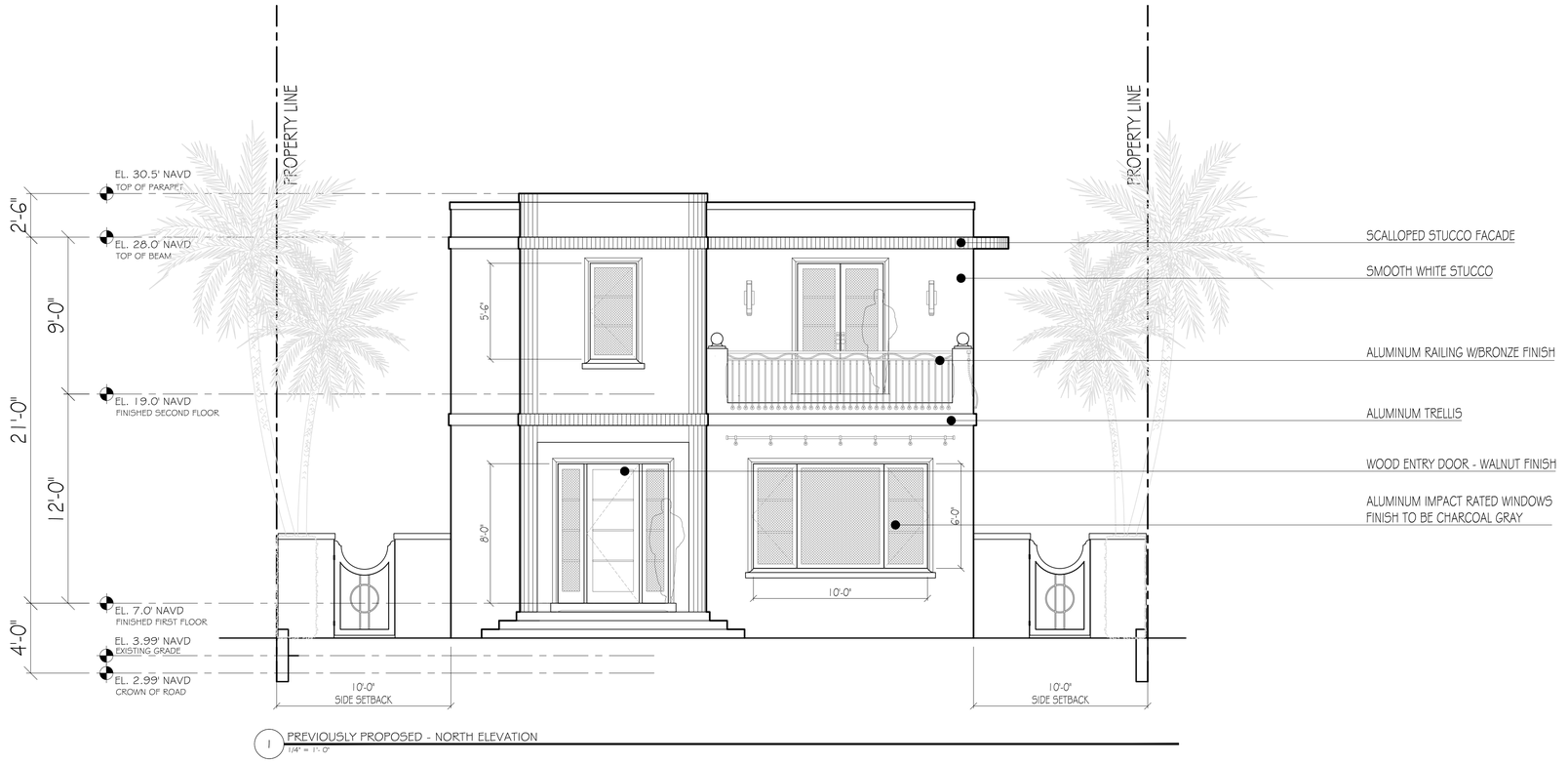
SHEET TITLE

ROOF PLAN

A-002



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



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

SUMMARY OF DESIGN REVISIONS:

- REDUCE OVERALL BUILDING HEIGHT
- REFINE FRIEZE PROPORTIONS
- REFINE FRONT ENTRY DOOR DESIGN
- RESTUDY DOOR AND WINDOW SIZES

VARNAVA DESIGN STUDIO
AR10102З

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

FORT LAUDERDALE
1706 NE 18TH ST.
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226 OLEANDER

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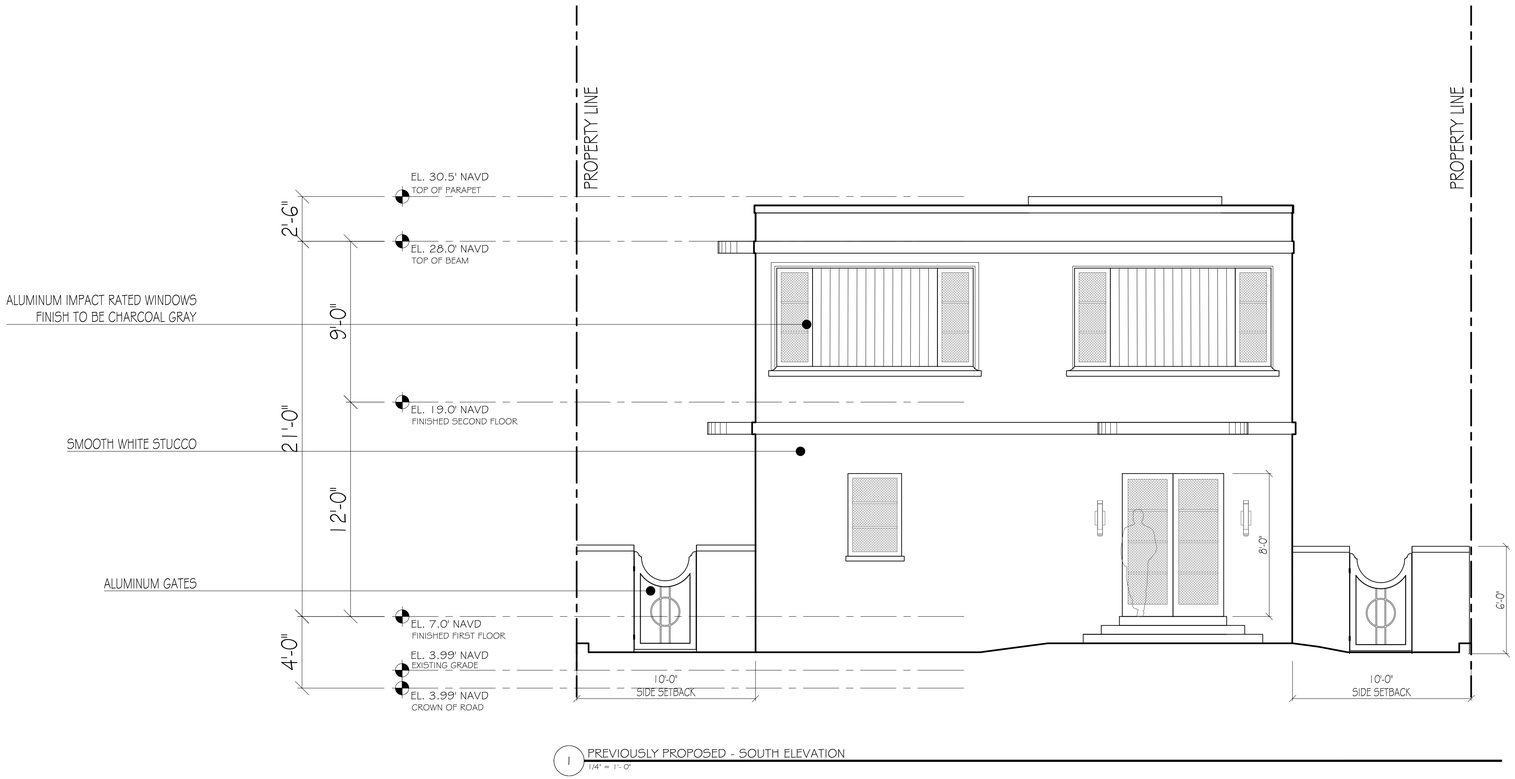
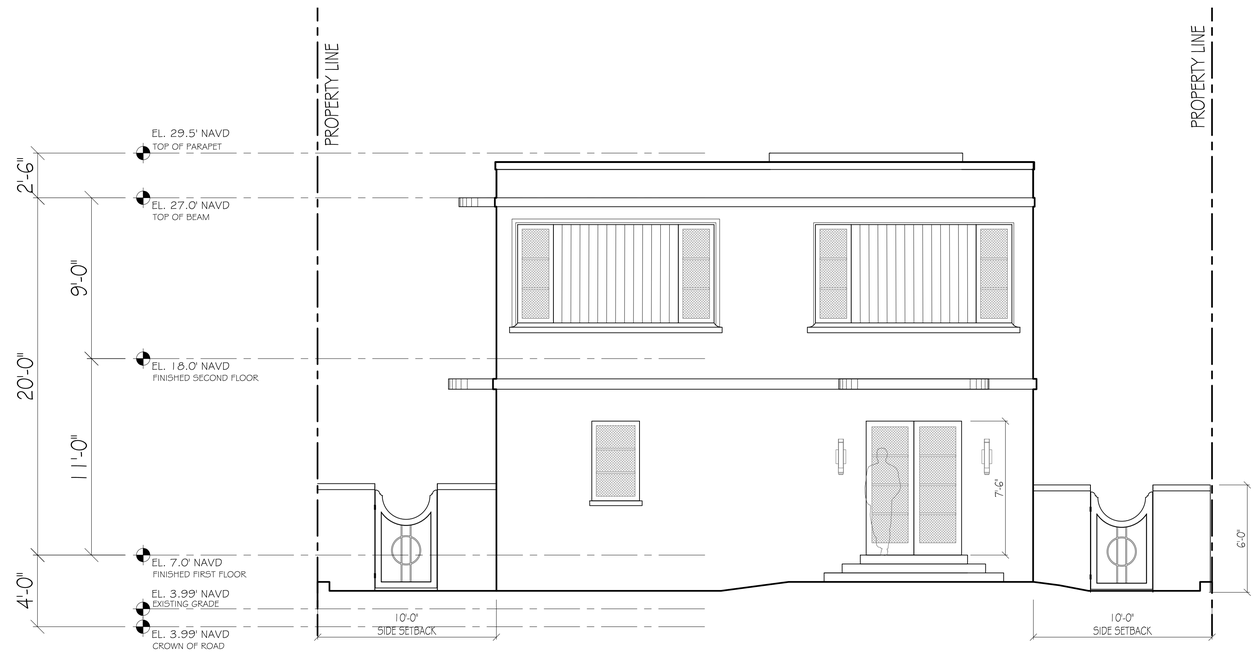
PERMIT PLOT:	02.06.25

SHEET TITLE
NORTH ELEVATION

A-003



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



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

SUMMARY OF DESIGN REVISIONS:

- REDUCE OVERALL BUILDING HEIGHT
- REFINE FRIEZE PROPORTIONS
- RESTUDY DOOR AND WINDOW SIZES

VARNAVA DESIGN STUDIO
AR1010123
PALM BEACH
2875 SOUTH OCEAN BLVD
SUITE 200-33
PALM BEACH, FLORIDA 33480
FORT LAUDERDALE
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SHEET TITLE
SOUTH ELEVATION

A-004



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



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

VARNAVA DESIGN STUDIO
AR1010123
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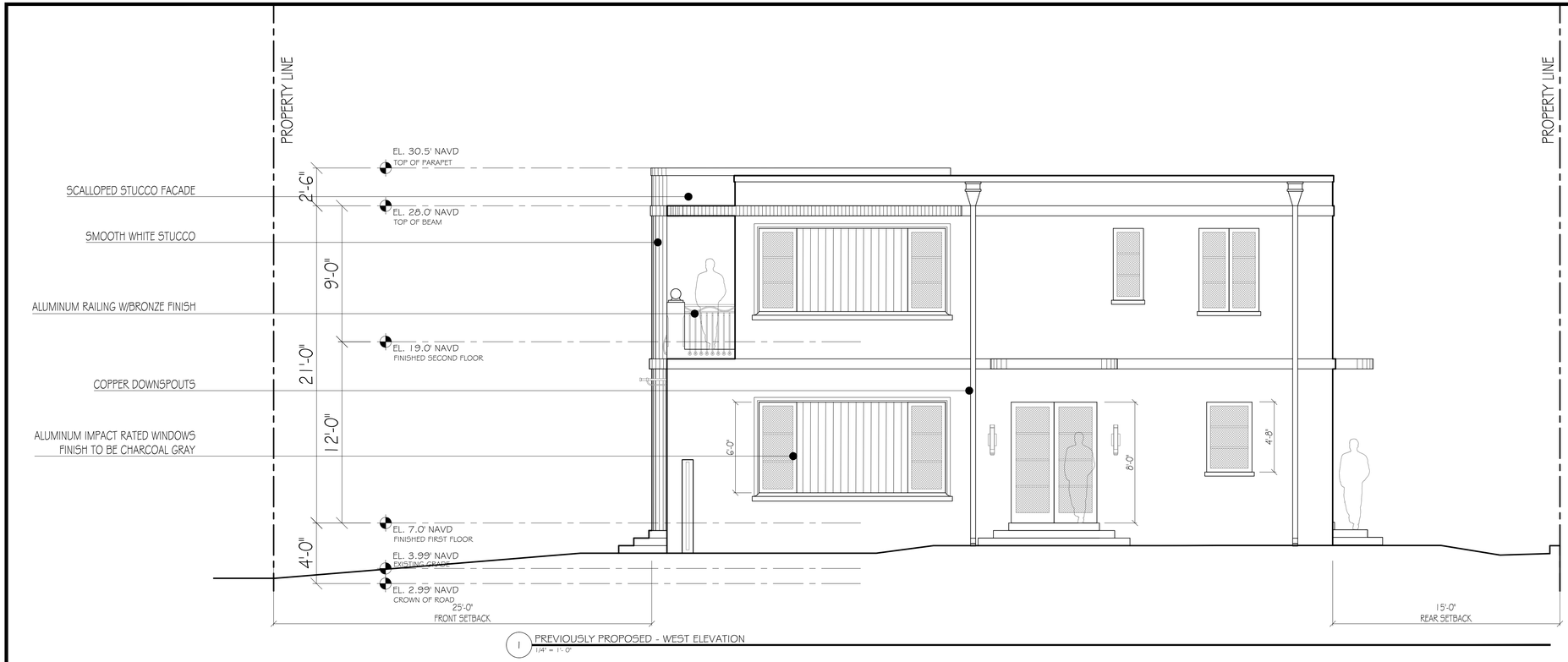
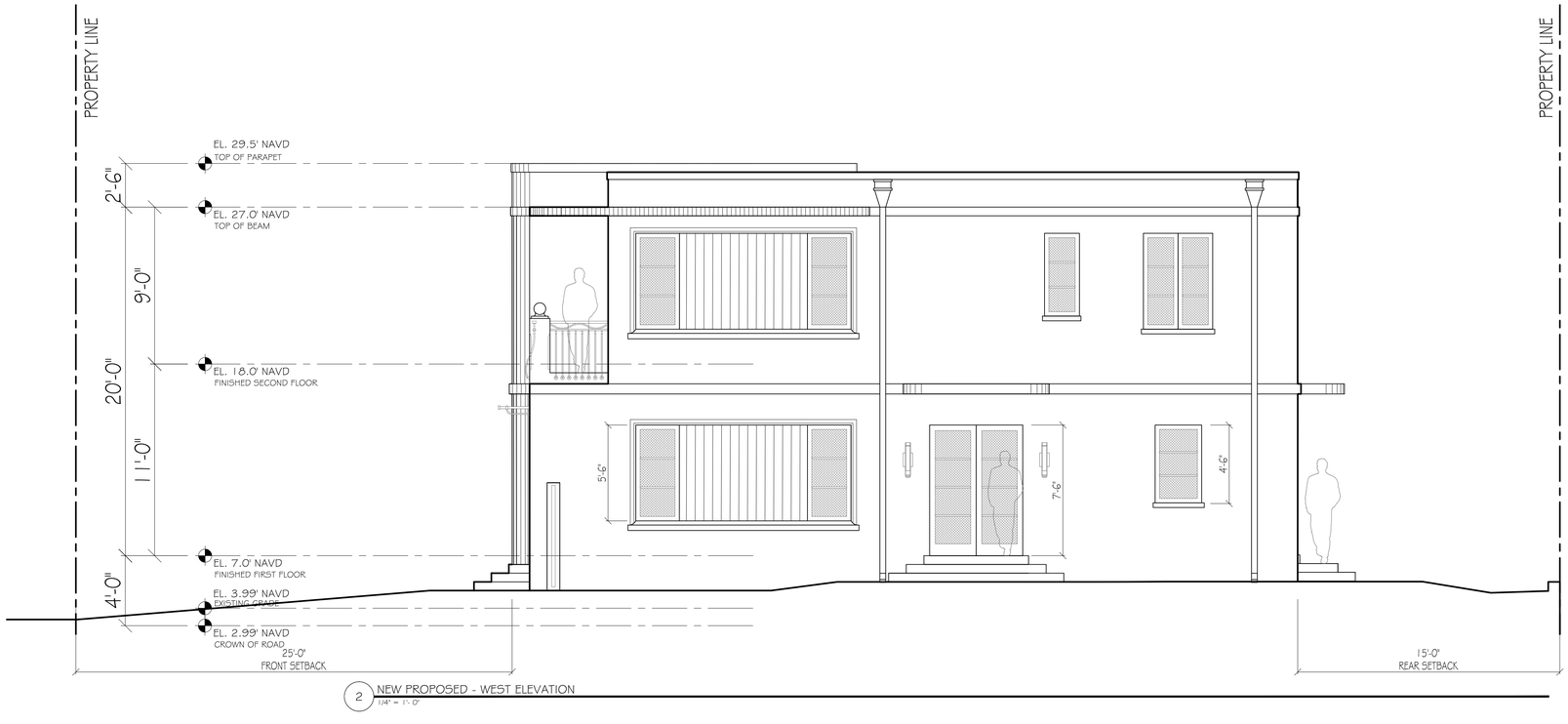
SHEET TITLE

NORTH ELEVATION

A-005



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



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

SUMMARY OF DESIGN REVISIONS:

- REDUCE OVERALL BUILDING HEIGHT
- REFINE FRIEZE PROPORTIONS
- RESTUDY DOOR AND WINDOW SIZES

VARNAVA DESIGN STUDIO
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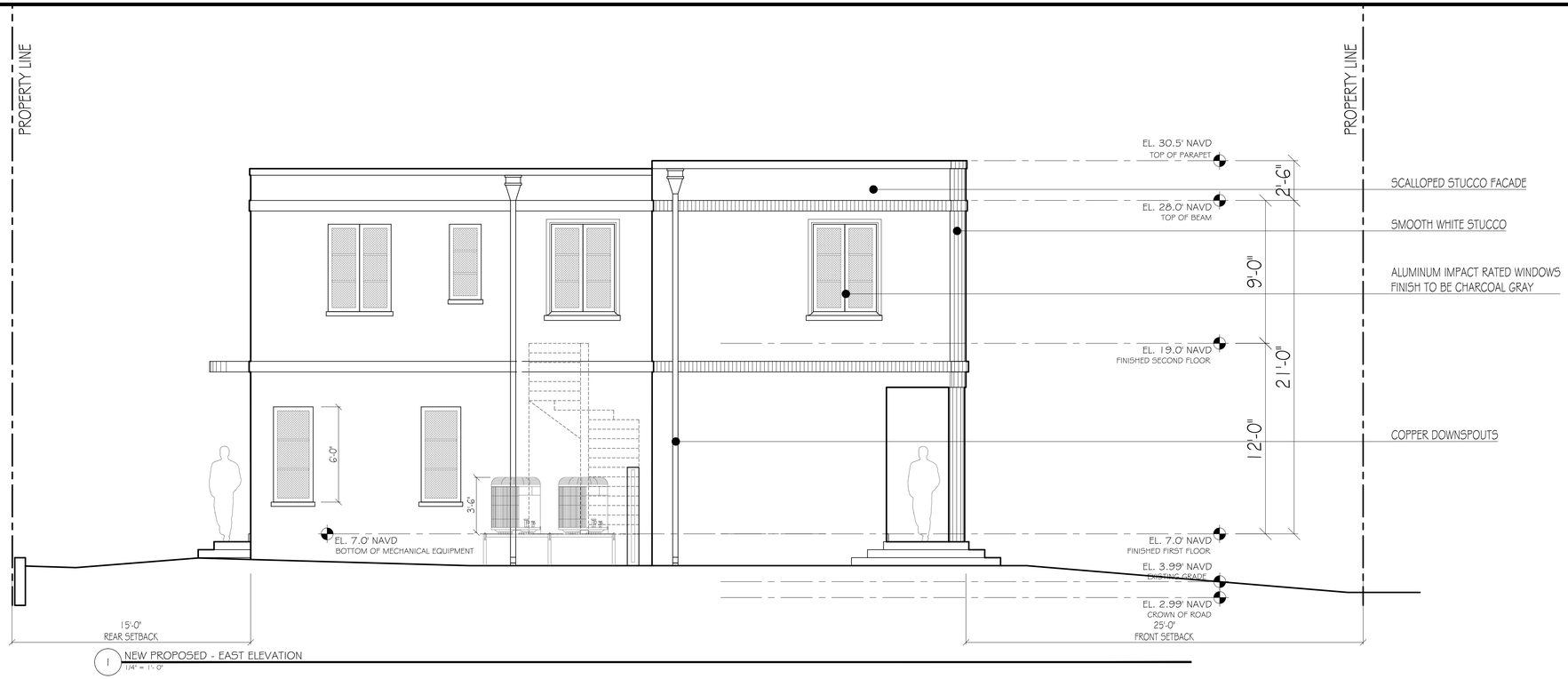
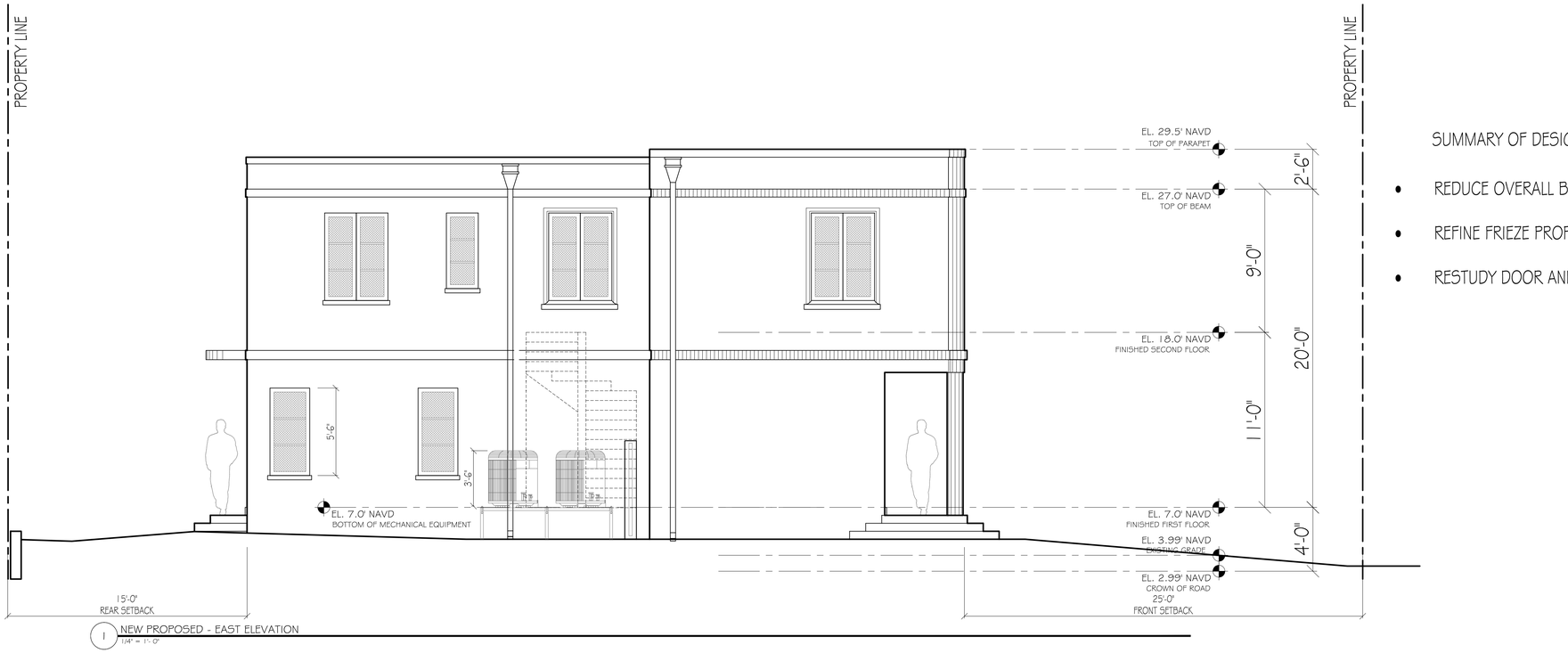
SHEET TITLE:
WEST ELEVATION

A-006



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



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

SUMMARY OF DESIGN REVISIONS:

- REDUCE OVERALL BUILDING HEIGHT
- REFINE FRIEZE PROPORTIONS
- RESTUDY DOOR AND WINDOW SIZES

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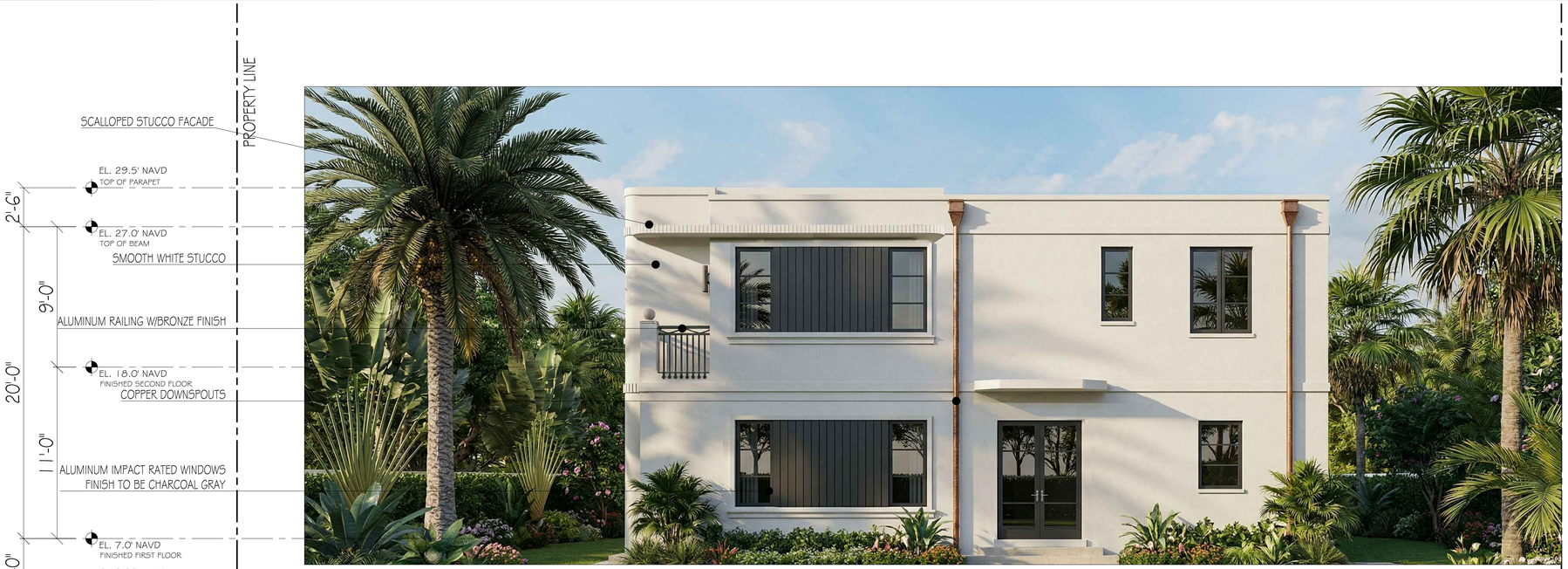
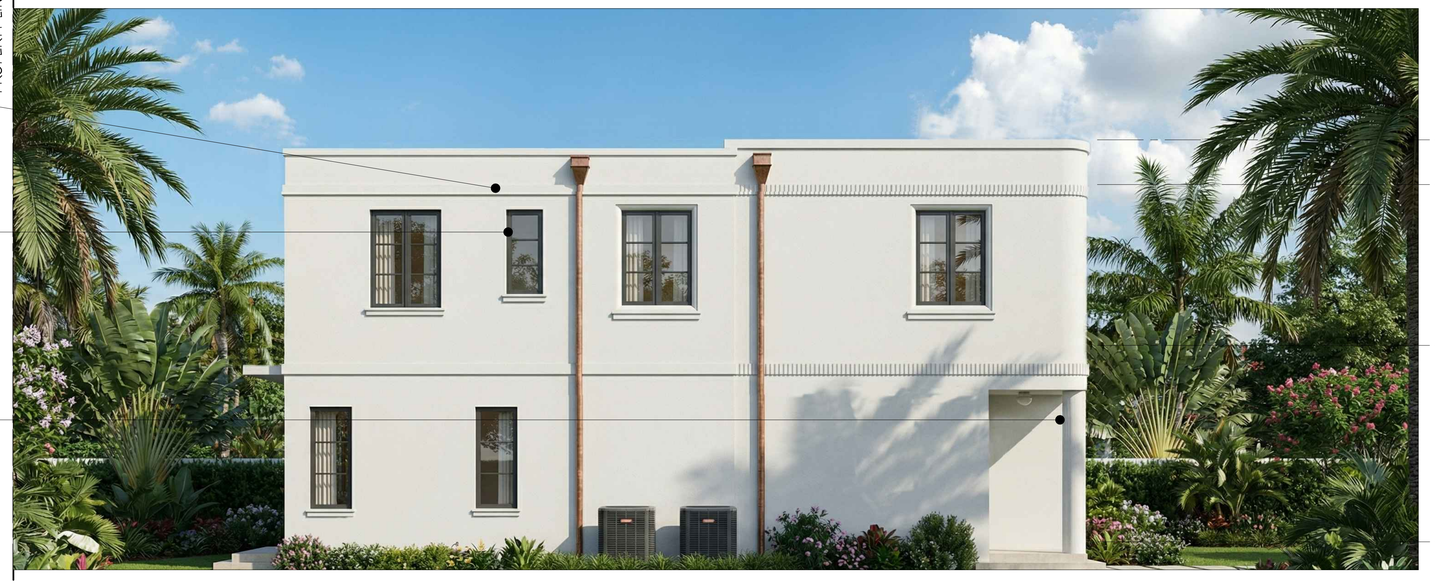
CHK'D BY:	M.C
PERMIT PLOT:	02.06.25

SHEET TITLE
EAST ELEVATION

A-007



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



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

VARNAVA DESIGN STUDIO
AR1010123

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

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226 OLEANDER

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ARC-25-0063

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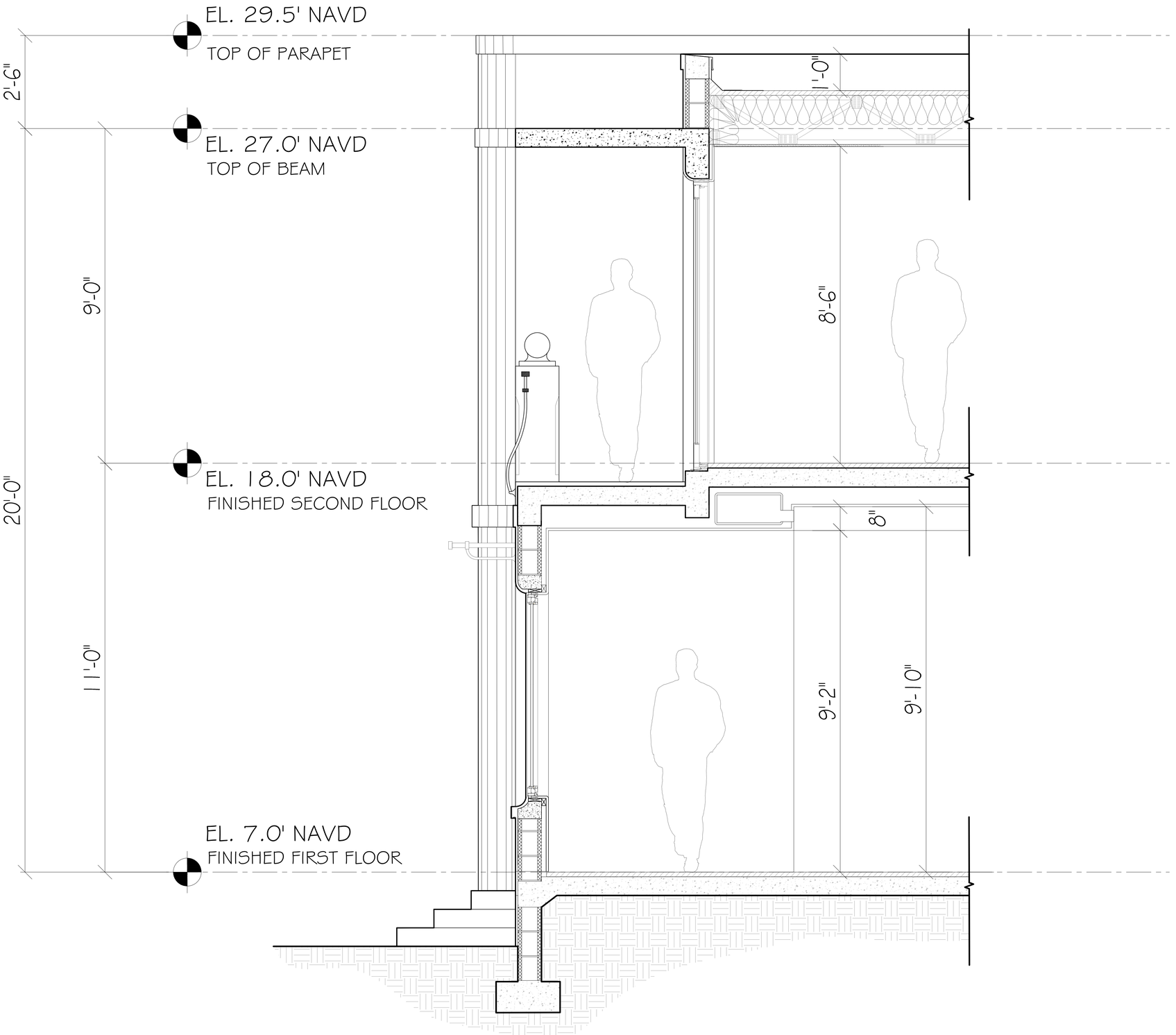
CHKD BY:	M.C
PERMIT PLOT:	02.06.25

SHEET TITLE

WEST & EAST RENDERINGS

A-008



1 BUILDING SECTION
3/4" = 1'-0"

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AR1010123
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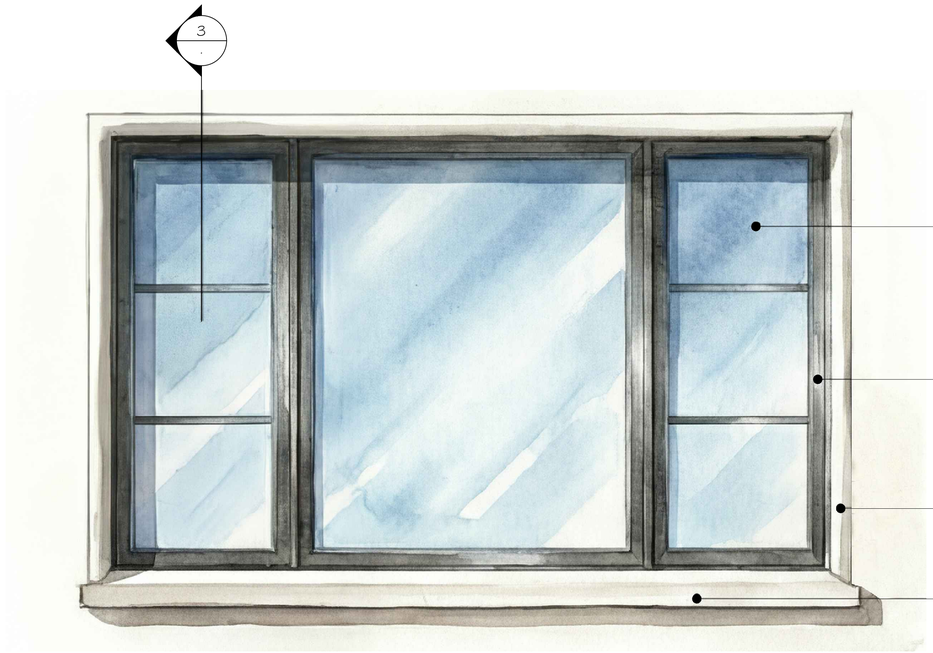
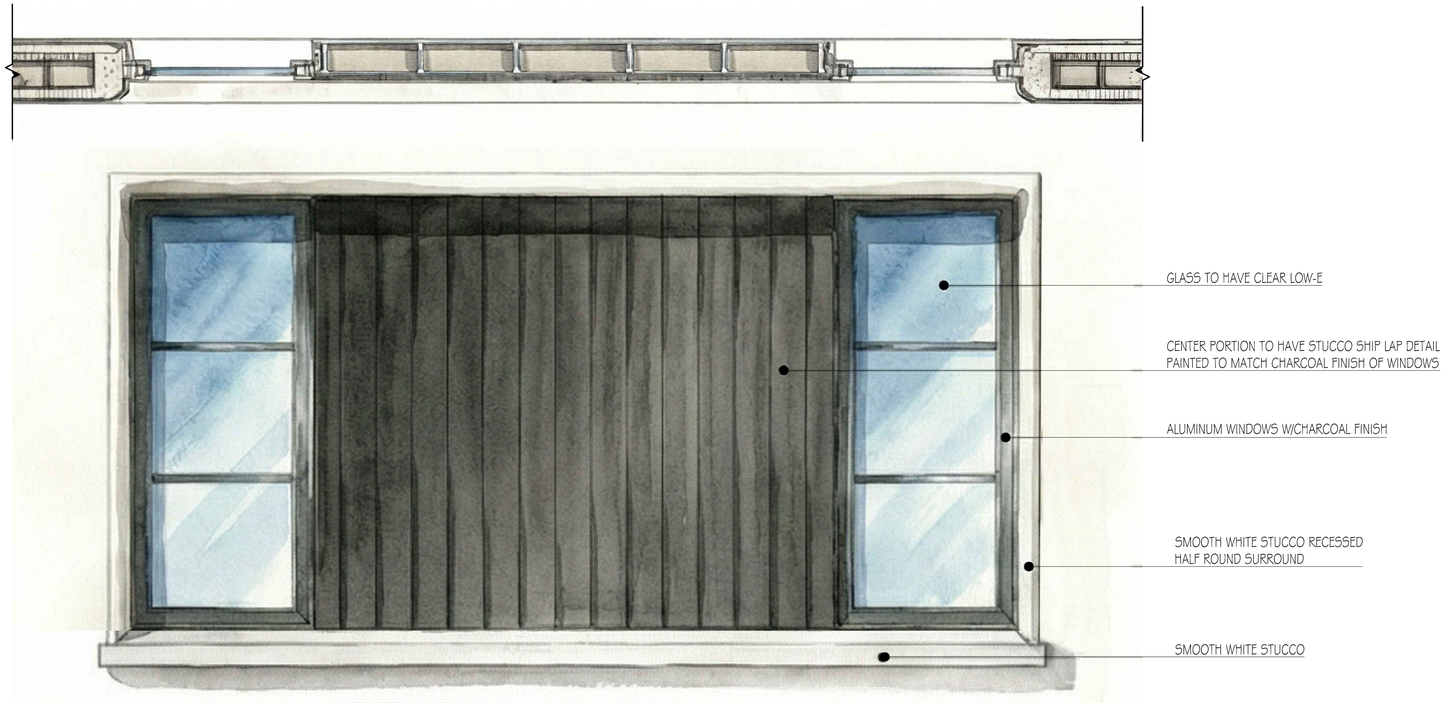
CHKD BY:	M.C
PERMIT PLOT:	02.06.25

SHEET TITLE
BUILDING SECTION

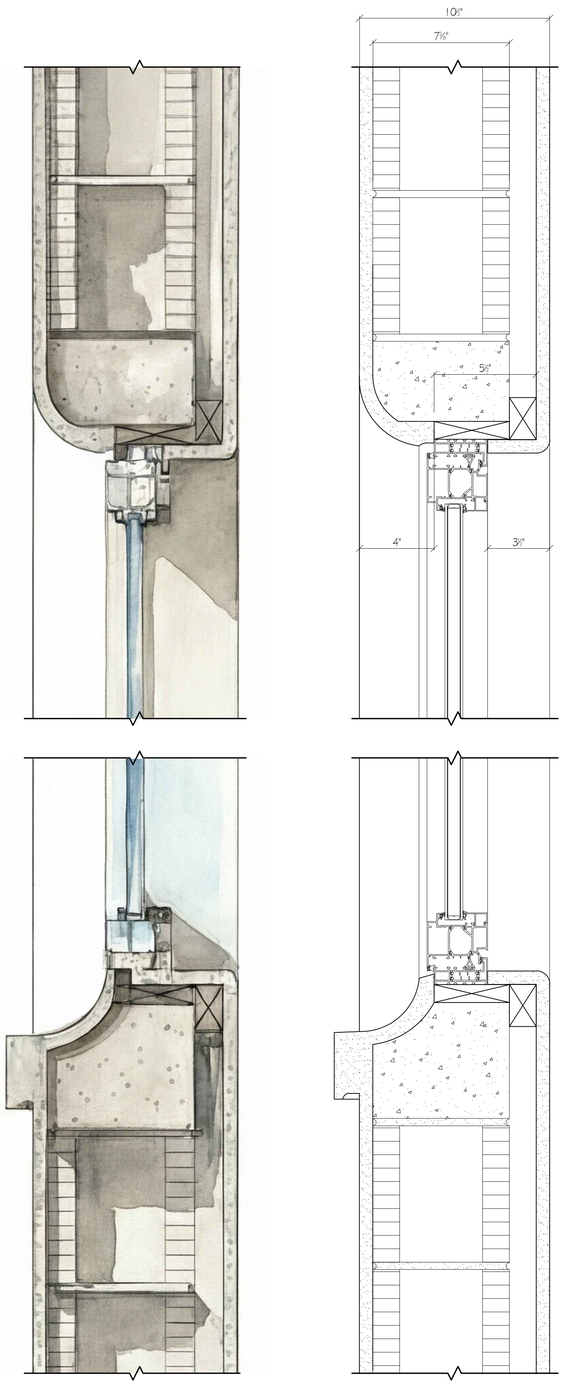
A-009



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"

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2875 SOUTH OCEAN BLVD
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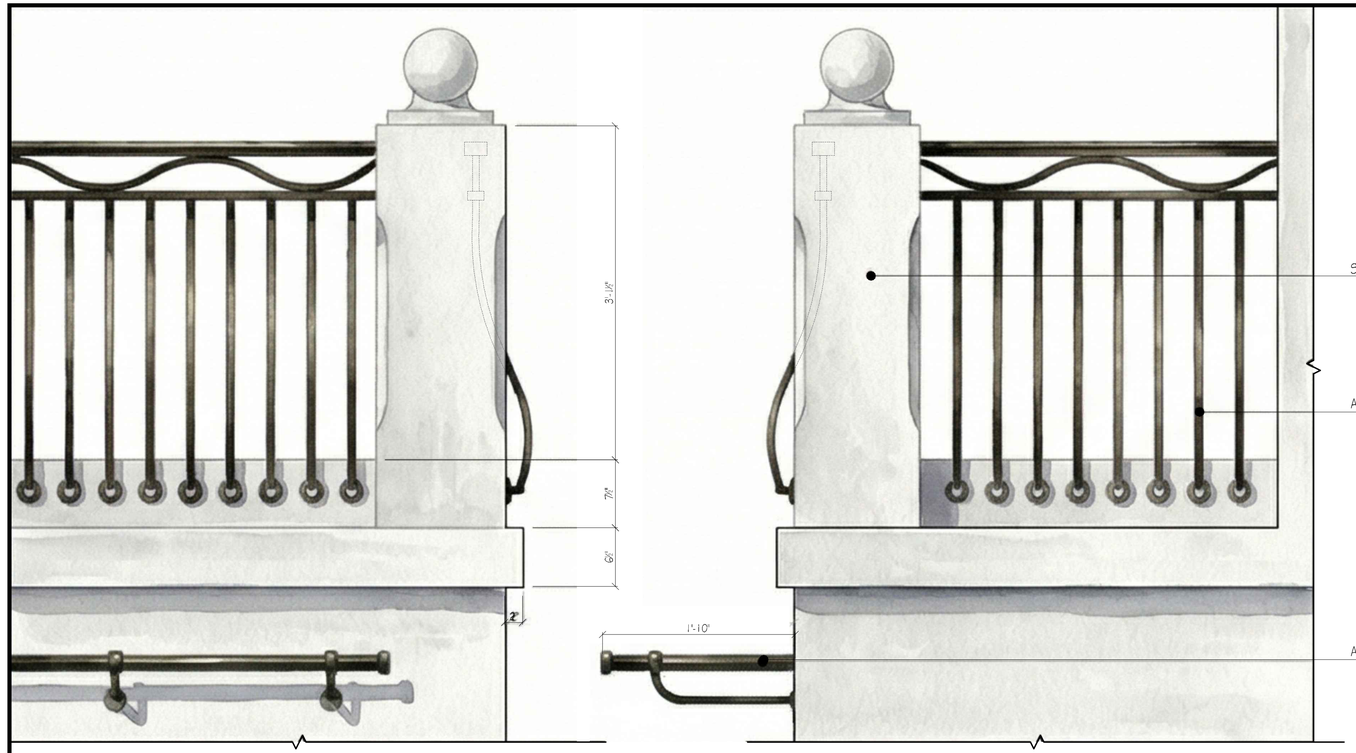
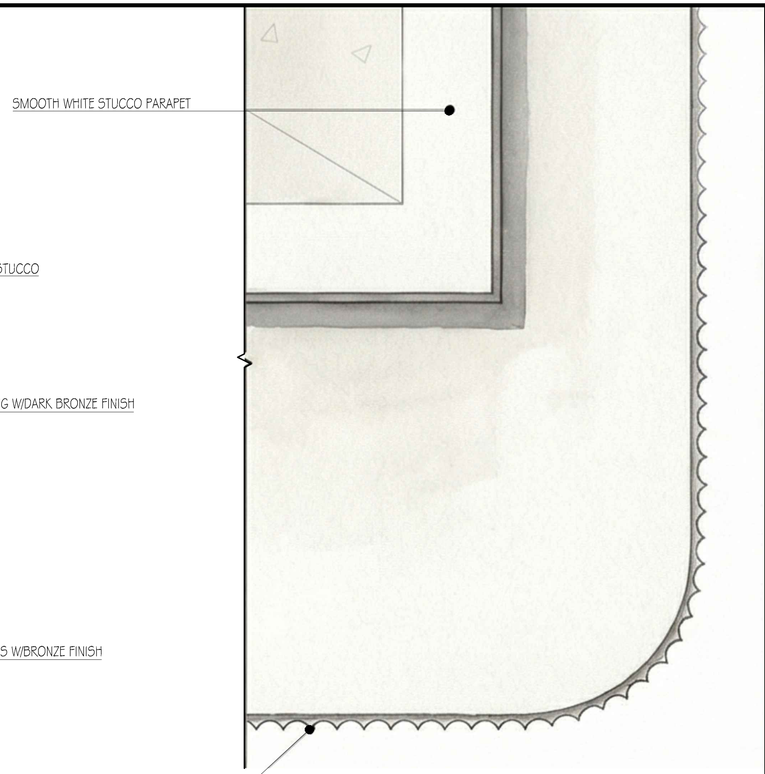
PERMIT PLOT:	02.06.25
SHEET TITLE	

ARCHITECTURAL DETAILS

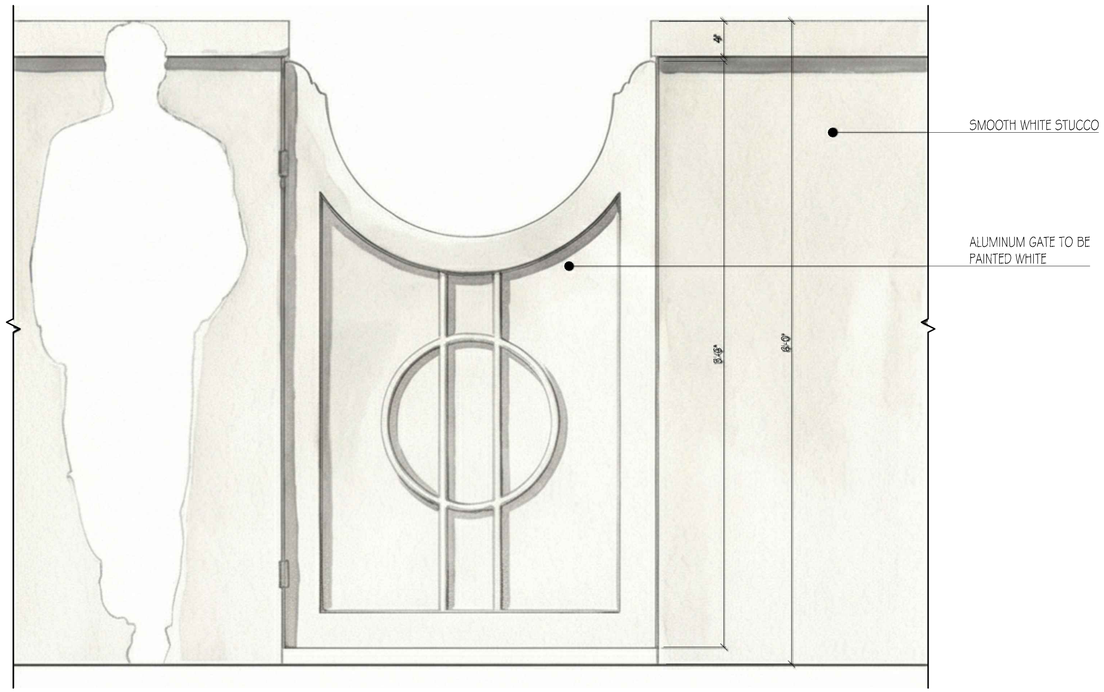
A-010



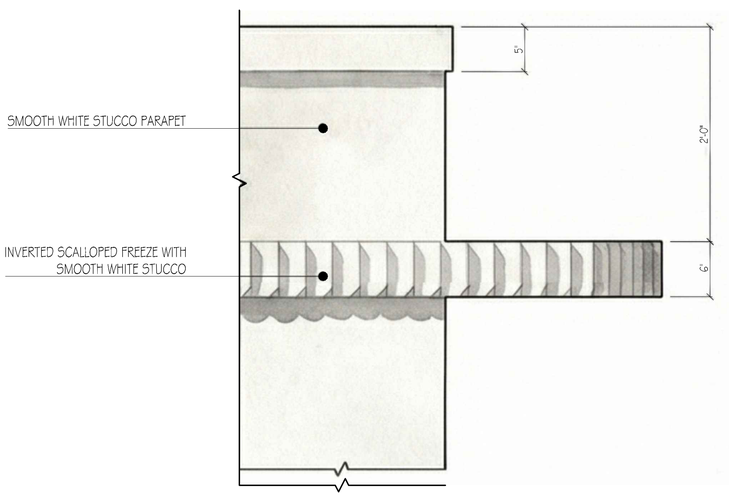
1 RAILING DETAILS
1 1/2" = 1'-0"



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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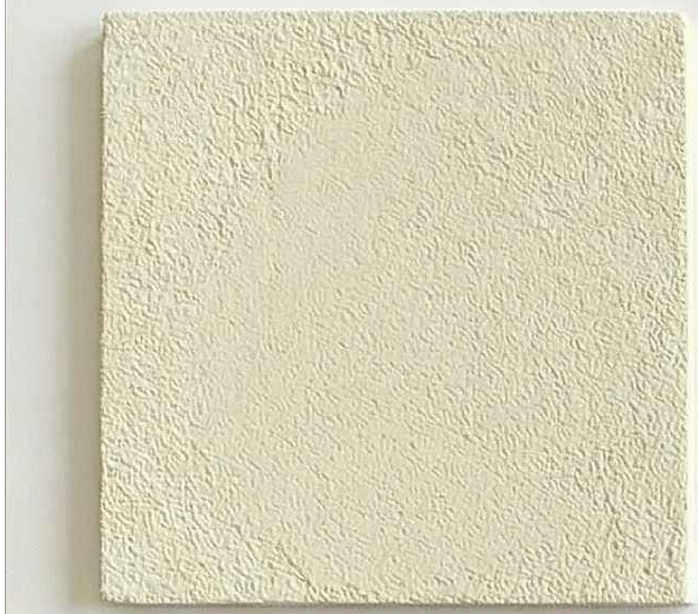
CHKD BY:	M.C
PERMIT PLOT:	02.06.25

SHEET TITLE

ARCHITECTURAL DETAILS

A-011

EXTERIOR MATERIAL SELECTIONS



SMOOTH
STUCCO
PPG-1100-01



CHARCOAL GRAY
WINDOWS



WALNUT
WOOD
ENTRY DOOR



AGED COPPER
DOWNSPOUTS

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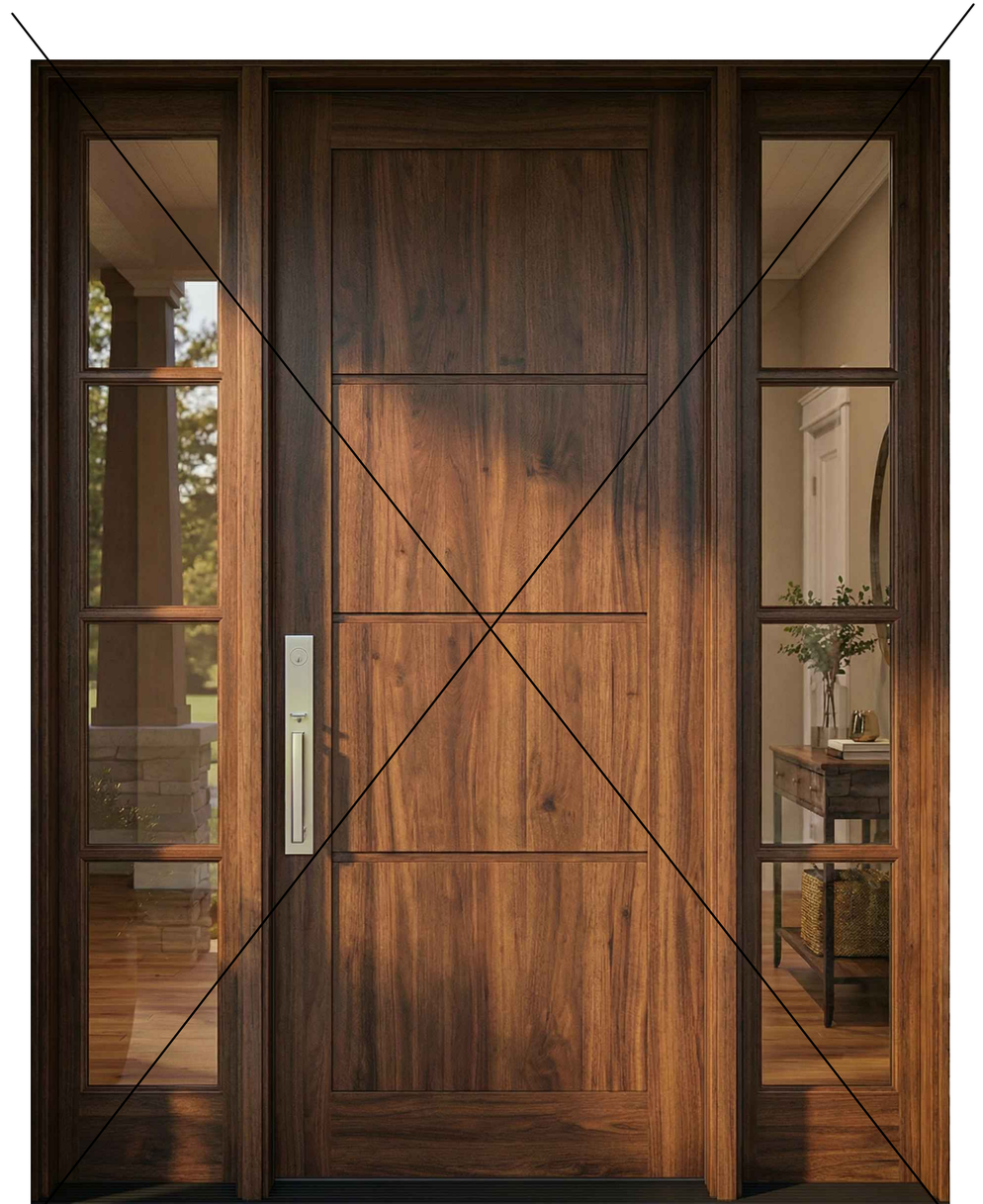
PERMIT PLOT:	02.06.23
SHEET TITLE	

EXTERIOR MATERIAL AND FINISHES

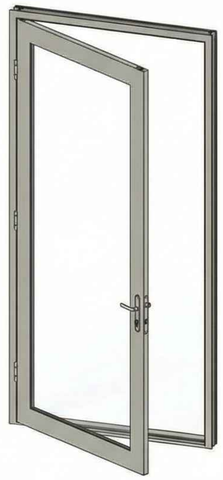
A-012



1 PREVIOUSLY PROPOSED CUSTOM ENTRY DOOR
N.T.S

Doors

ES-EL300



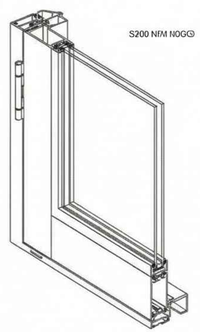
1 3/4" panel depth, impact-rated french door, integrated sidelites, secure and durable.

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



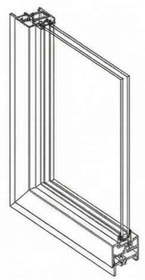
2 1/8" impact-rated casement window, rotating handle, multiple glazing options.

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

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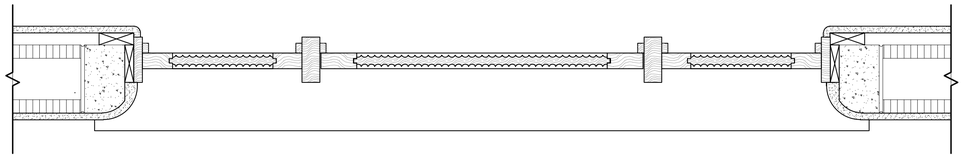
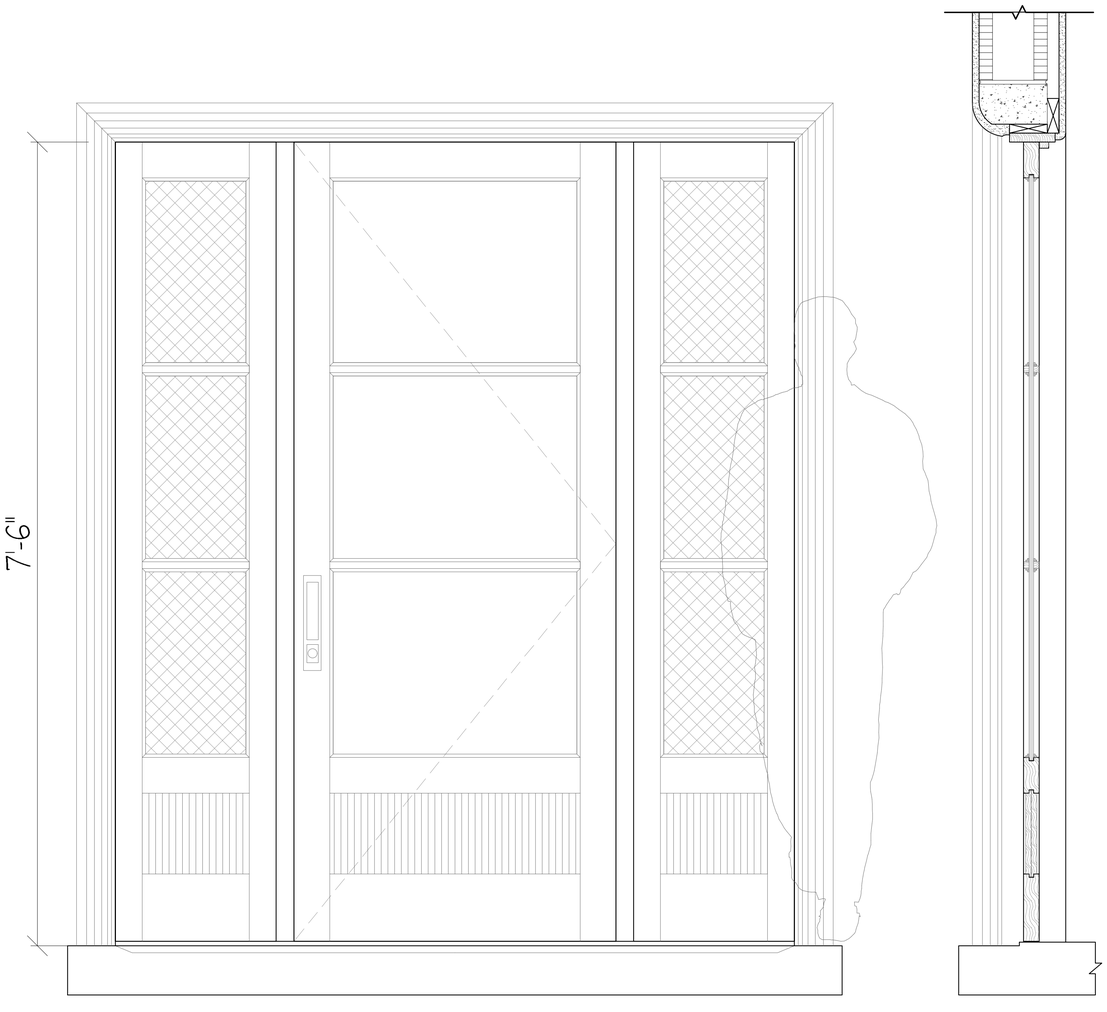
CHKD BY:	M.C
PERMIT PLOT:	02.06.25
SHEET TITLE	

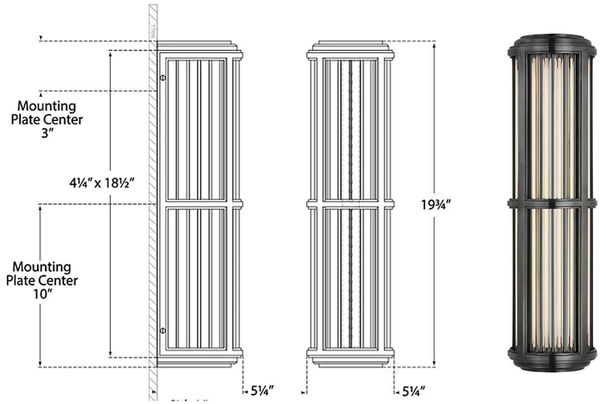
DOOR & WINDOW BROCHURES

A-013



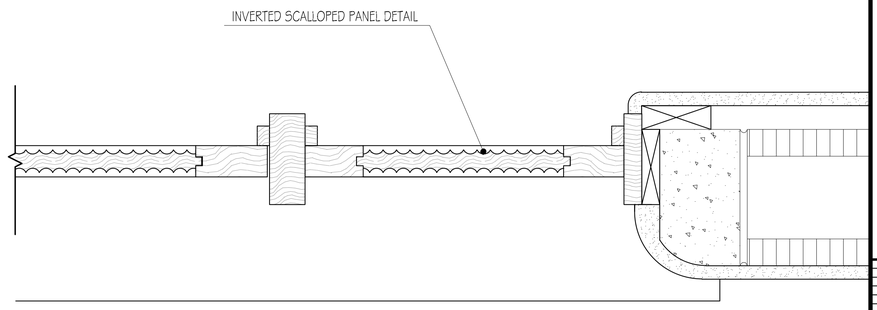


1 NEW PROPOSED CUSTOM ENTRY DOOR
N.T.S



Wall sconce
Perren LED Wall Sconce

3 WALL SCONCE - BRONZE FINISH
N.T.S



2 ENTRY DOOR LOWER PANEL DETAIL
3" = 1'-0"

VARNAVA DESIGN
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PERMIT PLOT:	02.06.25

SHEET TITLE
NEW FRONT ENTRY DOOR &
OUTDOOR LIGHTING

A-014



1 NEW PROPOSED EXTERIOR 3D RENDERING
NOT TO SCALE

VARNAVA DESIGN STUDIO
AR1010123

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SHEET TITLE	

NEW PROPOSED 3D RENDERING

A-015



1 NEW PROPOSED EXTERIOR 3D RENDERING WITH HEDGE
NOT TO SCALE

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SHEET TITLE	

NEW PROPOSED 3D RENDERING

A-016



1 NEW PROPOSED EXTERIOR 3D RENDERING
NOT TO SCALE

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DRAWN BY:	Y.V M.C
CHKD BY:	M.C
PERMIT PLOT:	02.06.25

SHEET TITLE
NEW PROPOSED 3D RENDERING

A-017



1 NEW PROPOSED EXTERIOR 3D RENDERING WITH HEDGE
NOT TO SCALE

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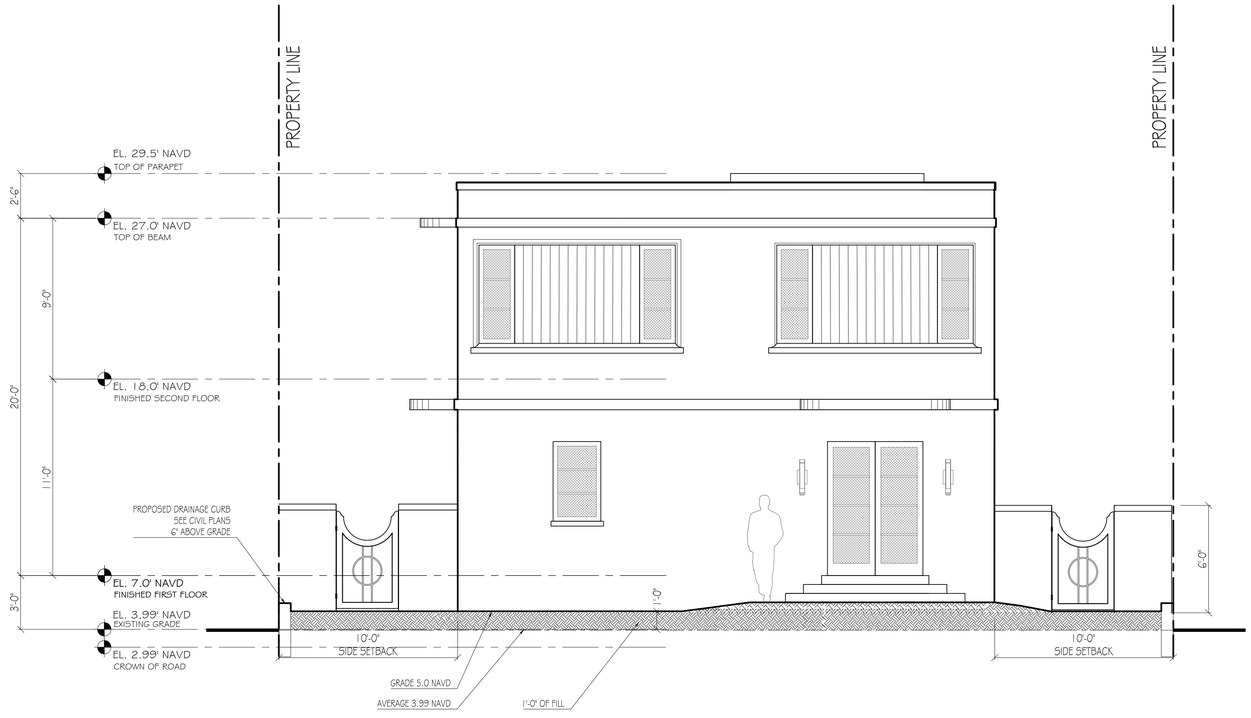
PERMIT PLOT:	02.06.25
SHEET TITLE	

NEW PROPOSED 3D RENDERING

A-018



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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CHK'D BY:	M.C
PERMIT PLOT:	02.06.25
SHEET TITLE	

YARD SECTION DIAGRAMS

A-019



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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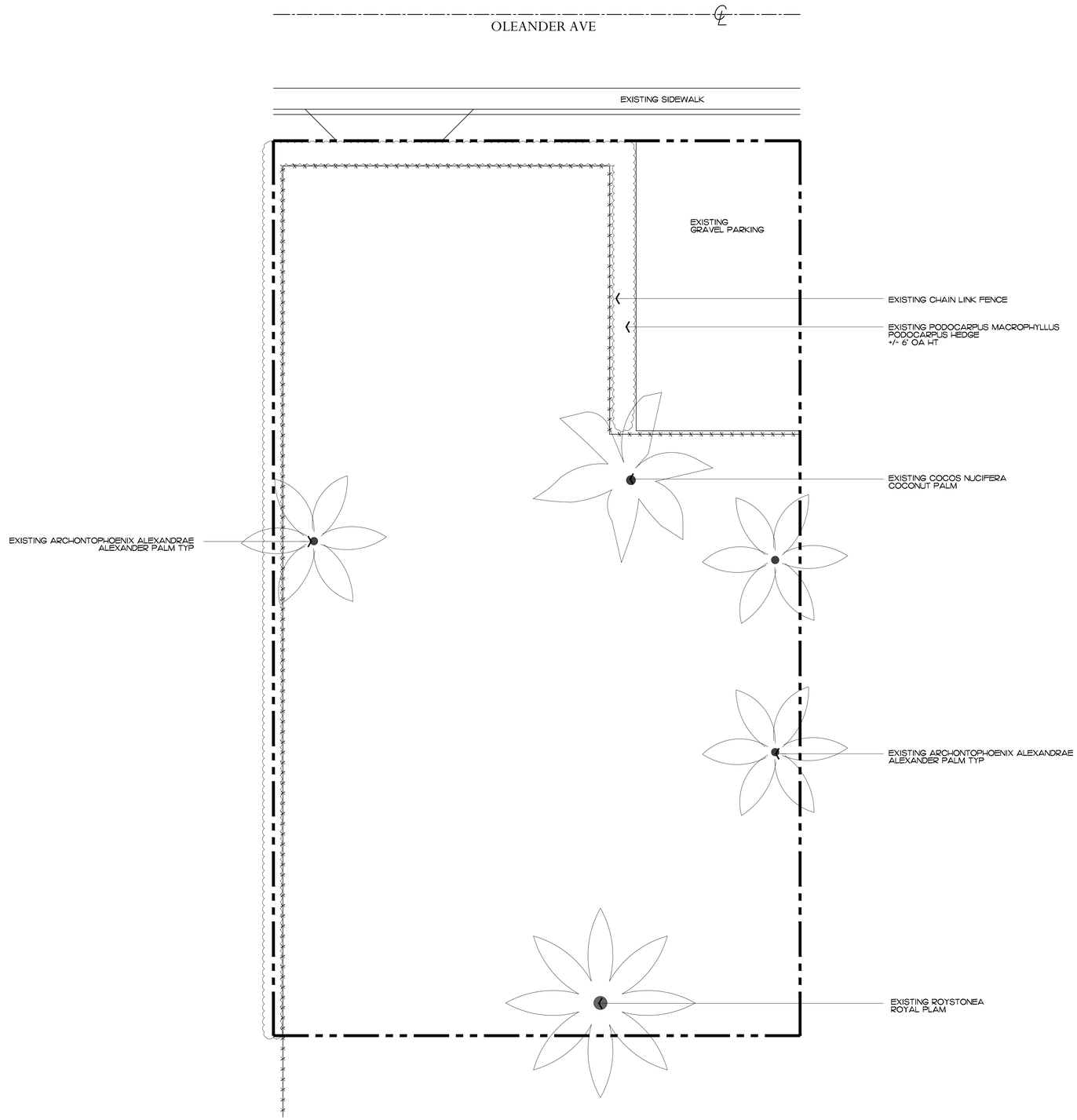
Existing Site Photos Exhibit



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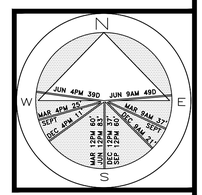

JOB NUMBER: # 25102.00 LA
DRAWN BY: Alex Bugril

DATE: 12.11.2025

SHEET L2.0

64 sf.
AREA IN SQ.FT.

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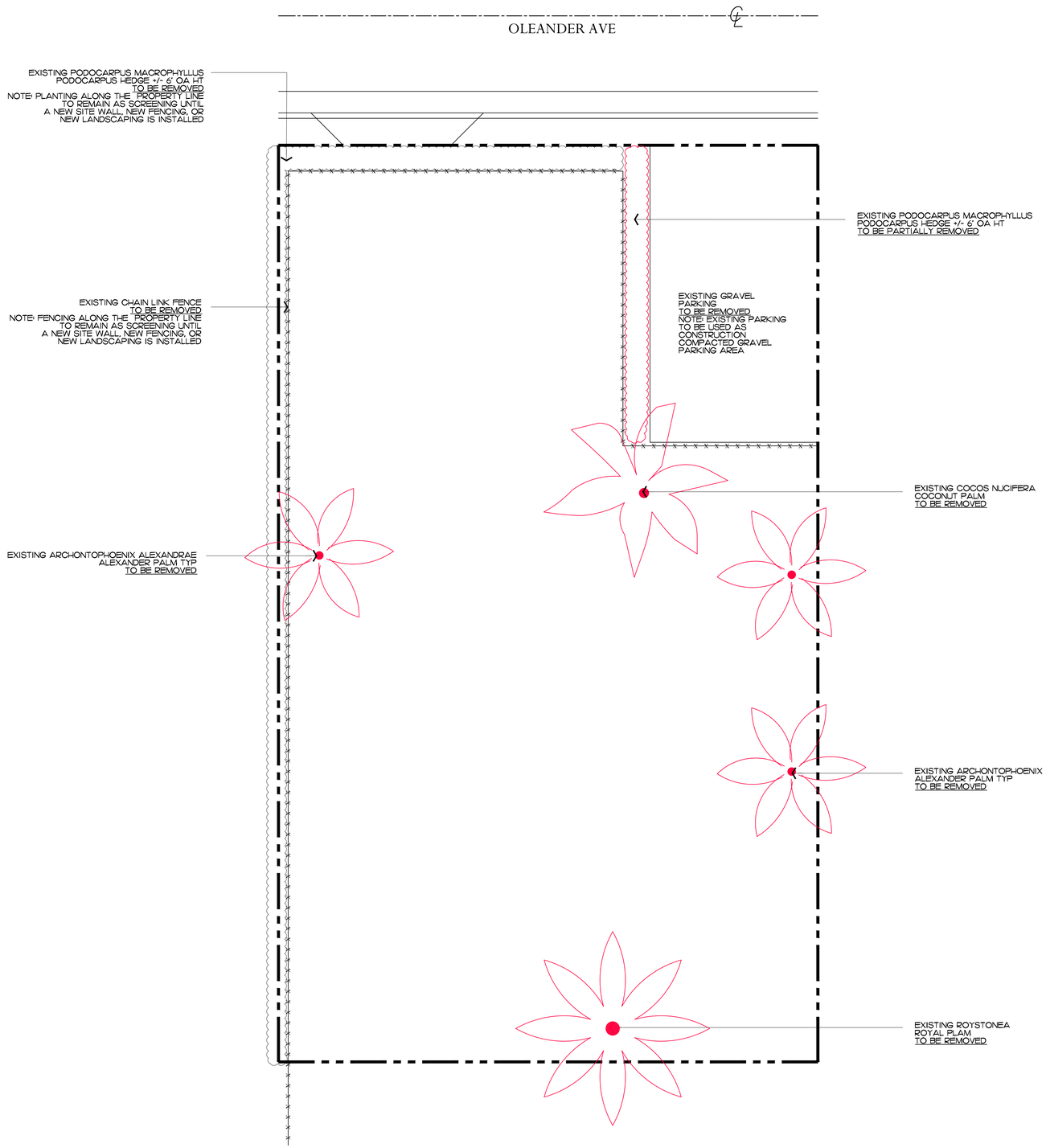
Existing Conditions / Inventory Plan

SCALE IN FEET: 3/16"=1'



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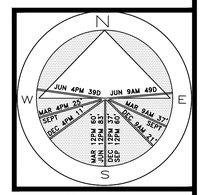

JOB NUMBER: # 25102.00 LA
DRAWN BY: Alex Bugrii
DATE: 12.11.2025

SHEET L2.1

64 sf.
AREA IN SQ.FT.

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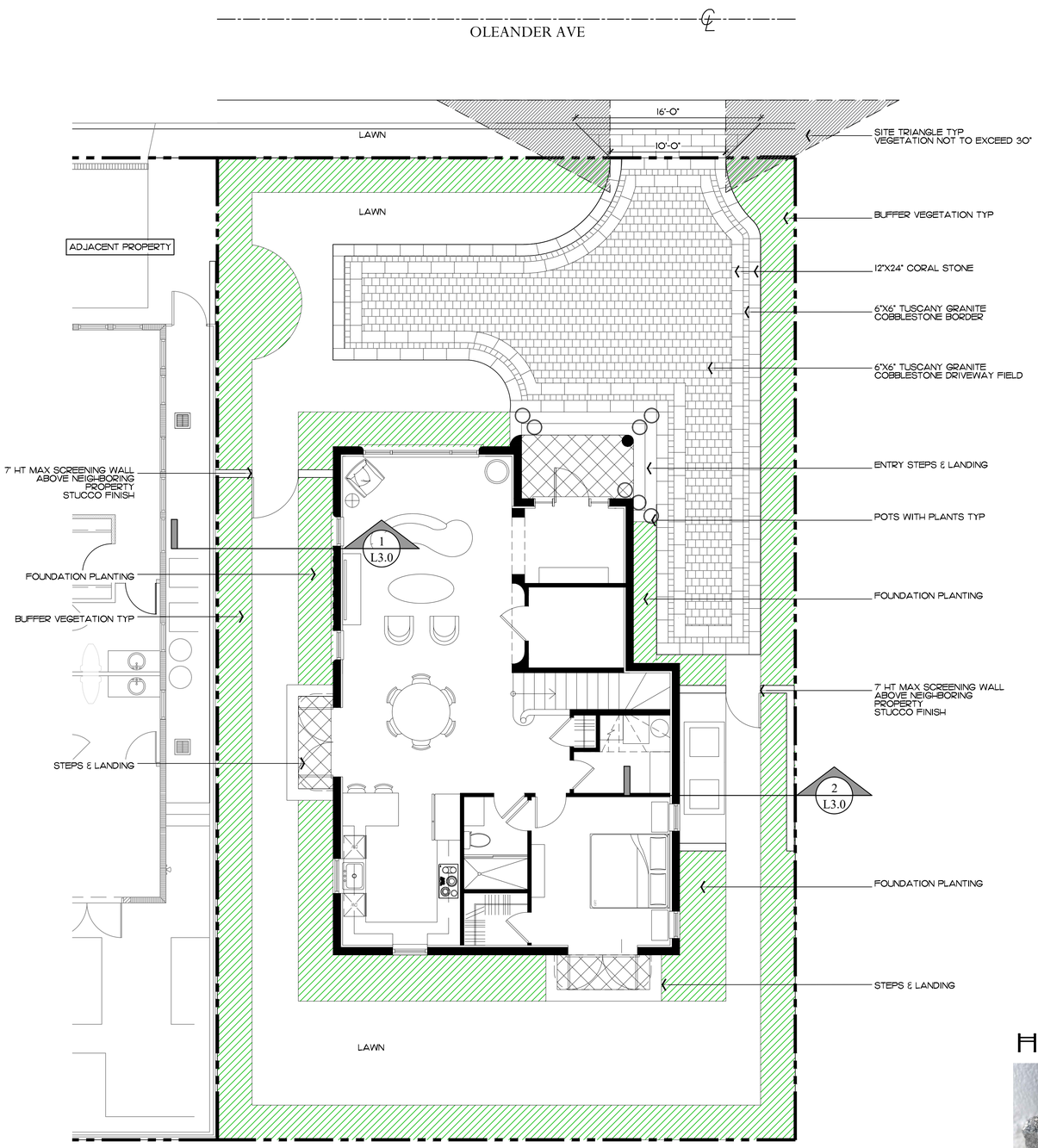
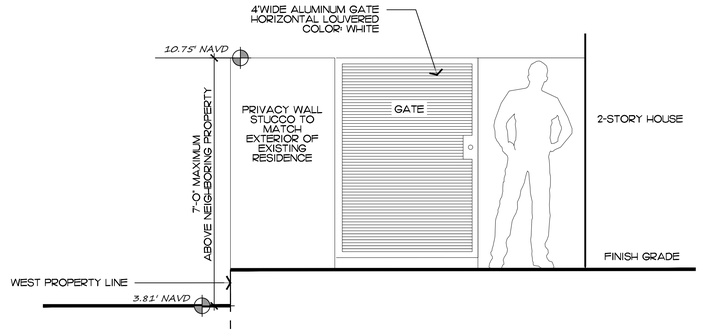
NOT FOR CONSTRUCTION

Existing Vegetation Action Plan

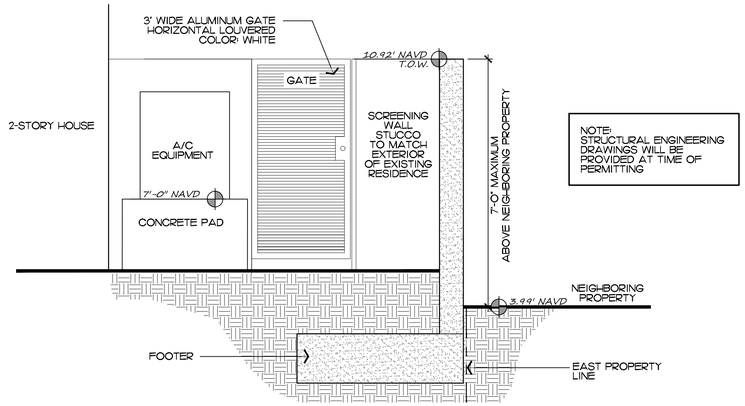
SCALE IN FEET: 3/16"=1'





1 L3.0 Wall & Gate Elevation

SCALE: 1/2" = 1'

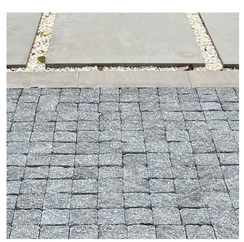


2 L3.0 Screening Wall & Gate -Section

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'

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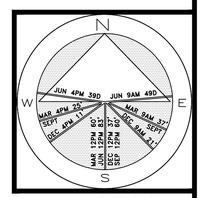

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64 sf.

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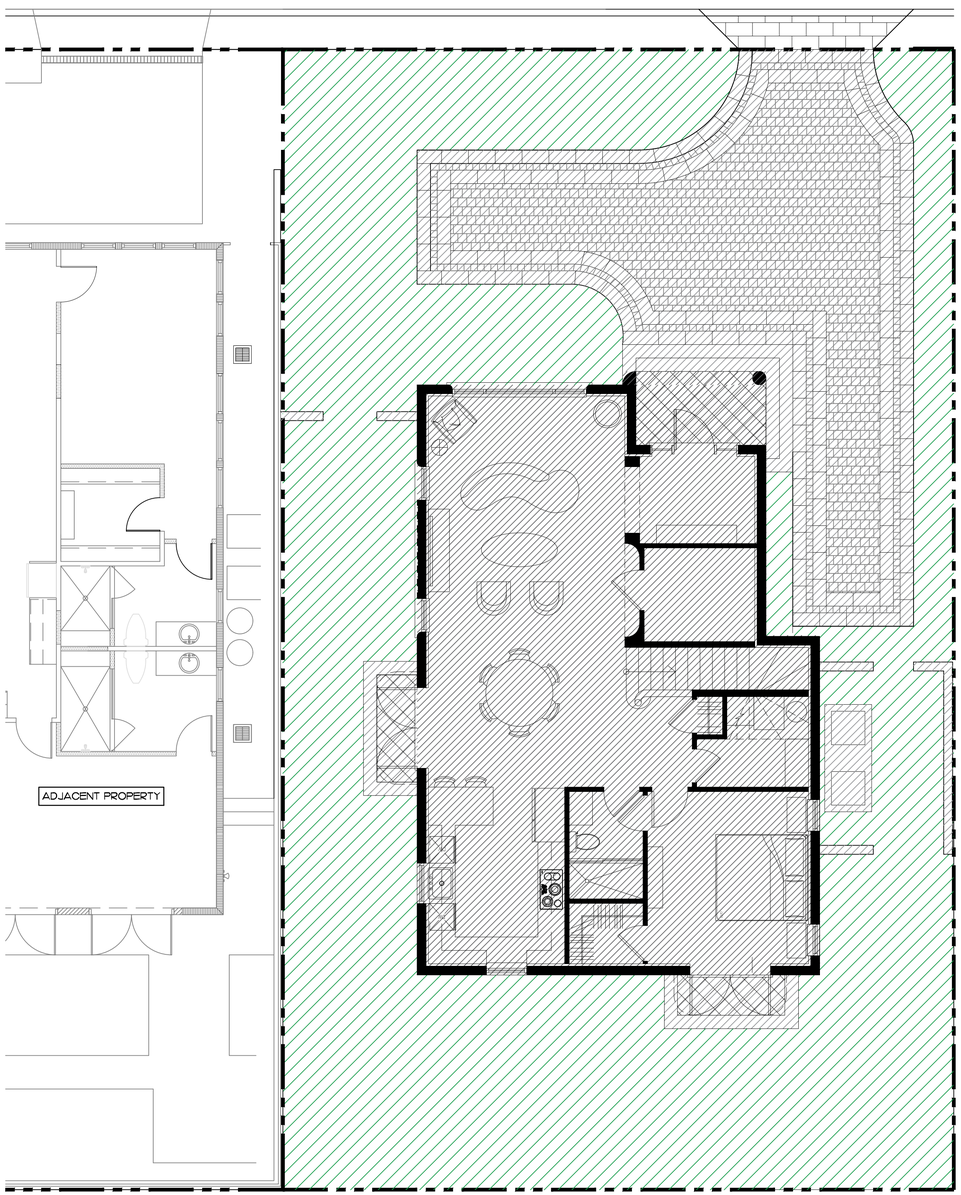

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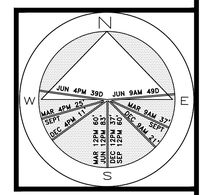
Legend

- 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.



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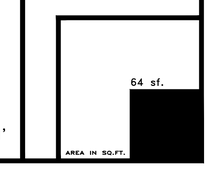
DATE: 12.11.2025

SHEET L3.1



Open Space Diagrams
SCALE IN FEET: 3/16"=1'

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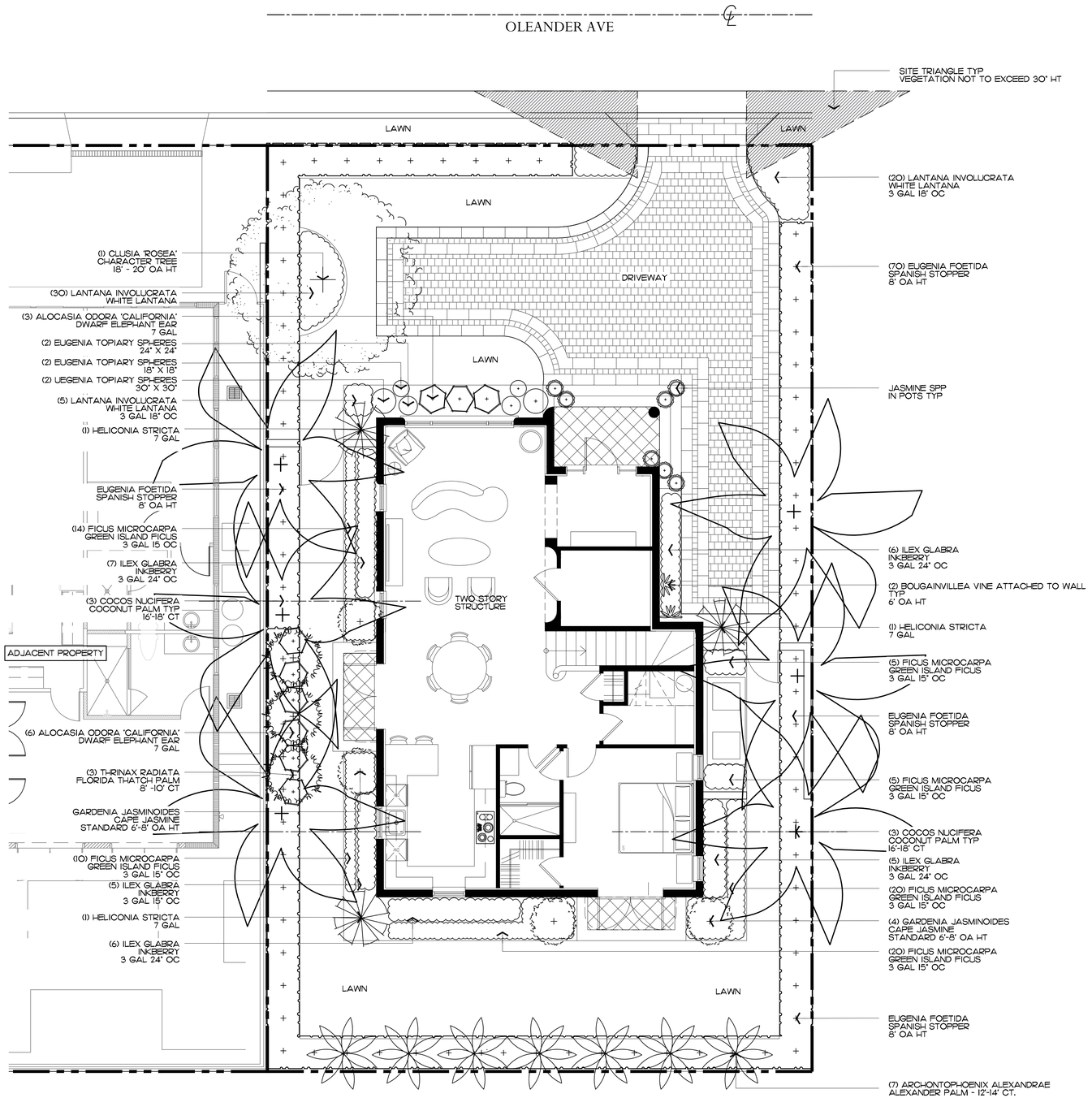

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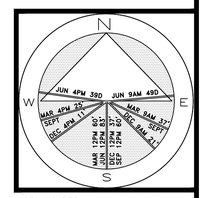

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SHEET L4.0

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



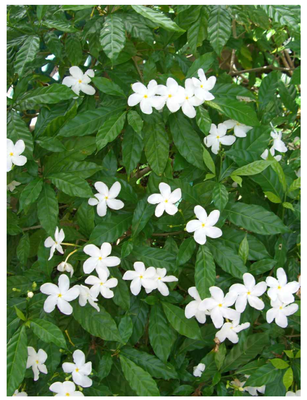
THRINAX RADIATA
FLORIDA THATCH PALM



ARCHONTOPHOENIX ALEXANDRAE
ALEXANDER PALM



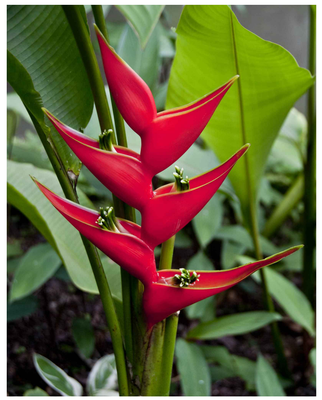
LANTANA INVOLUCRATA
WHITE LANTANA



GARDENIA JASMINOIDES
CAPE JASMINE



BOUGAINVILLEA VINE



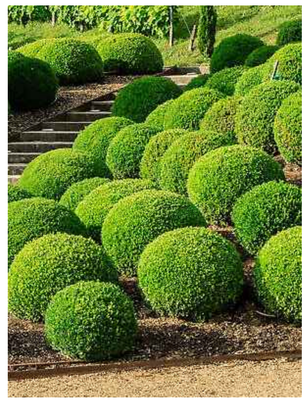
HELICONIA 'STRICTA'



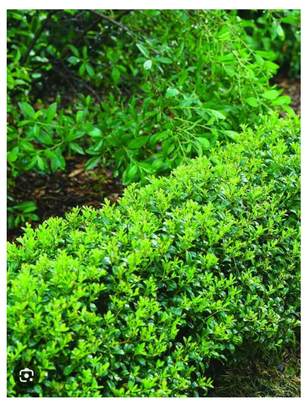
FICUS MICROCARPA
GREEN ISLAND FICUS



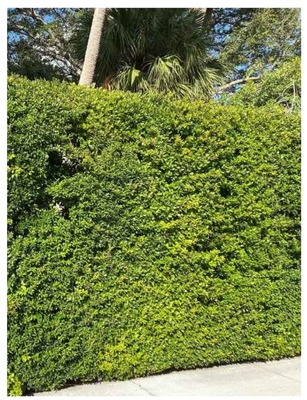
ALOCASIA 'CALIFORNIA'
DWARF ELEPHANT EAR



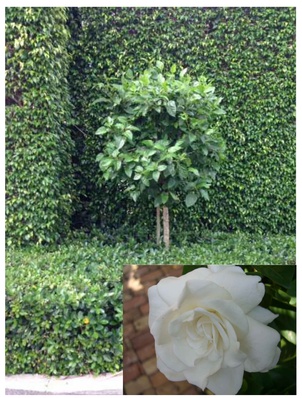
TOPIARY SPHERES



ILEX GLABRA
INKBERRY



EUGENIA FOETIDA
SPANISH STOPPER



GARDENIA JASMINOIDES
CAPE JASMINE
STANDARD TREE

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Plant Images

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Dustin@environmentdesigngroup.com

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FL

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%

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LOT D
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SHEET L5.0

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Plant Schedule



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Rendered Landscape Plan
NOT TO SCALE



Front / North Elevation



Front / North Elevation - Interior View



Rear / South Elevation

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Rendered Landscape Elevations

NOT TO SCALE



West Elevation



East Elevation

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SHEET L6.2

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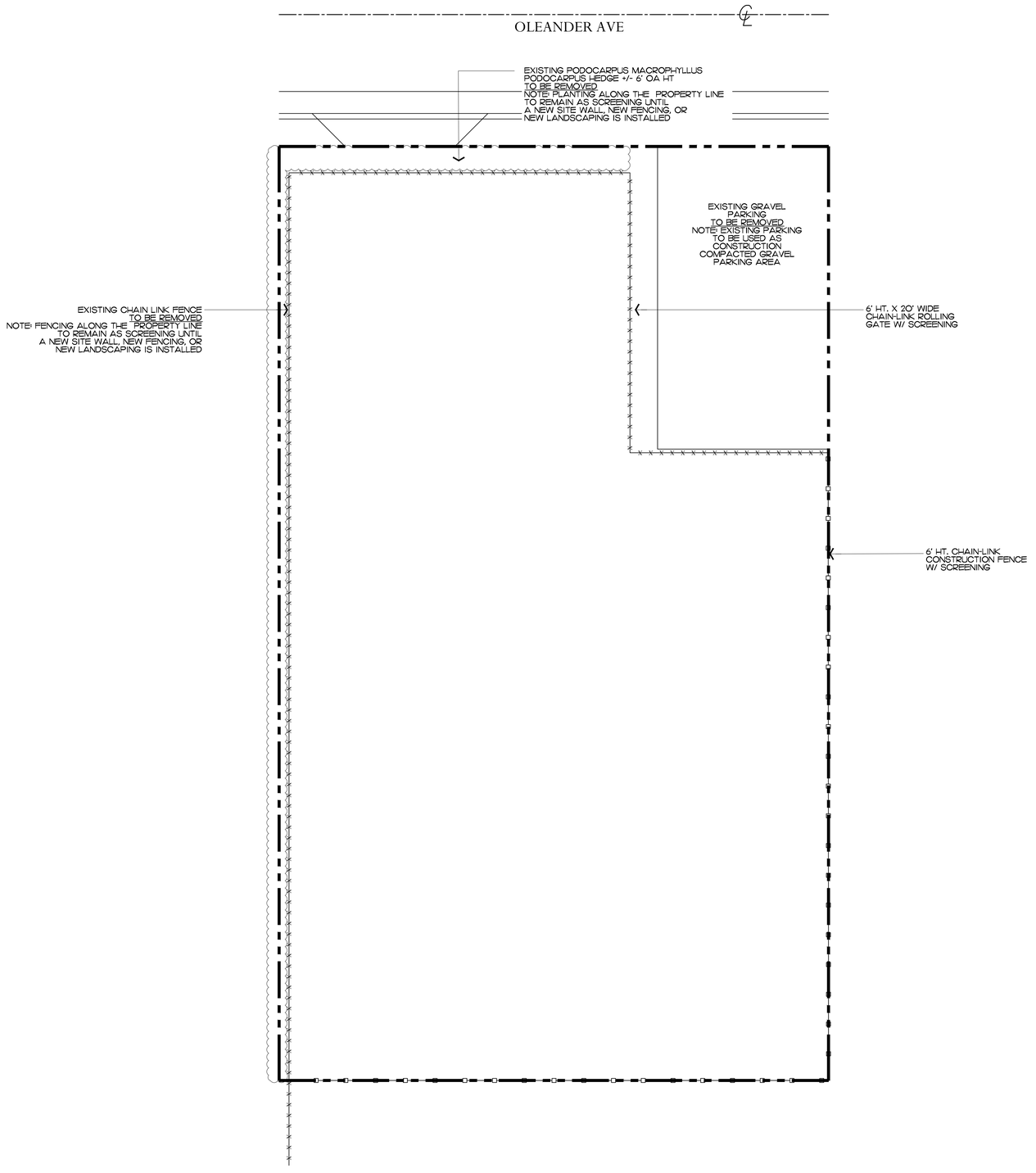
Rendered Landscape Elevations

NOT TO SCALE



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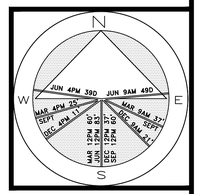

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DRAWN BY: Dustin Mizell
DATE: 12.11.2025

SHEET L7.0

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Construction Screening Plan

SCALE IN FEET: 3/16=1'



A



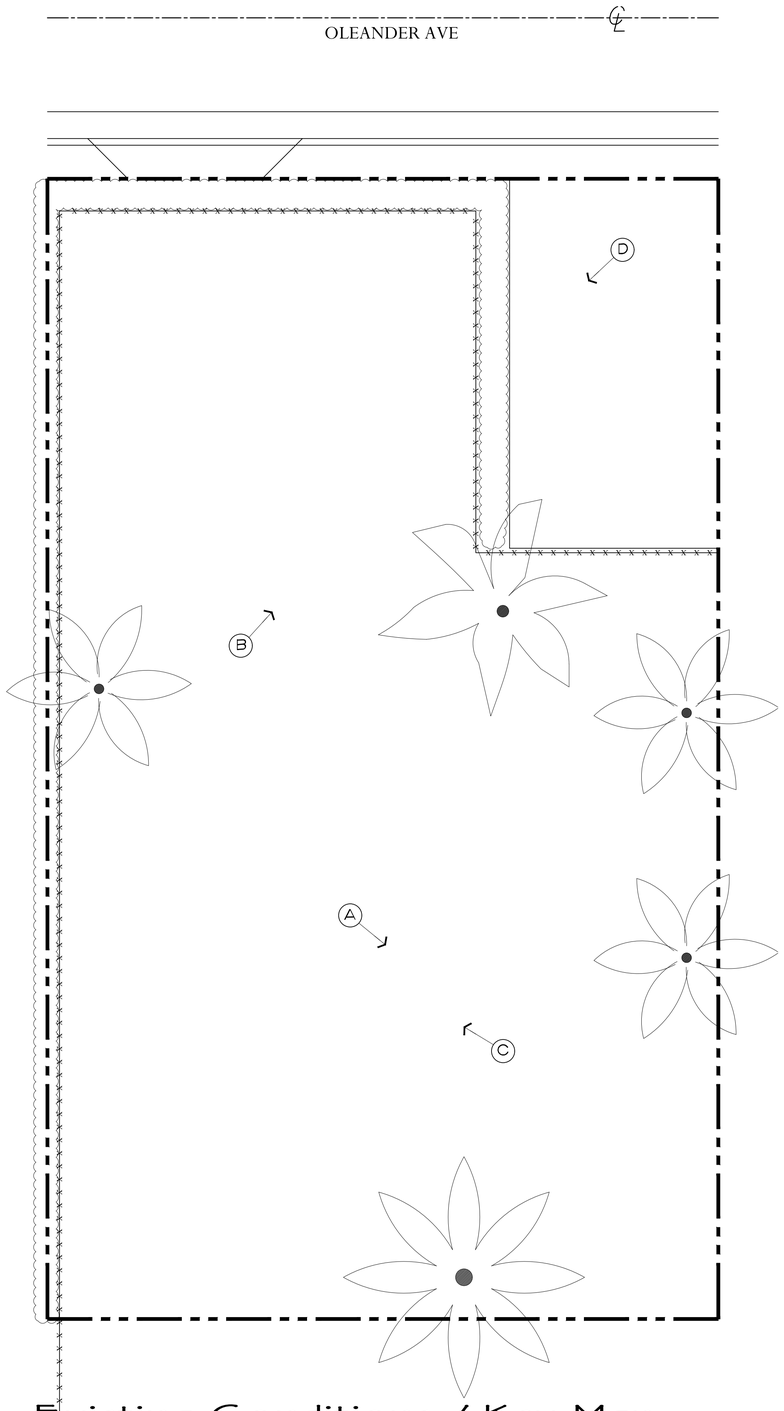
B



C



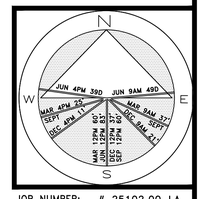
D



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
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: Dustin Mizell

DATE: 12.11.2025

SHEET L7.1

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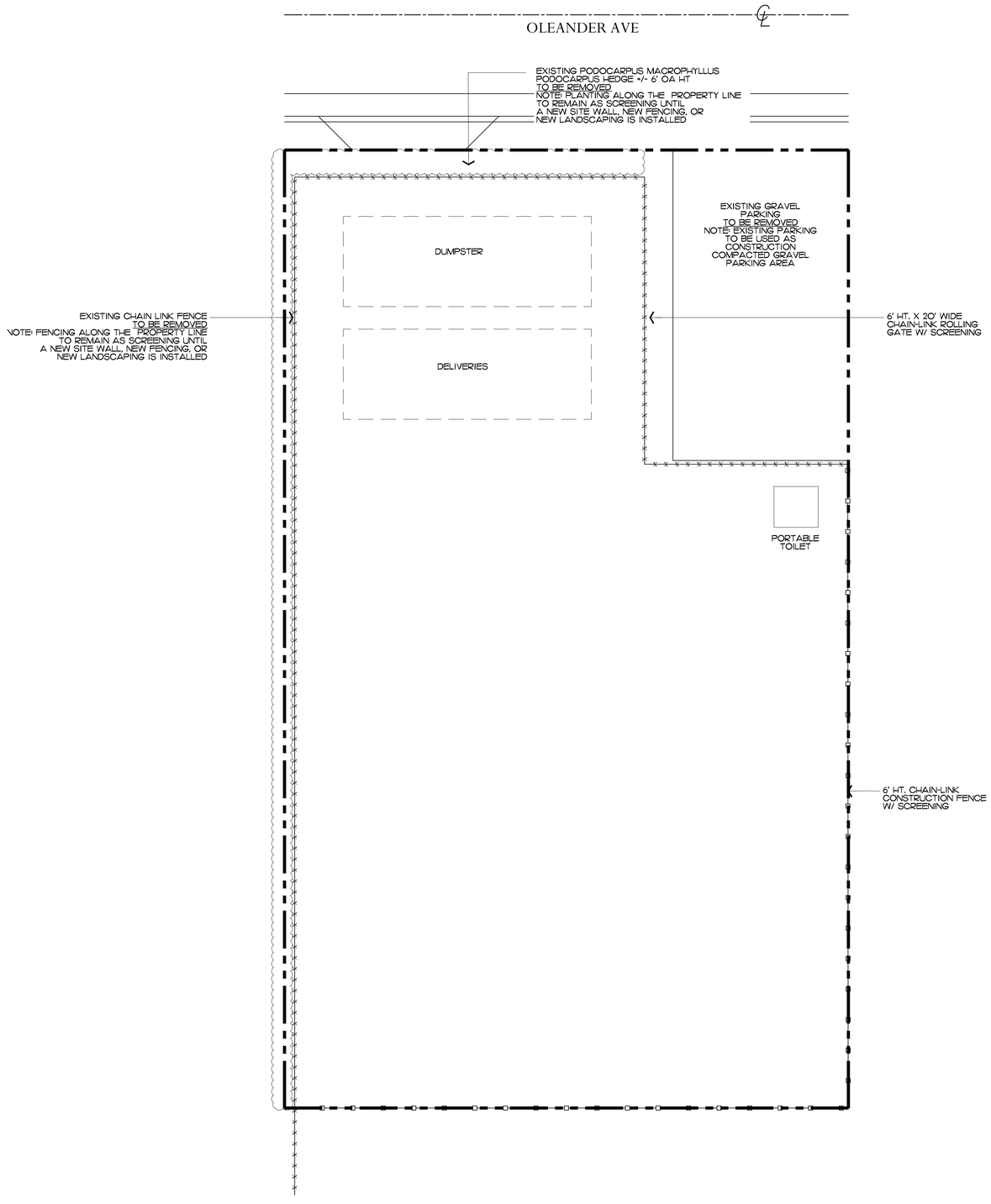
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

ARC-25-0063
ZON-23-0057

NOT FOR CONSTRUCTION

Existing Landscape Buffer Images

SCALE IN FEET: 3/16"=1'



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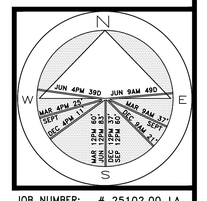

JOB NUMBER: # 25102.00 LA
DRAWN BY: Alex Bugril
DATE: 12.11.2025

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ARC-25-0063
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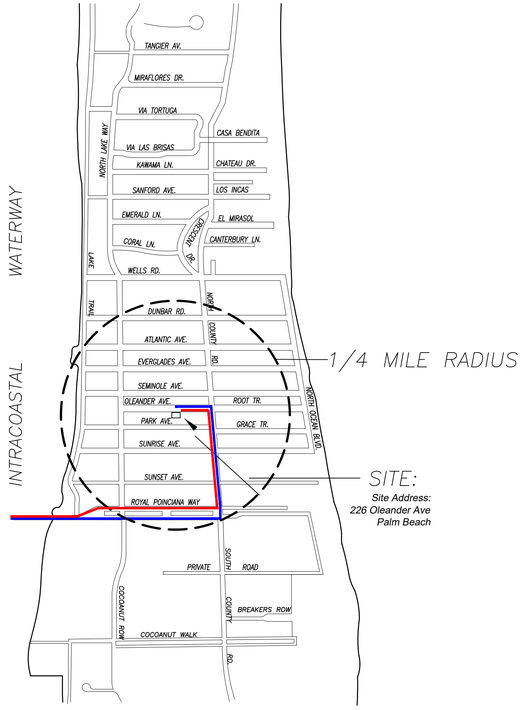
NOT FOR CONSTRUCTION

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

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ZON-25-0057

NOT FOR CONSTRUCTION

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

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Hardscape Material

TOWN OF PALM BEACH

Information for Architectural Commission Meeting on: February 25, 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 (Michael Perry, Representative), has filed an application requesting Architectural Commission review and approval for construction of a new, two-story residence with final hardscape, landscape and swimming pool improvements.

Date: 2/18/2026

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 was rereviewed at the January 2026 meeting and was further deferred to the February meeting to allow refinement of the front façade.

THE PROJECT:
The applicant has submitted plans, entitled "New Residence for 239 Wells Road", as prepared by **MP Design & Architecture**, uploaded 02/09/26.
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% (4,200SF) Proposed: 30% (4,200SF	**Landscape Open Space:**	Required: 45% Proposed: 45%
Cubic Footage	Permitted: 55,440 CF Proposed 55,403 CF	**Cubic Content Ratio**	Permitted: 3.96 Proposed: 3.96

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. The changes were felt to need further refinement and the application was deferred for one month to allow for further study. The applicant resubmitted plans in response to the comments of the commission.



Currently proposed rendering of front (south) elevation.



Previously proposed front (south) elevation.



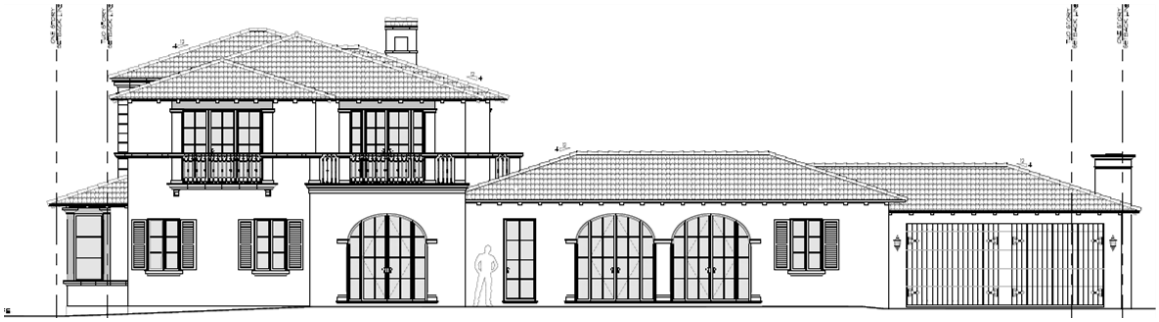
Currently proposed front (south) elevation.



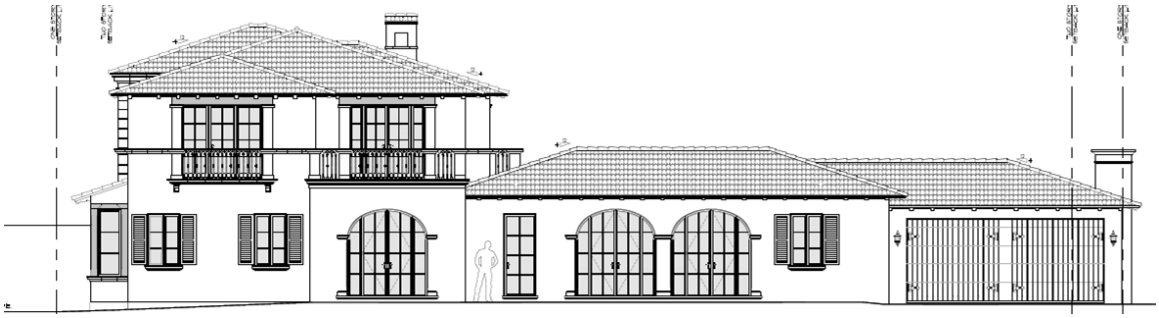
Previously proposed rear (north) elevation.



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

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

DESIGN & ARCHITECTURE

ARCHITECURE

MP DESIGN & ARCHITECURE

LANDSCAPE

NIEVERA + WILLIAMS DESIGN

ARC-24-0122

1st SUBMIT 06-26-2025
2nd SUBMIT 09-15-2025
FINAL SUBMIT 02-09-2026
MEETING DATE 02-25-2026

PROPOSED SCOPE OF WORK

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

SHEET INDEX

COVER	GENERAL NOTES & DRAWING INDEX
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	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
A100	PROPOSED FIRST FLOOR PLAN
A101	PROPOSED SECOND FLOOR PLAN
A102	PROPOSED ROOF PLAN
A200	PROPOSED NORTH & SOUTH ELEVATION
A201	PROPOSED EAST & WEST ELEVATION
A202	PROPOSED CABANA NORTH, SOUTH, EAST AND WEST ELEVATIONS
A203	PROPOSED NORTH & WEST ELEVATION/ SECTION
A204	PROPOSED GENERATOR ENCLOSURE @ SOUTH SIDE & A/C WALL SECTION @ WEST SIDE
	COLOR ELEVATIONS
	MATERIALS
	WINDOW SILL DETAIL
A301	TYPICAL SECOND FLOOR CORNICE DETAIL
A302	WALL SECTION @ FOYER & GREAT ROOM
A000.1	GARAGE PULLING-IN & BACKING-OUT DIAGRAM - NORTH PARKING SPOT
A000.2	GARAGE PULLING-IN & BACKING-OUT DIAGRAM - SOUTH PARKING SPOT
	ENTRY ELEVATION DETAIL
	GREAT ROOM ELEVATION DETAIL\PROPOSED JULIET BALCONY SECTION
	DINING ROOM ELEVATION DETAIL

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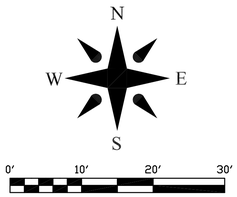
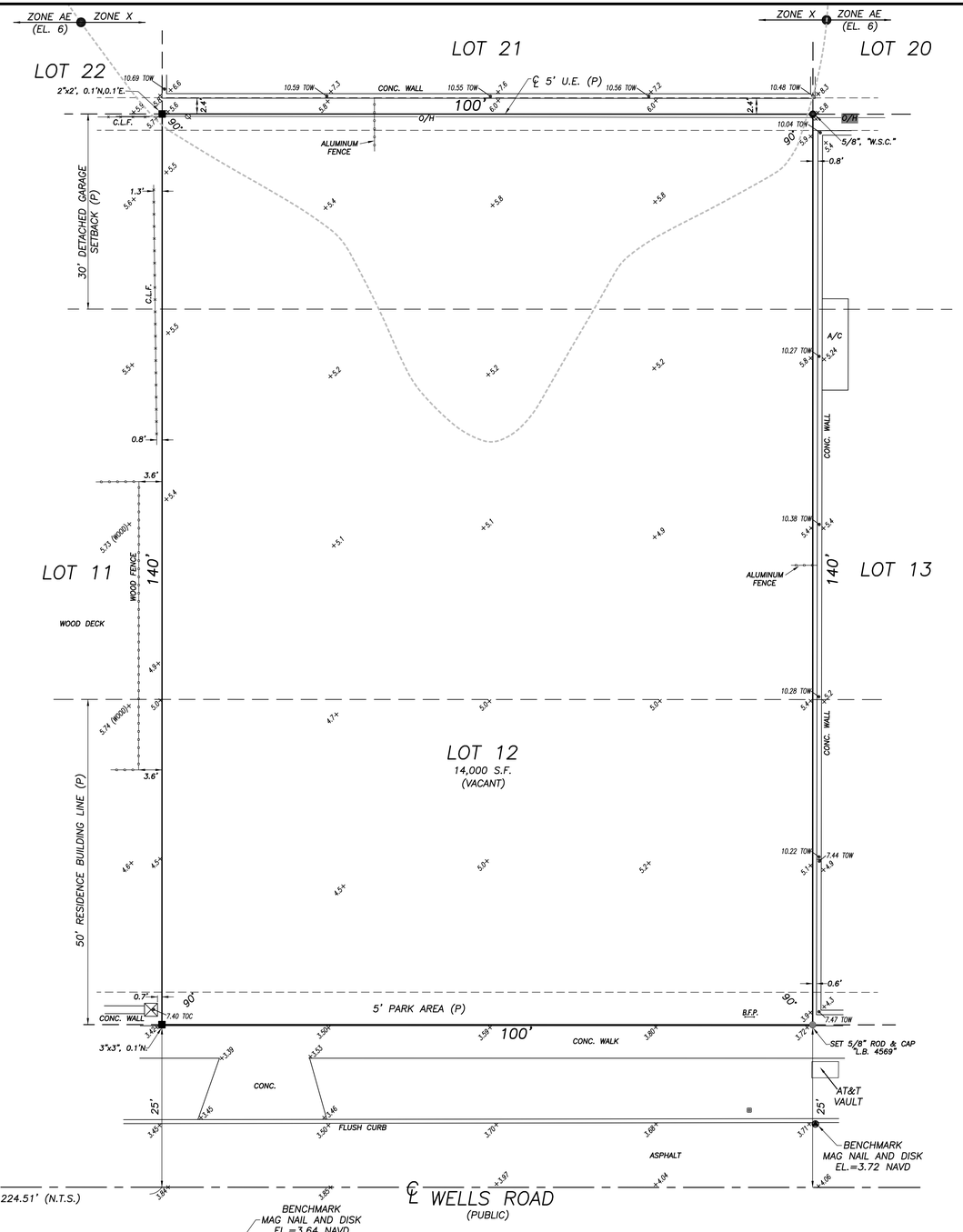
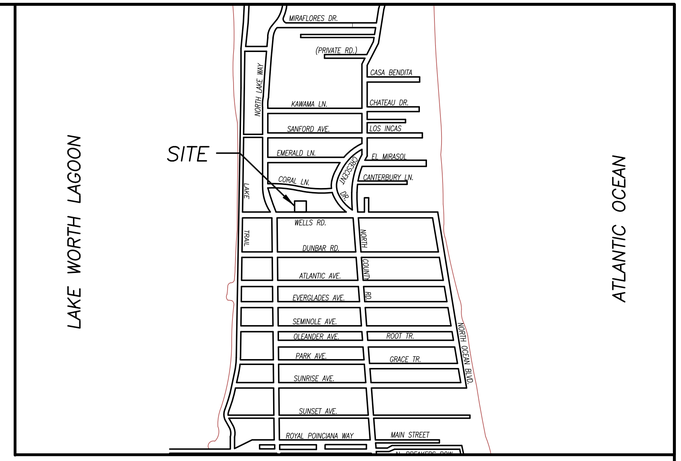
Respectfully,



Michael Perry







VICINITY SKETCH N.T.S.

LEGEND

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

BOUNDARY SURVEY FOR:
239 WELLS ROAD LLC

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

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

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

PROPERTY ADDRESS:
239 Wells Rd
Palm Beach, FL 33480

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

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

TITLE COMMITMENT REVIEW

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

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

NOTES:

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

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

DATE OF LAST FIELD SURVEY: 7/15/2025

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

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

REVISIONS

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

BOUNDARY SURVEY FOR:

239 WELLS ROAD LLC

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

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

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

Line #	Zoning Legend			
1	**Property Address:**	239 WELLS ROAD		
2	**Zoning District:**	RB		
3	**Lot Area (sq. ft.):**	14,000 SF		
4	**Lot Width (W) & Depth (D) (ft.):**	100' x 140'		
5	**Structure Type:** (Single-Family, Multi-Family, Comm., Other)	SINGLE-FAMILY		
6	**FEMA Flood Zone Designation:**	Flood Zone AE (Elevation: 6'-0")		
7	**Zero Datum for point of meas. (NAVD)**	7'-0"		
8	**Crown of Road (COR) (NAVD)**	4.04'		
9		REQ'D / PERMITTED	EXISTING	PROPOSED
10	Lot Coverage (Sq Ft and %)	30%	-	29.9%(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%)	-	6,438 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 2/6/2026

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

DATE
2/6/2026

REVISIONS

A New Residence for
239 Wells Road
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239 Wells Road

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561.833.7575

SHEET NO.
Vicinity Location Map



Location Map

Scale n.t.s.

ARC-24-0122

COMM NO.
2311

DATE
2/6/2026

REVISIONS

A New Residence for
239 Wells Road
Palm Beach FL 33480

239 Wells Road

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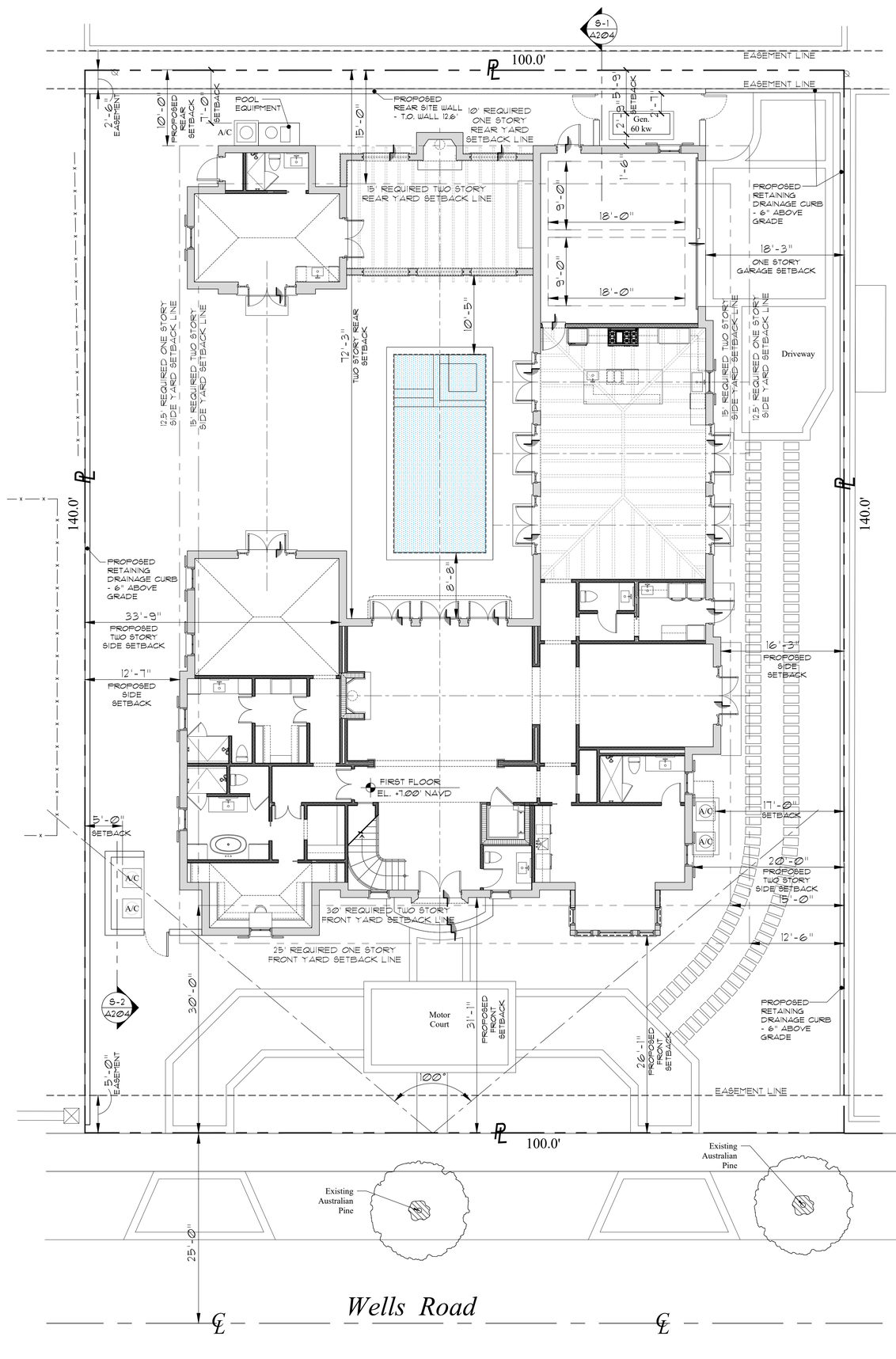
561.833.7575

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	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.

Previously Proposed Site Plan

Scale 1/8" = 1'-0"

ARC-24-0122

MP DESIGN & ARCHITECTURE

COMM NO. 2311

DATE 2/6/2026

REVISIONS

A New Residence for
239 Wells Road
Palm Beach FL 33480

239 Wells Road

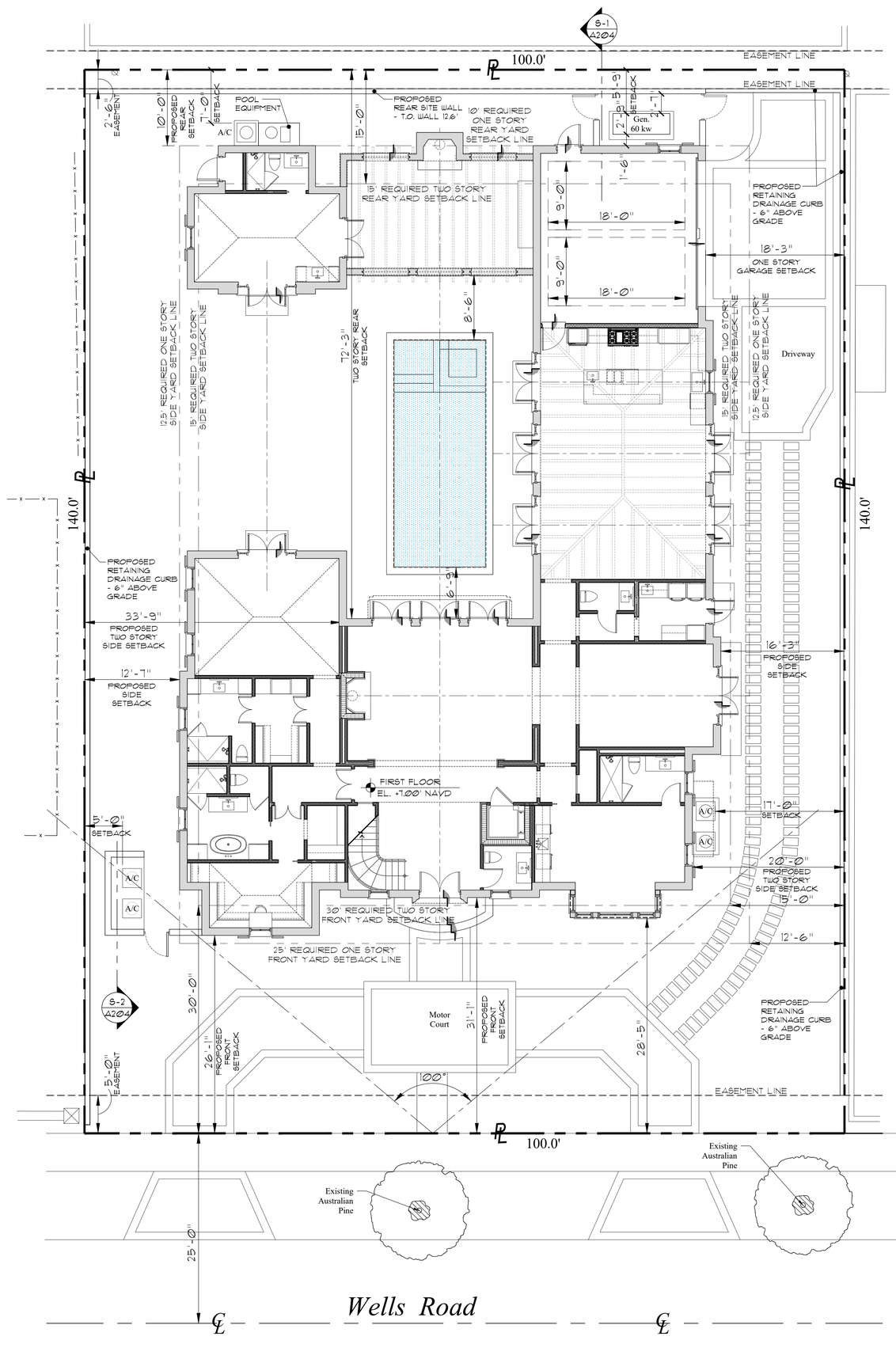
STATE OF FLORIDA — ANGELO L. DAVILA — AR0016639 — REGISTERED ARCHITECT

ANGELO DAVILA R.A.
FLORIDA REG. ARCH.
FAR0016639

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

SHEET NO.

A000



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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 2/9/2026

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.
FAR0016639

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SHEET NO.

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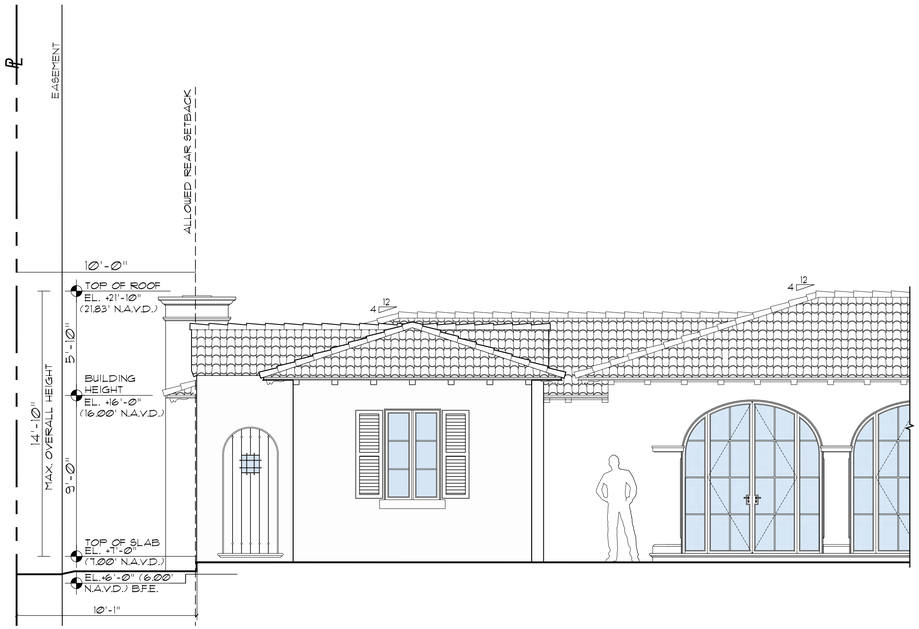
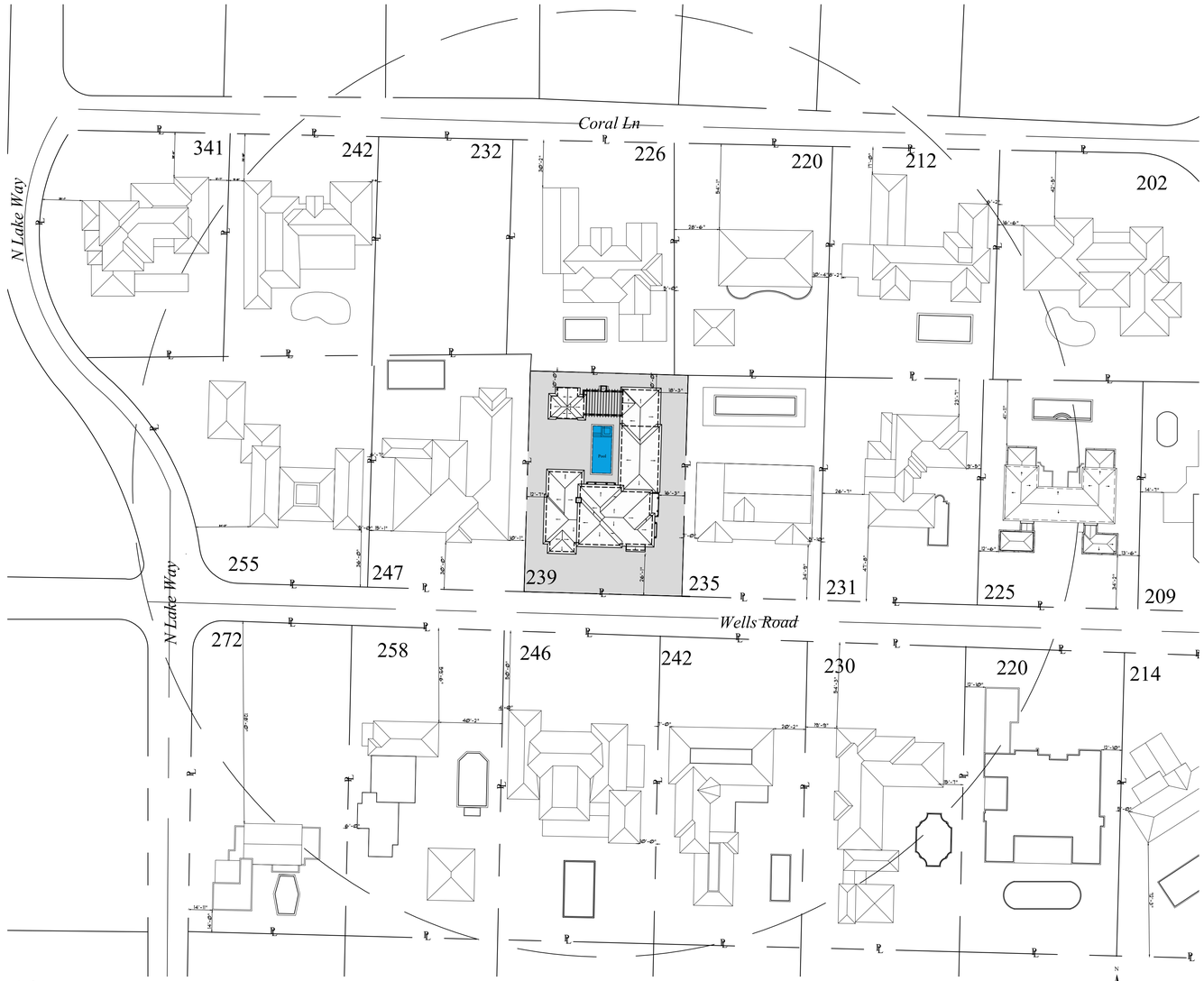


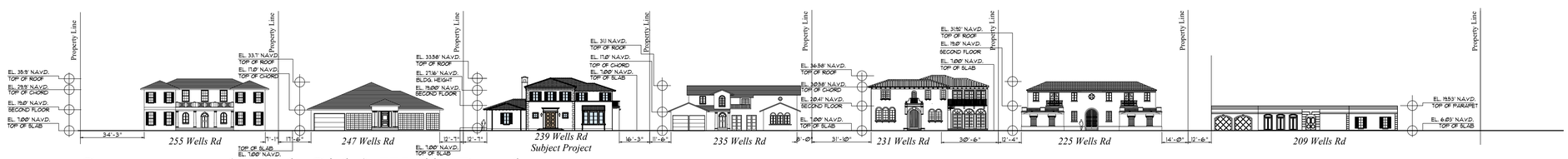
Rear Height Plane Diagram

Scale 1/4" = 1'-0"



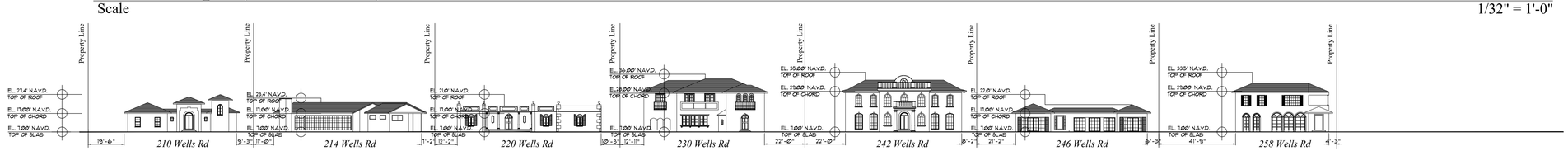
Sitescape

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
2/6/2026

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

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

DATE
2/6/2026

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.
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COMEAU BUILDING
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WEST PALM BEACH, FLORIDA 33401
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
2/6/2026

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

SHEET NO.
Photos 2



210 Wells Rd



214 Wells Rd



220 Wells Road



230 Wells Road

ARC-24-0122

COMM NO.
2311

DATE
2/6/2026

REVISIONS

A New Residence for
239 Wells Road
Palm Beach FL 33480

239 Wells Road

STATE OF FLORIDA
ANGELO L. DAVIARA
AR0016639
ANGELO DAVIARA
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.
Photos 3



242 Wells Rd



246 Wells Rd



258 Wells Road



272 Wells Road

ARC-24-0122

MP DESIGN & ARCHITECTURE

COMM NO.
2311

DATE
2/6/2026

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.
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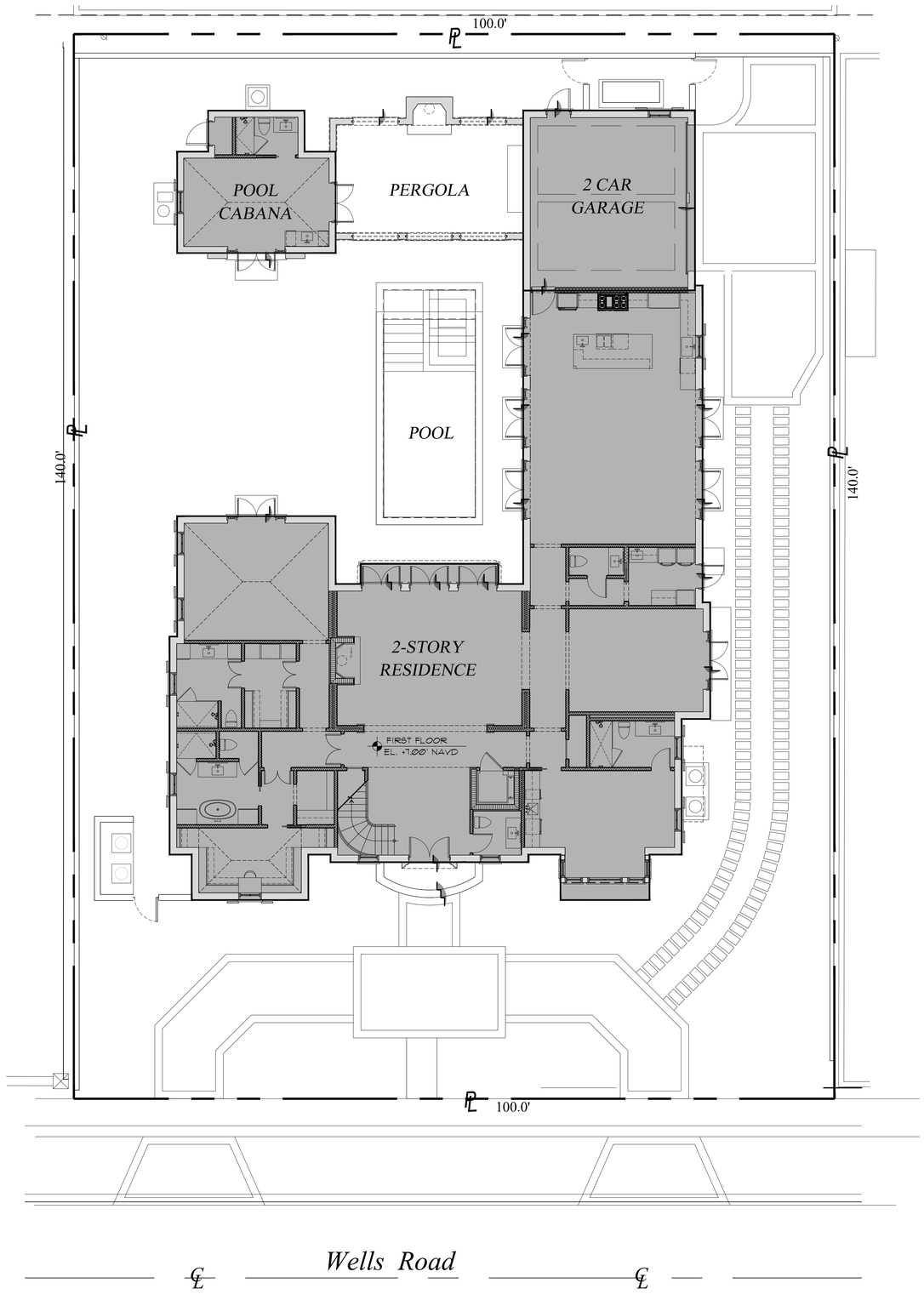
561.833.7575

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

COMM NO.
2311

DATE
2/6/2026

REVISIONS

A New Residence for
239 Wells Road
Palm Beach FL 33480

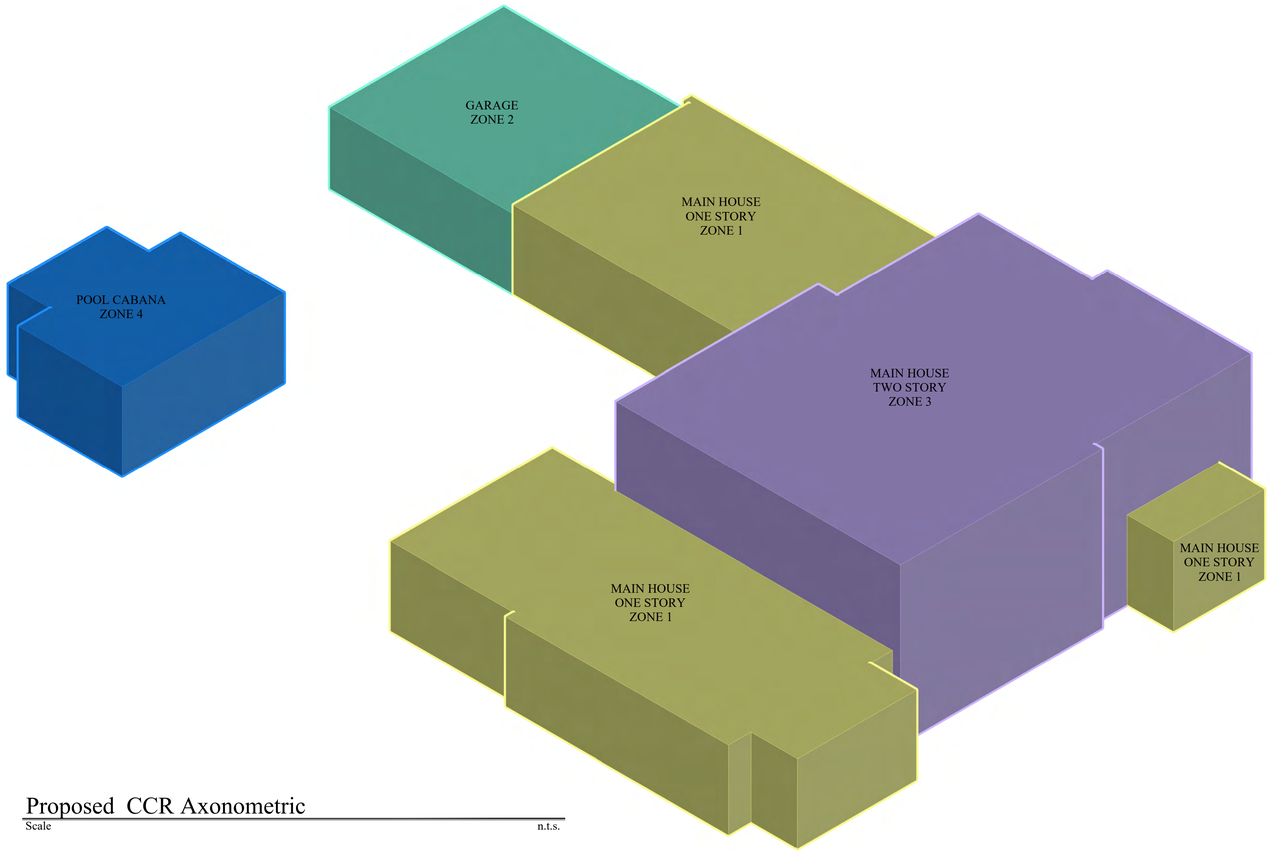
239 Wells Road

STATE OF FLORIDA
ANGELO L. DAVILA
AR0016639
REGISTERED ARCHITECT

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

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

SHEET NO.
A002



Proposed CCR Axonometric

Scale n.t.s.

LEGEND

ZONE 1
ONE STORY
MAIN HOUSE

ZONE 2
ONE STORY
GARAGE

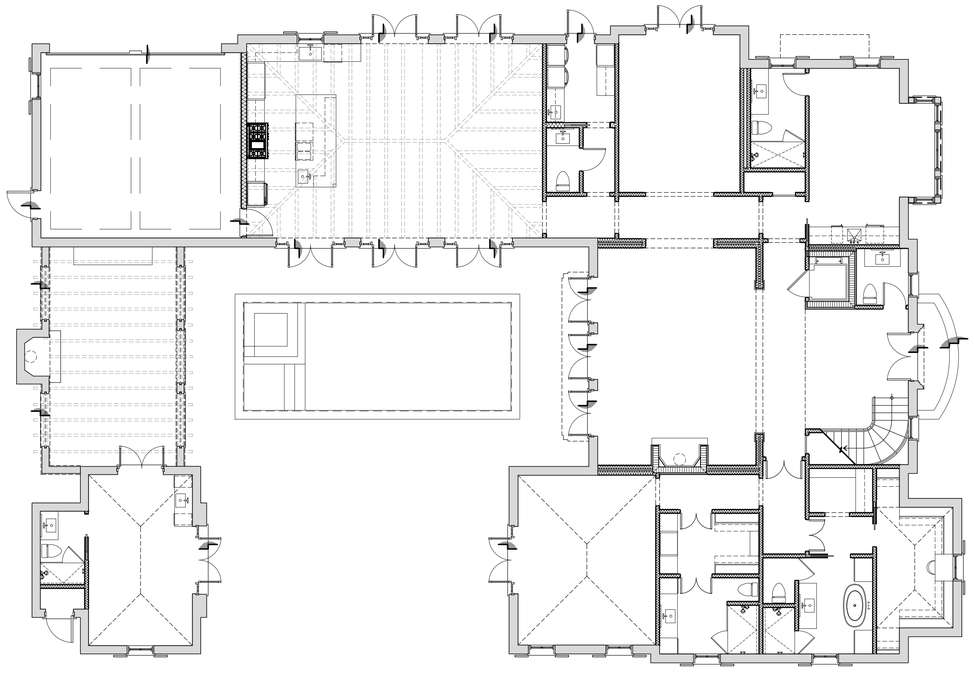
ZONE 3
TWO STORY
MAIN HOUSE

ZONE 4
POOL CABANA

CCR CALCULATIONS

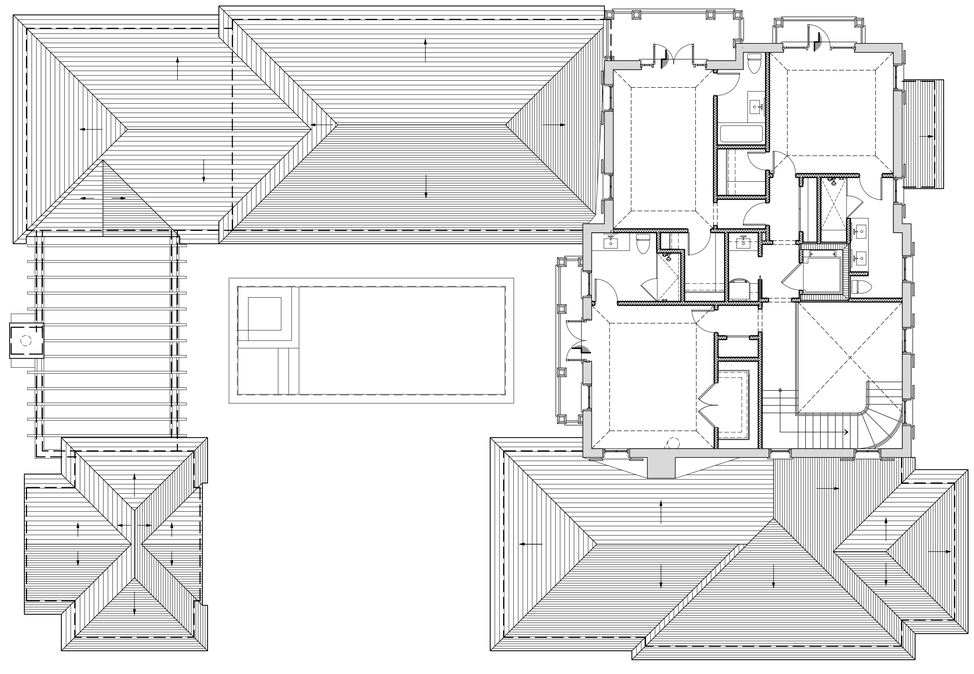
	ZONE	PROPOSED	
MAIN HOUSE ONE STORY	ZONE 1	1,849 SF x 10'	= 18,490 CU. FT.
GARAGE ONE STORY	ZONE 2	507 SF x 9'	= 4,563 CU. FT.
MAIN HOUSE TWO STORY	ZONE 3	1,453 SF x 20'	= 29,060 CU. FT.
POOL CABANA	ZONE 4	329 SF x 10'	= 3,290 CU. FT.
TOTAL			54,403 CU. FT.

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

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SHEET NO.
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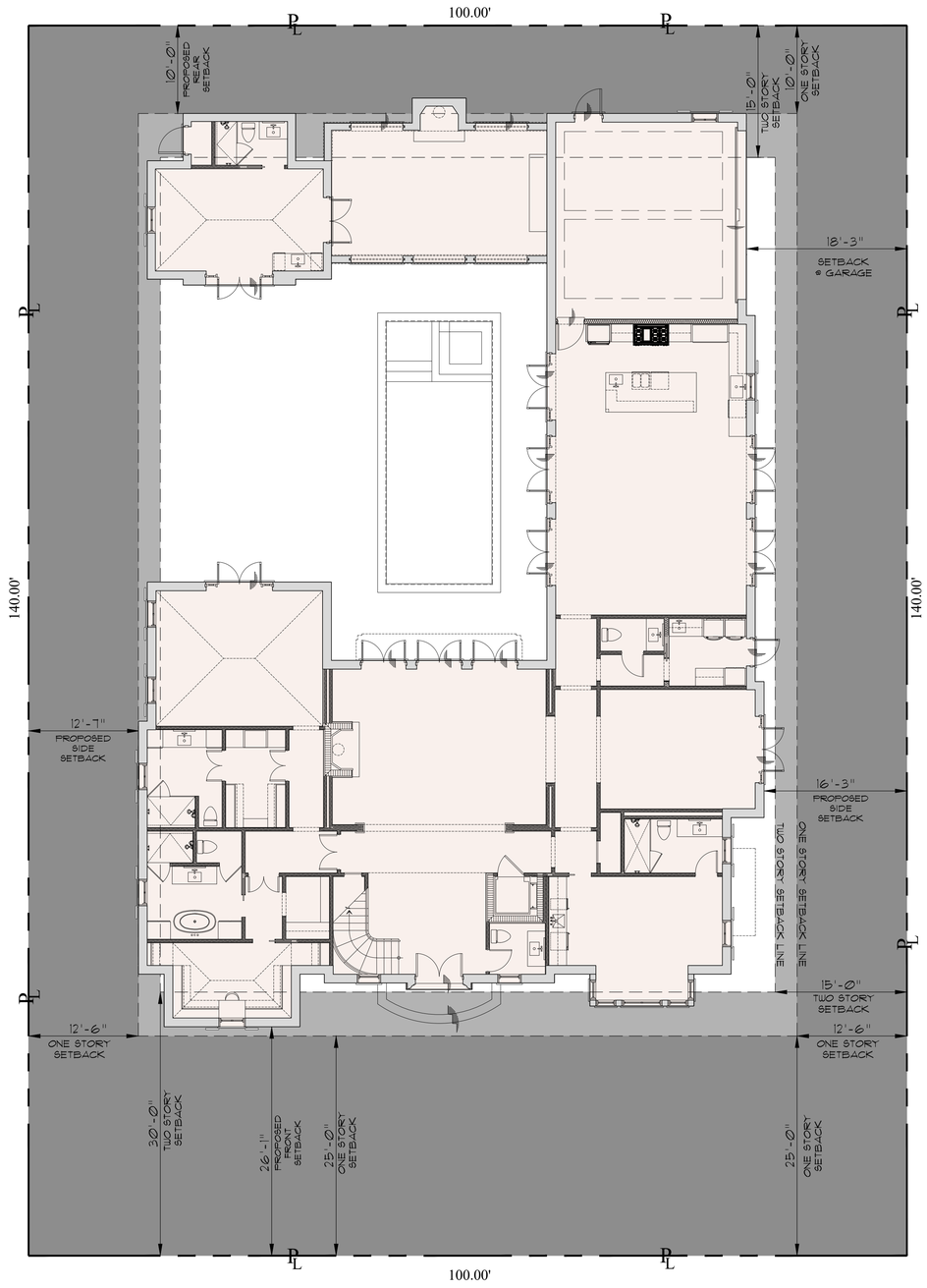

Legend

- 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

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A New Residence for

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SHEET NO.

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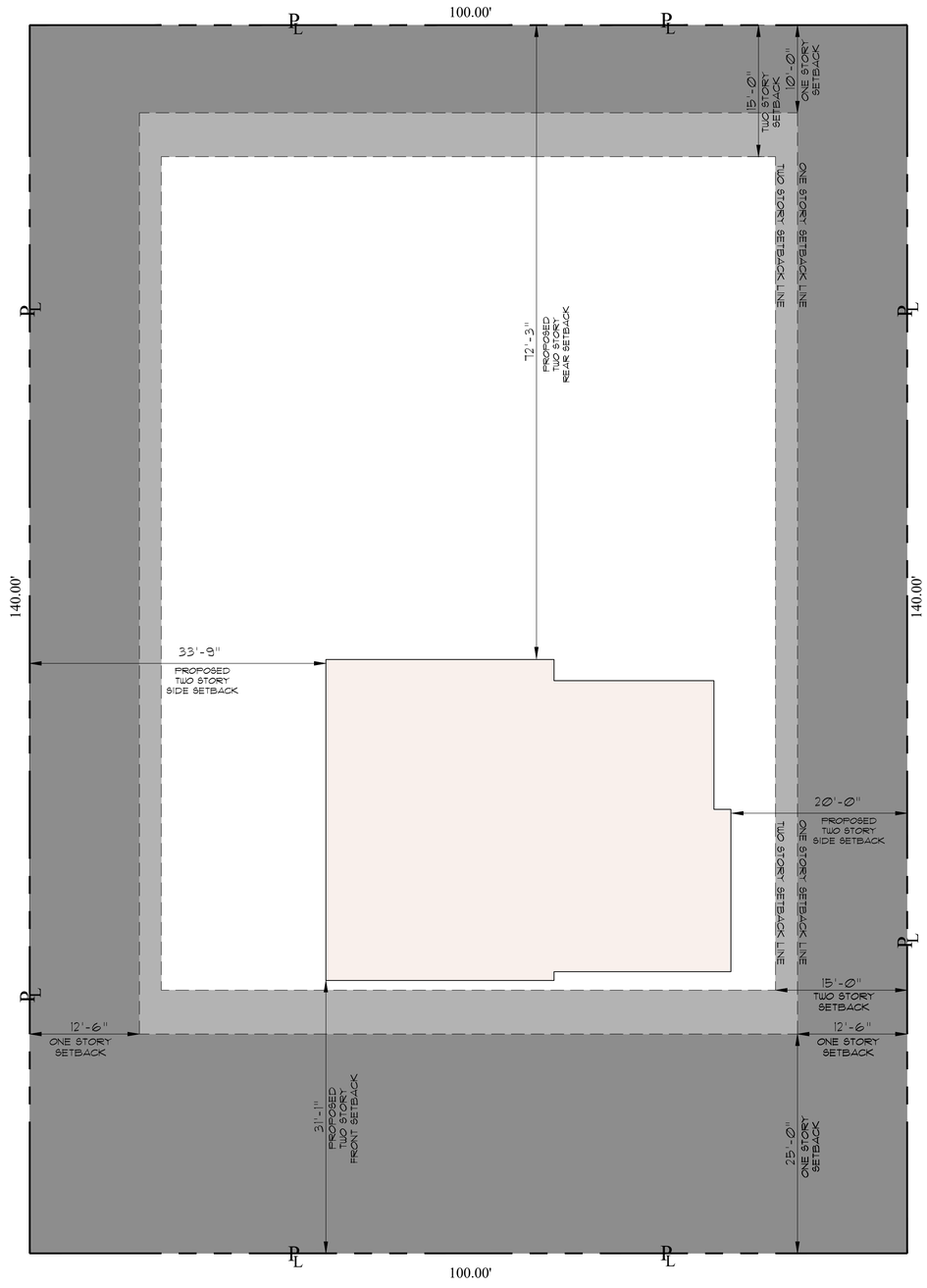

Legend

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

Proposed Second Floor Zoning Diagram

Scale 1/8" = 1'-0"

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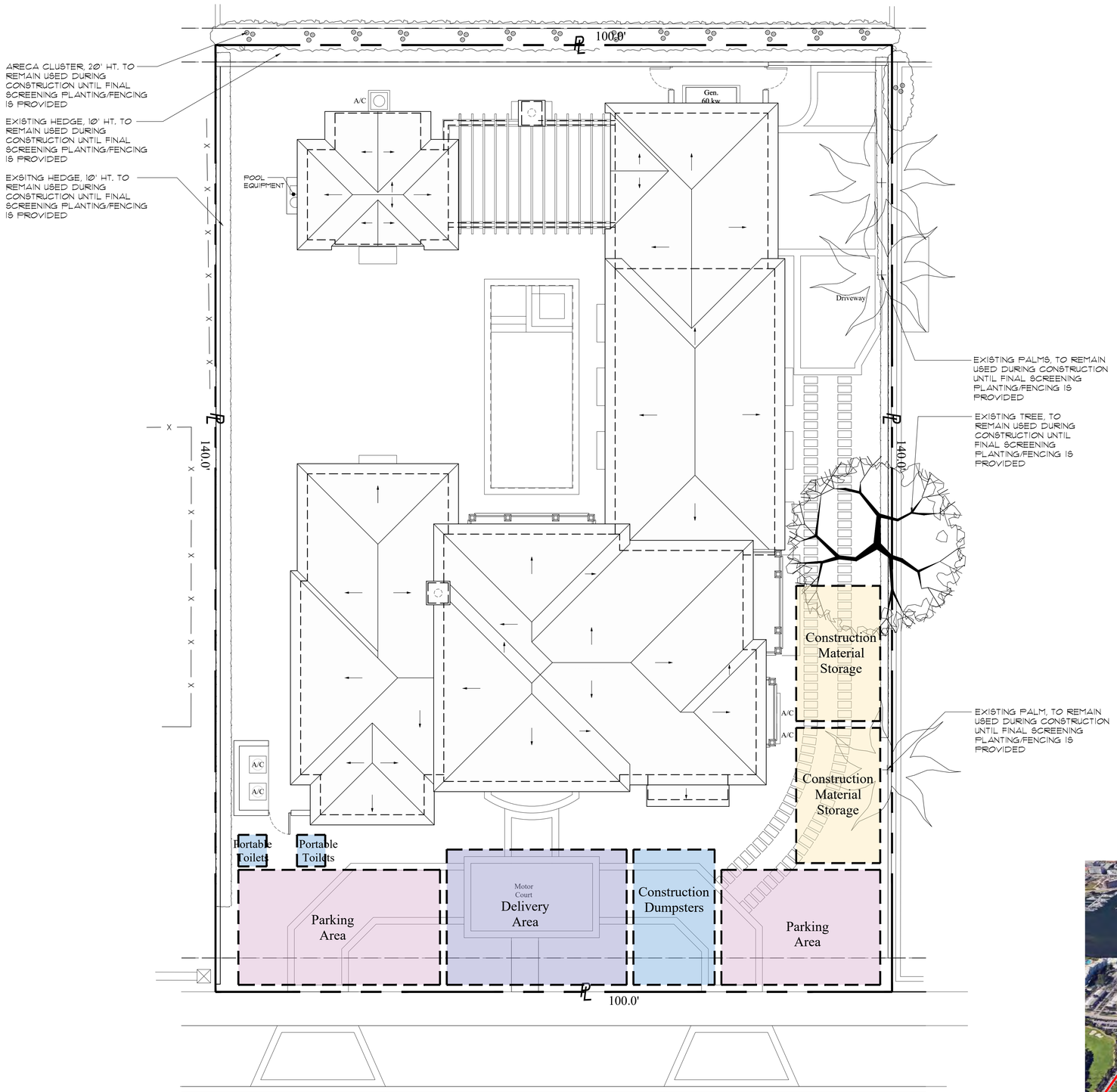
SHEET NO.
A005

ARC-24-0122



Truck Logistics & Construction Screening Plan

Scale 1/8" = 1'-0"

Route To Property:

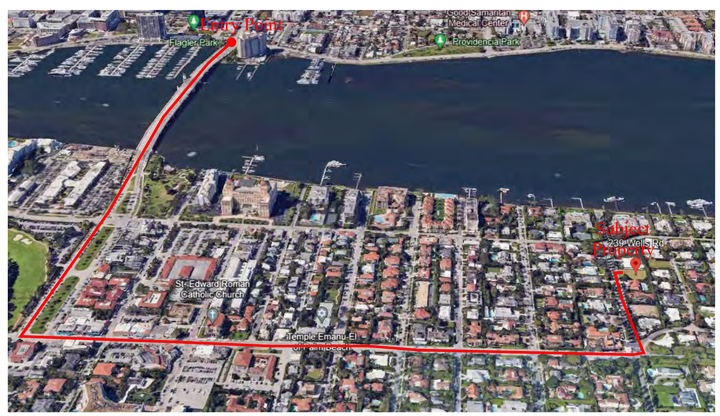
Enter the Town of Palm Beach thru Royal Ponciana Way over the Flagler Memorial Bridge. Turn left on N County Road heading North. Turn left on Wells Road heading West to Wells Road until reaching subject property.

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

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239 Wells Road

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NARC016639

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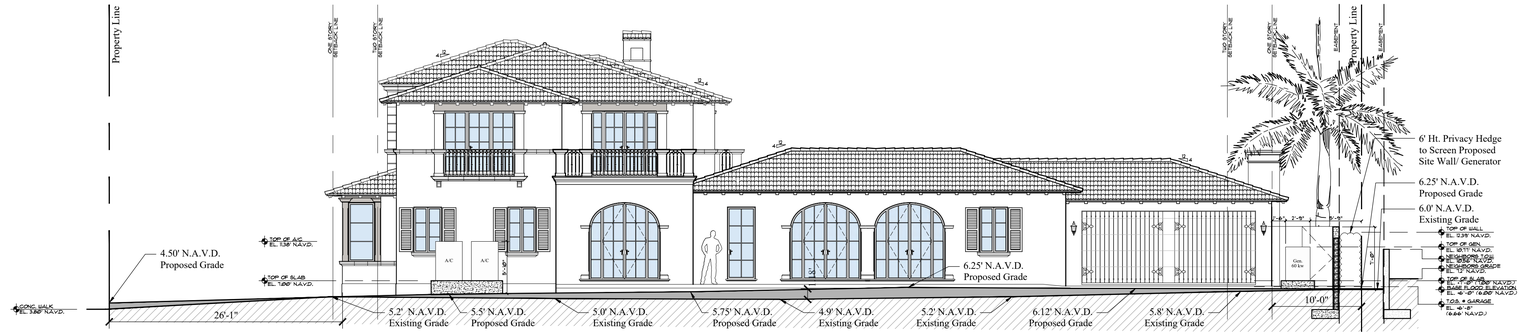
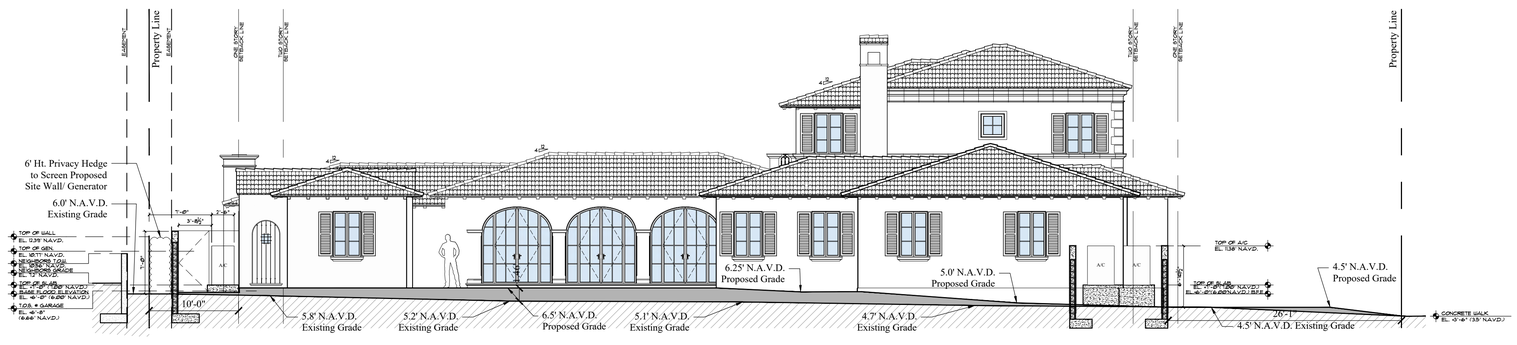
SHEET NO. A006



1 A007 Proposed East Elevation - Yard Section Diagram

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



2 A007 Proposed West Elevation - Yard Section Diagram

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



3 A007 Proposed South Elevation - Yard Section Diagram

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



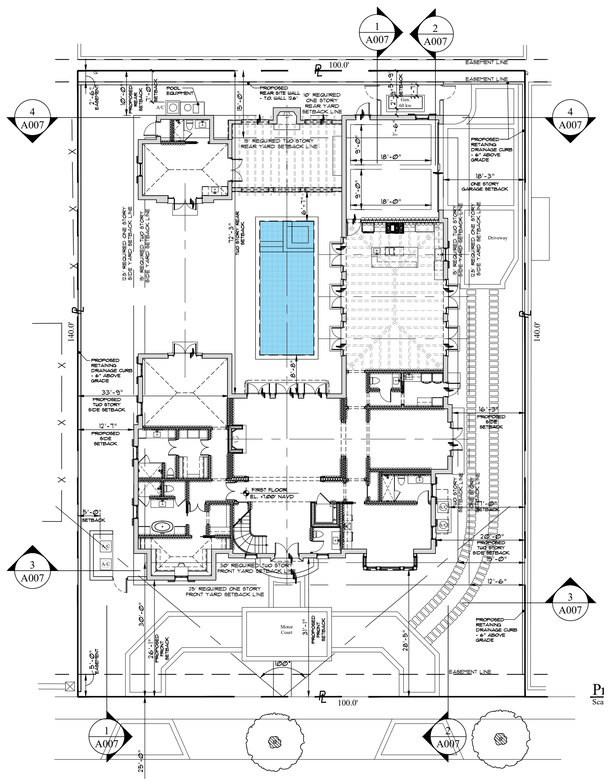
4 A007 Proposed North Elevation - Yard Section Diagram

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

LEGEND

Existing Fill

Area of Fill



Key Plan

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



ARC-24-0122

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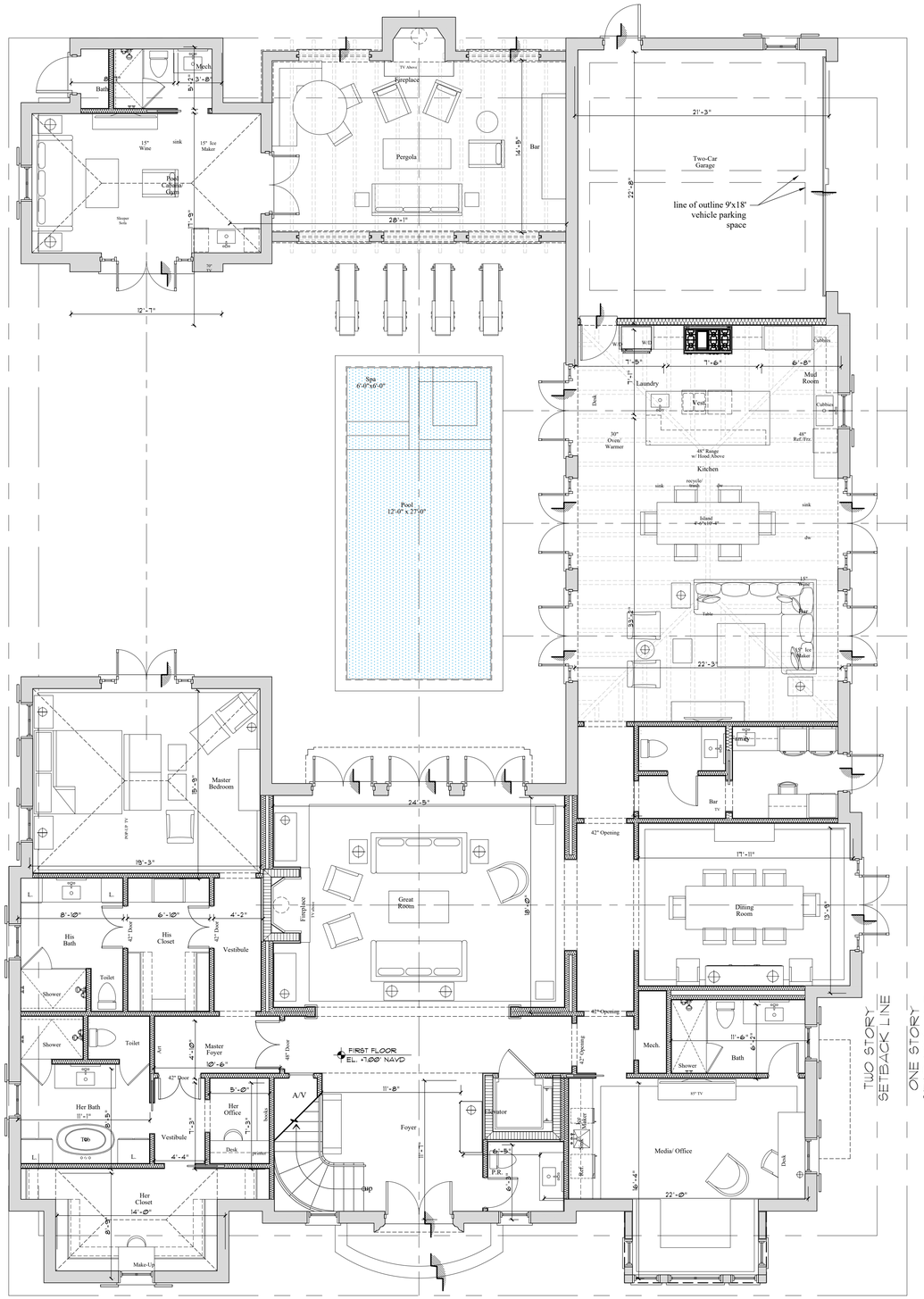
SHEET NO.

A007



Previously Proposed First Floor Plan

Scale 3/16" = 1'-0"

ARC-24-0122

DESIGN & ARCHITECTURE

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SHEET NO.
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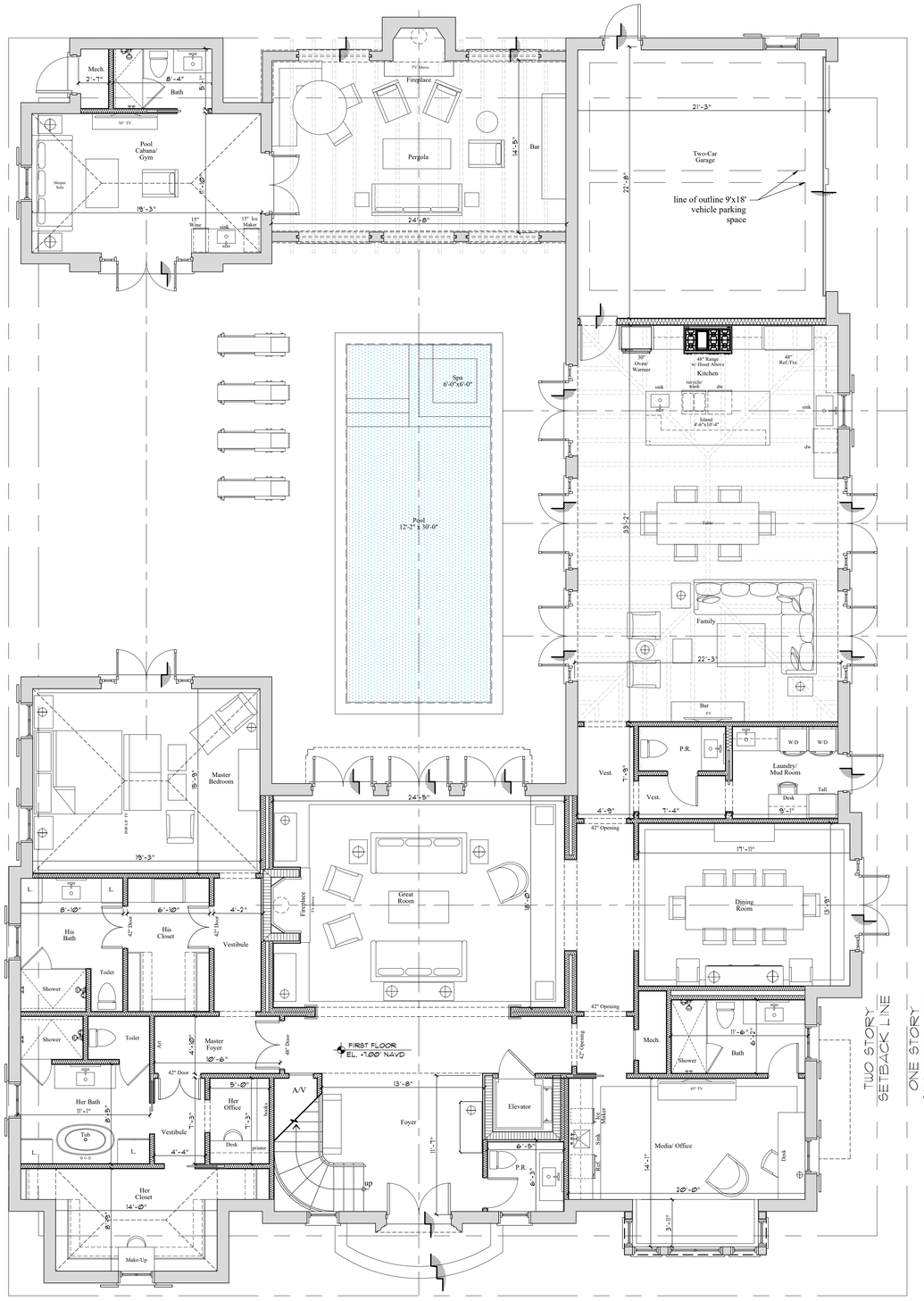

Proposed First Floor Plan

Scale 3/16" = 1'-0"

ARC-24-0122

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A New Residence for

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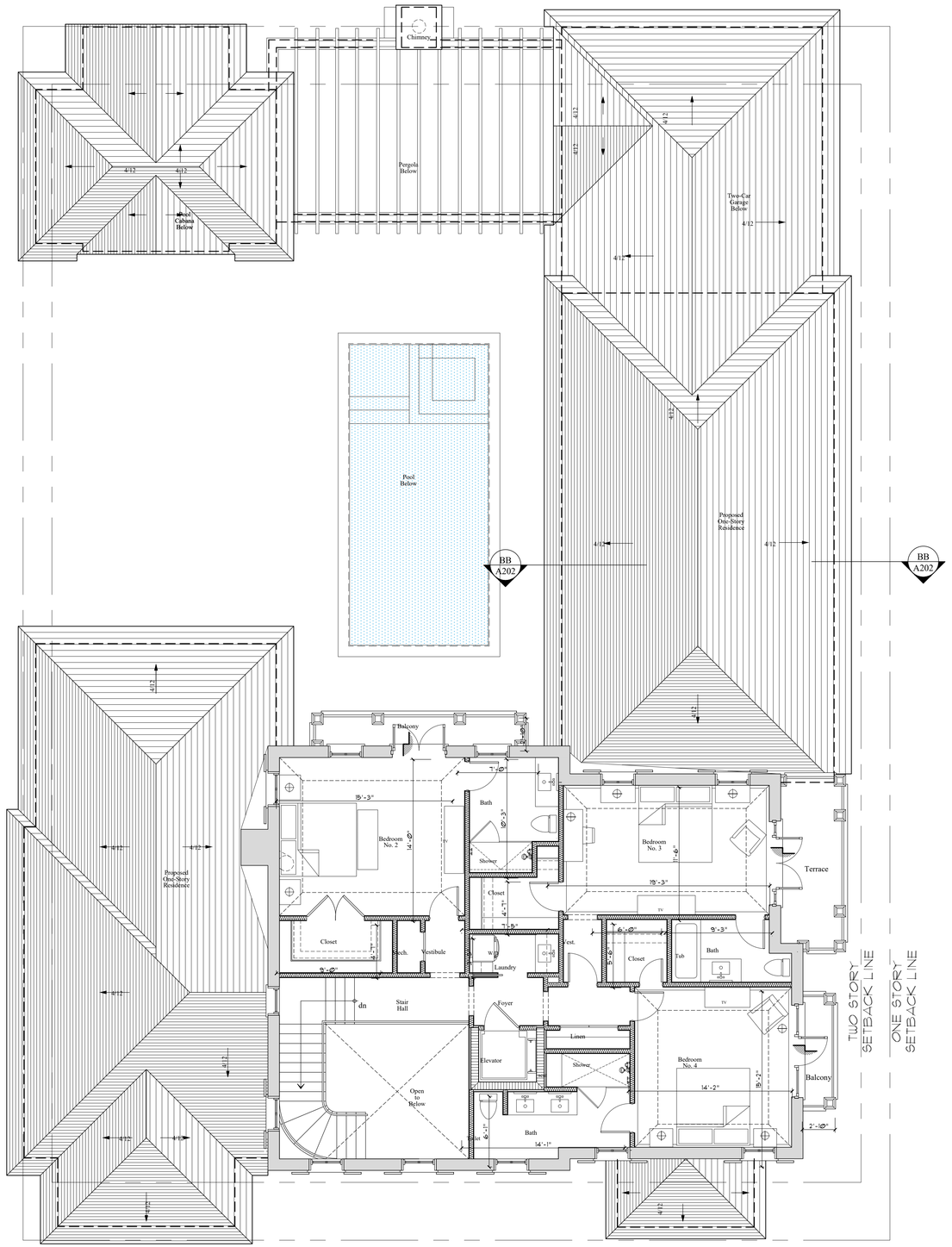
SHEET NO.

A101



Previously Proposed Second Floor Plan

Scale 3/16" = 1'-0"

ARC-24-0122

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2311

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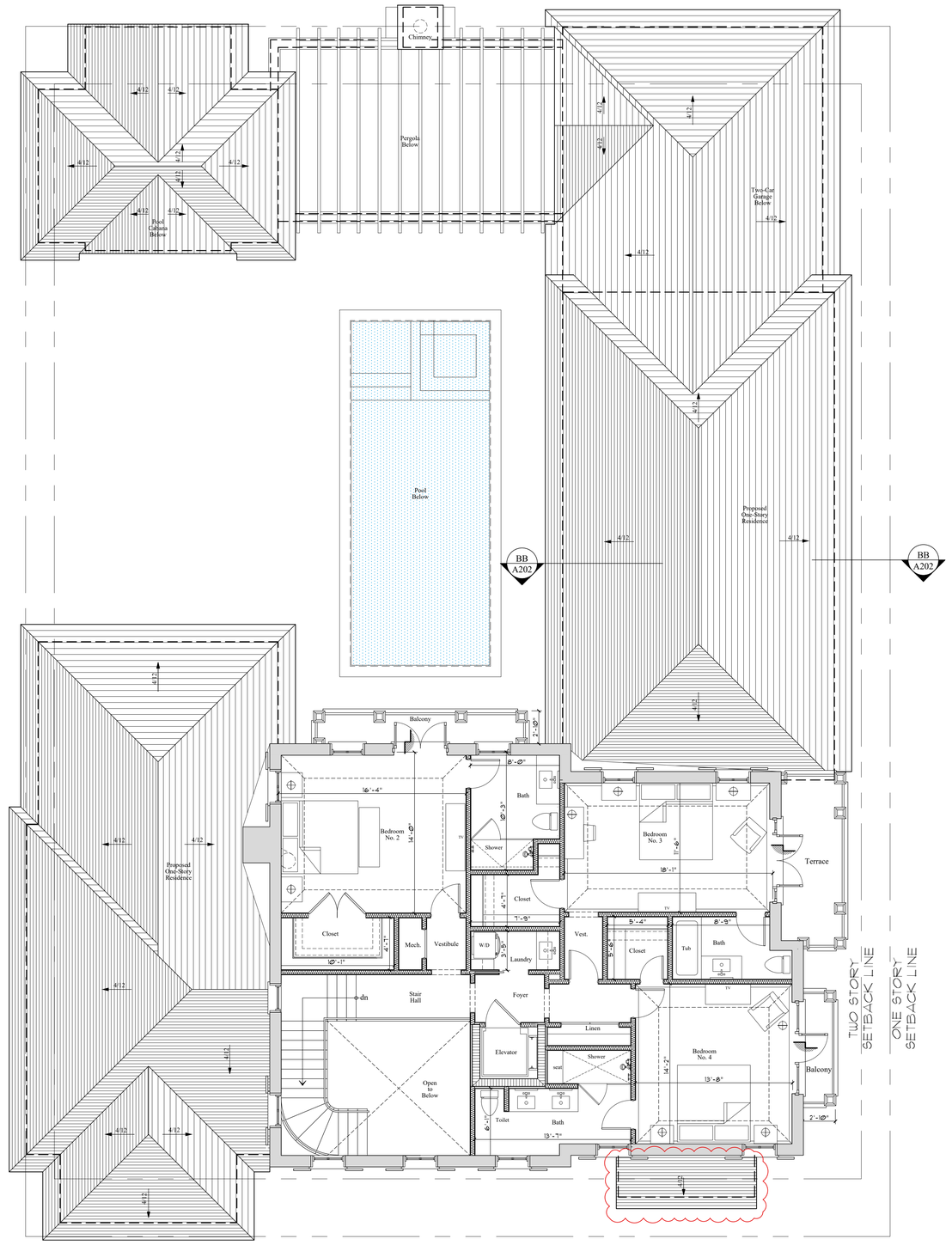
SHEET NO.
A102



Proposed Second Floor Plan

Scale 3/16" = 1'-0"

ARC-24-0122

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2311

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SHEET NO.
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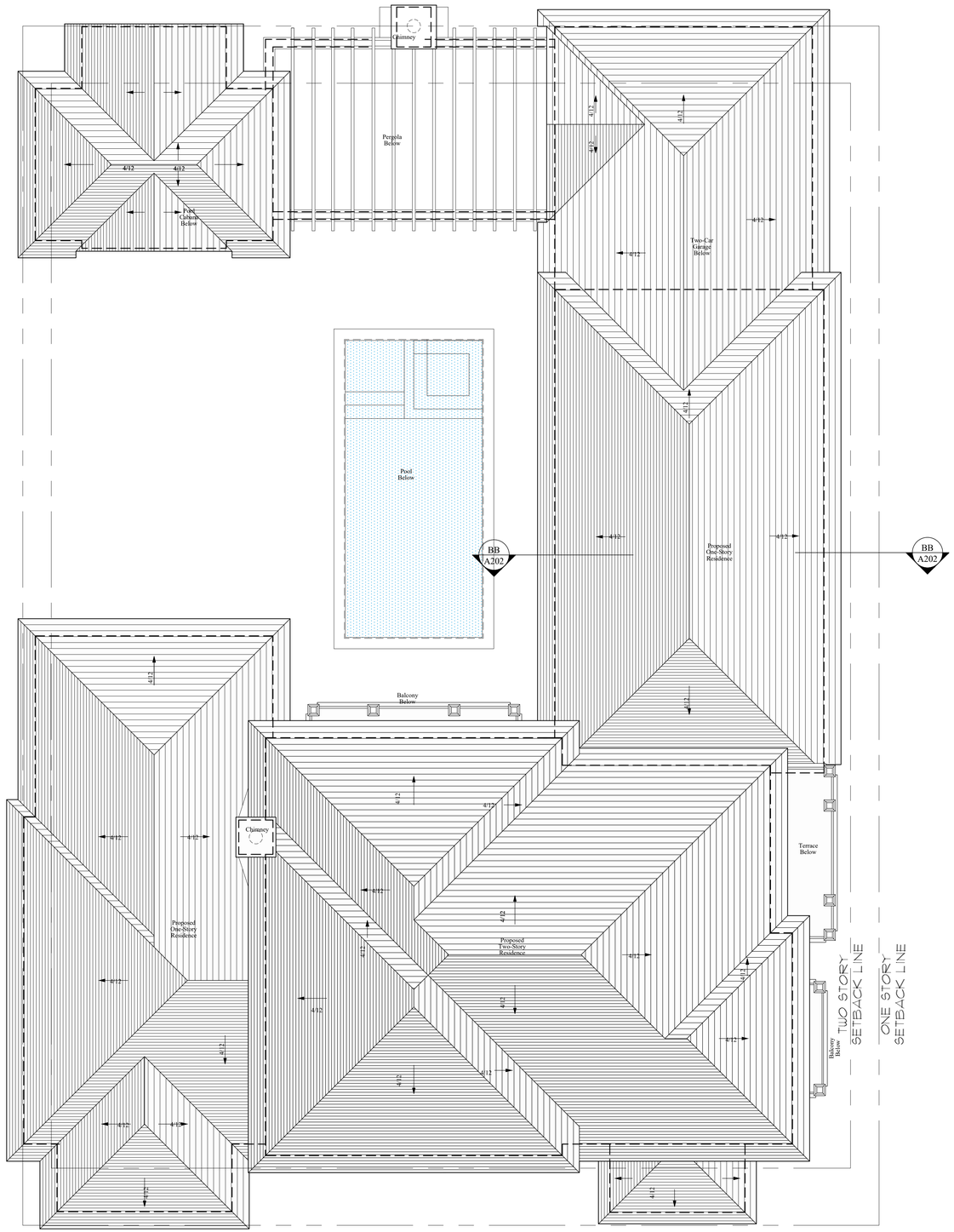

Previously Proposed Roof Plan

Scale 1/4" = 1'-0"

ARC-24-0122

DESIGN & ARCHITECTURE

COMM NO.
2311

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2/9/2026

REVISIONS

A New Residence for

239 Wells Road

Palm Beach FL 33480

239 Wells Road

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ANGELO L. DAVILA
AR0016639
ANGELO DAVILA R.A.
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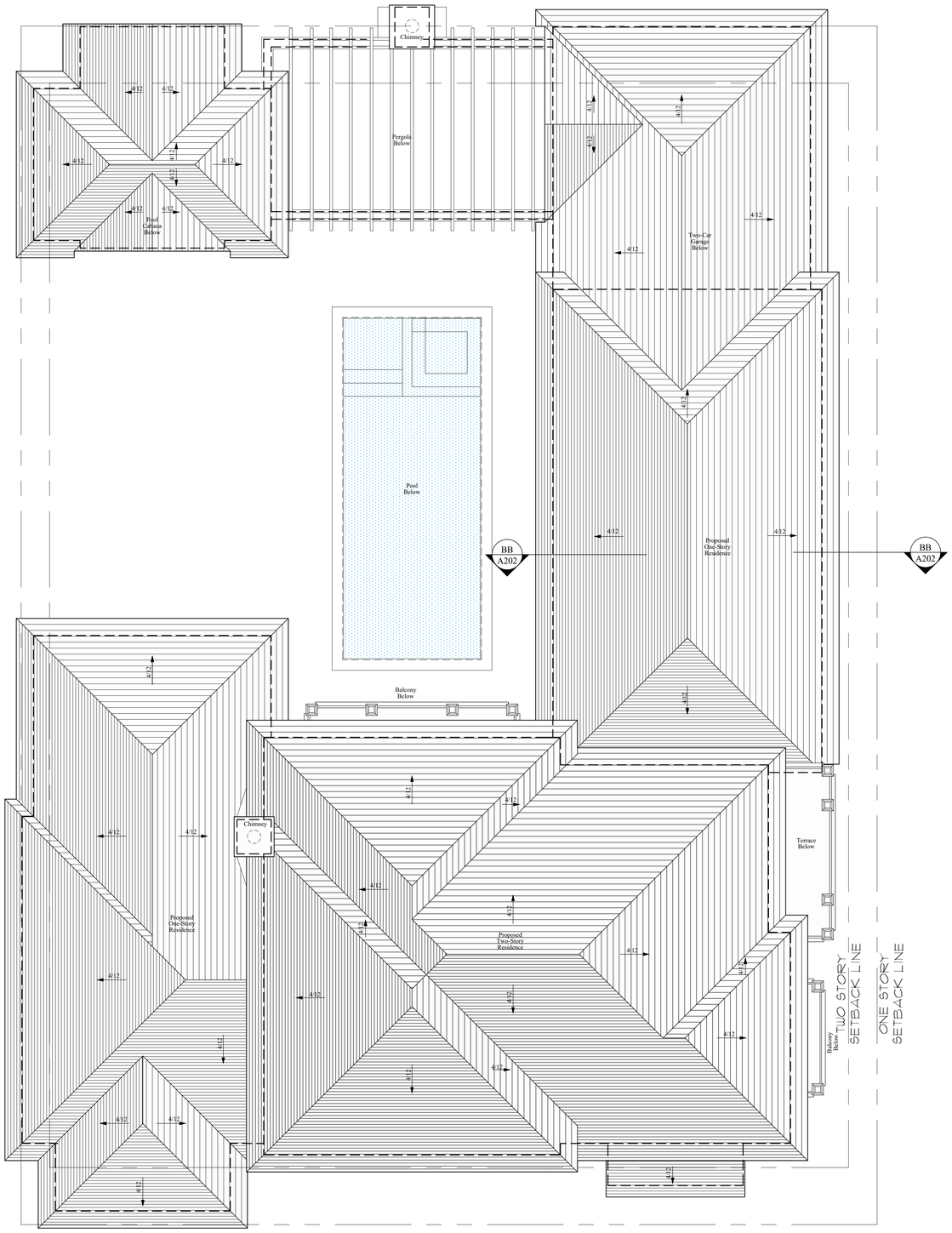
SHEET NO.

A104



Proposed Roof Plan

Scale 1/4" = 1'-0"

ARC-24-0122

DESIGN & ARCHITECTURE

COMM NO.
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REGISTERED ARCHITECT

ANGELO DAVILA R.A.
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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

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REVISIONS

A New Residence for

239 Wells Road

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

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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

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SHEET NO. A201



Previously Proposed East Elevation

Scale 1/4" = 1'-0"



Proposed East Elevation

Scale 1/4" = 1'-0"

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SHEET NO.
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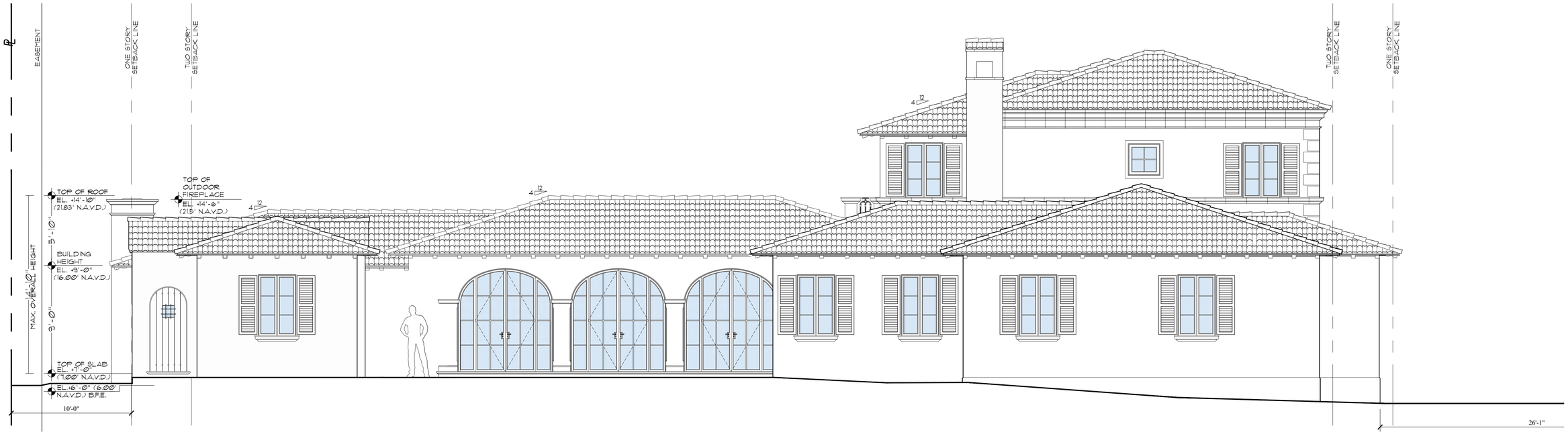
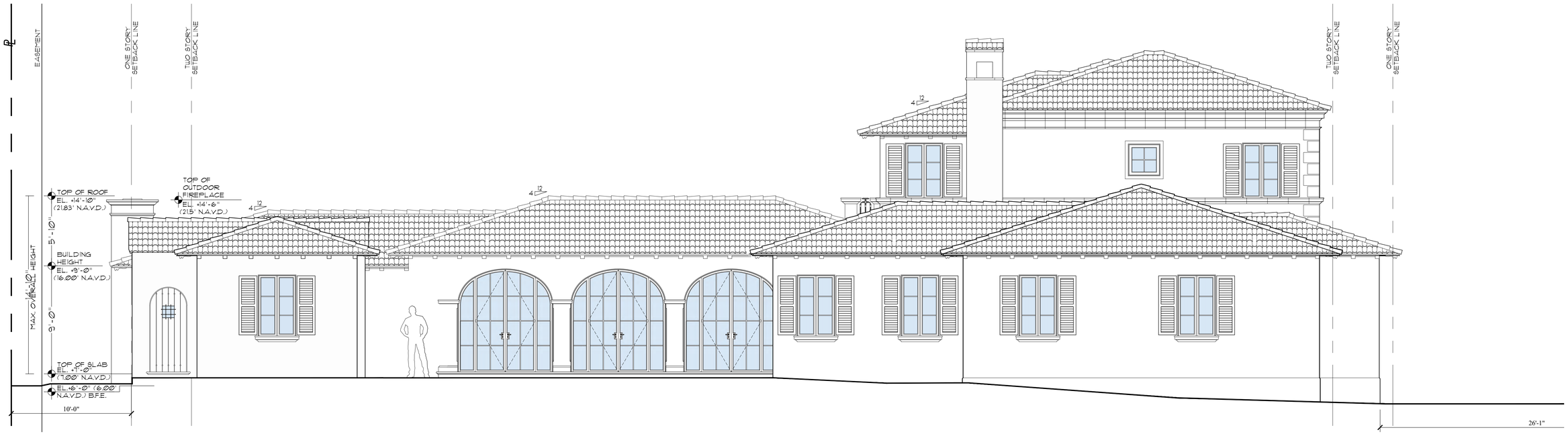


Previously Proposed West Elevation

Scale 1/4" = 1'-0"



Proposed West Elevation

Scale 1/4" = 1'-0"

ARC-24-0122

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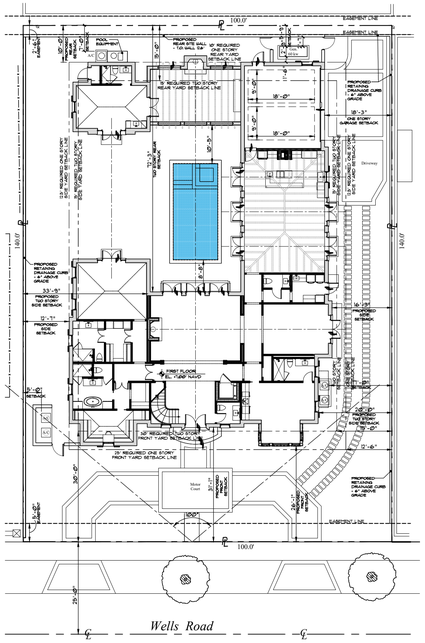


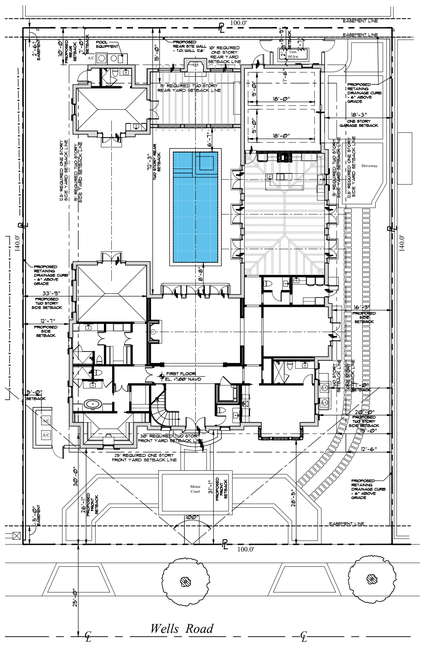
Previously
Key Plan

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"

DESIGN & ARCHITECTURE

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SHEET NO.
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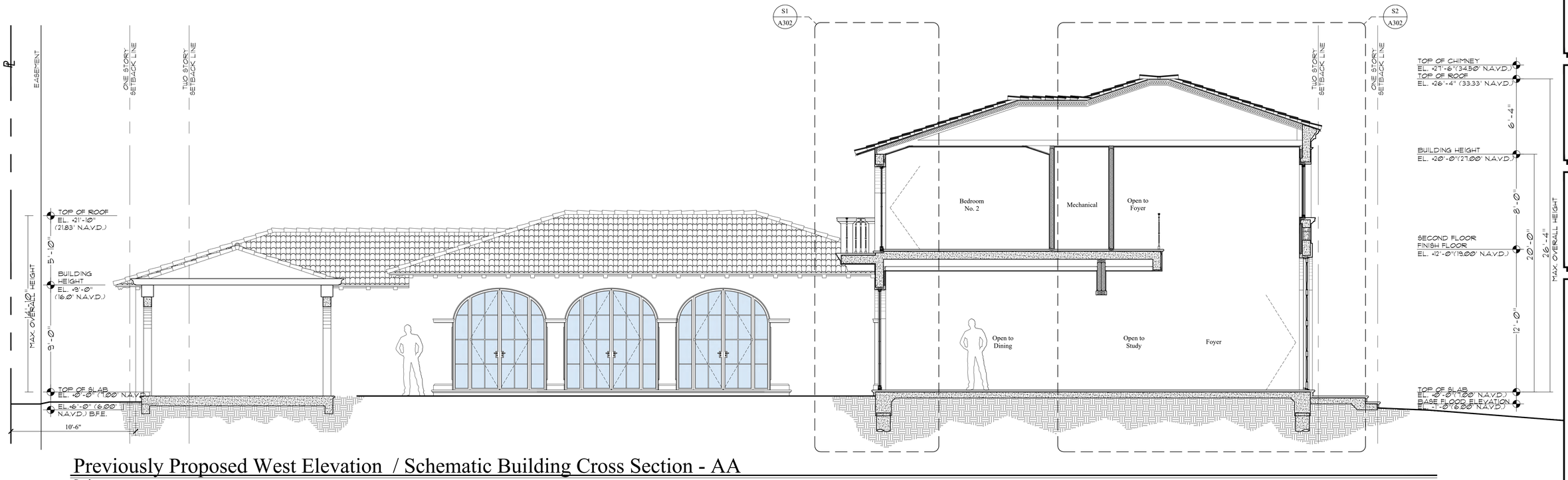
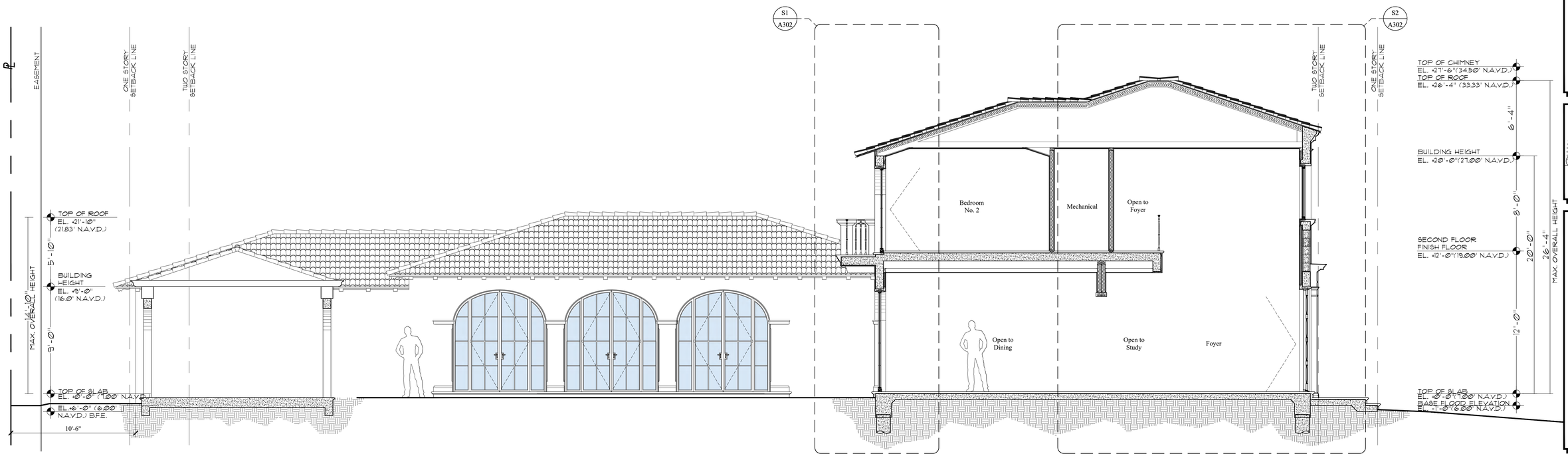
ARC-24-0122



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

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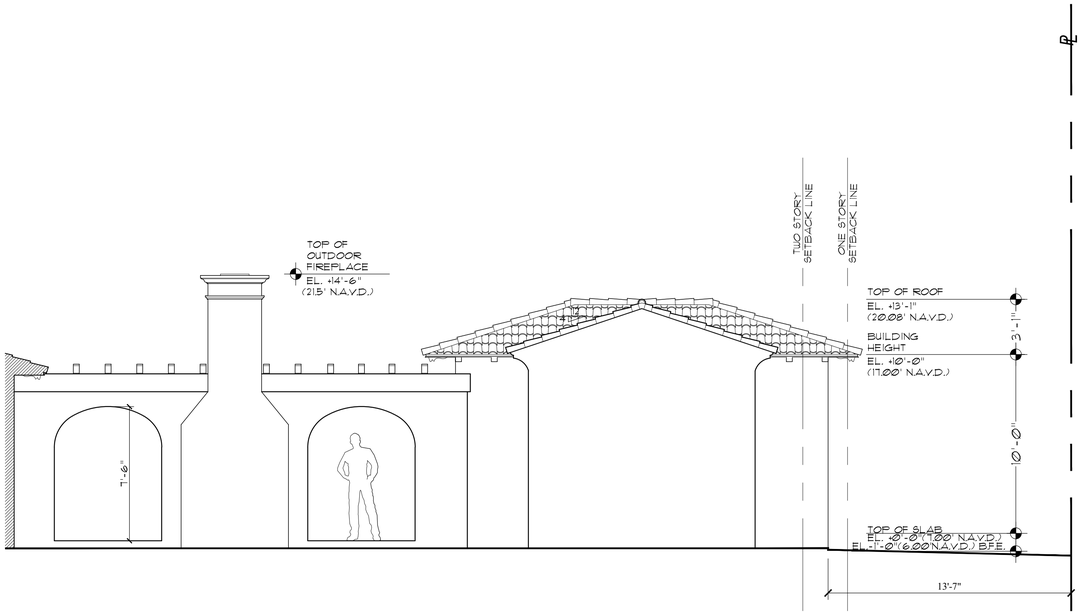
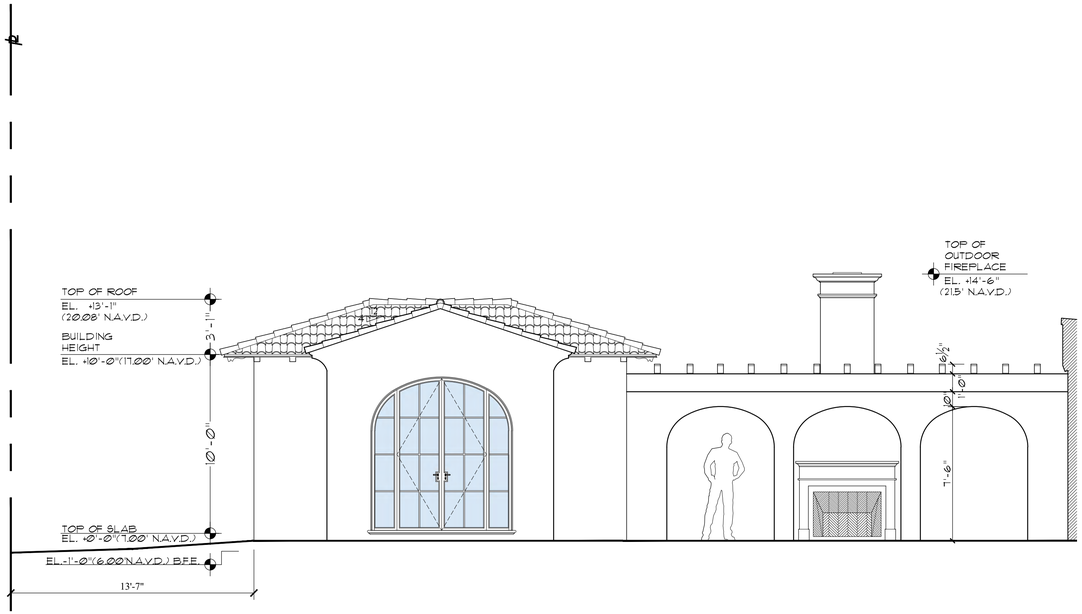
SHEET NO.
A205



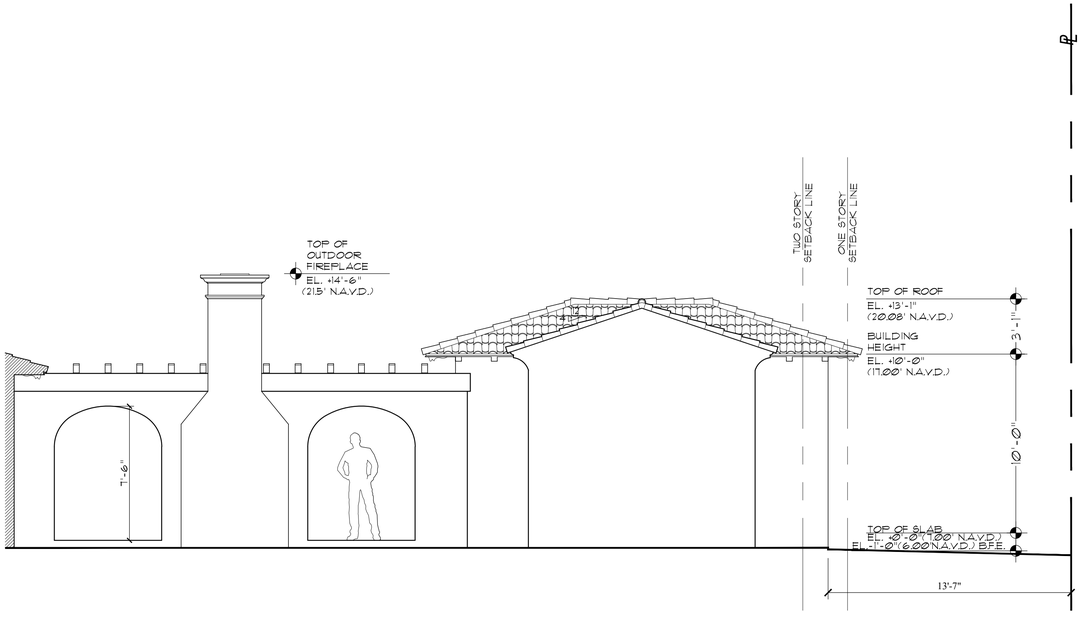
Previously Proposed Pool Cabana North Elevation

Scale 1/4" = 1'-0"



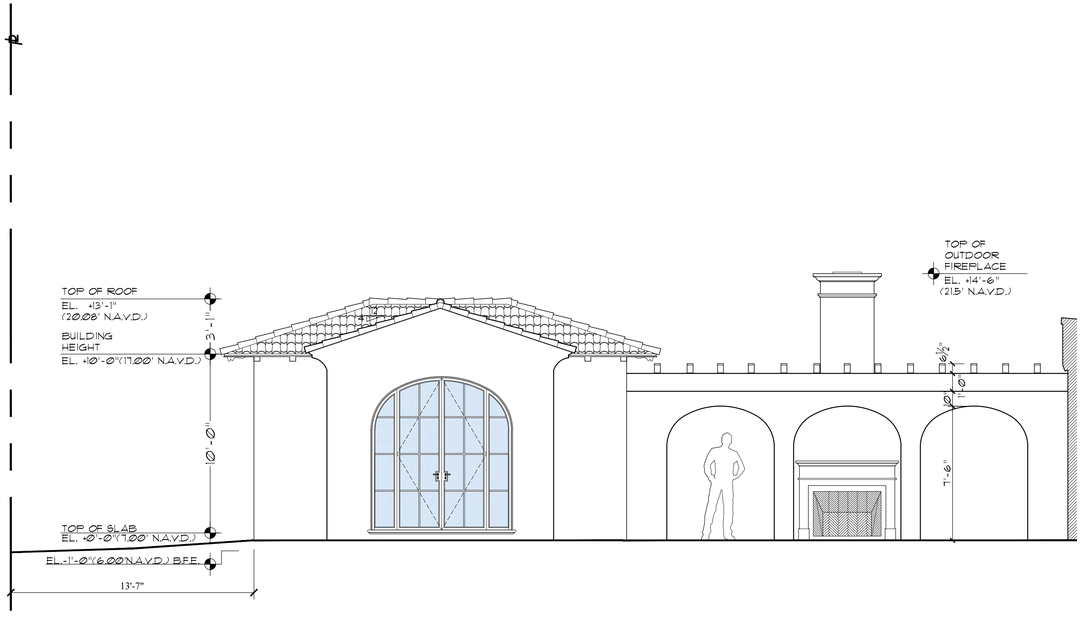
Previously Proposed Pool Cabana South Elevation

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"

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MP DESIGN & ARCHITECTURE

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2311

DATE
2/6/2026

REVISIONS

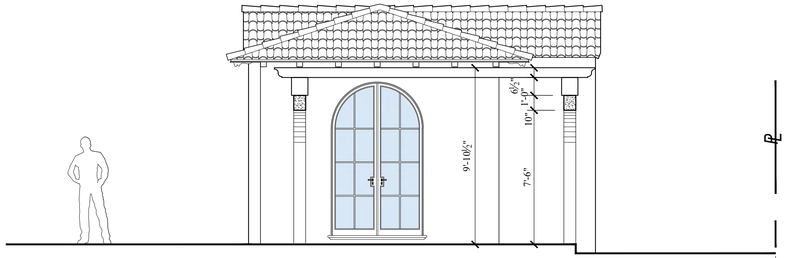
A New Residence for
239 Wells Road
Palm Beach FL 33480

239 Wells Road

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

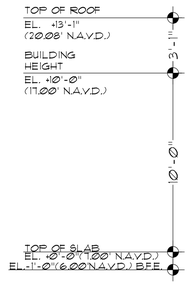
MP DESIGN & ARCHITECTURE, INC
COMEAU BUILDING
319 CLEMATIS STREET, SUITE 1000
WEST PALM BEACH, FLORIDA 33401
561.833.7575

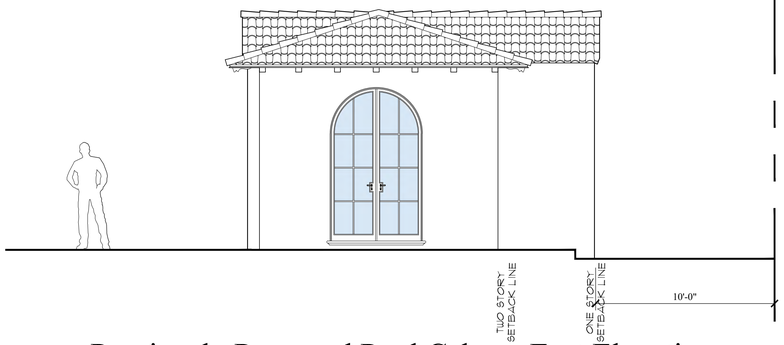
SHEET NO.
A206



Previously Proposed
Pool Cabana East Elevation w/ Pergola

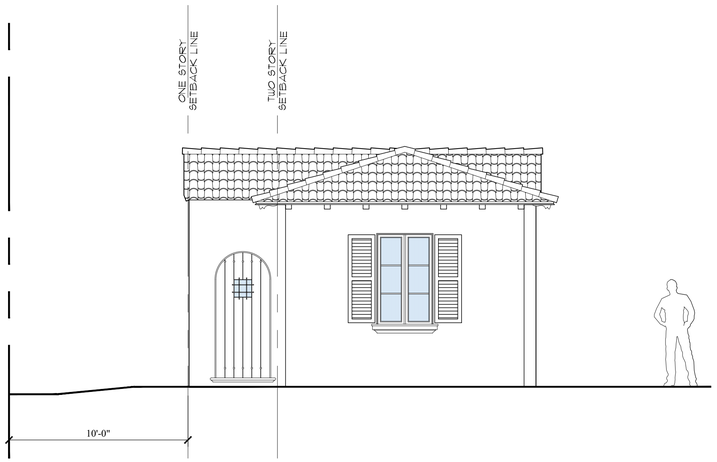
Scale 1/4" = 1'-0"

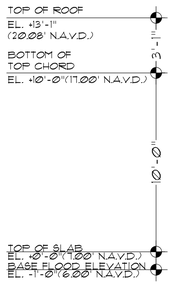




Previously Proposed Pool Cabana East Elevation

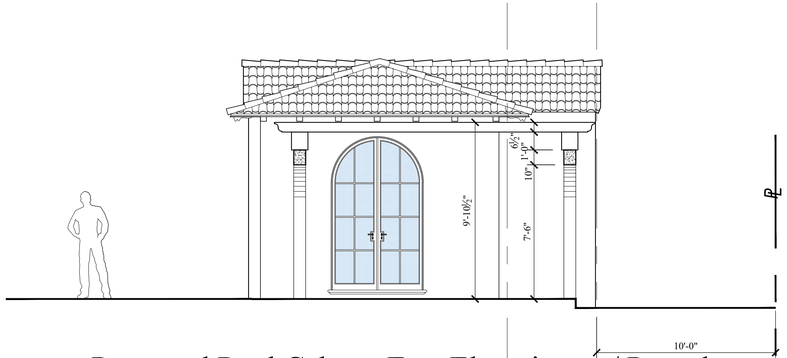
Scale 1/4" = 1'-0"





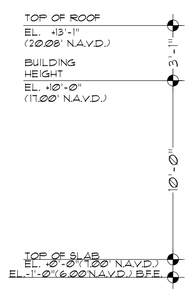
Previously Proposed Pool Cabana West Elevation

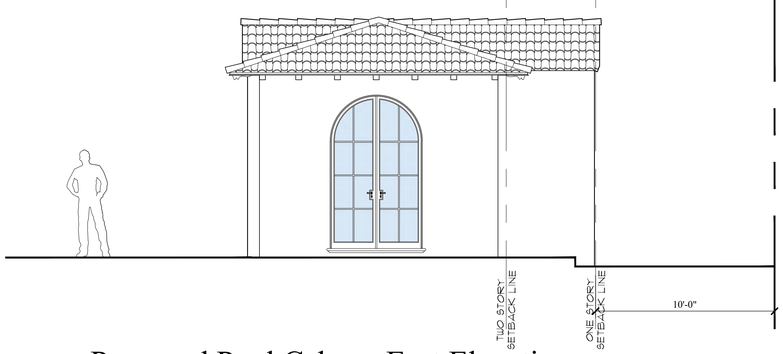
Scale 1/4" = 1'-0"



Proposed Pool Cabana East Elevation w/ Pergola

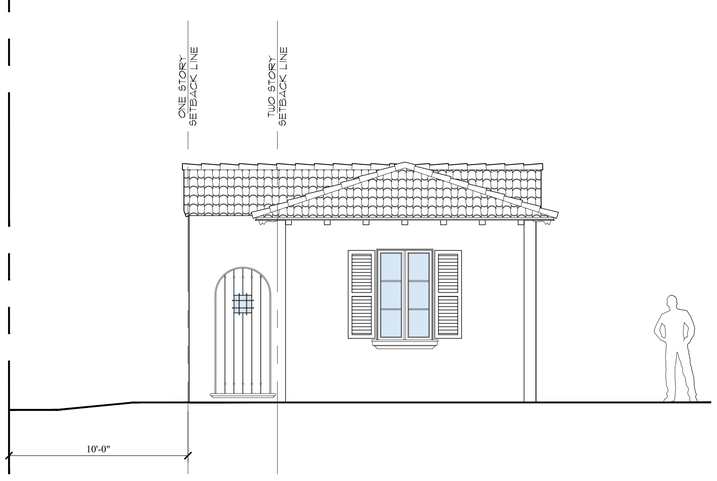
Scale 1/4" = 1'-0"

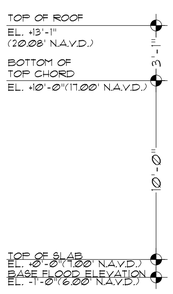




Proposed Pool Cabana East Elevation

Scale 1/4" = 1'-0"





Proposed Pool Cabana West Elevation

Scale 1/4" = 1'-0"

ARC-24-0122

MP DESIGN & ARCHITECTURE

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2311

DATE
2/6/2026

REVISIONS

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239 Wells Road

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ANGELO L. DAVILA
AR0016639
ANGELO DAVILA R.A.
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ARCHITECTURE, INC
COMEAU BUILDING
319 CLEMATIS STREET, SUITE 1000
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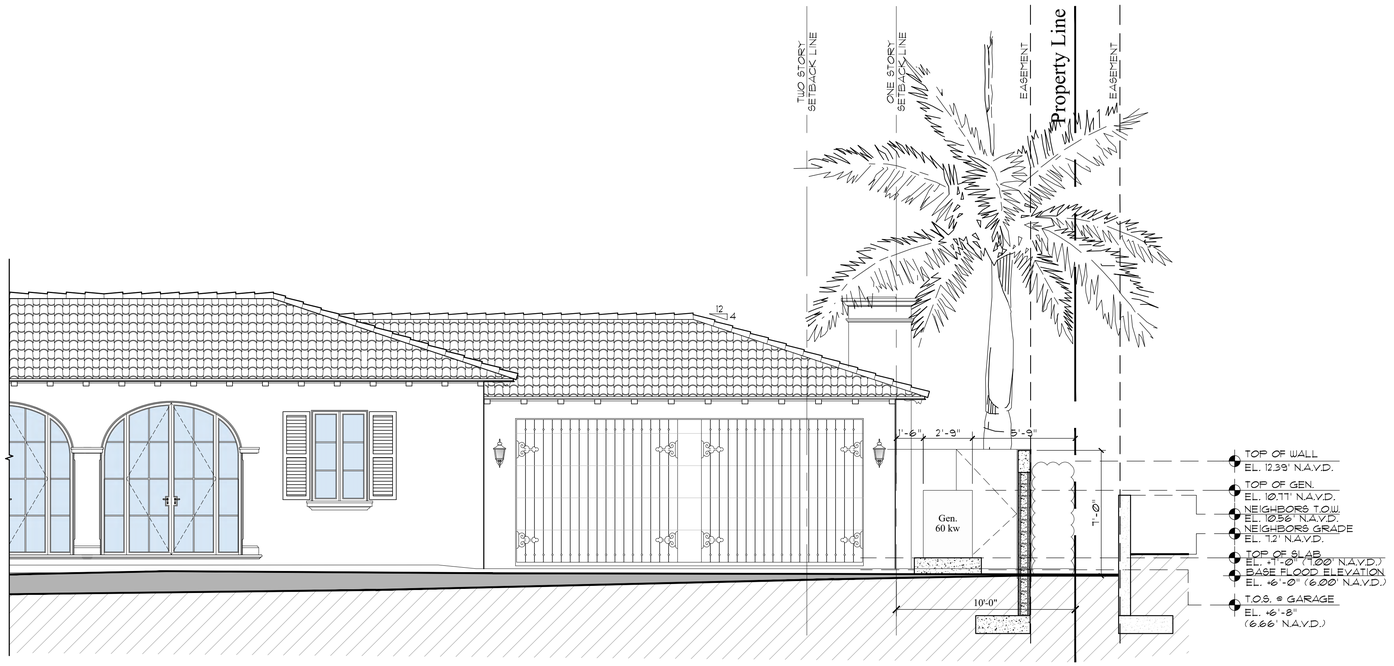
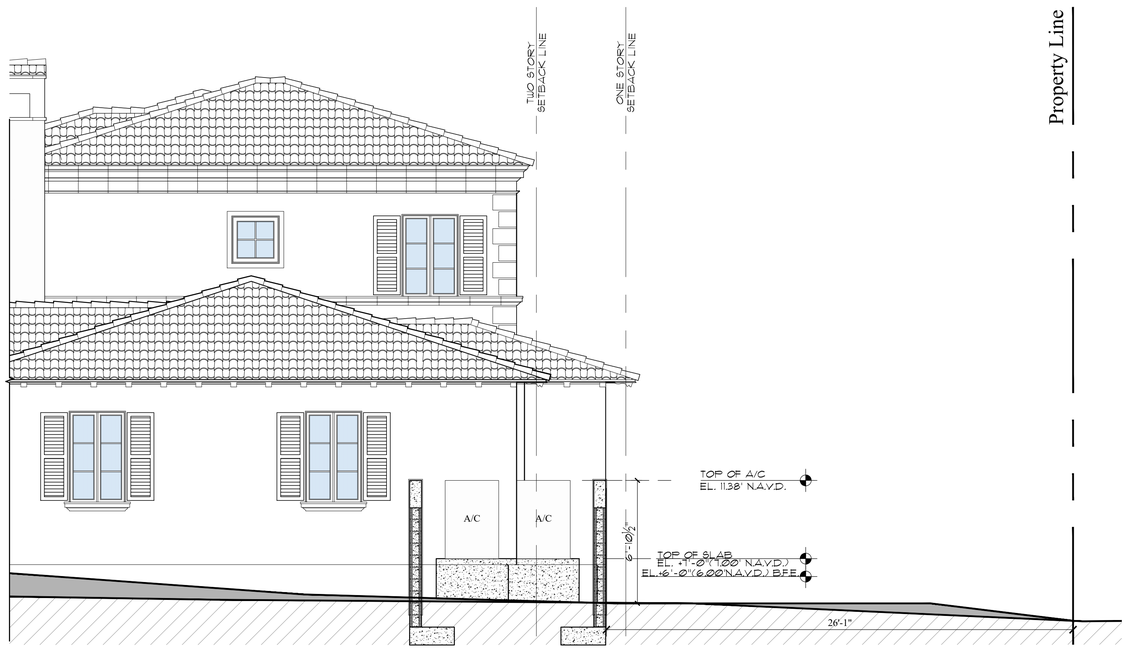
561.833.7575

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

DESIGN & ARCHITECTURE

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2311

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REVISIONS

A New Residence for
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239 Wells Road

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SHEET NO.
A208









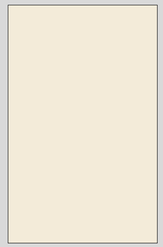












Linen White OC-146

Benjamin Moore

Building Color



Cypress

Outlookers, Entry & Garage Doors and Brackets



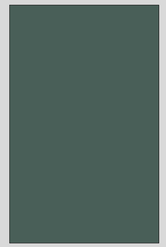
Handmade Barrel Tile

Main House Roof & Pool Cabana



Stone

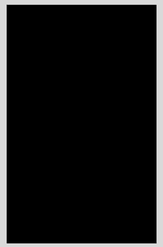
Water Table & Trims



Lafayette Green HC-135

Benjamin Moore

Doors, Windows, Shutters



Black Iron

Railings

Proposed Building Colors

ARC-24-0122

DESIGN & ARCHITECTURE

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2311

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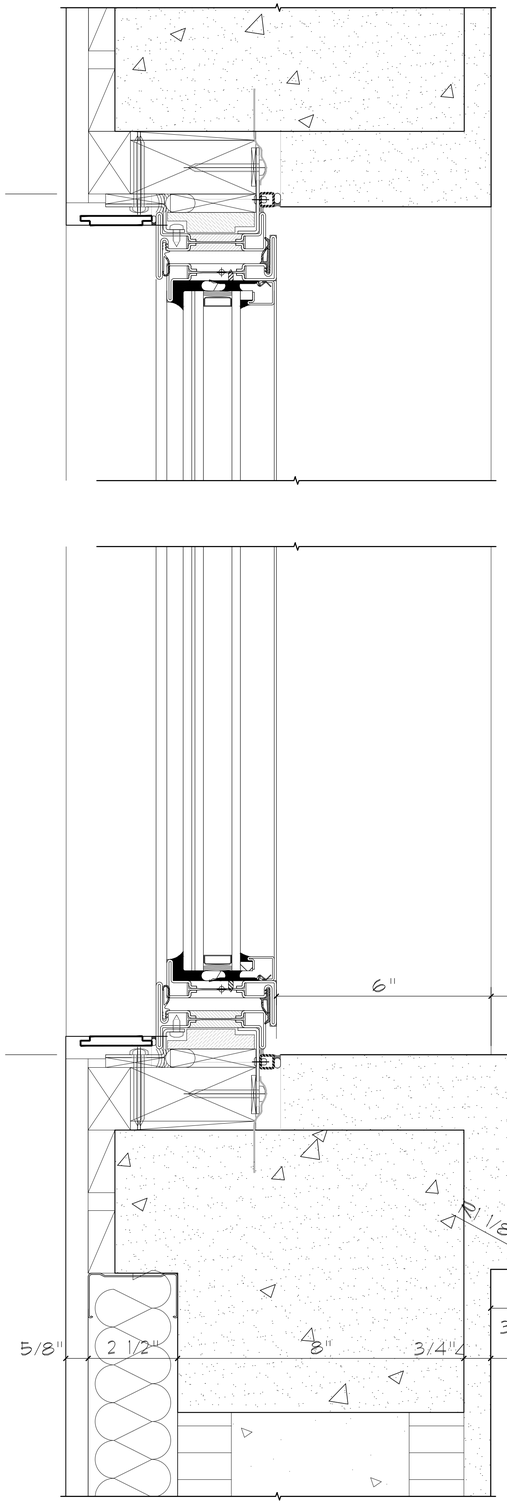
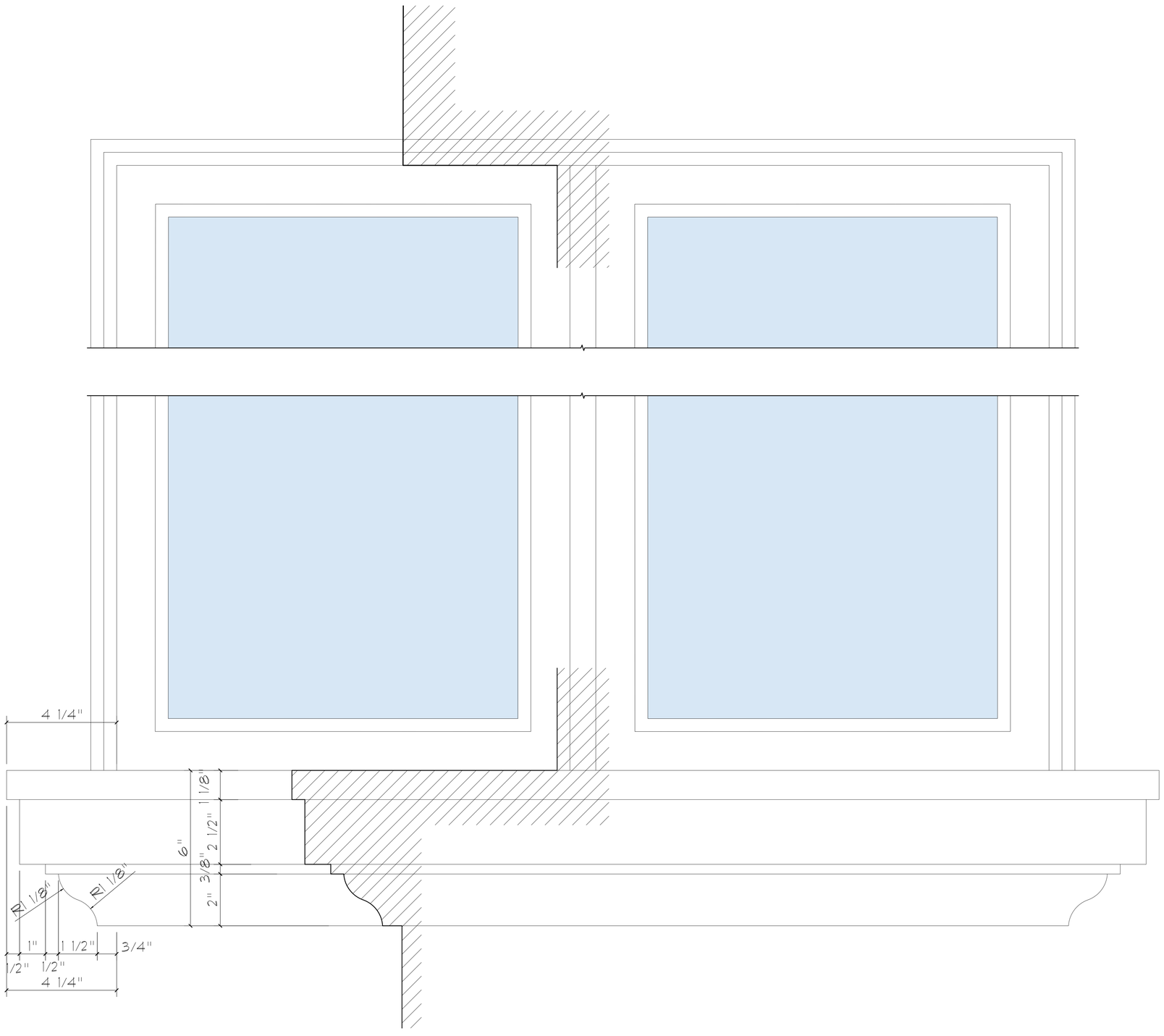
SHEET NO.
Material



Window Sill Detail

Scale: 6" = 1'-0"



Window Sill Elevation Detail

Scale: 6" = 1'-0"

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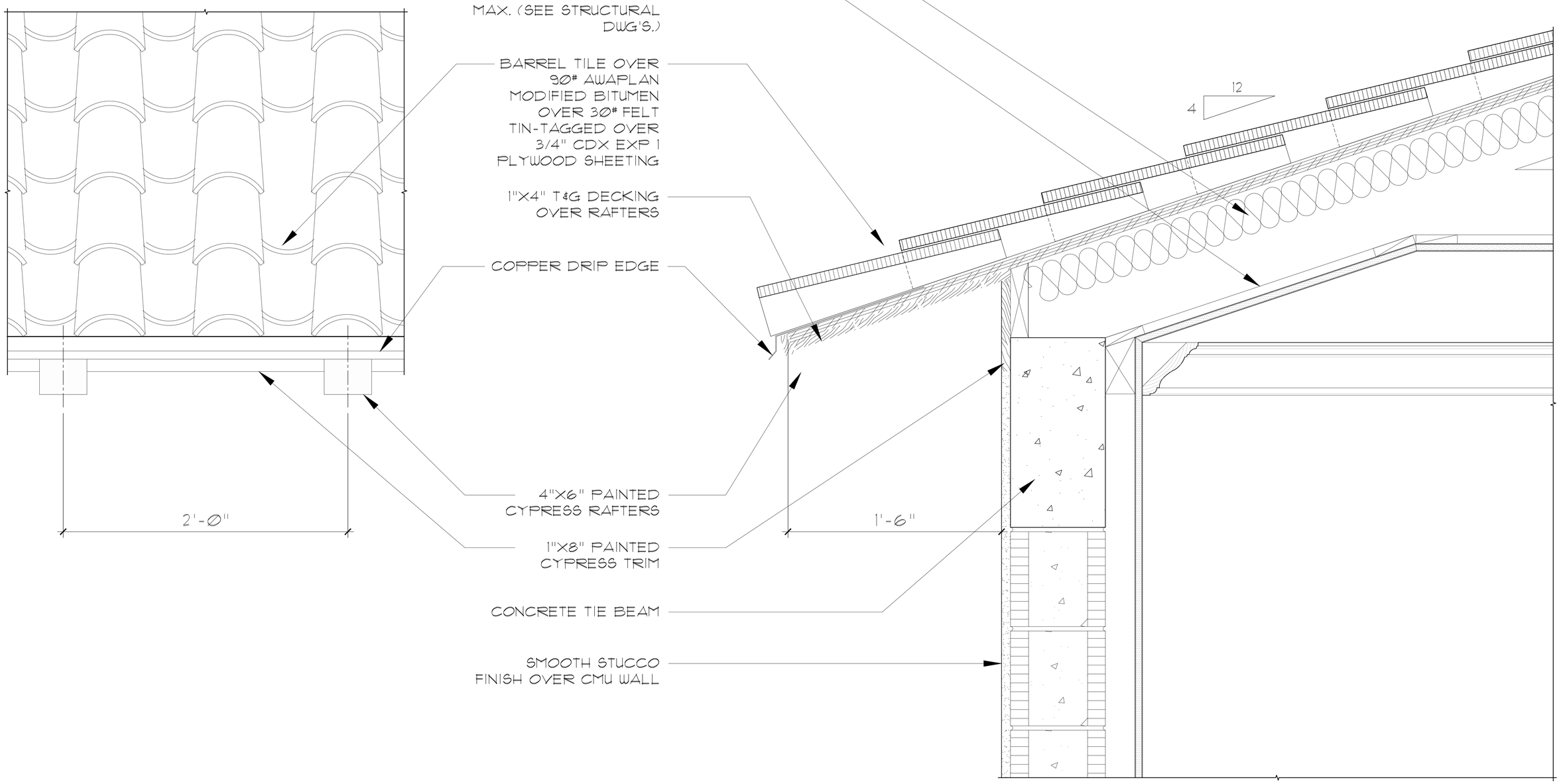
SHEET NO.
Window
Sill
Detail



Typical Overhang Elevation Detail

Scale 3" = 1'-0"

D-1 / A303

Typical Overhang Detail

Scale 3" = 1'-0"

ARC-24-0122

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A New Residence for
239 Wells Road
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239 Wells Road

STATE OF FLORIDA — ANGELO L. DAVILA — AR0016539
ANGELO DAVILA R.A.
FLORIDA REG. ARCH.
AR0016539

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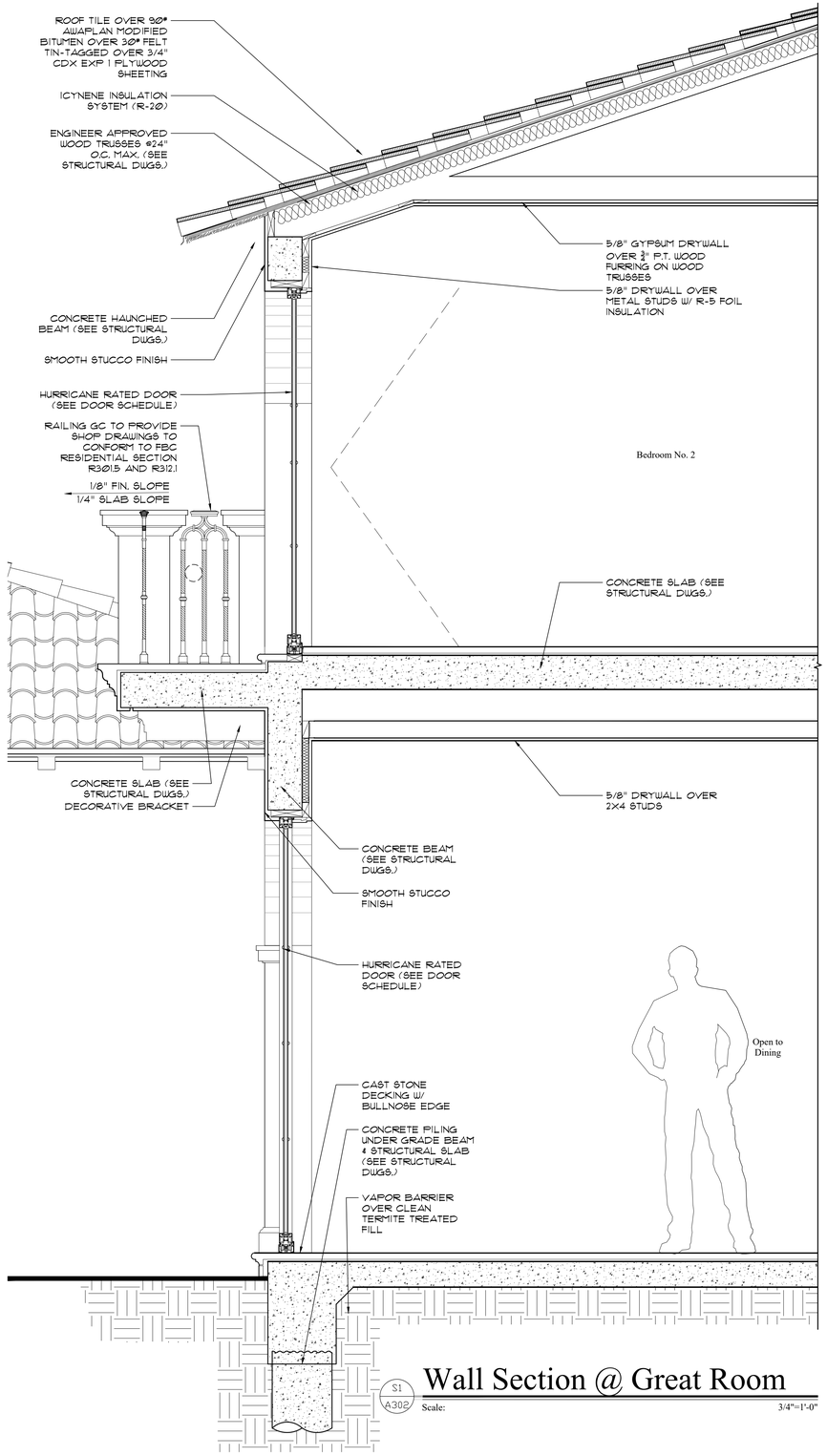
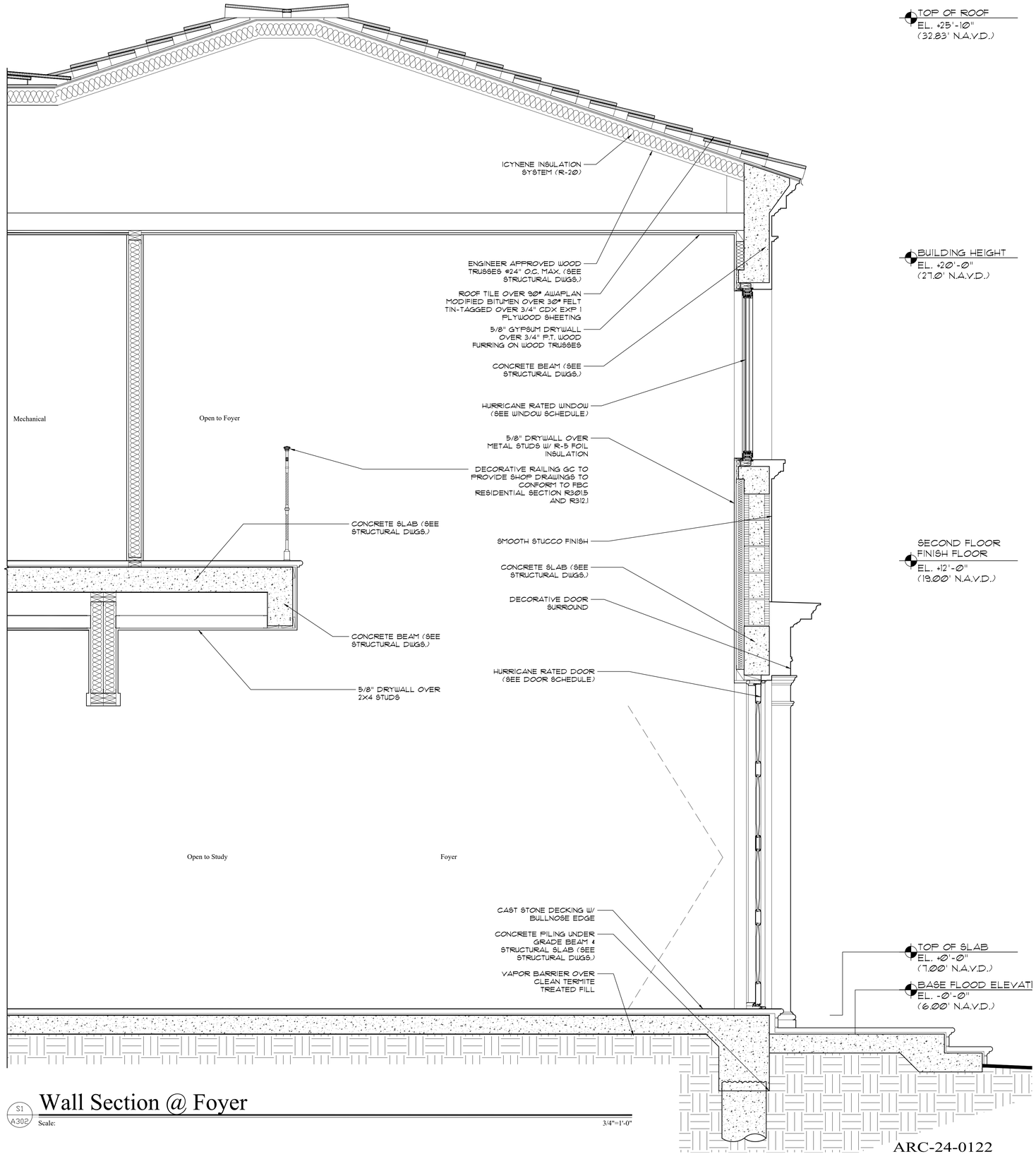
561.833.7575

SHEET NO. A301



S1 A302 Wall Section @ Great Room

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



S1 A302 Wall Section @ Foyer

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

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DATE 2/6/2026

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239 Wells Road

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STATE OF FLORIDA ANGELO L. DAVILA AR0016639

ANGELO DAVILA R.A.
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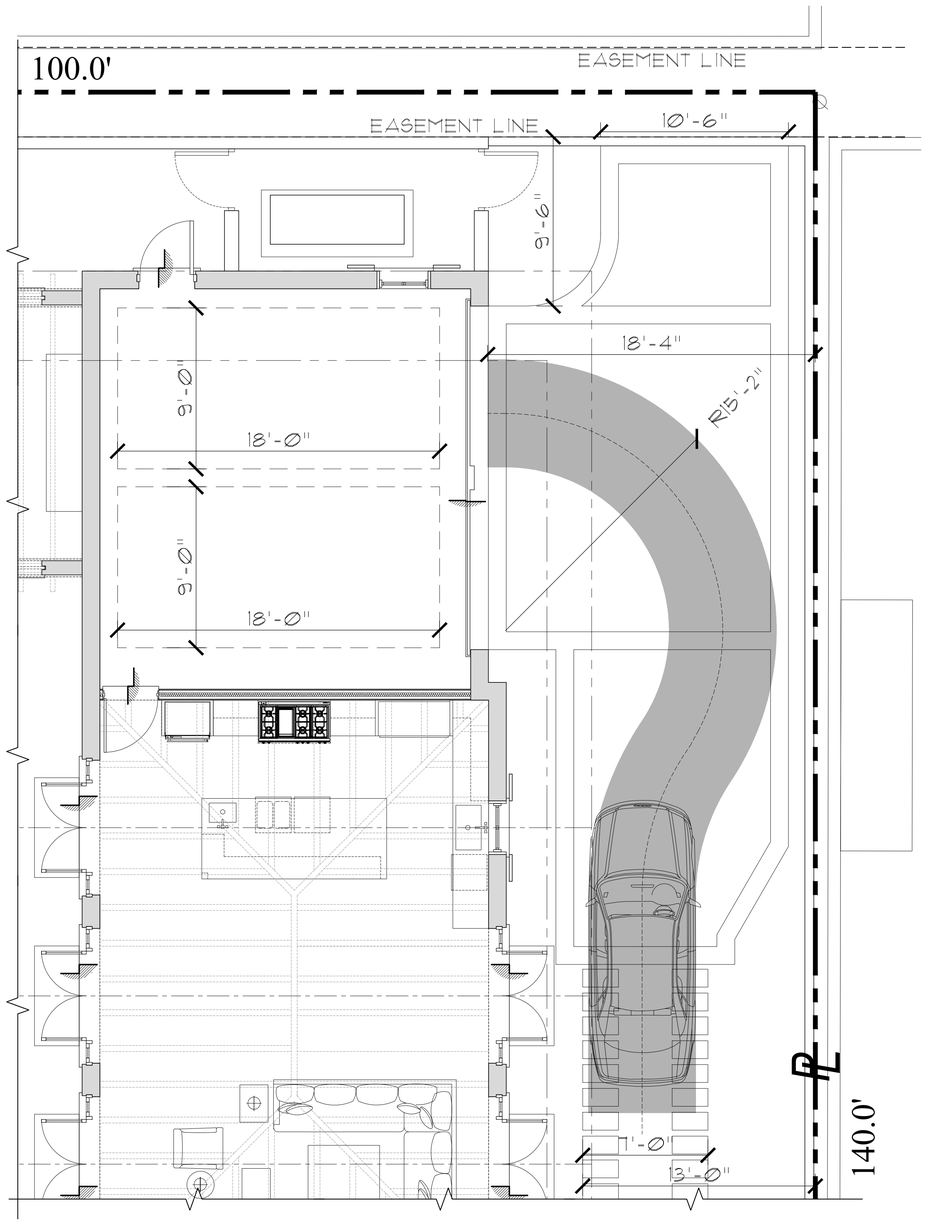
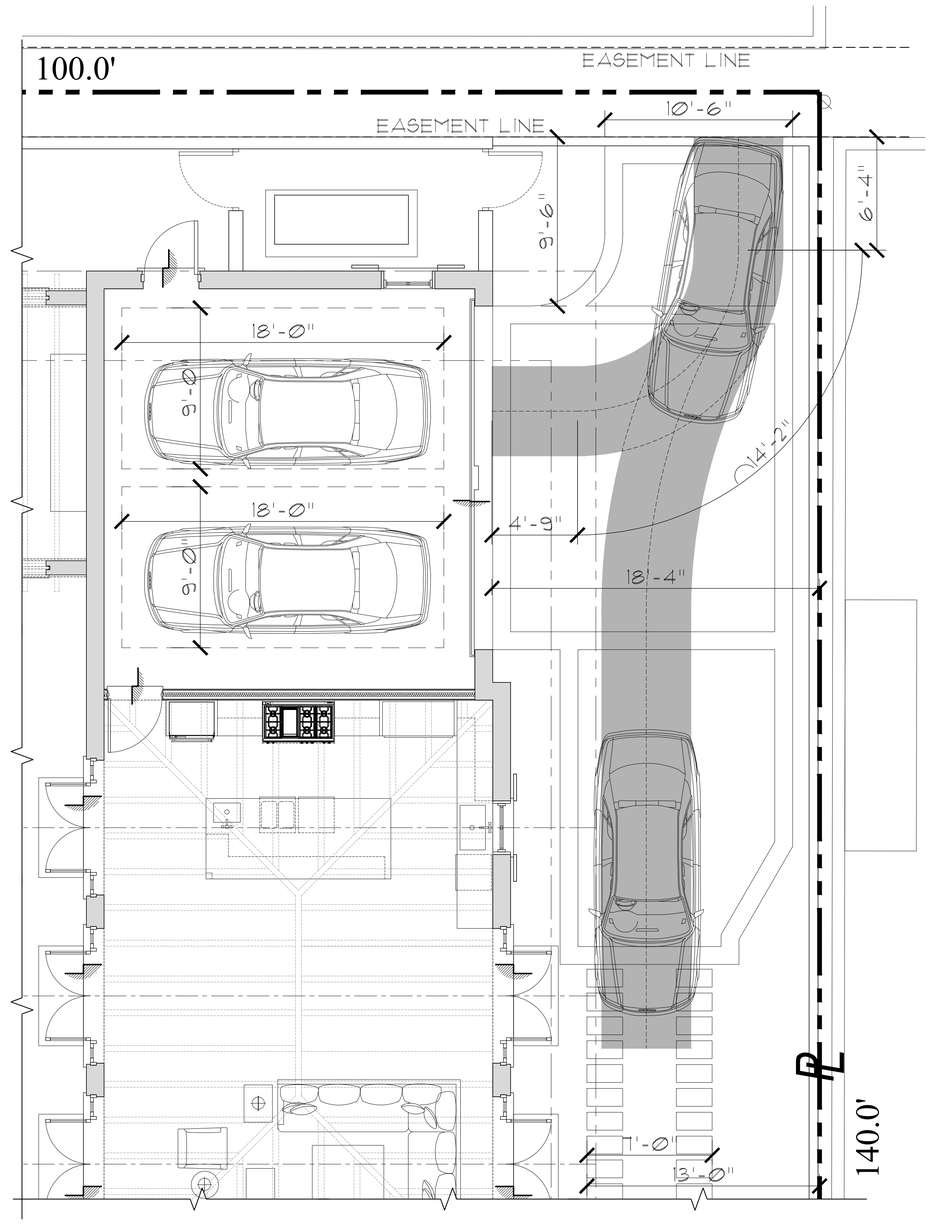
SHEET NO.

A302



Garage Pulling-In Diagram - North Parking Spot

Scale 1/4" = 1'-0"



Garage Backing-Out Diagram - North Parking Spot

Scale 1/4" = 1'-0"

ARC-24-0122

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2311

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2/6/2026

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STATE OF FLORIDA
ANGELO L. DAVILA
AR0016639
ANGELO DAVILA R.A
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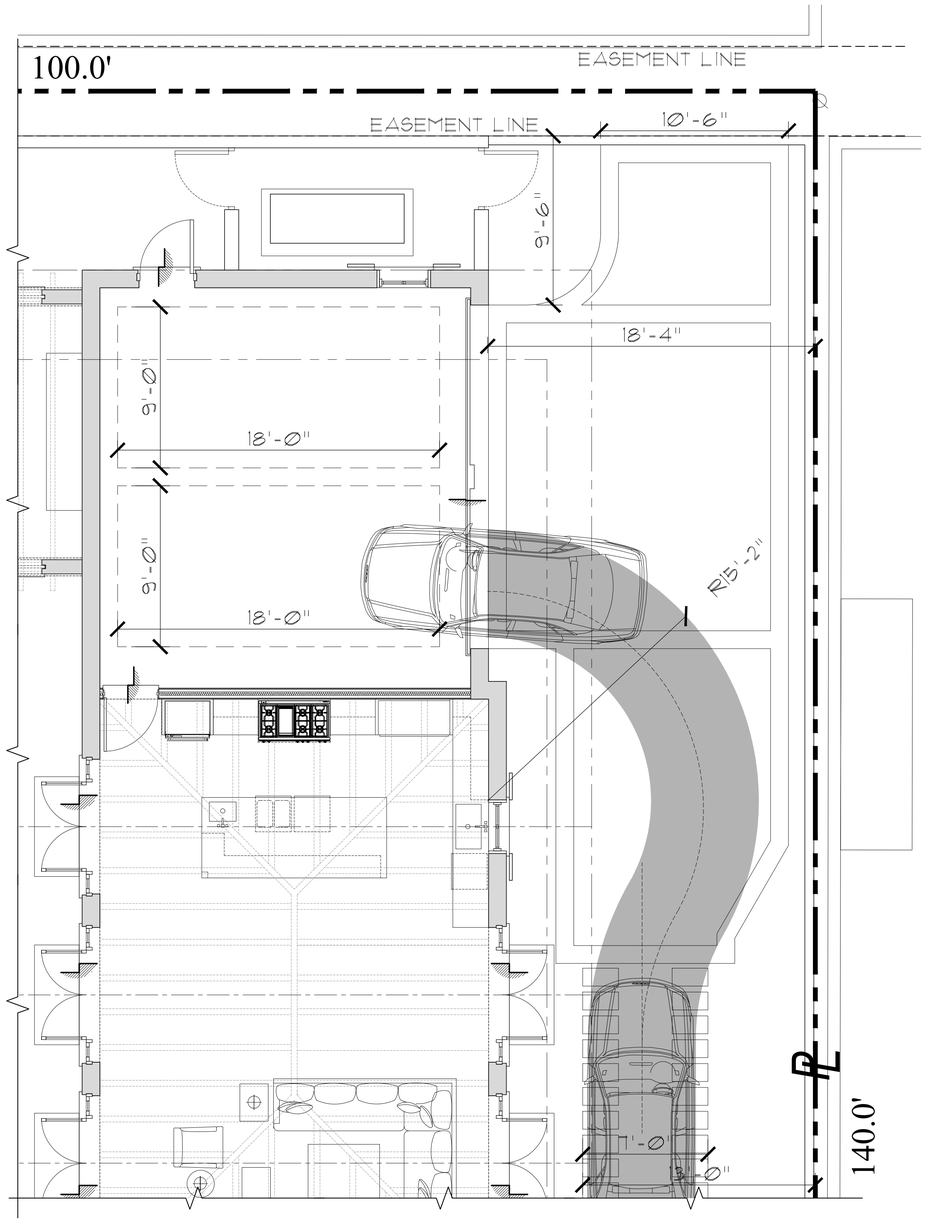
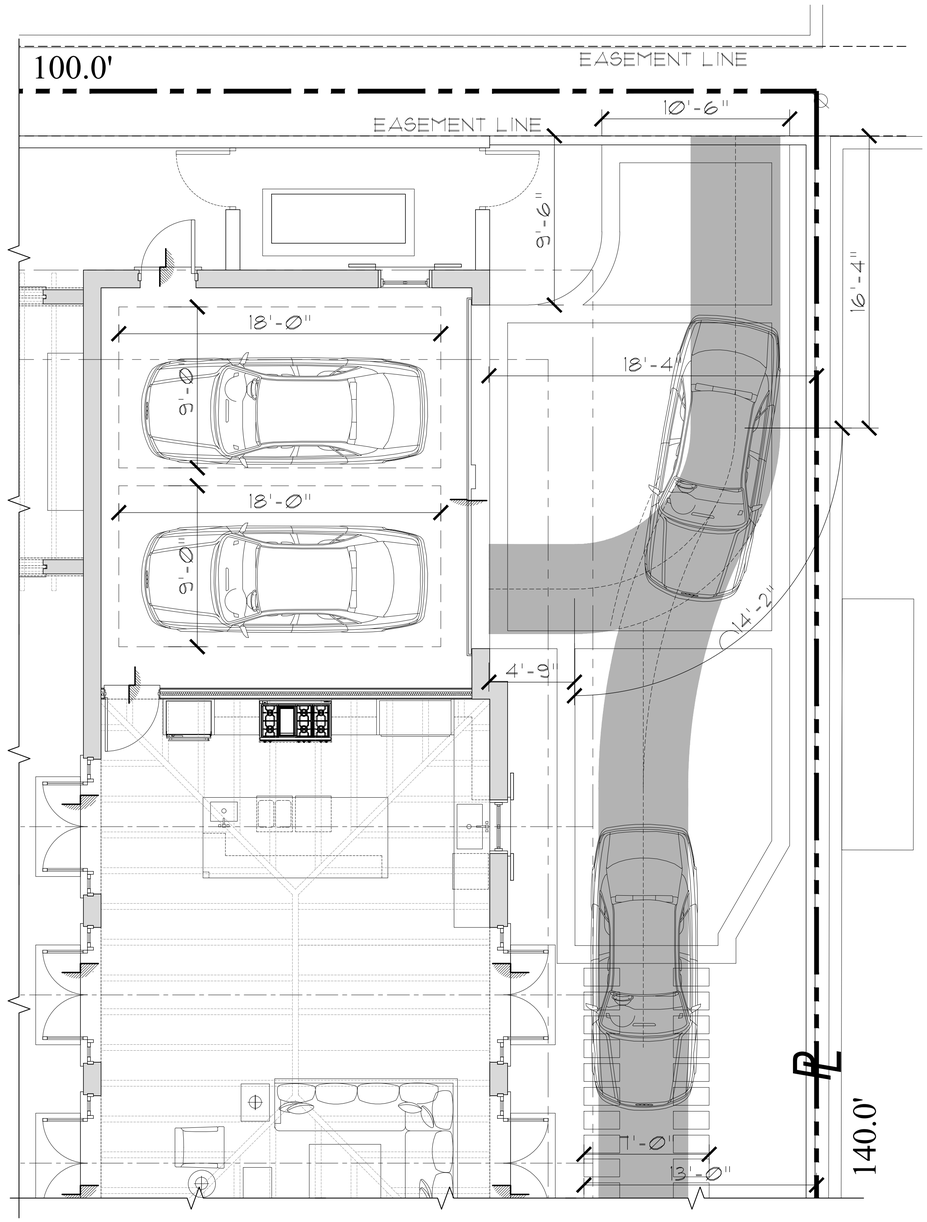
SHEET NO.
A000.1



Garage Pulling-In Diagram - South Parking Spot

Scale 1/4" = 1'-0"



Garage Backing-Out Diagram - South Parking Spot

Scale 1/4" = 1'-0"

ARC-24-0122

MP DESIGN & ARCHITECTURE

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REVISIONS

A New Residence for

239 Wells Road

Palm Beach FL 33480

239 Wells Road

STATE OF FLORIDA ANGELO L. DAVILA AR0016639

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319 CLEMATIS STREET, SUITE 1000
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561.833.7575

SHEET NO.

A000.2



Entry Elevation Detail

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

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239 Wells Road

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ANGELO L. DAVILA
AR0016639
REGISTERED ARCHITECT
ANGELO DAVILA P.A.
FLORIDA REG. NO.
AR0016639

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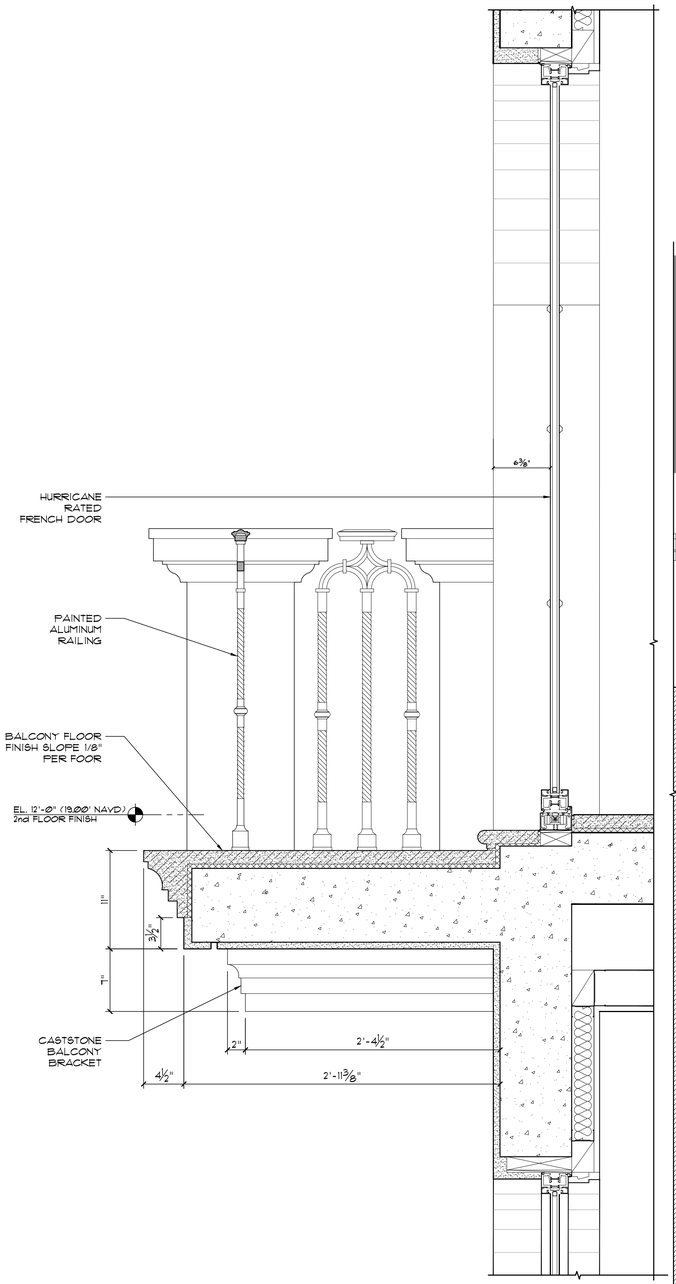
ARCHITECTURE, INC
COMEAU BUILDING
319 CLEMATIS STREET, SUITE 1000
WEST PALM BEACH, FLORIDA 33401
561.833.7575

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

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ANGELO L. DAVILA
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ANGELO DAVILA R.A.
FLORIDA REG. ARCH.
AR0016539

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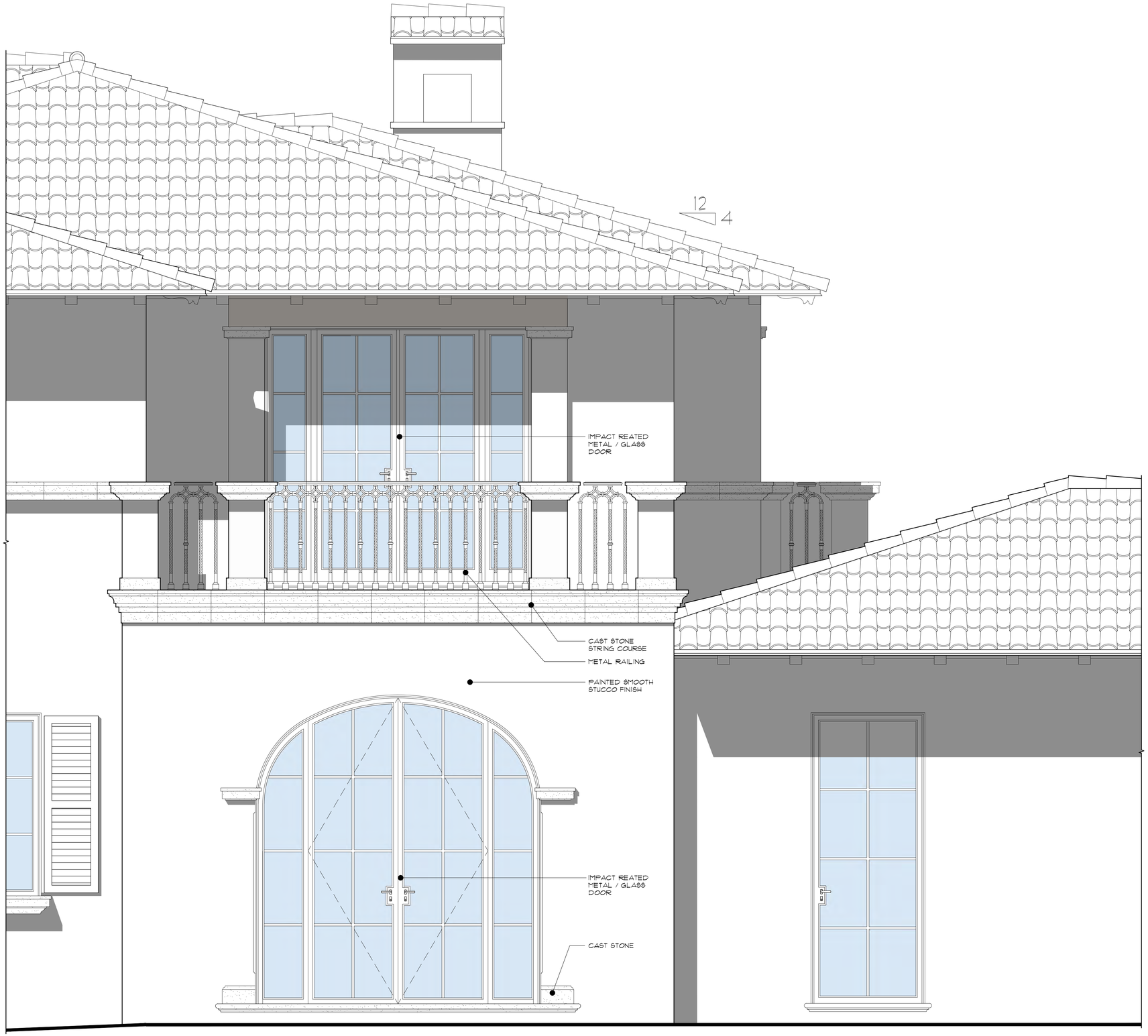
WEST PALM BEACH, FLORIDA 33401
561.833.7575

SHEET NO.
Great Room Elevation Detail



Dining Room Elevation Detail

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

ARC-24-0122

DESIGN & ARCHITECTURE

COMM NO.
2311

DATE
2/6/2026

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239 Wells Road

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ANGELO L. DAVILA
AR0016639
REGISTERED ARCHITECT
ANGELO DAVILA R.A.
FLORIDA REG. NO.H.
AR0016639

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WEST PALM BEACH, FLORIDA 33401
561.833.7575

SHEET NO.
Dining Room Elevation Detail

OVERALL R-B SITE CALCULATIONS:

SITE AREA =	14,000	SQ FT	100%
MINIMUM LANDSCAPE:			
REQUIRED =	6,300	SQ FT	45%
EXISTING =	-	SQ FT	-
PROPOSED =	6,438	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"

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.

09 FEB 2026
30 DEC 2025
26 DEC 2025
15 DEC 2025
03 DEC 2025
10 NOV 2025
29 OCT 2025
07 OCT 2025

NIEVERA WILLIAMS
DESIGN

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

NIEVERAWILLIAMS.COM

SITE

ARC-24-0122



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



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

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

N E S W

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

SOUTH ELEVATION

239 WELLS RD LLC

239 WELLS RD, PALM BEACH, FL.

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

09 FEB 2026
30 DEC 2025
26 DEC 2025
15 DEC 2025
03 DEC 2025
10 NOV 2025
29 OCT 2025
07 OCT 2025

NIEVERA WILLIAMS
DESIGN

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Suite 502
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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"

E
N S
W

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.

09 FEB 2026
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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DESIGN

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F: 561-659-2113

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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"

E
W
S

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.

09 FEB 2026
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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EL3

ARC-24-0122

OVERALL R-B SITE CALCULATIONS:

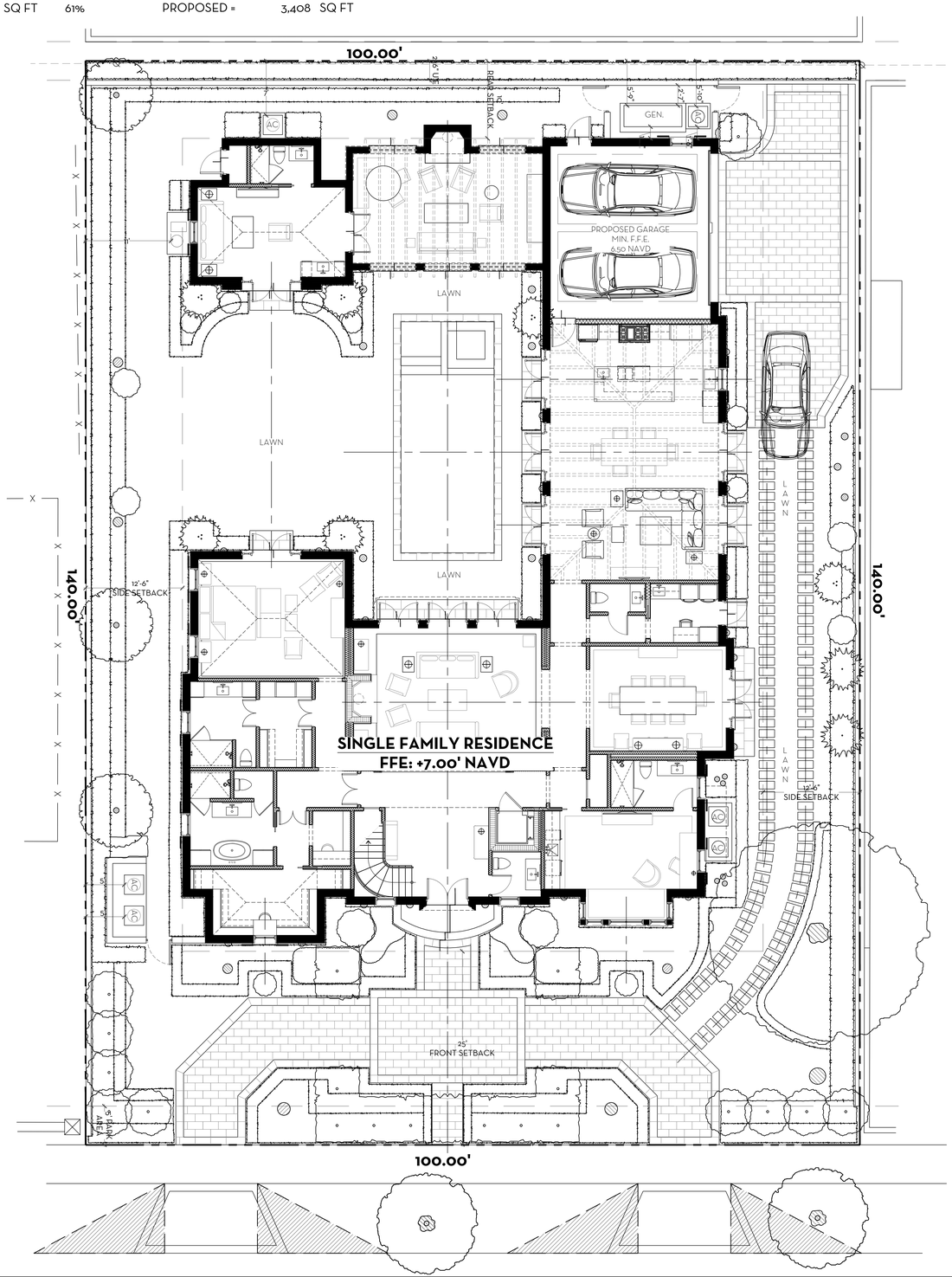
SITE AREA =	14,000	SQ FT	100%
MINIMUM LANDSCAPE:			
REQUIRED =	6,300	SQ FT	45%
EXISTING =	-	SQ FT	-
PROPOSED =	6,438	SQ FT	46%

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.

09 FEB 2026
30 DEC 2025
26 DEC 2025
15 DEC 2025
03 DEC 2025
10 NOV 2025
29 OCT 2025
07 OCT 2025

NIEVERA WILLIAMS
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F: 561-659-2113

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SITE

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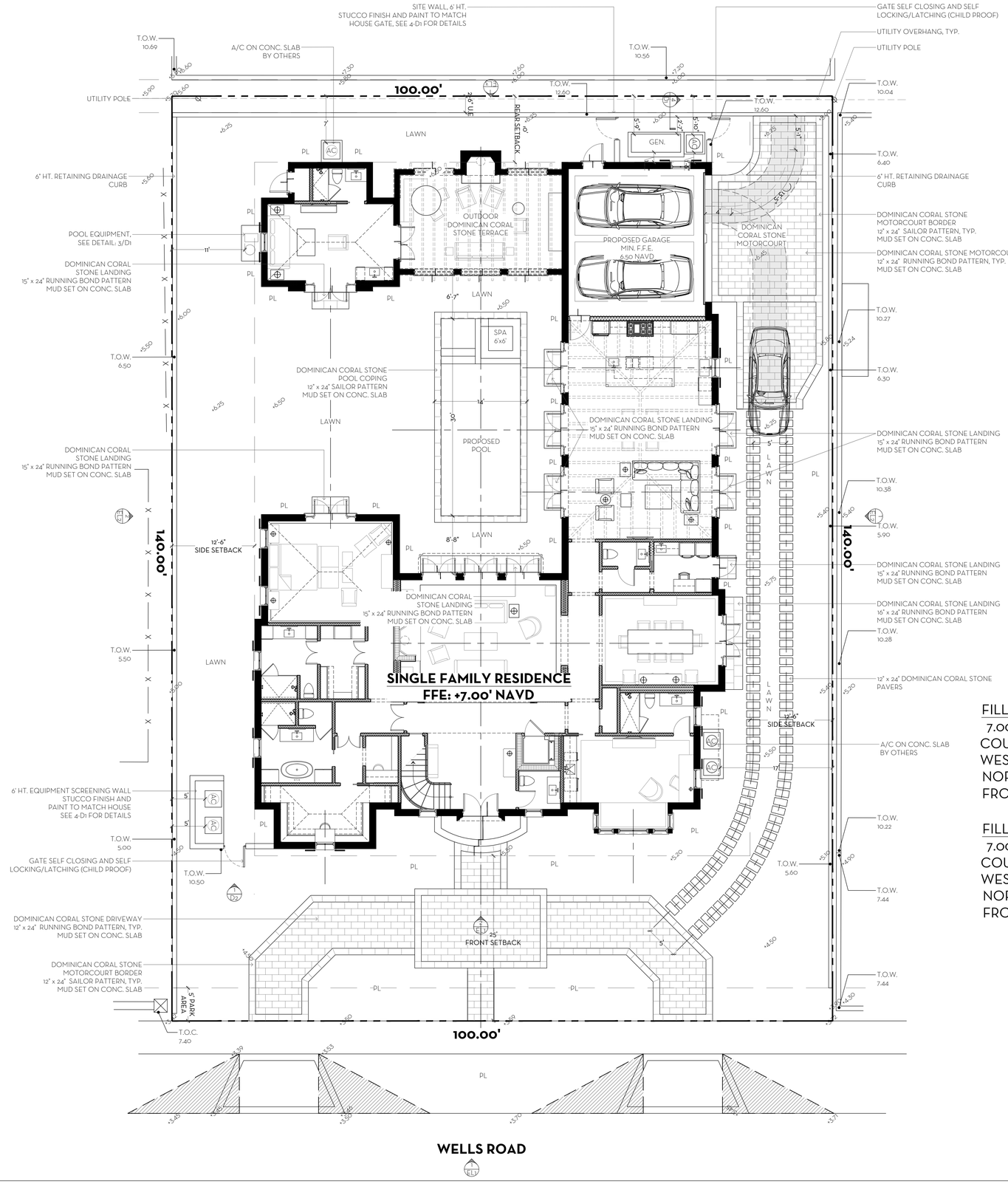

FILL CALCULATIONS

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

FILL CALCULATIONS

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



DOMINICAN CORAL

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

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

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

HARDSCAPE PLAN

239 WELLS RD LLC

239 WELLS RD, PALM BEACH, FL.

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L1

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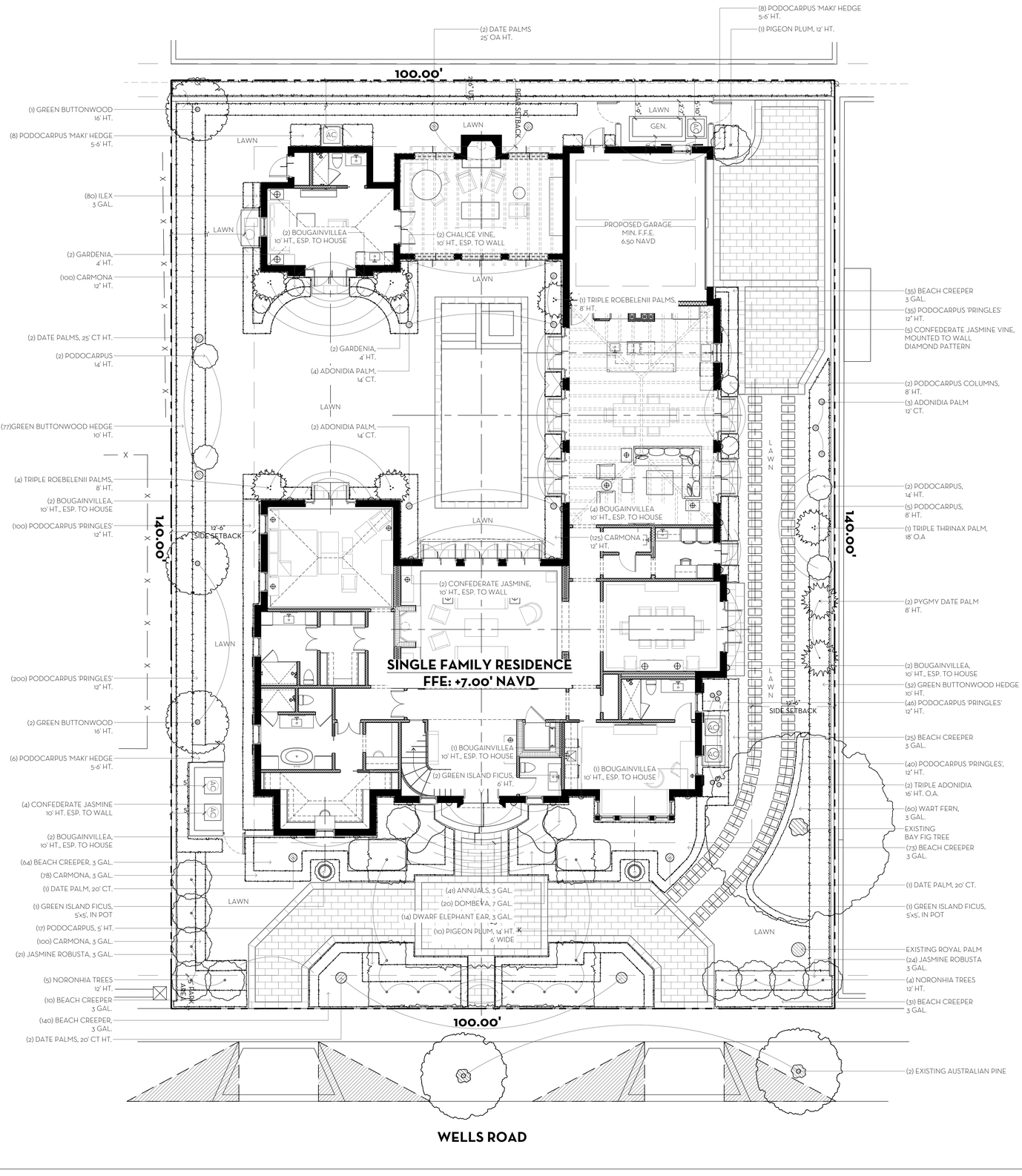

0 1 4 8 16 FEET
SCALE: 1/8" = 1'-0"

N
W E
S

MARIO F. NIEVERA

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

LANDSCAPE PLAN

239 WELLS RD LLC

239 WELLS RD, PALM BEACH, FL.

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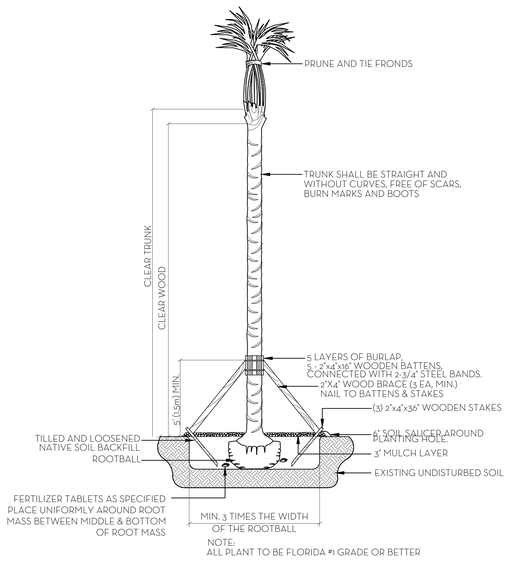
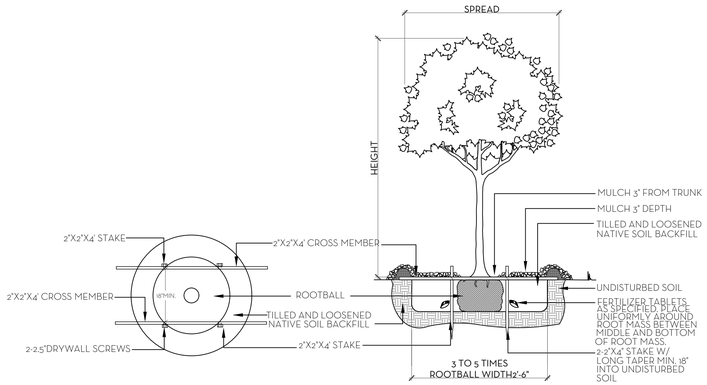


NOTE:
ALL PLANT TO BE FLORIDA #1 GRADE OR BETTER

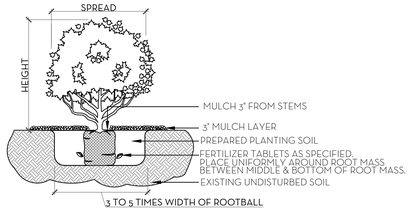
PALM PLANTING DETAIL
N.T.S.

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



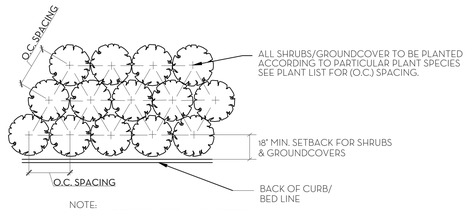
NOTE:
ALL PLANT TO BE FLORIDA #1 GRADE OR BETTER

TREE PLANTING DETAIL
N.T.S.



NOTE:
ALL MATERIAL TO BE FLORIDA #1 OR BETTER

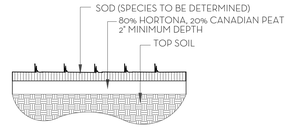
SHRUB & GROUNDCOVER PLANTING DETAIL
N.T.S.



NOTE:
ALL PLANT TO BE FLORIDA #1 OR BETTER

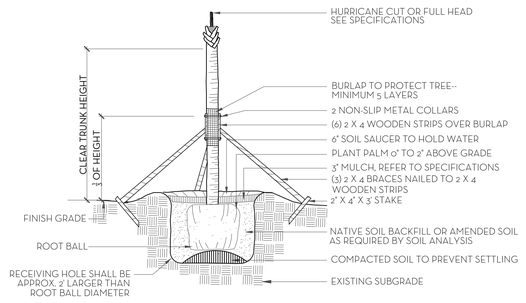
PLANT SPACING DETAIL
N.T.S.

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



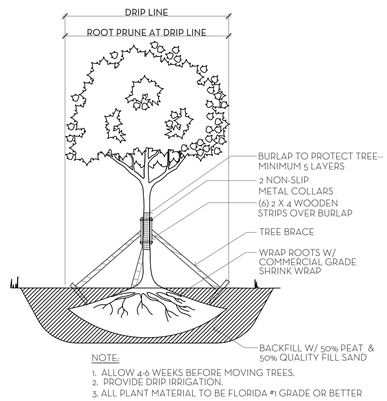
SOD PLANTING DETAIL
N.T.S.

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



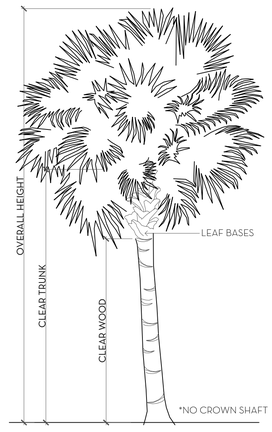
NOTES: STAKING & GUYING REQUIRED FOR PALMS, IF NECESSARY, OR AS DIRECTED BY THE LANDSCAPE ARCHITECT.
ALL PLANT TO BE FLORIDA #1 OR BETTER

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

02.09.2025

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	378	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.	
		1,137		33%

Town of Palm Beach
Planning Zoning and Building
360 S County Rd
Palm Beach, FL 33480
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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%)	6,438 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)	33%

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.

09 FEB 2026
30 DEC 2025
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03 DEC 2025
10 NOV 2025
29 OCT 2025
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NIEVERA WILLIAMS
DESIGN

625 N. Flagler Drive
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NIEVERAWILLIAMS.COM

LP2

ARC-24-0122

OVERALL R-B SITE CALCULATIONS:

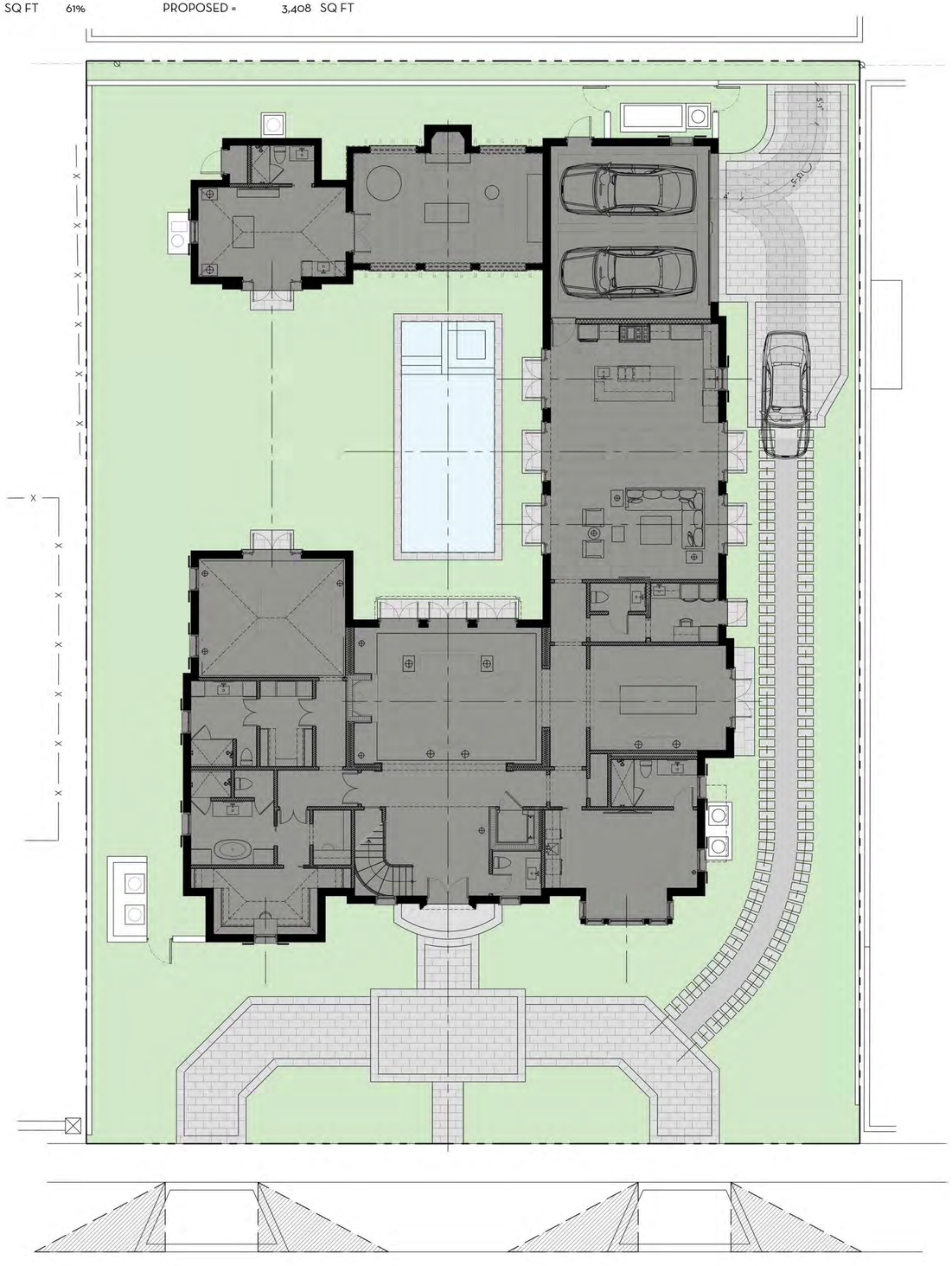
SITE AREA =	14,000	SQ FT	100%
MINIMUM LANDSCAPE:			
REQUIRED =	6,300	SQ FT	45%
EXISTING =	-	SQ FT	-
PROPOSED =	6,438	SQ FT	46%

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"

MARIO F. NIEVERA

State of Florida
Landscape Architect
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6666856

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

OPEN SPACE DIAGRAMS - OVERALL

239 WELLS RD LLC

239 WELLS RD, PALM BEACH, FL.

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OVERALL R-B SITE CALCULATIONS:

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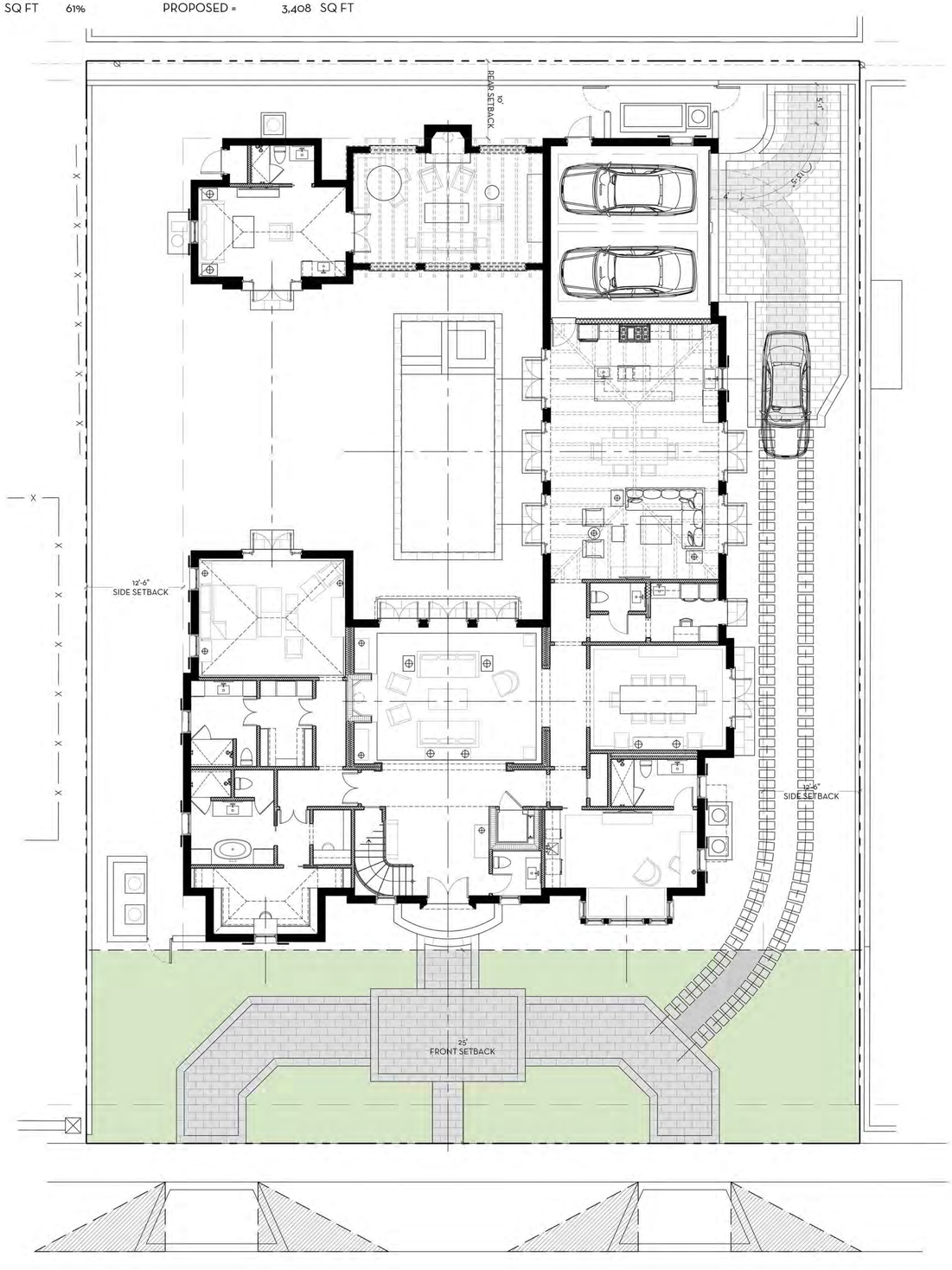
MINIMUM LANDSCAPE:		
(50% OF 6,300 SF) = 3,150 SF REQUIRED		
EXISTING =	-	SQ FT
PROPOSED =	3,408	SQ FT



LEGEND	
OPEN SPACE	
HARDSCAPE	
BUILDING/STRUCTURE	

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

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State of Florida
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6666856

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

OPEN SPACE DIAGRAMS - FRONT SETBACK

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OVERALL R-B SITE CALCULATIONS:

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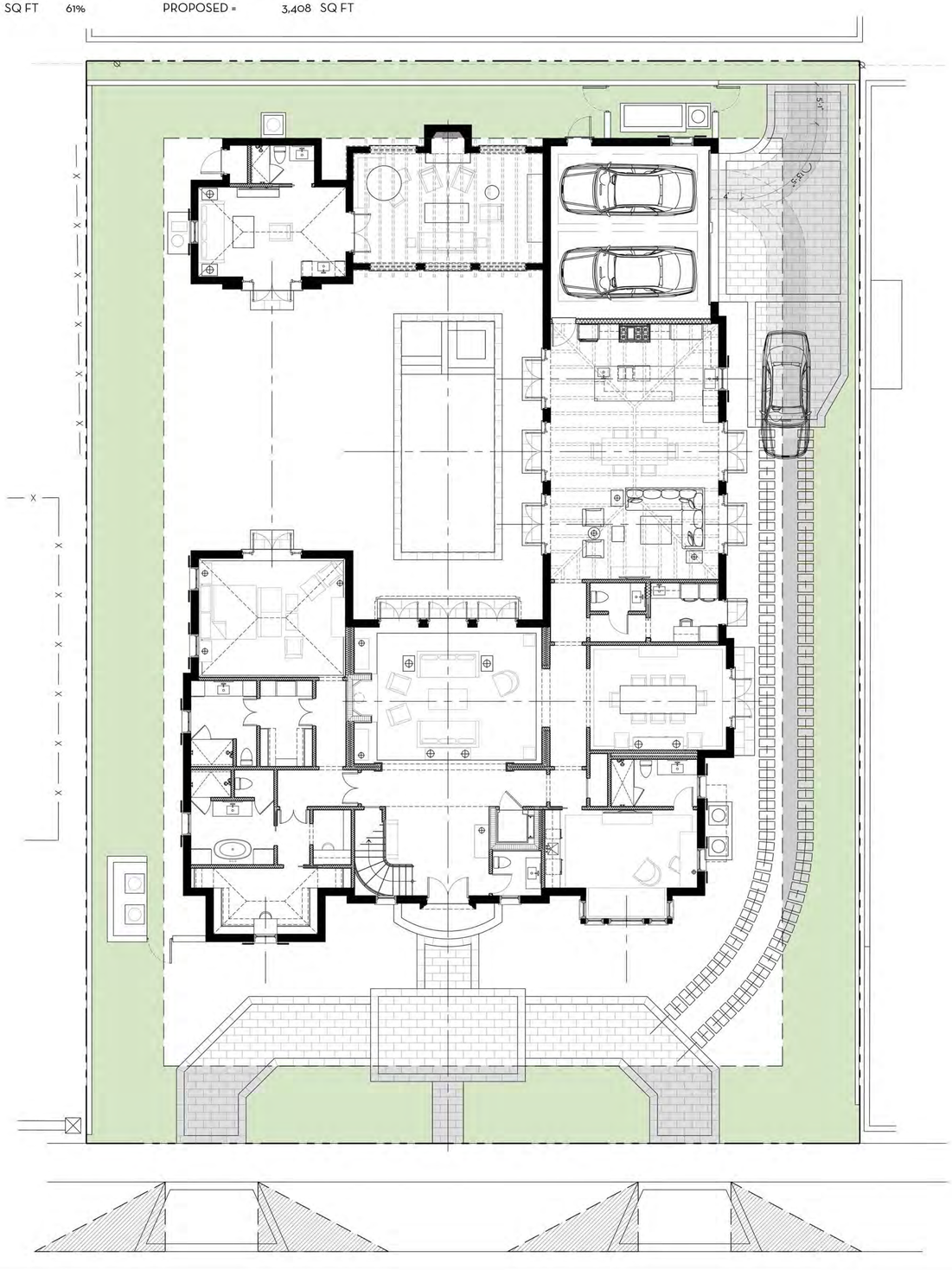

LEGEND
OPEN SPACE
HARDSCAPE
BUILDING/STRUCTURE

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

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MARIO F. NIEVERA

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6666856

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

OPEN SPACE DIAGRAMS - 10' PERIMETER

239 WELLS RD LLC

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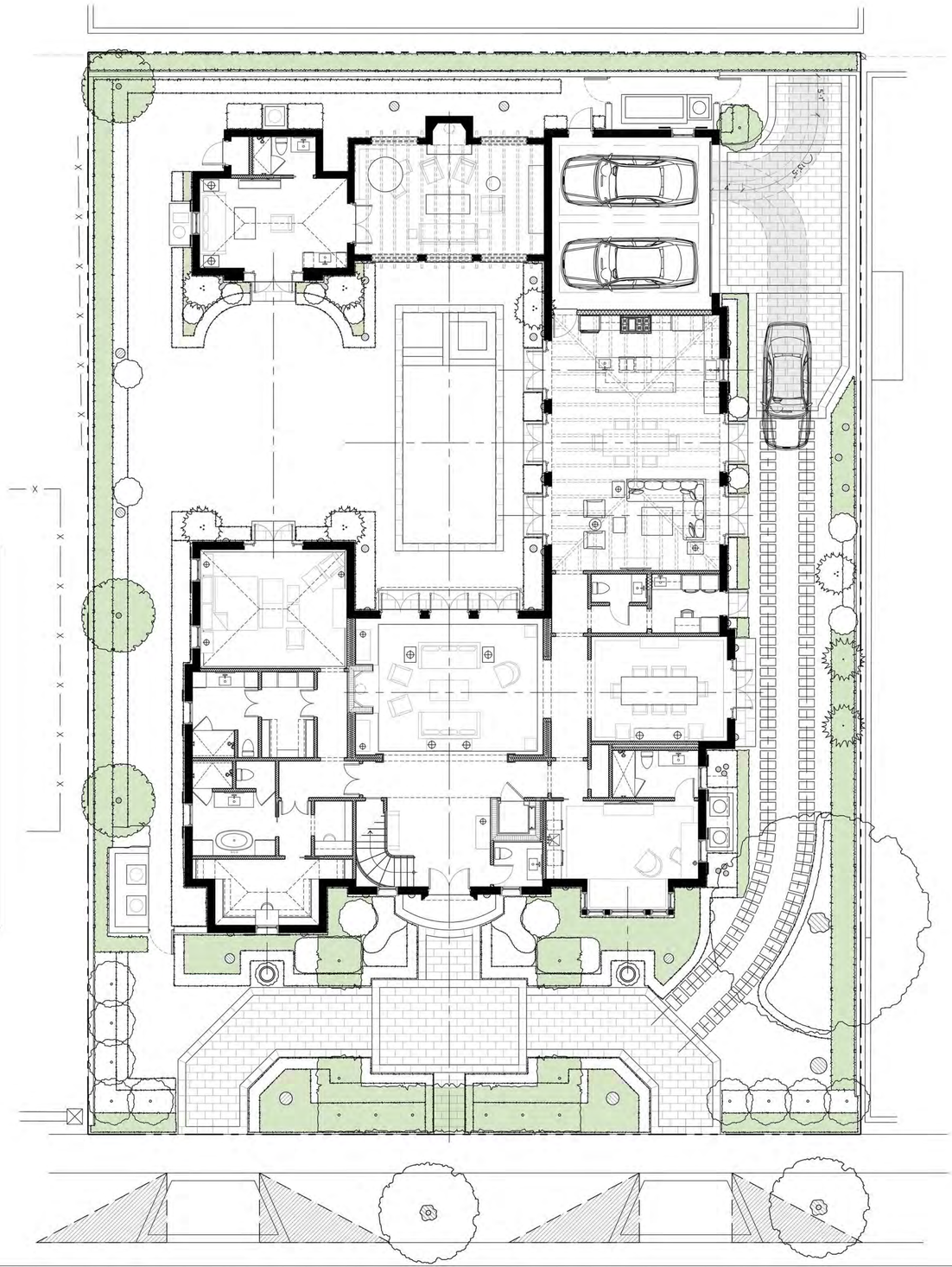

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Line #	Landscape Legend		
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8	Native Trees %	30% (number of trees)	61%
9	Native Shrubs & Vines %	30% (number of shrubs & vines)	36%
10	Native Groundcover %	30% (groundcover area)	33%

To determine qualifying native vegetation use either:

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See Ord. 003-2023 *REV BF 20230727*

LEGEND

NATIVE PLANTING

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

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W E
S

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State of Florida
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6666856

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

OPEN SPACE DIAGRAMS - NATIVE PLANTS

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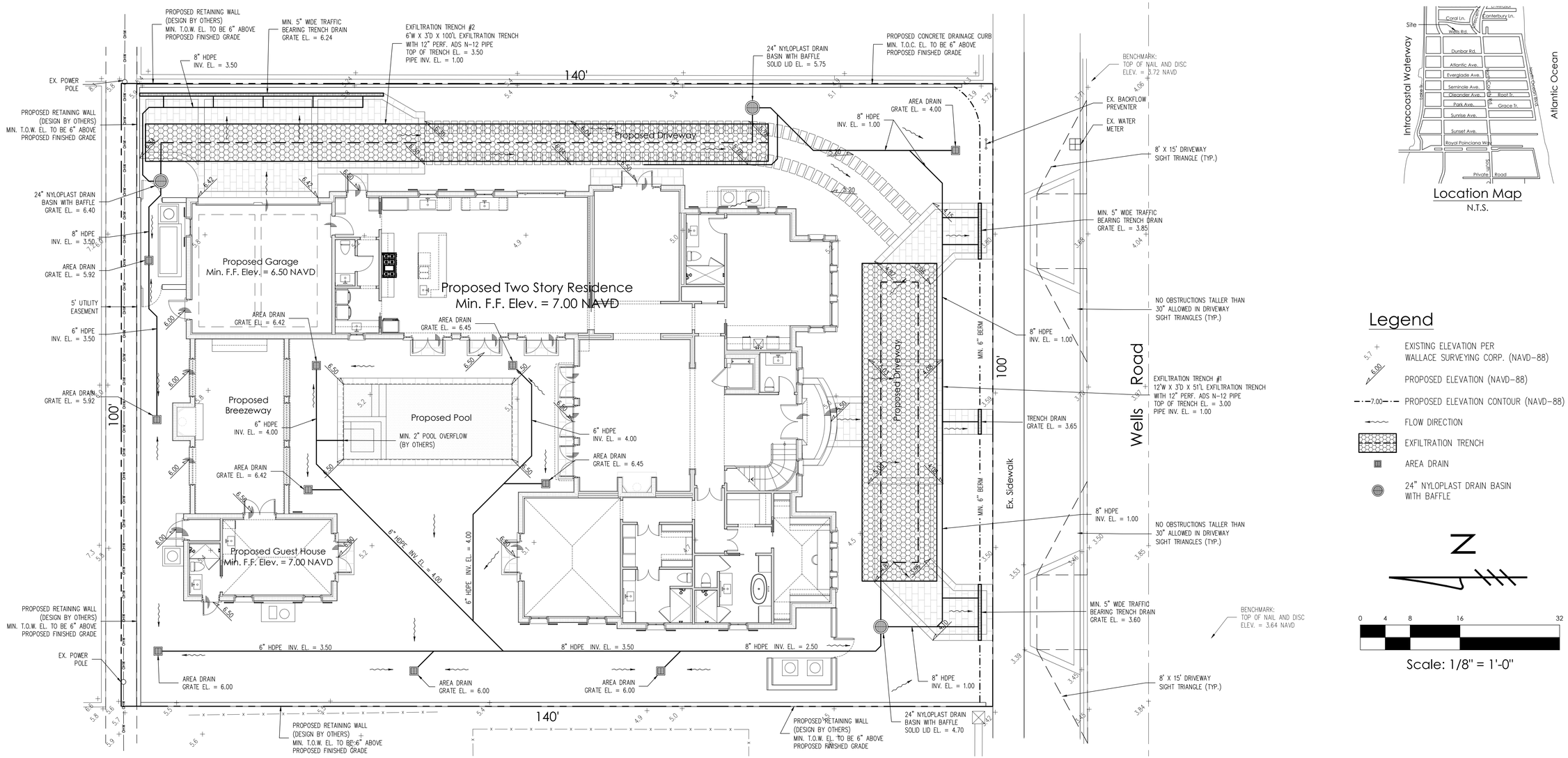

Notes:

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

© 2025 Gruber Consulting Engineers, Inc.

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

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

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

Conceptual Site Grading & Drainage Plan For:

PROPOSED RESIDENCE

239 Wells Road
Palm Beach, Florida

PROJECT INFORMATION:

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

REVISIONS:

1	
2	
3	
4	
5	
6	
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9	
10	
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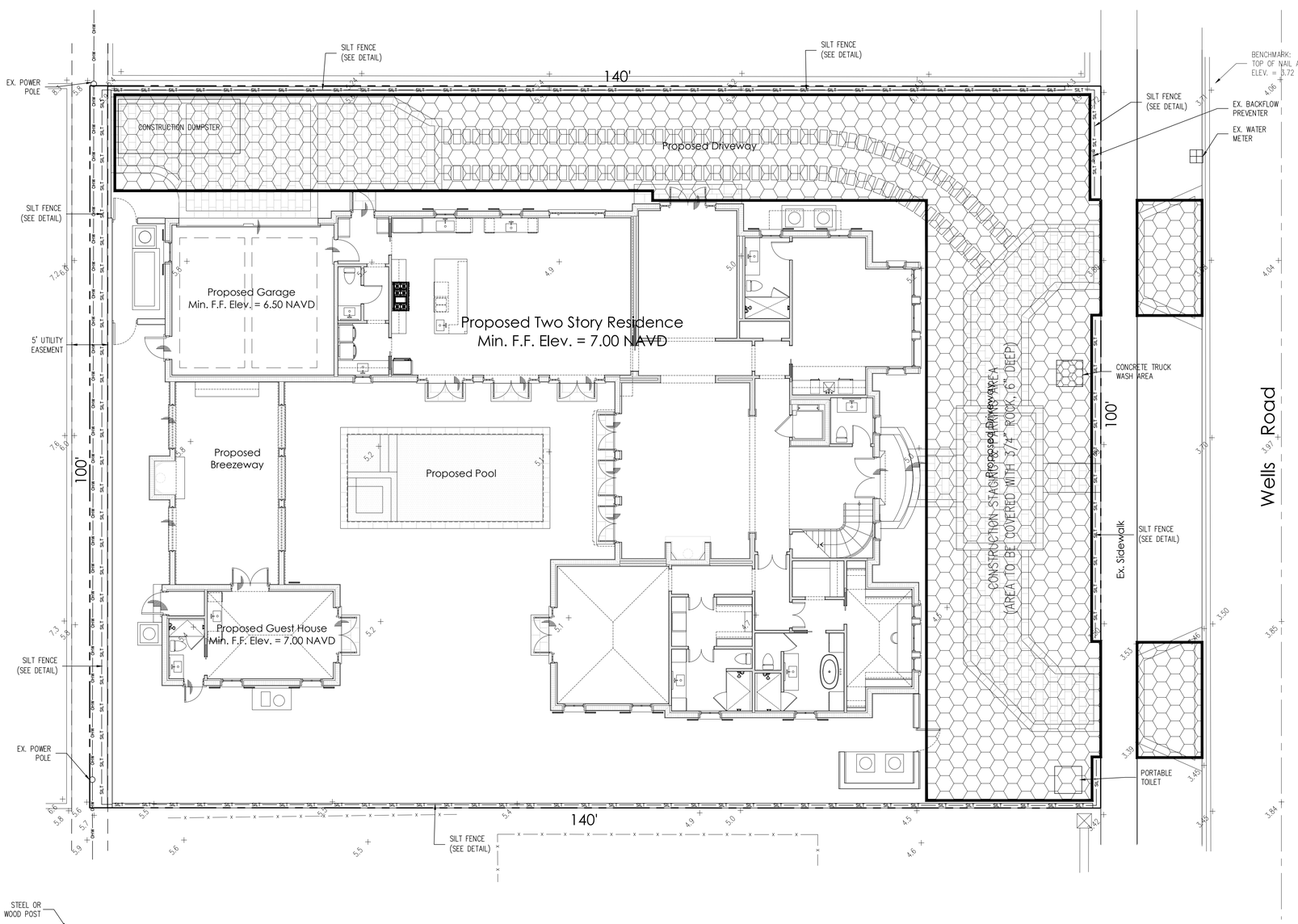
12	

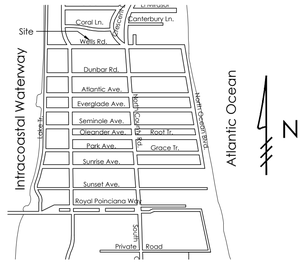
CHAD M. GRUBER
FLORIDA P.E. NO. 57466

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

SHEET NUMBER:

C-1





Location Map
N.T.S.

Legend

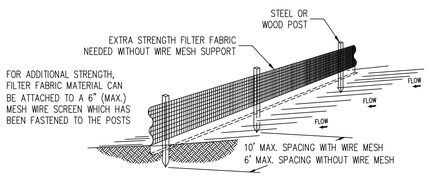
CONSTRUCTION STAGING AREA

SILT FENCE (SEE DETAIL)

N

0 4 8 16 32

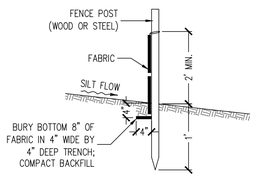
Scale: 1/8" = 1'-0"



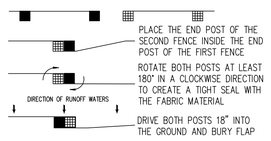
Notes:

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

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

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

Construction Staging/Parking & Erosion Control Plan For:

PROPOSED RESIDENCE

239 Wells Road
Palm Beach, Florida

PROJECT INFORMATION:

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

REVISIONS:

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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: February 25, 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: 2/18/2026

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.

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 February 9, 2026.

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%~~ 24.6% 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.~~ ***NO LONGER 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: 24.6% ***Variance Requested***	**Front Yard Open Landscape**	Required: 40% Existing: 31.3% Proposed: 47.4% ***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.



PREVIOUSLY PROPOSED SITE PLAN (NOTE: pale green areas indicates areas of artificial turf)



CURRENTLY PROPOSED SITE PLAN (NOTE: pale green "play area" indicates areas of artificial turf)

Following a deferral at the December 19, 2025 and January 28, 2026 meeting the applicant has revised the proposed site plan to increase both overall and front yard open landscape and eliminated the previously proposed Variance 2 for front yard open space.

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 47.4%~~	**Variance Eliminated**

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

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

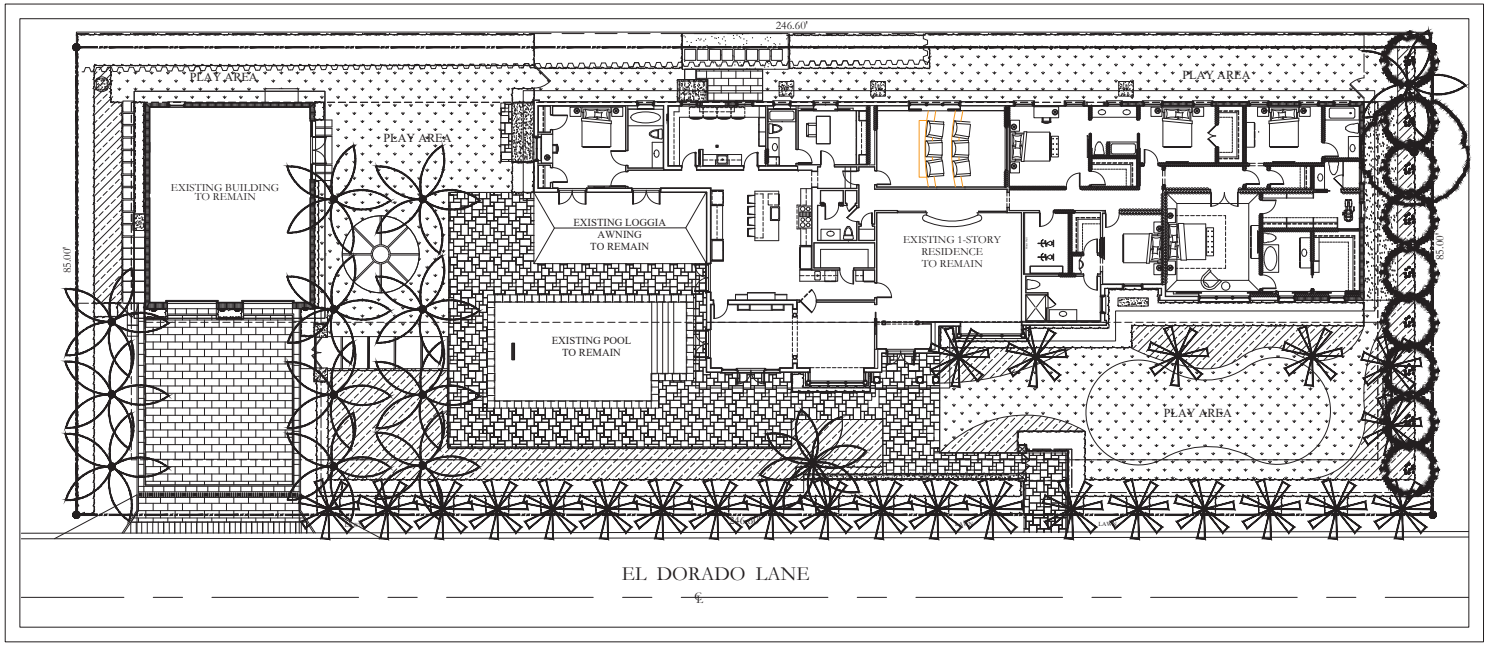
NAME: DESMOND KEOGH
DOB: 10/02/1966
ADDRESS: 241 EL DORADO LN PALM BEACH FL 33480

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 REV2 | ZON-25-0082

RESUBMITAL DATE - FEBRUARY 9TH 2026
MEETING DATE - FEBRUARY 25TH 2026

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)

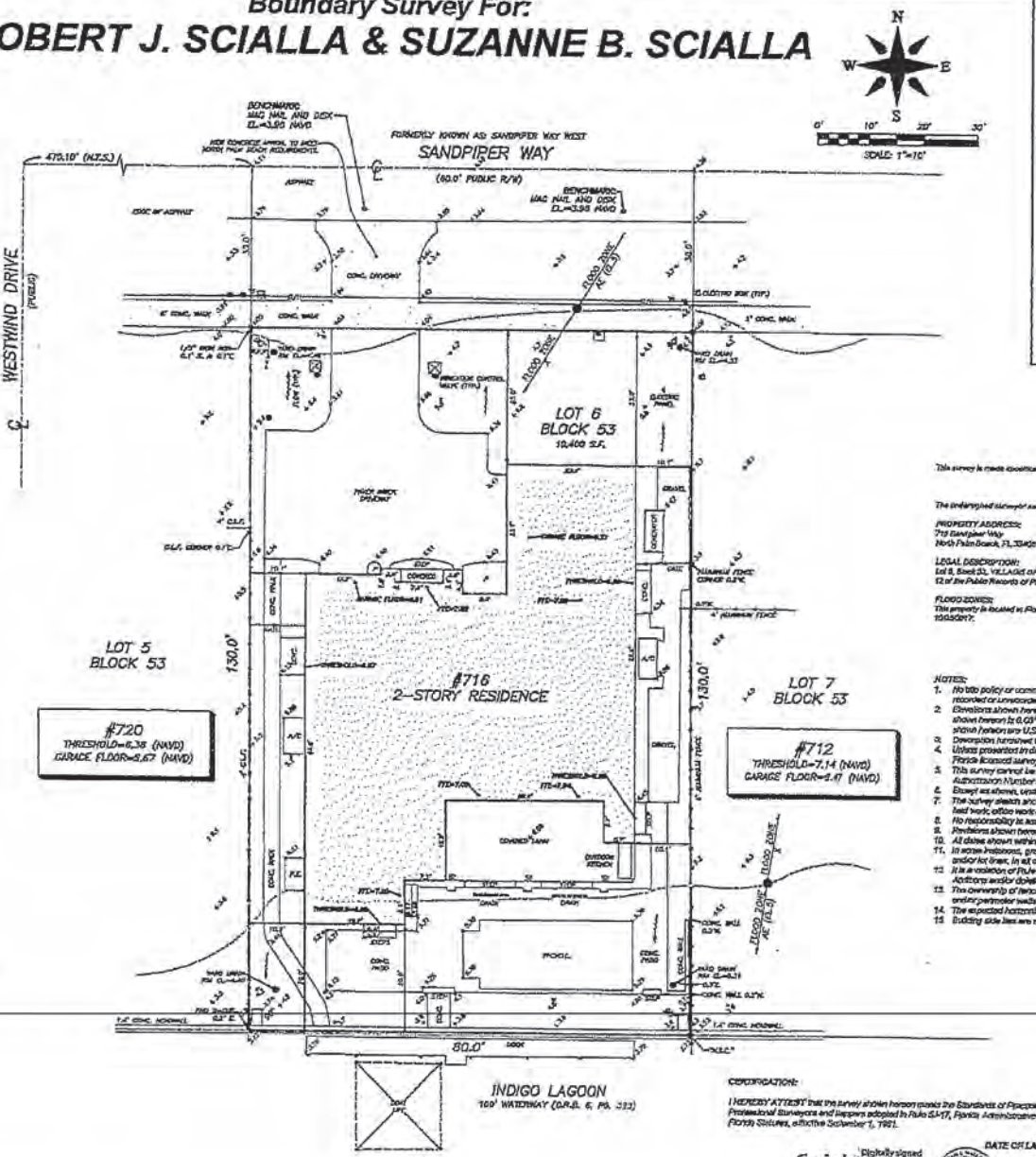
SCOPE OF WORK - SYNTHETIC TURF APPROVAL

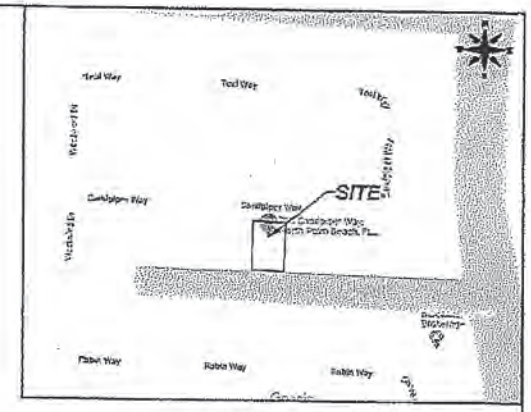
PARADELO | BURGESS
design studio
1177 CLARE AVENUE- SUITE 7
WEST PALM BEACH, FLORIDA
561.951.7525 | INFO@PARADELOBURGESS.COM

Boundary Survey For:
ROBERT J. SCIALLA & SUZANNE B. SCIALLA

LEGEND

A	= ARC LENGTH
AC	= AIR CONDITIONING
A.E.	= ACCESS EASEMENT
A.K.A.	= ALSO KNOWN AS
ASPH.	= ASPHALT
B.F.P.	= BACKFLOW PREVENTOR
B.LDG.	= BUILDING
B.M.	= BENCHMARK
B.O.C.	= BACK OF CURB
B.O.W.	= BACK OF WALK
CG	= CALCULATED
CATV	= CABLE ANTENNA TELEVISION
C.B.	= CHORD BEARING
C.B.A.	= 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
DS	= DESCRIPTION DATUM
D.B.	= DEED BOOK
D.C.D.A.	= DOUBLE CHECK DETECTOR ASSEMBLY
D.E.	= DRAINAGE EASEMENT
D.H.	= DRILL HOLE
DRW	= DRIVEWAY
EL.	= ELEVATION
ENC.	= ENCROACHMENT
E.O.P.	= EDGE OF PAVEMENT
E.O.W.	= EDGE OF WATER
EM.MT	= EASEMENT
F.D.C.	= FIRE DEPARTMENT CONNECTION
FRE	= FINISHED FLOOR ELEVATION
FND.	= FOUND
F.O.C.	= FACE OF CURB
I.D.	= INSIDE DIAMETER
INV.	= INVERT
I.T.W.C.D.	= INDIANTRAIL WATER CONTROL DISTRICT
L.A.E.	= LIMITED ACCESS EASEMENT
L.B.	= LICENSE BOARD
L.W.D.D.	= LAKE WORTH DRAINAGE DISTRICT
(M)	= FIELD MEASUREMENT
MH.	= MANHOLE
M.H.W.L.	= MEAN HIGH WATER LINE
MH.	= 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
OH	= OVERHEAD UTILITY LINE
O.R.B.	= OFFICIAL RECORD BOOK
OS	= OFFSET
P	= PLANTER
PI	= 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
PI	= POINT OF INTERSECTION
PE	= POOL EQUIPMENT
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.P.Z.	= REDUCED PRESSURE ZONE
RW	= RIGHT OF WAY
(S)	= SURVEY DATUM
S.B.	= SETBACK
SEC.	= SECTION
SD	= SUBDIVISION
S.F.	= SQUARE FEET
S.F.W.M.D.	= SOUTH FLORIDA WATER MANAGEMENT DISTRICT
S.J.R.W.C.D.	= SOUTH INDIAN RIVER WATER CONTROL DISTRICT
S.R.	= STATE ROAD
STA.	= STATION
STY.	= STORY
SW	= SIDEWALK
T.O.B.	= TOP OF BANK
TH	= THRESHOLD
T.O.W.	= TOP OF WALL
THP.	= TOWNSHIP
TYP.	= TYPICAL
UC	= 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
WF.	= WOOD FENCE
YD	= YARD DRAIN
⊕	= BASELINE
⊕	= CENTERLINE
⊕	= CENTRAL ANGLE/DELTA
■	= CONCRETE MONUMENT FOUND (AS NOTED)
□	= CONCRETE MONUMENT SET (LB #3036)
●	= ROD & CAP FOUND (AS NOTED)
○	= 5/8" IRON ROD & CAP SET (LB #3036)
⊙	= IRON PIPE FOUND (AS NOTED)
⊙	= IRON ROD FOUND (AS NOTED)
▲	= NAIL FOUND (AS NOTED)
●	= NAIL & DISK FOUND (AS NOTED)
⊙	= MAG NAIL & DISK SET (LB #3036)
⊂	= PROPERTY LINE
O.U.	= UTILITY POLE
⊡	= FIRE HYDRANT
⊞	= WATER METER
⊠	= WATER VALVE
⊠	= LIGHT POLE
/	= DRAINAGE FLOW ARROW





VICINITY SKETCH
(NOT TO SCALE)

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

ROBERT J. SCIALLA & SUZANNE B. SCIALLA

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

PROPERTY ADDRESS:
715 Sandpiper Way
North Palm Beach, FL 33408

LEGAL DESCRIPTION:
Lot 6, Block 53, VILLAGE OF NORTH PALM BEACH, according to the Plat thereof as recorded in Plat Book 29, Pages 10,11, and 12 of the Public Records of Palm Beach County, Florida.

FLOOD ZONES:
This property is located in Flood Zones X & AE (EL 5) according to F.I.R.M. (Flood Insurance Rate Map) No. 120992 0379F, dated 10/05/2017.

NOTES:

1. No title policy or commitment affecting title or boundary to the subject property has been provided. It is possible there are deeds and easements, recorded or unrecorded, which could affect this survey and boundaries. This office has made no search of the Public Records.
2. Elevations shown hereon, if any, are in feet and decimal parts thereof and are based on NAVD-88. The expected accuracy of the elevations shown hereon is 0.05' for the hard surface elevations (shown thus x 0.00) and 0.1' (shown thus x 0.0) for the soil 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 Surveying Corporation. Certificate of Authorization Number LB4569.
6. Except as shown, underground and overhead improvements are not located. Underground foundations not located.
7. The survey sketch shown hereon does not necessarily contain all of the information obtained or developed by the undersigned surveyor in his field work, office work or research.
8. No responsibility is assumed by this surveyor for the construction of improvements, from building ties shown on this survey.
9. Revisions shown hereon do not represent a "survey update" unless otherwise noted.
10. All dates shown within the revisions block hereon are for interactive 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 lines. In all cases, dimensions shown shall control the location of the improvements over scaled positions.
12. It is a violation of Rule 5J-17 of the Florida Administrative Code to alter this survey without the express prior written consent of the Surveyor. Additions and/or deletions made to the face of this survey will make this survey invalid.
13. The ownership of fences, perimeter walls and/or hedges shown hereon are not known and thus are not listed as encroachments. Fences, hedges and/or perimeter walls are shown in their relative position to the boundary.
14. The expected horizontal accuracy of the information shown hereon is +/- 0.10'.
15. Building side ties are measured to the unfinished block.

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.

Craig L. Wallace
Digitally signed by Craig L. Wallace
Date: 2024.04.24 19:56:13 -04'00'

DATE OF LAST FIELD SURVEY: 03/27/2024

Craig L. Wallace
Professional Surveyor and Mapper
Florida Certificate No. 3057

REVISIONS:

Boundary Survey For:

ROBERT J. SCIALLA & SUZANNE B. SCIALLA

WALLACE SURVEYING CORP.

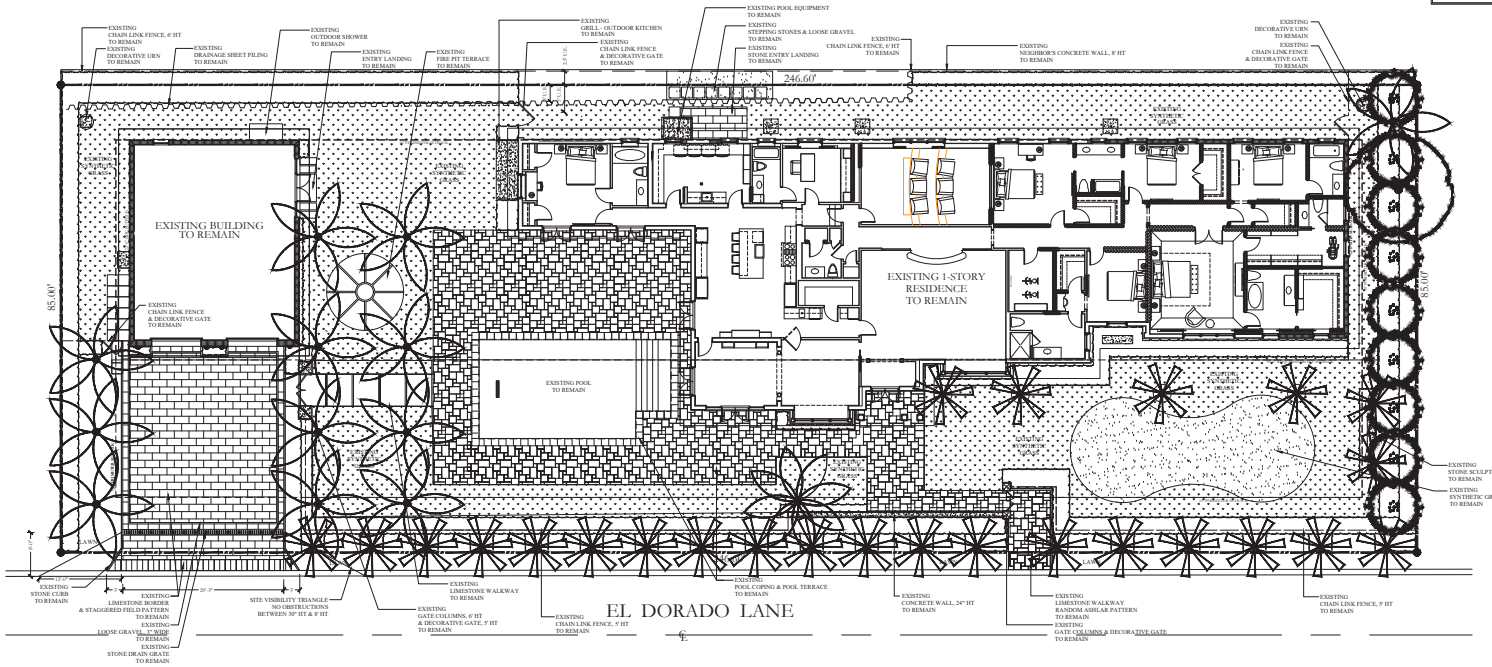
FIELD: L.E.	JOB No.: 20-1001	F.B. 37 106 PG. 8-12	
OFFICE: D.R.	DATE: 01/03/2022	DWG. No.: 20-1001-1	
CHKD: C.W.	REF.: 20-1001.DWG	SHEET: 1 OF 1	

FINAL RESUBMITAL : ARCS-25-0937 REV2
ZON-25-0082
MEETING DATE : FEBRUARY 25, 2026

OVERALL EXISTING SITE CALCULATIONS (RB LOT TYPE)			
TOTAL LOT SIZE/SITE :			
SITE AS CERTIFIED LOT SIZE :	20,000.0	S.F.	100%
EXISTING LOT SIZE :	= 20,000.0	S.F.	100%
BUILDING SITE COVERAGE :			
PROPOSED :	= 6,280.5	S.F.	31.4 %
EXISTING (VARIANCE) :	= 6,082.9	S.F.	30.4 %
EXISTING HARDSCAPE AREA (IMPERVIOUS SITE COVERAGE) :			
STONE :	+ 4,424.1	S.F.	
SYNTHETIC TURF :	+ 9,573.3	S.F.	
TOTAL HARDSCAPE AREA :	**= 13,997.4**	**S.F.**	**47.7 %**
PROPOSED HARDSCAPE AREA (IMPERVIOUS SITE COVERAGE) :			
PROPOSED STONE :	+ 4,476.1	S.F.	
PROPOSED SYNTHETIC TURF :	+ 8,527.4	S.F.	
TOTAL HARDSCAPE AREA :	**= 9,003.5**	**S.F.**	**62.9 %**
EXISTING LANDSCAPE/OPENSPACE :			
REQUIRED :	= 10,000.5	S.F.	50.0 %
EXISTING :	+ 5,480.3	S.F.	19.1 %
PROPOSED :	**= 5,476.5**	**S.F.**	**34.6 %**

FRONT SETBACK SITE CALCULATIONS (RB LOT TYPE)			
REQUIRED 50% OF OVERALL LANDSCAPE OPENSPACE (SEE SHEET A-1.1) :	50 %	= 50	S.F.
TOTAL AREA IN FRONT YARD SETBACK :	**= 9,000.0**	**S.F.**	**100 %**
EXISTING BUILDING AREA :	**= 5,012.2**	**S.F.**	**55.7 %**
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 :	**= 4,531.4**	**S.F.**	**48.1 %**
- STONE :	+ 3,078.1	S.F.	
- SYNTHETIC TURF :	+ 1,453.3	S.F.	
EXISTING OPENSPACE / LANDSCAPE AREA :	**= 2,957.7**	**S.F.**	**31.3 %**
PROPOSED OPENSPACE / LANDSCAPE AREA :	**= 4,662.9**	**S.F.**	**47.4 %**

10' PERIMETER SITE CALCULATIONS (RB LOT TYPE)			
REQUIRED LANDSCAPE AREA :			
50% OF THE REQUIRED OVERALL LANDSCAPE AREA WITHIN 10' PERIMETER SETBACK :	= 2,241.0	S.F.	
	= 4,252.0	S.F.	(100 %)
PROPOSED LANDSCAPE AREA :	= 4,836.5	S.F.	(78.6 %)
PROPOSED HARDSCAPE AREA :	= 602.6	S.F.	(9.4 %)
PROPOSED SYNTHETIC TURF AREA :	= 779.9	S.F.	(12.4 %)



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EXISTING HARDSCAPE LAYOUT

KEOGH RESIDENCE
241 EL DORADO LANE
PALM BEACH, FLORIDA

SEAL:

JONATHAN BURGESS
LICENSE # LA6667220

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

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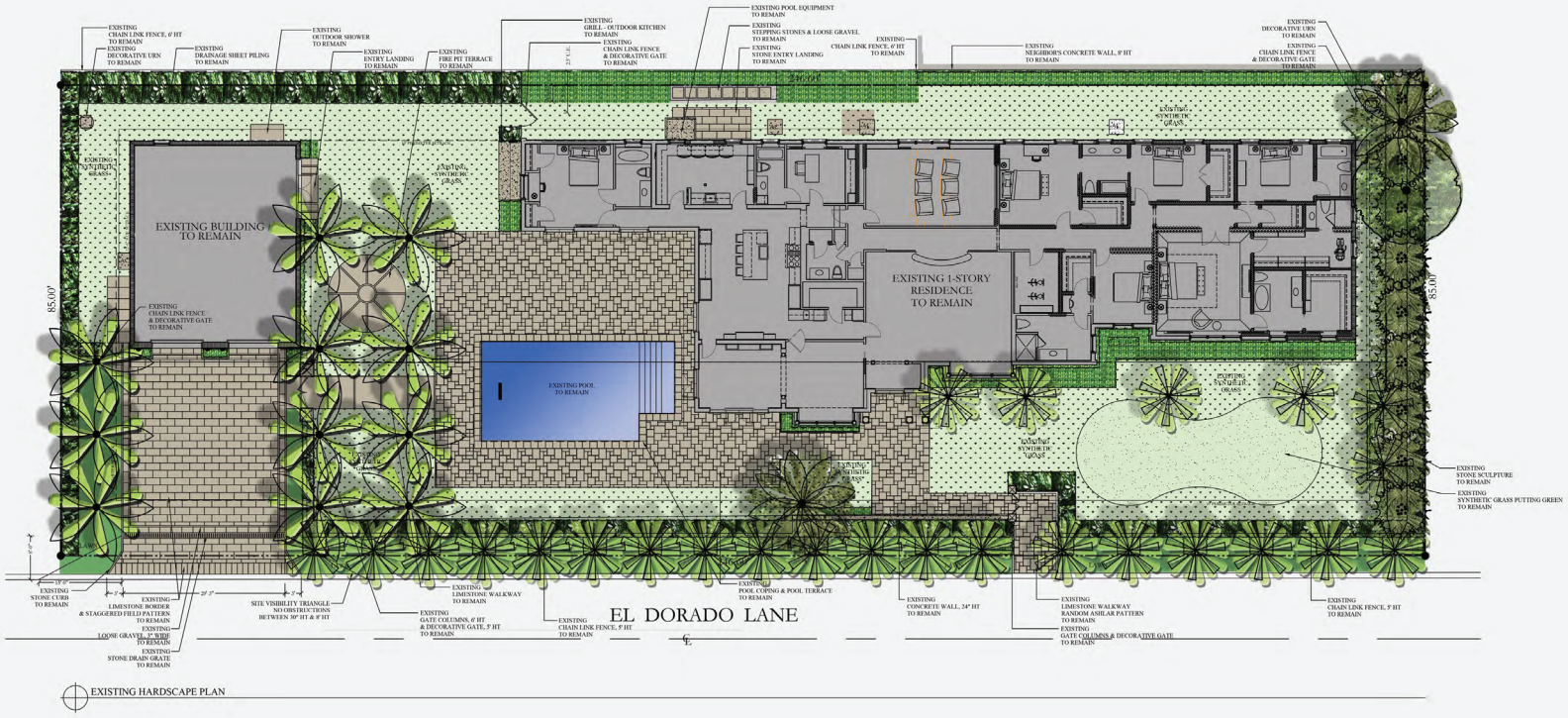
DATE:
02 FEBRUARY 2026

FINAL SUBMITAL : ARCS-25-0937
ZON-25-0082
MEETING DATE : DECEMBER 19, 2025

OVERALL SITE CALCULATIONS (RB LOT TYPE)			
TOTAL LOT SIZE/SITE :			
MIN. ALLOWED LOT SIZE :	20,000.0	S.F.	100%
EXISTING LOT SIZE :	± 20,961.0	S.F.	100%
BUILDING SITE COVERAGE :			
REQUIRED / ALLOWED :	± 6,288.3	S.F.	30.0 %
EXISTING (VARIANCE) :	**± 6,402.0**	**S.F.**	**32.4 %**
EXISTING HARDSCAPE AREA (IMPERVIOUS SITE COVERAGE) :			
- STONE :	± 3,658.1	S.F.	
- SYNTHETIC TURF :	± 4,416.5	S.F.	
TOTAL HARDSCAPE AREA :	**± 10,074.7**	**S.F.**	**48.1%**
EXISTING LANDSCAPE/OPENSPACE :			
REQUIRED :	± 10,480.5	S.F.	50.0 %
EXISTING :	**± 4,884.3**	**S.F.**	**23.3 %**

FRONT SETBACK SITE CALCULATIONS (RB LOT TYPE)			
REQUIRED 60% OF OVERALL LANDSCAPE OPENSPACE (10,480.5 * 60) :	± 4,716.2	S.F.	
TOTAL AREA IN FRONT YARD SETBACK :	**± 4,416.6**	**S.F.**	**100 %**
BUILDING AREA :	**± 454.5**	**S.F.**	**10.3 %**
TOTAL HARDSCAPE AREA :	**± 2,162.8**	**S.F.**	**49.0 %**
- STONE :	± 1,078.1	S.F.	
- SYNTHETIC TURF :	± 1,968.5	S.F.	
EXISTING OPENSPACE / LANDSCAPE AREA :	**± 2,347.7**	**S.F.**	**53.3 %**

10' PERIMETER SITE CALCULATIONS (RB LOT TYPE)			
MINIMUM LANDSCAPE AREA :			
80% OF THE REQUIRED OVERALL LANDSCAPE AREA :	± 3,241.0	S.F.	
AREA WITHIN 5' PERIMETER SETBACK :	± 3,232.0	S.F.	(100 %)
PROPOSED LANDSCAPE AREA :	± 3,184.5	S.F.	(97.9 %)
PROPOSED IMPERVIOUS & SYNTHETIC TURF AREA :	± 2,677.5	S.F.	(43.0 %)



EXISTING HARDSCAPE PLAN

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EXISTING HARDSCAPE PLAN

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SCALE: 3/32" = 1'-0"

L1

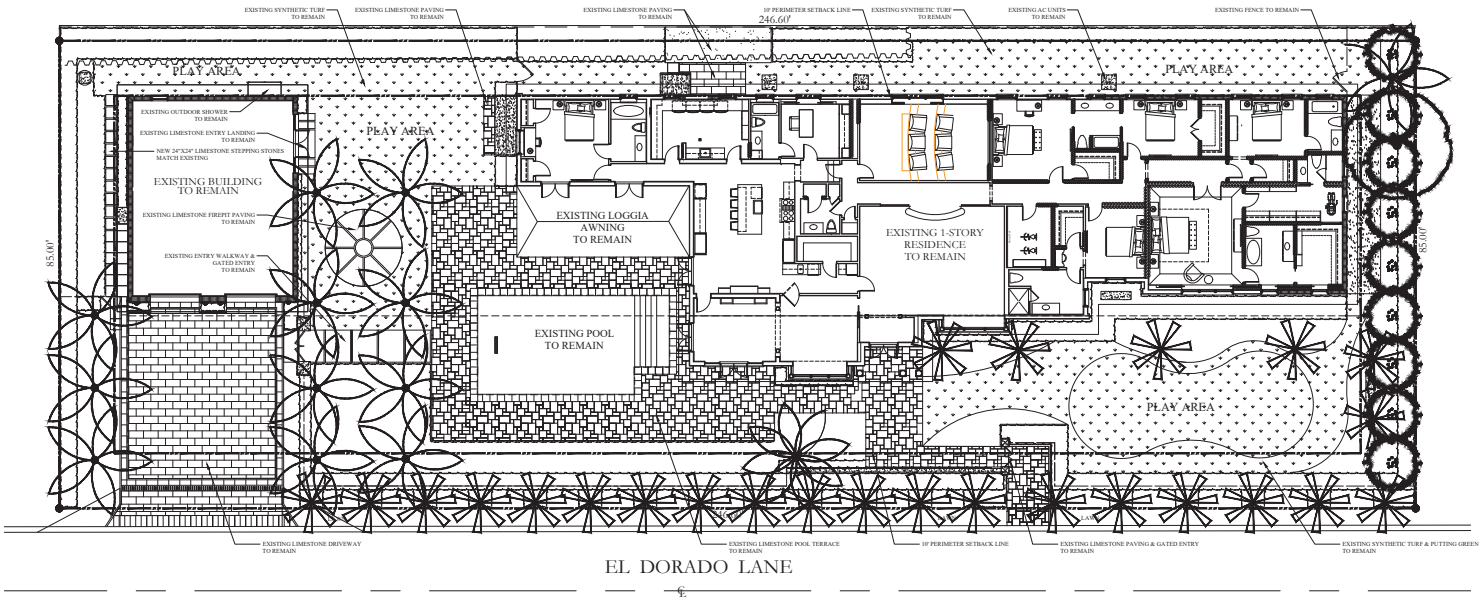
DATE:
02 DECEMBER 2025

FINAL RESUBMITAL : ARCS-25-0937 REV2
ZON-25-0082
MEETING DATE : FEBRUARY 25, 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 :			
- BUILDING (ALLOWED) :	= 5,280.5	S.F.	30.0 %
- EXISTING (VARIANCE) :	= **6,802.0**	**S.F.**	**33.1 %**
EXISTING HARDSCAPE AREA (IMPERVIOUS SITE COVERAGE) :			
- STONE :	= 4,634.1	S.F.	
- SYNTHETIC TURF :	= 4,543.1	S.F.	
TOTAL HARDSCAPE AREA :	= **10,087.4**	**S.F.**	**47.3 %**
PROPOSED HARDSCAPE AREA (IMPERVIOUS SITE COVERAGE) :			
- PROPOSED STONE :	= 4,478.1	S.F.	
- PROPOSED SYNTHETIC TURF :	= 4,525.4	S.F.	
TOTAL HARDSCAPE AREA :	= **9,003.5**	**S.F.**	**43.8 %**
EXISTING LANDSCAPE/OPENSPACE :			
- REQUIRED :	= 12,660.2	S.F.	70.0 %
- EXISTING :	= **4,486.3**	**S.F.**	**10.5 %**
PROPOSED :	= **7,328.5**	**S.F.**	**26.6 %**

FRONT SETBACK SITE CALCULATIONS (RB LOT TYPE)			
REQUIRED 40% OF OVERALL LANDSCAPE OPENSPACE (10,480.3 * .45) =			**4,716.2 S.F.**
TOTAL AREA IN FRONT YARD SETBACK :	= **5,418.8**	**S.F.**	**100 %**
EXISTING BUILDING AREA :	= **224.2**	**S.F.**	**04.1 %**
TOTAL EXISTING HARDSCAPE AREA :	= **4,694.6**	**S.F.**	**84.2 %**
- STONE :	= 1,678.1	S.F.	
- SYNTHETIC TURF :	= 2,948.5	S.F.	
TOTAL PROPOSED HARDSCAPE AREA :	= **4,511.4**	**S.F.**	**81.1 %**
- STONE :	= 3,078.1	S.F.	
- SYNTHETIC TURF :	= 1,433.3	S.F.	
EXISTING OPENSPACE / LANDSCAPE AREA :	= 2,497.7	S.F.	31.3 %
PROPOSED OPENSPACE / LANDSCAPE AREA :	= **2,462.9**	**S.F.**	**47.4 %**

10' PERIMETER SITE CALCULATIONS (RB LOT TYPE)			
PERIMETER LANDSCAPE AREA			
- 80% OF THE REQUIRED OVERALL LANDSCAPE AREA :	= 5,241.0	S.F.	
- AREA WITHIN 10' PERIMETER SETBACK :	= 5,252.0	S.F.	(100 %)
PROPOSED LANDSCAPE AREA :	= 4,858.5	S.F.	(78.0 %)
PROPOSED HARDSCAPE AREA :	= 602.6	S.F.	(9.6 %)
PROPOSED SYNTHETIC TURF AREA :	= 770.9	S.F.	(12.4 %)



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PROPOSED HARDSCAPE MODIFICATION PLAN

KEOGH RESIDENCE
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PALM BEACH, FLORIDA

SEAL:

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

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DATE:
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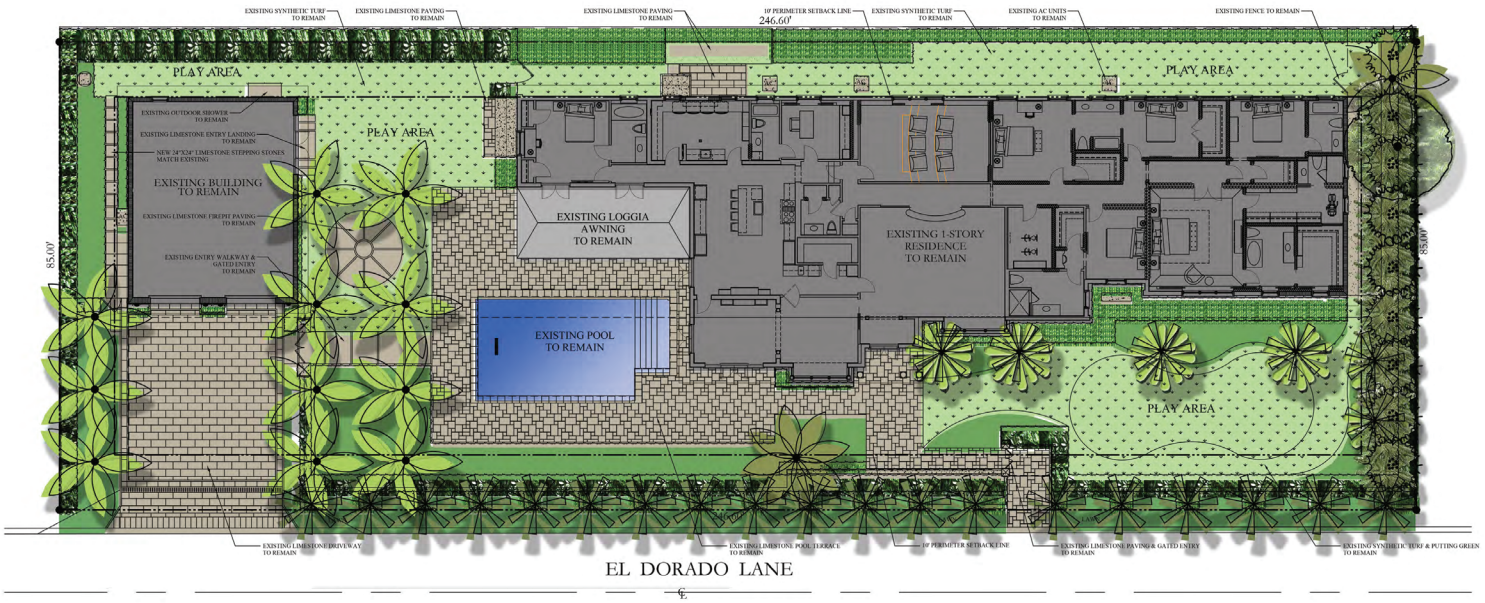
FINAL RESUBMITAL : ARCS-25-0937 REV2
ZON-25-0082
MEETING DATE : FEBRUARY 25, 2026

OVERALL EXISTING SITE CALCULATIONS (RB LOT TYPE)			
TOTAL LOT SIZE/SITE :			
MIN. ALLOWED LOT SIZE :	20,000.0	S.F.	100%
EXISTING LOT SIZE :	= 20,961.0	S.F.	100%
BUILDING SITE COVERAGE :			
REQUIRED / ALLOWED :	= 6,288.3	S.F.	30.0 %
EXISTING / (VARIANCE) :	**= 6,802.0**	**S.F.**	**32.4 %**
EXISTING HARDSCAPE AREA (IMPERVIOUS SITE COVERAGE) :			
- STONE :	= 4,424.1	S.F.	
- SYNTHETIC TURF :	= 5,513.3	S.F.	
TOTAL HARDSCAPE AREA :	**= 10,007.4**	**S.F.**	**47.7 %**
PROPOSED HARDSCAPE AREA (IMPERVIOUS SITE COVERAGE) :			
PROPOSED STONE :	= 4,478.1	S.F.	
PROPOSED SYNTHETIC TURF :	= 4,525.4	S.F.	
TOTAL HARDSCAPE AREA :	**= 9,003.5**	**S.F.**	**42.9 %**
EXISTING LANDSCAPE/OPENSPACE :			
REQUIRED :	= 10,480.5	S.F.	50.0 %
EXISTING :	**= 4,101.7**	**S.F.**	**19.5 %**
PROPOSED :	**= 5,335.5**	**S.F.**	**24.4 %**

FRONT SETBACK SITE CALCULATIONS (RB LOT TYPE)			
REQUIRED 40% OF OVERALL LANDSCAPE OPENSPACE (10,480.5 * .40) =		**4,756.2 S.F.**	
TOTAL AREA IN FRONT YARD SETBACK :	**= 5,318.5**	**S.F.**	**100 %**
EXISTING BUILDING AREA :	**= 2,824.3**	**S.F.**	**84.5 %**
TOTAL EXISTING HARDSCAPE AREA :	**= 4,046.6**	**S.F.**	**44.2 %**
- STONE :	= 1,738.1	S.F.	
- SYNTHETIC TURF :	= 2,968.5	S.F.	
TOTAL PROPOSED HARDSCAPE AREA :	**= 4,329.4**	**S.F.**	**48.1 %**
- STONE :	= 3,078.1	S.F.	
- SYNTHETIC TURF :	= 1,451.3	S.F.	
EXISTING OPENSPACE / LANDSCAPE AREA :	**= 2,347.7**	**S.F.**	**36.3 %**
PROPOSED OPENSPACE / LANDSCAPE AREA :	**= 4,462.9**	**S.F.**	**47.4 %**

10' PERIMETER SITE CALCULATIONS (RB LOT TYPE)			
PERIMETER LANDSCAPE AREA :			
50% OF THE REQUIRED OVERALL LANDSCAPE AREA :	= 5,241.0	S.F.	
AREA WITHIN 10' PERIMETER SETBACK :	= 5,252.0	S.F.	(100 %)
PROPOSED LANDSCAPE AREA :	= 4,838.5	S.F.	(78.0 %)
PROPOSED HARDSCAPE AREA :	= 602.8	S.F.	(9.6 %)
PROPOSED SYNTHETIC TURF AREA :	= 770.9	S.F.	(12.4 %)



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PROPOSED HARDSCAPE MODIFICATION PLAN

KEOGH RESIDENCE
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PALM BEACH, FLORIDA

SEAL:

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SCALE: $\frac{3}{32}$" = 1'-0"

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DATE:
02 FEBRUARY 2026

FINAL RESUBMITAL : ARCS-25-0937 REV2
ZON-25-0082
MEETING DATE : FEBRUARY 25, 2026

OVERALL EXISTING SITE CALCULATIONS (RB LOT TYPE)

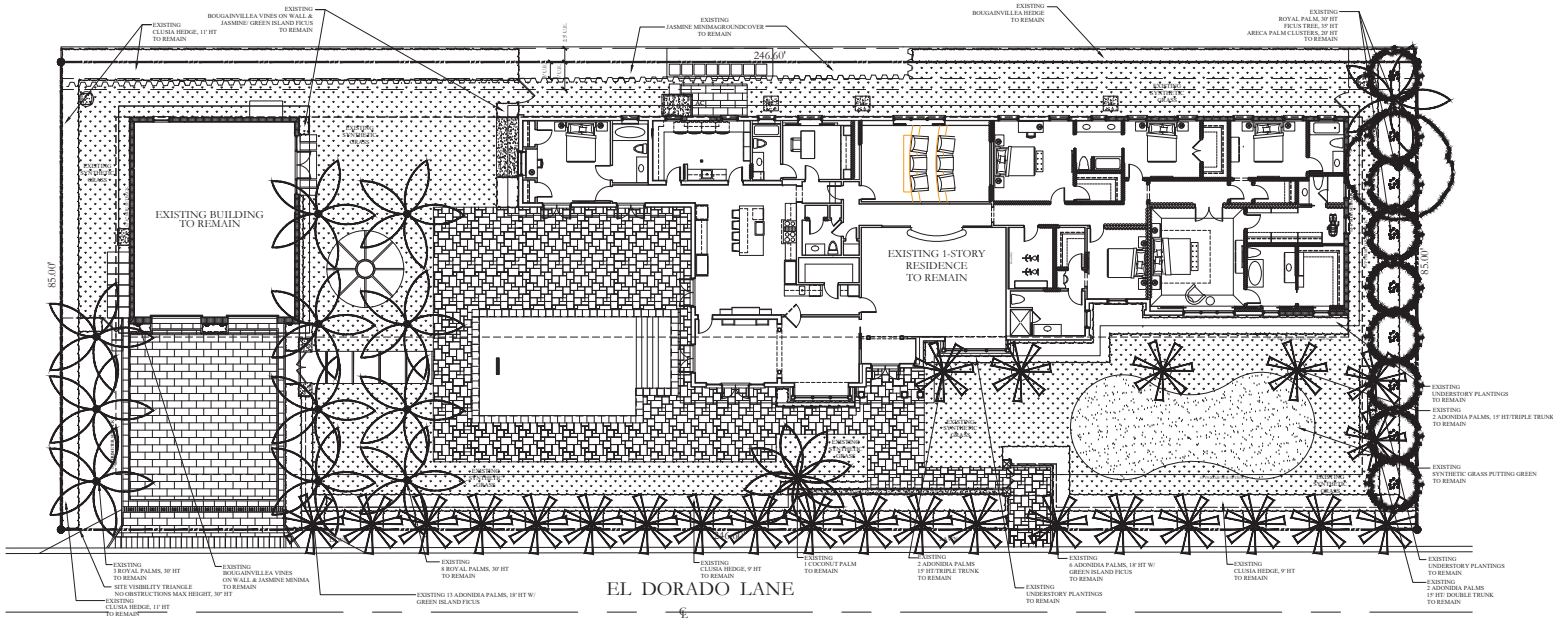
TOTAL LOT SIZE/SITE :			
MIN. ALLOWED SITE SIZE :	20,000.0	S.F.	100%
EXISTING LOT SIZE=	= 20,960.0	S.F.	100%
BUILDING SITE COVERAGE :			
EXCESSED/ ALLOWED :	= 6,288.0	S.F.	30.0 %
EXISTING (VARIANCE) :	**= 6,661.8**	**S.F.**	**32.4 %**
EXISTING HARDSCAPE AREA (IMPERVIOUS SITE COVERAGE) :			
STONE :	= 4,434.1	S.F.	
SYNTHETIC TURF :	= 5,573.3	S.F.	
TOTAL HARDSCAPE AREA :	**= 10,007.4**	**S.F.**	**47.7 %**
PROPOSED HARDSCAPE AREA (IMPERVIOUS SITE COVERAGE) :			
DEMOLISH STONE :	= 1,429.1	S.F.	
PROPOSED SYNTHETIC TURF :	= 1,453.3	S.F.	
TOTAL HARDSCAPE AREA :	**= 9,031.5**	**S.F.**	**43.9 %**
EXISTING LANDSCAPE/OPENSPACE :			
EXCESSED :	= 10,480.5	S.F.	50.0 %
EXISTING :	**= 4,084.3**	**S.F.**	**19.5 %**
PROPOSED :	**= 5,195.5**	**S.F.**	**24.8 %**

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 :	**= 5,108.6**	**S.F.**	**100 %**
EXISTING BUILDING AREA :	**= 836.4**	**S.F.**	**16.4 %**
TOTAL EXISTING HARDSCAPE AREA :	**= 4,046.6**	**S.F.**	**64.2 %**
- STONE :	= 1,078.1	S.F.	
- SYNTHETIC TURF :	= 2,968.5	S.F.	
TOTAL PROPOSED HARDSCAPE AREA :	**= 4,031.4**	**S.F.**	**48.1 %**
- STONE :	= 1,078.1	S.F.	
- SYNTHETIC TURF :	= 1,453.3	S.F.	
EXISTING OPENSPACE / LANDSCAPE AREA :	**= 2,295.5**	**S.F.**	**35.3 %**
PROPOSED OPENSPACE / LANDSCAPE AREA :	**= 4,462.9**	**S.F.**	**47.4 %**

10' PERIMETER SITE CALCULATIONS (RB LOT TYPE)

EXISTING/PROPOSED			
AREA WITHIN 10' PERIMETER SETBACK (LANDSCAPE AREA) :	= 5,241.0	S.F.	
AREA WITHIN 10' PERIMETER SETBACK :	= 5,232.0	S.F.	(100 %)
PROPOSED LANDSCAPE AREA =	= 4,106.5	S.F.	(78.0 %)
PROPOSED HARDSCAPE AREA =	= 602.6	S.F.	(9.6 %)
PROPOSED SYNTHETIC TURF AREA :	= 779.9	S.F.	(12.4 %)



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EXISTING LANDSCAPE PLAN

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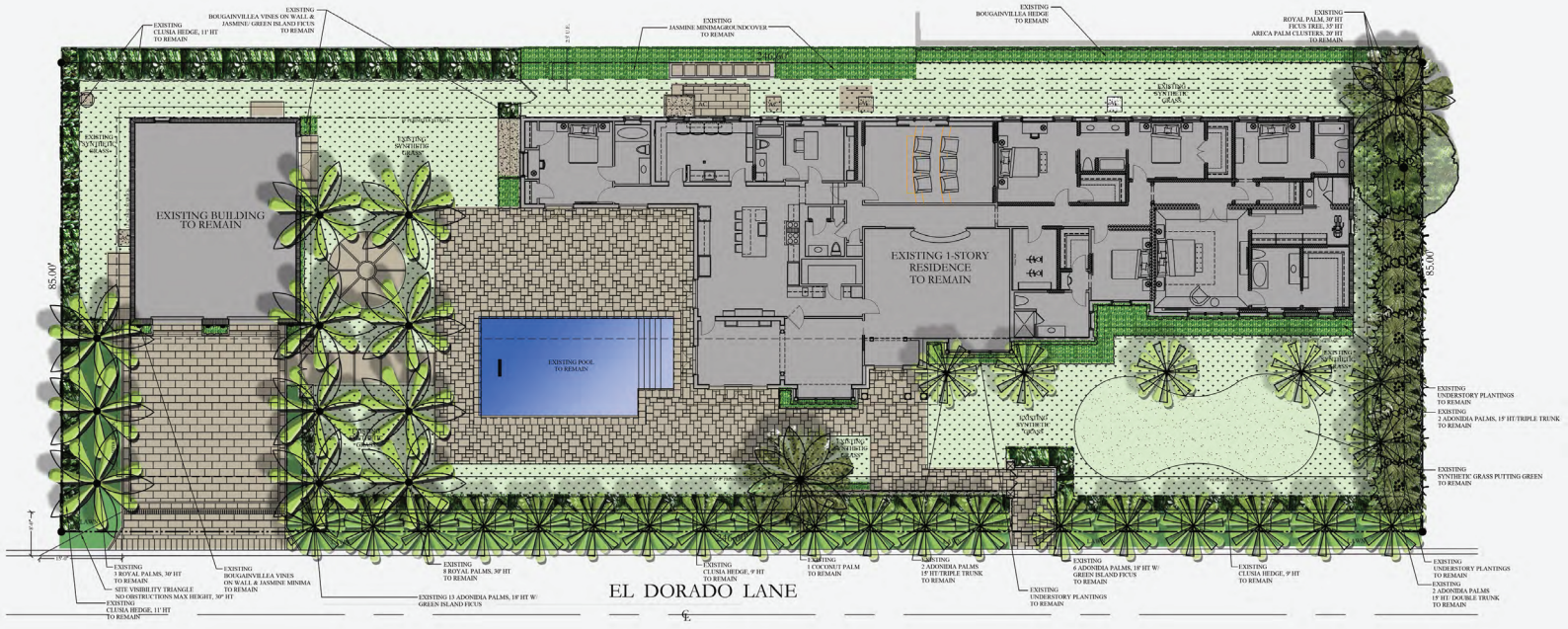
DATE:
02 FEBRUARY 2026

FINAL SUBMITAL : ARCS-25-0937
ZON-25-0082
MEETING DATE : DECEMBER 19, 2025

OVERALL SITE CALCULATIONS (RB LOT TYPE)			
TOTAL LOT SIZE/SITE :			
- MIN. ALLOWED LOT SIZE :	20,000.0	S.F.	100%
- EXISTING LOT SIZE :	± 20,961.0	S.F.	100%
BUILDING SITE COVERAGE :			
- REQUIRED / ALLOWED :	± 6,288.3	S.F.	30.0 %
- EXISTING (VARIANCE) :	± 6,802.0	S.F.	32.4%
EXISTING HARDSCAPE AREA (IMPERVIOUS SITE COVERAGE) :			
- STONE :	± 3,458.1	S.F.	
- SYNTHETIC TURF :	± 5,410.3	S.F.	
TOTAL HARDSCAPE AREA :	**± 10,274.7**	**S.F.**	**49.0%**
EXISTING LANDSCAPE/OPENSPACE :			
- REQUIRED :	± 10,480.5	S.F.	50.0 %
- EXISTING :	± 4,684.3	S.F.	19.4 %

FRONT SETBACK SITE CALCULATIONS (RB LOT TYPE)			
REQUIRED (%) OF OVERALL LANDSCAPE OPENSPACE (10,480.5 x 45) :	± 5,716.2	S.F.	
TOTAL AREA IN FRONT YARD SETBACK :	**± 9,488.4**	**S.F.**	**100 %**
BUILDING AREA :	**± 3,813.2**	**S.F.**	**54.8 %**
TOTAL HARDSCAPE AREA :	**± 4,346.6**	**S.F.**	**64.2 %**
- STONE :	± 1,070.1	S.F.	
- SYNTHETIC TURF :	± 3,368.5	S.F.	
EXISTING OPENSPACE / LANDSCAPE AREA :	**± 2,997.7**	**S.F.**	**31.3 %**

10' PERIMETER SITE CALCULATIONS (RB LOT TYPE)			
MINIMUM LANDSCAPE AREA :			
50% OF THE REQUIRED OVERALL LANDSCAPE AREA :	± 5,241.0	S.F.	
AREA WITHIN 10' PERIMETER SETBACK :	± 6,232.0	S.F.	(100 %)
PROPOSED LANDSCAPE AREA :	± 3,334.5	S.F.	(57.0 %)
PROPOSED IMPERVIOUS & SYNTHETIC TURF AREA :	± 2,677.5	S.F.	(43.0 %)



EXISTING LANDSCAPE PLAN

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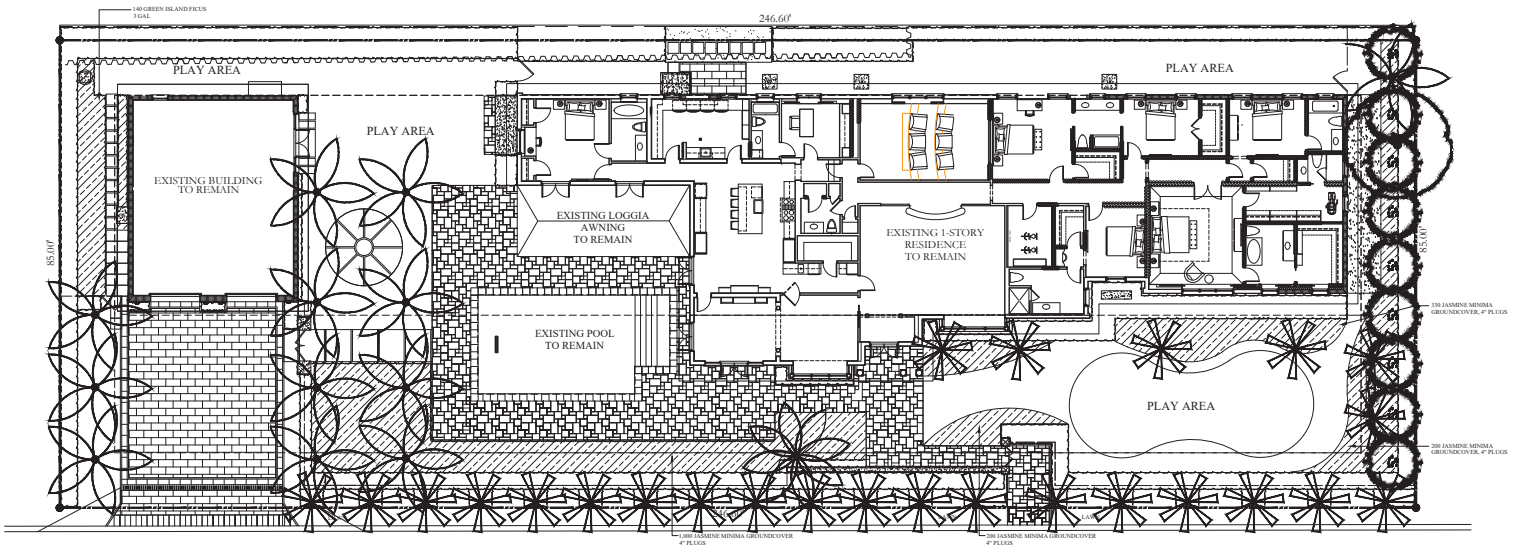
FINAL RESUBMITAL : ARCS-25-0937 REV2
ZON-25-0082
MEETING DATE : FEBRUARY 25, 2026

OVERALL EXISTING SITE CALCULATIONS (RB LOT TYPE)			
TOTAL LOT SIZE/SITE :			
MIN. ALLOWED LOT SIZE :	20,000.0	S.F.	100%
+ EXISTING LOT SIZE :	+ 20,503.0	S.F.	100%
BUILDING SITE COVERAGE :			
BUILDING ALLOWED :	+ 6,200.5	S.F.	30.0 %
EXISTING (VARIANCE) :	**+ 6,585.0**	**S.F.**	**32.4 %**
EXISTING HARDSCAPE AREA (IMPERVIOUS SITE COVERAGE) :			
STONE :	+ 4,424.1	S.F.	
SYNTHETIC TURF :	+ 4,583.3	S.F.	
TOTAL HARDSCAPE AREA :	**+ 10,007.4**	**S.F.**	**47.7 %**
PROPOSED HARDSCAPE AREA (IMPERVIOUS SITE COVERAGE) :			
PROPOSED STONE :	+ 4,478.1	S.F.	
PROPOSED SYNTHETIC TURF :	+ 4,585.4	S.F.	
TOTAL HARDSCAPE AREA :	**+ 9,063.5**	**S.F.**	**42.9 %**
EXISTING LANDSCAPE/OPENSPACE :			
LANDSCAPE :	+ 10,489.6	S.F.	50.0 %
PROPOSED :	**+ 5,433.1**	**S.F.**	**25.8 %**
	+ 5,433.1	**S.F.**	**25.8 %**

FRONT SETBACK SITE CALCULATIONS (RB LOT TYPE)			
REQUIRED 60% OF OVERALL LANDSCAPE/OPENSPACE (0.600 X [illegible] **=**			4,766.2 S.F.
TOTAL AREA IN FRONT YARD SETBACK :	**+ 5,188.6**	**S.F.**	**100 %**
EXISTING BUILDING AREA :	**+ 4,352.2**	**S.F.**	**83.9 %**
TOTAL EXISTING HARDSCAPE AREA :	**+ 4,046.6**	**S.F.**	**44.2 %**
- STONE :	+ 3,078.1	S.F.	
- SYNTHETIC TURF :	+ 2,968.5	S.F.	
TOTAL PROPOSED HARDSCAPE AREA :	**+ 4,531.4**	**S.F.**	**48.1 %**
- STONE :	+ 3,078.1	S.F.	
- SYNTHETIC TURF :	+ 1,453.3	S.F.	
EXISTING OPENSPACE / LANDSCAPE AREA :	**+ 2,917.7**	**S.F.**	**31.3 %**
PROPOSED OPENSPACE / LANDSCAPE AREA :	**+ 4,662.9**	**S.F.**	**47.4 %**

10' PERIMETER SITE CALCULATIONS (RB LOT TYPE)			
[illegible]			
50% OF THE REQUIRED OVERALL LANDSCAPE AREA :	+ 5,246.0	S.F.	
AREA WITHIN 10' PERIMETER SETBACK :	+ 4,252.0	S.F.	(100 %)
PROPOSED LANDSCAPE AREA :	+ 4,078.5	S.F.	(78.0 %)
PROPOSED HARDSCAPE AREA :	+ 602.6	S.F.	(9.6 %)
PROPOSED SYNTHETIC TURF AREA :	+ 770.9	S.F.	(12.4 %)



PROPOSED LANDSCAPE SCHEDULE				
QTY	COMMON NAME	BOTANICAL NAME	SIZE/SPECS	NATIVE
140	GREEN ISLAND FICUS	FICUS MICROCARPA	3 GAL / 12" HT	NO
1,750	JASMINE MINIMA	TRACHELOSPERMUM ASIATICUM	4" PLUGS	NO

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PROPOSED LANDSCAPE PLAN

KEOGH RESIDENCE
241 EL DORADO LANE
PALM BEACH, FLORIDA

SEAL:

JONATHAN BURGESS
LICENSE # LA6667220

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N

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

LP1

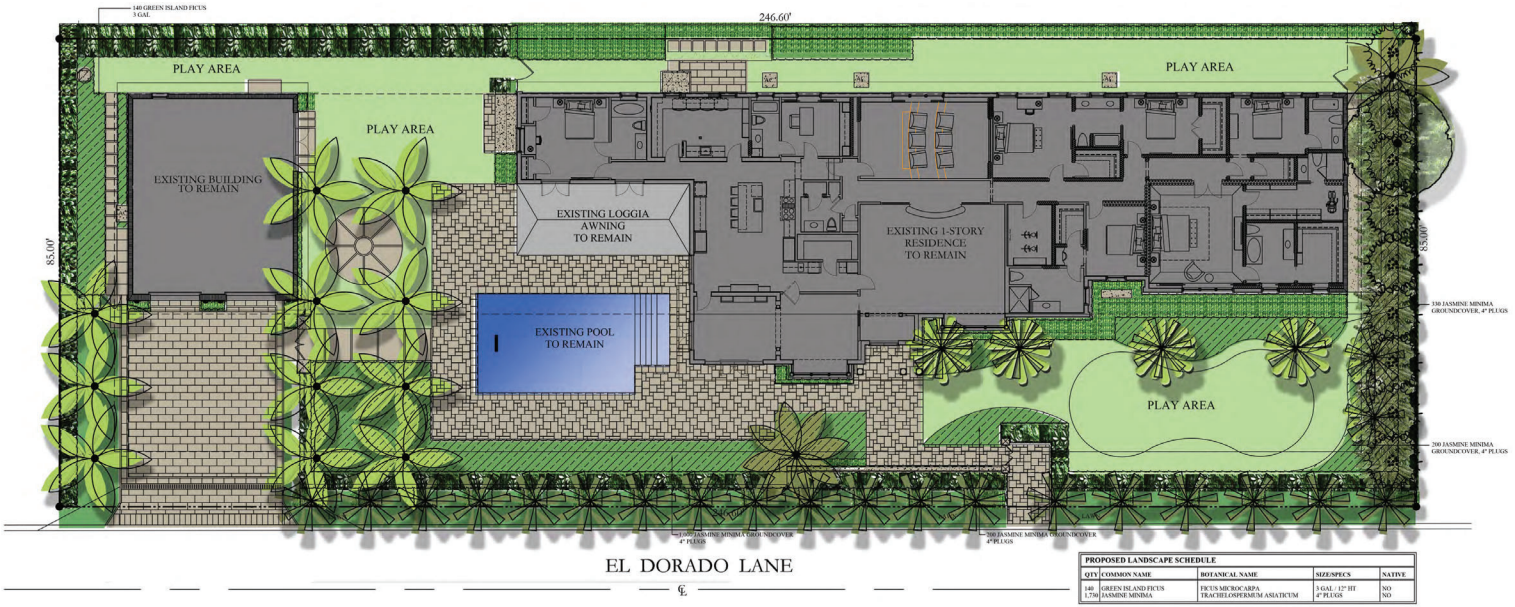
DATE:
02 FEBRUARY 2026

FINAL RESUBMITAL : ARCS-25-0937 REV2
ZON-25-0082
MEETING DATE : FEBRUARY 25, 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	= 20,963.0	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	= 5,573.3	S.F.	
TOTAL HARDSCAPE AREA :	**= 10,007.4**	**S.F.**	**47.7 %**
PROPOSED HARDSCAPE AREA (IMPERVIOUS SITE COVERAGE):			
PROPOSED STONE	= 4,478.1	S.F.	
PROPOSED SYNTHETIC TURF :	= 4,525.4	S.F.	
TOTAL HARDSCAPE AREA :	**= 9,003.5**	**S.F.**	**42.9 %**
EXISTING LANDSCAPE/OPENSPACE :			
REQUIRED	= 10,480.5	S.F.	50.0 %
EXISTING :	**= 4,081.1**	**S.F.**	**19.5 %**
PROPOSED :	**= 3,104.5**	**S.F.**	**14.8 %**

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 :	**= 5,126.5**	**S.F.**	**100 %**
EXISTING BUILDING AREA :	**= 4,824.7**	**S.F.**	**94.2 %**
TOTAL EXISTING HARDSCAPE AREA :	**= 4,244.4**	**S.F.**	**44.2 %**
- STONE	= 3,078.1	S.F.	
- SYNTHETIC TURF	= 2,568.3	S.F.	
TOTAL PROPOSED HARDSCAPE AREA :	**= 4,831.4**	**S.F.**	**48.1 %**
- STONE	= 3,078.1	S.F.	
- SYNTHETIC TURF	= 1,453.3	S.F.	
EXISTING OPENSPACE / LANDSCAPE AREA :	**= 2,397.7**	**S.F.**	**31.3 %**
PROPOSED OPENSPACE / LANDSCAPE AREA :	**= 1,463.6**	**S.F.**	**47.4 %**

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:	= 6,252.9	S.F.	(100 %)
PROPOSED LANDSCAPE AREA :	= 4,858.5	S.F.	(78.0 %)
PROPOSED HARDSCAPE AREA :	= 1,394.4	S.F.	(34.5 %)
PROPOSED SYNTHETIC TURF AREA :	= 759.9	S.F.	(12.4 %)



PROPOSED LANDSCAPE SCHEDULE				
QTY	COMMON NAME	BOTANICAL NAME	SIZE/SPECS	NATIVE
140	GREEN ISLAND FICUS	FICUS MICROCARPA	3 GAL / 12" HT	NO
1,730	JASMINE MINIMA	TRACHELOSPERMUM ASIATICUM	4" PLUGS	NO

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N

SCALE: $\frac{3}{32}$" = 1'-0"

LP1

DATE:
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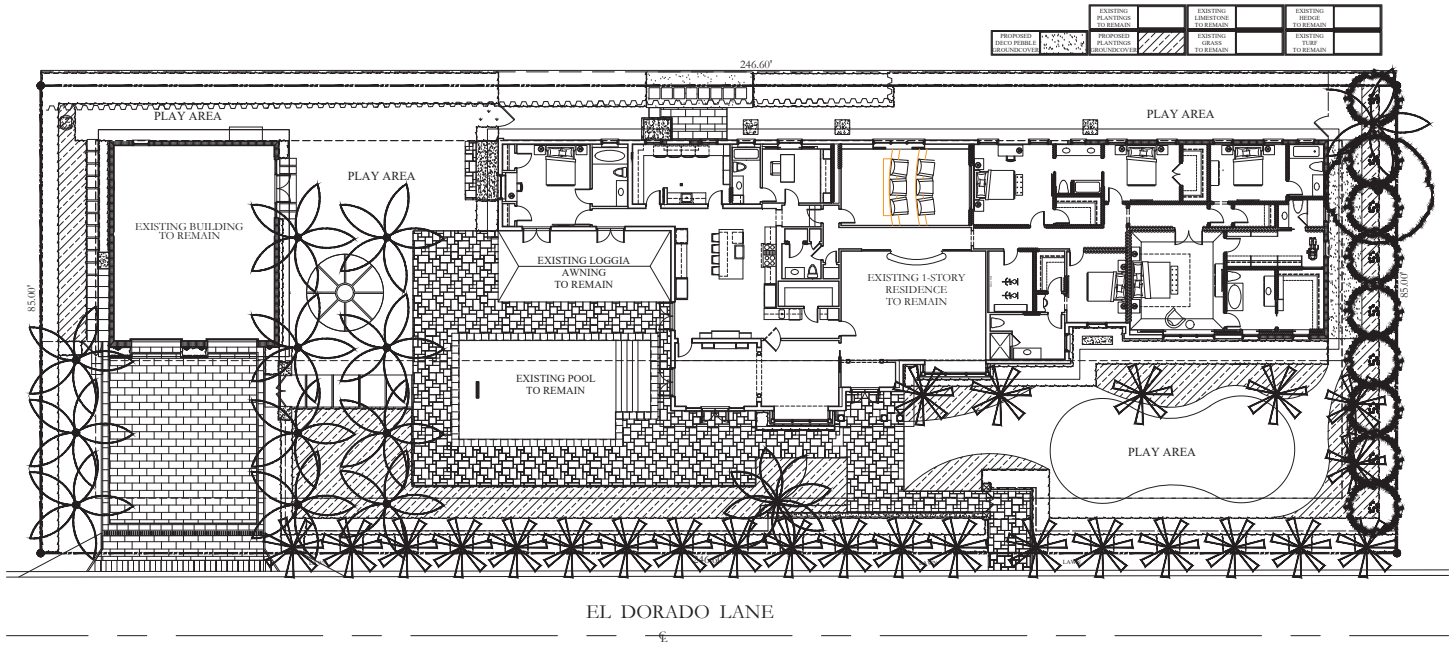
ZON-25-0082
MEETING DATE : FEBRUARY 25, 2026



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PROPOSED TURF DIAGRAM OPTION 2

KEOGH RESIDENCE
241 EL DORADO LANE
PALM BEACH, FLORIDA

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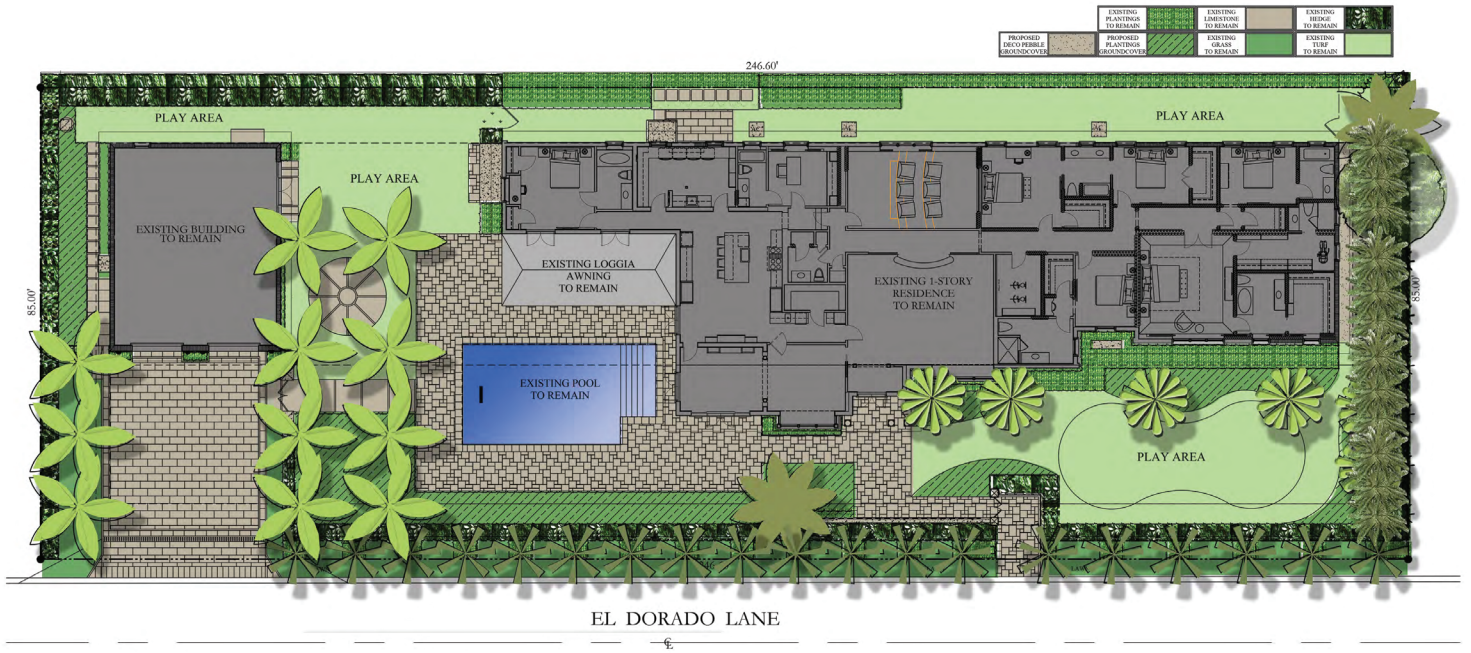
N

SCALE: $\frac{1}{32}$" = 1'-0"

TGD

DATE:
02 FEBRUARY 2026

FINAL RESUBMITAL : ARCS-25-0937 REV2
ZON-25-0082
MEETING DATE : FEBRUARY 25, 2026



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PROPOSED TURF DIAGRAM OPTION 2

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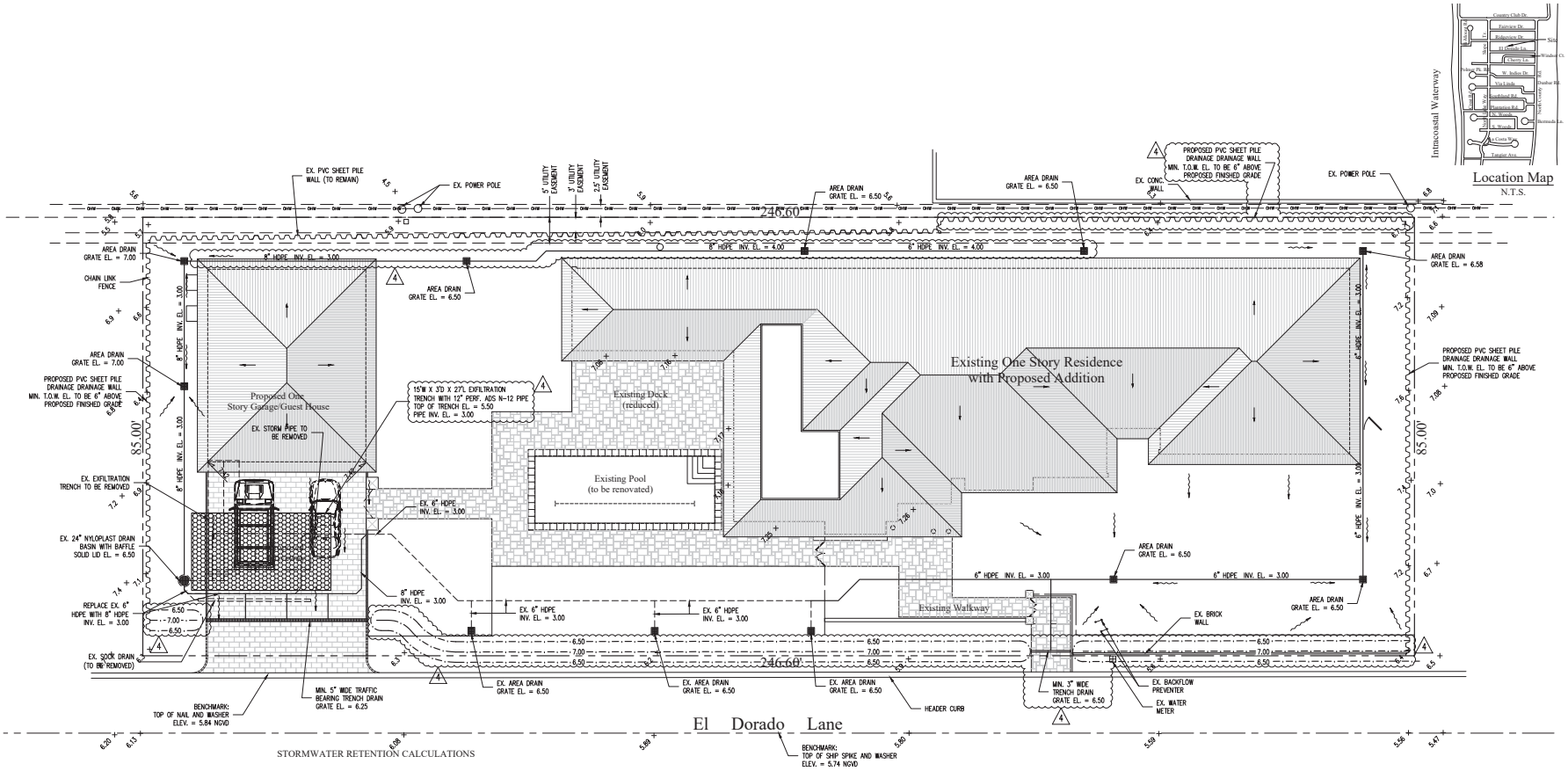
N

SCALE: $\frac{3}{32}$" = 1'-0"

TGD

DATE:
28 JANUARY 2026



Location Map
N.T.S.

STORMWATER RETENTION CALCULATIONS

A. SITE INFORMATION

Total Property Area = 20,961 sq.ft.

Impervious Plan Area
(existing residence, pool, deck, proposed additions, driveway) = 10,479 sq.ft.

Pervious Plan Area = 10,482 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 10,479 sq.ft. x 1 ft./12 in. = 1,747 cu.ft.

Pervious Runoff Volume:
0.2 x 2 in/hr x 10,482 sq.ft. x 1 ft./12 in. = 349 cu.ft.

Total Volume to be Retained = 2,096 cu.ft.

C. PROPOSED EXFILTRATION TRENCH SIZING

L	=	Total Length of Trench Provided	=	27	ft
W	=	Trench Width	=	15	ft
K	=	Hydraulic Conductivity	=	0.00027	cfs/sq.ft./ft. of head
H2	=	Depth to Water Table	=	3.25	ft
DU	=	Un-Saturated Trench Depth	=	2.50	ft
DS	=	Saturated Trench Depth	=	0.50	ft
V	=	Volume Treated	=	2,152	cu.ft.

Notes:

1) Exfiltration trenches and storm piping to be protected from roots with a root barrier.
2) Roof drain downspouts are to be connected to the proposed drainage system. Contractor to provide engineer with downspout locations prior to installation of drainage system.
3) 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.
7) Existing site drainage shown per site grading/drainage plan by Doug Winter Companies, Inc. dated 1/11/07.

Legend

- EXISTING ELEVATION PER WALLACE SURVEYING CORP. (NGVD-29)
- PROPOSED ELEVATION (NGVD-29)
- PROPOSED ELEVATION CONTOUR (NGVD-29)
- FLOW DIRECTION
- EXFILTRATION TRENCH
- AREA DRAIN
- 24" NYLOPLAST DRAIN BASIN WITH BAFFLE

N

0 5 10 20 40

Scale: 1" = 10'

1	09/20/16	UPDATE PLAN BACKGROUND
2	10/19/16	UPDATE PLAN BACKGROUND; REVISE PROPOSED STORM DRAINAGE
3	04/27/17	UPDATE PLAN BACKGROUND; ADJUST PROPOSED STORM DRAINAGE
4	11/13/17	ADD EXISTING TOPO FROM UPDATED SURVEY; REVISE EXFILTRATION TRENCH CALCULATIONS; REVISE PLAN TO ADDRESS TOWN OF PALM BEACH COMMENTS

Plan Background from Site Plan by
MP Design & Architecture Received 4/27/17

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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.

Gruber Consulting Engineers, Inc.
Certificate of Authorization No. 26140
2453 MERCER AVE., SUITE 305
WEST PALM BEACH, FL 33401
PHONE: 561.512.2301
FAX: 561.537.2229
office@gruberengineers.com

Project Information	
Project No.	2016.0147
Issue Date	08/17/2016
Scale	1" = 10'
Drawn By	KAF
Checked By	CG

Addition Grading & Drainage Plan For:
Keough Residence
Palm Beach, Florida
241 El Dorado Lane

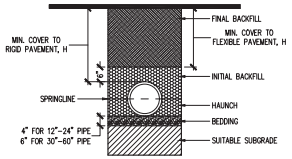
Revisions	
1	09/20/2016
2	10/19/2016
3	04/27/2017
4	11/13/2017
5	
6	
7	
8	
9	
10	

Chad M. Gruber
FL P.E. No. 57466

Sheet No.
C-1

General Notes & Specifications:

1) The contractor shall check all drawings furnished immediately upon their receipt and shall promptly notify the engineer in writing of any discrepancies. Anything shown on the drawings and not mentioned in the specifications or mentioned in the specifications and not shown on the drawings, shall be of like effect as if shown or mentioned in both.
2) Figure marked on drawings shall, in general, be followed in preference to scale measurements. Large scale drawings shall in general, govern small scale drawings. The contractor shall compare all drawings and verify the figures before laying out the work and will be responsible for any errors which might have been avoided thereby. When dimensions on the drawings are affected by the type of equipment selected, the contractor shall adjust such dimensions as conditions may require.
3) If the contractor, in the course of the work, finds any discrepancy between the drawings and the physical conditions of the locality, or any error or omissions in the drawings or in the layout as given by points and instructions, or discovers unforeseen underground or above ground conditions or any other unexpected conditions requiring additional work by the contractor, it shall be his duty to immediately inform the engineer, in writing, and the engineer shall promptly check the accuracy of the information. Any work done after such discovery, until any necessary changes are authorized, will be done at the contractor's risk.
4) If any part of the contractor's work depends, for proper execution or results, upon the work of any other contractor, the contractor shall inspect and measure work already in place and shall at once report to the engineer any discrepancies between the executed work and the drawings.
5) The engineer or his authorized representative shall have free access to the work of the contractor at any time for the purpose of inspection. The contractor shall furnish the facilities to determine, as best as can reasonably be done, the nature and quality of the work performed. Such assistance of the contractor shall, if necessary, include the uncovering, testing or removal of portions of the finished work.
6) All debris shall be removed from the area and legally disposed. Debris may be burned upon obtaining proper burning permit but any unburned remains are to be disposed of as directed by the owner or his representatives.
7) The contractor shall be responsible for protecting all buildings, structures, and utilities that are underground, above ground, or on the surface against construction operations that may be hazardous to said facilities and shall hold and save the owner harmless against all claims of damage. The contractor shall, by repair or replacement, return to equal or better condition all pavement, sidewalk, lawns, utilities and other items damaged by this construction activity.
8) The contractor shall be responsible for obtaining all required tests and shall submit reports by an independent testing laboratory approved by the engineer. Should any test fail to meet specification as shown herein, the contractor shall, at his expense, correct all deficient work and submit laboratory test results showing compliance with these specifications.
9) All work shall be performed in a workman like manner and shall conform with all applicable City, County, State and Federal regulations and/or Codes. The contractor shall obtain all permits and licenses required to begin work.
10) The contractor shall visually examine the construction site to determine the amount of clearing and existing facilities to be replaced, removed and/or relocated which may be required in order to complete the work.
11) The contractor shall give the engineer 48 hours notice prior to requesting required inspections and shall supply all equipment necessary to properly test and inspect the completed work.
12) The contractor shall guarantee all work and materials for a period of one year from the date of project acceptance, during which all faulty construction and/or materials shall be corrected at the contractor's expense
13) All work shall be accomplished in a safe and workmanlike manner. The contractor shall comply with all applicable laws and regulations of any public and/or private body having jurisdiction for the safety of persons or property or to protect them from damage, injury or loss and shall erect and maintain all necessary safeguards for such safety and protection. The responsibility for project safety rests solely and specifically with the contractor. Local agencies and their employees and agents are specifically indemnified and held harmless from any actions of the contractor relating to the safety procedures implemented during construction and from any claims brought by any persons regarding safety, personal injury or property damage.
14) Minimum Construction Inspection Checkpoints: 1) Prior to any major deviation from the approved plans 2) Prior to backfilling of any trenches containing hydraulic conduits so that jointing may be mutually approved 3) Upon completion of subgrade compacting 4) At the time of delivery of base material 5) Upon completion of the base and prior to priming 6) Immediately prior to and upon the first and second applications of the plant mixed wearing course 7) Upon completion of construction, a final inspection will be made with project representative
15) All unsuitable material such as muck, marl and debris shall be removed from the limits of construction and legally disposed. At the engineer's direction, muck may be stockpiled on the site at designated locations for use in landscaping.
16) All material and equipment to be furnished and/or installed by the contractor for this project shall be guaranteed for a period of one year from the date of final acceptance thereof, against defective materials, design and workmanship. Upon receipt of notice from the owner of failure of any part of the guaranteed equipment or materials during the guarantee period, the affected part, parts or materials shall be replaced promptly with new parts or materials by the contractor at no expense to the owner. In the event the contractor fails to make the necessary replacement or repairs within seven (7) days after notification by the owner, the owner may accomplish the work at the expense of the contractor.
17) The contractor shall complete "as-built" information relative to pipe lengths, materials and any deviation from plans and provide a copy of such to the owner and engineer for final acceptance of the contractor's work.

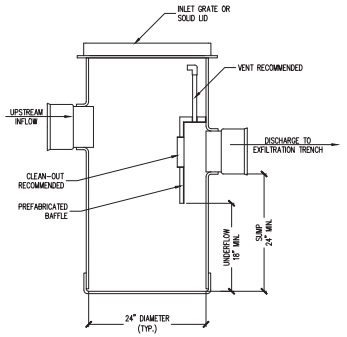


NOTES:

1) ALL PIPE SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D2321, "STANDARD PRACTICE FOR UNDERGROUND INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY FLOW APPLICATIONS", LATEST ADDITION
2) MEASURES SHOULD BE TAKEN TO PREVENT MIGRATION OF NATIVE FINES INTO BACKFILL MATERIAL, WHEN REQUIRED
3) SUITABLE SUBGRADE: WHERE THE TRENCH BOTTOM IS UNSTABLE, THE CONTRACTOR SHALL EXCAVATE TO A DEPTH REQUIRED BY THE ENGINEER AND REPLACE WITH SUITABLE MATERIAL AS SPECIFIED BY THE ENGINEER. AS AN ALTERNATIVE AND AT THE DISCRETION OF THE DESIGN ENGINEER, THE TRENCH BOTTOM MAY BE STABILIZED USING A GEOTEXTILE MATERIAL
4) BEDDING: SUITABLE MATERIAL SHALL BE CLASS I, II OR III. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER. UNLESS OTHERWISE NOTED BY THE ENGINEER, MINIMUM BEDDING THICKNESS SHALL BE 4" FOR 4"-24" PIPE, 6" FOR 30"-60" PIPE.
5) INITIAL BACKFILL: SUITABLE MATERIAL SHALL BE CLASS I, II OR III IN THE PIPE ZONE, EXTENDING NOT LESS THAN 6" ABOVE CROWN OF PIPE. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER. MATERIAL SHALL BE INSTALLED AS REQUIRED IN ASTM D2321, LATEST EDITION.
6) MINIMUM COVER: MINIMUM COVER, H IN NON-TRAFFIC APPLICATIONS (GRASS OR LANDSCAPE AREAS) IS 12" FROM THE TOP OF PIPE TO GROUND SURFACE. ADDITIONAL COVER MAY BE REQUIRED TO PREVENT FLOATATION. FOR TRAFFIC APPLICATIONS, MINIMUM COVER, H, IS 18" UP TO 48" DIAMETER PIPE AND 24" OF COVER FOR 54"-60" DIAMETER PIPE, MEASURED FROM TOP OF PIPE TO BOTTOM OF FLEXIBLE PAVEMENT OR TO TOP OF RIGID PAVEMENT.

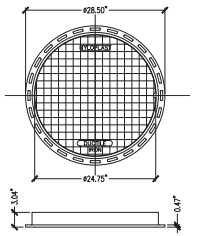
TRENCH AND BACKFILL DETAIL
N.T.S.

24" NYLOPLAST DRAIN BASIN



NOTE: INLET TO HAVE MIN. 24" SUMP AND MIN. 18" CLEARANCE BETWEEN BOTTOM OF BAFFLE AND BOTTOM OF INLET

24" SOLID LID

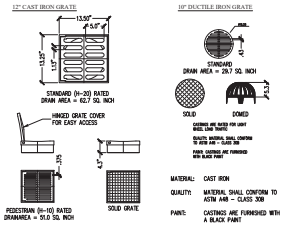


STANDARD
APPROX. DRAIN AREA = 194.60 SQ.IN.
APPROX. WEIGHT WITH FRAME = 124.00 LBS.
STANDARD GRATE HAS H-25 HEAVY DUTY RATING
SOLID COVER HAS H-25 HEAVY DUTY RATING
PEDESTRIAN GRATE HAS H-10 MEDIUM DUTY RATING

QUALITY: MATERIALS SHALL CONFORM TO ASTM A536 GRADE 70-50-05

MATERIAL: DUCTILE IRON

PAINT: CASTINGS ARE FURNISHED WITH A BLACK PAINT LOOKING DEVICE AVAILABLE UPON REQUEST PRICE INCLUDES FRAME & GRATE/COVER

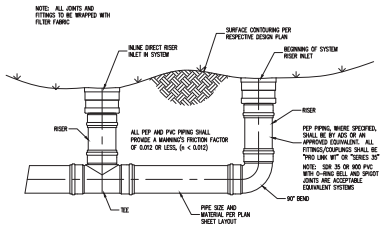


NOTE:

TYPE OF GRATES & INLETS TO BE COORDINATED WITH ENGINEER & LANDSCAPE ARCHITECT

PIPE MATERIAL MAY BE PVC, ADS, NDS, OR APPROVED EQUAL

AREA DRAIN DETAIL
N.T.S.



DIRECT RISER INLET: TYPICAL INSTALLATION
N.T.S.

STORMWATER RETENTION CALCULATIONS

A. SITE INFORMATION

Total Property Area = 20,961 sq.ft.

Impervious Plan Area
(existing residence, pool, deck, proposed additions, driveway) = 10,479 sq.ft.

Pervious Plan Area = 10,482 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 10,479 sq.ft. x 1 ft./12 in. = 1,747 cu.ft.

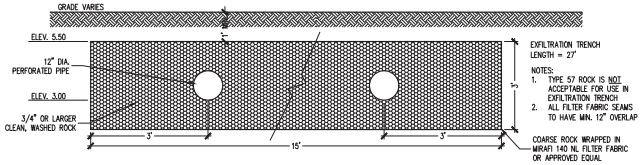
Pervious Runoff Volume:
0.2 x 2 in/hr x 10,482 sq.ft. x 1 ft./12 in. = 349 cu.ft.

Total Volume to be Retained = 2,096 cu.ft.

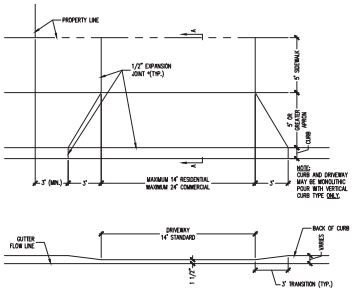
C. PROPOSED EXFILTRATION TRENCH SIZING

L	=	Total Length of Trench Provided	=	27	ft
W	=	Trench Width	=	15	ft
K	=	Hydraulic Conductivity	=	0.00027	cfs/sq.ft./ft. of head
H2	=	Depth to Water Table	=	3.25	ft
DU	=	Un-Saturated Trench Depth	=	2.50	ft
DS	=	Saturated Trench Depth	=	0.50	ft
V	=	Volume Treated	=	2,152	cu.ft.

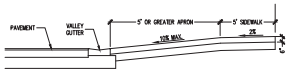
4



EXFILTRATION TRENCH DETAIL 4
N.T.S.



CURB TRANSITION PROFILE
N.T.S.



SECTION A-A
N.T.S.

1. DRIVEWAY TO BE PORTLAND CEMENT, MIN. 3,000 P.S.I. @ 28 DAYS.
2. BASE TO BE A MINIMUM 4" CLEAN SAND OR SANDY LOAM, FULLY COMPACTED, FULL WIDTH.
3. CONCRETE TO BE BROOM FINISHED WITH EVEN, DUSTLESS SURFACE.

RESIDENTIAL DRIVEWAY CURB & GUTTER SECTION (CONCRETE)

4 11/13/17 REVISE EXFILTRATION TRENCH CALCULATIONS AND DETAIL

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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.

Gruber Consulting Engineers, Inc.
Certificate of Authorization No. 28140
2455 MERCER AVE. SUITE 305
WEST PALM BEACH, FL 33401
PHONE: 561.312.2262
FAX: 561.537.2229
office@gruberengineers.com

Project Information

Project No.	2016.0147
Issue Date	04/27/2017
Scale	As Shown
Drawn By	CG
Checked By	CG

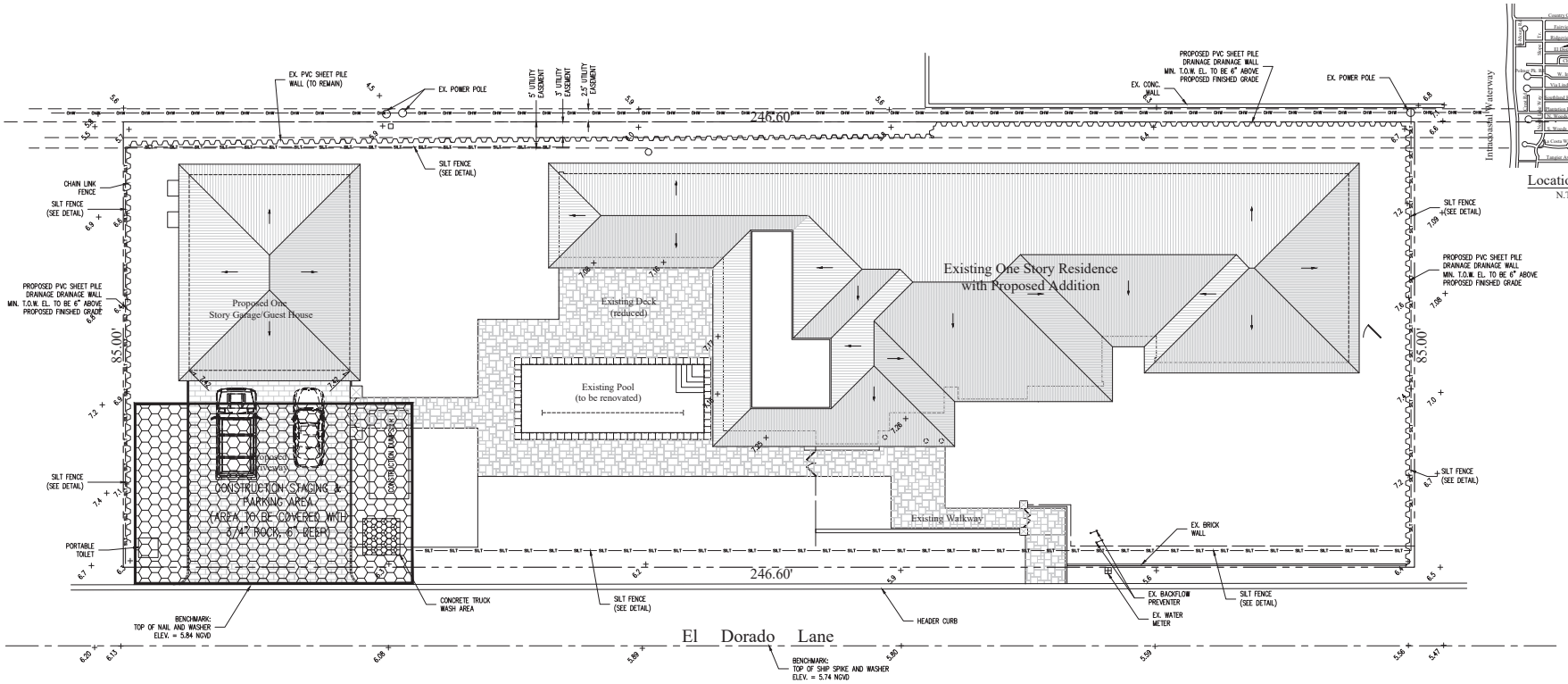
Drainage Specifications and Details For:
Keough Residence
241 El Dorado Lane
Palm Beach, Florida

Revisions

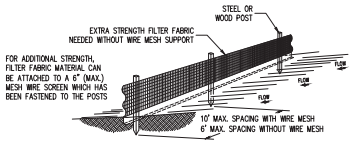
1	
2	
3	
4	11/13/2017
5	
6	
7	
8	
9	
10	

Chad M. Gruber
FL P.E. No. 57466

Sheet No.
C-2



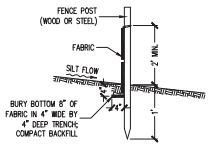
Location Map
N.T.S.



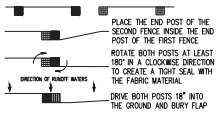
Notes:

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

SILT FENCE DETAIL
N.T.S.



SILT FENCE SECTION
N.T.S.



ATTACHING TWO SILT FENCES
N.T.S.

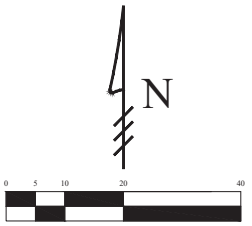
Legend

CONSTRUCTION STAGING AREA

SILT FENCE (SEE DETAIL)

Notes:

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



Scale: 1" = 10'

Plan Background from Site Plan by MP Design & Architecture Received 4/27/17

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48 HOURS BEFORE DIGGING CALL
1-800-432-4770
SUNSHINE STATE ONE CALL OF FLORIDA, INC.
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Certificate of Authorization No. 26140
2455 MERCER AVE, SUITE 305
WEST PALM BEACH, FL 33401
PHONE: 561.312.2361
FAX: 561.537.2229
office@gruberengineers.com

Project Information	
Project No.	2016.0147
Issue Date	04/27/2017
Scale	1" = 10'
Drawn By	KAF
Checked By	CG

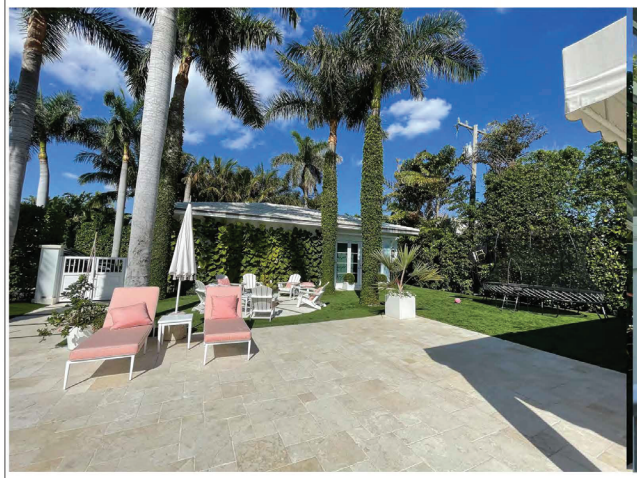
Construction Staging & Parking and Erosion Control Plan For:
Keough Residence
241 El Dorado Lane
Palm Beach, Florida

Revisions	
1	
2	
3	
4	
5	
6	
7	
8	
9	
10	

Chad M. Gruber
FL P.E. No. 57466

Sheet No.
EC-1

FINAL RESUBMITAL : ARCS-25-0937 REV1
ZON-25-0082
MEETING DATE : JANUARY 28, 2026



POOL TERRACE



REAR YARD OF MAIN HOUSE



FRONT YARD ENTRY



EAST SIDE YARD OF GUEST HOUSE



FRONT YARD - EAST SIDE



FRONT YARD - EAST SIDE

PARADELO | BURGESS
design studio
1177 CLARE AVENUE, SUITE 7
WEST PALM BEACH, FLORIDA
561.951.7525 | INFO@PARADELOBURGESS.COM

EXISTING SITE PICS

KEOGH RESIDENCE
241 EL DORADO LANE
PALM BEACH, FLORIDA

SEAL:

JONATHAN BURGESS
LICENSE # LA6667220

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SCALE: 3/8" = 1'-0"

SITE PICS

DATE:
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

PARADELO | BURGESS
design studio
1177 CLARE AVENUE, SUITE 7
WEST PALM BEACH, FLORIDA
561.951.7525 | INFO@PARADELOBURGESS.COM

EXISTING SITE PICS

KEOGH RESIDENCE
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PALM BEACH, FLORIDA

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SCALE: 3/8" = 1'-0"

SITE PICS

DATE:
30 DECEMBER 2025

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:**	241 El Dorado Lane	
2	**Lot Area (sq. ft.):**	20,961.0	
3		REQUIRED	PROPOSED
4	Landscape Open Space (LOS) (Sq Ft and %)	10,480.5 50%	NO CHANGE
5	LOS to be altered (Sq FT and %)	4,084.3 38.9%	5,515.8 26.3%
6	Perimeter LOS (Sq Ft and %)	5,241.0 50%	858.5 SF 78.0%
7	Front Yard LOS (Sq Ft and %)	4,716.2	4,462.9 SF 47.4%
8	Native Trees %	30% (number of trees)	N/A
9	Native Shrubs & Vines %	30% (number of shrubs & vines)	N/A
10	Native Groundcover %	30% (groundcover area)	NATIVE PLANTS 535 42.6%

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

TOWN OF PALM BEACH

Information for Architectural Commission Meeting on: February 25, 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: 2/18/2026

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

HISTORY:
This case was heard at the January 28, 2026, ARCOM meeting. The Commissioners deferred the project and provided feedback on revisions they would like to see including retaining the knee wall, no columns, no cladding, reconsidering the size of the store, studying possible asymmetry, and retaining original charm.

THE PROJECT:
The applicant has submitted revised plans, entitled "BVLGARI" as prepared by **Jerome Baumoehl Architect**, uploaded February 6, 2026.

The following scope of work is proposed:

- Exterior façade alterations, including new storefront system, awnings and signage.



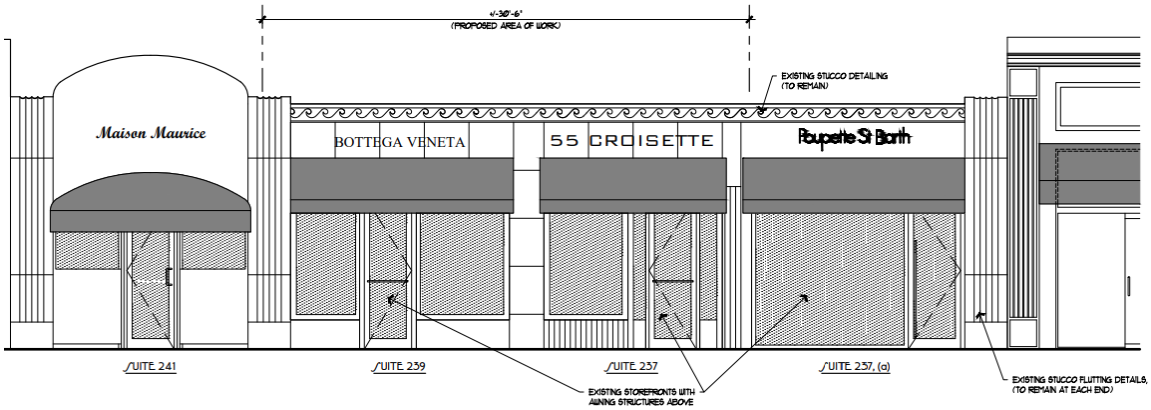
Site Data			
Zoning District	C-WA	**Future Land Use**	COMMERCIAL
Year built	1948	**Architect**	Simonson & Holley Architects

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.

The applicant has scaled back their request to retain a slightly higher kneewall (still lower than existing). They have also eliminated the wall cladding but still wish to add columns on either side of the entry.

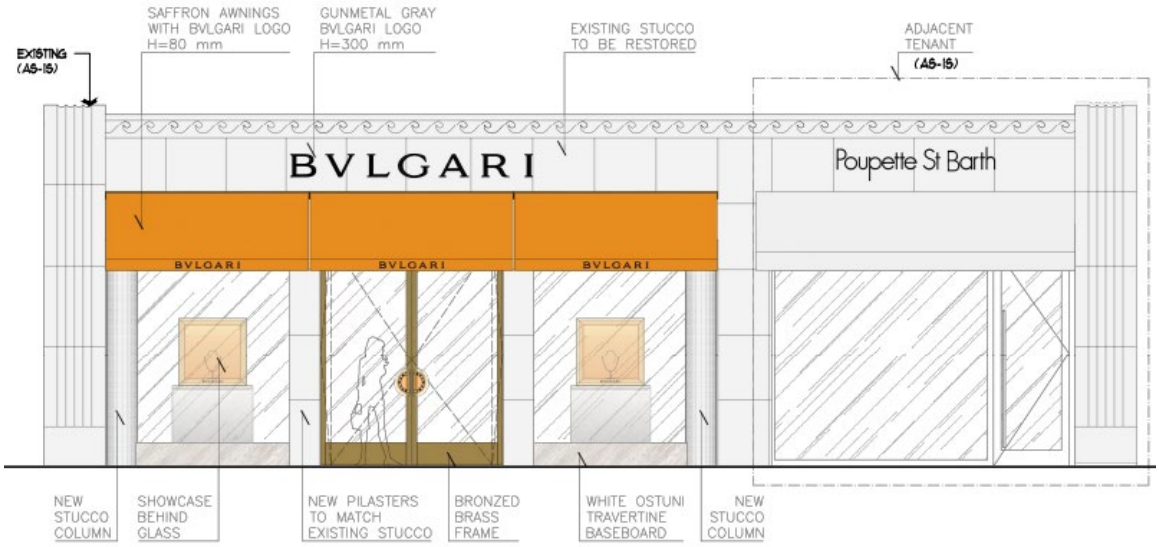




Existing



Previous Proposal



Currently Proposed

Signage will be centered on the new space. The backlit signage has been removed from the proposal; however, based on the rendering and images, the rooftop mechanical equipment is still 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**
237 - 239 Worth Avenue
Palm Beach, Florida 33480

LETTER OF INTENT, (First Submittal) Development Review

Zoning for the project is C-WA : Commercial Worth Avenue

This Development Review submittal is to combine Suite 237, (55 Croisette) 944.0 square feet and Suite 239 (Bottega Veneta) 1,260.0 square feet to one single tenant (BVLGARI) approximately 2,200.0 square feet including new storefront, stone signage panel with new awning.

The proposed façade 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
AA26001281

THE WORTH AVENUE BUILDING
205 WORTH AVENUE, SUITE 317
PALM BEACH, FLORIDA 33480
VOICE : 561•689•2000
FAX : 561•653•8086
www.JeromeBaumoehlArchitect.com

BVLGARI

237-239 Worth Avenue, Palm Beach, Florida

(Final Submittal, December 30, 2025)
Revised Final Submittal, February 9, 2026
Projected Date of Arcom Meeting: February 25, 2026



237-239 Worth Avenue



237-239 Worth Avenue, (Front View)



237-239 Worth Avenue, (Last Submittal)



237-239 Worth Avenue, (Proposed)

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

1)	TS	TITLE SHEET
2)		SURVEY
3)	OBP	EXISTING FOUNDATION DRAWINGS
4)	OBE	EXISTING BUILDING ELEVATION
5)	SPE	SITE PLAN, (EXISTING)
6)	SPP	SITE PLAN (PROPOSED)
7)	ZL/D(E)	ZONING LEGEND / DIAGRAM, (EXISTING)
8)	A1	GROUND FLOOR PLAN, (EXISTING)
9)	A2	GROUND FLOOR PLAN, (PREVIOUS SUBMITTAL)
10)	A2.1	GROUND FLOOR PLAN, (PROPOSED)
11)	A3	GROUND FLOOR PLAN, (PREVIOUS SUBMITTAL, FURNISHING PLAN)
12)	A3.1	GROUND FLOOR PLAN, (PROPOSED, FURNISHING PLAN)
13)	A4	ROOF PLAN, (EXISTING AS-IS / PROPOSED)
14)	A5	WORTH AVENUE BUILDING ELEVATIONS, (EXISTING AND PROPOSED)
15)	A6	WORTH AVENUE BUILDING ELEVATION, (PREVIOUS SUBMITTAL)
16)	A6.1	WORTH AVENUE BUILDING ELEVATION, (PROPOSED)
17)	A7	RENDERING OF PROPOSED WORTH AVENUE ELEVATION, (PREVIOUS SUBMITTAL)
18)	A7.1	RENDERING OF PROPOSED WORTH AVENUE ELEVATION, (PROPOSED)
19)	A8	REAR ELEVATION, (EXISTING AS-IS / PROPOSED)
20)	A9	ARCOM PHOTO EXHIBITS
21)	A10	EXISTING REAR PHOTOGRAPHS
22)	A11	SIGNAGE DETALS

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 /1 Barth	+/-	1,273.0 square feet
257 : 55 Croisette	+/-	975.0 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

Zoning Legend			
Property Address:	237-239 Worth Avenue		
Zoning District:	C-WA Worth Avenue District		
Lot Area (sq. ft.):	12,501 Square Feet or 0.287 Acre		
Lot Width (W) & Depth (D) (ft.):	100'-0" X 125'-0"		
Structure Type: (Single-family, Multi-family, Comm., Mixed)	Commercial		
FEMA Flood Zone Designation:	Flood Zone AE (EL:6), according to F.I.R.M.		
Zero Datum for point of meas. (NAVD):	N/C		
Crown of Road (COR) (NAVD):	N/C		
	REQ'D / PERMITTED	EXISTING	PROPOSED
Lot Coverage (Sq Ft and %):	9,375.0 SF (75%)	9,264.0 SF (74.12%)	N/A
Enclosed Square Footage (not & incl. Basement, Accs. Structure, etc.):			
*Front Yard Setback (Ft.):	10'-0"	N/A	N/A
* Side Yard Setback (1st Story) (Ft.):	5'-0"	N/A	N/A
* Side Yard Setback (2nd Story) (Ft.):	N/A	n/A	N/A
*Rear Yard Setback (Ft.):	10'-0"	10'-0"	N/C
Angle of Vision (Deg.):	N/A	N/A	N/A
Building Height (Ft.):	15'-0"	15'-2"	N/C
Overall Building Height (Ft.):	15'-0"	15'-2"	N/C
Cubic Content Ratio (CCR) (R-B ONLY):	N/A	N/A	N/A
** Max. Fill Added to Site (Ft.):			
Finished Floor Elev. (FFE)(NAVD):	N/C	N/C	N/C
Base Flood Elevation (BFE)(NAVD):	N/C	N/C	N/C
Landscape Open Space (LOS) (Sq Ft and %):	1,875.0 SF (15%)	3,148.0 SQ (25.1%)	N/C
Perimeter LOS (Sq Ft and %):			
Front Yard LOS (Sq Ft and %):		+/-46.0 SF (4.1%)	N/C
*** Native Plant Species %:		Please refer to TOPB Landscape Legend.	

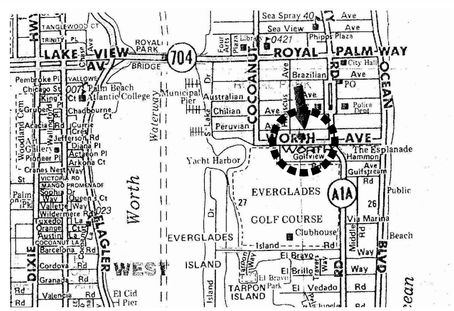
* Indicate each yard area with cardinal direction (N,S,E,W)
** Difference of Min. Floor Elev. (FFE) and Highest Crown of Rd (COR) divided by two. (FFE - COR) / 2 = Max. Fill. (Sec. 134-330(3))
*** Provide Native plant species %'s per category as required by Ord. 005-2017 on separate TOPB Landscape Legend.

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

REV 07 20250626

Location Map

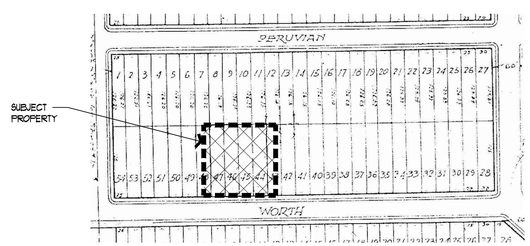
No Scale



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 26000781

Proposed Tenant Improvement / New Impact Storefront

Bvlgari

237-239 Worth Avenue
Palm Beach, Florida

11/09/2025	PRE-APP SUBMITTAL
11/24/2025	FIRST SUBMITTAL
12/15/2025	SECOND SUBMITTAL
12/30/2025	FINAL SUBMITTAL
2/9/2026	FINAL SUBMITTAL

November 05, 2025

TS

FENCE LEGEND

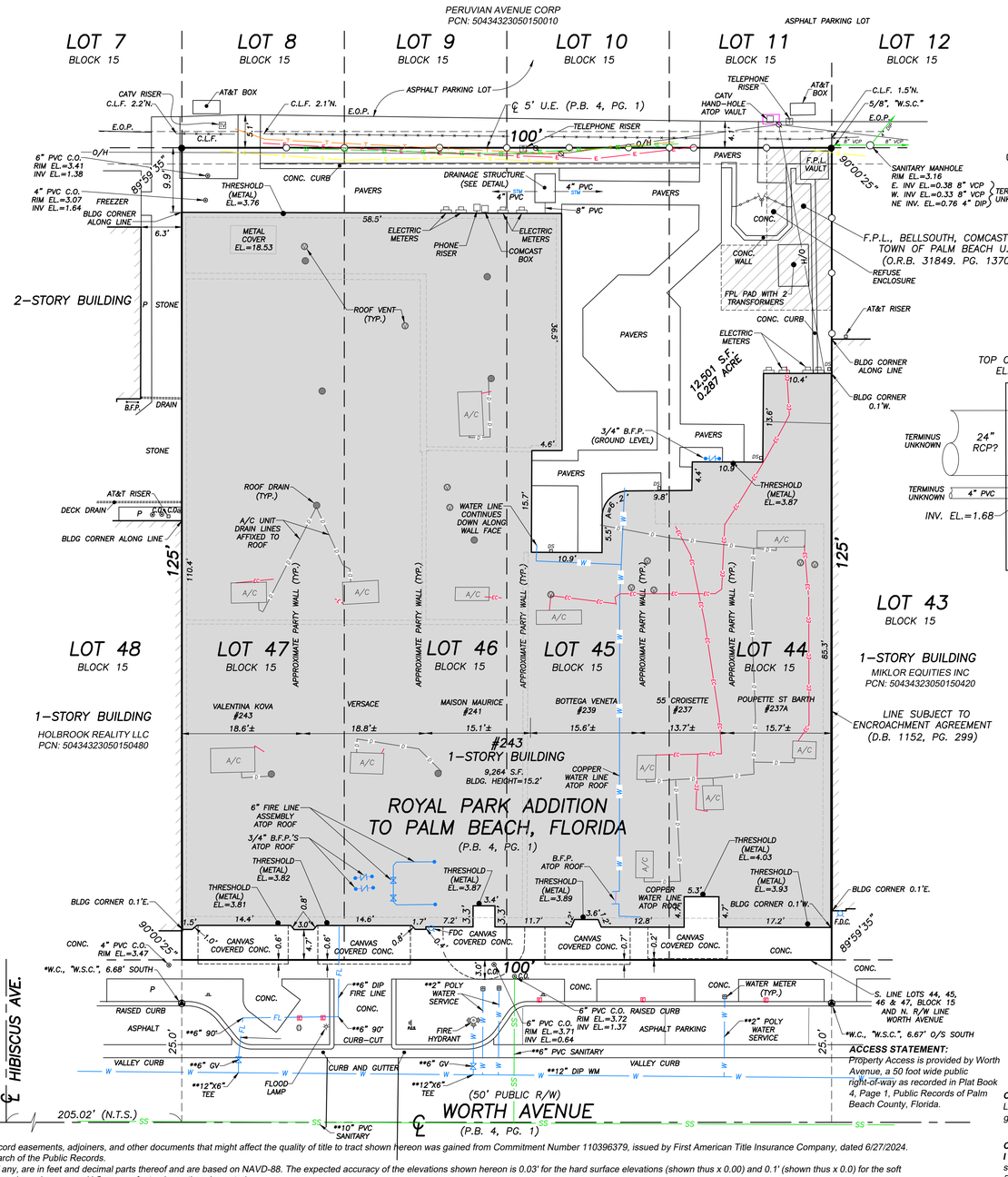
= ALUMINUM FENCE
= CHAIN LINK FENCE
= WOOD FENCE
= GATE

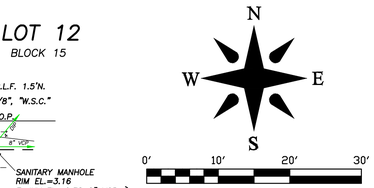
UTILITIES LEGEND

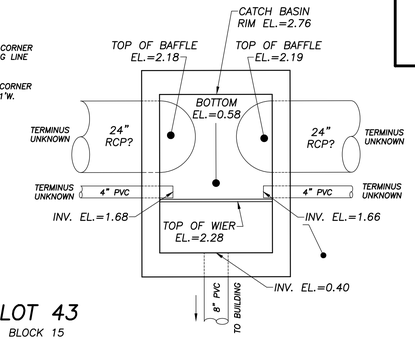
= BURIED ELECTRIC CABLE
= BURIED WATER LINE
= BURIED TELEPHONE CABLE
= BURIED GAS LINE
= BURIED SANITARY PIPE
= BURIED STORM WATER LINE
= EXPOSED ELECTRIC CONDUIT
= EXPOSED ROOF DRAIN

ABBREVIATIONS & SYMBOLS

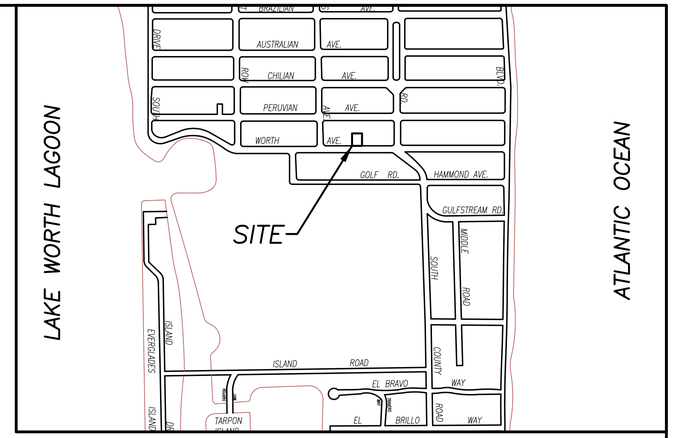
A	= ARC LENGTH
A/C	= AIR CONDITIONING
A.E.	= ACCESS EASEMENT
A.K.A.	= ALSO KNOWN AS
B.F.P.	= BACKFLOW PREVENTER
BLDG.	= BUILDING
B.M.	= BENCHMARK
B.O.C.	= BACK OF CURB
B.O.W.	= BACK OF WALK
(C)	= CALCULATED
CATV	= CABLE ANTENNA TELEVISION
C.B.	= CHORD BEARING
C.B.S.	= CONCRETE BLOCK STRUCTURE
C.C.C.L.	= 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

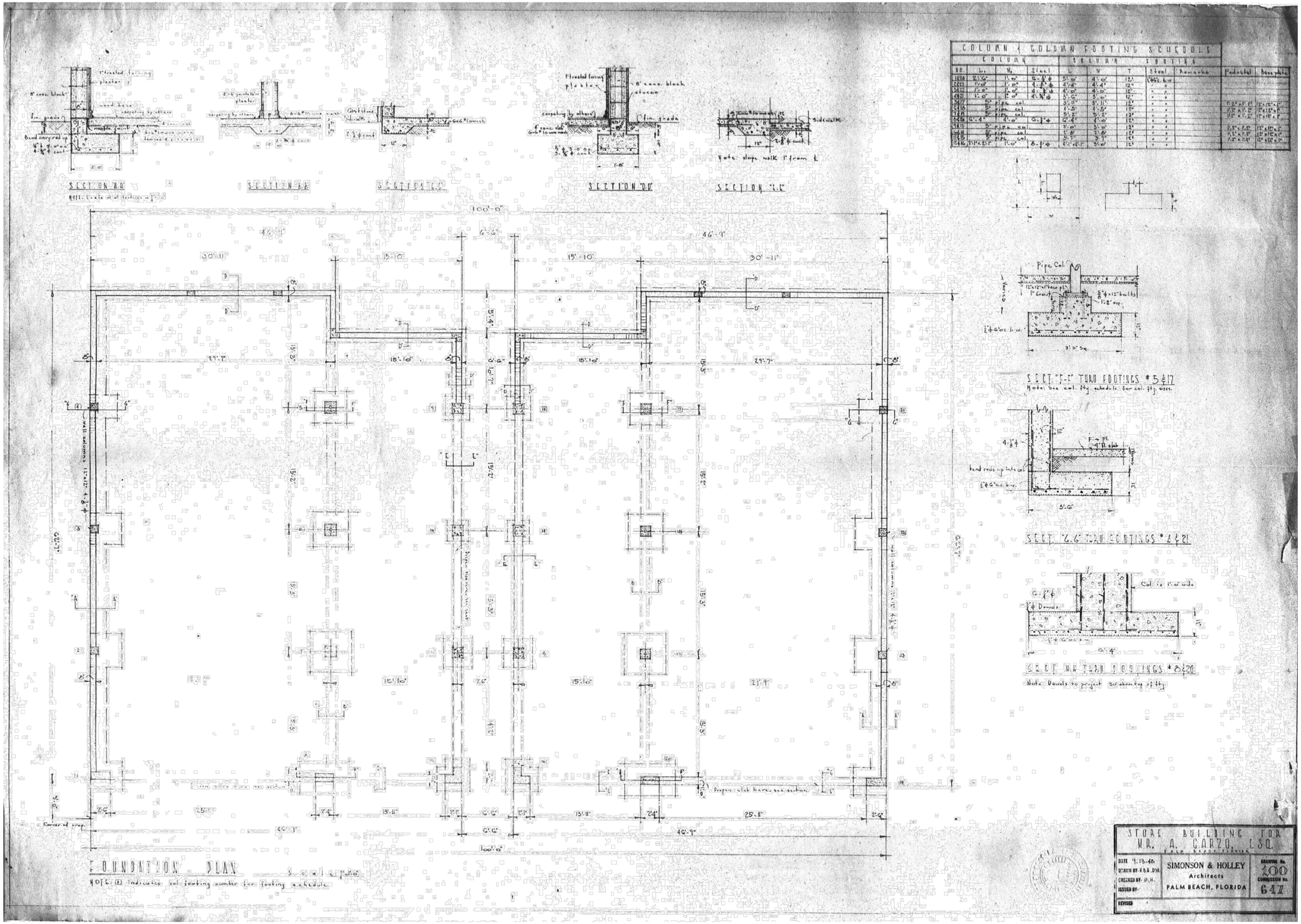






DRAINAGE STRUCTURE DETAIL
(1"=2')


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.
SOUTH OCEAN BLVD.



Original Building: Foundation Plan

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 IRA BAUMOEHL
AR 0014743
REGISTERED ARCHITECT
AA 26001281

Proposed Tenant Improvement / New Impact Storefront

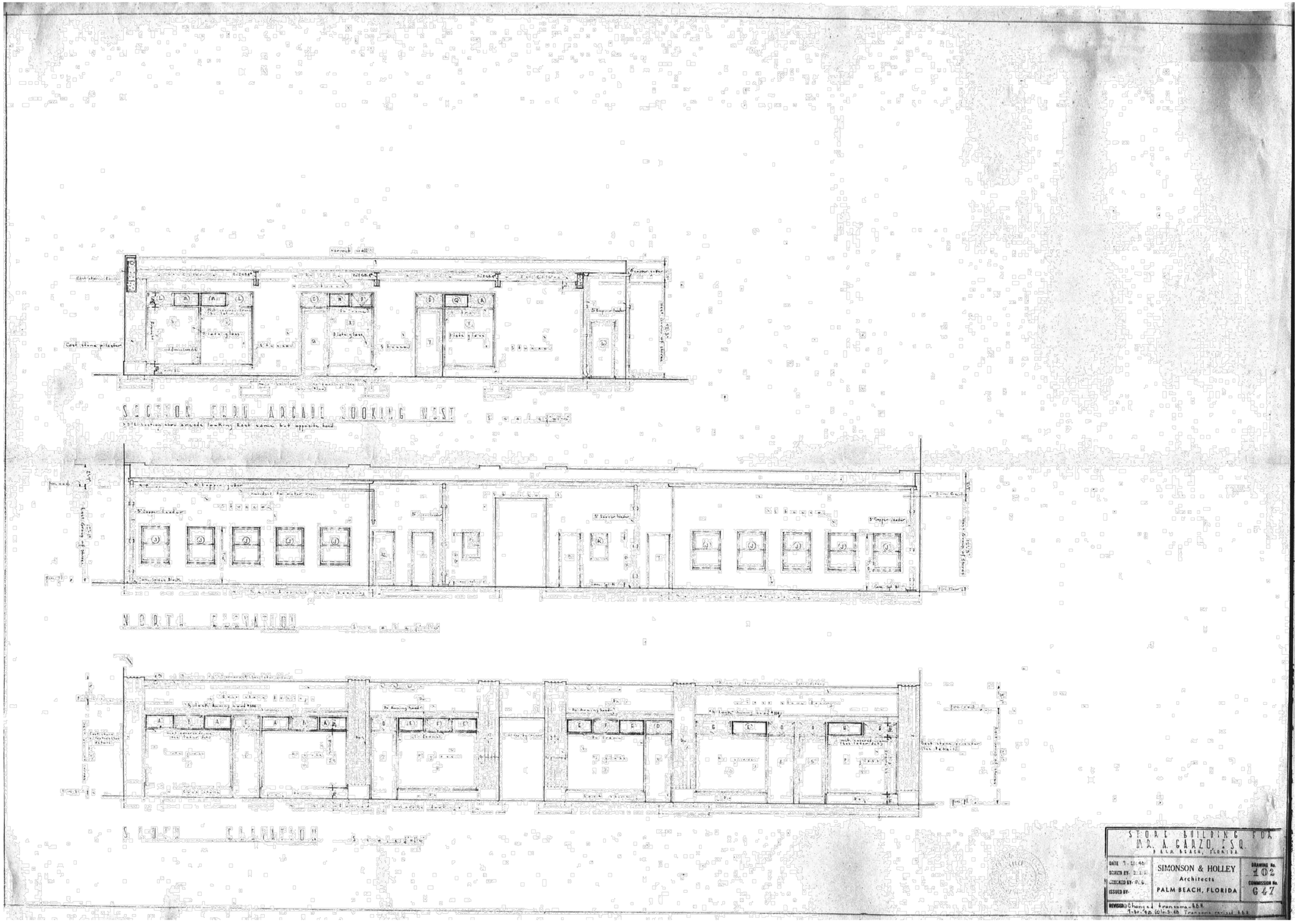
Bvlgari

231-239 Worth Avenue
Palm Beach, Florida

23-___		
11/09/2015	PRE-APP SUBMITTAL	
11/24/2015	FIRST SUBMITTAL	
12/15/2015	SECOND SUBMITTAL	
12/30/2015	FINAL SUBMITTAL	
2/5/2016	FINAL SUBMITTAL	
November 05, 2015		

Arcom: #ARC-25-099

OBP



Original Building: Building Elevations

Scale: N.T.S.

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Florida 33480
Phone : (561) 693 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

11/25/2015	PRE-APP SUBMITTAL	
1/14/2015	FIRST SUBMITTAL	
12/15/2015	SECOND SUBMITTAL	
12/30/2015	FINAL SUBMITTAL	
2/5/2016	FINAL SUBMITTAL	

23-___

November 05, 2015

Arcom: *ARC-25-099

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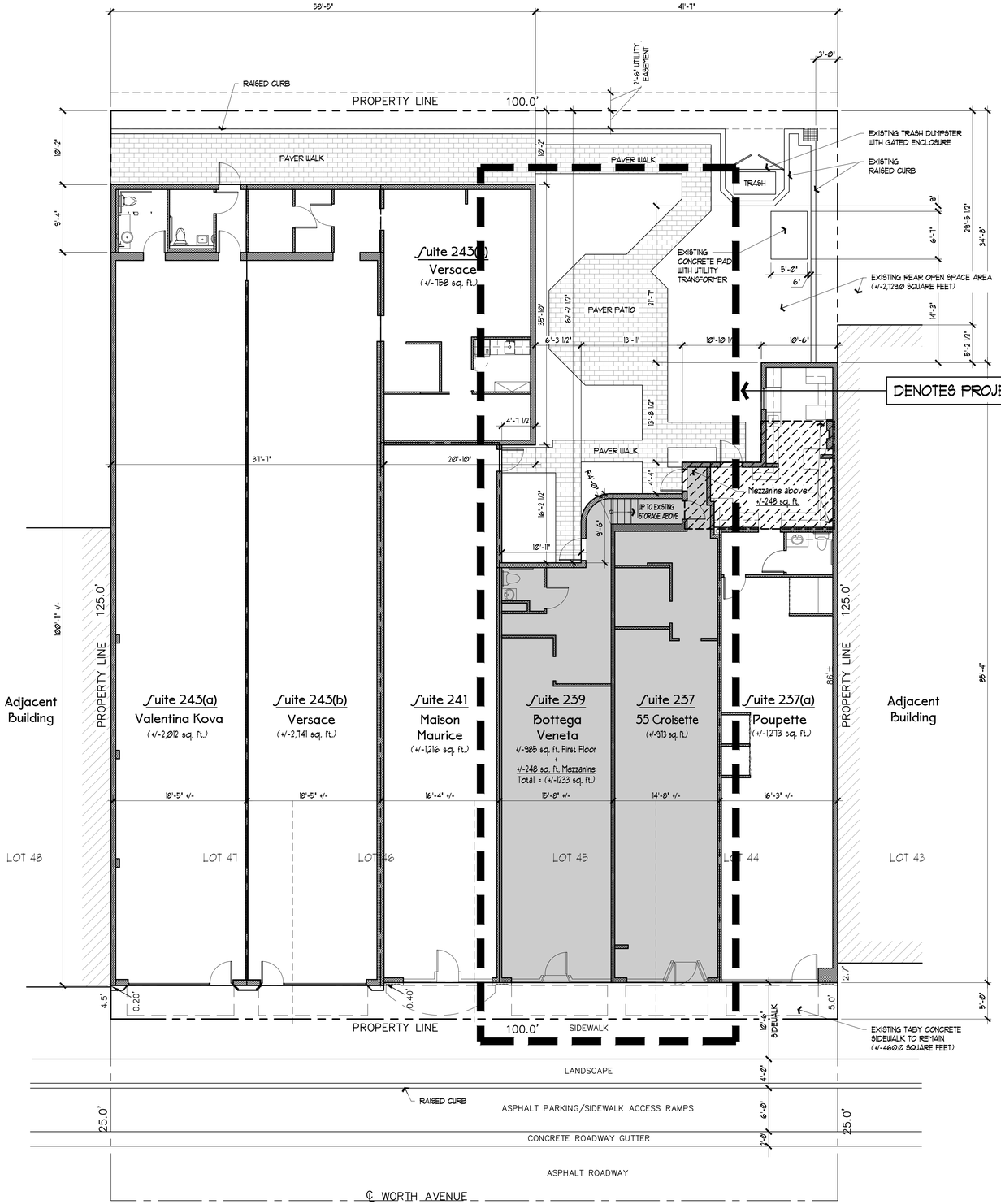

Site Plan, (Existing Retail Suites 237-239)

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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Florida 33480
Phone : (561) 683 2000

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STATE OF FLORIDA
JEROME IRA BAUMOEHL
AR 0014743
REGISTERED ARCHITECT
AA 26000181

Proposed Tenant Improvement / New Impact Storefront

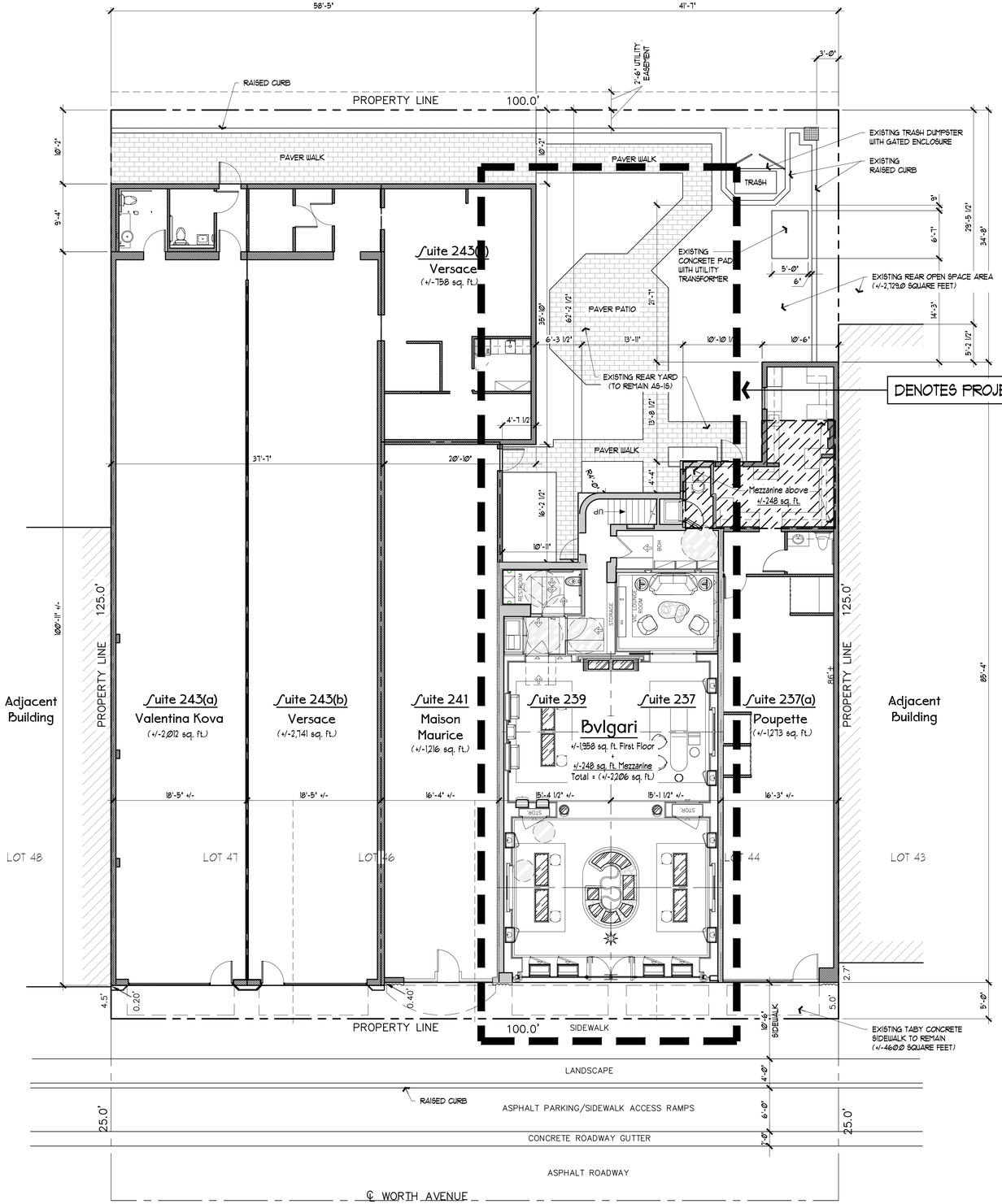
Bvlgari

231-239 Worth Avenue
Palm Beach, Florida

23-___		
11/05/2025	PRE-APP SUBMITTAL	
1/14/2025	FIRST SUBMITTAL	
12/15/2025	SECOND SUBMITTAL	
12/30/2025	FINAL SUBMITTAL	
2/5/2026	FINAL SUBMITTAL	
November 05, 2025		

Arcom: *ARC-25-099

SPE



Site Plan, Retail Suites 237-239, (Previous Submittal)

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

N W E S

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

Line #	Zoning Legend			
1	**Property Address:**	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
Suite 317
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Florida 33480
Phone : (561) 693 2000

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STATE OF FLORIDA
JEROME IRA BAUMOEHL
AR 0014743
REGISTERED ARCHITECT
AA 26001281

Proposed Tenant Improvement / New Impact Storefront

Bvlgari

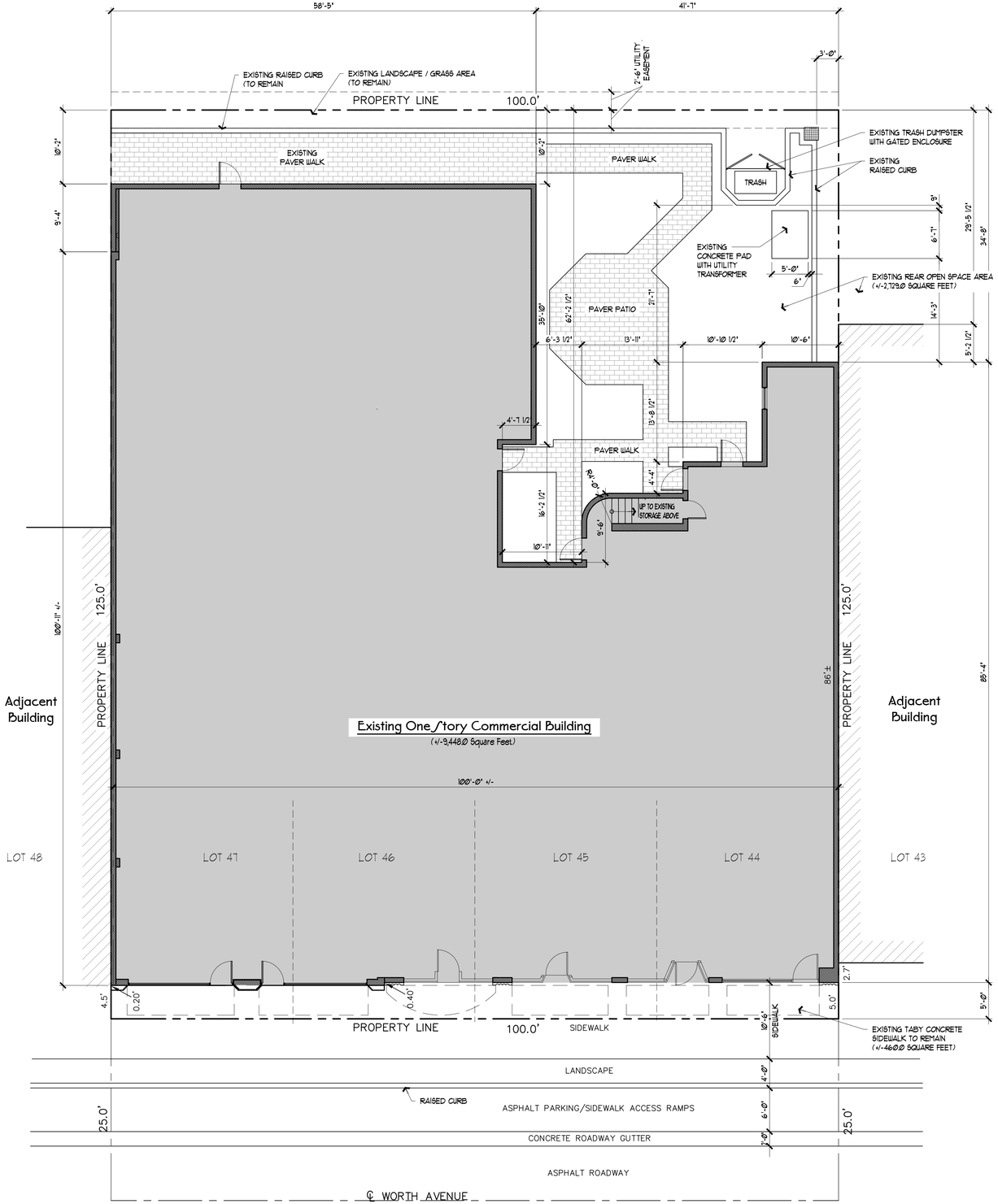
237-239 Worth Avenue
Palm Beach, Florida

11/09/2015	PRE-APP SUBMITTAL	
11/24/2015	FIRST SUBMITTAL	
01/15/2015	SECOND SUBMITTAL	
12/30/2015	FINAL SUBMITTAL	
2/3/2016	FINAL SUBMITTAL	
	November 05, 2015	

23-___

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.
Enter N/C if value is not changing.

REV BF 20230626

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Phone : (561) 693 2000

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STATE OF FLORIDA
JEROME IRA BAUMOEHL
AR 0014743
REGISTERED ARCHITECT
AA 26001281

Proposed Tenant Improvement / New Impact Storefront

Bvlgari

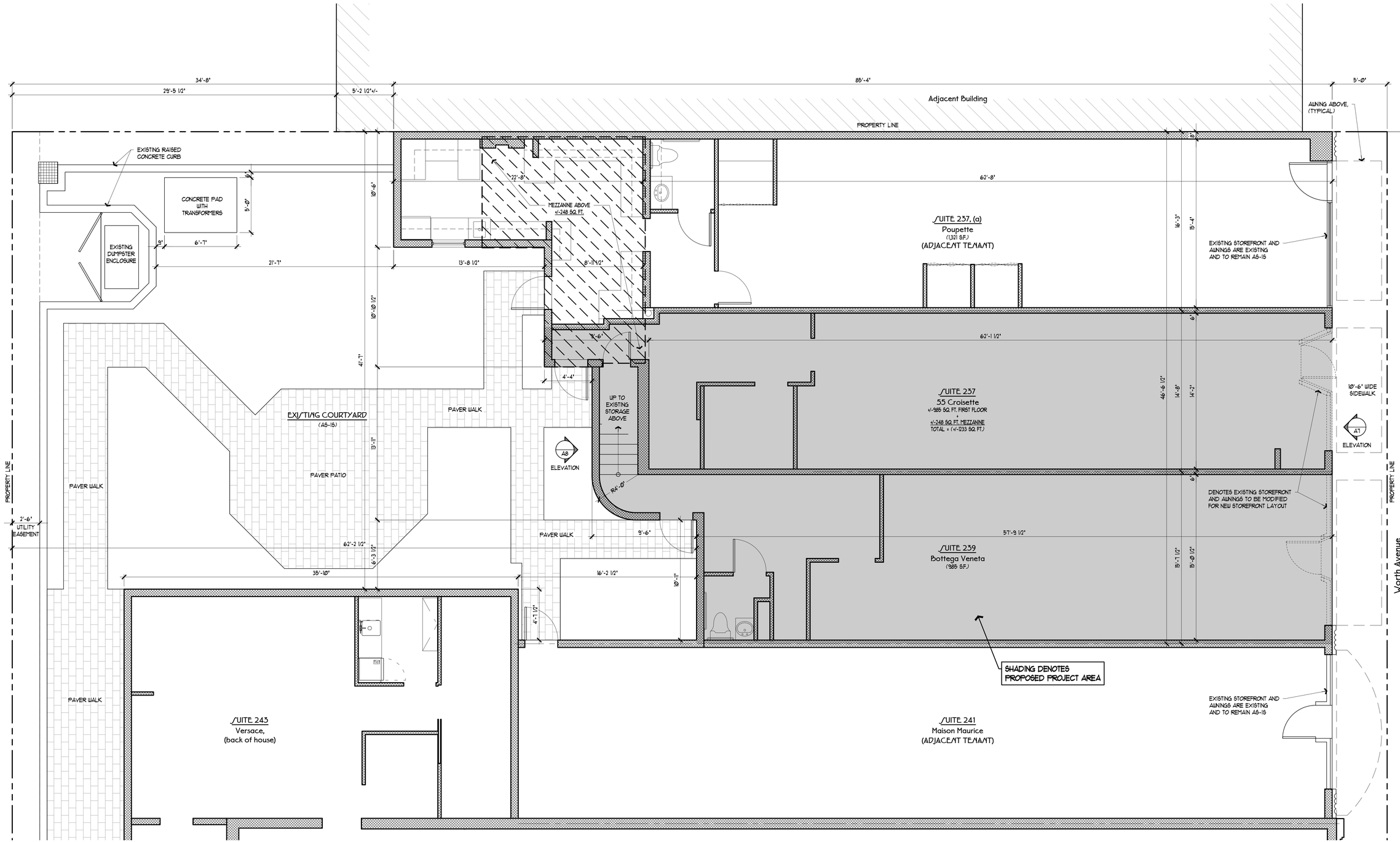
237-239 Worth Avenue
Palm Beach, Florida

11/25/2025	PRE-APP SUBMITTAL	
1/24/2025	FIRST SUBMITTAL	
2/18/2025	SECOND SUBMITTAL	
12/30/2025	FINAL SUBMITTAL	
2/9/2026	FINAL SUBMITTAL	
		November 09, 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"

Jerome Baumoehl Architect, Incorporated

205 Worth Avenue
Suite 317
Palm Beach
Florida 33480
Phone : (561) 689 2000

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JEROME IRA BAUMOEHL
AR 0014743
REGISTERED ARCHITECT
AA 26001281

Proposed Tenant Improvement / New Impact Storefront

Bvlgari

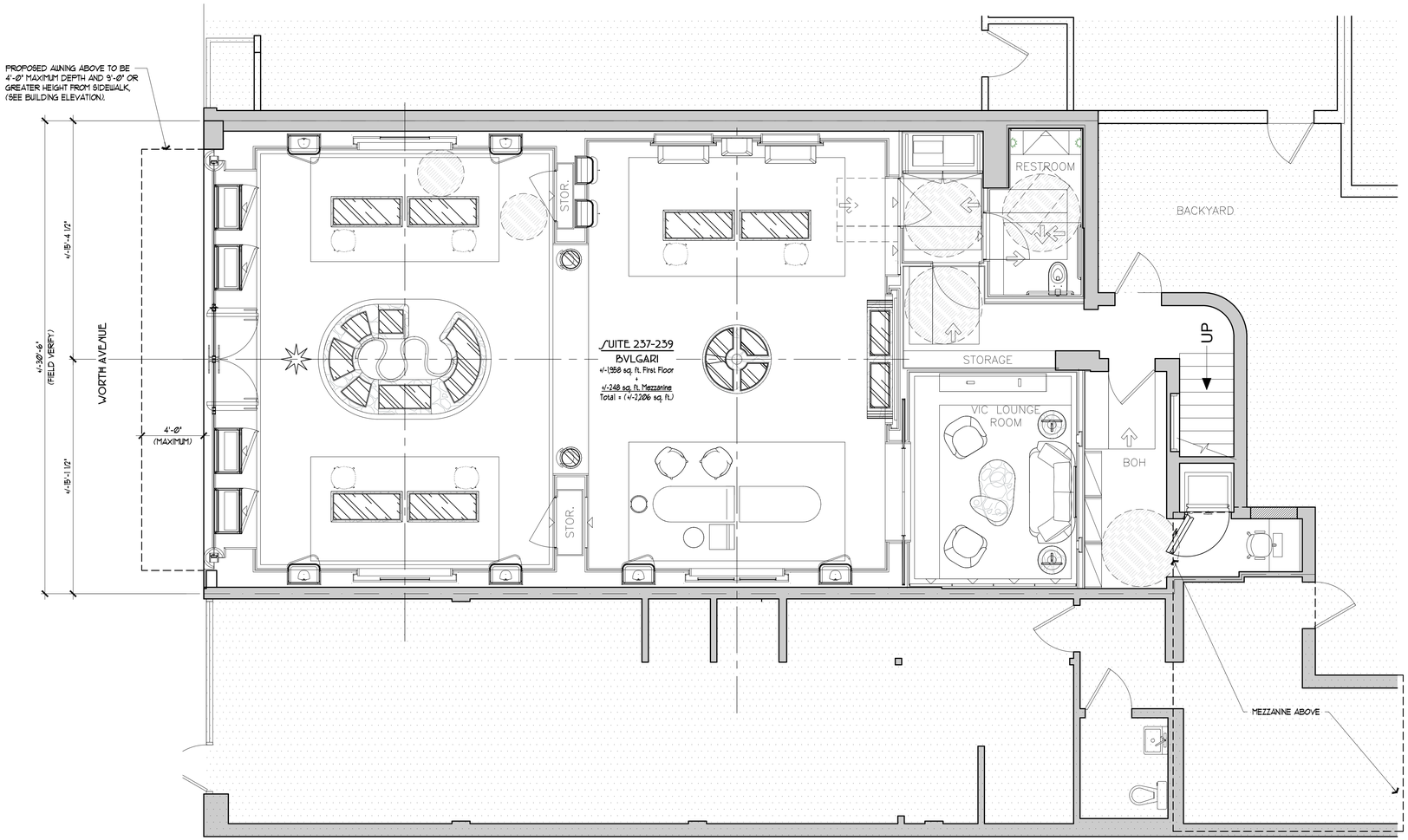
231-239 Worth Avenue
Palm Beach, Florida

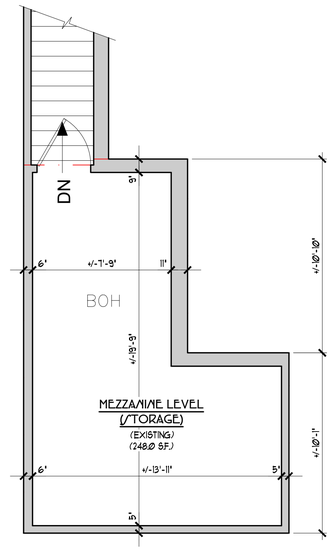
11/25/2025	PRE-APP SUBMITTAL	23-__
12/4/2025	FIRST SUBMITTAL	
12/19/2025	SECOND SUBMITTAL	
12/30/2025	FINAL SUBMITTAL	
1/5/2026	FINAL SUBMITTAL	

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, (Previous Submittal) Tenant Layout Including New Storefront

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

Jerome Baumoehl
Architect,
Incorporated

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Suite 317
Palm Beach,
Florida 33480
Phone : (561) 689 2000

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JEROME IRA BAUMOEHL
AR 0014743
REGISTERED ARCHITECT

AA 26001281

Proposed Tenant Improvement / New Impact Storefront

Bvlgari

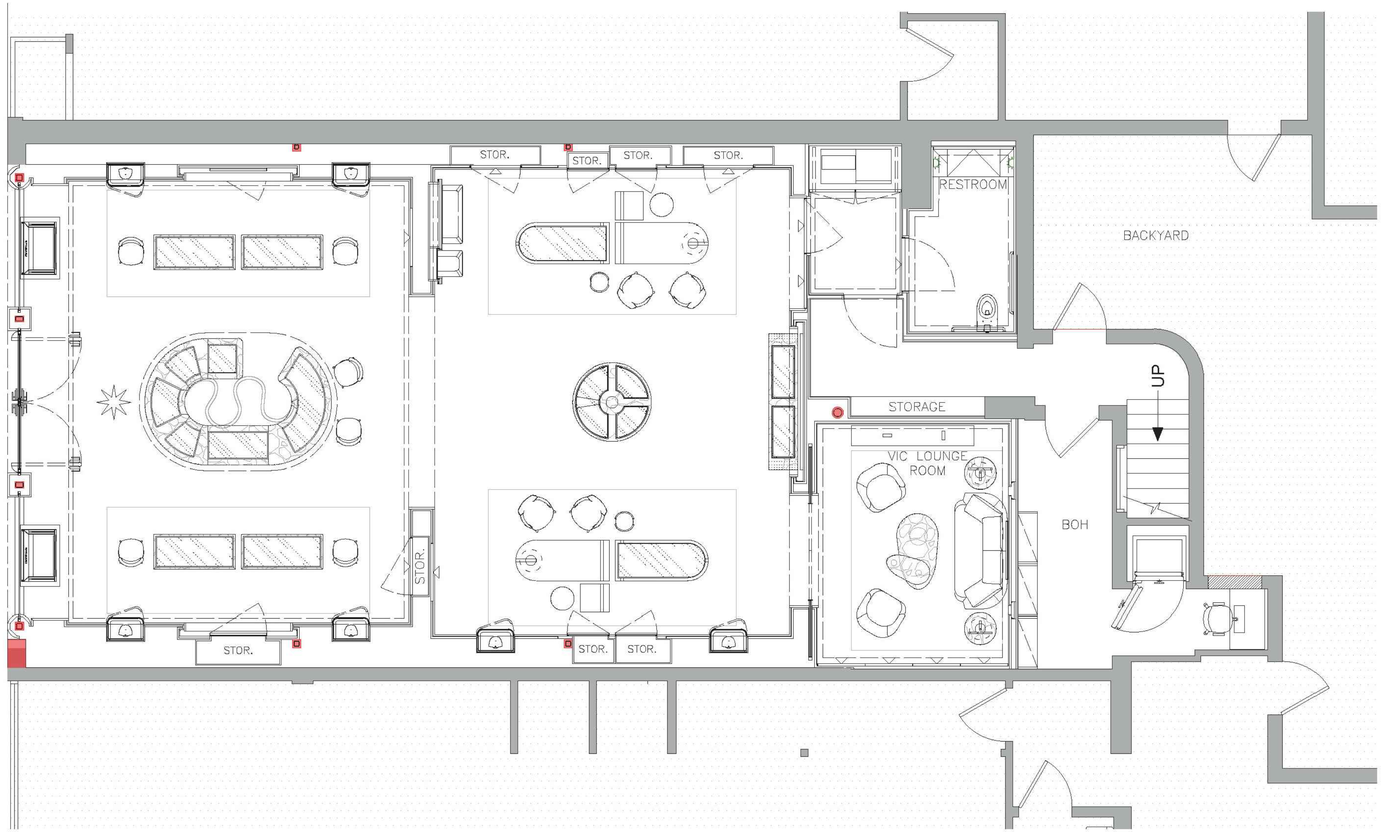
237-239 Worth Avenue
Palm Beach, Florida

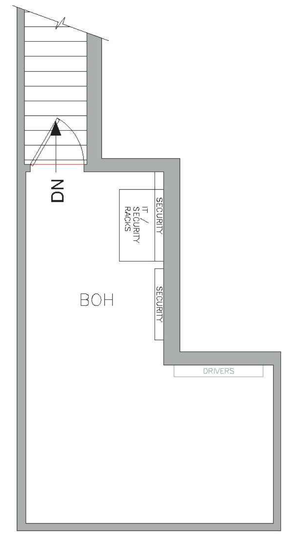
11/25/2025	PRE-APP SUBMITTAL
1/14/2025	FIRST SUBMITTAL
12/5/2025	SECOND SUBMITTAL
12/30/2025	FINAL SUBMITTAL
2/3/2026	FINAL SUBMITTAL

November 05, 2025

Arcom: #ARC-25-099

A2





MEZZANINE

Ground Floor Plan, (Proposed Tenant Layout Including New Storefront)

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

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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

237-239 Worth Avenue
Palm Beach, Florida

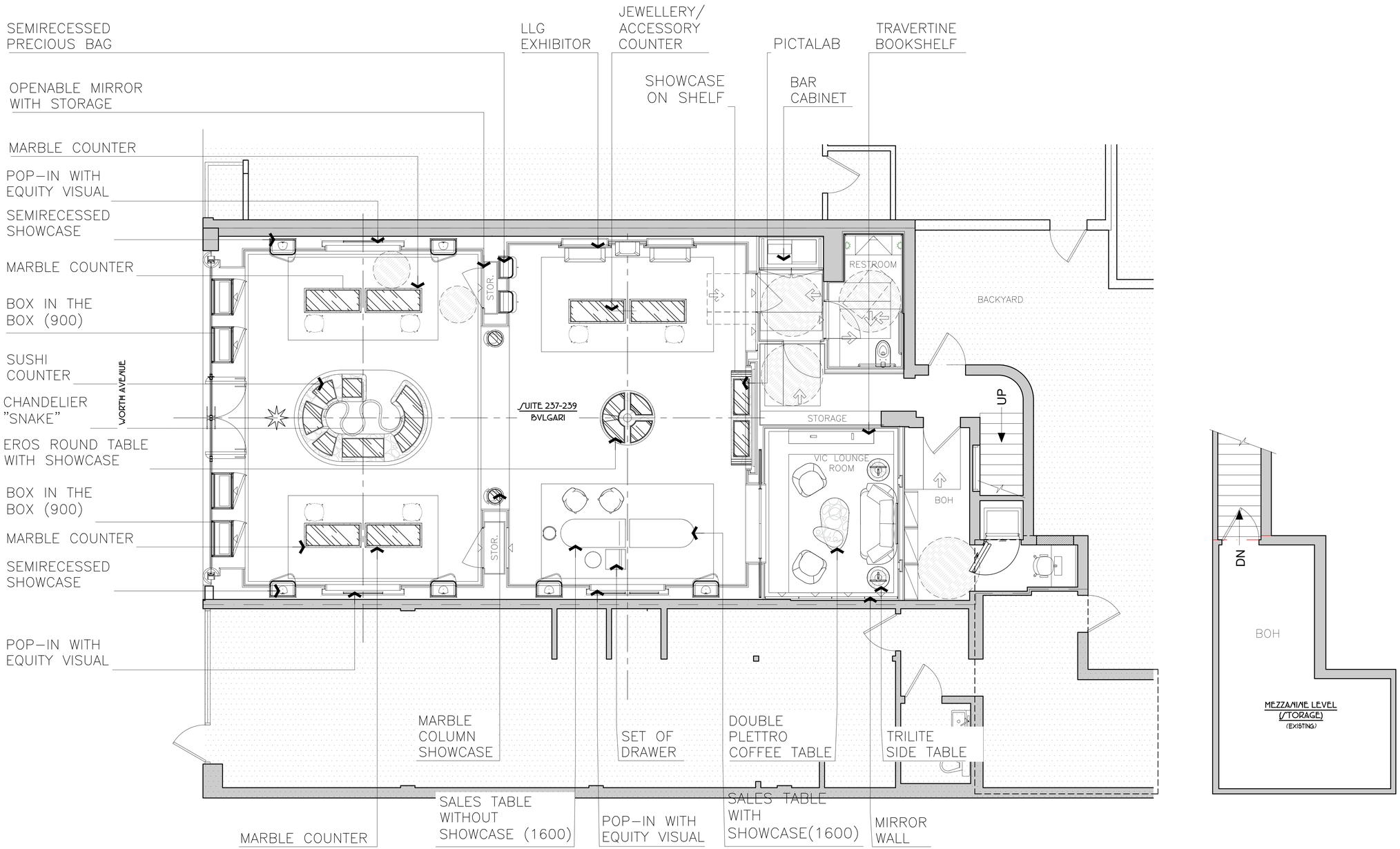
11/09/2015	PRE-APP SUBMITTAL
12/14/2015	FIRST SUBMITTAL
01/15/2015	SECOND SUBMITTAL
02/20/2015	FINAL SUBMITTAL
2/15/2016	FINAL SUBMITTAL

23-___

November 05, 2015

Arcom: *ARC-25-099

A2.1



NOTE: FIELD VERIFY ALL DIMENSIONS

Ground Floor Plan, (Previous Submittal, Furnishing Plan)

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

Jerome Baumoehl Architect, Incorporated

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Palm Beach, Florida

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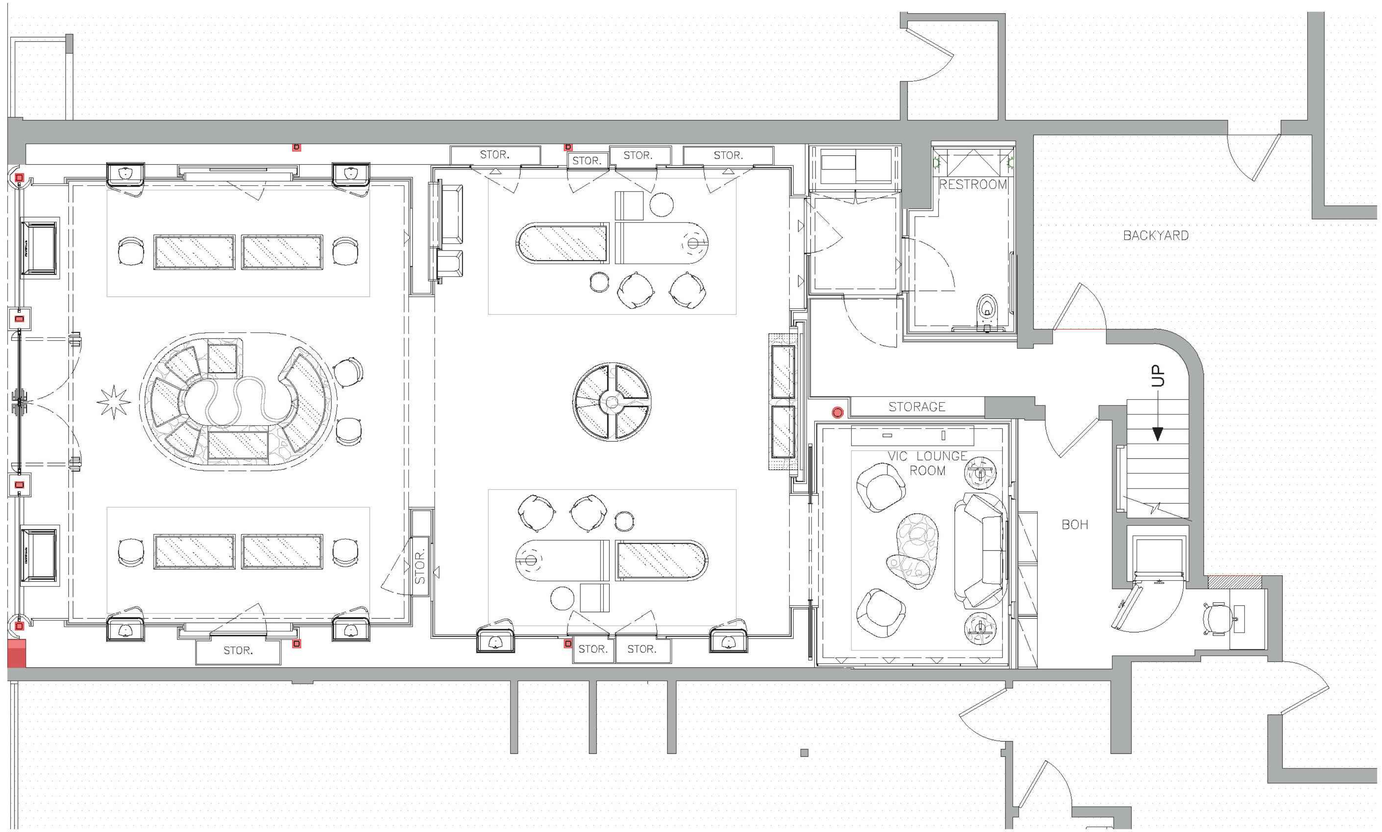
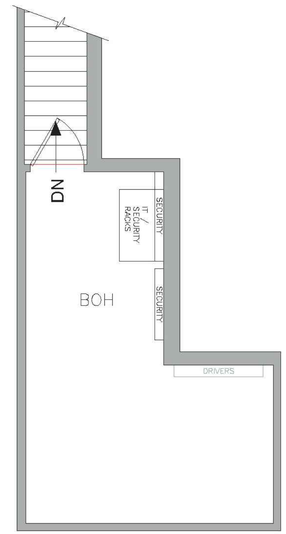
12/15/2025	SECOND SUBMITTAL
12/30/2025	FINAL SUBMITTAL
1/5/2026	FINAL SUBMITTAL

November 05, 2025

Arcom: #ARC-25-099

A3





MEZZANINE

Ground Floor Plan, (Proposed Furnishing Plan)

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

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Architect,
Incorporated

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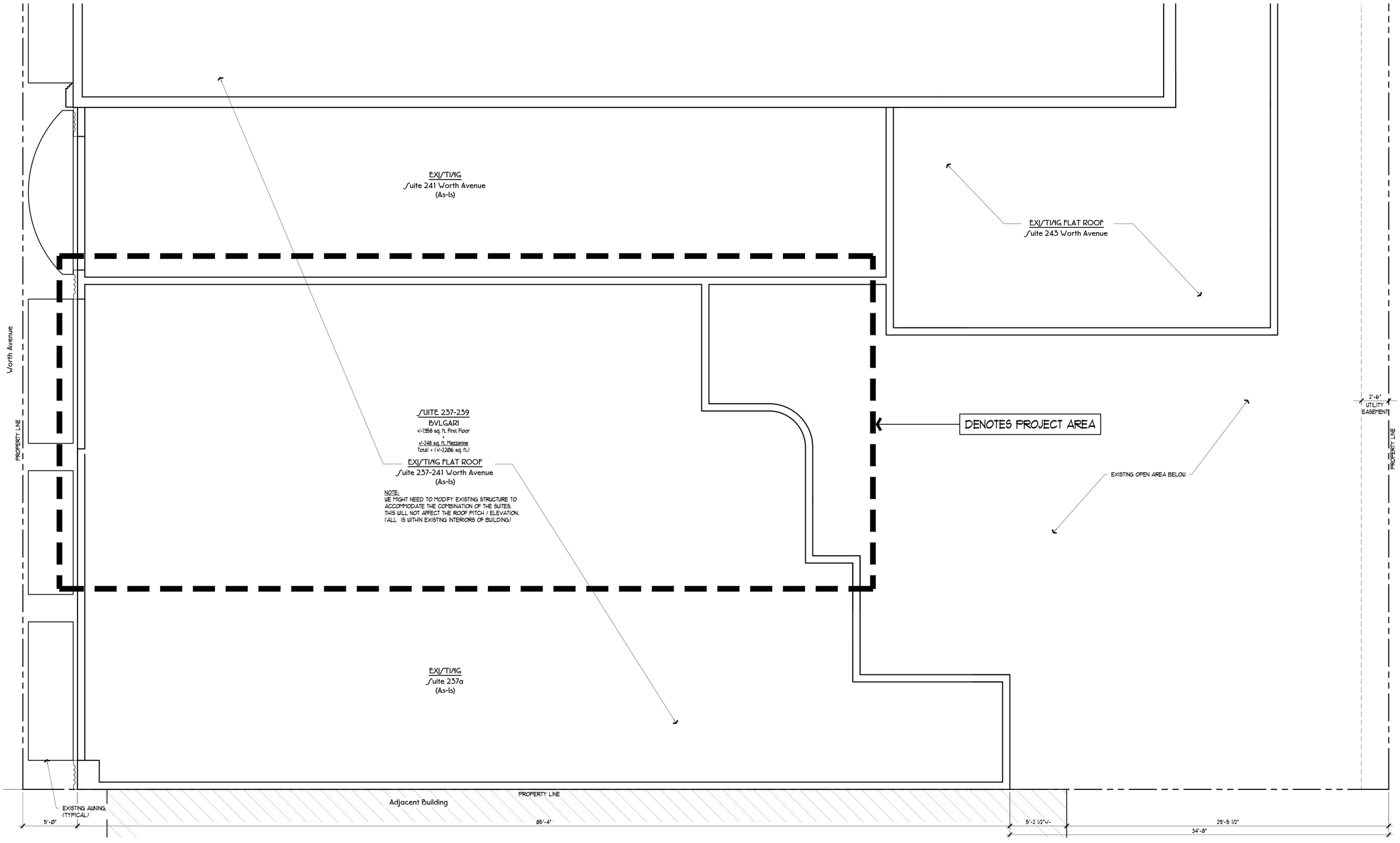
01/15/2015	SECOND SUBMITTAL	
02/20/2015	FINAL SUBMITTAL	
2/23/2016	FINAL SUBMITTAL	

November 05, 2015

Arcom: *ARC-25-099

A3.1



NOTE: FIELD VERIFY ALL DIMENSIONS

Roof Plan, (Existing As-is / Proposed)

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

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Architect,
Incorporated

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Proposed Tenant Improvement / New Impact Storefront

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11/25/2015	PRE-APP SUBMITTAL
12/14/2015	FIRST SUBMITTAL
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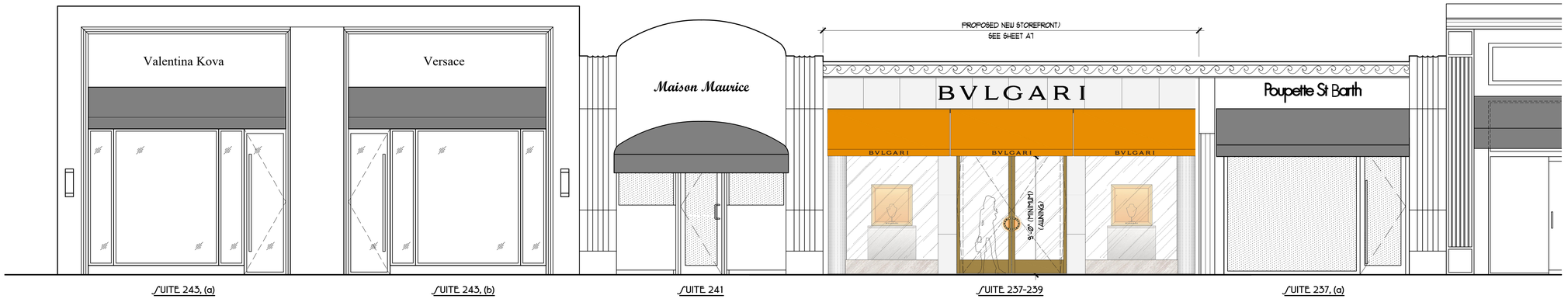
12/30/2015	FINAL SUBMITTAL
1/5/2016	FINAL SUBMITTAL

23-___

November 05, 2015

Arcom: #ARC-25-099

A4



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"

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Suite 317
Palm Beach, Florida 33480
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Proposed Tenant Improvement / New Impact Storefront

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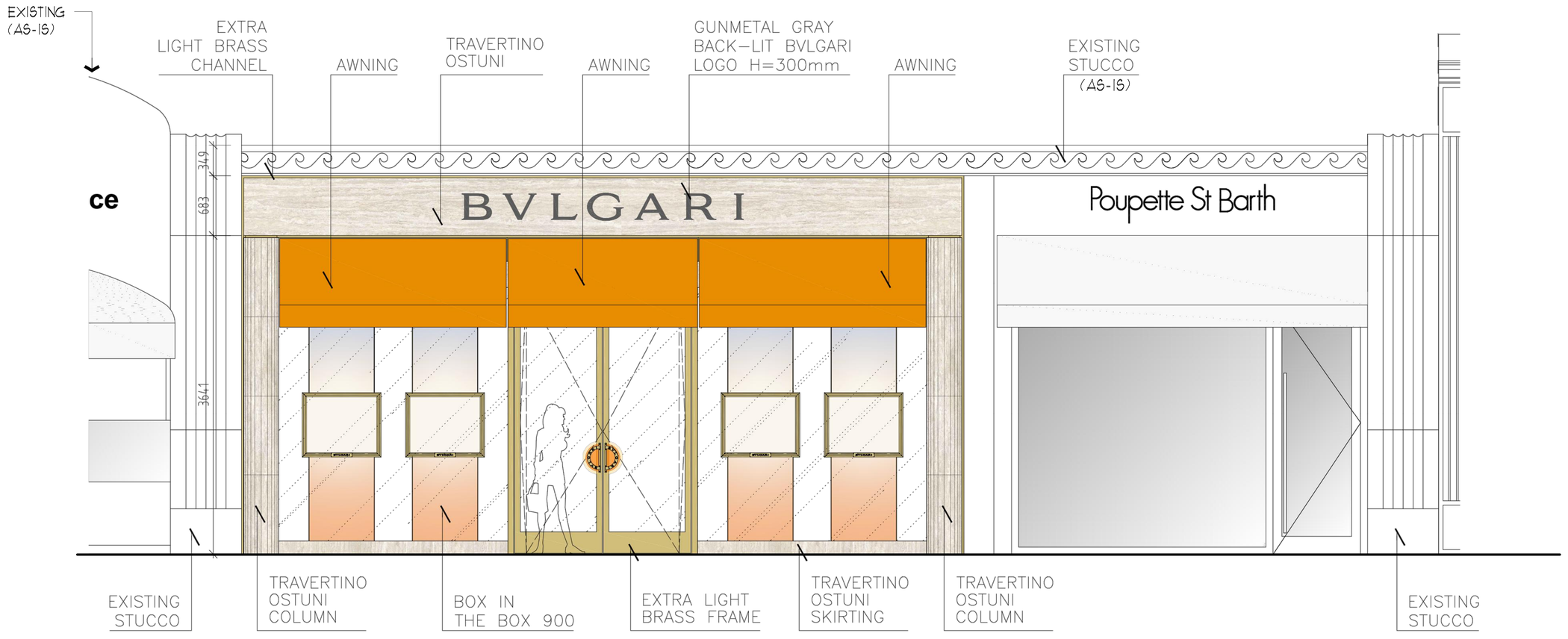
231-239 Worth Avenue
Palm Beach, Florida

11/29/2025	PRE-APP SUBMITTAL	23-___
1/14/2025	FIRST SUBMITTAL	
2/5/2025	SECOND SUBMITTAL	
12/30/2025	FINAL SUBMITTAL	
2/9/2026	FINAL SUBMITTAL	

November 05, 2025

Arcom: *ARC-25-099

A5



Worth Avenue Building Elevation, (Previous Submittal)

Scale: 1/2 = 1'-0"

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Suite 317
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Phone : (561) 689 2000

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Proposed Tenant Improvement / New Impact Storefront

Bvlgari

231-239 Worth Avenue
Palm Beach, Florida

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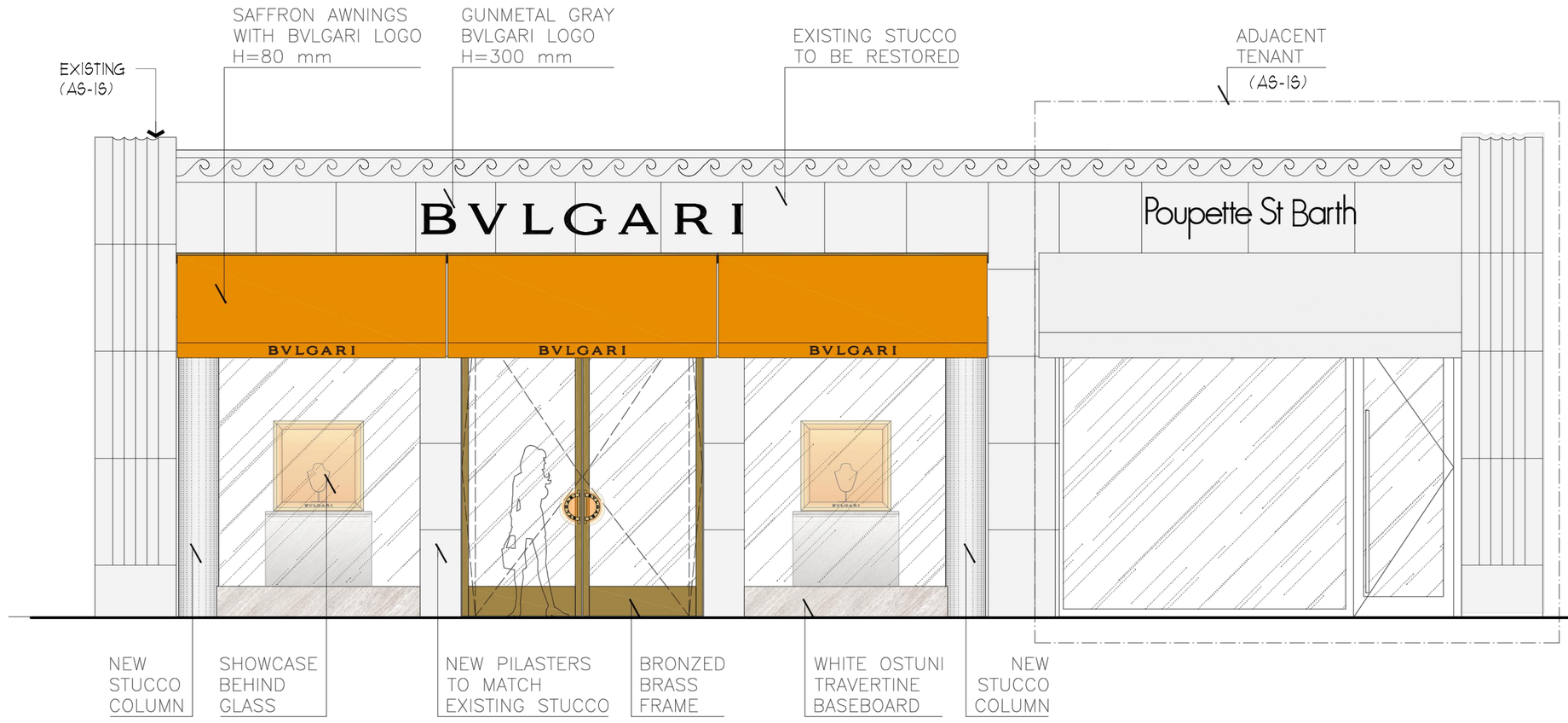
12/15/2025	SECOND SUBMITTAL	
12/30/2025	FINAL SUBMITTAL	
1/5/2026	FINAL SUBMITTAL	

November 05, 2025

Arcom: #ARC-25-099

A6



Worth Avenue Building Elevation, (Proposed)

Scale: 1/2 = 1'-0"

Jerome Baumoehl Architect, Incorporated

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Florida 33480
Phone : (561) 689 2000

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REGISTERED ARCHITECT

AA 26001281

Proposed Tenant Improvement / New Impact Storefront

Bvlgari

231-239 Worth Avenue
Palm Beach, Florida

23-___

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12/14/2023	FIRST SUBMITTAL
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12/30/2025	FINAL SUBMITTAL
2/5/2026	FINAL SUBMITTAL

November 05, 2025

Arcom: #ARC-25-099

A6.1



Rendering of Worth Avenue Elevation, (Previous Submittal)

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Architect,
Incorporated

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Proposed Tenant Improvement / New Impact Storefront

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231-239 Worth Avenue
Palm Beach, Florida

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10/4/2024	FIRST SUBMITTAL
01/15/2025	SECOND SUBMITTAL
12/30/2025	FINAL SUBMITTAL
2/9/2026	FINAL SUBMITTAL

23-___

November 05, 2025

Arcom: *ARC-25-099

A7



Rendering of Proposed Worth Avenue Elevation, (Proposed)

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205 Worth Avenue
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Palm Beach
Florida 33480
Phone : (561) 693 2000

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REGISTERED ARCHITECT

AA 26001281

Proposed Tenant Improvement / New Impact Storefront

Bvlgari

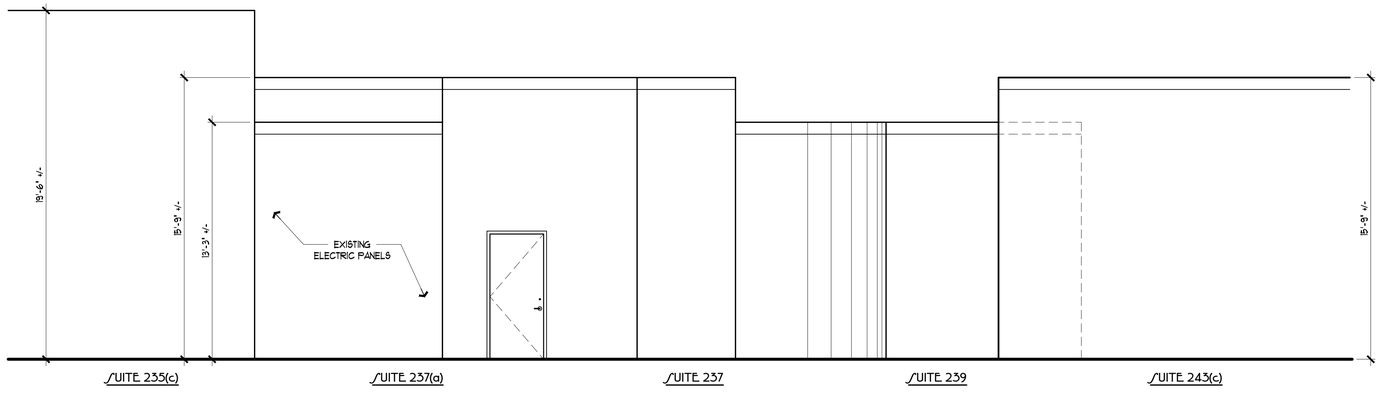
231-239 Worth Avenue
Palm Beach, Florida

23-__		
11/25/2025	PRE-APP SUBMITTAL	
1/24/2025	FIRST SUBMITTAL	
12/15/2025	SECOND SUBMITTAL	
1/30/2026	FINAL SUBMITTAL	
2/2/2026	FINAL SUBMITTAL	

November 05, 2025

Arcom: *ARC-25-099

A7.1



Rear Elevation, (Existing As-is / No Work on Rear of Building)

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

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Incorporated

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12/30/2025	FINAL SUBMITTAL	
2/5/2026	FINAL SUBMITTAL	

23-___

November 05, 2025

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A8



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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Proposed Tenant Improvement / New Impact Storefront
Bvlgari
237-239 Worth Avenue
Palm Beach, Florida

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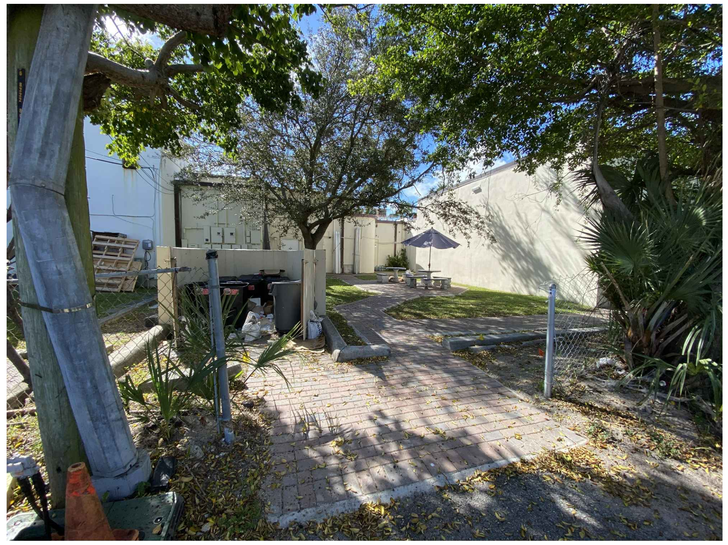
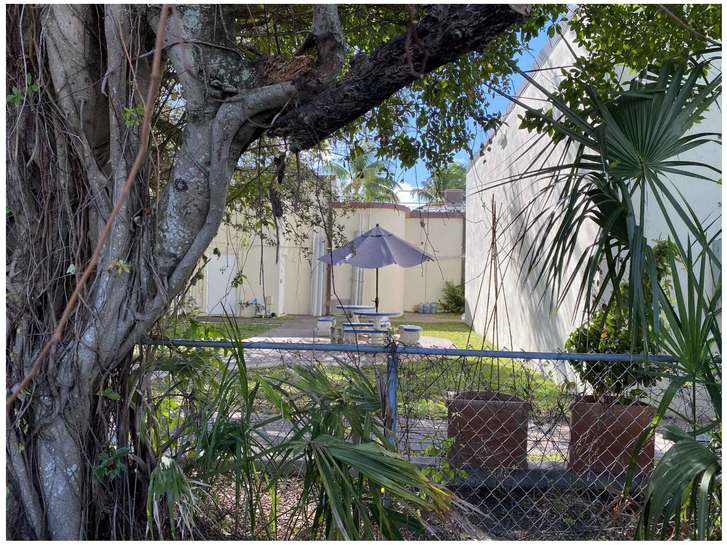
11/24/2015	FIRST SUBMITTAL
12/15/2015	SECOND SUBMITTAL
12/30/2015	FINAL SUBMITTAL
2/5/2016	FINAL SUBMITTAL

November 05, 2015

A9



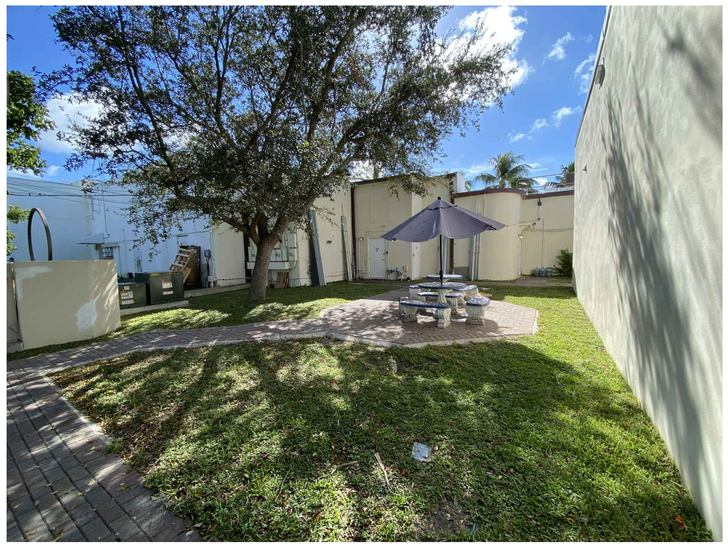
Rear Building Elevation (looking South from Apollo parking lot)



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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2/3/2026	FINAL SUBMITTAL
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Arcom: *ARC-25-099

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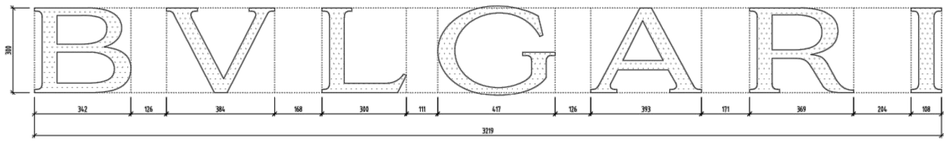
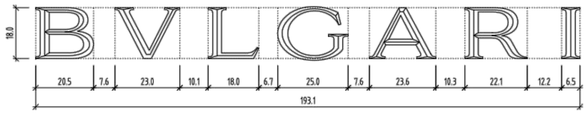
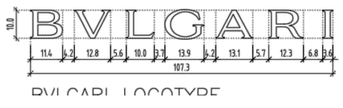


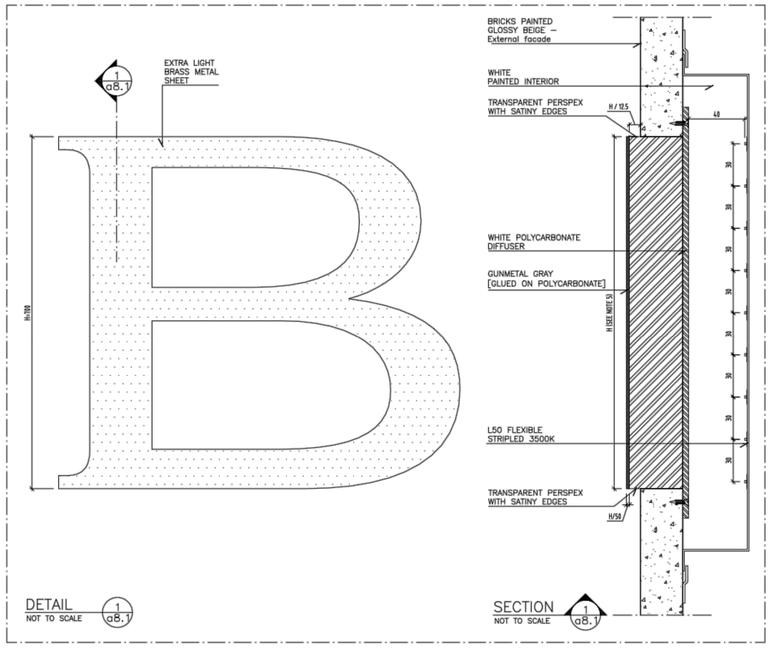
N°1 GUNMETAL GRAY BACK-LIT BVLGARI LOGO
ON PELMET H=300 mm (on TRAVERTINO "OSTUNI" MARBLE filled pore – External facade)
SCALE 1:10 SEE DTL 1



N.4 POLISHED BRASS BVLGARI LOGO "DIAMOND SHAPE" H=18mm (box in b
SCALE 1:1



BVLGARI LOGOTYPE



Proposed Bvlgari Logo/ignage Details

Scale: N.T.S.

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Proposed Tenant Improvement / New Impact Storefront

Bvlgari

231-239 Worth Avenue
Palm Beach, Florida

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1/5/2016	FINAL SUBMITTAL	
November 05, 2015		

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A11

TOWN OF PALM BEACH

Information for Architectural Commission Meeting on: February 25, 2026

To: Architectural Commission

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

From: Planning, Zoning & Building

Re: ARC-25-0078 (ZON-25-0070) 937 N LAKE WAY (COMBO). The applicant, 8SEASIV LLC (Pamela Cline), has filed an application requesting Architectural Commission review and approval for renovations and a single-story garage addition with driveway relocation at an existing single-story residence, with related landscape and hardscape modifications which require a variance to revest existing nonconforming open space. The Town Council shall review the application as it pertains to zoning relief/approval.

Date: 2/18/2026

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-25-0078 (ZON-25-0070) 937 N LAKE WAY (COMBO). The applicant, 8SEASIV LLC (Pamela Cline), has filed an application requesting Architectural Commission review and approval for renovations and a single-story garage addition with driveway relocation at an existing single-story residence, with related landscape and hardscape modifications which require a variance to revest existing nonconforming open space. The Town Council shall review the application as it pertains to zoning relief/approval.

ZON-25-0070 (ARC-25-0078) 937 N LAKE WAY (COMBO) – VARIANCE. The applicant, 8SEASIV LLC (Pamela Cline), has filed an application requesting Town Council review and approval for a (1) variance to retain existing nonconforming landscape open space related to a garage addition and landscape & hardscape renovations. The Architectural Commission shall perform design review of the application.

Applicant:	8SEASIV LLC (Pamela Cline)
Architecture:	MP Design & Architecture (Michael Perry)
Landscape:	Nievera Williams Design
Legal:	Maura Ziska, Esq.

THE PROJECT:

The applicant has submitted plans entitled "ADDITION & RENOVATIONS TO EXISTING 1 STORY RESIDENCE AT 937 N LAKE WAY" as prepared by **MP Design & Architecture** & landscape plans entitled “PRIVATE RESIDENCE 937 N LAKE WAY, PALM BEACH, FL” as prepared by **Nievera Williams Design**, uploaded and dated to the Town 02/09/26.

The following is the scope of work for the Project:

- Enclose existing garage facing North Lake Way and construct garage addition approx. 400 sq ft on Jamaica Ln.
- Related landscape and hardscape modifications.

The following Town Council relief is required to achieve the scope of work:

- **VARIANCE 1:** Sec. 134-893(b)(12)a.: A variance to revest existing nonconforming landscape open space at 43.3% in lieu of the 39% existing and 45% minimum required, after modifying more than 50% of open area.

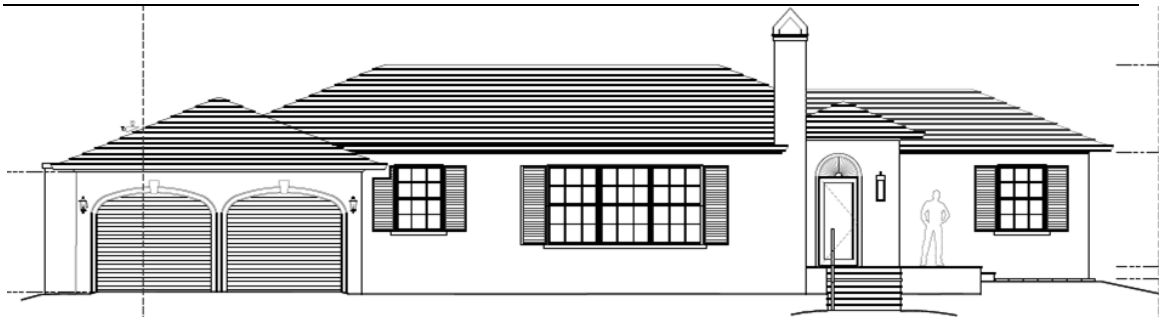
Site Data			
Zoning District	R-B	**Future Land Use**	SINGLE-FAMILY
Crown of Road	+14.8’ NAVD	**FEMA Flood Zone**	ZONE X
Lot Width	185’	**Lot Depth**	100’
Lot Area	11,032 Sq Ft	**Enclosed Square Footage**	Existing: 3,749 SF Proposed: 4,155 SF
Lot Coverage	Permitted: 40% Existing: 34% Proposed: 37.7%	**Landscape Open Space**	Required: 45% Existing: 39.1% Proposed: 43.3%
Surrounding Properties / Zoning			

North	298 Tradewind Dr / Residence | R-B
South	290 Jamaica Ln / Residence | R-B
East	291 Jamaica Ln / Residence | R-B
West	936 N Lake Way / Residence | R-B



STAFF ANALYSIS

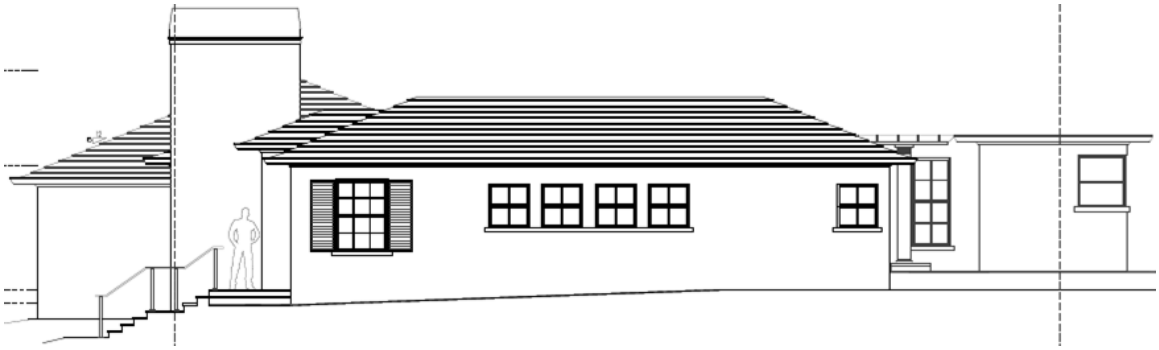
The applicant is proposing renovations and an addition to an existing single-story residence, with related hardscape and landscape modifications. The property is located on the north side of Jamaica Lane at the western end of the block, at the intersection of North Lake Way. Currently, there are three curb-cuts to access the property from North Lake Way, one of which provides access to a two-bay garage which directly faces and is highly visible from North Lake Way. The applicant proposes to enclose this garage and to remove all three curb cuts from North Lake Way. Instead, the required two-car garage will be relocated to the east and rear of the structure, along Jamaica Lane, where a single new curb cut and driveway are proposed also. The architectural details of the addition and garage enclosure are proposed to match existing details at the residence. Pedestrian circulation with limestone hardscape is proposed from a new pedestrian gate centered at North Lake Way which traverses to the main entry on the west. A low site wall is introduced and insulates the residence from Jamaica Lane and North Lake Way with a high hedge. Updated landscaping is proposed elsewhere around the site on the remainder of the property. The rear courtyard terrace and pool deck are proposed to remain.



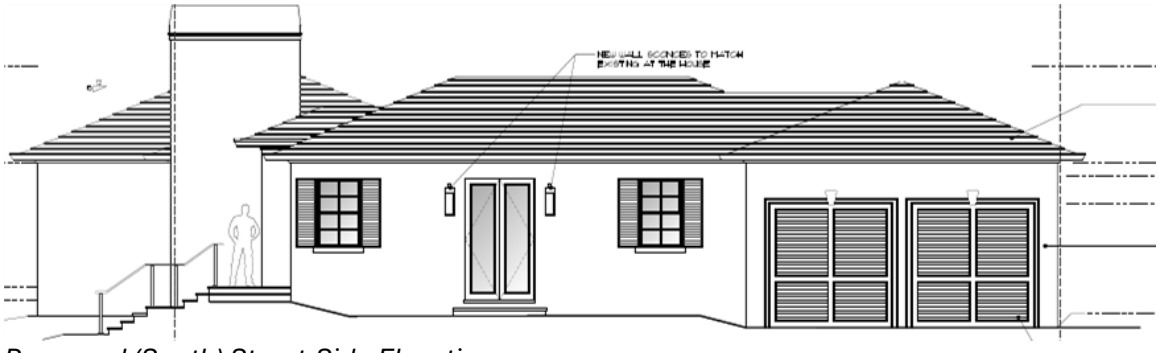
Existing (West) Front Elevation.



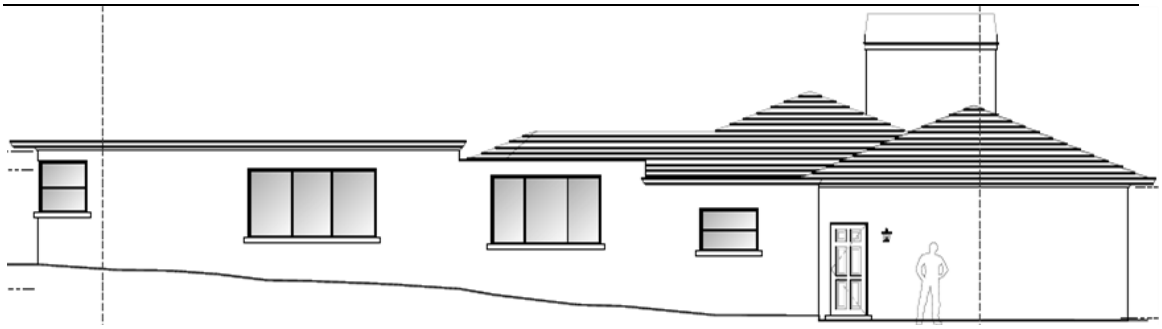
Proposed (West) Front Elevation.



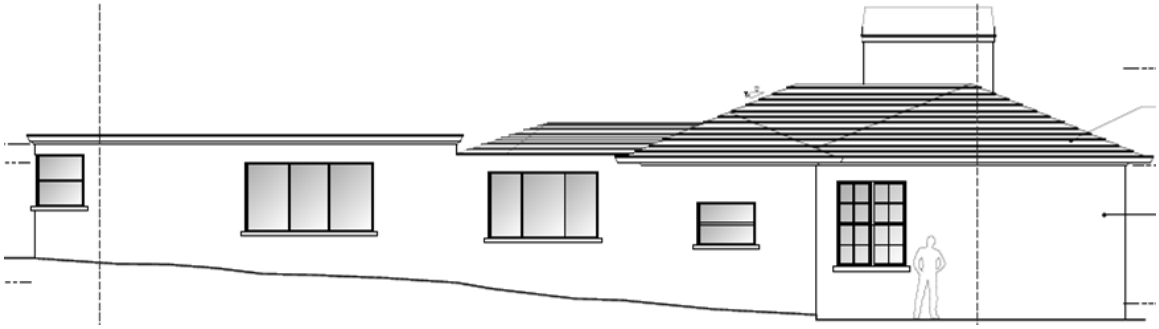
Existing (South) Street-Side Elevation



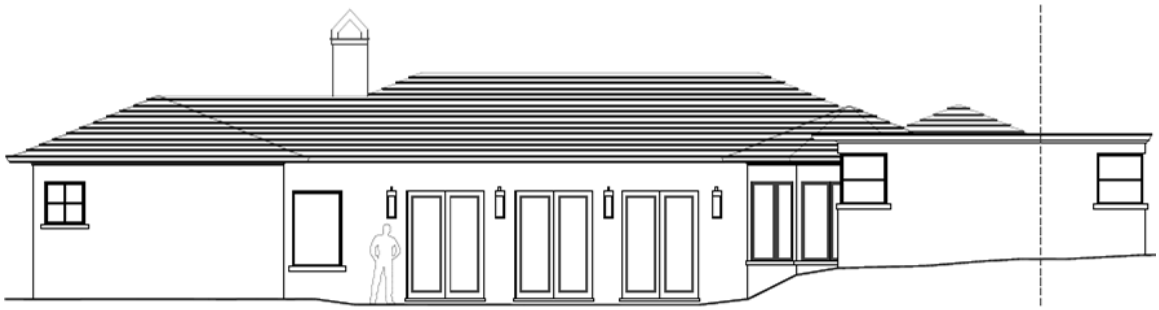
Proposed (South) Street-Side Elevation



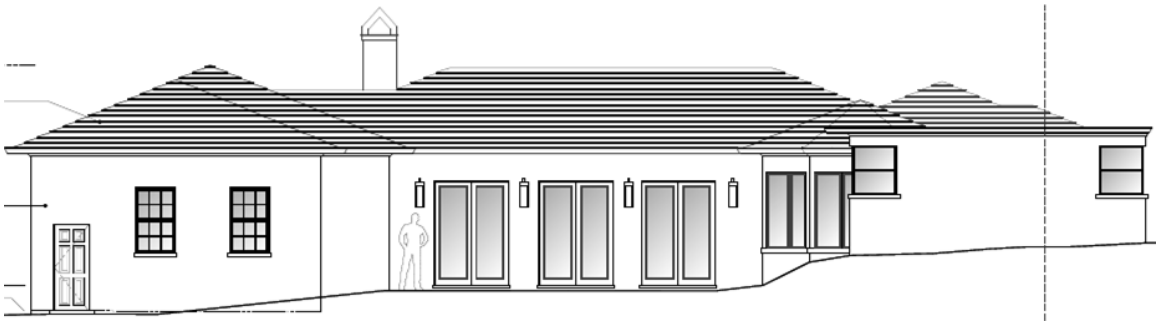
Existing (North) Side Elevation



Proposed (North) Side Elevation



Existing (East) Rear Elevation



Proposed (East) Rear Elevation



VARIANCE

The applicant is requesting one (1) variance to achieve the scope of work in this application. As it exists, the site is nonconforming as it pertains to landscape open space. While the structure is below the maximum lot coverage permitted, the rear courtyard area and existing driveway feature significant fields of paving. As part of this application, the applicant will eliminate a substantial amount of hardscape area by removing the driveways along North Lake Way, and overall, the landscape open space area will increase and come closer to compliance with minimum regulations. However, with more than half of the open area being modified to achieve the scope of work, a variance is required to revest the nonconforming landscape open space.

CODE SECTION	REQUIRED	PROPOSED	VARIANCE
VARIANCE 1 Sec. 134-893(b)(12)a.	Minimum 45% Overall Landscape Open Space	43.3% Landscape Open Space (39.1% Existing)	**-1.7%** (Approx. 530 sq ft)

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.
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:BMF

WRB

MP Design & Architecture, Inc.
319 Clematis Street, 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 15, 2025

Re: 937 N Lake Way Palm Beach, FL 33480/ARC-25-0078/ZON-25-0070

We are submitting the attached drawings and application for the review of our project at 937 N Lake Way Palm Beach, FL 33480. The scope of work consists of addition of family room and relocation of existing two car garage from N Lake Way to Jamaica Lane, removing all existing curb cuts from N Lake Way. Redesign of front landscape and hardscape. The total proposed additional area is 406 SF. Lot coverage and CCR will be below the maximum allowed. The reconfiguration of the site will result in the placement of a relocated pool pump in addition to 2 existing pieces of mechanical equipment in the rear yard which will require a variance.

Please note the following:

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

B. ARCHITECTURAL REVIEW – Section 18-205
The proposed renovation and addition project includes the existing 2 car garage that faces N Lake Way to be relocated to Jamaica Lane, removing three curb cuts and driveway on N Lake Way and only adding a new pedestrian gate. The interior renovations include the addition of a new family room with a proposed additional 406 SF to the original house. The reconfiguration of the garage and the addition will require a change of the roof line. All materials and finishes will remain existing, and the renovations will match the existing portion of the house to remain.

C. ARCHITECTURAL REVIEW – Section 18-206
There will be some partial demolition of some areas of the existing roof as well as some existing exterior walls and fenestrations.

D. SPECIAL EXCEPTION – Section 134-22 N/A

E. SITE PLAN REVIEW – Section 134-329 N/A

F. VARIANCE – Section 134-201

VARIANCE 1 Sec. 134-1728(3): Request for a variance to allow three (3) pieces of mechanical equipment in the rear yard setback in lieu of the maximum limit of two (2) pieces of mechanical equipment.

The following criteria support the variance request:

1. List the special conditions and circumstances peculiar to the land, structure or building which are not applicable to other lands, structures or buildings in the same zoning district.

   The special conditions related to this property is that it is on a corner lot with a garage that currently faces North Lake Way and creates a very dangerous condition of trying to back out of the garage onto the road with busy traffic.

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

   The dangerous garage condition was not caused by the applicant as she bought the property with this condition and is now trying to rectify it.

3, Demonstrate that the granting of the variance will not confer on the applicant any special privilege that is denied by this ordinance to other lands, buildings or structures in the same zoning district.

   The granting of the variance will not confer on the applicant a special privilege. There are other properties in the neighborhood that allow more then 2 pieces of equipment in the side or rear yard.

4. Demonstrate how literal interpretation of this ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of this ordinance and would work unnecessary and undue hardship on the applicant.

   Not correcting a dangerous condition of backing out onto North Lake Way is a hardship on the applicant and general public.

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

   The variance requested is the minimum necessary to make reasonable use of the land in order to create a safer garage situation.

6. Show how the granting of the variance will be in harmony with the general intent and purpose of this chapter, and such variance will not be injurious to the area involved or otherwise detrimental to the public welfare. Granting the variances will not be injurious to the neighborhood, as the requests are minor and improving the aesthetics.

   Allowing the 3 pieces of mechanical equipment in the rear yard is a reasonable request that is not detrimental to the public.

G. OTHER
Not applicable.

Respectfully,



Michael Perry

MP Design & Architecture, Inc.

319 Clematis Street, Suite 1000
West Palm Beach, Florida 33401
AA#26001667
T: 561833.7575 INFO@MPDAINC.COM F: 561833.0575

February 6, 2026

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

Re: 937 N Lake Way Palm Beach, FL 33480
ARC-25-0078 / ZON-25-0070

We are submitting the attached drawings and application for the review of our project at 937 N Lake Way Palm Beach, FL 33480. The scope of work consists of addition of family room and relocation of existing two car garage from N Lake Way to Jamaica Lane, removing all existing curb cuts from N Lake Way. Redesign of front landscape and hardscape. The total proposed additional area is 406 SF. Lot coverage and CCR will be below the maximum allowed. The reconfiguration of the site will improve the overall minimum landscape open space from the existing 39.1% to a proposed 43.3%. Even with the improvement the proposed minimum landscape open space is still under the minimum required by code which will require a variance.

Please note the following:

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

B. ARCHITECTURAL REVIEW – Section 18-205
The proposed renovation and addition project includes the existing 2 car garage that faces N Lake Way to be relocated to Jamaica Lane, removing three curb cuts and driveway on N Lake Way and only adding a new pedestrian gate. The interior renovations include the addition of a new family room with a proposed additional 406 SF to the original house. The reconfiguration of the garage and the addition will require a change of the roof line. All materials and finishes will remain existing, and the renovations will match the existing portion of the house to remain.

C. ARCHITECTURAL REVIEW – Section 18-206
There will be some partial demolition of some areas of the existing roof as well as some existing exterior walls and fenestrations.

D. SPECIAL EXCEPTION – Section 134-22 N/A

E. SITE PLAN REVIEW – Section 134-329 N/A

F. VARIANCE – Section 134-201

VARIANCE 1 Sec. 134-893(b)(12)a: Request a variance to revest existing non-conforming landscape open space at 43.3% in lieu of the 39% existing and 45% minimum required, after modifying more than 50% of open area.

The following criteria support the variance request:

1. List the special conditions and circumstances peculiar to the land, structure or building which are not applicable to other lands, structures or buildings in the same zoning district.

The special condition related to this property is that it is on a corner lot with a garage that currently faces North Lake Way and is a dangerous condition when trying to back out onto North Lake Way. The current landscaping ratio is non-conforming and the proposal is to improve the ratio.

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

The applicant did not cause the non-conforming landscape ratio as the property was purchased with the existing configuration. However, the applicant will improve the greenspace as much as possible with the proposed addition.

3, Demonstrate that the granting of the variance will not confer on the applicant any special privilege that is denied by this ordinance to other lands, buildings or structures in the same zoning district.

The granting of the variance will not confer on the applicant a special privilege. There are other properties in the neighborhood that have non-conforming landscaped open space.

4. Demonstrate how literal interpretation of this ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of this ordinance and would work unnecessary and undue hardship on the applicant.

The hardship that runs with the land is the current configuration of the garage along North Lake Way creates a dangerous situation while trying to back out onto a main street that is heavily traveled. Thus, the applicant it trying to improve the safety of the property and also improve the greenspace requirement.

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

The variance requested is the minimum necessary to make reasonable use of the land in order to increase the open space and create a safe access to park cars in the garage.

6. Show how the granting of the variance will be in harmony with the general intent and purpose of this chapter, and such variance will not be injurious to the area involved or otherwise detrimental to the public welfare. Granting the variances will not be injurious to the neighborhood, as the requests are minor and improving the aesthetics.

Allowing the open space deficit of 1.7% is a reasonable request that is not detrimental to the public.

G. OTHER

Not applicable.

Respectfully,



Michael Perry

ADDITION & RENOVATIONS TO EXISTING 1 STORY RESIDENCE AT

937 N LAKE WAY

PALM BEACH, FL 33480

ARC-25-0078 & ZON-25-0070

2/09/2026 FINAL SUBMITTAL

2/25/2026 ARCOM MEETING & 03/04/2026 TOWN COUNCIL MEETING

ARCHITECTURE

MP DESIGN & ARCHITECTURE

LANDSCAPE ARCHITECT

NIEVERA + WILLIAMS DESIGN

SCOPE OF WORK

- ADDITION OF FAMILY ROOM

- RELOCATION OF EXISTING TWO CAR GARAGE FROM N LAKE WAY TO JAMAICA LANE

- REMOVING ALL EXISTING CURB CUTS FROM NORTH LAKE WAY

- REDESIGN FRONT YARD LANDSCAPE AND HARDSCAPE

- THE PROPOSED ADDITIONAL AREA IS 406 SF FOR A TOTAL OF 4,155 SF OF ECLOSED SPACE

- LOT COVERAGE AND CCR WILL BE UNDER THE MAXIMUM ALLOWED

- VARIANCE REQUEST FOR LANDSCAPE OPEN SPACE. THE PROPOSED DESIGN IMPROVES THE EXISTING NON-CONFORMING LANDSCAPE OPEN SPACE FROM 39% TO 43% BUT IT IS STILL UNDER THE MINIMUM REQUIRED 45%

SHEET INDEX

A000	EXISTING SITE PLAN
A001	PROPOSED SITE PLAN
A001.1	SITE SECTION DIAGRAMS
A002	ZONING LEGEND
A003	CUBIC CONTENT DIAGRAM
A004	LOT COVERAGE DIAGRAM
A005	LOCATION MAP
A006	SITESCAPE
A006.1	STREETSCAPES
AP01	EXISTING PHOTOS
AP02	EXISTING PHOTOS
AP03	EXISTING NEIGHBOR PHOTOS
A100	EXISTING FLOOR PLAN
D100	DEMOLITION FLOOR PLAN
A101	PROPOSED FLOOR PLAN
A102	EXISTING ROOF PLAN
D102	DEMOLITION ROOF PLAN
A103	PROPOSED ROOF PLAN
A201	EXISTING & PROPOSED WEST ELEVATION
A202	EXISTING & PROPOSED SOUTH ELEVATION
A203	EXISTING & PROPOSED EAST ELEVATION
A204	EXISTING & PROPOSED NORTH ELEVATION
A205	EXISTING CONDITIONS TO BE MATCHED
A301	PROPOSED BUILDING SECTION DIAGRAMS
CST	CONSTRUCTION STAGING PLAN
C-1	SITE GRADING & DRAINAGE PLAN

(PUBLIC)

NORTH LAKE WAY (FIELD)/
LAKE WAY (PLAT)

95.78'

EXISTING DRIVEWAY TO BE REMOVED

25'-0" REQUIRED FRONT YARD SETBACK

EXISTING DRIVEWAY TO BE REMOVED

14'-1" EXISTING FRONT YARD SETBACK

WALL

12'-6" REQUIRED SIDE YARD SETBACK

23'-8" EXISTING STREET SIDE YARD SETBACK

CHAIN LINK FENCE

#937
EXISTING 1-STORY
RESIDENCE

4'-11¾" EXISTING SIDE YARD SETBACK

Garage
125

Living Room
111

Dining Room
112

Powder
101

Foyer
100

Bedroom #1
103

Closet
104

Mech.
115

Loggia
110

Kitchen
113

Laundry
114

18'-0" REQUIRED STREET SIDE YARD SETBACK FOR ONE STORY GARAGE

A/C

Bath
105

Mech.
102

Plumbing Master

Bath
109

Vestibule
106

Closet
108

Elec. Meter

Breakfast
116

Bedroom #3
117

Closet
118

Bath
119

84.65'

CHAIN LINK FENCE

Bedroom #2
107

Master Bedroom
120

EXISTING POOL PUMP TO BE RELOCATED

Linen
122

Mech.
124

Master Bathroom
121

Master Closet
123

CHAIN LINK FENCE

10'-0" REQUIRED REAR YARD SETBACK

5'-2" EXISTING REAR YARD SETBACK

A/C

A/C

WALL

112.32'

98.81'

JAMAICA LANE
(PUBLIC)

Existing Site Plan

Scale 3/16" = 1'-0"

W S N E

MP DESIGN & ARCHITECTURE

COMM NO.
2410

DATE
2/5/2026

REVISIONS

Renovations for
Cline Residence
937 N Lake Way
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 BUILDING
319 CLEMATIS STREET, SUITE 1000
WEST PALM BEACH, FLORIDA 33401
561.833.7575

ARC-25-0078
ZON-25-0070

SHEET NO.
A000

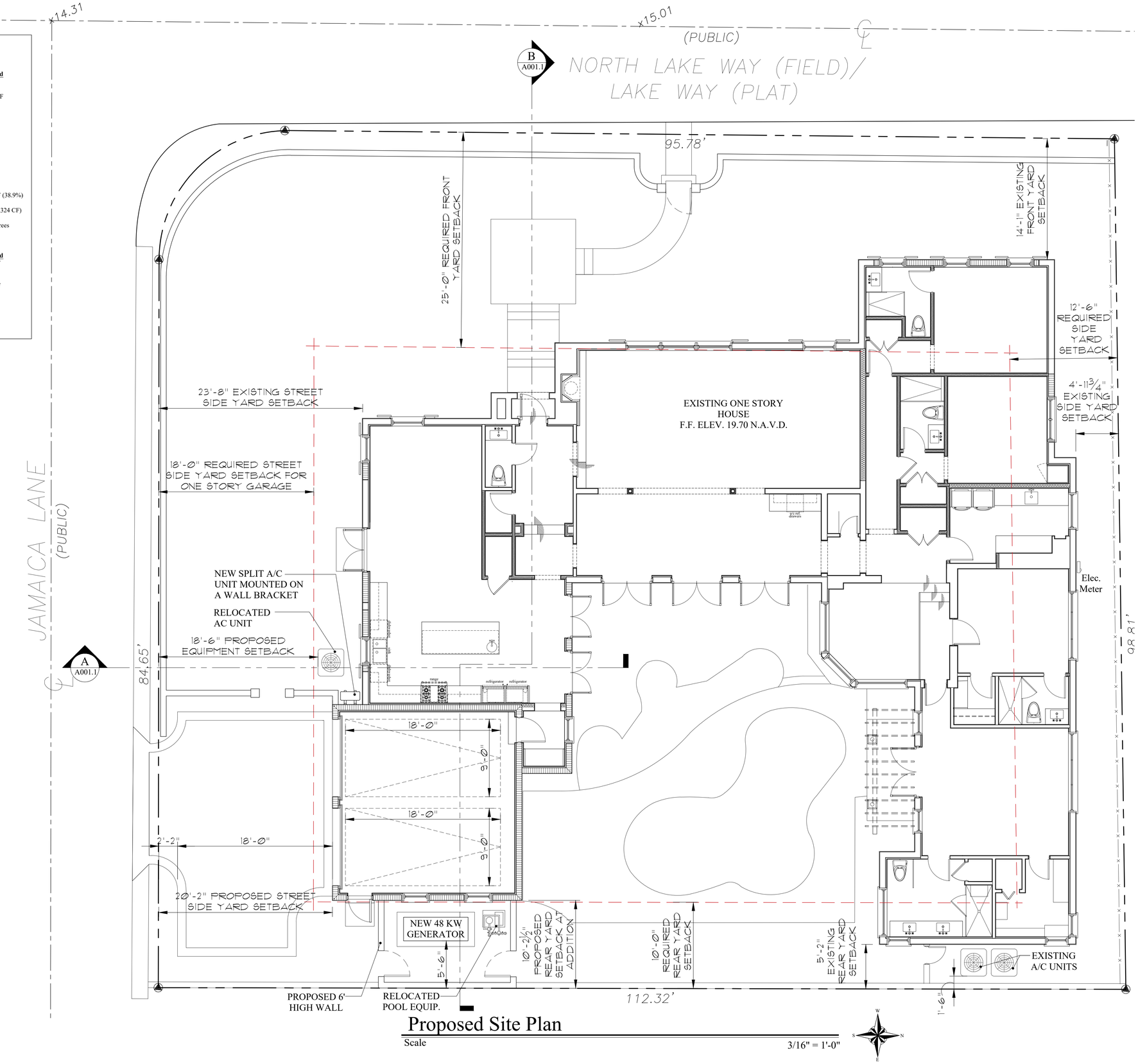
937 N LAKE AWY
ZONING & SITE CALCULATIONS

Zoning Item	Required/Allowed	Existing	Proposed
Zoning District	RB	RB	RB
Lot Area	10,000 SF	11,032 SF	11,032 SF
Lot Width	100'	112.32'	112.32'
Lot Depth	100'	98.81'	98.81'
Front Yard Setback	25' 1-Story	14'-1"	14'-1"
Side Yard Setback	12'-6" 1-Story	5'-6"	5'-6"
Rear Yard Setback	10' 1-Story	5'-2"	5'-2"
Maximum Building Height	14' 1-Story	10'-2"	10'-2"
Maximum Overall Height	22' 1-Story	16'-4"	16'-4"
Lot Coverage	40% (4,413 SF) 1-Story	3,749 SF (34%)	4,291 SF (38.9%)
Cubic Content Ratio	3.99 (44,018 CF)	3.10 (34,154 CF)	3.57 (39,324 CF)
Angle of Vision	100 Degrees	100 Degrees	100 Degrees

Areas	Existing	Proposed
Main House (A/C)	3,250 SF	3,643 SF
Garage	499 SF	512 SF
Total Square Footage	3,749 SF	4,155 SF

Legal Description:

CORAL ESTATES LT 5 & UNDIV INT IN LTS 1-A & 15-A



Proposed Site Plan

Scale 3/16" = 1'-0"

ARC-25-0078
ZON-25-0070

MP DESIGN & ARCHITECTURE

DESIGN & ARCHITECTURE

COMM NO. 2410

DATE 2/5/2026

REVISIONS

Renovations for

Cline Residence

937 N Lake Way

Palm Beach FL 33480

STATE OF FLORIDA
ANGELO L. DAVILA
AR0016639
REGISTERED ARCHITECT

ANGELO DAVILA, A.I.A.
FLORIDA REG. ARCH.
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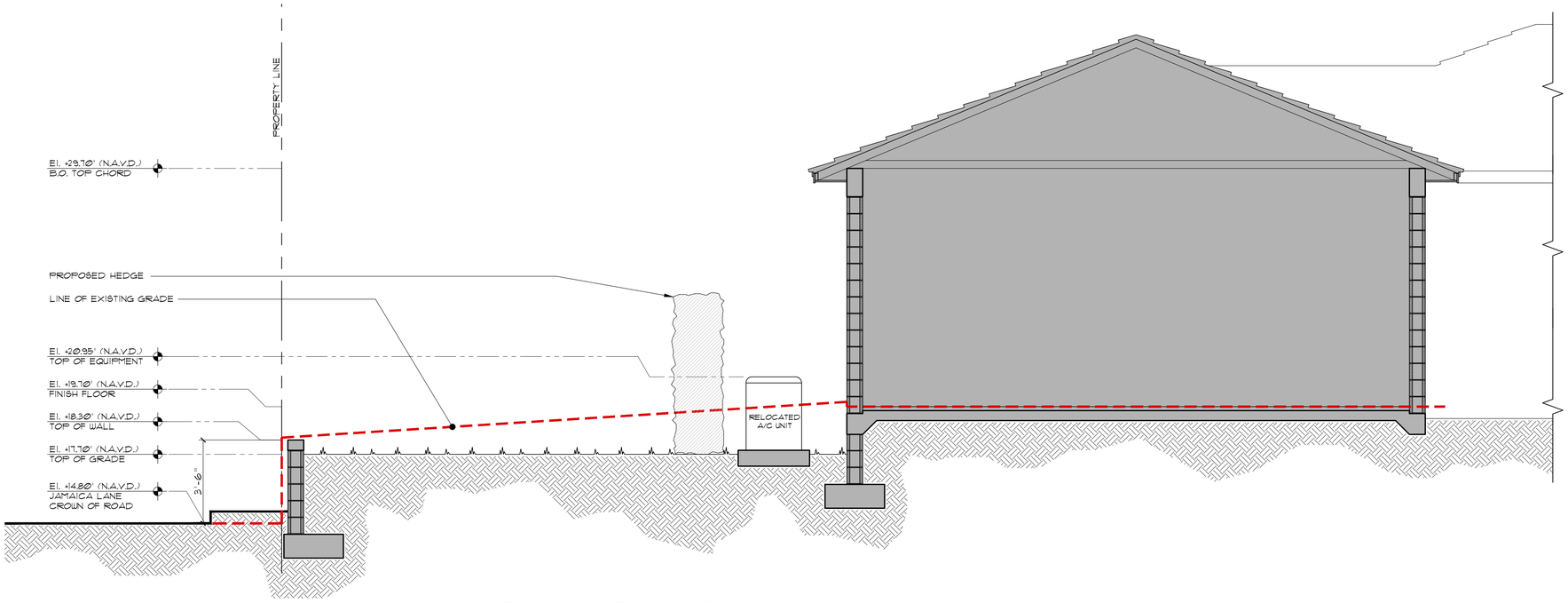
WEST PALM BEACH, FLORIDA 33401
561.833.7575

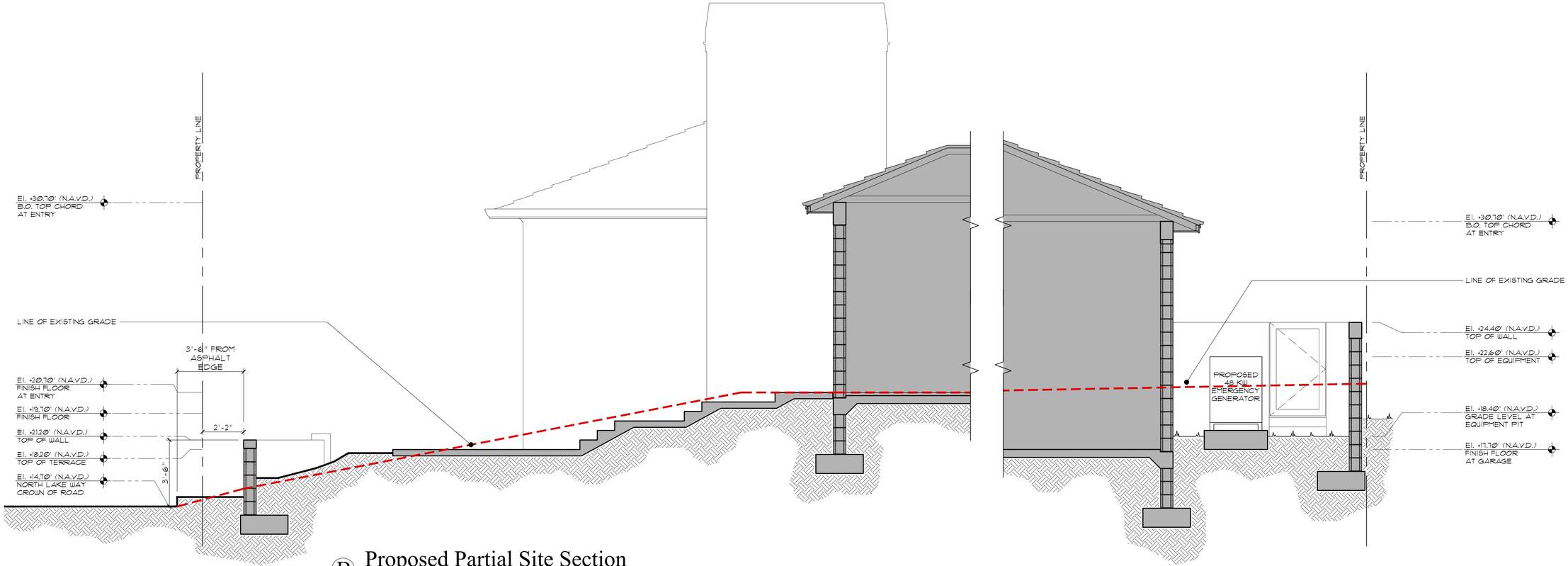
SHEET NO.

A001



A Proposed Partial Site Section

Scale 3/8" = 1'-0"



B Proposed Partial Site Section

Scale 3/8" = 1'-0"

MP DESIGN & ARCHITECTURE

COMM NO.
2410

DATE
2/5/2026

REVISIONS

Renovations for
Cline Residence
937 N Lake Way
Palm Beach FL 33480

STATE OF FLORIDA
ANGELO L. DAVILA
AR0016639

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WEST PALM BEACH, FLORIDA 33401
561.833.7575

ARC-25-0078
ZON-25-0070

SHEET NO.
A001.1

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:**	937 N Lake Way, Palm Beach FL 33480		
2	**Zoning District:**	RB		
3	**Lot Area (sq. ft.):**	11,032 SF		
4	**Lot Width (W) & Depth (D) (ft.):**	112.32' (W) & 98.81' (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)**	16.30 N.A.V.D.		
8	**Crown of Road (COR) (NAVD)**	14.80 N.A.V.D.		
9		REQ'D / PERMITTED	EXISTING	PROPOSED
10	Lot Coverage (Sq Ft and %)	40% (4,413 SF)	34% (3,749 SF)	37.7% (4,155 SF)
11	Enclosed Square Footage (1st & 2nd Fl., Basement, Accs. Structure, etc)		3,749 SF	4,155 SF
12	*Front Yard Setback (Ft.)	25'	14'-1"	14'-1"
13	* Side Yard Setback (1st Story) (Ft.)	12'-6"(N) 18'-0" (S)	5'-6"(N) 23'-8" (S)	5'-6"(N) 20'-2"(S)
14	* Side Yard Setback (2nd Story) (Ft.)	N/A	N/A	N/A
15	*Rear Yard Setback (Ft.)	10'	5'-2"	5'-2"
16	Angle of Vision (Deg.)	100	100	100
17	Building Height (Ft.)	14'	10'-2"	10'-2"
18	Overall Building Height (Ft.)	22'	16'-4"	16'-4"
19	Cubic Content Ratio (CCR) (R-B ONLY)	3.99	3.10	3.57
20	** Max. Fill Added to Site (Ft.)		N/A	N/A
21	Finished Floor Elev. (FFE)(NAVD)		20.70' NAVD	20.70' NAVD
22	Base Flood Elevation (BFE)(NAVD)		7' NAVD	7' NAVD
23	Landscape Open Space (LOS) (Sq Ft and %)	4,964 SF (45%)	4,321 SF (39.1%)	4,431 SF (43.3%)
24	Perimeter LOS (Sq Ft and %)	2,482 SF (50%)	2,191 SF (44.1%)	2,855 SF (57.5%)
25	Front Yard LOS (Sq Ft and %)	1,091 SF (40%)	1,793 SF (49.7%)	2,169 SF (79.5%)
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

MP DESIGN & ARCHITECTURE

COMM NO. 2410

DATE 2/5/2026

REVISIONS

Renovations for
Cline Residence
937 N Lake Way
Palm Beach FL 33480

STATE OF FLORIDA
ANGELO L DAVILA
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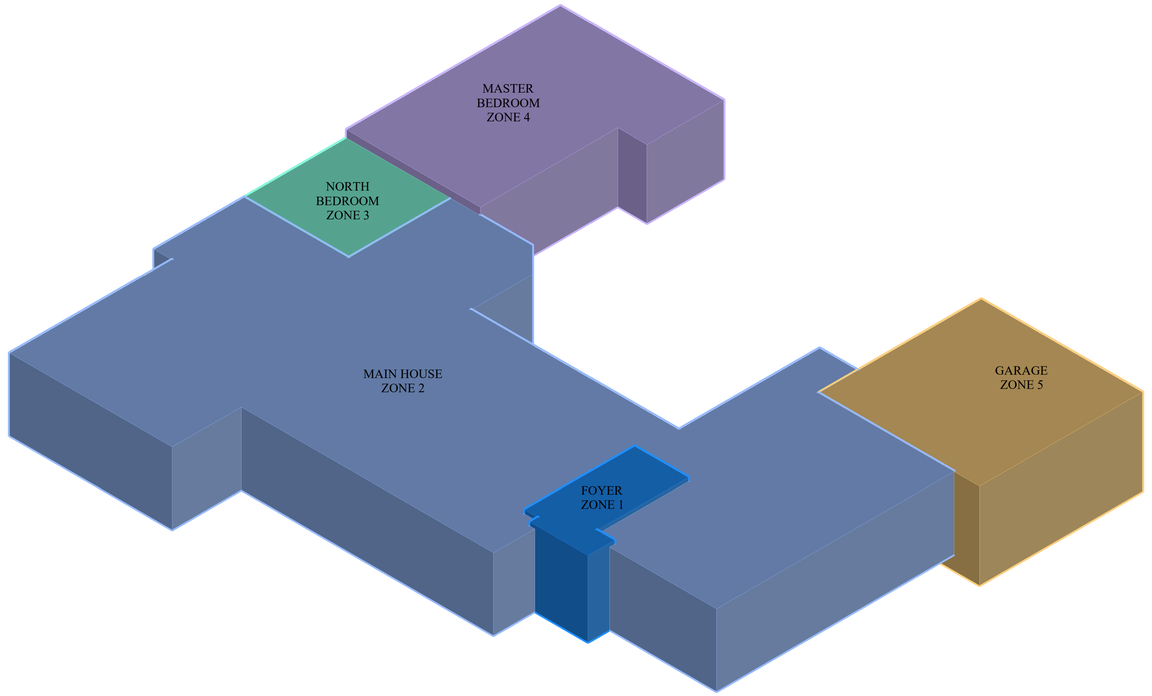
ARC-25-0078
ZON-25-0070

SHEET NO. A002



LEGEND

ZONE 1
FOYER

ZONE 2
MAIN HOUSE

ZONE 3
NORTH BEDROOM

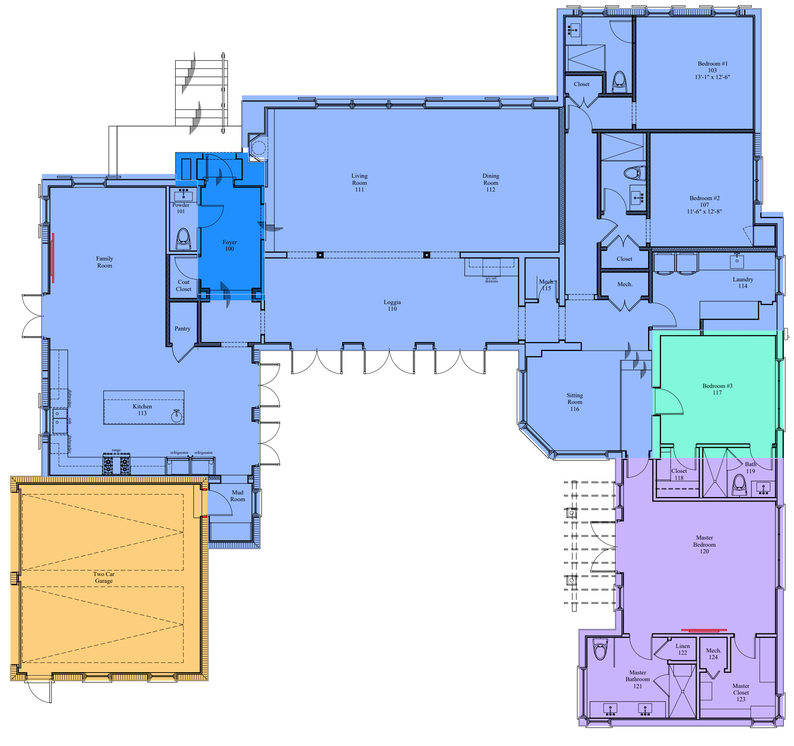
ZONE 4
MASTER BADROOM

ZONE 5
GARAGE

CCR CALCULATIONS

	ZONE	PROPOSED	
FOYER	ZONE 1	130 SF x 10.5'	= 1,365 CU. FT.
MAIN HOUSE	ZONE 2	2,701 SF x 10'	= 27,010 CU. FT.
NORTH BEDROOM	ZONE 3	210 SF x 8.5'	= 1,785 CU. FT.
MASTER BEDROOM	ZONE 4	602 SF x 10.0'	= 6,020 CU. FT.
GARAGE	ZONE 5	512 SF x 12'	= 6,144 CU. FT.
TOTAL			39,324 CU. FT.

LOT AREA		11,032 SF
MAX ALLOWED CCR	3.99	44,017 CU. FT.
TOTAL PROPOSED CCR	3.57	39,324 CU. FT.



Proposed Floor Plan

Scale 1/8" = 1'-0"

MP DESIGN & ARCHITECTURE
DESIGN & ARCHITECTURE
COMM NO.
2410
DATE
2/5/2026
REVISIONS
Renovations for
Cline Residence
937 N Lake Way
Palm Beach FL 33480
STATE OF FLORIDA
ANGELO L DAVILA
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319 CLEMATIS STREET, SUITE 1000
WEST PALM BEACH, FLORIDA 33401
561.833.7575

ARC-25-0078
ZON-25-0070

SHEET NO.
A003

(PUBLIC)

NORTH LAKE WAY (FIELD)/
LAKE WAY (PLAT)

℄

JAMAICA LANE
(PUBLIC)

℄

LOT AREA = 11,032 SF
PROPOSED LOT COVERAGE
4,155 SF (37.7 %)

FOYER
130 SF

MAIN HOUSE
2,701 SF

NORTH
BEDROOM
210 SF

GARAGE
512 SF

MASTER
BEDROOM
602 SF

Proposed Lot Coverage Site Plan

Scale 3/16" = 1'-0"

W S N E

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REVISIONS

Renovations for
Cline Residence
937 N Lake Way
Palm Beach FL 33480

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

MP DESIGN & ARCHITECTURE, INC
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ARC-25-0078
ZON-25-0070

SHEET NO.
A004

DOROTHYJACKS
CFA, AAS
Palm Beach County Property Appraiser



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Cline Residence
937 N Lake Way
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SHEET NO.
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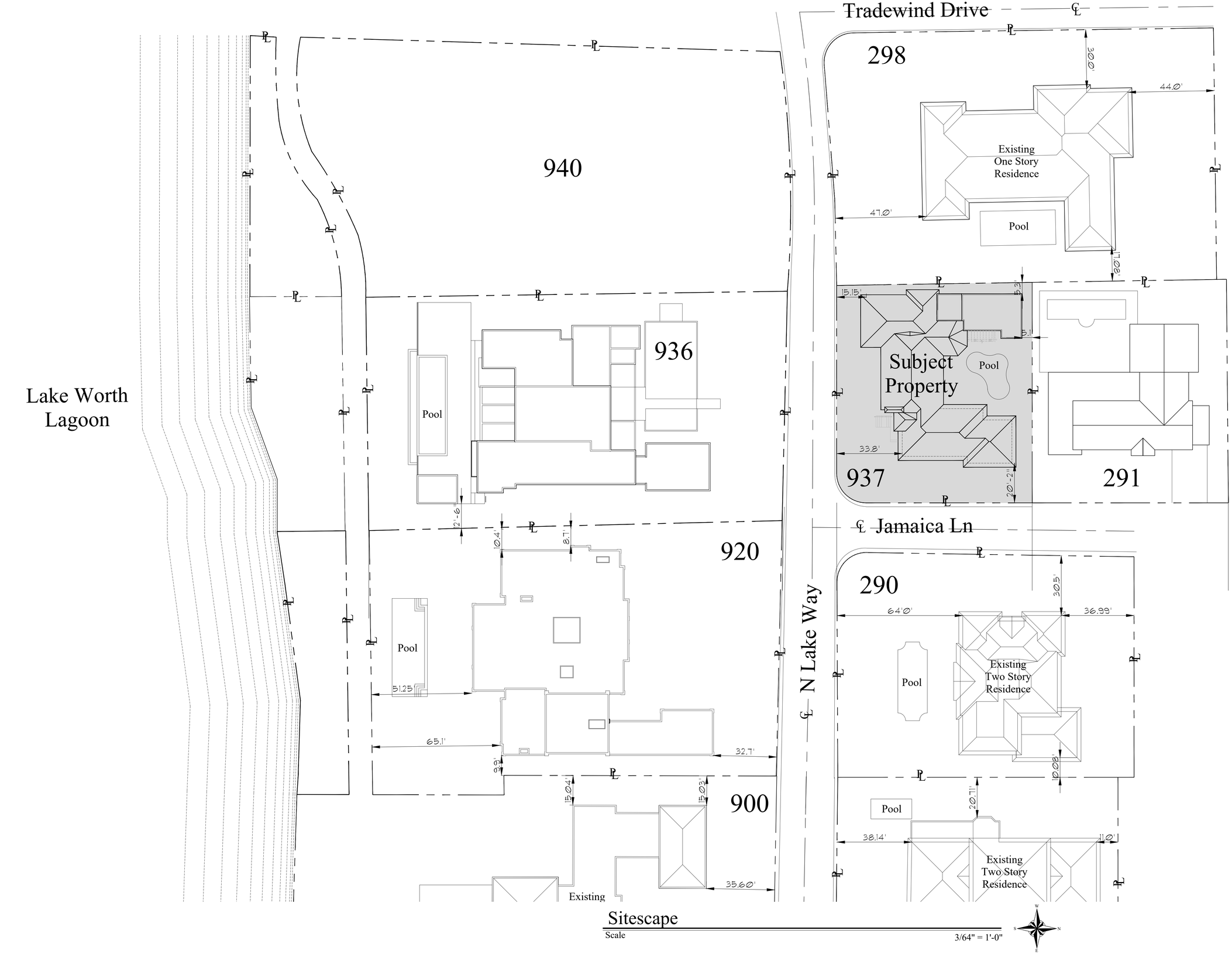

Sitescape

Scale 3/64" = 1'-0"

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REVISIONS

Renovations for

Cline Residence

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SHEET NO. A006



Streetscape at North Lake Way

Scale 1" = 20'



Streetscape at Jamaica Lane

Scale 1" = 20'

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STATE OF FLORIDA
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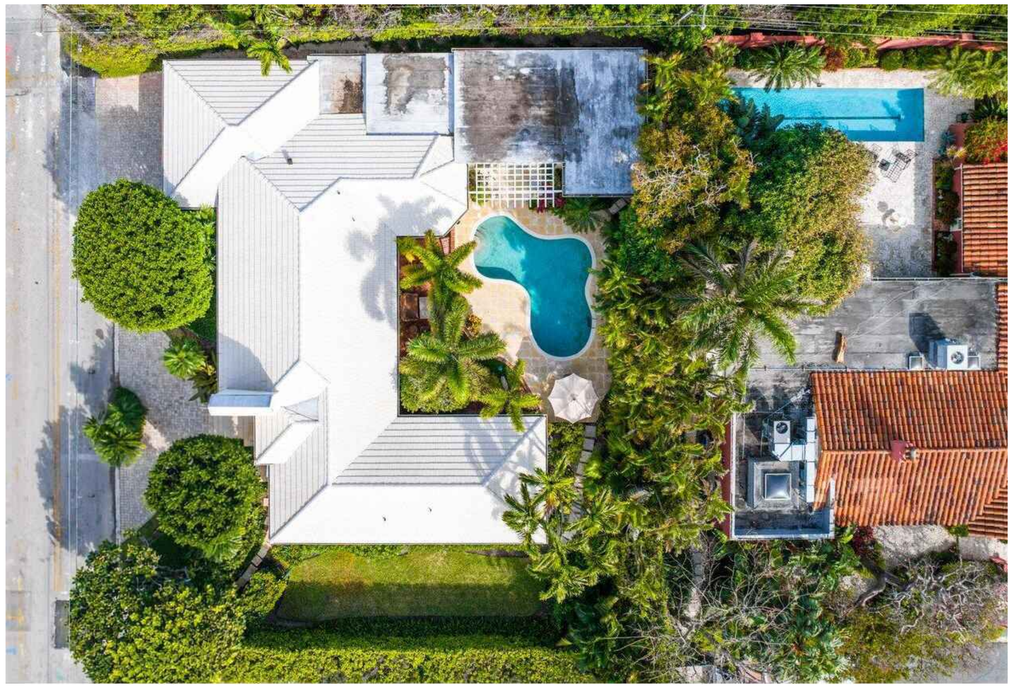

937 N Lake Way





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SHEET NO.
AP-1

937 N Lake Way

1

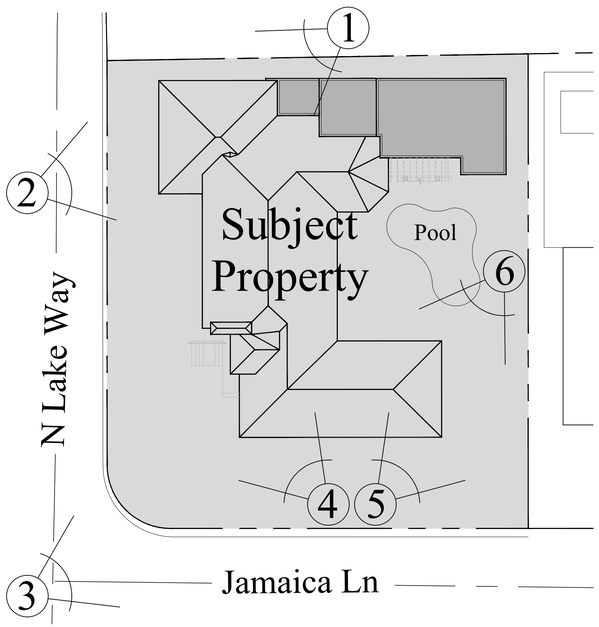


6



2





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3



4



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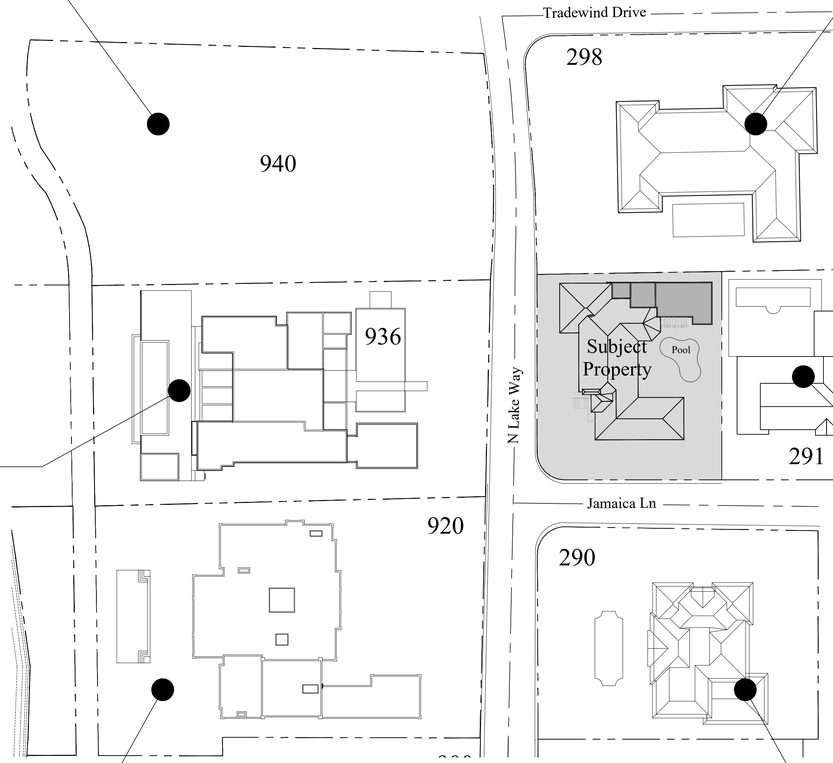
SHEET NO.
AP-2



940 N LAKE WAY



936 N LAKE WAY



NEIGHBORS KEY PLAN



298 TRADEWIND DRIVE



291 JAMAICA LANE



920 N LAKE WAY



290 JAMAICA LANE

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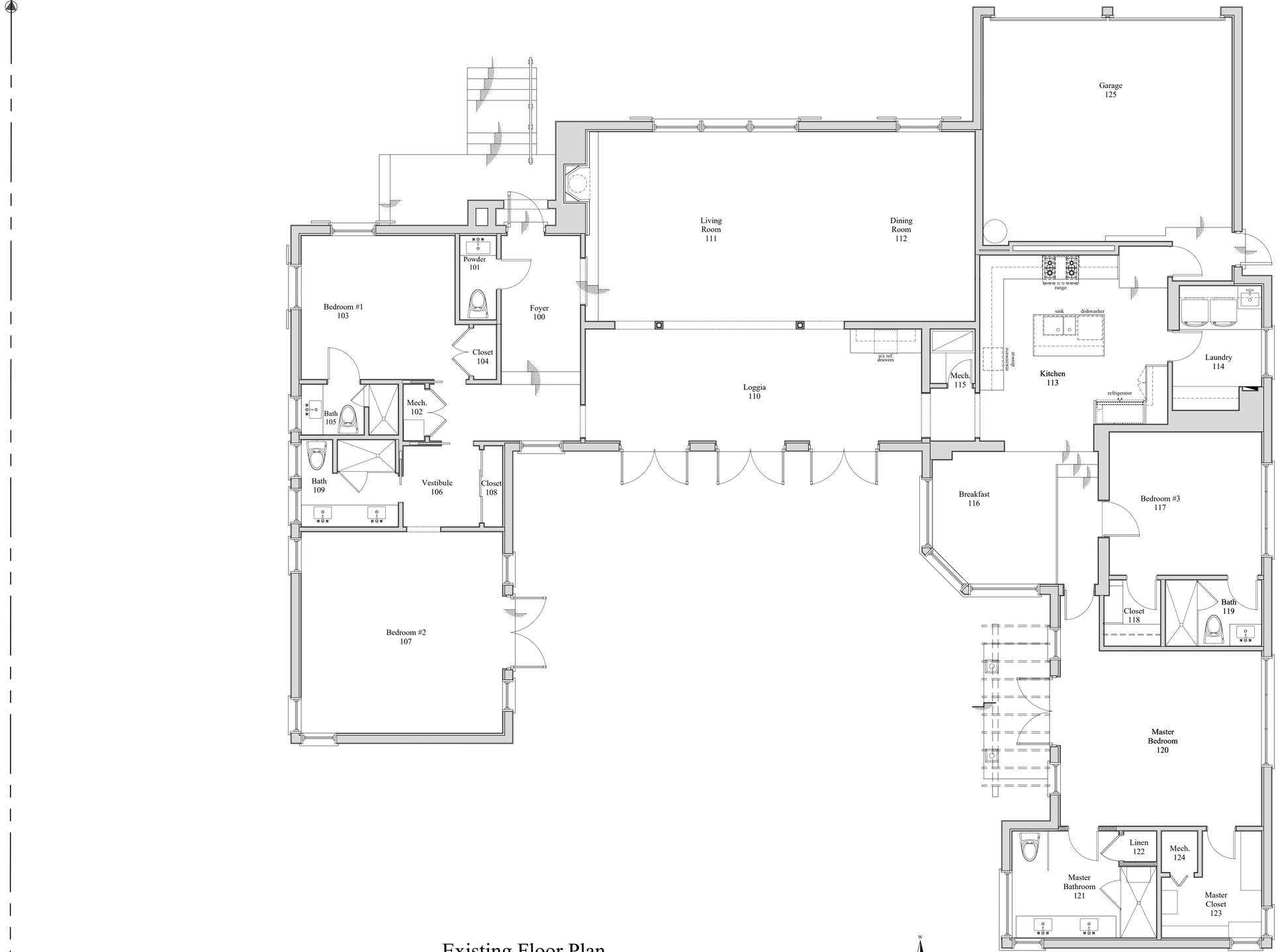
SHEET NO.
AP-3



Existing Floor Plan

Scale 1/4" = 1'-0"

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SHEET NO.
A100

WALL LEGEND

- EXISTING INTERIOR PARTITION TO REMAIN - REMOVE ALL DRYWALL
- EXISTING EXTERIOR WALL TO REMAIN - REMOVE ALL DRYWALL AND FURRING
- EXISTING INTERIOR PARTITION TO BE REMOVED

DEMOLITION NOTES:

1. THE CONTRACTOR SHALL REMOVE ALL EXISTING CONSTRUCTION AS REQUIRED FOR THE REMODELING WORK INCLUDING BUT NOT LIMITED TO PARTITIONS, DOORS, HARDWARE, CEILING SYSTEM, ELECTRICAL, PLUMBING, FLOOR MATERIAL, ETC.

2. THE CONTRACTOR SHALL PROTECT ALL EXISTING MATERIALS, EQUIPMENT, TREES, UTILITY LINES, ETC., WHICH ARE TO REMAIN AND REPAIR OR REPLACE WHEN NECESSARY. THESE ITEMS WHEN DAMAGED BY HIM OR HIS SUBCONTRACTORS AT NO ADDITIONAL COST TO THE OWNER.

3. MASONRY SHALL BE DEMOLISHED IN SMALL SECTIONS AND BRACING AND SHORES SHALL BE USED WHERE NECESSARY TO AVOID DAMAGE TO THE STRUCTURE.

4. THE CONTRACTOR SHALL WALK THROUGH WITH THE OWNER OR THE OWNER'S REPRESENTATIVE AND TAG ALL ITEMS THAT WILL BE SAVED. THOSE ITEMS SHALL BE REMOVED AND STORED WHERE THE OWNER REQUESTS.

5. PROVIDE PROTECTION AND CONDUCT DEMOLITION OPERATIONS TO PREVENT INJURY OR DAMAGE TO PERSONS OR PROPERTY.

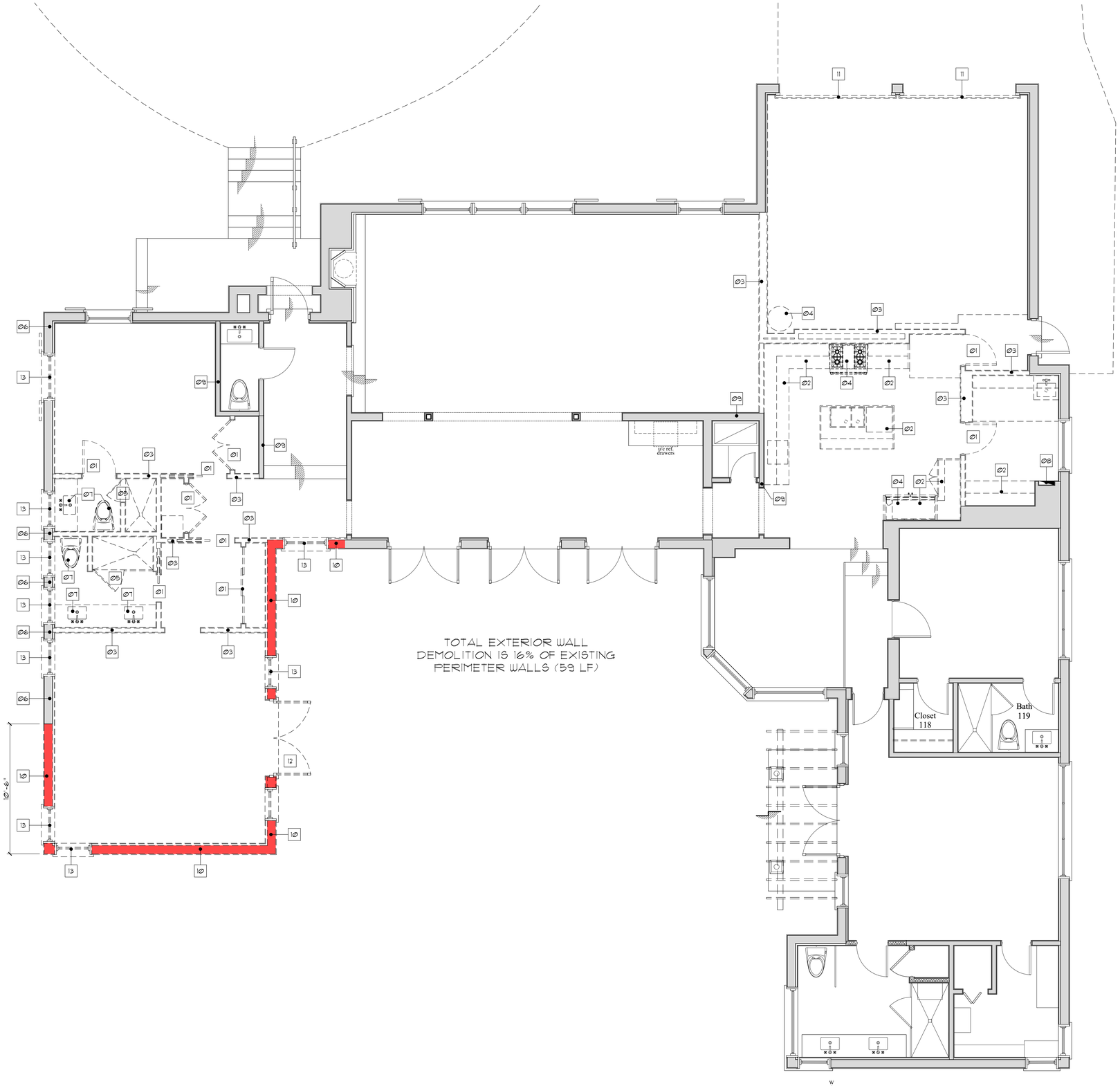
6. EXISTING PLUMBING LINES TO BE CAPPED OFF BELOW FLOOR LEVEL. PLUMBING LINES TO BE REWORKED TO SUIT NEW PLAN PLUMBING LAYOUTS.

7. EXISTING FLOOR FINISHES TO BE REMOVED AND DISPOSED OF PROPERLY. PATCH AND REPAIR SUB-FLOOR AS REQUIRED FOR NEW FLOOR FINISHES.

8. ALL REMOVED DOORS SHALL BE STOCKPILE FOR POSSIBLE RE-USE AT NEW LAYOUT

DEMOLITION KEY NOTES:

01	REMOVE EXISTING DOORS, DOOR FRAMES AND ALL RELATED ACCESSORIES - STOCKPILE FOR POSSIBLE RE-USE
02	REMOVE EXISTING BUILT-IN CABINETS / CLOSET AND ALL RELATED ACCESSORIES
03	REMOVE EXISTING GYPSUM BOARD PARTITION, STUDS, WALL FINISH, BASE AND ALL RELATED ACCESSORIES
04	REMOVE EXISTING APPLIANCES AND STOCKPILE
05	REMOVE ALL SHOWER ENCLOSURE
06	PORTION OF EXISTING CMU WALL TO REMAIN - REMOVE ALL EXISTING GYPSUM BOARD, FURRING AND INSULATION AT ALL EXTERIOR WALLS
07	REMOVE EXISTING PLUMBING FIXTURE - CAP ALL PLUMBING LINES AS NECESSARY BELOW FLOOR LINE
08	EXISTING ELECTRICAL PANELS TO REMAIN - PROTECT DURING DEMOLITION AND CONSTRUCTION
09	EXISTING INTERIOR PARTITION WALL TO REMAIN
10	PORTION OF EXISTING CMU WALL TO BE REMOVED - PROVIDE STRUCTURAL SHORING AND BRACING AS NECESSARY PRIOR TO DEMOLITION
11	REMOVE EXISTING GARAGE DOOR
12	EXISTING EXTERIOR DOOR AND FRAME TO BE REMOVED WITH ALL RELATED ACCESSORIES
13	EXISTING WINDOWS TO BE REMOVED WITH ALL EXISTING INTERIOR WINDOW TRIMS AND WINDOW TREATMENT.



Demolition Floor Plan

Scale 1/4" = 1'-0"

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STATE OF FLORIDA — ANGELO L. DAVILA — AR0016639

ANGELO DAVILA, A.I.A.
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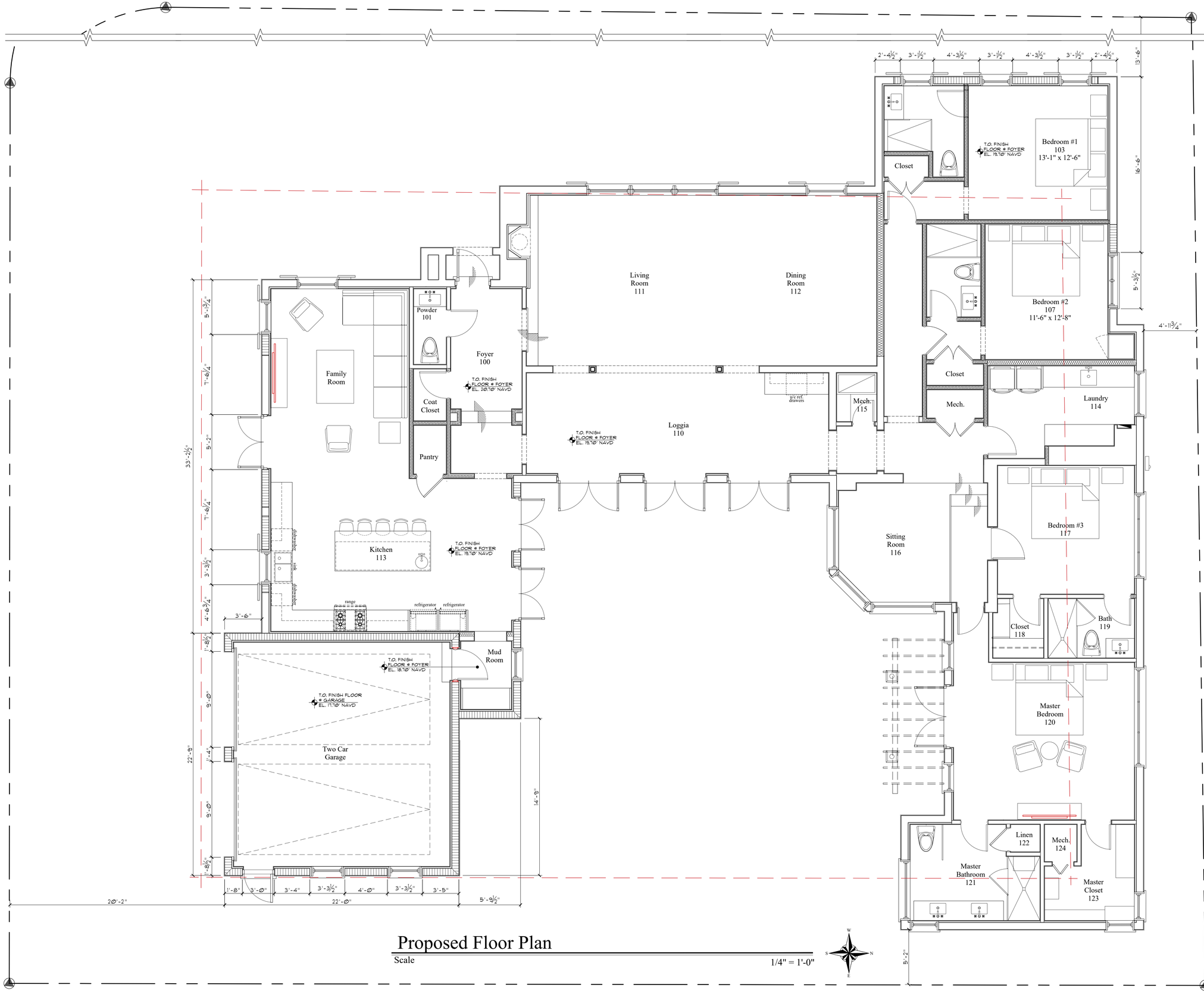
SHEET NO. D100



Proposed Floor Plan

Scale 1/4" = 1'-0"

MP DESIGN & ARCHITECTURE

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REVISIONS

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Cline Residence

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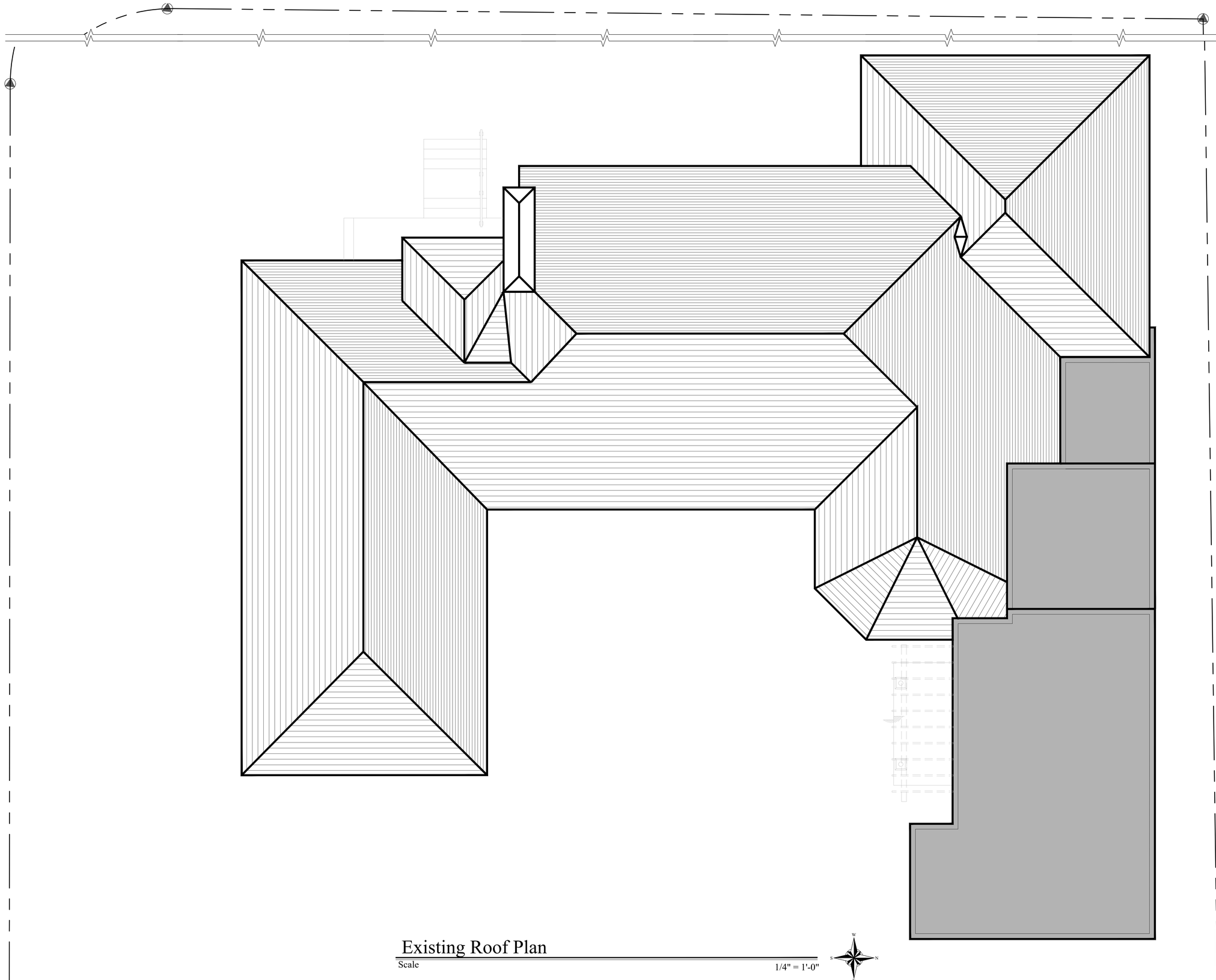
SHEET NO. A101



Existing Roof Plan

Scale 1/4" = 1'-0"

MP DESIGN & ARCHITECTURE

DESIGN & ARCHITECTURE

COMM NO.
2410

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2/5/2026

REVISIONS

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STATE OF FLORIDA
ANGELO L. DAVILA
AR0016639
ANGELO DAVILA A.I.A.
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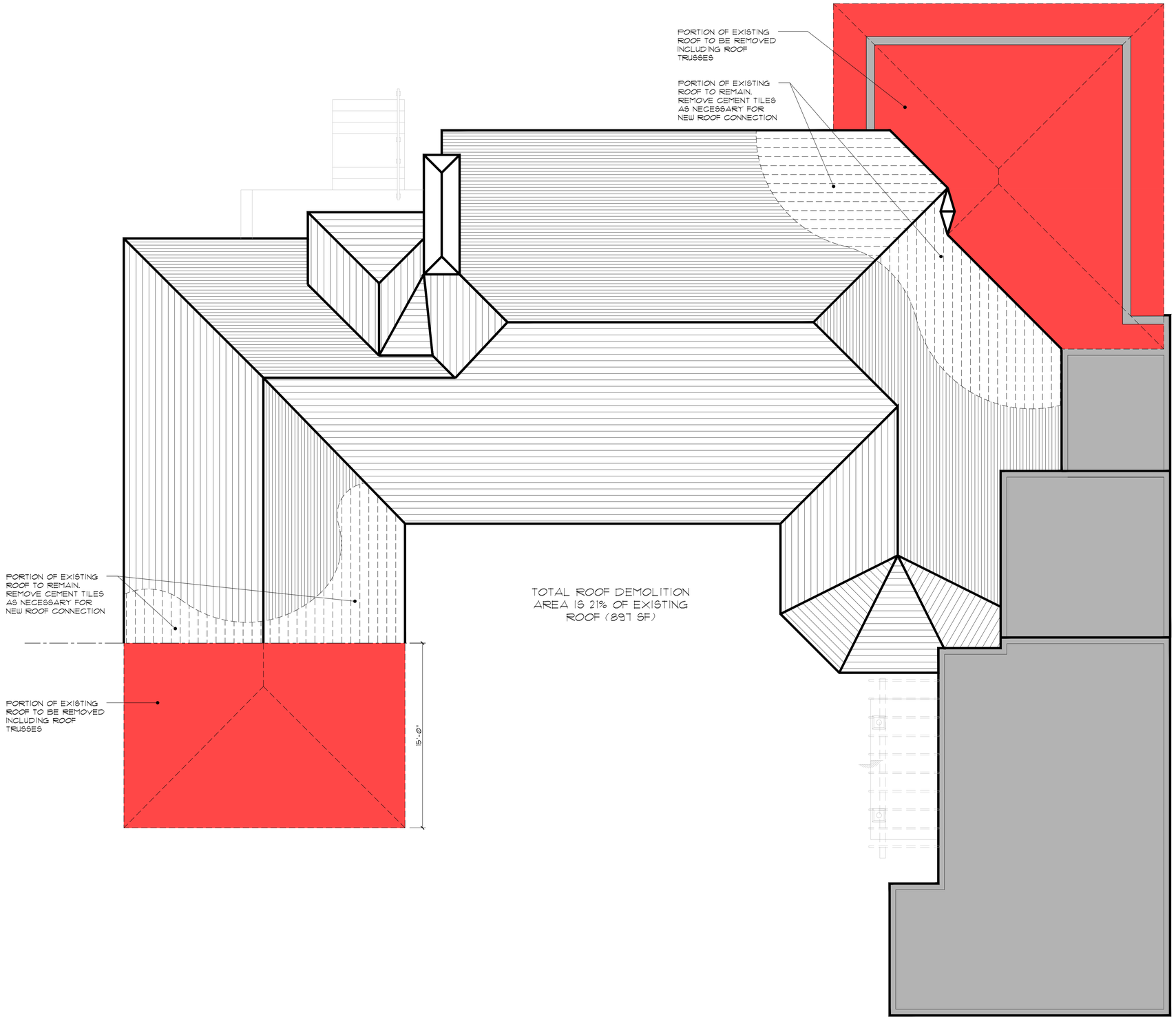
SHEET NO.
A102



Demolition Roof Plan

Scale 1/4" = 1'-0"

MP DESIGN & ARCHITECTURE

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DATE 2/5/2026

REVISIONS

Renovations for

Cline Residence

937 N Lake Way

Palm Beach FL 33480

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

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FLORIDA REG. ARCH.
AR0016639

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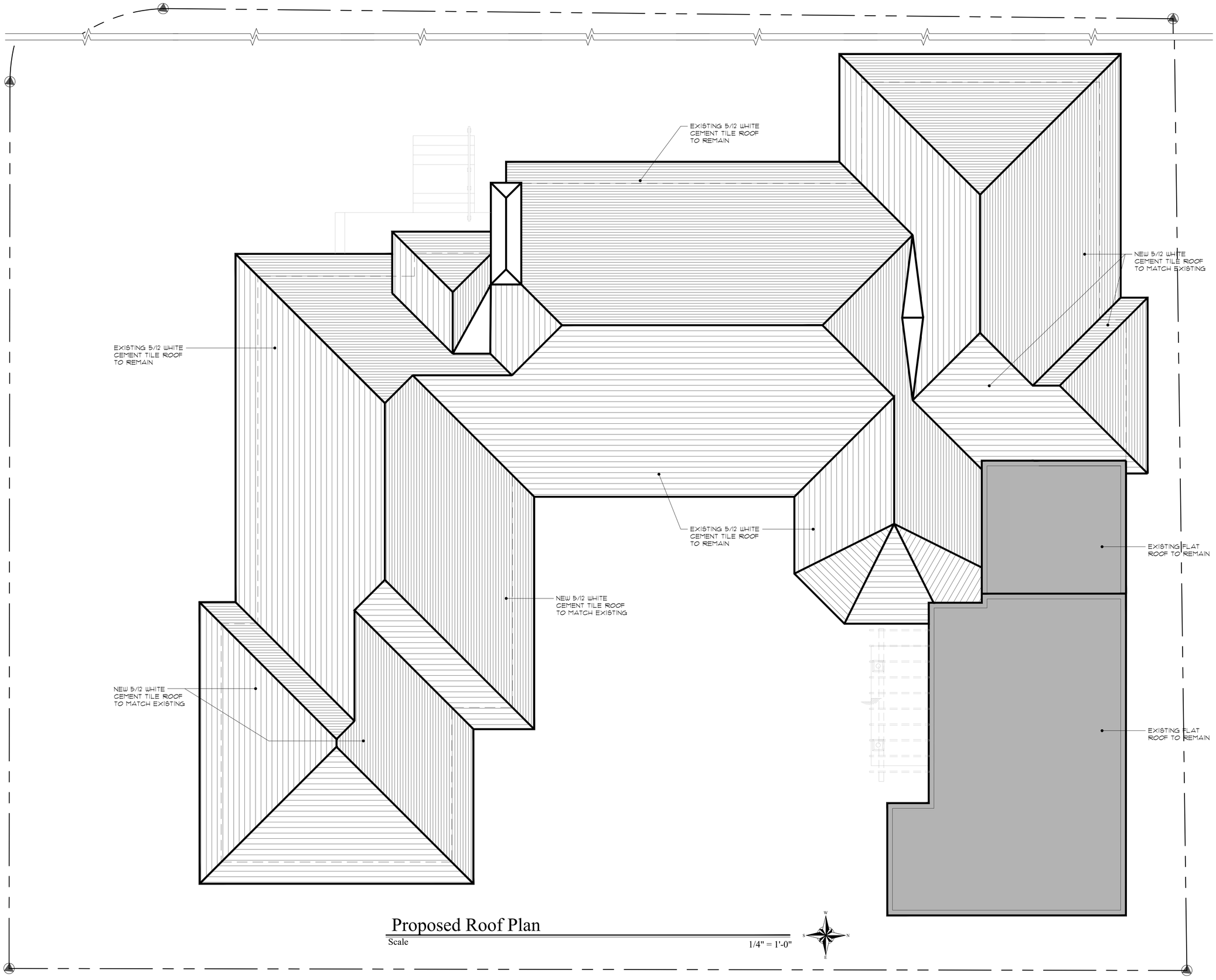
SHEET NO. D102



Proposed Roof Plan

Scale 1/4" = 1'-0"

MP DESIGN & ARCHITECTURE

COMM NO. 2410

DATE 2/5/2026

REVISIONS

Renovations for

Cline Residence

937 N Lake Way

Palm Beach FL 33480

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

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SHEET NO. A103



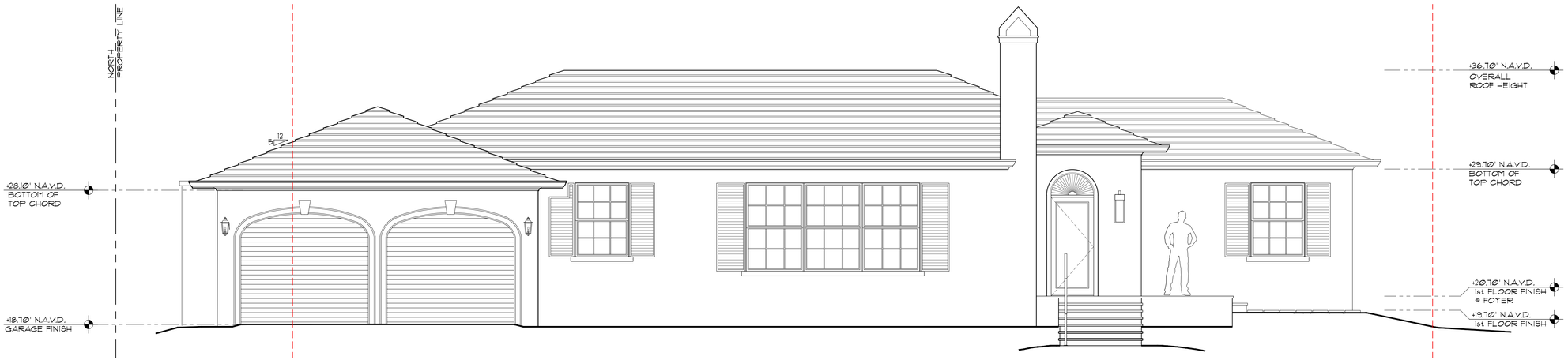






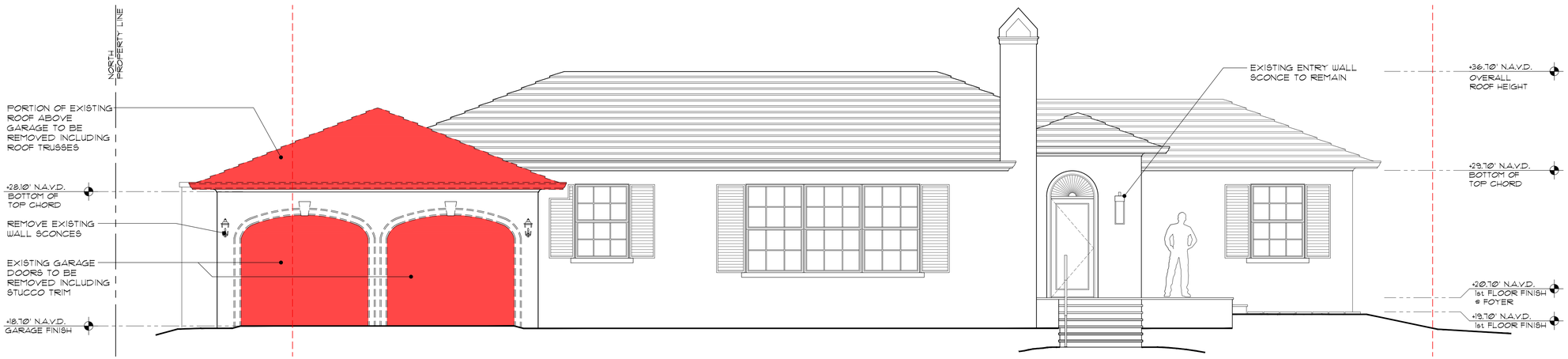






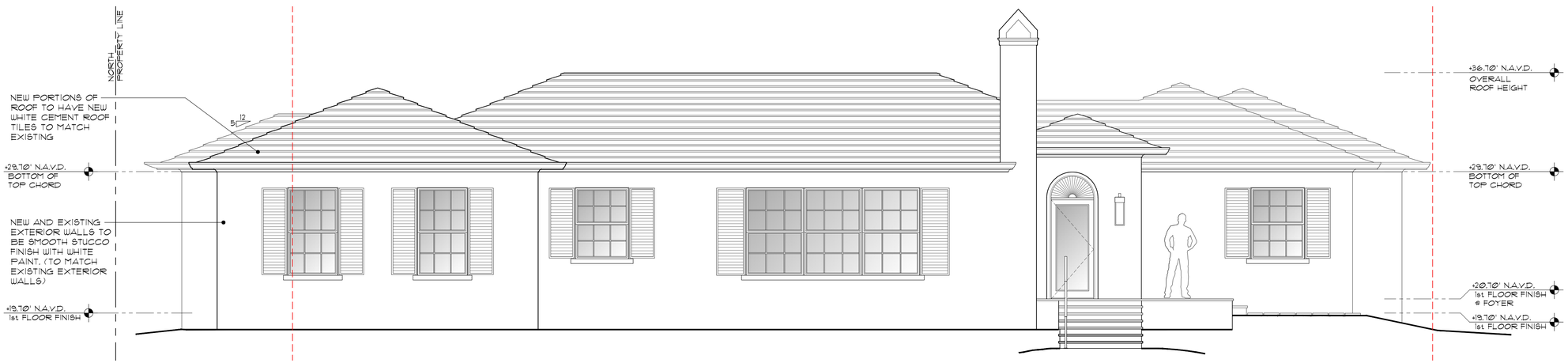
Existing West Elevation

Scale 1/4" = 1'-0"



West Elevation Demolition

Scale 1/4" = 1'-0"



Proposed West Elevation

Scale 1/4" = 1'-0"

MP DESIGN & ARCHITECTURE

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REVISIONS

Renovations for

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STATE OF FLORIDA — ANGELO L. DAVILA — AR0016639

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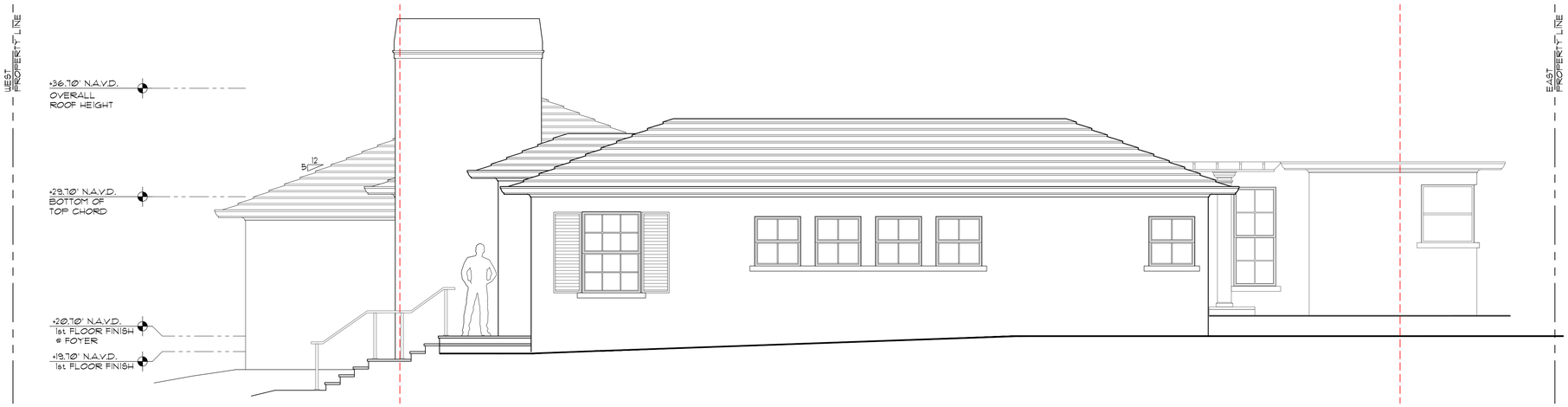
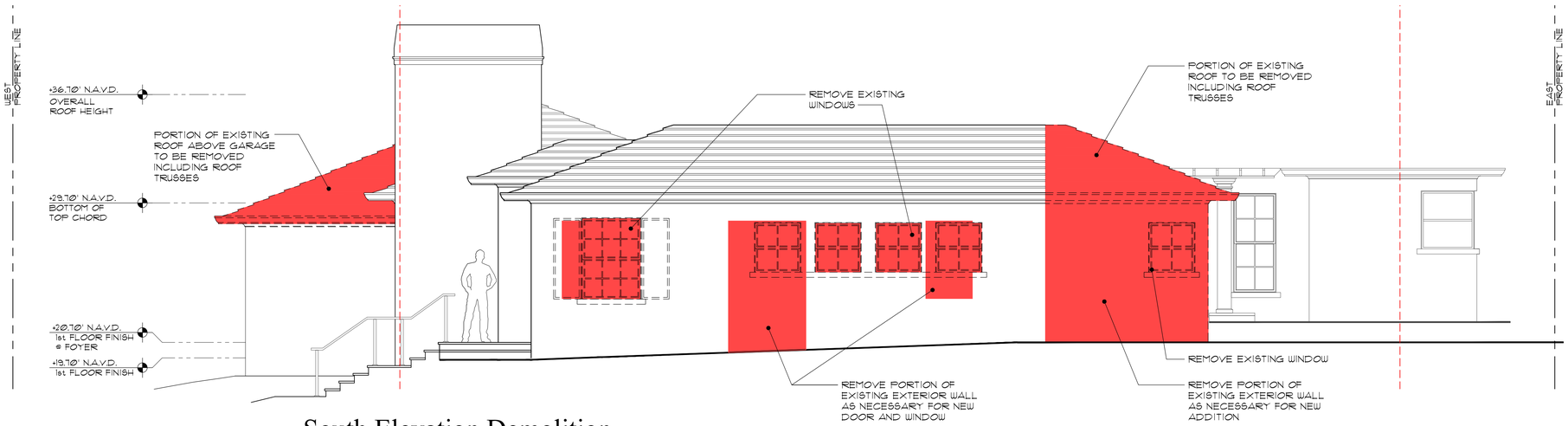


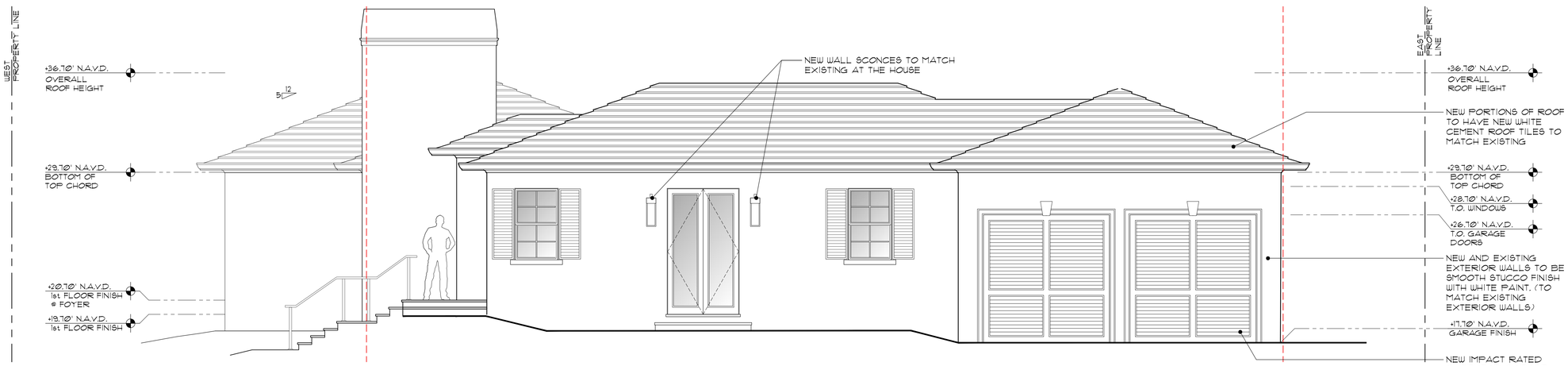
Existing South Elevation

Scale 1/4" = 1'-0"



South Elevation Demolition

Scale 1/4" = 1'-0"



Proposed South Elevation

Scale 1/4" = 1'-0"

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Renovations for
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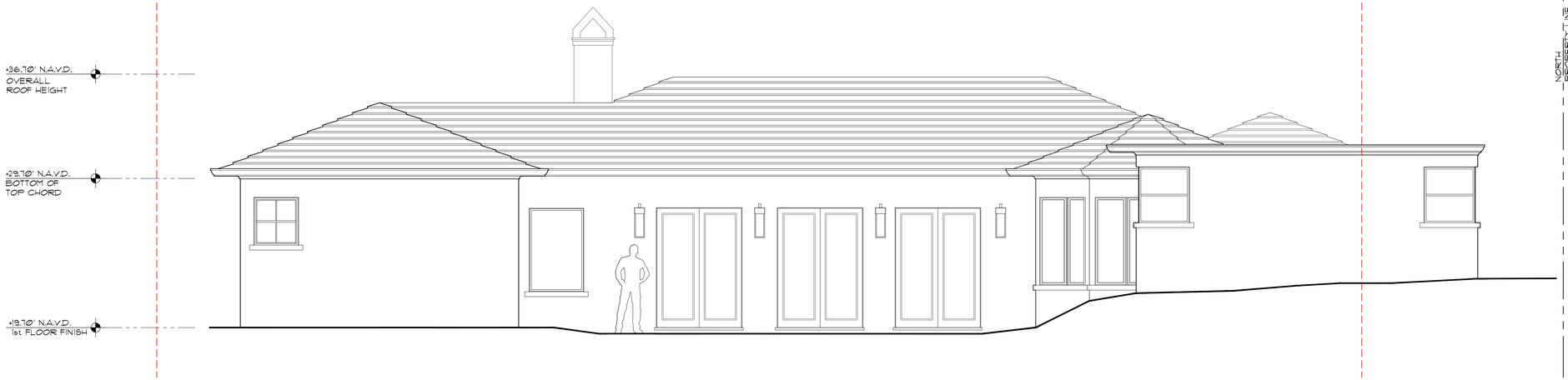
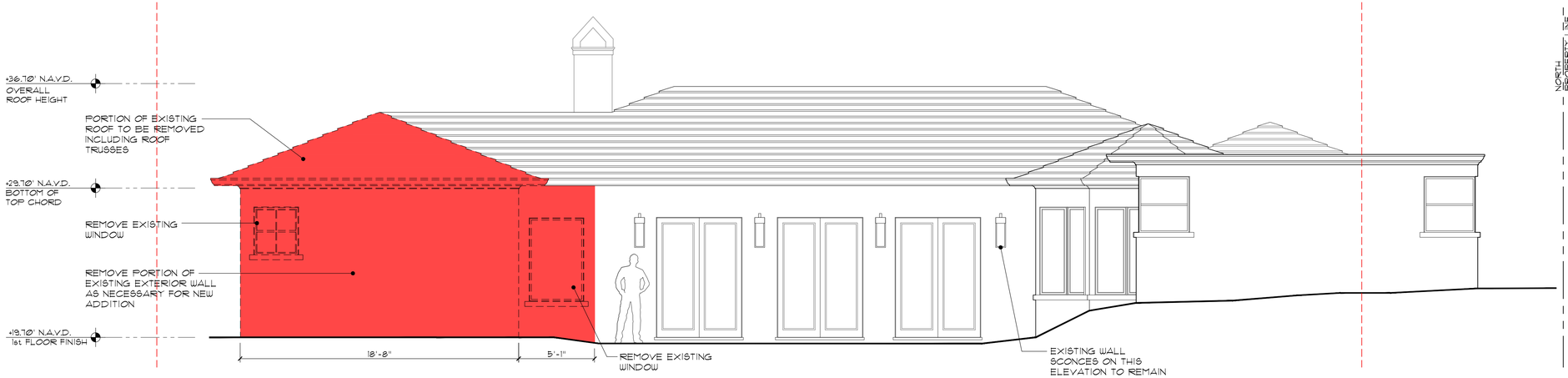
SHEET NO.
A202





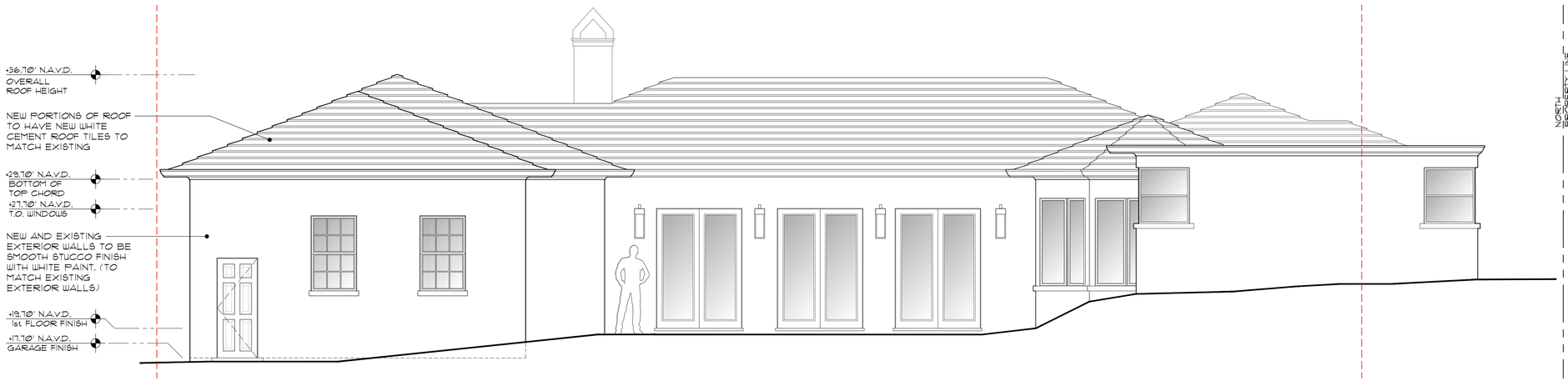
Existing East Elevation

Scale 1/4" = 1'-0"



East Elevation Demolition

Scale 1/4" = 1'-0"



Proposed East Elevation

Scale 1/4" = 1'-0"

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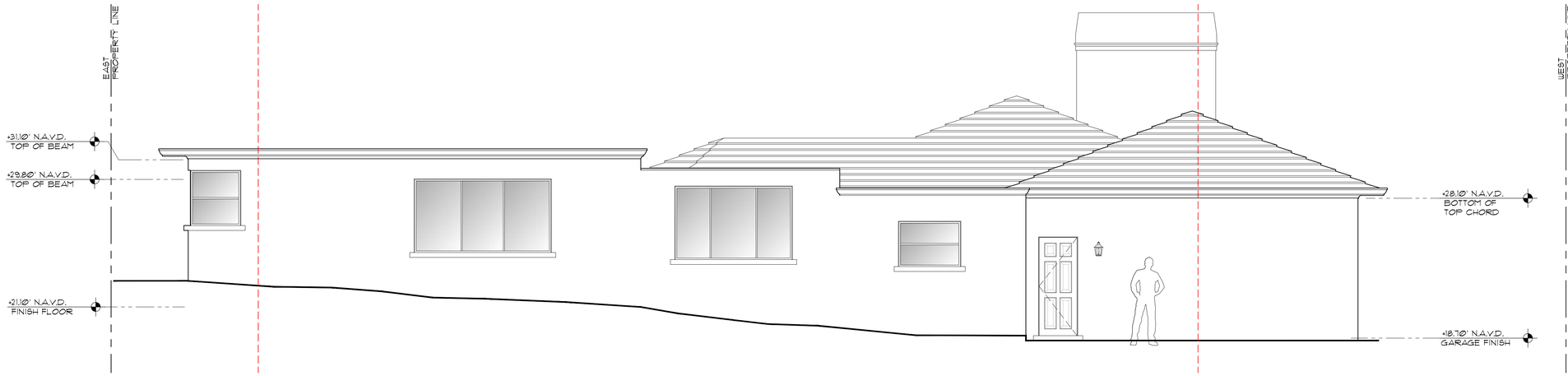
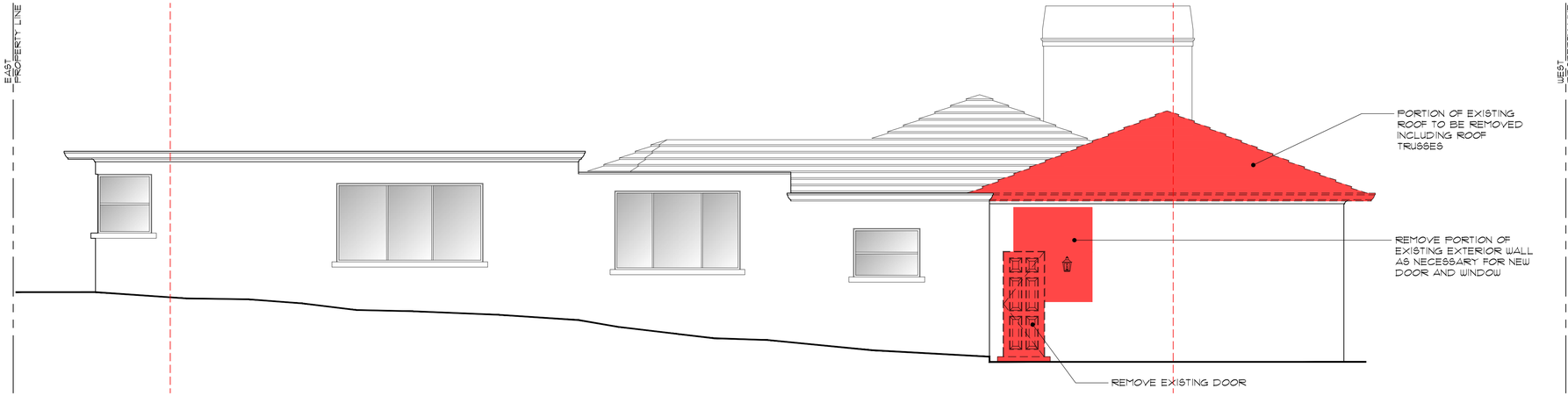
SHEET NO.
A203





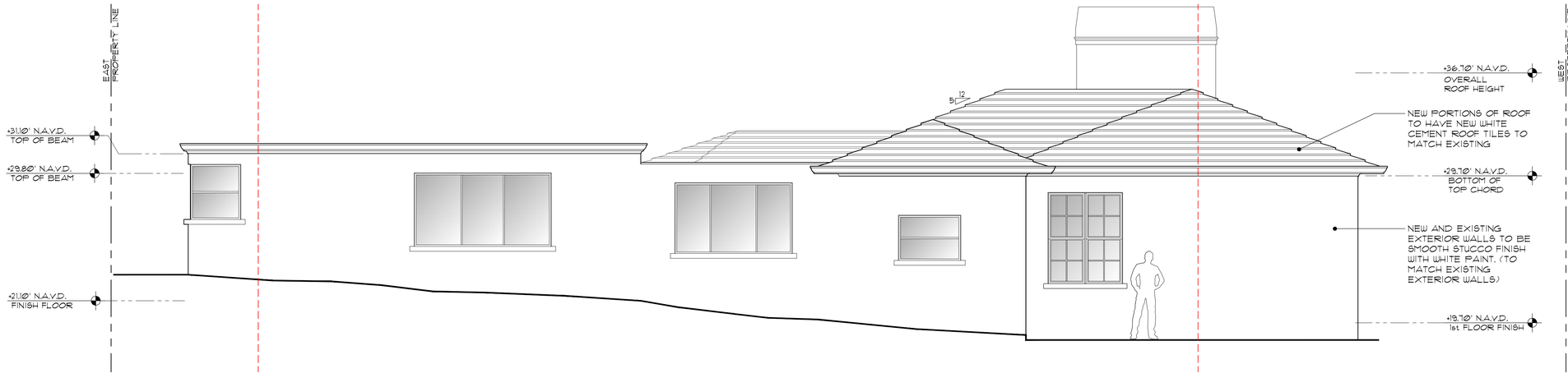
Existing North Elevation

Scale 1/4" = 1'-0"



North Elevation Demolition

Scale 1/4" = 1'-0"



Proposed North Elevation

Scale 1/4" = 1'-0"

MP DESIGN & ARCHITECTURE

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937 N Lake Way Palm Beach FL 33480

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SHEET NO.
A204



New exterior sconces at proposed addition to match existing sconces to remain

New windows and doors at proposed addition to match existing windows and doors to remain

Stucco window sill at proposed addition to match windows to remain



New roof at proposed addition to match existing roof to remain

EXISTING CONDITIONS TO
MATCH AT PROPOSED ADDITION

New window shutters at proposed addition to match existing window shutters to remain



Paint color at proposed addition to match existing paint color

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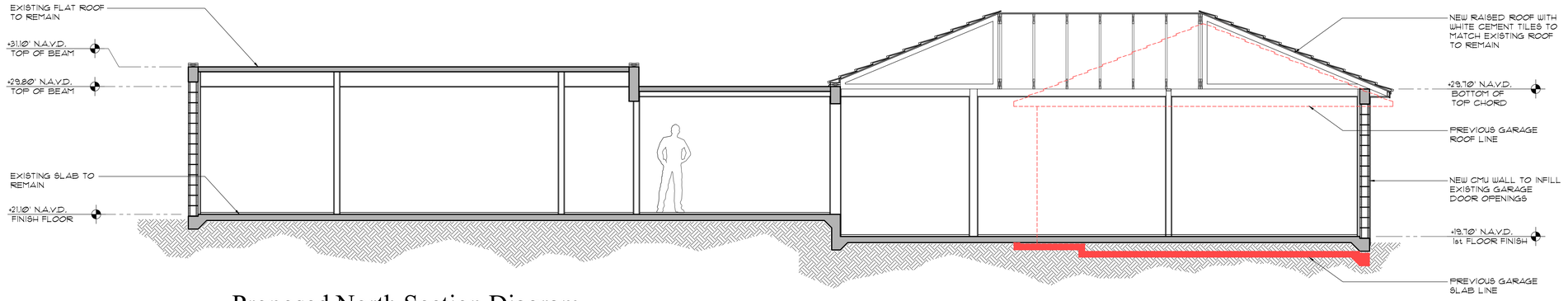
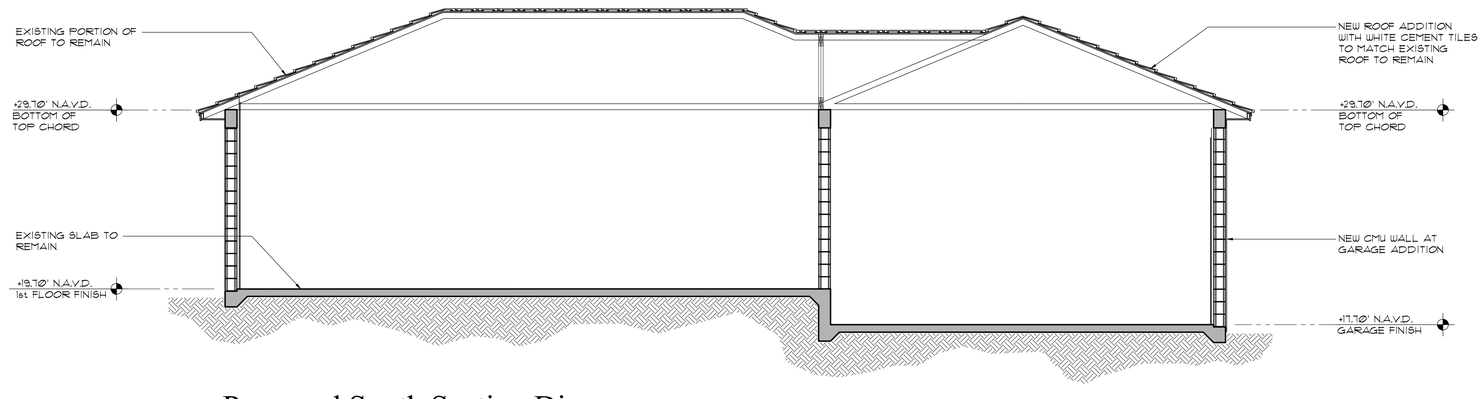
SHEET NO.
A205



Proposed North Section Diagram

Scale 1/4" = 1'-0"



Proposed South Section Diagram

Scale 1/4" = 1'-0"

MP DESIGN & ARCHITECTURE

COMM NO.
2410

DATE
2/5/2026

REVISIONS

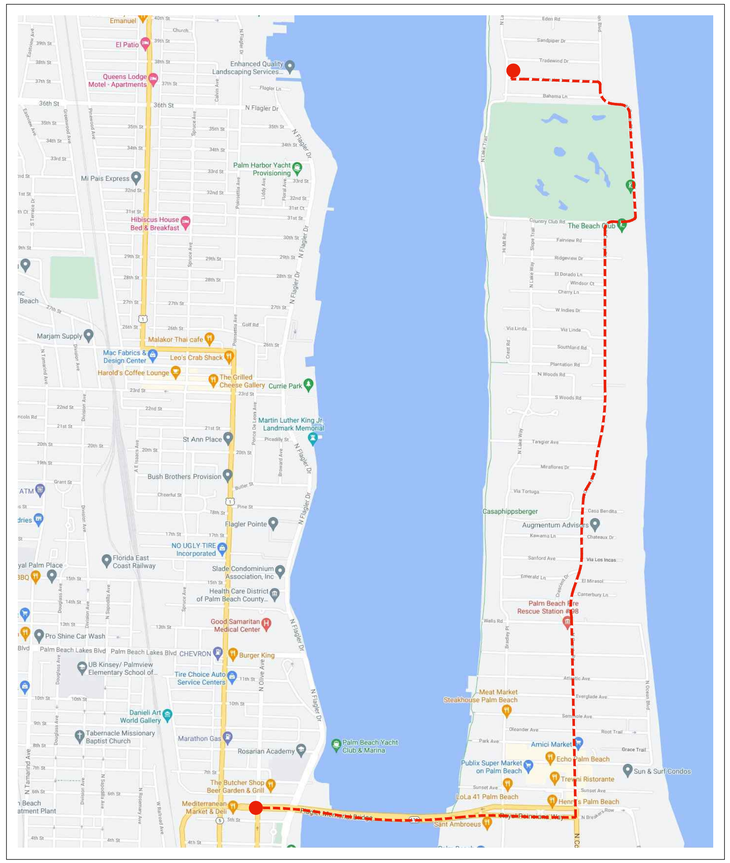
Renovations for
Cline Residence
937 N Lake Way
Palm Beach FL 33480

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

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

ARC-25-0078
ZON-25-0070

SHEET NO.
A301


Emanuel
El Patio
Queens Lodge Motel - Apartments
Enhanced Quality Landscaping Services
36th St
N Flagler Dr
Mi Pais Express
Palm Harbor Yacht Provisioning
Hibiscus House Bed & Breakfast
Marjam Supply
Malakor Thai cafe
Mac Fabrics & Design Center
Leo's Crab Shack
Harold's Coffee Lounge
The Grilled Cheese Gallery
Currie Park
Martin Luther King Jr. Landmark Memorial
St Ann Place
Bush Brothers Provision
Flagler Pointe
NO UGLY TIRE Incorporated
Florida East Coast Railway
Slade Condominium Association, Inc
Health Care District of Palm Beach County...
Good Samaritan Medical Center
Pro Shine Car Wash
Palm Beach Lakes Blvd
CHEVRON
Burger King
UB Kinsey/ Palmview Elementary School of...
Tire Choice Auto Service Centers
Daniell Art World Gallery
Tabernacle Missionary Baptist Church
Marathon Gas
Rosarian Academy
The Butcher Shop Beer Garden & Grill
Mediterranean Market & Deli
The Beach Club
Casaphippsberger
Augmentum Advisors
Palm Beach Fire Rescue Station 48
Meat Market Steakhouse Palm Beach
Palm Beach Yacht Club & Marina
Amici Market
Echo Palm Beach
Publix Super Market on Palm Beach
Trevini Ristorante
Sun & Surf Condos
Palm Ambrosia
Henri's Palm Beach
Country Club Rd
Bahama Ln
Fairview Rd
Ridgeview Dr
El Dorado Ln
Windsor Ct
W Indies Dr
Via Linda
Southmoor Rd
Plantation Rd
N Woods Rd
S Woods Rd
Tangier Ave
Miraflores Dr
Via Tortuga
Kawaning Ln
Stanford Ave
Via Los Incas
Emerald Ln
El Mirasol
Canterbury Ln
Wells Rd
Shirley Rd
Everglade Ave
Oleander Ave
Park Ave
Sunset Ave
Royal Poinciana Way
Root Trail
Grace Trail
N Ocean Blvd
N Lake Way
N Ocean Dr
N Lake Dr
Cross Rd
Vista Del Mar
Ocean Ave
Dixie Hwy
N Tamarind Ave
N Olive Ave
N Dixie Hwy
N Flagler Dr
N Flagler Dr
N Flagler Dr

NORTH LAKE WAY

JAMAICA LANE

PROPOSED LIMESTONE TERRACE

LAWN

EXISTING 1-STORY RESIDENCE

18' SIDE YARD SETBACK FOR ONE STORY GARAGE

EXISTING TERRACE

EXISTING POOL TERRACE

EXISTING POOL

PROPOSED LIMESTONE DRIVEWAY

20'-2" PROPOSED STREET SIDE YARD SETBACK

GENERATOR

10' PERIMETER SETBACK

OVERALL R-B SITE CALCULATIONS:

SITE AREA =	11,032	SQ FT	100%
MINIMUM LANDSCAPE:			
REQUIRED =	4,964	SQ FT	45%
EXISTING =	4,321	SQ FT	39.1%
PROPOSED =	4,431	SQ FT	43.3%

FRONT SETBACK SITE CALCULATIONS:

25' SETBACK AREA =	2,728	SQ FT	100%
MINIMUM LANDSCAPE:			
REQUIRED =	1,091	SQ FT	40%
EXISTING =	1,793	SQ FT	49.7%
PROPOSED =	2,169	SQ FT	79.5%

10' PERIMETER SITE CALCULATIONS:

PERIMETER AREA =	3,774	SQ FT
MINIMUM LANDSCAPE:		
(50% OF 4,964 SF) = 2,482 REQUIRED		
EXISTING =	2,191	SQ FT
PROPOSED =	2,855	SQ FT

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"

SITE PLAN

PRIVATE RESIDENCE

937 N. LAKE WAY, PALM BEACH, FL.

09 FEB 2026
19 JAN 2026

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



EL1 WEST ELEVATION
SCALE: 1/4"=1'-0"

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

WEST ELEVATION

PRIVATE RESIDENCE

937 N. LAKE WAY, PALM BEACH, FL.

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

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19 JAN 2026

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EL1



EL2 SOUTH ELEVATION
SCALE: 1/4"=1'-0"

MARIO F. NIEVERA

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Registration No.
6666856

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

SOUTH ELEVATION
PRIVATE RESIDENCE

937 N. LAKE WAY, PALM BEACH, FL.

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19 JAN 2026

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EL2



NORTH ELEVATION
EL3 SCALE: 1/4"=1'-0"

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

NORTH ELEVATION

PRIVATE RESIDENCE

937 N. LAKE WAY, PALM BEACH, FL.

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

09 FEB 2026
19 JAN 2026

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EL3



EAST ELEVATION
EL4 SCALE: 1/4"=1'-0"

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

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

EAST ELEVATION

PRIVATE RESIDENCE

937 N. LAKE WAY, PALM BEACH, FL.

09 FEB 2026
19 JAN 2026

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EL4

NORTH LAKE WAY

JAMAICA LANE

EXISTING TRIPLE ROEBELENII PALM, TO BE REMOVED
EXISTING GREEN ISLAND FICUS, TO BE REMOVED
EXISTING FIDDLE-LEAF FIG TREE, TO REMAIN
EXISTING CARROTWOOD TREE, TO REMAIN
EXISTING GREEN ISLAND FICUS, TO BE REMOVED
EXISTING GREEN ISLAND FICUS, TO BE REMOVED
EXISTING RHAPIS PALMS CLUSTER, TO BE REMOVED
EXISTING FICUS HEDGE, 18' HT., TO REMAIN
EXISTING CALOPHYLLUM TREE, TO REMOVED
EXISTING ROBELENII PALM, TO BE REMOVED
EXISTING CRINUM, TO BE REMOVED
EXISTING ZAMIA CARDBOARD, TO BE REMOVED
EXISTING SITE WALL, TO BE REMOVED
EXISTING WILD COFFEE, TO REMAIN
EXISTING WHITE BIRD OF PARADISE CLUSTER, TO REMAIN
EXISTING FICUS HEDGE, 12' HT., TO BE REMOVED
EXISTING CHAIN LINK FENCE, TO BE REMOVED
EXISTING CHAIN LINK FENCE, TO REMAIN
EXISTING CLUSIA HEDGE, 6' HT., TO BE REMOVED
EXISTING SHRUB TO BE REMOVED
EXISTING A/C, TO BE RELOCATED
EXISTING GREEN ISLAND FICUS, 18' HT., TO REMAIN
EXISTING FOXTAIL PALMS, 16'-20' CT., TO REMAIN
EXISTING ELECTRICAL METER, TO REMAIN
EXISTING STONE WALKWAY TO REMAIN
EXISTING GREEN ISLAND FICUS, 18' HT., TO BE REMOVED
EXISTING FICUS HEDGE, 18' HT., TO BE REMOVED
EXISTING MONDO GRASS, TO REMAIN
EXISTING TRIPLE ADONIDIA PALMS, 16' CT., TO BE REMOVED
EXISTING POOL PUMP TO BE RELOCATED
EXISTING CHAIN LINK FENCE & GATE, TO BE REMOVED
EXISTING GREEN ISLAND FICUS, 18' HT., TO BE REMOVED
EXISTING PHILODENDRON SELLOUM, TO BE REMOVED
EXISTING ARECA PALM CLUSTER, TO BE REMOVED
EXISTING CLUSIA HEDGE, 6' HT., TO BE REMOVED
EXISTING ADONIDIA PALMS, 14' CT., TO BE REMOVED
EXISTING CHINESE FAN, TO BE REMOVED
EXISTING CLUSIA HEDGE, 12' HT., TO REMAIN
EXISTING GREEN ISLAND FICUS, 18' HT., TO REMAIN
EXISTING SITE WALL, TO REMAIN
EXISTING A/C, TO REMAIN
EXISTING A/C, TO REMAIN

LAWN
EXISTING DRIVEWAY
EXISTING 1-STORY RESIDENCE
EXISTING TERRACE
EXISTING POOL TERRACE
EXISTING POOL

Garage 125
Living Room 111
Dining Room 112
Powder 101
Foyer 100
Bedroom #1 103
Closet 104
Mech. 102
Bath 105
Vestibule 106
Closet 108
Bath 109
Bedroom #2 107
Mech. 115
Kitchen 113
Laundry 114
Breakfast 116
Bedroom #3 117
Closet 118
Bath 119
Master Bedroom 120
Master Bathroom 121
Linen 122
Mech. 124
Master Closet 123

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"

EXISTING CONDITIONS PLAN

PRIVATE RESIDENCE

937 N. LAKE WAY, PALM BEACH, FL.

09 FEB 2026
19 JAN 2026

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DESIGN

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EX

NORTH LAKE WAY

℄ JAMAICA LANE

LAWN

PROPOSED LIMESTONE TERRACE

LAWN

LAWN

EXISTING 1-STORY RESIDENCE

18' SIDE YARD SETBACK FOR ONE STORY GARAGE

EXISTING TERRACE

EXISTING POOL TERRACE

EXISTING POOL

PROPOSED LIMESTONE DRIVEWAY

20'-2" PROPOSED STREET SIDE YARD SETBACK

LAWN

GENERATOR

10' REQUIRED REAR YARD SETBACK

LAWN

LAWN

OVERALL R-B SITE CALCULATIONS:

SITE AREA =	11,032	SQ FT	100%
MINIMUM LANDSCAPE:			
REQUIRED =	4,964	SQ FT	45%
EXISTING =	4,321	SQ FT	39.1%
PROPOSED =	4,431	SQ FT	43.3%

FRONT SETBACK SITE CALCULATIONS:

25' SETBACK AREA =	2,728	SQ FT	100%
MINIMUM LANDSCAPE:			
REQUIRED =	1,091	SQ FT	40%
EXISTING =	1,793	SQ FT	49.7%
PROPOSED =	2,169	SQ FT	79.5%

10' PERIMETER SITE CALCULATIONS:

PERIMETER AREA =	3,774	SQ FT
MINIMUM LANDSCAPE:		
(50% OF 4,964 SF) = 2,482 REQUIRED		
EXISTING =	2,191	SQ FT
PROPOSED =	2,855	SQ FT

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"

SITE PLAN

PRIVATE RESIDENCE

937 N. LAKE WAY, PALM BEACH, FL.

09 FEB 2026
19 JAN 2026

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Lo

NORTH LAKE WAY

JAMAICA LANE

LIMESTONE STEPS & RISERS

PROPOSED COLUMNS

PROPOSED SITE WALL, 5'-6" HT.

PROPOSED GATE, WHITE PAINTED ALUMINUM, 4' HT.

PROPOSED SITE WALL, 3'-6" HT., SEE DETAIL: 1/D1

PROPOSED LIMESTONE TERRACE

LIMESTONE WALKWAY

LIMESTONE STEPS & RISERS

LIMESTONE LANDING, STEPS & RISERS

LAWN

PL

EXISTING 1-STORY RESIDENCE

LIMESTONE LANDING

18' SIDE YARD SETBACK FOR ONE STORY GARAGE

RELOCATED A/C

PROPOSED COLUMNS

PROPOSED A/C MOUNTED TO WALL

PROPOSED LIMESTONE DRIVEWAY

20'-2" PROPOSED STREET SIDE YARD SETBACK

LIMESTONE LANDING

PROPOSED GENERATOR

RELOCATED POOL EQUIPMENT

GENERATOR

EXISTING TERRACE

EXISTING POOL TERRACE

EXISTING POOL

10' REQUIRED REAR YARD SETBACK

EXISTING CHAIN LINK FENCE, TO REMAIN

EXISTING ELECTRICAL METER, TO REMAIN

EXISTING A/C

EXISTING A/C

PROPOSED GATES, WHITE PAINTED ALUMINUM , 6' HT.

PROPOSED SITE WALL, 6' HT., SEE DETAIL: 2/D1

EXISTING SITE WALL

LIMESTONE

0 1 2 4 8 12 FEET

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

OVERALL R-B SITE CALCULATIONS:

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MINIMUM LANDSCAPE:			
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PERIMETER AREA =	3,774	SQ FT
MINIMUM LANDSCAPE:		
(50% OF 4,964 SF) = 2,482 REQUIRED		
EXISTING =	2,191	SQ FT
PROPOSED =	2,855	SQ FT

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

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

HARDSCAPE PLAN

PRIVATE RESIDENCE

937 N. LAKE WAY, PALM BEACH, FL.

09 FEB 2026
19 JAN 2026

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L1

NORTH LAKE WAY

EXISTING FIDDLE-LEAF FIG TREE, TO REMAIN

(180) BEACH CREEPER, 3 GAL.

(6) FIDDLEWOOD, 4' HT.

(8) CALOPHYLLUM, 8' HT.

EXISTING CARROTWOOD TREE, TO REMAIN

(14) GREEN BUTTONWOOD, 8' HT.

(5) SEA PLUM VINE, ESP. TO WALL

(1) WHITE GEIGER, 8' HT.

EXISTING FICUS HEDGE, 18' HT.

EXISTING WILD COFFEE

EXISTING WHITE BIRD OF PARADISE CLUSTER

EXISTING FICUS HEDGE, 18' HT.

EXISTING MONDO GRASS

(4) ADONIDIA PALMS, 8' HT.

(90) MINIMA, 4' POTS

(2) ROEBELENII PALMS, 6' HT.

(446) PODOCARPUS PRINGLES, 12" HT.

(46) GREEN BUTTONWOOD, 8' HT.

(2) ADONIDIA PALMS, 10' CT.

(14) SEA PLUM VINE, ESP. TO WALL

(8) GREEN BUTTONWOOD, 8' HT.

(7) GARDENIA, 3'x3'

(2) GREEN ISLAND FICUS, 6' HT.

(4) GARDENIA, 3'x3'

(-) GARCINIA HEDGE, 4' HT.

EXISTING GREEN ISLAND FICUS, 18" HT.

EXISTING FOXTAIL PALMS, 16'-20' CT.

EXISTING CLUSIA HEDGE, 12' HT.

EXISTING GREEN ISLAND FICUS, 18" HT.

LAWN

PROPOSED LIMESTONE TERRACE

EXISTING 1-STORY RESIDENCE

EXISTING TERRACE

EXISTING POOL TERRACE

EXISTING POOL

PROPOSED LIMESTONE DRIVEWAY

GENERATOR

refrigerator

refrigerator

sink

18' SIDE YARD SETBACK FOR ONE STORY GARAGE

20'-2" PROPOSED STREET SIDE YARD SETBACK

15' REQUIRED REAR YARD SETBACK

JAMAICA LANE

x145.0

x115.7

x115.7

x45.3

x20.7

x19.8

x19.7

x19.7

x19.7

x20.7

x20.7

x24.8

x24.8

x20.7

x20.7

x19.7

x19.7

x19.7

x19.7

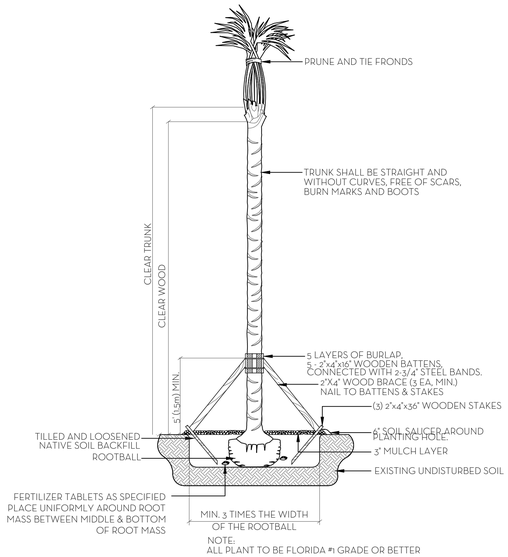
x19.7

x19.7

x20.7

x20.7

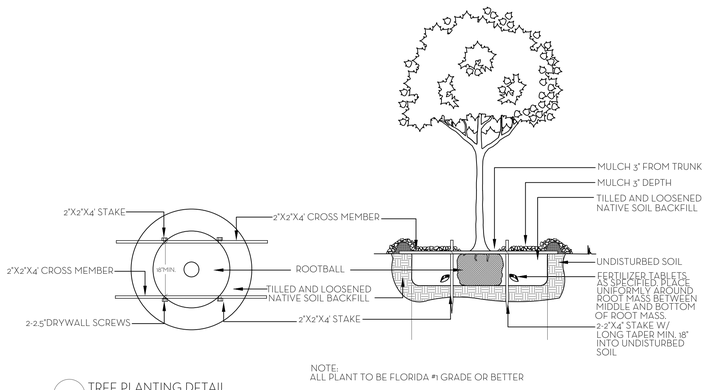
x20



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

PALM PLANTING DETAIL
N.T.S.

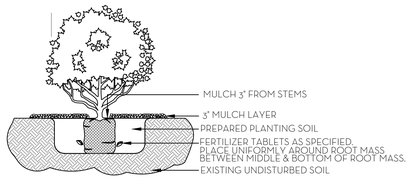
NOTES:
1. ALL WOOD SHALL BE SPRUCE OR PINE-NOT PRESSURE TREATED.
2. CROSS TIES SHALL NOT CROSS OVER WOODY ROOTS.
3. REMOVE ALL STRING &/OR WIRE WRAPPED AROUND TRUNK.
4. REMOVE ALL STRAPS, ROPES, WIRE, &/OR STRINGS USED TO LIFT THE ROOTBALL.
5. REMOVE ALL BURLAP &/OR WIRE FROM THE TOP OF THE ROOT BALL.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



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

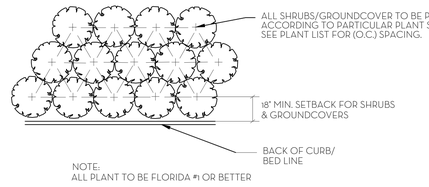
TREE PLANTING DETAIL
N.T.S.

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



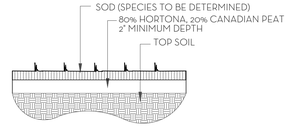
NOTE:
ALL MATERIAL TO BE FLORIDA #1 OR BETTER

SHRUB & GROUNDCOVER PLANTING DETAIL
N.T.S.



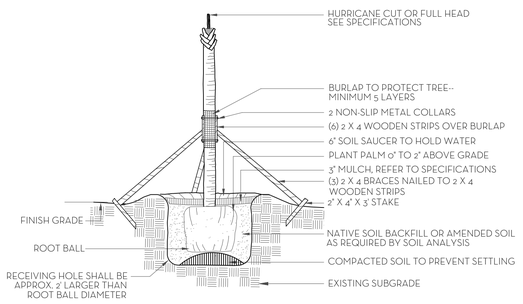
NOTE:
ALL PLANT TO BE FLORIDA #1 OR BETTER

PLANT SPACING DETAIL
N.T.S.



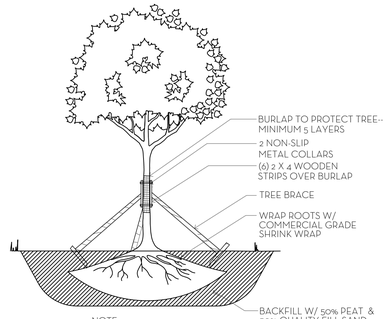
SOD PLANTING DETAIL
N.T.S.

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



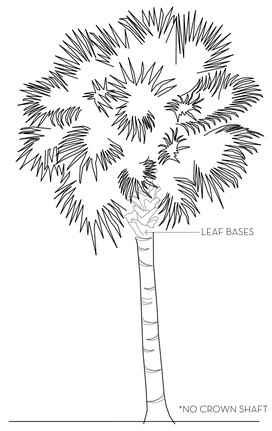
NOTES: STAKING & GUYING REQUIRED FOR PALMS, IF NECESSARY, OR AS DIRECTED BY THE LANDSCAPE ARCHITECT. ALL PLANT TO BE FLORIDA #1 OR BETTER

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



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

TREE ROOT PRUNING DETAIL
N.T.S.



PALM SPECIFICATION DETAIL
N.T.S.

FERTILIZATION

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

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

NIEVERA WILLIAMS DESIGN

937 North Lake Way

Palm Beach Fl

12/15/2025

Landscape Material Schedule

Item No.	Common Name	Botanical Name	Quantity	Native	Specification
	PALMS				
1	White Geiger	Cordia Boissieri	1		8' HT.
			1		
	PALMS				
2	Adonidia Palm	Veichia merrillii	4		8' HT.
3	Adonidia Palm	Veichia merrillii	2		10' CT.
4	Roebelenii Palm	Phoenix roebelenii	2		6' HT.
			8		
	HEDGE/SHRUB & VINES				
5	Calophyllum Hedge	Calophyllum Inophyllum	8		8' HT.
6	Green Buttonwood Hedge	Conocarpus erectus	68	*	8' HT.
7	Green Island Ficus	Ficus microcarpa 'Green Island'	2		6' HT.
8	Gardenia	Gardenia jasminoides	11		3'x3'
9	Fiddlewood	Citharexylum spinosum	6		4' HT.
10	Sea plum Vine		19		ESP. TO WALL
			114		
	GROUND COVER				
11	Podocarpus Pringles	Podocarpus macrophyllum 'Pringles'	446		12" HT.
12	Beach Creeper	Ernodea littoralis	180	*	3 GAL.
			626		

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

PLANT LIST AND DETAILS

PRIVATE RESIDENCE

937 N. LAKE WAY, PALM BEACH, FL.

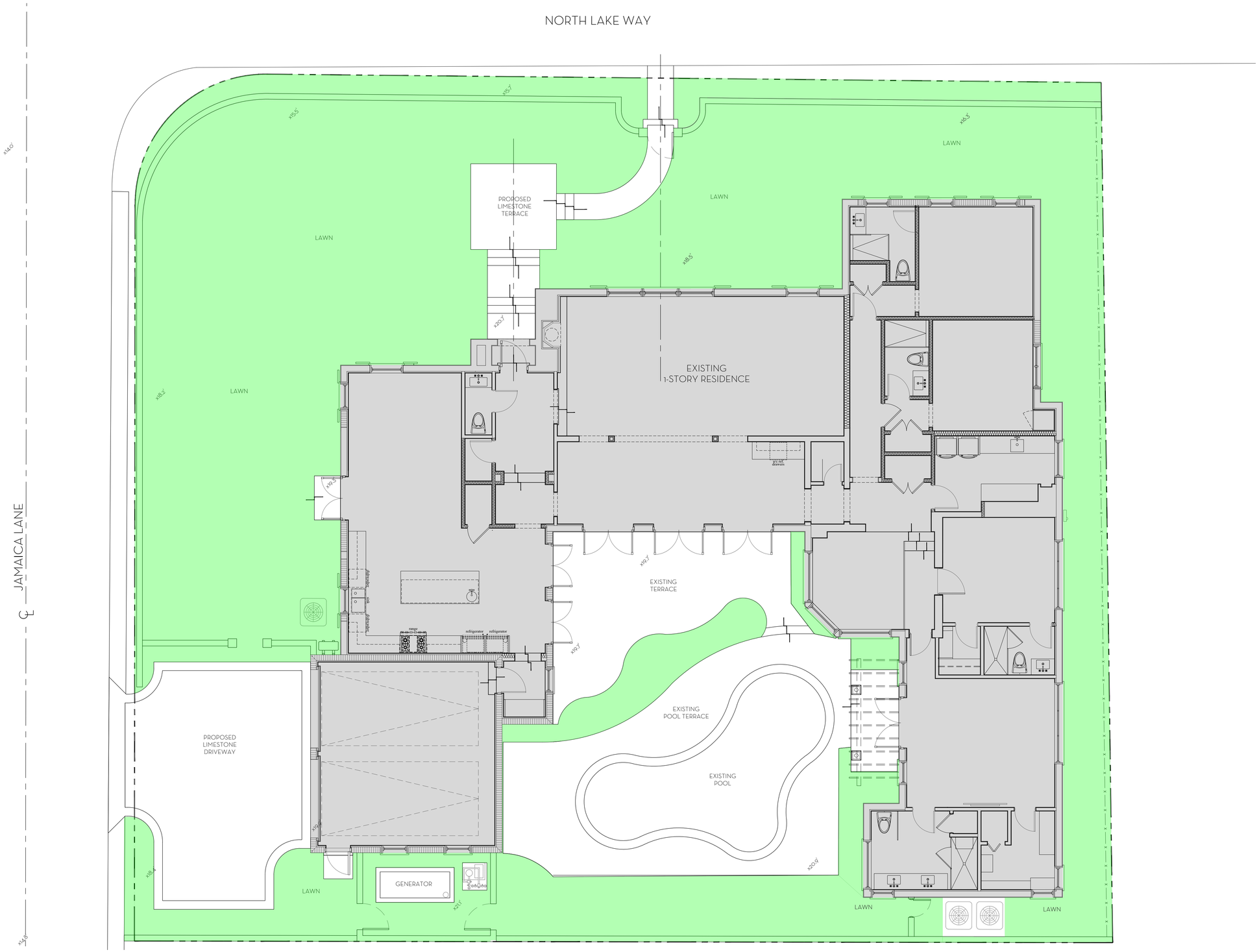
09 FEB 2026
19 JAN 2026

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



OVERALL R-B SITE CALCULATIONS:

SITE AREA =	11,032	SQ FT	100%
MINIMUM LANDSCAPE:			
REQUIRED =	4,964	SQ FT	45%
EXISTING =	4,321	SQ FT	39.1%
PROPOSED =	4,431	SQ FT	43.3%

FRONT SETBACK SITE CALCULATIONS:

25' SETBACK AREA =	2,728	SQ FT	100%
MINIMUM LANDSCAPE:			
REQUIRED =	1,091	SQ FT	40%
EXISTING =	1,793	SQ FT	49.7%
PROPOSED =	2,169	SQ FT	79.5%

10' PERIMETER SITE CALCULATIONS:

PERIMETER AREA =	3,774	SQ FT
MINIMUM LANDSCAPE: (50% OF 4,964 SF) = 2,482 REQUIRED		
EXISTING =	2,191	SQ FT
PROPOSED =	2,855	SQ FT

LEGEND

OPEN SPACE	
BUILDING/STRUCTURE	

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"

OVERALL OPEN SPACE DIAGRAM

PRIVATE RESIDENCE

937 N. LAKE WAY, PALM BEACH, FL.

09 FEB 2026
19 JAN 2026

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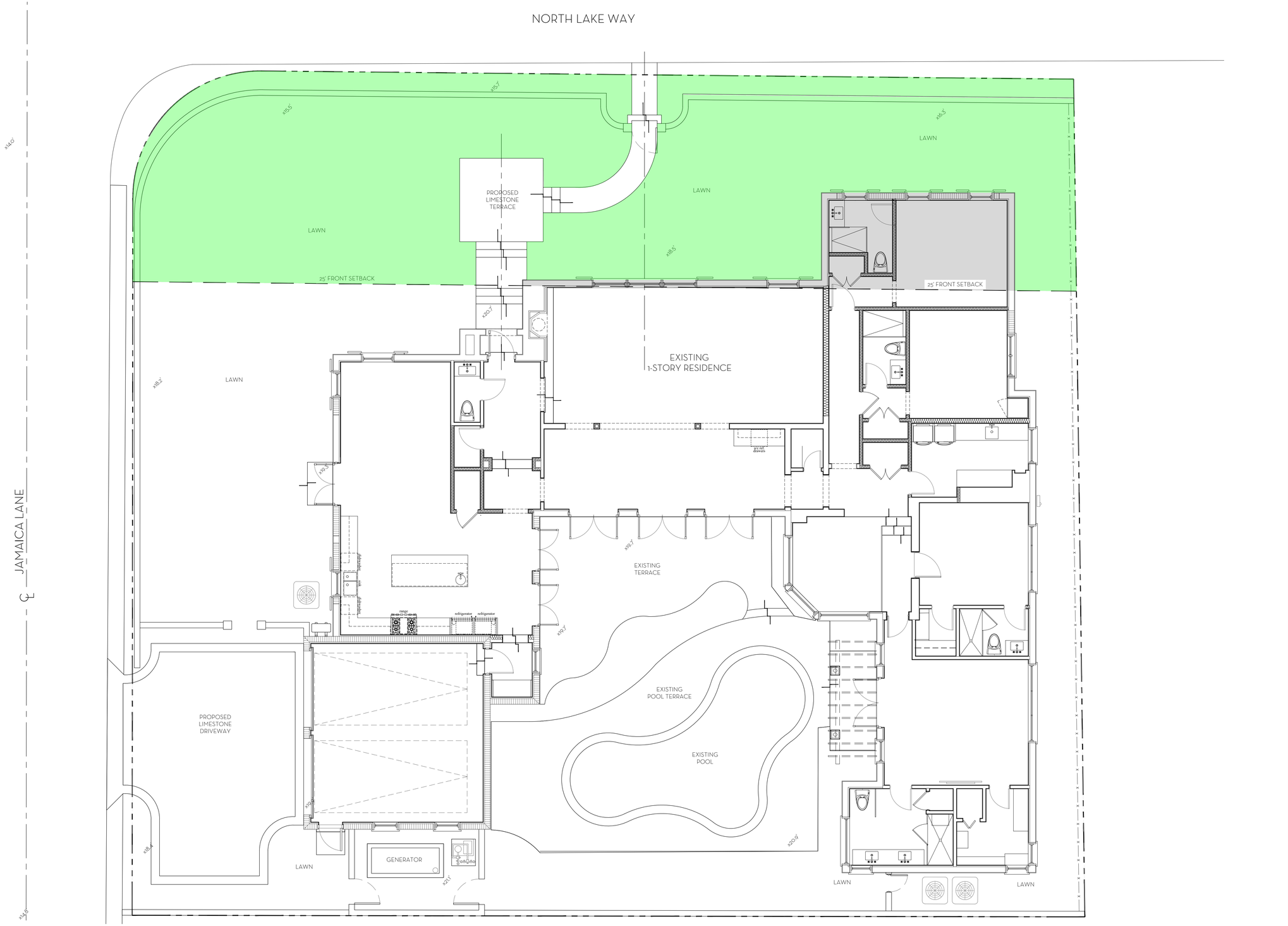
OS1



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25' SETBACK OPEN SPACE DIAGRAM

PRIVATE RESIDENCE

937 N. LAKE WAY, PALM BEACH, FL.

09 FEB 2026
19 JAN 2026

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OS2

NORTH LAKE WAY

℄ JAMAICA LANE

x14.0

x35.6

x15.7'

x13.5'

x14.3'

10' SITE PERIMETER

LAWN

PROPOSED LIMESTONE TERRACE

x18.5'

x20.7

EXISTING 1-STORY RESIDENCE

x18.2'

x14.3'

x19.7

EXISTING TERRACE

x19.7

EXISTING POOL TERRACE

EXISTING POOL

PROPOSED LIMESTONE DRIVEWAY

x19.4

x18.4

GENERATOR

x21.1'

x20.9

LAWN

LAWN

LAWN

sink

range

refrigerator

refrigerator

40" ext drawers

OVERALL R-B SITE CALCULATIONS:

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

10' PERIMETER OPEN SPACE DIAGRAM

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OS3

TOWN OF PALM BEACH

Information for Architectural Commission Meeting on: February 25, 2026

To: Architectural Commission

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

From: Planning, Zoning & Building

Re: ARC-25-0088 201 ONONDAGA AVE. The applicant, Castelo Family Trust (Henry Wineman II, Trustee & Kendall W. Castelo, Grantee), has filed an application requesting Architectural Commission review and approval for construction of a new, two-story, single-family residence with final hardscape and landscape improvements.

Date: 2/18/2026

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-25-0088 201 ONONDAGA AVE. The applicant, Castelo Family Trust (Henry Wineman II, Trustee & Kendall W. Castelo, Grantee), has filed an application requesting Architectural Commission review and approval for construction of a new, two-story, single-family residence with final hardscape and landscape improvements.

Applicant: Castelo Family Trust (Henry Wineman II, Trustee & Kendall W. Castelo, Grantee)
Architecture: SKA Planning + Architecture (Pat Segraves)
Landscape: Environment Design Group

THE PROJECT:

The applicant has submitted plans entitled "PROPOSED NEW CONSTRUCTION FOR CASTELO FAMILY TRUST" as prepared by **SKA ARCHITECT + PLANNER**, uploaded and dated to the Town 02/09/2025.

The following is the scope of work for the Project:

- Construction of a new, two-story, single-family residence and accessory structure.
- Final hardscape and landscape.

Site Data			
Zoning District	R-B	**Future Land Use**	SINGLE-FAMILY
Crown of Road	+2.7' NAVD	**FEMA Flood Zone**	ZONE AE +6' NAVD
Lot Width	145'	**Lot Depth**	90'
Lot Area	11,440 Sq. Ft.	**Enclosed Square Footage**	Proposed: 4,607 Sq. Ft.
Lot Coverage	Permitted: 30% Proposed: 26%	**Cubic Content Ratio**	Permitted: 3.98 Proposed: 3.98
Finished Floor Elevation	Required: +7.0 NAVD Proposed: +7.0' NAVD	**Lot Fill**	Permitted: +2.15' Proposed: +2.15'
Landscape Open Space	Required: 45% Proposed: 58%	**Front Yard Open Space**	Required: 40% Proposed: 65%
Surrounding Properties / Zoning			
North	1464 N Ocean Blvd / Residence | R-B		
South	1460 N Ocean Blvd / Residence | R-B 202 Onondaga Ave / Residence | R-B 210 Onondaga Ave / Residence | R-B		
East	North Ocean Boulevard / Right of Way 1465 N Ocean Blvd / Vacant | R-B		
West	215 Onondaga Ave / Residence | R-B		



STAFF ANALYSIS

The applicant is proposing construction of a new, two-story, single-family residence with final hardscape and landscape improvements on the easternmost parcel on the north side of Onondaga Avenue, at the intersection of North Ocean Blvd. The proposed residence features a symmetrical two-story main massing consisting of three bays; the outermost bays project proud of the center bay and feature copper-roofed bay windows on the first floor with double hung windows with shutters and gables with vent detail above each. The center bay of the massing is recessed, providing a covered front entry and a second-floor balcony spanning the entire width of bay. An attached single-story, two-car garage projection is planned on the east street-side of the structure with vehicle bays facing south towards Onondaga Avenue. The main, two-story mass is sited roughly center on the parcel, and a single-story, detached cabana structure with covered loggia is proposed to the west of the main structure. The roof material is proposed in a white, flat cement tile. Exterior walls and main house chimney are finished in painted white stucco. Windows on the main residence are aluminum double-hung units with symmetrical divided lite patterns (six over six or four over four) with louvered shutters painted green. The main entrance is proposed as a solid, paneled front door with fan-lite transom window above.

The hardscape and landscape plan is relatively simple, with much of the hardscape area allocated to the front yard and driveway. The driveway features two curb-cuts on Onondaga Avenue, creating a “U-shaped” arrival drive in the front of the main massing of the residence. The driveway then extends eastward to access the garage and features a parking area or turn-around area for vehicles backing out of the garage. A swimming pool is not being proposed on the site. Two small patio terrace areas are proposed at the rear of the residence and cabana. The planting plan is designed with plantings installed primarily at the property perimeter and along the foundations of both structures. In between the site perimeter and structures, an expansive lawn wraps around the site.



Color drawing of south elevation depicting colors, materials and finishes.



Proposed Front (South) Elevation



Proposed Rear (North) Elevation



Proposed Street-Side (East) Elevation



Proposed Side (West) Elevation



Cabana Elevations. TOP: South (Left), East (Right) / BOTTOM: North (Left), West (Right)



Color rendering of proposed landscape and hardscape 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
WRB

Date: Oct 16, 2025
Address: **201 Onondaga Ave**, Palm Beach FL, 33480
Re:
Case #: ARC-25-0088

SKA
SKA ARCHITECT + PLANNER
OFFICE 561-655-1116 FAX 561-832-7828
249 PERUVIAN AVE., SUITE F-2, PALM BEACH, FL 33480

Letter of Intent

The applicant seeks ARCOM approval for new construction of a two-story single-family residence at 201 Onondaga Ave. The project includes ±4,607 SF of enclosed floor area and ±5,120 SF total including the first-floor unenclosed loggia. No variances are requested.

Setback compliance (streetside/garage):

The parcel's streetside frontage along North Ocean Way utilizes the Town Code provision permitting a garage at 18 feet from the streetside setback in lieu of the standard 25 feet for a single-story element, pursuant to Sec. 134-1576(a). The garage location is designed to comply with this section.

All other zoning and design standards—including height, setbacks (non-streetside), lot coverage, and CCR/FAR—are met. Architectural drawings, materials palette, and coordinated landscape/hardscape sheets are included for review.

Respectfully submitted,

Erik Broberg

Project Manager

SKA Architect + Planner

INDEX OF DRAWINGS

ARCHITECTURE

CVR	COVER
SVY	SURVEY
C-1	GRADING + DRAINAGE PLAN
ZL	ZONING LEGEND
PR-1	CONTEXTUAL SITE PLAN
PR-2	VICINITY LOCATION MAP
PR-3	STREETSCAPES
PR-4	TWO STORY COMPARISONS
PR-5	CCR
PR-6	LOT COVERAGE DIAGRAM
PR-7	ZONING DIAGRAM
SP-1	PROPOSED SITE PLAN
A-1.1	PROPOSED FIRST FLOOR PLAN
A-1.2	PROPOSED SECOND FLOOR PLAN
A-1.3	PROPOSED ROOF PLAN
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A-2.1	PROPOSED E+W ELEVATIONS
A-2.2	PROPOSED WEST EL. W/. CABANA
A-2.3	PROPOSED CABANA ELEVATIONS
A-3.0	SECTIONS
A-3.1	DETAILS
A-3.2	MATERIALS
A-4.0	N+S COLORED ELEVATIONS
A-4.1	E+W COLORED ELEVATIONS
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A-5.2	FRONT RENDER W/O LANDSCAPE
A-5.3	REAR RENDER
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LANDSCAPE

L1.1	SITE PLAN
L1.1A	SITE COMPARISON
L1.2	LAYOUT PLAN
CS-1	GRADE/FILL CROSS SECTION
L3.1	PLANTING PLAN
L3.2	PLANTING DETAILS
L3.3	PLANTING SPECIFICATIONS
N-1	NATIVE CLACS
D-1	PRE-DEMOLITION PLAN
D-2	POST DEMOLITION PLAN
E-1	PLANTING ELEVATIONS
E-2	PLANTING ELEVATIONS
S-1	SCREENING PLAN
TL-1	TRUCK LOGISTICS PLAN

PROPOSED NEW CONSTRUCTION FOR:

CASTELO FAMILY TRUST

HENRY WINEMAN III, TRUSTEE/ KENDALL W. CASTELO, GRANTEE

201 Onondaga Ave,
Palm Beach, FL 33480



SCHEDULE OF SUBMISSIONS:
PRE APP: 11/05/25
FIRST SUBMISSION: 11/24/25
SECOND SUBMISSION:01/12/26
FINAL SUBMIT: 02/09/26
ARCOM: 02/25/26

PROJECT DESCRIPTION

The applicant seeks ARCOM approval for a new two-story single-family residence at 201 Onondaga Ave, totaling ±4,607 SF enclosed (±5,120 SF including the first-floor unenclosed loggia). No variances are requested.

Setback Compliance

Along North Ocean Way, the garage utilizes the Town Code allowance for an 18' streetside setback per Sec. 134-1576(a). All other zoning standards—height, remaining setbacks, lot coverage, and CCR/FAR—are met. Architectural, materials, and landscape/hardscape sheets are included for review.

SKA
SKA ARCHITECT + PLANNER
249 PERUVIAN AVE, SUITE F2, PALM BEACH, FL. 33480 PHONE: 561.655.1116

A.A. #001345
A.R.#10,181

PROPOSED RENOVATIONS FOR:
CASTELO FAMILY TRUST
HENRY WINEMAN III, TRUSTEE/ KENDALL W. CASTELO, GRANTEE
201 ONONDAGA AVE, PALM BEACH, FL 33408

CONSULTANT:

REVISIONS:

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PROJECT #

SHEET NO.
CVR

02.09.26

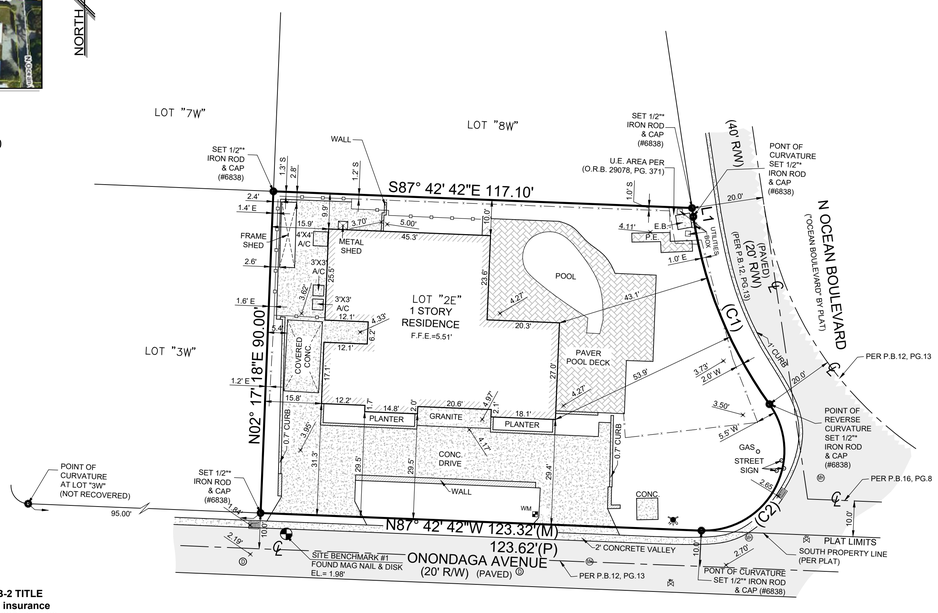


LOCATION MAP N.T.S.

NORTH

20 0 20 40 60

Scale 1" = 20'



CURVE TABLE				
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING
C1	120.00'	27°16'00"	57.11'	S22°05'42"E 56.57'
C2	22.33'	128°01'00"	49.89'	S28°16'48"W 40.14'

LINE TABLE		
LINE	BEARING	LENGTH
L1	S08°27'42"E	2.44'(M), 2.42'(P

SURVEY RELATED ITEMS CORRESPONDING TO SCHEDULE B-2 TITLE COMMITMENT (Fidelity National Title Insurance Company; title insurance commitment, file no. 25-CAS-201; commitment date: April 16, 2025 at 11:00 PM:

Items 1-5: **STANDARD EXCEPTIONS. NOT PLOTTABLE.**

Item 6: Restrictions, covenants, conditions, easements and other matters as contained on the Plat of Amended Plat of (Plat 3) Manana Estates, recorded in Plat Book 16, Page 8, as affected by Resolution recorded in Official Records Book 6105, Page 525, of the Public Records of Palm Beach County, Florida. **AFFECTS THE SUBJECT PROPERTY. ALL PERTINENT ITEMS ARE PLOTTED HEREON.**

Item 7: Underground Easement recorded in Official Records Book 29078, Page 371. **AFFECTS THE SUBJECT PROPERTY. ALL PERTINENT ITEMS ARE PLOTTED HEREON.**

SURVEY NOTES:

1.) Lands shown hereon reflect all pertinent easements and/or rights of way contained in Fidelity National Title Insurance Company, Commitment for Title Insurance; Commitment Number: 25-CAS-201; Commitment Date: 04/16/2025 at 11:00 PM; See "Notes on Schedule B2 Title Exceptions".

2. Elevations shown hereon are based on North American Vertical Datum of 1988 (NAVD 88).
   a) Originating benchmark = Leica Global Positioning System.
   b) 100.00 = existing elevation (NAVD 88 typical).

3.) Area of subject property = 11,939 square feet (0.2740 acres).

4.) No underground improvements located.

5.) Bearings shown hereon are State Plane Grid (NAD 83/90 ADJUSTMENT, FLORIDA EAST ZONE). Distances are plat and measured unless otherwise shown.

6.) This firm's "Certificate of Authorization" number is "LB 6838".

SITE SPECIFIC LEGEND:

- ⓢ = STORM DRAIN MAN HOLE
- Ⓜ = MAN HOLE
- ⋈ = GATE VALVE
- WV = WATER VALVE

CERTIFIED TO: Henry Wineman III, as Trustee of the Castelo Irrevocable Gift Trust 1-B; Fidelity National Title Insurance Company; Bayview Title, LLC

PROPERTY ADDRESS: 201 Onondaga Avenue, Palm Beach, FL 33480

FLOOD ZONE: AE (FIRM 120220 - 12099C0393G 12/20/2024)

Base Flood elevation = 6'

DESCRIPTION: Lot 2E of Amended Plat of (Plat 3) MANANA ESTATES, 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 16, Page 8.

This survey is not valid without embossed surveyor's seal and/or an authenticated electronic signature and authenticated electronic seal.

MICHAEL J. MILLER #4034 STATE OF FLORIDA PROFESSIONAL SURVEYOR AND MAPPER

Digitally signed by Michael J Miller
Date: 2025.05.30 14:38:54 -04'00'

MICHAEL J. MILLER #4034 ...yor, Florida Certificate No.

CRD. FILE Y250469

LEGEND:

CALC.	= CALCULATED	(P)	= PLAT	P.I.	= POINT OF INTERSECTION		= ASPHALT PAVEMENT
C.B.S.	= CONCRETE BLOCK STRUCTURE	(R)	= RADIUS	P.C.D.	= POINT OF COMMENCEMENT		
CONC. MON.	= CONCRETE MONUMENT	Δ	= CENTRAL "DELTA" ANGLE	P.O.B.	= POINT OF BEGINNING		= CONCRETE FLATWORK
CONC.	= CONCRETE	L	= ARC LENGTH	R/W	= RIGHT OF WAY		
D.E.	= DRAINAGE EASEMENT	CH.B.	= CHORD BEARING		= CHAIN LINK FENCE		= PAVER BRICK FLATWORK
U.E.	= UTILITY EASEMENT	N.G.V.D.	= NATIONAL GEODETIC VERTICAL DATUM		= WOOD FENCE		
P.E.	= POOL EQUIPMENT	O.R.B.	= OFFICIAL RECORD BOOK		= METAL FENCE		= WOOD POWER POLE
F.F.EL.	= FINISHED FLOOR ELEVATION	P.B.	= PLAT BOOK		= CENTERLINE		= WATER METER
EL.	= ELEVATION	P.C.	= POINT OF CURVATURE		= EASEMENT		= FIRE HYDRANT
(B.R.)	= BEARING REFERENCE	P.T.	= POINT OF TANGENCY		= COVERED		= CATCH BASIN
(D.)	= DEED	P.R.C.	= POINT OF REVERSE CURVATURE		= OVERHEAD LINES		= SANITARY MANHOLE
(M)	= MEASURED	P.C.C.	= POINT OF COMPOUND CURVATURE		= LOT TIE		

BOUNDARY SURVEY

SCALE:	1" = 20'
DRAWN BY:	N.M.
FIELD WK:	MIKE
FIELD DATE:	05/15/2025

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:	H-44/61
PREV. JOB NO'S.	
JOB NO.	Y250469
	M - 5,349

REVISIONS:

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REVISIONS:

△
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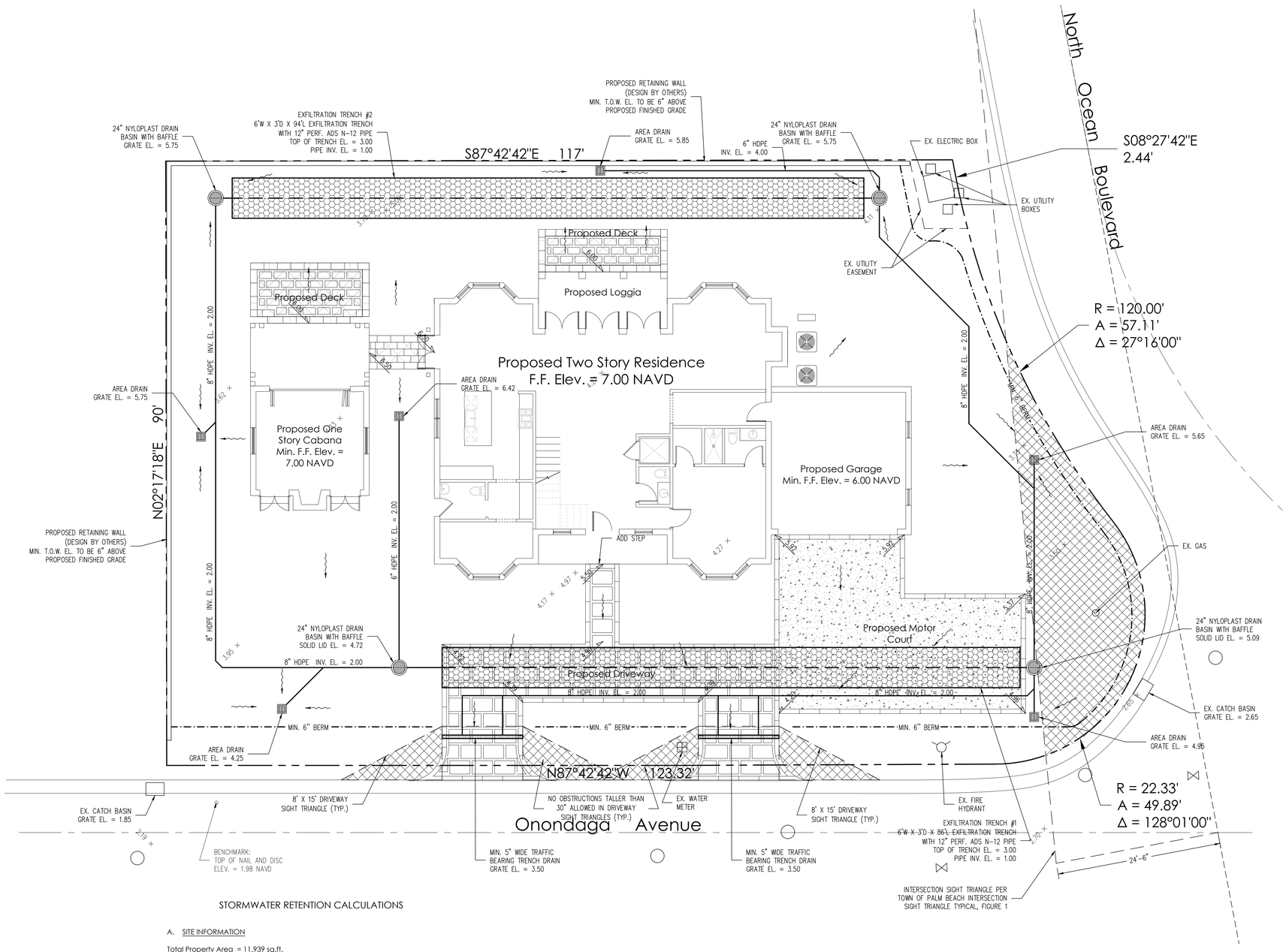
PROJECT #

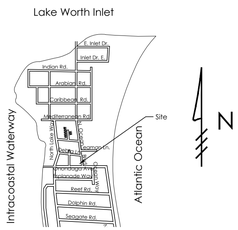
SHEET NO.

SVY

02.09.26



Max. Fill Allowed = (7.00 - 2.70)/2 = 2.15'



Location Map
N.T.S.

Legend

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

N

0 4 8 16 32

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

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 = 11,939 sq.ft.

Drainage Area Impervious Surface = 6,566 sq.ft.

Drainage Area Pervious Surface = 5,373 sq.ft.*
*Minimum required without a variance.

B. ESTIMATED STORMWATER RETENTION VOLUME

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

Impervious Surface Runoff Volume:
1.0 x 2 in/hr x 6,566 sq.ft. x 1 ft./12 in. = 1,094 cu.ft.

Pervious Runoff Volume:
0.2 x 2 in/hr x 5,373 sq.ft. x 1 ft./12 in. = 179 cu.ft.

Total Volume to be Retained = 1,273 cu.ft.

C. PROPOSED EXFILTRATION TRENCH SIZING

L	=	Total Length of Trench Provided	=	180	ft
W	=	Trench Width	=	6	ft
K	=	Hydraulic Conductivity	=	0.00005	cfs/sq.ft./ft. of head
H2	=	Depth to Water Table	=	2.00	ft
DU	=	Un-Saturated Trench Depth	=	1.50	ft
DS	=	Saturated Trench Depth	=	1.50	ft
V	=	Volume Treated	=	1,528	cu.ft.

Plan Background from Hardscape Plan by SMI Landscape Architecture Received 1/9/26

ARC-25-0088

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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:

CASTELO RESIDENCE

201 Onondaga Road
Palm Beach, Florida

PROJECT INFORMATION:

Project No.	2025-0050
Issue Date	01/12/2026
Scale	1/8" = 1'-0"

REVISIONS:

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10	
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12	

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: 2026.01.12 10:31:13 -05'00'

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

SHEET NUMBER:

C-1

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:**	201 ONONDAGA AVE		
2	**Zoning District:**	R-B		
3	**Lot Area (sq. ft.):**	11,440 SQFT		
4	**Lot Width (W) & Depth (D) (ft.):**	145' (W) X 90' (D)		
5	**Structure Type:** (Single-Family, Multi-Family, Comm., Other)	SINGLE-FAMILY		
6	**FEMA Flood Zone Designation:**	AE		
7	**Zero Datum for point of meas. (NAVD)**	7.00' N.A.V.D.		
8	**Crown of Road (COR) (NAVD)**	2.7' N.A.V.D.		
9		REQ'D / PERMITTED	EXISTING	PROPOSED
10	Lot Coverage (Sq Ft and %)	30% (3,583 SQFT)	N/A	26% (3,148 SQFT)
11	Enclosed Square Footage (1st & 2nd Fl., Basement, Accs. Structure, etc)		N/A	4,607 SQFT
12	*Front Yard Setback (Ft.)	25'-0"(1), 30'-0"(2)	N/A	27'-8"(1), 30'-0"(2)
13	* Side Yard Setback (1st Story) (Ft.)	12'-6"(W), 25'-0"(E)	N/A	12'-6"(W),18'(E)
14	* Side Yard Setback (2nd Story) (Ft.)	15'-0"(W),30'-0"(E)	N/A	39'-10 1/2"(W), 30'-4 3/4"(E)
15	*Rear Yard Setback (Ft.)	10'(1), 15'(2)	N/A	16'-6 3/4"
16	Angle of Vision (Deg.)	100 DEG	N/A	75.59 DEG
17	Building Height (Ft.)	22'-0"	N/A	20'-0"
18	Overall Building Height (Ft.)	30'-0"	N/A	29'-6"
19	Cubic Content Ratio (CCR) (R-B ONLY)	3.98	N/A	3.975
20	** Max. Fill Added to Site (Ft.)		N/A	2.15'
21	Finished Floor Elev. (FFE)(NAVD)	7.00' N.A.V.D.	N/A	7.00' N.A.V.D.
22	Base Flood Elevation (BFE)(NAVD)	6.00' N.A.V.D.	N/A	N/C
23	Landscape Open Space (LOS) (Sq Ft and %)	5,373 SQFT (45% MIN)	4,509 SQFT (38%)	6,939 SQFT (58%)
24	Perimeter LOS (Sq Ft and %)	2,686 SQFT (50% MIN)	2,739 SQFT (51%)	3,643 SQFT (68%)
25	Front Yard LOS (Sq Ft and %)	1704 SQFT (40% MIN)	2,156 SQFT (51%)	2,751 SQFT (65%)
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

SKA
SKA ARCHITECT + PLANNER
249 PERUVIAN AVE, SUITE F2, PALM BEACH, FL. 33480 PHONE: 561.655.1116
A.A. #001345
A.R.#10,181

PROPOSED RENOVATIONS FOR:

CASTELO FAMILY TRUST

HENRY WINEMAN III, TRUSTEE/ KENDALL W. CASTELO, GRANTEE
201 ONONDAGA AVE, PALM BEACH, FL 33408

CONSULTANT:

REVISIONS:

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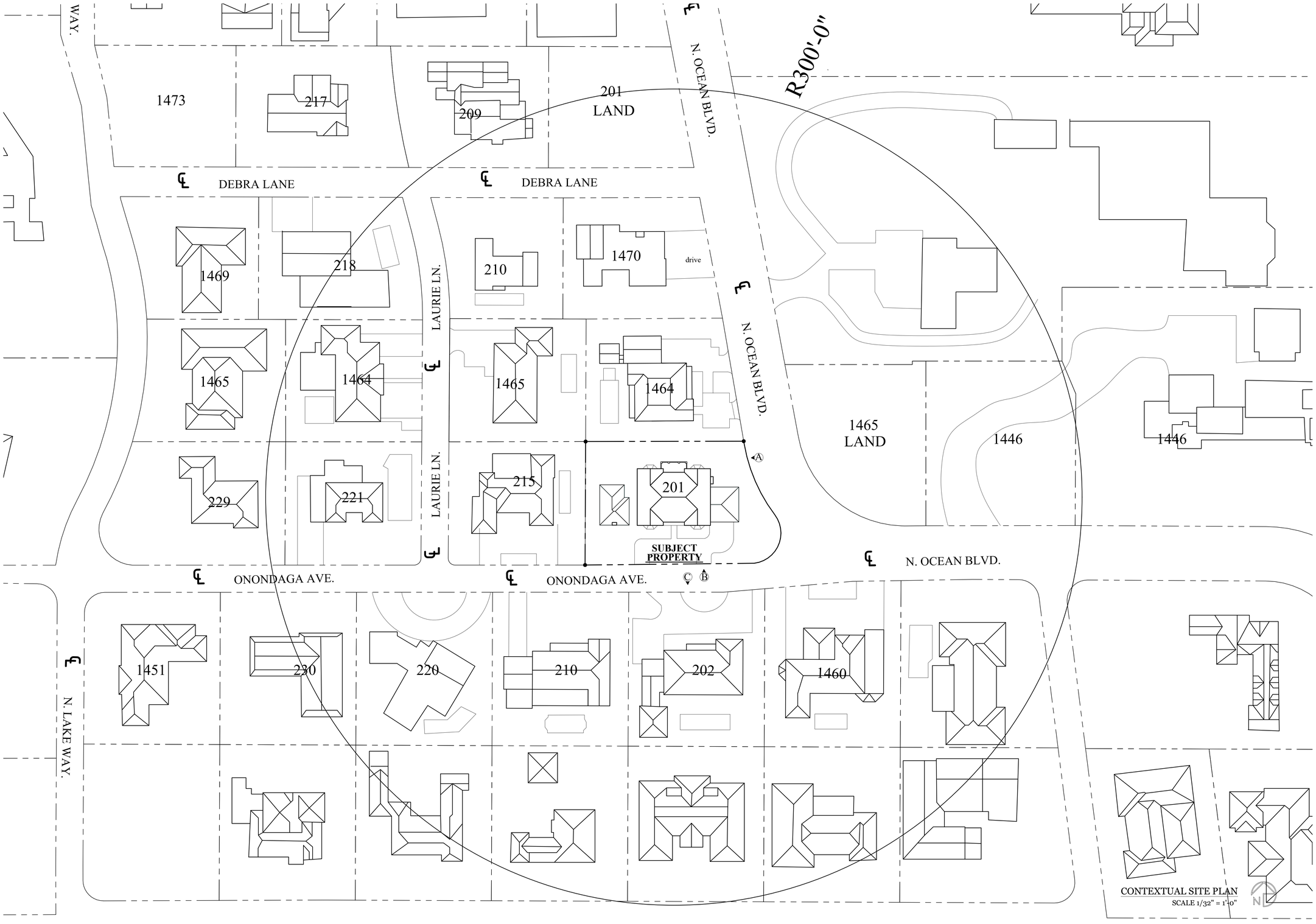
PROJECT #

SHEET NO.

ZL

02.09.26



CONTEXTUAL SITE PLAN
SCALE 1/32" = 1'-0"

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A.A. #001345
A.R.#10,181

PROPOSED RENOVATIONS FOR:

M.J. CASTELO

201 ONONDAGA AVE, PALM BEACH, FL 33408

CONSULTANT:

REVISIONS:

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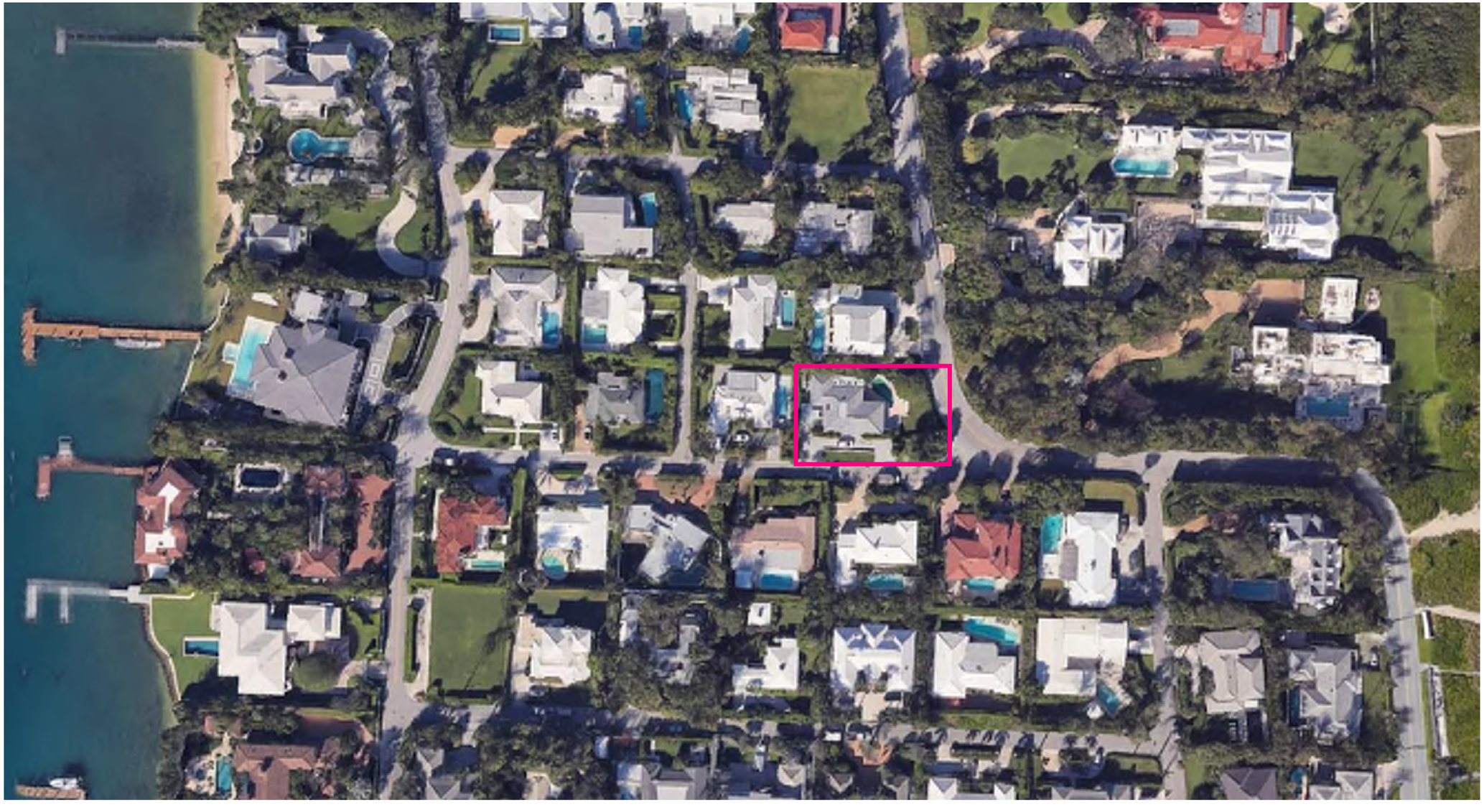
PROJECT #

SHEET NO.

PR-1

02.09.26



VICINITY LOCATION MAP

1/8" = 1'-0"

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PROPOSED RENOVATIONS FOR:

CASTELO FAMILY TRUST

HENRY WINEMAN III, TRUSTEE/ KENDALL W. CASTELO, GRANTEE

201 ONONDAGA AVE, PALM BEACH, FL 33408

CONSULTANT:

REVISIONS:

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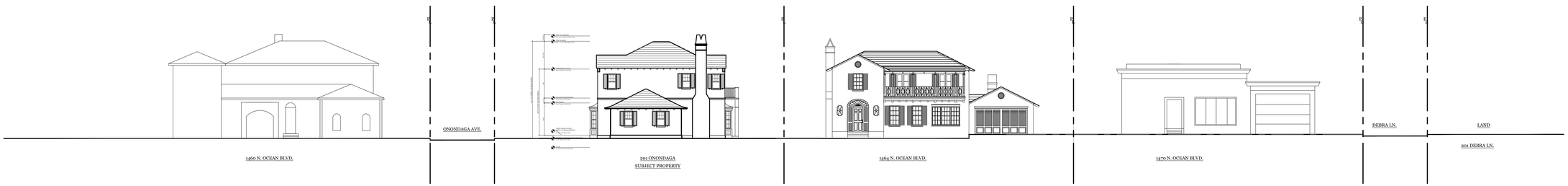
PROJECT #

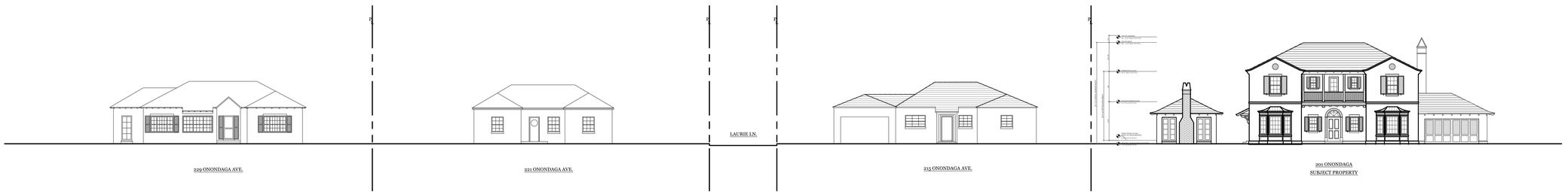
SHEET NO.

PR-2

02.09.26



STREETSCAPE A
SCALE 1/ 16" = 1'-0"



STREETSCAPE B
SCALE 1/ 16" = 1'-0"



STREETSCAPE C
SCALE 1/ 16" = 1'-0"

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A.R.#10,181

PROPOSED RENOVATIONS FOR:

CASTELO FAMILY TRUST

HENRY WINEMAN III, TRUSTEE/ KENDALL W. CASTELO, GRANTEE

201 ONONDAGA AVE, PALM BEACH, FL 33408

CONSULTANT:

REVISIONS:

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PROJECT #

SHEET NO.

PR-3

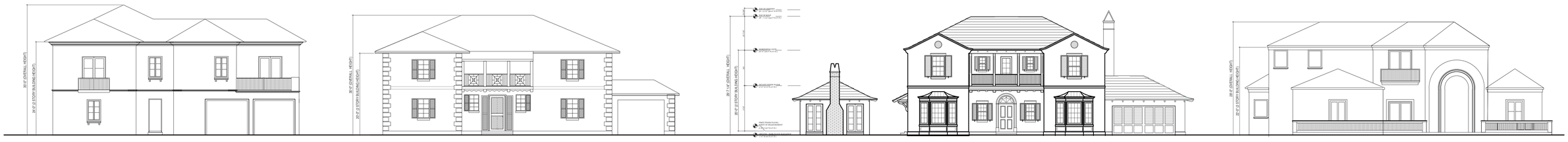
02.09.26



1460 N. OCEAN BLVD. | 201 ONONDAGA SUBJECT PROPERTY | 1464 N. OCEAN BLVD.

ADJACENT TWO STORY BUILDING HEIGHT COMPARISON:
N. OCEAN BLVD. FRONTAGE

SCALE 1:12



1451 N. LAKE WAY | 202 ONONDAGA AVE. | 201 ONONDAGA SUBJECT PROPERTY | 1460 N. OCEAN AVE.

ADJACENT TWO STORY BUILDING HEIGHT COMPARISON:
ONONDAGA AVE. FRONTAGE

SCALE 1:12

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201 ONONDAGA AVE. PALM BEACH, FL 33408

CONSULTANT:

REVISIONS:

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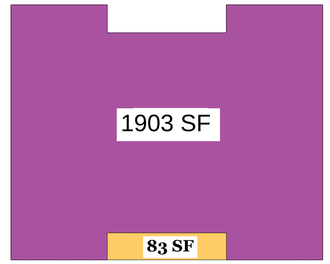
PROJECT #

SHEET NO.

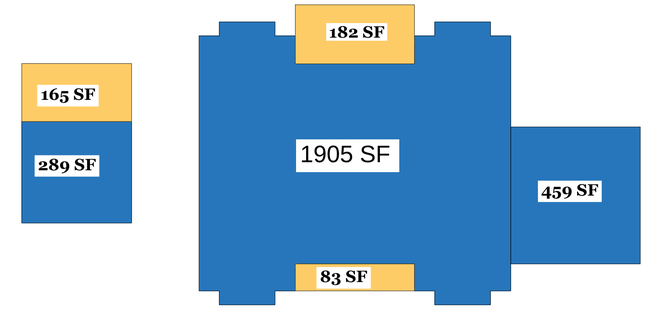
PR-4

02.09.26

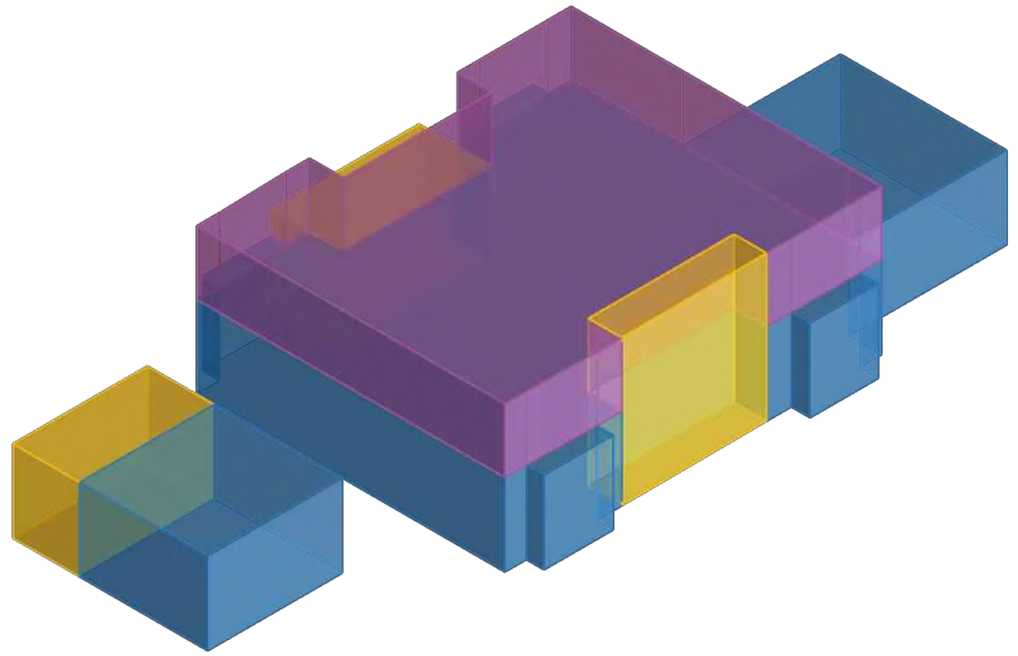
Site Square Footage	**11900**			
Max CCR (auto)	**3.98**			
Cubic Ft Max (auto)	**47,362**			
5% Loggia Deduction	**2,368.1**			
BUILDING DATA				
Space	**Floor**	**SF**	**Height (ft)**	**CU. FT.**
1st Story Main House	1st	1903	11	20933
2st Story Main House + covered balcony	2nd	1905	9	17145
Garage	1st	459	10	4590
Main House Loggia	1st	182	11	2002
Main House Entry	1st	83	11	913
Cabana	1st	289	9	2601
Cabana Loggia	1st	165	9	1485
TOTAL				**49669**
Adjusted CU. FT. (+ loggia deduction)	**47300.9**			
CCR	3.974			



SECOND FLOOR SQUARE FOOTAGES



FIRST FLOOR SQUARE FOOTAGES



CCR AXONOMETRIC MASSING

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A.R.#10,181

PROPOSED RENOVATIONS FOR:

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HENRY WINEMAN III, TRUSTEE/ KENDALL W. CASTELO, GRANTEE

201 ONONDAGA AVE, PALM BEACH, FL 33408

CONSULTANT:

REVISIONS:

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PROJECT #

SHEET NO.

PR-5

02.09.26

LOT "7W"

LOT "8W"

S87° 42' 42"E 117.10'

N02° 17' 18"E 90.00'

LOT "3W"

N87° 42' 42"W 123.32'(M) 123.62'(P)

ONONDAGA AVENUE
20' R/W

N OCEAN BOULEVARD

(40' R/W)

(20' R/W)
(PER P.B.12, PG.13)

1' CURB

2' CONCRETE VALLEY

LOT COVERAGE DIAGRAM

TOTAL	11,939.04 SQFT	
LOT COVERAGE	3137.52 SQFT	26.28%
HARDSCAPE	1866.86 SQFT	15.64%
LANDSCAPE	6955 SQFT	58%

ZONING DIAGRAM
SCALE 1/ 8" = 1'-0"

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A.A. #001345
A.R.#10,181

PROPOSED RENOVATIONS FOR:

CASTELO FAMILY TRUST

HENRY WINEMAN III, TRUSTEE/ KENDALL W. CASTELO, GRANTEE

201 ONONDAGA AVE, PALM BEACH, FL 33408

CONSULTANT:

REVISIONS:

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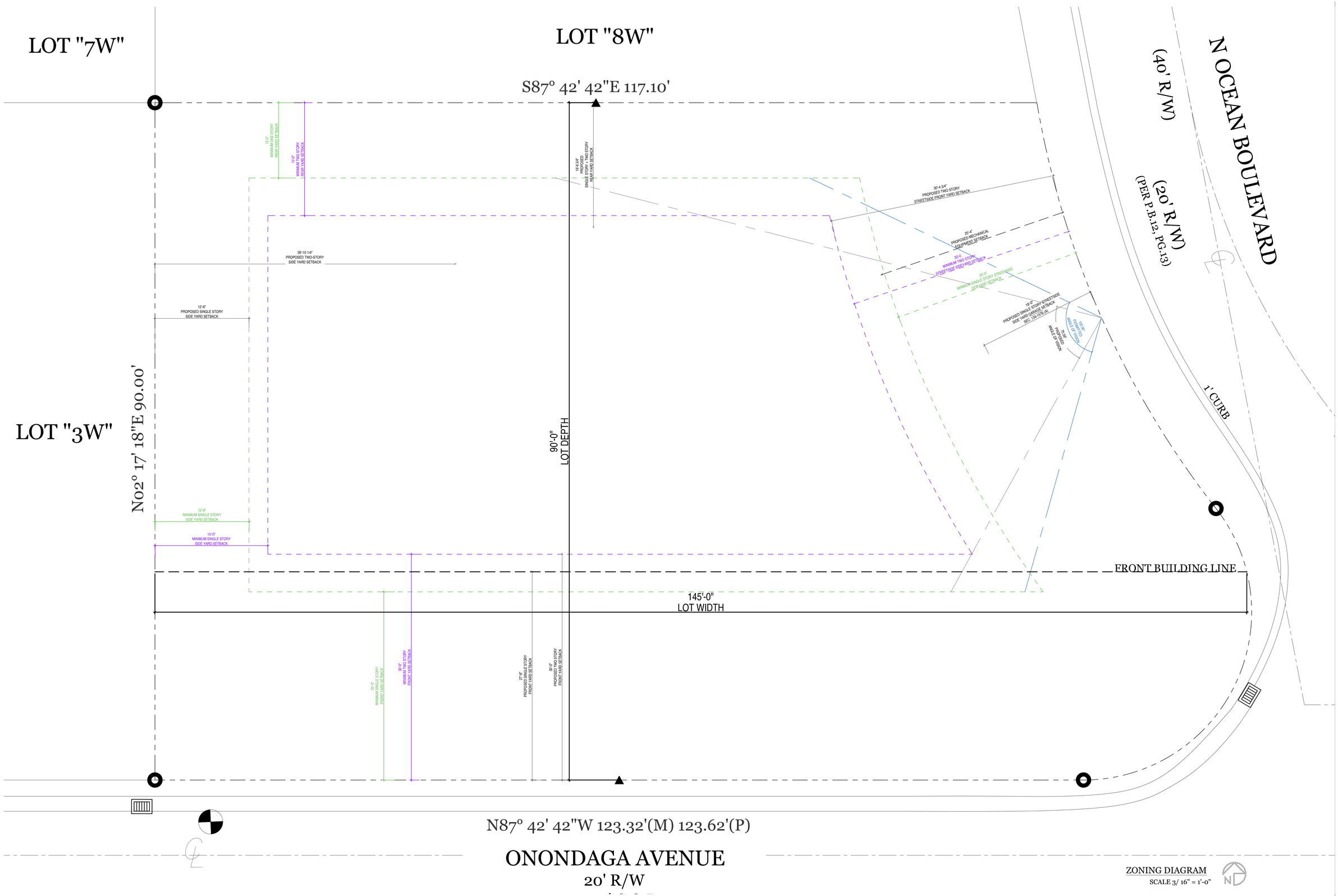
PROJECT #

SHEET NO.

PR-6

02.09.26



ZONING DIAGRAM
SCALE 3/ 16" = 1'-0"

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A.A. #001345
A.R.#10,181

PROPOSED RENOVATIONS FOR:

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201 ONONDAGA AVE, PALM BEACH, FL 33408

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PROJECT #

SHEET NO.

PR-7

02.09.26

LOT "7W"

LOT "8W"

S87° 42' 42"E 117.10'

N02° 17' 18"E 90.00'

LOT "3W"

N87° 42' 42"W 123.32'(M) 123.62'(P)

ONONDAGA AVENUE
20' R/W
+2.70' C.O.R.

N OCEAN BOULEVARD
(40' R/W)
(20' R/W)
(PER P.B.12, PG-13)

1' CURB

2' CONCRETE VALLEY

UNENCLOSED PATIO
COVERED LOGGIA
DINING ROOM
LIVING ROOM
GREAT ROOM
KITCHEN
MUD ROOM
CL
BATH
ELEV
PWDR
FOYER
+7.00 N.A.V.D
UP
POOL BATH
PANTRY
BEDROOM
LAUNDRY
COVERED ENTRY LOGGIA
CABANA
7.00 N.A.V.D
GARAGE
+6.00 N.A.V.D
9' X 18'
9' X 18'
A/C #1
A/C #2
MINISPLIT CONDENSER

10'-0" MINIMUM ONE STORY REAR YARD SETBACK
15'-0" MINIMUM TWO STORY REAR YARD SETBACK
10'-9 3/4" PROPOSED SINGLE STORY + TWO STORY REAR YARD SETBACK
30'-10 1/4" PROPOSED TWO-STORY SIDE YARD SETBACK
12'-6" PROPOSED SINGLE STORY SIDE YARD SETBACK
12'-6" MINIMUM SINGLE STORY SIDE YARD SETBACK
15'-0" MINIMUM SINGLE STORY SIDE YARD SETBACK
30-4 3/4" PROPOSED TWO STORY STREETSIDE FRONT YARD SETBACK
25'-9" PROPOSED MECHANICAL EQUIPMENT SETBACK
30'-0" MINIMUM TWO STORY STREETSIDE REAR YARD SETBACK
25'-0" MINIMUM SINGLE STORY STREETSIDE REAR YARD SETBACK
18'-0" PROPOSED SINGLE STORY STREETSIDE SIDE YARD GARAGE SETBACK SEC. 134-1255.(A)
100.00' RADIUS
75.00' PROPOSED ARC OF NON
25'-6" MINIMUM SINGLE STORY FRONT YARD SETBACK
30'-0" MINIMUM TWO STORY FRONT YARD SETBACK
27'-9" PROPOSED SINGLE STORY FRONT YARD SETBACK
30'-0" PROPOSED TWO STORY FRONT YARD SETBACK

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

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A.A. #001345
A.R.#10,181

PROPOSED RENOVATIONS FOR:

CASTELO FAMILY TRUST

HENRY WINEMAN III, TRUSTEE/ KENDALL W. CASTELO, GRANTEE

201 ONONDAGA AVE, PALM BEACH, FL 33408

CONSULTANT:

REVISIONS:

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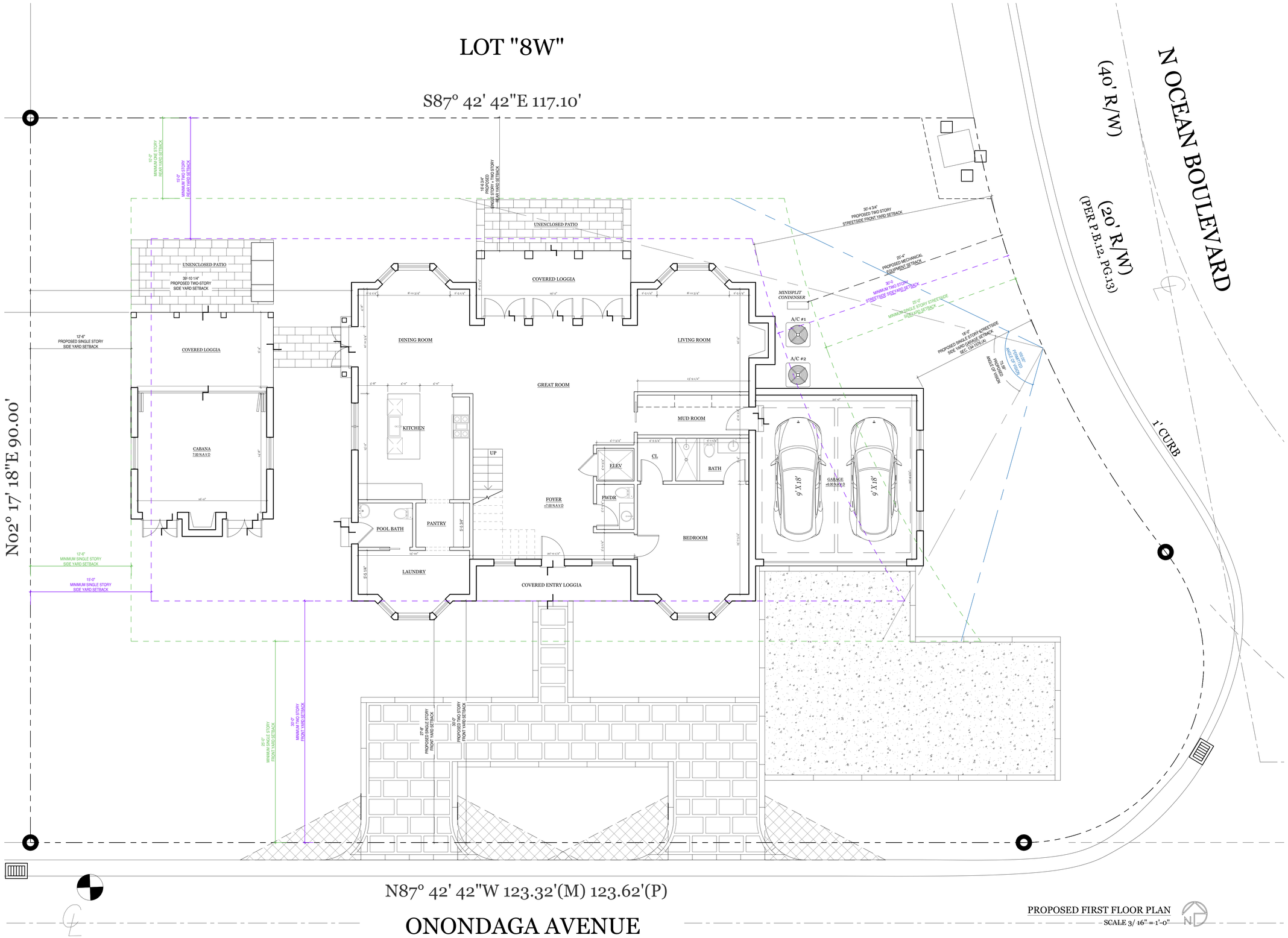
PROJECT #

SHEET NO.

SP-1

02.09.26



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A.A. #001345
A.R.#10,181

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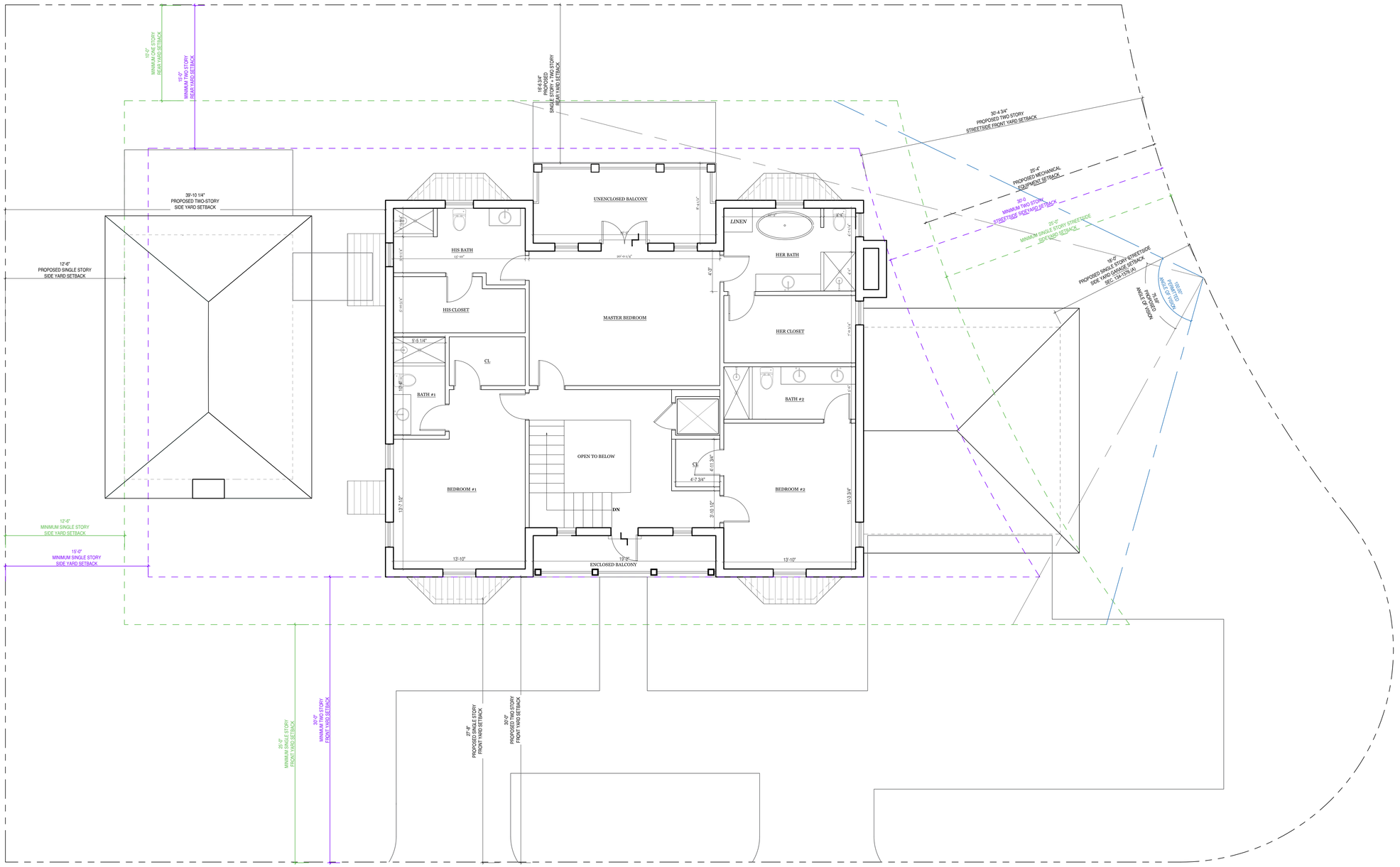
PROJECT #

SHEET NO.

A-1.1

02.09.26



PROPOSED SECOND FLOOR PLAN

SCALE 3/ 16" = 1'-0"

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A.A. #001345
A.R.#10,181

PROPOSED RENOVATIONS FOR:

CASTELO FAMILY TRUST

HENRY WINEMAN III, TRUSTEE/ KENDALL W. CASTELO, GRANTEE

201 ONONDAGA AVE, PALM BEACH, FL 33408

CONSULTANT:

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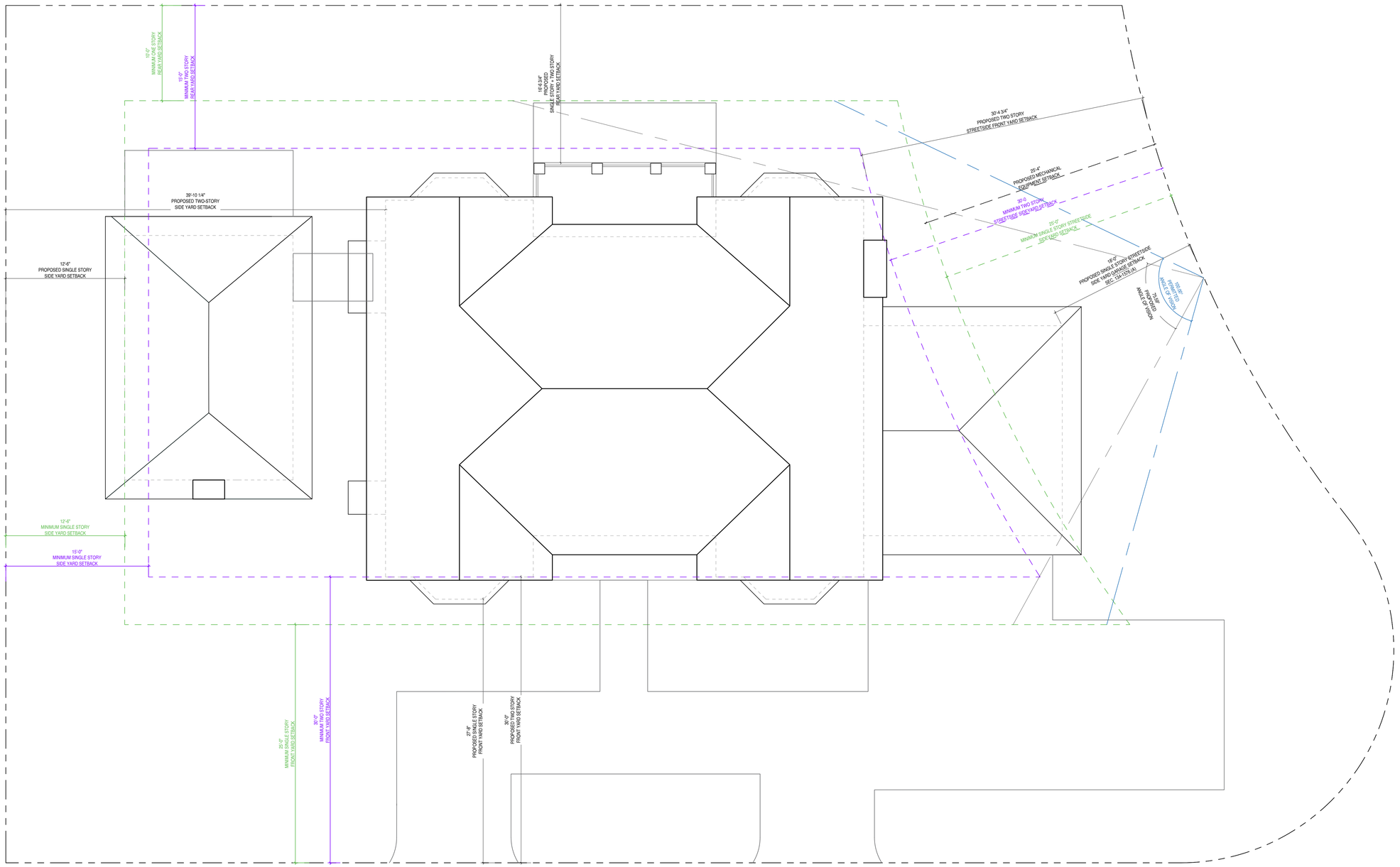
PROJECT #

SHEET NO.

A-1.2

02.09.26



PROPOSED ROOF PLAN

SCALE 1/ 8" = 1'-0"

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A.A. #001345
A.R.#10,181

PROPOSED RENOVATIONS FOR:

CASTELO FAMILY TRUST

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201 ONONDAGA AVE, PALM BEACH, FL 33408

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PROJECT #

SHEET NO.

A-1.3

02.09.26



PROPOSED NORTH ELEVATION

SCALE 1/ 4" = 1'-0"

PROPOSED SOUTH ELEVATION

SCALE 1/ 4" = 1'-0"

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A.A. #001345
A.R.#10,181

PROPOSED RENOVATIONS FOR:

CASTELO FAMILY TRUST

HENRY VINEMAN III, TRUSTEE/ KENDALL W. CASTELO, GRANTEE

201 ONONDAGA AVE, PALM BEACH, FL 33408

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PROJECT #

SHEET NO.

A-2.0

02.09.26



PROPOSED EAST ELEVATION

SCALE 1/ 4" = 1'-0"



PROPOSED WEST ELEVATION

SCALE 1/ 4" = 1'-0"

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A.A. #001345
A.R.#10,181

PROPOSED RENOVATIONS FOR:

CASTELO FAMILY TRUST

HENRY WINEMAN III, TRUSTEE/ KENDALL W. CASTELO, GRANTEE

201 ONONDAGA AVE, PALM BEACH, FL 33408

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PROJECT #

SHEET NO.

A-2.1

02.09.26



PROPOSED WEST ELEVATION W/ CABANA

SCALE 1/ 4" = 1'-0"

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A.A. #001345
A.R.#10,181

PROPOSED RENOVATIONS FOR:

CASTELO FAMILY TRUST

HENRY WINEMAN III, TRUSTEE/ KENDALL W. CASTELO, GRANTEE

201 ONONDAGA AVE, PALM BEACH, FL 33408

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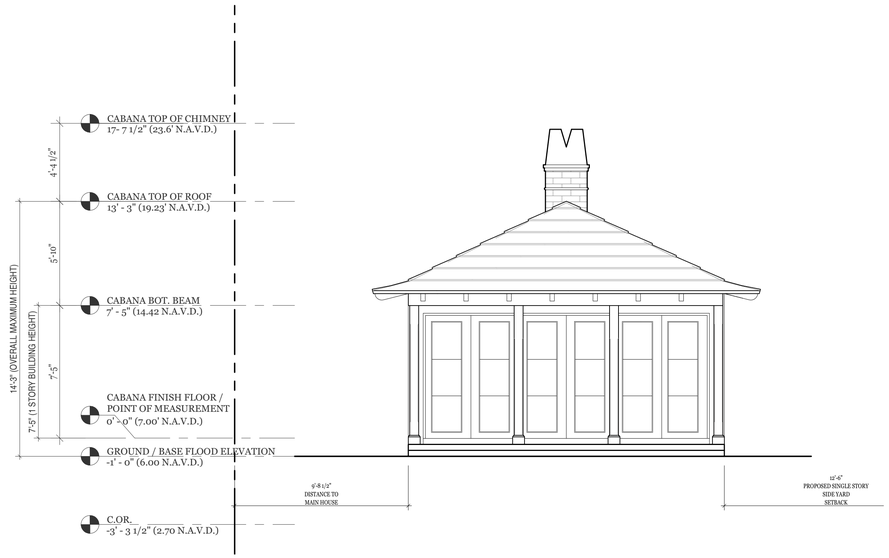
PROJECT #

SHEET NO.

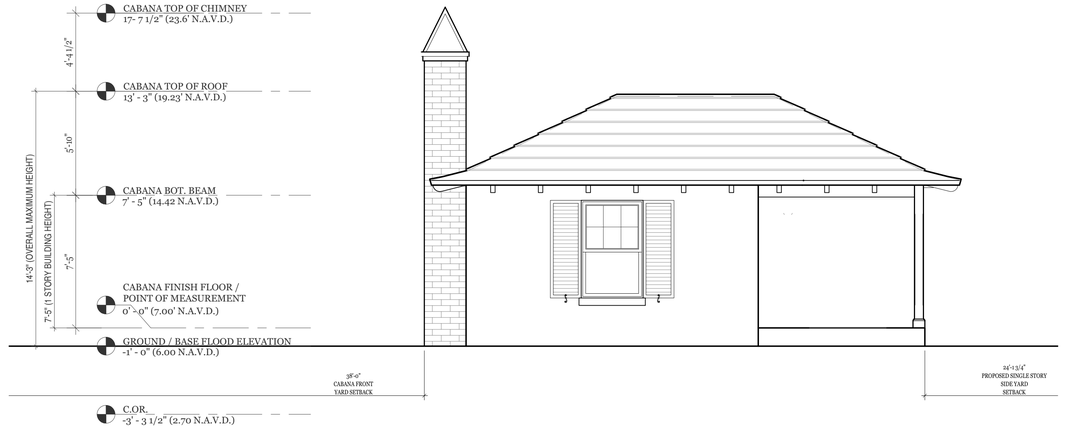
A-2.2

02.09.26



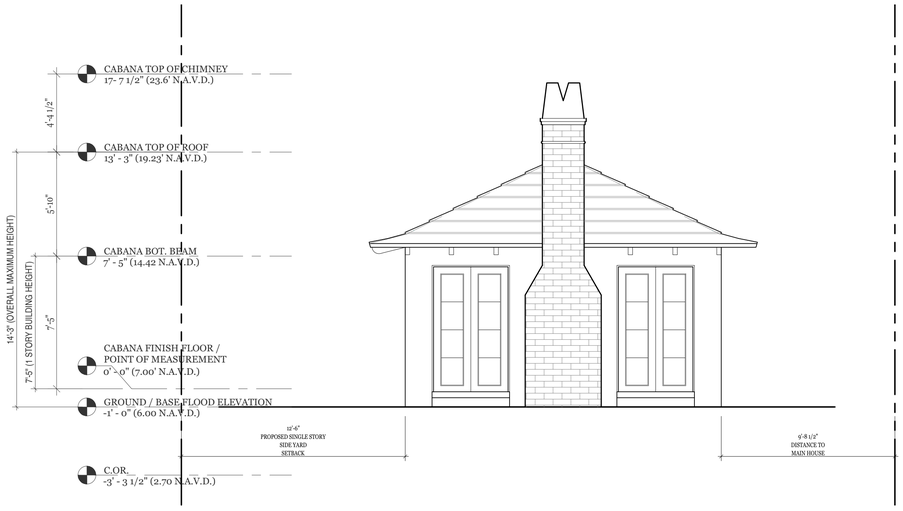
PROPOSED NORTH CABANA ELEVATION

SCALE 1/ 4" = 1'-0"



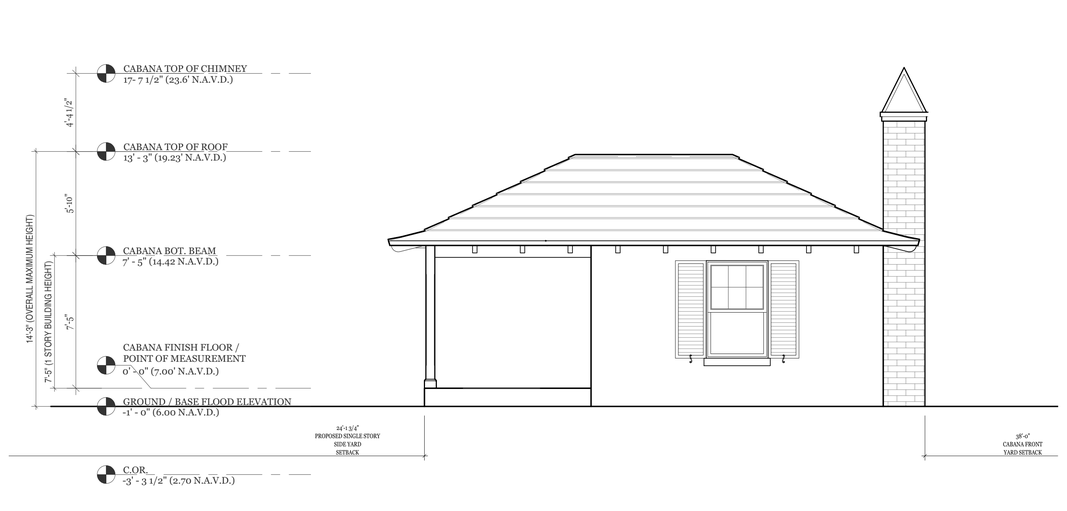
PROPOSED EAST CABANA ELEVATION

SCALE 1/ 4" = 1'-0"



PROPOSED SOUTH CABANA ELEVATION

SCALE 1/ 4" = 1'-0"



PROPOSED WEST CABANA ELEVATION

SCALE 1/ 4" = 1'-0"

SKA

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249 PERUVIAN AVE, SUITE F2, PALM BEACH, FL. 33480 PHONE: 561.655.1116

A.A. #001345
A.R.#10,181

PROPOSED RENOVATIONS FOR:

CASTELO FAMILY TRUST

HENRY WINEMAN III, TRUSTEE/ KENDALL W. CASTELO, GRANTEE

201 ONONDAGA AVE, PALM BEACH, FL 33408

CONSULTANT:

REVISIONS:

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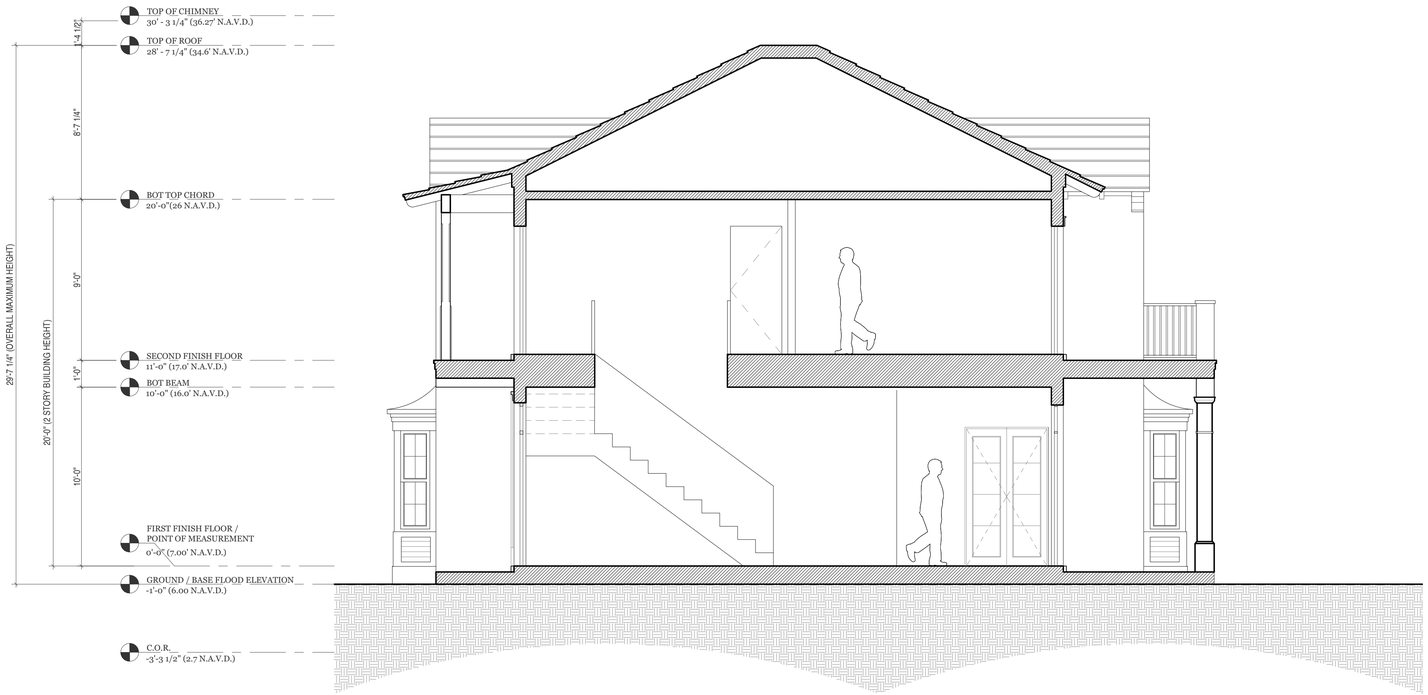
PROJECT #

SHEET NO.

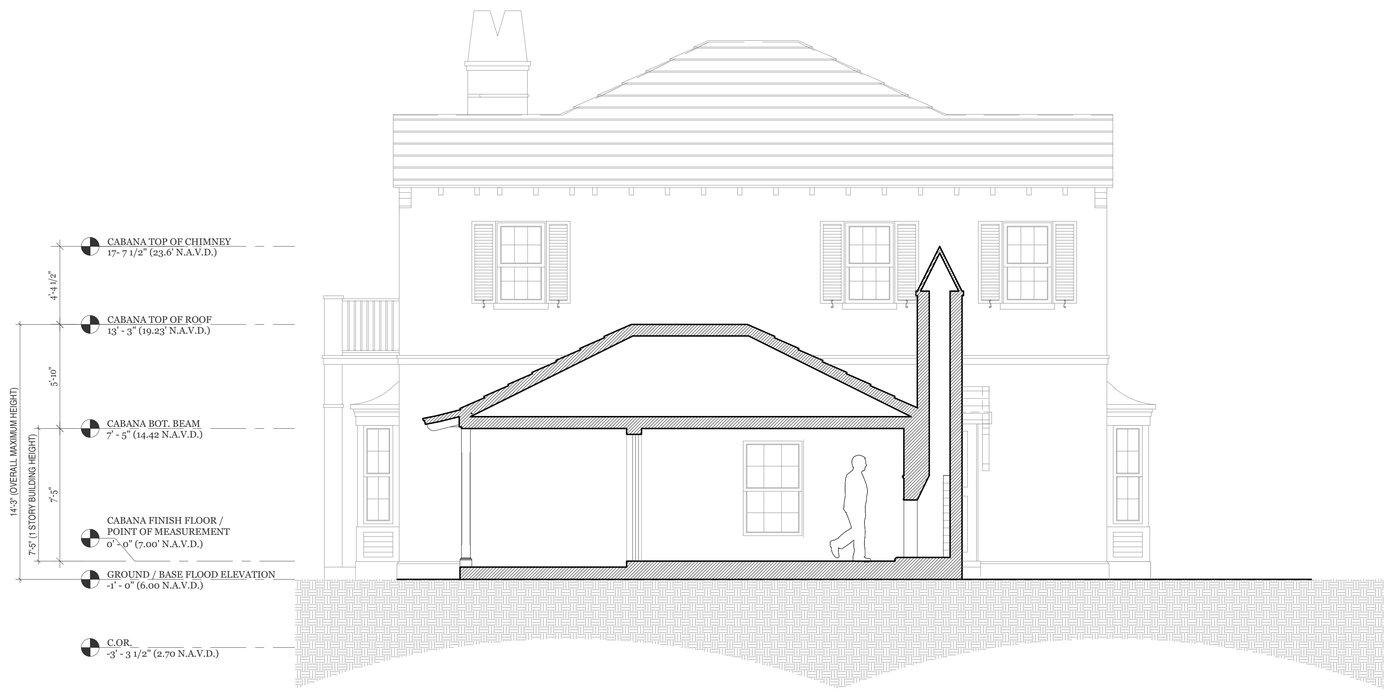
A-2.3

02.09.26



SECTION A-A THROUGH MAIN HOUSE

SCALE 1/ 4" = 1'-0"



SECTION B-B THROUGH CABANA

SCALE 1/ 4" = 1'-0"

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249 PERUVIAN AVE, SUITE F2, PALM BEACH, FL. 33480 PHONE: 561.655.1116

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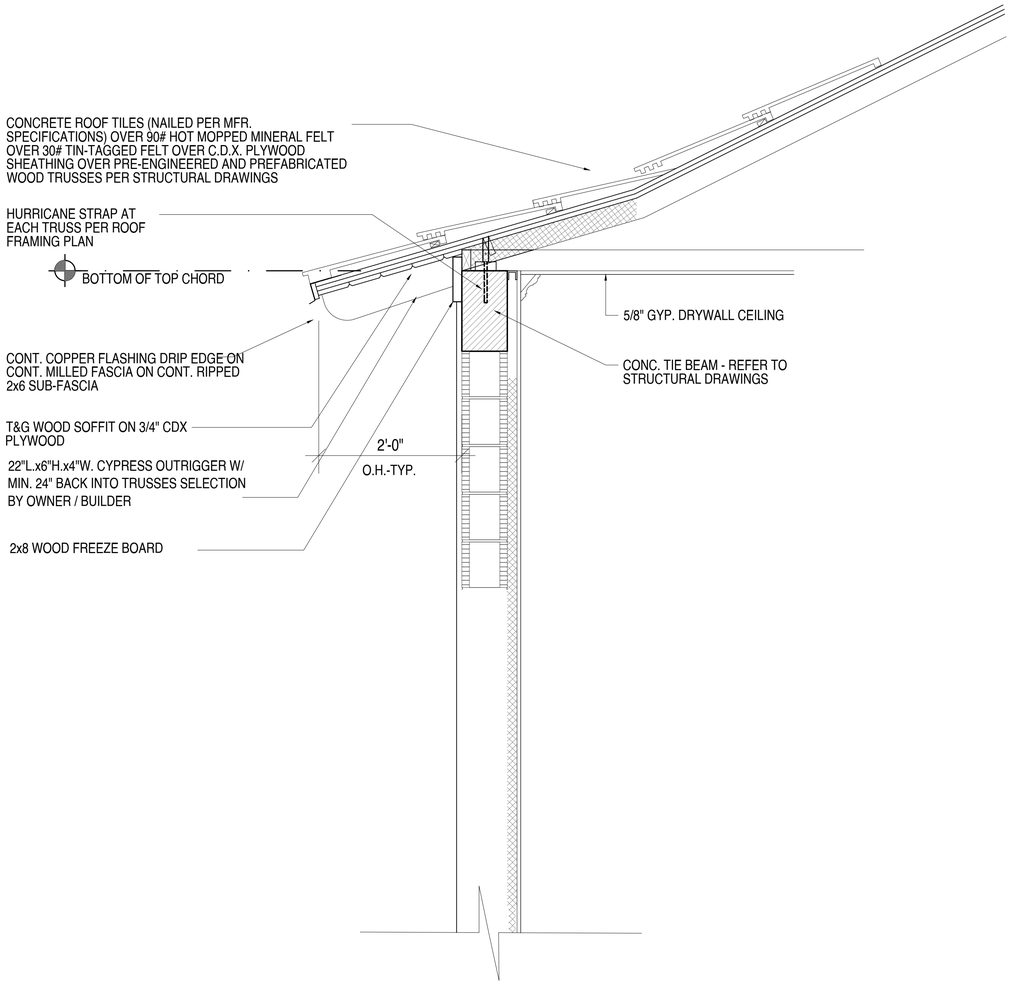
PROJECT #

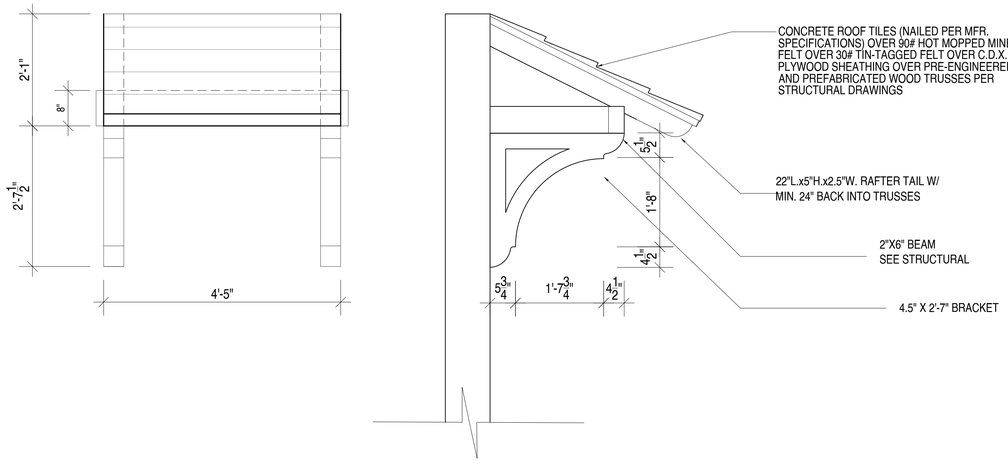
SHEET NO.

A-3.0

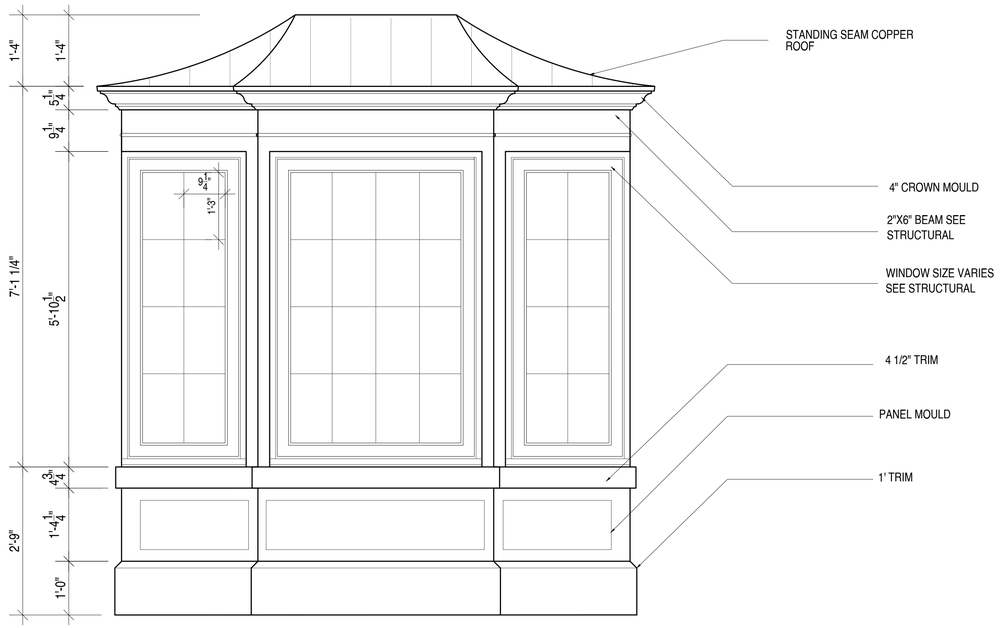
02.09.26



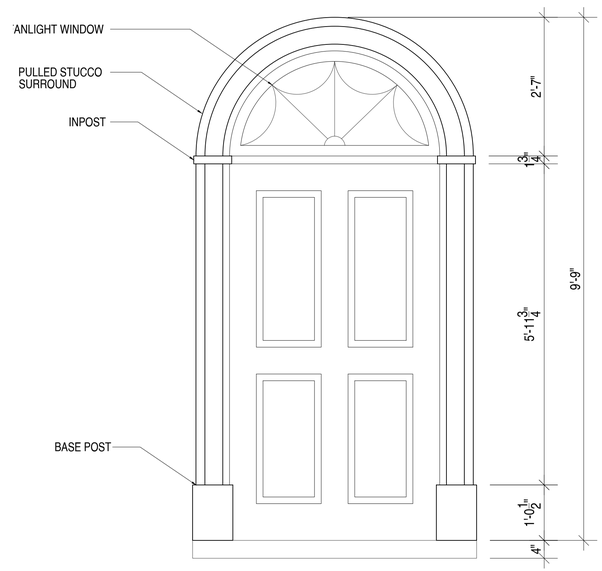
WALL SECTION
SCALE 1" = 1'-0"



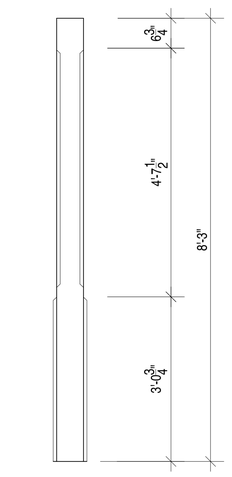
PORCH ROOF BRACKET DETAIL
SCALE 3/ 4" = 1'-0"



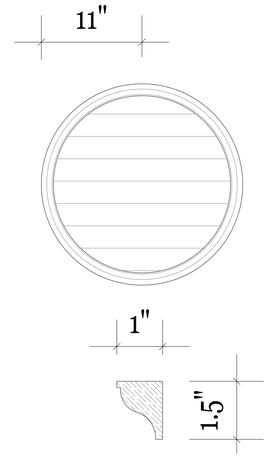
BAY WINDOW DETAIL
SCALE 3/ 4" = 1'-0"



FRONT DOOR DETAIL
SCALE 3/ 4" = 1'-0"



COLUMN DETAIL
SCALE 3/ 4" = 1'-0"



VENT DETAIL
SCALE: NTS

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A.A. #001345
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PROJECT #

SHEET NO.

A-3.1

02.09.26

MATERIALS:



ROOF: WHITE CEMENT FLAT TILE

BODY OF HOUSE + CHIMNEY CAPS: PAINTED STUCCO DOVE WHITE (BM OC-17)



CABANA CHIMINEY: WHITE WASHED BRICK

FRONT DOOR: WHITE PAINTED WOOD



WOOD FEATURE: RAILINGS, FRONT COLUMNS, SOFFIT, RAFTER TAILS: WHITE WASHED PECKY CYPRUS



ALUM. WINDOW FRAMES + MUNTINS WHITE SIERRA



WINDOW SHUTTERS + DOORS: ALUMINUM PAINTED MUTED SAGE GREEN: SUMMERS DAY BM-CSP-780



TRIM + SURROUNDS: PULLED STUCCO TO MATCH BODY OF HOUSE



BAY WINDOW ROOFS: COPPER



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PROJECT #

SHEET NO.

A-3.2

02.09.26



PROPOSED NORTH ELEVATION

SCALE 1/ 4" = 1'-0"



PROPOSED SOUTH ELEVATION

SCALE 1/ 4" = 1'-0"

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PROJECT #

SHEET NO.

A-4.0

02.09.26



PROPOSED EAST ELEVATION

SCALE 1/ 4" = 1'-0"



PROPOSED WEST ELEVATION

SCALE 1/ 4" = 1'-0"

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PROPOSED RENOVATIONS FOR:

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PROJECT #

SHEET NO.

A-4.1

02.09.26
01.12.26



PROPOSED WEST ELEVATION W/ CABANA

SCALE 1/ 4" = 1'-0"

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PROPOSED RENOVATIONS FOR:

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HENRY WINEMAN III, TRUSTEE/ KENDALL W. CASTELO, GRANTEE

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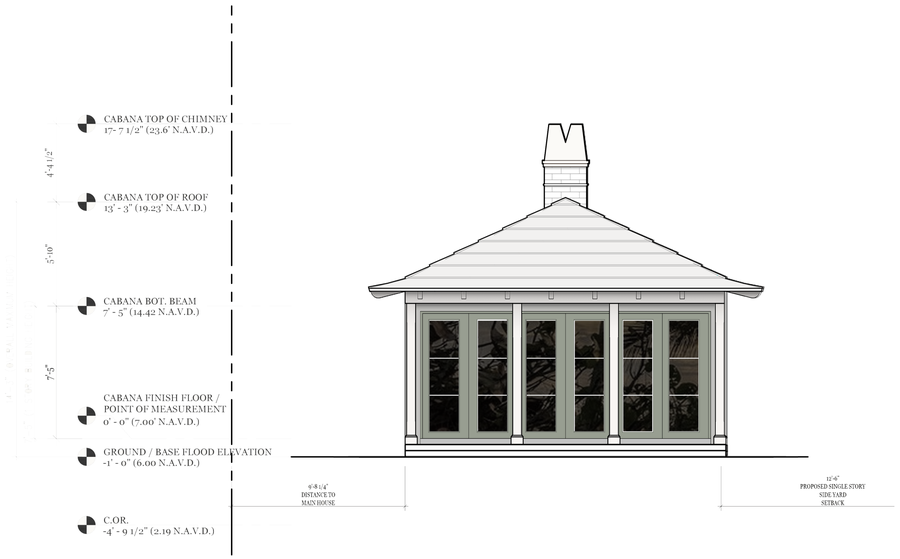
PROJECT #

SHEET NO.

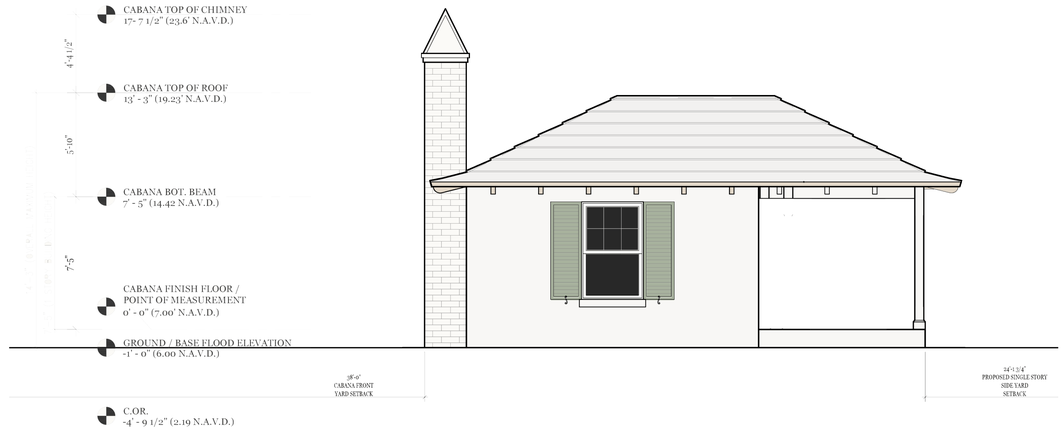
A-4.2

02.09.26
01.12.26



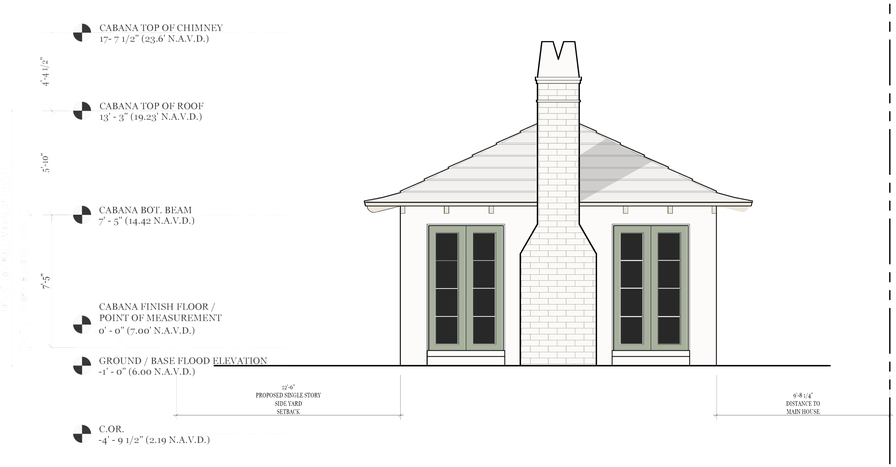
PROPOSED NORTH CABANA ELEVATION

SCALE 1/ 4" = 1'-0"



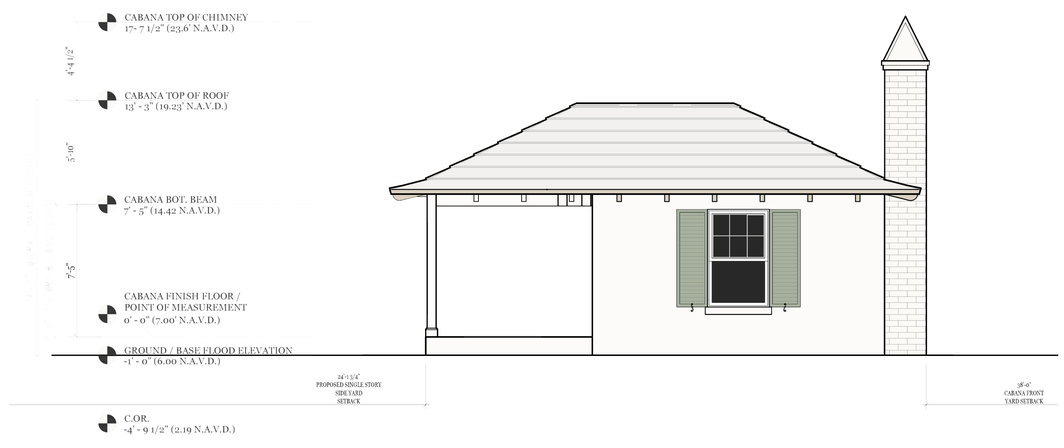
PROPOSED EAST CABANA ELEVATION

SCALE 1/ 4" = 1'-0"



PROPOSED SOUTH CABANA ELEVATION

SCALE 1/ 4" = 1'-0"



PROPOSED WEST CABANA ELEVATION

SCALE 1/ 4" = 1'-0"

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SHEET NO.

A-4.3

02.09.26



RENDERED FRONT VIEW

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PROPOSED RENOVATIONS FOR:

CASTELO FAMILY TRUST

HENRY WINEMAN III, TRUSTEE/ KENDALL W. CASTELO, GRANTEE

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PROJECT #

SHEET NO.

A-5.1

02.09.26



RENDERED FRONT VIEW:
WITHOUT LANDSCAPING

SKA
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249 PERUVIAN AVE. SUITE F2, PALM BEACH, FL. 33480 PHONE: 561.655.1116

A.A. #001345
A.R.#10,181

PROPOSED RENOVATIONS FOR:

CASTELO FAMILY TRUST

HENRY WINEMAN III, TRUSTEE/ KENDALL W. CASTELO, GRANTEE

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PROJECT #

SHEET NO.

A-5.2

02.09.26



RENDERED REAR VIEW

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A.A. #001345
A.R.#10,181

PROPOSED RENOVATIONS FOR:

CASTELO FAMILY TRUST

HENRY WINEMAN III, TRUSTEE/ KENDALL W. CASTELO, GRANTEE

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CONSULTANT:

REVISIONS:

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PROJECT #

SHEET NO.

A-5.3

02.09.26



RENDERED REAR VIEW:
WITHOUT LANDSCAPING

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A.A. #001345
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CONSULTANT:

REVISIONS:

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PROJECT #

SHEET NO.

A-5.4

02.09.26



SMI
LANDSCAPE ARCHITECTURE

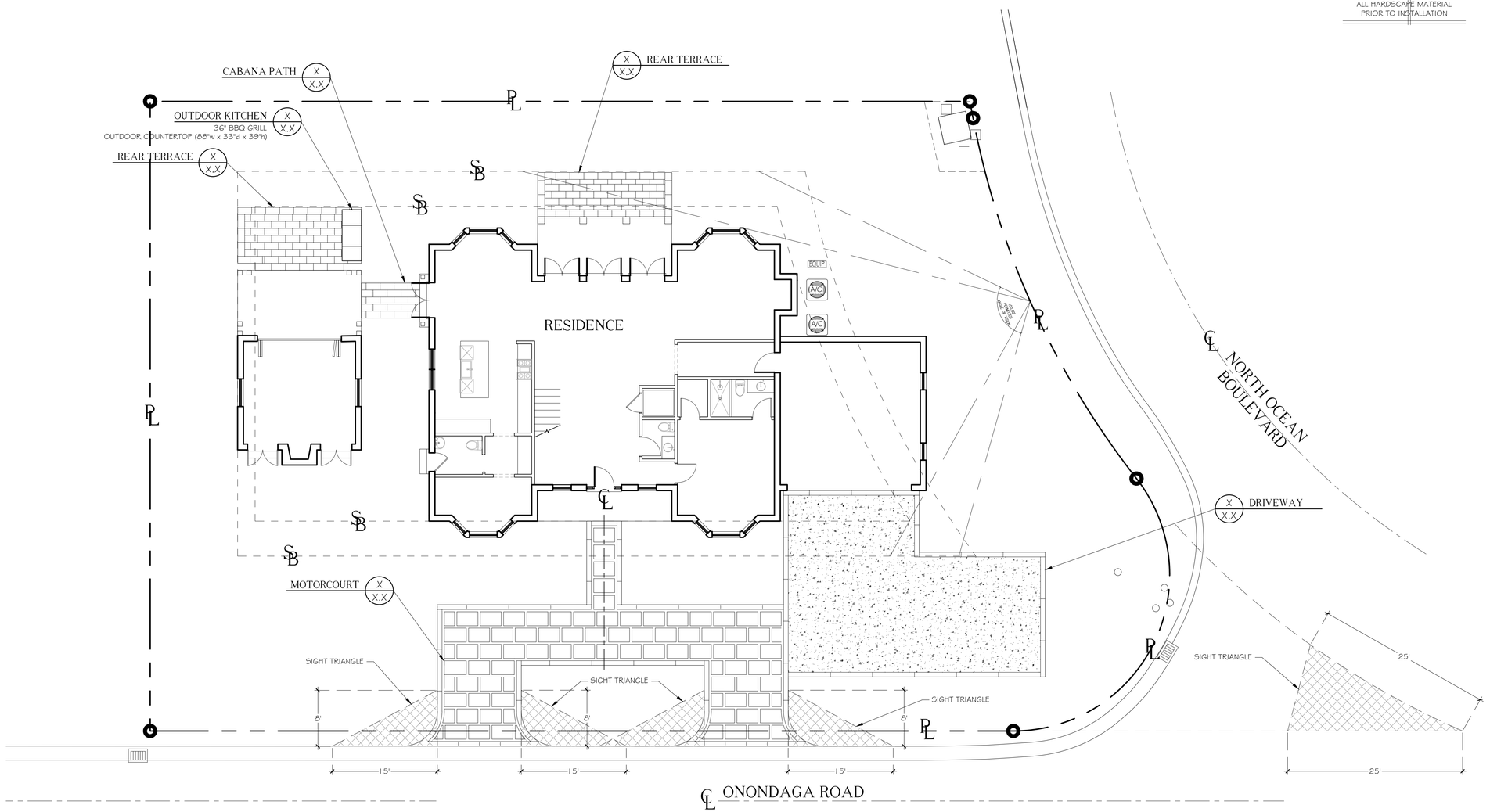
E

0' 10' 20'

FIELD VERIFY ALL DIMENSIONS

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

SMI TO APPROVE LAYOUT OF ALL HARDSCAPE MATERIAL PRIOR TO INSTALLATION



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

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

MATERIALS


MOTORCOURT


TABBY CONCRETE
DRIVEWAY


CABANA PATH &
REAR TERACES

811
Know what's below
Call before you dig

The Castelo Residence

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Palm Beach, FL 33480

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

4	02/09/2026	Final Submittal
3	01/12/2026	Second Submittal
2	10/16/2025	First Submittal
1	10/06/2025	Pre-Application

REVISIONS
Final Submittal

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

TITLE
Site Plan

SCALE	PROJECT NUMBER:	
1/8" = 1'-0"	2518	
DATE: 02.09.2026	PRJCT MNGR: CFV	CHECKED: . .
SEAL	DRAWING NO. L1.1 SHEET 1 OF 2	

FIELD VERIFY ALL DIMENSIONS

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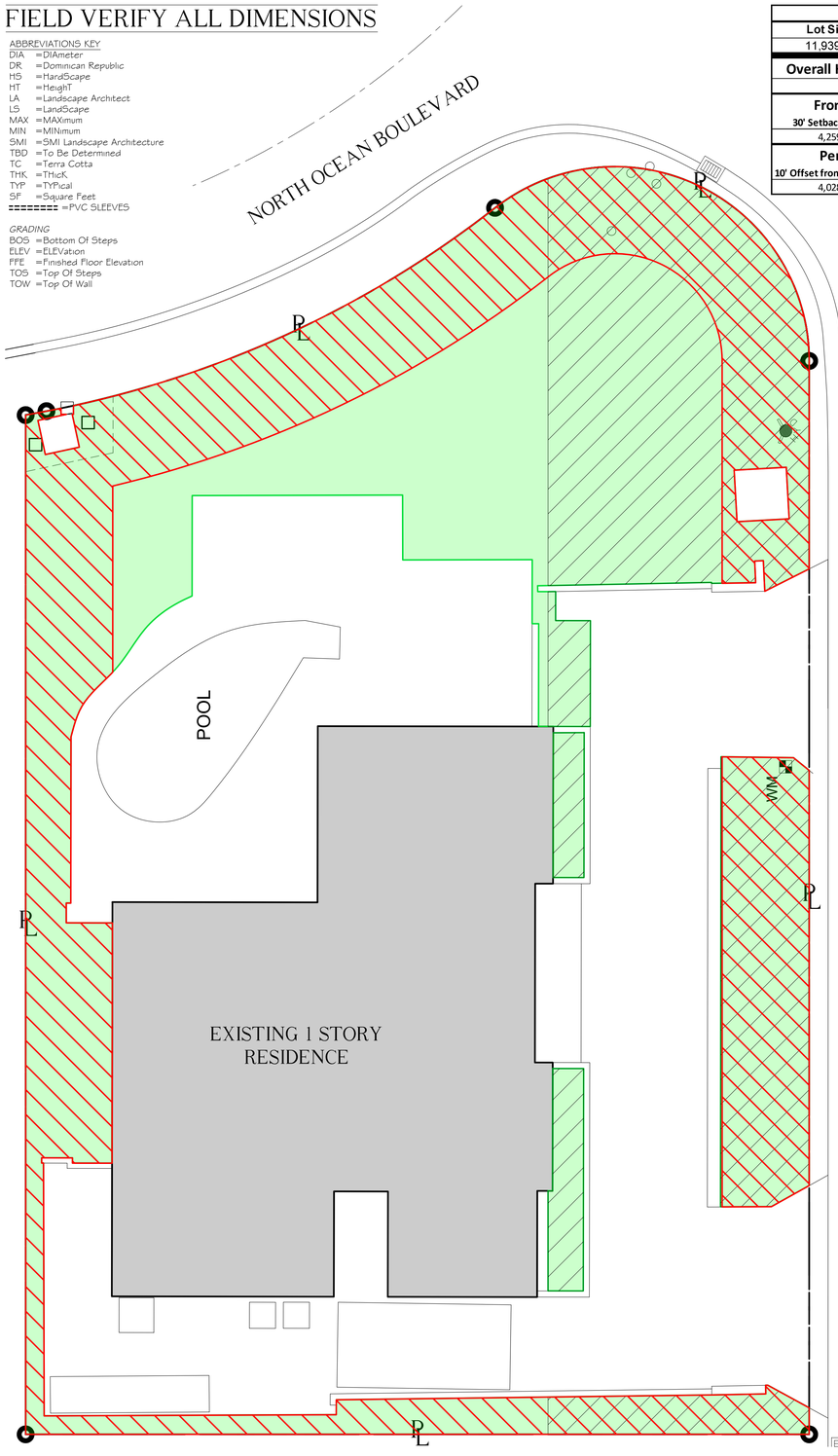
TYP =TYPical
SF =Square Feet
======== =PVC SLEEVES

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

Pervious / Impervious Calculations: RB

Lot Size	Dwelling 2 Floors	Required Pervious		Existing Pervious		Proposed Pervious	
11,939 sf	3,193 sf	Square Footage	Percentage	Square Footage	Percentage	Square Footage	Percentage
Overall Hardscape (Impervious)		5,373	45%min (or Existing)	4,509	38%	6,939	58%
1,807 sf							
Front Yard Calculations		1,704	40%min (or Existing)	2,156	51%	2,751	65%
30' Setback Area	Hardscape (Impervious)						
4,259 sf	1,508 sf						
Perimeter Hardscape		2,686	50% of required open space shall be within 10' of property line	2,729	51%	3,643	68%
10' Offset from PL / Area	Hardscape (Impervious)						
4,028 sf	385 sf						

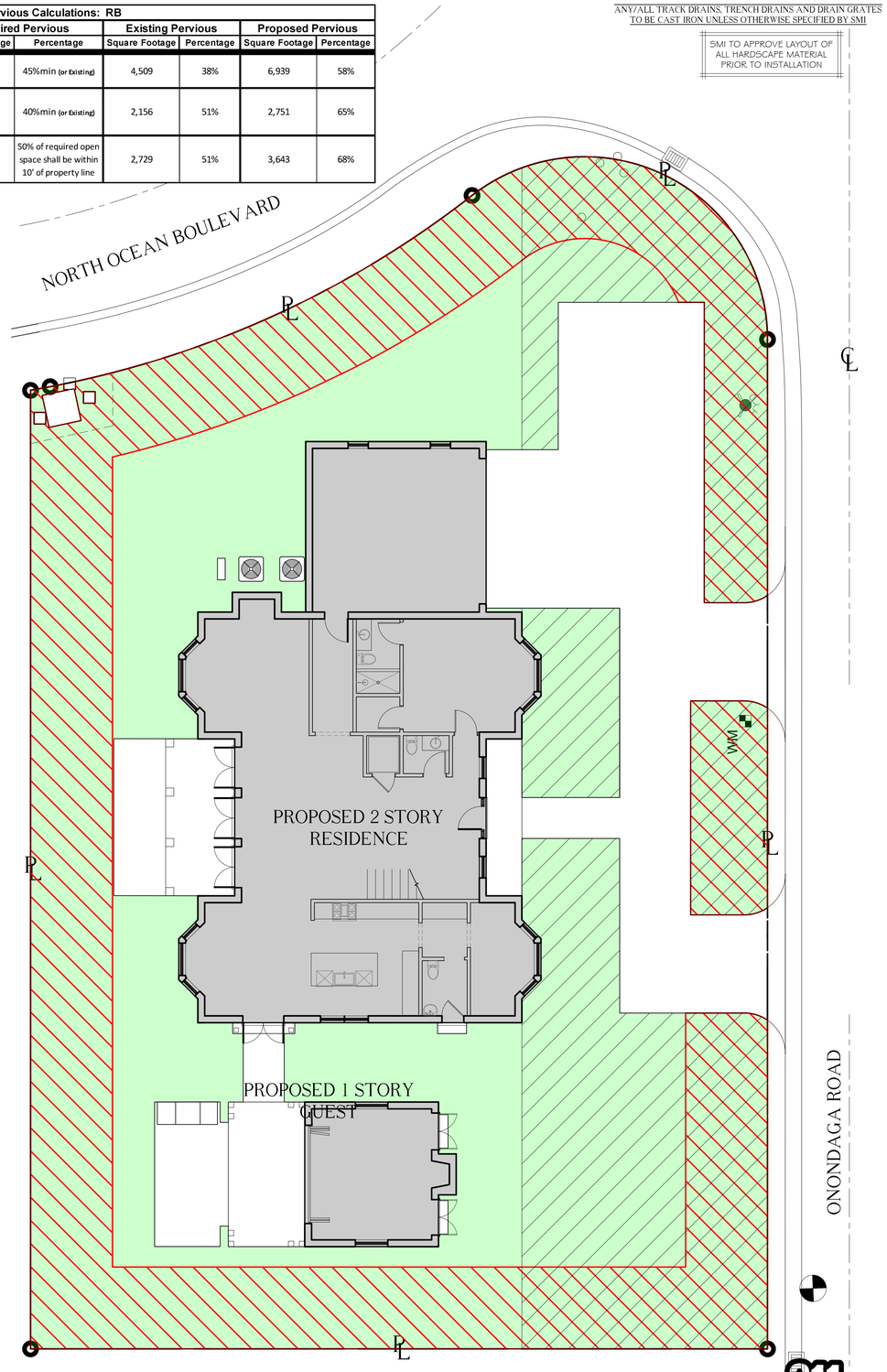


EXISTING SITE PLAN

Color Key
Site Pervious
Front Yard Pervious
Perimeter Pervious

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

SMI TO APPROVE LAYOUT OF ALL HARDSCAPE MATERIAL PRIOR TO INSTALLATION



PROPOSED SITE PLAN

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4	02/09/2026	Final Submittal
3	01/12/2026	Second Submittal
2	10/16/2025	First Submittal
1	10/06/2025	Pre-Application

REVISIONS
Final Submittal

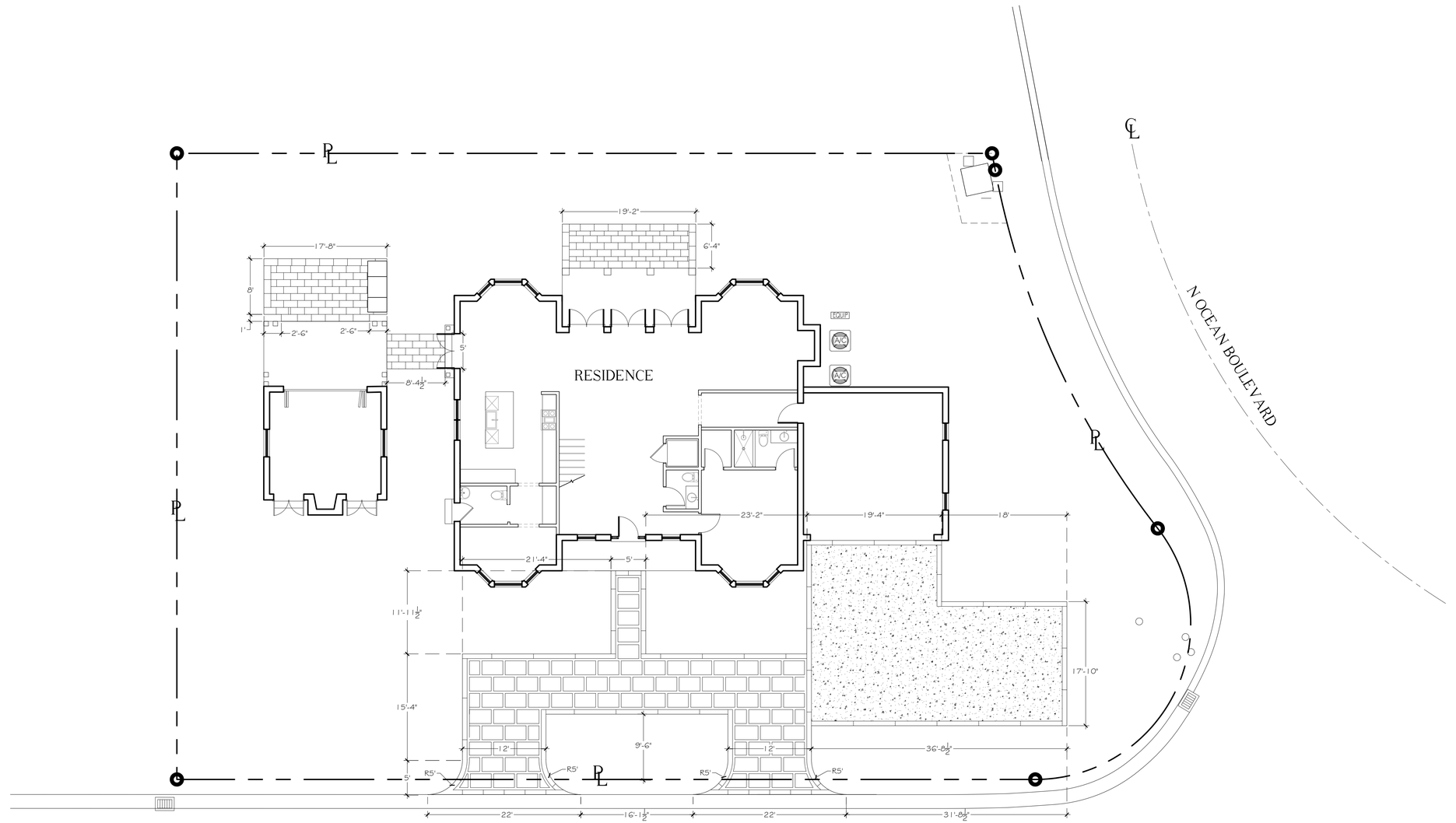
SMI
LANDSCAPE ARCHITECTURE
140 Royal Palm Way, Suite #206, Palm Beach, Florida 33480
Telephone: 561-655-9006 Fax: 561-655-9007
eMail: Office@smila.net www.smila.net
FL registration #LA 13000223

TITLE
Site Comparison Plan

SCALE	PROJECT NUMBER:	
1/8" = 1'-0"	2518	
DATE:	PRJCT MNGR:	CHECKED:
02.09.2026	CFV	. .
SEAL	DRAWING NO.	
	L1.1a	
	SHEET 1a OF 2	

FIELD VERIFY ALL DIMENSIONS

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



CL ONONDAGA AVENUE

SMI TO APPROVE LAYOUT OF ALL HARDSCAPE MATERIAL PRIOR TO INSTALLATION

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

4	02/09/2026	Final Submittal
3	01/12/2026	Second Submittal
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1	10/06/2025	Pre-Application

REVISIONS

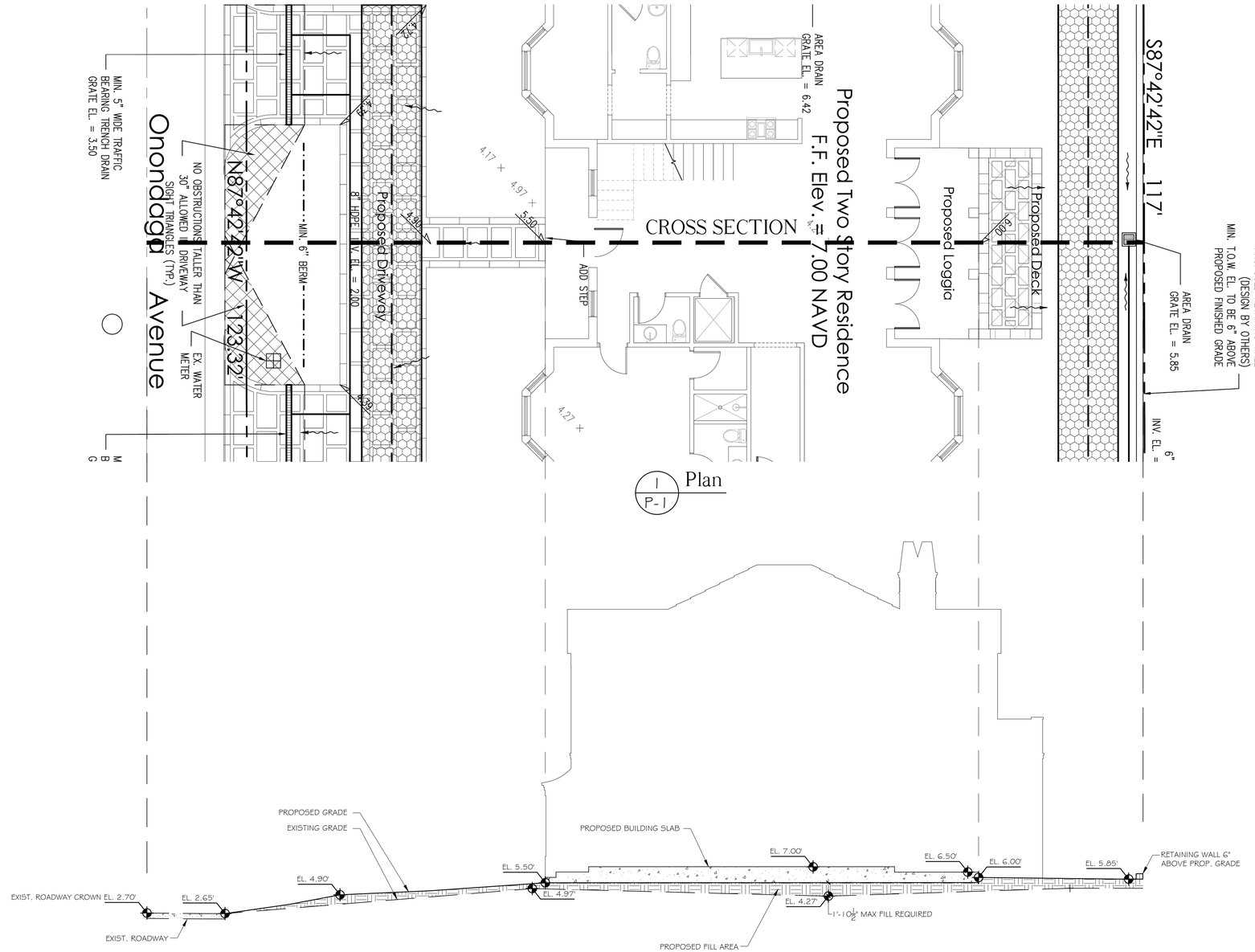
Final Submittal

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

TITLE: Layout Plan		
SCALE: 1/8" = 1'-0"	PROJECT NUMBER: 2518	
DATE: 02.09.2026	PRJCT MNGR: CFV	CHECKED: . .
SEAL:	DRAWING NO.: L1.2 SHEET 2 OF 2	

FIELD VERIFY ALL DIMENSIONS

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



1 / CS-1 Grade/ Fill Cross Section

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

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

Surveyed By: _____ Job # _____

LANDSCAPE ARCHITECT TO APPROVE LAYOUT OF ALL HARDSCAPE MATERIAL PRIOR TO INSTALLATION

811 Know what's below Call before you dig

The Castelo Residence

201 Onondaga Road
Palm Beach, FL 33480

North

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FL registration #LA 13000223

TITLE: Grade/ Fill Cross Section		
SCALE: 3/16" = 1'-0"	PROJECT NUMBER: 2518	
DATE: 02.09.2026	PRJCT MNGR: CFV	CHECKED: . .
SEAL:	DRAWING NO.: CS-1 SHEET 1 OF 12	

FIELD VERIFY ALL DIMENSIONS

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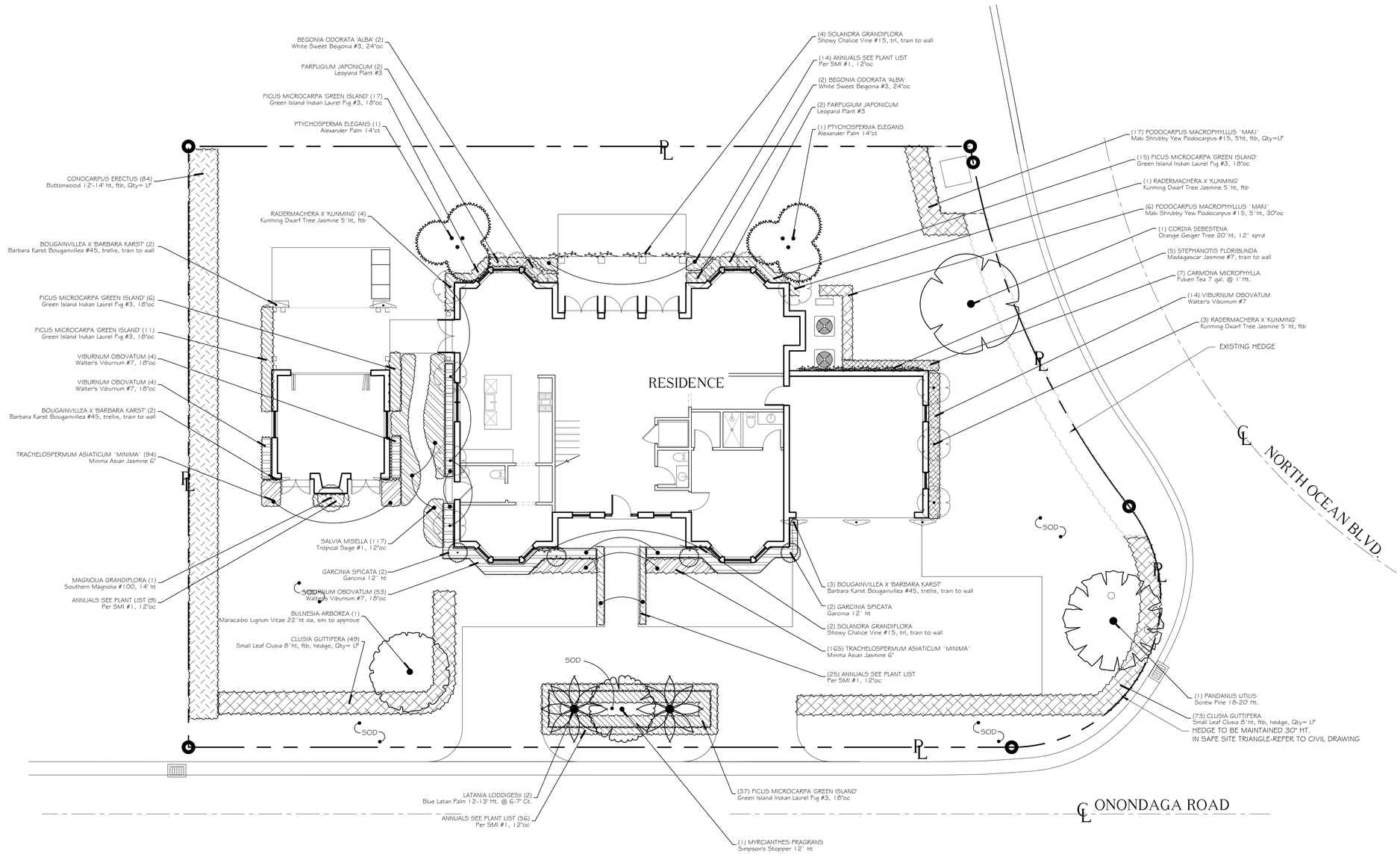

ABBREVIATIONS KEY

DIA	=DIAmeter
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FTB	=Full To Base
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OC	=On Center
SMI	=SMI Landscape Architecture
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GRADING

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

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

ALL IRRIGATION, IRRIGATION EQUIPMENT AND IRRIGATION BOXES TO BE CONCEALED

ALL PLANTING BEDS ABUTTING LAWN TO HAVE METAL EDGE BORDER

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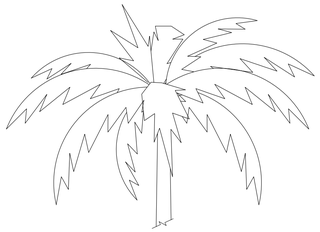
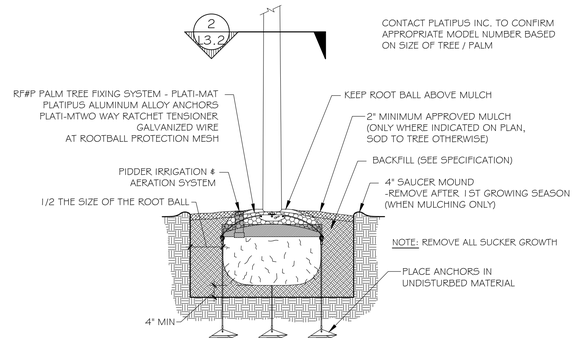
TITLE
Planting Plan

SCALE	PROJECT NUMBER:	
1/8" = 1'-0"	2518	
DATE:	PRJCT MNGR:	CHECKED:
02.09.2026	CFV	. .
SEAL	DRAWING NO.	
	L3.1	
	SHEET 1 OF 3	

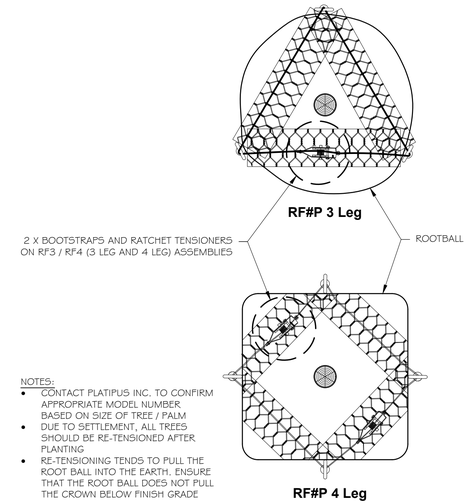
FIELD VERIFY ALL DIMENSIONS





1 L3.2 PLATIPUS TREE ANCHORING DETAIL

SCALE: NOT TO SCALE



2 L3.2 PLATIPUS ROOTBALL BOOTSTRAP DETAIL

SCALE: NOT TO SCALE

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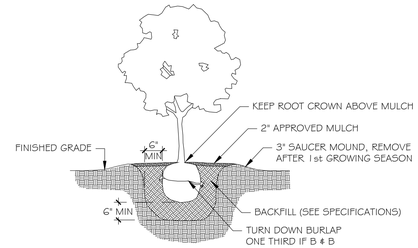
SMI TO APPROVE STAKED LAYOUT OF ALL TREES AND PLANTING LAYOUT PRIOR TO INSTALLATION

ALL IRRIGATION, IRRIGATION EQUIPMENT AND IRRIGATION BOXES TO BE CONCEALED

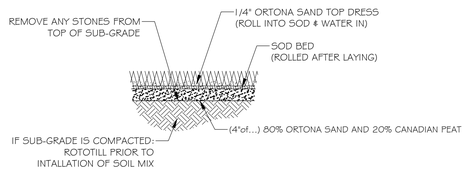
ALL PLANTING BEDS TO HAVE STEEL EDGE BORDER



3 L3.2 SHRUB PLANTING DETAIL

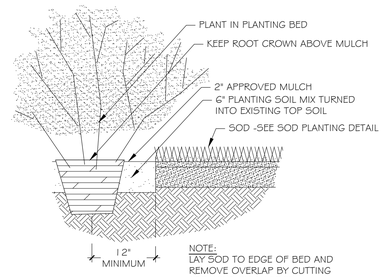
SCALE: NOT TO SCALE

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



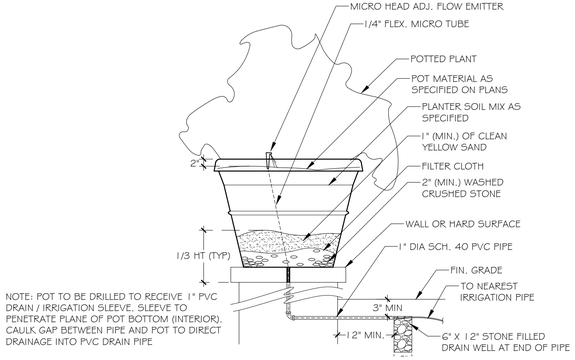
5 L3.2 SOD PLANTING DETAIL

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



6 L3.2 PLANTING BED DETAIL

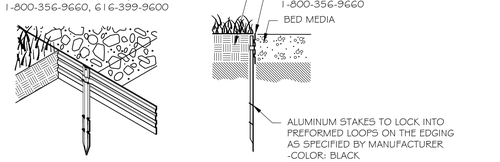
SCALE: NOT TO SCALE



4 L3.2 POTTED PLANT DETAIL

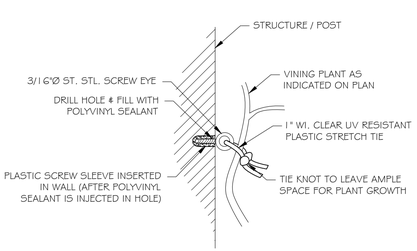
SCALE: NOT TO SCALE

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

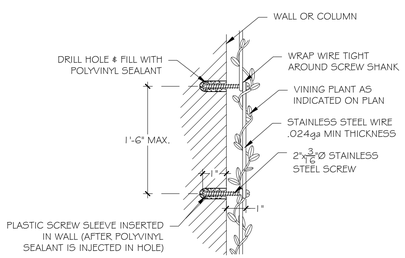


8 L3.2 PLANT BED EDGING DETAIL

SCALE: NTS



PIN TO WALL



WIRE TO WALL

7 L3.2 VINE SUPPORT DETAIL

SCALE: NOT TO SCALE

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TITLE
Planting Details

SCALE	PROJECT NUMBER:	
NOT TO SCALE	2518	
DATE: 02.09.2026	PRJCT MNGR: CFV	CHECKED: . .
SEAL	DRAWING NO. L3.2 SHEET 2 OF 3	

FIELD VERIFY ALL DIMENSIONS

PLANTING SPECIFICATIONS

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

GENERAL CONDITIONS

SCOPE:

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

EXAMINATION OF DRAWINGS AND SITE:

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

PLANT LIST:

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

PROTECTION OF PUBLIC AND PROPERTY:

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

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

GUARANTEE:

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

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

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

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

AWARD OF CONTRACT:

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

EXECUTION OF THE WORK:

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

WATER:

1. WATER SOURCE SHALL BE FURNISHED BY THE OWNER.

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

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

IRRIGATION:

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

GRADING:

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

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

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

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

DIGGING

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

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

PLANTING PITS

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

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

PRUNING

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

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

TREE BRACING AND GUYING

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

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

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

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

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

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

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

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

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

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

PLANT MATERIALS

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

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

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

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

PLANTING SOIL

SOIL BY 'ATLAS SOIL' OR APPROVED ALTERNATE

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

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

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

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

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

SOIL SPECS FOR PLANTING BEDS:
ATLAS PEAT & SOIL 8270 MIX

20% can peat	.
25% fla peat	.
40% pine bark	.
15% airlite	.

SOIL SPECS FOR TREES AND LARGE SHRUBS:
SMILA SOIL MIX (APPROVED SOIL)

50% Pinebark	.
40% Florida Peat	.
10% Coarse Sand	.
10lbs Dolomite per/Yard	.
10.5lbs TurfPro per/Yard	.
25 pounds Nutricote 18/6/8-360 P/yard optional .	

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

PLANTING SOIL NOT MEETING THESE REQUIREMENTS WILL NOT BE ACCEPTED.

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

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

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

FERTILIZER

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

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

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

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

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

MULCH

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

SUBMIT BAG TO LANDSCAPE ARCHITECT FOR APPROVALS.

SABAL PALMS

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

HEDGES

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

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

VINES

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

SODDING

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

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

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

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

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

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

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

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

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

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

CLEAN UP

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

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

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

TREE STAKE PAINT FORMULA:

BEHR PREMIUM PLUS EXT FLAT -ACCENT BASE (4670)

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

SUBMIT SAMPLE

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

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

ALL PLANTING BEDS TO HAVE STEEL EDGE BORDER

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

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

PLANT LIST

All plants to be Florida Fancy

QTY	BOTANICAL NAME	COMMON NAME	SIZE	NATIVE/NON
TREES				
1	Bulnesia arborea	Maracaibo Lignum Vitae	22`ht oa, smi to approve	Not Native
1	Cordia sebestena	Orange Geiger Tree	20`ht, 12` sprd	Native
4	Garcinia spicata	Garcinia	12` ht	Not Native
2	Latania loddigesii	Blue Latan Palm	12-13' Ht. @ 6-7' Ct.	Native
1	Magnolia grandiflora	Southern Magnolia	#100, 14' ht	Native
1	Myrcianthes fragrans	Simpson's Stopper	12` ht	Native
1	Pandanus utilis Per. SMI	Screw Pine	18-20' Ht.	Native
PALM TREES				
2	Ptychosperma elegans	Alexander Palm	14"ct	Native
SHRUBS				
4	Begonia odorata 'Alba'	White Sweet Begonia	#3, 24"oc	Not Native
7	Carmona microphylla	Fukien Tea	7 gal. @ 1' Ht.	Not Native
122	Clusia guttifera	Small Leaf Clusia	8`ht, ftb, hedge, Qty= LF	Not Native
84	Conocarpus erectus Full to Base	Buttonwood	12'-14' ht, ftb, Qty= LF	Native
4	Farfugium japonicum	Leopard Plant	#3	Not Native
6	Podocarpus macrophyllus `Maki`	Maki Shrubby Yew Podocarpus	#15, 5`ht, 30"oc	Not Native
17	Podocarpus macrophyllus `Maki`	Maki Shrubby Yew Podocarpus	#15, 5'ht, ftb, Qty=LF	Not Native
8	Radermachera x 'Kunming'	Kunming Dwarf Tree Jasmine	5`ht, ftb	Not Native
VINE/ESPALIER				
7	Bougainvillea x 'Barbara Karst'	Barbara Karst Bougainvillea	#45, trellis, train to wall	Not Native
6	Solandra grandiflora	Showy Chalice Vine	#15, trl, train to wall	Not Native
5	Stephanotis floribunda	Madagascar Jasmine	#7, train to wall	Not Native
SHRUB AREAS				
104	Annuals see plant list	Per SMI	#1, 12"oc	Native
86	Ficus microcarpa 'Green Island'	Green Island Indian Laurel Fig	#3, 18"oc	Not Native
59	Viburnum obovatum	Walter's Viburnum	#7, 18"oc	Not Native
GROUND COVERS				
117	Salvia misella	Tropical Sage	#1, 12"oc	Native
255	Trachelospermum asiaticum `Minima`	Minima Asian Jasmine	6"	Not Native

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

TITLE
Planting Specifications

SCALE	PROJECT NUMBER:	
NONE	2518	
DATE:	PRJCT MNGR:	CHECKED:
02.09.2026	CFV	. .
SEAL	DRAWING NO.	
	L3.3	
	SHEET 3 OF 3	

FIELD VERIFY ALL DIMENSIONS

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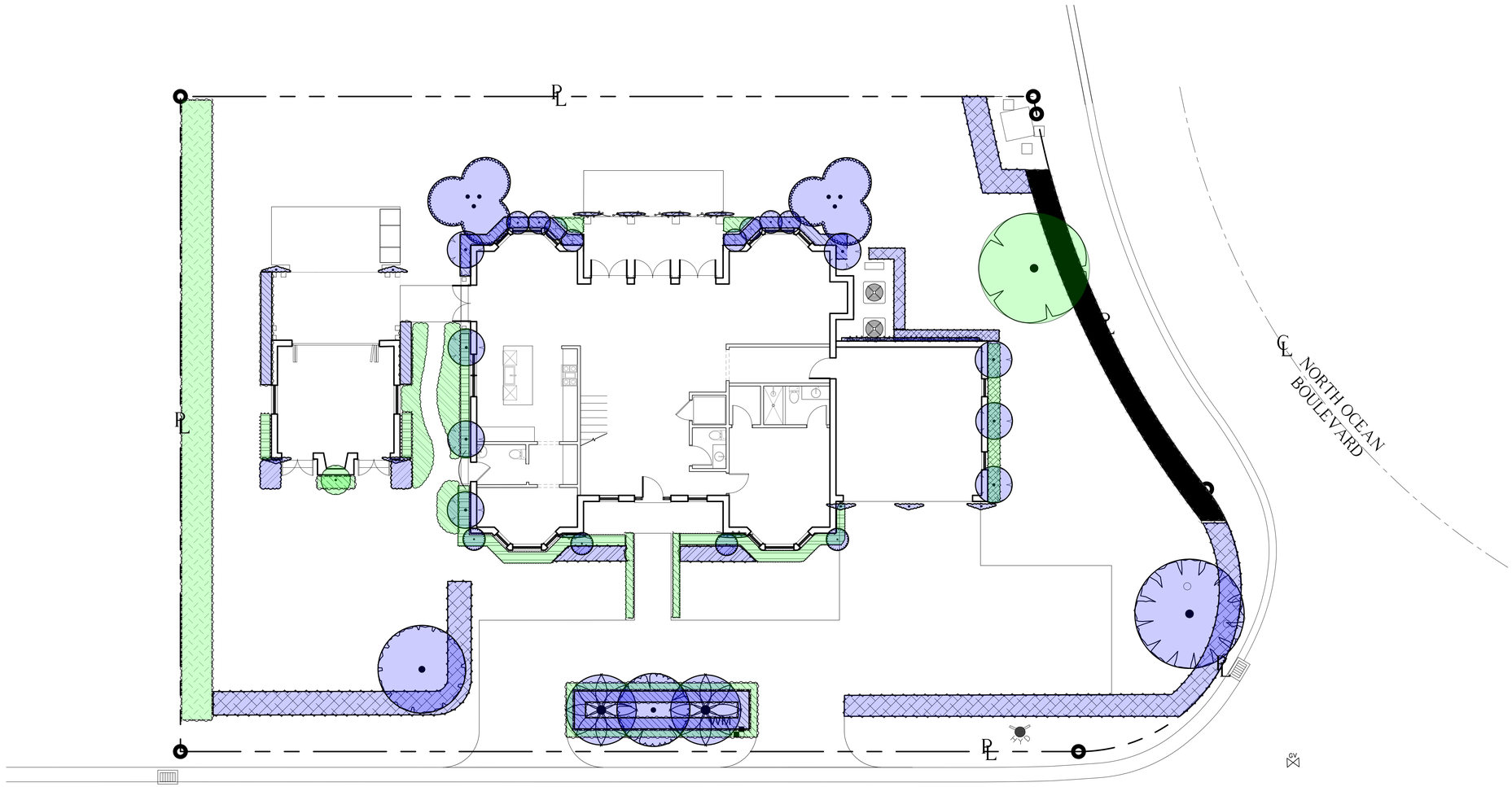

Newly planted non-native plant material

Newly planted native plant material

Areas not shown in color are either existing to remain, building, hardscape, or sod

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DIA =DIAmeter
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TOS =Top Of Step
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Surveyed By: _____ Job # _____

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:**	201 Onondaga Rd.	
2	**Lot Area (sq. ft.):**	11,939 sq. ft.	
3		REQUIRED	PROPOSED
4	Landscape Open Space (LOS) (Sq Ft and %)	5,373 sq. ft. (45%)	6,955 sq. ft. (58%)
5	LOS to be altered (Sq FT and %)	N/A	6,955 sq. ft. (58%)
6	Perimeter LOS (Sq Ft and %)	2,686 sq. ft. (50%)	6,343 sq. ft. (68%)
7	Front Yard LOS (Sq Ft and %)	1,704 sq. ft. (40%)	2,751 sq. ft. (65%)
8	Native Trees %	30% (number of trees)	55%
9	Native Shrubs & Vines %	30% (number of shrubs & vines)	85%
10	Native Groundcover %	30% (groundcover area)	31%

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 ARCHITECT TO APPROVE LAYOUT OF ALL HARDSCAPE MATERIAL PRIOR TO INSTALLATION

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Telephone: 561-655-9006 Fax: 561-655-9007
eMail: Office@smila.net www.smila.net
FL registration #LA 13000223

TITLE
Native Calculations

SCALE	PROJECT NUMBER:	
1/8" = 1'-0"	2518	
DATE:	PRJCT MNGR:	CHECKED:
02.09.2026	CFV	. .
SEAL	DRAWING NO.	
	N-1	
	SHEET 1 OF 1	

FIELD VERIFY ALL DIMENSIONS

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NOTE:
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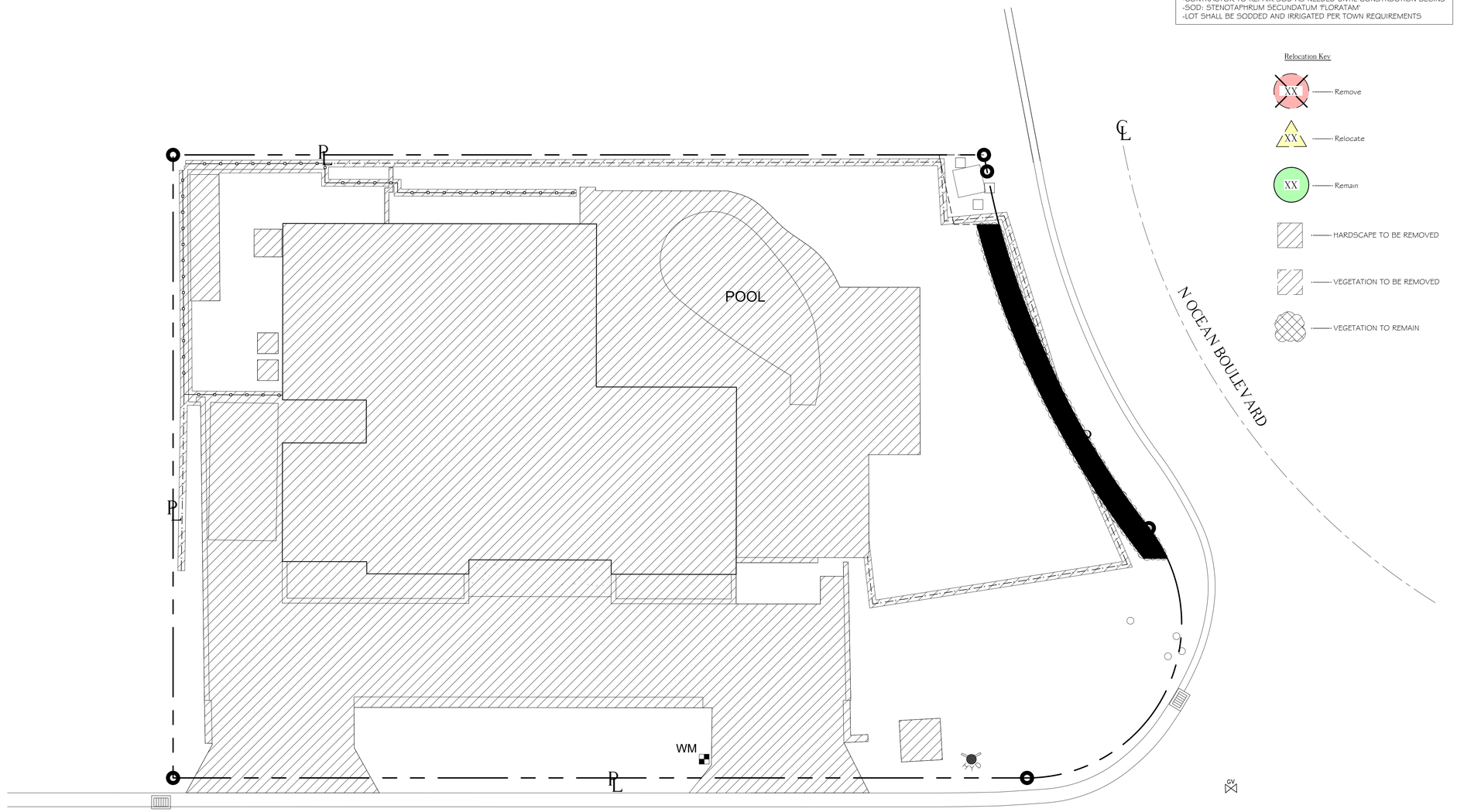

Relocation Key

XX ..... Remove

XX ..... Relocate

XX ..... Remain

..... HARDSCAPE TO BE REMOVED

..... VEGETATION TO BE REMOVED

..... VEGETATION TO REMAIN

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Surface Bay: _____ Job # _____

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Telephone: 561-655-9006 Fax: 561-655-9007
eMail: Office@smila.net www.smila.net
FL registration #LA 13000223

TITLE
Pre-Demolition Plan

SCALE	PROJECT NUMBER:	
1/8" = 1'-0"	2518	
DATE:	PRJCT MNGR:	CHECKED:
02.09.2026	CFV	. .
SEAL:	DRAWING NO.	
	D-1 SHEET 1 OF 2	

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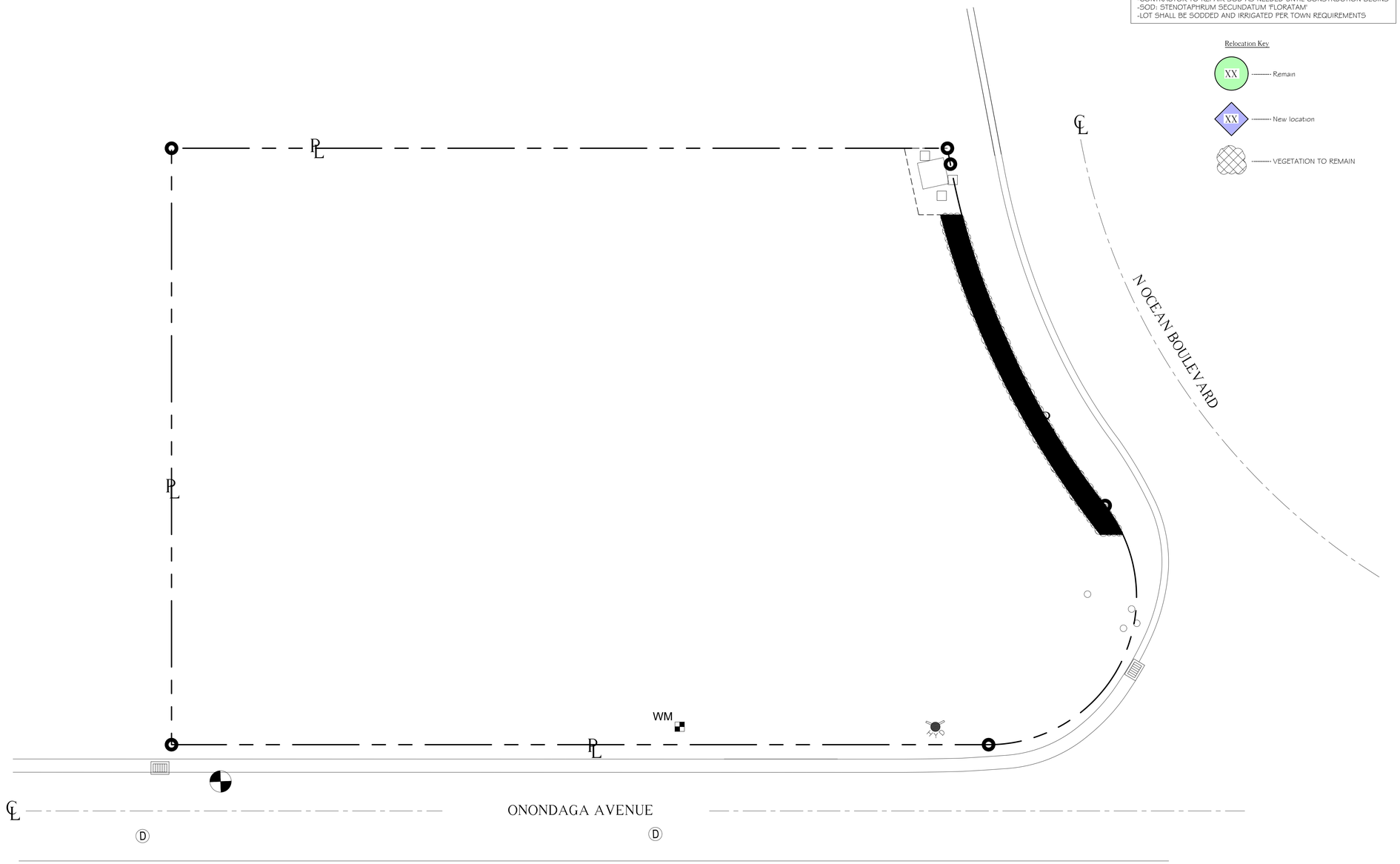
Relocation Key

XX ---------- Remain

XX ---------- New location

---------- VEGETATION TO REMAIN



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Survey By: _____ Job # _____

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TITLE
Post Demolition Plan

SCALE	PROJECT NUMBER:	
1/8" = 1'-0"	2518	
DATE: 02.09.2026	PRJCT MNGR: CFV	CHECKED: . .
SEAL:	DRAWING NO. D-2 SHEET 2 OF 2	

FIELD VERIFY ALL DIMENSIONS

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Northern Elevation



Southern Elevation

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TITLE
Planting Elevations

SCALE	PROJECT NUMBER:	
1/8" = 1'-0"	2518	
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02.09.2026	CFV	. .
SEAL:	DRAWING NO.	
	E-1	
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Eastern Elevation



Western Elevation

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	E-2 SHEET 2 OF 2	

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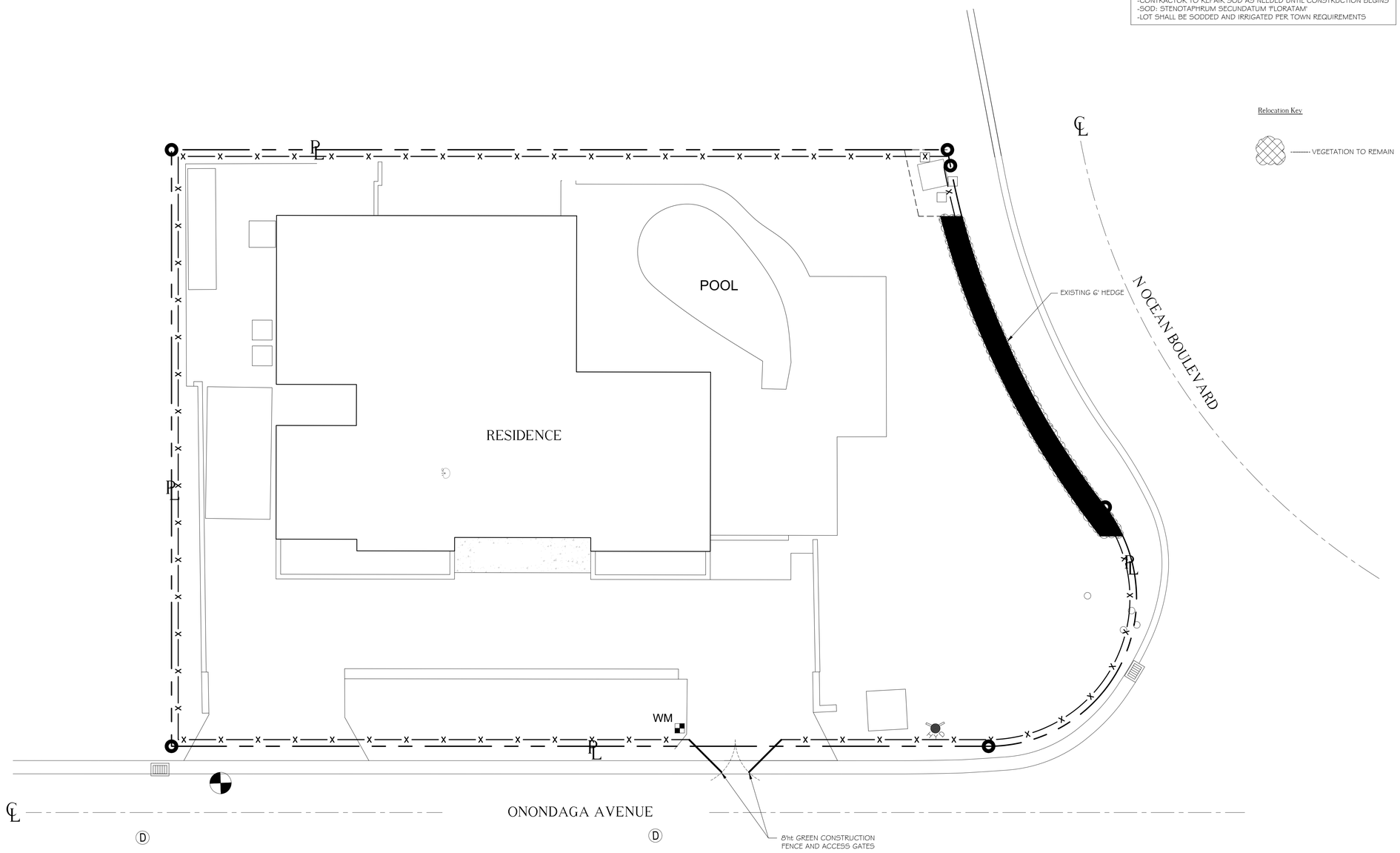

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-DRIP IRRIGATION MAY ONLY BE USED IF SPECIFIED BY SMI OR IF REQUIRED BY MUNICIPALITY

4	02/09/2026	Final Submittal
3	01/12/2026	Second Submittal
2	10/16/2025	First Submittal
1	10/06/2025	Pre-Application

REVISIONS

Final Submittal

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

TITLE
Screening Plan

SCALE	PROJECT NUMBER:	
1/8" = 1'-0"	2518	
DATE:	PRJCT MNGR:	CHECKED:
02.09.2026	CFV	. .

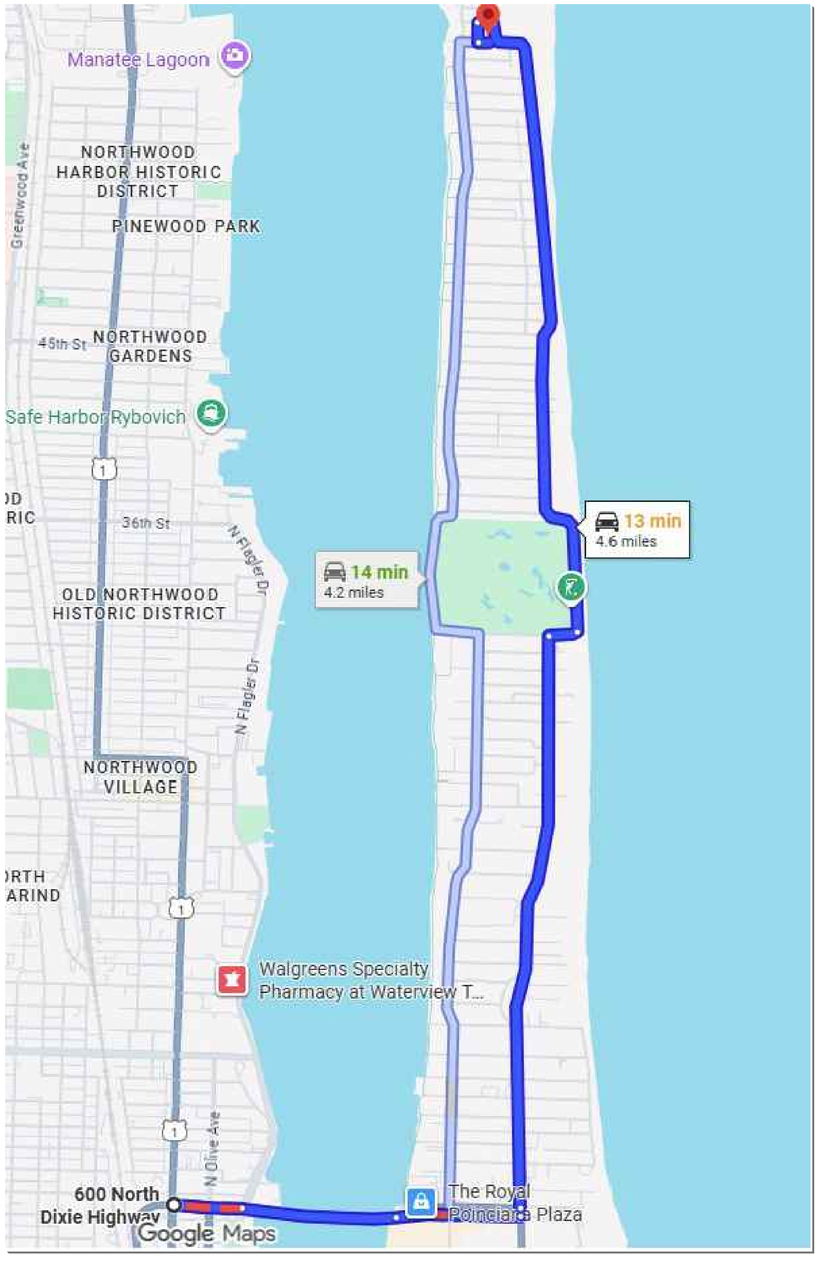
SEAL:

DRAWING NO.
S-1
SHEET 1 OF 1

FIELD VERIFY ALL DIMENSIONS

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

Proposed Route Map for Truck Traffic



Survey By: _____ Job # _____

Know what's below
Call before you dig

The Castelo Residence

201 Onondaga Road
Palm Beach, FL 33480

North

SMI Landscape Architecture, LLC. shall retain all common law, statutory and other reserved rights, including the copyright for these drawings. These drawings shall not be used by the recipients or others except by agreement in writing and with appropriate compensation, waiver of claims, and indemnification to SMI Landscape Architecture, LLC.

NOTES:
-FOOTINGS FOR ALL STRUCTURES TO BE AT LEAST 3' BELOW GRADE TO ALLOW FOR PLANTINGS / ROOT BALLS
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REVISIONS

Final Submittal

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

TITLE
Truck Logistics Plan

SCALE	PROJECT NUMBER:	
NTS	2518	
DATE:	PRJCT MNGR:	CHECKED:
02.09.2026	CFV	. .

SEAL

DRAWING NO.
TL-1
SHEET 1 OF 1



SMI
LANDSCAPE ARCHITECTURE

E

0' 10' 20'

TOWN OF PALM BEACH

Information for Architectural Commission Meeting on: February 25, 2026

To: Architectural Commission

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

From: Planning, Zoning & Building

Re: ARC-25-0094 (ZON-26-0005) 1300 N OCEAN BLVD (COMBO). The applicants, Laurence & Molly Austin, have filed an application requesting ARCOM review and approval for renovations to an existing single-family residence including replacement of windows and doors with modification and relocation of some fenestration, modification to architectural details. Site-wide landscape and hardscape renovations are proposed with landscape open space variance required. Town Council shall review the application as it pertains to zoning relief/approval.

Date: 2/18/2026

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-25-0094 (ZON-26-0005) 1300 N OCEAN BLVD (COMBO). The applicants, Laurence & Molly Austin, have filed an application requesting ARCOM review and approval for renovations to an existing single-family residence including replacement of windows and doors with modification and relocation of some fenestration, modification to architectural details. Site-wide landscape and hardscape renovations are proposed with landscape open space variance required. Town Council shall review the application as it pertains to zoning relief/approval.

ZON-26-0005 (ARC-25-0094) 1300 N OCEAN BLVD (COMBO) – VARIANCE. The applicants, Laurence & Molly Austin, have filed an application requesting Town Council review and approval for a variance to revest the existing landscape open space deficit on a parcel over 20K square feet in the R-B zoning district. The Architectural Commission shall perform design review of the application.

Applicant: Laurence & Molly Austin
Architecture: B1 Architect (Gregory Bonner)
Landscape: Environment Design Group (Dustin Mizell)

THE PROJECT:
The applicant has submitted plans entitled "1300 N. OCEAN BLVD" as prepared by **B1 Architect** & "Private Residence 1300 N Ocean Blvd" as prepared by **Environment Design Group**, uploaded and dated to the Town 02/09/2025.

The following is the scope of work for the Project:

- Renovations and fenestration changes to existing single-family residence.
- New hardscape and landscape.

The following Town Council relief is needed to achieve the scope of work:

- **VARIANCE 1: Sec. 134-893(b)(1)(e):** A variance for landscape open space at 45% in lieu of the 37.3% existing and 50% minimum required for a property over 20K square feet in the R-B zoning district.

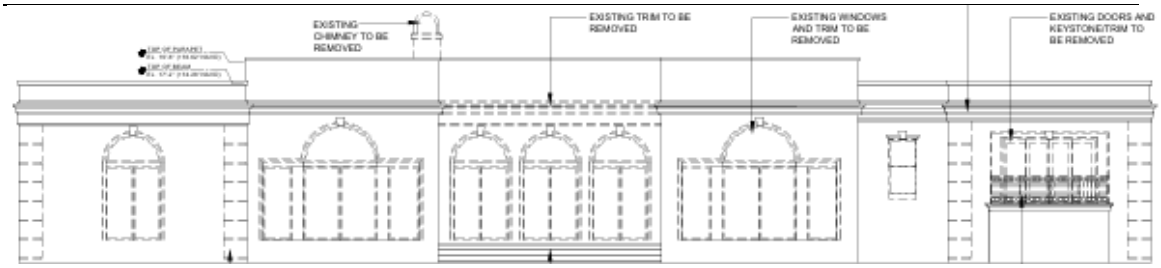
Site Data			
Zoning District	R-B	**Future Land Use**	SINGLE-FAMILY
Crown of Road	+15.17' NAVD	**FEMA Flood Zone**	ZONE X
Lot Width	175'	**Lot Depth**	133'
Lot Area	21,490 Sq. Ft.	**Enclosed Square Footage**	6,423 Sq. Ft.
Lot Coverage	29.88%	**Landscape Open Space**	Required: 50% (Lot over 20k SF) Existing: 37.3% Proposed: 44%
Surrounding Properties / Zoning			
North	1306 N Ocean Blvd / Residence | R-B		

South	1290 N Ocean Blvd / Residence | R-B
East	North Ocean Blvd / Right of Way Oceanfront Parcel of 1300 N Ocean Blvd (Subject Property) / Cabana | Beach Area
West	1300 N Ocean Way / Residence | R-B

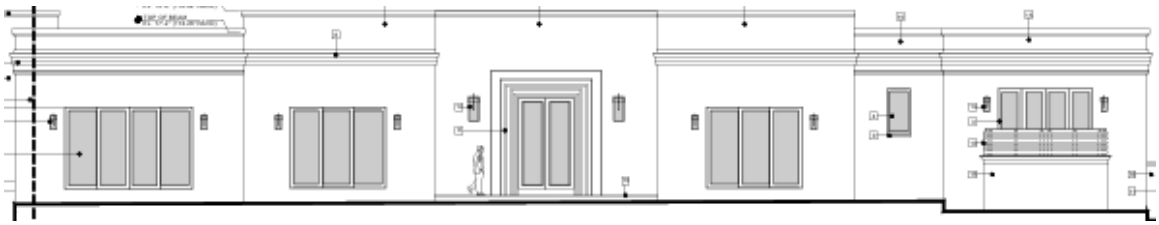
STAFF ANALYSIS

The applicant is proposing a complete renovation to an existing single-story residence located on the north side of Merrain Road at the intersection of N Ocean Blvd. The scope includes modification and simplification of architectural details, modification to size and location of fenestrations, and new, site-wide, landscape and hardscape redesign and improvements. On the east elevation fronting North Ocean Boulevard, the pedestrian access through this elevation will be reduced to a single opening centered on the main mass and surrounded by stepped stucco detailing with the size and configuration of window openings adjusted and redesigned. The south street-side elevation fronting Merrain Road is proposed with a shift of the pedestrian opening westward and a redesign of the entry stairs from a single front-loaded stair to a pair of side-loaded stairs; sizes and locations of window opening are modified. is redesigned to feature a central Exterior wall finishes will match existing with smooth stucco and white paint. Impact rated windows and doors by ES are proposed in "Teka/Embero" wood-look finish. The garage door will be wood and a wood screen door in a light oak finish with grid pattern is proposed at the side pedestrian entry. Vehicular and pedestrian gates are proposed with matching grid pattern and are constructed of aluminum painted to match wood features.

The hardscape and landscape plan for the site is proposed to be completely redesigned and reconfigured. Three curb cuts exist to the site (two on Merrain Road, one on North Ocean Boulevard) but will be reduced so that there is only one curb cut on Merrain Road and one curb cut on North Ocean Boulevard. Driveway areas are proposed in poured tabby with coral stone borders and the entry and pool terrace landings feature limestone paver in a herringbone pattern. The residence is in a U shape and features a central rear courtyard area. Within the courtyard, the applicant is proposing to raise the grade by infilling and constructing new retaining walls which will result in a walk-out terrace and lawn, in lieu of stepping down from the residence into the lowered terrace as currently configured. Within the new terrace, the swimming pool will be relocated and also brought up to the new elevation at grade. Equipment areas are reorganized for zoning compliance and screening at the south-west corner of the residence. A new vehicular gate is proposed setback from North Ocean Boulevard. With the redesign and reduction of hardscape area, the landscape open space on site is increasing. However, due to the extent of the renovation, the landscape open space is required to come into compliance with the code and proposal is still short of the minimum requirements; a variance for landscape open space is required to achieve the scope of work.



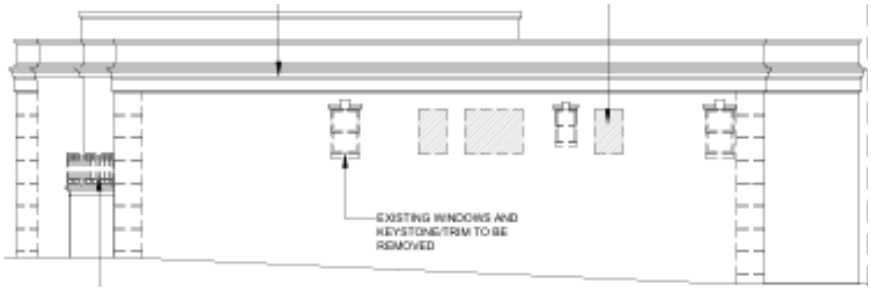
Existing East (Front) Elevation



Proposed East (Front) Elevation



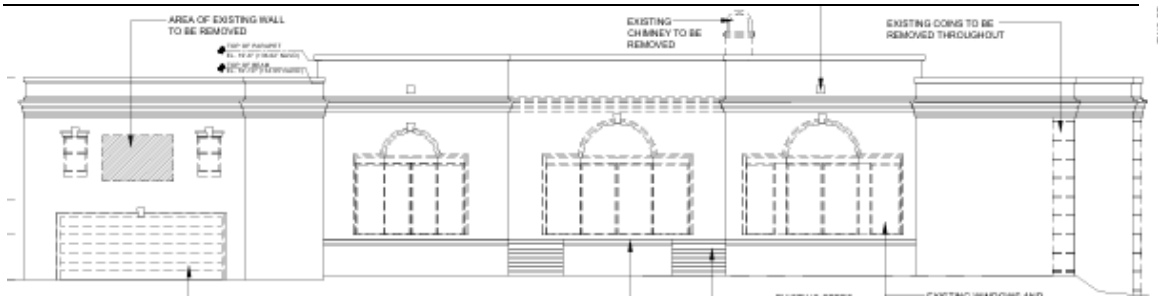
Color Elevation of Proposed East Elevation from North Ocean Boulevard.



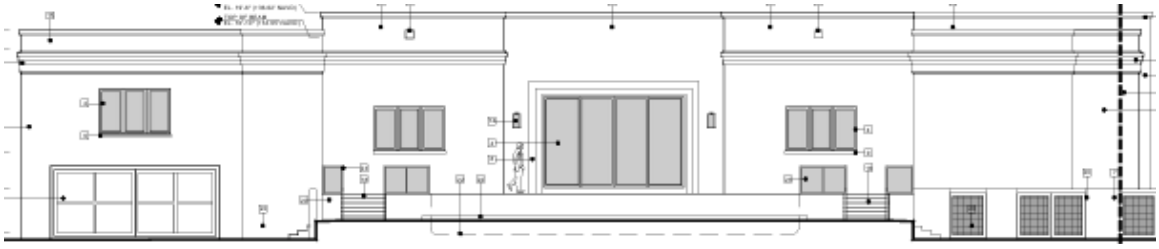
Existing North (Side) Elevation



Proposed North (Side) Elevation



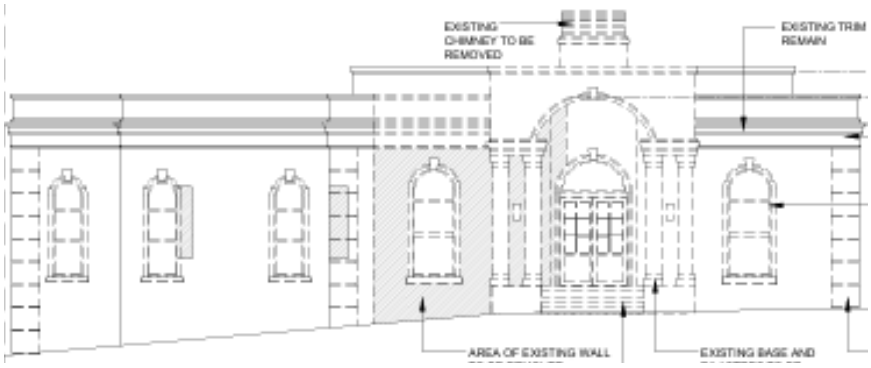
Existing West (Rear) Elevation.



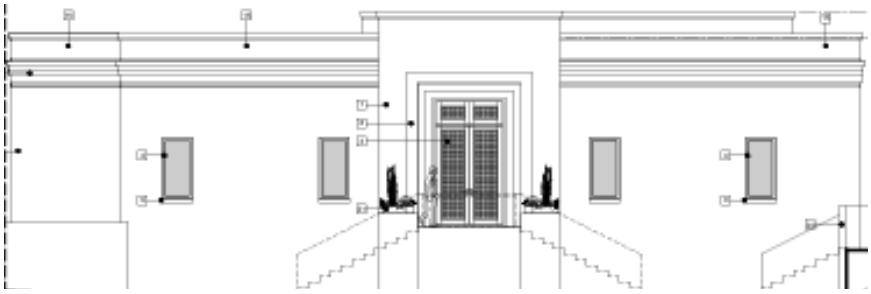
Proposed West (Rear) Elevation.



Color Rendering of Proposed South Rear Elevation.



Existing South (Street-Side) Elevation



Proposed South (Street-Side) Elevation



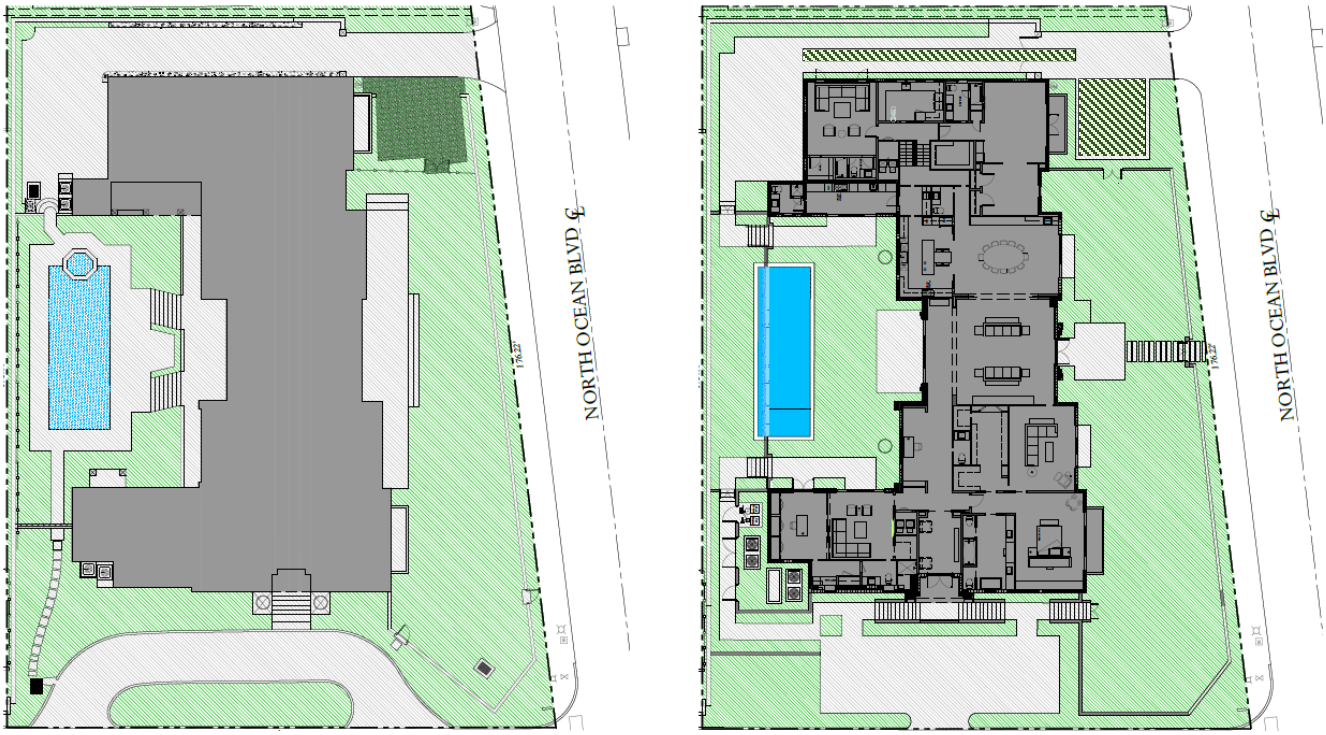
Color Rendering of Proposed South Elevation from Merrain Road.



Color Rendering of Proposed Landscape Plan

VARIANCE

The applicant is seeking a landscape open space variance to revest the existing nonconforming landscape open space percentage. Due the size of the parcel being over 20,000 square feet in the R-B zoning district, the zoning regulations require that the parcel adhere to the more restrictive landscape open space requirements of the R-A zoning district (50%) in lieu of the standard amount of landscape open space that's required in the R-B district (45%). The existing landscape open space area is 32%, the required landscape open space is 50% for a lot over 20k SF, and the applicant is proposing 44% overall landscape open space. Staff will note that the applicant is proposing vehicle parking and maneuvering areas with a reinforced sod or ground cover, however, these areas are calculated as hardscape; visually, the hardscape areas will be softened.



Existing (Left) & Proposed (Right) Landscape Open Space Diagrams.

ZONING CODE	REQUIRED	PROPOSED	VARIANCE
VARIANCE 1: Sec. 134-893(b)(1)(e)	Min. 50% (10,745 SF) Landscape Open Space (R-B Lot >20k SF)	44% (9,457 SF) Landscape Open Space	**- 6%** (1,288 SF)

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.
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:BMF

WRB

B1 ARCHITECT
ARCHITECTURE PLANNING INTERIOR DESIGN

January 12, 2026

To: Town of Palm Beach
Architectural Review Board Members and Planning Department Staff

RE: Request for ARCOM Approval for modification to an existing residence located at:
1300 North Ocean Boulevard, Palm Beach FL 33480

Dear Board Members and Planning Staff,

Our office, B1 Architect, LLC represents Mr. and Mrs. Austin, (the "Applicant"), the owner of the above referenced parcel located at 1300 North Ocean Blvd., Palm Beach FL 33480. Please consider this letter to serve as the letter of intent in support of the owner's request for ARCOM approval for the renovation of an existing single-family residence. The property is in the RB zoning district and approximately 21,490 square feet (0.49 acres) in size. The existing split level single-family home will not change in size, height, lot coverage or mass.

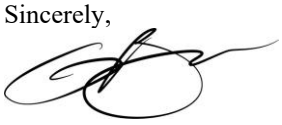
The scope of modifications to the existing house includes all new aluminum impact rated windows and doors by ES with wood grain finish installed in modified openings, throughout. The existing roof will remain as-is but the existing chimney will be eliminated. The existing white painted stucco house color of the residence will be updated to a beige/white (F&B Shaded White No. 201). On the west façade, the existing garage doors are to be replaced with wood paneled garage doors in white oak finish. The center portion of the west yard and pool will be raised up approximately 3'-0" to match the finished floor and eastern yard. The existing stucco band in the center massing has been eliminated. On the south façade, the existing front door will be moved to the west creating a symmetrical entry façade with a large white oak wood front entry door. The circular driveway will be removed and replaced by a motor court, thus eliminating one curb cut. On the east façade, the stucco band in the center massing has been eliminated. A larger swing door is centered with large stucco trim surround, flanked by large sconces.

Due to the existing conditions of the site, a variance is requested for the existing nonconformity of landscape open space. The existing landscape open space is 37.3%. The proposed design increases the landscape open space, by 5%, to 42% but still falls shy of the 45% required.

We feel that our design is in keeping with the intent of the code and design guidelines in terms of use, neighborhood context, character, scale, massing and design. We believe our elevations are well designed and believe that the approval of this home will be a great improvement in the area and ask that the Board approve our application as submitted.

A. LANDMARK PRESERVATION COMMISSION – Sections 54-122 & 54-161 Not applicable.
B. ARCHITECTURAL REVIEW – Section 18-205
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

Sincerely,



Gregory Bonner, A.I.A,
B1 Architect

139 N. COUNTY ROAD #18C PALM BEACH FL 33480 (561) 312-3453





1300 N. OCEAN BLVD.

PALM BEACH, FL 33480

ARC-25-0094
"SECOND SUBMITTAL" 01-12-2026
MEETING DATE 02-25-2026

DRAWING INDEX

ARCHITECTURAL		LANDSCAPE
A0	COVER SHEET/ DRAWING INDEX	L1.0-EXISTING IMAGES
	PROPERTY SURVEY	L2.0-EXISTING LANDSCAPE
ZL	ZONING LEGEND	L2.1-DEMO PLAN
VLM	VICINITY LOCATION MAP	L3.0-SITE PLAN
LP	LOCATION MAP	L3.1-OPEN SPACE DIAGRAM
P01	SUBJECT & SURROUNDING PROPERTY PHOTOS	L4.0-LANDSCAPE PLAN
P02	SURROUNDING PROPERTY PHOTOS	L4.1-PLANT SCHEDULE
P03	SURROUNDING PROPERTY PHOTOS	L5.0-LANDSCAPE LIGHTING
P04	INSPIRATION	L6.0-LANDSCAPE PLAN RENDERING
A0.1	EXISTING/DEMOLITION SITE PLAN	L6.1-ELEVATION RENDERINGS
A0.2	PROPOSED SITE PLAN	L6.2-ELEVATION RENDERINGS
A0.3	SITESCAPE & STREETSCAPE	L7.0-CONSTRUCTION SCREENING
A0.4	PROPOSED LOT COVERAGE DIAGRAM	L7.1-CONSTRUCTION STAGING
A0.5	PROPOSED CCR AXONOMETRIC	L7.2-TRUCK LOGISTICS
A0.6	TRUCK LOGISTICS & CONSTRUCTION SCREENING PLAN	
A1.0	EXISTING GARAGE LEVEL FLOOR PLAN	
A1.1	EXISTING/DEMOLITION FIRST FLOOR PLAN	
A1.2	EXISTING ROOF PLAN	
A1.3	PROPOSED FLOOR PLAN	
A1.4	PROPOSED ROOF PLAN	
A2.0	EXISTING & PROPOSED WEST ELEVATION	
A2.1	EXISTING & PROPOSED EAST ELEVATION	
A2.2	EXISTING & PROPOSED SOUTH ELEVATION	
A2.3	EXISTING & PROPOSED NORTH ELEVATION	
A2.4	MATERIALS / EXTERIOR DETAILS	
A2.5	DOOR TRIM DETAILS	
A2.6	COLOR RENDERINGS	
A2.7	3D RENDERINGS - WEST AND EAST ELEVATIONS	
A2.8	3D RENDERINGS - SOUTH ELEVATION	
A3.0	SCHEMATIC CROSS SECTION - A	

CONSULTANTS

ARCHITECT

B1 ARCHITECT
139 NORTH COUNTY ROAD, STE 18C
PALM BEACH, FL 33480

CONTACT: GREGORY BONNER
T 561.312.3453

LANDSCAPE ARCHITECT

ENVIRONMENT DESIGN GROUP
139 NORTH COUNTY ROAD, STE 20B
PALM BEACH, FL 33480

CONTACT: DUSTIN MIZELL
T 561.832.4600

CIVIL ENGINEER

GRUBER CONSULTING ENGINEERS
2475 MERCER AVE
WEST PALM BEACH, FL 33401

CONTACT: CHAD GRUBER
T 561.312.2041

SCOPE OF WORK

INTERIOR RENOVATION TO AN EXISTING SINGLE FAMILY RESIDENCE WITH NEW WINDOW & DOOR REPLACEMENTS IN EXISTING AND MODIFIED OPENINGS WITH RELATED LANDSCAPE AND HARDSCAPE IMPROVEMENTS

FIRST SUBMIT 11-24-2025
SECOND SUBMIT 01-12-2026
FINAL SUBMIT 02-09-2026
MEETING DATE 02-25-2026

ARC-25-0094

ISSUE	DATE
ARCOM	02.25.26

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RENOVATION TO AN EXISTING SINGLE FAMILY RESIDENCE:
PRIVATE RESIDENCE
1300 NORTH OCEAN BOULEVARD
PALM BEACH, FL 33480

GREGORY BONNER, AIA

AA26003271

B1 ARCHITECT
139 NORTH COUNTY ROAD, STE 18C
PALM BEACH FLORIDA 33480
(561) 312-3453

JOB NO.	1300_NOCN
PLOT DATE	01.12.2025
SCALE	AS NOTED
DRAWN BY	mmc

A0

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:**	1300 N Ocean Blvd. Palm Beach, FL 33480		
2	**Zoning District:**	RB Residential District		
3	**Lot Area (sq. ft.):**	21,490 SF		
4	**Lot Width (W) & Depth (D) (ft.):**	133.15' x 175.22		
5	**Structure Type:** (Single-Family, Multi-Family, Comm., Other)	Single-Family		
6	**FEMA Flood Zone Designation:**	A0 / X		
7	**Zero Datum for point of meas. (NAVD)**	+0.0' NAVD (Useds as Architectural +0'-0")		
8	**Crown of Road (COR) (NAVD)**	+15.17' NAVD		
9		REQ'D / PERMITTED	EXISTING	PROPOSED
10	Lot Coverage (Sq Ft and %)	5,372.5 SQ. FT (25%)	6,423 SQ.FT (29.88%)	6,423 SQ.FT (29.88%)
11	Enclosed Square Footage (1st & 2nd Fl., Basement, Accs. Structure, etc)		6,966 SQ. FT	6,966 SQ. FT.
12	*Front Yard Setback (Ft.)	35'-0"	30'-2 1/2"	30'-2 1/2"
13	* Side Yard Setback (1st Story) (Ft.)	25'-0" (S)	32'-11" (S)	32'-11" (S)
14	* Side Yard Setback (2nd Story) (Ft.)	15'-0" (N)	17'-6" (N)	15'-0" (N)
15	*Rear Yard Setback (Ft.)	15'-0"	15'-9"	15'-9"
16	Angle of Vision (Deg.)	100 Degrees	100 Degrees	100 Degrees
17	Building Height (Ft.)	25'-0"	17'-2"	17'-2"
18	Overall Building Height (Ft.)	30'-0"	19'-6"	19-6"
19	Cubic Content Ratio (CCR) (R-B ONLY)	N/A	N/A	N/A
20	** Max. Fill Added to Site (Ft.)	21.42"		21.42"
21	Finished Floor Elev. (FFE)(NAVD)	+0.0' NAVD	+17.12' NAVD	+17.12' NAVD
22	Base Flood Elevation (BFE)(NAVD)	+0.0' NAVD	N/A	N/A
23	Landscape Open Space (LOS) (Sq Ft and %)	10,745 SF (50%)	7,980 SQ.FT. (37.3%)	9,953 SQ.FT. (45%)
24	Perimeter LOS (Sq Ft and %)	N/A	N/A	N/A
25	Front Yard LOS (Sq Ft and %)	11,481 SF (45%)	1,770 SF (32%)	1,909 SF (58%)
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-25-0094

ISSUE	DATE
ARCOM	02.25.26

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RENOVATION TO AN EXISTING SINGLE FAMILY RESIDENCE:

PRIVATE RESIDENCE

1300 NORTH OCEAN BOULEVARD
PALM BEACH, FL 33480

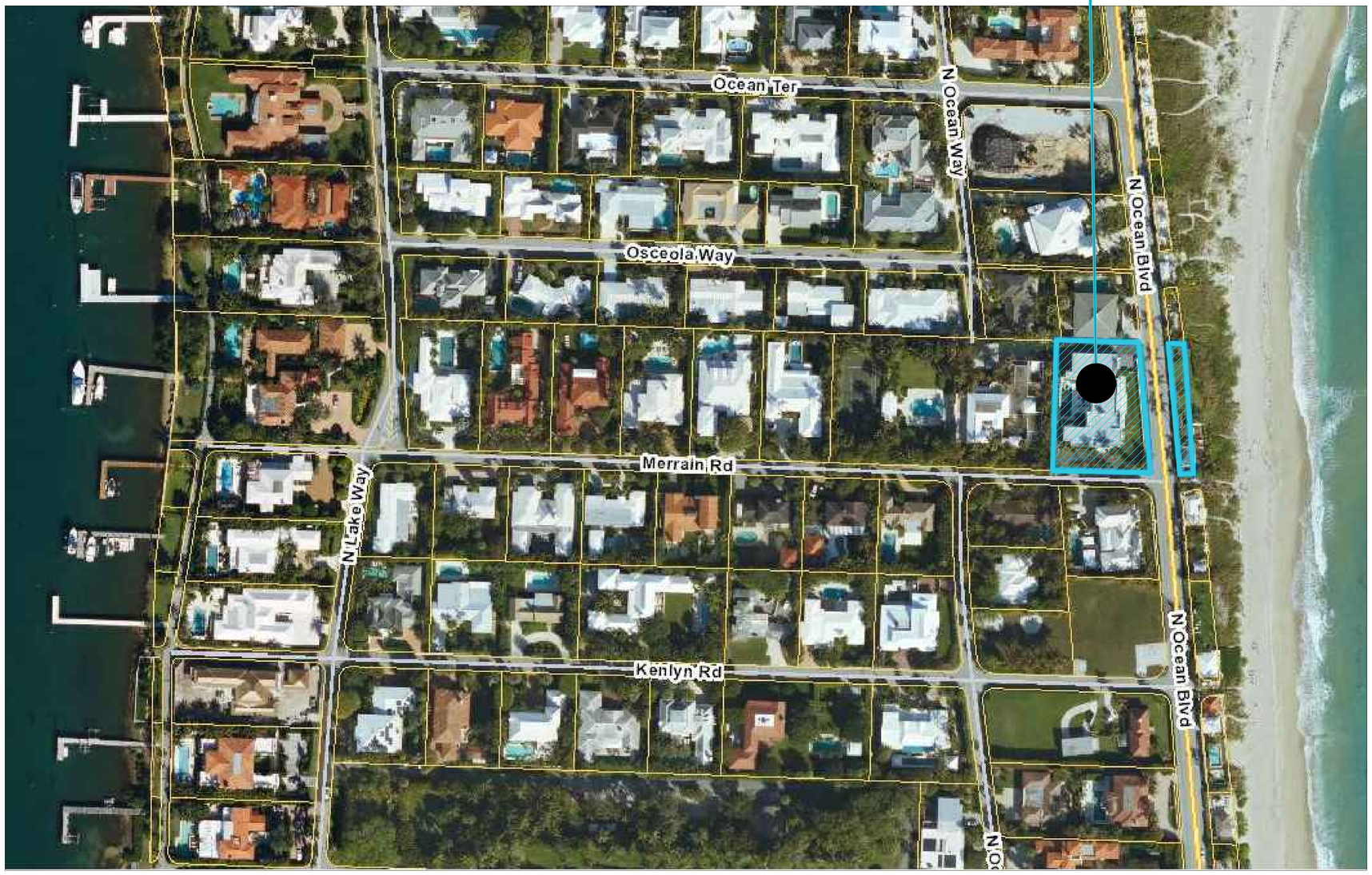
GREGORY BONNER, AIA

AA26003271

B1 ARCHITECT
139 NORTH COUNTY ROAD, STE 18C
PALM BEACH FLORIDA 33480
(561) 312-3453

JOB NO.	1300_NOCN
PLOT DATE	01.12.2025
SCALE	AS NOTED
DRAWN BY	mmc

ZL



VICINITY LOCATION MAP

Scale: N.T.S.

N

ARC-25-0094

ISSUE	DATE
ARCOM	02.25.26

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RENOVATION TO AN EXISTING SINGLE FAMILY RESIDENCE:

PRIVATE RESIDENCE

1300 NORTH OCEAN BOULEVARD
PALM BEACH, FL 33480

GREGORY BONNER, AIA

AA26003271

B1 ARCHITECT
139 NORTH COUNTY ROAD, STE 18C
PALM BEACH FLORIDA 33480
(561) 312-3453

JOB NO.	1300_NOCN
PLOT DATE	01.12.2025
SCALE	AS NOTED
DRAWN BY	mmc

VLM



LOCATION MAP

Scale: N.T.S.

N

ARC-25-0094

ISSUE	DATE
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AA26003271

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(561) 312-3453

JOB NO.	1300_NOCN
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DRAWN BY	mmc

LM



1300 N OCEAN BLVD
SUBJECT PROPERTY



1300 N OCEAN BLVD
SUBJECT PROPERTY



1300 N OCEAN BLVD
SUBJECT PROPERTY



1306 N OCEAN BLVD



1326 N OCEAN BLVD



100 OCEAN TERRACE

SUBJECT & SURROUNDING PROPERTY PHOTOS

1300 N OCEAN BLVD

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P01



200 OCEAN TERRACE



202 OSCEOLA WAY



1305 N OCEAN WAY



1300 N OCEAN WAY



1290 N OCEAN BLVD



1285 N OCEAN BLVD

SURROUNDING PROPERTY PHOTOS

1300 N OCEAN BLVD

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P02



1287 N OCEAN WAY



1291 N OCEAN WAY



110 MERRAIN RD



200 MERRAIN RD



201 KENLYN RD

SURROUNDING PROPERTY PHOTOS

1300 N OCEAN BLVD

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P03



SYMMETRY



ENTRY FEATURE



ENTRY FEATURE



ENTRY DOOR SCREEN



GATES



RAILING



LANDSCAPE



LANDSCAPE

INSPIRATION PHOTOS

1300 N OCEAN BLVD

ARC-25-0094

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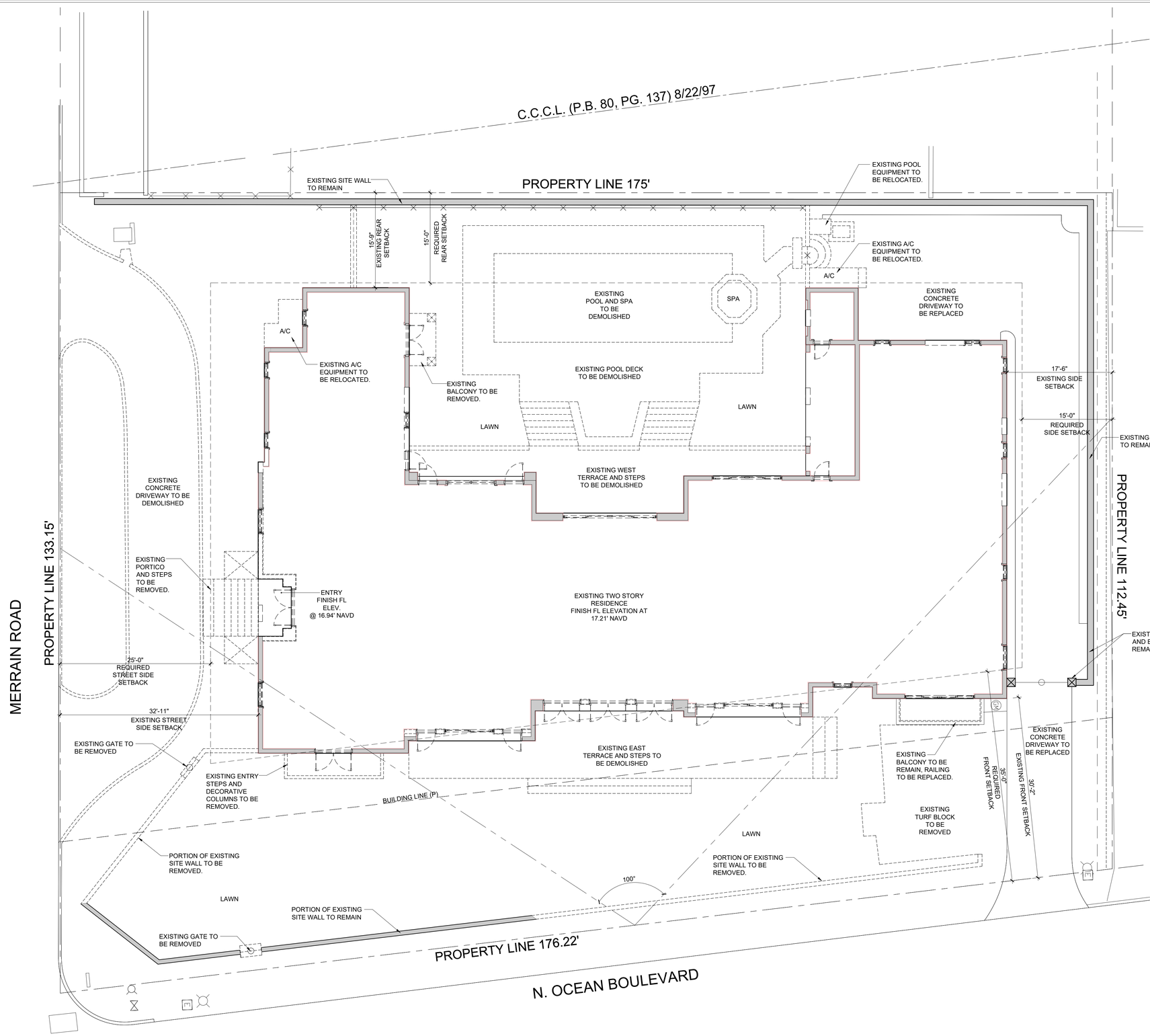
P04



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

N

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:**	1300 N Ocean Blvd. Palm Beach, FL 33480		
2	**Zoning District:**	RB Residential District		
3	**Lot Area (sq. ft.):**	21,490 SF		
4	**Lot Width (W) & Depth (D) (ft.):**	133.15' x 175.22		
5	**Structure Type:** (Single-Family, Multi-Family, Comm., Other)	Single-Family		
6	**FEMA Flood Zone Designation:**	A0 / X		
7	**Zero Datum for point of meas. (NAVD)**	+0.0' NAVD (Useds as Architectural +0'-0")		
8	**Crown of Road (COR) (NAVD)**	+15.17' NAVD		
9		REQ'D / PERMITTED	EXISTING	PROPOSED
10	Lot Coverage (Sq Ft and %)	5,372.5 SQ. FT (25%)	6,423 SQ.FT (29.88%)	6,423 SQ.FT (29.88%)
11	Enclosed Square Footage (1st & 2nd Fl., Basement, Accs. Structure, etc)		6,966 SQ. FT	6,966 SQ. FT.
12	*Front Yard Setback (Ft.)	35'-0"	30'-2 1/2"	30'-2 1/2"
13	* Side Yard Setback (1st Story) (Ft.)	25'-0" (S)	32'-11" (S)	32'-11" (S)
14	* Side Yard Setback (2nd Story) (Ft.)	15'-0" (N)	17'-6" (N)	15'-0" (N)
15	*Rear Yard Setback (Ft.)	15'-0"	15'-9"	15'-9"
16	Angle of Vision (Deg.)	100 Degrees	100 Degrees	100 Degrees
17	Building Height (Ft.)	25'-0"	17'-2"	17'-2"
18	Overall Building Height (Ft.)	30'-0"	19'-6"	19-6"
19	Cubic Content Ratio (CCR) (R-B ONLY)	N/A	N/A	N/A
20	** Max. Fill Added to Site (Ft.)	21.42"		21.42"
21	Finished Floor Elev. (FFE)(NAVD)	+0.0' NAVD	+17.12' NAVD	+17.12' NAVD
22	Base Flood Elevation (BFE)(NAVD)	+0.0' NAVD	N/A	N/A
23	Landscape Open Space (LOS) (Sq Ft and %)	10,745 SF (50%)	7,980 SQ.FT. (37.3%)	9,953 SQ.FT. (45%)
24	Perimeter LOS (Sq Ft and %)	N/A	N/A	N/A
25	Front Yard LOS (Sq Ft and %)	11,481 SF (45%)	1,770 SF (32%)	1,909 SF (58%)
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. 003-2021 on separate TOPB Landscape Legend*

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

REV BF 20230626

PROPERTY ADDRESS:
1300 N OCEAN BLVD
PALM BEACH, FL 33480

LEGAL DESCRIPTION
MC INTOSH HOMESITES LT 1-A & LT 1 (LESS W 207.3 FT)

LAND USE EXISTING/PROPOSED USE
1 - SINGLE FAMILY RESIDENTIAL

PARCEL ID NUMBER 50434303050000010

PROJECT SCOPE:
EXTERIOR: REPLACE EXISTING WINDOW AND DOORS IN EXISTING AND MODIFIED OPENINGS, REMOVAL OF COINS AND DECORATIVE TRIM.
INTERIOR: NEW INTERIOR WALLS AND FINISHES.

APPLICABLE CODES
1. FLORIDA BUILDING CODE RESIDENTIAL 2023, 8TH EDITION
2. FLORIDA BUILDING CODE EXISTING BUILDING, 2023, 8TH EDITION.
3. FLORIDA BUILDING CODE, 2023, 8TH EDITION.
4. FLORIDA BUILDING CODE, ACCESSIBILITY, 2023, 8TH EDITION.
5. FLORIDA FIRE PREVENTION CODE 2023, 8TH EDITION.
6. NFPA 101 LIFE SAFETY CODE, 2023, 8th EDITION.
7. FLORIDA BUILDING CODE ENERGY CONSERVATION 2023, 8TH EDITION.
9. FLORIDA MECHNICAL CODE 2023, 8th EDITION.
9. FLORIDA PLUMBING CODE 2023, 8th EDITION.
9. FLORIDA FUEL AND GAS 2023, 8th EDITION.

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RENOVATION TO AN EXISTING SINGLE FAMILY RESIDENCE:

PRIVATE RESIDENCE

1300 NORTH OCEAN BOULEVARD
PALM BEACH, FL 33480

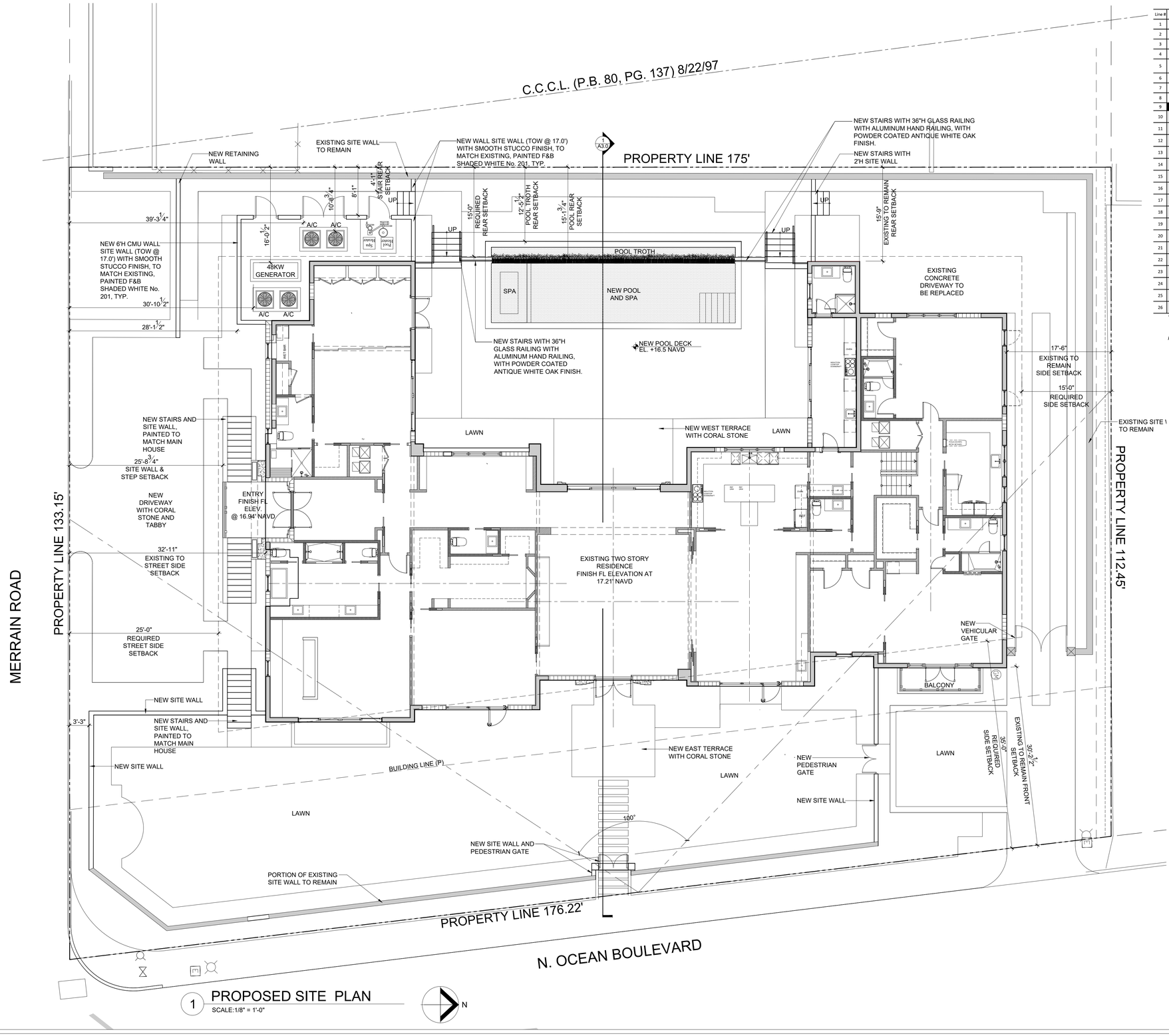
GREGORY BONNER, AIA

AA26003271

B1 ARCHITECT
139 NORTH COUNTY ROAD, STE 18C
PALM BEACH FLORIDA 33480
(561) 312-3453

JOB NO.	1300_NOCN
PLOT DATE	01.12.2025
SCALE	AS NOTED
DRAWN BY	mmc

A0.1



1 PROPOSED SITE PLAN
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:**	1300 N Ocean Blvd. Palm Beach, FL 33480		
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5	**Structure Type:** (Single-Family, Multi-Family, Comm., Other)	Single-Family		
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19	Cubic Content Ratio (CCR) (R-B ONLY)	N/A	N/A	N/A
20	** Max. Fill Added to Site (Ft.)	21.42"		21.42"
21	Finished Floor Elev. (FFE)(NAVD)	+0.0' NAVD	+17.12' NAVD	+17.12' NAVD
22	Base Flood Elevation (BFE)(NAVD)	+0.0' NAVD	N/A	N/A
23	Landscape Open Space (LOS) (Sq Ft and %)	10,745 SF (50%)	7,980 SQ.FT. (37.3%)	9,953 SQ.FT. (45%)
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*** 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. 003-2021 on separate TOPB Landscape Legend*

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

REV BF 20230626

PROPERTY ADDRESS:
1300 N OCEAN BLVD
PALM BEACH, FL 33480

LEGAL DESCRIPTION
MC INTOSH HOMESITES LT 1-A & LT 1 (LESS W 207.3 FT)

LAND USE EXISTING/PROPOSED USE
1 - SINGLE FAMILY RESIDENTIAL

PARCEL ID NUMBER 50434303050000010

PROJECT SCOPE:
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AA26003271

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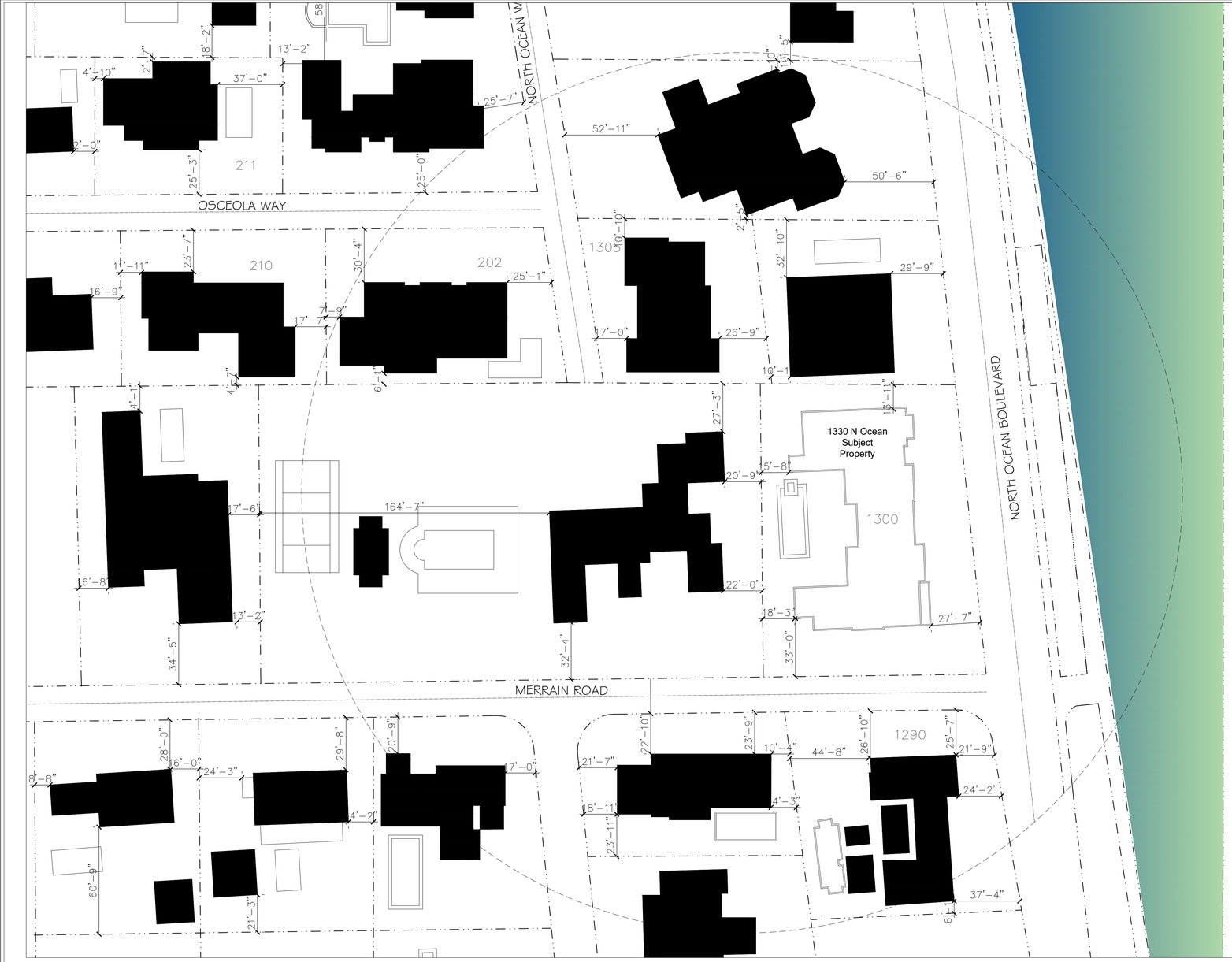
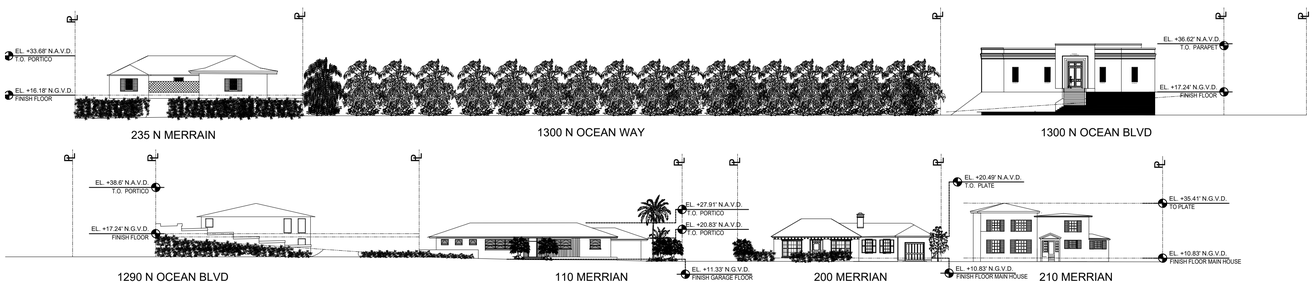
A0.2



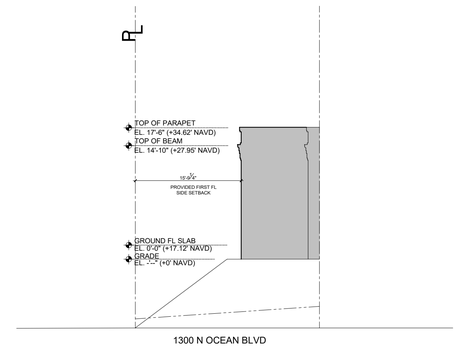
SITE SCAPE

SCALE: 1/32 = 1"



STREET SCAPE

SCALE: 1/32 = 1"



PROPOSED REAR DIAGRAM

SCALE: 3/32 = 1"

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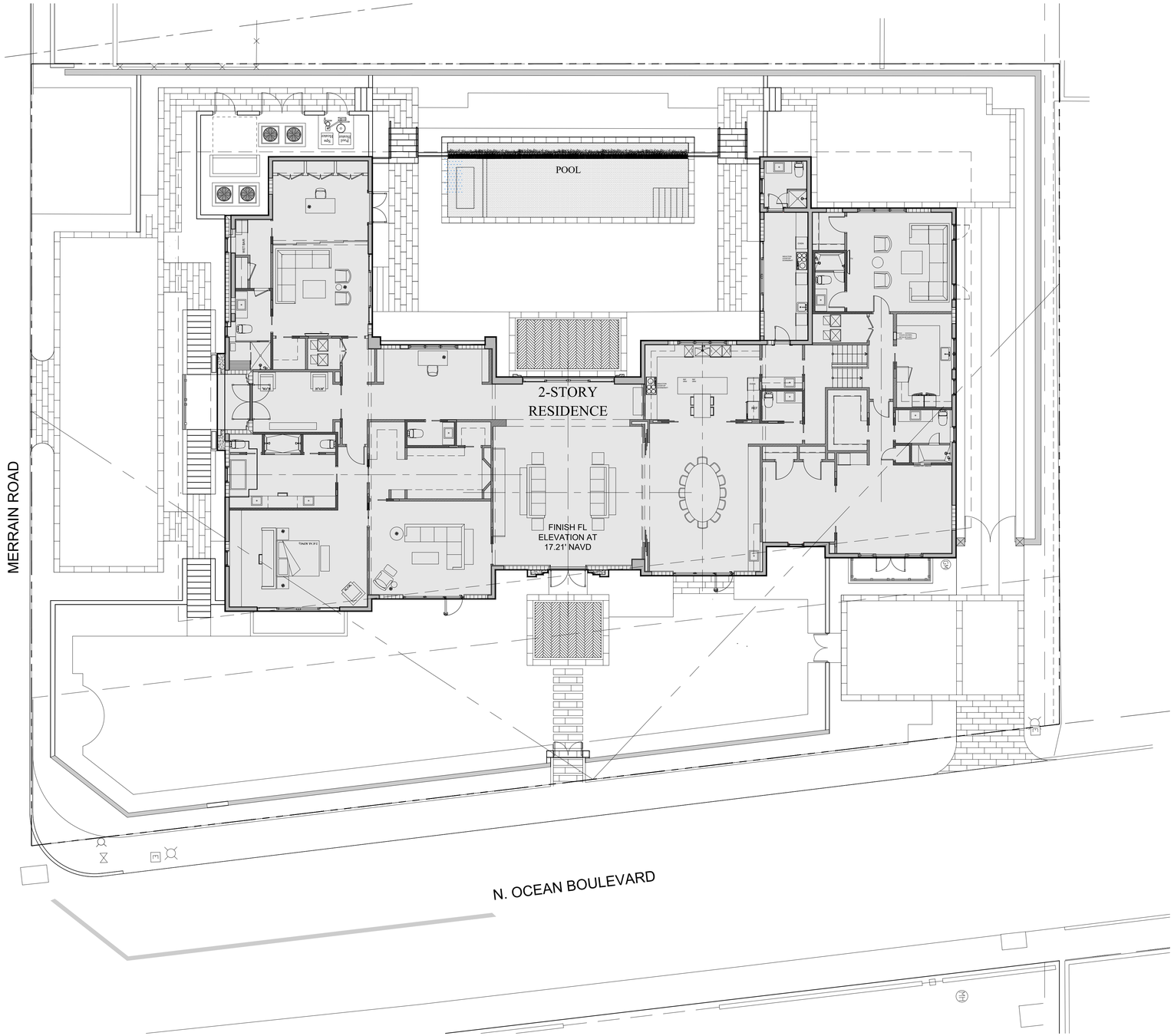
A0.3

ARC-25-0094

LOT AREA = 21,490 SF

MAIN HOUSE - 6,371 SF
COVER ENTRY - 52 SF
TOTAL FOOT PRINT - 6,423 SF

PROPOSED LOT COVERAGE
6,423 SF (29.88%)



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

N

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RENOVATION TO AN EXISTING SINGLE FAMILY RESIDENCE:

PRIVATE RESIDENCE

1300 NORTH OCEAN BOULEVARD
PALM BEACH, FL 33480

GREGORY BONNER, AIA

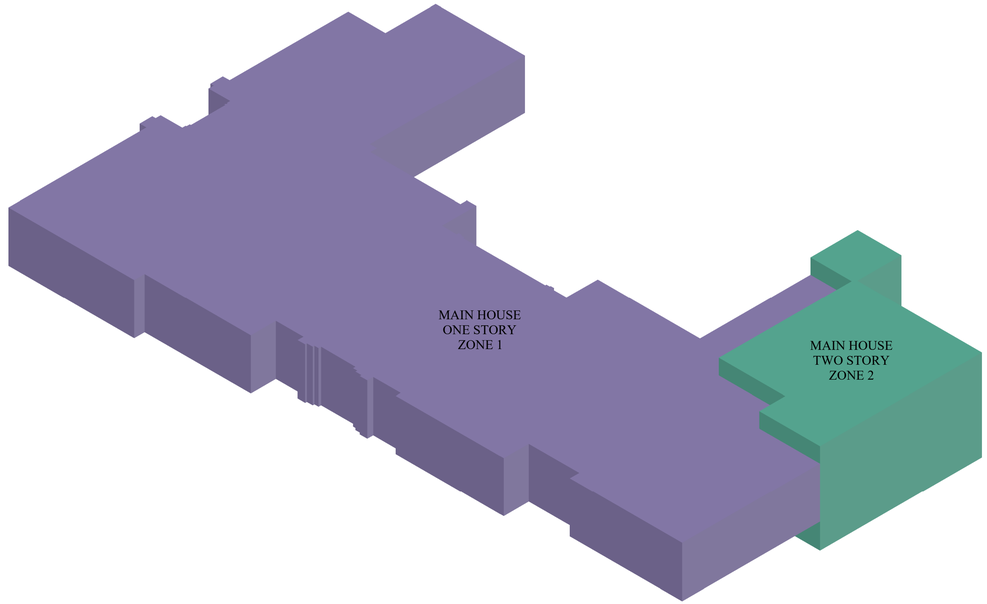
AA26003271

B1 ARCHITECT
139 NORTH COUNTY ROAD, STE 18C
PALM BEACH FLORIDA 33480
(561) 312-3453

JOB NO.	1300_NOCN
PLOT DATE	01.12.2025
SCALE	AS NOTED
DRAWN BY	mmc

A0.4

ARC-25-0094



PROPOSED CCR AXONOMETRIC

SCALE: N.T.S.

LEGEND

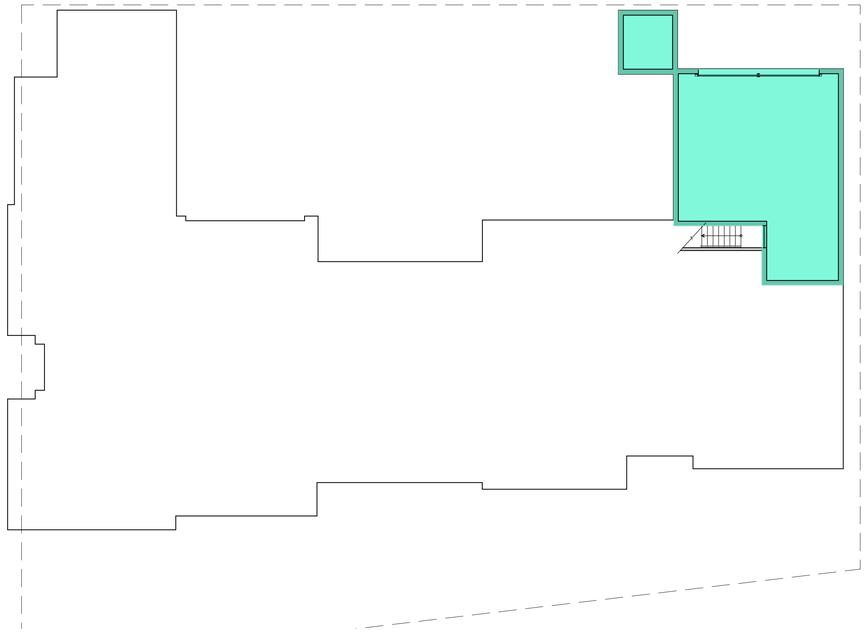
ZONE 1
ONE STORY
MAIN HOUSE

ZONE 2
TWO STORY
MAIN HOUSE

CCR CALCULATIONS

	ZONE	PROPOSED	
MAIN HOUSE ONE STORY	ZONE 1	5,601 SF x 10'	= 56,010 CU. FT.
MAIN HOUSE TWO STORY	ZONE 2	823 SF x 18'	= 14,814 CU. FT.
TOTAL			70,824 CU. FT.

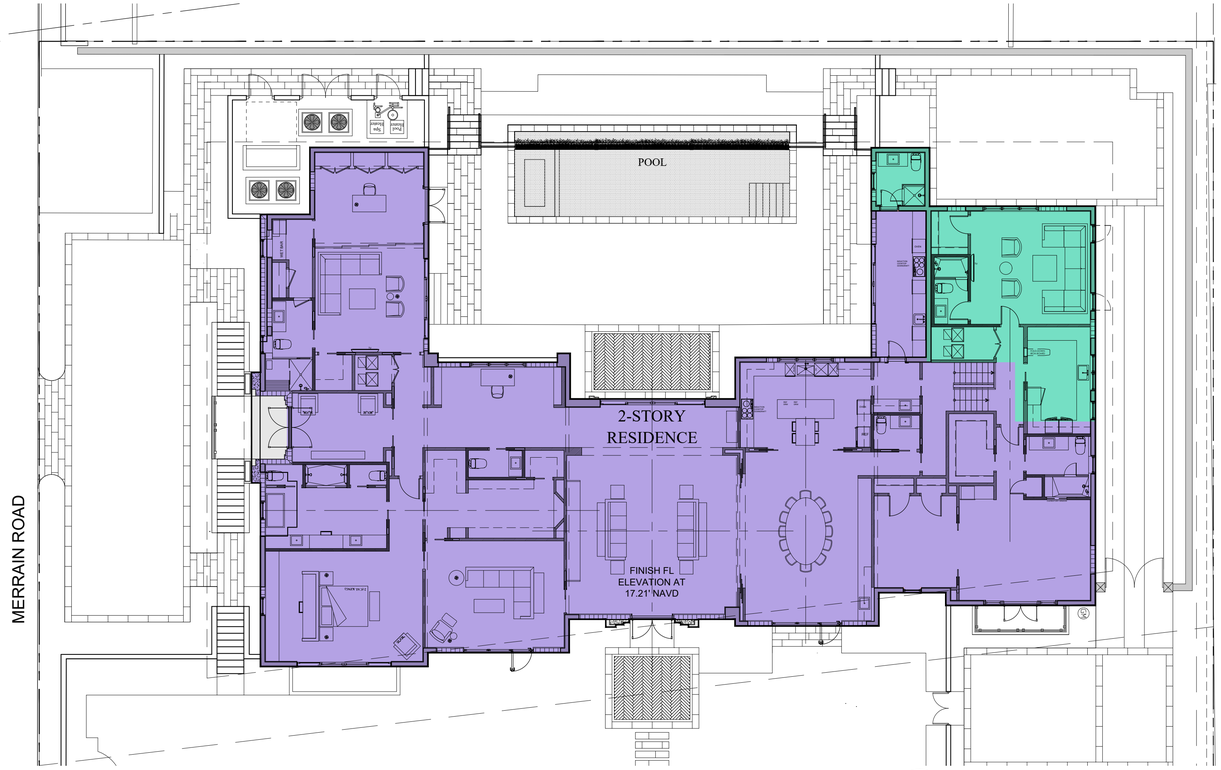
LOT AREA		21,490 SF
MAX ALLOWED CCR	3.89	83,246 CU. FT.
TOTAL PROPOSED CCR	3.29	70,824 CU. FT.



PROPOSED GARAGE LEVEL FLOOR PLAN

SCALE: 3/32" = 1'-0"

N



PROPOSED FIRST FLOOR PLAN

SCALE: 3/32" = 1'-0"

N

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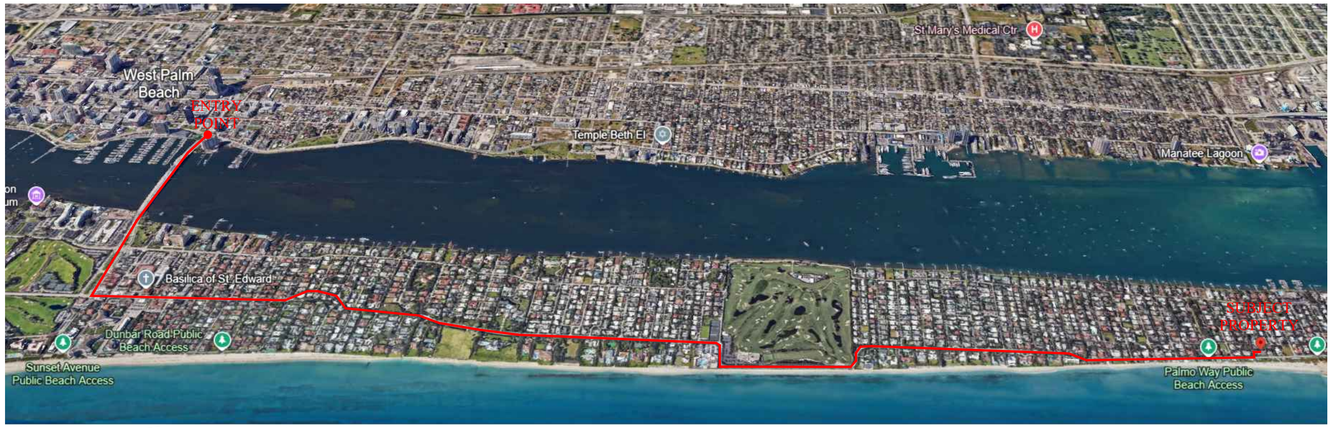


1 TRUCK TRAFFIC MAP
SCALE: N.T.S.

N

ROUTE TO PROPERTY:

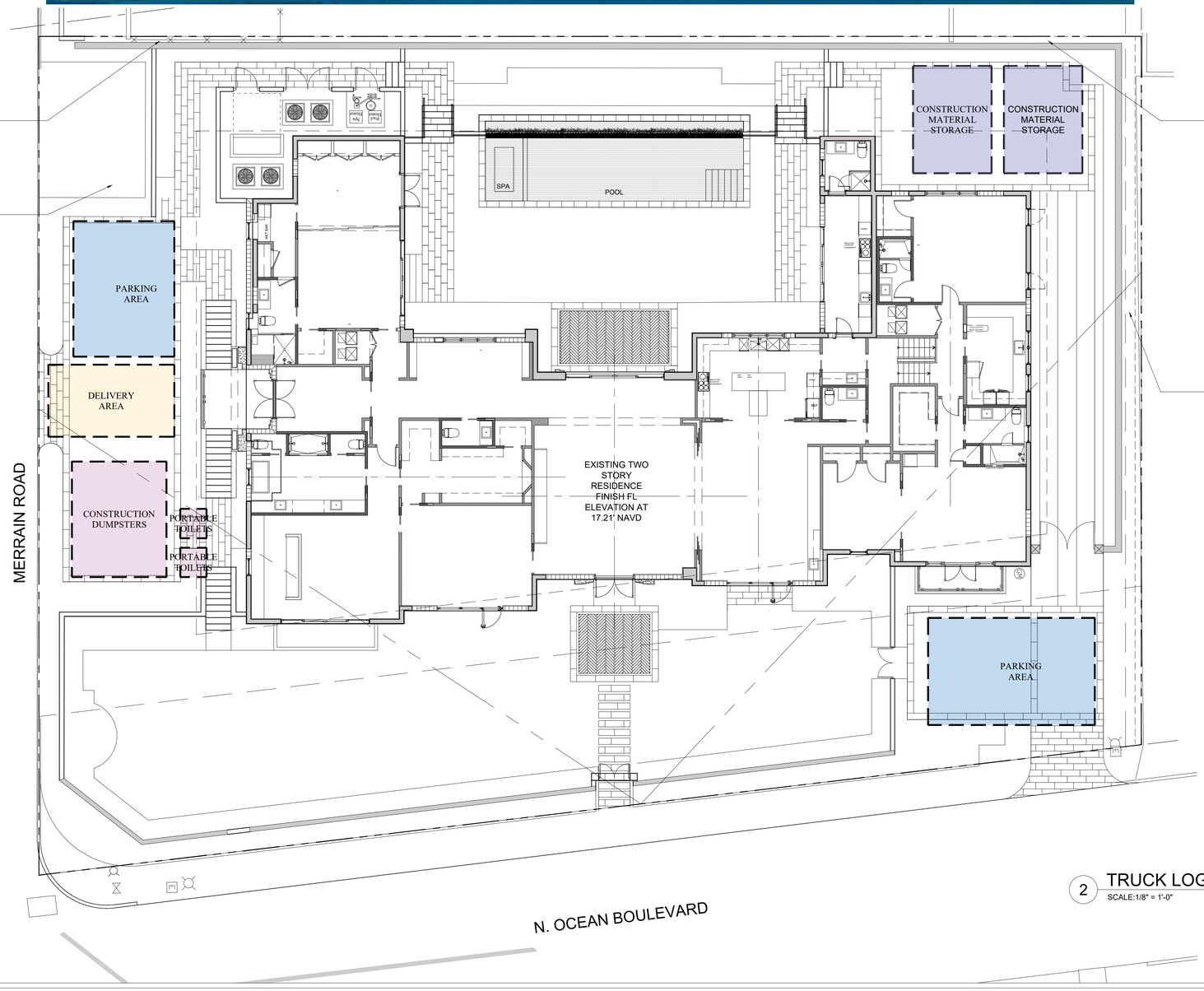
ENTER THE TOWN OF PALM BEACH THRU ROYAL PONCIANA WAY OVER THE FLAGLER MEMORIAL BRIDGE. TURN LEFT ON N. COUNTY ROAD HEADING NORTH. CONTINUE HEADING NORTH TO MERRAIN ROAD & N. COUNTY ROAD REACHING SUBJECT PROPERTY.

MAX. NUMBER OF TRIPS TO SUBJECT PROPERTY:

80 BUILDING MATERIAL AND DUMPSTER TRUCKS

MAXIMUM TRUCK LENGTH:

60'



2 TRUCK LOGISTICS & CONSTRUCTION SCREENING PLAN
SCALE:1/8" = 1'-0"

N

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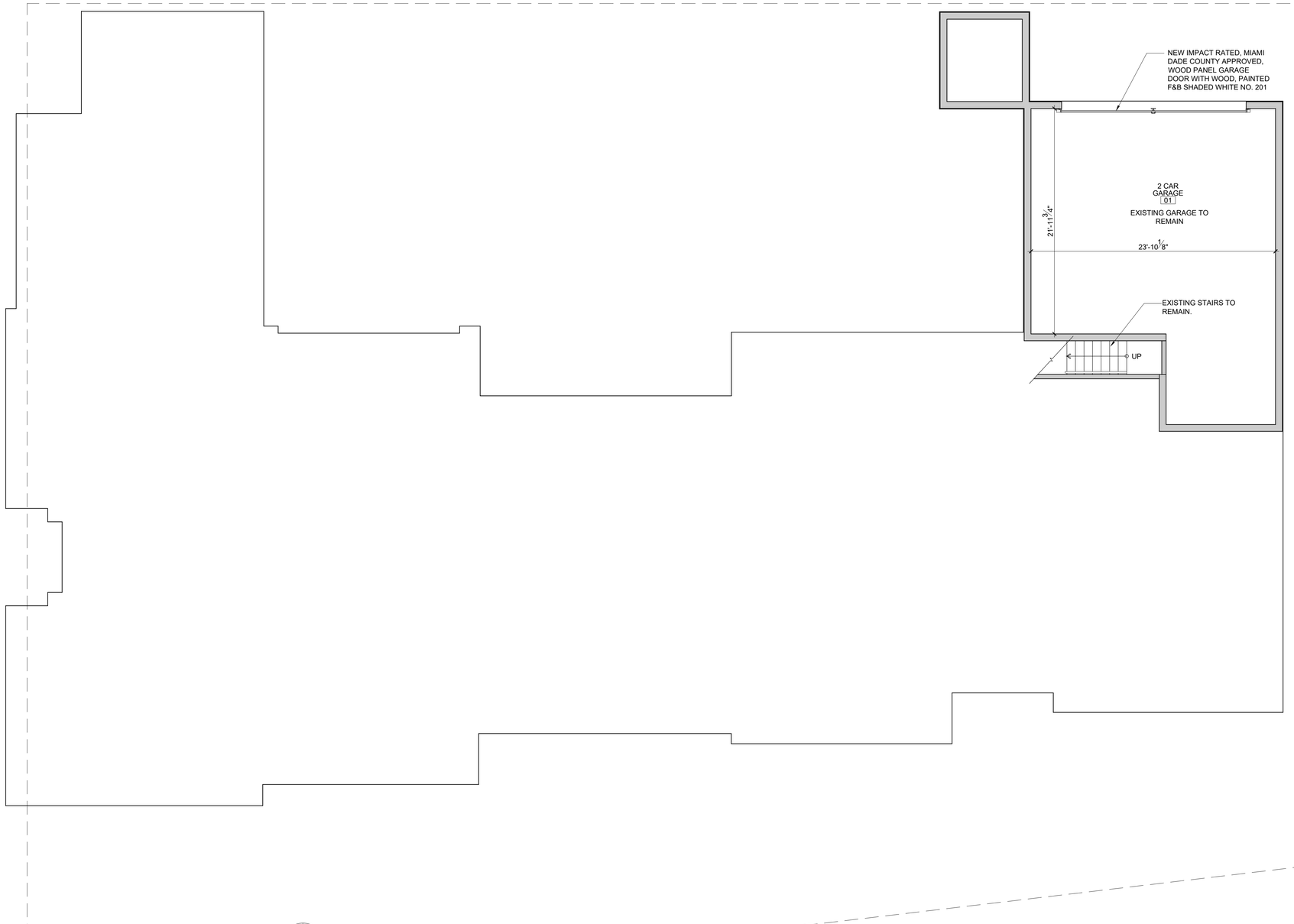

1 EXISTING/TO REMAIN GARAGE LEVEL FLOOR PLAN
SCALE: 3/16" = 1'-0"

N

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A1.0

EXISTING SITE WALL TO REMAIN

EXISTING POOL EQUIPMENT TO BE RELOCATED.

EXISTING POOL DECK TO BE DEMOLISHED

EXISTING A/C EQUIPMENT TO BE RELOCATED.

A/C

EXISTING POOL AND SPA TO BE DEMOLISHED

SPA

EXISTING CONCRETE DRIVEWAY TO BE REPLACED

POOL BATH

A/C

EXISTING A/C EQUIPMENT TO BE RELOCATED.

EXISTING BALCONY TO BE REMOVED.

COVERED TERRACE

EXISTING WEST TERRACE AND STEPS TO BE DEMOLISHED

EXISTING CONCRETE DRIVEWAY TO BE DEMOLISHED

EXISTING PORTICO AND STEPS TO BE REMOVED.

EXISTING TWO STORY RESIDENCE TO BE REMODELED FINISH FL ELEVATION AT 17.21' NAVD

EXISTING SITE WALL AND ENTRY POST TO REMAIN

EXISTING WINDOWS AND DOORS TO BE REPLACED, TYP.

BALCONY

EXISTING GATE TO BE REMOVED

EXISTING EAST TERRACE AND STEPS TO BE DEMOLISHED

EXISTING CONCRETE DRIVEWAY TO BE REPLACED

EXISTING BALCONY TO BE REMAIN, RAILING TO BE REPLACED.

EXISTING ENTRY STEPS AND DECORATIVE COLUMNS TO BE REMOVED.

EXISTING TURF BLOCK TO BE REMOVED

1 EXISTING/ DEMOLITION FIRST FLOOR PLAN
SCALE: 3/16" = 1'-0"

N

PORTION OF EXISTING SITE WALL TO BE REMOVED.

PORTION OF EXISTING SITE WALL TO BE REMOVED.

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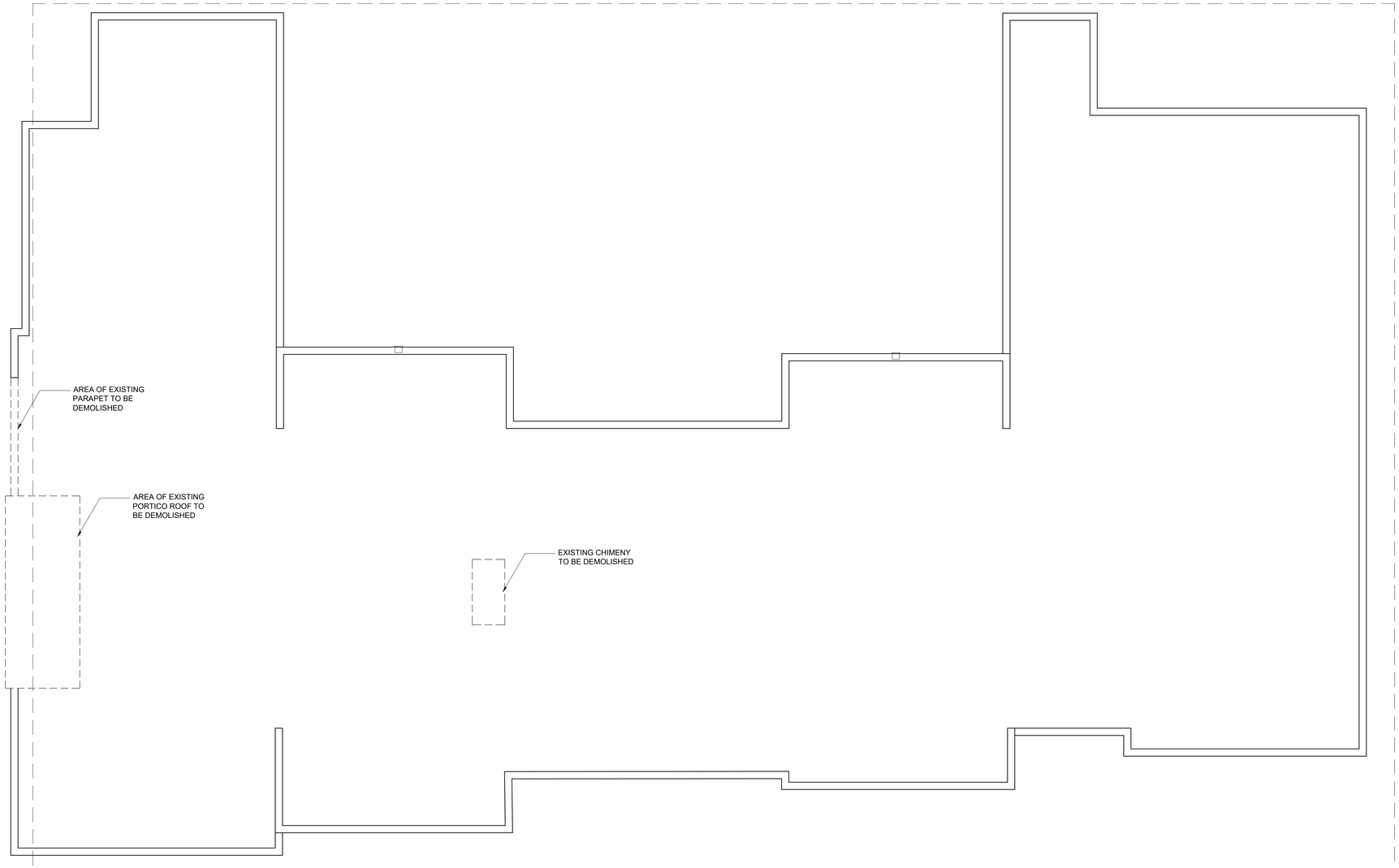
A1.1



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

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A1.2

NEW SITE WALL (TOW @ 17.0') AND ALUMINUM PEDESTRIAN GATE IN POWDER COATED ANTIQUE WHITE OAK FINISH.

EXISTING SITE WALL TO REMAIN

NEW WALL SITE WALL (TOW @ 17.0') WITH SMOOTH STUCCO FINISH, TO MATCH EXISTING, PAINTED F&B SHADED WHITE No. 201, TYP.

1 A3.0

EXISTING SITE WALL TO REMAIN

NEW 2'H CMU WALL SITE WALL WITH SMOOTH STUCCO FINISH, TO MATCH EXISTING, PAINTED F&B SHADED WHITE No. 201, TYP.

BOTTOM OF STEPS EL. +13.5 NAVD

NEW STAIRS WITH 36"H GLASS RAILING

GRADE EL. +13.5 NAVD

NEW WALL SITE WALL (TOW @ 17.0') WITH SMOOTH STUCCO FINISH, TO MATCH EXISTING, PAINTED F&B SHADED WHITE No. 201, TYP.

BOTTOM OF STEPS EL. +13.5 NAVD

NEW STAIRS WITH 36"H GLASS RAILING

NEW WALL SITE WALL (TOW @ 17.0') WITH SMOOTH STUCCO FINISH, TO MATCH EXISTING, PAINTED F&B SHADED WHITE No. 201, TYP.

NEW 6" CURB WITH SMOOTH STUCCO FINISH, TO MATCH EXISTING, PAINTED F&B SHADED WHITE No. 201, TYP.

NEW 6'H CMU WALL (TOW @ 17.0') SITE WALL WITH SMOOTH STUCCO FINISH, TO MATCH EXISTING, PAINTED F&B SHADED WHITE No. 201, TYP.

NEW CMU WALL WITH SMOOTH STUCCO FINISH, TO MATCH EXISTING, PAINTED F&B SHADED WHITE No. 201, TYP.

NEW DRIVEWAY EL. +10.7 NAVD

NEW DRIVEWAY WITH CORAL STONE AND TABBY

36" H WOOD RAILING WITH 3" HORIZONTAL WOOD PLANKS AND 4" W WOOD POST, IN ANTIQUE WHITE OAK FINISH.

IMPACT RATED, MIAMI DADE COUNTY APPROVED WOOD ENTRY DOOR WITH ANTIQUE WHITE OAK FINISH.

NEW 36" RAILING WITH FLOAT STUCCO FINISH, PAINTED F&B SHADED WHITE NO. 201.

NEW SITE WALL

IMPACT RATED, MIAMI DADE COUNTY APPROVED WINDOWS AND DOORS BY ES WINDOWS IN "TEKA/EMBERO" FINISH, TYP.

NEW SITE WALL AND ALUMINUM PEDESTRIAN GATE IN POWDER COATED ANTIQUE WHITE OAK FINISH.

NEW POOL TROTH, TOP OF CURB @14.0' NAVD

NEW POOL AND SPA

NEW POOL DECK EL. +16.5 NAVD

NEW POOL DECK WITH CORAL STONE FINISHES, REFER TO LANDSCAPE PLANS FOR ALL EXTERIOR FINISHES, TYP.

EXISTING FINISHED FIRST FL EL. +0'-0" (+17.12' NAVD)

EAST TERRACE

NEW EAST TERRACE WITH CORAL STONE

EAST TERRACE EL. +17.0 NAVD

36" H WOOD RAILING WITH 3" HORIZONTAL WOOD PLANKS AND 4" W WOOD POST, IN ANTIQUE WHITE OAK FINISH.

NEW ALUMINUM PEDESTRIAN GATE IN POWDER COATED ANTIQUE WHITE OAK FINISH.

NEW SITE WALL, HEIGHT TO MATCH EXISTING.

EXISTING BALCONY

EXISTING POST AND SITE WALL TO REMAIN, PAINTED F&B SHADED WHITE NO. 201.

NEW ALUMINUM MOTORIZED VEHICULAR GATE IN POWDER COATED ANTIQUE WHITE OAK FINISH.

EXISTING SITE WALL TO REMAIN

48KW GENERATOR

A/C A/C

Spa Heater

Pool Heater

STORAGE STORAGE STORAGE

SPA

HIS OFFICE 06

MORNING BAR 07

WET BAR

SITTING 05

BATH 08

W.I.C. 09

MECH. 10

ENTRY 02

FOYER 03

HALL 04

MASTER BEDROOM 11

MASTER BATH 12

HIS W.I.C. 13

HER W.I.C. 14

P.R. 16

HER OFFICE 17

HALL 18

LIVING 19

MASTER SITTING 115

DINING 20

KITCHEN 21

VEST. 22

P.R. 23

BUTLER 24

HALL 25

HALL 26

GAME ROOM 29

BEDROOM NO. 2 28

VEST. 27

W.I.C. 31

BATH NO. 2 30

LAUNDRY 32

MECH. 33

FAMILY 34

W.I.C. 36

BATH 35

KITCHENETTE 37

BATH 38

WEST TERRACE

OVEN COOKTOP KITCHENETTE

REF DRW REF DRW KITCHEN

OVEN COOKTOP

REF REF

TV

FOLD-DOWN IRON BOARD

W/D W/D

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

N

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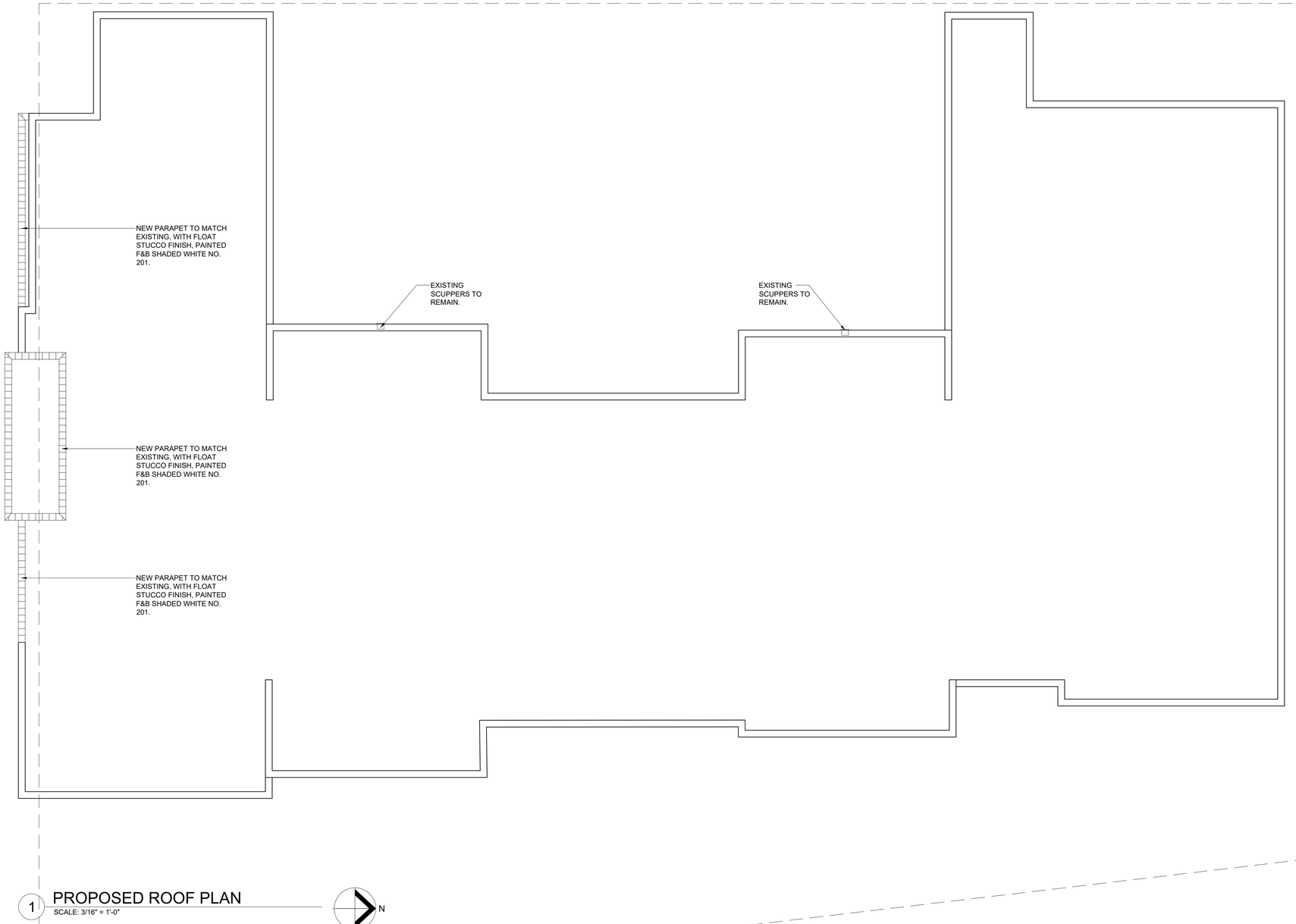

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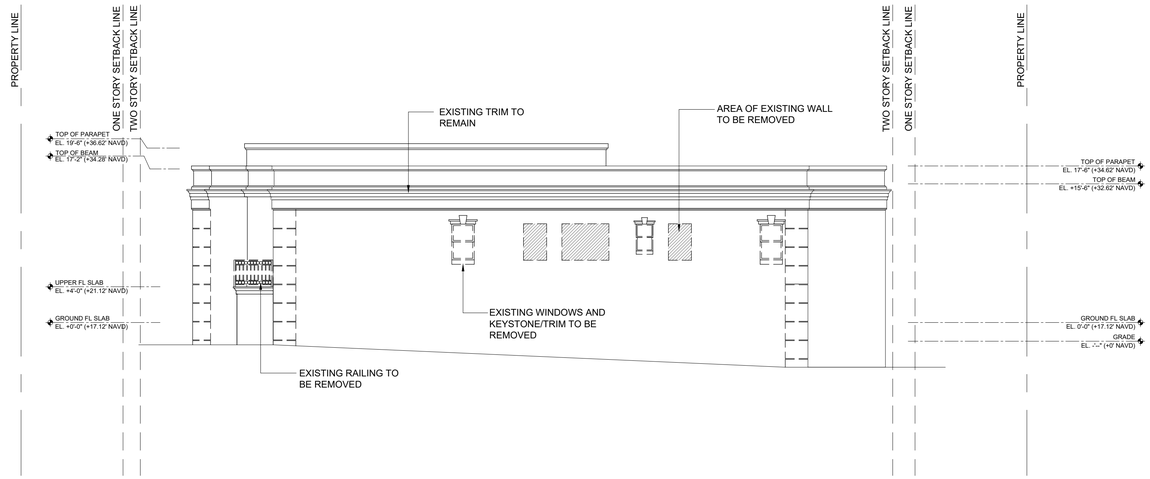
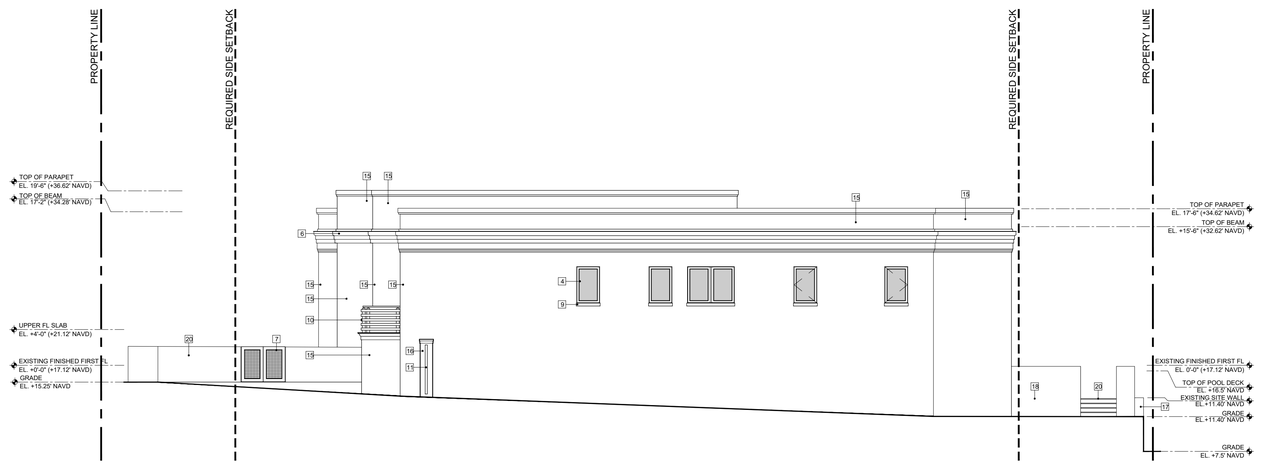


1 EXISTING NORTH ELEVATION
SCALE: 1/8" = 1'-0"



2 PROPOSED NORTH ELEVATION
SCALE: 1/8" = 1'-0"

NO.	LEGEND
1	SMOOTH STUCCO FINISH, TO MATCH EXISTING, PAINTED F&B SHADED WHITE No. 201; WITH WATERPROOFING EQUAL TO THEROSEAL" MASTERSEAL 583" OR APPROVED EQUAL.
2	5 1/2" STUCCO TRIM, TO MATCH EXISTING, PAINTED F&B SHADED WHITE NO. 201; WITH WATERPROOFING EQUAL TO THEROSEAL" MASTERSEAL 583" OR APPROVED EQUAL.
3	IMPACT RATED, MIAMI DADE COUNTY APPROVED IMPACT GLASS/ WOOD DOOR (BEYOND) WITH DECORATIVE WOOD SCREEN IN ANTIQUE WHITE OAK FINISH.
4	IMPACT RATED, MIAMI DADE COUNTY APPROVED WINDOWS AND DOORS BY ES WINDOWS IN "TEKA/EMBERO" FINISH
5	IMPACT RATED, MIAMI DADE COUNTY APPROVED, WOOD PANEL GARAGE DOOR WITH WOOD, PAINTED F&B SHADED WHITE NO. 201
6	EXISTING STUCCO TRIM TO REMAIN, PAINTED F&B SHADED WHITE NO. 201
7	NEW ALUMINUM PEDESTRIAN GATE WITH POWDER COATED ANTIQUE WHITE OAK FINISH.
8	SMOOTH STUCCO FINISH TRIM, FINISH TO MATCH EXISTING, PAINTED F&B SHADED WHITE No. 201; WITH WATERPROOFING EQUAL TO THEROSEAL" MASTERSEAL 583" OR APPROVED EQUAL.
9	4" SMOOTH STUCCO FINISH SILL, FINISH TO MATCH EXISTING, PAINTED F&B SHADED WHITE No. 201; WITH WATERPROOFING EQUAL TO THEROSEAL" MASTERSEAL 583" OR APPROVED EQUAL.
10	36" H WOOD RAILING WITH 3" HORIZONTAL WOOD PLANKS AND 4" W WOOD POST, IN ANTIQUE WHITE OAK FINISH.
11	NEW ALUMINUM MOTORIZED VEHICULAR GATE IN POWDER COATED ANTIQUE WHITE OAK FINISH.
12	NEW POOL TROTH: 6" CURB WITH FLOAT STUCCO FINISH, PAINTED F&B WHITE No. 201
13	4" SMOOTH STUCCO FINISH SILL, FINISH TO MATCH EXISTING, PAINTED F&B SHADED WHITE No. 201; WITH WATERPROOFING EQUAL TO THEROSEAL" MASTERSEAL 583" OR APPROVED EQUAL.
14	DECORATIVE LIGHT FIXTURE
15	EXISTING EXTERIOR WALLS TO BE PAINTED F&B SHADED WHITE NO. 201, THROUGHOUT.
16	EXISTING POST TO REMAIN, F&B SHADED WHITE NO. 201.
17	EXISTING SITE WALL TO REMAIN, F&B SHADED WHITE NO. 201.
18	NEW STAIRS, FINISH TBD.
19	NEW TERRACE AND STEPS, FINISH TBD.
20	NEW SITE WALL WITH FLOAT STUCCO FINISH, PAINTED F&B SHADED WHITE NO. 201.
21	EXISTING SCUPPER TO REMAIN.
22	LINE OF POOL BEYOND.
23	NEW 36"H GLASS RAILING WITH ALUMINUM HAND RAILING, WITH POWDER COATED ANTIQUE WHITE OAK FINISH.

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RENOVATION TO AN EXISTING SINGLE FAMILY RESIDENCE:

PRIVATE RESIDENCE

1300 NORTH OCEAN BOULEVARD
PALM BEACH, FL 33480

GREGORY BONNER, AIA

AA26003271

B1 ARCHITECT
139 NORTH COUNTY ROAD, STE 18C
PALM BEACH FLORIDA 33480
(561) 312-3453

JOB NO.	1300_NOCN
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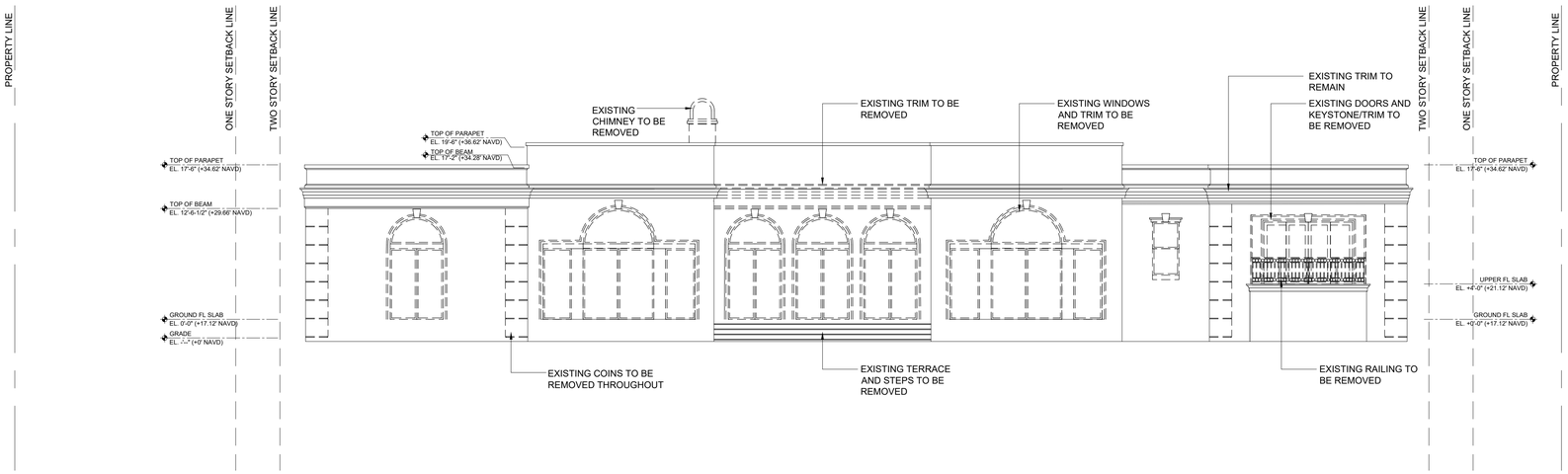
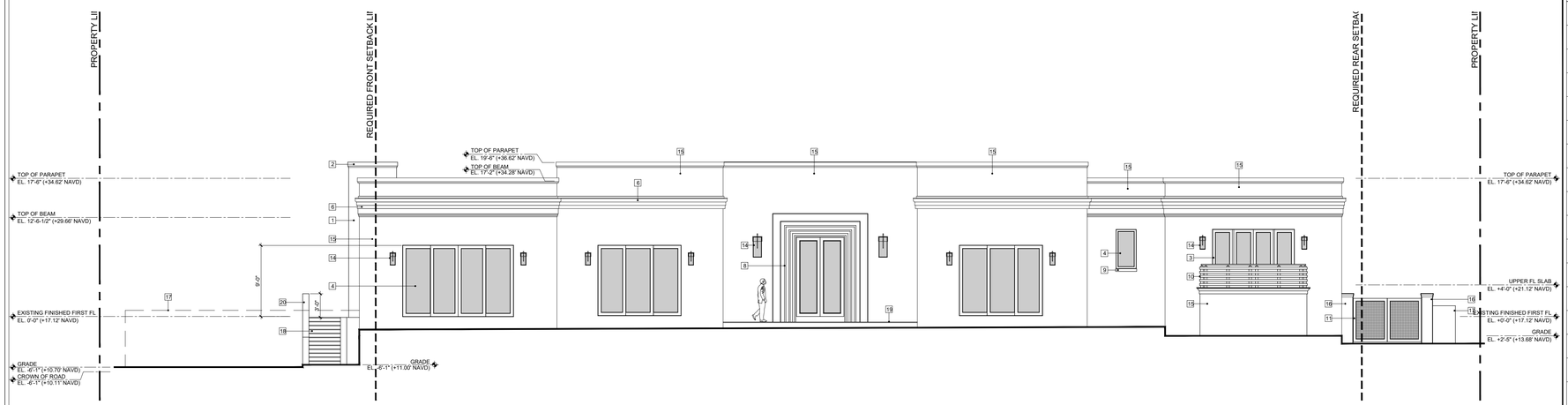
SCALE	AS NOTED
DRAWN BY	mmc

A2.0



1 EXISTING EAST ELEVATION
SCALE: 3/16" = 1'-0"



2 PROPOSED EAST ELEVATION
SCALE: 3/16" = 1'-0"

NO.	LEGEND
1	SMOOTH STUCCO FINISH, TO MATCH EXISTING, PAINTED F&B SHADED WHITE No. 201; WITH WATERPROOFING EQUAL TO THEROSEAL" MASTERSEAL 583" OR APPROVED EQUAL.
2	5 1/2" STUCCO TRIM, TO MATCH EXISTING, PAINTED F&B SHADED WHITE NO. 201; WITH WATERPROOFING EQUAL TO THEROSEAL" MASTERSEAL 583" OR APPROVED EQUAL.
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5	IMPACT RATED, MIAMI DADE COUNTY APPROVED, WOOD PANEL GARAGE DOOR WITH WOOD, PAINTED F&B SHADED WHITE NO. 201
6	EXISTING STUCCO TRIM TO REMAIN, PAINTED F&B SHADED WHITE NO. 201
7	NEW ALUMINUM PEDESTRIAN GATE WITH POWDER COATED ANTIQUE WHITE OAK FINISH.
8	SMOOTH STUCCO FINISH TRIM, FINISH TO MATCH EXISTING, PAINTED F&B SHADED WHITE No. 201; WITH WATERPROOFING EQUAL TO THEROSEAL" MASTERSEAL 583" OR APPROVED EQUAL.
9	4" SMOOTH STUCCO FINISH SILL, FINISH TO MATCH EXISTING, PAINTED F&B SHADED WHITE No. 201; WITH WATERPROOFING EQUAL TO THEROSEAL" MASTERSEAL 583" OR APPROVED EQUAL.
10	36" H WOOD RAILING WITH 3" HORIZONTAL WOOD PLANKS AND 4" W WOOD POST, IN ANTIQUE WHITE OAK FINISH.
11	NEW ALUMINUM MOTORIZED VEHICULAR GATE IN POWDER COATED ANTIQUE WHITE OAK FINISH.
12	NEW POOL TROTH: 6" CURB WITH FLOAT STUCCO FINISH, PAINTED F&B WHITE No. 201
13	4" SMOOTH STUCCO FINISH SILL, FINISH TO MATCH EXISTING, PAINTED F&B SHADED WHITE No. 201; WITH WATERPROOFING EQUAL TO THEROSEAL" MASTERSEAL 583" OR APPROVED EQUAL.
14	DECORATIVE LIGHT FIXTURE
15	EXISTING EXTERIOR WALLS TO BE PAINTED F&B SHADED WHITE NO. 201, THROUGHOUT.
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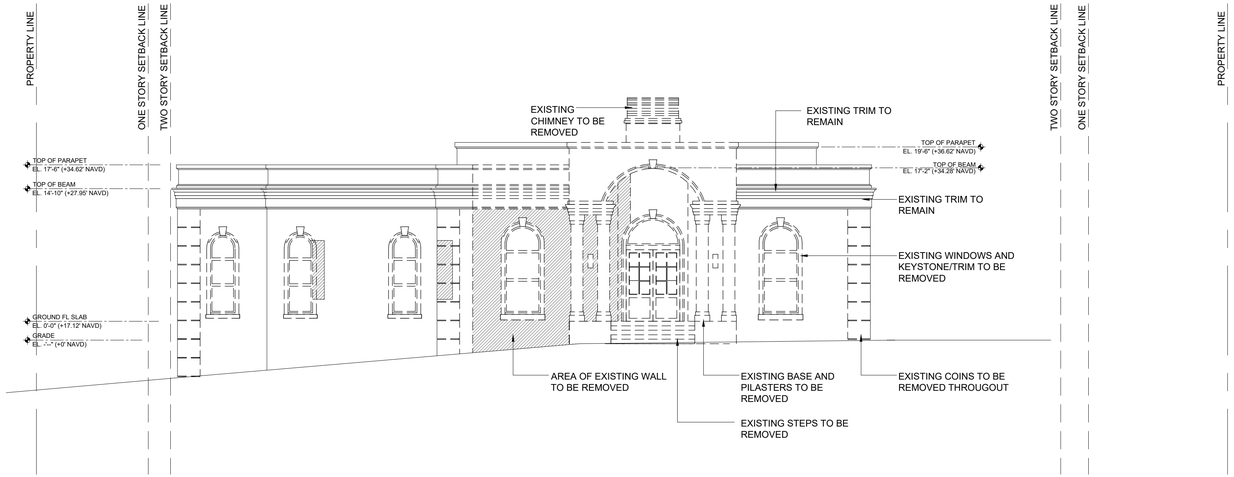
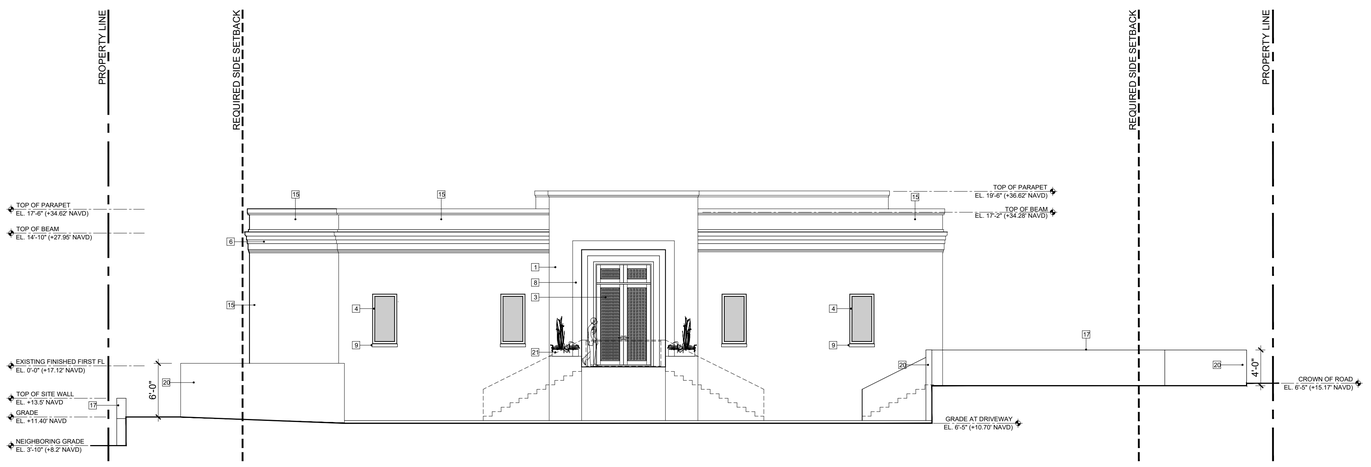


1 EXISTING SOUTH ELEVATION
SCALE: 3/16" = 1'-0"



2 PROPOSED SOUTH ELEVATION
SCALE: 3/16" = 1'-0"

NO.	LEGEND
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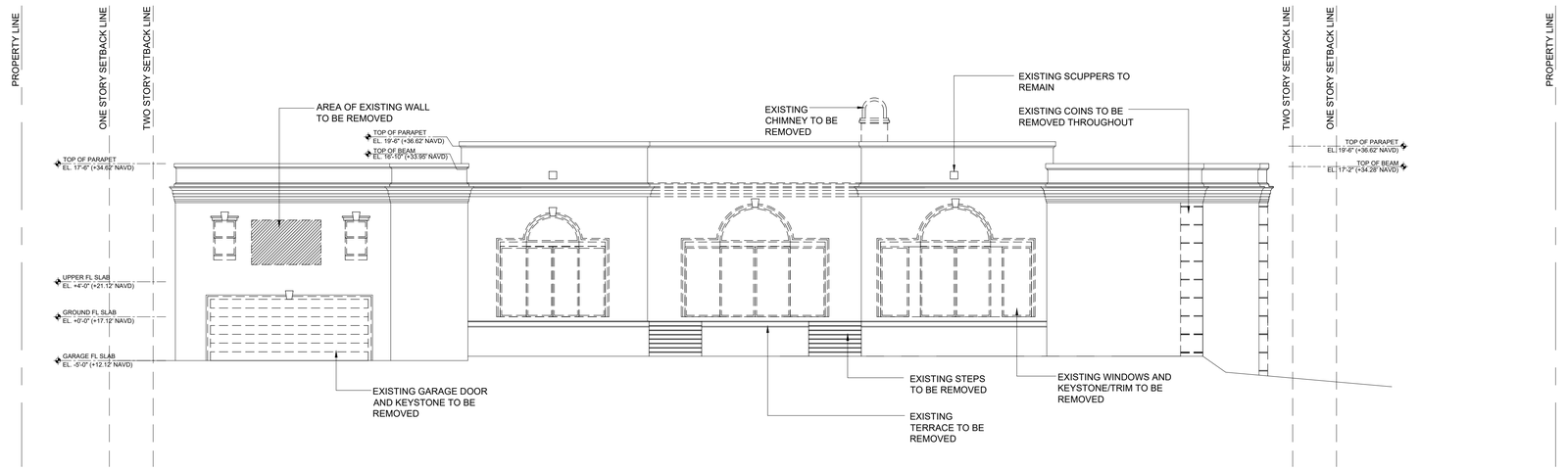
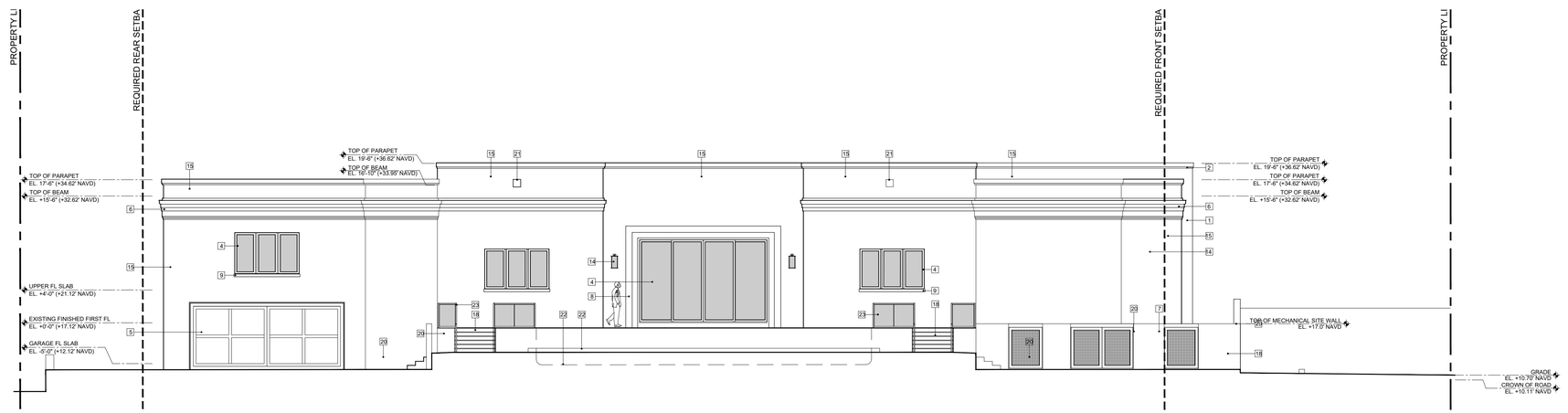
A2.2



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



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

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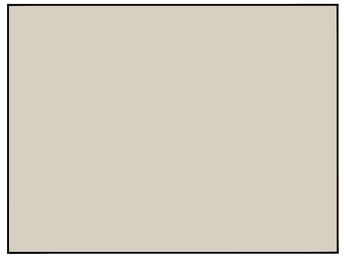
A2.3



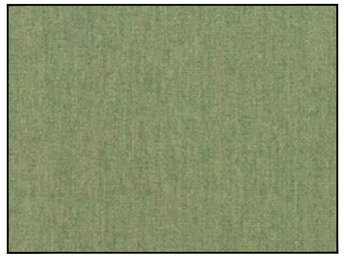
EXTERIOR WALL COLOR

FARROW & BALL - SHADED WHITE NO. 201



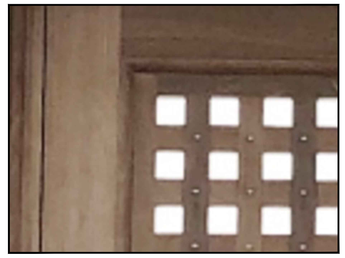
EXTERIOR WINDOWS AND DOORS

ES WINDOWS - TEKA/EMBRO FINISH



EXTERIOR AWNING

SUNBRELLA - FERN GREEN



ENTRY DOOR SCREEN AND GATES

ANTIQUE WHITE OAK FINISH



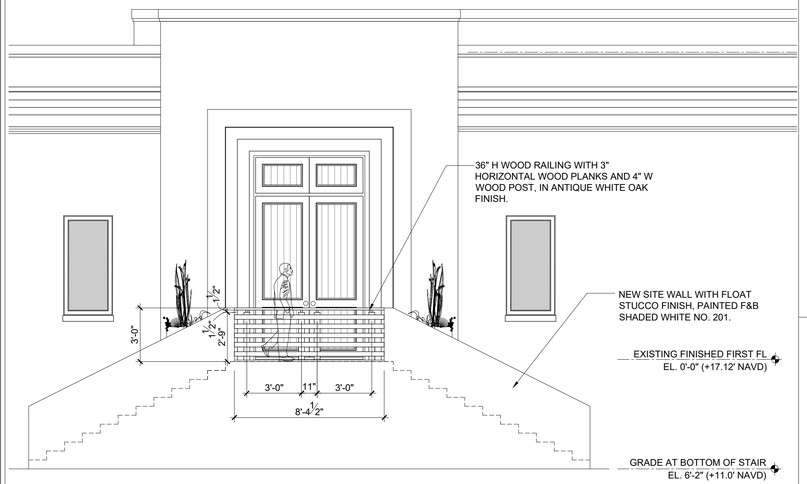


EXTERIOR LIGHT FIXTURE

ANTIQUE BRONZE FINISH

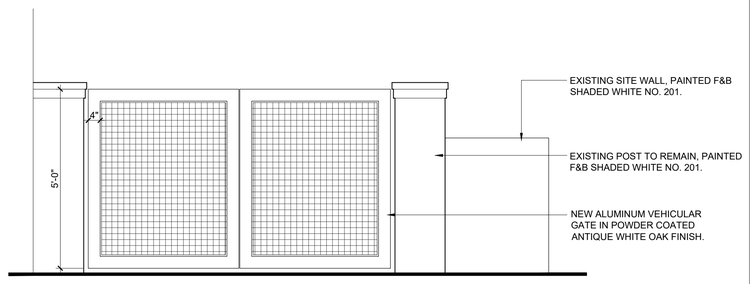
1 EXTERIOR MATERIALS AND FINISHES

NTS



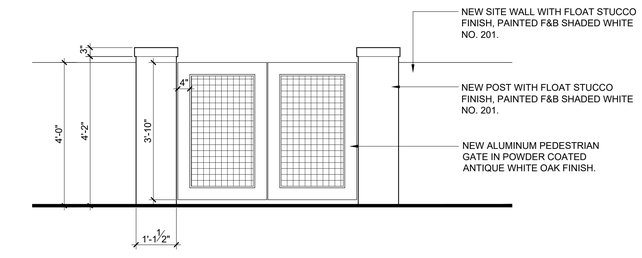
2 SOUTH ENTRY SITE WALL

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



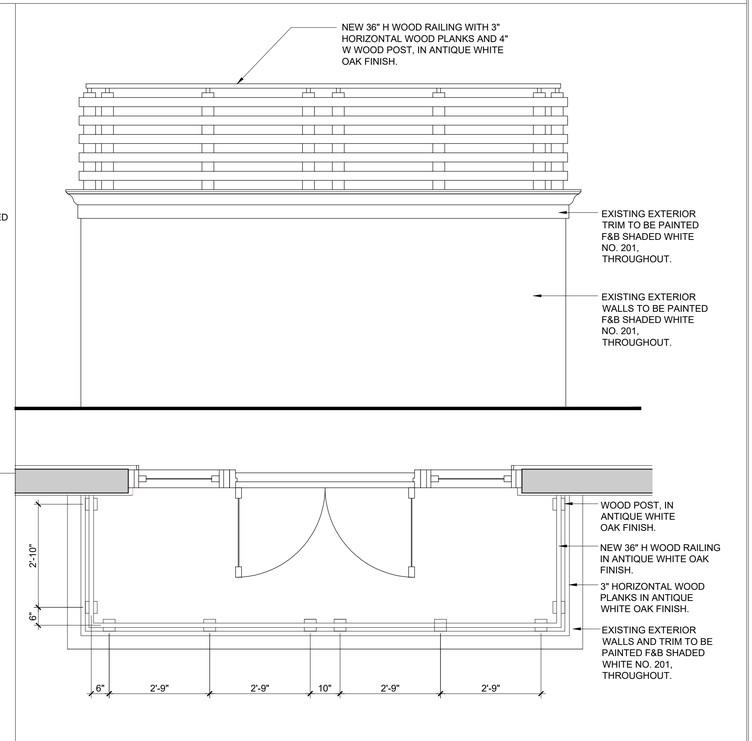
3 VEHICULAR GATE

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



4 PEDESTRIAN GATE

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



5 EXTERIOR RAILING DETAIL

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

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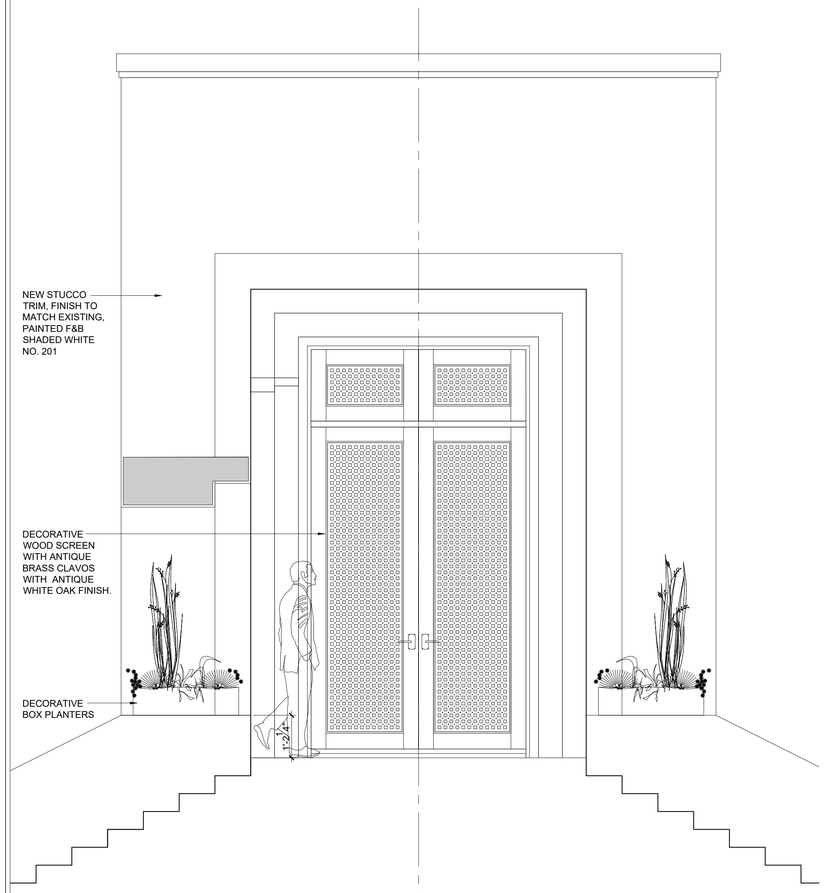
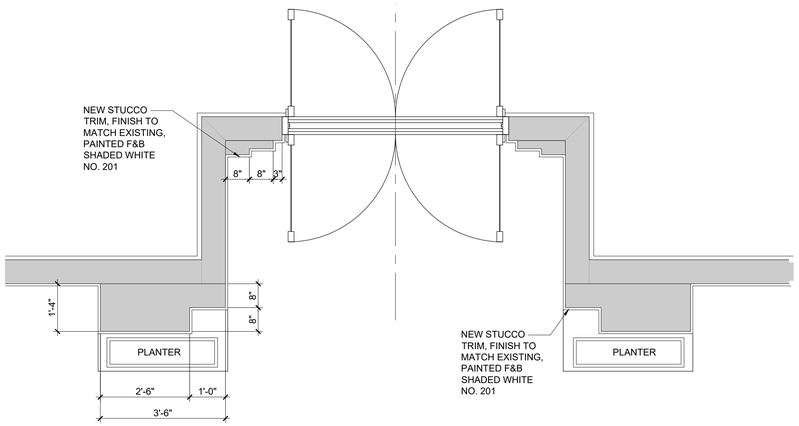
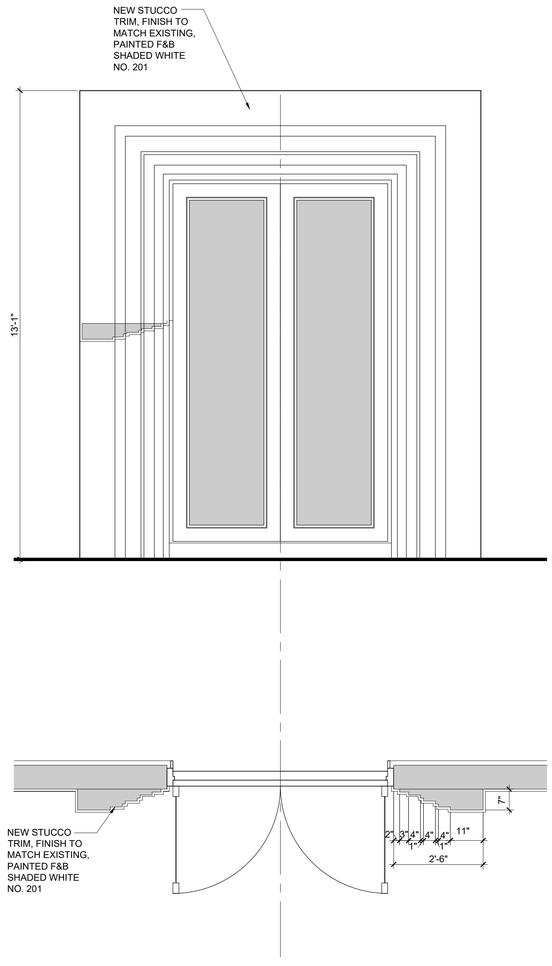
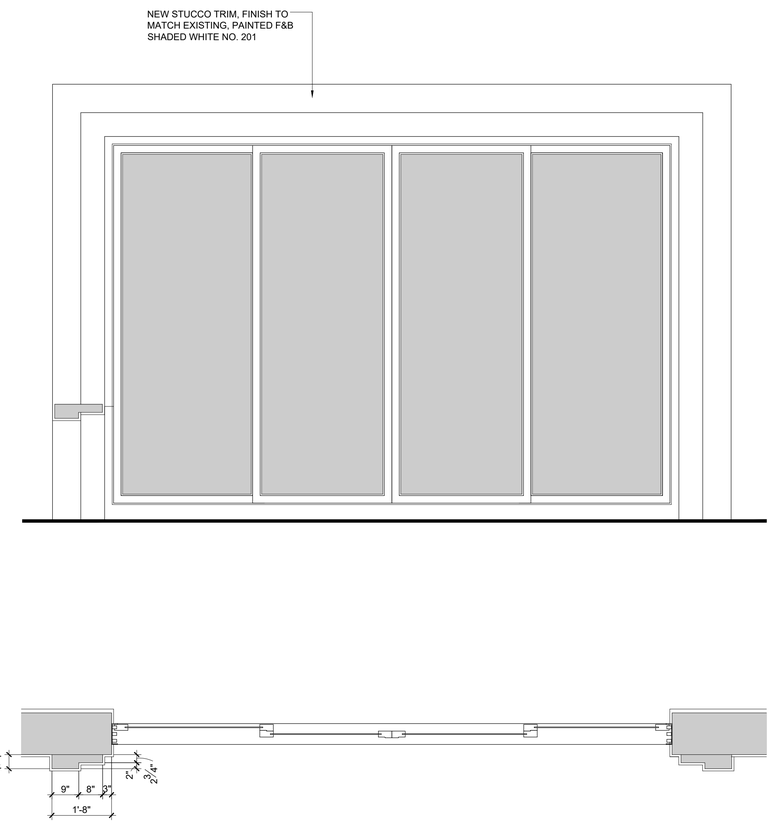




1 ENTRY DOOR TRIM DETAIL - SOUTH ELEVATION
SCALE: 1/2" = 1'-0"



2 ENTRY DOOR TRIM DETAIL - EAST ELEVATION
SCALE: 1/2" = 1'-0"



3 DOOR TRIM DETAIL - WEST ELEVATION
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ISSUE	DATE
ARCOM	02.25.26

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RENOVATION TO AN EXISTING SINGLE FAMILY RESIDENCE:

PRIVATE RESIDENCE

1300 NORTH OCEAN BOULEVARD
PALM BEACH, FL 33480

GREGORY BONNER, AIA

AA26003271

B1 ARCHITECT
139 NORTH COUNTY ROAD, STE 18C
PALM BEACH FLORIDA 33480
(561) 312-3453

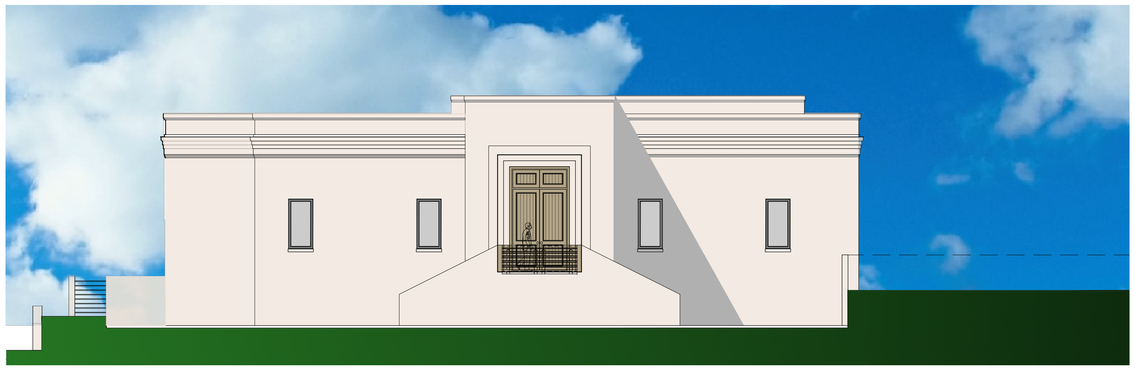
JOB NO.	1300_NOCN
PLOT DATE	01.12.2025
SCALE	AS NOTED
DRAWN BY	mmc

A2.5

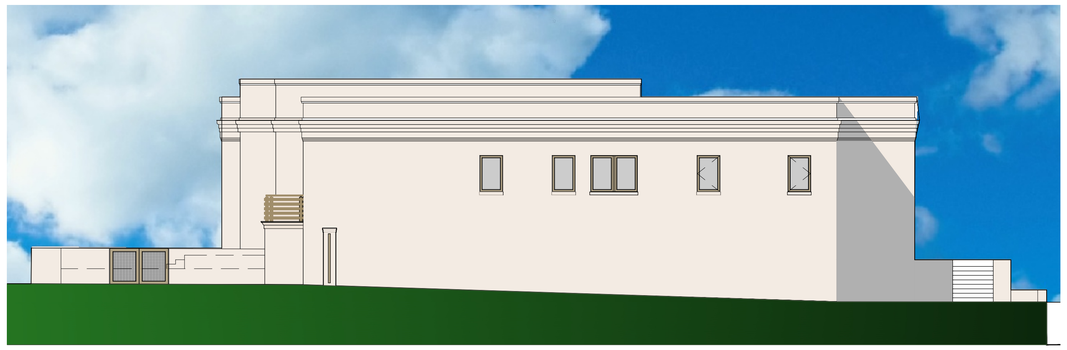
ARC-25-0094



COLORED EAST ELEVATION



COLORED SOUTH ELEVATION



COLORED NORTH ELEVATION



COLORED WEST ELEVATION

ARC-25-0094

ISSUE	DATE
ARCOM	02.25.26

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PLOT DATE	01.12.2025
SCALE	AS NOTED
DRAWN BY	mmc

A2.6



WEST ELEVATION RENDERING



EAST ELEVATION RENDERING

ARC-25-0094

ISSUE	DATE
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AA26003271

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PLOT DATE	01.12.2025
SCALE	AS NOTED
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A2.7



SOUTH ELEVATION RENDERING

ISSUE	DATE
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PLOT DATE	01.12.2025
SCALE	AS NOTED
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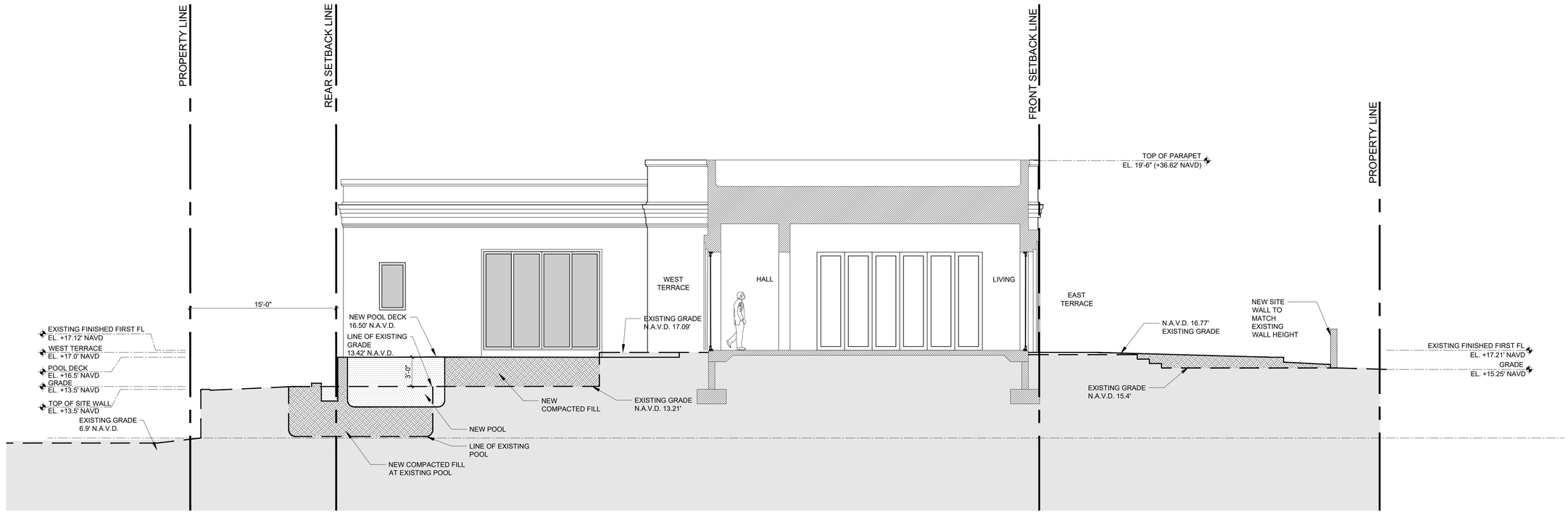
A2.8

ARC-25-0094



1 SCHEMATIC CROSS SECTION - A
SCALE: 3/16" = 1'-0"

ARC-25-0094

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(561) 312-3453

JOB NO.	1300_NOCN
PLOT DATE	01.12.2025
SCALE	AS NOTED
DRAWN BY	mmc

A3.0

ENVIRONMENT
DESIGN
GROUP
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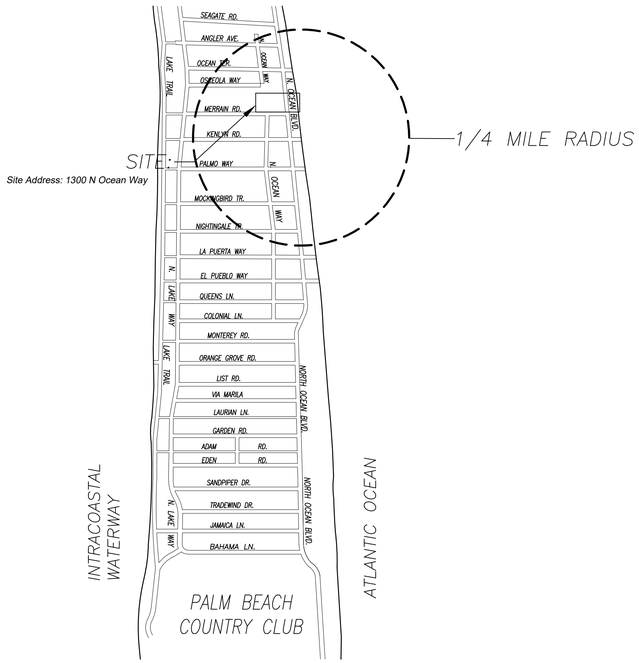
Phone 561.832.4600 Mobile 561.313.4424
Landscape Architecture
Land Planning
Landscape Management
Dustin M. Mizell, MLA RLA #6666784
Dustin@environmentdesigngroup.com

Private Residence
1300 N Ocean Blvd
Palm Beach

Vicinity/Location Map



Zoning Legend

Property Address:	1300 N Ocean Blvd, Plam Beach Fl 33480		
Zoning District:	RA Residential District		
Structure Type:	Single Family Residential		
	Required/Allowed	Existing	Proposed
Lot Size:	20,000 SF	21,490 SF	21,490 SF
Lot Depth:	133.15' FT	133.15' FT	133.15' FT
Lot Width:	175.22' FT	175.22' FT	175.22' FT
Lot Coverage:	5,372.5 SF (25%)	6,423 SF (29.9%)	6,423 SF (29.9%)
Front Yard Setback:	35' - 0"	32'-11"	32'-11"
Side Yard Setback (1st Story):	15' - 0"	E 30'-2" W 15'-9"	12'-7"
Side Yard Setback (2nd Story):	15' - 0"	15'-2"	15'-0"
Rear Yard Setback:	15' - 0"	17'-6"	17'-6"
Angle of Vision:	100 Degrees	100 Degrees	100 Degrees
Building Height:	25' - 0"	17'-2"	17'-2"
Overall Building Height:	30' - 0"	19'-6"	19'-6"
Finish Floor Elevation (FFE) (NAVD):	+ 0.0' N/A	+17.12'	+17.12'
Zero Datum for Pt of Measurement:	N/A	N/A	N/A
Base Flood Elevation (BFE) (NAVD)	+ 0.0' NAVD	N/A	N/A
Landscape Open Space (LOS):	10,745 SF (50%)	7,980 SF (37%)	9,953 SF (45%)
Perimeter LOS:	N/A	N/A	N/A
Front Yard LOS:	1,481 SF (45%)	1,770 SF (32%)	1,909 SF (58%)
Native Plant Species Percentage:	%	%	%

NOT FOR CONSTRUCTION



East Property Line Facade



North Property Line Facing West



West Property Line Facing South



West Property Line Buffer



South Property Line Entrance



Inside Perimeter Wall North Facing

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Town of Palm Beach
FLORIDA

JOB NUMBER: # 22123.00 LA
DRAWN BY: Kerlinaelle Dorinvil
DATE: 11.04.2025

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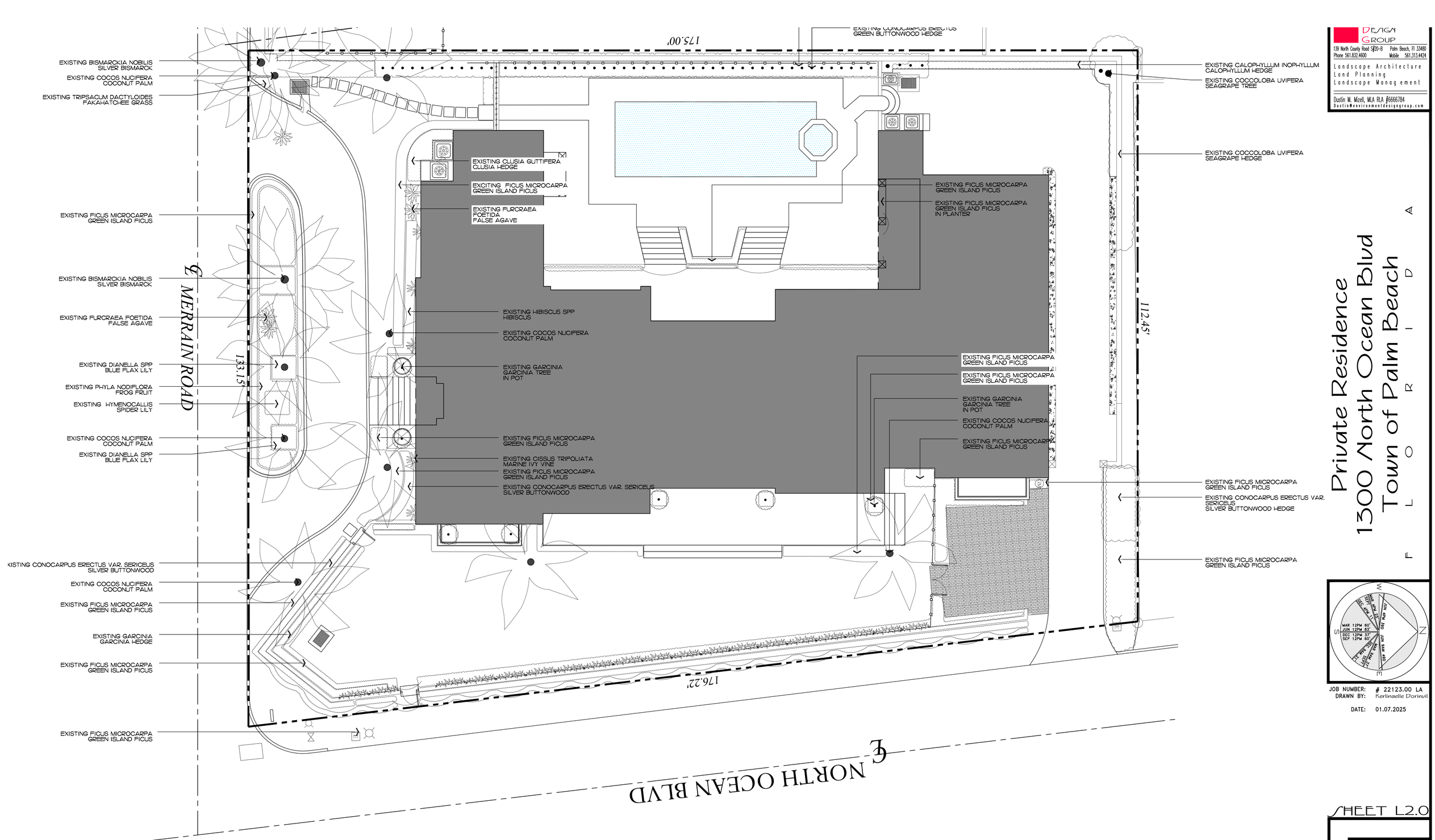
SHEET L1.0

Existing Site Photos Exhibit



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Dustin@environmentdesigngroup.com

Private Residence
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Town of Palm Beach
FLORIDA

JOB NUMBER: # 22123.00 LA
DRAWN BY: Kerlinaelle Dorinvil
DATE: 01.07.2025

SHEET L2.0

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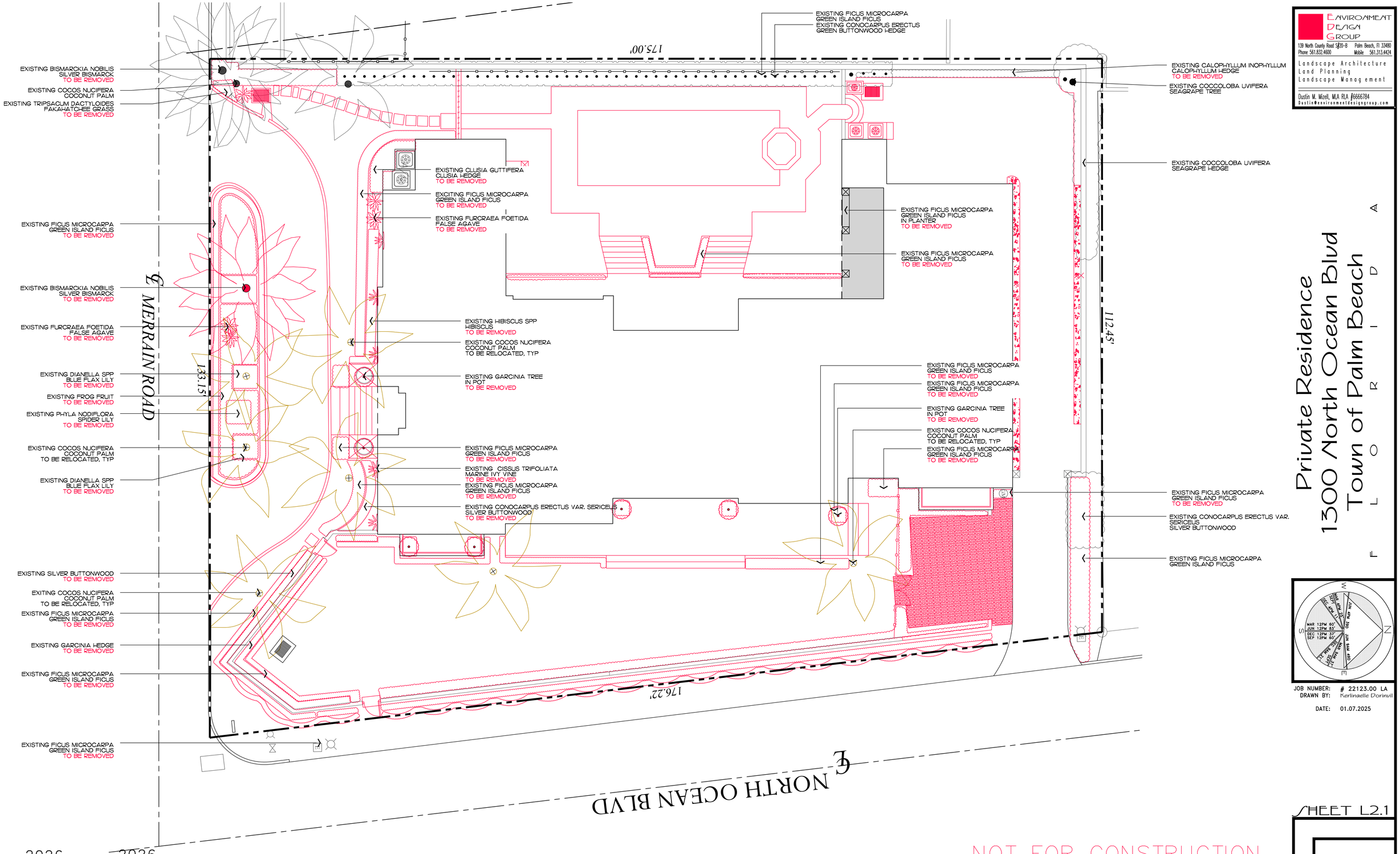
ARC-25-0094

Existing Conditions

SCALE IN FEET 0' 8' 16' 24'



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FLORIDA

JOB NUMBER: # 22123.00 LA
DRAWN BY: Kerlinaelle Dorinvil

DATE: 01.07.2025

SHEET L2.1

64 sf.

AREA IN SQ.FT.

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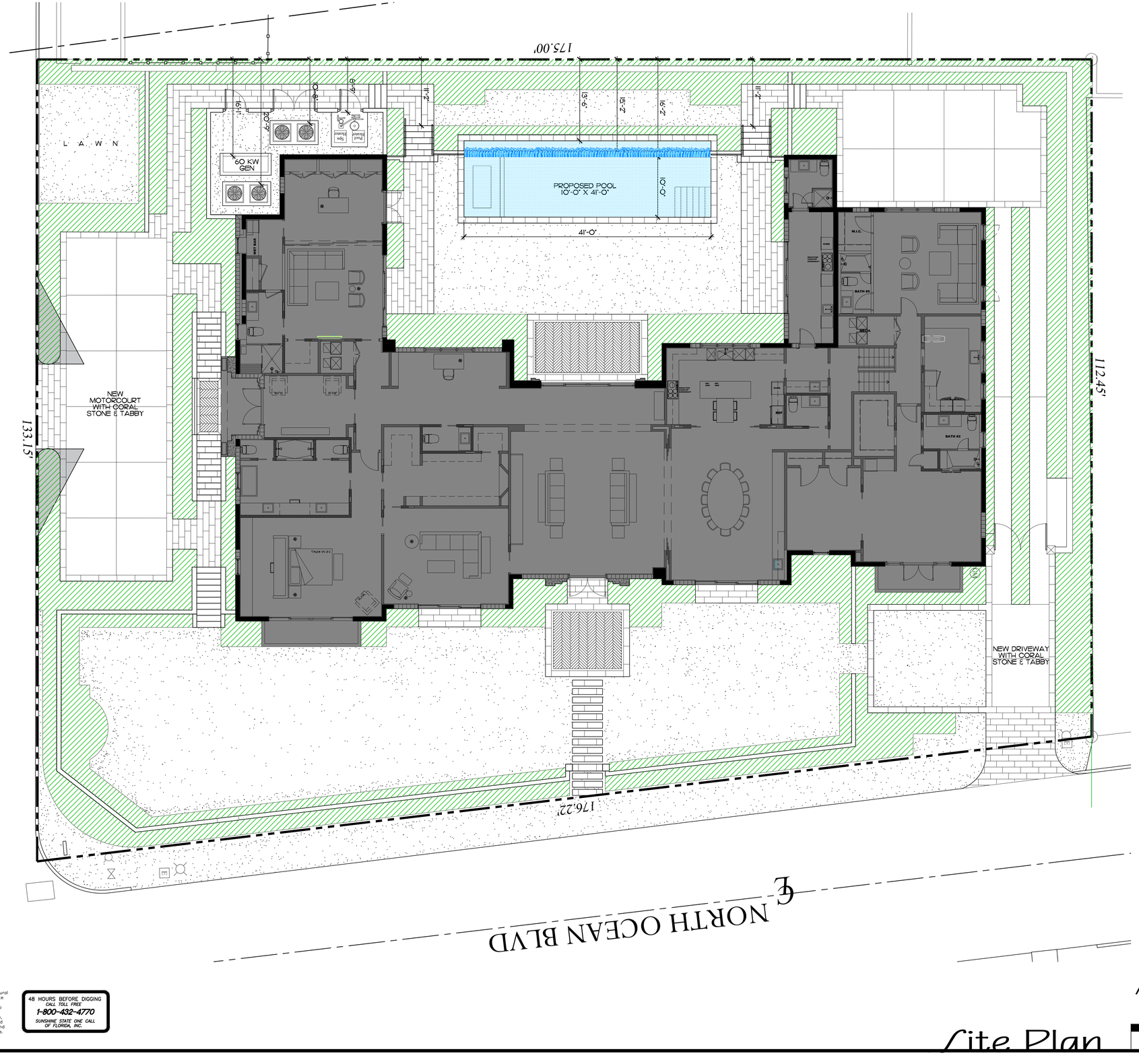
ARC-25-0094

Demolition Plan

SCALE IN FEET 0' 8' 16' 24'



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Town of Palm Beach
FLORIDA

MAR 12PM 80°
JUN 12PM 83°
DEC 12PM 57°
SEP 12PM 80°

JOB NUMBER: #22123.00 LA
DRAWN BY:
Kerlinaelle Dorinvil
DATE:
01.07.2025

SHEET L3.0

ARC-25-0094

Site Plan

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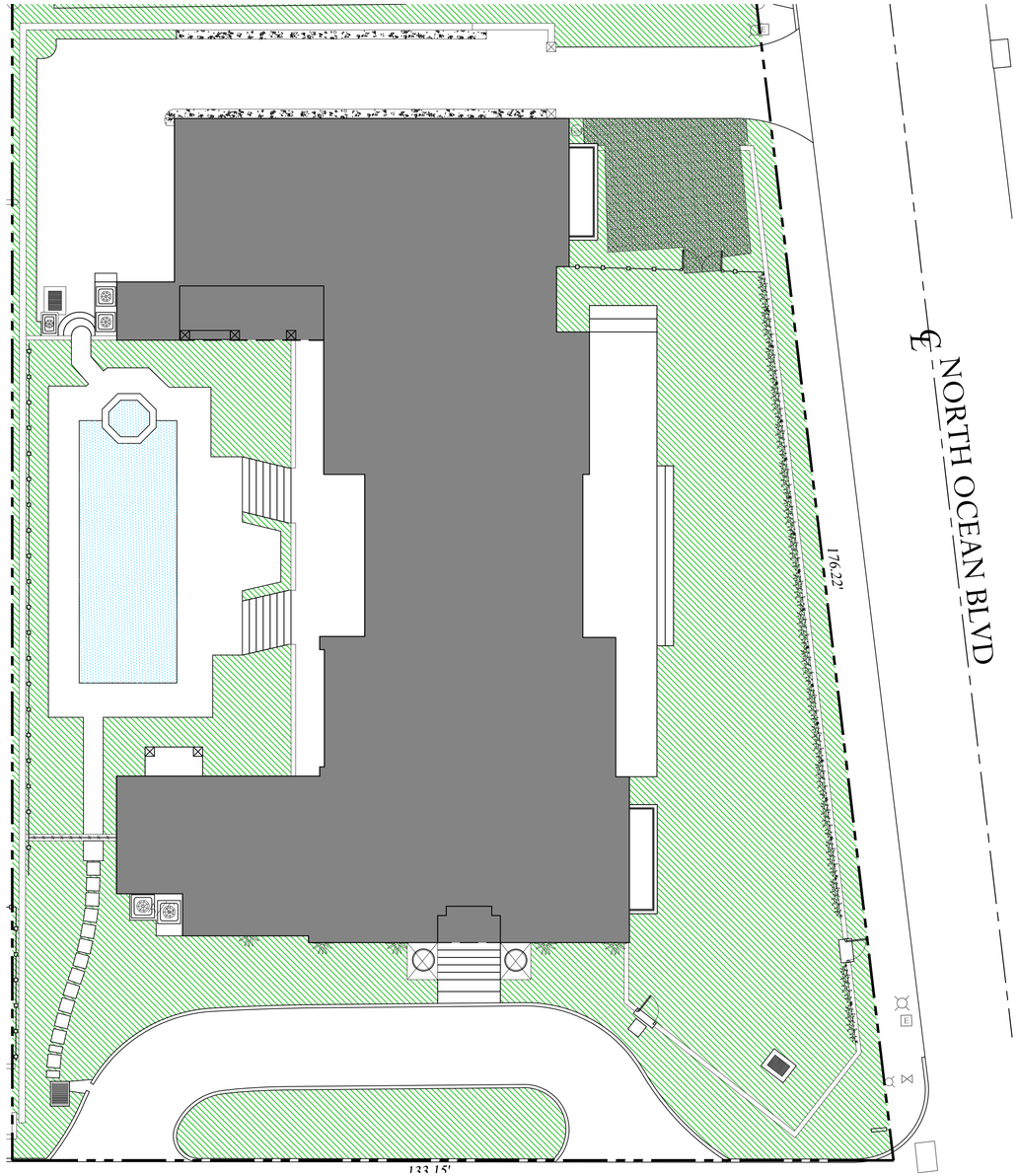
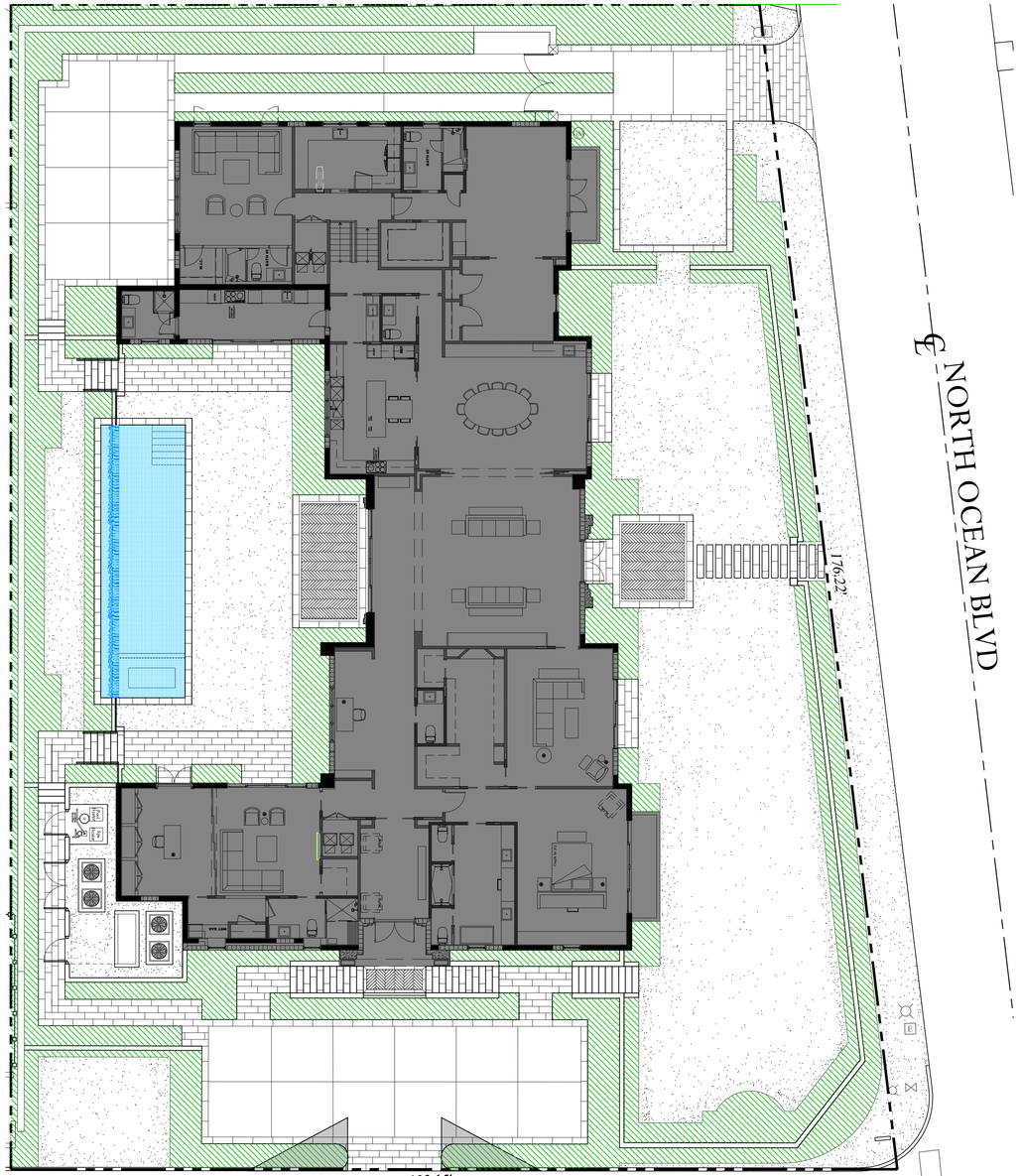


Existing Lot Coverage Graphic



Proposed Lot Coverage Graphic

Existing Site Data

DESCRIPTION	REQUIRED		EXISTING	
LOT ZONE			R-B - LOW DENSITY RESIDENTIAL	
LOT AREA	20,000 S.F. MINIMUM		21,490 S.F.	
OPEN / PERMEABLE SPACE	MINIMUM 50%	10,745 S.F.	37.3%	7,980 S.F.
FRONT YARD LANDSCAPE	MINIMUM 45% OF FRONT YARD	1,481 S.F.	31.8%	1,770 S.F.
PERIMETER LANDSCAPE WITHIN 10' OF PROPERTY LINE	N/A FOR R-A		N/A FOR R-A	

Legend

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

Proposed Site Data

DESCRIPTION	REQUIRED		PROPOSED	
LOT ZONE			R-B - LOW DENSITY RESIDENTIAL	
LOT AREA	20,000 S.F. MINIMUM		21,490 S.F.	
OPEN / PERMEABLE SPACE	MINIMUM 50%	10,745 S.F.	43.1%	9,266 S.F.
FRONT YARD LANDSCAPE	MINIMUM 45% OF FRONT YARD	1,481 S.F.	58.0	1,909 S.F.
PERIMETER LANDSCAPE WITHIN 10' OF PROPERTY LINE	N/A FOR R-A		N/A FOR R-A	

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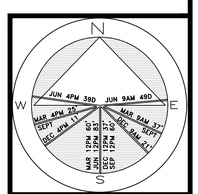

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DRAWN BY: Kerlinaelle Dorinvil
DATE: 01.07.2025

SHEET L3.1

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Open Space Diagrams

SCALE IN FEET: 3/32" = 1'-0"

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FLORIDA

(2) MEDJOOL DATE PALM
18' CT, MATCHING

175.00'

(1) RELOCATED COCONUT PALM
RELOCATED FROM ON SITE

EXISTING SEAGRAPE
HEDGE/MASS
TO REMAIN

(2) MEDJOOL DATE PALM
15' CT, MATCHING

(335) PILEA LIBANENSIS
ALUMINUM PLANT
1 GAL, 12" OC (335 SF)

112.45'

(6) COCOLOBA UVIFERA
SEAGRAPE
25 GAL, 6'-7" OA, 36" OC

X PILEA LIBANENSIS
ALUMINUM PLANT
1 GAL, 12" OC (335 SF)

℄ MERRAIN ROAD

(20) CONOCARPUS ERECTUS SERICEUS
SILVER BUTTONWOOD HEDGE
7 GAL, 3'-4' OA, 18" OC

133.15'

(2) THRINAX RADIATA
THRINAX PALM
19'CT, MATCHING

(16) BOUGAINVILLE 'MS ALICE'
WHITE BOUGAINVILLEA VINE
7 GAL, 4' OA, TRELLIS

(2) THRINAX RADIATA
THRINAX PALM
16'CT, MATCHING

(1) RELOCATED COCONUT PALM
RELOCATED FROM ON SITE

(4) PANDANUS UTILIS
SCREW PINE
20' OA, MATCHING

(2) RELOCATED COCONUT PALM
RELOCATED FROM ON SITE

(1) RELOCATED COCONUT PALM
RELOCATED FROM ON SITE

176.22'

(40) APTENIA CORDIFOLIA 'VARIEGATA'
VARIGATED BABY SUNROSE
1 GAL, 12" OC

(2) RELOCATED COCONUT PALM
RELOCATED FROM ON SITE

(3) CONOCARPUS ERECTUS SERICEUS
SILVERBUTTONWOOD HEDGE
7 GAL, 3'-4' OA, 18" OC

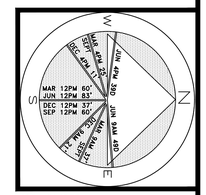
(4) COCCOLOBA UVIFERA X DIVERSIFOLIA
SEA PLUM
7 GAL, TRELLIS, 3'-4' OA, FTB

(140) ERNODEA LITTORALIS
GOLDEN CREEPER
3 GAL, 12" OC

EXISTING SILVER BUTTONWOOD HEDGE
TO REMAIN

(40) ERNODEA LITTORALIS
GOLDEN CREEPER
3 GAL, 12" OC

℄ NORTH OCEAN BLVD



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DRAWN BY: Dustin Mizell
DATE: 01.07.2025

SHEET L4.0

64 sf.
AREA IN SQ.FT.

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SUNSHINE STATE ONE CALL OF FLORIDA, INC.

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ARC-25-0094

Landscape Plan

SCALE IN FEET 0' 8' 16' 24'

Trees & Palms

SYMBOL	PLANT NAME	QTY.	DESCRIPTION	NATIVE
	CORDIA BOISSIERI WHITE GEIGER TREE	1	18' OA HT CHARACTER SPECIMEN TREE PROVIDE IMAGE UPON INSTALLATION	YES
	COCCOLOBA DIVERSIFOLIA PIGEON PLUM	2	12'-14' OA HT 5' CT	YES
	COCCOLOBA UVIFERA SEAGRAPE TREE	1	16'-18' OA HT	YES
	ACOELORRHAPHE WRIGHTII EVERGLADES PALMS	1	20'-22' OA. HT.	YES
	COCOS NUCIFERA COCONUT PALM	8 2 3	12' GW STRAIGHT TRUNK 12' GW 'J' CURVED TRUNK 14'-16' GW CURVED TRUNK	NO
	PYGMY DATE PALM PHOENIX ROEBELENII	3	6'-12' OA HT DOUBLE	NO
	SABAL PALMETTO SABAL PALM	13 2	20'-22' OA HT 20'-22' OA HT CURVED TRUNK	YES
	THRINAX RADIATA FLORIDA THATCH PALM	13	VARIETY OF HEIGHTS	YES

TOTAL TREES:	4
NATIVE SPECIES:	4 (100%)

Groundcovers

SYMBOL/KEY	PLANT NAME	QTY.	DESCRIPTION	NATIVE
	PHYLA NODIFLORA FROGFRUIT	5,764	4" PLUGS	YES

TOTAL:	5,764
NATIVE SPECIES:	5,764 (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	40	3 GAL 12" OC	NO
	ALOCASIA PORTODORA UPRIGHT ELEPHANT EAR	7	4' OA HT	NO
	ALPINIA PURPURATA RED GINGER	20	7 GAL 24" OC	NO
	ALPINIA ZERUMBET GREEN SHELL GINGER	15	7 GAL 24" OC	NO
	BLECHNUM GIBBUM DWARF TREE FERN	20	7 GAL 24" OC	NO
	CHRYSOBALANUS ICACO HORIZONTAL COCOPLUM	100	3 GAL 12" OC	YES
	CHRYSOBALANUS ICACO COCOPLUM	90	7 GAL 24" OC	YES
	CLUSIA ROSEA CLUSIA HEDGE	20	8' OA HT. FTB	YES
	CLUSIA ROSEA 'NANA' DWARF CLUSIA	24	3 GAL 12" OC	YES
	HIBISCUS SPP WHITE HIBISCUS	22	7 GAL 30" OC	NO
	NEPHROLEPIS EXALTATA BOSTON FERN	125	3 GAL 18" OC	YES
	RAPHIS EXCELSA LADY PALM	10	6' OA. HT.	NO
	RAVENALA MADAGASCARIENSIS TRAVELERS PALM	54	VARIETY OF HEIGHTS	NO
	SPARTINA BAKERI CORDGRASS	284	3 GAL 18" OC	YES
	GALPHIMIA GRACILIS THRYALLIS GRACILIS	56	7 GAL 24" OC	NO
	STACHYTARPHETA CAYENNENSIS POTTERWEED	56	3 GAL 15" OC	NO
	OPHIOPOGON JAPONICUS MONDO GRASS	180	3 GAL 12" OC	NO
	BOUGAINVILLEA SPP.	6	6' HT. ATTACHED TO WALL	NO
	PHILODENDRON SPP GREEN CONGO	18	7 GAL	NO
	TRACHELOSPERMUM JASMINOIDES CONFEDERATE JASMINE	3	6' OA HT ATTACHED TO WALL	NO

TOTAL:	1,150
NATIVE SPECIES:	643 (55.9%)

Landscape Legend

PROPERTY ADDRESS:	1300 N OCEAN BLVD PALM BEACH FL, 33480	
RB	21,490 S.F	
LOT AREA (SQ FT)	21,490 S.F. REQUIRED	PROPOSED
LANDSCAPE OPEN SPEACE (LOS) (SQ FT AND %)	NA	NA
LOS TO BE ALTERED (SQ FT AND %)	NA	NA
PERIMTETER LOS (SQ FT AND %)	NA	NA
FRONT YARD LOS (SQ FT AND %)	NA	NA
NATIVE TREES %	30% (NUMBER OF TREES)	
NATIVE SHRUBS & VINES %	30% (NUMBER OF SHRUBS & VINES)	
NATIVE GROUNDCOVER %	30% (GROUNDCOVER AREA)	

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Town of Palm Beach
FLORIDA

JOB NUMBER: # 22123.00 LA
DRAWN BY: Dustin Mizell
DATE: 01.07.2025

SHEET L4.1

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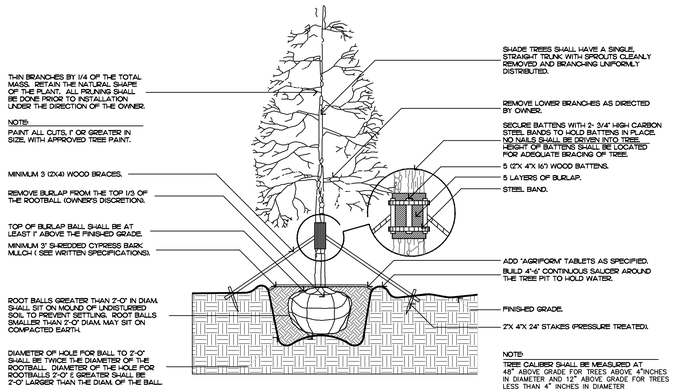
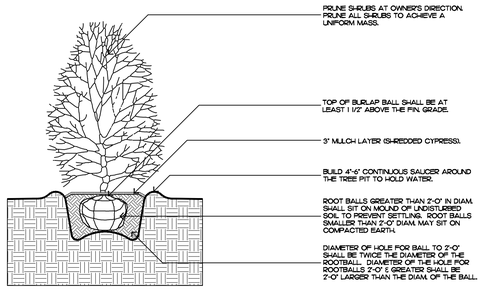
ARC-25-0094

Plant Schedule



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

Tree Planting



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

Shrub Planting

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

Irregular and Multi-stem Tree

Palm Tree Planting

Shrub & Groundcover Layout

Typical Planter Sediment Filtration Detail

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Planting Notes

COMMERCIAL FERTILIZER:

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

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

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

MULCH:

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

SOD:

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

SUBSTITUTIONS:

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

MEASUREMENTS:

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

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

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

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

PALMS WITH MARRED OR BURNED TRUNKS WILL NOT BE ACCEPTED.

PLANTING SOIL AND BACKFILL:

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

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

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

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

PLANT MATERIALS:

PALMS, TREES, SHRUBS, GROUNDCOVERS AND VINES

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

CONTAINER GROWN STOCK:

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

WARRANTY:

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

MAINTENANCE:

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

Planting Details & Specifications

ARC-25-0094

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JOB NUMBER: # 22123.00 LA
DRAWN BY: Dustin Mizell

DATE: 01.07.2025

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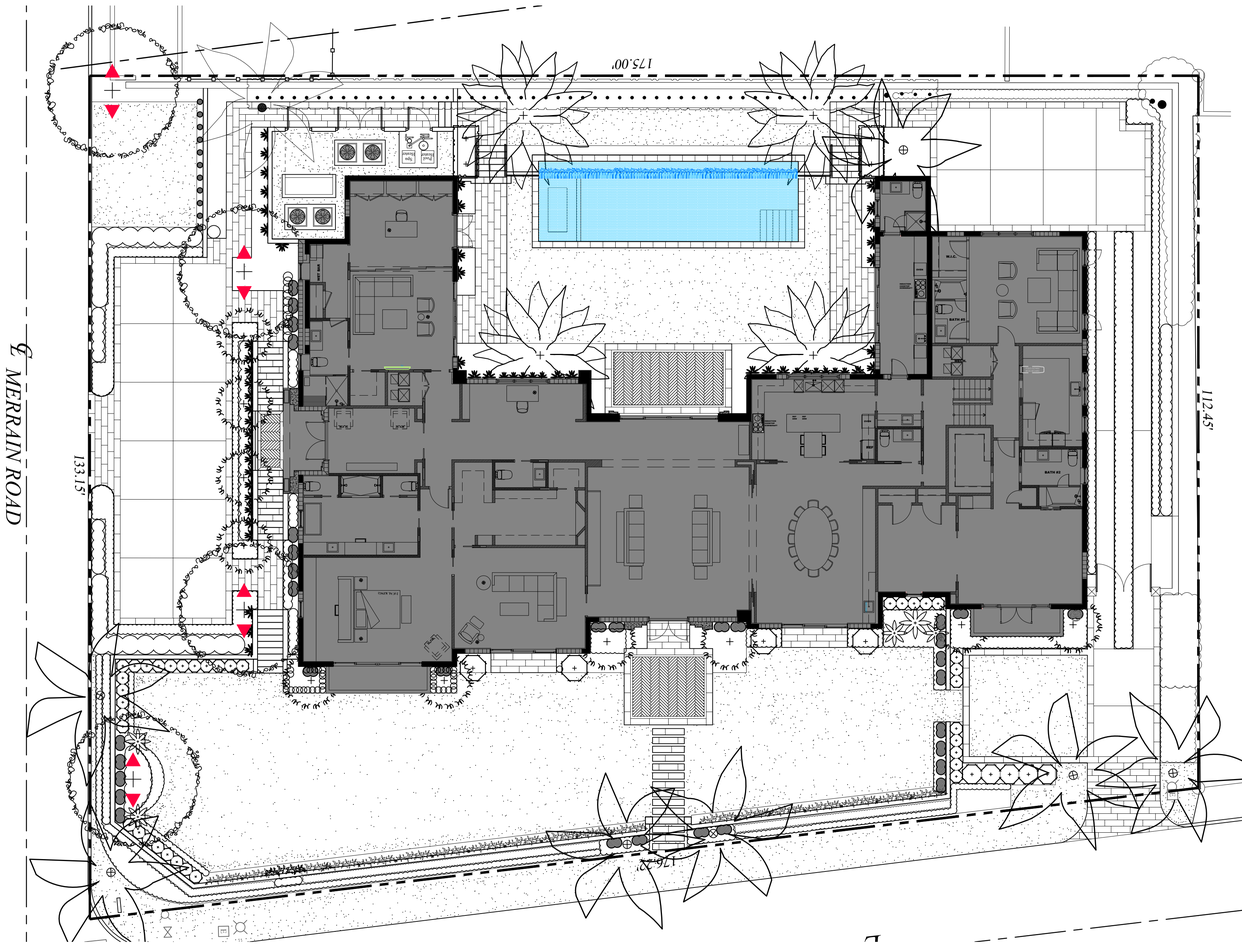
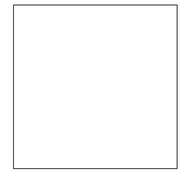
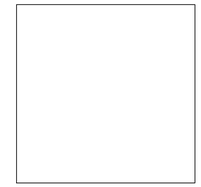


Lighting Schedule

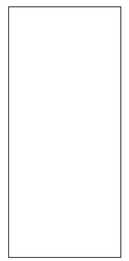
SYMBOL		DESCRIPTION	QTY.
▲	UL	UPLIGHT - AURORALIGHT - HSL16-R TELLURIDE BRASS - 3 WATTS - LED 3000K	42
○	WL	WELL LIGHT - AURORALIGHT - LWL5 LIGHTHAUS BRASS FINISH - 9 WATTS - LED 3000K	4
⊹	PL	PATH LIGHT - AURORALIGHT - LPL8 - CORONA BRASS FINISH - 4.5 WATTS - LED 3000K	17
#	CL	COLUMN LIGHT - AURORALIGHT - LSWI6 - BRASS FINISH - 3 WATTS - LED 3000K	2



UP LIGHT



WELL LIGHT



PATH LIGHT



COLUMN LIGHT

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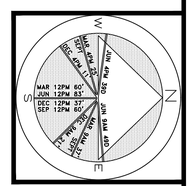

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SHEET L5.0

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Landscape Lighting Plan

ARC-25-0094

SCALE IN FEET 0' 8' 16' 24'



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JOB NUMBER: # 22123.00 LA
DRAWN BY: Kerlinaelle Dorinvil
DATE: 01.07.2025

SHEET L6.0

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Rendered Landscape Plan
SCALE IN FEET:3/32" = 1'-0"



East Elevation

1 / L6.1

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



West Elevation

2 / L6.1

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

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Rendered Landscape Elevations

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DRAWN BY: Kerlinaelle Dorinvil
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SHEET L6.1

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North Elevation
1 / L6.2
SCALE: 1/8" = 1'-0"



South Elevation
2 / L6.2
SCALE: 1/8" = 1'-0"

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Rendered Landscape Elevations

SCALE IN FEET

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JOB NUMBER: # 22123.00 LA
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SHEET L6.2

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

℄ NORTH OCEAN BLVD

176.22'

EXISTING 6' HT CALOPHYLLUM HEDGE TO REMAIN FOR SCREENING DURING CONSTRUCTION

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

112.45'

EXISTING 6' HT SEAGRAPE HEDGE TO REMAIN FOR SCREENING DURING CONSTRUCTION

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

6' HT. X 27' WIDE CHAIN-LINK ROLLING GATE W/ SCREENING

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

133.15'

℄ MERRAIN ROAD

6' HT. X 24' WIDE CHAIN-LINK ROLLING GATE W/ SCREENING

175.00'

EXISTING 10' HT GREEN BUTTONWOOD HEDGE TO REMAIN FOR SCREENING DURING CONSTRUCTION

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

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
Dustin M. Mizell, MLA, RLA #6666784
Dustin@environmentdesigngroup.com

Private Residence
1300 North Ocean Blvd
Town of Palm Beach
LOT A

JOB NUMBER: # 22123.00 LA
DRAWN BY: Kerlinadie Doriuil
DATE: 01.07.2025

SHEET L7.0

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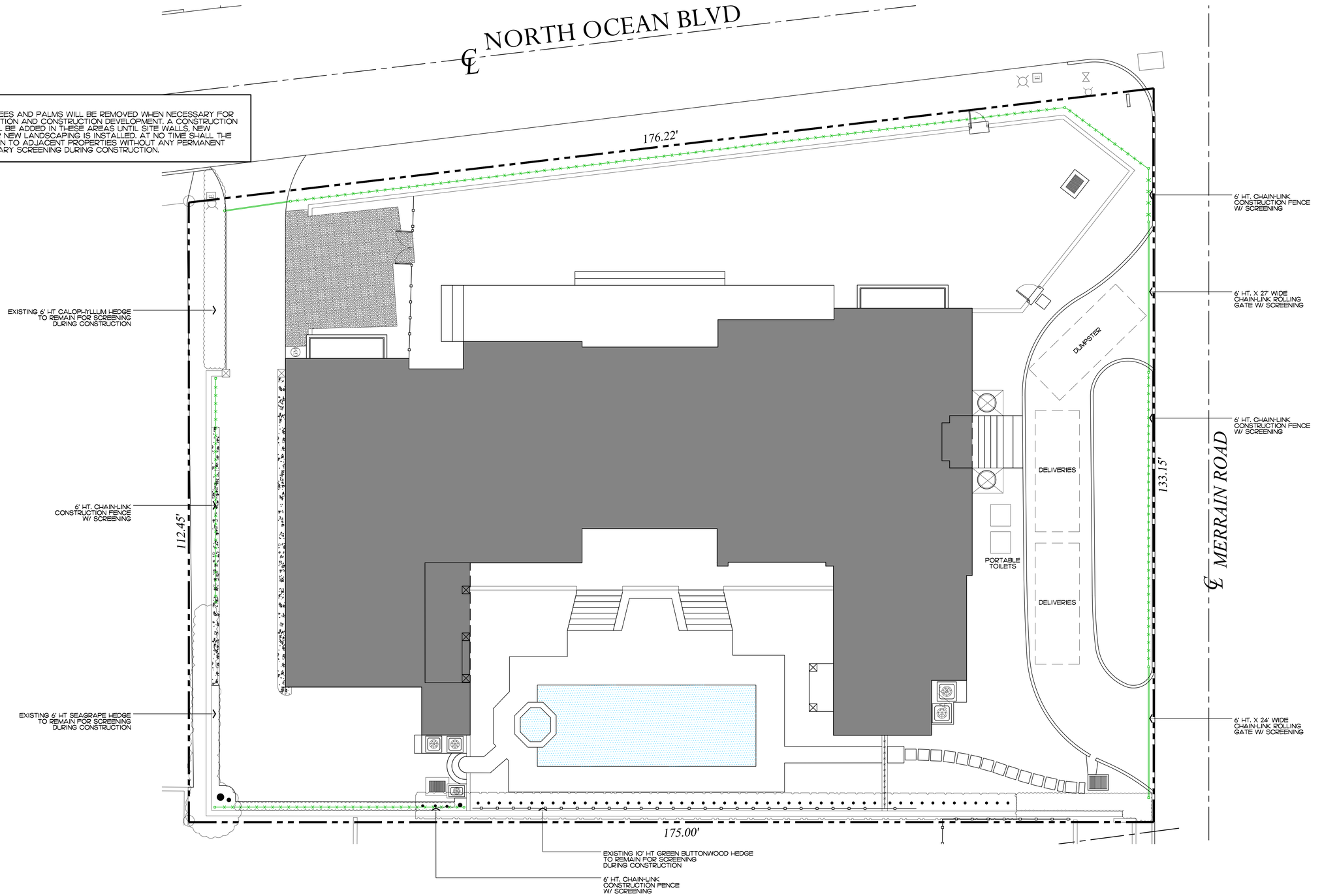
CALL TOLL FREE
1-800-432-4770
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

Construction Screening Plan

NOT FOR CONSTRUCTION
ARC-25-0094

SCALE IN FEET 0' 8' 16' 24'

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



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Private Residence
1300 North Ocean Blvd
Town of Palm Beach
FLORIDA

JOB NUMBER: # 22123.00 LA
DRAWN BY: Dustin Mizell
DATE: 01.07.2025

SHEET L7.2

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SUNSHINE STATE ONE CALL OF FLORIDA, INC.

Construction Staging Plan

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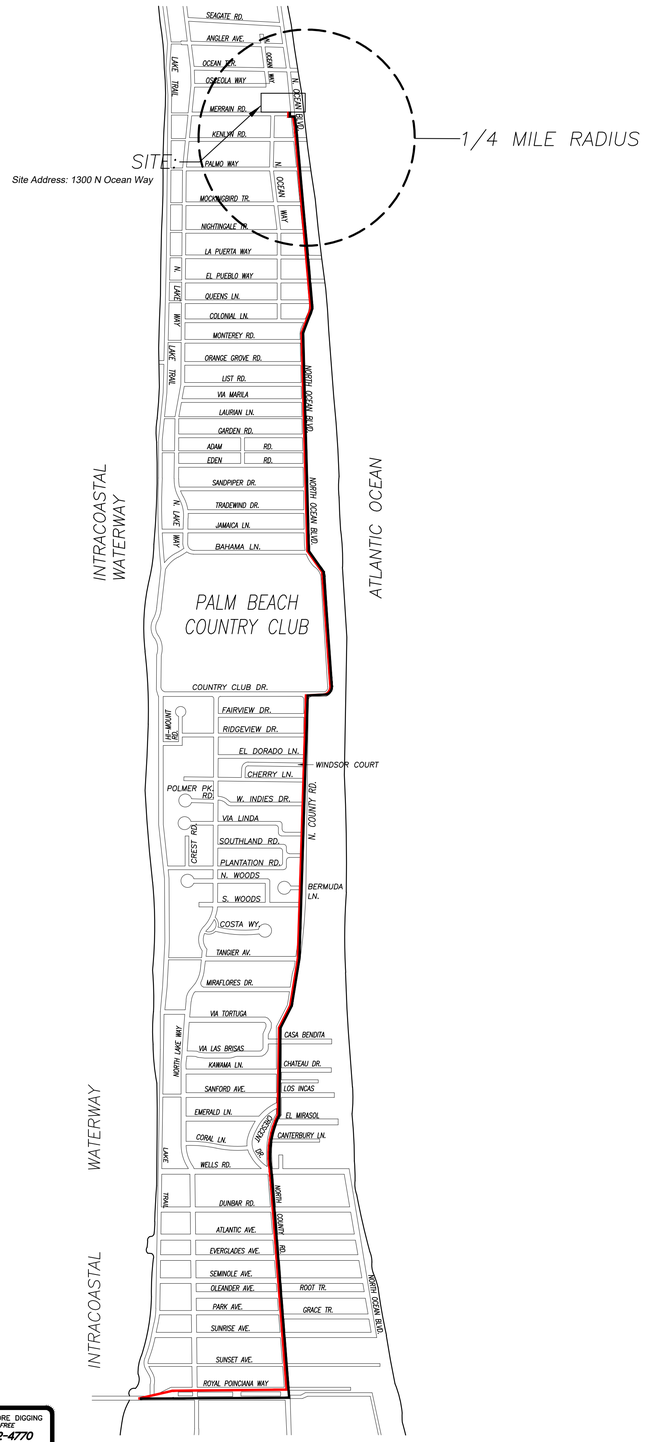
ARC-25-0094

SCALE IN FEET 0' 8' 16' 24'



CONCEPTUAL CONSTRUCTION SCHEDULE

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

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

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

1 *PROPOSED TRUCK INGRESS / EGRESS ROUTES MAP*

SCHEDULE:

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

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

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

PROPOSED INGRESS TRUCK ROUTE

PROPOSED EGRESS TRUCK ROUTE

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Private Residence
1300 North Ocean Blvd
Town of Palm Beach
FLORIDA

JOB NUMBER: # 22123.00 LA
DRAWN BY: Dustin Mizell
DATE: 01.07.2025

SHEET L7.3

NOT FOR CONSTRUCTION

ARC-25-0094

Truck Logistics Plan

SCALE: NOT TO SCALE

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

TOWN OF PALM BEACH

Information for Architectural Commission Meeting on: February 25, 2026

To: Architectural Commission

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

From: Planning, Zoning & Building

Re: ARC-25-0098 (ZON-26-0001) 1519 N OCEAN WAY (COMBO). The applicant, The Duane and Kelly Roberts Community Property Trust U/A/D May 11, 2012 (Kelly Roberts, Trustee), has filed an application requesting Architectural Commission review and approval for renovations and additions to an existing two-story, single-family, residence which will exceed 10,000 sq ft; additionally, site-wide landscape, hardscape and swimming pool modifications and improvements are proposed, including one (1) variance to exceed the maximum number of A/C equipment units in the north side-yard setback area. Town Council shall review the application as it pertains to zoning relief & approval.

Date: 2/18/2026

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-25-0098 (ZON-26-0001) 1519 N OCEAN WAY (COMBO). The applicant, The Duane and Kelly Roberts Community Property Trust U/A/D May 11, 2012 (Kelly Roberts, Trustee), has filed an application requesting Architectural Commission review and approval for renovations and additions to an existing two-story, single-family, residence which will exceed 10,000 sq ft; additionally, site-wide landscape, hardscape and swimming pool modifications and improvements are proposed, including one (1) variance to exceed the maximum number of A/C equipment units in the north side-yard setback area. Town Council shall review the application as it pertains to zoning relief & approval.

ZON-26-0001 (ARC-25-0098) 1519 N OCEAN WAY (COMBO) – VARIANCE. The applicant, The Duane and Kelly Roberts Community Property Trust U/A/D May 11, 2012 (Kelly Roberts, Trustee), has filed an application requesting town council review and approval of a variance to permit four pieces of A/C equipment in a side-yard setback where a maximum of two pieces of equipment are permitted, as part of renovation and additions including hardscape and landscape changes at an existing residence. The Architectural Commission shall perform design review of the application.

Applicant:	The Duane and Kelly Roberts Community Property Trust U/A/D May 11, 2012 (Kelly Roberts, Trustee)
Architecture:	SKA Architect + Planner (Patrick Segraves)
Landscape:	Environment Design Group (Dustin Mizell)

THE PROJECT:

The applicant has submitted plans entitled "PROPOSED RENOVATIONS FOR: The Duane and Kelly Roberts Community Property Trust" as prepared by **SKA Architect + Planner**, uploaded and dated to the Town 02/09/2025.

The following is the scope of work for the Project:

- Renovations and additions to an existing two-story, single-family residence.
- New hardscape and landscape.

The following Town Council relief is needed to achieve the scope of work:

- **VARIANCE 1: Section 134-1728(a)(3):** A variance to permit four (4) pieces of A/C equipment in the north side-yard setback where a maximum of two (2) pieces is permitted.

Site Data			
Zoning District	R-A	**Future Land Use**	SINGLE-FAMILY
Crown of Road	+6.05' NAVD	**FEMA Flood Zone**	ZONE X, ZONE VE
Lot Width	79.11'	**Lot Depth**	308'
Lot Area	19,271.5 SF	**Enclosed Square Footage**	Existing: 9,463 SF Proposed: 10,827 SF
Lot Coverage	Permitted: 25% Existing: 22.4% Proposed:24.4%	**Landscape Open Space**	Required: 50% (Lot over 20k SF) Existing: 37.3% Proposed: 45%

Surrounding Properties / Zoning	
North	1545 N Ocean Way / Residence | R-A
South	1515 N Ocean Way / Residence | R-A
East	Atlantic Ocean
West	1520 N Ocean Way / Residence | R-B



STAFF ANALYSIS

The applicant is proposing renovations and additions to an existing two-story, ocean front residence in the far north end of Palm Beach, just south of the intersection of Caribbean Road and North Ocean Way. The scope of work includes enclosing covered loggias at the rear of the property, partial demolition of the rear of the residence and reconstruction of new first and second floor loggia, a two-story addition at the front of the residence with new two-car garage, and enclosure of existing garage and elimination of an existing encroachment beyond the north property line into the Mediterranean Road beach access right-of-way. The main entry will be redesigned to feature a portico and new arched door. New hardscape and landscape is proposed throughout the site including two new swimming pools and new vehicular gate at North Ocean Way. Other architectural modifications are being proposed in conjunction with the overall renovation, however, the style of the structure is proposed to retain Mediterranean features including arched openings, barrel tile roof, window grill features, and cream color stucco. The overall site plan is not proposed to change but the modifications proposed to landscape and hardscape area will result in increased landscape open space and will bring the property into compliance with minimum requirements.



Existing Front (West) Elevation



Proposed Front (West) Elevation



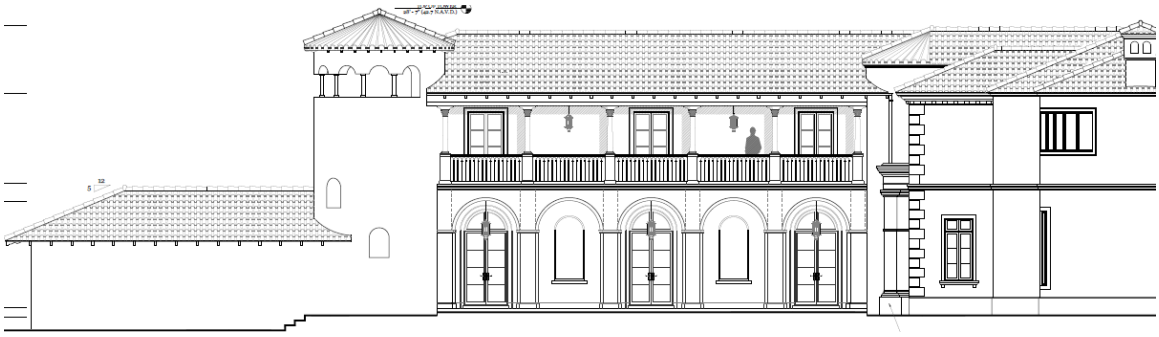
Existing Rear (East) Elevation



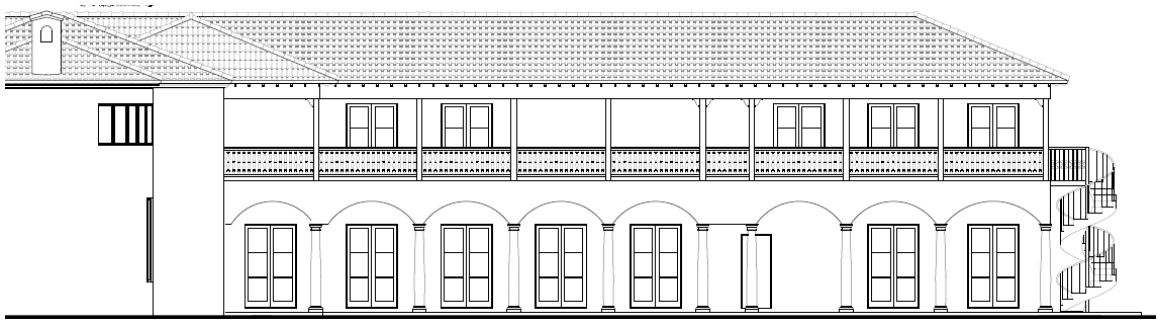
Proposed Rear (East) Elevation



Existing Partial South Side Elevation – Left



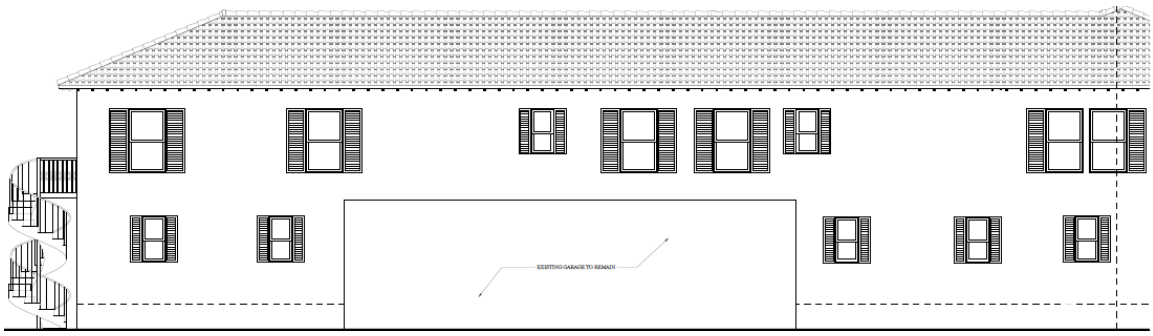
Proposed Partial South Side Elevation - Left



Existing Partial South Side Elevation – Right



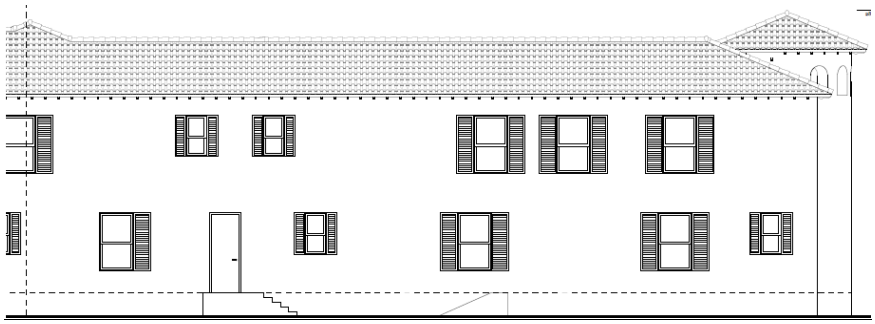
Proposed Partial South Side Elevation - Right



Existing Partial North Side Elevation – Left



Proposed Partial North Side Elevation – Left



Existing Partial North Side Elevation – Right



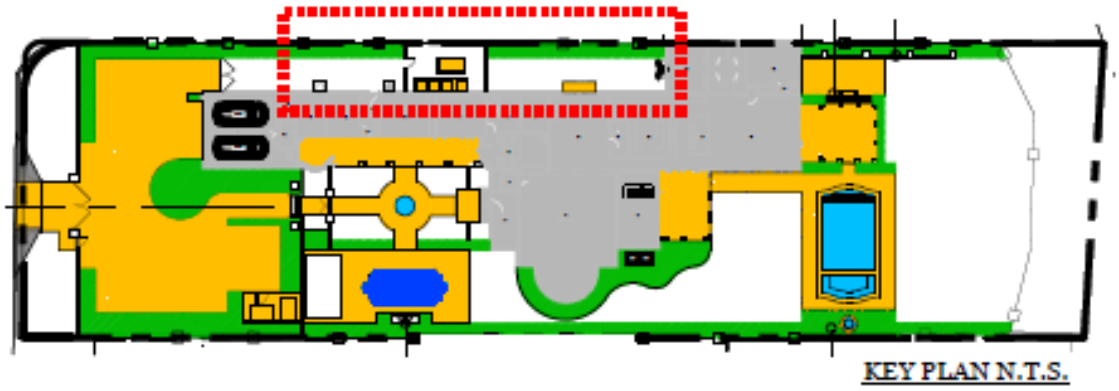
Proposed Partial North Side Elevation – Right

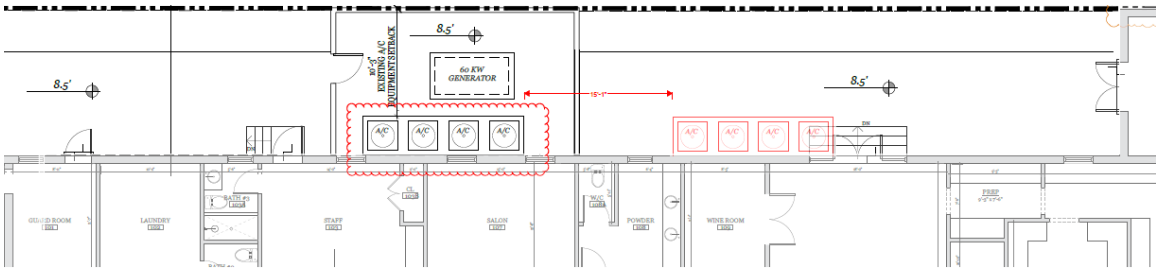


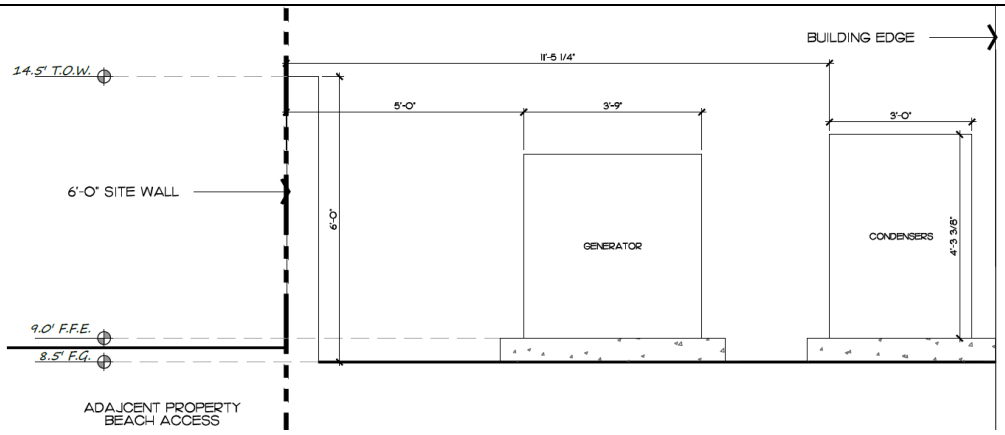
Color Rendering of Proposed Landscape and Hardscape Plan.

VARIANCE

The applicant is seeking a variance to retain nonconforming equipment in the north side yard area. Four pieces of A/C equipment are proposed within the north side-yard area where a maximum of two-pieces is permitted. The equipment is existing in this yard area, however, the applicant is proposing to relocate all units 15' to the west and rearrange the equipment in this setback area, and therefore would be required to bring the equipment into compliance with code. The existing conditions will be improved by collecting this equipment into a central equipment yard area which will be surrounded on all sides by masonry walls. The remaining equipment on site is compliant with zoning as proposed.







ZONING CODE	Permitted	PROPOSED	VARIANCE
VARIANCE 1: Section 134-1728(a)(3)	TWO (2) pieces of A/C equipment in required setback.	FOUR (4) pieces of A/C equipment in required setback	**+2 A/C Units**



Photo of existing north side-yard area.

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.
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:BMF
WRB

Date: Jan 7, 2026
Address: 1519 N Ocean Way
Re: LOI
Case #: ARC-25-0098
ZON-26-0001

SKA
SKA ARCHITECT + PLANNER
OFFICE 561-655-1116 FAX 561-832-7828
249 PERUVIAN AVE., SUITE F-2, PALM BEACH, FL 33480

Letter of Intent

This Letter of Intent outlines a full renovation, addition, and landscape redesign for the residence at 1519 North Ocean Way, located in the R-A Zoning District. The project is scheduled for ARCOM review on February 25, 2026.

The design goal is to update the home while maintaining the Mediterranean Revival / Deco Mediterranean architectural character. The work results in an increase of 1,848 SF of enclosed area and a reduction of 837 SF to the existing loggia. Lot coverage increases from 22.2% to 24.4%.

As part of the proposed scope of work, the project includes a request for the following variance:

> Section 134-1728: Request for a variance to allow four (4) air conditioning units within the north side yard setback in lieu of the two (2) allowed by the Code.

Section 134-201 – Findings prior to authorization.

1. The special conditions and circumstances related to the subject property is that four air conditioning units already exist within the north side yard setback and the owner is proposing only to move them slightly to the west.
2. The special conditions and circumstances are not the result of the applicant as the four air conditioning units existed and were situated within the side yar setback upon acquisition of the property and all four units are necessary to air condition the house.
3. Granting of the variance requested will not confer any special privilege that is denied to the neighboring properties as the owner is seeking to simply move the existing air conditioning units to the west and slightly farther from the north property line as they are currently situated.
4. The hardship, which runs with the land, is that the four air conditioning units were located within the side yard setback at the time the owner acquired the property and

due to the configuration of the house, the units cannot reasonably be relocated outside of the setback. Further, the owner is proposing to move the units farther from the north property line than they are currently situated.

5. The variances requested are the minimum necessary to make reasonable use of the land as the proposed location of the four air conditioning units is actually farther from the north property line than they are currently situated.
6. The granting of the variances will not be injurious to the neighborhood. The four air conditioning units will be farther from the north property line than they are currently situated and there is a significant buffer between the subject property and the neighboring house to the north as the property immediately north adjacent to the the subject property is not a privately owned property, but a strip of land owned by the public.

Respectfully submitted,

Erik Broberg

Project Manager

SKA Architect + Planner

PROPOSED RENOVATIONS FOR:

The Duane and Kelly Roberts Community Property Trust

1519 N OCEAN WAY,
PALM BEACH FL, 33480



SCHEDULE OF SUBMISSIONS:

PRE APP: 11.05.25
FIRST SUBMISSION: 11.24.25
SECOND SUBMISSION: 01.12.26
FINAL SUBMISSION: 02.09.26
ARCOM MEETING: 2.25.26

PROJECT DESCRIPTION:

1519 North Ocean Way, Palm Beach, FL 33480 (R-A Zoning District): Full renovation and addition to an existing single-family residence, including landscape modifications, designed in the Mediterranean Revival / Deco Mediterranean style on a 28,438 SF lot. The project adds 1364 SF to the total enclosed area, along with a reduction of 862 SF of loggia, increasing the lot coverage from 22.4% to 24.4%. This proposal is compliant with the R-A district requirements and as part of the proposed scope of work, the project includes a request for the following variance: Sec. 134-1728 – Request a variance to allow four (4) air conditioning units within the east side yard setback in lieu of the two (2) allowed per Code.

SHEET LIST:

CVR	COVER
SVY	SURVEY
C-1	CONCEPTUAL SITE GRADING AND DRAINAGE
C-2	CONCEPTUAL SITE GRADING AND DRAINAGE
ZL	ZONING LEGEND
PH-1	PHOTOS
PH-2	PHOTOS
PH-3	PHOTOS
PH-4	PHOTOS
PR-1	VISCINITY LOCATION MAP
PR-2	CONTEXTUAL SITE PLAN
PR-3	STREETSCAPES
PR-4	HEIGHT PLANE DIAGRAM
PR-5	VARIANCE DIAGRAM
SP-0	EXISTING SITE PLAN
SP-0.0	EXISTING SITE PLAN
SP-1	PROPOSED SITE PLAN
SP-1.0	PROPOSED SITE PLAN
A-1.0	EXISTING FIRST FLOOR PLAN
A-1.1	EXISTING SECOND FLOOR PLAN
A-1.2	EXISTING ROOF PLAN
A-1.3	DEMO FIRST FLOOR PLAN
A-1.4	DEMO SECOND FLOOR PLAN
A-1.5	DEMO ROOF PLAN
A-2.0	PROPOSED FIRST FLOOR PLAN
A-2.1	PROPOSED SECOND FLOOR PLAN
A-2.2	PROPOSED ROOF PLAN
A-3.0	EXISTING + PROPOSED WEST ELEVATIONS
A-3.01	EXISTING + PROPOSED WEST ELEVATION + WEST SECTION / ELEVATION
A-3.1	EXISTING + PROPOSED EAST ELEVATIONS
A-3.11	EXISTING + PROPOSED EAST ELEVATION + EAST SECTION / ELEVATION
A-3.2	EXISTING + PROPOSED SOUTH ELEVATIONS - LEFT
A-3.3	EXISTING + PROPOSED SOUTH ELEVATIONS - RIGHT
A-3.4	EXISTING + PROPOSED NORTH ELEVATIONS - LEFT
A-3.5	EXISTING + PROPOSED NORTH ELEVATIONS - RIGHT
A-4.0	DEMOLITION WEST ELEVATION
A-4.01	DEMOLITION WEST ELEVATION + WEST ELEVATION SECTION
A-4.1	DEMOLITION EAST ELEVATION
A-4.11	DEMOLITION EAST ELEVATION + EAST ELEVATION SECTION
A-4.2	DEMOLITION SOUTH ELEVATION - LEFT
A-4.3	DEMOLITION SOUTH ELEVATION - RIGHT
A-4.4	DEMOLITION NORTH ELEVATION - LEFT
A-4.5	DEMOLITION NORTH ELEVATION - RIGHT
A-5.0	PROPOSED SECTIONS
A-5.1	PROPOSED SECTIONS
A-5.2	PROPOSED SECTIONS
A-6.0	DETAILS
A-7.0	RENDERED ELEVATIONS
A-7.1	RENDERED ELEVATIONS
A-7.2	RENDERED ELEVATIONS
A-7.3	MATERIALS AND FINISHES
A-7.5	PRELIMINARY RENDERINGS
A-7.6	PRELIMINARY RENDERINGS
A-7.7	PRELIMINARY RENDERINGS
A-7.8	PRELIMINARY RENDERINGS
A-7.9	PRELIMINARY RENDERINGS

SKA ARCHITECT + PLANNER
249 PERUVIAN AVE, SUITE F2, PALM BEACH, FL, 33480 PHONE: 561.655.1116

A.A. #001345
A.R.#10,181

PROPOSED RENOVATIONS FOR:

PRIVATE RESIDENCE

1519 N OCEAN BLVD, PALM BEACH, FL 33480

CONSULTANT:

REVISIONS:

△
△
△
△

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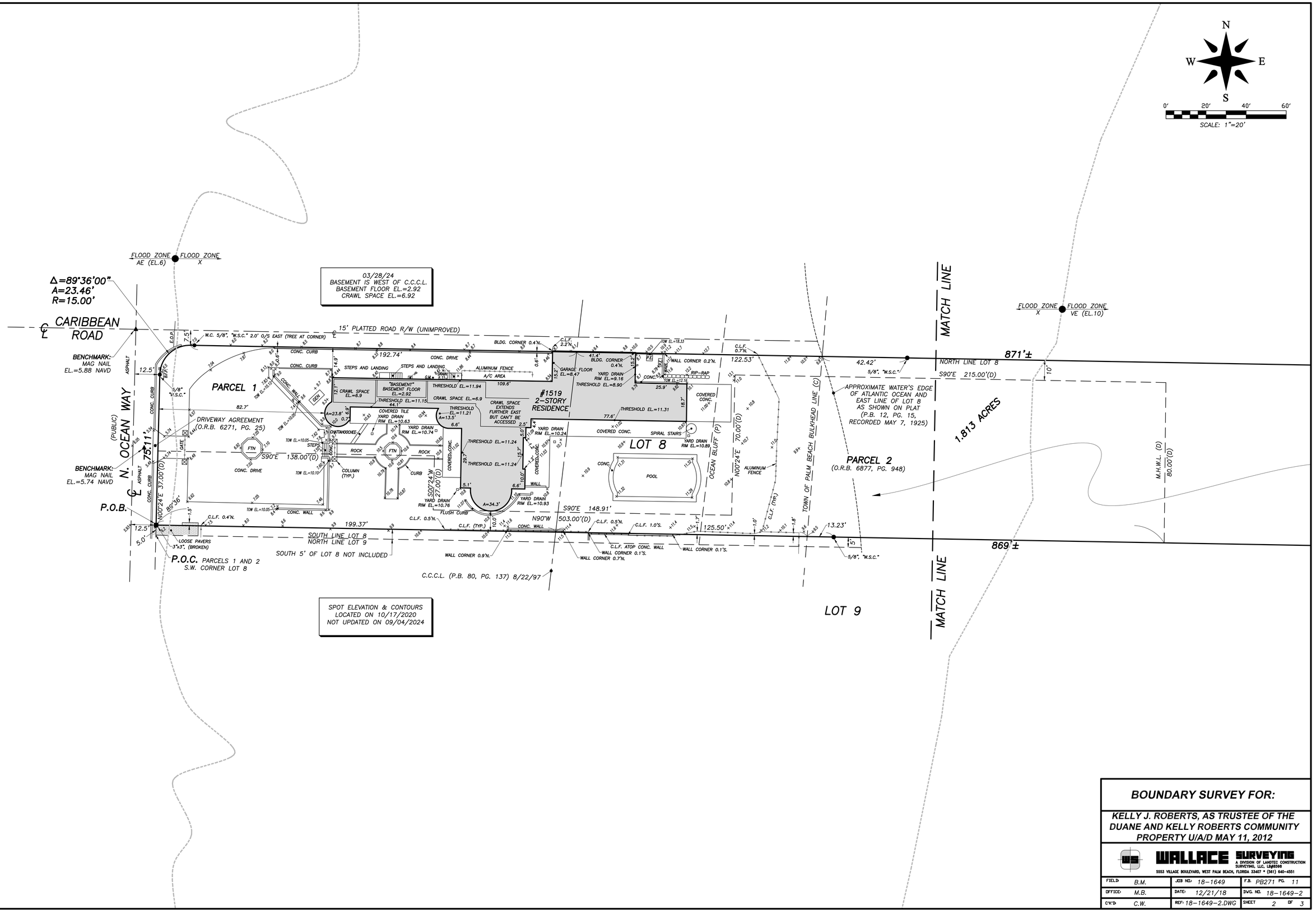
PROJECT NO:

ARC-25-0098
ZON-26-0001

SHEET NO.

CVR

02.09.26



BOUNDARY SURVEY FOR:

KELLY J. ROBERTS, AS TRUSTEE OF THE DUANE AND KELLY ROBERTS COMMUNITY PROPERTY U/A/D MAY 11, 2012

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.: 18-1649	F.B. PB271 PG. 11
OFFICE:	M.B.	DATE: 12/21/18	DWG. NO. 18-1649-2
CK'D:	C.W.	REF: 18-1649-2.DWG	SHEET 2 OF 3

SKA
SKA ARCHITECT + PLANNER
249 PERUVIAN AVE, SUITE F2, PALM BEACH, FL. 33480 PHONE: 561.655.1116

A.A. #001345
A.R.#10,181

PROPOSED RENOVATIONS FOR:

PRIVATE RESIDENCE

1519 N OCEAN BLVD, PALM BEACH, FL 33480

CONSULTANT:

REVISIONS:

△
△
△
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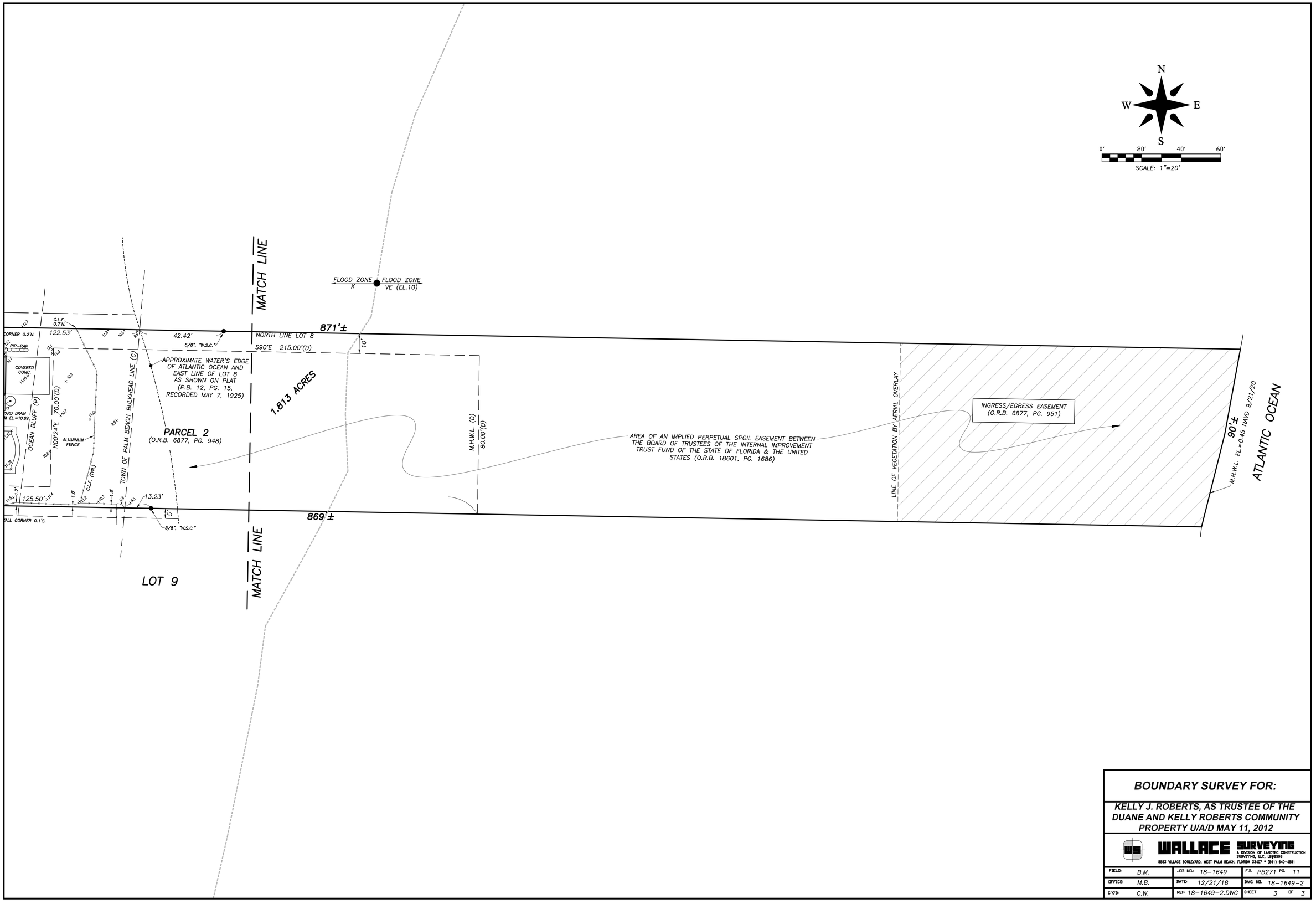
PROJECT NO:

SHEET NO.

SVY

11.24.25



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A DIVISION OF LANDTEC CONSTRUCTION SURVEYING, LLC, LB#8098
5553 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 • (561) 640-4551

FIELD: B.M.	JOB NO.: 18-1649	F.B. PB271 PG. 11
OFFICE: M.B.	DATE: 12/21/18	DWG. NO. 18-1649-2
C'K'D: C.W.	REF: 18-1649-2.DWG	SHEET 3 OF 3

SKA
SKA ARCHITECT + PLANNER
249 PERUVIAN AVE, SUITE F2, PALM BEACH, FL, 33480 PHONE: 561.655.1116

A.A. #001345
A.R.#10,181

PROPOSED RENOVATIONS FOR:

PRIVATE RESIDENCE

1519 N OCEAN BLVD, PALM BEACH, FL 33480

CONSULTANT:

REVISIONS:

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△
△

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PROJECT NO:

SHEET NO.

SVY

11.24.25



1497 N OCEAN WAY



1495 N OCEAN WAY



1533 N OCEAN WAY



1515 N OCEAN WAY

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PROJECT NO:

SHEET NO.

PH-1

11.24.25



1497 N OCEAN WAY



1497 N OCEAN WAY



N OCEAN WAY LOOK NORTHEAST



N OCEAN WAY LOOKING NORTHWEST

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PROJECT NO:

SHEET NO.

PH-1

11.24.25



AERIAL LOOKING EAST



EXISTING ENTRANCE



EXISTING ARBOR



VIEW FROM THE OCEAN



EXISTING ENTRY COURTYARD



EXISTING DRIVE TO GARAGE



ENTRY COURTYARD BALCONY

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PH-1

11.24.25



EXISTING MASTER LOGGIA



EXISTING KITCHEN



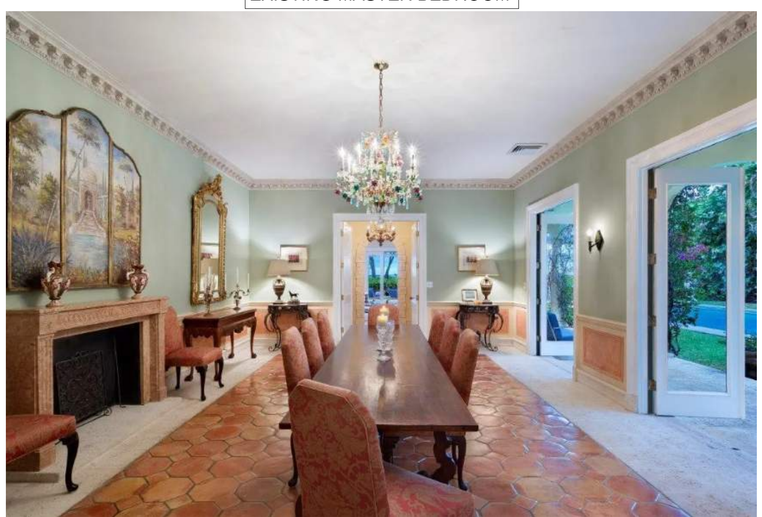
EXISTING FAMILY ROOM



EXISTING BALCONY @ OCEAN



EXISTING MASTER BEDROOM



EXISTING DINING ROOM



EXISTING STAIR TOWER

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REVISIONS:

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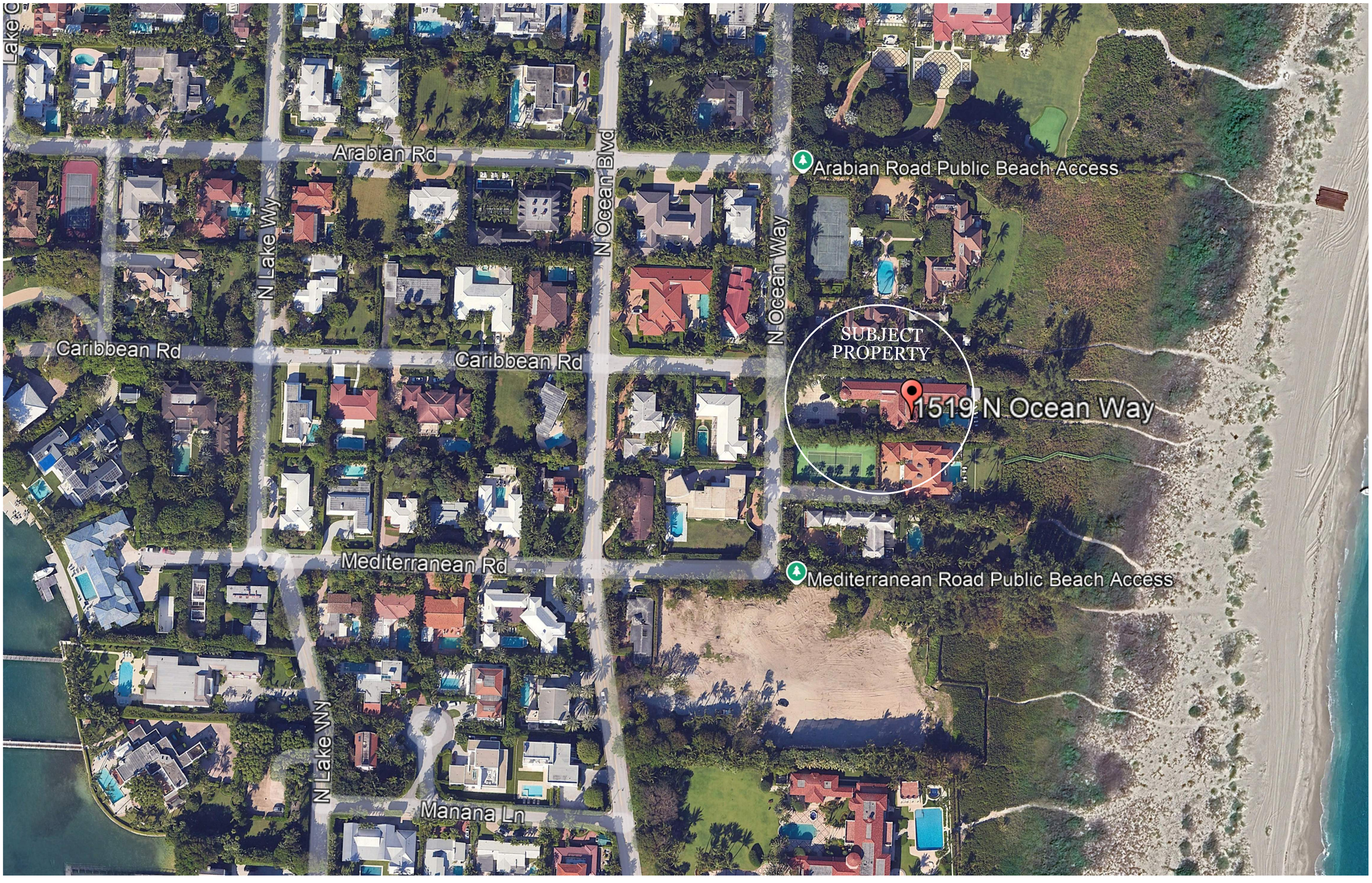
PH-1

11.24.25



VICINITY LOCATION MAP

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PROJECT NO:

SHEET NO.

PR-1

11.24.25



CONTEXTUAL SITE PLAN

SCALE: 1:50

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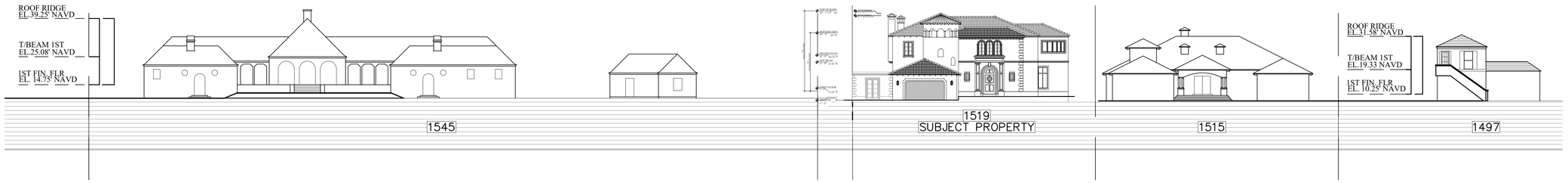
PROJECT NO:

SHEET NO.

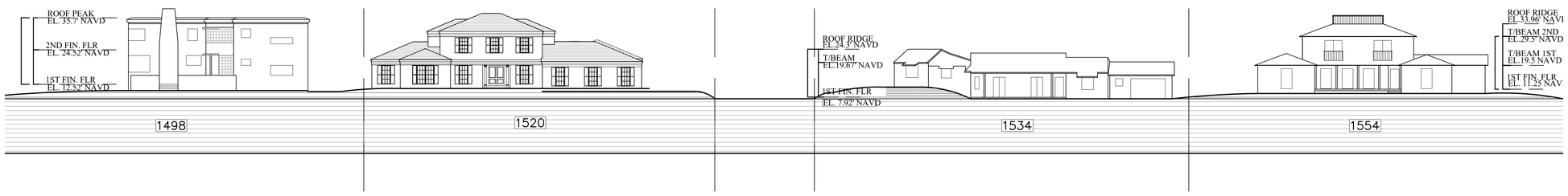
PR-2

11.24.25



STREESCAPE A

SCALE: 1:20



STREESCAPE B

SCALE: 1:20

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PROJECT NO:

SHEET NO.

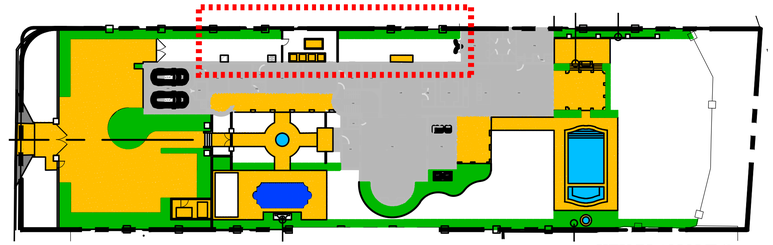
PR-3

11.24.25

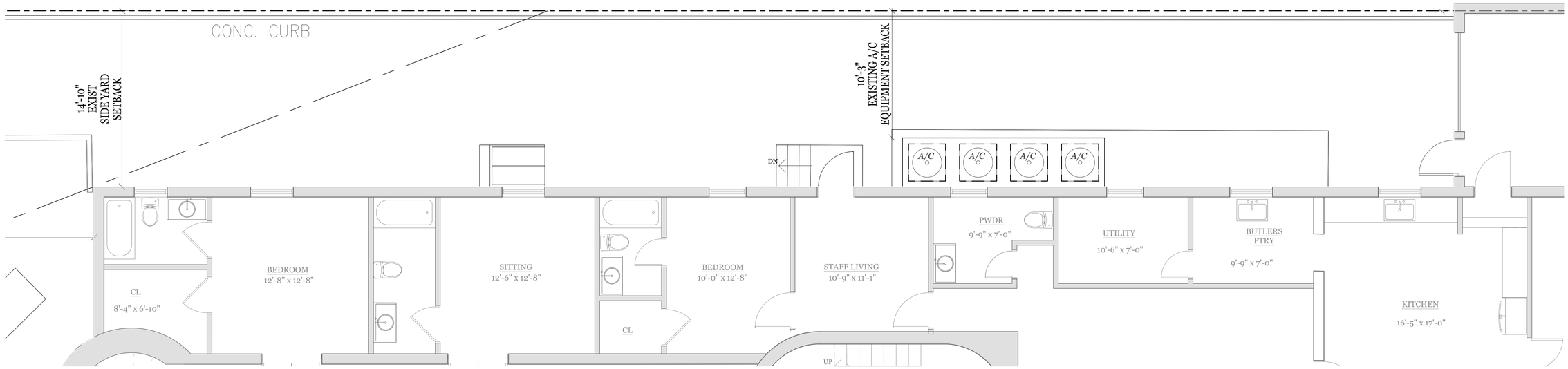
VARIANCE REQUEST - SECTION 134-1728:
A/C UNIT SETBACK VARIANCE - NORTH SIDE YARD

Existing Condition:
Four (4) air conditioning units currently located within the north side yard setback.

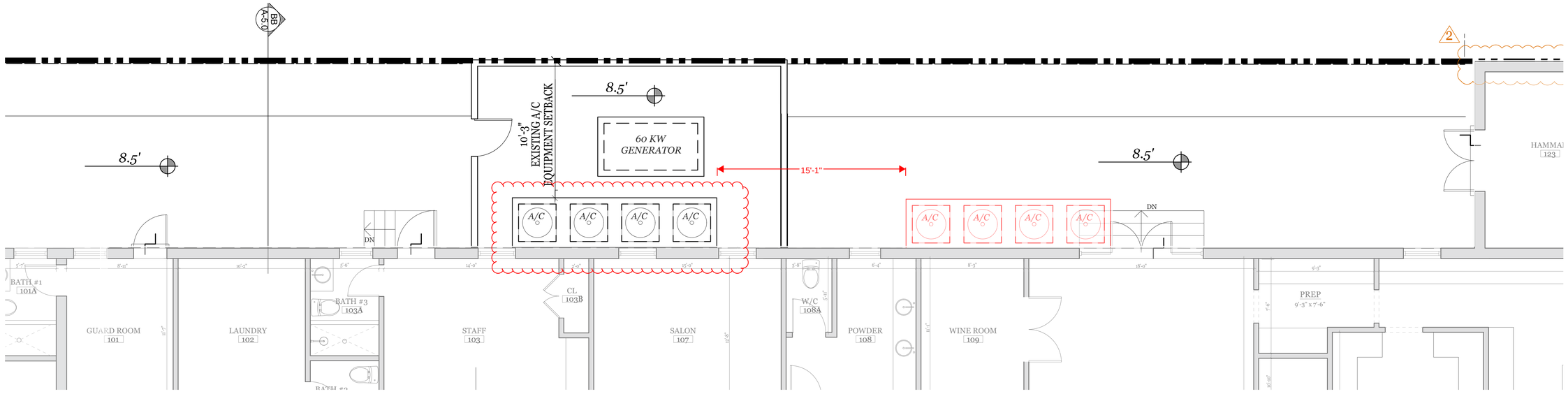
Proposed Condition:
Four (4) A/C units relocated westward along the same 10'-3" setback plane from north property line, maintaining setback distance but shifting west from existing locations



KEY PLAN N.T.S.



EXISTING NORTH SIDE YARD AC CONDENSER CONFIGURATION
SCALE: 1/4" -1'-0"



PROPOSED SIDE YARD AC CONDENSER CONFIGURATION
SCALE: 1/4" -1'-0"

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561.655.1114
A.A. #001345
A.R.#10,181

PROPOSED RENOVATIONS FOR:
PRIVATE RESIDENCE
1519 N OCEAN BLVD, PALM BEACH, FL 33480

CONSULTANT:

REVISIONS:
2 TOPB SECOND SUB COMMENTS: 12.19.25

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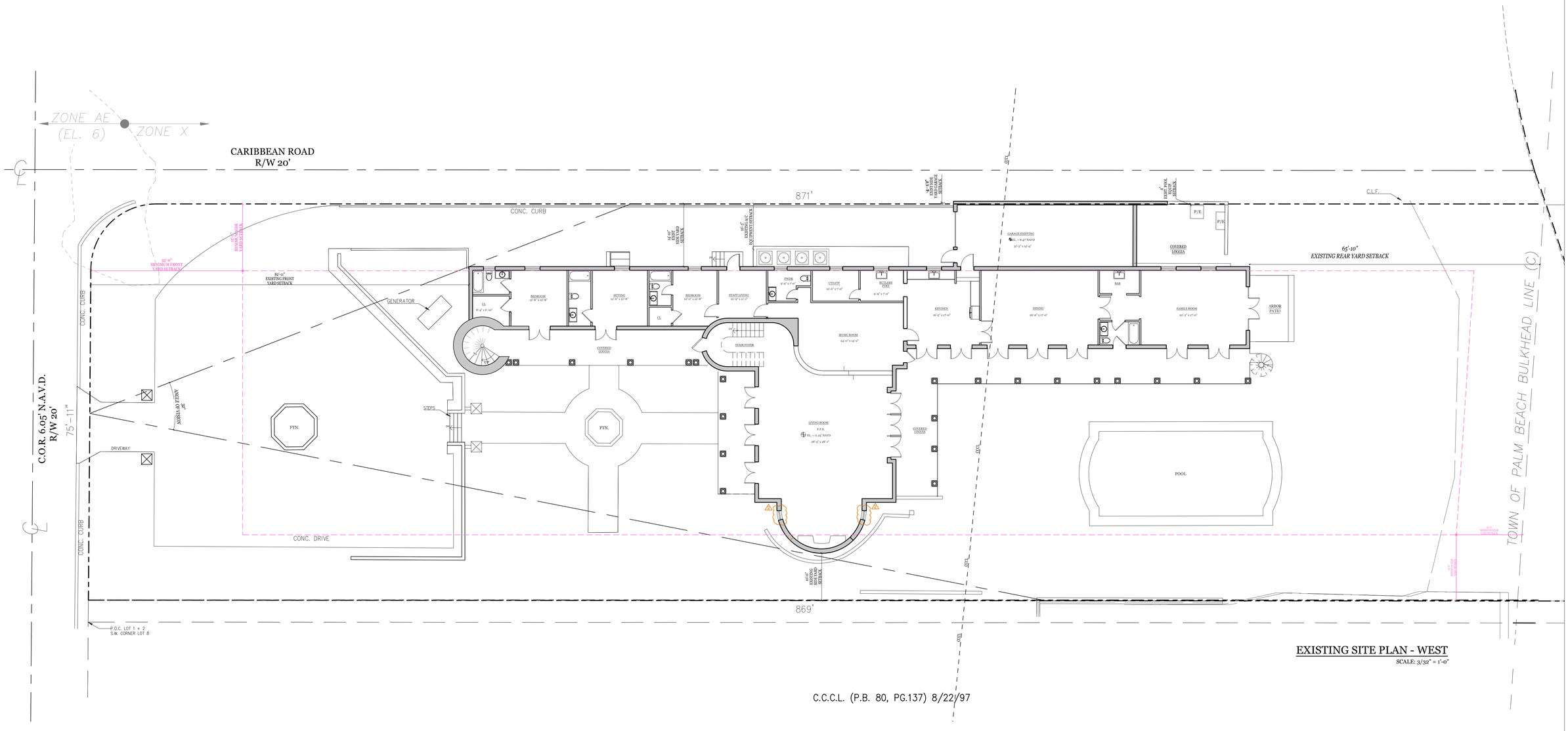
PROJECT NO:

SHEET NO.
PR-5

02.09.26

VARIANCE DIAGRAM



EXISTING SITE PLAN - WEST

SCALE: 3/32" = 1'-0"

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REACH FL 33480 PHONE: (561) 655-1114

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PROPOSED RENOVATIONS FOR:

PRIVATE RESIDENCE

1519 N OCEAN BLVD, PALM BEACH, FL 33480

CONSULTANT:

REVISIONS:

2 TOPB SECOND SUB COMMENTS: 12.19.25

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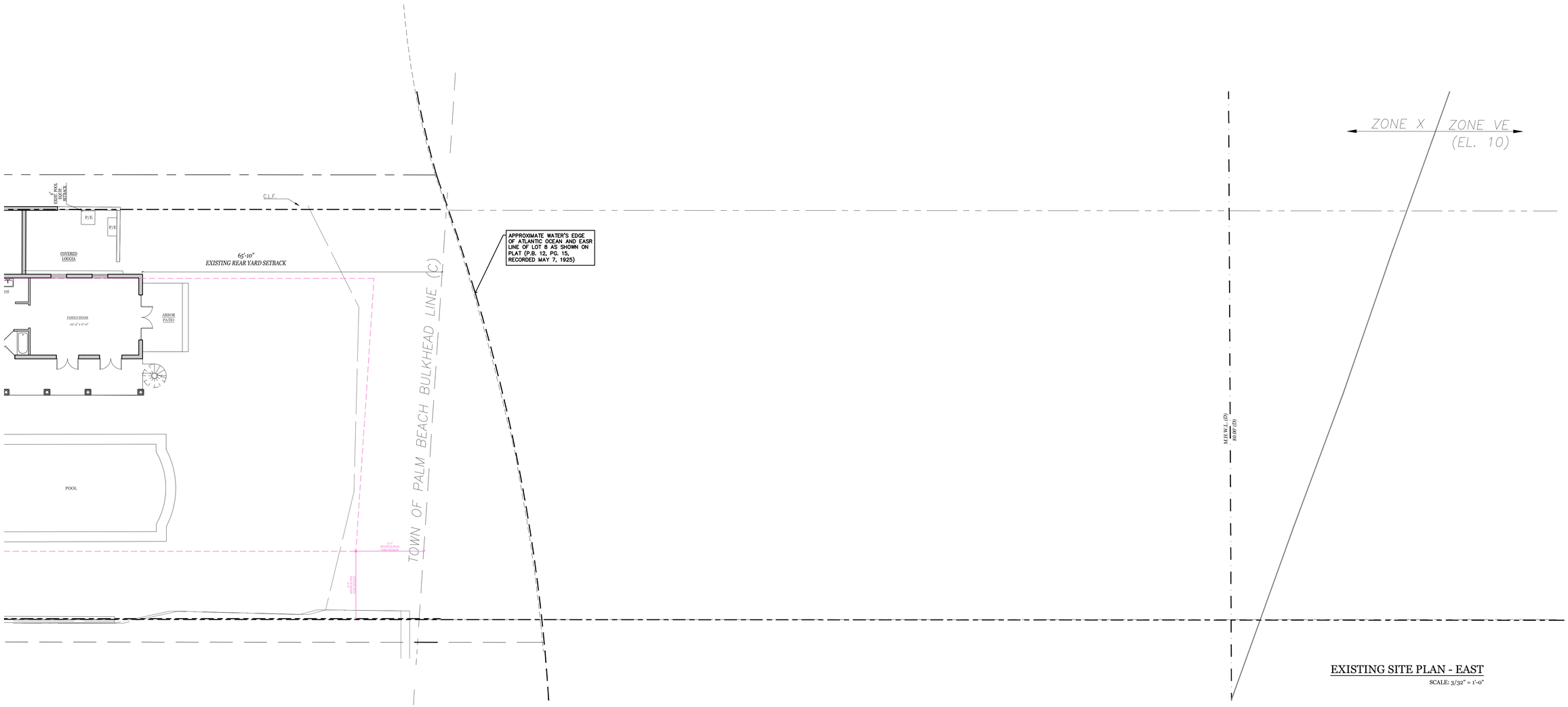
PROJECT NO:

SHEET NO.

SP-0

02.09.26



EXISTING SITE PLAN - EAST

SCALE: 3/32" = 1'-0"

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PROPOSED RENOVATIONS FOR:

PRIVATE RESIDENCE

1519 N OCEAN BLVD, PALM BEACH, FL 33480

CONSULTANT:

REVISIONS:

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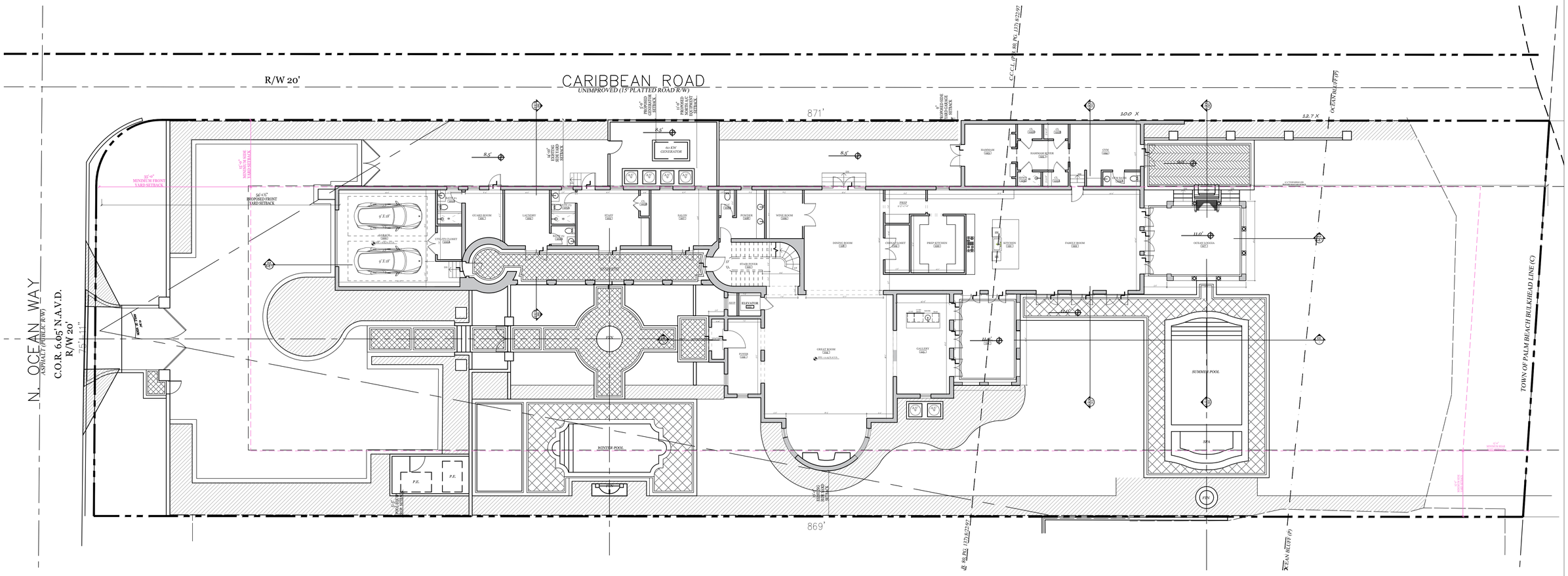
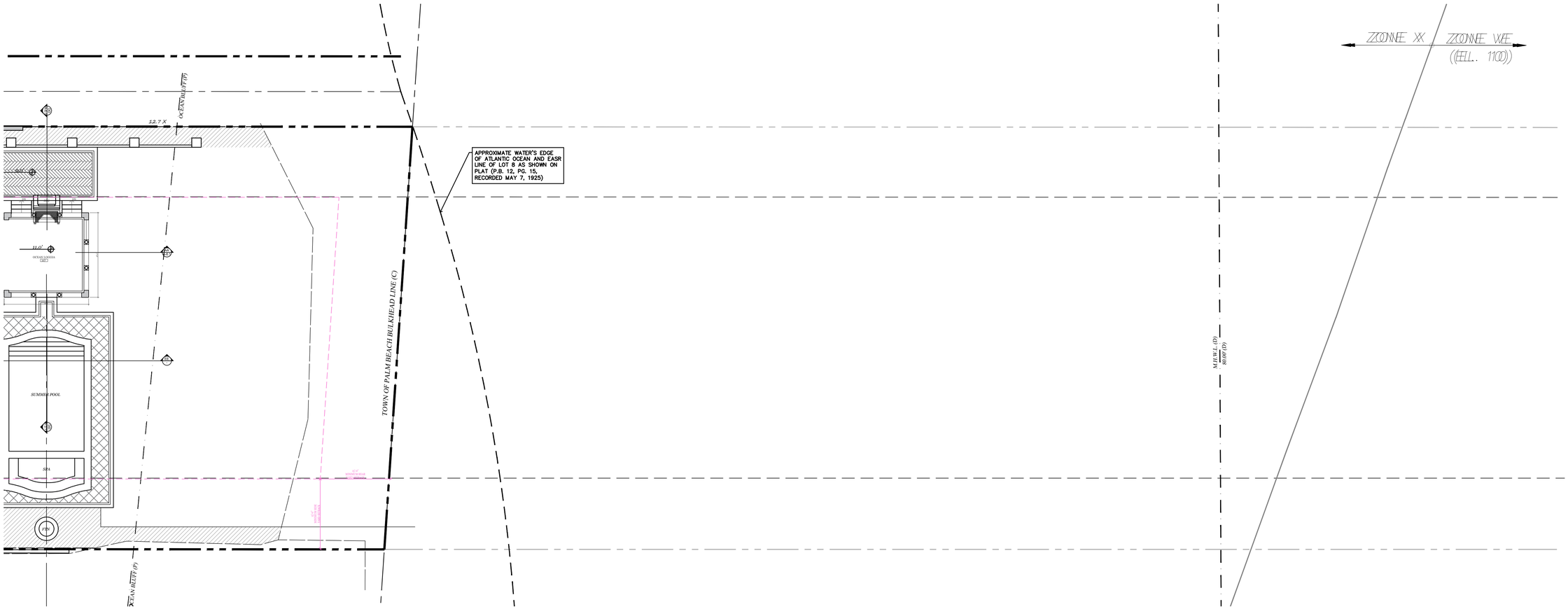
PROJECT NO:

SHEET NO.

SP-0.0

02.09.26


R/W 20'
CARIBBEAN ROAD
UNIMPROVED (15' PLATTED ROAD R/W)
871'
869'
N. OCEAN WAY
ASPHALT (PUBLIC R/W)
C.O.R. 6.05' N.A.V.D.
R/W 20'
75' ± 1"
C.C.C.L. (PER R.O.E. PR-1172 8.25.97)
TOWN OF PALM BEACH BULKHEAD LINE (C)
55'-0" MINIMUM FRONT YARD SETBACK
54'-1.5" PROPOSED FRONT YARD SETBACK
15'-0" MINIMUM REAR YARD SETBACK
6'-0" PROPOSED GENERATOR SETBACK
11'-0" PROPOSED NORTH FAC. SIDE YARD SETBACK
15'-0" MINIMUM SIDE YARD SETBACK
6'-0" MINIMUM GARAGE SIDE YARD SETBACK
60 KW GENERATOR
8.5'
9' X 18'
GUARD ROOM
LAUNDRY
STAFF
SALON
POWDER
WINE ROOM
DINING ROOM
FOYER
ELEVATOR
GREAT ROOM
GALLERY
PREP
PREP KITCHEN
CASUAL LIGHT
KITCHEN
FAMILY ROOM
HAMMAM
HAMMAM ROOM
GYM
OCEAN LOUNGE
SUMMER POOL
SPA
WINTER POOL
P.E.
P.E.
EXISTING 6'-0" HIGH CBS WALL
EXISTING NORTH FAC. SIDE YARD



PROPOSED SITE PLAN - EAST

SCALE: 3/32" = 1'-0"

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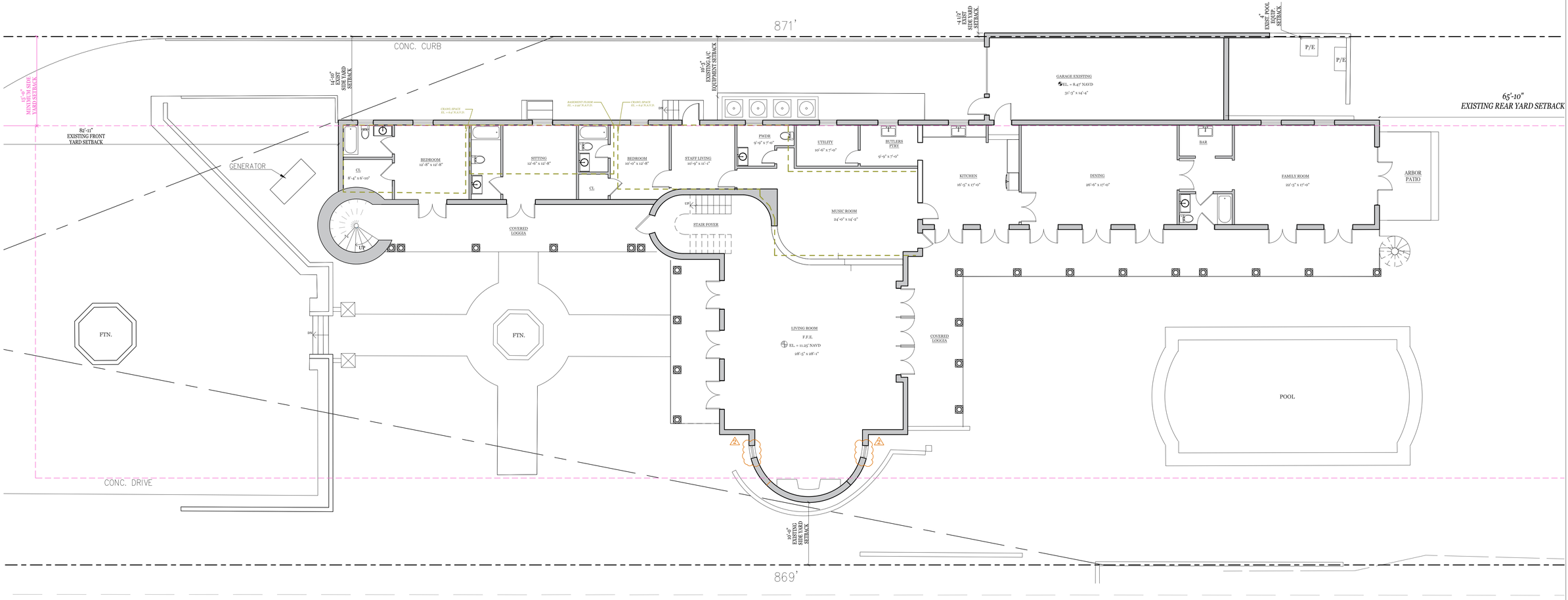
SP-1.1

02.09.26



EXISTING FIRST FLOOR PLAN

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

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REACH FL 33480 PHONE 561.655.1114
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A.R.#10,181

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CONSULTANT:

REVISIONS:

2 TOPB SECOND SUB COMMENTS: 12.19.25

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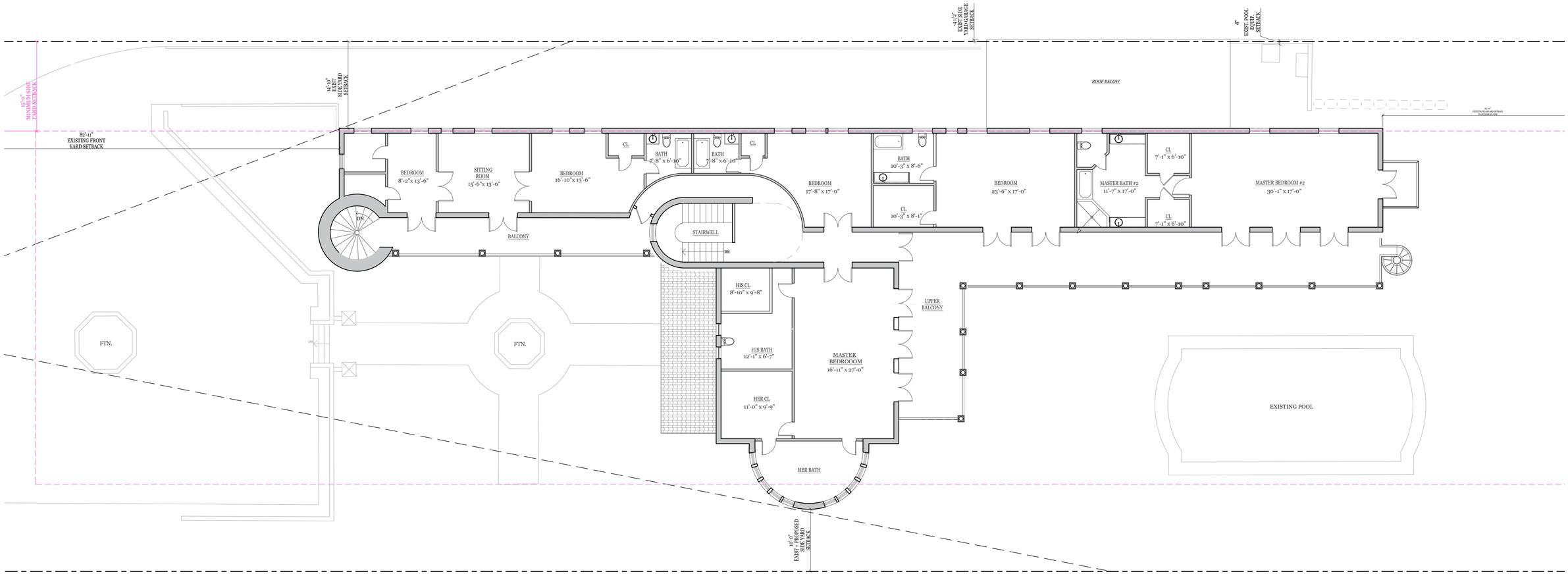
A-1.0

02.09.26



EXISTING SECOND FLOOR PLAN

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

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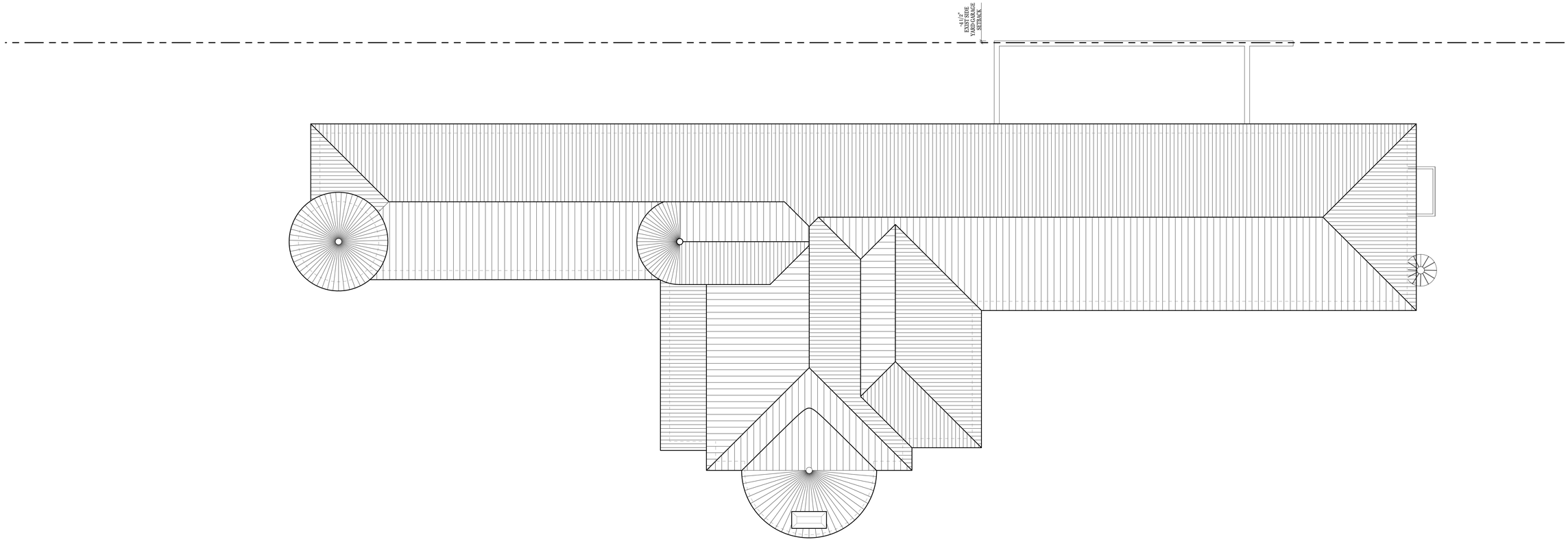
A-1.1

02.09.26



EXISTING ROOF PLAN

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

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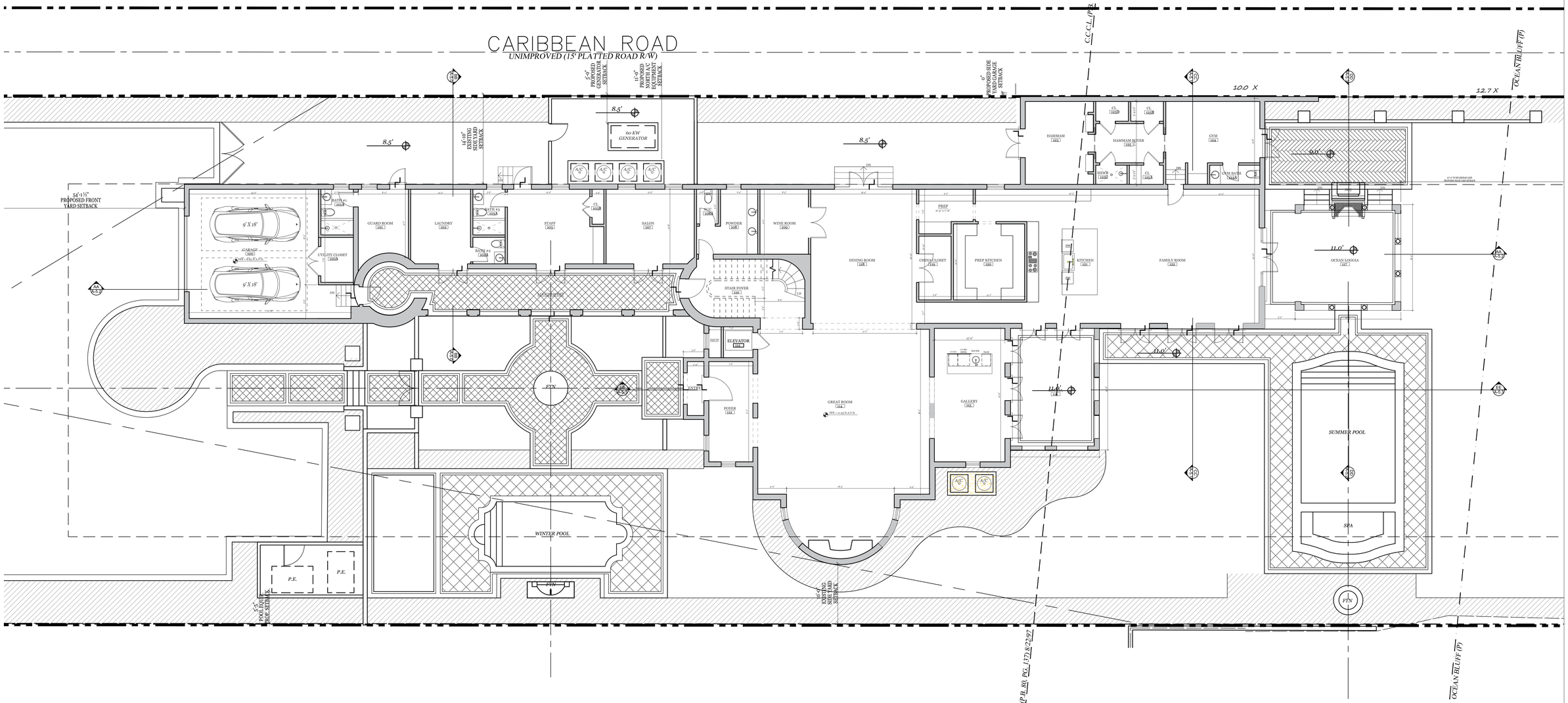
A-1.2

02.09.26



PROPOSED FIRST FLOOR PLAN

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

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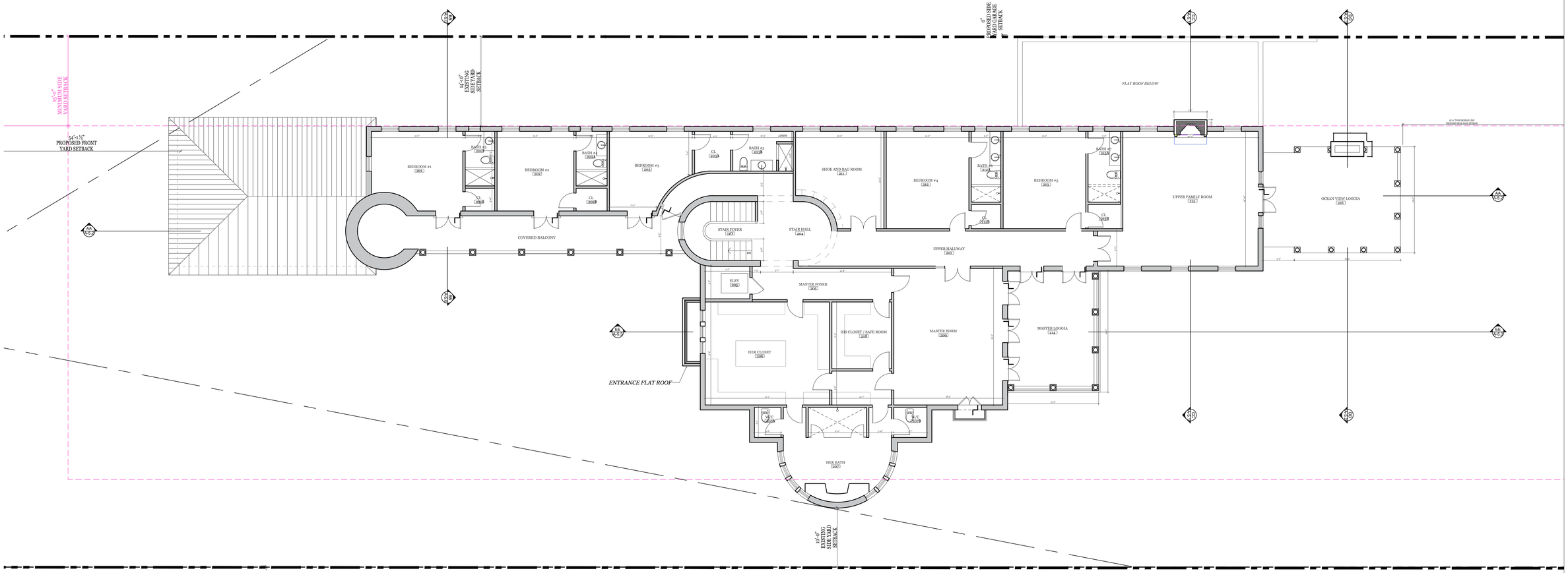
A-2.0

01.09.26



PROPOSED SECOND FLOOR PLAN

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

SKA
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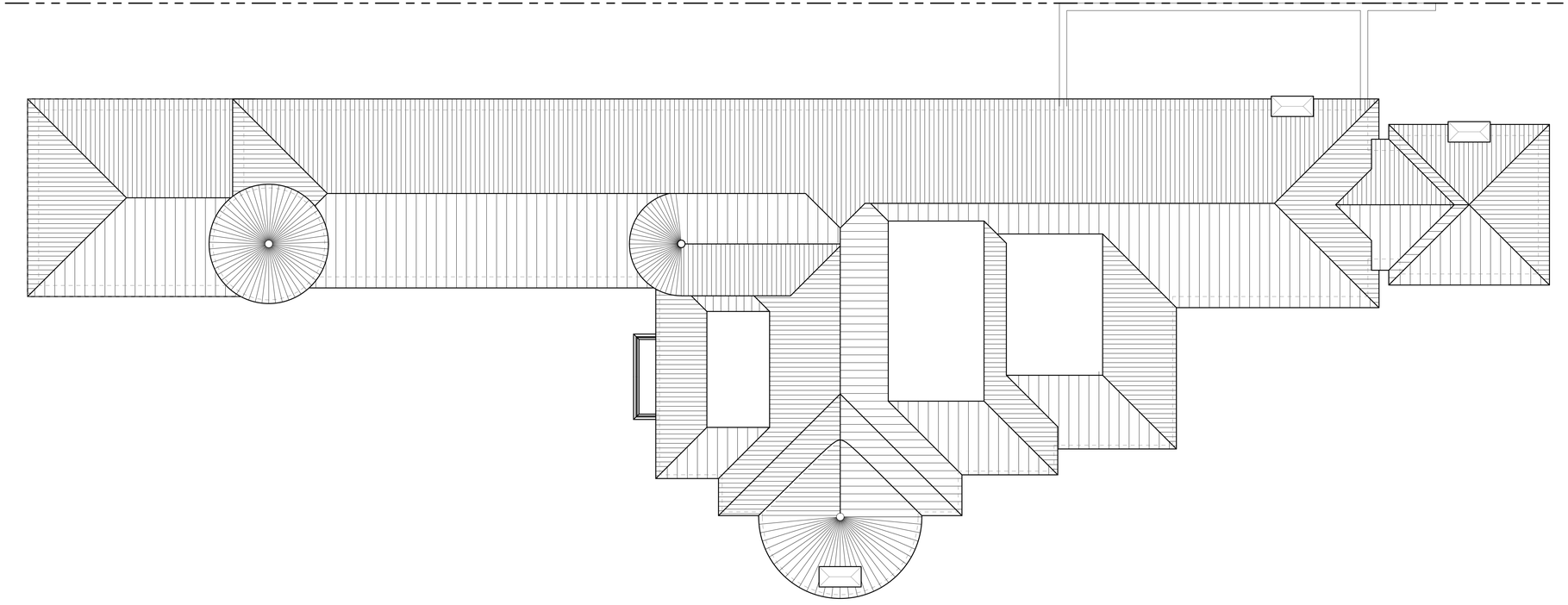
A-2.1

01.09.26



PROPOSED ROOF PLAN

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

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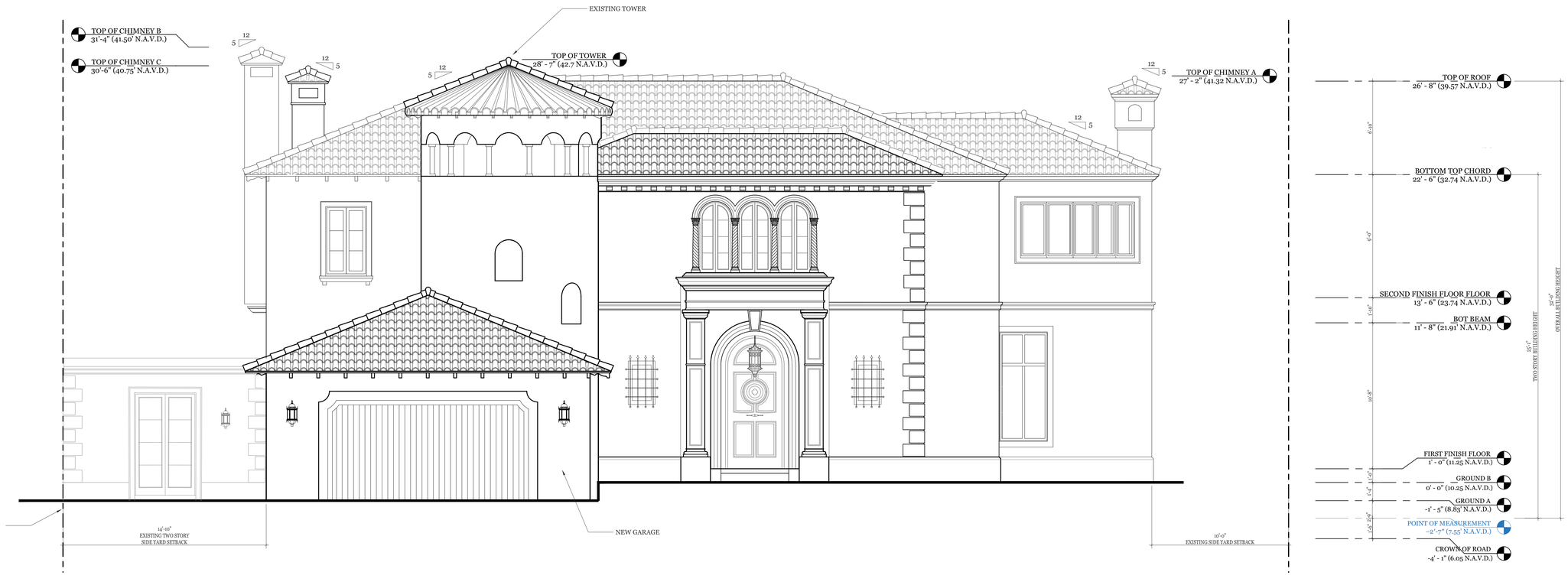
A-2.2

02.09.26



EXISTING WEST ELEVATION

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



PROPOSED WEST ELEVATION

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

SKA
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REACH FL 33480 PHONE: 561.655.1114

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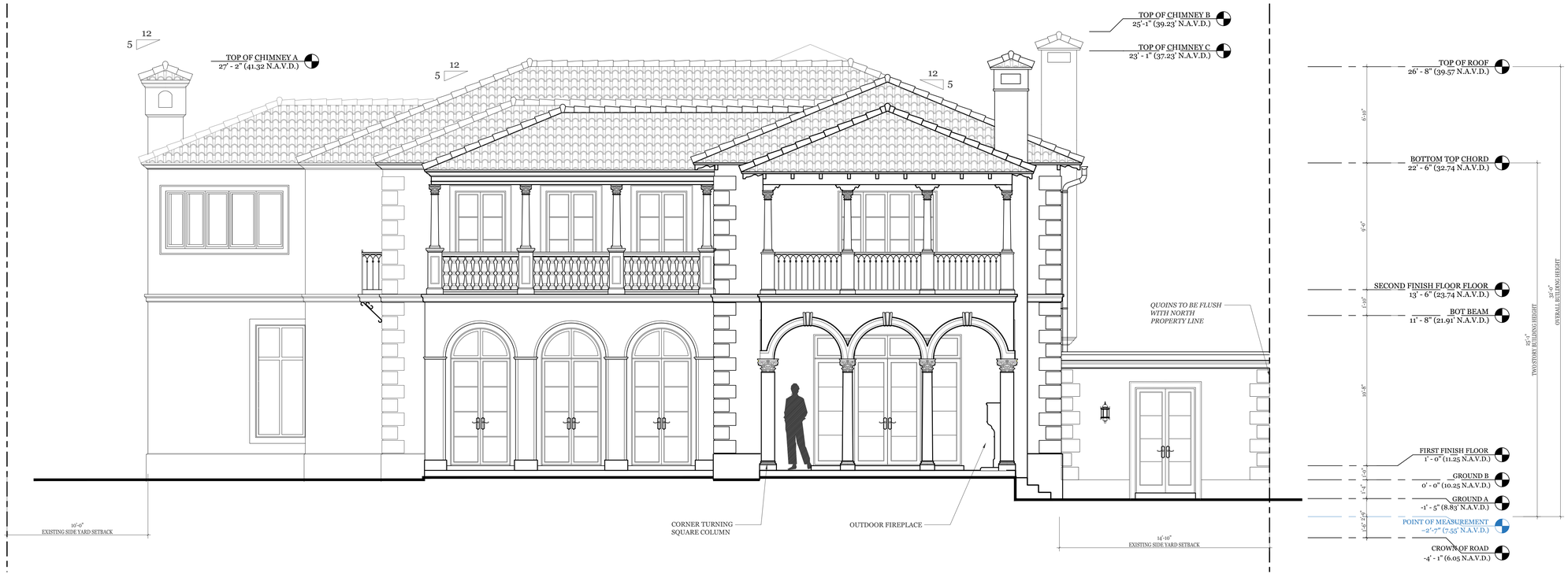
A-3.0

02.09.26



EXISTING EAST ELEVATION

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



PROPOSED EAST ELEVATION

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

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SHEET NO.

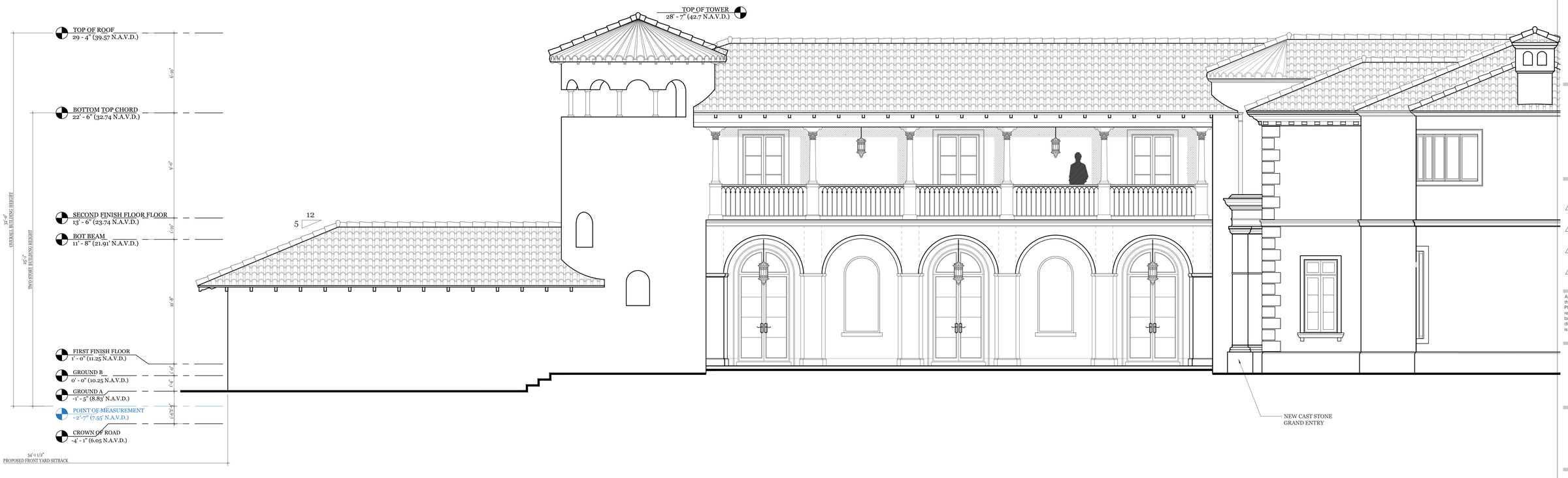
A-3.1

02.09.26



EXISTING SOUTH ELEVATION - LEFT

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



PROPOSED SOUTH ELEVATION - LEFT

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

SKA
SKA ARCHITECT + PLANNER
249 PERUVIAN AVE, SUITE F2, PALM BEACH, FL 33480 PHONE: 561.655.1116

A.A. #001345
A.R.#10,181

PROPOSED RENOVATIONS FOR:

PRIVATE RESIDENCE

1519 N OCEAN BLVD, PALM BEACH, FL 33480

CONSULTANT:

REVISIONS:

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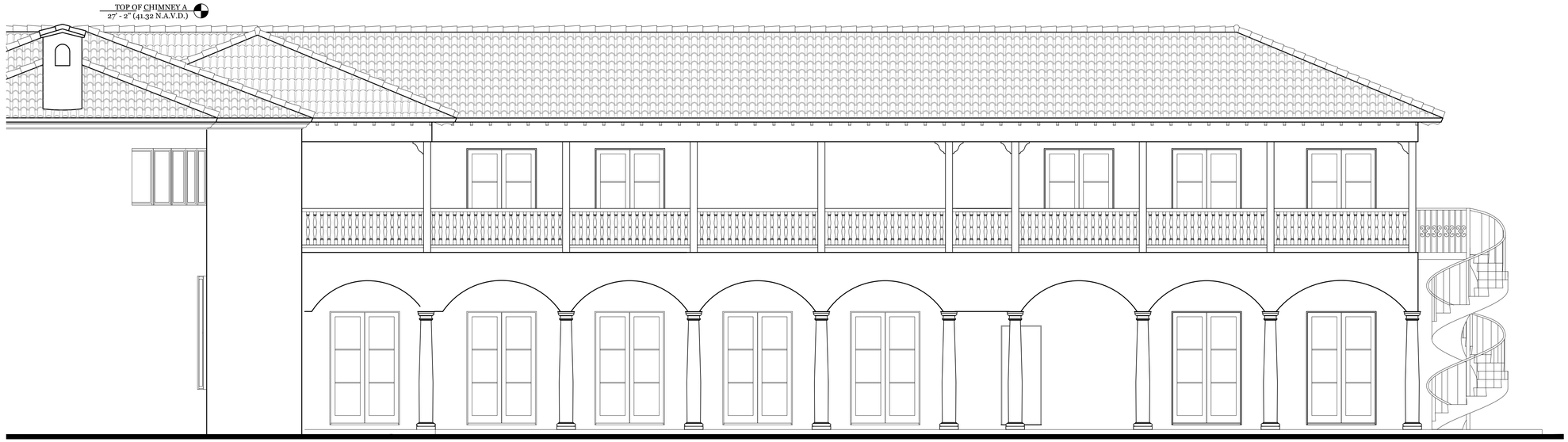
PROJECT NO:

SHEET NO.

A-3.2

02.09.26

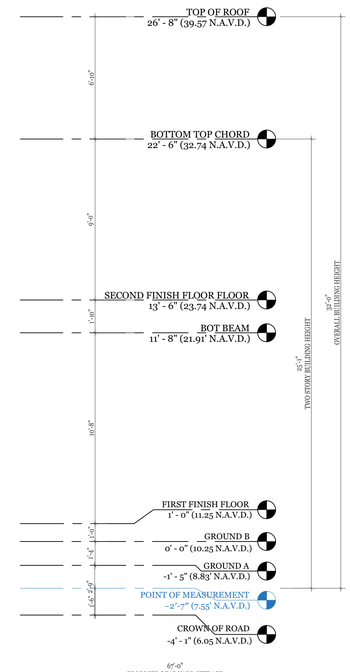


65'-10"
EXISTING REAR YARD SETBACK

EXISTING SOUTH ELEVATION - RIGHT

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





6'-0"
PROPOSED REAR YARD SETBACK

PROPOSED SOUTH ELEVATION - RIGHT

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

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249 PERUVIAN AVE. SUITE F2, PALM BEACH, FL 33480 PHONE: 561.655.1114

A.A. #001345
A.R.#10,181

PROPOSED RENOVATIONS FOR:

PRIVATE RESIDENCE

1519 N OCEAN BLVD, PALM BEACH, FL 33480

CONSULTANT:

REVISIONS:

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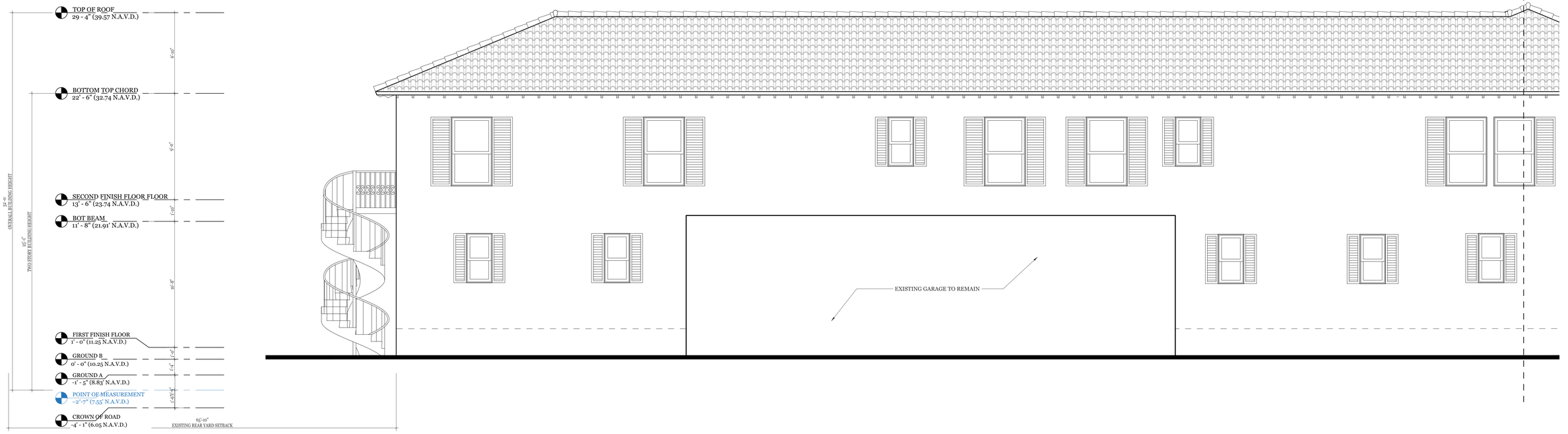

EXISTING NORTH ELEVATION - LEFT

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



PROPOSED NORTH ELEVATION - LEFT

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

SKA
SKA ARCHITECT + PLANNER
249 PERUVIAN AVE. SUITE F2, PALM BEACH, FL. 33480 PHONE: 561.655.1116

A.A. #001345
A.R.#10,181

PROPOSED RENOVATIONS FOR:

PRIVATE RESIDENCE

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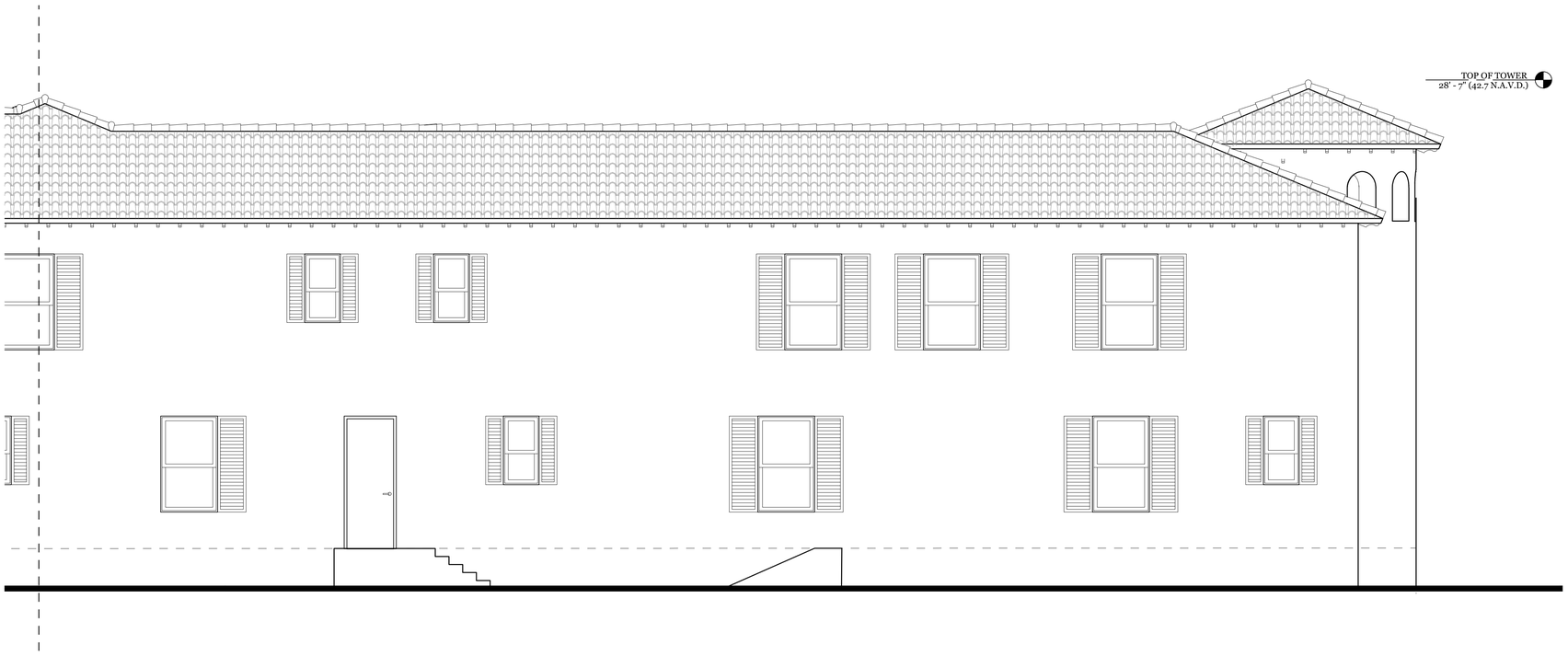
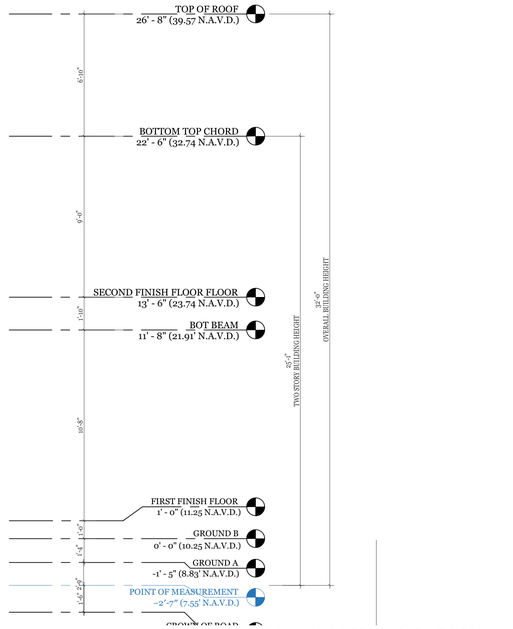
A-3.4

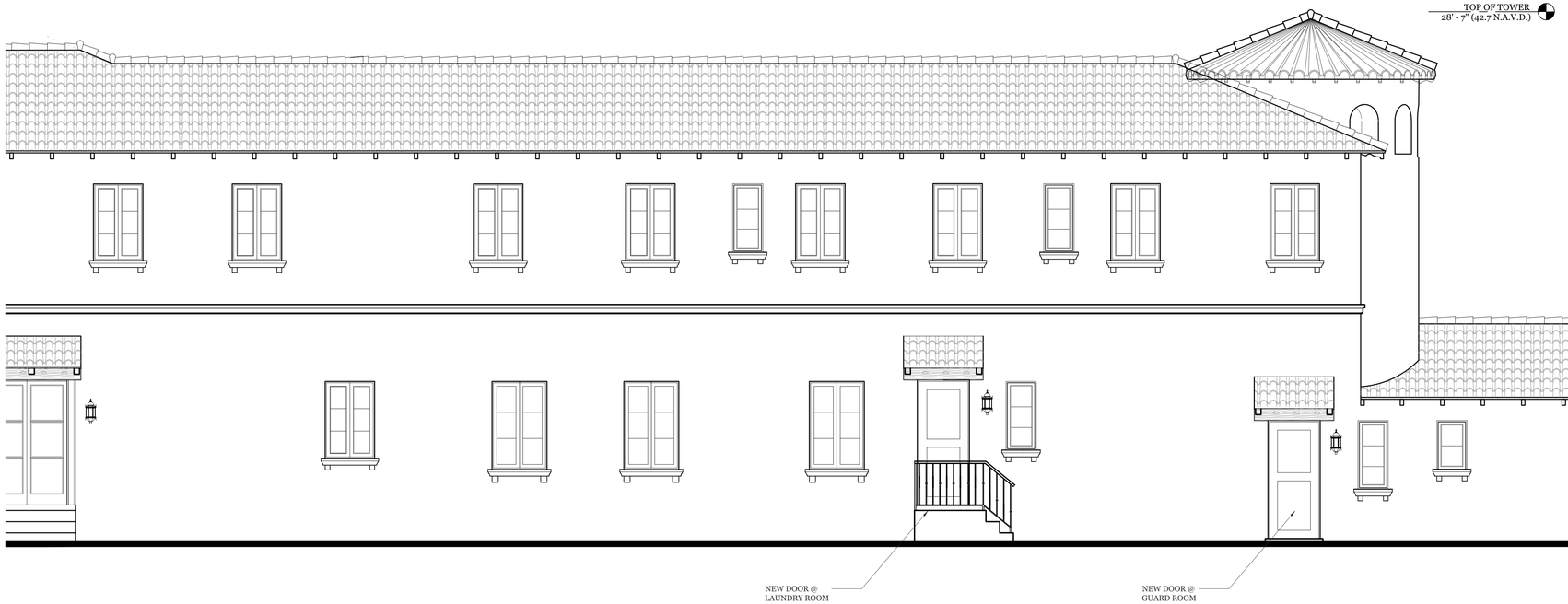
02.09.26

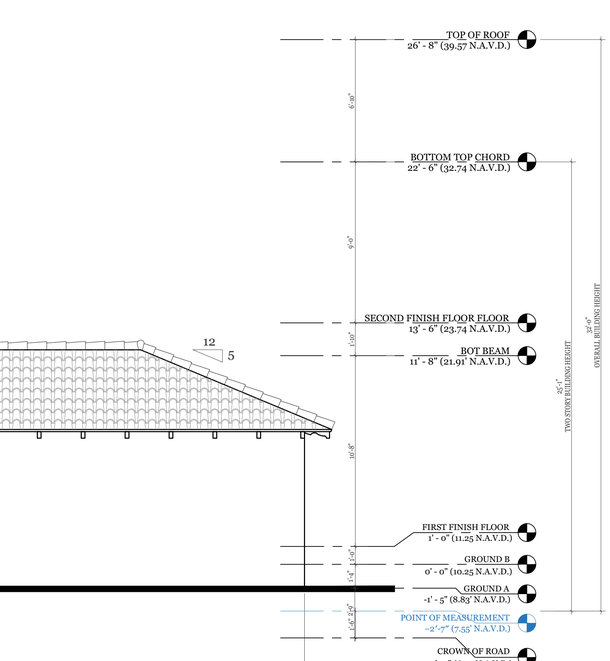




EXISTING NORTH ELEVATION - RIGHT

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





PROPOSED NORTH ELEVATION - RIGHT

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

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SKA ARCHITECT + PLANNER
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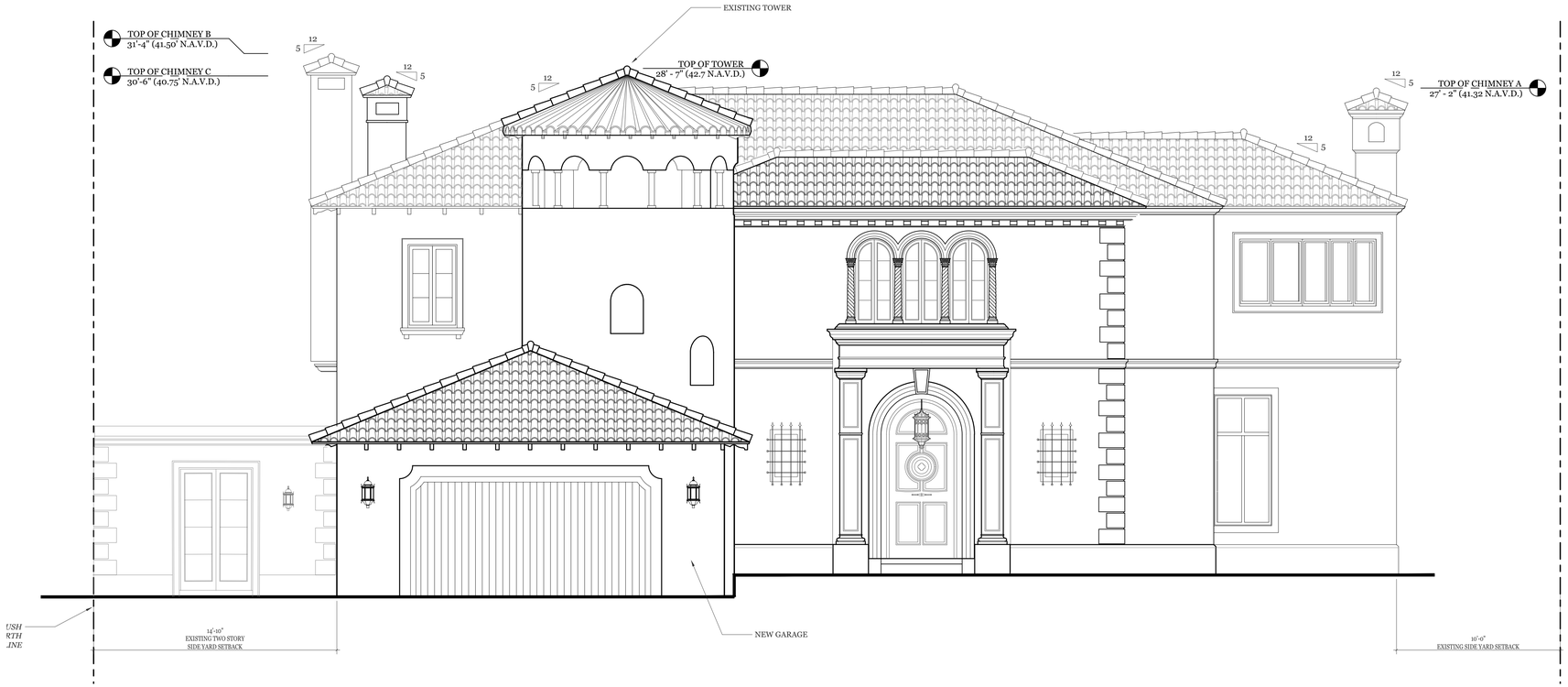
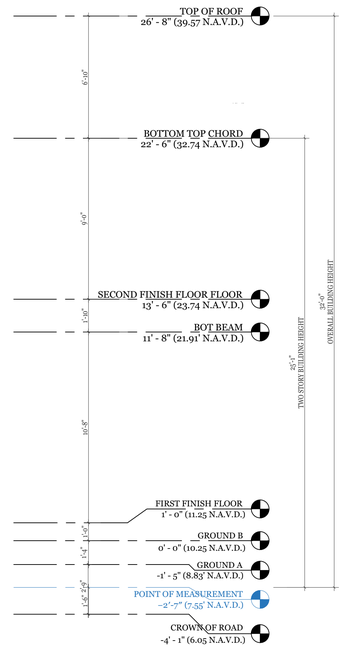
A-3.5

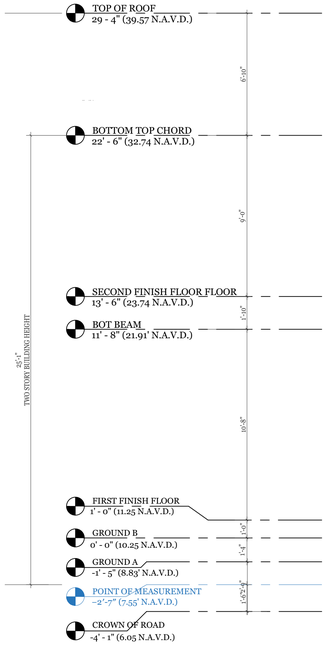
02.09.26



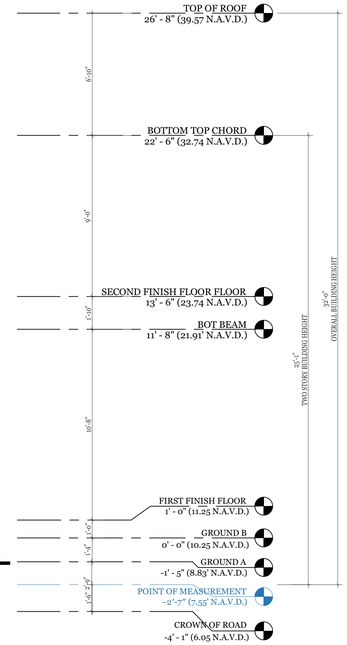


PROPOSED WEST ELEVATION

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







PROPOSED EAST ELEVATION

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

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PROPOSED RENOVATIONS FOR:

PRIVATE RESIDENCE

1519 N OCEAN BLVD, PALM BEACH, FL 33480

CONSULTANT:

REVISIONS:

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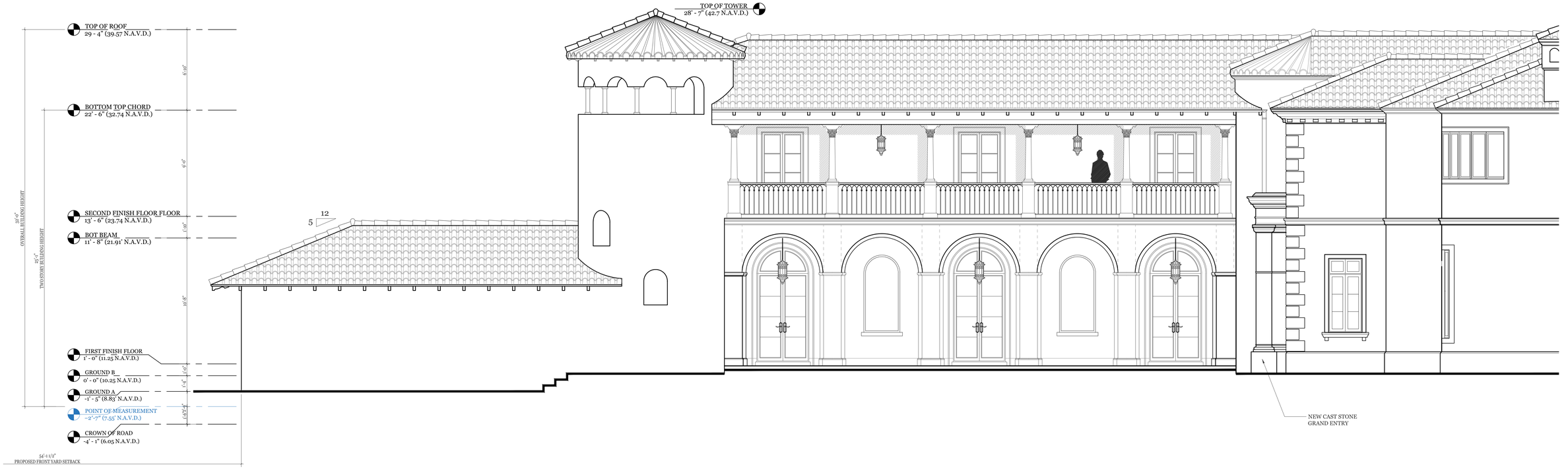
PROJECT NO:

SHEET NO.

A-4.6

02.09.26

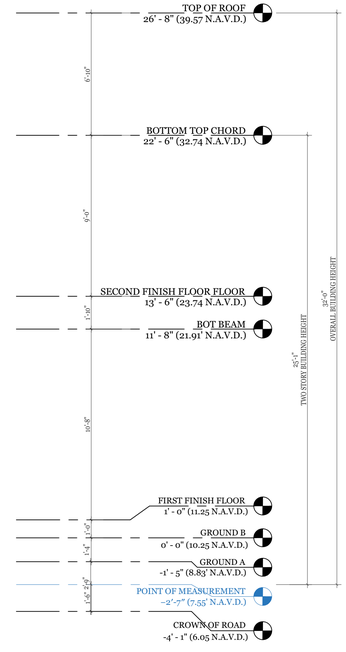
PROPOSED ELEVATIONS



PROPOSED SOUTH ELEVATION - LEFT

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





PROPOSED SOUTH ELEVATION - RIGHT

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

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PROPOSED RENOVATIONS FOR:

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CONSULTANT:

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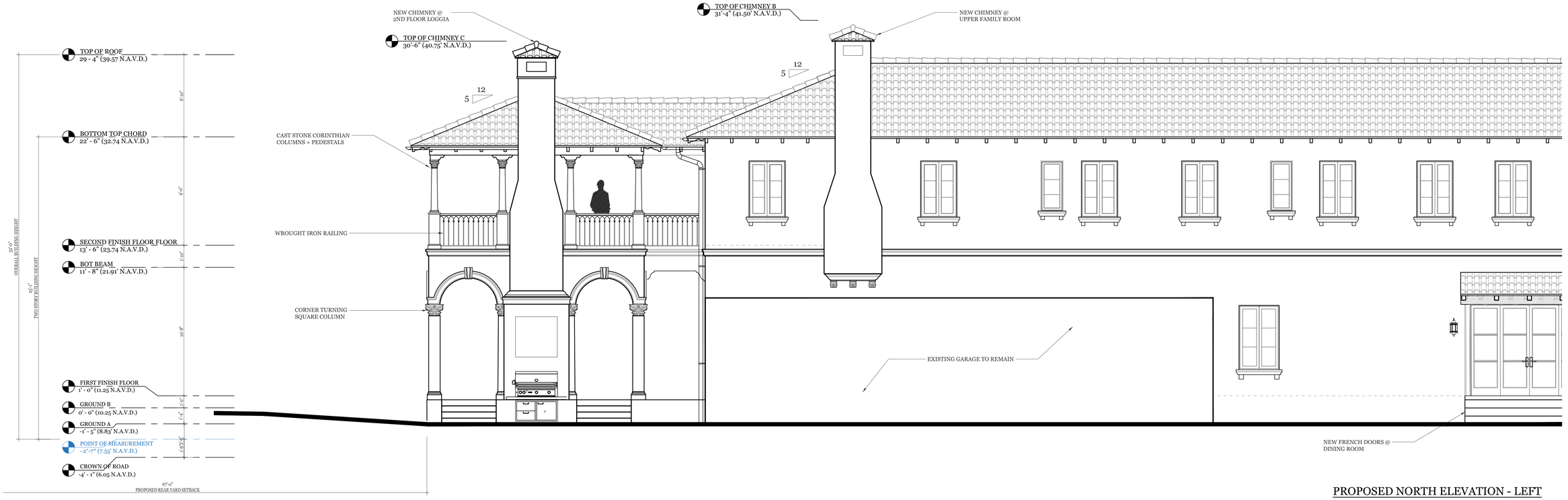
PROJECT NO:

SHEET NO.

A-4.7

02.09.26

PROPOSED ELEVATIONS



PROPOSED NORTH ELEVATION - LEFT

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



PROPOSED NORTH ELEVATION - RIGHT

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

PROPOSED ELEVATIONS

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PROPOSED RENOVATIONS FOR:

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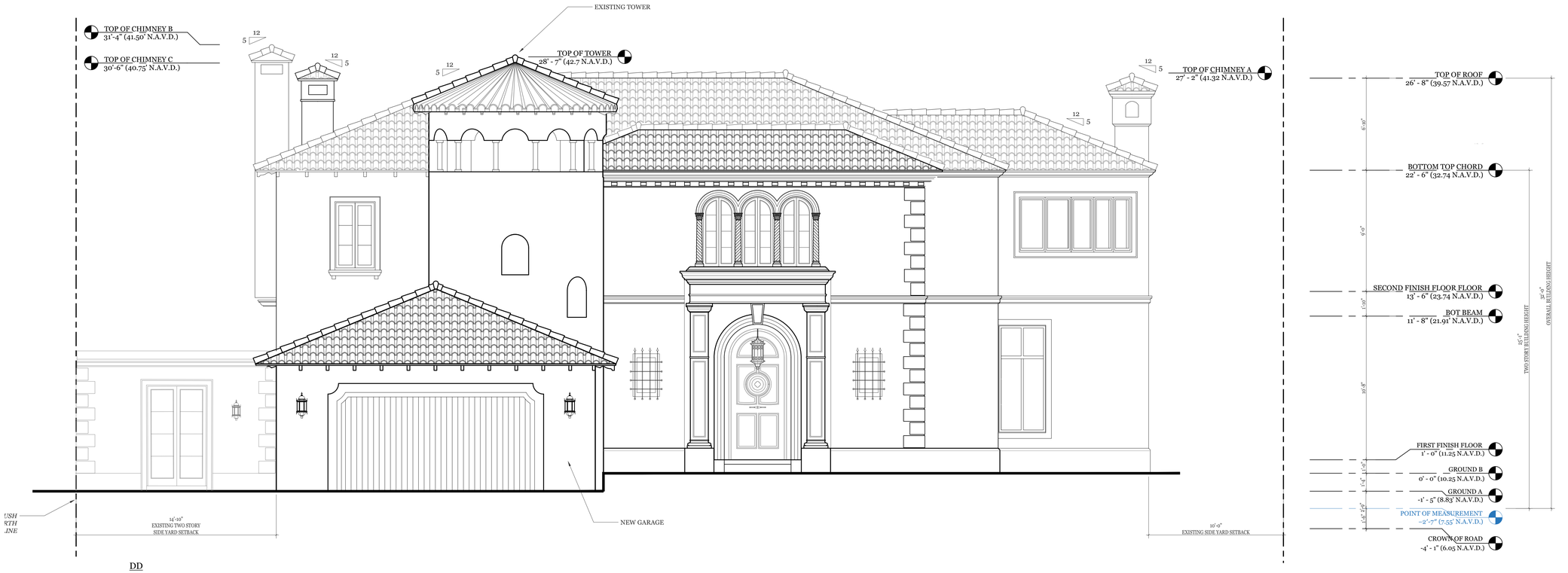
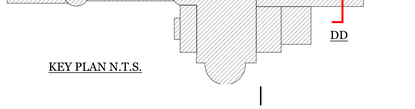
A-4.8

02.09.26



PROPOSED WEST ELEVATION

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



KEY PLAN N.T.S.

PROPOSED WEST SECTION BB / ELEVATION

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

SKA
SKA ARCHITECT + PLANNER
249 PERUVIAN AVE. SUITE PALM
REACH FL 33480 PHONE: (561) 655-7117

A.A. #001345
A.R.#10,181

PROPOSED RENOVATIONS FOR:

PRIVATE RESIDENCE

1519 N OCEAN BLVD, PALM BEACH, FL 33480

CONSULTANT:

REVISIONS:

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2.
3.
4.

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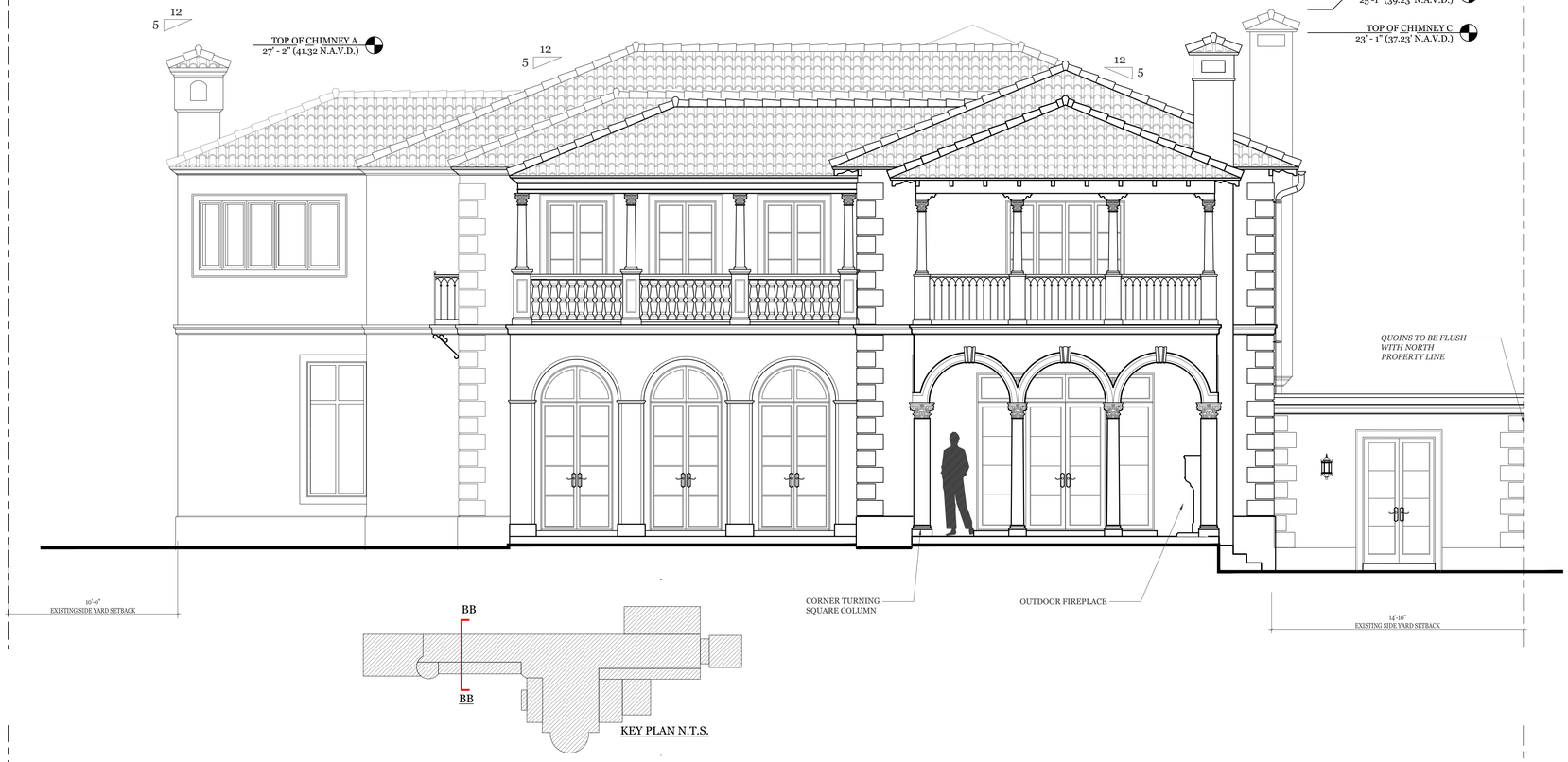
PROJECT NO:

SHEET NO.

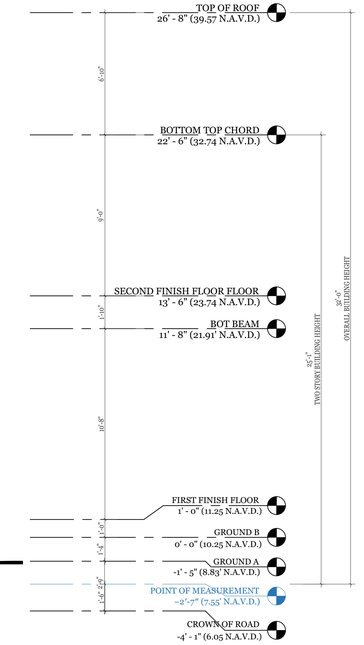
A-5.0

02.09.26

SECTIONS

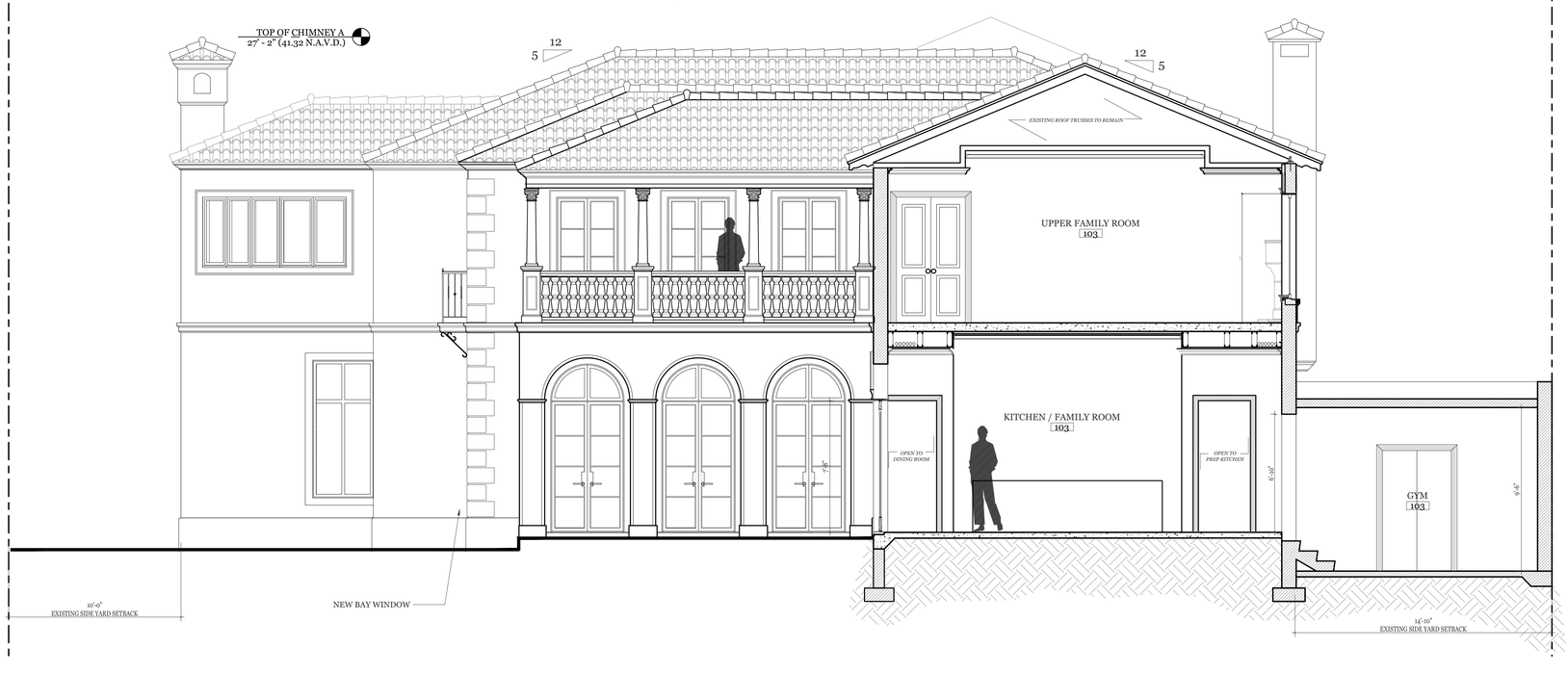


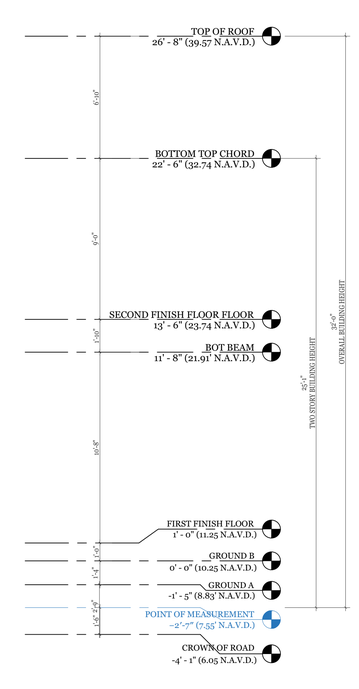
KEY PLAN N.T.S.



PROPOSED EAST ELEVATION

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





PROPOSED WEST SECTION BB/ ELEVATION

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

SKA
SKA ARCHITECT + PLANNER
249 PERUVIAN AVE. SUITE F2 PALM BEACH FL 33480 PHONE: 561.655.1114
A.A. #001345
A.R.#10,181

PROPOSED RENOVATIONS FOR:

PRIVATE RESIDENCE

1519 N OCEAN BLVD, PALM BEACH, FL 33480

CONSULTANT:

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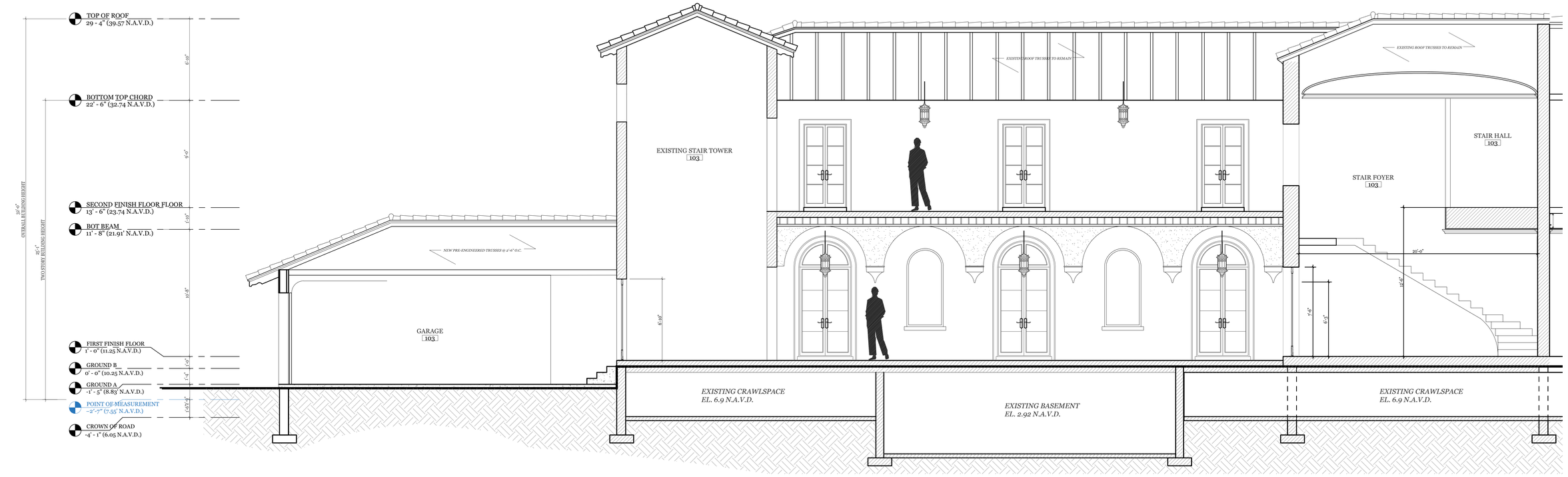
A-5.1

02.09.26

SECTIONS



PROPOSED NORTH SECTION AA - LEFT

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



PROPOSED NORTH SECTION AA - RIGHT

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

SECTIONS

SKA
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PROPOSED RENOVATIONS FOR:

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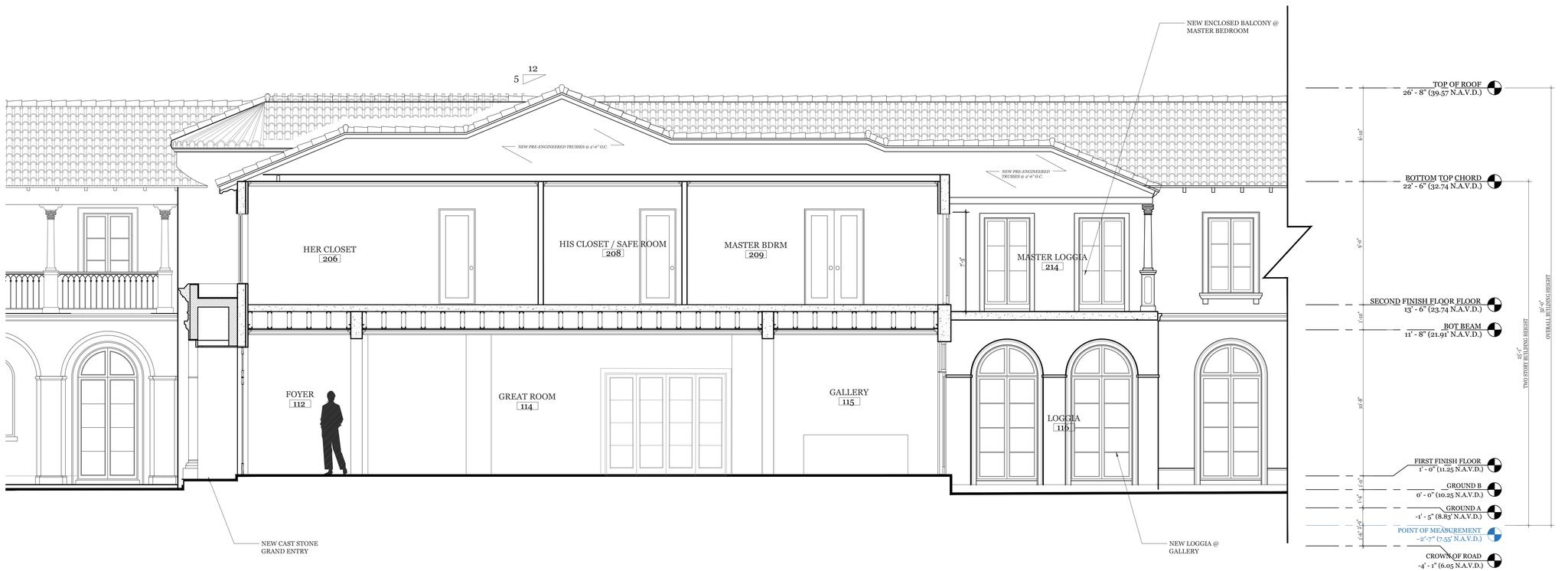
02.09.26



SECTION DD @ OCEAN VIEW LOGGIA

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



SECTION EE

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

SECTIONS

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249 PERUVIAN AVE. SUITE F2, PALM BEACH, FL. 33480 PHONE: 561.655.1116

A.A. #001345
A.R.#10,181

PROPOSED RENOVATIONS FOR:

PRIVATE RESIDENCE

1519 N OCEAN BLVD, PALM BEACH, FL 33480

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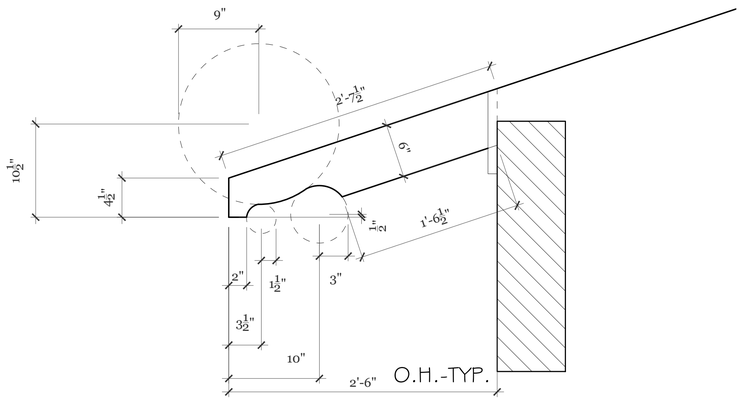
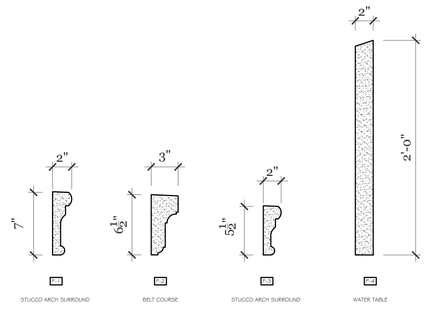
A-5.3

02.09.26



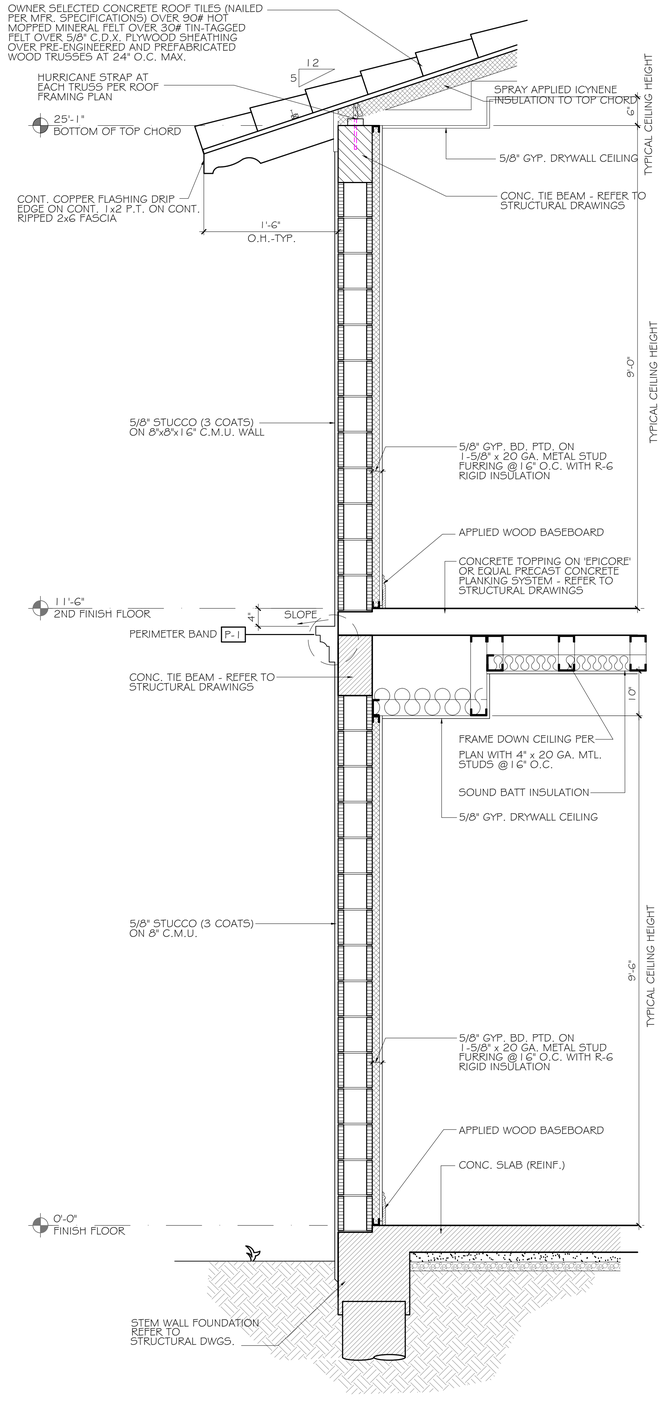
RAFTER TAIL DETAIL

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



PULLED STUCCO PROFILES

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



TYP. ROOF / WALL SECTION

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

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SKA ARCHITECT + PLANNER
249 PERUVIAN AVE. SUITE F2 PALM BEACH FL 33480 PHONE 561.655.1114

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PRIVATE RESIDENCE

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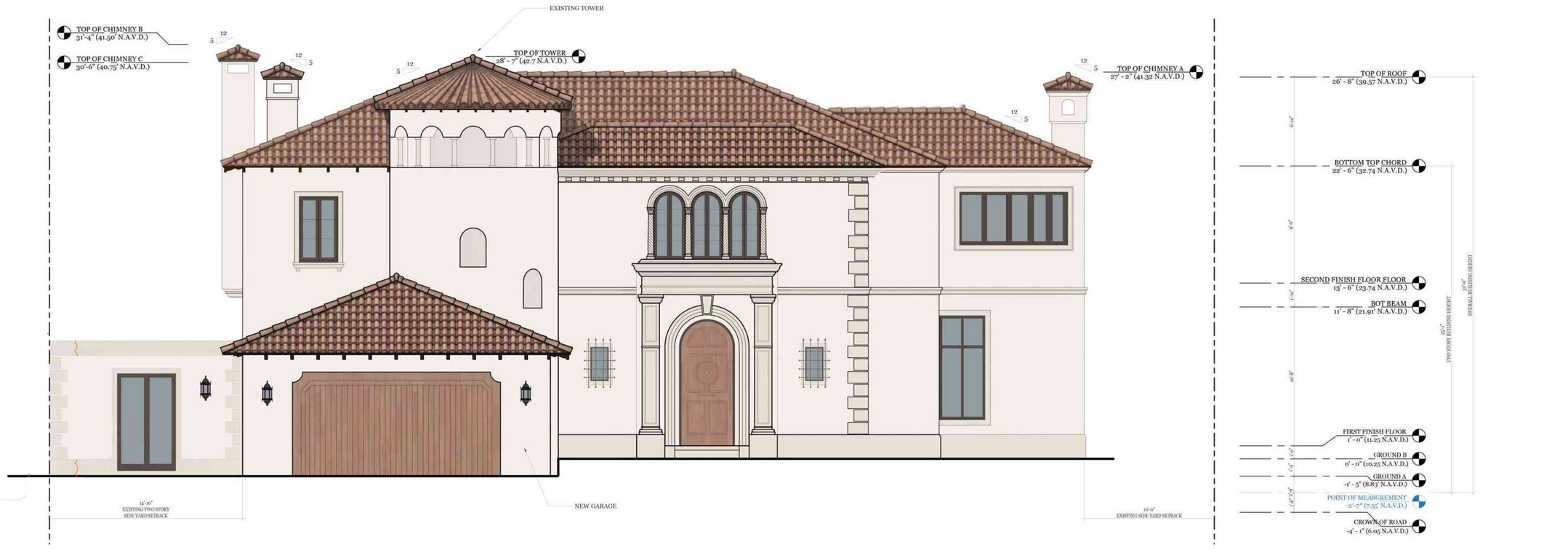
A-6.0

02.09.26



PROPOSED EAST ELEVATION

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



PROPOSED WEST ELEVATION

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

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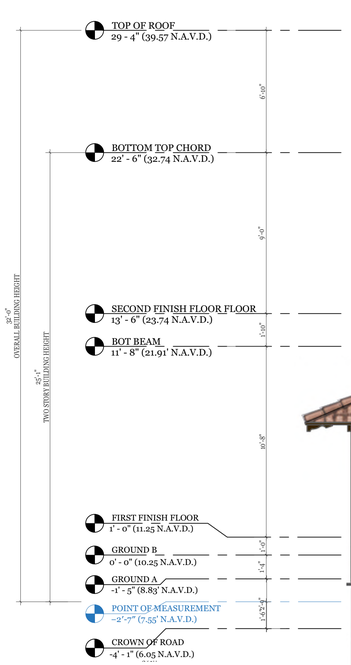
SHEET NO.

A-7.0

02.09.26

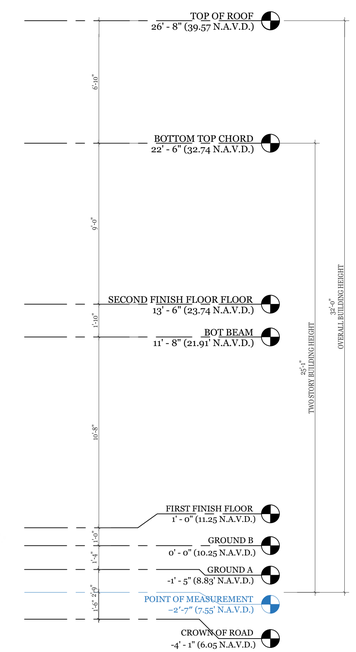




PROPOSED SOUTH ELEVATION - LEFT

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





PROPOSED SOUTH ELEVATION - RIGHT

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

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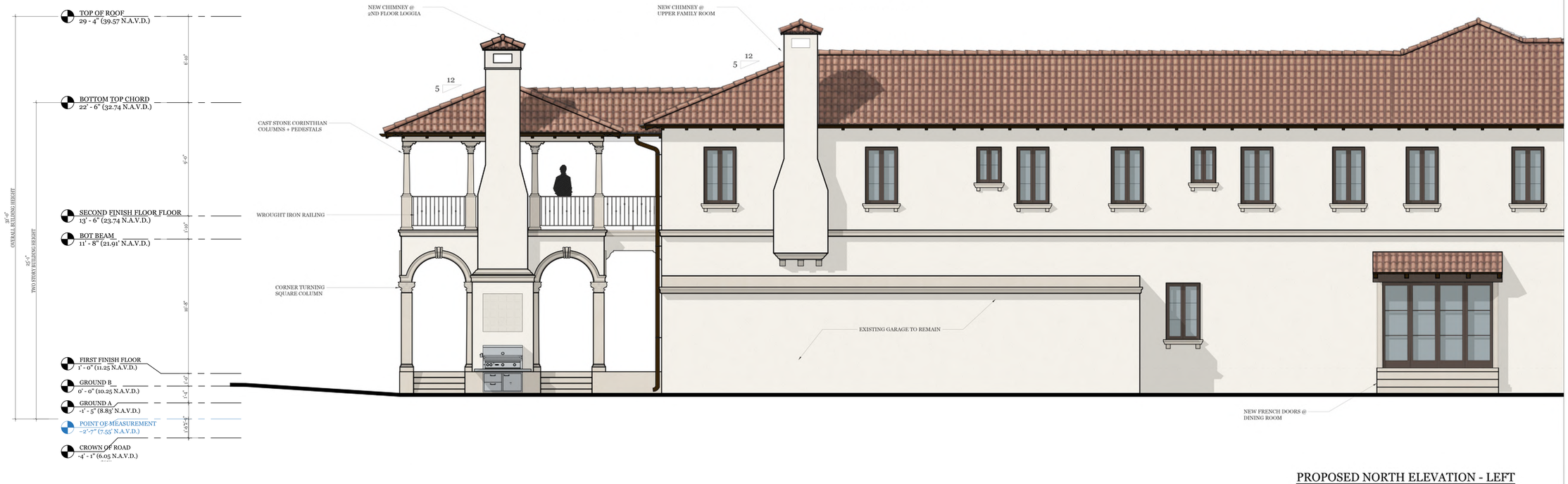
PROJECT NO:

SHEET NO.

A-7.1

02.09.26



PROPOSED NORTH ELEVATION - LEFT

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



PROPOSED NORTH ELEVATION - RIGHT

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

SKA ARCHITECT + PLANNER
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A.R.#10,181

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PROJECT NO:

SHEET NO.

A-7.2

02.09.26

MATERIALS



Exterior Paint

FARROW & BALL
White Tie



Smooth Stucco Walls



Ludowici Barrel Tile Roof



Mahogany Front Door

Limestone Entrance, Trim, Sills, and Quoins

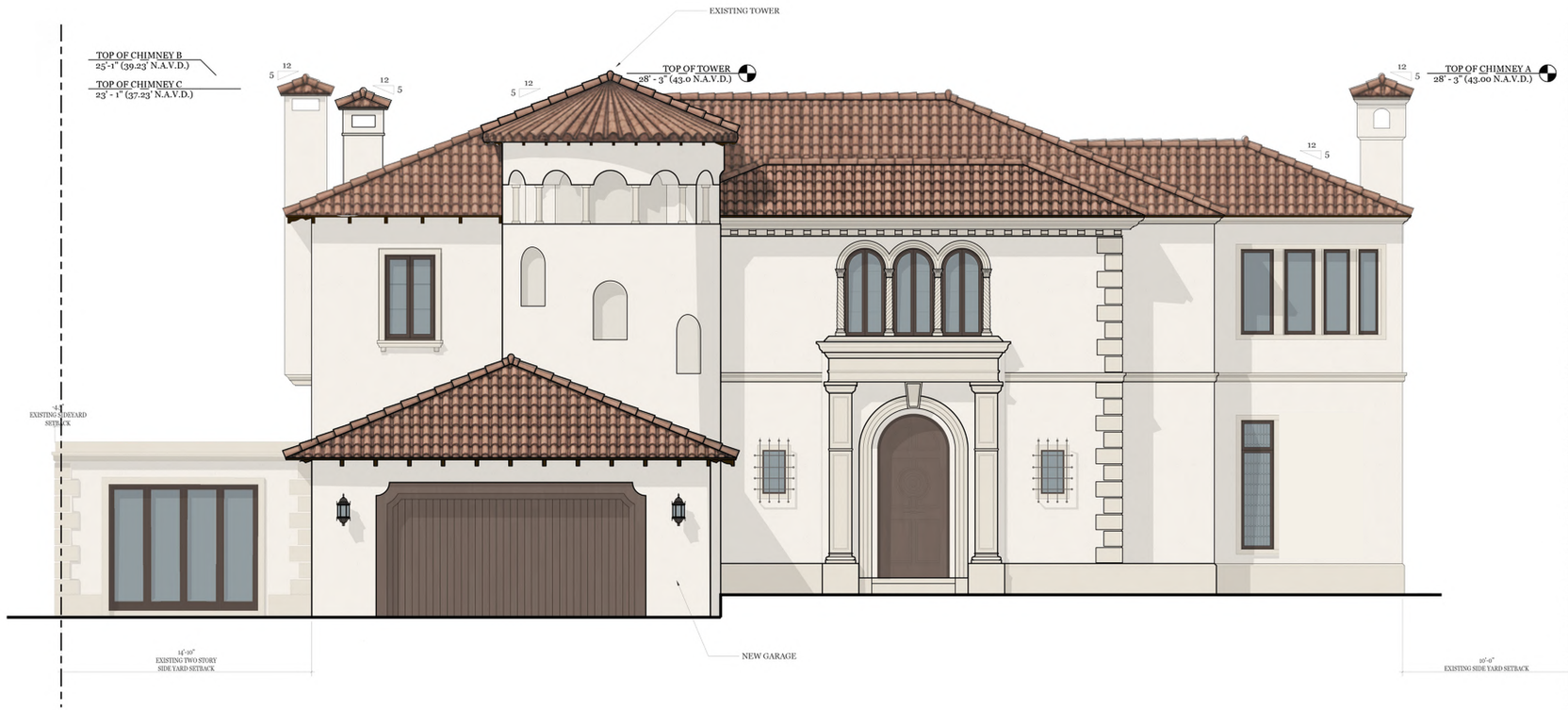


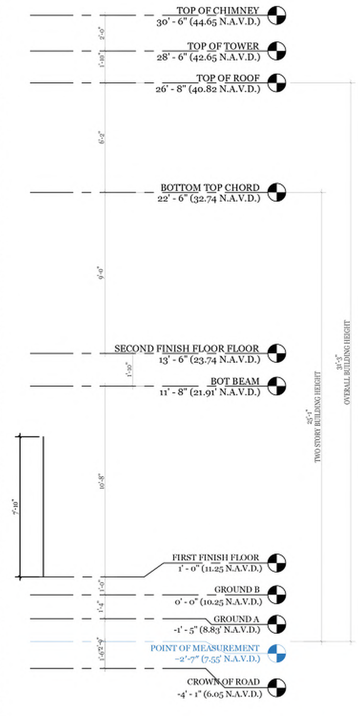


Mahogany Window Frames

Iron Railings







PROPOSED WEST ELEVATION

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

SKA ARCHITECT + PLANNER
249 PERUVIAN AVE. SUITE F2, PALM BEACH, FL. 33480 PHONE: 561.655.1116

A.A. #001345
A.R.#10,181

PROPOSED RENOVATIONS FOR:

PRIVATE RESIDENCE

1519 N OCEAN BLVD, PALM BEACH, FL 33480

CONSULTANT:

REVISIONS:

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PROJECT NO:

SHEET NO.

A-7.3

02.09.26



NORTHWEST AERIAL RENDER

SKA

SKA ARCHITECT + PLANNER
249 PERUVIAN AVE. SUITE F2, PALM
REACH FL 33480 PHONE 561.655.1114

A.A. #001345
A.R.#10,181

PROPOSED RENOVATIONS FOR:

PRIVATE RESIDENCE

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CONSULTANT:

REVISIONS:

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PROJECT NO:

SHEET NO.

A-7.5

02.09.26



ENTRY COURTYARD:
LOOKING EAST PERSPECTIVE

SKA
SKA ARCHITECT + PLANNER
249 PERUVIAN AVE. SUITE F2, PALM BEACH
REACH, FL 33480 PHONE: 561.655.1114

A.A. #001345
A.R.#10,181

PROPOSED RENOVATIONS FOR:

PRIVATE RESIDENCE

1519 N OCEAN BLVD, PALM BEACH, FL 33480

CONSULTANT:

REVISIONS:

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PROJECT NO:

SHEET NO.

A-7.6

02.09.26



ENTRY COURTYARD:
LOOKING NORTH PERSPECTIVE

SKA
SKA ARCHITECT + PLANNER
249 PERUVIAN AVE. SUITE F2, PALM BEACH
REACH, FL 33480 PHONE: 561.655.1114

A.A. #001345
A.R.#10,181

PROPOSED RENOVATIONS FOR:

PRIVATE RESIDENCE

1519 N OCEAN BLVD, PALM BEACH, FL 33480

CONSULTANT:

REVISIONS:

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is prohibited.

PROJECT NO:

SHEET NO.

A-7.7

02.09.26



REAR COURTYARD:
LOOKING NORTHWEST

SKA ARCHITECT + PLANNER
249 PERUVIAN AVE. SUITE F2, PALM BEACH
REACH, FL 33480 PHONE: (561) 655-1114

A.A. #001345
A.R.#10,181

PROPOSED RENOVATIONS FOR:

PRIVATE RESIDENCE

1519 N OCEAN BLVD, PALM BEACH, FL 33480

CONSULTANT:

REVISIONS:

△
△
△
△

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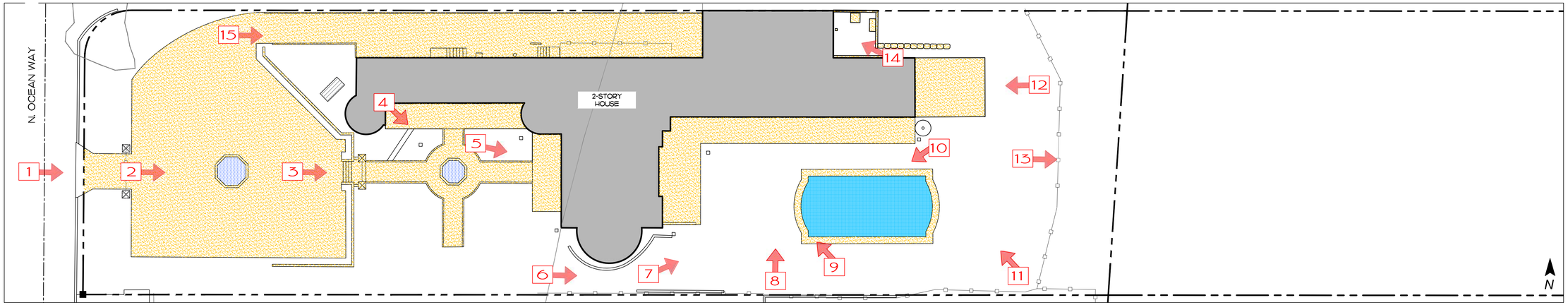
PROJECT NO:

SHEET NO.

A-7.8

02.09.26



Index Plan

scale: 1' =1/16"

















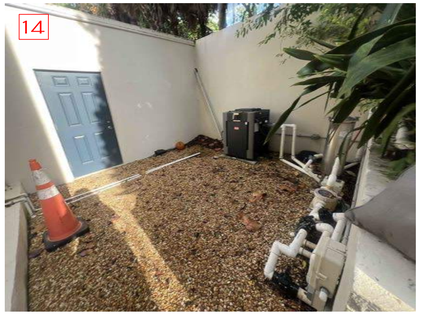














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139 North County Road SJ20-B Palm Beach, Fl 33480
Phone 561.832.4600 Mobile 561.313.4424
Landscape Architecture
Land Planning
Landscape Management
Dustin M. Mizell, MLA FLA #6666784
Dustin@environmentdesigngroup.com

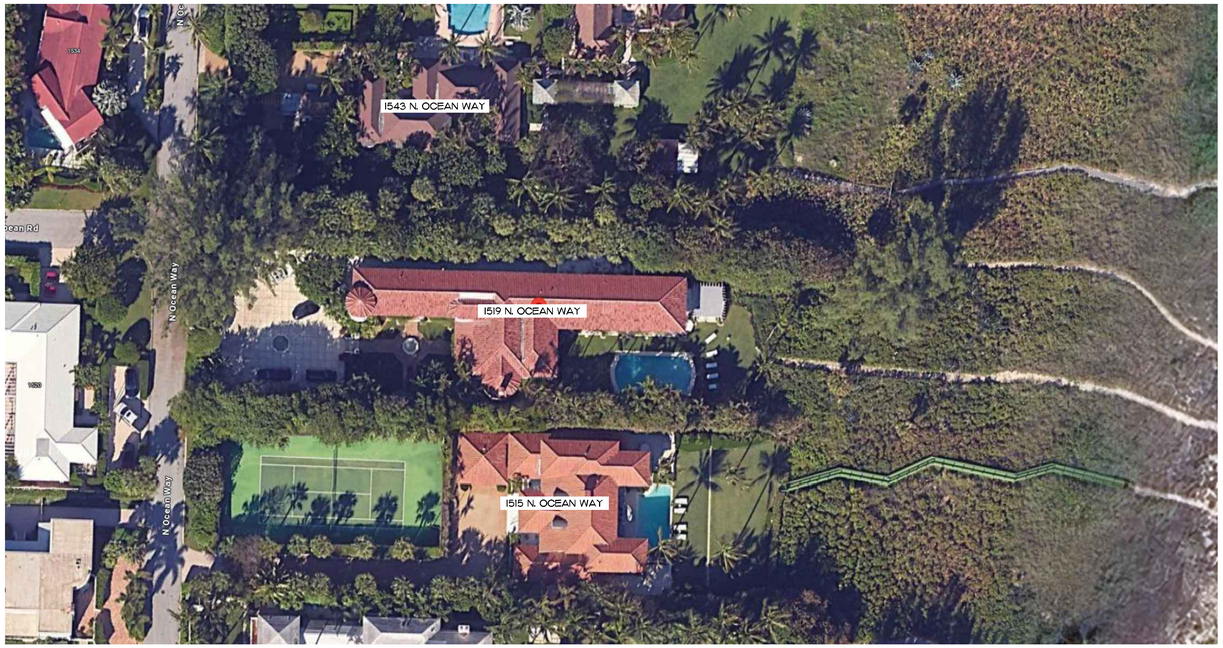
Private Residence
1519 North Ocean Way
Town of Palm Beach
FLORIDA

JOB NUMBER: # 25100.00 LA
DRAWN BY: Dios Rodriguez

DATE: 11.04.2025 Pre-App S.
11.24.2025 First S.
12.15.2025 Sec. S.
02.09.2026 Final S.

SHEET L1.0

Existing Site Photos Exhibit



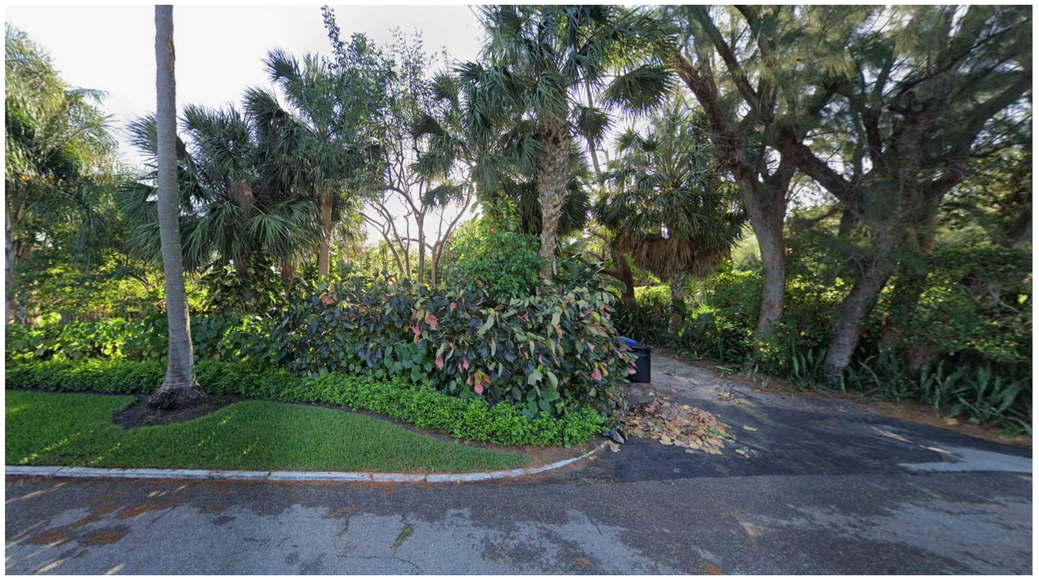
Aerial Context Map

n.t.s.



1519 N. Ocean Way

Subject Property



1543 N. Ocean Way

North Adjacent Neighbor



1515 N. Ocean Way

South Adjacent Neighbor

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Existing Neighboring Context Exhibit

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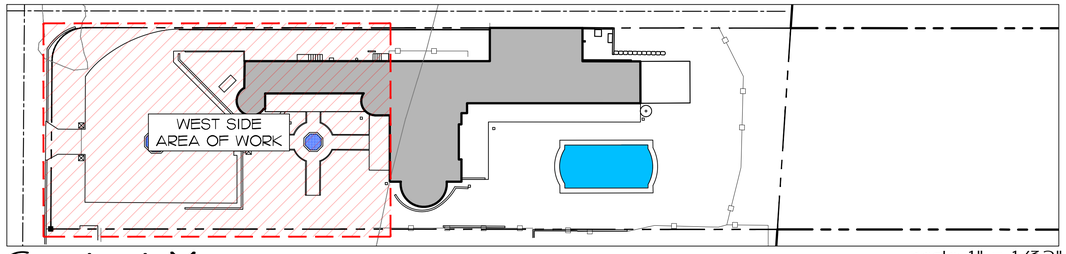
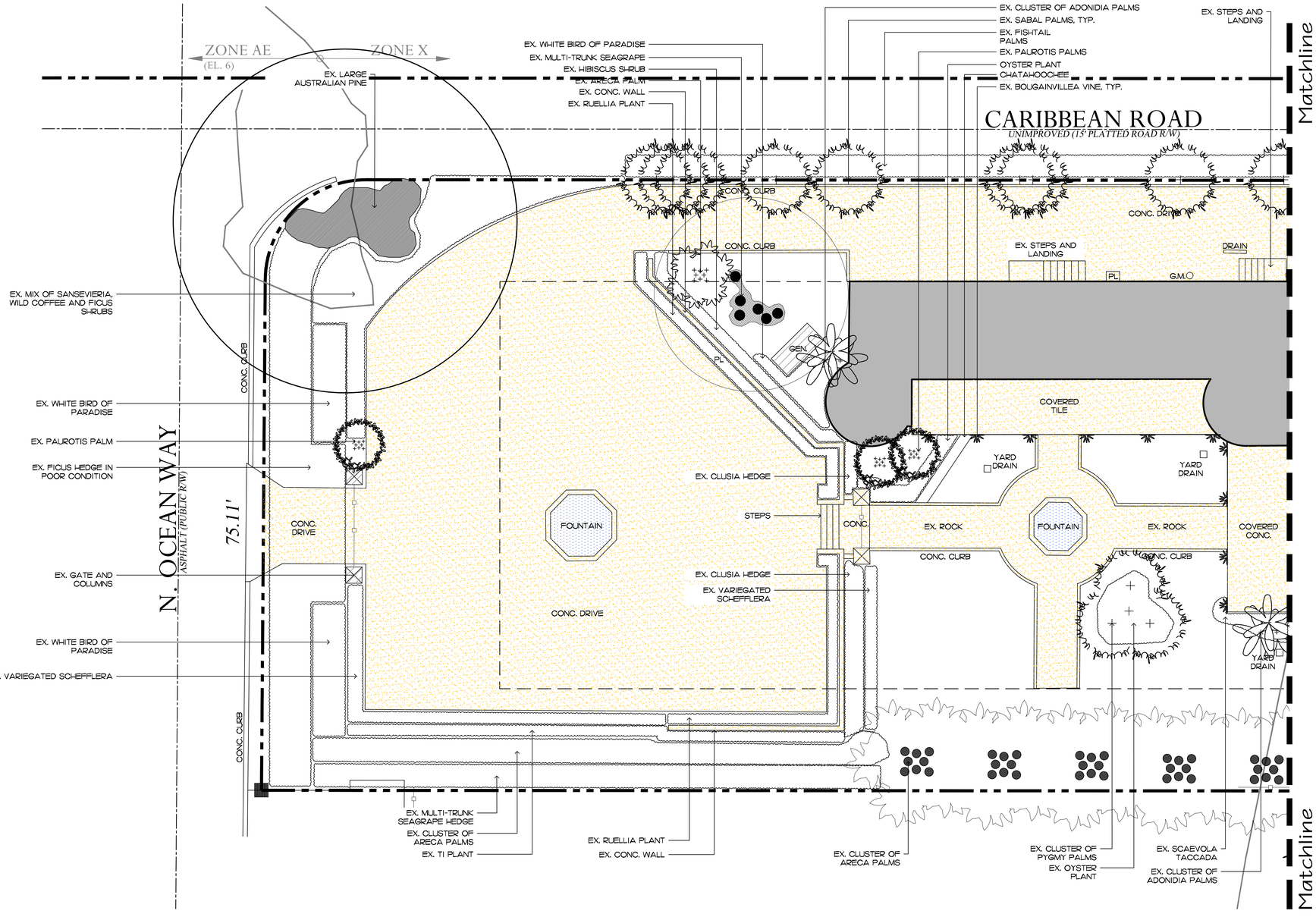
SHEET L1.1



Context Map

scale: 1" = 1/32"



Existing Conditions / Inventory Plan (West)

SCALE IN FEET 0' 8' 16' 24'

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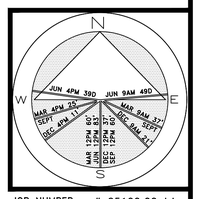

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DRAWN BY: Dios Rodriguez

DATE: 11.04.2025 Pre-App
11.24.2025 First S.
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SHEET L2.0

64 sf.
AREA IN SQ.FT.

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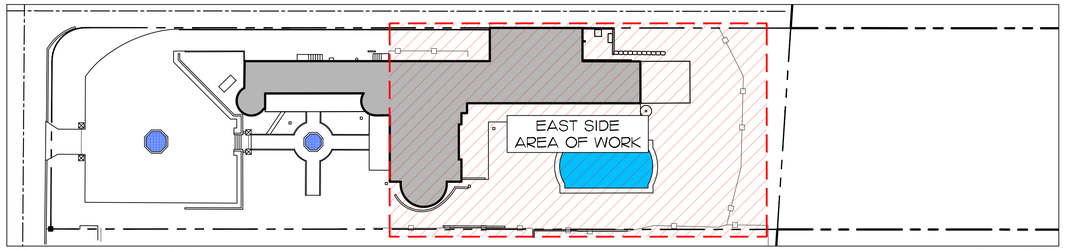

Context Map

scale: 1" = 1/32"

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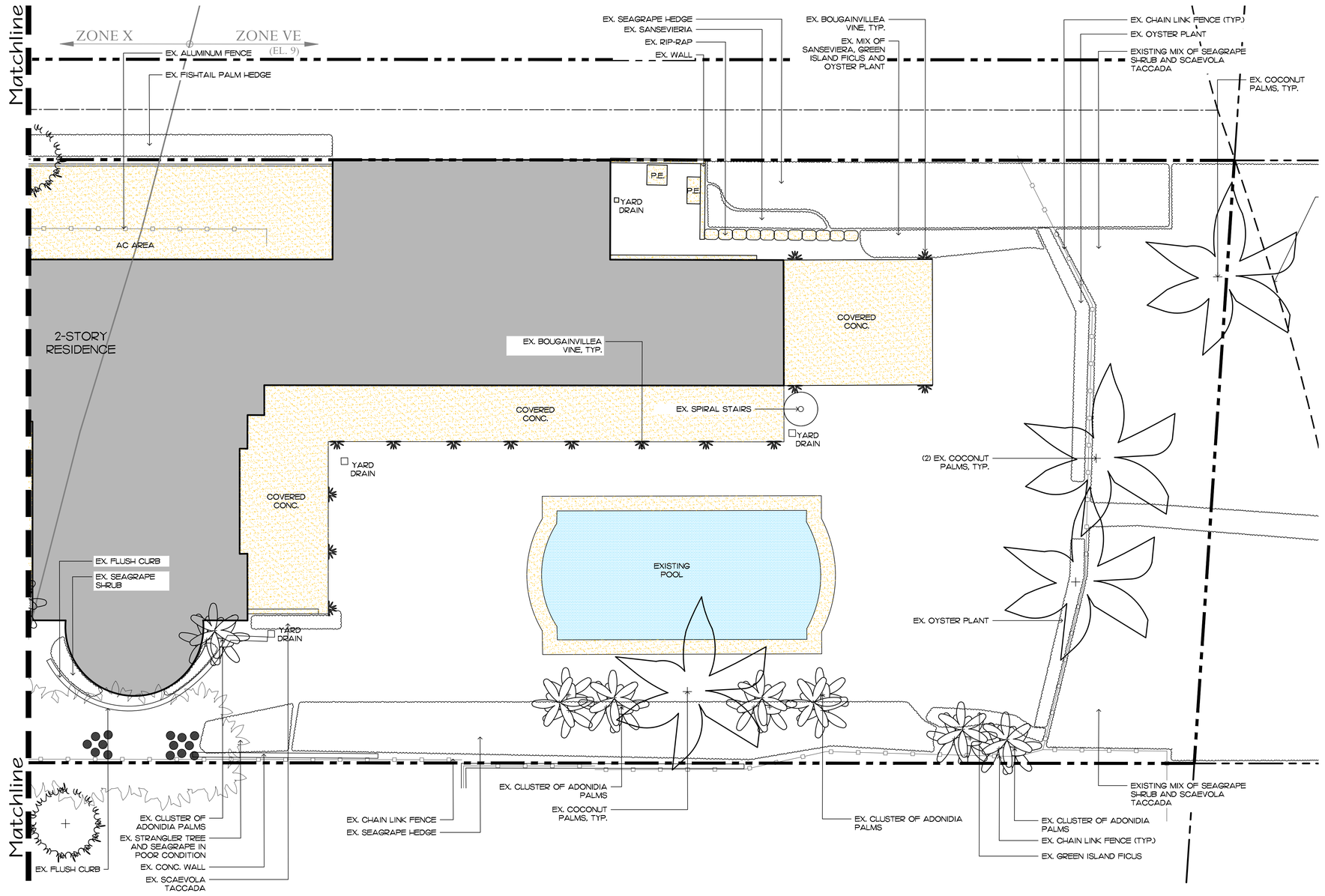

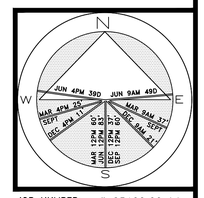

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DATE: 11.04.2025 Pre-App
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02.09.2026 Final S.

SHEET L2.1

64 sf.
AREA IN SQ.FT.

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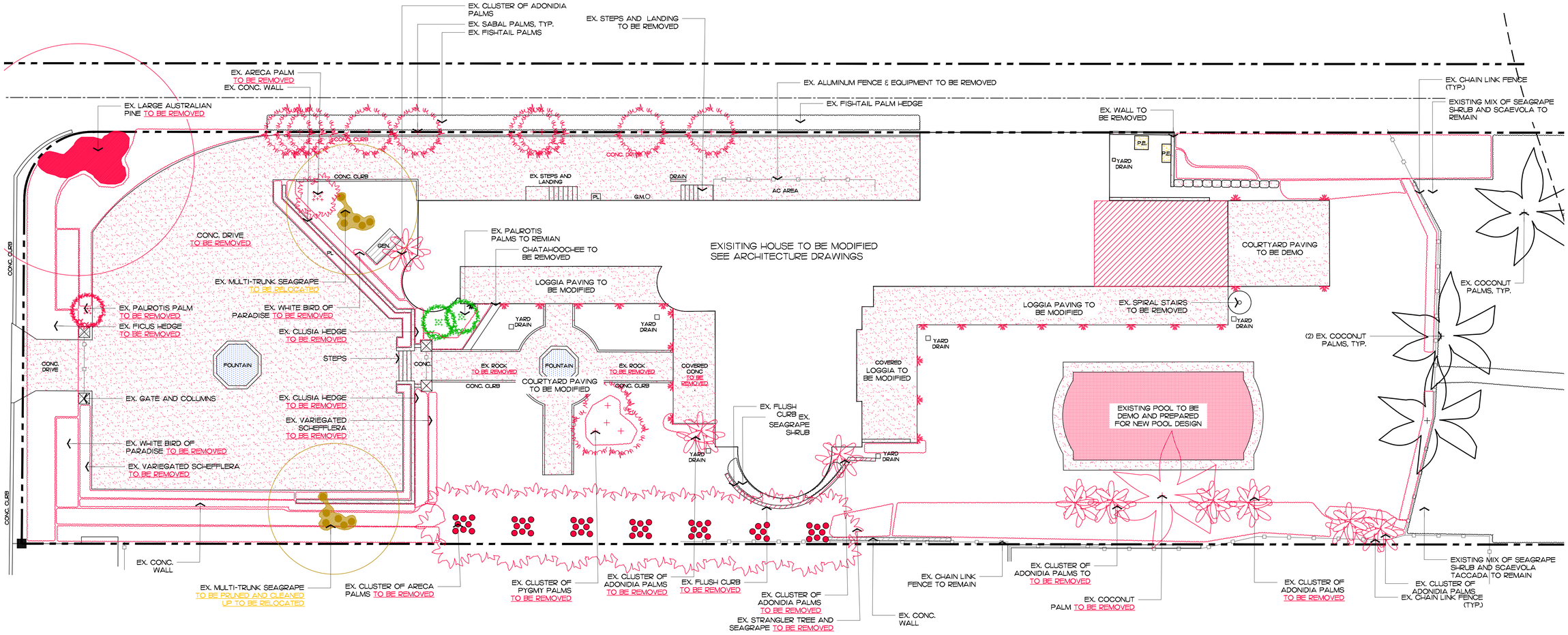
Existing Conditions / Inventory Plan (East)

SCALE IN FEET 0' 8' 16' 24'

ALL LOWER VEGETATION SHADED IN RED (SHRUBS, GROUNDCOVERS, VINES AND LAWN) TO BE REMOVED

REFER TO ARCHITECTURAL DRAWINGS FOR BUILDING MODIFICATIONS



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Dustin@environmentdesigngroup.com

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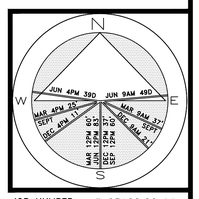
FLORIDA



JOB NUMBER: # 25100.00 LA
DRAWN BY: Dustin Mizell

DATE: 11.04.2025 Pre-App
11.24.2025 First S.
12.15.2025 Sec. S.
02.09.2026 Final S.

SHEET L2.2

64 sf.
AREA IN SQ.FT.

NOT FOR CONSTRUCTION

Demolition Plan

SCALE IN FEET 0' 8' 16' 24'

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PROPOSED SITE WALL NOT TO EXCEED 6'-HT ABOVE CROWN OF ROAD

PROPOSED CHAIN-LINK FENCE NOT TO EXCEED 7' HT. ABOVE ADJACENT GRADE

DOUBLE MOTORIZED WOOD GATE

3' HT WALL

7' HT WALL

PROPOSED GENERATOR

ZONE X

ZONE VE (EL. 9)

15'-0" BEACH ACCESS

STEPS

CCCL EPTL 80 PG 137 8/22/97

PROPOSED CHAIN LINK FENCE

DECORATIVE PEDESTALS, TYP. OF 5 NOT TO EXCEED ABOVE 7' HT FROM ADJACENT GRADE

NEW PROPOSED FENCE

EXISTING FENCE

OCEAN BLUFF (TYP)

10.0 X

12.7 X

15'-0" SIDE YARD SETBACK

126'-10 7/8"

120'-0 7/8"

LAWN

8.5'

5'-0"

11'-5 3/4"

A/C

DINNING TERRACE

MOTORCOURT

35'-0" FRONT YARD SETBACK

PROPOSED VEHICULAR GATES

DRIVEWAY

18'-4 3/4"

INNER COURTYARD LOGGIA

OCEAN LOGGIA

MODIFIED 2-STORY RESIDENCE

WALKWAY

POOL DECK

LOGGIA

7.4'

12.0'

POOL

SPA

LAWN

28'-5"

WINTER POOL

POOL EQUIP.

2'-3 1/8"

4'-7 5/8"

161'-4 7/8"

22'-7 7/8"

2'-6"

TOWN OF PALM BEACH BULKHEAD LINE (C)

30'X 30' FRONT PIERS W/ ORNAMENTS AND ADDRESS PLAQUE

PROPOSED CHAIN-LINK FENCE NOT TO EXCEED 7' HT. ABOVE ADJACENT GRADE

POOL EQUIPMENT FOR BOTH POOLS ENCLOSED ON CBS WALL. NOT TO EXCEED 7' HT. ABOVE ADJACENT GRADE

CUSTOM WATER FEATURE NOT TO EXCEED 7' HT. ABOVE ADJACENT GRADE

IN-GROUND LOTUS POND W/ BIRD BATH ON PEDESTAL

8" WIDE, 6" HT CURB

CCCL EPTL 80 PG 137 8/22/97

ALUMINUM EDGE

NEW PROPOSED FENCE

EXISTING FENCE

CUSTOM WATER FEATURE NOT TO EXCEED 7' HT. ABOVE ADJACENT GRADE

EXITING FENCE



Coral

- DRIVEWAY BANDING PAVER
- WALKWAY BORDER
-CORAL STONE IN CHEVRON PATTERN FOR DINNING TERRACE



Tabby

- DRIVEWAY FIELD



Belgian Blue Stone

-4"X4" BORDER ON WALKWAY



Marble Terracota

COMBINATION OF CORAL AND TERRACOTA TILES FOR CHECKERED PATTERN ON POOL DECKS AND INNER COURTYARD

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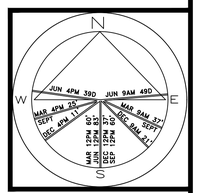

JOB NUMBER: # 25100.00 LA
DRAWN BY: Valeria Drake

DATE: 11.04.2025 Pre-App
11.24.2025 First S.
12.15.2025 Sec. S.
02.09.2026 Final S.

SHEET L3.0

64 sf.

AREA IN SQ.FT.

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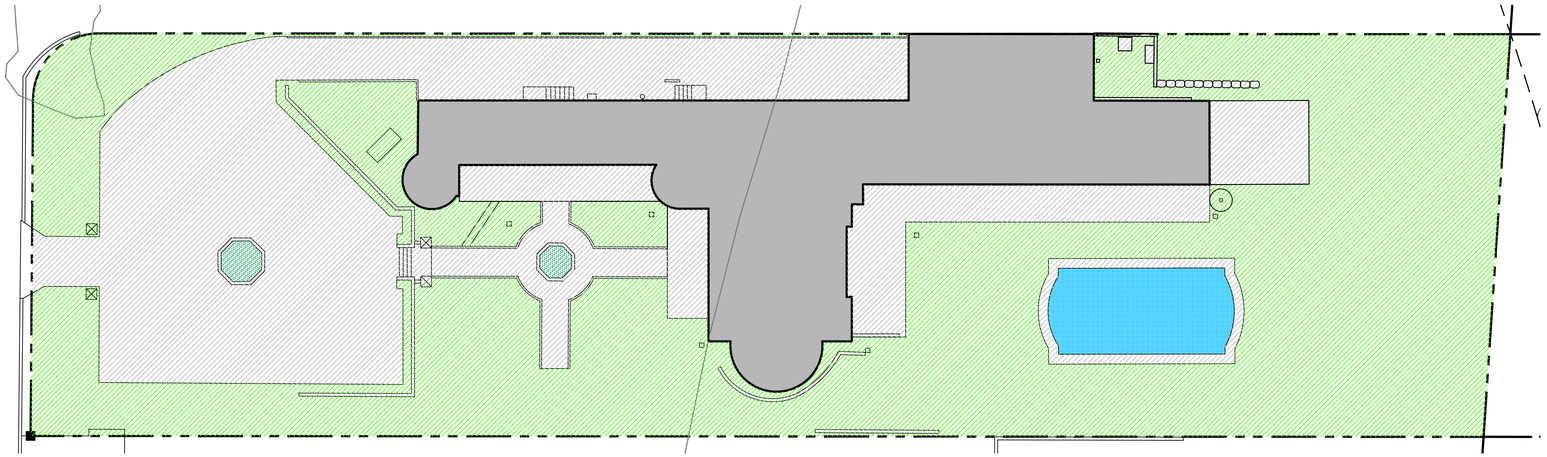
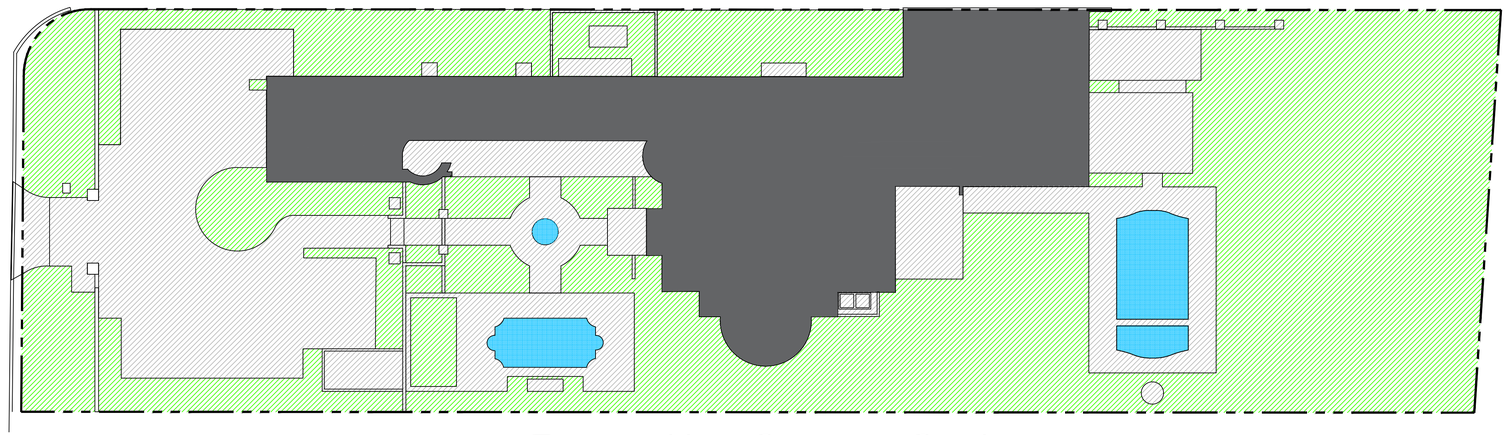
Site Plan

SCALE IN FEET 0' 8' 16' 24'



Existing Lot Coverage Graphic



Proposed Lot Coverage Graphic

Legend

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

Site Requirements

DESCRIPTION	REQUIRED		EXISTING		PROPOSED	
LOT ZONE	RA - (50 - PALM BEACH)		RA - (50 - PALM BEACH)		RA - (50 - PALM BEACH)	
LOT AREA	20,000 S.F. MINIMUM		29,438 S.F.		29,438 S.F.	
OPEN / PERMEABLE SPACE	MINIMUM 50%	14,719 S.F.	47.81%	14,075 S.F.	50.00%	14,721 S.F.
FRONT YARD LANDSCAPE	MINIMUM 45% OF FRONT YARD	1,389 S.F.	52.47%	1,620 S.F.	49%	1,522 S.F.

Native Landscape Legend

DESCRIPTION	REQUIRED	PROPOSED
NATIVE TREES	30% (4 REQUIRED	30% (4 NATIVE TREES PROVIDED) *13 TOTAL TREES
NATIVE SHRUBS + VINES	30% (206 REQUIRED)	38% (269 NATIVE SHRUBS PROVIDED) *702 TOTAL SHRUBS AND VINES
NATIVE GRONDCOVERS	30%	N/A - NO GROUNDCOVERS PROVIDED

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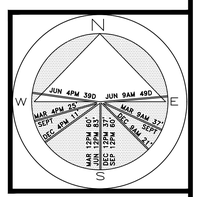

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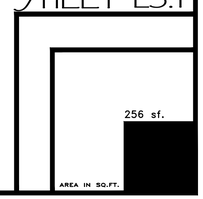
SHEET L3.1



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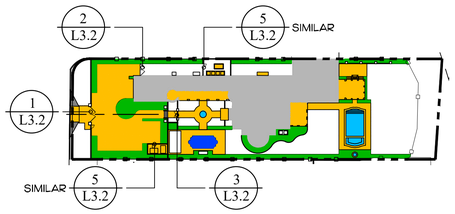
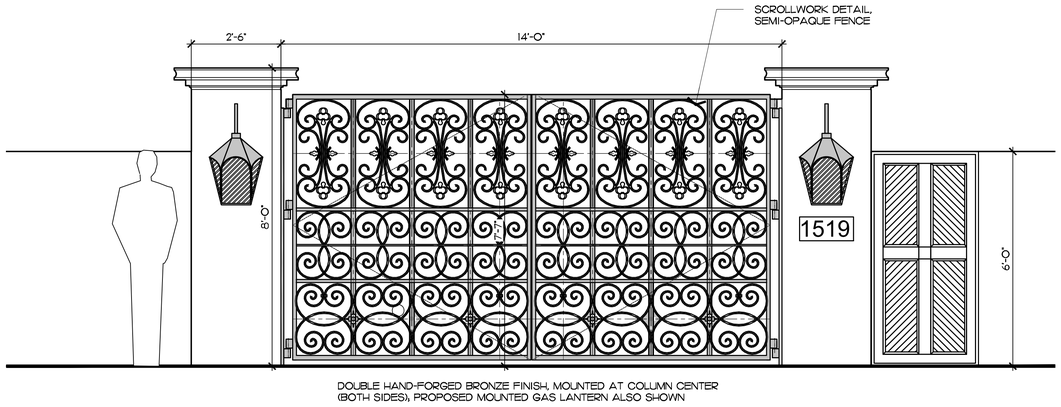
Open Space Diagrams

SCALE IN FEET 0' 16' 32' 48'



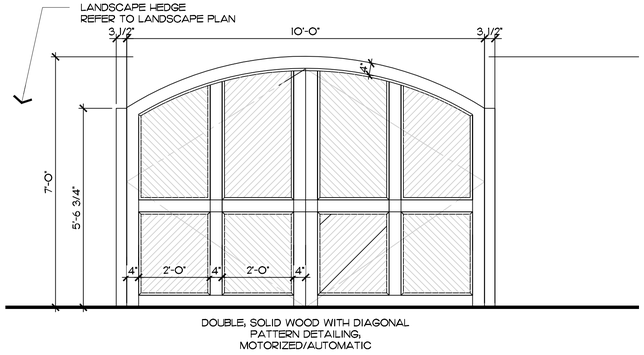
Key Map

NOT TO SCALE



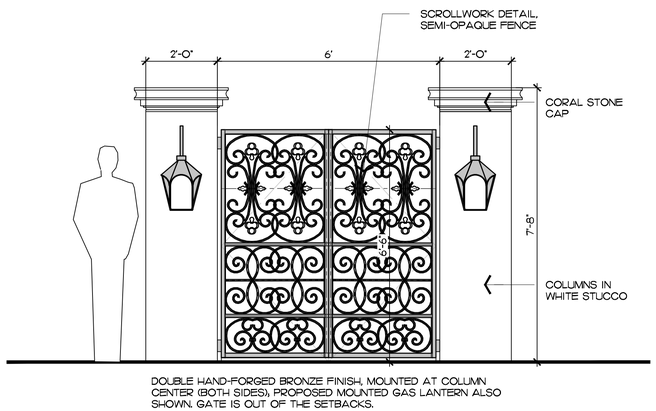
1 L3.2 Vehicular Gate Detail

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



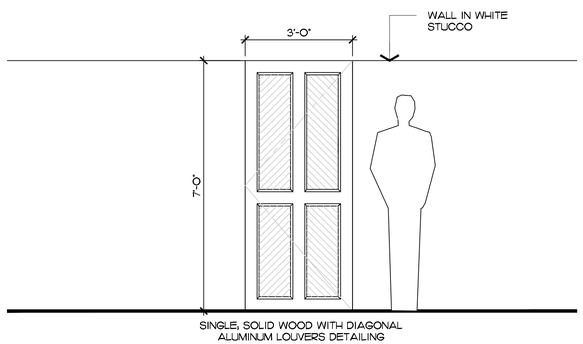
2 L3.2 Vehicular Service Gate

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



3 L3.2 Interior Garden Courtyard Gate

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



5 L3.2 Equipment Room & Service Gate

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

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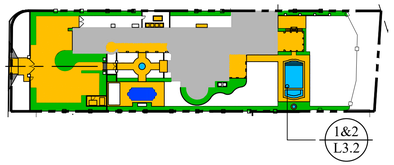
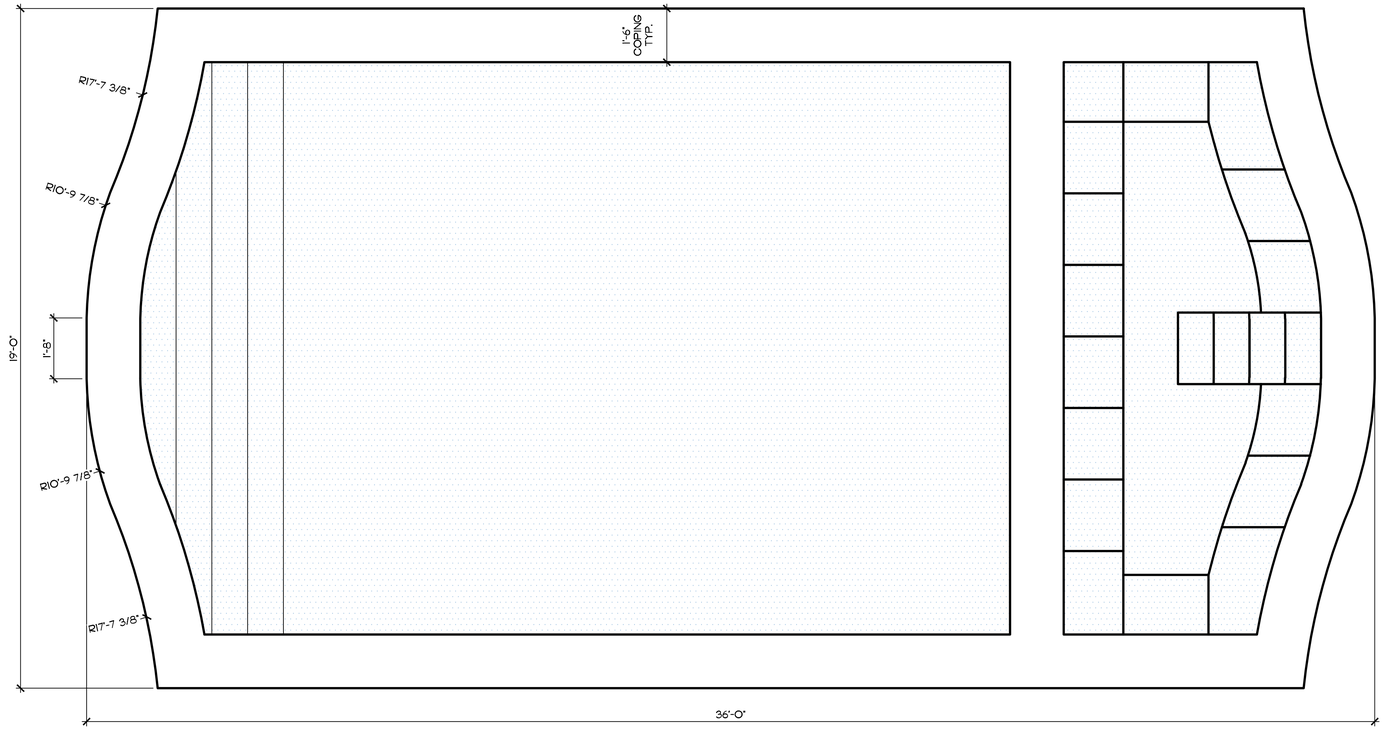
Gate Details



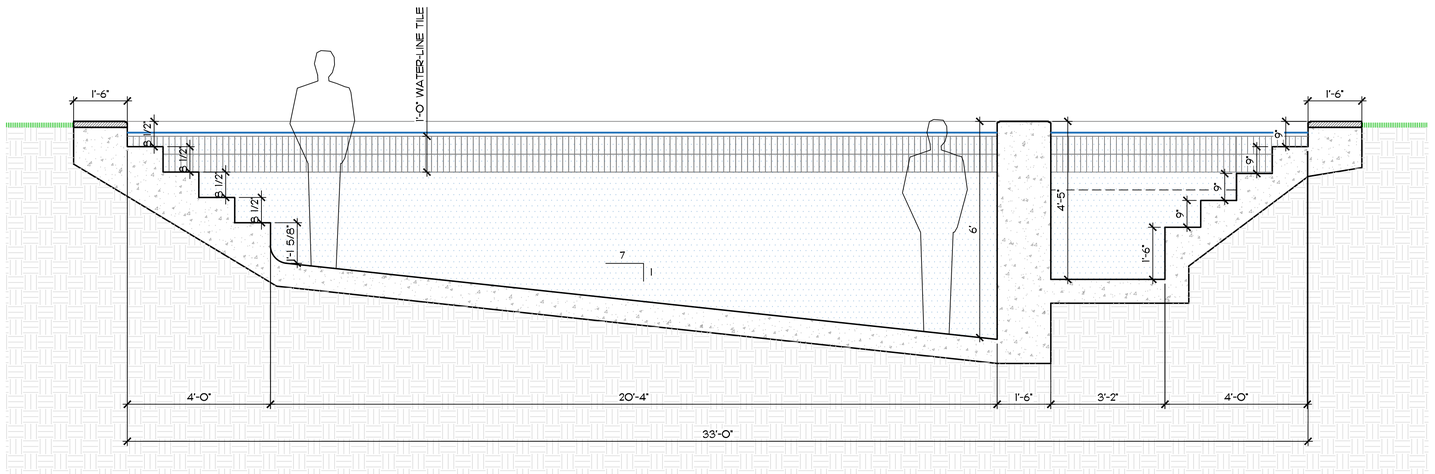
Key Map

NOT TO SCALE



1 L3.2 Summer Pool - Plan View

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



3 L3.2 Summer Pool - Section

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

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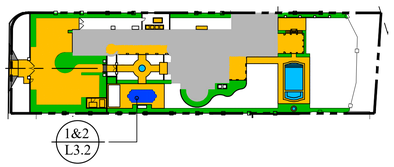
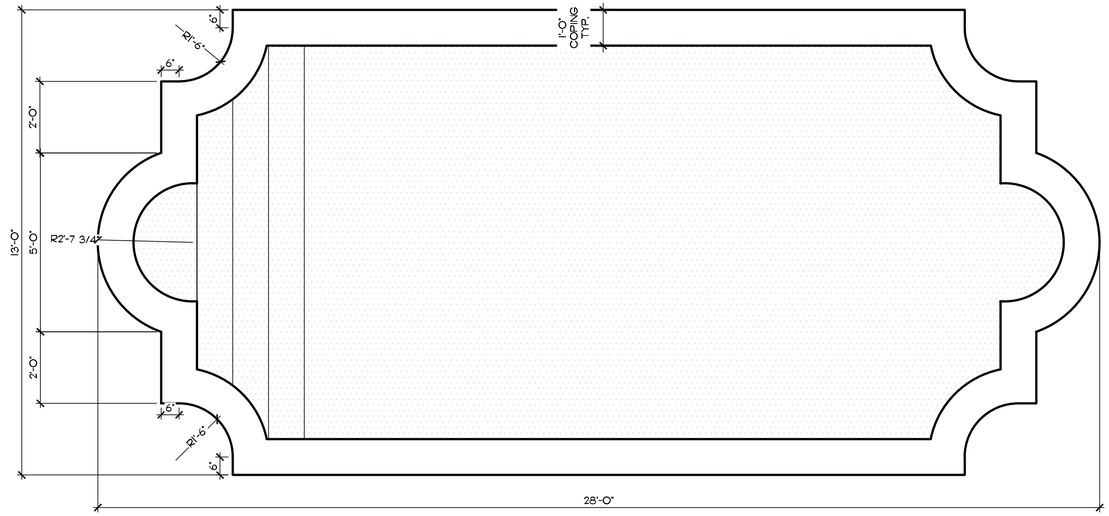
Summer Pool Details



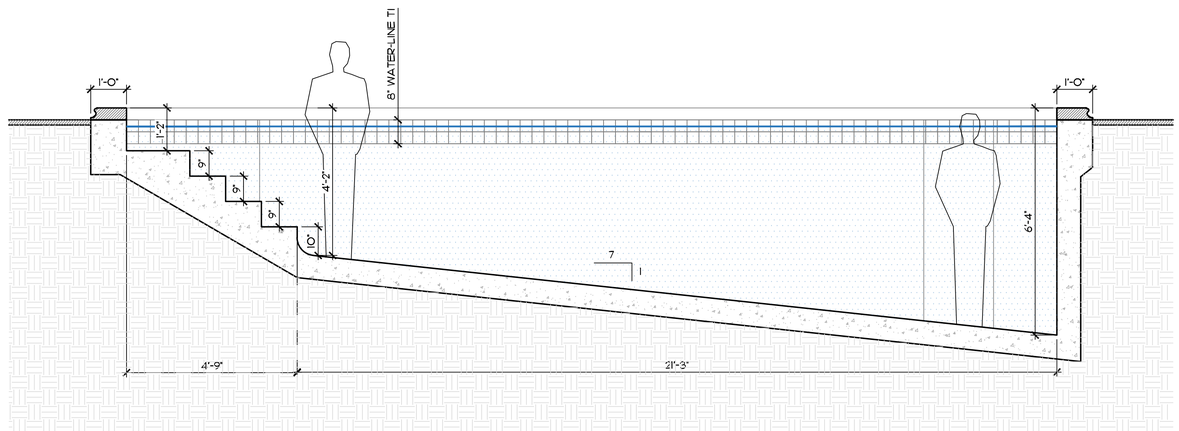
Key Map

NOT TO SCALE



1 L3.2 Winter Pool Plan View

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



2 L3.2 Winter Pool Section

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

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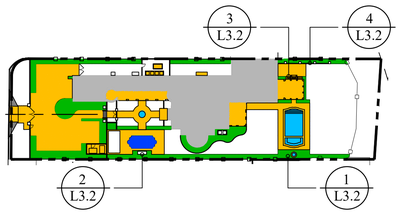
Winter Pool Details



Key Map

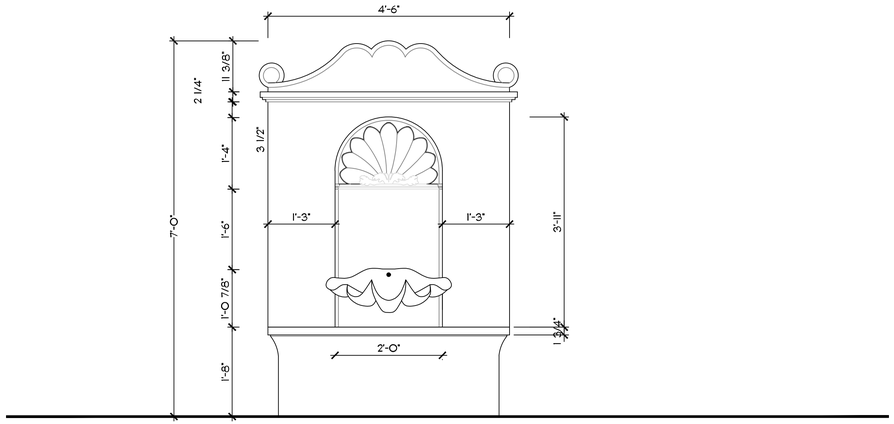
NOT TO SCALE



FOUNTAIN TO NOT EXCEED 7' HT.
FROM ADJACENT GRADE

1 L3.2 Summer Garden Fountain

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



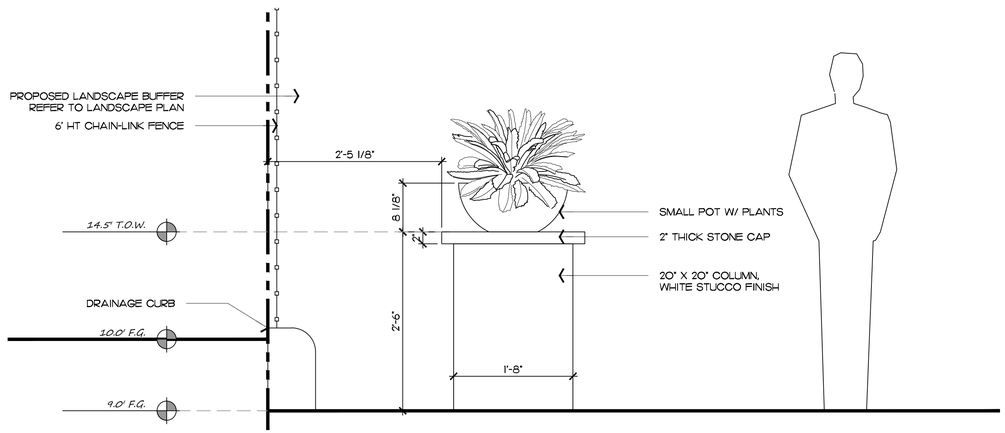
2 L3.2 Winter Garden Fountain

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



3 L3.2 Outdoor BBQ

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



4 L3.2 Dining Terrace Pedestal

SCALE: 1" = 1'-0"

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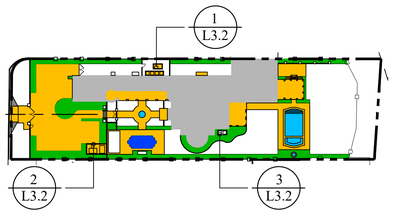
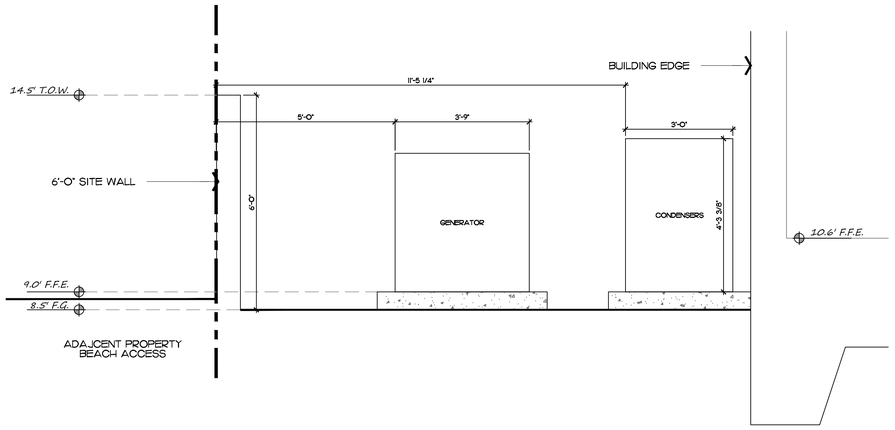
Garden Elements Details



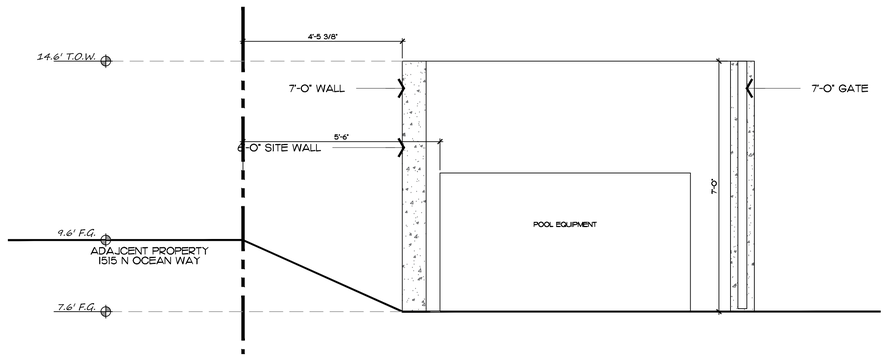
Key Map

NOT TO SCALE



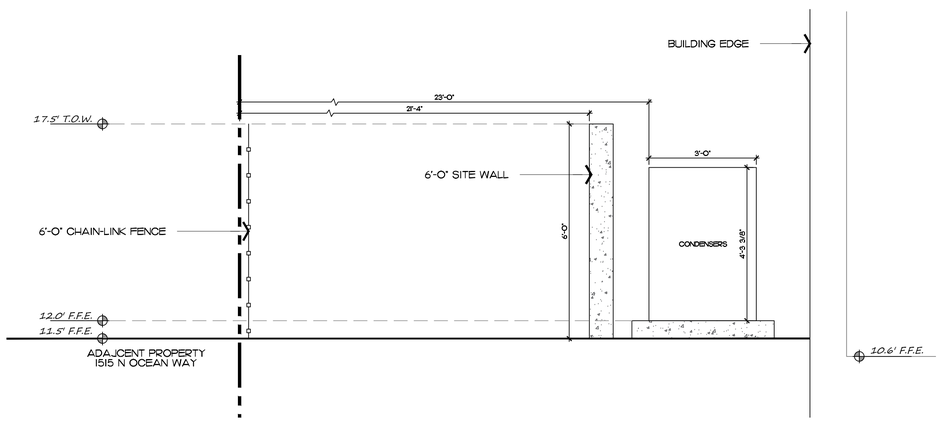
1 L3.2 North Equipment Room Detail

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



2 L3.2 Pool Equipment Room Detail

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



3 L3.2 South A/C Equipment Details

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

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Equipment Details



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SHEET L4.0

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Rendered Landscape Plan

SCALE IN FEET 0' 8' 16' 24'



Front (West) Elevation

1
L4.1

NOT TO SCALE



Rear (East) Elevation

2
L4.1

NOT TO SCALE

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Rendered Landscape Elevations

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SHEET L4.1



NOT TO SCALE

1 / L4.2 North Elevation

NOT TO SCALE



2 / 4.2 South Elevation

NOT TO SCALE

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Rendered Landscape Elevations

SCALE IN FEET

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SHEET L4.2

Common Name	Botanical Name	Quantity	Install Specification	Native Status
TREES				
Gumbo Limbo	*Bursera simaruba*	1	18'-22' O.A. Ht. Specimen Tree	*
Lignum Vitae	*Guaiacum sanctum*	2	7'-10' O.A. Ht., 25 Gal.	*
Plumeria	*Plumeria spp.*	4	6'-9' O.A. Ht., 25 Gal.	
Purple Glory Tree	*Tibouchina grandulosa*	4	7'-10' O.A. Ht., 25 Gal.	
Strangler Fig	*Ficus aurea*	1	25'-30' O.A. Ht.	*
Ylang-Ylang	*Cananga odorata*	1	12-18' O.A. Ht.	
PALMS				
Areca Palm	*Dypsis lutescens*	35	10'-12' Ht.	
Australian Fan Palm	*Licuala ramsayi*	3	10'-12' Ht.	
Bismarck Palm	*Bismarckia nobilis*	1	15'-18' Ht.	
Bismarck Palm	*Bismarckia nobilis*	1	18' Ht.	
Blue Latan Palm	*Latania loddigesii*	8	15' Ht.	
Cardboard Palm	*Zamia furfuracea*	3	15 Gal.	
Chestnut Dioon	*Dioon edule*	10	4'-5' Ht., 25 Gal.	
Coconut Palm	*Cocos nucifera*	4	18'-22' O.A. Ht.	
Florida Thatch Palm	*Thrinax radiata*	10	7'-10' Ht.	*
Giant Dioon	*Dioon spinulosum*	1	4'-5' Ht., 15 Gal.	
King Palm	*Archontopheonix cunninghamiana*	2	15'-18' Ht.	
Lady Palm	*Rhapis excelsa*	1	8' Ht.	
Mediterranean Fan Palm	*Chamaerops humilis*	2	10'-12' Ht.	
Screw Pine	*Pandanus utilis*	2	9'-12' Ht.	
Montgomery Palm	*Veitchia*	2	15' Ht.	
Montgomery Palm	*Veitchia*	6	18'-21' Ht.	
Royal Palm	*Roystonia regia*	6	12'-15' Ht.	*
Sabal Palm	*Sabal Palmetto*	8	12'-15' Ht.	*
HEDGE/SHRUB/VINES				
Brazilian Beauty Leaf	Calophyllum brasilensis	56	7'-8' O.A. Ht., Bush, Pleaced	
Bougainvillea 'Purple Queen'	Bougainvillea spp.	9	25 Gal.	
Green Buttonwood Bush	Conocarpus erectus	66	10'-12' O.A. Ht., 25 Gal., F.T.B.	*
Garcinia	Garcinia spicata	14	6'-7' Ht., 25 Gal.	
Garcinia	Garcinia spicata	11	5'-6' Ht., 25 Gal.	
Gardenia	Gardenia jasminoides 'Miami Supreme'	4	15 Gal.	
White Begonia	Begonia odorara 'Alba	46	3 Gal.	
Queen Emma Crinum Lily	Crinum augustum 'Queen Emma'	16	15 Gal.	
Heliconia	Heliconia spp.	11	15 Gal.	
Spider Lily	Hymenocallis latifolia	217	3 Gal.	*
Rose Geranium	Pelargonium graveolens	6	1 Gal.	
Plumbago	Plumbago auriculata	17	15 Gal.	*
Purple Ground Orchid	Spathoglottis plicata 'Purple'	39	3 Gal.	
Foxtail Agave	Agave attentuara	17	3 Gal.	
Black Magic Elephant Ear	Alocasia 'Black Magic'	25	7 Gal.	
Shell Ginger	Alpinia zerumbet	25	15 Gal.	
Split-leaf Philodendron	Monstera deliciosa	1	15 Gal.	
Giant Philodendron	Philodendron giganteum	15	25 Gal.	
Xanadu Philodendron	Philodendron xanadu	129	3 Gal.	
Giant Bird of Paradise	Strelitzia nicolai	10	25 Gal.	
Creeping Fig	Ficus pumila	8	1 Gal.	
Wreath Vine	Petrea volubilis	4	15 Gal.	
Giant Burmese	Lonicera hildebrandiana	1	15 Gal.	

Native Landscape Legend

DESCRIPTION	REQUIRED	PROPOSED
NATIVE TREES	30% (4 REQUIRED)	30% (4 NATIVE TREES PROVIDED) *13 TOTAL TREES
NATIVE SHRUBS + VINES	30% (224 REQUIRED)	40% (300 NATIVE SHRUBS PROVIDED) *747 TOTAL SHRUBS AND VINES
NATIVE GRONDCOVERS	30%	N/A - NO GROUNDCOVERS PROVIDED

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

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
Dustin M. Mizell, MLA FLA #6666784
Dustin@environmentdesigngroup.com

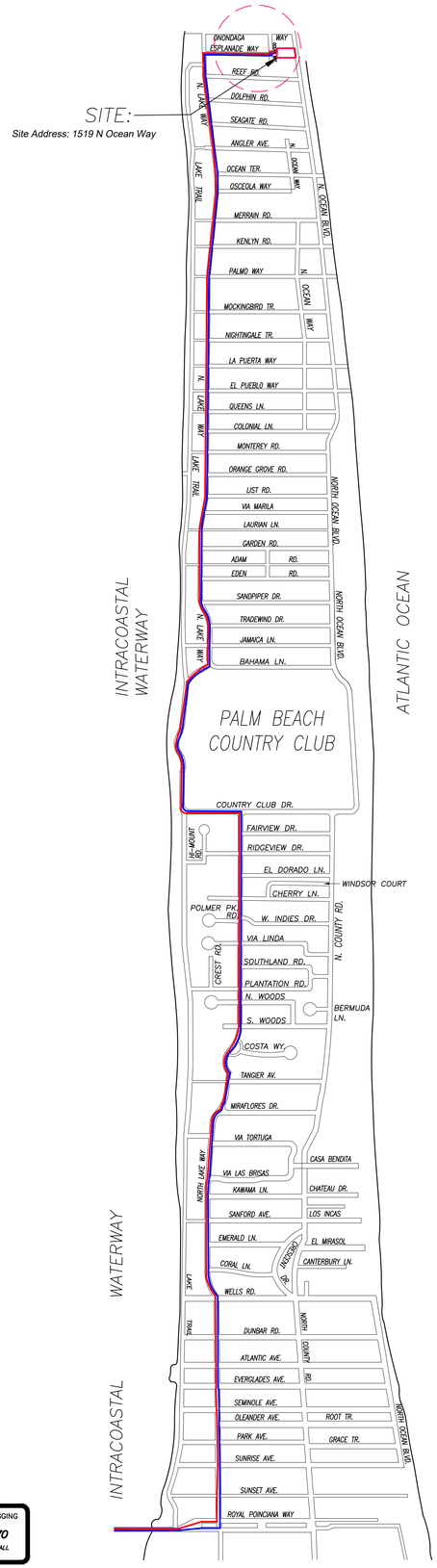
Private Residence
1519 North Ocean Way
Town of Palm Beach
FLORIDA

JOB NUMBER: # 25100.00 LA
DRAWN BY: Dios Rodriguez

DATE: 11.04.2025 Pre-App
11.24.2025 First S.
12.15.2025 Sec. S.
02.09.2026 Final S.

SHEET L5.0

Planting Schedule



CONCEPTUAL CONSTRUCTION SCHEDULE

- JAN 28TH 2026 – ARCOM MEETING
- FEB 15TH 2026 – TOWN COUNCIL
- FEB–MAR 2026 – SUBMIT FOR PERMIT

- 1 MONTH –APR 2026 – MOBILIZATION & DEMOLITION OF EXISTING STRUCTURES
- 2 MONTHS – SITE/BUILDING PREPARATION
- 1.5 MONTHS – FOUNDATION
- 2.5 MONTHS – BLOCK DELIVERIES & CONC. POURS
- 1 MONTH – ROOF TRUSS DELIVERY AND SET TRUSSES
- 1.5 MONTHS – WINDOW/DOOR DELIVERIES AND INSTALLATION
- .5 MONTH – DRY–IN
- 1.5 MONTHS – INTERIOR FRAMING
- 2 MONTHS – ROUGH–IN
- .5 MONTH – DRY WALL
- 6 MONTHS – FINISHES
- 2 MONTHS – LANDSCAPE & HARDSCAPE INSTALLATION
- 2 MONTHS – FINAL INSPECTIONS

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

1 PROPOSED TRUCK INGRESS / EGRESS ROUTES MAP

SCHEDULE:

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

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

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

PROPOSED INGRESS TRUCK ROUTE

PROPOSED EGRESS TRUCK ROUTE

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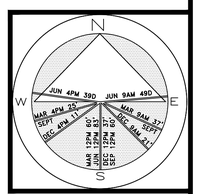
Private Residence
1519 North Ocean Way
Town of Palm Beach
FL
LOT D
R A



JOB NUMBER: # 25100.00 LA
DRAWN BY: Dios Rodriguez

DATE: 11.04.2025 Pre–App
11.24.2025 First S.
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02.09.2026 Final S.

SHEET L6.0

64 sf.
AREA IN SQ.FT.

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Truck Logistics Plan

SCALE: NOT TO SCALE

ENVIRONMENT DESIGN GROUP
139 North County Road SJ20-B Palm Beach, Fl 33480
Phone 561.832.4600 Mobile 561.313.4424
Landscape Architecture
Land Planning
Landscape Management
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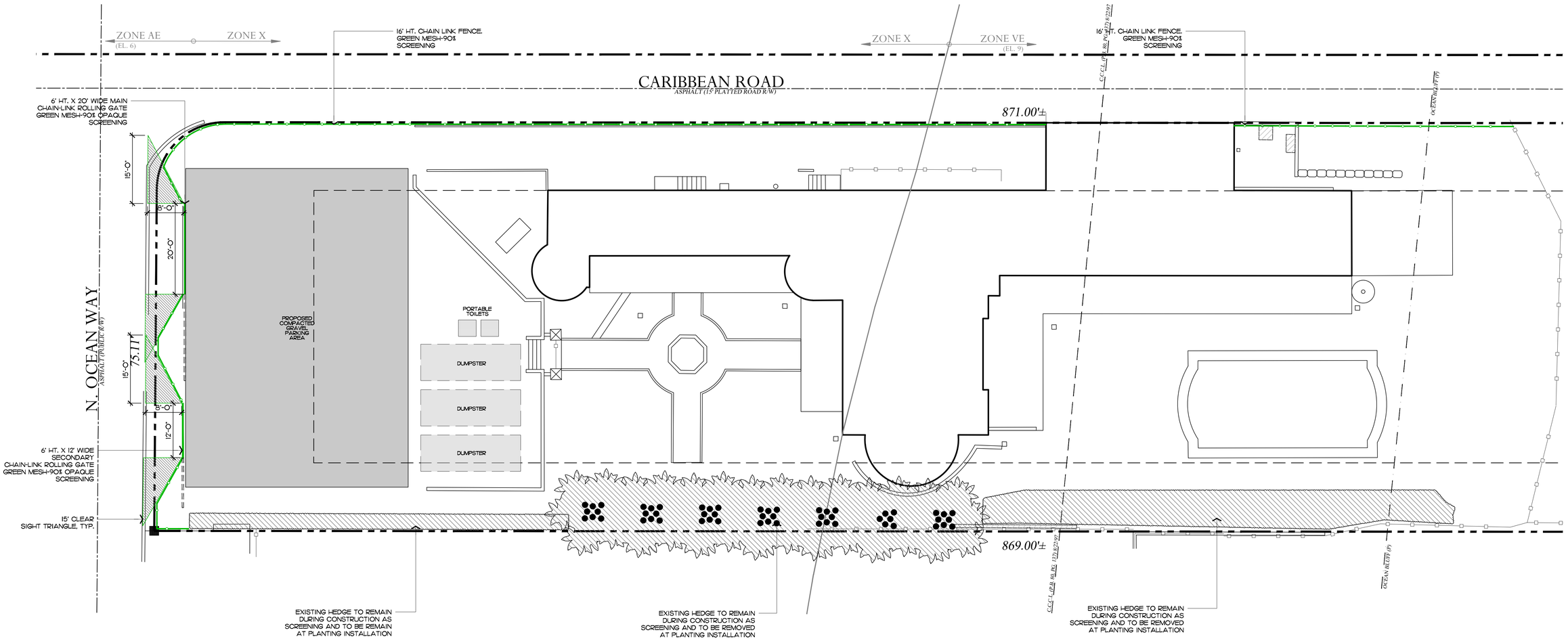
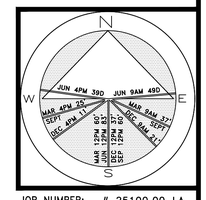
Private Residence
1519 North Ocean Way
Town of Palm Beach
FLORIDA



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



JOB NUMBER: # 25100.00 LA
DRAWN BY: Dios Rodriguez

DATE: 11.04.2025 Pre-App
11.24.2025 First S.
12.15.2025 Sec. S.
02.09.2026 Final S.

SHEET L7.0

113.7 sf.
AREA IN SQ.FT.

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SUNSHINE STATE ONE CALL OF FLORIDA, INC.

Construction Screening + Logistics Plan

SCALE: 3/32" = 1'-0"

TOWN OF PALM BEACH

Information for Architectural Commission Meeting on: February 25, 2026

To: Architectural Commission

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

From: Planning, Zoning & Building

Re: ARC-25-0101 240 EL DORADO LN. The applicant, the Sack 2020 Family Trust Agreement dated December 22, 2020 (David Koeppel, Trustee), has filed an application requesting Architectural Commission review and approval for a total renovation and an addition to an existing single-story residence including new and modified doors, windows, roof and architectural details and sitewide hardscape and landscape redesign and replacement.

Date: 2/18/2026

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-25-0101 240 EL DORADO LN. The applicant, the Sack 2020 Family Trust Agreement dated December 22, 2020 (David Koeppel, Trustee), has filed an application requesting Architectural Commission review and approval for a total renovation and an addition to an existing single-story residence including new and modified doors, windows, roof and architectural details and sitewide hardscape and landscape redesign and replacement.

Applicant: The Sack 2020 Family Trust Agreement dated December 22, 2020 (David Koeppel, Trustee)
Architecture: MP Design & Architecture (Michael Perry)
Landscape: Nievera Williams Design (Mario Nievera)

THE PROJECT:
The applicant has submitted plans entitled "Renovations to Existing Single Family Home" as prepared by **MP Design & Architecture**, uploaded and dated to the Town 02/07/2026.

The following is the scope of work for the Project:

- Interior & exterior renovations and a one-story addition to an existing one-story residence.
- Raise finished floor by 1'-0" for FEMA compliance.
- New landscape and hardscape.

Site Data			
Zoning District	R-B	**Future Land Use**	SINGLE-FAMILY
Crown of Road	+4.36' NAVD	**FEMA Flood Zone**	ZONE AE +6' NAVD
Lot Width	123.3'	**Lot Depth**	85'
Lot Area	10,480 Sq. Ft.	**Enclosed Square Footage**	Existing: 3,138 Sq. Ft. Proposed: 4,157 Sq. Ft.
Finished Floor Elevation	Existing: +6' NAVD Proposed: +7' NAVD	**Lot Fill**	Permitted: 1.32' Proposed: 0.0' (N/A)
Lot Coverage	Permitted: 40% (1-Story) Existing: 29.9% Proposed: 39.9%	**Landscape Open Space**	Required: 45% Existing: Proposed: 47.5%
Surrounding Properties / Zoning			
North	241 El Dorado Ln / Residence | R-B		
South	8 Windsor Ct / Residence | R-B		
East	230 El Dorado Ln / Residence | R-B		
West	250 El Dorado Ln / Residence | R-B		



Color rendering of proposed additions and renovations.

STAFF ANALYSIS

The applicant is proposing renovations and additions to an existing one-story, single-family residence with new hardscape and landscape. The parcel is located mid-block on the south side of El Dorado Lane and the existing residence was constructed in 1960. The proposed exterior renovations include removal of the existing front (north) entry features and bay window and replacement with a reduced cover entry feature. The garage will be reconfigured with a small addition to the west, and the garage bay opening will shift to the west on the front elevation and will go from one to two garage bays, as required by code. A one-story addition is also proposed on the east side of the structure. The entire roof will be removed as part of the project and replaced with a simplified hip roof system. All windows and doors are proposed for removal and will be reconfigured or relocated. Building color and quoins are proposed to be painted in a white color, windows, doors and garage doors are proposed in white. The entry door is proposed in a gunmetal grey color, and roof is proposed as slate gray flat clay tile. Windows are proposed as three lite casements and exterior doors are proposed as French doors with full glass and divided lite pattern. The entry door is proposed in glass with a decorative grill design.

The hardscape and landscape plan is relatively simple. A single curb cut is proposed on El Dorado Lane and is centered on the relocated garage with a vehicle turnaround or parking area between the structure and street. A pedestrian gate separates the driveway from the pedestrian pathway leading to the main entry to the residence. The existing swimming pool is proposed for removal and is not proposed for replacement. The remaining hardscape is limited to landings at exterior doorways. The landscape plan and palette is simple with a Green Buttonwood hedge surrounding the property, Medjool Date Palms at the entry terrace, Pigeon Plums along El Dorado Lane, Roebeleni Palms flanking the entry, and limited foundation plantings.



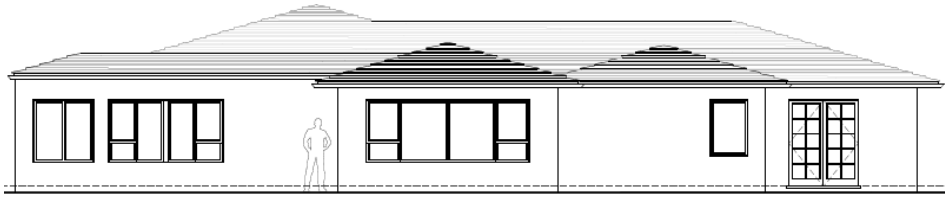
Existing Front (North) Elevation.



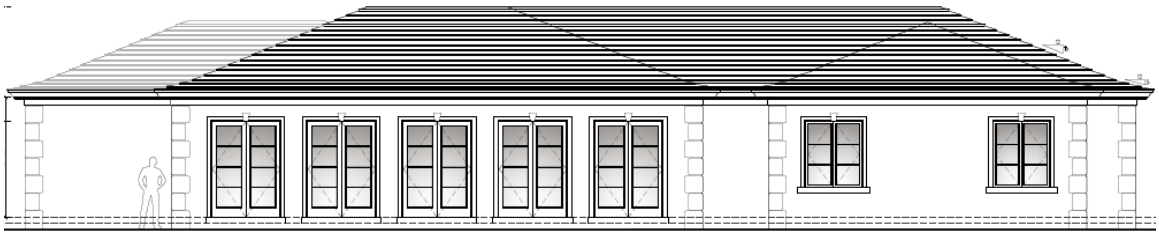
Proposed Front (North) Elevation.



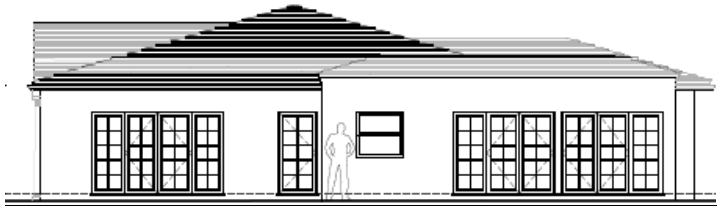
Color Rendering of Proposed Front (South) Elevation.



Proposed Rear (South) Elevation.



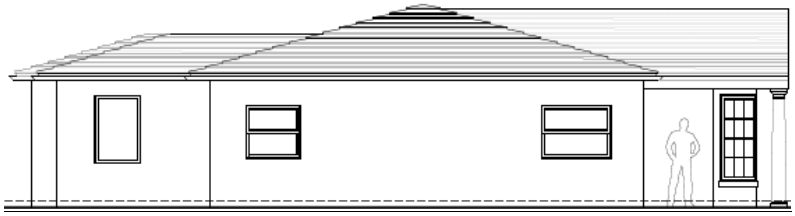
Proposed Rear (South) Elevation.



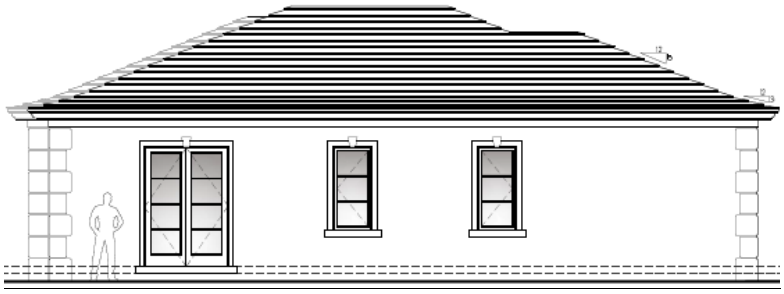
Existing Side (West) Elevation.



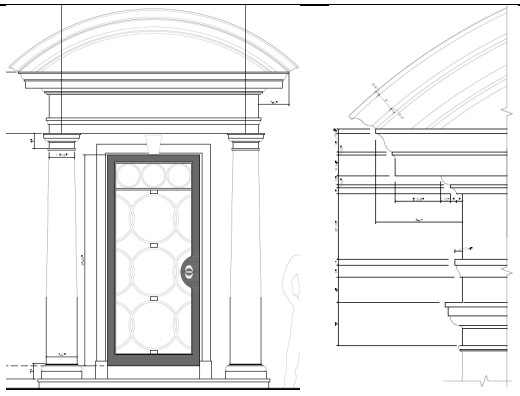
Proposed Side (West) Elevation



Existing Side (East) Elevation



Proposed Side (East) Elevation



Front Entry Details



Color rendering of proposed landscape and hardscape plan.

The applicant is proposing to raise the finished floor of the existing single-story structure to meet the minimum floodplain requirements. The finished floor elevation will increase by 1 foot from +6' NAVD to +7' NAVD. Per the plans and data prepared and submitted by Michael Perry's office, no additional fill material will be brought on site to achieve the raising of the structure. The new covered entry will feature a raised landing that steps up again into the house at the front door.

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 Street, Suite 1000
West Palm Beach, Florida 33401
AA#26001667

T: 561.833.7575 INFO@MPDAINC.COM F: 561.833.0575

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

December 23, 2025

Re: 240 El Dorado Lane, Palm Beach, FL 33480
ARC-25-0101

We are submitting the attached drawings and application for the review of our project at 240 El Dorado Lane, Plam Beach, FL 33480. The proposal includes the renovation and addition to an existing one-story residence for a new total of 4,179 SF of air-conditioned space and garage, along with a new landscape and hardscape design.
The lot is 10,481SF and the proposed new house will have a total of square footage of 4,179 SF. The lot coverage and CCR calculations are within the allowable limits.

Please note the following:

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

B. ARCHITECTURAL REVIEW – Section 18-205 & Section 18-206

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, charm, and high quality.

2) The plan for the proposed building or structure demonstrates that it is reasonably protected against external and internal noise, vibrations, and other factors that may make the environment less desirable.

3) The proposed building or structure, in its exterior design and appearance, is not of inferior quality such that it would materially depreciate the appearance or value of the local environment.

MP Design & Architecture, Inc.

319 Clematis Street, Suite 1000
West Palm Beach, Florida 33401
AA#26001667

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

5) The proposed building or structure is not excessively similar to any other structure existing, permitted, or included in the same permit application within 200 feet of the proposed site in respect to one or more of the following exterior design and appearance features:

a. Apparently visibly identical front or side elevations.
b. Substantially identical size and arrangement of doors, windows, porticos, or other openings or breaks in the elevation facing the street, including reverse arrangements.
c. Other significantly identical design features, such as materials, roofline, or the height of design elements.

6) The proposed building or structure is not excessively dissimilar in relation to any other structure existing, permitted, or 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 the building or roof.
b. Other significant design features, including but not limited to materials or architectural quality.
c. Architectural compatibility.
d. Arrangement of structural components.
e. Perceived mass from the street or any perspective visible to the public or adjoining property owners.
f. Diversity of design that complements the size and massing of adjacent properties.
g. Design features that avoid the appearance of mass through improper proportions.
h. Design elements that protect the privacy of neighboring properties

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

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319 Clematis Street, Suite 1000
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AA#26001667

T: 561.833.7575 INFO@MPDAINC.COM F: 561.833.0575

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

9) The proposed development conforms to the standards of this code and other applicable ordinances, with respect to the location and appearance of the buildings and structures.

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

C. SPECIAL EXCEPTION – Section 134-22
Not applicable

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

E. VARIANCE – Section 134-201
Not applicable

F. OTHER
Not applicable

Respectfully,



Michael Perry

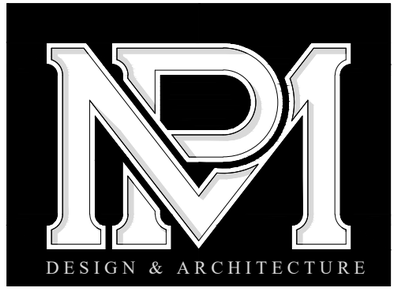
Renovations to Existing Single Family Home

240 El Dorado Lane, Palm Beach, FL 33480

ARC-25-0101

02/25/2026 ARCOM Meeting

Final Submittal - 2/09/2026



MP DESIGN
& ARCHITECTURE

LANDSCAPE ARCHITECT

NIEVERA + WILLIAMS DESIGN

SCOPE OF WORK:

INTERIOR & EXTERIOR RENOVATIONS OF EXISTING 3,042 SF ONE-STORY RESIDENCE.

ADDITIONS TO EXISTING HOUSE FOR A NEW TOTAL AREA OF 4,157 SF.

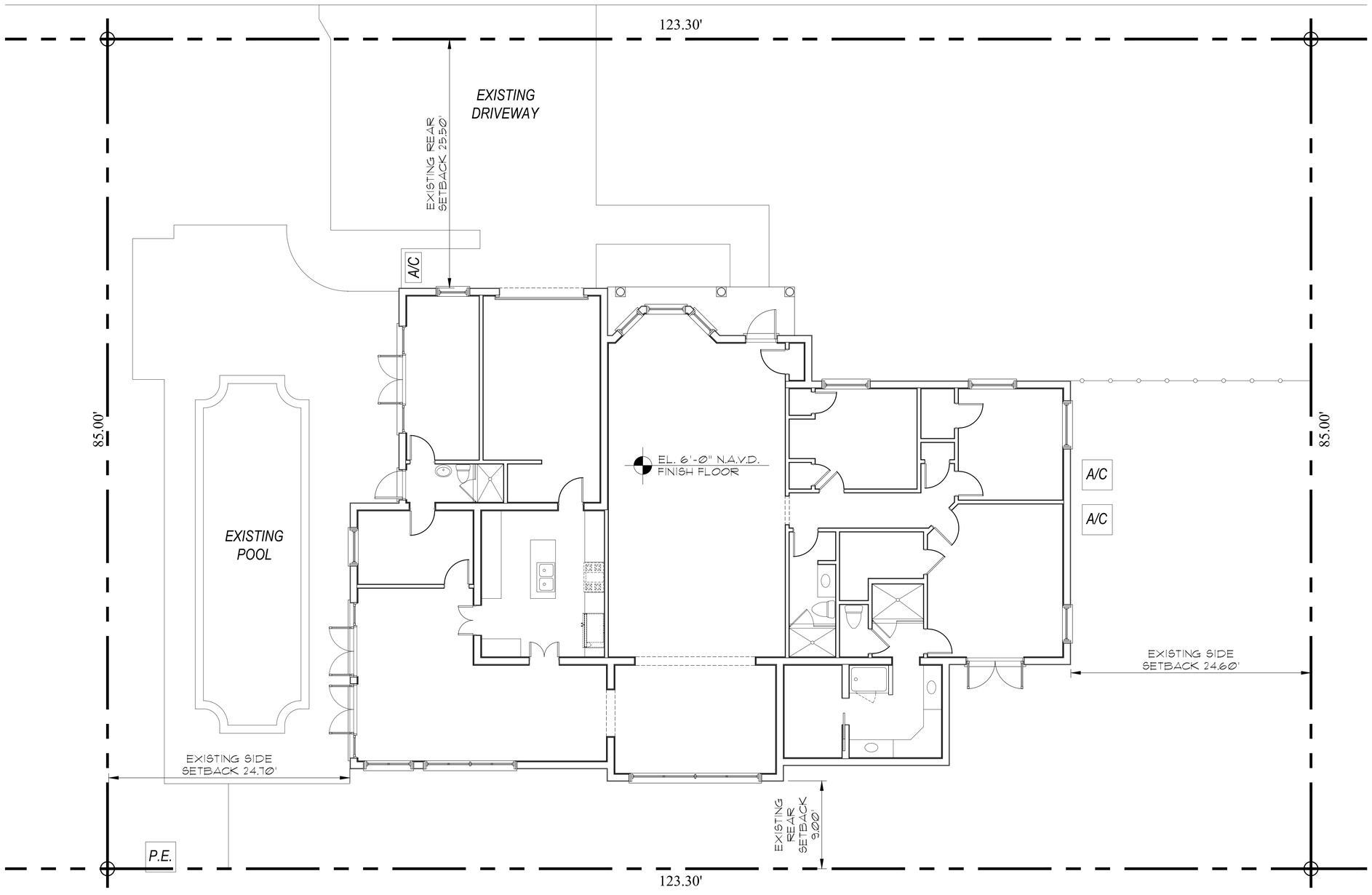
RAISE THE EXISTING FINISH FLOOR AND ROOF TO COMPLY WITH REQUIRED FEMA FLOOD ELEVATION.

PROPOSED NEW LANDSCAPE AND HARDSCAPE.

INDEX OF DRAWINGS

COVER	SCOPE OF WORK & DRAWING INDEX	A203	EXISTING & PROPOSED EAST ELEVATION
		A204	PROPOSED COLORS AND MATERIALS
A000	EXISTING SITE PLAN	A205	EXTERIOR ELEVATION DETAILS
A001	PROPOSED SITE PLAN		
A001.1	YARD SECTION DIAGRAM	A300	BUILDING SECTION & DETAIL
A002	ZONING LEGEND		
A003	CCR CALCULATIONS	1 of 2	SURVEY
A004	LOT COVERAGE DIAGRAM		
A005	SITESCAPE		
A005.1	STREETSCAPE		
A006	TRUCK LOGISTIC PLAN		
A007	VICINITY LOCATION MAP		
AP01	PHOTOS		
AP02	PHOTOS		
AP03	PHOTOS		
AP04	PHOTOS		
AP05	PHOTOS		
A100	EXISTING FLOOR PLAN		
D100	DEMOLITION FLOOR PLAN		
A101	PROPOSED FLOOR PLAN		
A102	EXISTING ROOF PLAN		
D102	DEMOLITION ROOF PLAN		
A103	PROPOSED ROOF PLAN		
A200	EXISTING & PROPOSED NORTH ELEVATION		
A201	EXISTING & PROPOSED SOUTH ELEVATION		
A202	EXISTING & PROPOSED WEST ELEVATION		

El Dorado Lane



Existing Site Plan

Scale 3/16" = 1'-0"

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

COMM NO.
2531

DATE
2/5/2026

REVISIONS

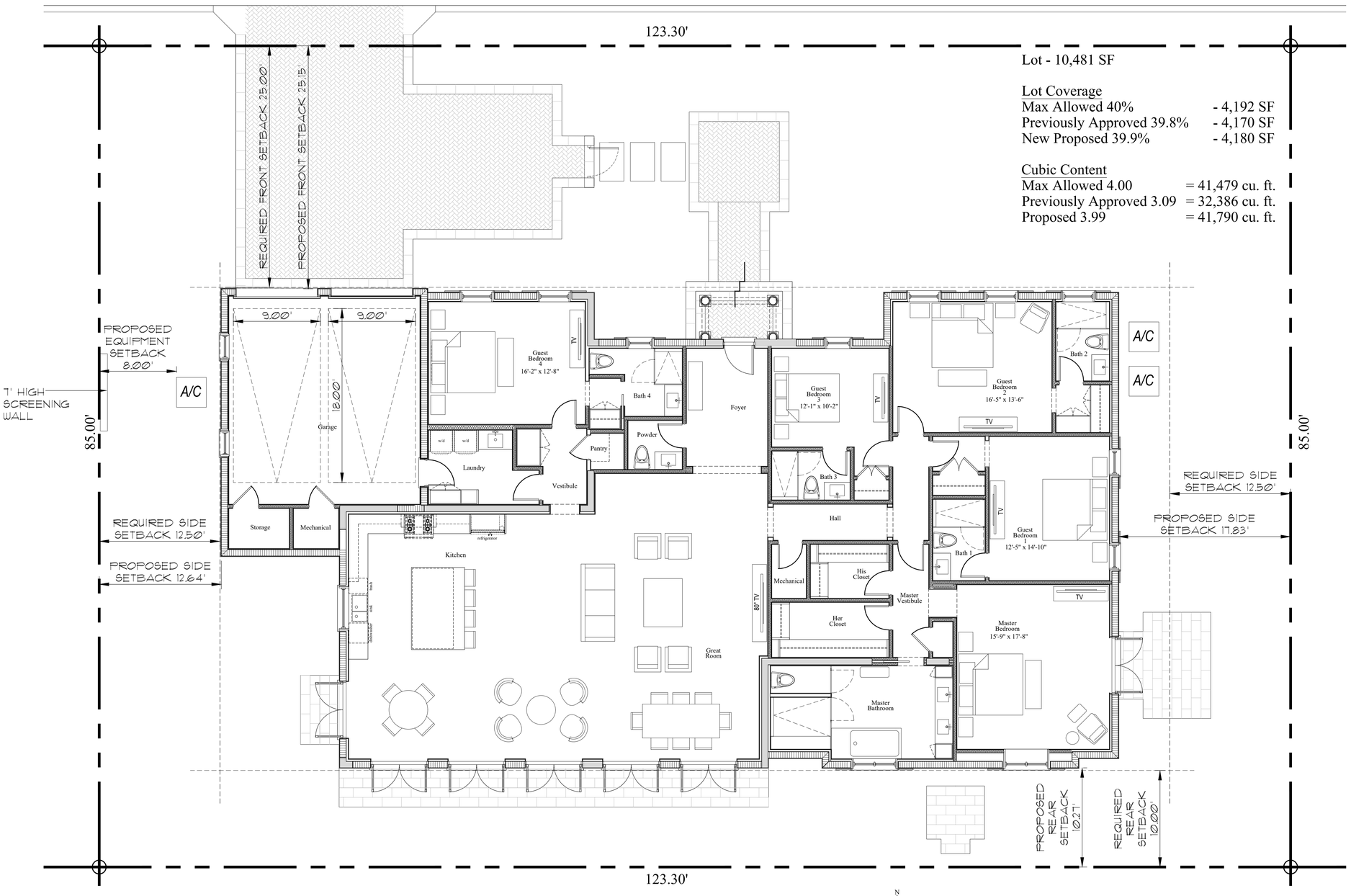
Modification and Renovation to
240 El Dorado Lane
Palm Beach
FL 33480

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

ARC-25-0101

SHEET NO.
A000

El Dorado Lane



Lot - 10,481 SF

Lot Coverage

Max Allowed 40%	- 4,192 SF
Previously Approved 39.8%	- 4,170 SF
New Proposed 39.9%	- 4,180 SF

Cubic Content

Max Allowed 4.00	= 41,479 cu. ft.
Previously Approved 3.09	= 32,386 cu. ft.
Proposed 3.99	= 41,790 cu. ft.

Proposed Site Plan

Scale 3/16" = 1'-0"

N E S W

MP DESIGN & ARCHITECTURE

COMM NO. 2531

DATE 2/5/2026

REVISIONS

Modification and Renovation to

240 El Dorado Lane

FL 33480

Palm Beach

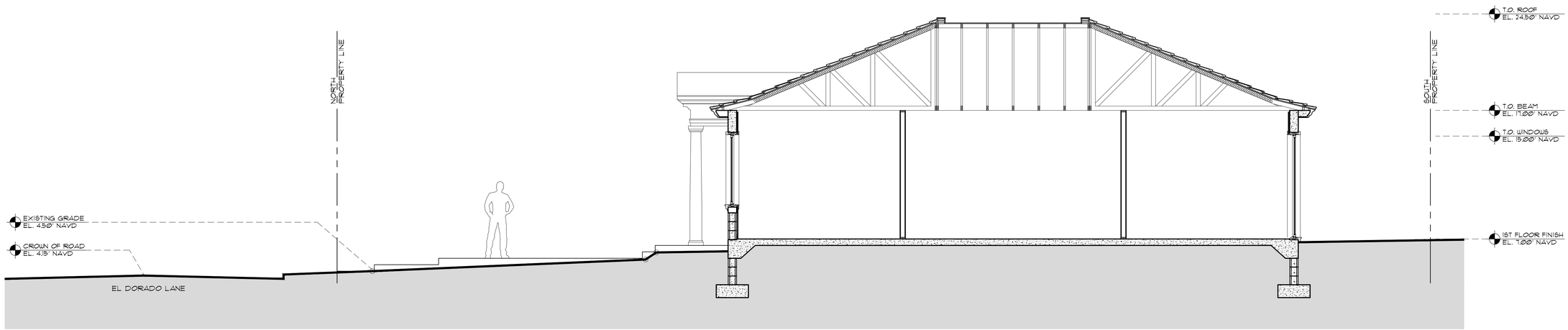
STATE OF FLORIDA — ANGELO L. DAVILA — AR0016639 — REGISTERED ARCHITECT

ANGELO DAVILA A.I.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. A001

ARC-25-0101



North - South Yard Section Diagram

Scale 3/16" = 1'-0"



MP DESIGN & ARCHITECTURE

COMM NO.
2531

DATE
2/5/2026

REVISIONS

FL 33480

Modification and Renovation to

240 El Dorado Lane

Palm Beach

STATE OF FLORIDA
ANGELO L. DAVILA
AR0016639
REGISTERED ARCHITECT

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

MP DESIGN & ARCHITECTURE, INC
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WEST PALM BEACH, FLORIDA 33401
561.833.7575

ARC-25-0101

SHEET NO.

A001.1

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:**	240 EL DORADO LANE		
2	**Zoning District:**	RB		
3	**Lot Area (sq. ft.):**	10,480 SF		
4	**Lot Width (W) & Depth (D) (ft.):**	123.30' (W) & 85.00' (D)		
5	**Structure Type:** (Single-Family, Multi-Family, Comm., Other)	SINGLE FAMILY		
6	**FEMA Flood Zone Designation:**	7.00 NAVD		
7	**Zero Datum for point of meas. (NAVD)**	7.00 NAVD		
8	**Crown of Road (COR) (NAVD)**	4.36 NAVD		
9		REQ'D / PERMITTED	EXISTING	PROPOSED
10	Lot Coverage (Sq Ft and %)	40% (4,192 SF)	29.9% (3,138 SF)	39.9% (4,180 SF)
11	Enclosed Square Footage (1st & 2nd Fl., Basement, Accs. Structure, etc)	- - - -	3,138 SF	4,157 SF
12	*Front Yard Setback (Ft.)	25'	25'-4"	25'-2"
13	* Side Yard Setback (1st Story) (Ft.)	12'-6"	24'-8"	12'-8"
14	* Side Yard Setback (2nd Story) (Ft.)	- - - -	- - - -	- - - -
15	*Rear Yard Setback (Ft.)	10'-0"	9'-0"	10'-0"
16	Angle of Vision (Deg.)	N/A	N/A	N/A
17	Building Height (Ft.)	14'	8'-4"	10'
18	Overall Building Height (Ft.)	22'	14'-9"	17'-6"
19	Cubic Content Ratio (CCR) (R-B ONLY)	4.00	2.55	3.99
20	** Max. Fill Added to Site (Ft.)	N/A	N/A	N/A
21	Finished Floor Elev. (FFE)(NAVD)	7.00 NAVD	6.00 NAVD	7.17 NAVD
22	Base Flood Elevation (BFE)(NAVD)	7.00 NAVD	7.00 NAVD	7.00 NAVD
23	Landscape Open Space (LOS) (Sq Ft and %)	4,716 SF (45%)		4,985 SF (47.5%)
24	Perimeter LOS (Sq Ft and %)	2,358 SF (50%)		3,224 SF (68.4%)
25	Front Yard LOS (Sq Ft and %)	1,232 SF (40%)		2,166 SF (70.2%)
26	*** Native Plant Species %	*Please refer to TOPB Landscape Legend.*		

COMM NO.
2531

DATE

REVISIONS

Modification and Renovation to
240 El Dorado Lane
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 BUILDING
319 CLEMATIS STREET, SUITE 1000
WEST PALM BEACH, FLORIDA 33401
561.833.7575

SHEET NO.
A002

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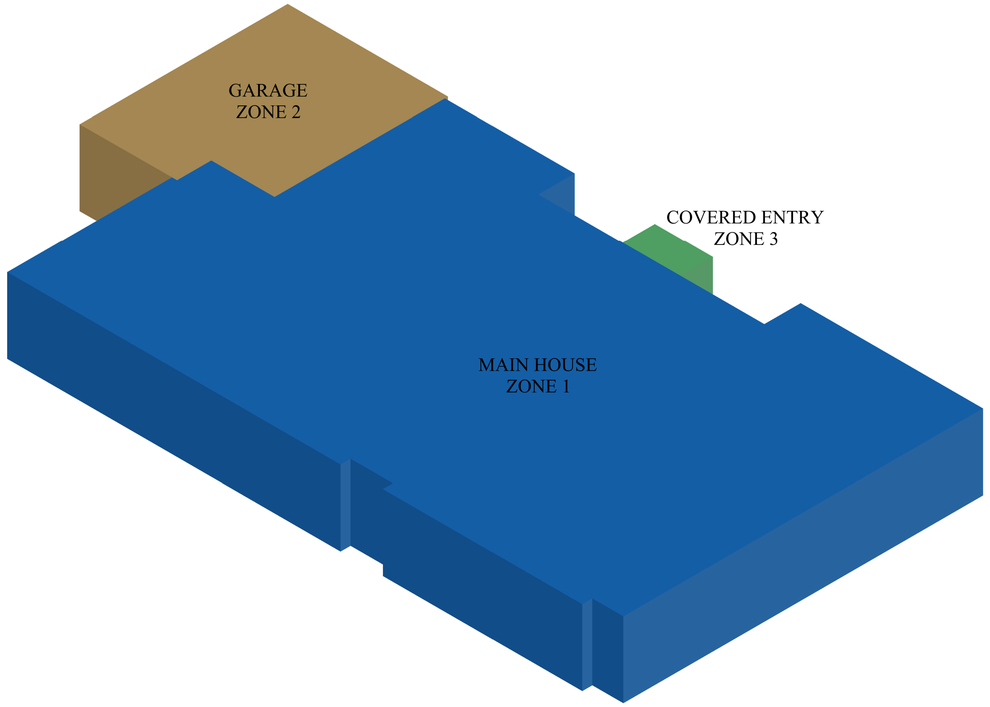


LEGEND

ZONE 1
ONE STORY
MAIN HOUSE

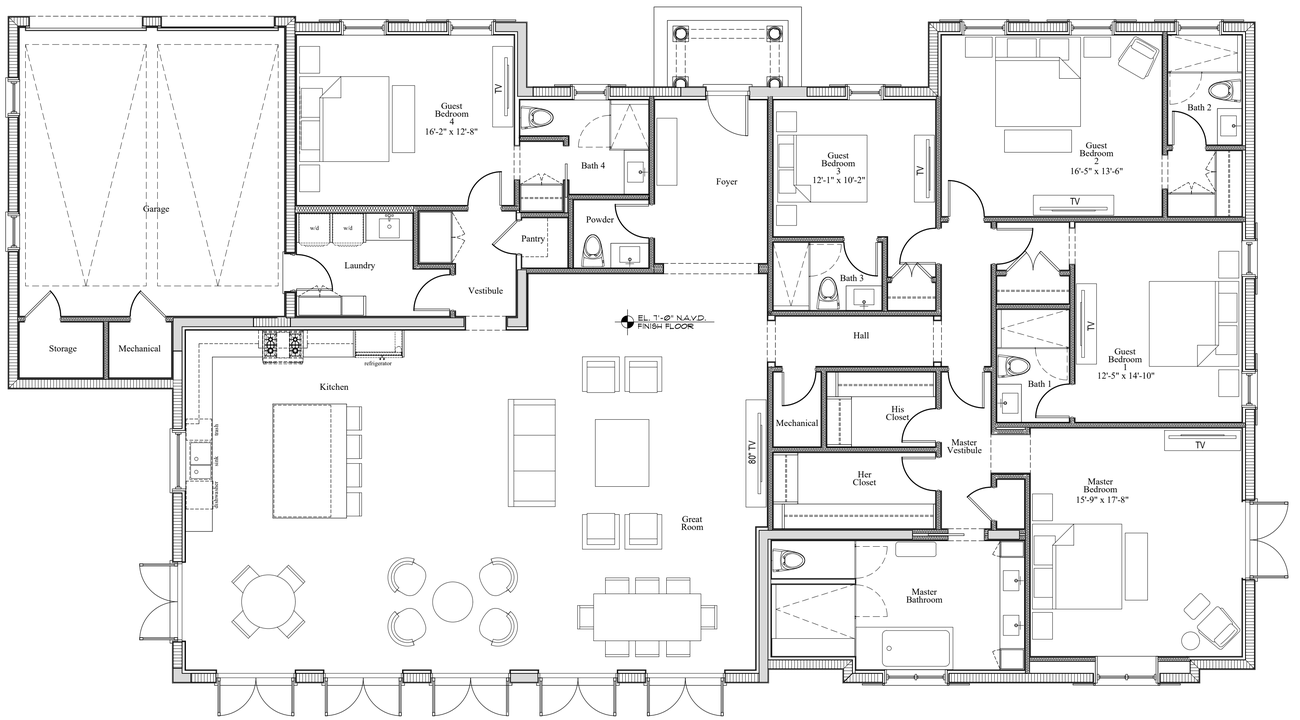
ZONE 2
ONE STORY
GARAGE

ZONE 3
COVERED
ENTRY

CCR CALCULATIONS

	ZONE	PROPOSED	
MAIN HOUSE ONE STORY	ZONE 1	3,595 SF x 10'	= 35,950 CU. FT.
GARAGE ONE STORY	ZONE 2	551 SF x 10'	= 5,510 CU. FT.
COVERED ENTRY	ZONE 3	33 SF x 10'	= 330 CU. FT.
TOTAL			41,790 CU. FT.

LOT AREA		10,480 SF
MAX ALLOWED CCR	4.00	41,920 CU. FT.
TOTAL PROPOSED CCR	3.99	41,790 CU. FT.



Lot Coverage Diagram

Scale 3/16" = 1'-0"



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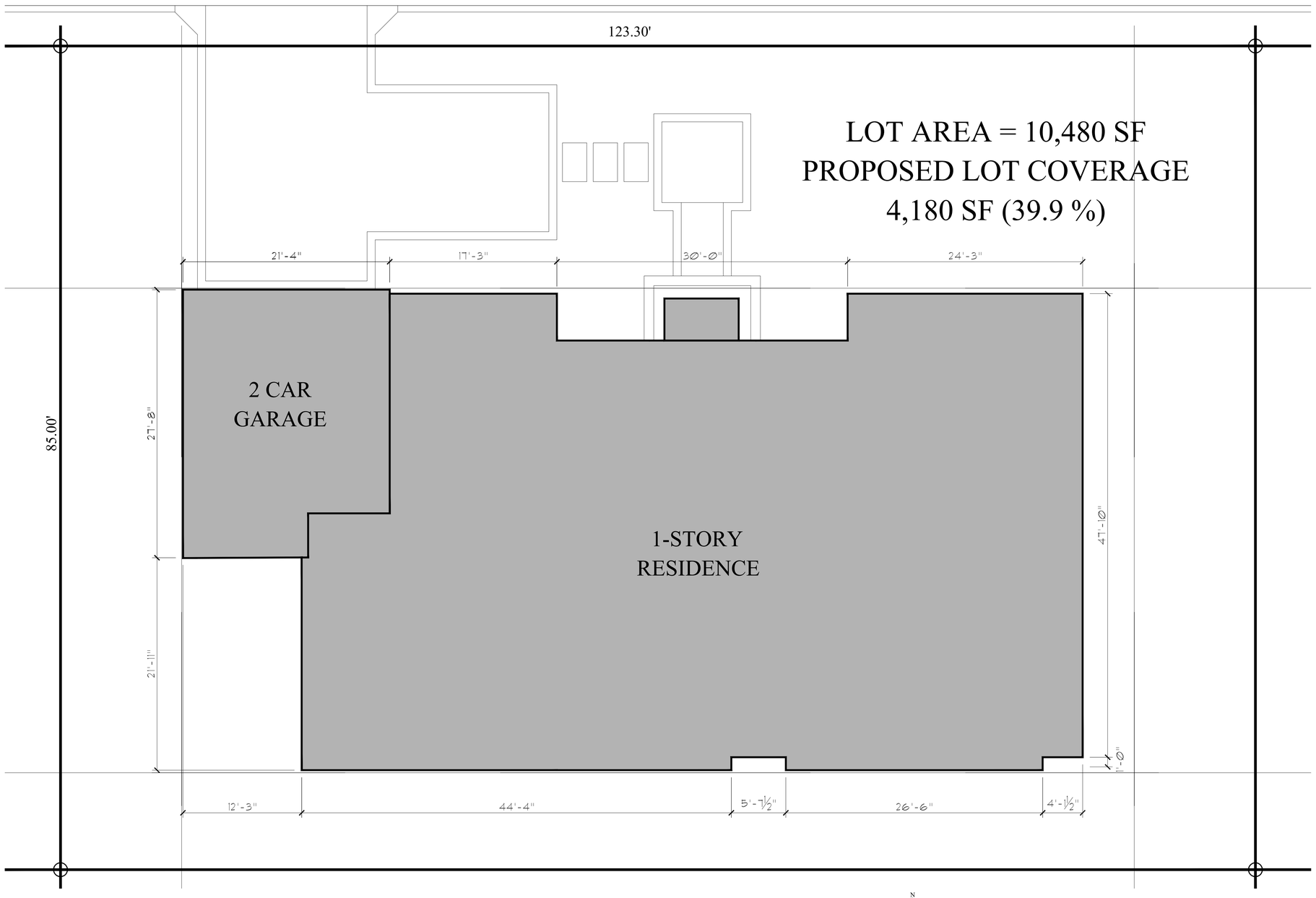
A003

ARC-25-0101

(PUBLIC)

EL DORADO LANE



Lot Coverage Diagram

Scale 3/16" = 1'-0"



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A004

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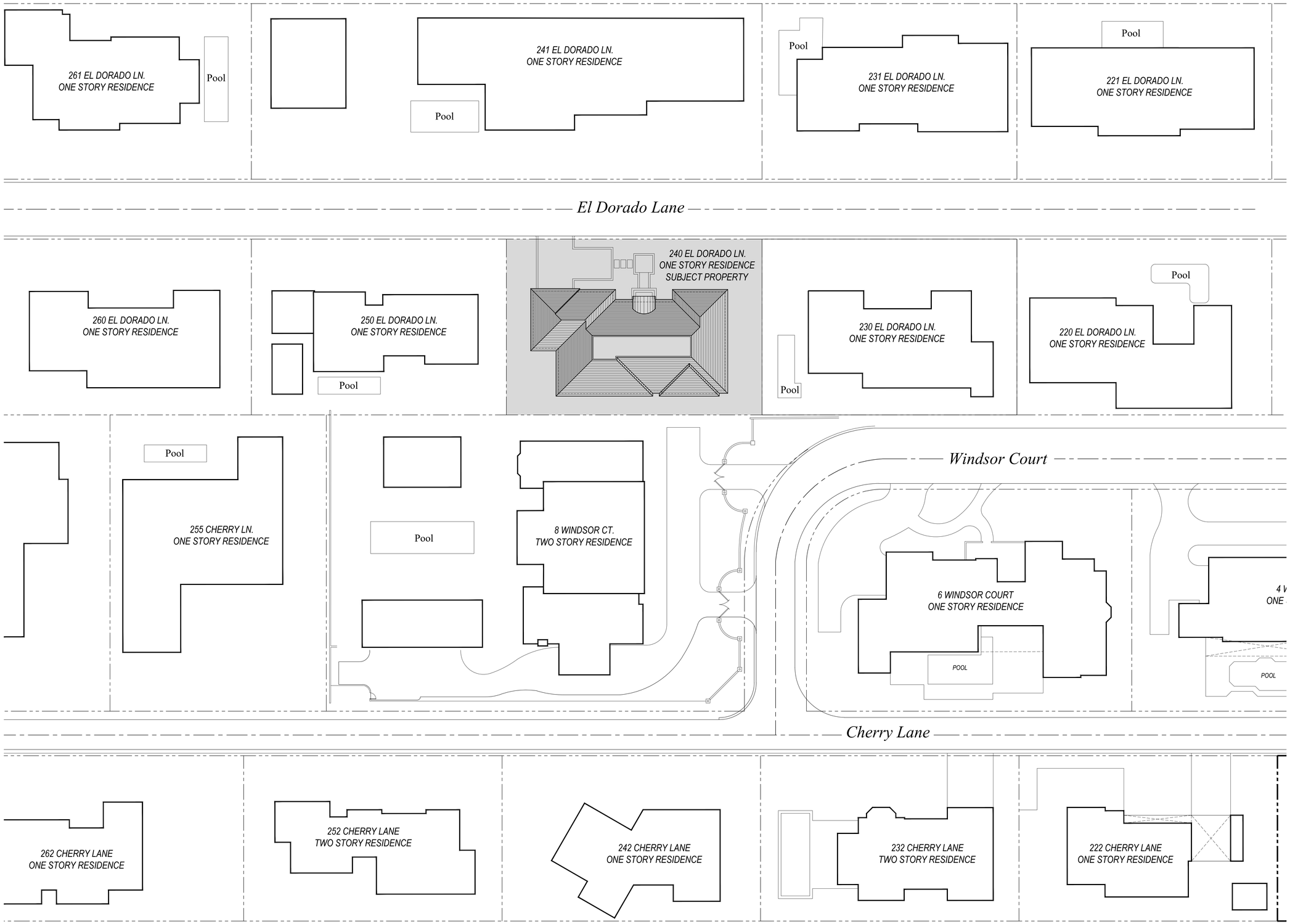

Sitescape

Scale 3/64" = 1'-0"

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A005

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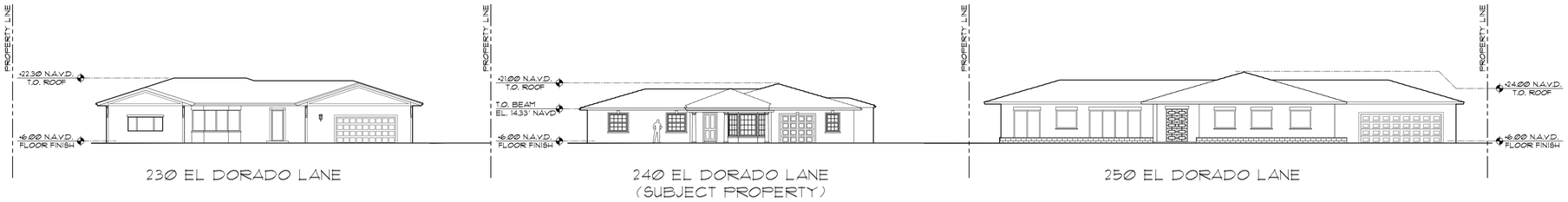
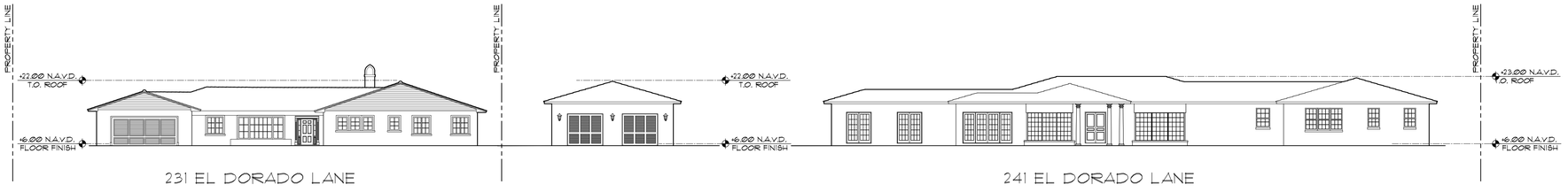


Streetscape (El Dorado Lane South Side)

Scale 1/16" = 1'-0"



Streetscape (El Dorado Lane North Side)

Scale 1/16" = 1'-0"

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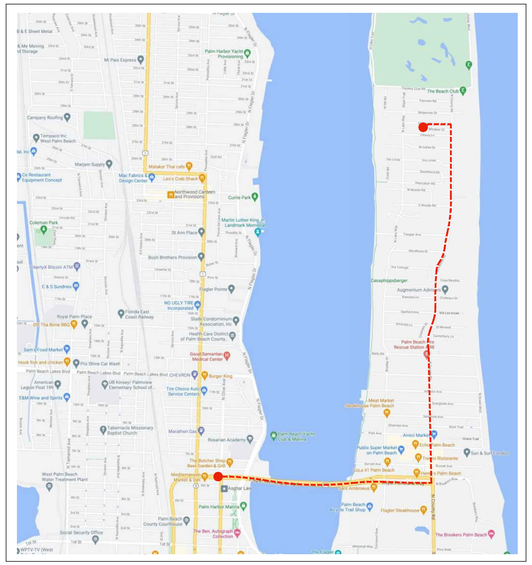
El Dorado Lane


Palm Harbor Yacht Provisioning
Mr Pats Espresso
The Beach Club
Campany Roofing
Tempaco Inc West Palm Beach
Marjam Supply
Mr Restaurant Equipment Concept
Malakor Thai cafe
Mac Fabrics & Design Center
Lee's Crab Shack
Northwood Canteen and Provisions
Currie Park
Coleman Park
St Ann Place
Martin Luther King Landmark Memorial
Bush Brothers Provisions
Flagler Pointe
Florida East Coast Railway
Royal Palm Place
Health Care District of Palm Beach County
Good Samaritan Medical Center
Sam's Food Market
Hook fish and chicken
Palm Beach Lakes Blvd
Burger King
American Legion Post 195
Tire Choice Auto Service Center
EMM Wine and Sports
Tabernacle Missionary Baptist Church
Marathon Gas
Rosarian Academy
West Palm Beach Water Treatment Plant
Meat Market Mediterranean Palm Beach
Publix Super Market on Palm Beach
Amici Market
Palm Beach Yacht Club & Marina
The Butcher Shop Beer Gardens & Kitchen
Flagler Lake
Palm Harbor Marina
Palm Beach County Courthouse
Social Security Office
Flagler Steakhouse
The Breakers Palm Beach
Palm Beach Trail Shop
Augmentum Advisors
Palm Beach Fire Rescue Station 2
Florida Power & Light Co
Cauaphippberger
Meadow Park
Phipps Park
Via Flamingo
Via Linda
Via Lucia
Via Mallorca
Via Regina
Via Verde
Via Vizcaya
Whitehall Way
Whitehall Rd
Whitehall Dr
Whitehall Ln
Windsor Dr
Windsor Rd
Windsor Way
Wilkinson Rd
Wellington Rd
Tangier Ave
Tangier Ave E
Sunset Ave
Sunset Trail
Seaview Ave
Seaspray Ave
Seaspray Ave E
Sandpiper Rd
Sandpiper Shores
Royal Palm Way
Pendleton Rd
Pendleton Way
Palmetto Park Rd
Palmetto Park Trail
Palmetto Park Rd
Palmetto Park Rd
Palmetto Park Rd



Vicinity Location Map

Scale N.T.S.

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SHEET NO.
A007



240 El Dorado Lane



240 El Dorado Lane



240 El Dorado Lane



240 El Dorado Lane

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AP01



240 El Dorado Lane



240 El Dorado Lane



240 El Dorado Lane



240 El Dorado Lane

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SHEET NO.
AP02



230 El Dorado Lane



220 El Dorado Lane



221 El Dorado Lane



231 El Dorado Lane

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SHEET NO.
AP03



241 El Dorado Lane



250 El Dorado Lane



260 El Dorado Lane



261 El Dorado Lane

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SHEET NO.
AP04



8 Windsor Court



6 Windsor Court

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AP05

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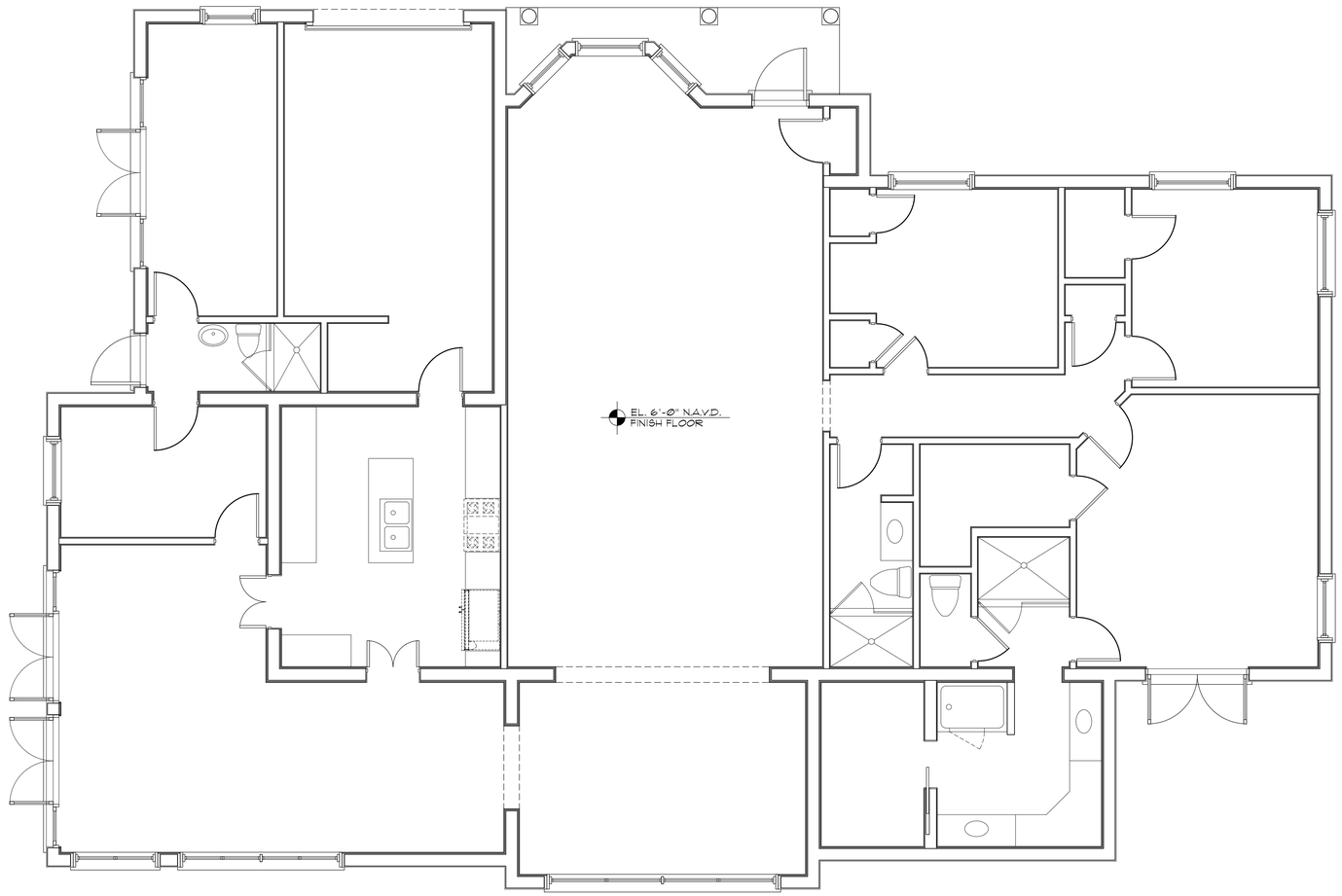

Existing Floor Plan

Scale 1/4" = 1'-0"



MP DESIGN & ARCHITECTURE

COMM NO.
2531

DATE
2/5/2026

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SHEET NO.
A100

ARC-25-0101

WALL LEGEND

- EXISTING INTERIOR PARTITION TO REMAIN - REMOVE ALL DRYWALL
- EXISTING EXTERIOR WALL TO REMAIN - REMOVE ALL DRYWALL AND FURRING
- EXISTING INTERIOR PARTITION TO BE REMOVED
- EXISTING EXTERIOR WALLS TO BE REMOVED

DEMOLITION NOTES:

1. THE CONTRACTOR SHALL REMOVE ALL EXISTING CONSTRUCTION AS REQUIRED FOR THE REMODELING WORK INCLUDING BUT NOT LIMITED TO PARTITIONS, DOORS, HARDWARE, CEILING SYSTEM, ELECTRICAL, PLUMBING, FLOOR MATERIAL ETC.

2. THE CONTRACTOR SHALL PROTECT ALL EXISTING MATERIALS, EQUIPMENT, TREES, UTILITY LINES, ETC., WHICH ARE TO REMAIN AND REPAIR OR REPLACE WHEN NECESSARY THESE ITEMS WHEN DAMAGED BY HIM OR HIS SUBCONTRACTORS AT NO ADDITIONAL COST TO THE OWNER.

3. MASONRY SHALL BE DEMOLISHED IN SMALL SECTIONS AND BRACING AND SHORES SHALL BE USED WHERE NECESSARY TO AVOID DAMAGE TO THE STRUCTURE.

4. THE CONTRACTOR SHALL WALK THROUGH WITH THE OWNER OR THE OWNER'S REPRESENTATIVE AND TAG ALL ITEMS THAT WILL BE SAVED. THOSE ITEMS SHALL BE REMOVED AND STORED WHERE THE OWNER REQUESTS.

5. PROVIDE PROTECTION AND CONDUCT DEMOLITION OPERATIONS TO PREVENT INJURY OR DAMAGE TO PERSONS OR PROPERTY.

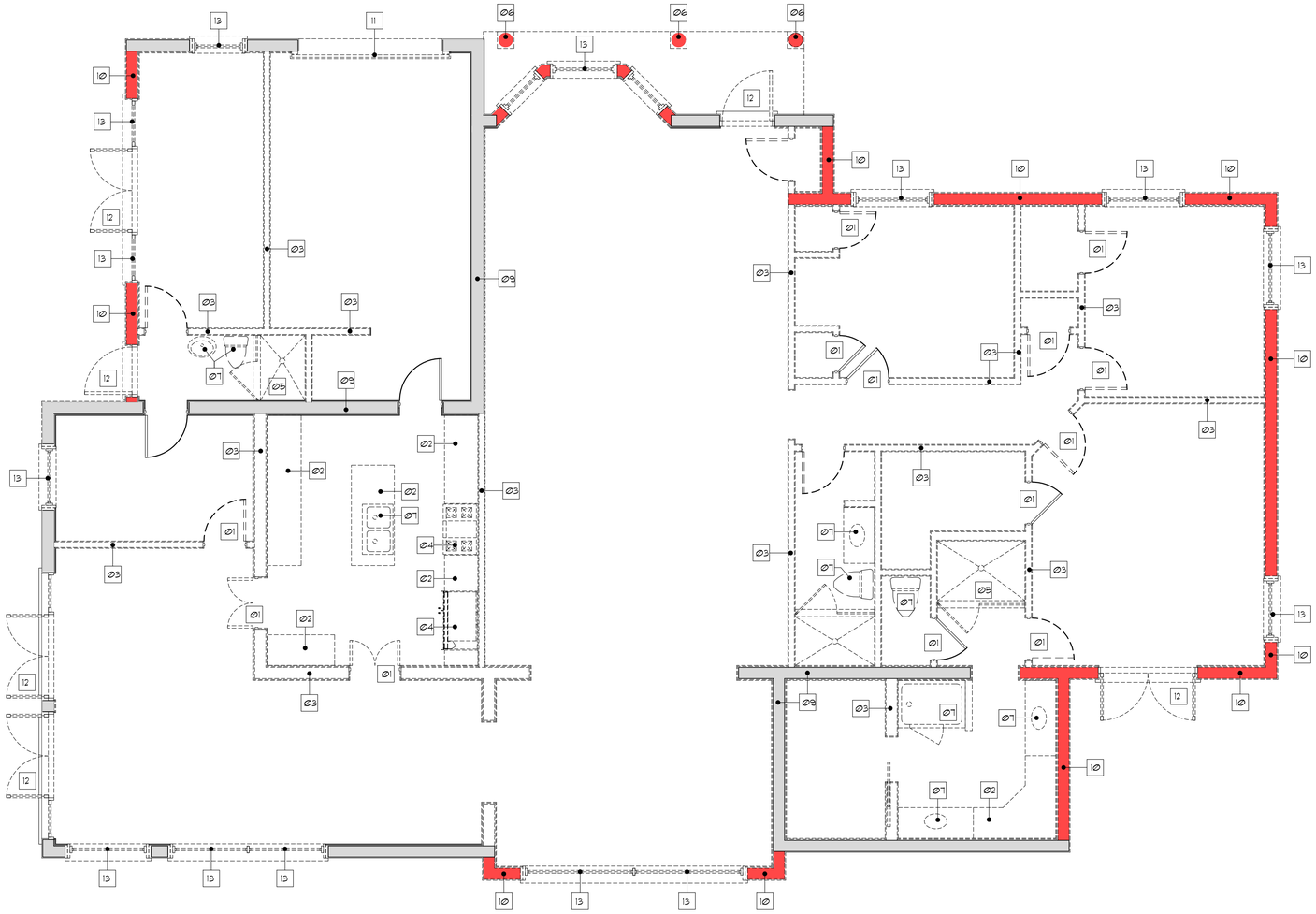
6. EXISTING PLUMBING LINES TO BE CAPPED OFF BELOW FLOOR LEVEL. PLUMBING LINES TO BE REWORKED TO SUIT NEW PLAN PLUMBING LAYOUTS.

7. EXISTING FLOOR FINISHES TO BE REMOVED AND DISPOSED OF PROPERLY. PATCH AND REPAIR SUB-FLOOR AS REQUIRED FOR NEW FLOOR FINISHES.

8. ALL REMOVED DOORS SHALL BE STOCKPILE FOR POSSIBLE RE-USE AT NEW LAYOUT

DEMOLITION KEY NOTES:

01	REMOVE EXISTING DOORS, DOOR FRAMES AND ALL RELATED ACCESSORIES - STOCKPILE FOR POSSIBLE RE-USE
02	REMOVE EXISTING BUILT-IN CABINETS / CLOSET AND ALL RELATED ACCESSORIES
03	REMOVE EXISTING GYPSUM BOARD PARTITION, STUDS, WALL FINISH, BASE AND ALL RELATED ACCESSORIES
04	REMOVE EXISTING APPLIANCES AND STOCKPILE
05	REMOVE ALL SHOWER ENCLOSURE
06	REMOVE EXISTING FRONT ENTRY COLUMNS
07	REMOVE EXISTING PLUMBING FIXTURE - CAP ALL PLUMBING LINES AS NECESSARY BELOW FLOOR LINE
08	EXISTING ELECTRICAL PANELS TO REMAIN - PROTECT DURING DEMOLITION AND CONSTRUCTION
09	EXISTING BLOCK WALL TO REMAIN
10	PORTION OF EXISTING CMU WALL TO BE REMOVED - PROVIDE STRUCTURAL SHORING AND BRACING AS NECESSARY PRIOR TO DEMOLITION
11	REMOVE EXISTING GARAGE DOOR
12	EXISTING EXTERIOR DOOR AND FRAME TO BE REMOVED WITH ALL RELATED ACCESSORIES
13	EXISTING WINDOWS TO BE REMOVED WITH ALL EXISTING INTERIOR WINDOW TRIMS AND WINDOW TREATMENT.



Demolition Floor Plan

Scale 1/4" = 1'-0"



MP DESIGN & ARCHITECTURE

COMM NO. 2531

DATE 2/5/2026

REVISIONS

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240 El Dorado Lane

Palm Beach

FL 33480

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

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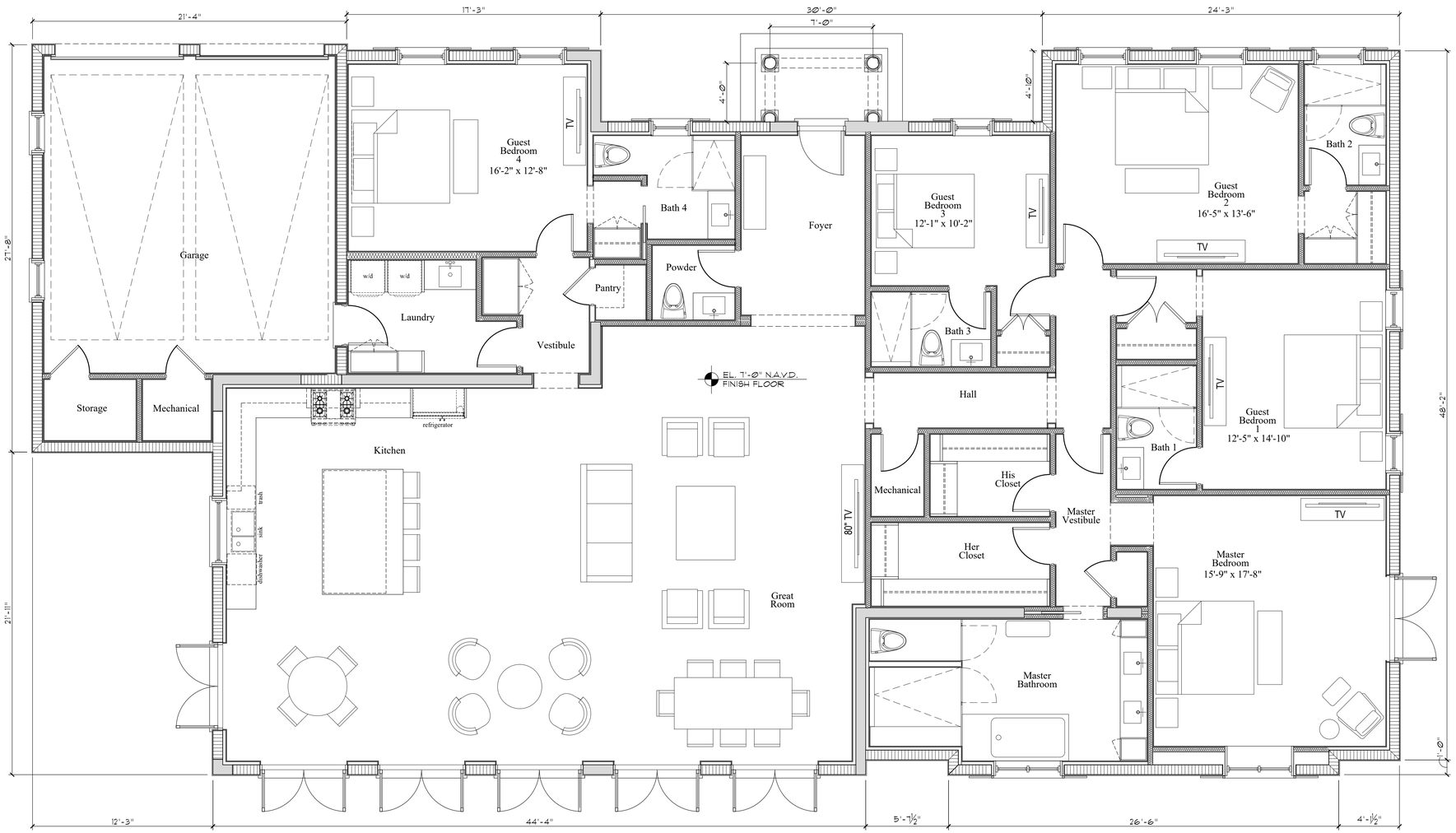
SHEET NO. D100



Proposed Floor Plan

Scale 1/4" = 1'-0"

N W E S

MP DESIGN & ARCHITECTURE

COMM NO. 2531

DATE 2/5/2026

REVISIONS

Modification and Renovation to

240 El Dorado Lane

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STATE OF FLORIDA ANGELO L. DAVILA AR0016639 REGISTERED ARCHITECT

ANGELO DAVILA A.I.A. FLORIDA REG. ARCH. FAR0016639

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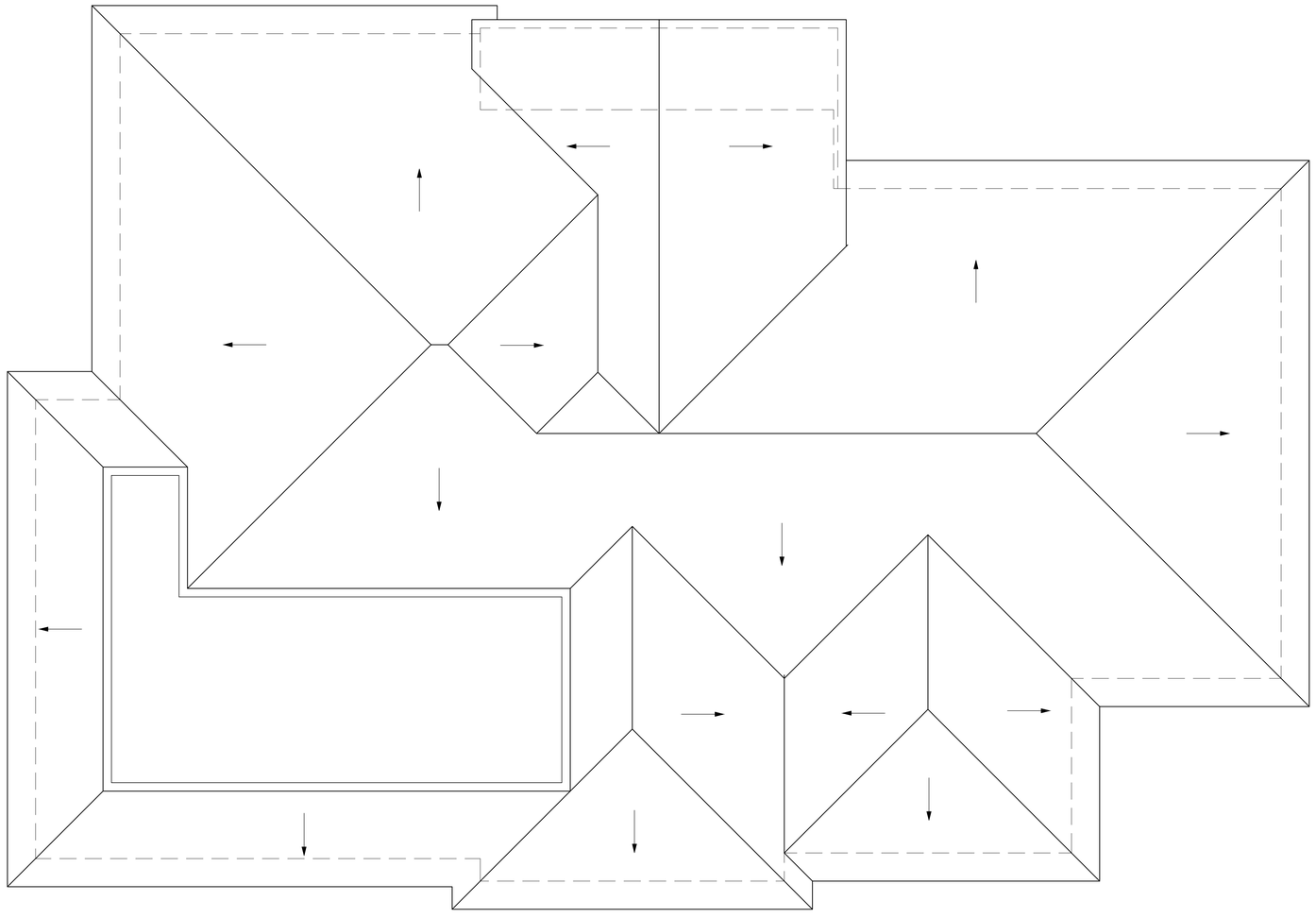

Existing Roof Plan

Scale 1/4" = 1'-0"



MP DESIGN & ARCHITECTURE

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2/5/2026

REVISIONS

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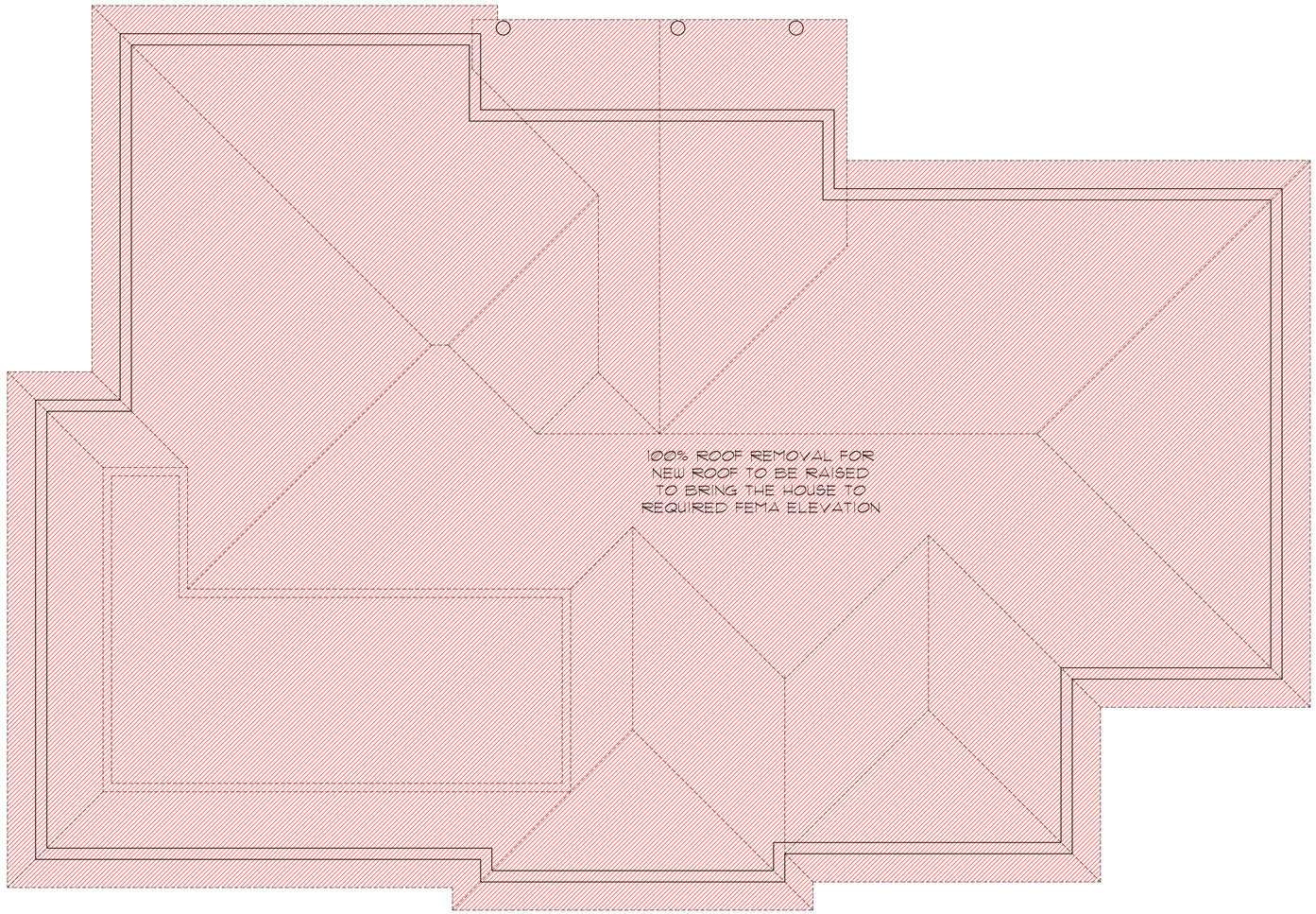
SHEET NO.
A102

ARC-25-0101



Demolition Roof Plan

Scale 1/4" = 1'-0"



MP DESIGN & ARCHITECTURE

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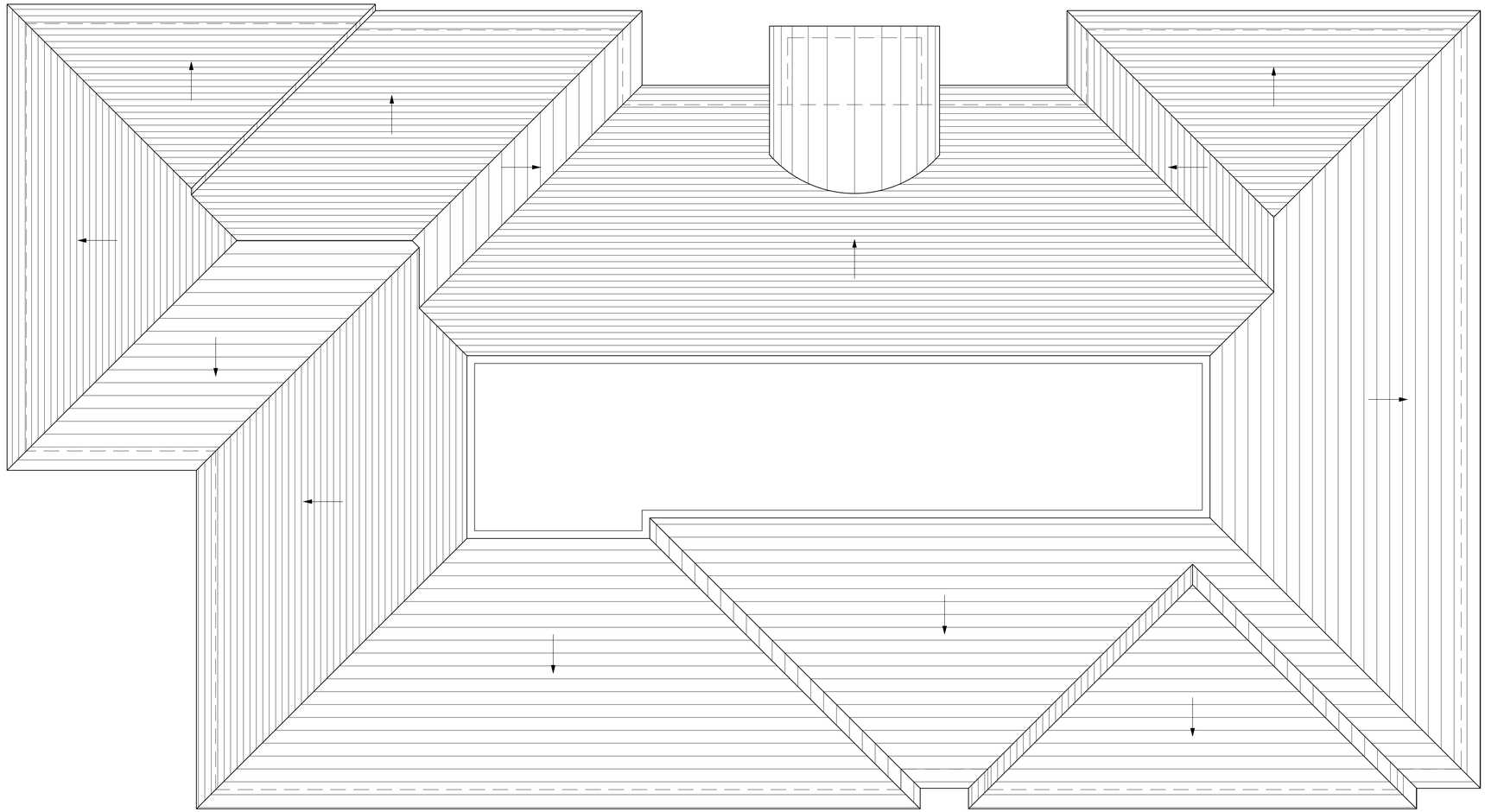
D102



Proposed Roof Plan

Scale 1/4" = 1'-0"



MP DESIGN & ARCHITECTURE

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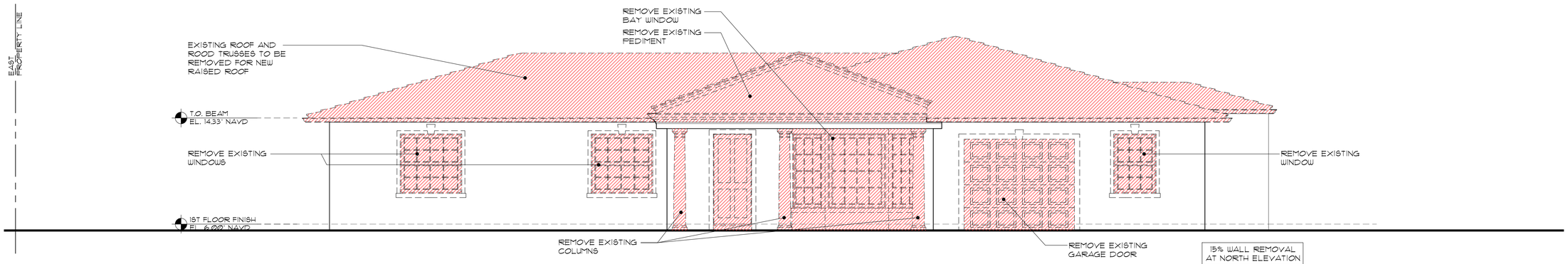
Existing Front Elevation (North)

Scale 1/4" = 1'-0"



Front Elevation (North) Demolition

Scale 1/4" = 1'-0"



Proposed Front Elevation (North)

Scale 1/4" = 1'-0"

MP DESIGN & ARCHITECTURE

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SHEET NO.
A200

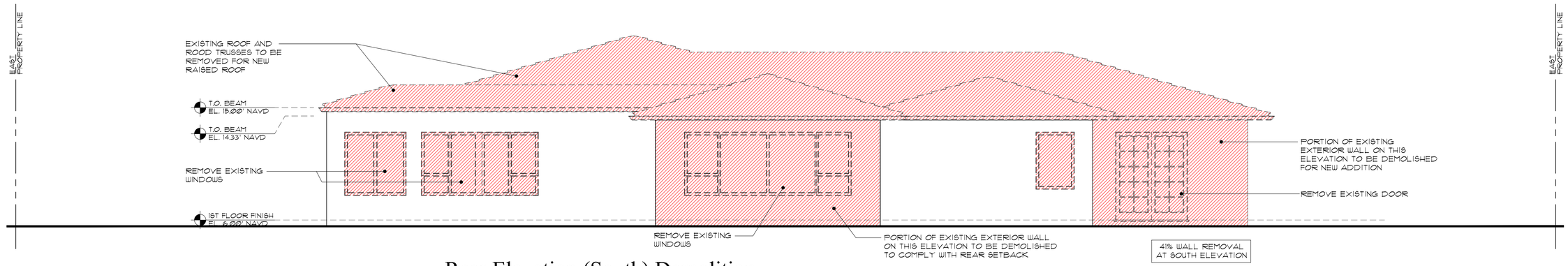
ARC-25-0101





Existing Rear Elevation (South)

Scale 1/4" = 1'-0"

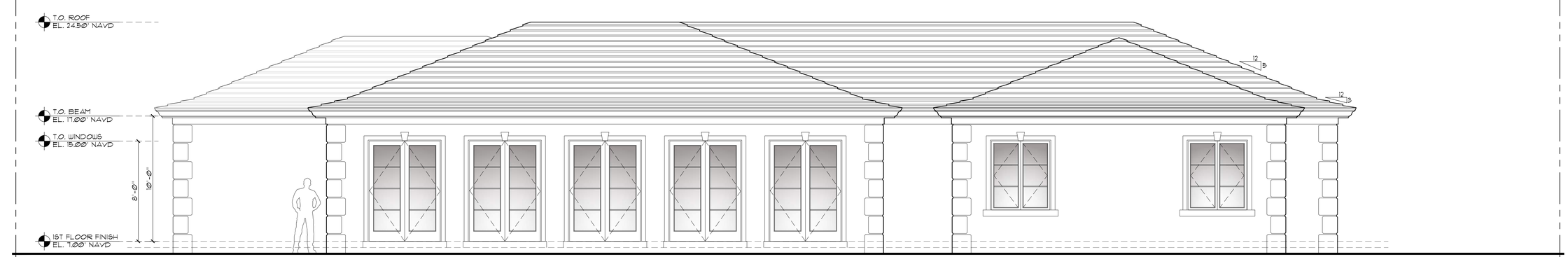


Rear Elevation (South) Demolition

Scale 1/4" = 1'-0"

Proposed Front Elevation (North)

Scale 1/4" = 1'-0"



Proposed Rear Elevation (South)

Scale 1/4" = 1'-0"

MP DESIGN & ARCHITECTURE

COMM NO.
2531

DATE
2/5/2026

REVISIONS

Modification and Renovation to
240 El Dorado Lane
Palm Beach FL 33480

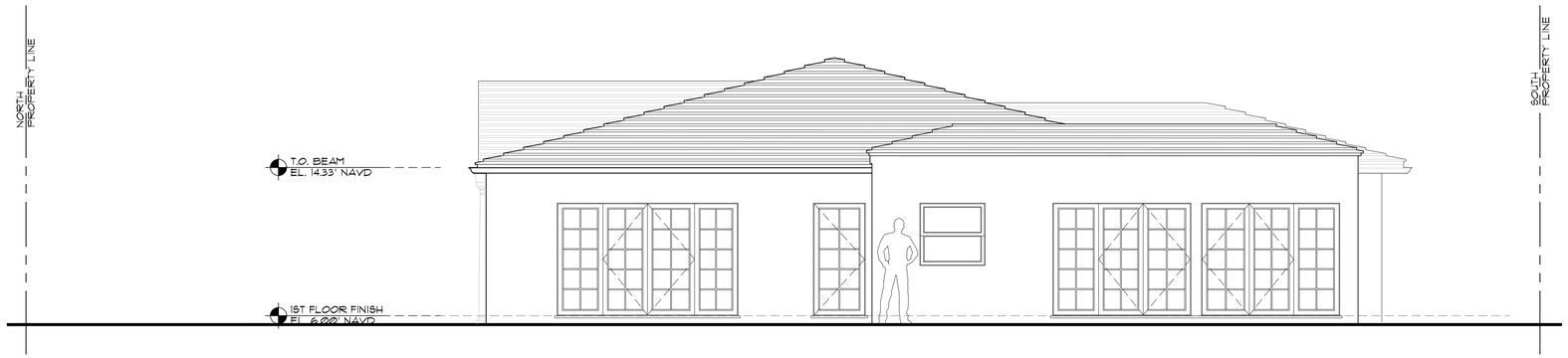
STATE OF FLORIDA
ANGELO L. DAVILA
AR0016639
REGISTERED
ANGELO DAVILA A.I.A.
FLORIDA REG. ARCH.
AR0016639

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

SHEET NO.
A201

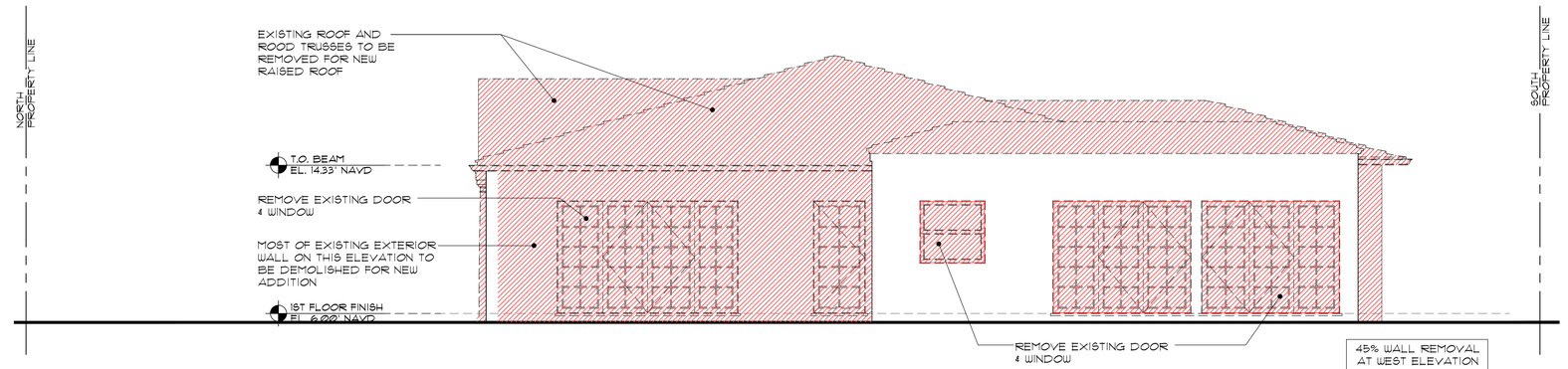
ARC-25-0101





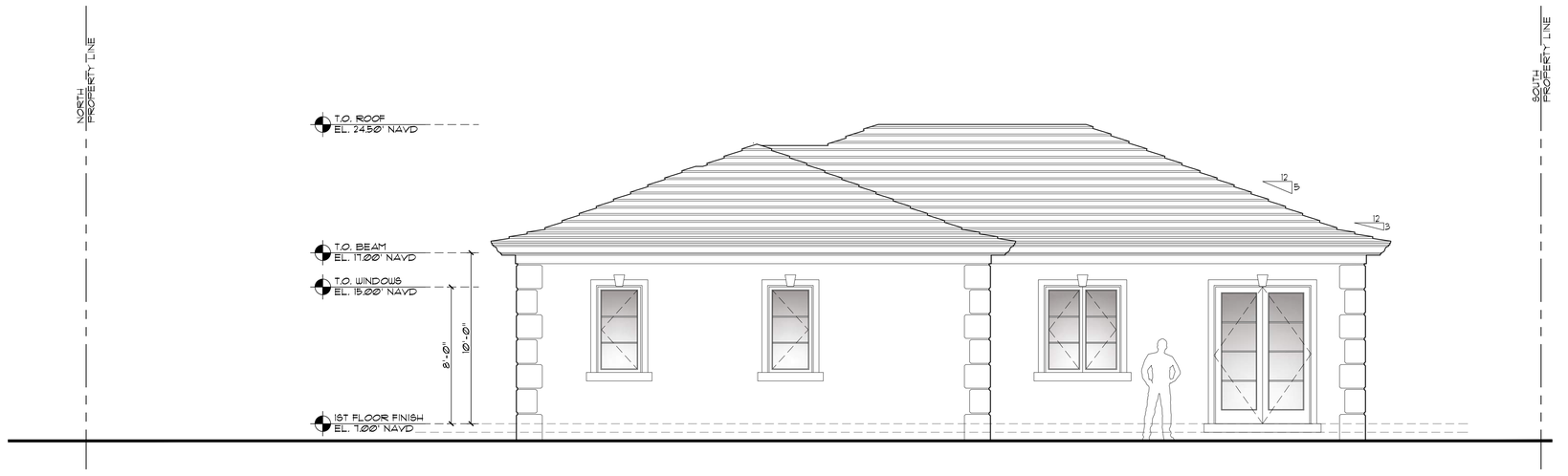
Existing West Elevation

Scale 1/4" = 1'-0"



West Elevation Demolition

Scale 1/4" = 1'-0"



Proposed West Elevation

Scale 1/4" = 1'-0"

MP DESIGN & ARCHITECTURE

COMM NO.
2531

DATE
2/5/2026

REVISIONS

Modification and Renovation to

240 El Dorado Lane

Palm Beach

FL 33480

STATE OF FLORIDA
ANGELO L. DAVILA
REGISTERED ARCHITECT
AR0016639

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

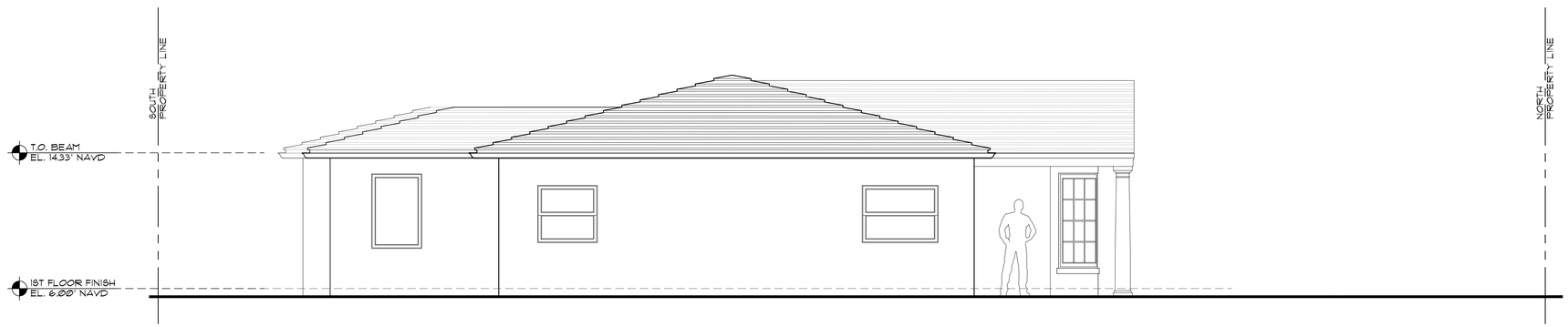
MP DESIGN & ARCHITECTURE, INC
COMEAU BUILDING
319 CLEMATIS STREET, SUITE 1.000
WEST PALM BEACH, FLORIDA 33401
561.833.7575

ARC-25-0101

SHEET NO.

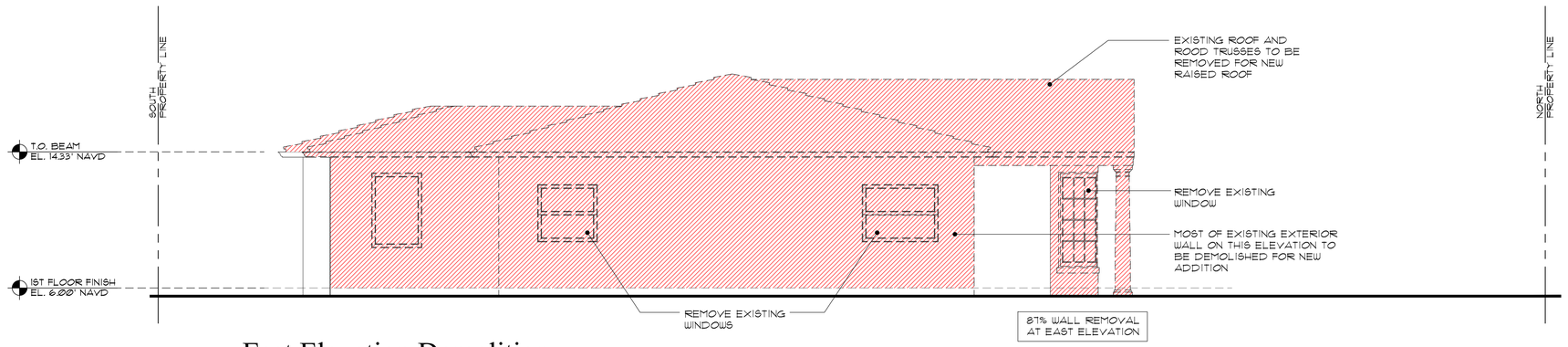
A202





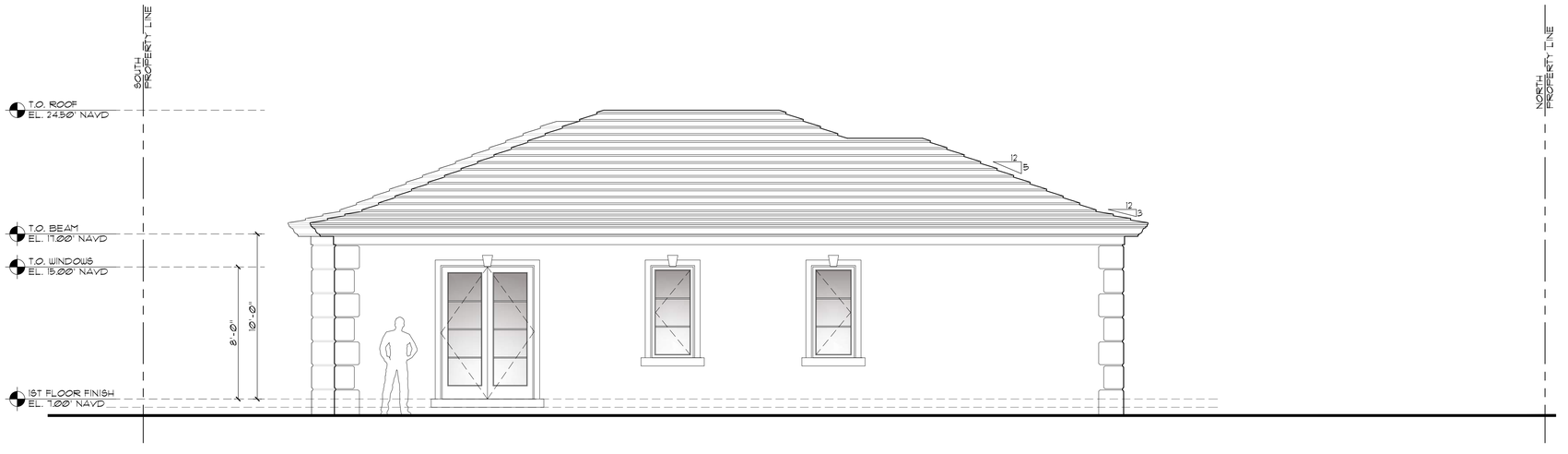
Existing East Elevation

Scale 1/4" = 1'-0"



East Elevation Demolition

Scale 1/4" = 1'-0"



Proposed East Elevation

Scale 1/4" = 1'-0"

MP DESIGN & ARCHITECTURE

COMM NO.
2531

DATE
2/5/2026

REVISIONS

Modification and Renovation to
240 El Dorado Lane
FL 33480
Palm Beach

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

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561.833.7575

SHEET NO.
A203

ARC-25-0101





White OC-151

Benjamin Moore
Building Color



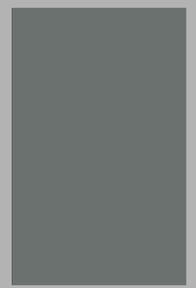
White OC-151

Benjamin Moore
Quoins & Trims



Pure White

Benjamin Moore
Windows, Doors & Garage Doors



Gunmetal 1602

Benjamin Moore
Front Entry Door



Slate Gray

Gray Flat Clay
Roof Tile

MP DESIGN & ARCHITECTURE

COMM NO.
2531

DATE
2/5/2026

REVISIONS

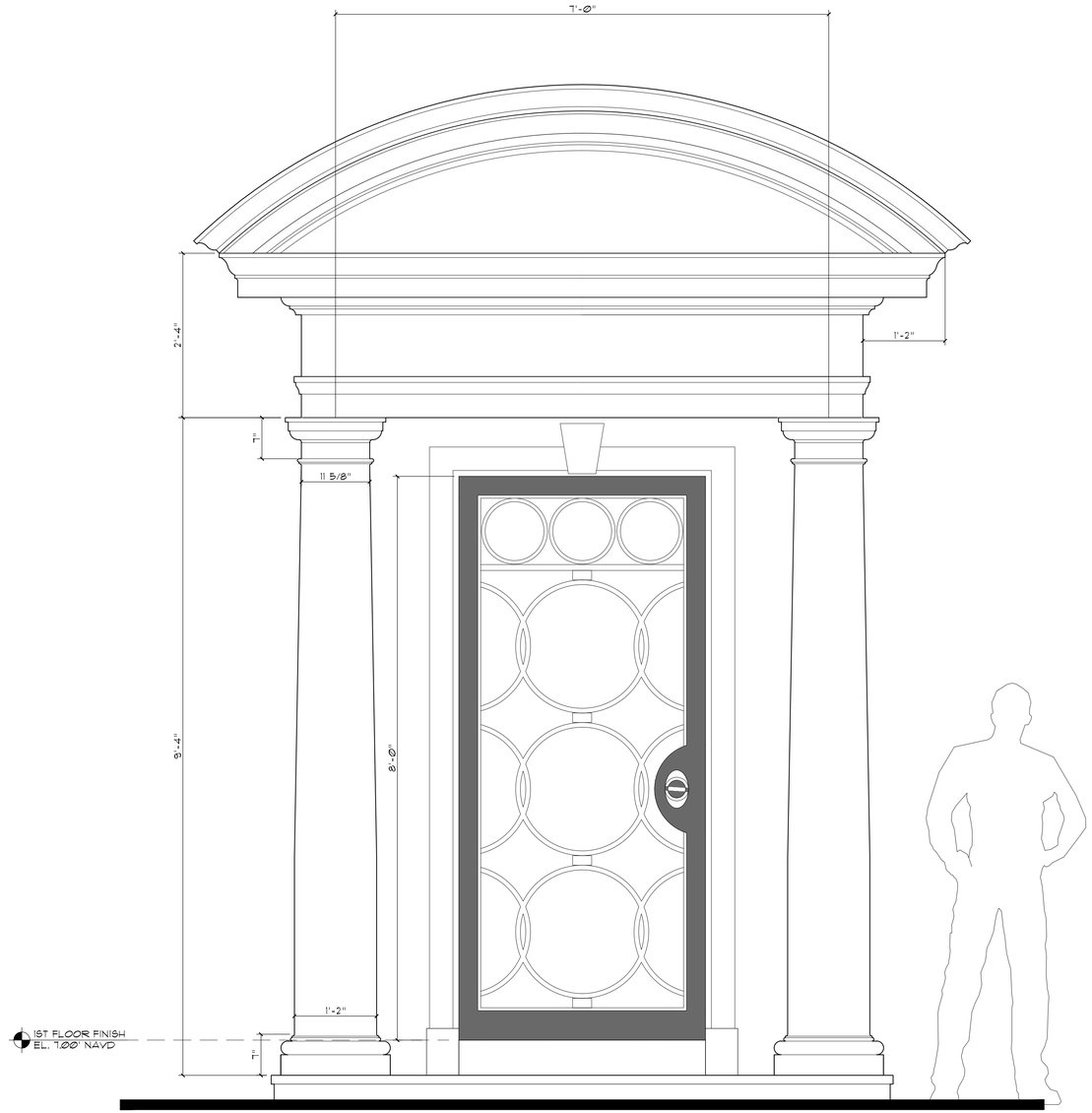
Modification and Renovation to
240 El Dorado Lane
Palm Beach
FL 33480

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

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

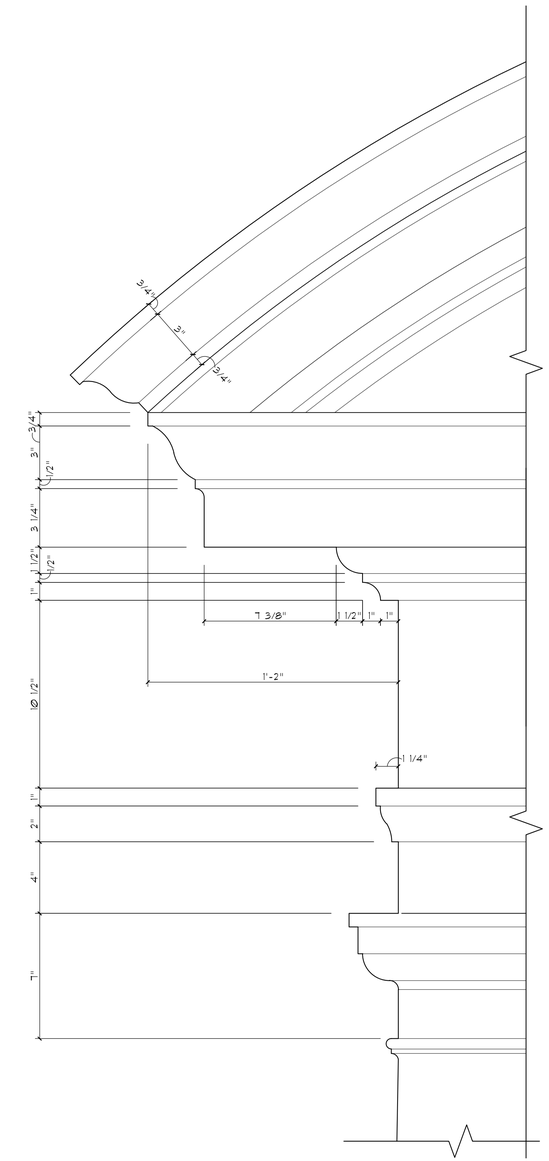
SHEET NO.
A204

ARC-25-0101



Enlarged Entry Portico Elevation

Scale 1" = 1'-0"



Entry Portico Detail

Scale 3" = 1'-0"

MP DESIGN & ARCHITECTURE

COMM NO.
2531

DATE
2/5/2026

REVISIONS

Modification and Renovation to

240 El Dorado Lane

Palm Beach

FL 33480

STATE OF FLORIDA
ANGELO L. DAVILA
AR0016639

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

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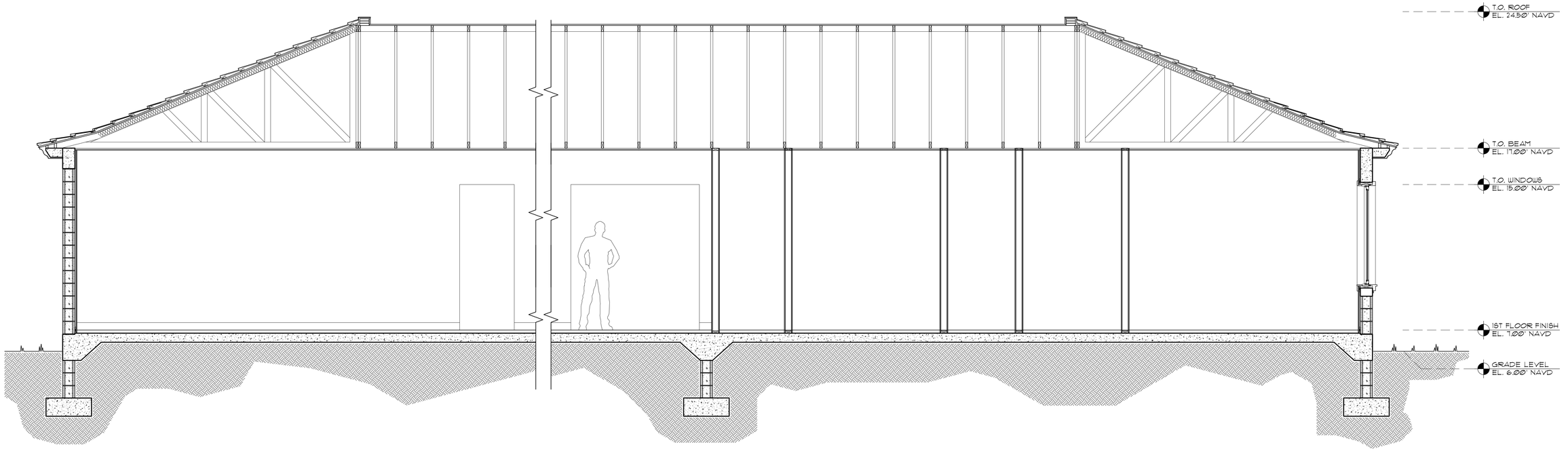
COMEAU BUILDING
319 CLEMATIS STREET, SUITE 1000
WEST PALM BEACH, FLORIDA 33401
561.833.7575

ARC-25-0101

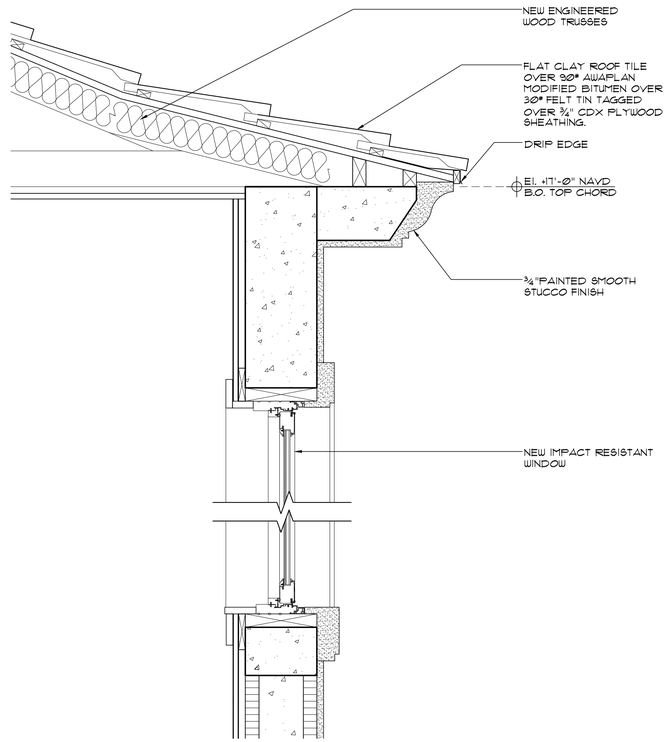
SHEET NO.

A205



Building Section Diagram

Scale 3/8" = 1'-0"



Window & Overhang Detail

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

MP DESIGN & ARCHITECTURE

COMM NO. 2531

DATE 2/5/2026

REVISIONS

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240 El Dorado Lane
Palm Beach
FL 33480

STATE OF FLORIDA
ANGELO L. DAVILA
AR0016639
ANGELO DAVILA A.I.A.
FLORIDA REG. ARCH.
#ARC0016639

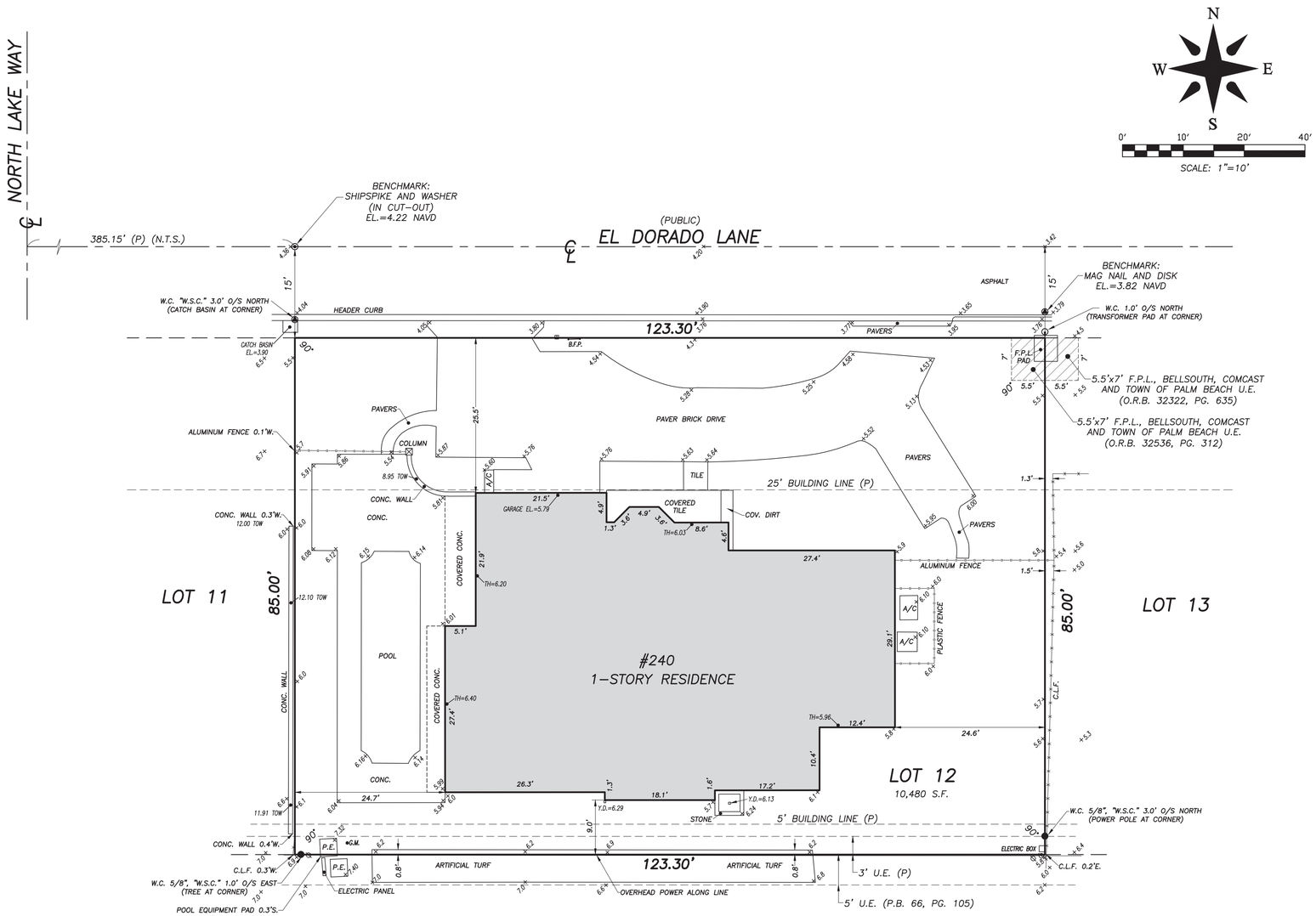
MP DESIGN & ARCHITECTURE, INC
COMEAU BUILDING
319 CLEMATIS STREET, SUITE 1000
WEST PALM BEACH, FLORIDA 33401
561.833.7575

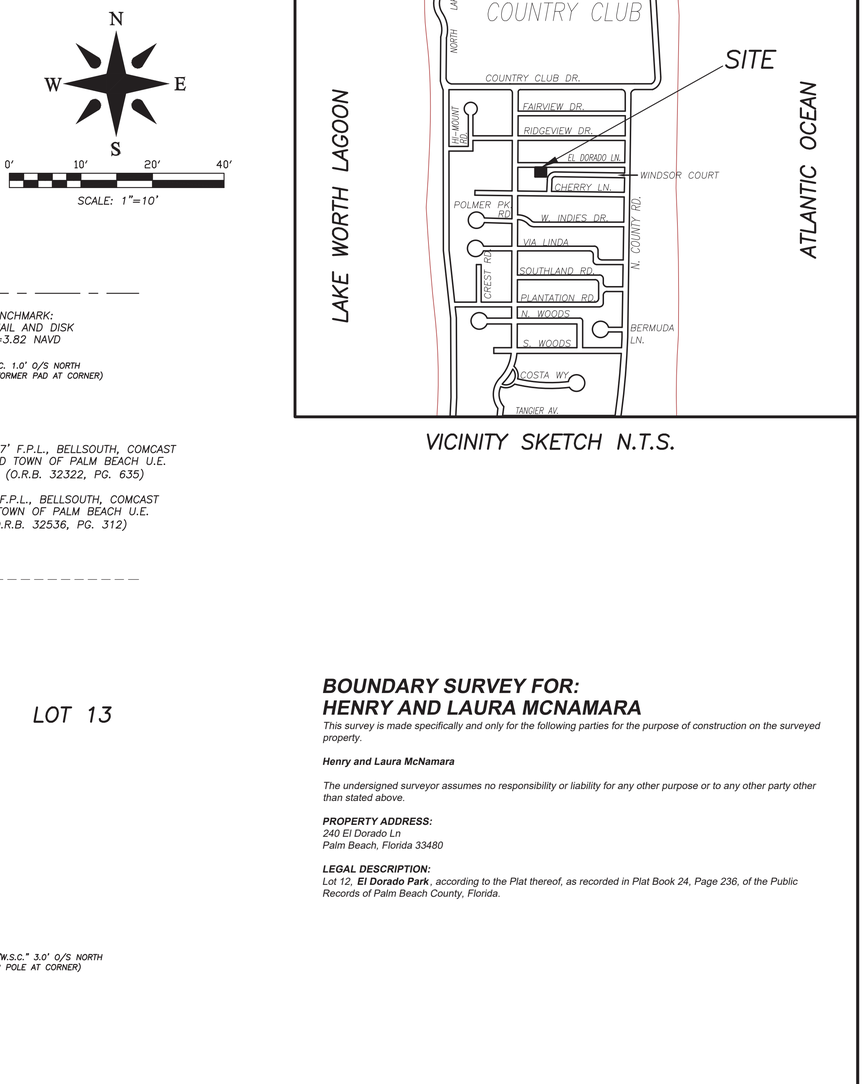
SHEET NO. A300

ARC-25-0101

LEGEND

A	= ARC LENGTH
A/C	= AIR CONDITIONING
A.E.	= ACCESS EASEMENT
A.K.A.	= ALSO KNOWN AS
B.F.P.	= BACKFLOW PREVENTER
BLDG.	= BUILDING
B.M.	= BENCHMARK
B.O.C.	= BACK OF CURB
B.O.W.	= BACK OF WALK
(C)	= CALCULATED
CATV	= CABLE ANTENNA TELEVISION
C.B.	= CHORD BEARING
C.B.S.	= CONCRETE BLOCK STRUCTURE
C.C.C.L.	= COASTAL CONSTRUCTION CONTROL LINE
CH	= CHORD
C.L.F.	= CHAIN LINK FENCE
CLR.	= CLEAR
C.O.	= CLEAN-OUT
CONC.	= CONCRETE
(D)	= DESCRIPTION DATUM
D.B.	= DEED BOOK
D.E.	= DRAINAGE EASEMENT
D.H.	= DRILL HOLE
E.B.	= ELECTRIC BOX
EL.	= ELEVATION
ENC.	= ENCROACHMENT
E.O.P	= EDGE OF PAVEMENT
E.O.W.	= EDGE OF WATER
ESM'T	= EASEMENT
F.F.	= FINISH FLOOR
FND.	= FOUND
F.O.C.	= FACE OF CURB
G.M.	= GAS METER
INV.	= INVERT
I.T.W.C.D.	= INDIAN TRAIL WATER CONTROL DISTRICT
L.A.E.	= LIMITED ACCESS EASEMENT
L.B.	= LICENSE BOARD
L.W.D.D.	= LAKE WORTH DRAINAGE DISTRICT
(M)	= FIELD MEASUREMENT
M.H.	= MANHOLE
M.H.W.L.	= MEAN HIGH WATER LINE
M.L.W.L.	= MEAN LOW WATER LINE
N.A.V.D.	= NORTH AMERICAN VERTICAL DATUM
N.G.V.D.	= NATIONAL GEODETIC VERTICAL DATUM
N.P.B.C.I.D.	= NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT
N.T.S.	= NOT TO SCALE
O.A.	= OVERALL
O.D.	= OUTSIDE DIAMETER
O/H	= OVERHEAD UTILITY LINE
O.R.B.	= OFFICIAL RECORD BOOK
O/S	= OFFSET
(P)	= PLAT DATUM
P.B.	= PLAT BOOK
P.B.C.	= PALM BEACH COUNTY
P.C.	= POINT OF CURVATURE
P.C.C.	= POINT OF COMPOUND CURVATURE
P.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
P/M'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
TH	= THRESHOLD ELEVATION
T.O.B.	= TOP OF BANK
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
Y.D.	= YARD DRAIN
℄	= CENTERLINE
△	= CENTRAL ANGLE/DELTA
■	= CONCRETE MONUMENT FOUND (AS NOTED)
□	= CONCRETE MONUMENT SET (LB #4569)
●	= ROD & CAP FOUND (AS NOTED)
○	= 5/8" ROD & CAP SET (LB #4569)
⊙	= IRON PIPE FOUND (AS NOTED)
◕	= IRON ROD FOUND (AS NOTED)
▲	= NAIL FOUND
◉	= NAIL & DISK FOUND (AS NOTED)
⊚	= MAG NAIL & DISK SET (LB #4569)
ℙ	= PROPERTY LINE
⊘⊠	= UTILITY POLE
⍜	= FIRE HYDRANT
⊞	= WATER METER
⋈	= WATER VALVE
☼	= LIGHT POLE





VICINITY SKETCH N.T.S.

BOUNDARY SURVEY FOR:
HENRY AND LAURA MCNAMARA

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

Henry and Laura McNamara

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

PROPERTY ADDRESS:
240 El Dorado Ln
Palm Beach, Florida 33480

LEGAL DESCRIPTION:
*Lot 12, **El Dorado Park**, according to the Plat thereof, as recorded in Plat Book 24, Page 236, 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. 12099C0581F, dated 10/05/2017.

NOTES:
1. *No title policy or commitment affecting title or boundary to the subject property has been provided. It is possible there are deeds and easements, recorded or unrecorded, which could affect this survey and boundaries. This office has made no search of the Public Records.*
2. *Elevations shown hereon, if any, are in feet and decimal parts thereof and are based on NAVD-88. The expected accuracy of the elevations shown hereon is 0.03' for the hard surface elevations (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 Surveying Corporation. Certificate of Authorization Number LB4569.*
6. *Except as shown, underground and overhead improvements are not located. Underground foundations not located.*
7. *The survey sketch shown hereon does not necessarily contain all of the information obtained or developed by the undersigned surveyor in his field work, office work or research.*
8. *No responsibility is assumed by this surveyor for the construction of improvements, from building ties shown on this survey.*
9. *Revisions shown hereon do not represent a "survey update" unless otherwise noted.*
10. *All dates shown within the revisions block hereon are for interoffice filing use only and in no way affect the date of the field survey stated herein.*
11. *In some instances, graphic representations have been exaggerated to more clearly illustrate the relationships between physical improvements and/or lot lines. In all cases, dimensions shown shall control the location of the improvements over scaled positions.*
12. *It is a violation of Rule 5J-17 of the Florida Administrative Code to alter this survey without the express prior written consent of the Surveyor. Additions and/or deletions made to the face of this survey will make this survey invalid.*
13. *The ownership of fences, perimeter walls and/or hedges shown hereon are not known and thus are not listed as encroachments. Fences, hedges and/or perimeter walls are shown in their relative position to the boundary.*
14. *The expected horizontal accuracy of the information shown hereon is +/- 0.10'.*

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: 6/18/2024

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

REVISIONS:

06/18/24 SURVEY AND TIE–IN UPDATE B.M./M.B. 212712 PB364/61
08/24/21 SPOT ELEVATIONS J.D./M.B. 20–1345.2 PB318/11

BOUNDARY SURVEY FOR:

HENRY AND LAURA McNAMARA

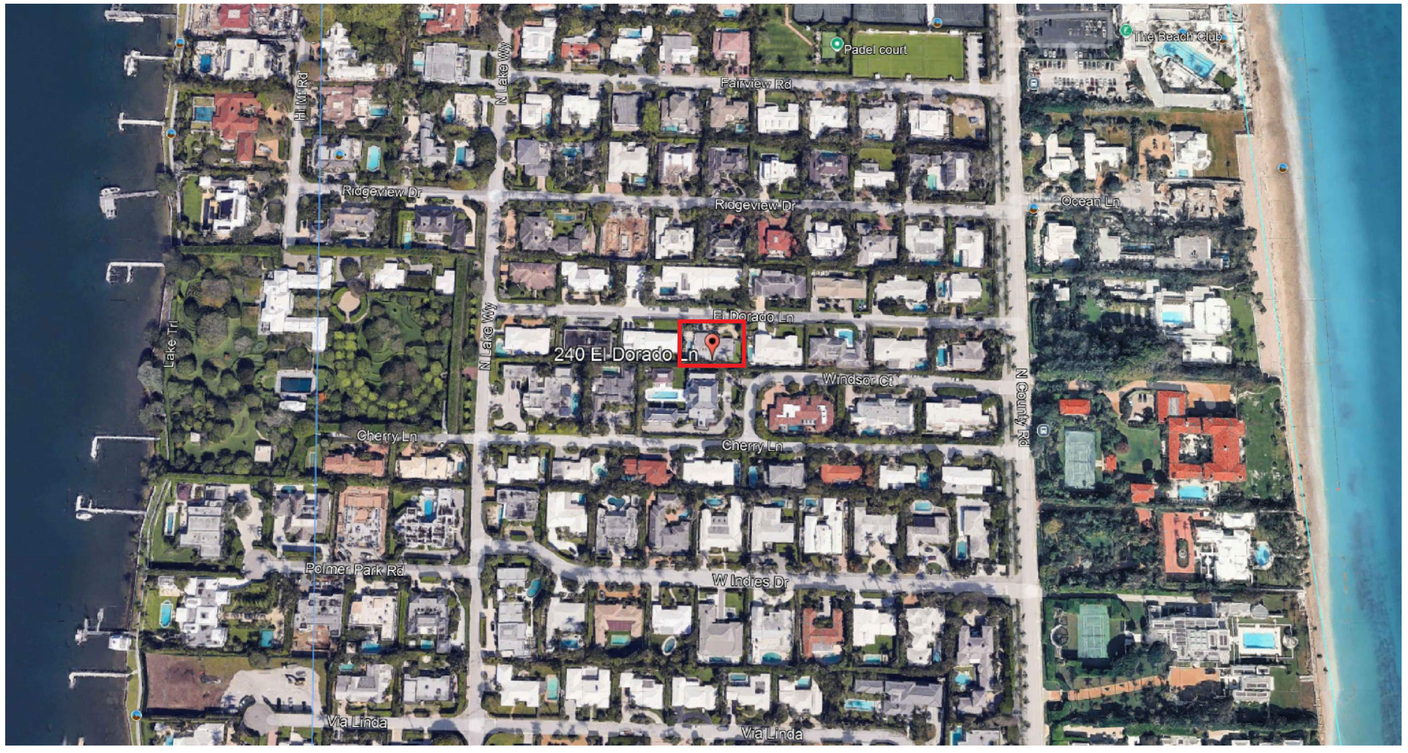
WALLACE SURVEYING CORP. LICENSED BUSINESS # 4569
5553 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 * (561) 640–4551

FIELD: B.M.	JOB NO.: 20–1345.1	F.B. PB310 PG. 39&40	
OFFICE: L.D.	DATE: 5/27/21	DWG. NO. 20–1345–2	
CK'D: C.W.	REF: 20–1345–2.DWG	SHEET 1	OF 1

240 EL DORADO LANE

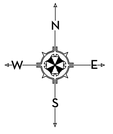
PALM BEACH, FL.

ARC-25-0101



SHEET LEGEND:

EX1-EXISTING CONDITIONS PLAN
EX2-EXISTING CONDITIONS PHOTOS
LO -SITE RENDER
EL1- ELEVATION RENDERS
EL2 - ELEVATION RENDERS
OS1 - OVERALL - OPEN SPACE DIAGRAM
OS2 - FRONT- OPEN SPACE DIAGRAM
OS3 - SIDE SETBACK OPEN SPACE DIAGRAM
OS4 - NATIVE LANDSCAPE DIAGRAM
L1 - HARDSCAPE PLAN
LP1-LANDSCAPE PLAN
LP2-LANDSCAPE PLANT SCHEDULE AND PLANTING DETAILS
D1- GATE DETAILS
D2- A/C SCREENING WALL DETAIL
CSP - CONSTRUCTION SCREENING PLAN



NIEVERA WILLIAMS
DESIGN

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

FINAL SUBMITTAL

EL DORADO LANE

EXISTING BUSH TO BE REMOVED

EXISTING MAILBOX TO BE REMOVED

123.30'

EXISTING THRINAX PALM TO BE REMOVED

EXISTING CLUSIA HEDGE TO BE REMOVED

EXISTING ALUMINUM FENCE & GATE TO BE REMOVED

LAWN

EXISTING REAR SETBACK 25.50'

EXISTING DRIVEWAY

EXISTING DRIVEWAY TO BE DEMOLISHED

EXISTING CLUSIA HEDGE TO BE REMOVED

EXISTING GREEN ISLAND FICUS TO BE REMOVED

LAWN

EXISTING BUSH TO BE REMOVED

EXISTING WALL AND COLUMN TO BE REMOVED

A/C

EXISTING A/C TO BE REMOVED

EXISTING DOUBLE ADONIDIA PALM TO BE REMOVED

EXISTING VARIEGATED SCHEFFLERA TO BE REMOVED

EXISTING SHRUBS TO BE REMOVED

EXISTING DOUBLE ADONIDIA PALM TO BE REMOVED

EXISTING TREE TO BE REMOVED

EXISTING SHRUBS TO BE REMOVED

EXISTING ALUMINUM FENCE & GATE TO BE REMOVED

EXISTING POOL TERRACE TO BE DEMOLISHED

85.00'

EXISTING 1 STORY RESIDENCE TO BE REMODELED

EL. 6'-0" N.A.V.D. FINISH FLOOR

EXISTING PLASTIC FENCE TO BE REMOVED

A/C

EXISTING A/C TO BE REMOVED

ARTIFICIAL TURF

A/C

EXISTING A/C TO BE REMOVED

EXISTING TRAVELERS PALM CLUSTER TO BE REMOVED

ARTIFICIAL TURF

EXISTING POOL TO BE DEMOLISHED

EXISTING GREEN ISLAND FICUS TO BE REMOVED

EXISTING SIDE SETBACK 24.60'

EXISTING VINE TO BE REMOVED

ARTIFICIAL TURF

EXISTING ROYAL PALM TO BE REMOVED

EXISTING SIDE SETBACK 24.70'

EXISTING TRAVELERS PALM CLUSTER TO BE REMOVED

P.E.

ARTIFICIAL TURF

EXISTING REAR SETBACK 9.00'

ARTIFICIAL TURF

EXISTING POOL EQUIPMENT TO BE REMOVED

EXISTING CLUSIA TO BE REMOVED

123.30'

EXISTING YARD DRAIN TO BE REMOVED

EXISTING STONE PAD TO BE REMOVED

EXISTING CLUSIA TO BE REMOVED

N

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"

EXISTING CONDITIONS PLAN

RESIDENCE

240 EL DORADO LANE, PALM BEACH, FL.

09 FEBRUARY 2026 FINAL SUBMITTAL
12 JANUARY 2026 SECOND SUBMITTAL

NIEVERA WILLIAMS
DESIGN

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

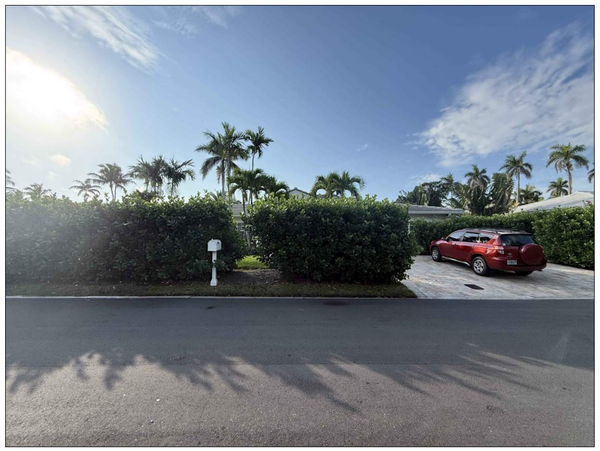
NIEVERAWILLIAMS.COM

EX1

FINAL SUBMITTAL



#01



#02



#03



#04



#05



#06



#07



#08



#09

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

EXISTING CONDITIONS PHOTOS

RESIDENCE

240 EL DORADO LANE, PALM BEACH, FL.

09 FEBRUARY 2026 FINAL SUBMITTAL
12 JANUARY 2026 SECOND SUBMITTAL

NIEVERA WILLIAMS
DESIGN

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NIEVERAWILLIAMS.COM

EX2

FINAL SUBMITTAL

EL DORADO LANE



OVERALL R-B SITE CALCULATIONS:

SITE AREA =	10,480	SQ FT	100%
MINIMUM LANDSCAPE:			
REQUIRED =	4,716	SQ FT	45%
EXISTING =	N/A	SQ FT	
PROPOSED =	4,985	SQ FT	47.5%

FRONT SETBACK SITE CALCULATIONS:

25' SETBACK AREA =	3082	SQ FT	100%
MINIMUM LANDSCAPE:			
REQUIRED =	1,232	SQ FT	40%
EXISTING =	N/A	SQ FT	
PROPOSED =	2166	SQ FT	70.2%

10' PERIMETER SITE CALCULATIONS:

PERIMETER AREA =	3766	SQ FT
MINIMUM LANDSCAPE:		
(50% OF 4,716 SF) = 2,358 REQUIRED		
EXISTING =	N/A	SQ FT
PROPOSED =	3224	SQ FT

N W E S

0 1 2 4 8 12 FEET

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

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

SITE RENDER

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

RESIDENCE

240 EL DORADO LANE, PALM BEACH, FL.

09 FEBRUARY 2026 FINAL SUBMITTAL
12 JANUARY 2026 SECOND SUBMITTAL

NIEVERA WILLIAMS
DESIGN

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LO

FINAL SUBMITTAL



1 EL1 FRONT YARD ELEVATION
SCALE: 1/4"=1'-0"



2 EL1 REAR YARD ELEVATION
SCALE: 1/4"=1'-0"

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

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

ELEVATION RENDERS

RESIDENCE

240 EL DORADO LANE, PALM BEACH, FL.

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1 / EL2 WEST YARD ELEVATION
SCALE: 1/4"=1'-0"



2 / EL2 EAST YARD ELEVATION
SCALE: 1/4"=1'-0"

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

ELEVATION RENDERS

RESIDENCE

240 EL DORADO LANE, PALM BEACH, FL.

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

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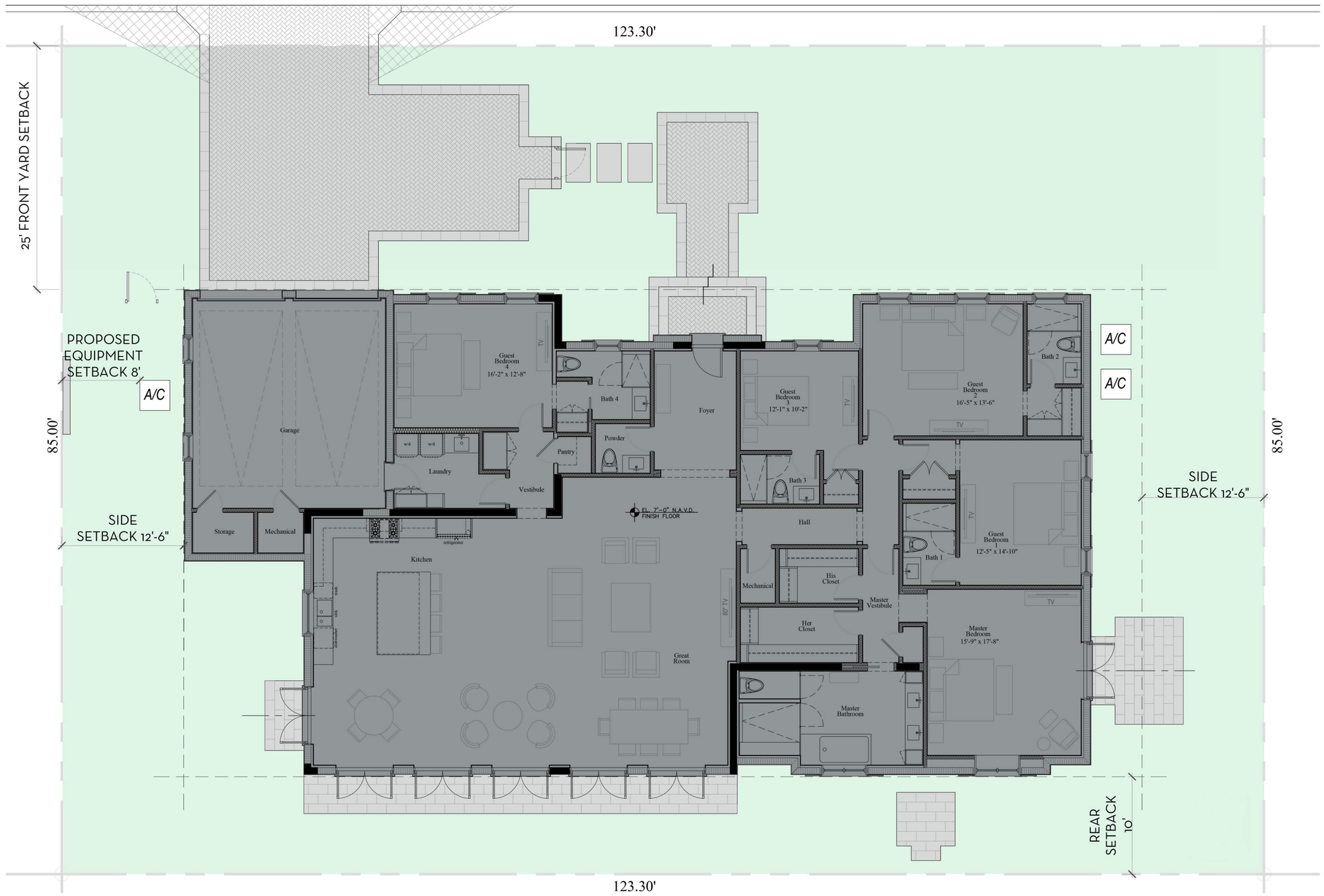
EL2



OVERALL R-B SITE CALCULATIONS:

SITE AREA =	10,480	SQ FT	100%
MINIMUM LANDSCAPE:			
REQUIRED =	4,716	SQ FT	45%
EXISTING =	N/A	SQ FT	
PROPOSED =	4,985	SQ FT	47.5%

FRONT SETBACK SITE CALCULATIONS:

25' SETBACK AREA =	3082	SQ FT	100%
MINIMUM LANDSCAPE:			
REQUIRED =	1,232	SQ FT	40%
EXISTING =	N/A	SQ FT	
PROPOSED =	2166	SQ FT	70.2%

10' PERIMETER SITE CALCULATIONS:

PERIMETER AREA =	3766	SQ FT
MINIMUM LANDSCAPE:		
(50% OF 4,716 SF) = 2,358 REQUIRED		
EXISTING =	N/A	SQ FT
PROPOSED =	3224	SQ FT

LEGEND	
OPEN SPACE	
HARDSCAPE	
BUILDING/STRUCTURE	

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

MARIO F. NIEVERA

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

OVERALL- OPEN SPACE DIAGRAM

RESIDENCE

240 EL DORADO LANE, PALM BEACH, FL.

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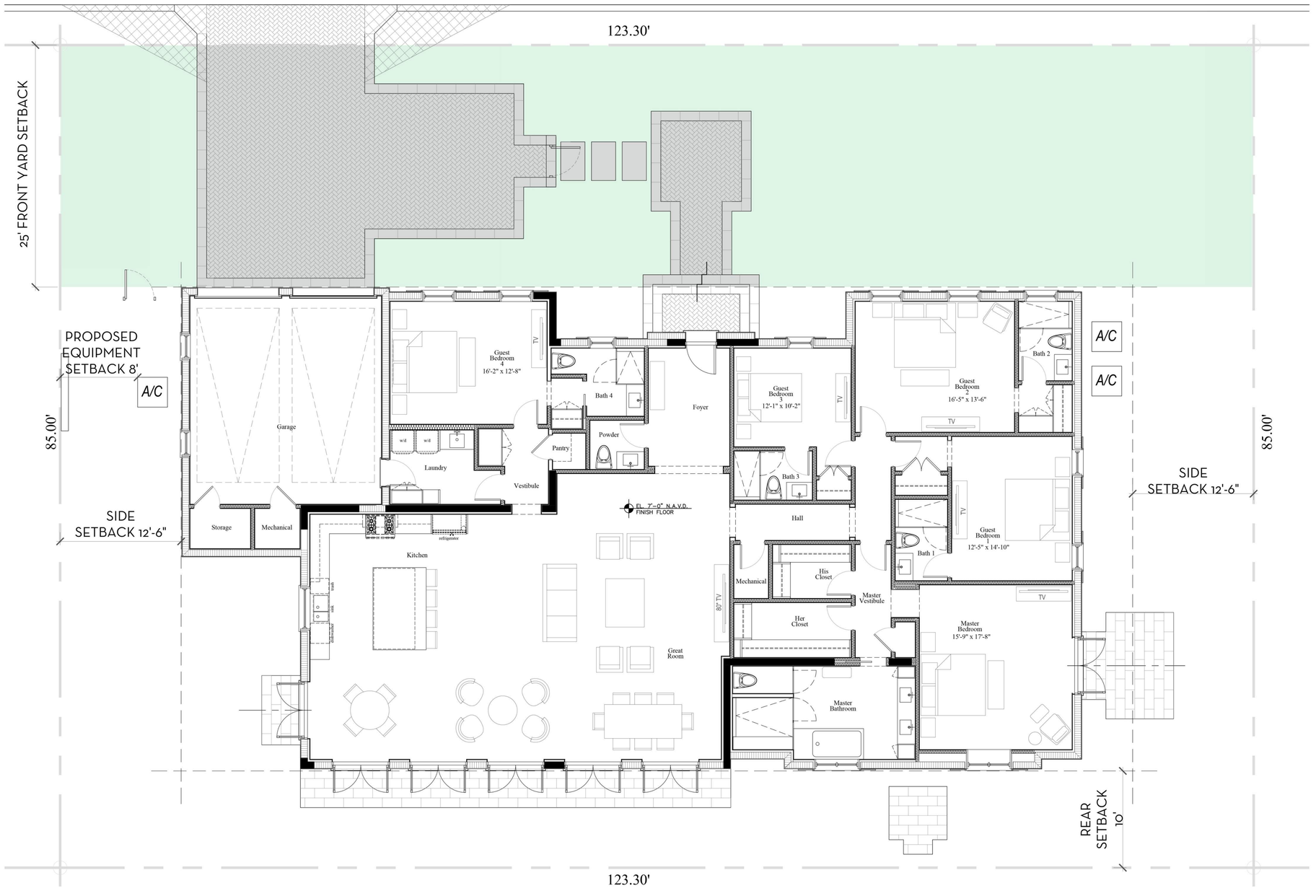
OS1

FINAL SUBMITTAL



OVERALL R-B SITE CALCULATIONS:

SITE AREA =	10,480	SQ FT	100%
MINIMUM LANDSCAPE:			
REQUIRED =	4,716	SQ FT	45%
EXISTING =	N/A	SQ FT	
PROPOSED =	4,985	SQ FT	47.5%

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MINIMUM LANDSCAPE:			
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EXISTING =	N/A	SQ FT	
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10' PERIMETER SITE CALCULATIONS:

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MINIMUM LANDSCAPE:		
(50% OF 4,716 SF) = 2,358 REQUIRED		
EXISTING =	N/A	SQ FT
PROPOSED =	3224	SQ FT

LEGEND	
OPEN SPACE	
HARDSCAPE	
BUILDING/STRUCTURE	

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

N W E S

MARIO F. NIEVERA

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Registration No.
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SCALE: 3/16" = 1'-0"

FRONT - OPEN SPACE DIAGRAM

RESIDENCE

240 EL DORADO LANE, PALM BEACH, FL.

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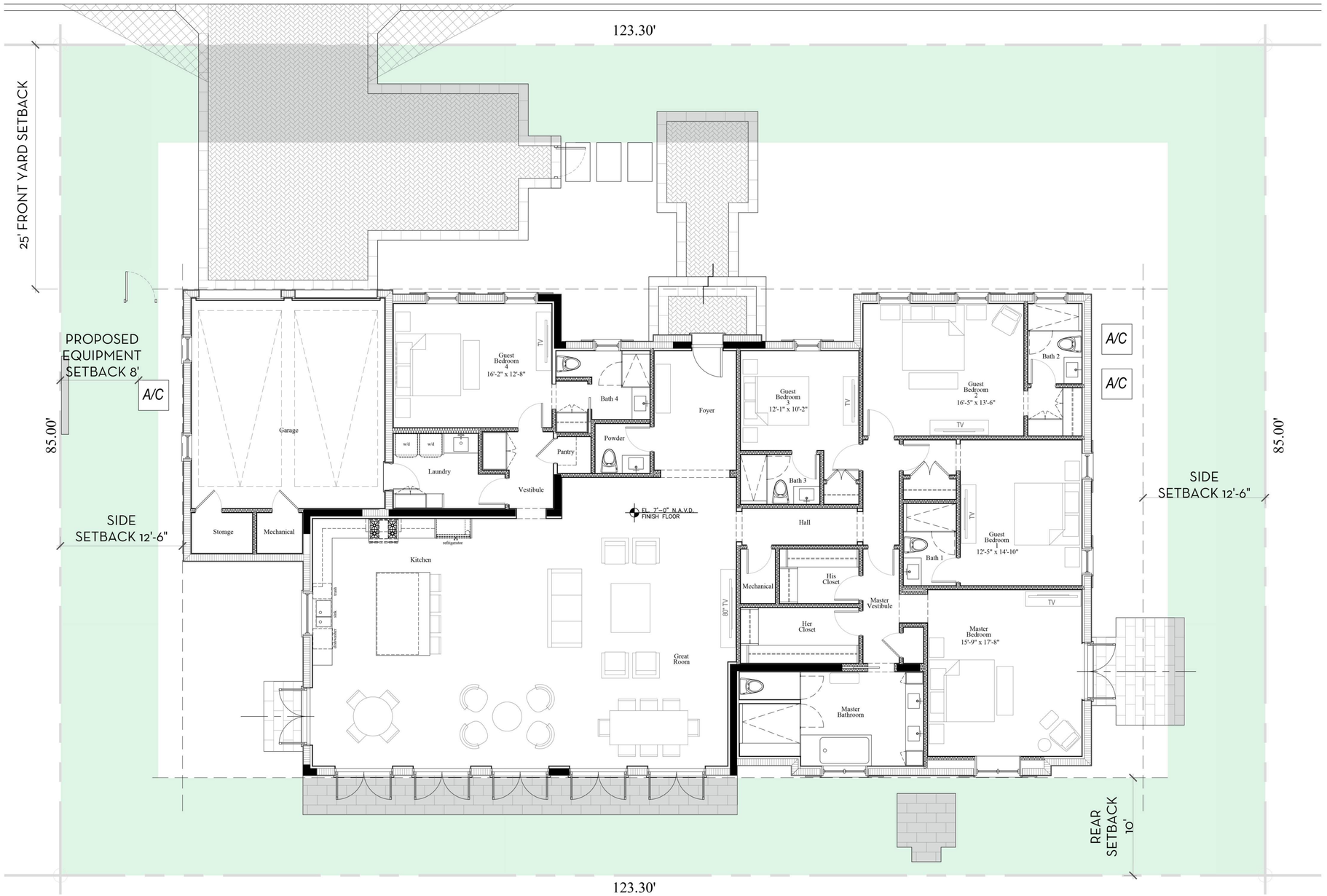
OS2



OVERALL R-B SITE CALCULATIONS:

SITE AREA =	10,480	SQ FT	100%
MINIMUM LANDSCAPE:			
REQUIRED =	4,716	SQ FT	45%
EXISTING =	N/A	SQ FT	
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FRONT SETBACK SITE CALCULATIONS:

25' SETBACK AREA =	3082	SQ FT	100%
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EXISTING =	N/A	SQ FT	
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PERIMETER AREA =	3766	SQ FT
MINIMUM LANDSCAPE:		
(50% OF 4,716 SF) = 2,358 REQUIRED		
EXISTING =	N/A	SQ FT
PROPOSED =	3224	SQ FT

LEGEND

OPEN SPACE	
HARDSCAPE	
BUILDING/STRUCTURE	

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

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SIDE SETBACK - OPEN SPACE DIAGRAM

RESIDENCE

240 EL DORADO LANE, PALM BEACH, FL.

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

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OS3

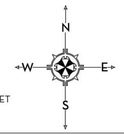
EL DORADO LANE

FINAL SUBMITTAL



LEGEND

NATIVE LANDSCAPE



0 1 2 4 8 12 FEET

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

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NATIVE LANDSCAPE DIAGRAM

RESIDENCE

240 EL DORADO LANE, PALM BEACH, FL.

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

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OS4

FINAL SUBMITTAL



SAW CUT DOMINICAN CORAL STONE



BEIGE TABBY CONCRETE

EL DORADO LANE

MARIO F. NIEVERA

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Registration No.
6666856

HARDSCAPE PLAN

RESIDENCE

240 EL DORADO LANE, PALM BEACH, FL.

09 FEBRUARY 2026 FINAL SUBMITTAL
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SCALE: 3/16" = 1'-0"

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L1

FINAL SUBMITTAL

EL DORADO LANE

(115) BEACH CREEPER
3GAL

(4) MEDJOOL PALM
10' C.T.

(2) TRIPLE ROEBELENII PALM

123.30'

(7) PIGEON PLUM
12' H.T. STD

25' FRONT YARD SETBACK

(215) GREEN BUTTONWOOD HEDGE
8' H.T. FTB

PROPOSED
EQUIPMENT
SETBACK 8'

A/C

85.00'

SIDE
SETBACK 12'-6"

(1) PIGEON PLUM
12' H.T. STD

(4) CLUSIA HEDGE
4' H.T. FTB

A/C

A/C

85.00'

SIDE
SETBACK 12'-6"

(75) BEACH CREEPER
3GAL

(10) BEACH CREEPER
3GAL

REAR
SETBACK
10'

123.30'

(10) BEACH CREEPER
3GAL

(4) WHITE GEIGER
8'X6'

(2) THRINAX
10' C.T.

Garage
Storage
Mechanical
Laundry
w/d
w/d
Guest
Bedroom
4
16'-2" x 12'-8"
TV
Bath 4
Pantry
Powder
Foyer
Vestibule
FL. 7'-6" N.A.V.D.
FINISH FLOOR
Kitchen
refrigerator
sink
sink
dishwasher
Great
Room
Guest
Bedroom
3
12'-1" x 10'-2"
TV
Bath 3
Hall
Mechanical
His
Closet
Master
Vestibule
80" TV
Her
Closet
Master
Bathroom
Guest
Bedroom
2
16'-5" x 13'-6"
TV
Bath 2
Guest
Bedroom
1
12'-5" x 14'-10"
TV
Bath 1
Master
Bedroom
15'-9" x 17'-8"
TV

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

N
W
E
S

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

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

LANDSCAPE PLAN

RESIDENCE

240 EL DORADO LANE, PALM BEACH, FL.

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LP1

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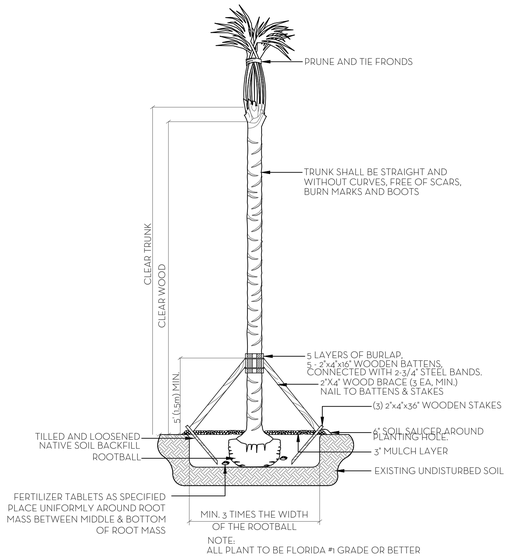
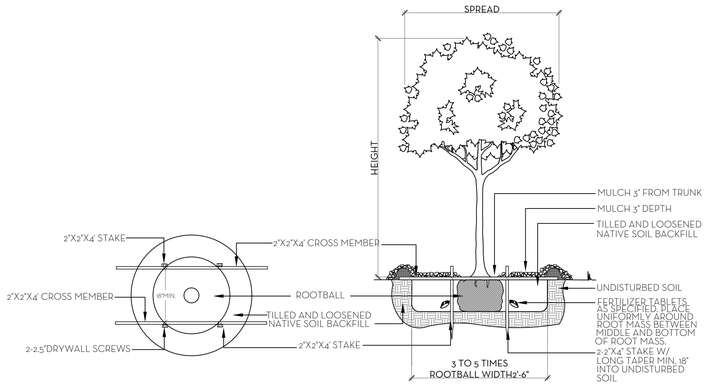


PALM PLANTING DETAIL
N.T.S.

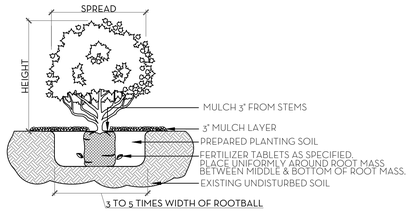
NOTES:
1. ALL WOOD SHALL BE SPRUCE OR PINE-NOT PRESSURE TREATED.
2. CROSS TIES SHALL NOT CROSS OVER WOODY ROOTS.
3. REMOVE ALL STRING &/OR WIRE WRAPPED AROUND TRUNK.
4. REMOVE ALL STRAPS, ROPES, WIRE, &/OR STRINGS USED TO LIFT THE ROOTBALL.
5. REMOVE ALL BURLAP &/OR WIRE FROM THE TOP OF THE ROOT BALL.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



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

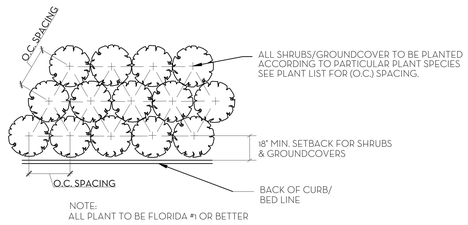
TREE PLANTING DETAIL
N.T.S.

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



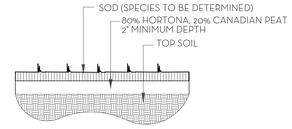
NOTE:
ALL MATERIAL TO BE FLORIDA #1 OR BETTER

SHRUB & GROUNDCOVER PLANTING DETAIL
N.T.S.



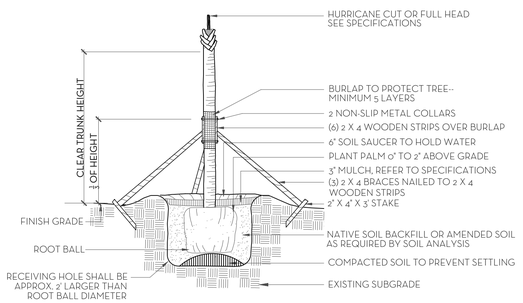
NOTE:
ALL PLANT TO BE FLORIDA #1 OR BETTER

PLANT SPACING DETAIL
N.T.S.



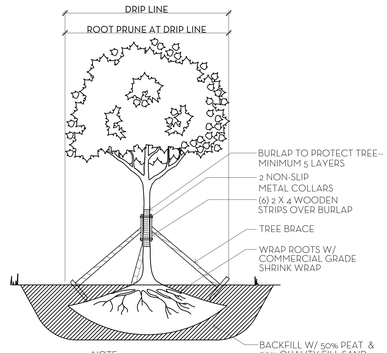
SOD PLANTING DETAIL
N.T.S.

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



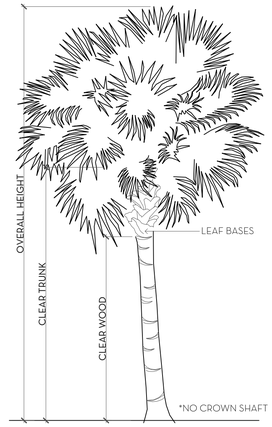
NOTES: STAKING & GUYING REQUIRED FOR PALMS, IF NECESSARY, OR AS DIRECTED BY THE LANDSCAPE ARCHITECT. ALL PLANT TO BE FLORIDA #1 OR BETTER

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



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

TREE ROOT PRUNING DETAIL
N.T.S.



PALM SPECIFICATION DETAIL
N.T.S.

FERTILIZATION

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

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

NIEVERA WILLIAMS DESIGN

240 El Dorado

01/27/2026

Common Name	Botanical Name	Quantity	Install Specification	Native Status
TREES				
Pigeon Plum	Coccoloba diversifolia	8	12' HT. STD.	*
White Geiger Tree	Cordia boissieri	4	8'x6'	*
		12		100%
PALMS				
Medjool Palm	Phoenix dactylifera 'Medjool'	4	10' C.T.	
Triple Pygmy date palm	Phoenix roebelenii	2	6' H.T.	
Thrinax Palm	Thrinax radiata	2	10' C.T.	*
		8		25%
HEDGE/SHRUB				
Beach Creeper	Salvia azurea	210	3 GAL.	*
Green Buttonwood	Conocarpus erectus	215	8' HT. F.T.B	*
Clusia	Clusia guttifera	6	4' HT. F.T.B	
		431		99%
SOD				
Zoysia Sod		Contractor responsible for own takeoff		

Line #	Landscape Legend		
1	**Property Address:**	240 El Dorado Lane.	
2	**Lot Area (sq. ft.):**	10,480 sq ft	
3	[redacted]	REQUIRED	PROPOSED
4	ndscape Open Space (LOS) (Sq Ft and %)	4,716 sq ft (45%)	4,991 sq ft (47.6%)
5	LOS to be altered (Sq FT and %)	N/A	N/A
6	Perimeter LOS (Sq Ft and %)	3,706.5 sq ft	3,885 sq ft
7	Front Yard LOS (Sq Ft and %)	1,232 sq ft (40%)	2,166 sq ft (70.2%)
8	Native Trees %	3(30%)	12 (100%)
9	Native Shrubs & Vines %	100 (30%)	425 (99%)
10	Native Groundcover %	N/A	N/A

MARIO F. NIEVERA

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PLANT LIST AND DETAILS

RESIDENCE

240 EL DORADO LANE, PALM BEACH, FL.

09 FEBRUARY 2026 FINAL SUBMITTAL
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LP2

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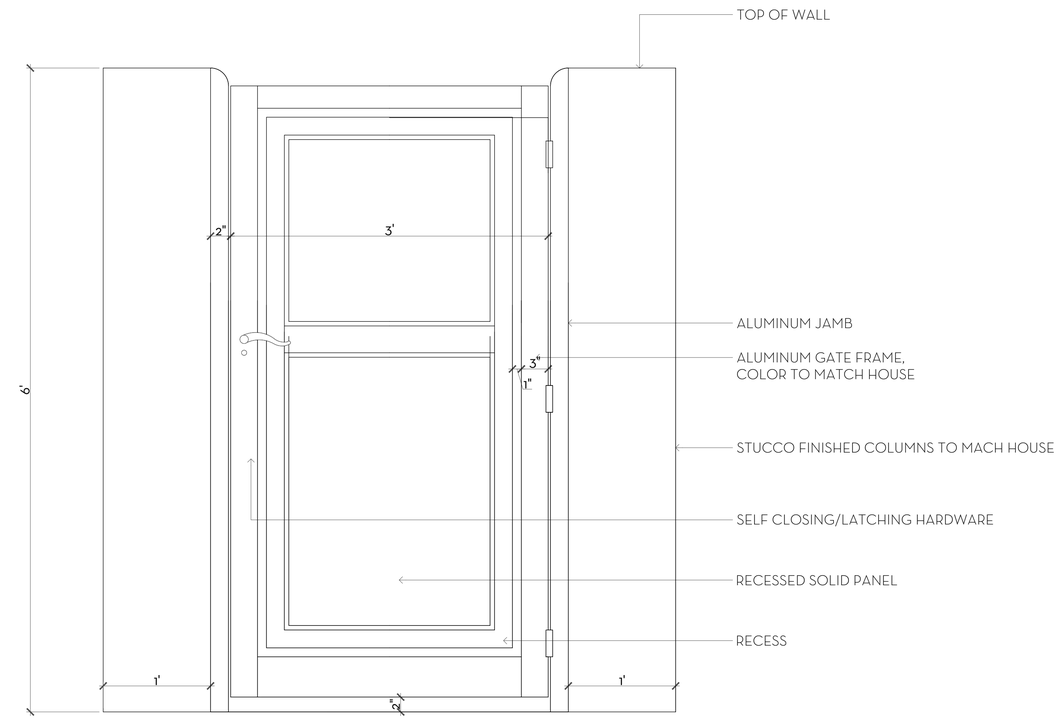
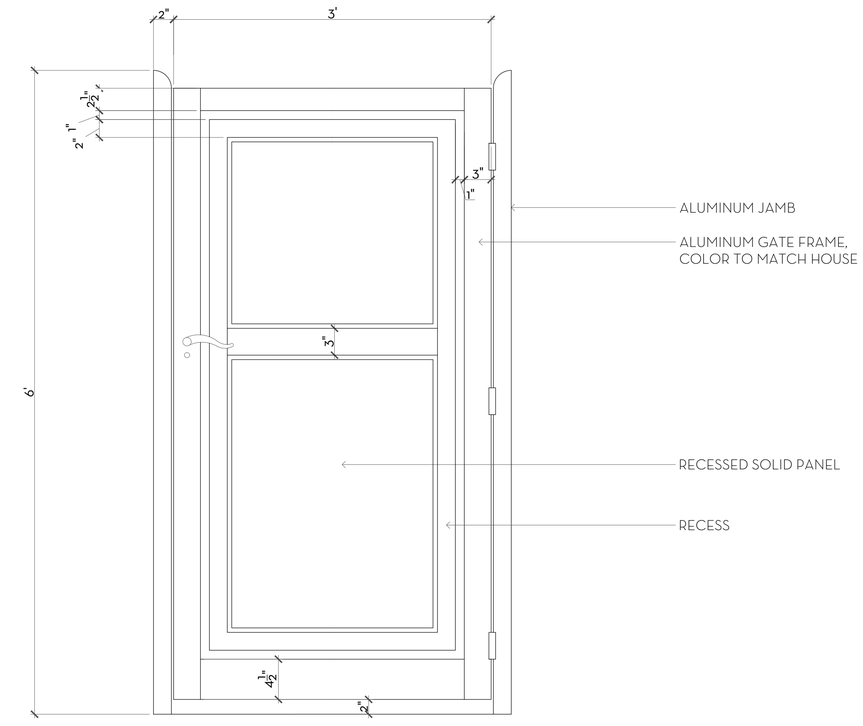


1/D1 EAST PEDESTRIAN GATE DETAIL
SCALE: 1 1/2"=1'-0"



2/D1 WEST PEDESTRIAN GATE DETAIL
SCALE: 1 1/2"=1'-0"

MARIO F. NIEVERA

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GATE DETAILS

RESIDENCE

240 EL DORADO LANE, PALM BEACH, FL.

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

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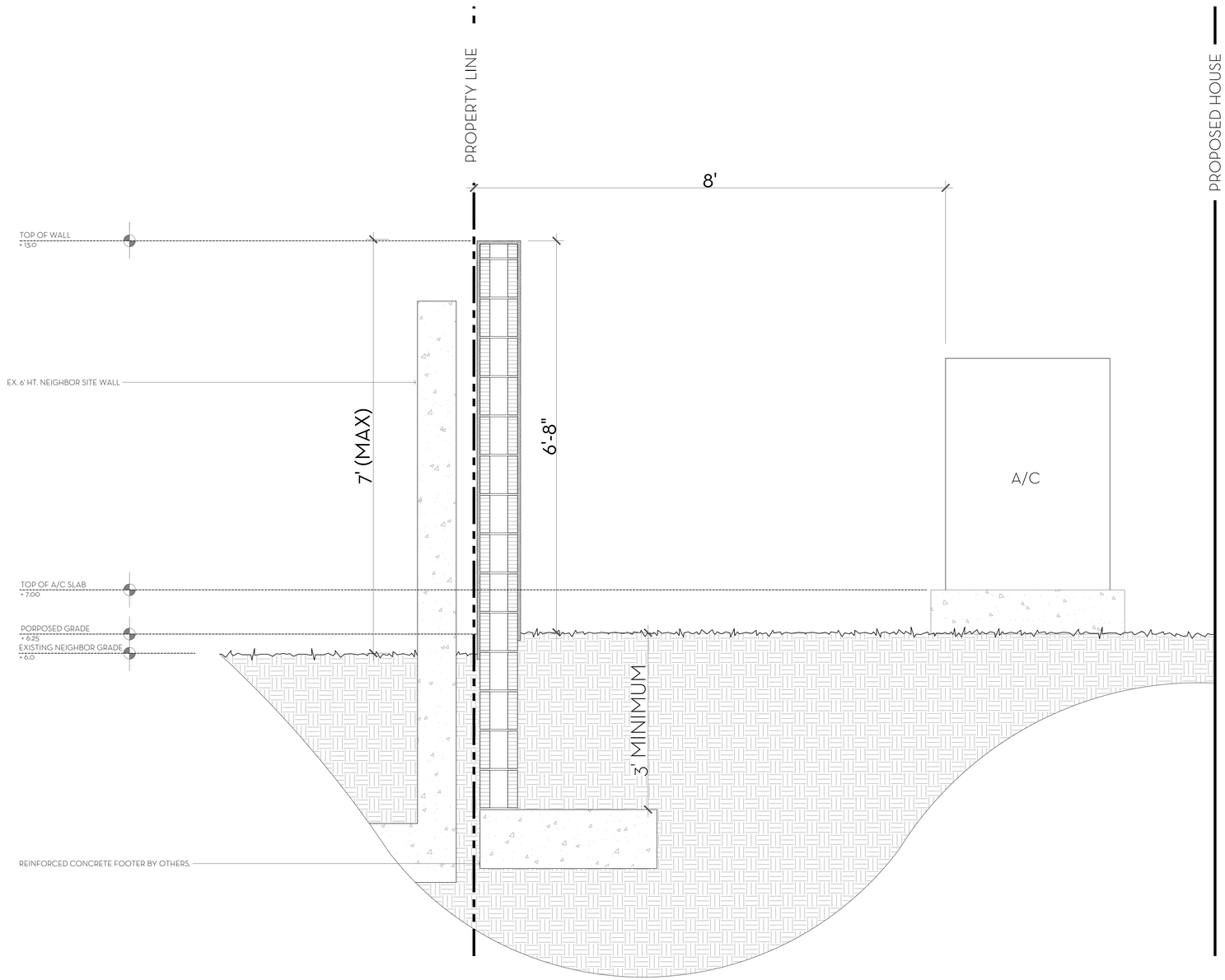
D1

FINAL SUBMITTAL



1/D2 A/C SCREENING SITE WALL DETAIL
SCALE: 1"=1'-0"

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6666856

A/C SCREENING WALL DETAIL

RESIDENCE

240 EL DORADO LANE, PALM BEACH, FL.

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

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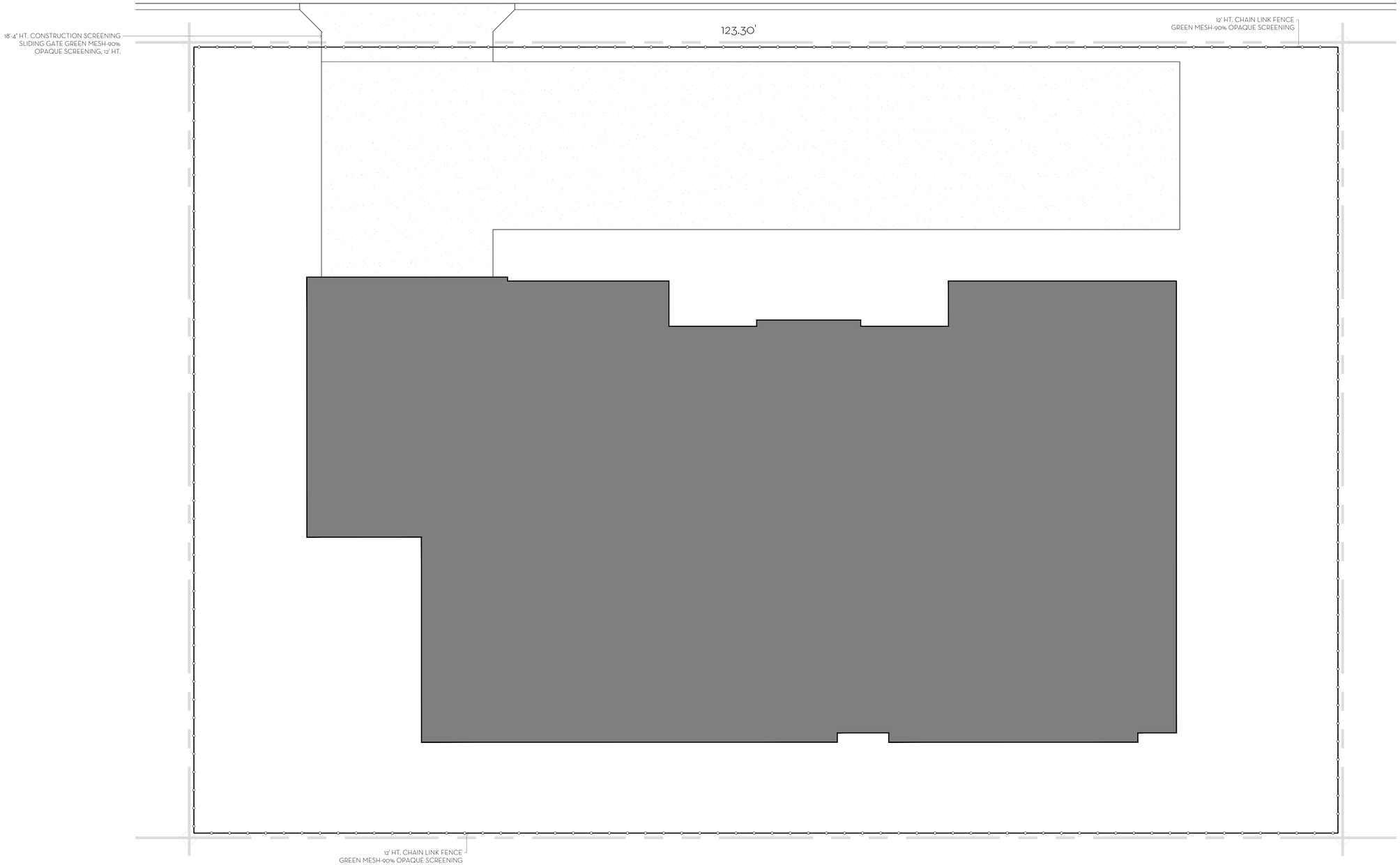
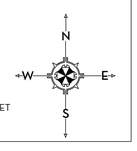
EL DORADO LANE





0 1 2 4 8 12 FEET

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

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

CONSTRUCTION SCREENING PLAN

RESIDENCE

240 EL DORADO LANE, PALM BEACH, FL.

09 FEBRUARY 2026 FINAL SUBMITTAL
12 JANUARY 2026 SECOND SUBMITTAL

NIEVERA WILLIAMS
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TOWN OF PALM BEACH

Information for Architectural Commission Meeting on: February 25, 2026

To: Architectural Commission

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

From: Planning, Zoning & Building

Re: ARC-25-0102 (ZON-25-0091) 151 WORTH AVE (COMBO). The applicant, 151 Worth Avenue Owner LLC, has filed an application requesting Architectural Commission review and approval for exterior façade alterations to the existing the former Neiman Marcus three-story building, including new openings, new windows and doors including a loading dock door, architectural enhancements such as new pilasters and columns, new signage program, new trellises for the colonnade, pendant lights and walls sconces, among other architectural modifications. The Town Council shall review the application as it pertains to zoning relief/approval.

Date: 2/18/2026

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-25-0102 (ZON-25-0091) 151 WORTH AVE (COMBO). The applicant, 151 Worth Avenue Owner LLC, has filed an application requesting Architectural Commission review and approval for exterior façade alterations to the existing the former Neiman Marcus three-story building, including new openings, new windows and doors including a loading dock door, architectural enhancements such as new pilasters and columns, new signage program, new trellises for the colonnade, pendant lights and walls sconces, among other architectural modifications. The Town Council shall review the application as it pertains to zoning relief/approval.

ZON-25-0091 (ARC-25-0102) 151 WORTH AVE (COMBO)SPECIAL EXCEPTIONS WITH SITE PLAN REVIEW AND VARIANCES. The applicant, 151 Worth Avenue Owner LLC, has filed an application requesting Town Council review and approval for (1) a Special Exception for a restaurant use, (2) a Special Exception for outdoor café seating in association with a restaurant use and (3) a Special Exception for shared parking between the restaurant and retail uses, site plan review and two (2) Variances (1) to permit tandem (stacked) parking in the valet-only parking garage, and (2) to eliminate an existing on-site loading space, in association with alterations to existing the former Neiman Marcus three-story building in the C-WA zoning district. The Architectural Commission shall perform design review of the application.

Applicant: 151 Worth Avenue Owner LLC
Professional: Bartholemew + Partners
Representative: Jamie Crowley

HISTORY:

On June 4, 1998, the Town Council approved a 48,66 SF project (the Neiman Marcus building) for a three-story retail box with two subterranean floors of parking, pursuant to #3-98 for special exceptions, special allowances, a site plan, and four variances. This approval included special exceptions for an approximate 50k SF building where a 2,000-square-foot building is permitted and for the construction of an arcade along the road frontage. It also included special allowances for building length, three-story height, maximum floor area, and lot coverage. The four variances approved were: (1) a 3'-0" setback for an arcade roof overhang, (2) reducing the required 25'-0" drive aisle width to 21'-6", (3) allowing 133 parking stalls with structural columns, and (4) providing two loading spaces instead of three. The building was constructed with two levels of parking containing 183 parking spaces, and a plan for an additional 20 spaces on the landscaped lot north of the store that is currently landscaped.

At the February 11, 2026 the Town Council reviewed and approved (5-0) the project, including the special exceptions, site plan review and the variances.

THE PROJECT:

The applicant has submitted revised plans, entitled "Revitalization for TZ Capital 151 WORTH AVENUE" as prepared by **Bartholemew + Partners**, uploaded to the Town January 26, 2026.

The following scope of work is proposed:

- Exterior alteration of façades of former Neiman Marcus department store, including new openings, design elements, and division of large, big component anchor tenant space into multiple smaller commercial spaces, including a new second floor restaurant space with outdoor terraced seating along Worth Avenue.

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

- **SPECIAL EXCEPTION #1** Restaurant for 183 seats (121 indoors, 14 coffee bar, and 48 outdoor).
- **SPECIAL EXCEPTION #2** Outdoor cafe seating for 48 seats (private property)
- **SPECIAL EXCEPTION #3** Shared parking.
- **SITE PLAN REVIEW**
- **VARIANCE#1** To allow tandem (stacked) parking in valet-only garage.
- **VARIANCE#2** To remove one loading space where two were previously approved

Site Data			
Zoning District	C-WA	**Future Land Use**	COMMERCIAL
Year built	1998	**Architect**	Lawrence Group Architects
Lot Coverage	Existing: 77% (SE 3-98) Proposed: No change	**Landscape Open Space**	Existing: 8% (SE 3-98) Proposed: No change
Total retail SF	Existing: 1 retail @ 41,495 GSF +7,274 office Proposed: 17 tenants @ 28,476 GSF	**Restaurant (5,383 SF)**	Inside seats: 121 Outside seats: 48 Coffee counter: 14 Total 183 Seats
Parking Spaces	Existing: 183 (+ 20 Peruvian) Proposed: 182 + 37 tandem spaces ***Shared parking requested***	**On-site Loading Spaces**	Existing: 2 Proposed: 1 ***Variance requested***
Neighboring Properties/Zoning			
North	One- and two-story single-family residences, and condominiums/ R-C		
South	Two-story commercial building “the Esplanade” / C-WA		
East	Four-story office building / C-WA		
West	Two-story commercial and bank teller / C-TS and C-WA		

CONSISTENCY WITH THE COMPREHENSIVE PLAN:

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

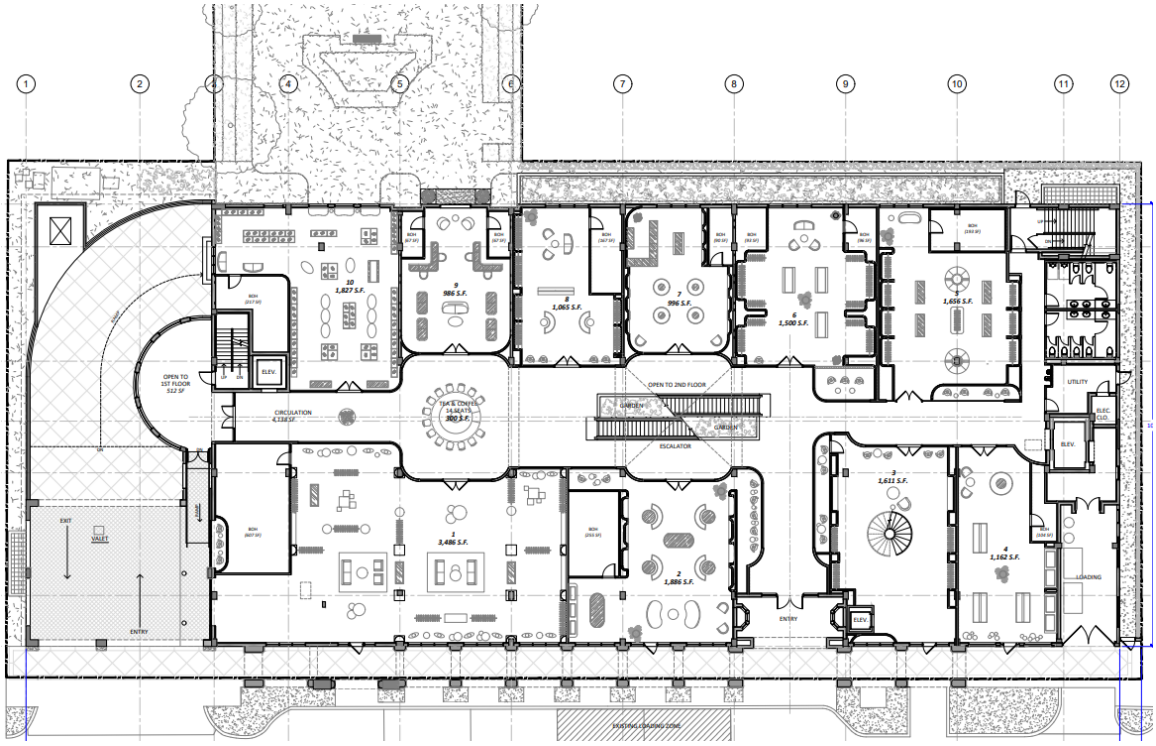
STAFF ANALYSIS

The applicant proposes to completely renovate and repurpose the existing large-format chain retail building, formerly occupied by Neiman Marcus, into a series of smaller boutique retail stores on the first two levels of the three-story building. A portion of the second floor will house a new restaurant. The third floor will remain as storage and operations rooms for

the building.

The renovation project will transform the big box, inspired by late 1990s Spanish style mall building, into an improved Mediterranean-style architecture. This will include more appropriately sized proportions, the removal of inferior ornamentation, and the addition of traditional, refined craftsmanship and authentic finishes and details. The project will also include new storefronts and additional windows that reflect the building's prominent location on Worth Avenue, as well as the removal of one of the exposed loading area facing Worth Avenue.

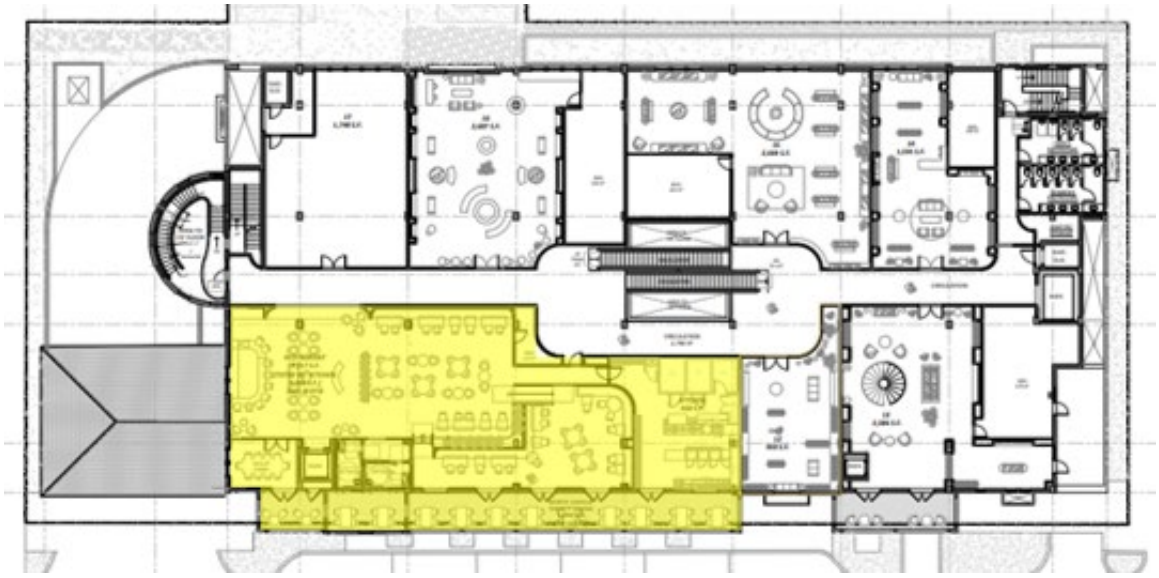
The store, built in 1998, has been permanently closed since September 2020, so this is an opportunity to architecturally revisit and reinvent the space into a more appropriately town-serving and pedestrian-scaled retail endeavor. The additional glazing will provide for a visually lighter building and the paneled wooden ceilings in the arcade a more interesting experience at the ground level. The second-floor detailing and modification on the balcony evokes a more elegant building and the shutters on the third floor provide for more relief from the plain stucco wall. The fuller landscaping will make this side of the block livelier and tie it into the other noteworthy blocks found on Worth Avenue.



The existing two-story, single-tenant building will be divided into a series of smaller retail tenants. The large rectangular box will also be carved out with two new circulation “vias” that will create double-loaded retail areas within each floor and allow circulation from Worth Avenue as well as from the valet drop off area. Floor one will contain 11 retail bays ranging in size from 977 SF to 3,463 SF and floor two will contain 6 additional retail stores ranging in size from 950 SF to 2,644 SF plus an additional 5,383 SF restaurant space with 183 seats (169

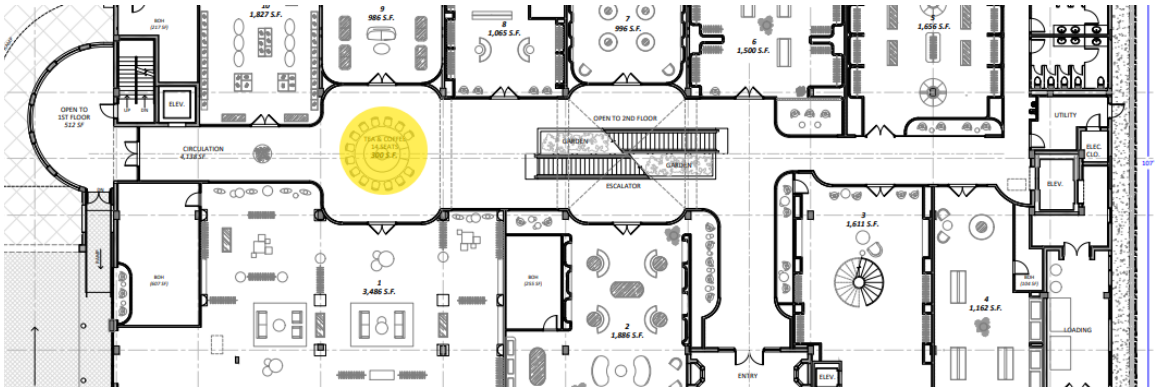
seats). It is worth noting that 6,923 SF of gross leasable area is being carved out to create the internal 'vias' on the first and second levels (4,177 SF on the first floor and 2,764 SF on the second). The third floor will remain as storage and office space. This circulation square footage yields a parking credit of 35 from the original parked condition of 183 plus 20 non-realized on the landscaped parcel zoned R-B fronting Peruvian Avenue.

As it pertains to the **Special Exception #1**, is a request for a restaurant use that requires Town Council approval. As part of the transformation of the project, a new 5,383 SF restaurant is proposed in the southwest portion of the second floor. The dining room will contain seating for 121 indoor seat and 48 additional outdoor seats.

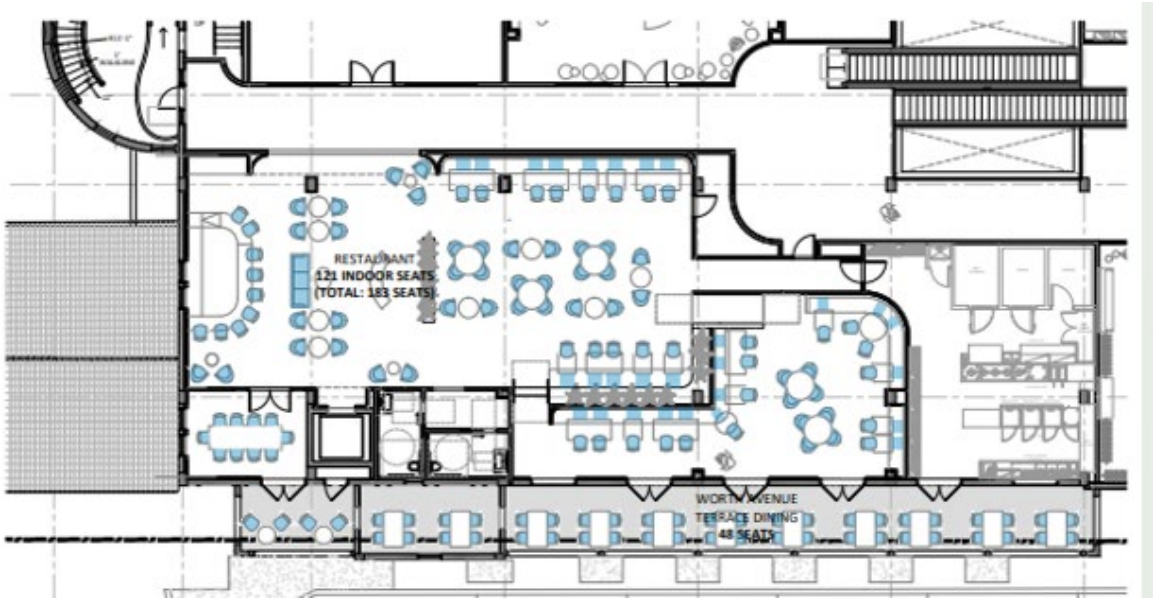


Second level highlighting location of restaurant

An extension of the food and beverage operation will extend to the ground floor via in the form of a circular kiosk bar with 14 seats serving tea, and coffee and light snacks. The formal application for the specific restaurant operator shall come before the Town Council at a future date. But for zoning purposes, analyses of all of the 183 seats for the food and beverage establishment has been vetted for parking and zoning compliance.



First level highlighting location of "coffee / tea bar"



Restaurant at second level

In the C-TS zoning district, a **Special Exception #2** is a request to allow outdoor café seating on private property associated with a restaurant. The existing building contains an arcade that was approved and constructed in 1998. The proposed restaurant is located on the second floor, and will direct access to the 1,091SF loggia that extends approximately 118' in length of the building. The existing arcade measures 9'-6" in depth. The proposal includes 48 outdoor dining seats on this trellised arcade.



Outdoor seating at existing loggia arcade

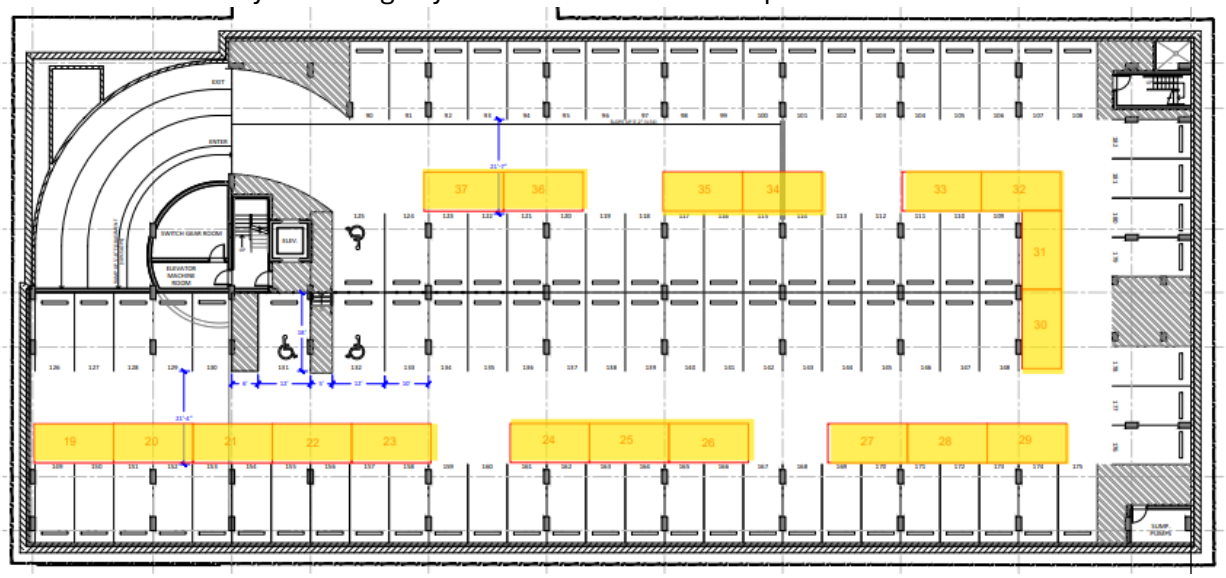
Regarding **Special Exception #3**, the proposal is for shared parking to provide additional dining seats in the evening, when certain daytime retail shops will be closed. This proposal is subject to review and approval by the Town Council. A shared parking study demonstrates that the overlap of uses will be minimized has been included in the submission and undergone peer review. The applicant is proposing a restaurant seating capacity of 169 but is requesting that this be increased to 183 in the evening — 14 seats more than would be permitted without the use of shared parking — when certain retail stores close after 6 pm.

A formal application will be applied for a future date, where a Declaration of Use Agreement will be reviewed once a restaurant operator has been secured. Specific hours for the

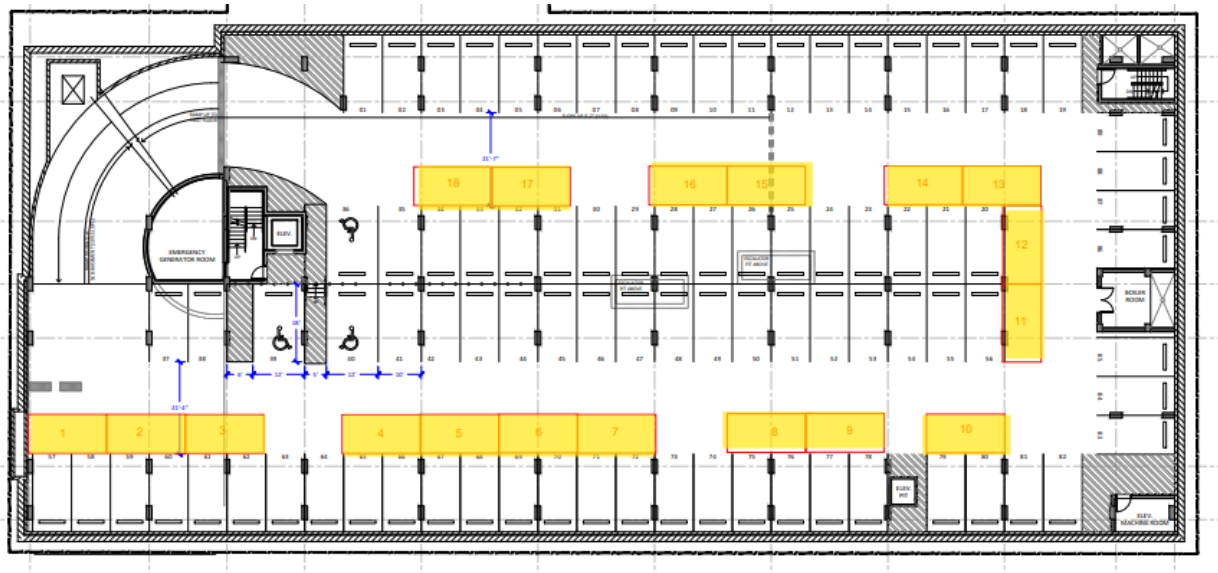
proposed restaurant have not been identified but the parking impact statement submitted by the applicant does indicate that the operation is proposed to be open for lunch and dinner. Certain retail spaces are expected to operate until 6 pm. Consequently, patrons will be parked in the valet only garage that could use the same parking spaces during the week, and restaurant patrons could use them during the evening and on weekends.

VARIANCE

Variance #1 is a request from Sec. 134-2172 to allow 37 tandem parking spaces associated with an existing two-level, valet only parking garage, whereas parking spaces are required to be arranged so that each automobile may be placed and removed from the parking space without the necessity of moving any other automobile to complete the maneuver.



Sub basement level +19 spaces

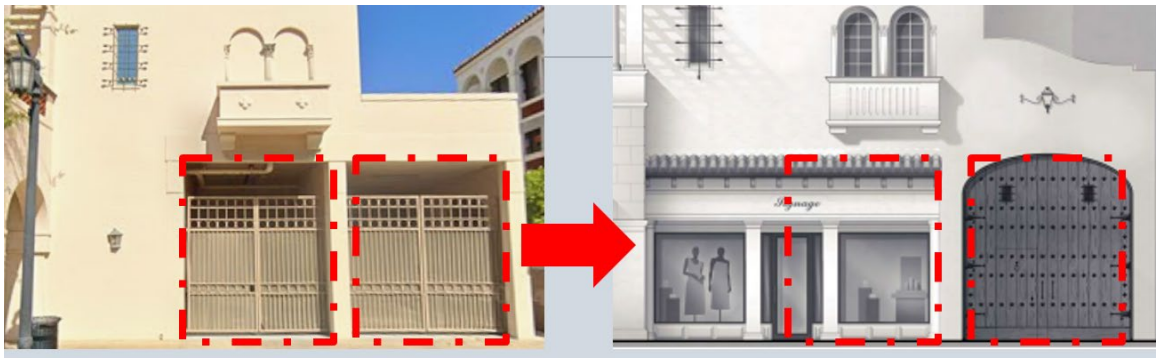


Basement level + 18 spaces

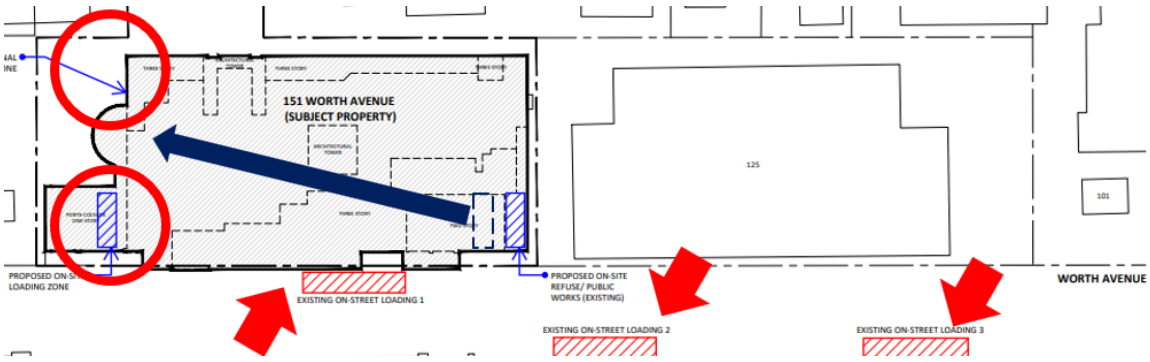
According to the applicant: *"The garage has traditionally been underutilized and the use of a valet service for the parking of all vehicles justifies the stacking of vehicles to maximize parking efficiency and minimize wait times for vehicular pick-up due to the size of the 2-level garage. This will also better ensure that patrons visiting one of the retailers or the restaurant will not use the limited street parking along Worth Avenue, which will keep these spaces available for other businesses in the area."*

While the garage may have been underutilized when it served a single 50,000-square-foot luxury retailer, the transformation of the former big-box store into 17 smaller boutiques as well as the introduction of a restaurant use may make it a more frequently visited commercial building that will benefit with increased 37 parked car capacity. Staff concurs that the valet parking will mitigate issues associated with the proposed tandem parking.

Variance #2 is a request to eliminate one loading space where two were previously granted under the variance approved, pursuant to File # SE 3-98. It must be noted that three loading spaces were required. In staff's opinion, eliminating one of the proposed loading spaces will not negatively impact the operation of the facility or Worth Avenue. In fact, transforming an exposed loading space into retail space will improve the pedestrian experience and enhance the aesthetics of Worth Avenue.



Further, the existence of three (3) on-street designated loading spaces coupled with the proposed alternate on-site locations of possible loading spaces will sufficiently offset the removal.



Existing and proposed loading areas

The existing green space on the platted northern portion of the site, currently improved with landscape will remain as passive use, with an improved 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
WRB

NIEVERA WILLIAMS
DESIGN

151 Worth Avenue

01.26.2026

Letter of Intent

- <u>Hardscape:</u>
  - Modification of the hardscape along Worth Avenue to incorporate newly proposed tabby concrete, matching the existing conditions and established pattern.
  - Updating the paving within the valet area and ramp leading to the underground parking to incorporate scored and stained concrete in a diamond pattern, consistent with the overall design intent, see sheet L1

- <u>Landscape:</u>
  - Updating the north landscape frontage at 151 Worth to coordinate with the newly proposed architectural plans, incorporating new landscape elements while preserving the character, intent, and overall aesthetic of the existing vegetation, and maintaining the refined and elegant Worth Avenue streetscape.

  - Revising the rear south open landscape to preserve existing trees while incorporating new, clean privacy screening from adjacent properties, and introducing a refreshed, layered composition of shrubs, palms, and trees. See sheets LP1-LP3

  - Comments from the first and second submittals have been addressed by complying with the Town's native tree, shrub and groundcover calculation requirements, including the removal of existing Ficus and Schefflera trees and their replacement with native species. Refer to Sheet LP3.

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Revitalization for TZ Capital

151 WORTH AVENUE

151 Worth Avenue. Palm Beach, FL 33480



PRESENTATION SET
02.11.2026

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TOWN COUNCIL PRESENTATION 02.11.2025
ARCOM PRESENTATION 02.25.2025

ZON-25-0091
ARC-25-0102

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KYLE B. FANT
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REGISTERED ARCHITECT

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AIA # 30425933 NCARB # 87929

Revisions:

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CONSTRUCTION ADMINISTRATION: AS THE TERM IS GENERALLY UNDERSTOOD, AND THAT IF BARTHOLEMEW + PARTNERS IS NOT CONTRACTED TO PROVIDE ARCHITECTURAL CONSTRUCTION ADMINISTRATION, THE CLIENT AGREES TO ASSUME ALL RISK OF ANY DRAWING REVISE DESIGN CLARIFICATION, ETC., THE CLIENT AGREES TO INDEMNIFY AND HOLD HARMLESS BARTHOLEMEW + PARTNERS FROM ANY LIABILITY ARISING FROM CONSTRUCTION PERFORMED BY CONTRACTORS OR SUBCONTRACTORS NOT CONTRACTED BY THE CLIENT, AND THEIR AGENTS, EMPLOYEES, OR SUBCONTRACTORS.

Project no: 25.06.130
Date: 01.26.26
Drawn by: V. Antico/ S. Simmons
Project Manager: K. Fant

151 WORTH AVENUE

Project Address:
151 Worth Ave
Palm Beach, FL, 33480

SHEET NAME

COVER

SHEET NUMBER

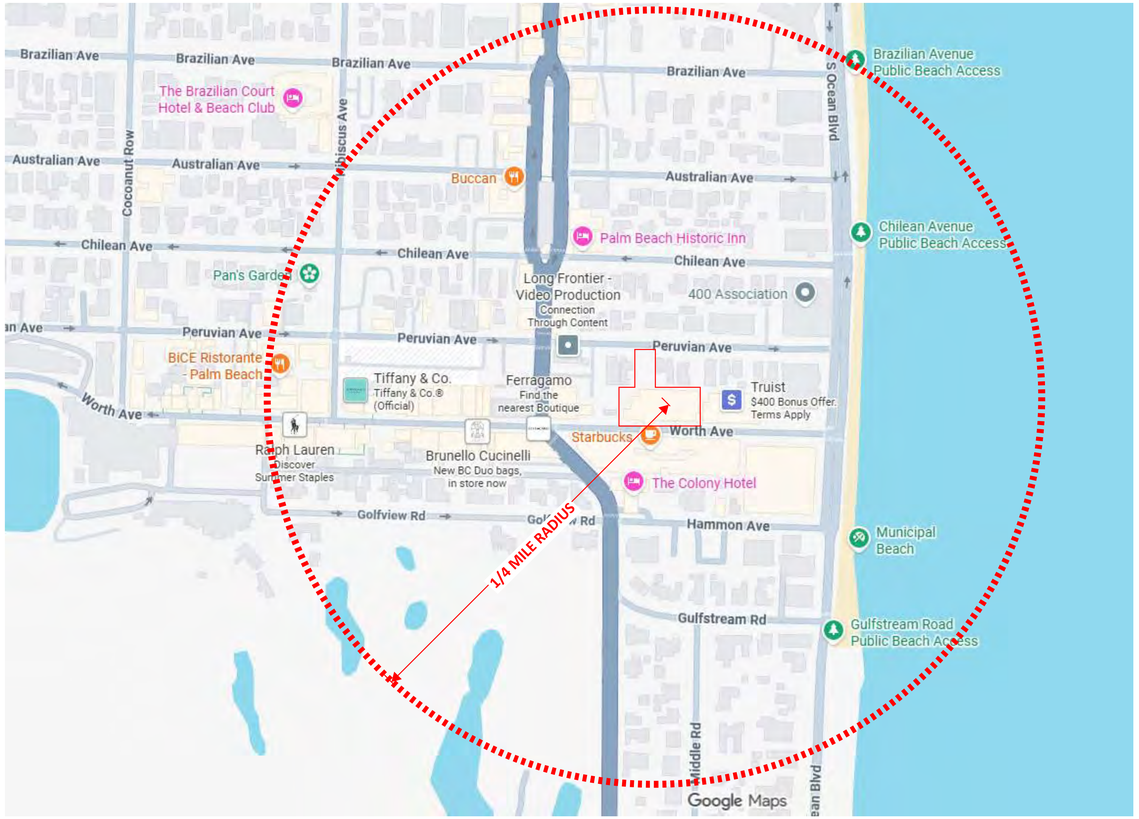
CVR

ARCOM SET

Part I

EXISTING SITE ANALYSIS

151 Worth Avenue



PROPOSED VICINITY MAP

SCALE: NTS



PROPOSED LOCATION MAP

SCALE: NTS

ZON-25-0091
ARC-25-0102

Bartholemew + Partners

ARCHITECTURE AND DESIGN
PROGETTO DI ARCHITETTURA

THE PLAZA CENTER
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KYLE B FANT ARCHITECT # AR99255
INTERIOR DESIGNER # IDA22
AIA # 30425933 NCARB # 87929

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Project no: 25.06.130
Date: 01.26.26
Drawn by: V. Antico/ S. Simmons
Project Manager: K. Fant

151 WORTH AVENUE

Project Address:
151 Worth Ave
Palm Beach, FL, 33480

SHEET NAME

VICINITY AND
LOCATION MAP

SHEET NUMBER

SUR1.0

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W
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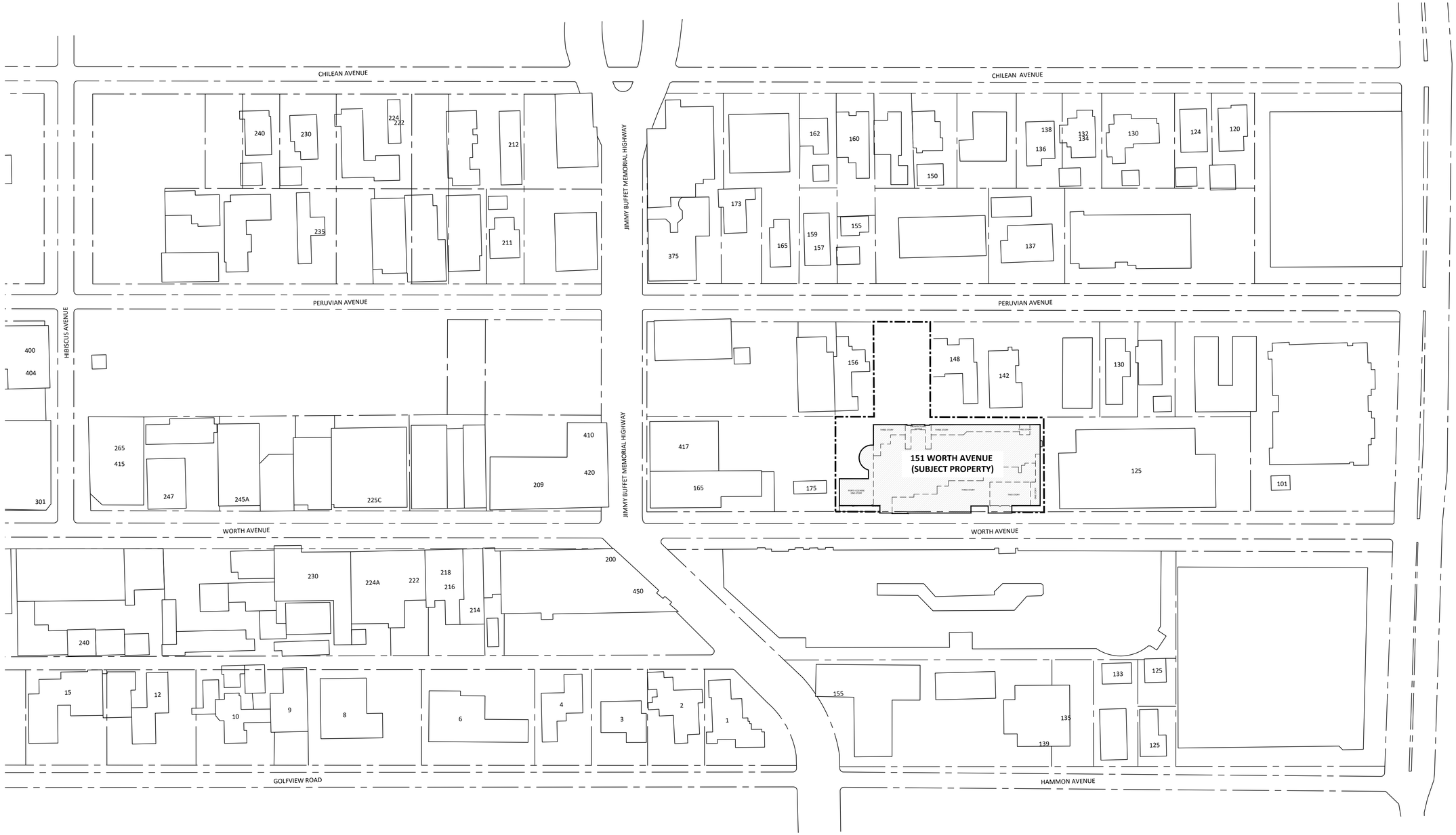
ARCOM SET



LOCATION DIAGRAM

SCALE: 1/64" = 1"

ZON-25-0091
ARC-25-0102

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KYLE B FANT ARCHITECT # AR99255
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Date: 01.26.26
Drawn by: V. Antico/ S. Simmons
Project Manager: K. Fant

151 WORTH AVENUE

Project Address:
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Palm Beach, FL, 33480

SHEET NAME

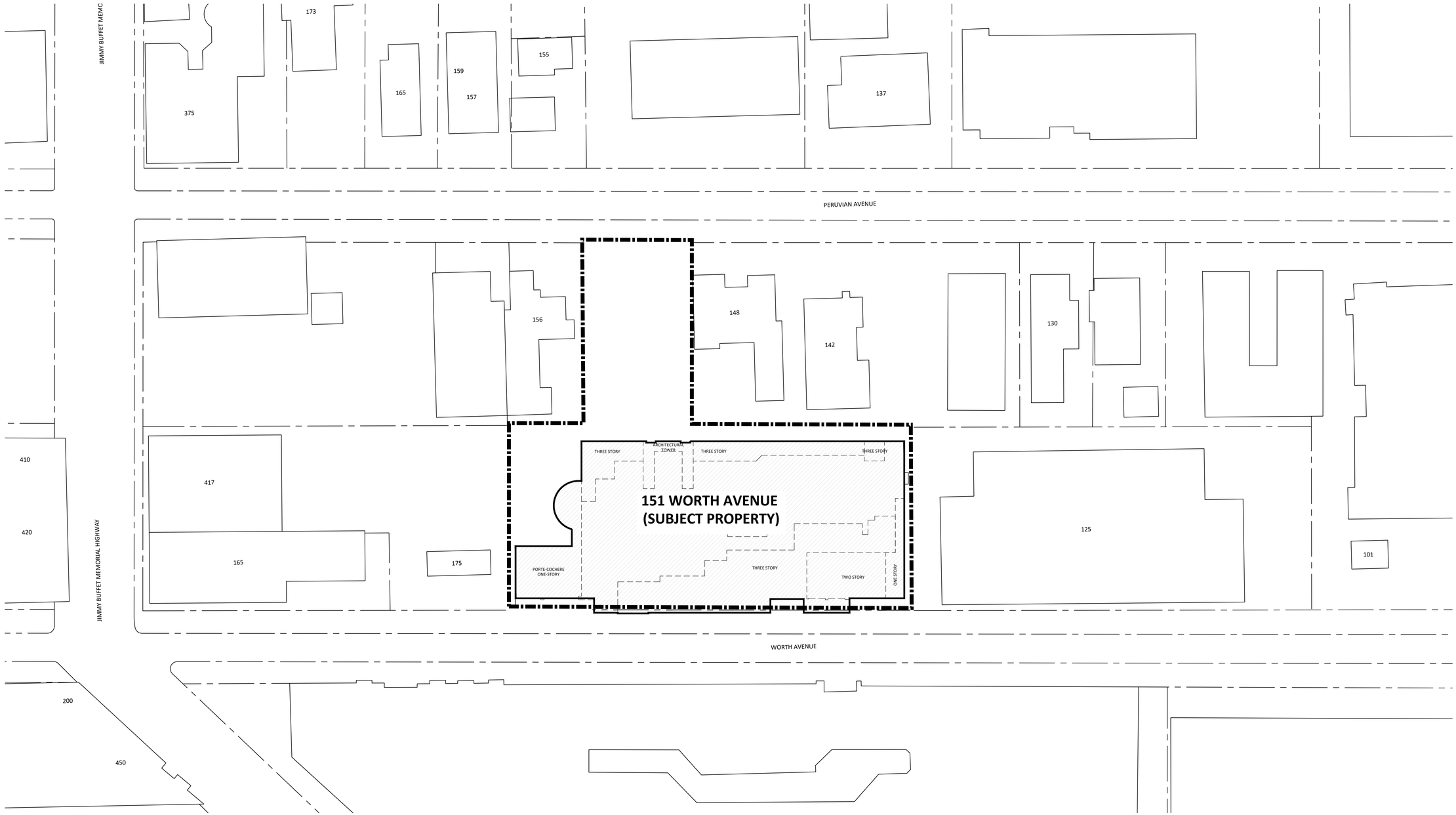
LOCATION DIAGRAM

SHEET NUMBER

SUR1.1

N W E S

ARCOM SET



LOCATION DIAGRAM

SCALE: 1/32" = 1"

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ARC-25-0102

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Date: 01.26.26
Drawn by: V. Antico/ S. Simmons
Project Manager: K. Fant

151 WORTH AVENUE

Project Address:
151 Worth Ave
Palm Beach, FL, 33480

SHEET NAME

LOCATION
DIAGRAM - ENLARGED

SHEET NUMBER

SUR1.2

N
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ARCOM SET



100 WORTH AVE



100 WORTH AVE



101 WORTH AVE



150 WORTH AVE



125 WORTH AVE



125 WORTH AVE



150 WORTH AVE



150 WORTH AVE



150 WORTH AVE



150 WORTH AVE



150 WORTH AVE



150 WORTH AVE



165 WORTH AVE



175 WORTH AVE



175 WORTH AVE



200 WORTH AVE



205 WORTH AVE



150 WORTH AVE

ADJACENT EXISTING EXTERIOR CONDITIONS

SCALE: NTS

ZON-25-0091
ARC-25-0102

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Project no: 25.06.130
Date: 01.26.26
Drawn by: V. Antico/ S. Simmons
Project Manager: K. Fant

151 WORTH AVENUE

Project Address:
151 Worth Ave
Palm Beach, FL, 33480

SHEET NAME

ADJACENT
BUILDING PHOTOS

SHEET NUMBER

SP1.0

ARCOM SET



100 WORTH AVENUE



400 SOUTH OCEAN DRIVE



122 PERUVIAN AVENUE



122 PERUVIAN AVENUE



142 PERUVIAN AVENUE



142 PERUVIAN AVENUE



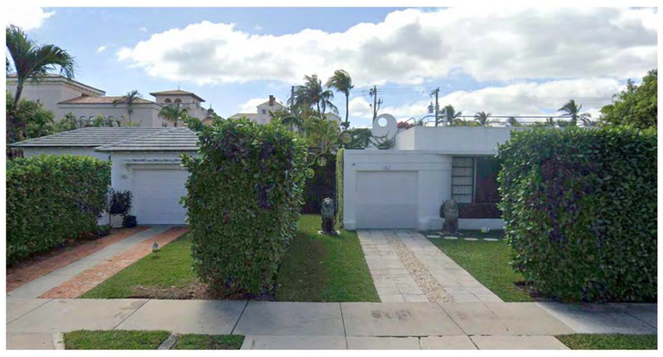
145 PERUVIAN AVENUE



155 PERUVIAN AVENUE



173 PERUVIAN AVENUE



155 & 162 PERUVIAN AVENUE



165 PERUVIAN AVENUE



157 PERUVIAN AVENUE



401 S. COUNTY RD.



375 S. COUNTY RD.



162 PERUVIAN AVENUE

ADJACENT EXISTING EXTERIOR CONDITIONS

SCALE: NTS

ZON-25-0091
ARC-25-0102

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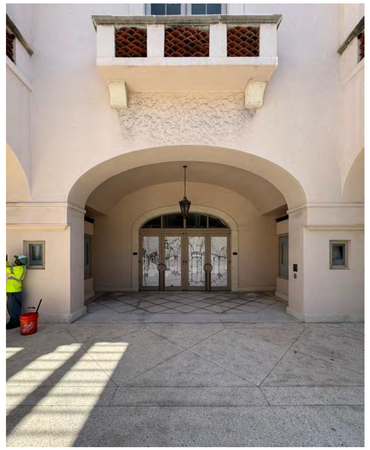
BUILDING PHOTOS

SHEET NUMBER

SP1.0.1

ARCOM SET



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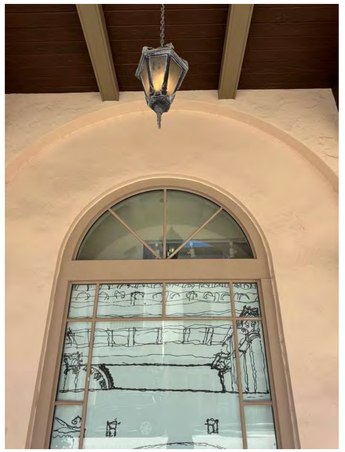

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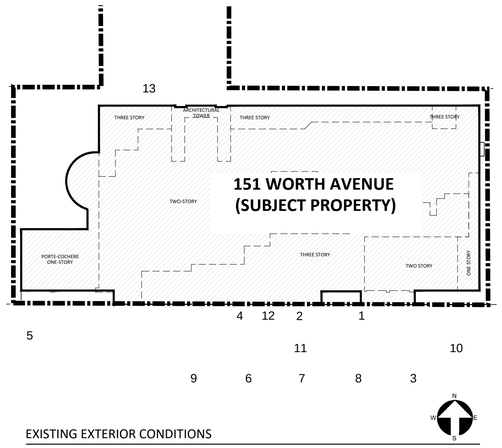

EXISTING EXTERIOR CONDITIONS

SCALE: NTS



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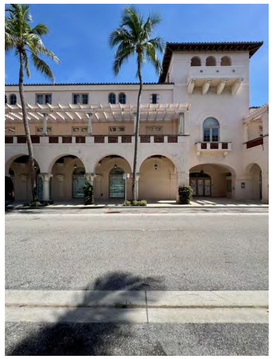
7



8



9



10



11



12



13

EXISTING EXTERIOR CONDITIONS

SCALE: NTS

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KYLE B FANT ARCHITECT # AR99255
INTERIOR DESIGNER # ID6422
AIA # 30425933 NCARB # 87929

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CONSTRUCTION ADMINISTRATION. AS THE TERM IS GENERALLY UNDERSTOOD, AND THAT IF BARTHOLEMEW + PARTNERS IS NOT CONTRACTED TO PROVIDE ARCHITECTURAL SERVICES DURING CONSTRUCTION, INCLUDING ON-SITE MONITORING, SITE VISITS, SHOP DRAWING REVIEW AND APPROVAL, THE CLIENT AGREES TO ASSUME ALL LIABILITY AND HOLD HARMLESS BARTHOLEMEW + PARTNERS FROM ANY LIABILITY ARISING FROM INTERPRETATIONS AND IN THE PERFORMANCE OF SUCH SERVICES DURING CONSTRUCTION BY THE CLIENT, AND THEIR AGENTS, EMPLOYEES OR SUBCONTRACTORS.

Project no: 25.06.130
Date: 01.26.26
Drawn by: V. Antico/ S. Simmons
Project Manager: K. Fant

151 WORTH AVENUE

Project Address:
151 Worth Ave
Palm Beach, FL, 33480

SHEET NAME

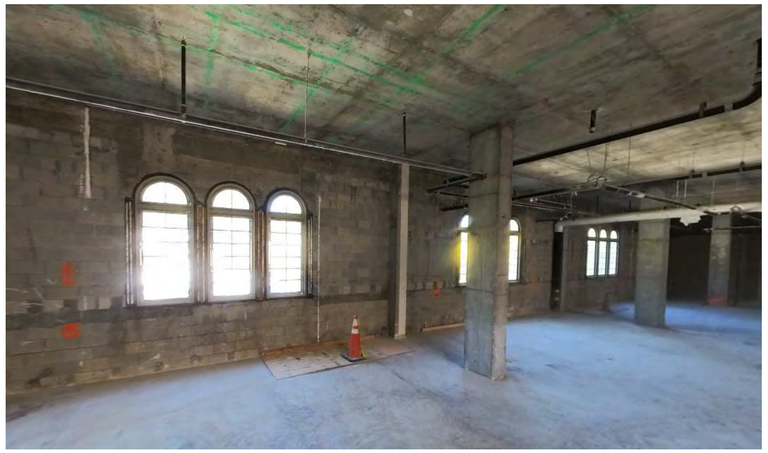
EXISTING EXTERIOR BUILDING PHOTOS

SHEET NUMBER

SP1.2

ARCOM SET



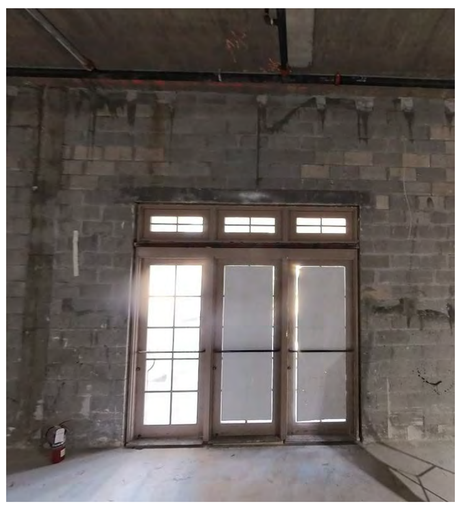


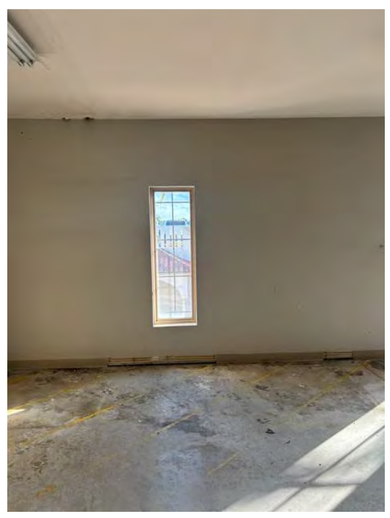


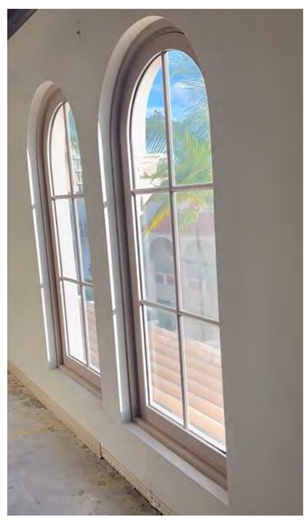






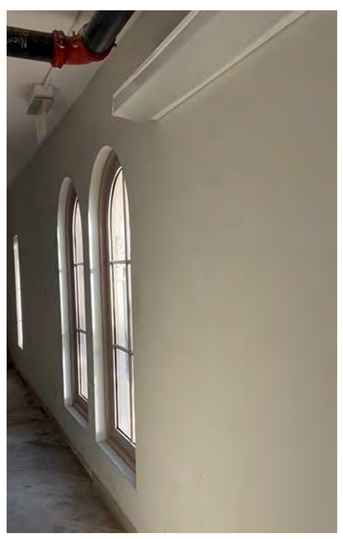












EXISTING INTERIOR CONDITIONS

SCALE: NTS

ZON-25-0091
ARC-25-0102

Bartholemew + Partners

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Project no: 25.06.130
Date: 01.26.26
Drawn by: V. Antico/ S. Simmons
Project Manager: K. Fant

151 WORTH AVENUE

Project Address:
151 Worth Ave
Palm Beach, FL, 33480

SHEET NAME

EXISTING EXTERIOR BUILDING PHOTOS

SHEET NUMBER

SP1.3

ARCOM SET



NORTH — SOUTH

NORTH
WORTH AVE.
SOUTH

NORTH — SOUTH



STREET VIEW ELEVATIONS - WORTH AVENUE

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

ZON-25-0091
ARC-25-0102

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Project no: 25.06.130
Date: 01.26.26
Drawn by: V. Antico/ S. Simmons
Project Manager: K. Fant

151 WORTH AVENUE

Project Address:
151 Worth Ave
Palm Beach, FL, 33480

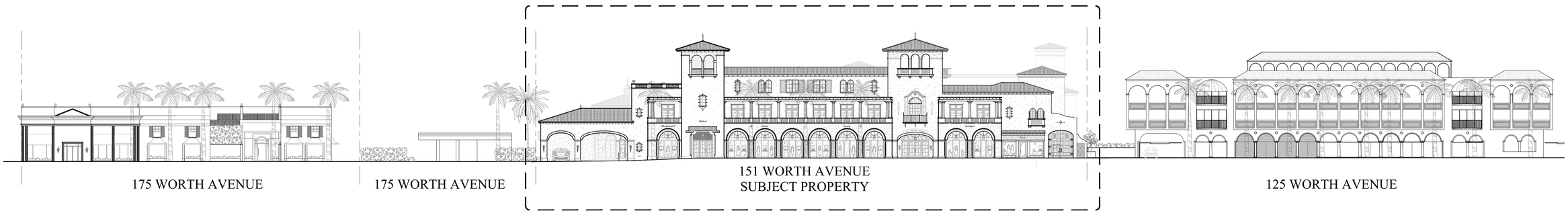
SHEET NAME

ADJACENT STREET ELEVATIONS - PERUVIAN AVE.- WORTH AVE.

SHEET NUMBER

SP2.0

ARCOM SET



NORTH

SOUTH

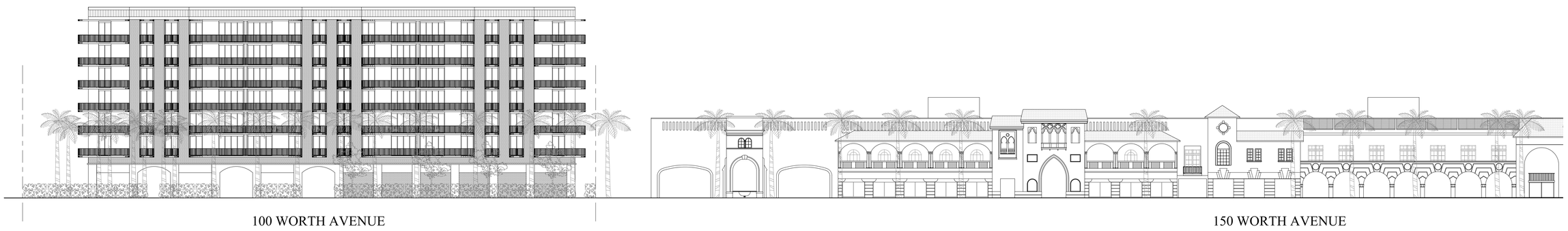
NORTH

WORTH AVE.

SOUTH

NORTH

SOUTH



STREET VIEW ELEVATIONS - WORTH AVENUE

SCALE: N.T.S

ZON-25-0091
ARC-25-0102

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INTERIOR DESIGNER # IDA422
AIA # 30425933 NCARB # 87929

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Project no: 25.06.130
Date: 01.26.26
Drawn by: V. Antico/ S. Simmons
Project Manager: K. Fant

151 WORTH AVENUE

Project Address:
151 Worth Ave
Palm Beach, FL, 33480

SHEET NAME

ADJACENT STREET ELEVATIONS - PERUVIAN AVE.- WORTH AVE.

SHEET NUMBER

SP2.1

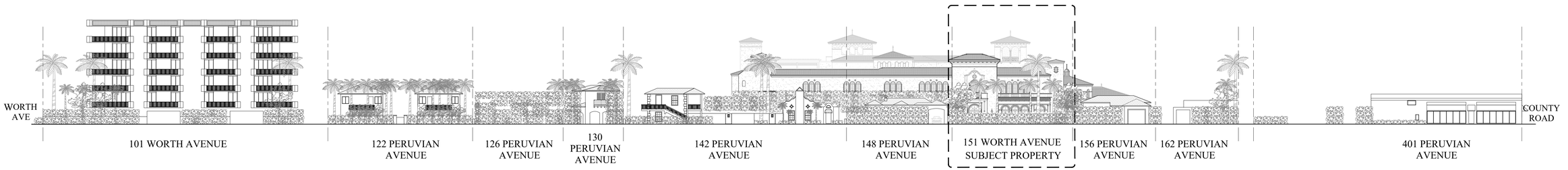
ARCOM SET



NORTH
SOUTH

NORTH
PERUVIAN AVE.
SOUTH

NORTH
SOUTH



STREET VIEW ELEVATIONS - PERUVIAN AVENUE

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

ZON-25-0091
ARC-25-0102

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Project no: 25.06.130
Date: 01.26.26
Drawn by: V. Antico/ S. Simmons
Project Manager: K. Fant

151 WORTH AVENUE

Project Address:
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Palm Beach, FL, 33480

SHEET NAME

ADJACENT STREET ELEVATIONS - PERUVIAN AVE.- WORTH AVE.

SHEET NUMBER

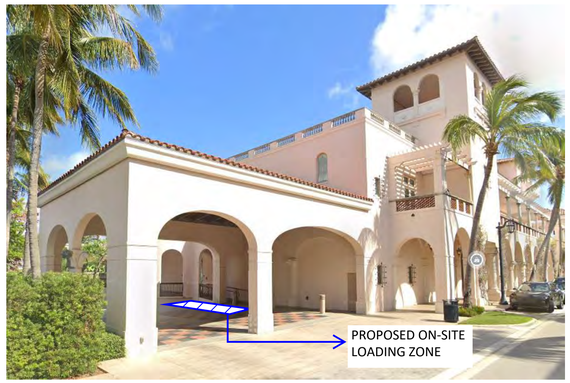
SP2.2

ARCOM SET

Part II

PROPOSED SITE ANALYSIS

151 Worth Avenue



PROPOSED ON-SITE LOADING ZONE - LOOKING EAST



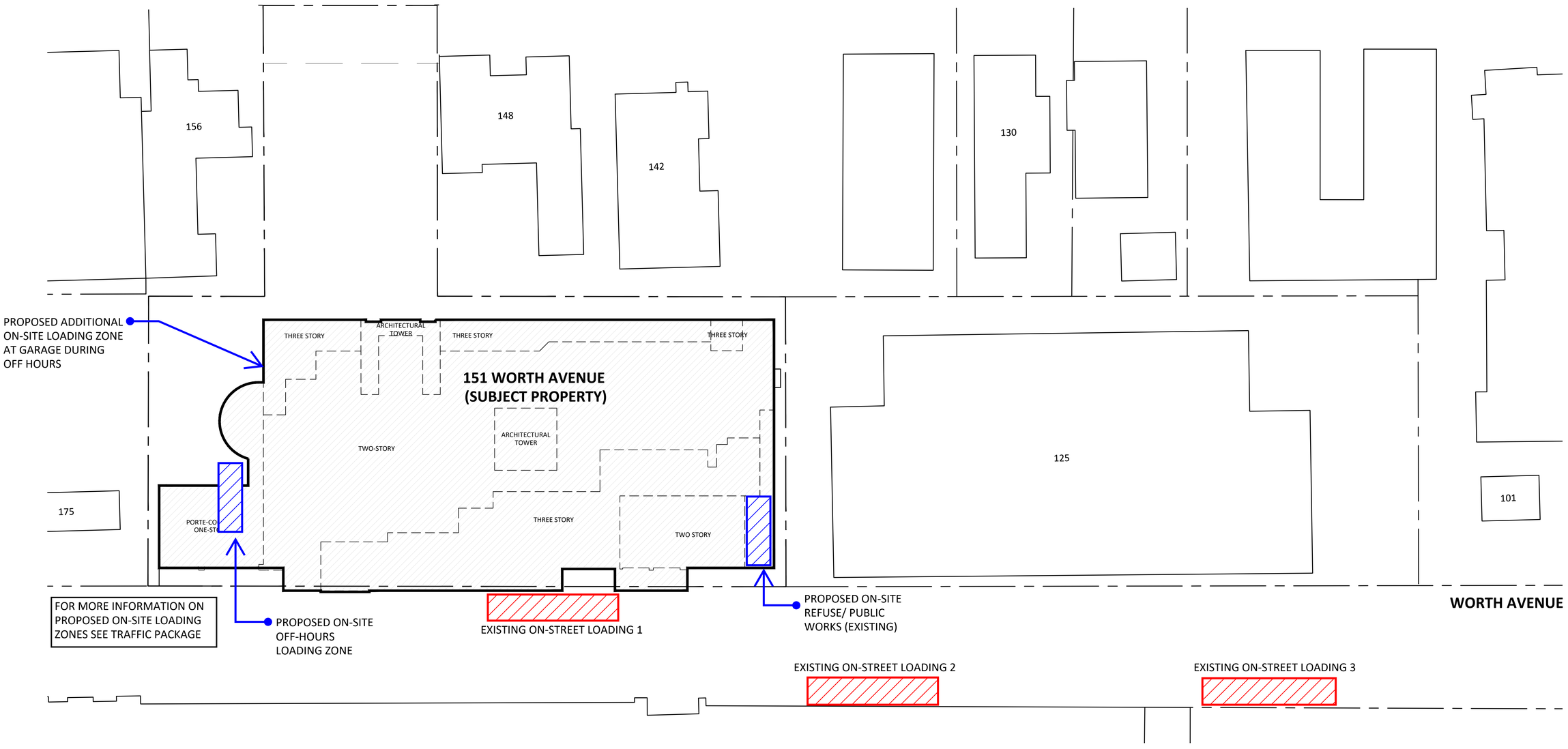
EXISTING ON-STREET LOADING ZONE 1 - LOOKING EAST



EXISTING ON-STREET LOADING ZONE 2 - LOOKING WEST



EXISTING ON-STREET LOADING ZONE 3 - LOOKING EAST



EXISTING FIRST FLOOR PLAN PROGRAM DIAGRAM

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

ZON-25-0091
ARC-25-0102

Bartholemew + Partners

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WEST PALM BEACH, FL 33407
PHONE: 561-640-4551
EMAIL: ADMIN@WALLACESURVEYING.COM

KYLE B FANT ARCHITECT # AR99255
INTERIOR DESIGNER # IDA22
AIA # 30425933 NCARB # 87929

Revisions:

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IT IS AGREED BY ALL PARTIES TO THE CONTRACT THAT THE CONTRACTOR IS SOLELY RESPONSIBLE FOR JOBSITE CONDITIONS DURING THE COURSE OF CONSTRUCTION, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD HARMLESS BARTHOLEMEW + PARTNERS FROM ANY AND ALL LIABILITY ARISING FROM ITS OR ITS SUBCONTRACTORS' ACTS OR OMISSIONS IN THE PERFORMANCE OF SAID SERVICES DURING CONSTRUCTION BY THE CLIENT AND THEIR AGENTS, EMPLOYEES, OR SUBCONTRACTORS.

Project no: 25.06.130
Date: 01.26.26
Drawn by: V. Antico/ S. Simmons
Project Manager: K. Fant

151 WORTH AVENUE

Project Address:
151 Worth Ave
Palm Beach, FL, 33480

SHEET NAME

LOADING DIAGRAM

SHEET NUMBER

SP3.0

N W E S

ARCOM SET

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:**	151 WORTH AVENUE		
2	**Zoning District:**	C-WA		
3	**Lot Area (sq. ft.):**	43,712 SF		
4	**Lot Width (W) & Depth (D) (ft.):**	125' (D) & 275' (W)		
5	**Structure Type:** (Single-Family, Multi-Family, Comm., Other)	COMMERCIAL		
6	**FEMA Flood Zone Designation:**	ZONE X		
7	**Zero Datum for point of meas. (NAVD)**	9.11' NAVD		
8	**Crown of Road (COR) (NAVD)**	9.73' NAVD		
9		REQ'D / PERMITTED	EXISTING	PROPOSED
10	Lot Coverage (Sq Ft and %)	75% - 32,784 SF	62.2% - 27,226 SF	62.3% - 27,230 SF
11	Enclosed Square Footage (1st & 2nd Fl., Basement, Accs. Structure, etc)	15,000 SF	118,299 SF	118,303 SF
12	*Front Yard Setback (Ft.)	10'-0"	7'- 9"	N/C
13	* Side Yard Setback (1st Story) (Ft.)	5'-0"	4-10" (W) - 5'-2" (E)	N/C
14	* Side Yard Setback (2nd Story) (Ft.)	5'-0"	4'-10" (W) - 5'-2" (E)	N/C
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.)	25'-0"	64'-5"	N/C
18	Overall Building Height (Ft.)	35'- 0"	68'-10"	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)	N/A	9.11' NAVD	N/C
22	Base Flood Elevation (BFE)(NAVD)	N/A	N/A	N/A
23	Landscape Open Space (LOS) (Sq Ft and %)	25%- 10,928 SF	27.1%- 11,870 SF	28.6%- 12,521 SF
24	Perimeter LOS (Sq Ft and %)	N/A	N/A	N/A
25	Front Yard LOS (Sq Ft and %)	N/A	N/A	N/A
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

ZONING LEGEND
SCALE: NTS

ZON-25-0091
ARC-25-0102

Bartholomew + Partners
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PROGETTO DI ARCHITETTURA

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151 WORTH AVENUE

Project Address:
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Palm Beach, FL, 33480

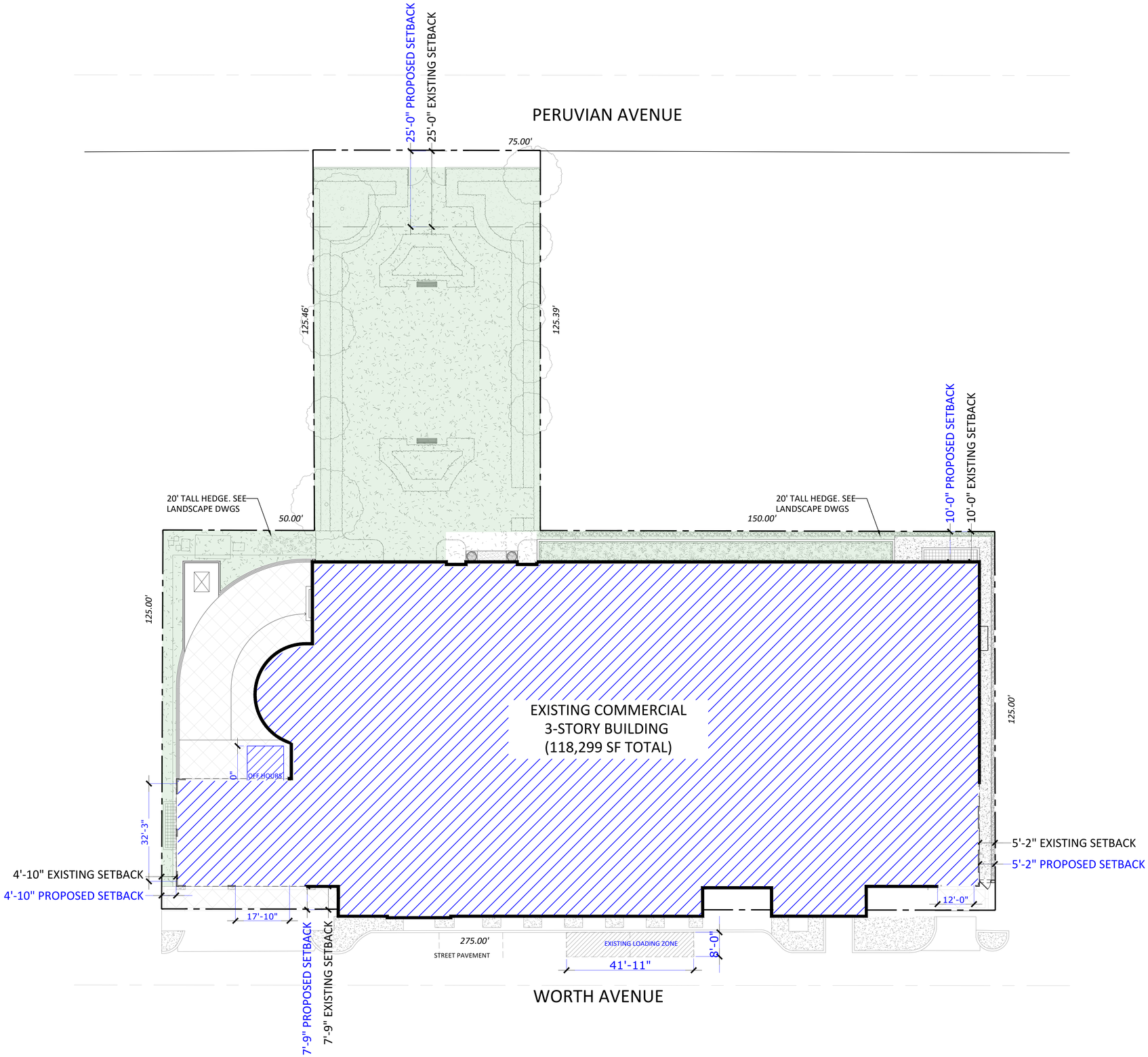
SHEET NAME

ZONING LEGEND

SHEET NUMBER

SP3.1

ARCOM SET



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

LEGEND

- LOT COVERAGE - 62.2%
- LANDSCAPE OPEN SPACE - 28.6%

ZON-25-0091
ARC-25-0102

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151 WORTH AVENUE

Project Address:
151 Worth Ave
Palm Beach, FL, 33480

SHEET NAME

LOT COVERAGE DIAGRAM

SHEET NUMBER

SP3.2

N W E S

ARCOM SET

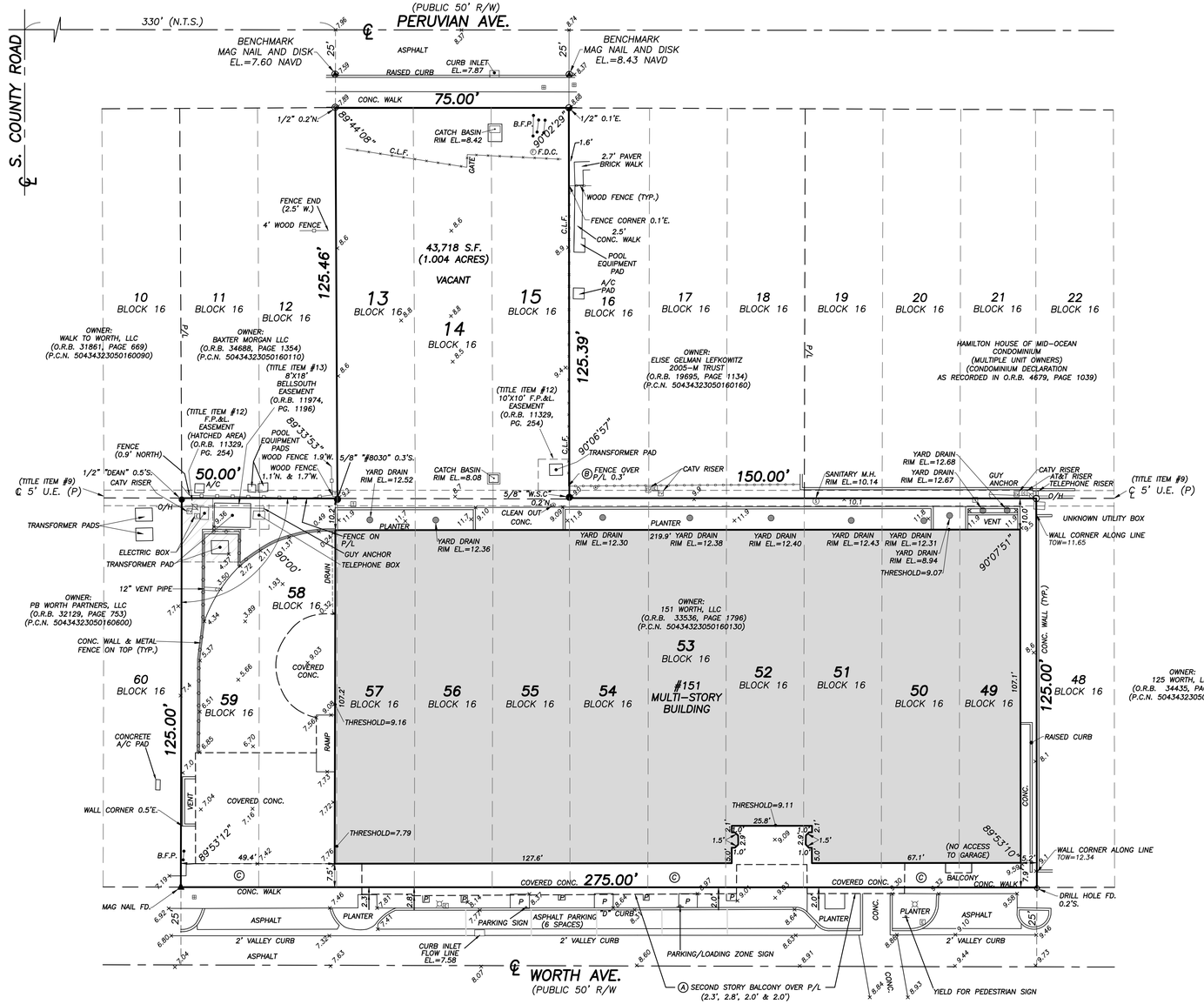
Part III

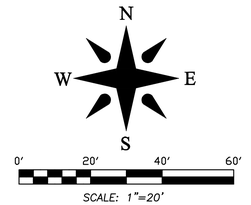
SITE & FLOOR PLANS

151 Worth Avenue

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
F.D.C.	= FIRE DEPARTMENT CONNECTION
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.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	= 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
T	= TELEPHONE RISER



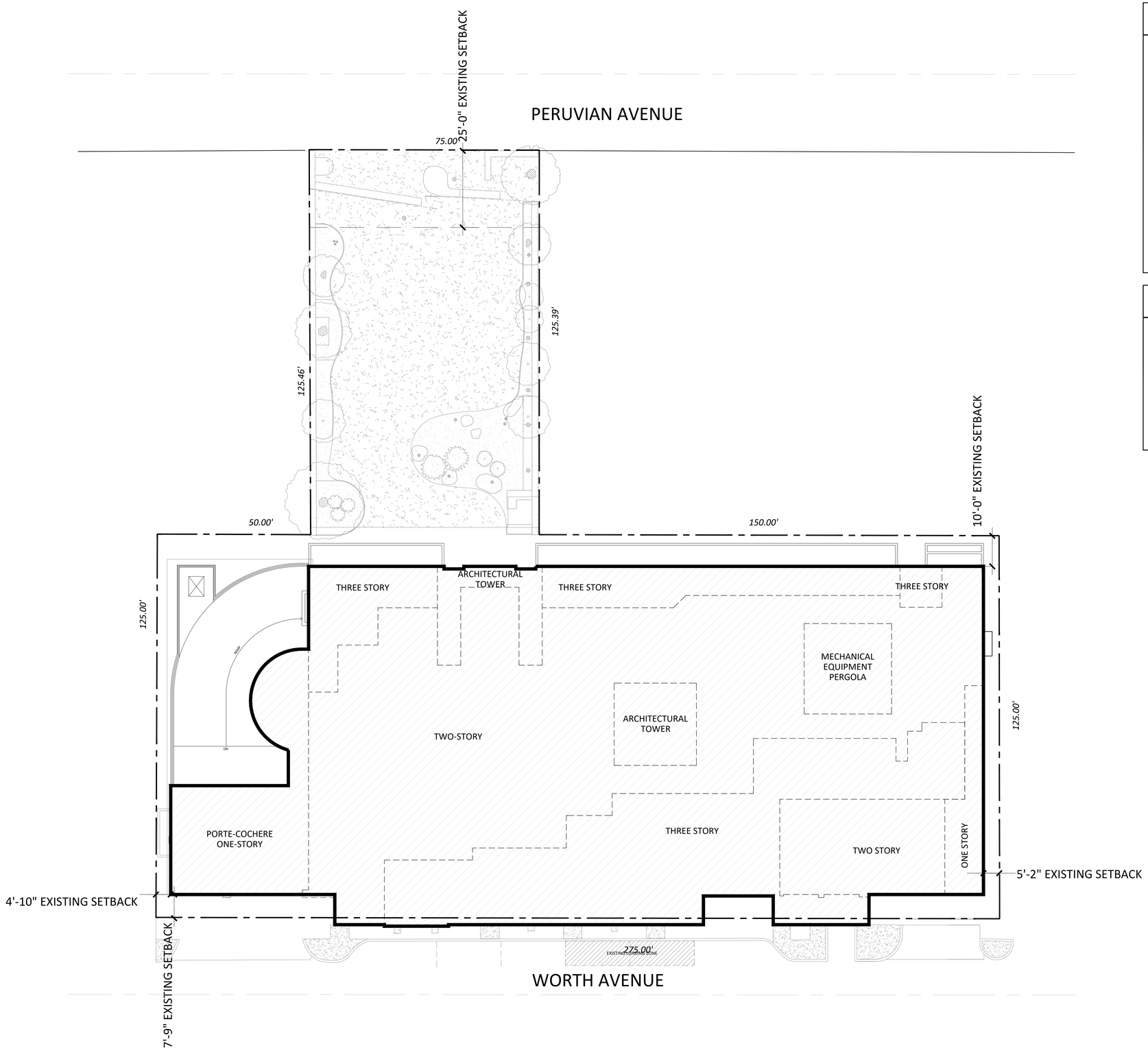


ALTA/NSPS LAND TITLE SURVEY FOR:

TZ CAPITAL

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

FIELD: B.M.	JOB NO.: 19-1184.1	F.B. PB276 PG. 64	
OFFICE: M.B.	DATE: 5/1/19	DWG. NO. 19-1184-1	
C'K'D: C.W.	REF: 19-1184-1.DWG	SHEET 2 OF 2	



1 EXISTING SITE PLAN
SCALE: $\frac{1}{10}$" = 1'-0"

PROJECT DATA

LOCATION ADDRESS:	151 WORTH AVENUE
MUNICIPALITY:	PALM BEACH
PARCEL CONTROL NUMBER:	50-43-43-23-05-016-0130
BUILDING FOOT PRINT:	27,226 SF
ACRES:	1.115 ACRE
AREA OF LOT:	43,713 SF
PROPERTY USE:	1100- STORES
ZONING:	C-WA - COMMERCIAL WORTH AVE

MUNICODE PALM BEACH

MINIMUM SETBACKS:
FRONT SETBACK (WORTH AVE): 10'-0"
FRONT SETBACK (PERUVIAN AVE): 25'-0"
SIDE SETBACKS (WORTH AVE): 5'-0"
SIDE SETBACKS (PERUVIAN AVE): 100'-0" FROM CENTERLINE
REAR SETBACK (WORTH AVE): 10'-0"
REAR SETBACK (PERUVIAN AVE): 30'-0"

MAXIMUM BUILDING HEIGHT (WORTH AVE): NOT TO EXCEED 25 FEET.
MAXIMUM BUILDING HEIGHT (PERUVIAN): 23'-6"
MAXIMUM OVERALL HEIGHT: MAXIMUM ALLOWABLE BUILDING HEIGHT, AS DEFINED IN SECTION 134-2, PLUS FIVE FEET FOR A FLAT ROOF AND TEN FEET FOR ALL OTHER ROOF STYLES.

MAXIMUM LOT COVERAGE: 75%
MINIMUM LANDSCAPED OPEN SPACE: 25%

EXISTING	ALLOWABLE	PROPOSED
SETBACKS: FRONT SETBACK (WORTH AVE): 7'-9" SIDE SETBACKS EAST (WORTH AVE): 5'-2" SIDE SETBACKS EAST (WORTH AVE): 4'-10" REAR SETBACK (WORTH AVE): 10'-0" EXISTING LOT COVERAGE: 62.2% OPEN SPACE: 27.1%	SETBACKS: FRONT SETBACK (WORTH AVE): 10'-0" SIDE SETBACKS (WORTH AVE): 5'-0" REAR SETBACK (WORTH AVE): 10'-0" ALLOWED LOT COVERAGE: 75% OPEN SPACE: 25%	SETBACKS: FRONT SETBACK (WORTH AVE): 7'-9" SIDE SETBACKS EAST (WORTH AVE): 5'-2" SIDE SETBACKS EAST (WORTH AVE): 4'-10" REAR SETBACK (WORTH AVE): 10'-0" EXISTING LOT COVERAGE: 62.3% OPEN SPACE: 28.6%

ZON-25-0091
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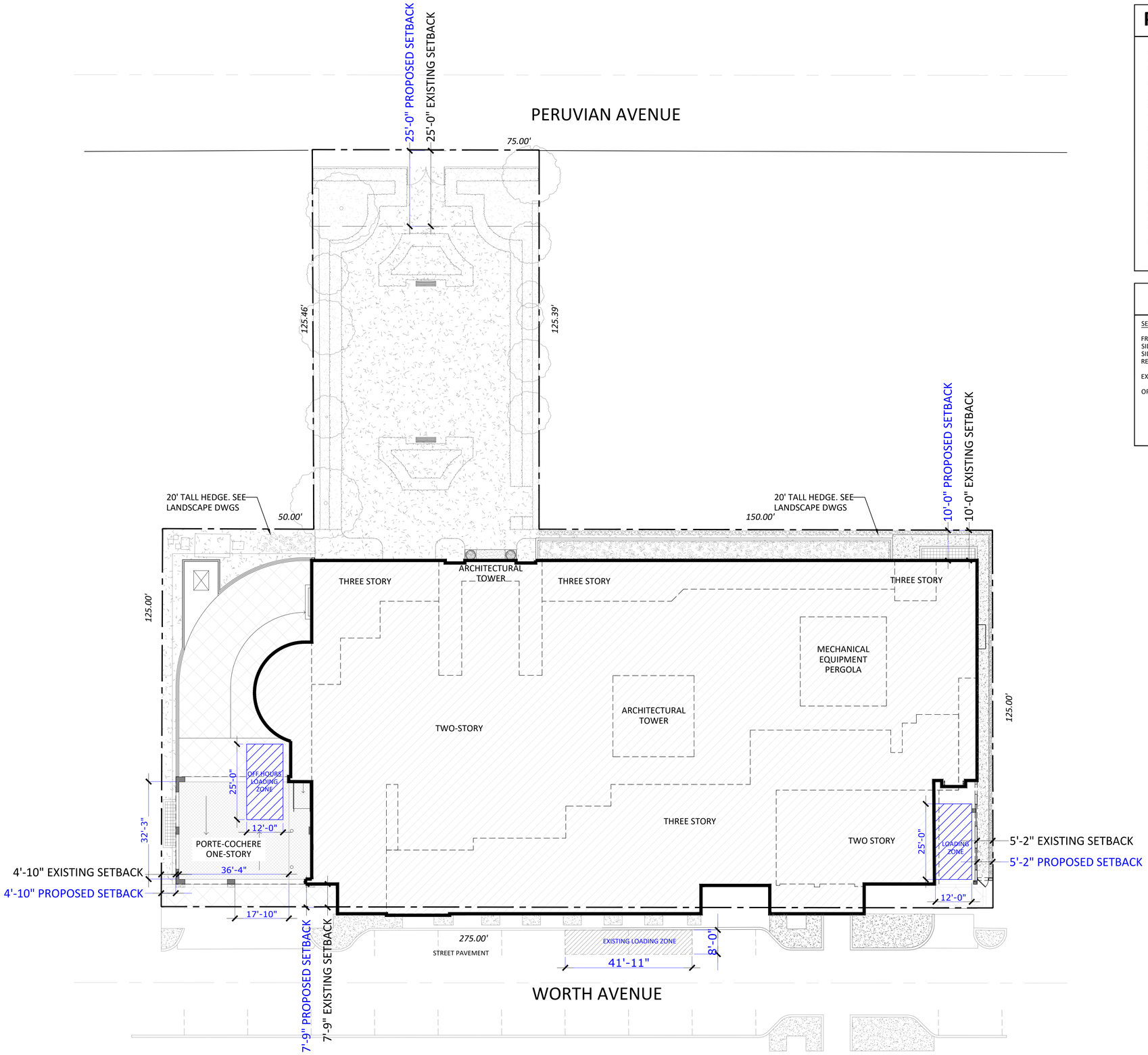
SHEET NAME

EXISTING SITE PLAN

SHEET NUMBER

SP4.0

ARCOM SET



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

PROJECT DATA

LOCATION ADDRESS:	151 WORTH AVENUE
MUNICIPALITY:	PALM BEACH
PARCEL CONTROL NUMBER:	50-43-43-23-05-016-0130
BUILDING FOOT PRINT:	27,226 SF
ACRES:	1.115 ACRE
AREA OF LOT:	43,713 SF
PROPERTY USE:	1100- STORES
ZONING:	C-WA - COMMERCIAL WORTH AVE

MUNICODE PALM BEACH

MINIMUM SETBACKS:
FRONT SETBACK (WORTH AVE): 10'-0"
FRONT SETBACK (PERUVIAN AVE): 25'-0"
SIDE SETBACKS (WORTH AVE): 5'-0"
SIDE SETBACKS (PERUVIAN AVE): 100'-0" FROM CENTERLINE
REAR SETBACK (WORTH AVE): 10'-0"
REAR SETBACK (PERUVIAN AVE): 30'-0"

MAXIMUM BUILDING HEIGHT (WORTH AVE): NOT TO EXCEED 25 FEET.
MAXIMUM BUILDING HEIGHT (PERUVIAN): 23'-6"
MAXIMUM OVERALL HEIGHT: MAXIMUM ALLOWABLE BUILDING HEIGHT, AS DEFINED IN SECTION 134-2, PLUS FIVE FEET FOR A FLAT ROOF AND TEN FEET FOR ALL OTHER ROOF STYLES.

MAXIMUM LOT COVERAGE: 75%
MINIMUM LANDSCAPED OPEN SPACE: 25%

EXISTING	ALLOWABLE	PROPOSED
SETBACKS:	SETBACKS:	SETBACKS:
FRONT SETBACK (WORTH AVE): 7'-9" SIDE SETBACKS EAST (WORTH AVE): 5'-2" SIDE SETBACKS EAST (WORTH AVE): 4'-10" REAR SETBACK (WORTH AVE): 10'-0"	FRONT SETBACK (WORTH AVE): 10'-0" SIDE SETBACKS (WORTH AVE): 5'-0" REAR SETBACK (WORTH AVE): 10'-0"	FRONT SETBACK (WORTH AVE): 7'-9" SIDE SETBACKS EAST (WORTH AVE): 5'-2" SIDE SETBACKS EAST (WORTH AVE): 4'-10" REAR SETBACK (WORTH AVE): 10'-0"
EXISTING LOT COVERAGE: 62.2%	ALLOWED LOT COVERAGE: 75%	EXISTING LOT COVERAGE: 62.3%
OPEN SPACE: 27.1%	OPEN SPACE: 25%	OPEN SPACE: 28.6%

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KYLE B FANT ARCHITECT # AR99255
INTERIOR DESIGNER # ID6422
AIA # 30425933 NCARB # 87929

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Project no: 25.06.130
Date: 01.26.26
Drawn by: V. Antico/ S. Simmons
Project Manager: K. Fant

151 WORTH AVENUE

Project Address:
151 Worth Ave
Palm Beach, FL, 33480

SHEET NAME

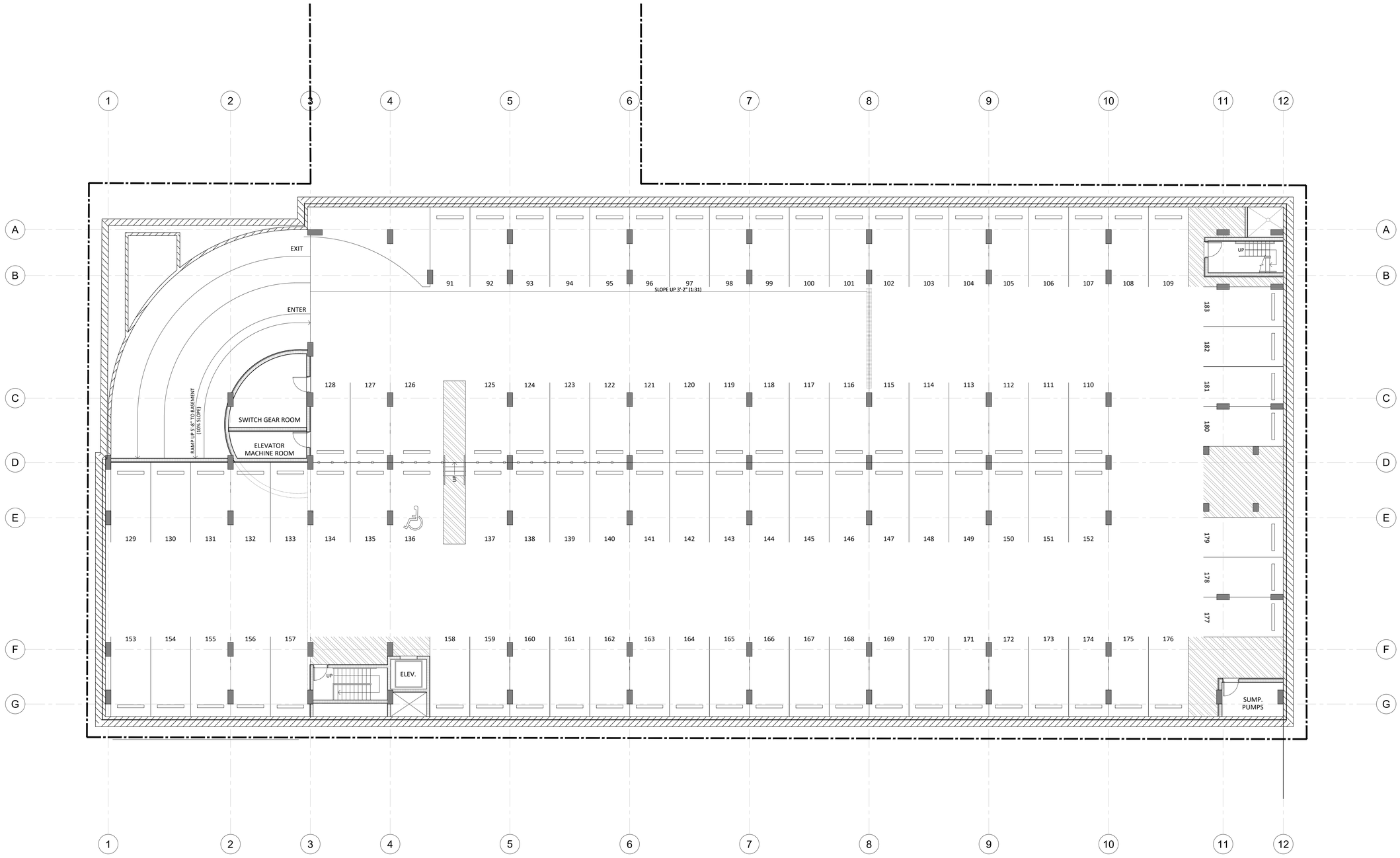
PROPOSED SITE PLAN

SHEET NUMBER

SP4.1

N W E S

ARCOM SET



1 EXISTING SUB BASEMENT FLOOR PLAN
SCALE: 3/32" = 1'-0"

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ARC-25-0102

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Project no: 25.06.130
Date: 01.26.26
Drawn by: V. Antico/ S. Simmons
Project Manager: K. Fant

151 WORTH AVENUE

Project Address:
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Palm Beach, FL, 33480

SHEET NAME

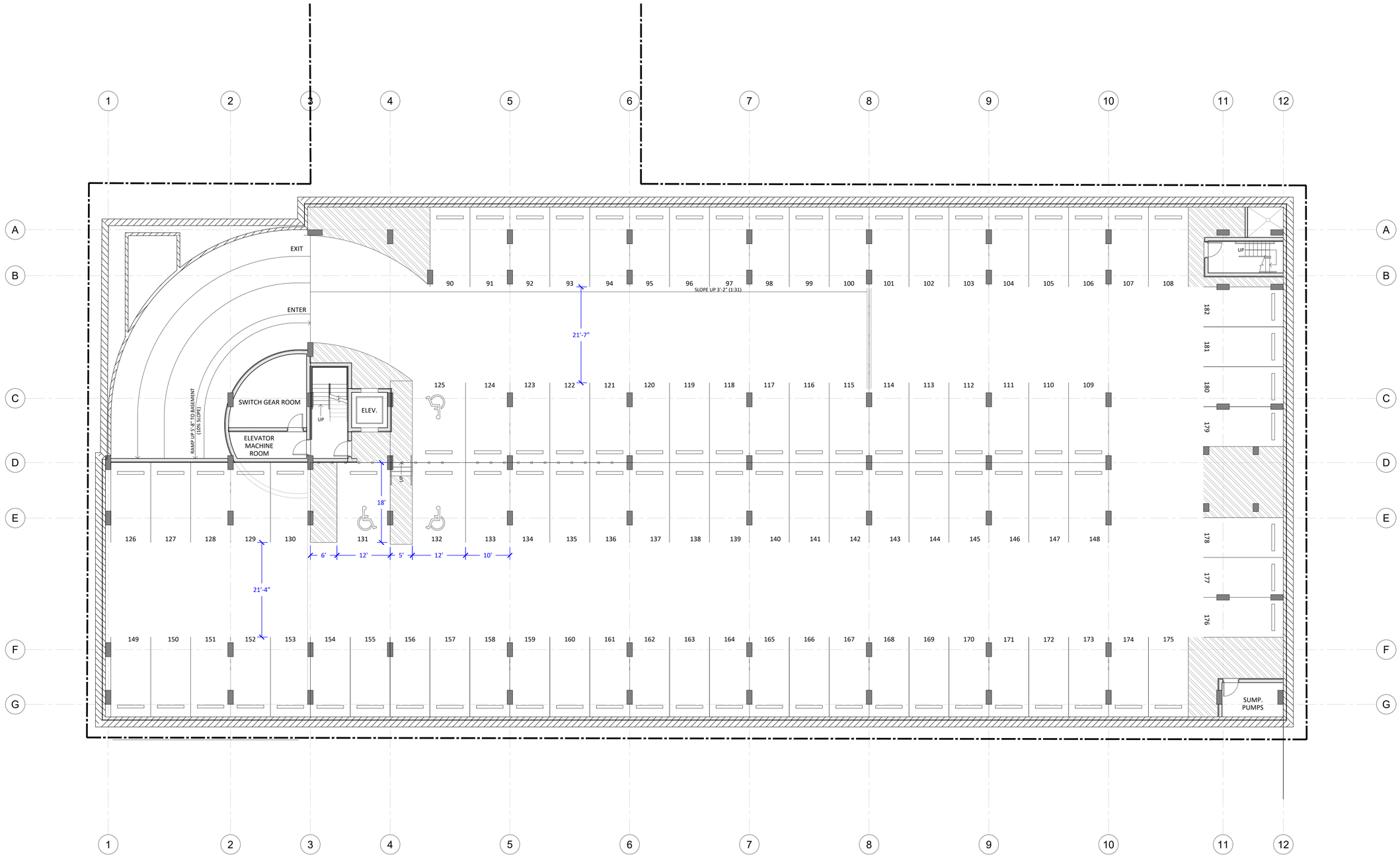
EXISTING
SUB BASEMENT
FLOOR PLAN

SHEET NUMBER

A0.0

N W E S

ARCOM SET



1 PROPOSED SUB BASEMENT FLOOR PLAN
SCALE: 3/32" = 1'-0"

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ARC-25-0102

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Project no: 25.06.130
Date: 01.26.26
Drawn by: V. Antico/ S. Simmons
Project Manager: K. Fant

151 WORTH AVENUE

Project Address:
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SHEET NAME

PROPOSED
SUB BASEMENT
FLOOR PLAN

SHEET NUMBER

A0.1

N W E S

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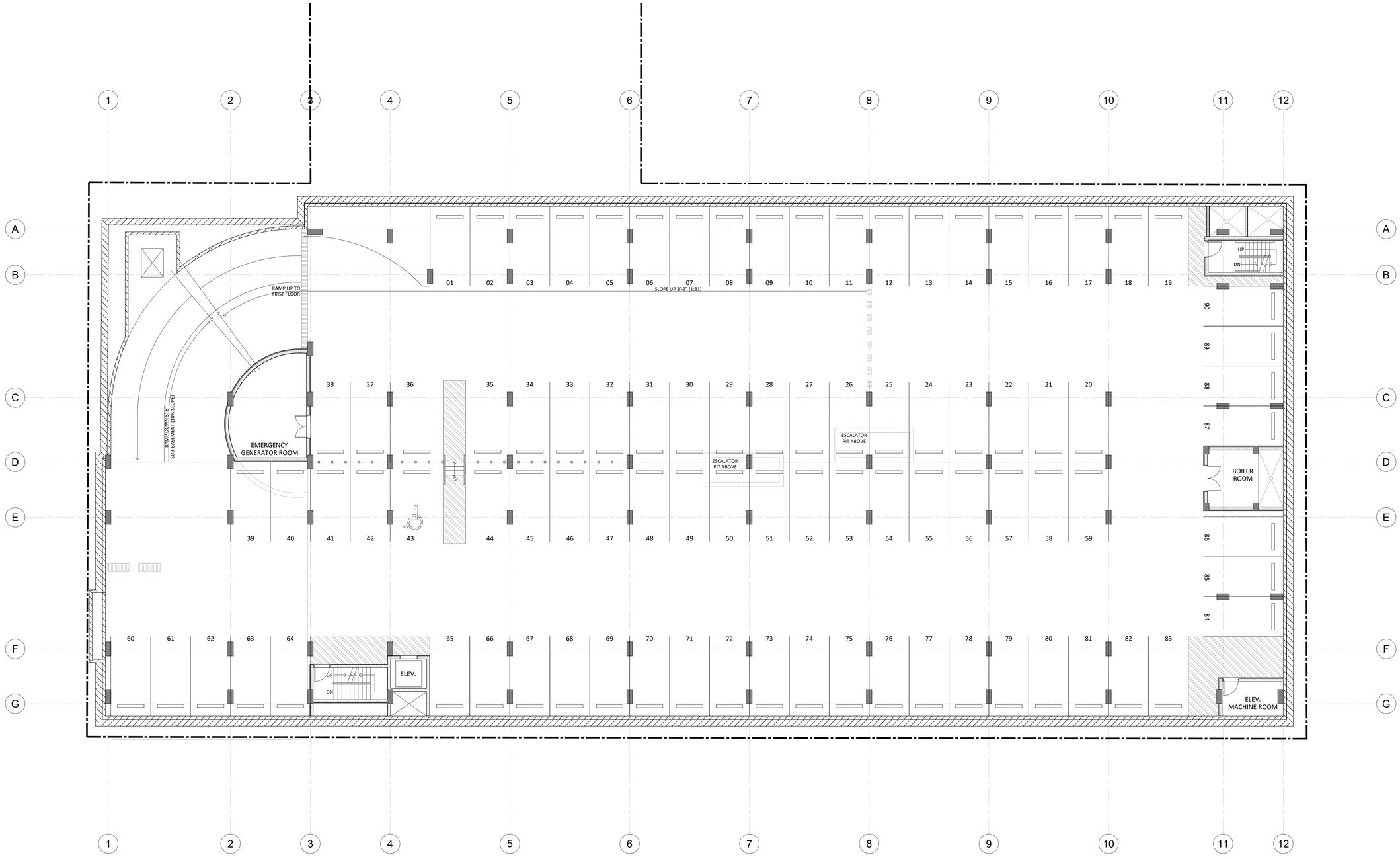

1 EXISTING BASEMENT FLOOR PLAN
SCALE: 3/32" = 1'-0"

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Project no: 25.06.130
Date: 01.26.26
Drawn by: V. Antico/ S. Simmons
Project Manager: K. Fant

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Project Address:
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SHEET NAME

EXISTING
BASEMENT FLOOR PLAN

SHEET NUMBER

A0.2

N W E S

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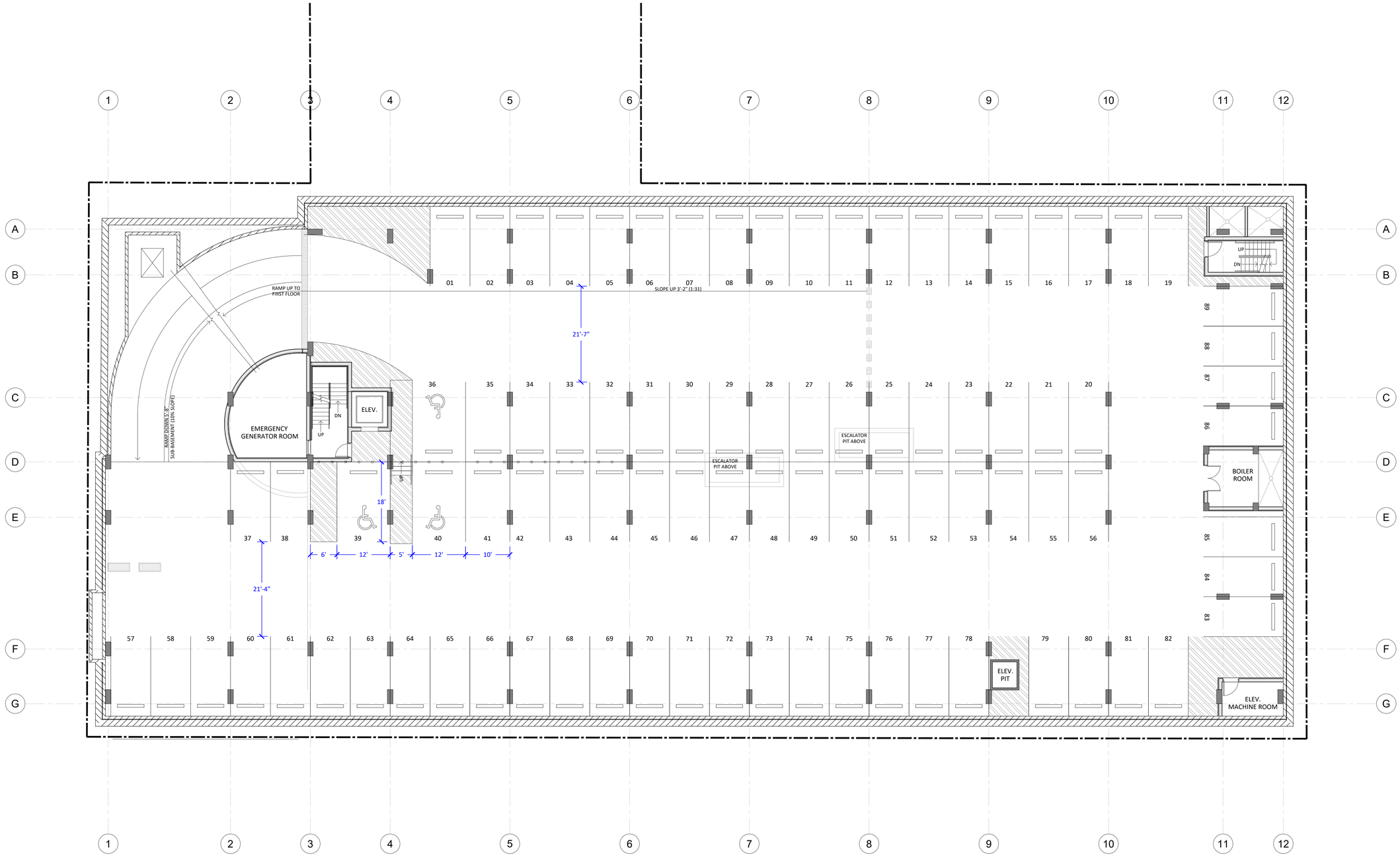

1 PROPOSED BASEMENT FLOOR PLAN
SCALE: 3/32" = 1'-0"

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Project Manager: K. Fant

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Project Address:
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SHEET NAME

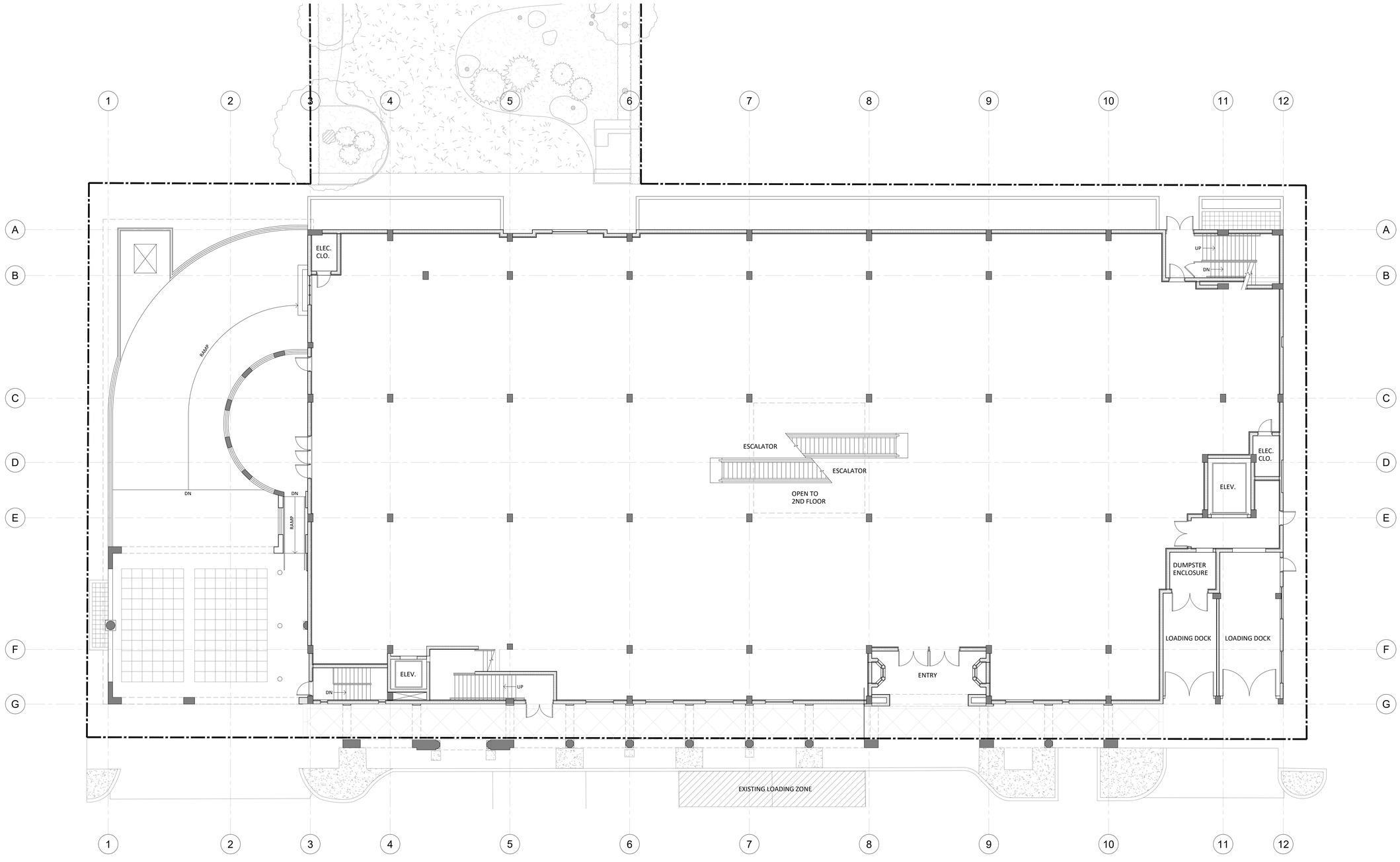
PROPOSED
BASEMENT FLOOR PLAN

SHEET NUMBER

A0.3

N W E S

ARCOM SET



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

ZON-25-0091
ARC-25-0102

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EMAIL: MARC@NEVERWILLIAMS.COM

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PHONE: 561-640-4551
EMAIL: ADMIN@WALLACESURVEYING.COM

KYLE B FANT ARCHITECT # AR99255
INTERIOR DESIGNER # ID6422
AIA # 30425933 NCARB # 87929

Revisions:

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CONSTRUCTION ADMINISTRATION, AS THE TERM IS GENERALLY UNDERSTOOD, AND THAT THE ARCHITECT'S RESPONSIBILITIES IN CONNECTION WITH SUCH CONSTRUCTION ADMINISTRATION SERVICES DURING CONSTRUCTION, INCLUDING ON-SITE MONITORING, SITE VISITS, SHOP DRAWING REVIEW, AND SIMILAR SERVICES, DO NOT INCLUDE ANY RESPONSIBILITY FOR AND HOLD HARMLESS BARTHOLEMEW + PARTNERS FROM ANY LIABILITY ARISING FROM THE CONSTRUCTION OF THE PROJECT BY ANY PERSON OR ENTITY ENGAGED IN CONSTRUCTION BY THE CLIENT, AND THEIR AGENTS, EMPLOYEES, OR SUBCONTRACTORS.

Project no: 25.06.130
Date: 01.26.26
Drawn by: V. Antico/ S. Simmons
Project Manager: K. Fant

151 WORTH AVENUE

Project Address:
151 Worth Ave
Palm Beach, FL, 33480

SHEET NAME

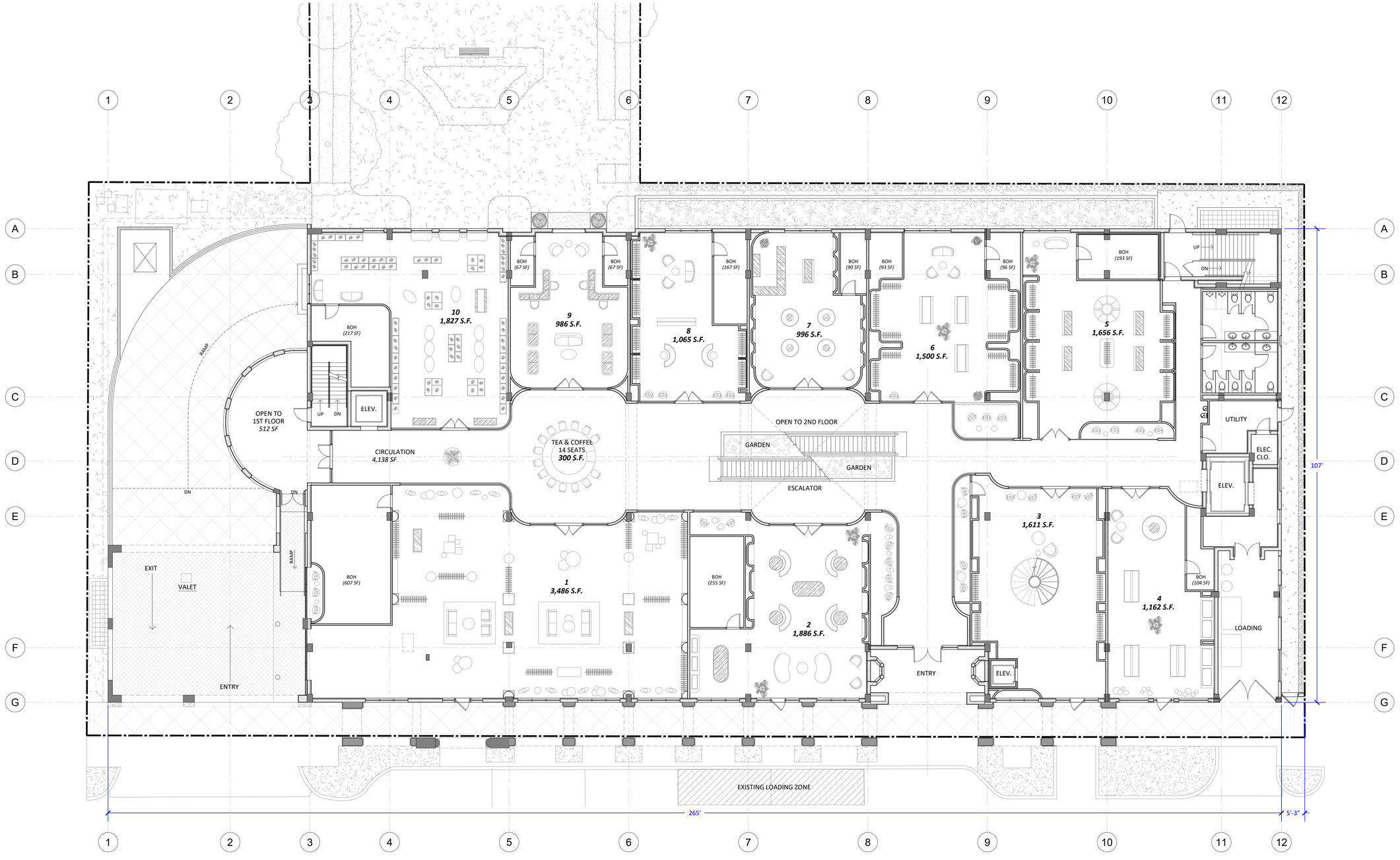
EXISTING
FIRST FLOOR PLAN

SHEET NUMBER

A1.0

N W E S

ARCOM SET



1 PROPOSED FIRST FLOOR PLAN
SCALE: 3/32" = 1'-0"

NOTE:
TENANT SPACES TOTAL SF
INCLUDED BOH SPACES.

ZON-25-0091
ARC-25-0102

Bartholemew + Partners

ARCHITECTURE AND DESIGN
PROGETTO DI ARCHITETTURA

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KYLE B FANT ARCHITECT # AR99255
INTERIOR DESIGNER # IDA22
AIA # 30425933 NCARB # 87929

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Project no: 25.06.130
Date: 01.26.26
Drawn by: V. Antico/ S. Simmons
Project Manager: K. Fant

151 WORTH AVENUE

Project Address:
151 Worth Ave
Palm Beach, FL, 33480

SHEET NAME

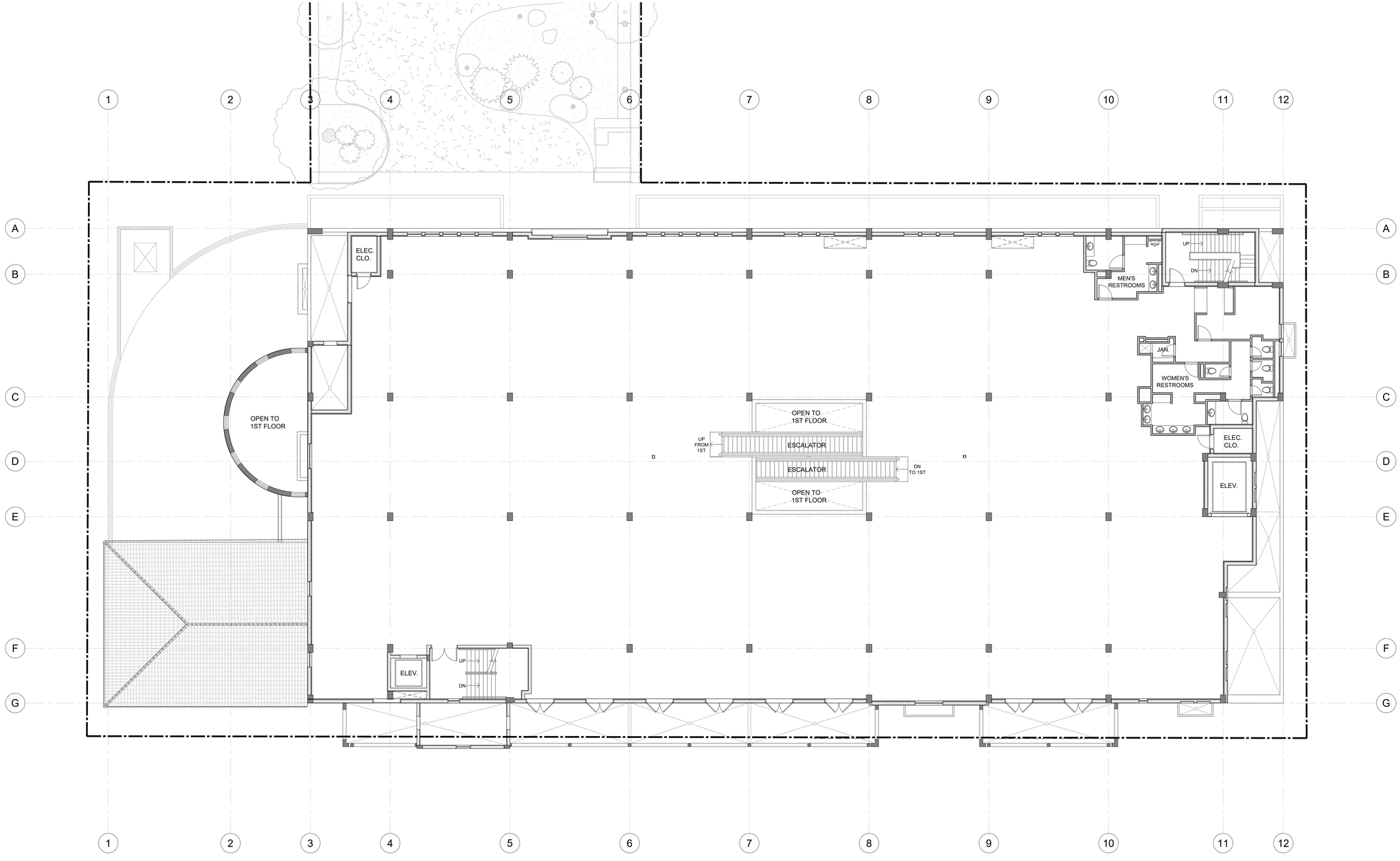
PROPOSED
FIRST FLOOR PLAN

SHEET NUMBER

A1.1

N W E S

ARCOM SET



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

ZON-25-0091
ARC-25-0102

Bartholemew + Partners

ARCHITECTURE AND DESIGN
PROGETTO DI ARCHITETTURA

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KYLE B FANT ARCHITECT # AR99255
INTERIOR DESIGNER # ID6422
AIA # 30425933 NCARB # 87929

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CONSTRUCTION ADMINISTRATION, AS THE TERM IS GENERALLY UNDERSTOOD, AND THAT SPECIFICALLY DESCRIBED IN THE AGREEMENT BETWEEN OWNER AND ARCHITECT FOR SERVICES DURING CONSTRUCTION, INCLUDING ON-SITE MONITORING, SITE VISITS, SHOP DRAWING REVIEW, DESIGN CLARIFICATION, ETC., THE CLIENT AGREES TO INDEMNIFY AND HOLD HARMLESS THE ARCHITECT AND ARCHITECT'S CONSULTANTS FROM ALL CLAIMS ARISING OUT OF, RESULTING IN THE PERFORMANCE OF SAID SERVICES DURING CONSTRUCTION BY THE CLIENT, AND THEIR AGENTS, EMPLOYEES, OR SUBCONTRACTORS.

Project no: 25.06.130
Date: 01.26.26
Drawn by: V. Antico/ S. Simmons
Project Manager: K. Fant

151 WORTH AVENUE

Project Address:
151 Worth Ave
Palm Beach, FL, 33480

SHEET NAME

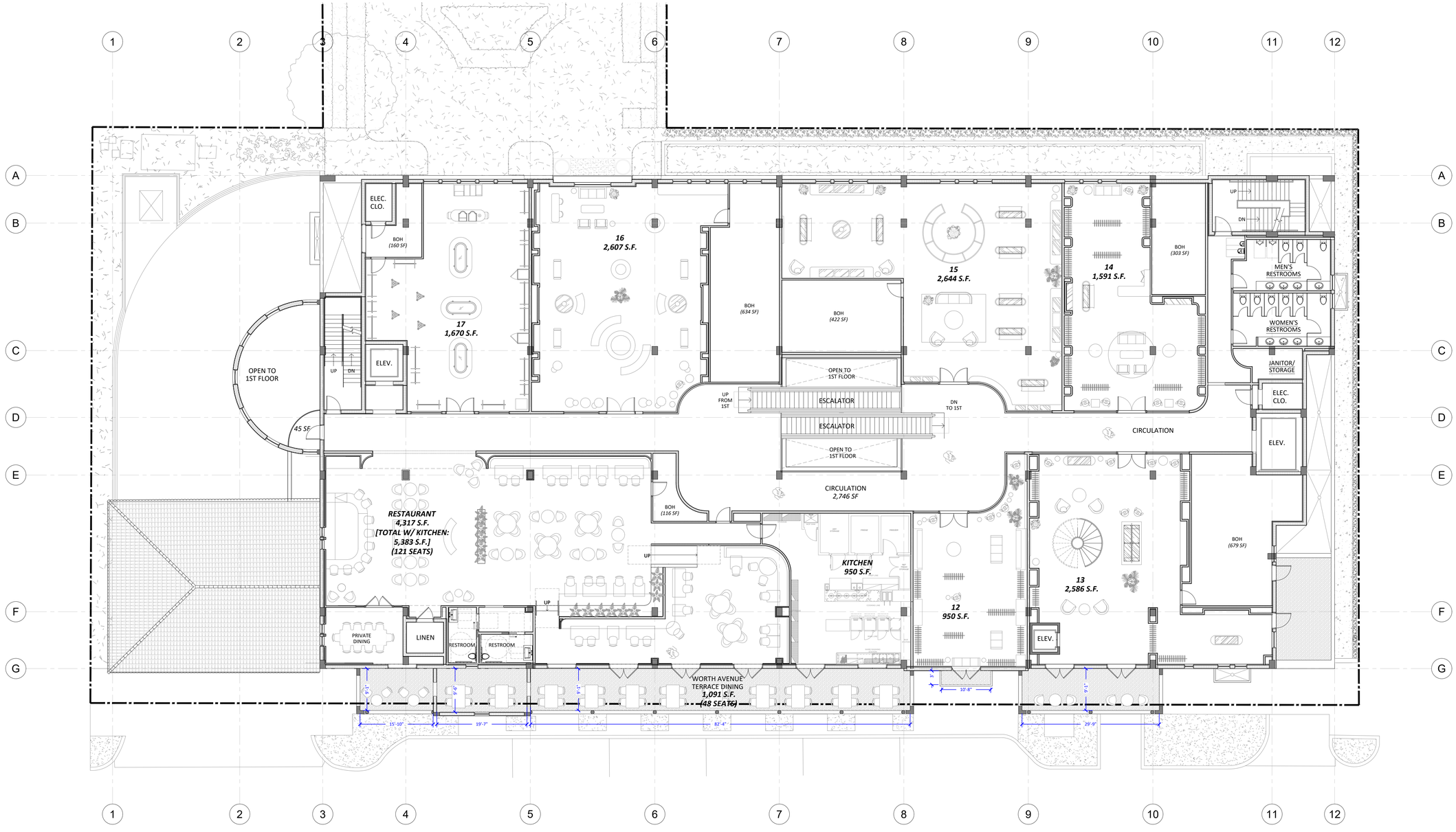
EXISTING
SECOND FLOOR PLAN

SHEET NUMBER

A1.2

N W E S

ARCOM SET



1 PROPOSED SECOND FLOOR PLAN
SCALE: 3/32" = 1'-0"

NOTE:
TENANT SPACES TOTAL SF INCLUDED BOH SPACES.

ZON-25-0091
ARC-25-0102

Bartholemew + Partners

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PROGETTO DI ARCHITETTURA

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KYLE B FANT ARCHITECT # AR99255
INTERIOR DESIGNER # ID6422
AIA # 3042559/3 NCARB # 87929

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CONSTRUCTION ADMINISTRATION: AS THE TERM IS GENERALLY UNDERSTOOD, AND THAT IF BARTHOLEMEW + PARTNERS IS NOT CONTRACTED TO PROVIDE ARCHITECTURAL CONSTRUCTION ADMINISTRATION SERVICES, THE CLIENT AGREES TO LIMIT SHOP DRAWING REVIEW, DESIGN CLARIFICATION, ETC., THE CLIENT AGREES TO INDEMNIFY AND HOLD HARMLESS BARTHOLEMEW + PARTNERS FROM ANY LIABILITY ARISING FROM CONSTRUCTION PERFORMED BY PARTIES OTHER THAN BARTHOLEMEW + PARTNERS OR BY THE CLIENT, AND THEIR AGENTS, EMPLOYEES, OR SUBCONTRACTORS.

Project no: 25.06.130
Date: 01.26.26
Drawn by: V. Antico/ S. Simmons
Project Manager: K. Fant

151 WORTH AVENUE

Project Address:
151 Worth Ave
Palm Beach, FL, 33480

SHEET NAME

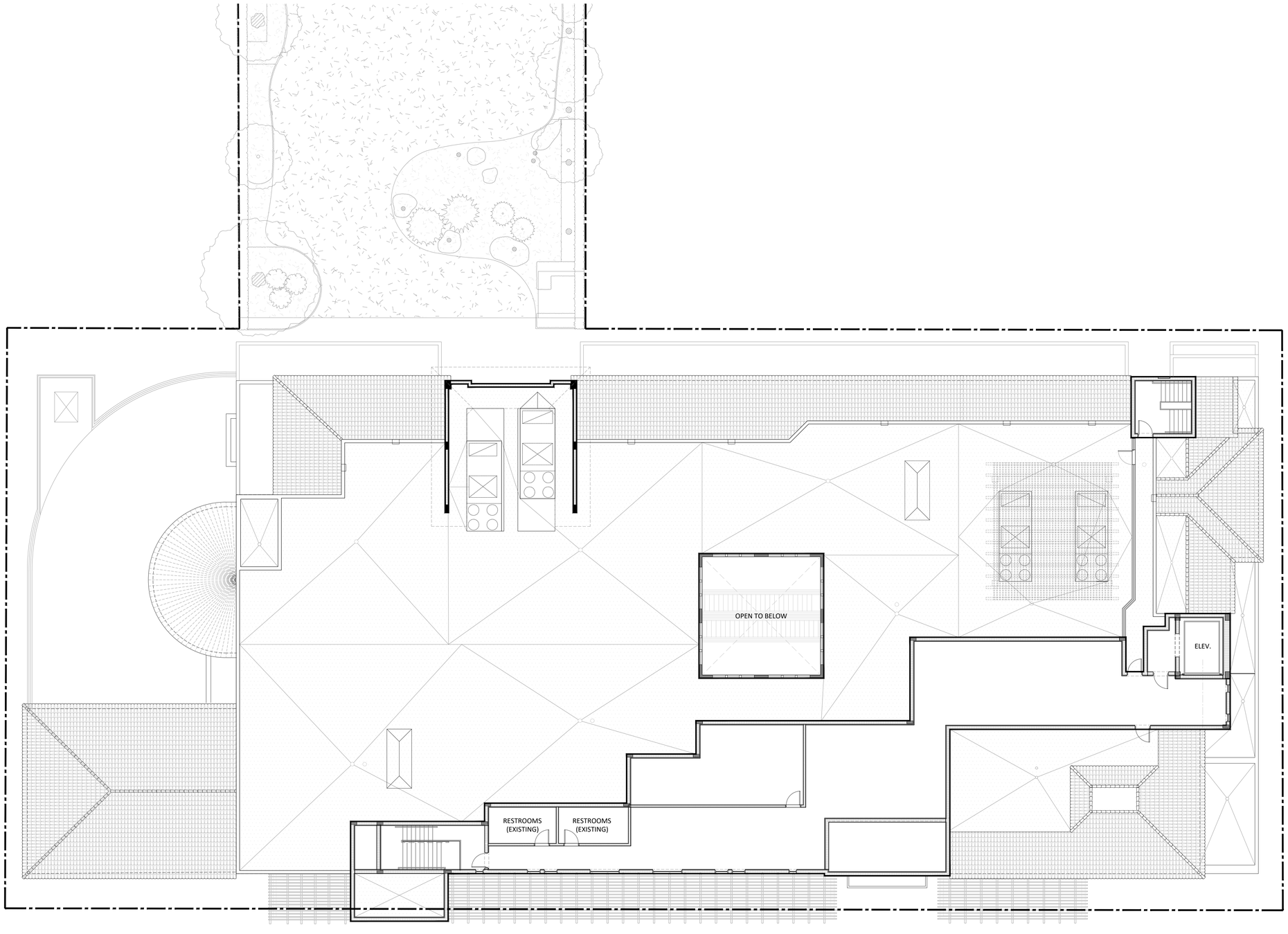
PROPOSED
SECOND FLOOR PLAN

SHEET NUMBER

A1.3

N W E S

ARCOM SET



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

ZON-25-0091
ARC-25-0102

Bartholemew + Partners

ARCHITECTURE AND DESIGN
PROGETTO DI ARCHITETTURA

THE PLAZA CENTER
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KYLE B FANT ARCHITECT # AR99255
INTERIOR DESIGNER # ID6422
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Project no: 25.06.130
Date: 01.26.26
Drawn by: V. Antico/ S. Simmons
Project Manager: K. Fant

151 WORTH AVENUE

Project Address:
151 Worth Ave
Palm Beach, FL, 33480

SHEET NAME

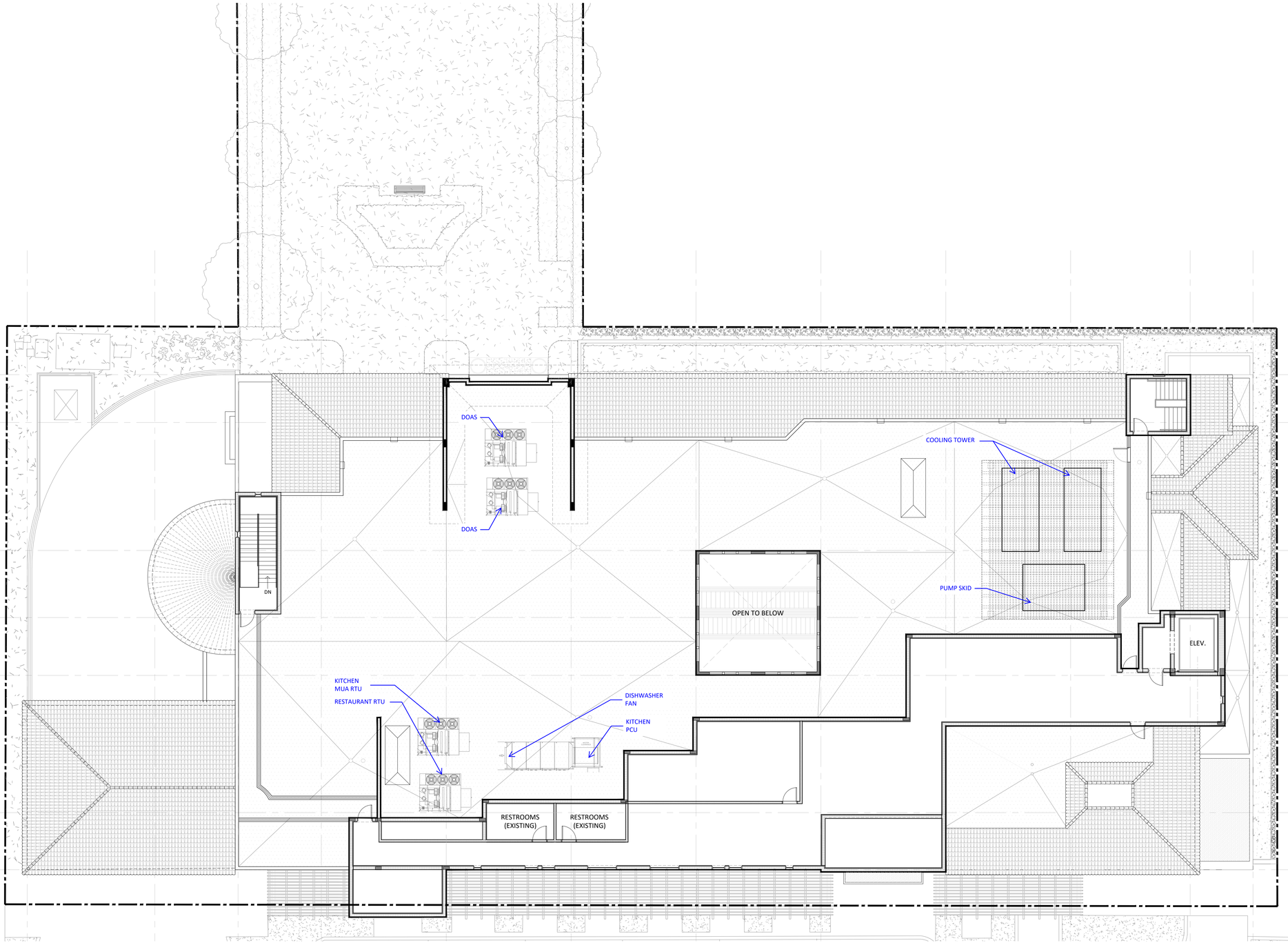
EXISTING
THIRD FLOOR PLAN

SHEET NUMBER

A1.4

N W E S

ARCOM SET



1 PROPOSED THIRD FLOOR PLAN
SCALE: 3/32" = 1'-0"

ZON-25-0091
ARC-25-0102

Bartholemew + Partners

ARCHITECTURE AND DESIGN
PROGETTO DI ARCHITETTURA

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INTERIOR DESIGNER # ID6422
AIA # 30425933 NCARB # 87929

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Project no: 25.06.130
Date: 01.26.26
Drawn by: V. Antico/ S. Simmons
Project Manager: K. Fant

151 WORTH AVENUE

Project Address:
151 Worth Ave
Palm Beach, FL, 33480

SHEET NAME

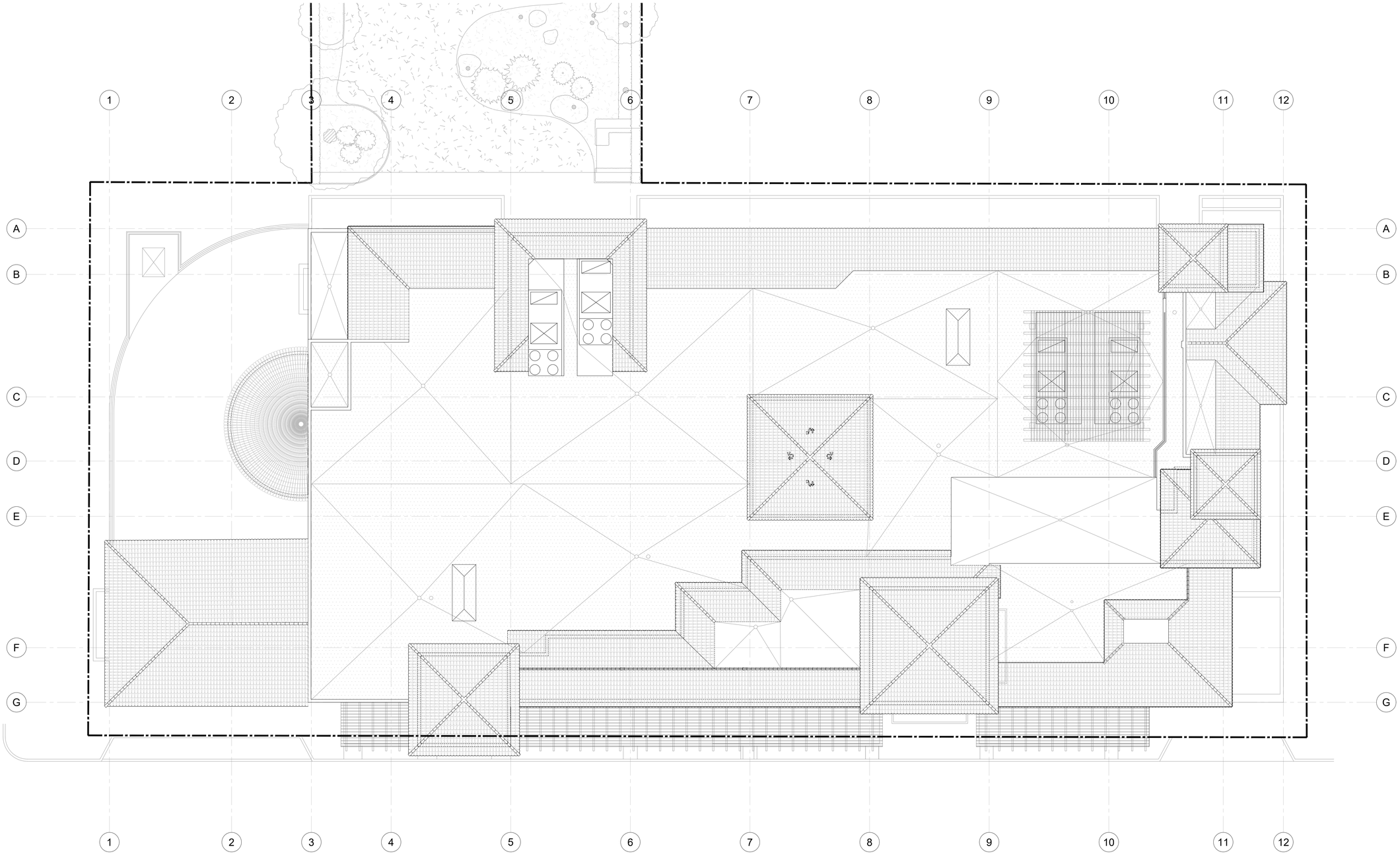
PROPOSED
THIRD FLOOR PLAN

SHEET NUMBER

A1.5

N
W E
S

ARCOM SET



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

ZON-25-0091
ARC-25-0102

Bartholemew + Partners

ARCHITECTURE AND DESIGN
PROGETTO DI ARCHITETTURA

THE PLAZA CENTER
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KYLE B FANT ARCHITECT # AR99255
INTERIOR DESIGNER # IDA422
AIA # 30425933 NCARB # 87929

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Project no: 25.06.130
Date: 01.26.26
Drawn by: V. Antico/ S. Simmons
Project Manager: K. Fant

151 WORTH AVENUE

Project Address:
151 Worth Ave
Palm Beach, FL, 33480

SHEET NAME

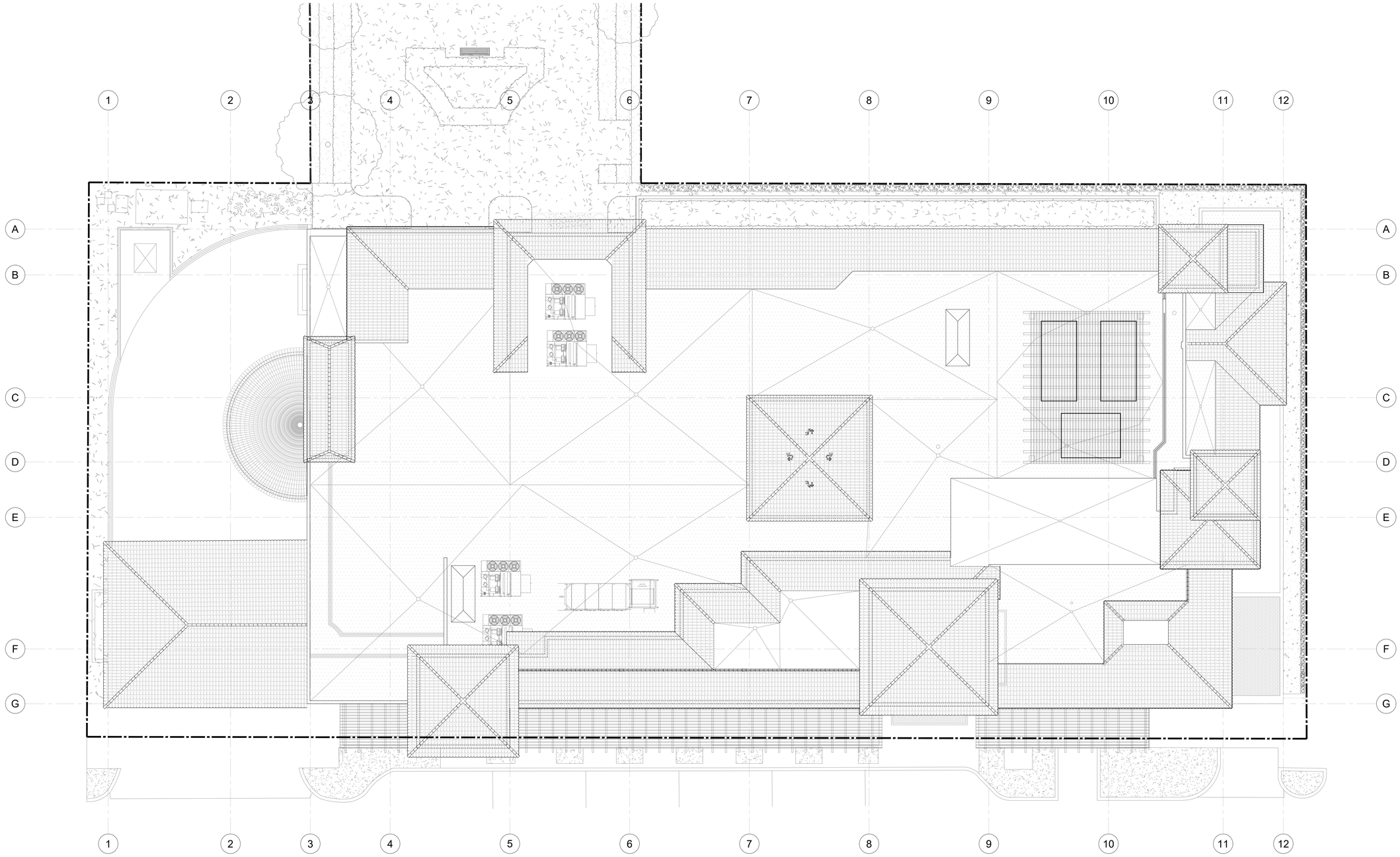
EXISTING
ROOF PLAN

SHEET NUMBER

A1.6

N
W E
S

ARCOM SET



1 PROPOSED ROOF PLAN
SCALE: 3/32" = 1'-0"

ZON-25-0091
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KYLE B FANT ARCHITECT # AR99255
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Project no: 25.06.130
Date: 01.26.26
Drawn by: V. Anticoi/ S. Simmons
Project Manager: K. Fant

151 WORTH AVENUE

Project Address:
151 Worth Ave
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SHEET NAME

PROPOSED
ROOF PLAN

SHEET NUMBER

A1.7

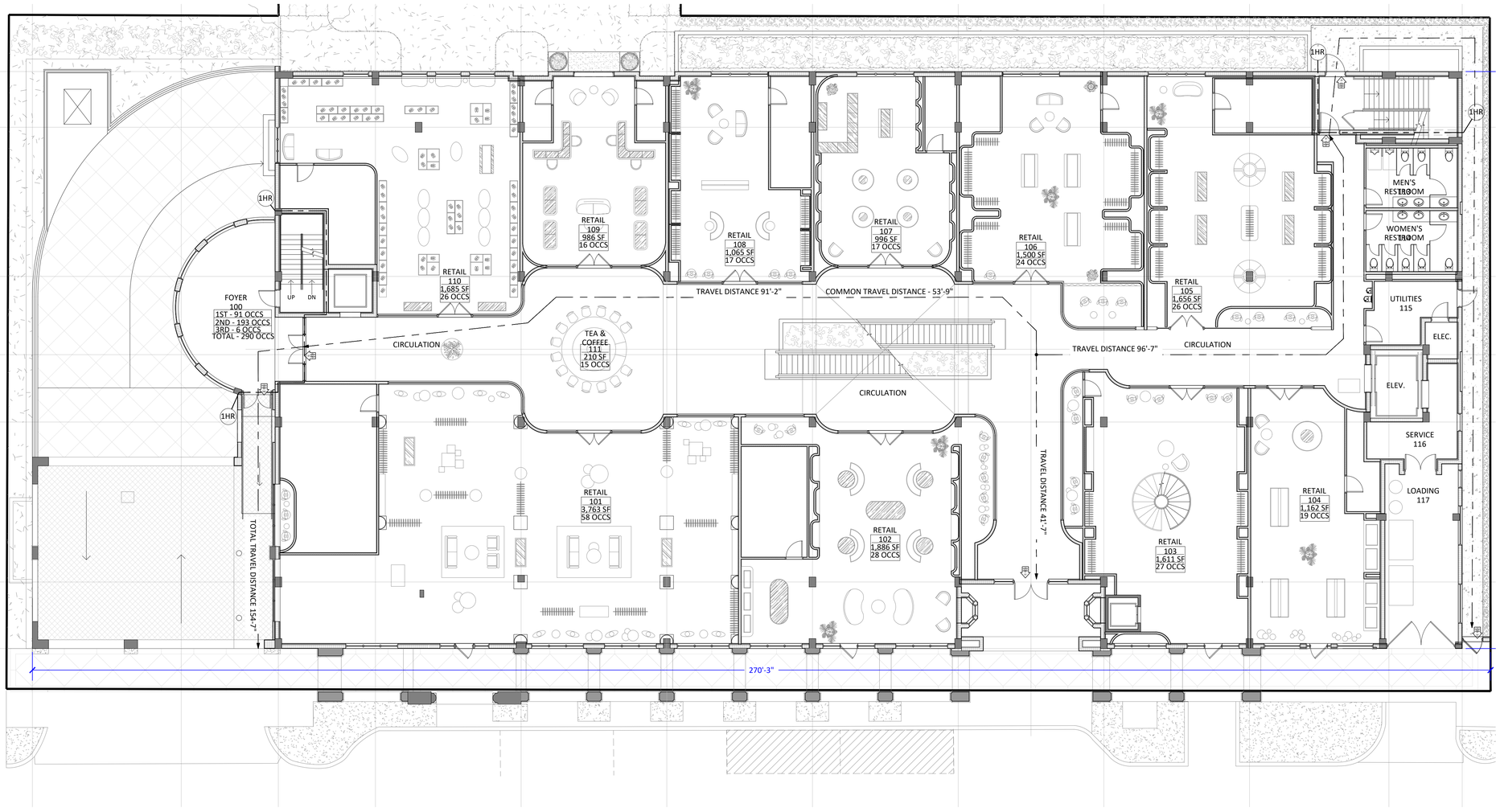
N W E S

ARCOM SET

Part IV

DIAGRAMS

151 Worth Avenue



1 PROPOSED LIFE SAFETY FIRST FLOOR PLAN
SCALE: 3/32" = 1'-0"

LIFE SAFETY LEGEND

- EGRESS PATH OF TRAVEL
- 1HR FIRE RATED
- ROOM NAME
- ROOM NUMBER
- OCCUPANT LOAD
- MAX. OCCUPANT LOAD PER EXIT DOOR
- OCCUPANTS THRU DOOR
- REQUIRED EXIT WIDTH (INCHES)
- PROVIDED EXIT WIDTH (INCHES)
- LED EXIT SIGN
- EMERGENCY LIGHT
- LARSEN OCCULT SERIES O-2409, SEMI- RECESSED CONCEALED HINGE FIRE EXTINGUISHER CABINET, ALUMINUM, SOLID PANEL DOOR, SILKSCREEN "FIRE EXTINGUISHER" IN VERTICAL PATTERN- LARSEN MP-10 EXTINGUISHER
- DEDICATED PATH OF EGRESS ROUTE/ CIRCULATION
- EMERGENCY PULL STATION

303.1.4 FBC 2023
ACCESSORY TO PLACES OF RELIGIOUS WORSHIP. ACCESSORY RELIGIOUS EDUCATIONS ROOMS AND RELIGIOUS AUDITORIUMS WITH OCCUPANT LOADS OF LESS THAN 100 PER ROOM OR SPACE ARE NOT CONSIDERED SEPARATE OCCUPANCIES

CODE DATA

APPLICABLE CODES:		FLORIDA BUILDING CODE, 2023 FLORIDA BUILDING CODE ACCESSIBILITY, 2023 FLORIDA FIRE PREVENTION CODE, 8TH EDITION NFPA 101, LIFE SAFETY CODE, 2023
TYPE 5B; SPRINKLERED / UNSEPARATED MIXED OCCUPANCY - GROUPS M+A		
FLOOR SLAB ASSEMBLY	CLIMATE ZONE	0-HOUR FIRE RATED
ROOF (EXISTING)	2	U VALUE = R-38 (PER TABLE C402.1.3 OPAQUE THERMAL ENVELOPE INSULATION COMPONENT MINIMUM REQUIREMENTS, R-VALUE METHOD / FBC COMMERCIAL BUILDING ENERGY EFFICIENCY 2023)
EXTERIOR WALLS (EXISTING)	2	U VALUE = R-5.7 ci (PER TABLE C402.1.3 OPAQUE THERMAL ENVELOPE INSULATION COMPONENT MINIMUM REQUIREMENTS, R-VALUE METHOD / FBC COMMERCIAL BUILDING ENERGY EFFICIENCY 2023)
TABLE 1006.3.2 - MINIMUM NUMBER OF EXITS FOR OCCUPANT LOAD		
1-500 OCCUPANT LOAD		1 EXIT MINIMUM PER STORY REQUIRED = 1 EXIT, 1ST=PROVIDED= 3 EXITS/ 2ND & 3RD= 2 EXISTS.
TABLE 1004.5 - FLOOR AREA ALLOWANCES PER OCCUPANT		
MERCANTILE PROVIDED: 60 GROSS + ACCESSORY STORAGE @ 200 GROSS		
TABLE 1017.2 EXIT ACCESS TRAVEL DISTANCE		FULLY SPRINKLERED- 250' MAX. | PROVIDED: - 125'- 6" (TOTAL DISTANCE TO RIGHT OF WAY- 243'-11")
CORRIDOR WIDTH (SECTION 1018)		44 INCHES MINIMUM
TABLE 1005.1 - EGRESS WIDTH PER OCCUPANT		
OTHER EGRESS COMPONENTS:		0.2 INCHES PER PERSON

EGRESS CALCULATIONS

FLOOR	GSF	TOTAL OCCUP. LOAD	LEVEL EGRESS REQUIRED	STAIR EGRESS REQUIRED	LEVEL EGRESS PROVIDED	STAIR EGRESS PROVIDED	PEOPLE PROVIDED FOR
FIRST	16,518	273 OCC.	273 X 0.2 = 54.6"	0	2@ 72" = 144" 1@ 36" = 36"	0	792"/0.2 = 3,960 PEOPLE
SECOND	17,361	385 OCC.	385 X 0.2 = 77"	1	2 @ 42" = 84"	2	84"/0.2 = 420 PEOPLE
THIRD	3,723	13 OCC.	13 X 0.2 = 2.6"	1	2 @ 36" = 72"	2	72"/0.2 = 360 PEOPLE

PLUMBING FIXTURE COUNT

AS PER FBC PLUMBING CODE 2023, CHAPTER 4 TABLE 403.1 MINIMUM PLUMBING FACILITIES:

FLOOR ONE

CLASSIFICATION DESCRIPTION	WATER CLOSETS		LAVATORIES		BATHTUBS SHOWERS	DRINKING FOUNTAIN	OTHER
	MALE	FEM.	MALE	FEM.			
MERCANTILE M:	1 PER 150 (ASS.1.3 MOTTY PARTY)		1 PER 200		N/A	1 PER 1000	N/A
PLUMBING FIXTURE REQUIRED	2	2	2		N/A	1	N/A
PLUMBING FIXTURE PROVIDED	5	5	3		N/A	1	N/A

FLOOR TWO

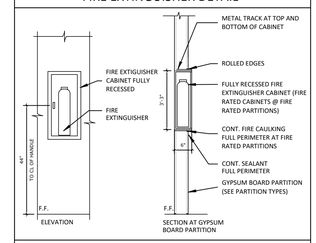
CLASSIFICATION DESCRIPTION	WATER CLOSETS		LAVATORIES		BATHTUBS SHOWERS	DRINKING FOUNTAIN	OTHER
	MALE	FEM.	MALE	FEM.			
MERCANTILE:	1 PER 150 (ASS.1.3 MOTTY PARTY)		1 PER 200		N/A	1 PER 1000	N/A
PLUMBING FIXTURE REQUIRED	3	3	2		N/A	1	N/A

OCCUPANT LOAD TABLE

FIRST FLOOR

ROOM #	DESCRIPTION	CLASSIFICATION	AREA (SF)	OLF (SQ.FT PER PERSON)	OCCUPANT LOAD
101	TENANT SPACE 1	MERCANTILE	3,763 SF	60 GROSS	58 OCCUPANTS
102	TENANT SPACE 2	MERCANTILE	1,886 SF	60 GROSS	28 OCCUPANTS
103	TENANT SPACE 3	MERCANTILE	1,611 SF	60 GROSS	27 OCCUPANTS
104	TENANT SPACE 4	MERCANTILE	1,162 SF	60 GROSS	19 OCCUPANTS
105	TENANT SPACE 5	MERCANTILE	1,656 SF	60 GROSS	26 OCCUPANT
106	TENANT SPACE 6	MERCANTILE	1,500 SF	60 GROSS	24 OCCUPANTS
107	TENANT SPACE 7	MERCANTILE	996 SF	60 GROSS	17 OCCUPANTS
108	TENANT SPACE 8	MERCANTILE	1,065 SF	60 GROSS	17 OCCUPANT
109	TENANT SPACE 9	MERCANTILE	986 SF	60 GROSS	16 OCCUPANTS
110	TENANT SPACE 10	MERCANTILE	1,683 SF	60 GROSS	26 OCCUPANTS
111	TEA & COFFEE	UNCONCENTRATED CHAIRS	210 SF	96.7 SF - 7 NET + STAFF - 1 OCC.	15 OCCUPANTS
	TOTAL POPULATION		TOTAL: 16,518 SF		273 TOTAL OCCUPANTS

FIRE EXTINGUISHER DETAIL



NOTE: VERIFY ALL CABINET DIMENSIONS, MODEL NUMBERS AND SIZES BEFORE ANY COMMENCEMENT OF WORK

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Project no: 25.06.130
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Drawn by: V. Antico/ S. Simmons
Project Manager: K. Fant

151 WORTH AVENUE

Project Address:
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Palm Beach, FL, 33480

SHEET NAME

PROPOSED LIFE SAFETY FIRST FLOOR PLAN

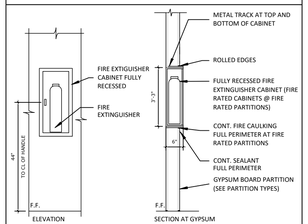
SHEET NUMBER

LSP1.1

N W E S

ARCOM SET

FIRE EXTINGUISHER DETAIL



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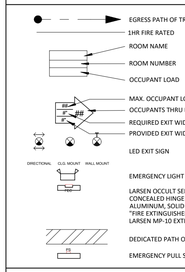

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SECOND	17,361	385 OCC.	385 X 0.2 = 77"	1	2 @ 42" = 84"	2	84"/0.2 = 420 PEOPLE
THIRD	3,723	13 OCC.	13 X 0.2 = 2.6"	1	2 @ 36" = 72"	2	72"/0.2 = 360 PEOPLE

PLUMBING FIXTURE COUNT

AS PER FBC PLUMBING CODE 2023, CHAPTER 4 TABLE 403.1 MINIMUM PLUMBING FACILITIES:

FLOOR ONE

CLASSIFICATION DESCRIPTION	WATER CLOSETS		LAVATORIES		BATHTUBS SHOWERS	DRINKING FOUNTAIN	OTHER
	MALE	FEM.	MALE	FEM.			
MERCANTILE M:	1 PER 150 (408.3.3 POTTY PARTY)		1 PER 200		N/A	1 PER 1000	N/A
PLUMBING FIXTURE REQUIRED	2	2	2		N/A	1	N/A
PLUMBING FIXTURE PROVIDED	5	5	3		N/A	1	N/A

FLOOR TWO

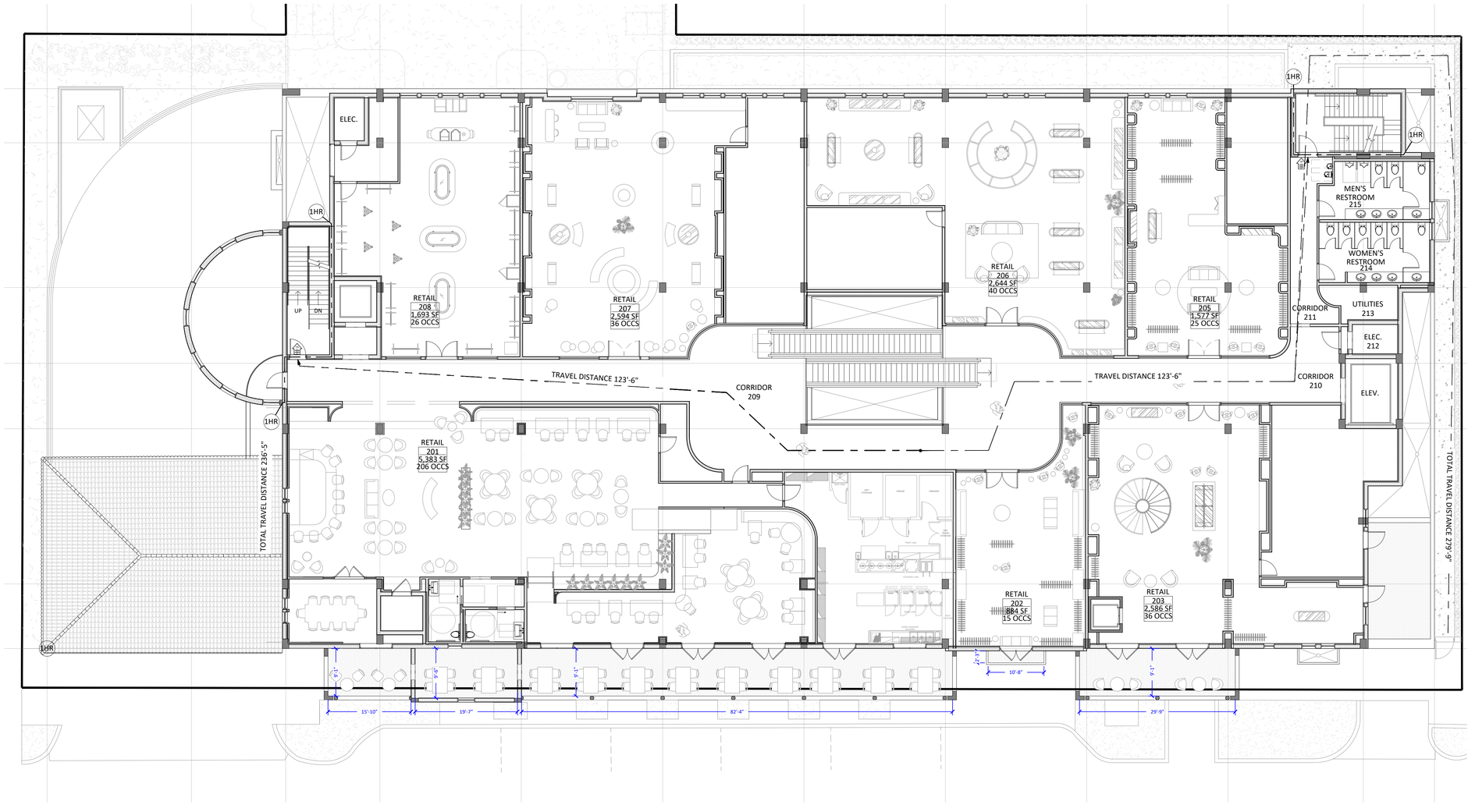
CLASSIFICATION DESCRIPTION	WATER CLOSETS		LAVATORIES		BATHTUBS SHOWERS	DRINKING FOUNTAIN	OTHER
	MALE	FEM.	MALE	FEM.			
MERCANTILE:	1 PER 150 (408.3.3 POTTY PARTY)		1 PER 200		N/A	1 PER 1000	N/A
PLUMBING FIXTURE REQUIRED	3	3	2		N/A	1	N/A
PLUMBING FIXTURE PROVIDED	5	6	4		N/A	1	N/A

FLOOR THIRD

CLASSIFICATION DESCRIPTION	WATER CLOSETS		LAVATORIES		BATHTUBS SHOWERS	DRINKING FOUNTAIN	OTHER
	MALE	FEM.	MALE	FEM.			
STORAGE:	1 PER 150 (408.3.3 POTTY PARTY)		1 PER 200		N/A	1 PER 1000	N/A
PLUMBING FIXTURE REQUIRED	1	1	2		N/A		N/A
PLUMBING FIXTURE PROVIDED	1	1	2		N/A		N/A

SECOND FLOOR

201	RESTAURANT	ASSEMBLY	5,383 SF	15 GROSS + STAFF (200 GROSS) + FIXED SEATS	206 OCCUPANTS
202	TENANT SPACE 12	MERCANTILE	884 SF	60 GROSS	15 OCCUPANTS
203	TENANT SPACE 13	MERCANTILE	2,586 SF	60 GROSS	36 OCCUPANTS
203	TENANT SPACE 14	MERCANTILE	1,577 SF	60 GROSS	25 OCCUPANTS
205	TENANT SPACE 15	MERCANTILE	2,644 SF	60 GROSS	40 OCCUPANTS
206	TENANT SPACE 16	MERCANTILE	2,594 SF	60 GROSS	36 OCCUPANT
207	TENANT SPACE 17	MERCANTILE	1,693 SF	60 GROSS	26 OCCUPANTS
	TOTAL POPULATION		TOTAL SQ. FT 17,361		385 TOTAL OCCUPANTS



1 PROPOSED LIFE SAFETY SECOND FLOOR PLAN
SCALE: 3/32" = 1'-0"

ZON-25-0091
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INTERIOR DESIGNER # ID6422
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Project no: 25.06.130
Date: 01.26.26
Drawn by: V. Antico/ S. Simmons
Project Manager: K. Fant

151 WORTH AVENUE

Project Address:
151 Worth Ave
Palm Beach, FL, 33480

SHEET NAME

PROPOSED LIFE SAFETY SECOND FLOOR PLAN

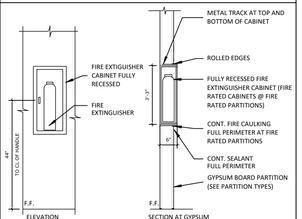
SHEET NUMBER

LSP1.2

N W E S

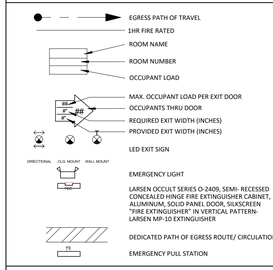
ARCOM SET

FIRE EXTINGUISHER DETAIL



NOTE: VERIFY ALL CABINET DIMENSIONS, MODEL NUMBERS AND SIZES BEFORE ANY COMMENCEMENT OF WORK

LIFE SAFETY LEGEND



303.1.4 FBC 2023
ACCESORY TO PLACES OF RELIGIOUS WORSHIP. ACCESSORY RELIGIOUS EDUCATIONS ROOMS AND RELIGIOUS AUDITORIUMS WITH OCCUPANT LOADS OF LESS THAN 100 PER ROOM OR SPACE ARE NOT CONSIDERED SEPARATE OCCUPANCIES

CODE DATA

APPLICABLE CODES:		FLORIDA BUILDING CODE, 2023 FLORIDA BUILDING CODE ACCESSIBILITY, 2023 FLORIDA FIRE PREVENTION CODE, 8TH EDITION NFPA 101, LIFE SAFETY CODE, 2023
TYPE 5B; SPRINKLERED / UNSEPARATED MIXED OCCUPANCY - GROUPS M+A		
FLOOR SLAB ASSEMBLY	CLIMATE ZONE	0-HOUR FIRE RATED
ROOF (EXISTING)	2	U VALUE = R-38 (PER TABLE C402.1.3 OPAQUE THERMAL ENVELOPE INSULATION COMPONENT MINIMUM REQUIREMENTS, R-VALUE METHOD / FBC COMMERCIAL BUILDING ENERGY EFFICIENCY 2023)
EXTERIOR WALLS (EXISTING)	2	U VALUE = R-5.7 ci (PER TABLE C402.1.3 OPAQUE THERMAL ENVELOPE INSULATION COMPONENT MINIMUM REQUIREMENTS, R-VALUE METHOD / FBC COMMERCIAL BUILDING ENERGY EFFICIENCY 2023)
TABLE 1006.3.2 - MINIMUM NUMBER OF EXITS FOR OCCUPANT LOAD		
1-500 OCCUPANT LOAD		1 EXIT MINIMUM PER STORY REQUIRED = 1 EXIT, 1ST=PROVIDED= 3 EXITS/ 2ND & 3RD= 2 EXISTS.
TABLE 1004.5 - FLOOR AREA ALLOWANCES PER OCCUPANT		
MERCANTILE PROVIDED: 60 GROSS + ACCESSORY STORAGE @ 200 GROSS		
TABLE 1017.2 EXIT ACCESS TRAVEL DISTANCE		FULLY SPRINKLERD- 250' MAX. | PROVIDED: - 125'- 6" (TOTAL DISTANCE TO RIGHT OF WAY- 243'-11")
CORRIDOR WIDTH (SECTION 1018)		44 INCHES MINIMUM
TABLE 1005.1 - EGRESS WIDTH PER OCCUPANT		
OTHER EGRESS COMPONENTS:		0.2 INCHES PER PERSON

EGRESS CALCULATIONS

FLOOR	GSF	TOTAL OCCUP. LOAD	LEVEL EGRESS REQUIRED	STAIR EGRESS REQUIRED	LEVEL EGRESS PROVIDED	STAIR EGRESS PROVIDED	PEOPLE PROVIDED FOR
FIRST	16,518	273 OCC.	273 X 0.2 = 54.6"	0	2@ 72" = 144" 1@ 36" = 36"	0	792"/0.2 = 3,960 PEOPLE
SECOND	17,361	385 OCC.	385 X 0.2 = 77"	1	2 @ 42" = 84"	2	84"/0.2 = 420 PEOPLE
THIRD	3,723	13 OCC.	13 X 0.2 = 2.6"	1	2 @ 36" = 72"	2	72"/0.2 = 360 PEOPLE

PLUMBING FIXTURE COUNT

AS PER FBC PLUMBING CODE 2023, CHAPTER 4 TABLE 403.1 MINIMUM PLUMBING FACILITIES:

FLOOR ONE

CLASSIFICATION DESCRIPTION	WATER CLOSETS MALE	WATER CLOSETS FEM.	LAVATORIES MALE	LAVATORIES FEM.	BATHTUBS SHOWERS	DRINKING FOUNTAIN	OTHER
MERCANTILE M:	1 PER 150 (400.1.3 PUTTY PARTY)		1 PER 200		N/A	1 PER 1000	N/A
PLUMBING FIXTURE REQUIRED	2	2	2		N/A	1	N/A
PLUMBING FIXTURE PROVIDED	5	5	3		N/A	1	N/A

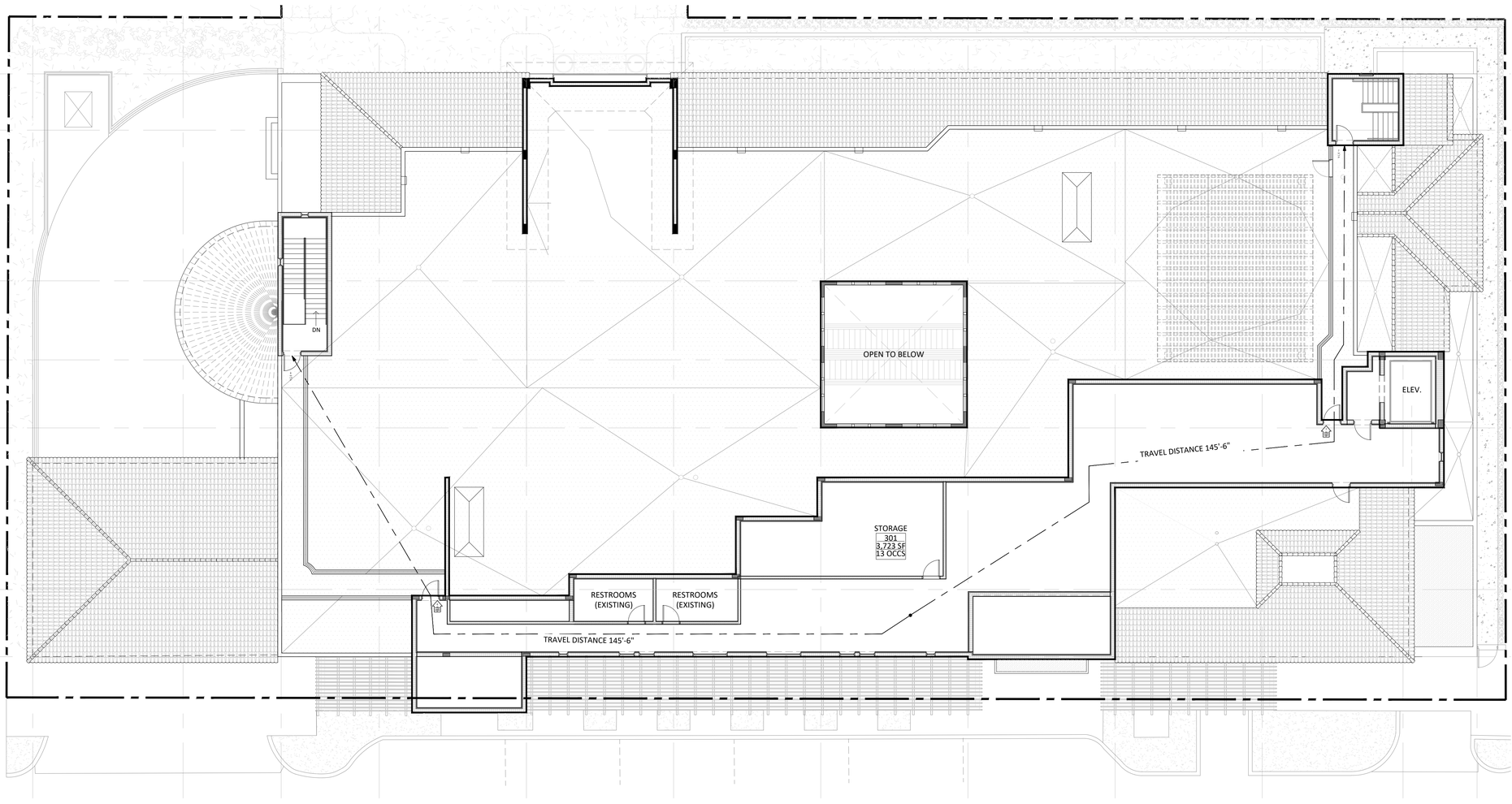
FLOOR TWO

CLASSIFICATION DESCRIPTION	WATER CLOSETS MALE	WATER CLOSETS FEM.	LAVATORIES MALE	LAVATORIES FEM.	BATHTUBS SHOWERS	DRINKING FOUNTAIN	OTHER
MERCANTILE:	1 PER 150 (400.1.3 PUTTY PARTY)		1 PER 200		N/A	1 PER 1000	N/A
PLUMBING FIXTURE REQUIRED	3	3	2		N/A	1	N/A
PLUMBING FIXTURE PROVIDED	5	6	4		N/A	1	N/A

FLOOR THIRD

CLASSIFICATION DESCRIPTION	WATER CLOSETS MALE	WATER CLOSETS FEM.	LAVATORIES MALE	LAVATORIES FEM.	BATHTUBS SHOWERS	DRINKING FOUNTAIN	OTHER
STORAGE:	1 PER 150 (400.1.3 PUTTY PARTY)		1 PER 200		N/A	1 PER 1000	N/A
PLUMBING FIXTURE REQUIRED	1	1	2		N/A		N/A
PLUMBING FIXTURE PROVIDED	1	1	2		N/A		N/A

THIRD FLOOR					
301	STORAGE	STORAGE	5,383 SF	300 GROSS	206 OCCUPANTS



1 PROPOSED LIFE SAFETY THIRD FLOOR PLAN
SCALE: 3/32" = 1'-0"

ZON-25-0091
ARC-25-0102

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Project no: 25.06.130
Date: 01.26.26
Drawn by: V. Antico/ S. Simmons
Project Manager: K. Fant

151 WORTH AVENUE

Project Address:
151 Worth Ave
Palm Beach, FL, 33480

SHEET NAME

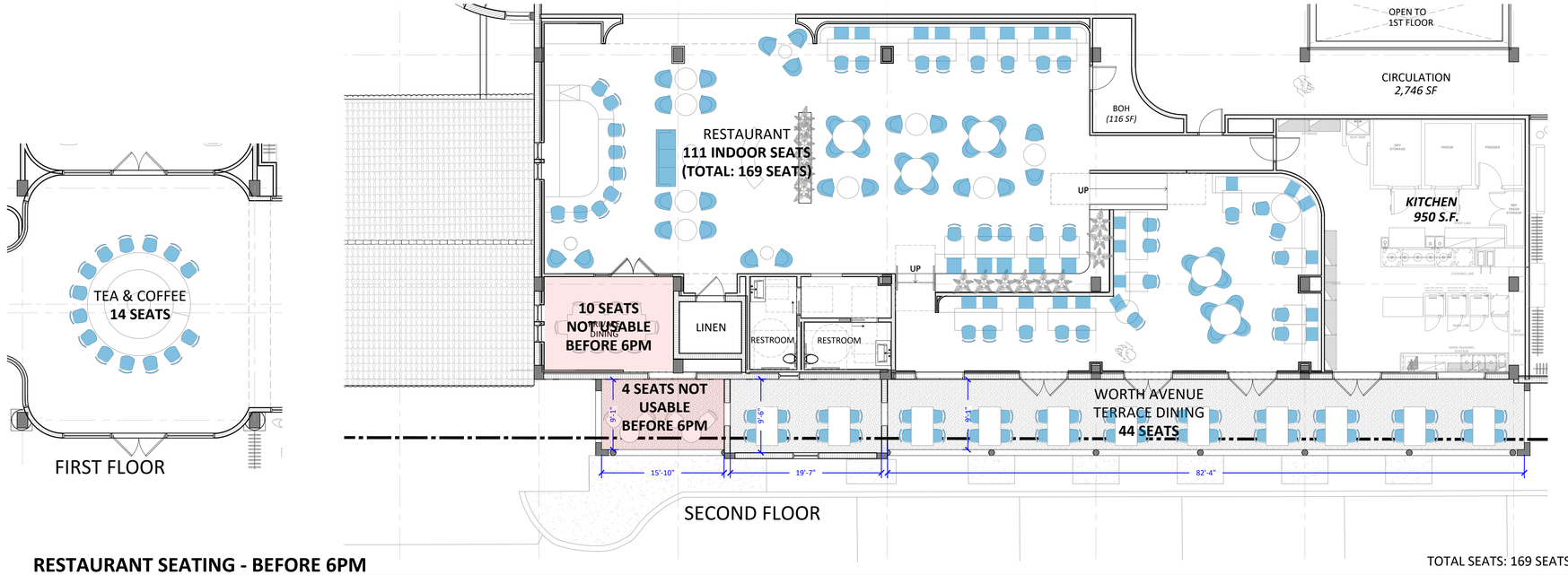
PROPOSED LIFE SAFETY THIRD FLOOR PLAN

SHEET NUMBER

LSP1.3

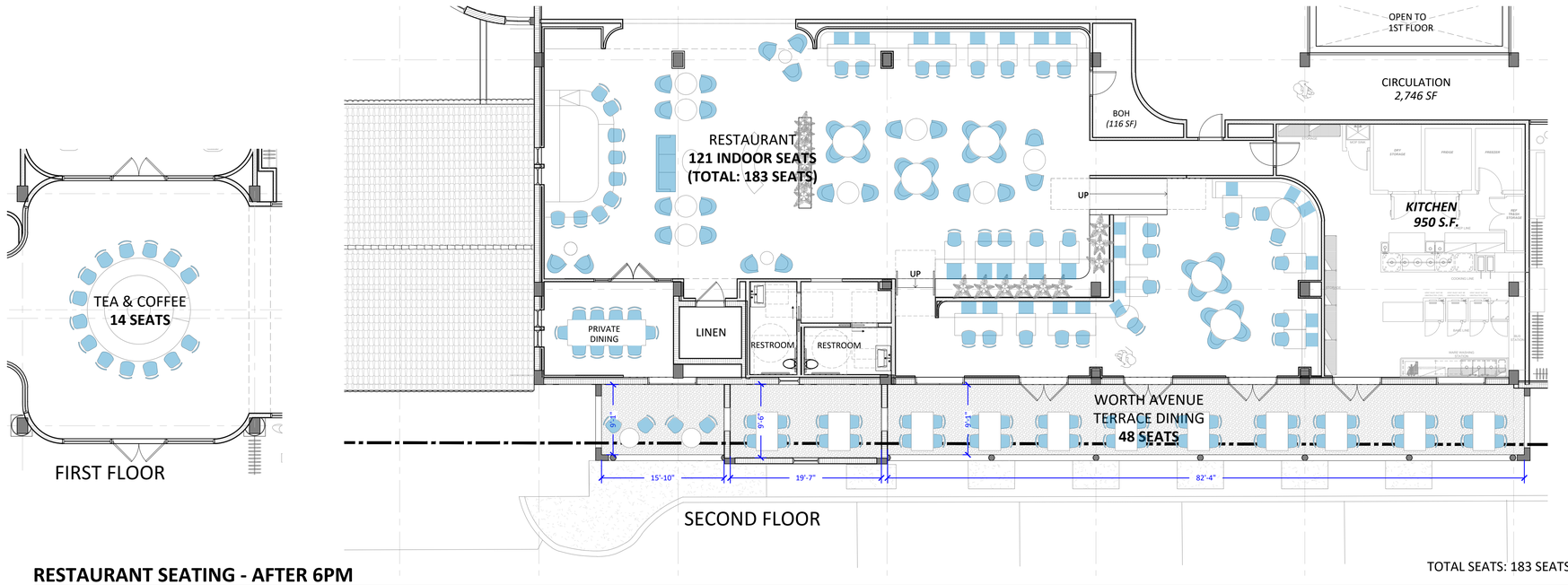
N W E S

ARCOM SET



RESTAURANT SEATING - BEFORE 6PM

TOTAL SEATS: 169 SEATS



RESTAURANT SEATING - AFTER 6PM

TOTAL SEATS: 183 SEATS

ZON-25-0091
ARC-25-0102

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Project no: 25.06.130
Date: 01.26.26
Drawn by: V. Antico/ S. Simmons
Project Manager: K. Fant

151 WORTH AVENUE

Project Address:
151 Worth Ave
Palm Beach, FL, 33480

SHEET NAME

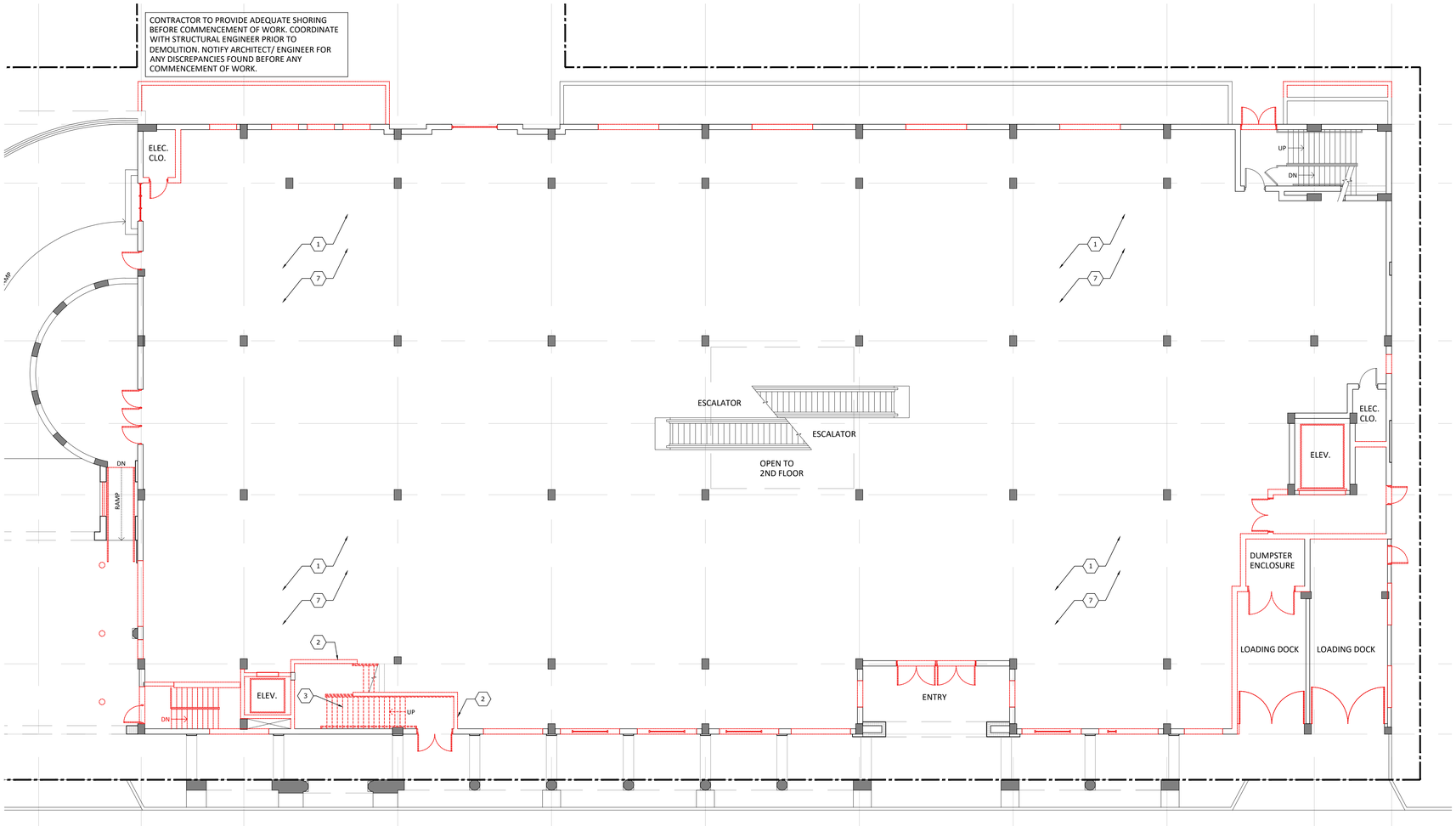
PROPOSED RESTAURANT SEATING DIAGRAM

SHEET NUMBER

D1.0

N W E S

ARCOM SET



1 DEMOLITION FIRST FLOOR PLAN
SCALE: 3/32" = 1'-0"

IMPORTANT NOTE:

FOR ANY STRUCTURAL DETAIL PLEASE REFER TO STRUCTURAL DRAWINGS.

SEE MEP DRAWINGS FOR PLUMBING RELOCATION

DEMOLITION KEYNOTES

1. REMOVE EXISTING FLOOR FINISHES
2. REMOVE EXISTING WALL
3. REMOVE EXISTING STAIR
4. REMOVE EXISTING DOOR
5. REMOVE EXISTING COUNTER
6. REMOVE PLUMBING FIXTURES
7. REMOVE EXISTING ELECTRICAL FIXTURES

LEGEND

N.I.C.	NOT IN CONTRACT
V.I.F.	VERIFY IN FIELD
	WALLS TO REMAIN
	EXISTING PARTITIONS/SLAB TO BE REMOVED
	EXISTING COLUMNS TO REMAIN

ZON-25-0091
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Project Manager: K. Fant

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SHEET NAME

DEMOLITION
FIRST FLOOR PLAN

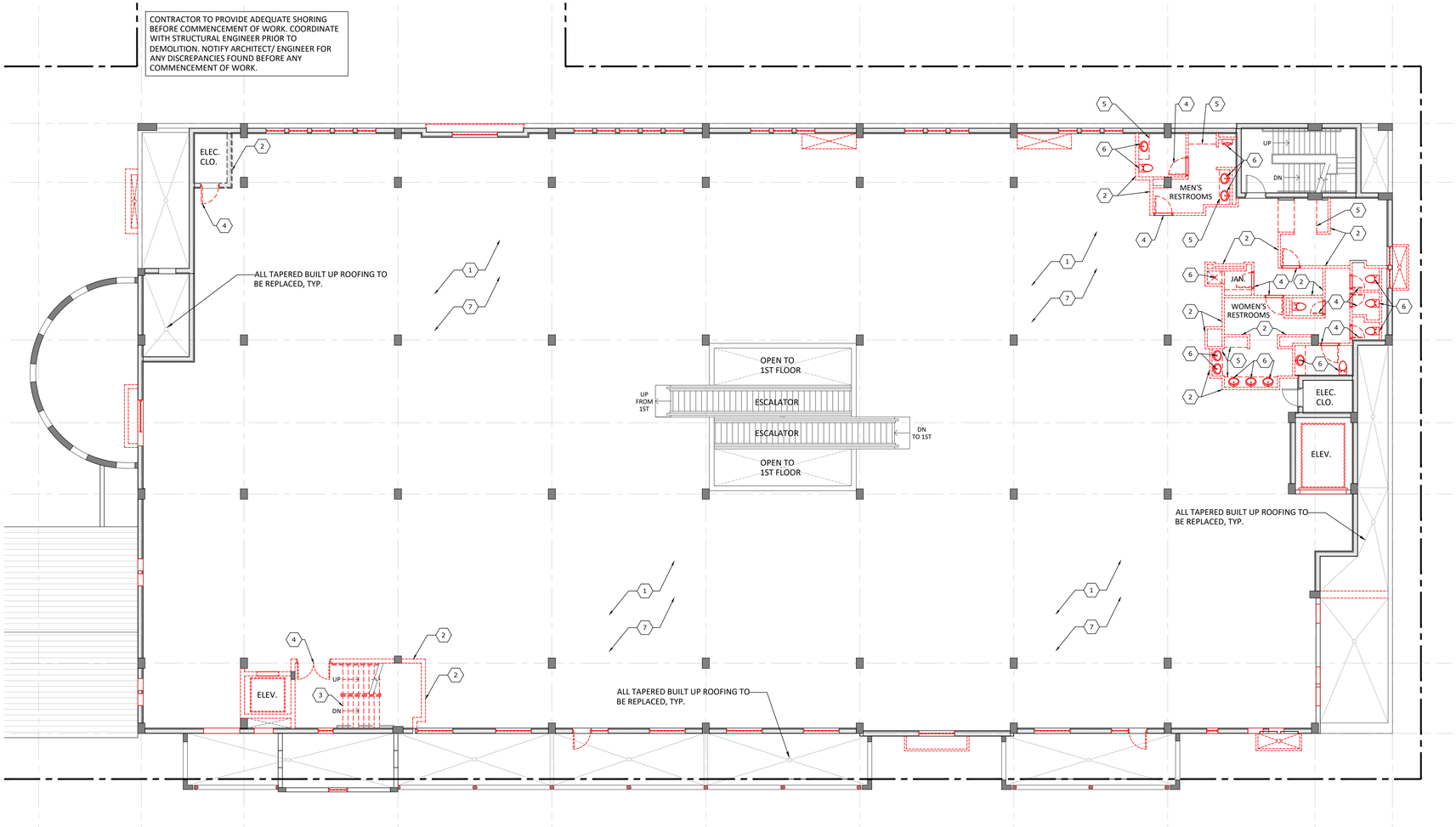
SHEET NUMBER

D1.1

N W E S

ARCOM SET

CONTRACTOR TO PROVIDE ADEQUATE SHORING BEFORE COMMENCEMENT OF WORK. COORDINATE WITH STRUCTURAL ENGINEER PRIOR TO DEMOLITION. NOTIFY ARCHITECT/ ENGINEER FOR ANY DISCREPANCIES FOUND BEFORE ANY COMMENCEMENT OF WORK.



1 DEMOLITION SECOND FLOOR PLAN
SCALE: 3/32" = 1'-0"

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SEE MEP DRAWINGS FOR PLUMBING RELOCATION

DEMOLITION KEYNOTES

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PHONE: 561-640-4551
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KYLE B FANT ARCHITECT # AR99255
INTERIOR DESIGNER # ID6422
AIA # 30425933 NCARB # 87929

Revisions:

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Project no: 25.06.130
Date: 01.26.26
Drawn by: V. Antico/ S. Simmons
Project Manager: K. Fant

151 WORTH AVENUE

Project Address:
151 Worth Ave
Palm Beach, FL, 33480

SHEET NAME

DEMOLITION
SECOND FLOOR PLAN

SHEET NUMBER

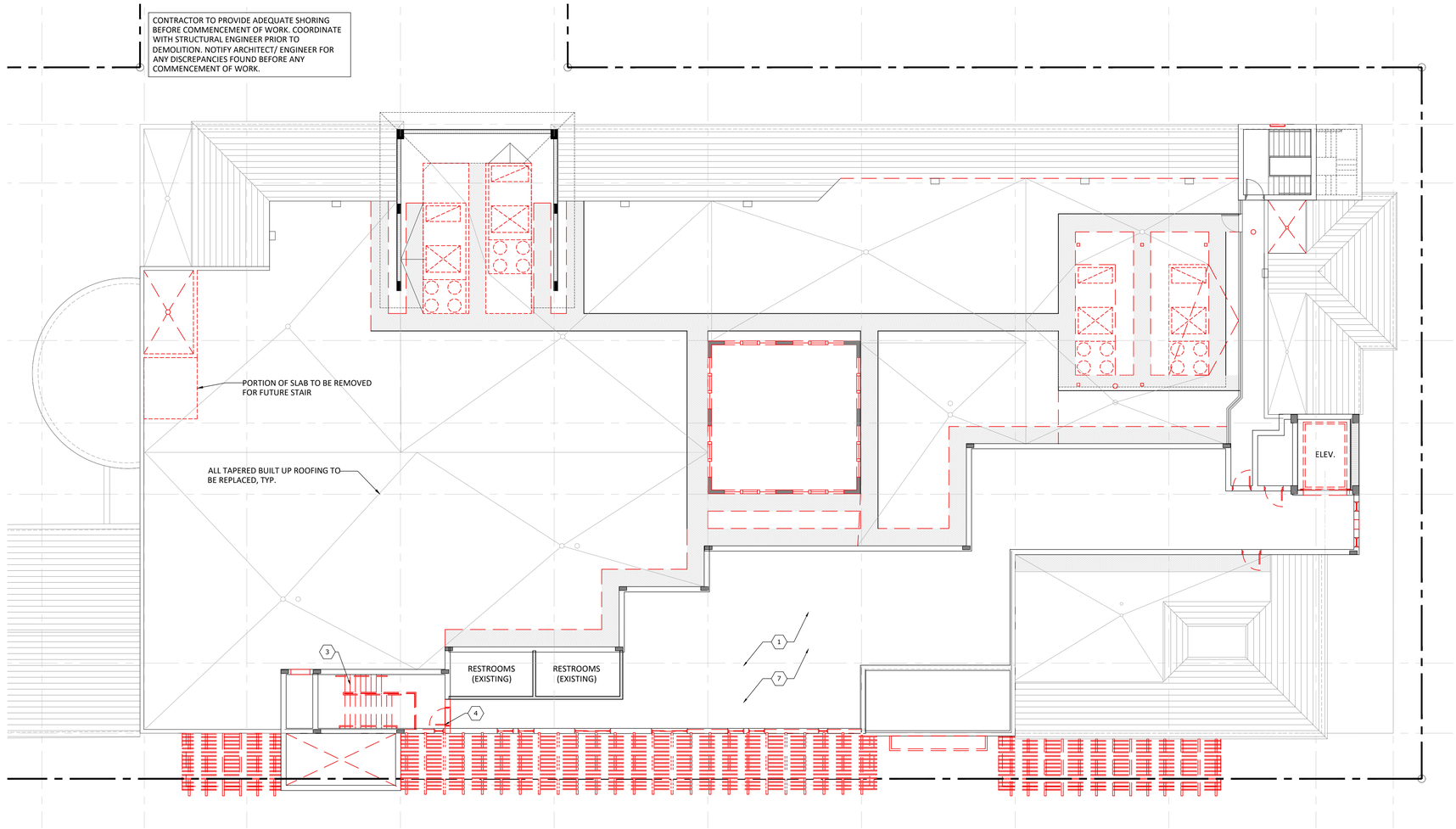
D1.2

N
W E
S

ARCOM SET

ZON-25-0091
ARC-25-0102

CONTRACTOR TO PROVIDE ADEQUATE SHORING BEFORE COMMENCEMENT OF WORK. COORDINATE WITH STRUCTURAL ENGINEER PRIOR TO DEMOLITION. NOTIFY ARCHITECT/ ENGINEER FOR ANY DISCREPANCIES FOUND BEFORE ANY COMMENCEMENT OF WORK.



1 DEMOLITION THIRD FLOOR PLAN
SCALE: 3/32" = 1'-0"

IMPORTANT NOTE:

FOR ANY STRUCTURAL DETAIL PLEASE REFER TO STRUCTURAL DRAWINGS.
SEE MEP DRAWINGS FOR PLUMBING RELOCATION

DEMOLITION KEYNOTES

1. REMOVE EXISTING FLOOR FINISHES
2. REMOVE EXISTING WALL
3. REMOVE EXISTING STAIR
4. REMOVE EXISTING DOOR
5. REMOVE EXISTING COUNTER
6. REMOVE PLUMBING FIXTURES
7. REMOVE EXISTING ELECTRICAL FIXTURES

LEGEND

N.I.C.	NOT IN CONTRACT
V.I.F.	VERIFY IN FIELD
	WALLS TO REMAIN
	EXISTING PARTITIONS/SLAB TO BE REMOVED
	EXISTING COLUMNS TO REMAIN

ZON-25-0091
ARC-25-0102

Bartholemew + Partners
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Project no: 25.06.130
Date: 01.26.26
Drawn by: V. Antico/ S. Simmons
Project Manager: K. Fant

151 WORTH AVENUE

Project Address:
151 Worth Ave
Palm Beach, FL, 33480

SHEET NAME

DEMOLITION
THIRD FLOOR PLAN

SHEET NUMBER

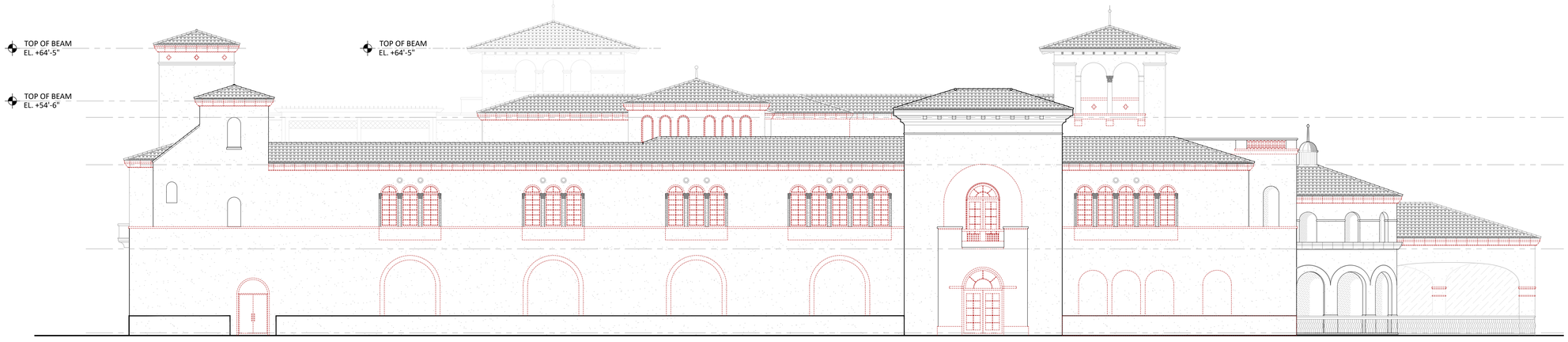
D1.3

N W E S

ARCOM SET



1 SOUTH DEMOLITION ELEVATION
SCALE: 3/32" = 1'-0"



2 NORTH DEMOLITION ELEVATION
SCALE: 3/32" = 1'-0"

ZON-25-0091
ARC-25-0102

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AIA # 30425933 NCARB # 87929

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Project no: 25.06.130
Date: 01.26.26
Drawn by: V. Antico/ S. Simmons
Project Manager: K. Fant

151 WORTH AVENUE

Project Address:
151 Worth Ave
Palm Beach, FL, 33480

SHEET NAME

EXISTING DEMOLITION ELEVATIONS - SOUTH & NORTH

SHEET NUMBER

D2.0

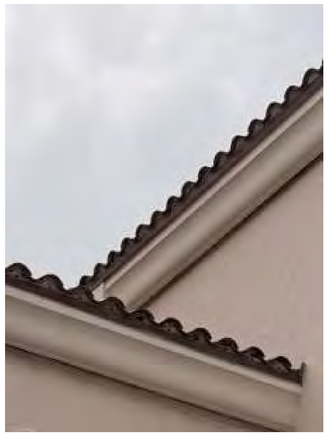
ARCOM SET





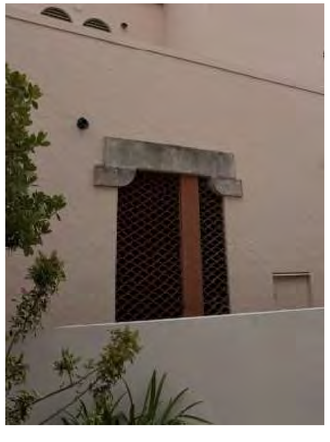
RUSTING EXISTING PERGOLA



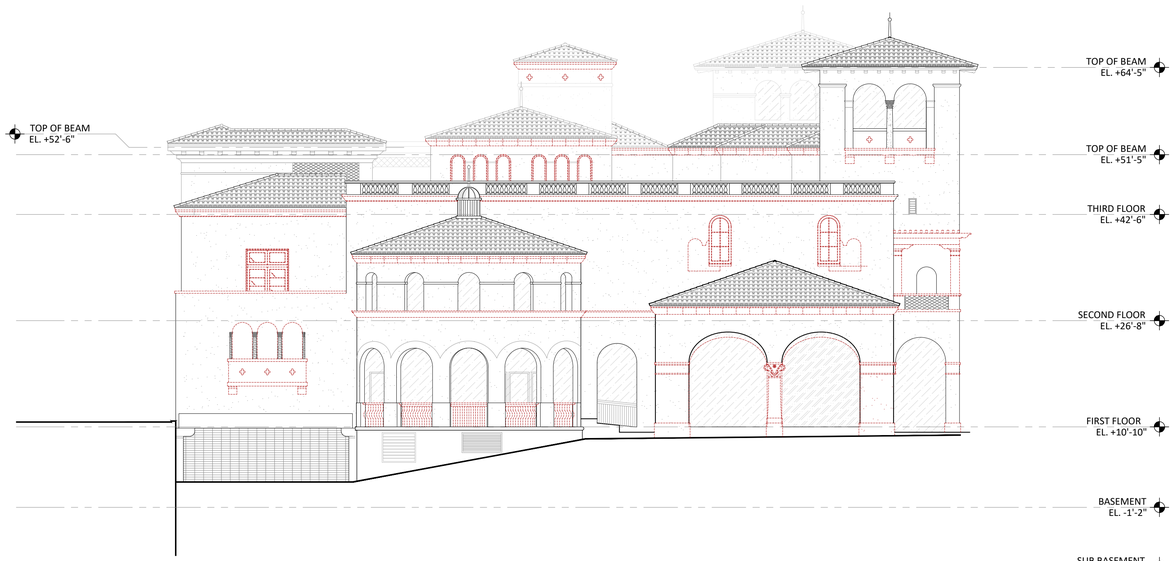


EXISTING UNKEPT PLANTER BOXES & FOAM CORNICE

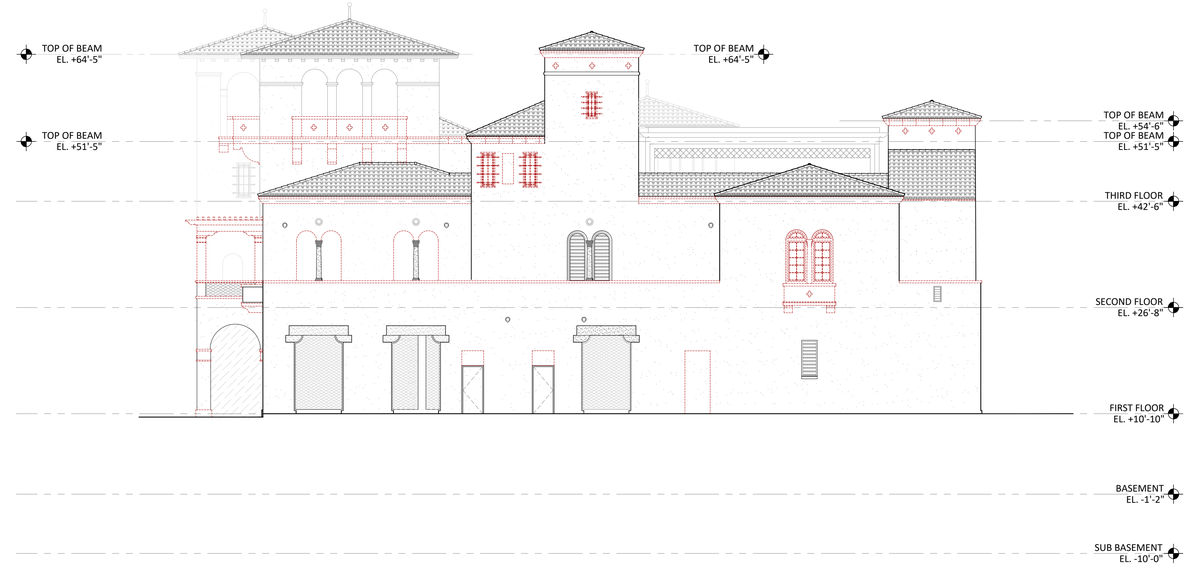




EXISTING ROTUNDA & REFUSE AREA



1 WEST DEMOLITION ELEVATION
SCALE: 3/32" = 1'-0"



2 EAST DEMOLITION ELEVATION
SCALE: 3/32" = 1'-0"

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INTERIOR DESIGNER # ID6422
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Project no: 25.06.130
Date: 01.26.26
Drawn by: V. Antico/ S. Simmons
Project Manager: K. Fant

151 WORTH AVENUE

Project Address:
151 Worth Ave
Palm Beach, FL, 33480

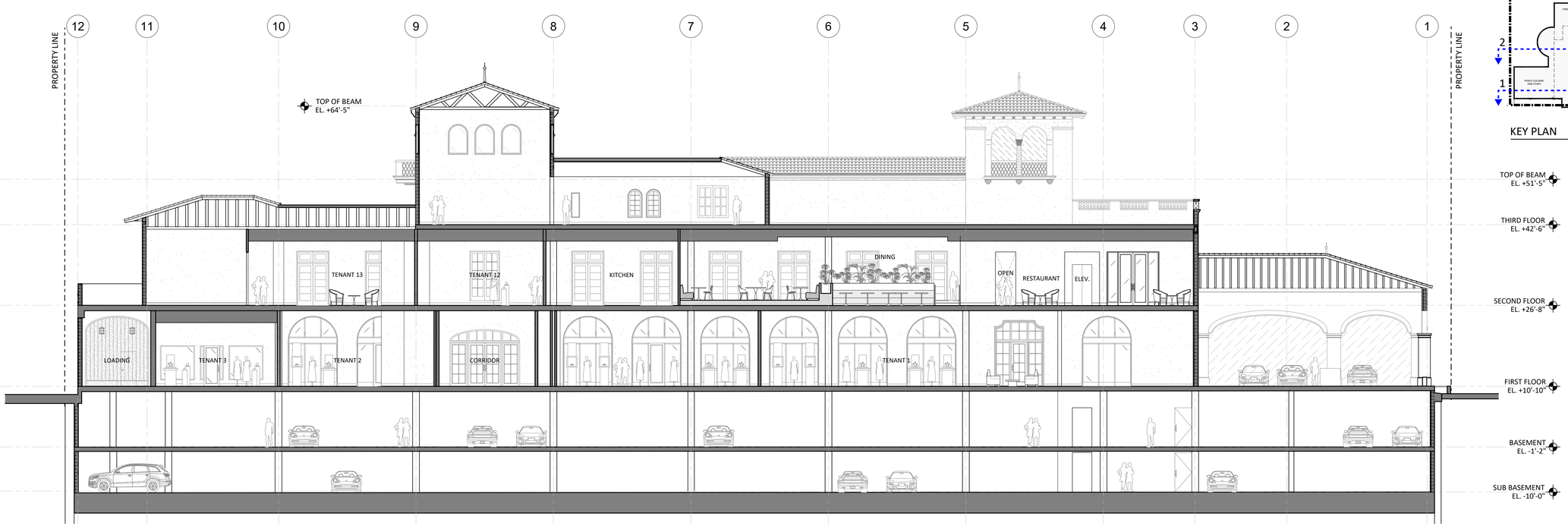
SHEET NAME

EXISTING DEMOLITION ELEVATIONS - SOUTH & NORTH

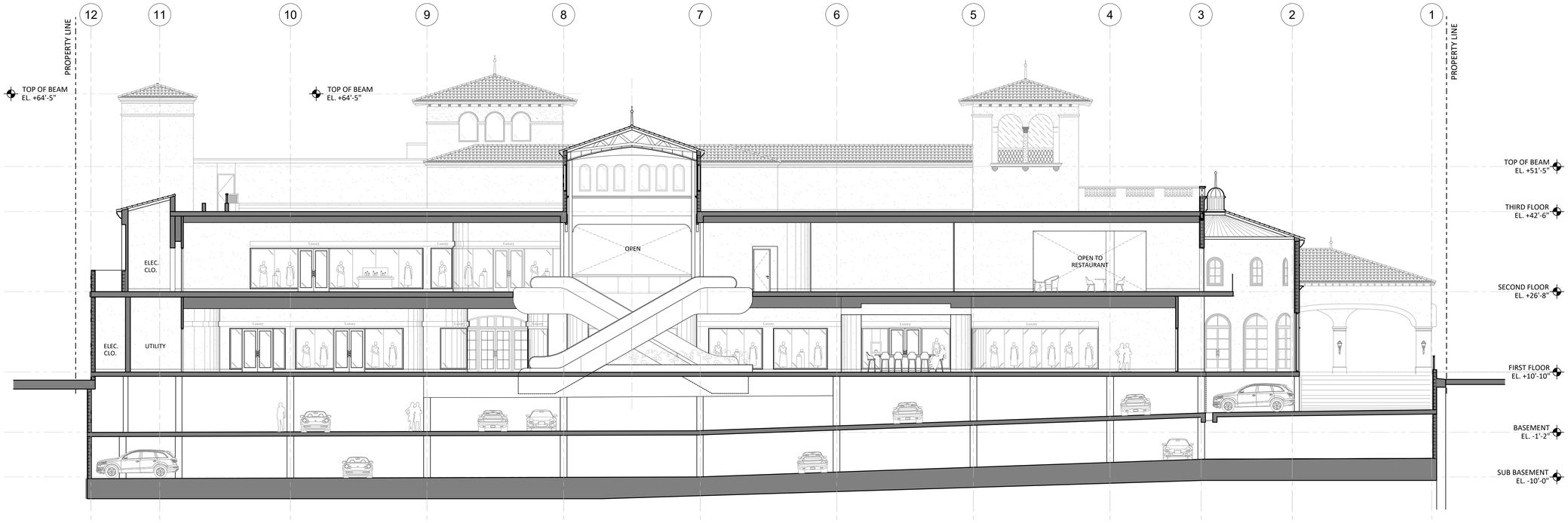
SHEET NUMBER

D2.1

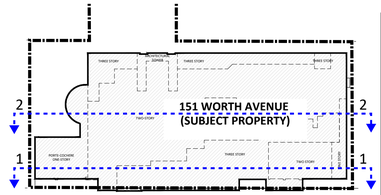
ARCOM SET



1 PROPOSED EAST-WEST SECTION LOOKING SOUTH (THROUGH PORTE COCHERE)
SCALE: 3/32" = 1'-0"



2 PROPOSED EAST-WEST SECTION LOOKING SOUTH (THROUGH CIRCULATION)
SCALE: 3/32" = 1'-0"



KEY PLAN

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Drawn by: V. Antico/ S. Simmons
Project Manager: K. Fant

151 WORTH AVENUE

Project Address:
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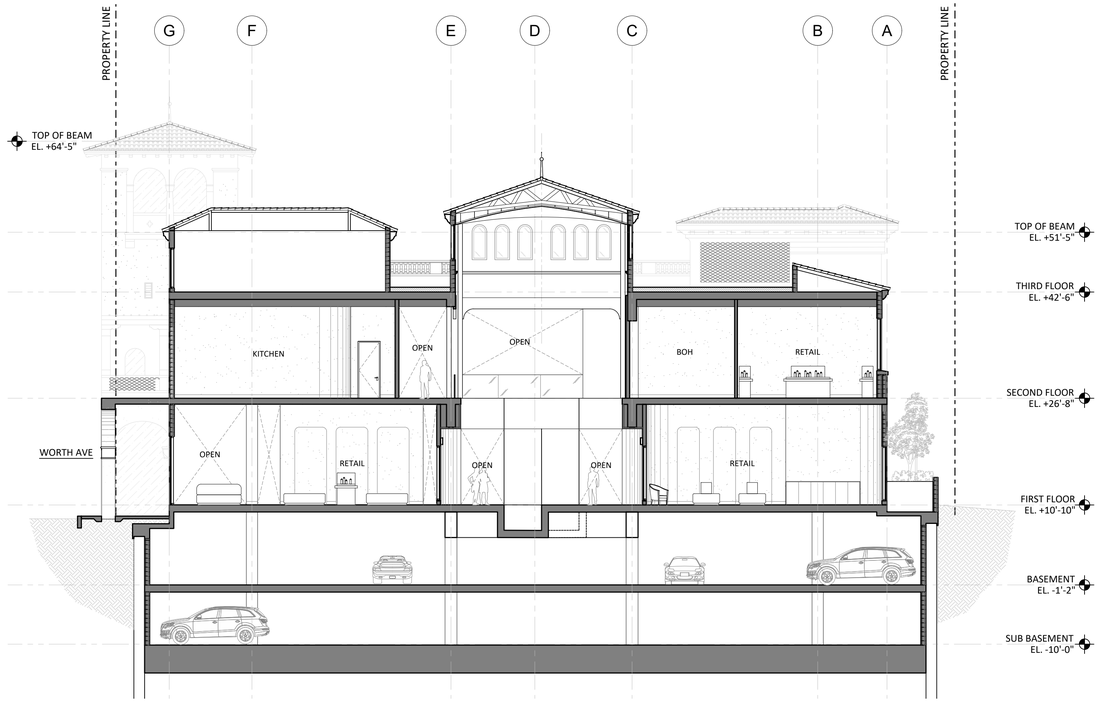
SHEET NAME

PROPOSED SECTIONS

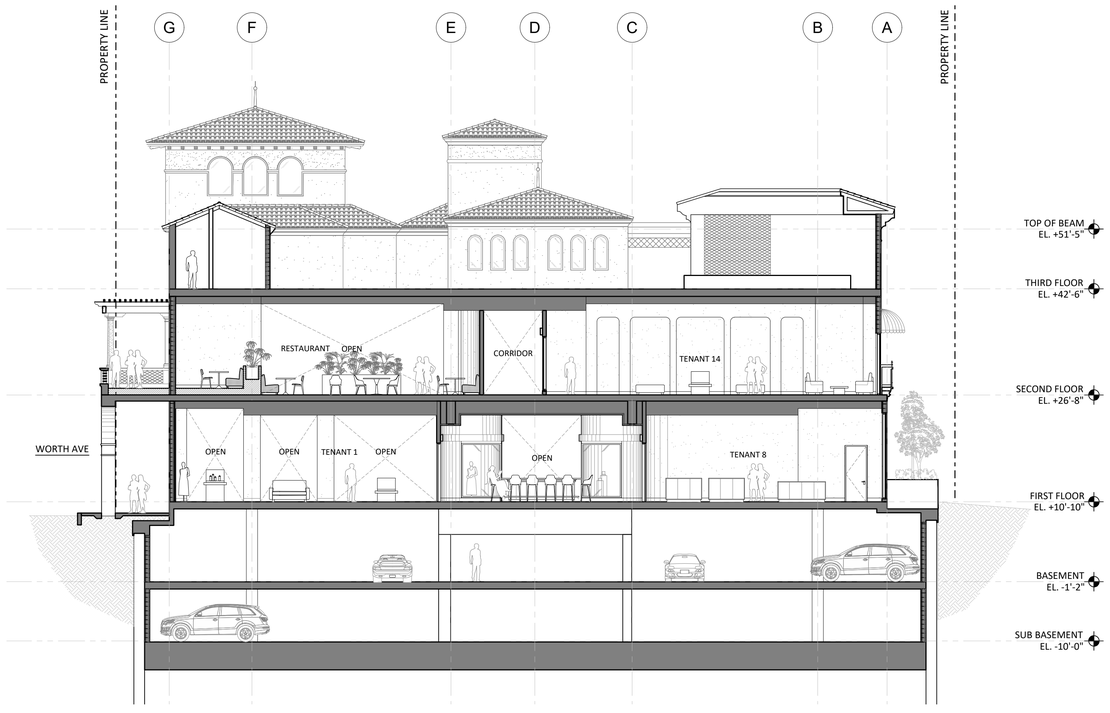
SHEET NUMBER

A2.0

ARCOM SET



1 PROPOSED NORTH-SOUTH SECTION LOOKING WEST
SCALE: 3/32" = 1'-0"



2 PROPOSED NORTH-SOUTH SECTION LOOKING WEST
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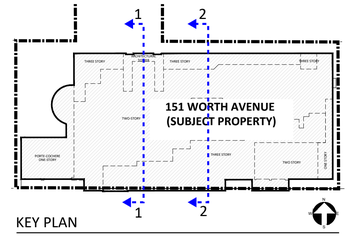

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KYLE B FANT ARCHITECT # AR99255
INTERIOR DESIGNER # IDA22
AIA # 30425933 NCARB # 87929

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Project no: 25.06.130
Date: 01.26.26
Drawn by: V. Antico/ S. Simmons
Project Manager: K. Fant

151 WORTH AVENUE

Project Address:
151 Worth Ave
Palm Beach, FL, 33480

SHEET NAME

PROPOSED SECTIONS

SHEET NUMBER

A2.1

ARCOM SET

Part V

PRECEDENT & RESEARCH

151 Worth Avenue







VILLA NEAR DUEVILLE



SMALL HOUSE NEAR VICENZA

ARCHITECTURAL INSPIRATION (ITALIAN VILLAS & FARMHOUSES)

SCALE: NTS

ZON-25-0091
ARC-25-0102

Bartholemew + Partners

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PROGETTO DI ARCHITETTURA

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INTERIOR DESIGNER # ID6422
AIA # 30425933 NCARB # 87929

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Date: 01.26.26
Drawn by: V. Antico/ S. Simmons
Project Manager: K. Fant

151 WORTH AVENUE

Project Address:
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SHEET NAME

ITALIAN ARCHITECTURAL REFERENCES

SHEET NUMBER

SP4.1

ARCOM SET



REAR VIEW OF ARTIMINO



VILLA BONDI, FLORENCE



VILLA BOMBICCI, FLORENCE



ARCHITECTURAL INSPIRATION (ITALIAN VILLAS & FARMHOUSES)

SCALE: NTS

ZON-25-0091
ARC-25-0102

Bartholemew + Partners

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Drawn by: V. Antico/ S. Simmons
Project Manager: K. Fant

151 WORTH AVENUE

Project Address:
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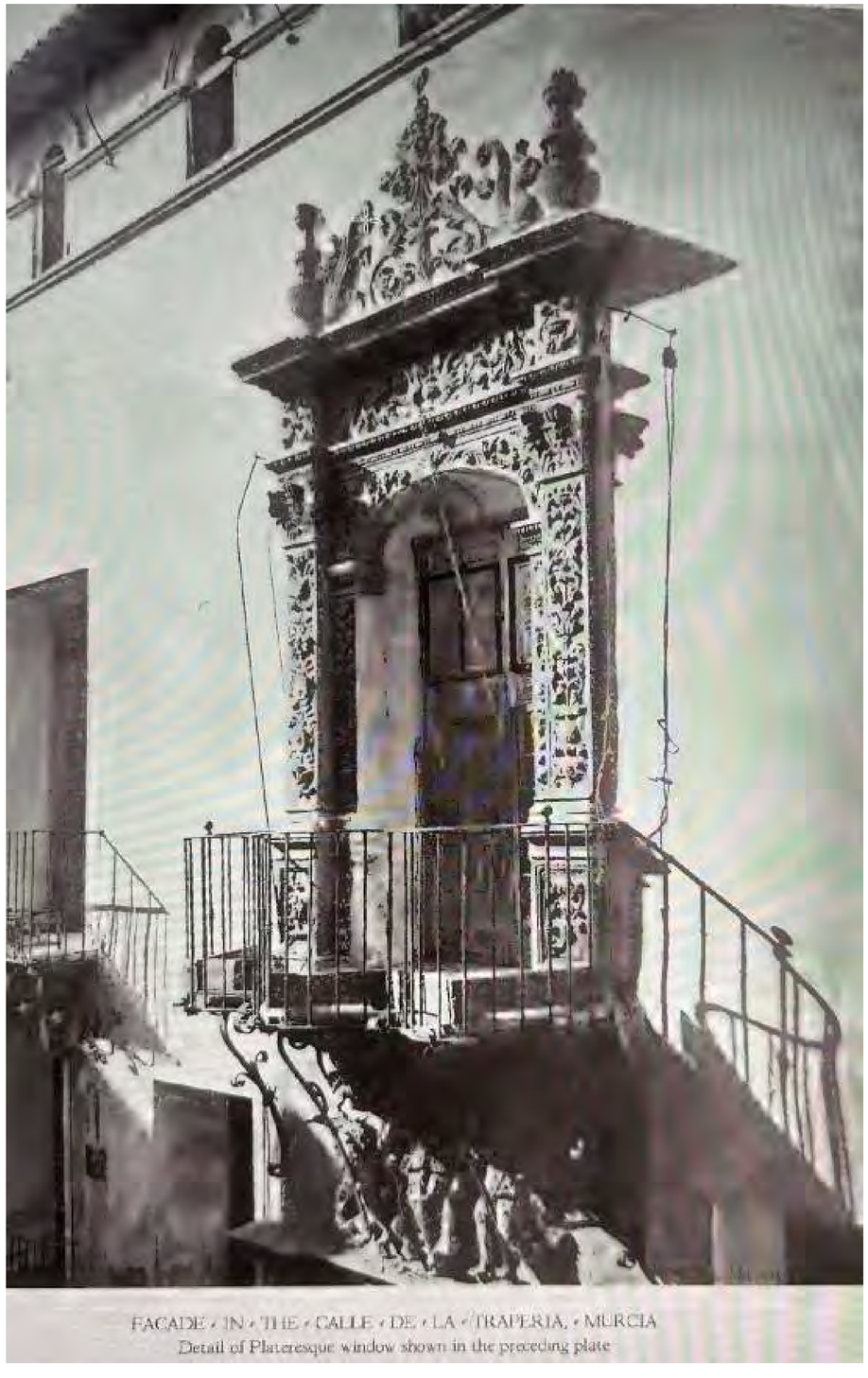
SHEET NAME

WORTH AVENUE
REFERENCES

SHEET NUMBER

SP4.2

ARCOM SET



FAÇADE · IN · THE · CALLE · DE · LA · TRAPERIA, · MURCIA
Detail of Plateresque window shown in the preceding plate



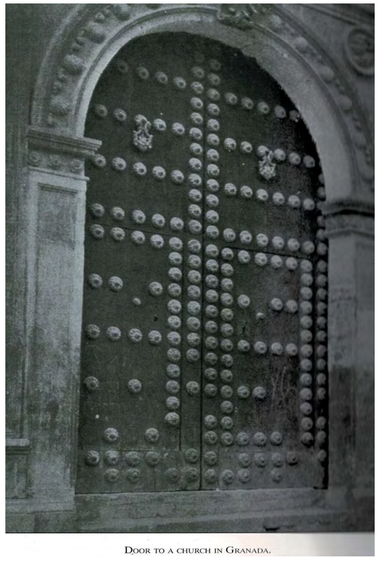
TRUJILLO
CASA DE JUAN DE ORILLANA
PATIO



THE SMALL FARMHOUSES OF SOUTHERN SPAIN, ETC.



A PROJECTING WOOD CORNICE ON A BUILDING IN SEVILLE.



DOOR TO A CHURCH IN GRANADA.

ARCHITECTURAL INSPIRATION (SPANISH DETAILS)

SCALE: NTS

ZON-25-0091
ARC-25-0102

Bartholemew + Partners

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Project no: 25.06.130
Date: 01.26.26
Drawn by: V. Antico/ S. Simmons
Project Manager: K. Fant

151 WORTH AVENUE

Project Address:
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SHEET NAME

SPANISH ARCHITECTURE REFERENCES

SHEET NUMBER

SP4.0

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ARCHITECTURAL INSPIRATION (PALM BEACH)

SCALE: NTS

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Project Manager: K. Fant

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SHEET NAME

PALM BEACH PRECEDENT & STOREFRONT REFERENCES

SHEET NUMBER

SP4.3

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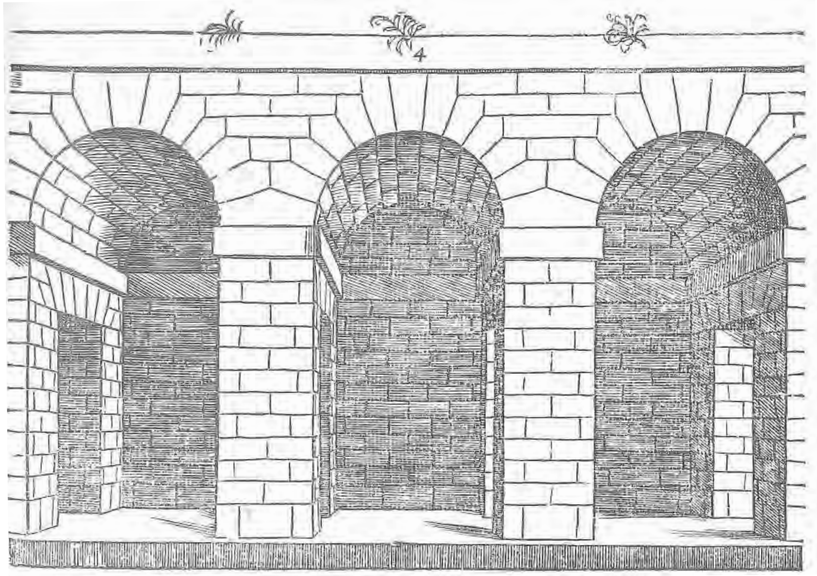

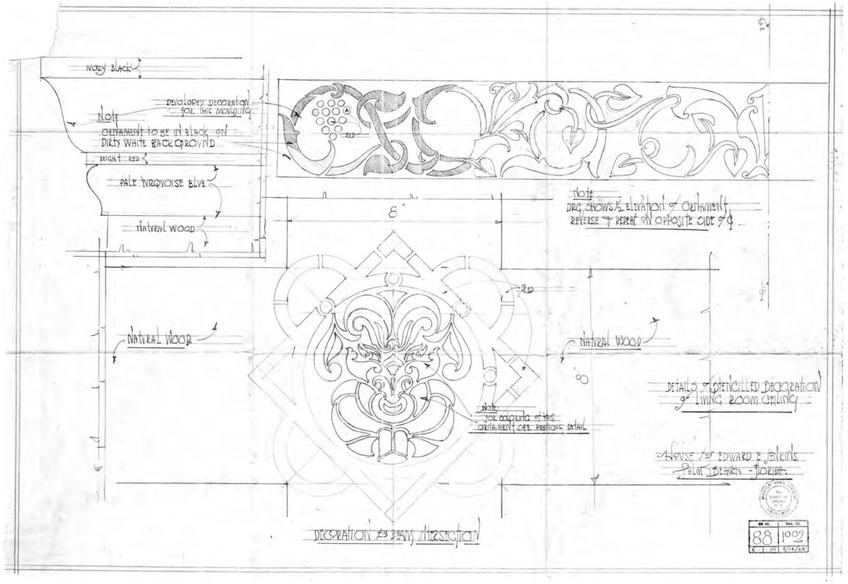

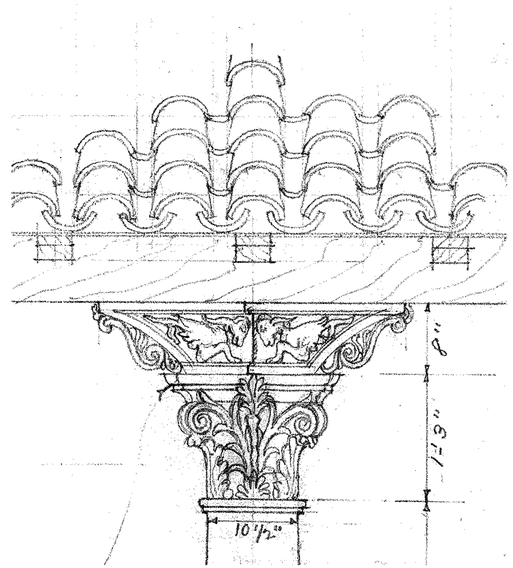

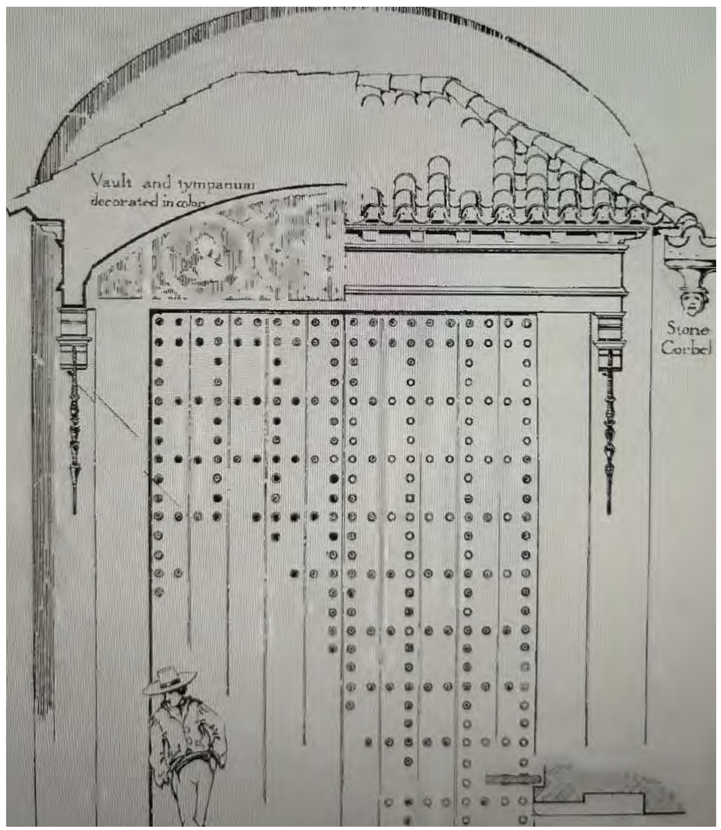

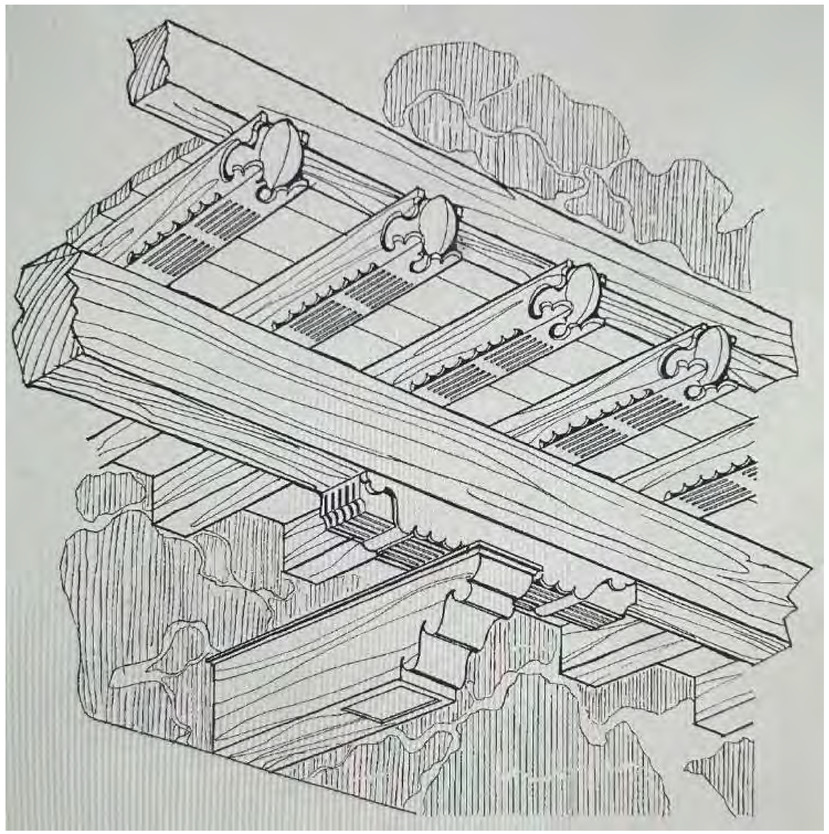



DETAIL OF CORNICE, OLD CHURCH AT PARLA
PROVINCE OF MADRID

ARCHITECTURAL INSPIRATION (SELECT DETAILS)

SCALE: NTS

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KYLE B FANT ARCHITECT # AR99255
INTERIOR DESIGNER # ID6422
AIA # 30425933 NCARB # 87929

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CONSTRUCTION ADMINISTRATION: AS THE TERM IS GENERALLY INDENTIFIED, AND THAT IF BARTHOLEMEW + PARTNERS IS NOT CONTRACTED TO PROVIDE ARCHITECTURAL CONSTRUCTION ADMINISTRATION SERVICES, THE CLIENT AGREES TO LIMIT SHOP DRAWING REVIEW, DESIGN CLARIFICATION, ETC., THE CLIENT AGREES TO INDEMNIFY AND HOLD HARMLESS BARTHOLEMEW + PARTNERS FROM ANY LIABILITY ARISING FROM THE CONSTRUCTION PERFORMED BY CONTRACTORS NOT UNDER CONTRACT FOR CONSTRUCTION BY THE CLIENT, AND THEIR AGENTS, EMPLOYEES, OR SUBCONTRACTORS.

Project no: 25.06.130
Date: 01.26.26
Drawn by: V. Antico/ S. Simmons
Project Manager: K. Fant

151 WORTH AVENUE

Project Address:
151 Worth Ave
Palm Beach, FL, 33480

SHEET NAME

ARCHITECTURAL INSPIRATION

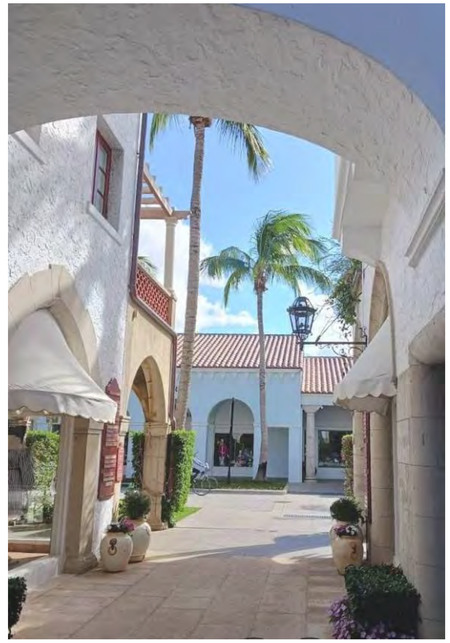
SHEET NUMBER

SP4.4

ARCOM SET













ARCHITECTURAL INSPIRATION (WORTH AVENUE)

SCALE: NTS

ZON-25-0091
ARC-25-0102

Bartholemew + Partners

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CONSTRUCTION ADMINISTRATION, AS THE TERM IS GENERALLY UNDERSTOOD, AND THAT SPECIFICALLY DESCRIBED IN THE AGREEMENT BETWEEN OWNER AND ARCHITECT, SERVICES DURING CONSTRUCTION, INCLUDING ON-SITE MONITORING, SITE VISITS, SHOP DRAWING REVIEW, DESIGN CLARIFICATION, ETC., THE CLIENT AGREES TO INDEMNIFY AND HOLD HARMLESS THE ARCHITECT AND ITS CONSULTANTS FROM ANY CLAIM ARISING FROM ACTS OR OMISSIONS IN THE PERFORMANCE OF SAID SERVICES DURING CONSTRUCTION BY THE CLIENT, AND THEIR AGENTS, EMPLOYEES, OR SUBCONTRACTORS.

Project no: 25.06.130
Date: 01.26.26
Drawn by: V. Antico/ S. Simmons
Project Manager: K. Fant

151 WORTH AVENUE

Project Address:
151 Worth Ave
Palm Beach, FL, 33480

SHEET NAME

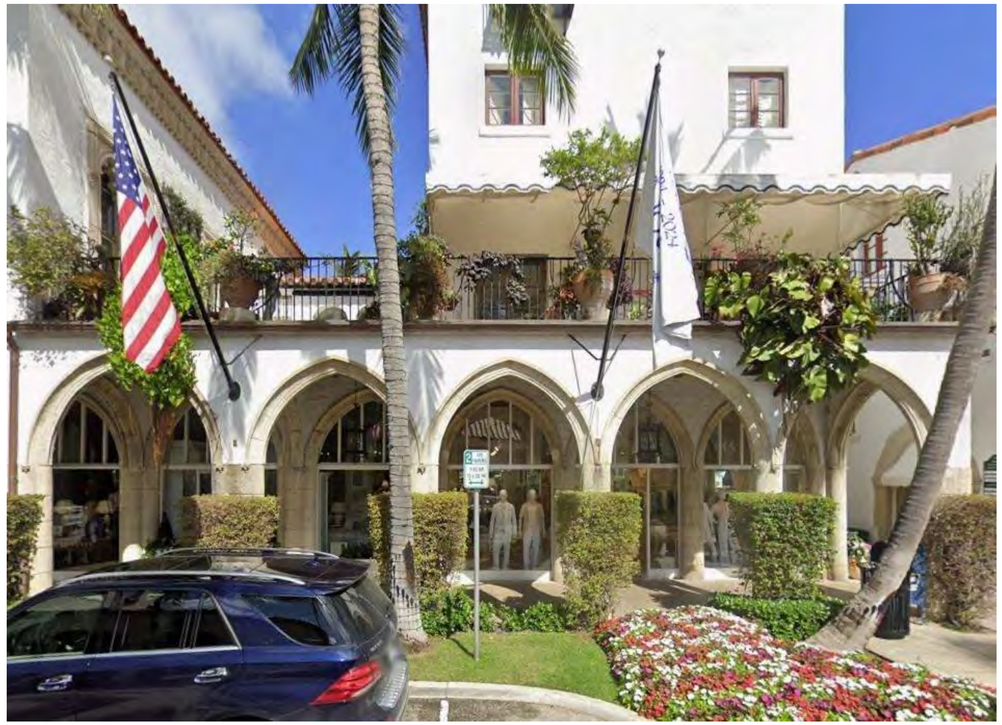
PALM BEACH PRECEDENT & STOREFRONT REFERENCES

SHEET NUMBER

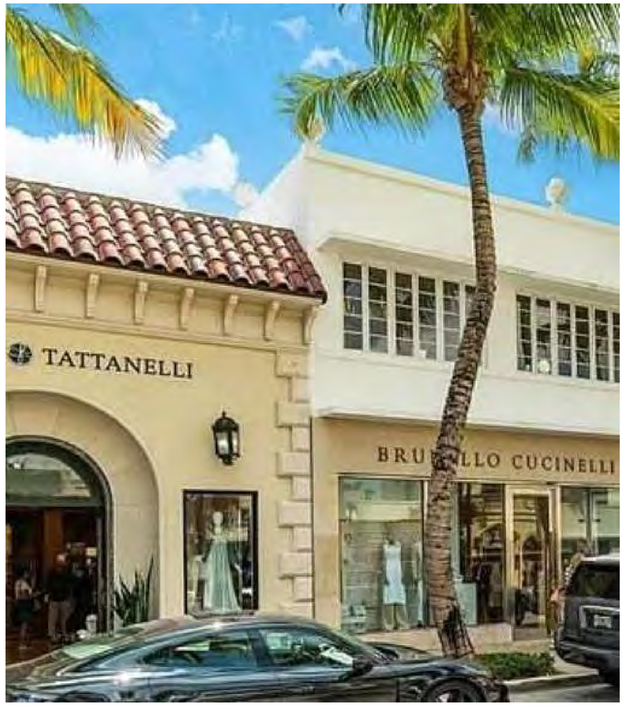
SP4.3

ARCOM SET











ARCHITECTURAL INSPIRATION (WORTH AVENUE)

SCALE: NTS

ZON-25-0091
ARC-25-0102

Bartholemew + Partners

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Project no: 25.06.130
Date: 01.26.26
Drawn by: V. Antico/ S. Simmons
Project Manager: K. Fant

151 WORTH AVENUE

Project Address:
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Palm Beach, FL, 33480

SHEET NAME

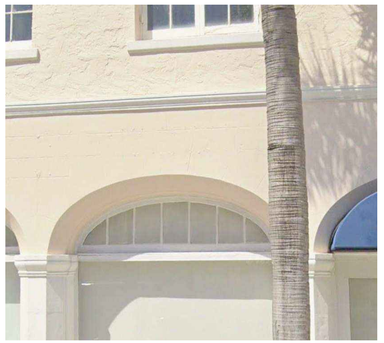
PALM BEACH PRECEDENT & STOREFRONT REFERENCES

SHEET NUMBER

SP4.3

ARCOM SET











ARCHITECTURAL INSPIRATION (COUNTY & ROYAL POINCIANA)

SCALE: NTS

ZON-25-0091
ARC-25-0102

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AIA # 30425933 NCARB # 87929

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Project no: 25.06.130
Date: 01.26.26
Drawn by: V. Antico/ S. Simmons
Project Manager: K. Fant

151 WORTH AVENUE

Project Address:
151 Worth Ave
Palm Beach, FL, 33480

SHEET NAME

PALM BEACH PRECEDENT & STOREFRONT REFERENCES

SHEET NUMBER

SP4.3

ARCOM SET

Part VI

PROPOSED ELEVATIONS & DETAILS

151 Worth Avenue

Part VI. A

SOUTH ELEVATION

151 Worth Avenue

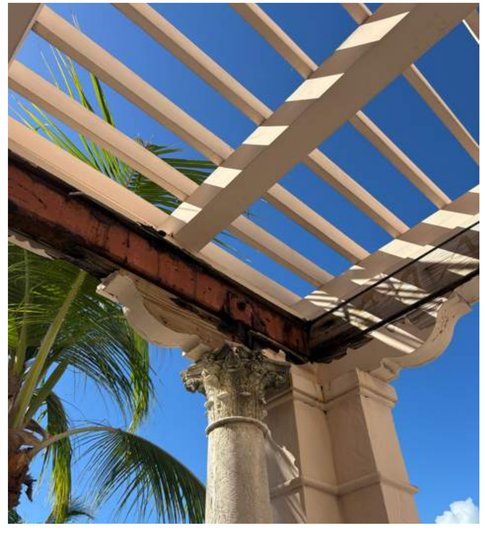


EXISTING SOUTH PHOTOS (WORTH AVENUE)

EXISTING SOUTH PHOTOS (WORTH AVENUE)







Bartholemew + Partners

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Project no: 25.06.130
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Drawn by: V. Antico/ S. Simmons
Project Manager: K. Fant

151 WORTH AVENUE

Project Address:
151 Worth Ave
Palm Beach, FL, 33480

SHEET NAME

EXISTING SOUTH PHOTOS

SHEET NUMBER

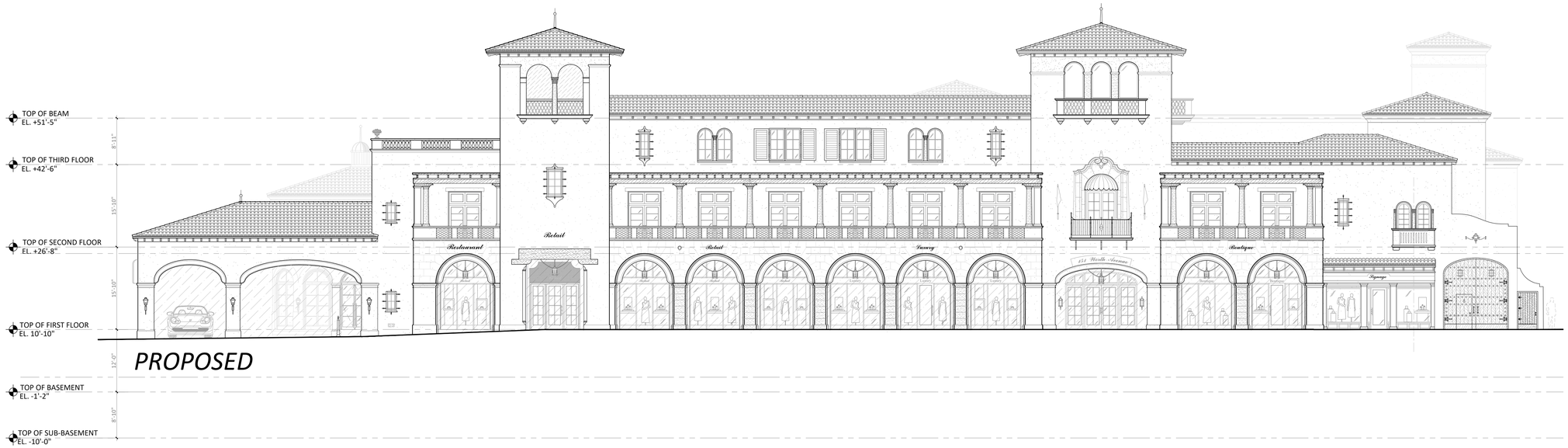
A3.0

ARCOM SET

ZON-25-0091
ARC-25-0102



1 EXISTING SOUTH ELEVATION
SCALE: 3/32" = 1'-0"


TOP OF BEAM
EL. +51'-5"
TOP OF THIRD FLOOR
EL. +42'-6"
TOP OF SECOND FLOOR
EL. +26'-8"
TOP OF FIRST FLOOR
EL. 10'-10"
TOP OF BASEMENT
EL. -1'-2"
TOP OF SUB-BASEMENT
EL. -10'-0"
8'-11"
15'-10"
15'-10"
12'-0"
8'-10"
Restaurant
Retail
Retail
Retail



1 PROPOSED COLOR SOUTH ELEVATION - WORTH AVENUE

ZON-25-0091
ARC-25-0102

Bartholemew + Partners

ARCHITECTURE AND DESIGN
PROGETTO DI ARCHITETTURA

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Project Manager: K. Fant

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151 Worth Ave
Palm Beach, FL, 33480

SHEET NAME

PROPOSED RENDERED
OVERALL
SOUTH ELEVATION

SHEET NUMBER

A3.0.1

ARCOM SET



1 PROPOSED COLOR SOUTH ELEVATION - WORTH AVENUE

ZON-25-0091
ARC-25-0102

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EMAIL: MHUGHES@MAOARCH.COM

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KYLE B FANT ARCHITECT # AR99255
INTERIOR DESIGNER # ID6422
AIA # 30425933 NCARB # 87929

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Project no: 25.06.130
Date: 01.26.26
Drawn by: V. Antico/ S. Simmons
Project Manager: K. Fant

151 WORTH AVENUE

Project Address:
151 Worth Ave
Palm Beach, FL, 33480

SHEET NAME

PROPOSED SOUTH COLORED ELEVATION WITH LANDSCAPE

SHEET NUMBER

A3.0.2

ARCOM SET



1 PROPOSED RENDERED SOUTH ELEVATION WITH LANDSCAPE - ENLARGED

ZON-25-0091
ARC-25-0102

Bartholemew + Partners

ARCHITECTURE AND DESIGN
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Project no: 25.06.130
Date: 01.26.26
Drawn by: V. Antico/ S. Simmons
Project Manager: K. Fant

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Project Address:
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SHEET NAME

PROPOSED SOUTH COLORED ELEVATION - ENLARGED

SHEET NUMBER

A3.0.3

ARCOM SET



1 PROPOSED RENDERED SOUTH ELEVATION WITH LANDSCAPE - ENLARGED

ZON-25-0091
ARC-25-0102

Bartholemew + Partners

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Project no: 25.06.130
Date: 01.26.26
Drawn by: V. Anticoi/ S. Simmons
Project Manager: K. Fant

151 WORTH AVENUE

Project Address:
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Palm Beach, FL, 33480

SHEET NAME

PROPOSED SOUTH COLORED ELEVATION - ENLARGED

SHEET NUMBER

A3.0.4

ARCOM SET



1 PROPOSED RENDERED SOUTH ELEVATION WITH LANDSCAPE - ENLARGED

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Project no: 25.06.130
Date: 01.26.26
Drawn by: V. Antico/ S. Simmons
Project Manager: K. Fant

151 WORTH AVENUE

Project Address:
151 Worth Ave
Palm Beach, FL, 33480

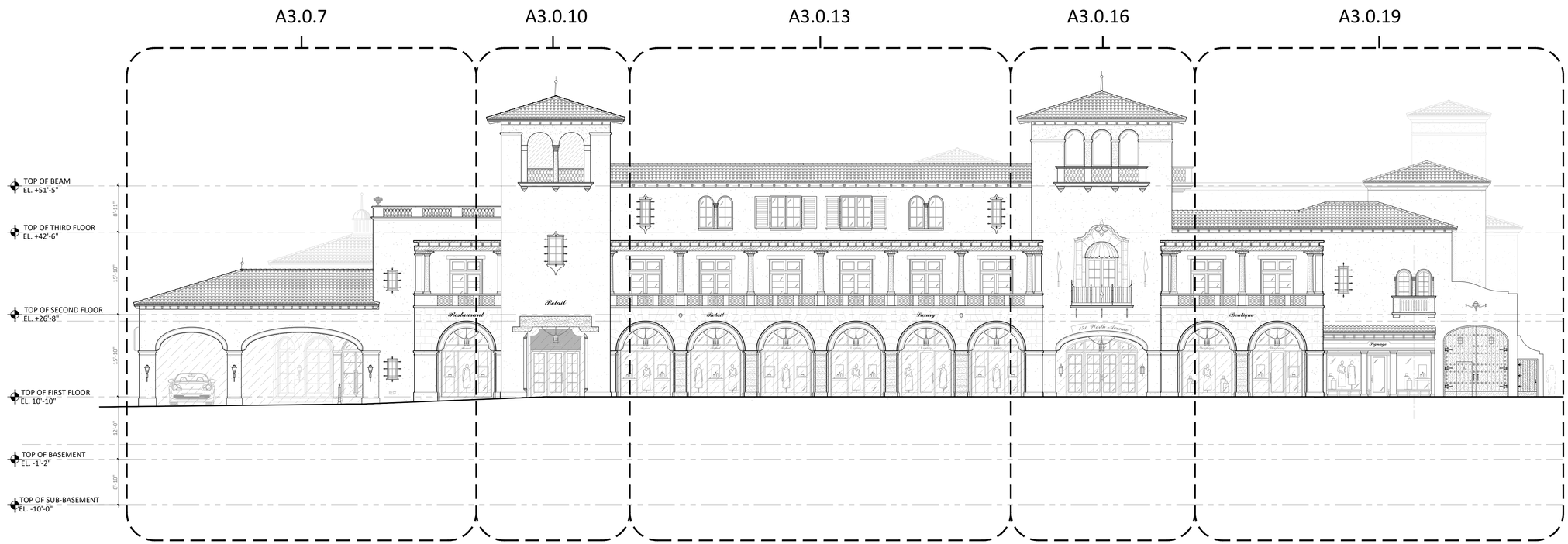
SHEET NAME

PROPOSED SOUTH COLORED ELEVATION - ENLARGED

SHEET NUMBER

A3.0.5

ARCOM SET



1 PROPOSED SOUTH ELEVATION
SCALE: 3/32" = 1'-0"

ZON-25-0091
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Project no: 25.06.130
Date: 01.26.26
Drawn by: V. Antico/ S. Simmons
Project Manager: K. Fant

151 WORTH AVENUE

Project Address:
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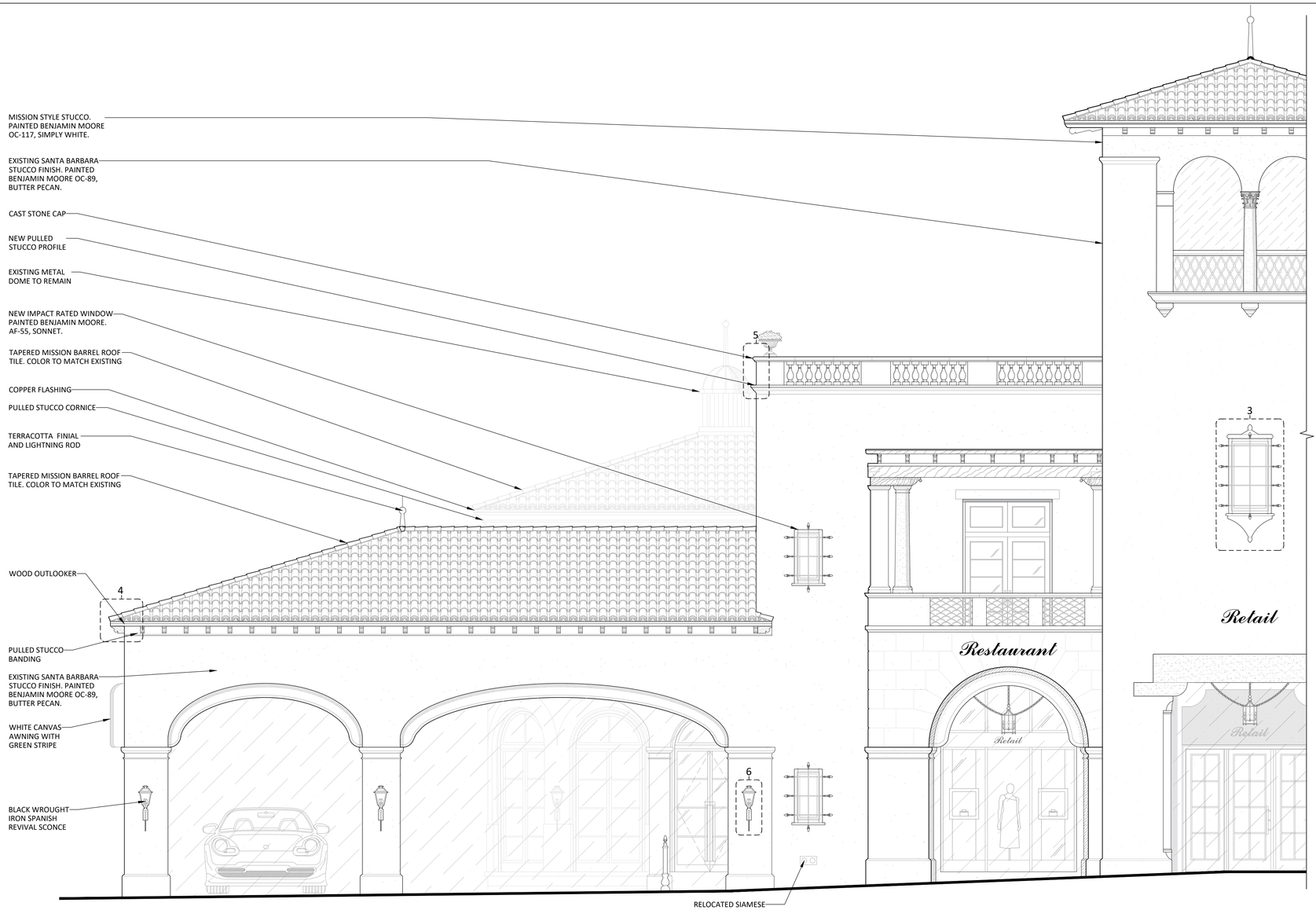
SHEET NAME

PROPOSED SOUTH ELEVATION

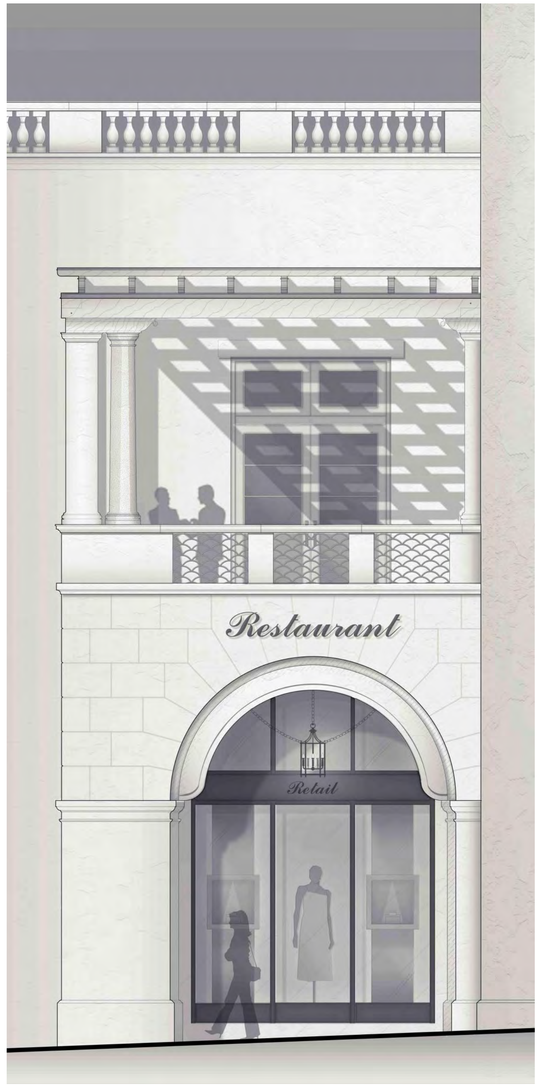
SHEET NUMBER

A3.0.6

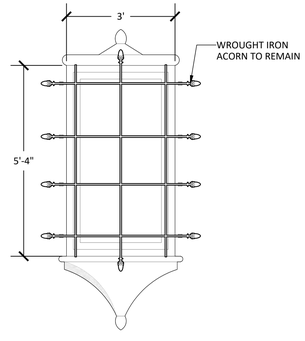
ARCOM SET



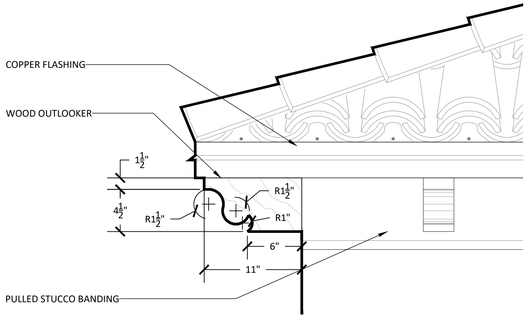
1 PROPOSED SOUTH ELEVATION - ENLARGED
SCALE: 1/4" = 1'-0"



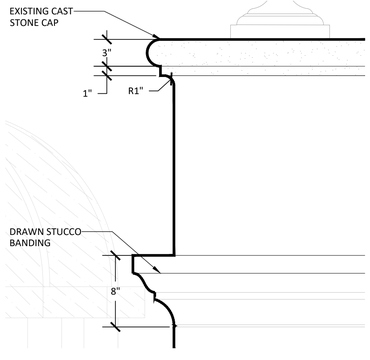
2 TECHNICAL/ SHADED FIGURE STUDY
SCALE: N.T.S



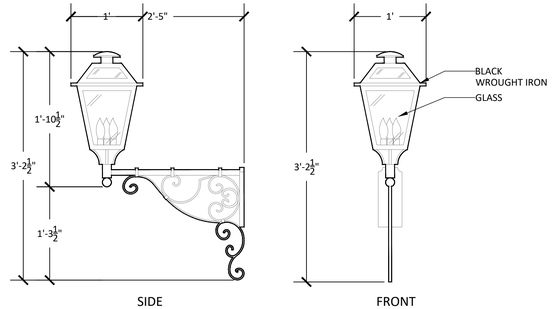
3 ENLARGED WINDOW DETAIL
SCALE: 1" = 1'-0"



4 ENLARGED OUTLOOKER DETAIL
SCALE: 1-1/2" = 1'-0"



5 ENLARGED DETAIL
SCALE: 1-1/2" = 1'-0"



6 ENLARGED SCONCE DETAIL
SCALE: 1-1/2" = 1'-0"

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KYLE B FANT ARCHITECT # AR99255
INTERIOR DESIGNER # ID6422
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Project no: 25.06.130
Date: 01.26.26
Drawn by: V. Antico/ S. Simmons
Project Manager: K. Fant

151 WORTH AVENUE

Project Address:
151 Worth Ave
Palm Beach, FL, 33480

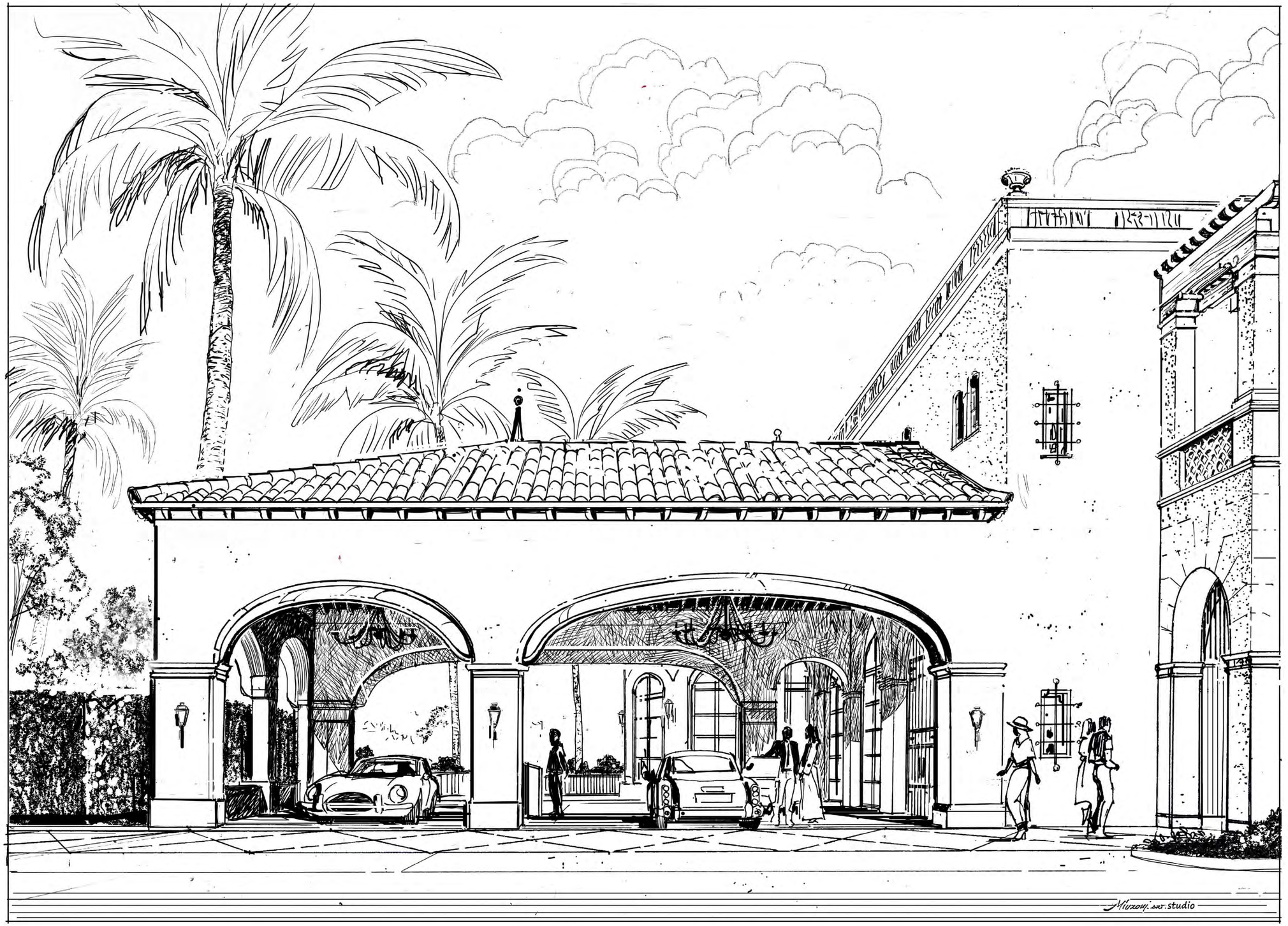
SHEET NAME

PROPOSED SOUTH ENLARGED ELEVATION

SHEET NUMBER

A3.0.7

ARCOM SET



1 PROPOSED B&W VIGNETTE - PORTE COCHERE

ZON-25-0091
ARC-25-0102

Bartholemew + Partners

ARCHITECTURE AND DESIGN
PROGETTO DI ARCHITETTURA

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KYLE B FANT ARCHITECT # AR99255
INTERIOR DESIGNER # ID6422
AIA # 30425933 NCARB # 87929

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Project no: 25.06.130
Date: 01.26.26
Drawn by: V. Antico/ S. Simmons
Project Manager: K. Fant

151 WORTH AVENUE

Project Address:
151 Worth Ave
Palm Beach, FL, 33480

SHEET NAME

SOUTH VIGNETTE

SHEET NUMBER

A3.0.8

ARCOM SET



1 PROPOSED COLORED VIGNETTE - PORTE COCHERE

ZON-25-0091
ARC-25-0102

Bartholemew + Partners

ARCHITECTURE AND DESIGN
PROGETTO DI ARCHITETTURA

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CONSTRUCTION ADMINISTRATION, AS THE TERM IS GENERALLY UNDERSTOOD, AND THAT SPECIFICALLY DESCRIBED IN THE AGREEMENT BETWEEN OWNER AND ARCHITECT, IS NOT SERVICES DURING CONSTRUCTION, INCLUDING ON-SITE MONITORING, SITE VISITS, SHOP DRAWING REVIEW, ETC. OWNER AGREES TO HOLD HARMLESS BARTHOLEMEW + PARTNERS AND HOLD HARMLESS BARTHOLEMEW + PARTNERS FROM ANY LIABILITY ARISING FROM CONSTRUCTION ADMINISTRATION SERVICES PERFORMED BY CONTRACTORS, BY THE CLIENT, AND THEIR AGENTS, EMPLOYEES, OR SUBCONTRACTORS.

Project no: 25.06.130
Date: 01.26.26
Drawn by: V. Antico/ S. Simmons
Project Manager: K. Fant

151 WORTH AVENUE

Project Address:
151 Worth Ave
Palm Beach, FL, 33480

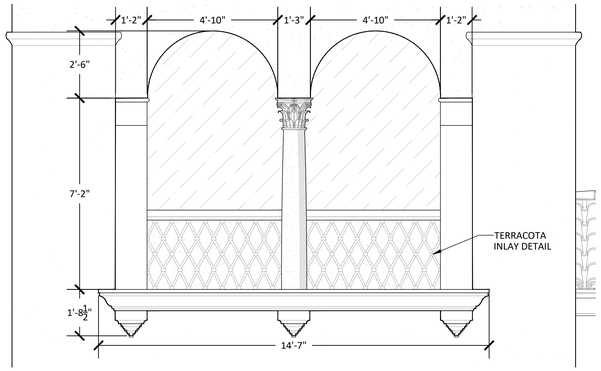
SHEET NAME

SOUTH VIGNETTE

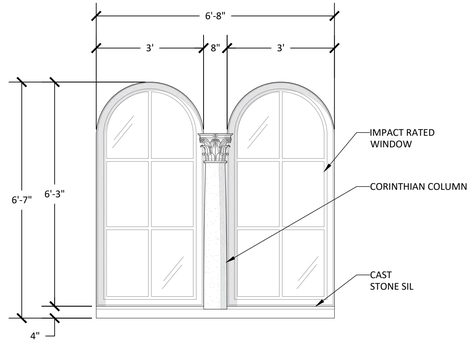
SHEET NUMBER

A3.0.9

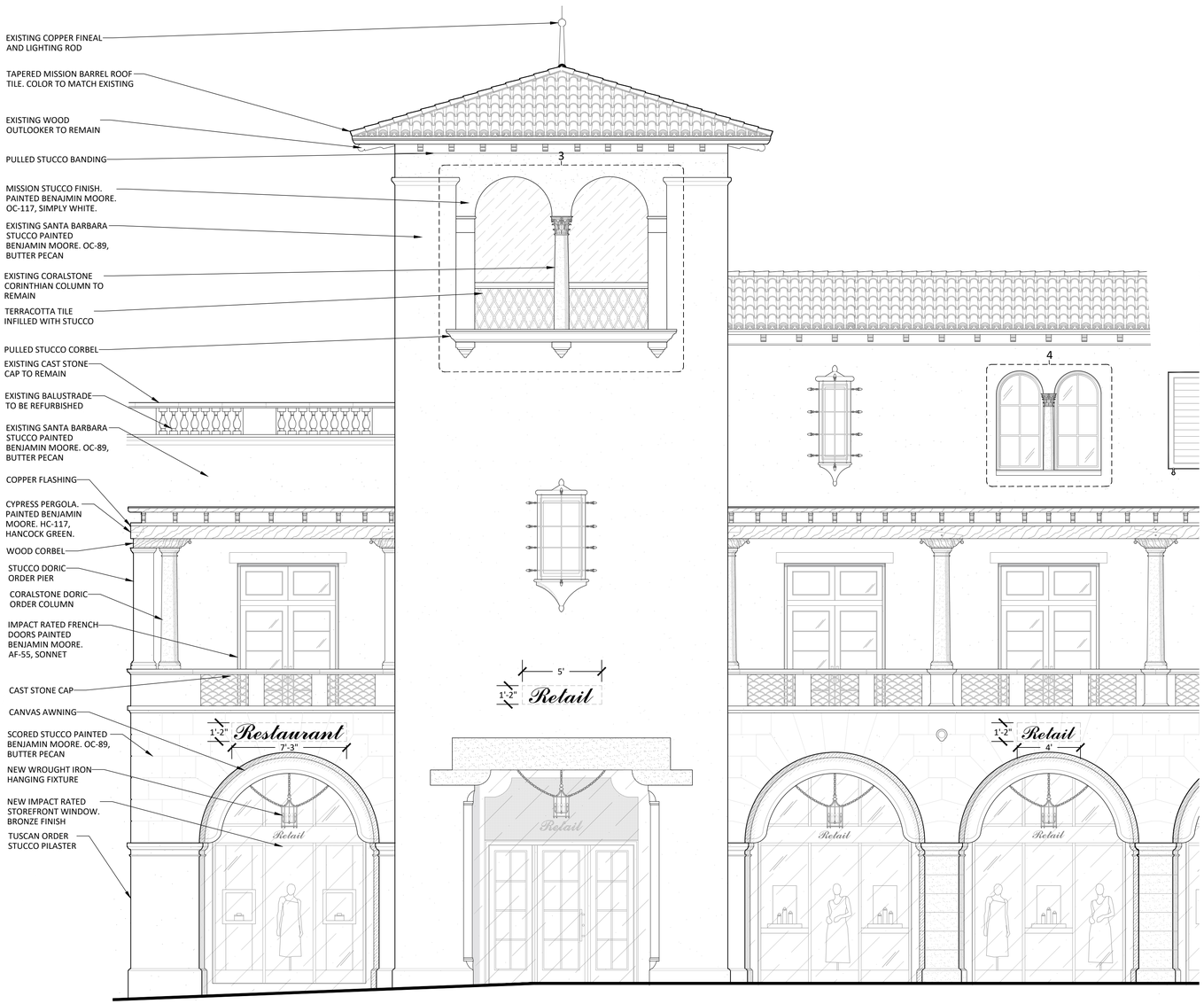
ARCOM SET



3 ENLARGED DETAIL
SCALE: 3/8" = 1'-0"



4 ENLARGED DETAIL
SCALE: 1/2" = 1'-0"



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



2 TECHNICAL/ SHADED FIGURE STUDY
SCALE: N.T.S

ZON-25-0091
ARC-25-0102

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KYLE B FANT ARCHITECT # AR99255
INTERIOR DESIGNER # ID6422
AIA # 30425933 NCARB # 87929

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Project no: 25.06.130
Date: 01.26.26
Drawn by: V. Antico/ S. Simmons
Project Manager: K. Fant

151 WORTH AVENUE

Project Address:
151 Worth Ave
Palm Beach, FL, 33480

SHEET NAME

PROPOSED SOUTH
ENLARGED ELEVATION

SHEET NUMBER

A3.0.10

ARCOM SET



1 PROPOSED B&W VIGNETTE - SOUTH ARCADE LOOKING WEST

ZON-25-0091
ARC-25-0102

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Project no: 25.06.130
Date: 01.26.26
Drawn by: V. Antico/ S. Simmons
Project Manager: K. Fant

151 WORTH AVENUE

Project Address:
151 Worth Ave
Palm Beach, FL, 33480

SHEET NAME

SOUTH VIGNETTE

SHEET NUMBER

A3.0.11

ARCOM SET



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

ZON-25-0091
ARC-25-0102

Bartholemew + Partners

ARCHITECTURE AND DESIGN
PROGETTO DI ARCHITETTURA

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CONSTRUCTION ADMINISTRATION: AS THE TERM IS GENERALLY UNDERSTOOD, AND THAT PORTION OF THE SERVICES DESCRIBED IN THE AGREEMENT WHICH INCLUDES SITE SERVICES DURING CONSTRUCTION, INCLUDING ON-SITE MONITORING, SITE VISITS, SHOP DRAWING REVIEW, DESIGN CLARIFICATION, ETC., THE CLIENT AGREES TO INDEMNIFY AND HOLD THE ARCHITECT HARMLESS FROM ALL CLAIMS AND LIABILITY RESULTING FROM ACTS OR OMISSIONS IN THE PERFORMANCE OF SAID SERVICES DURING CONSTRUCTION BY THE CLIENT, AND THEIR AGENTS, EMPLOYEES, OR SUBCONTRACTORS.

Project no: 25.06.130
Date: 01.26.26
Drawn by: V. Antico/ S. Simmons
Project Manager: K. Fant

151 WORTH AVENUE

Project Address:
151 Worth Ave
Palm Beach, FL, 33480

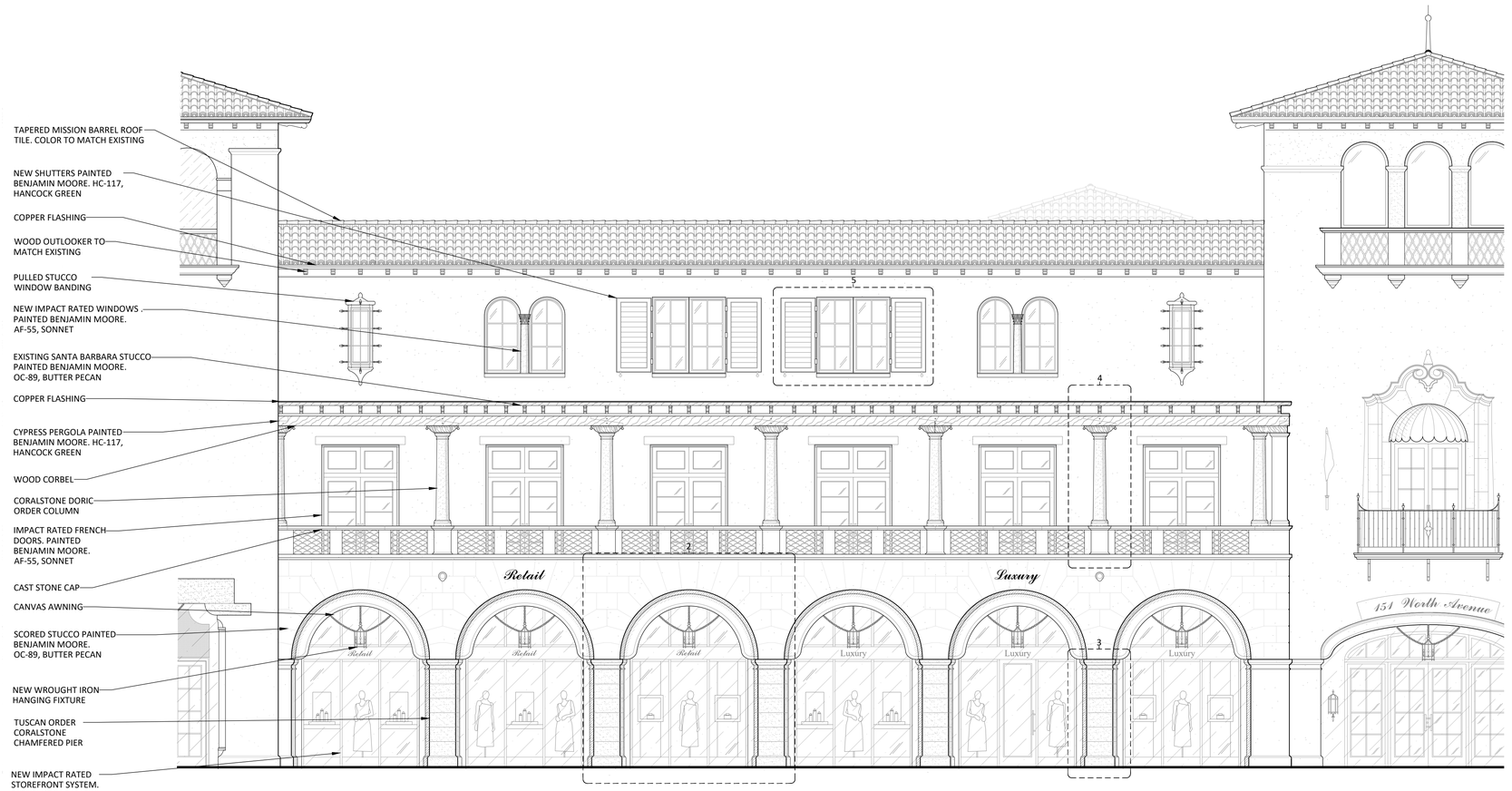
SHEET NAME

SOUTH VIGNETTE

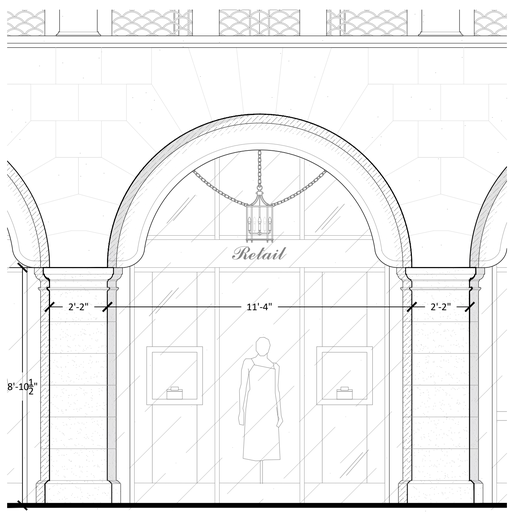
SHEET NUMBER

A3.0.12

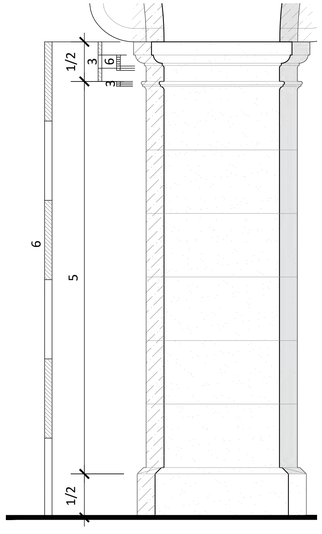
ARCOM SET



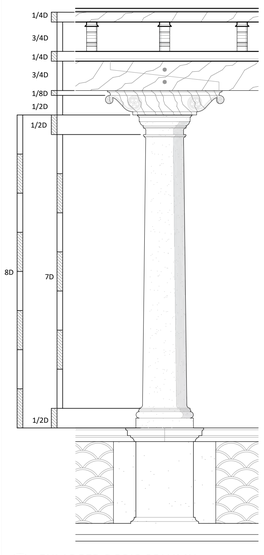
1 PROPOSED SOUTH ELEVATION - ENLARGED
SCALE: 3/16" = 1'-0"



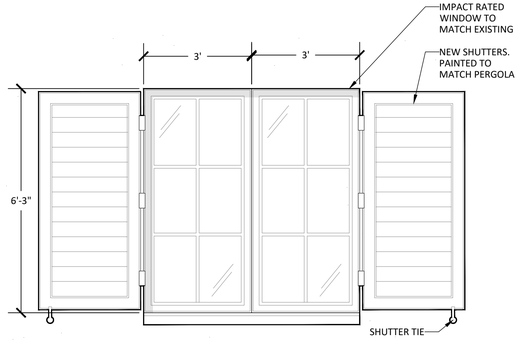
2 ENLARGED DETAIL
SCALE: 1/4" = 1'-0"



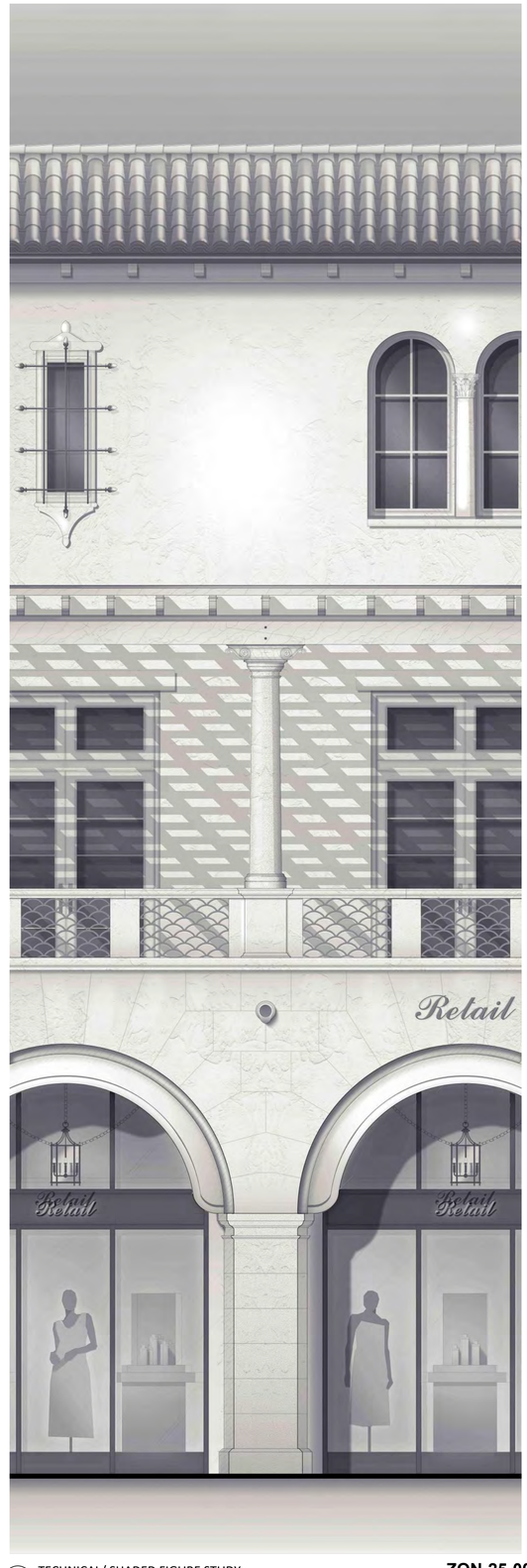
3 ENLARGED TUSCAN PIER
SCALE: 3/4" = 1'-0"



4 ENLARGED DORIC COLUMN
SCALE: N.T.S



5 ENLARGED WINDOW DETAIL
SCALE: 1/2" = 1'-0"



6 TECHNICAL/ SHADED FIGURE STUDY
SCALE: N.T.S

ZON-25-0091
ARC-25-0102

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AIA # 30425933 NCARB # 87929

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Project no: 25.06.130
Date: 01.26.26
Drawn by: V. Antico/ S. Simmons
Project Manager: K. Fant

151 WORTH AVENUE

Project Address:
151 Worth Ave
Palm Beach, FL, 33480

SHEET NAME

PROPOSED SOUTH ENLARGED ELEVATION

SHEET NUMBER

A3.0.13

ARCOM SET



1 PROPOSED B&W VIGNETTE - SOUTH ARCADE FROM WORTH AVE.

ZON-25-0091
ARC-25-0102

Bartholomew + Partners

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AIA # 30425933 NCARB # 87929

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Project no: 25.06.130
Date: 01.26.26
Drawn by: V. Antico/ S. Simmons
Project Manager: K. Fant

151 WORTH AVENUE

Project Address:
151 Worth Ave
Palm Beach, FL, 33480

SHEET NAME

SOUTH VIGNETTE

SHEET NUMBER

A3.0.14

ARCOM SET



1 PROPOSED COLORED VIGNETTE - SOUTH ARCADE FROM WORTH AVE.

ZON-25-0091
ARC-25-0102

Bartholemew + Partners

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PROGETTO DI ARCHITETTURA

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Project no: 25.06.130
Date: 01.26.26
Drawn by: V. Antico/ S. Simmons
Project Manager: K. Fant

151 WORTH AVENUE

Project Address:
151 Worth Ave
Palm Beach, FL, 33480

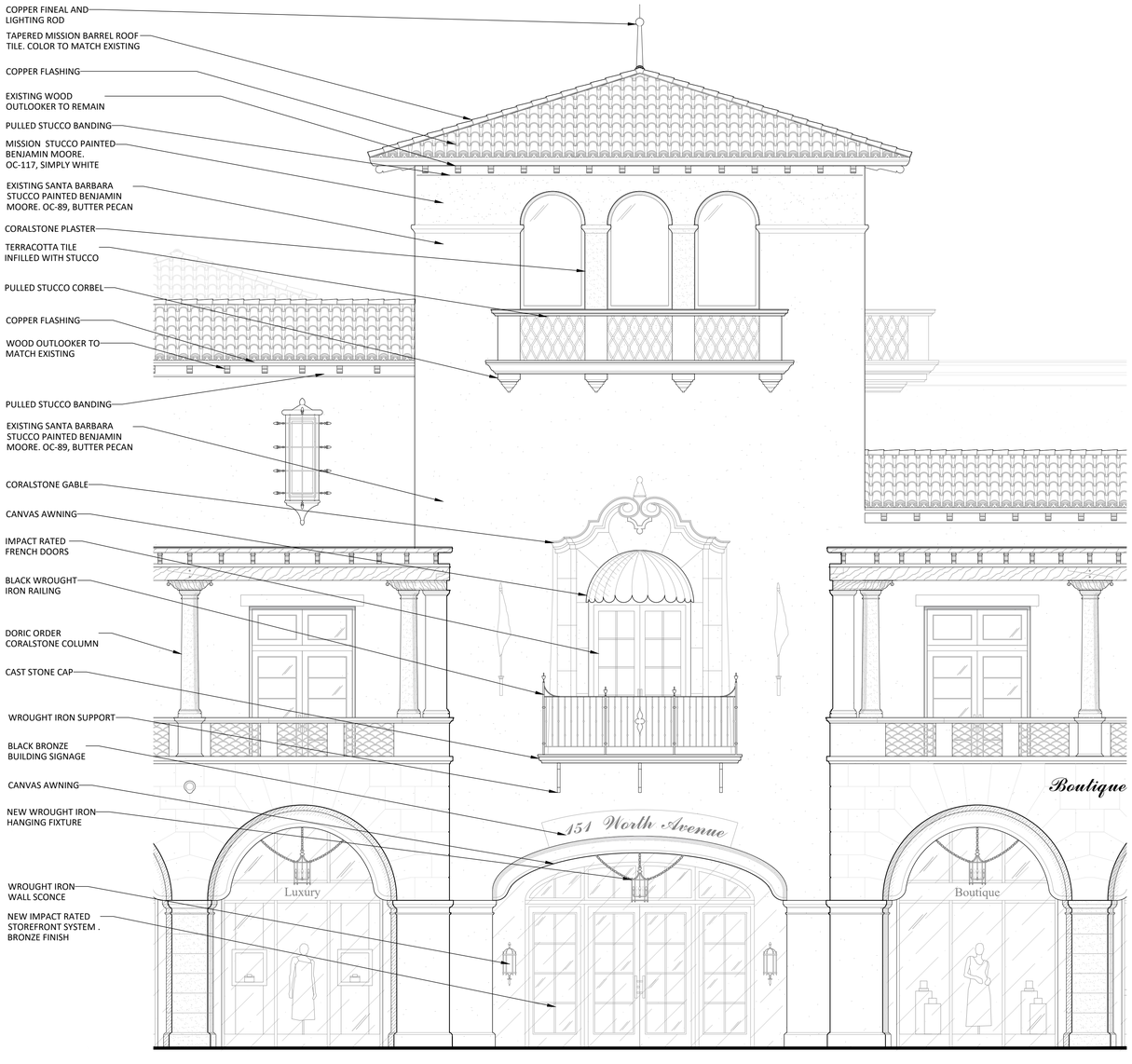
SHEET NAME

SOUTH VIGNETTE

SHEET NUMBER

A3.0.15

ARCOM SET



1 PROPOSED SOUTH ELEVATION - ENLARGED

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



2 TECHNICAL/ SHADED FIGURE STUDY

SCALE: N.T.S

ZON-25-0091
ARC-25-0102

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Project no: 25.06.130
Date: 01.26.26
Drawn by: V. Antico/ S. Simmons
Project Manager: K. Fant

151 WORTH AVENUE

Project Address:
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SHEET NAME

PROPOSED SOUTH ENLARGED ELEVATION

SHEET NUMBER

A3.0.16

ARCOM SET



1 PROPOSED VIGNETTE

ZON-25-0091
ARC-25-0102

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Project no: 25.06.130
Date: 01.26.26
Drawn by: V. Antico/ S. Simmons
Project Manager: K. Fant

151 WORTH AVENUE

Project Address:
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SHEET NAME

SOUTH VIGNETTE

SHEET NUMBER

A3.0.17

ARCOM SET



1 PROPOSED VIGNETTE

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Project no: 25.06.130
Date: 01.26.26
Drawn by: V. Anticol/ S. Simmons
Project Manager: K. Fant

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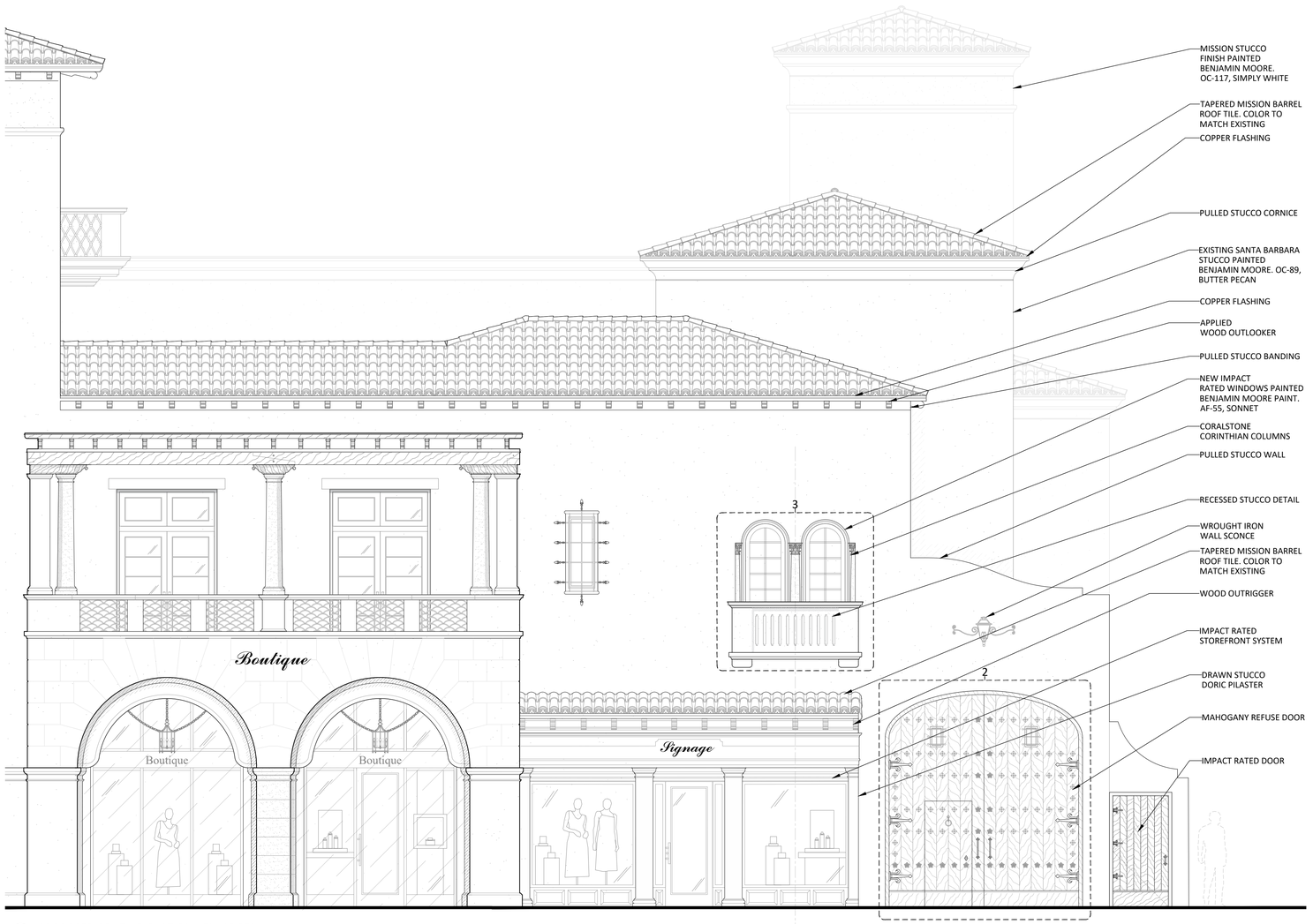
SHEET NAME

SOUTH VIGNETTE

SHEET NUMBER

A3.0.18

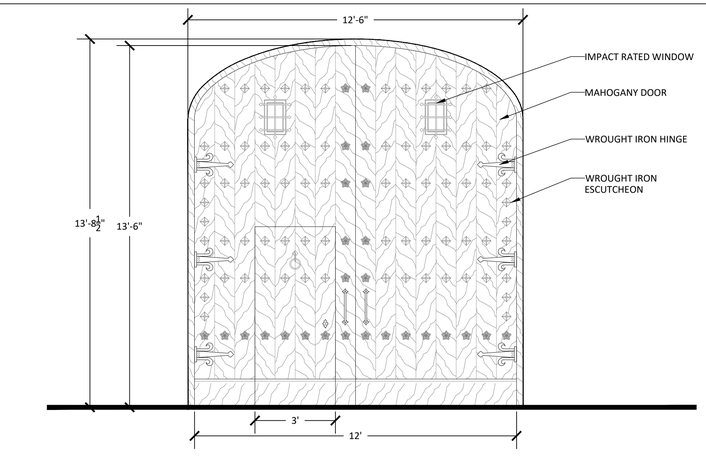
ARCOM SET



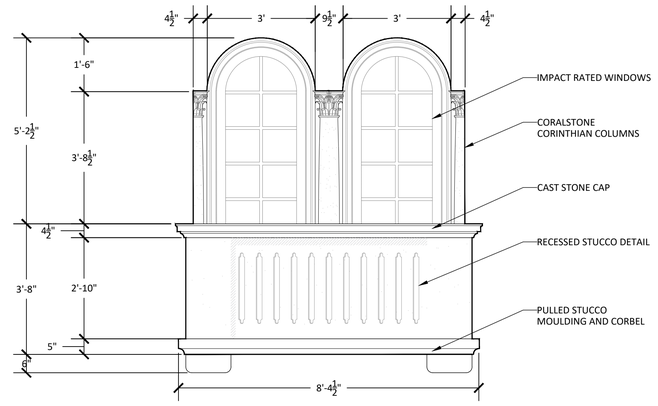
1 PROPOSED SOUTH ELEVATION - ENLARGED
SCALE: 1/4" = 1'-0"



4 TECHNICAL/ SHADED FIGURE STUDY
SCALE: N.T.S



2 ENLARGED REFUSE DOOR DETAIL
SCALE: 3/8" = 1'-0"



3 ENLARGED DETAIL
SCALE: 1/2" = 1'-0"



5 TECHNICAL/ SHADED FIGURE STUDY
SCALE: N.T.S

ZON-25-0091
ARC-25-0102

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Project no: 25.06.130
Date: 01.26.26
Drawn by: V. Antico/ S. Simmons
Project Manager: K. Fant

151 WORTH AVENUE

Project Address:
151 Worth Ave
Palm Beach, FL, 33480

SHEET NAME

PROPOSED SOUTH ENLARGED ELEVATION

SHEET NUMBER

A3.0.19

ARCOM SET



1 PROPOSED B&W VIGNETTE

ZON-25-0091
ARC-25-0102

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Project no: 25.06.130
Date: 01.26.26
Drawn by: V. Antico/ S. Simmons
Project Manager: K. Fant

151 WORTH AVENUE

Project Address:
151 Worth Ave
Palm Beach, FL, 33480

SHEET NAME

SOUTH VIGNETTE

SHEET NUMBER

A3.0.20

ARCOM SET



1 PROPOSED COLORED VIGNETTE

ZON-25-0091
ARC-25-0102

Bartholemew + Partners

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Project no: 25.06.130
Date: 01.26.26
Drawn by: V. Anticol/ S. Simmons
Project Manager: K. Fant

151 WORTH AVENUE

Project Address:
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SHEET NAME

SOUTH VIGNETTE

SHEET NUMBER

A3.0.21

ARCOM SET

Part VI. B

EAST ELEVATION

151 Worth Avenue



EXISTING EAST PHOTO



EXISTING EAST PHOTO







EXISTING WEST PHOTO

ZON-25-0091
ARC-25-0102

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Project no: 25.06.130
Date: 01.26.26
Drawn by: V. Antico/ S. Simmons
Project Manager: K. Fant

151 WORTH AVENUE

Project Address:
151 Worth Ave
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SHEET NAME

EXISTING EAST PHOTOS

SHEET NUMBER

A3.1

ARCOM SET



1 EXISTING EAST ELEVATION
SCALE: 3/32" = 1'-0"



2 PROPOSED EAST ELEVATION
SCALE: 3/32" = 1'-0"

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Project no: 25.06.130
Date: 01.26.26
Drawn by: V. Antico/ S. Simmons
Project Manager: K. Fant

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SHEET NAME

EXISTING AND PROPOSED EAST ELEVATION

SHEET NUMBER

A3.1.0

ARCOM SET

ZON-25-0091
ARC-25-0102



1 PROPOSED RENDERED EAST ELEVATION WITH LANDSCAPE - ENLARGED

ZON-25-0091
ARC-25-0102

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Project no: 25.06.130
Date: 01.26.26
Drawn by: V. Antico/ S. Simmons
Project Manager: K. Fant

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Project Address:
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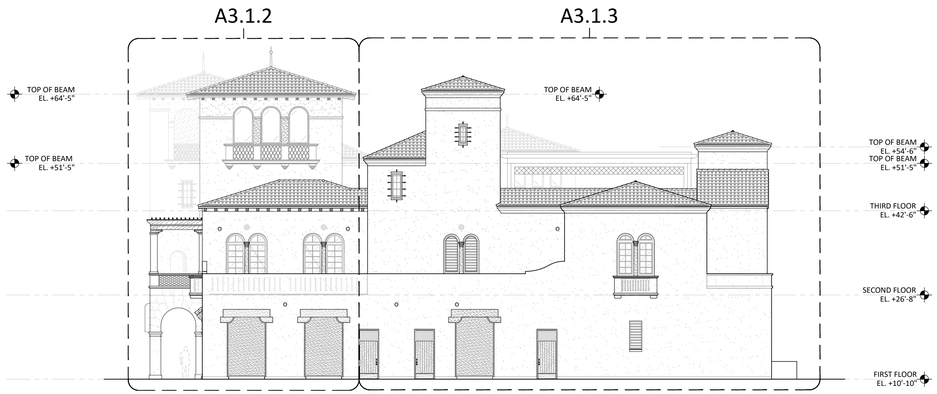
SHEET NAME

OVERALL COLORED EAST ELEVATION

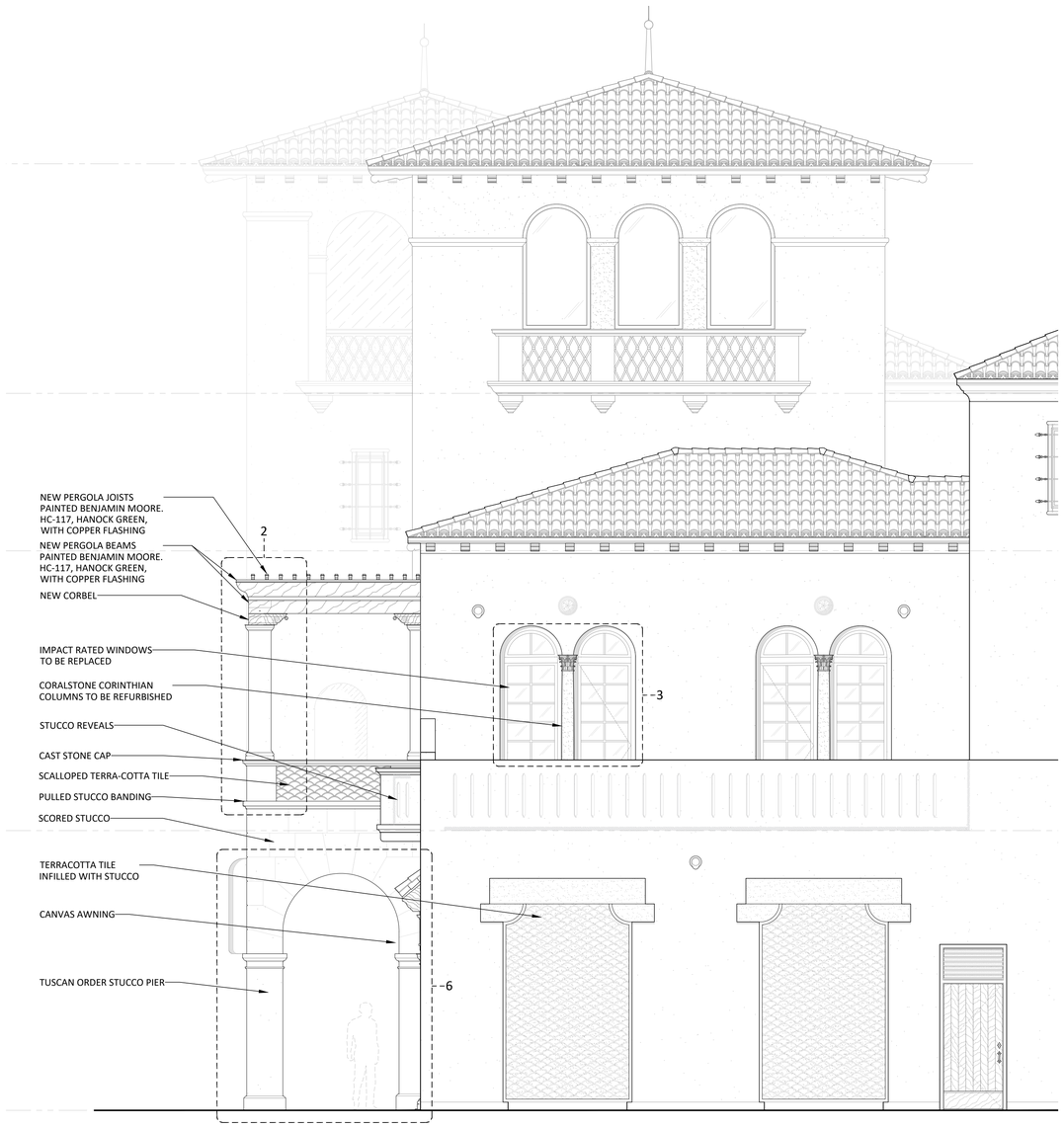
SHEET NUMBER

A3.1.1

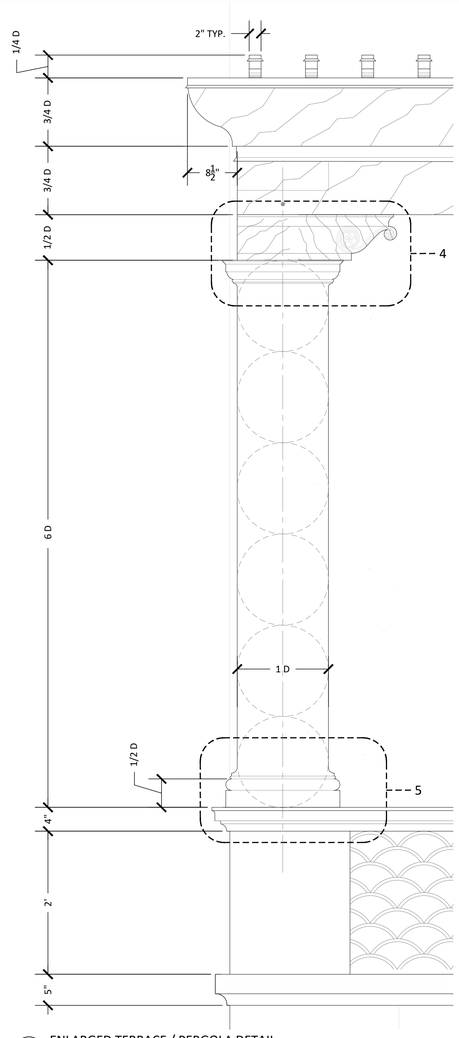
ARCOM SET



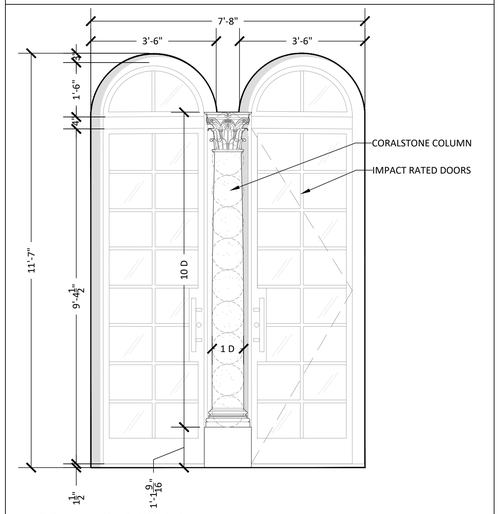
7 PROPOSED EAST ELEVATION



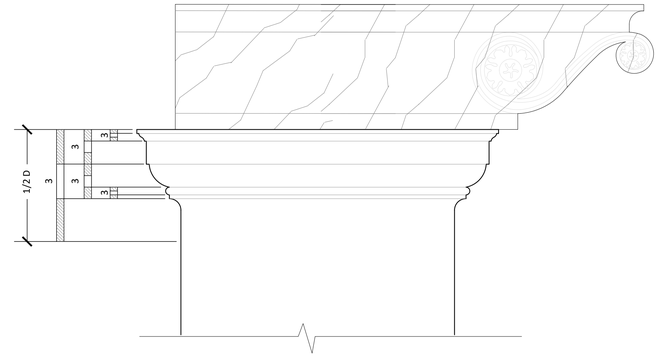
1 PROPOSED EAST ELEVATION - ENLARGED
SCALE: 1/4" = 1'-0"



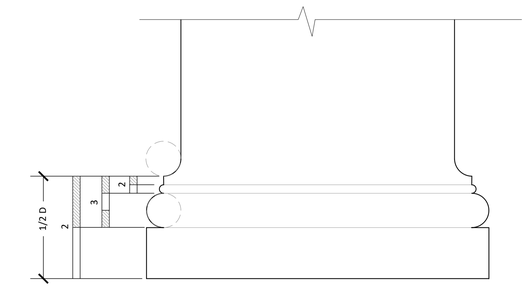
2 ENLARGED TERRACE / PERGOLA DETAIL
SCALE: 1" = 1'-0"



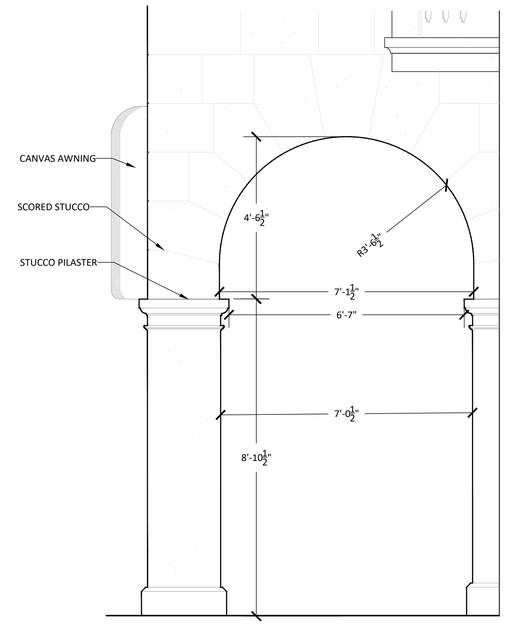
3 ENLARGED DOOR DETAIL
SCALE: 1/2" = 1'-0"



4 PIER CAPITAL DETAIL
SCALE: 3" = 1'-0"



5 PIER BASE DETAIL
SCALE: 3" = 1'-0"



6 ARCH DETAIL
SCALE: 1/2" = 1'-0"

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Project no: 25.06.130
Date: 01.26.26
Drawn by: V. Antico/ S. Simmons
Project Manager: K. Fant

151 WORTH AVENUE

Project Address:
151 Worth Ave
Palm Beach, FL, 33480

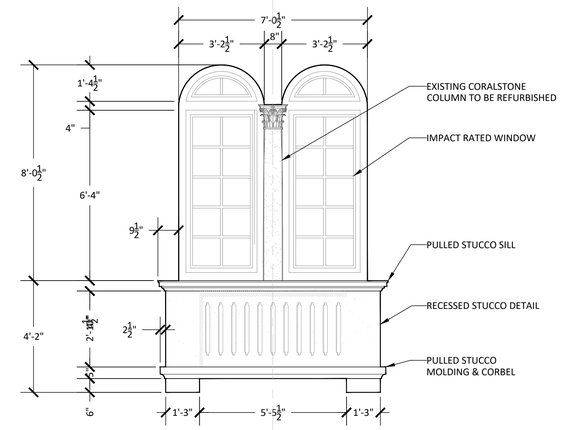
SHEET NAME

PROPOSED EAST
ENLARGED ELEVATION

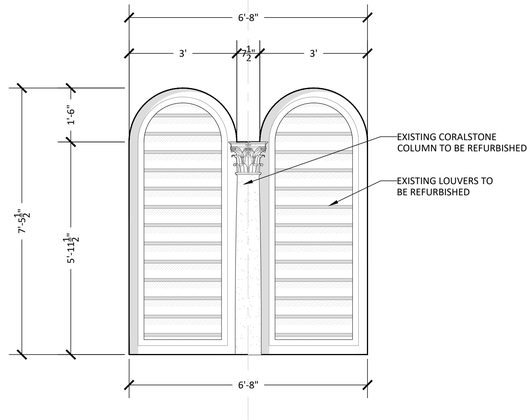
SHEET NUMBER

A3.1.2

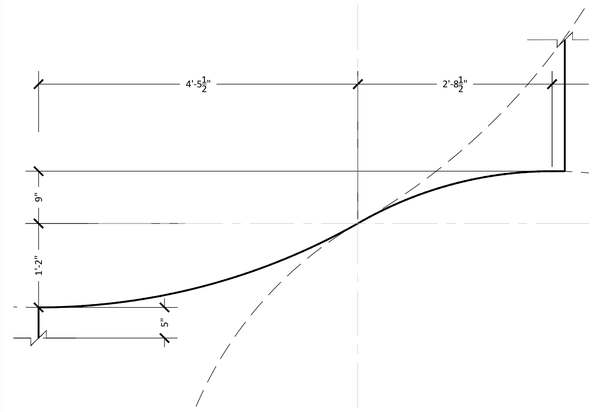
ARCOM SET



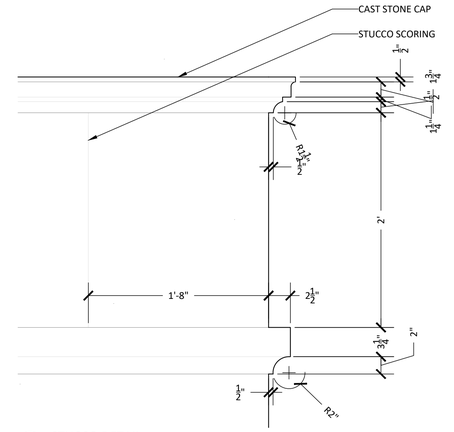
2 WINDOW DETAIL
SCALE: 1/2" = 1'-0"



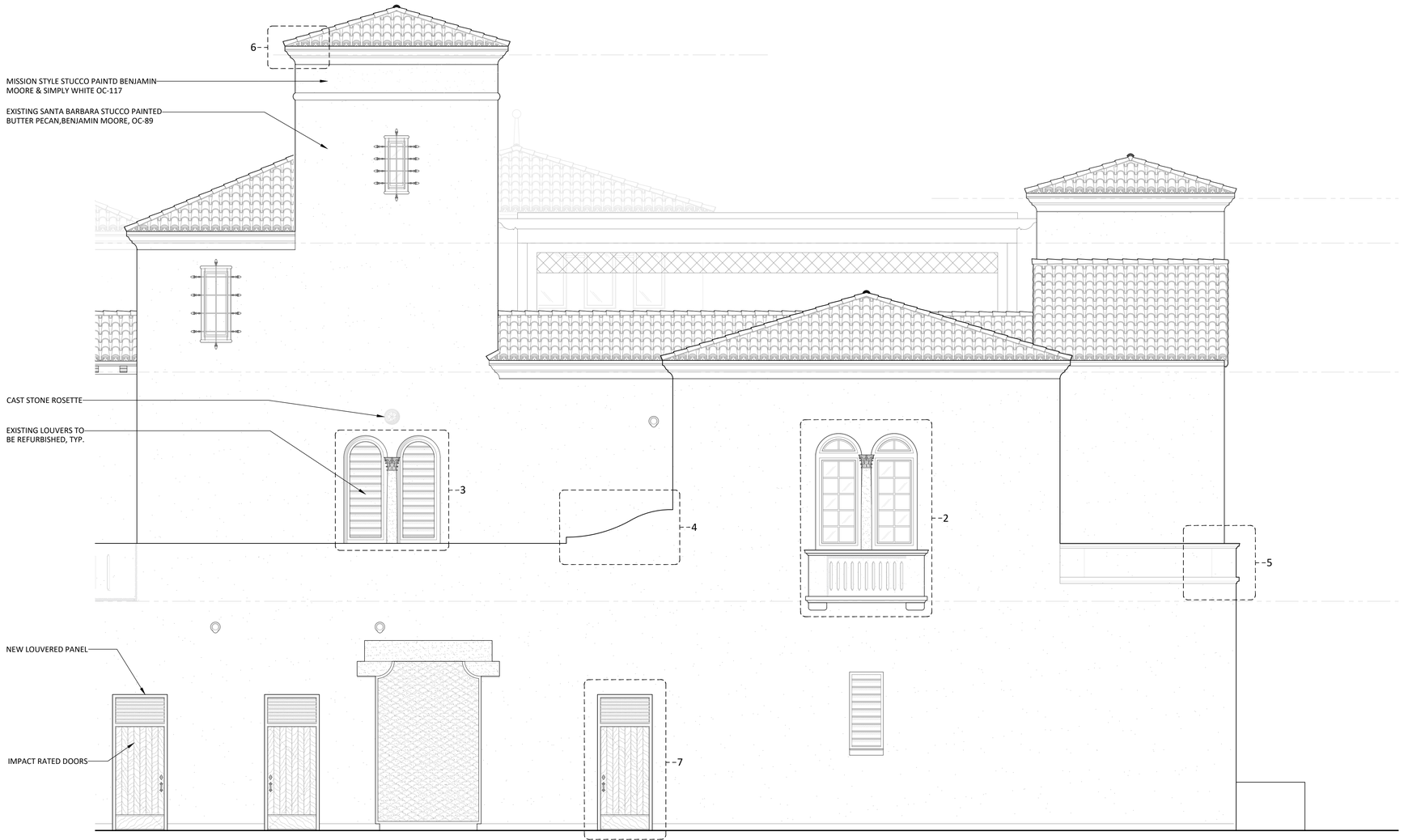
3 ENLARGED LOUVERS
SCALE: 1/2" = 1'-0"



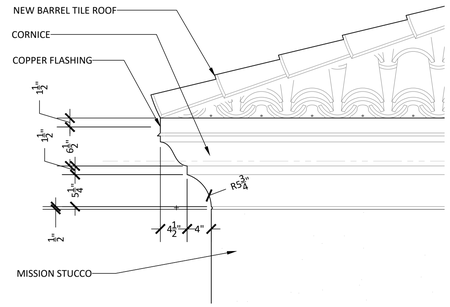
4 STUCCO DETAIL
SCALE: 1" = 1'-0"



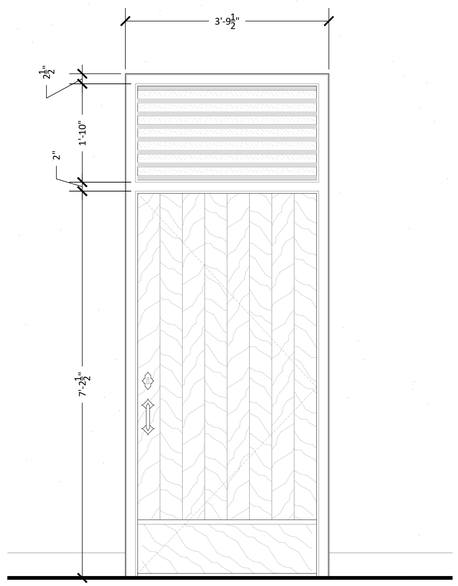
5 STUCCO DETAIL
SCALE: 1" = 1'-0"



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



6 CORNICE DETAIL
SCALE: 1" = 1'-0"



7 IMPACT DOOR DETAIL - SERVICE DOOR
SCALE: ¾" = 1'-0"

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KYLE B FANT ARCHITECT # AR99255
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AIA # 30425933 NCARB # 87929

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Project no: 25.06.130
Date: 01.26.26
Drawn by: V. Antico/ S. Simmons
Project Manager: K. Fant

151 WORTH AVENUE

Project Address:
151 Worth Ave
Palm Beach, FL, 33480

SHEET NAME

PROPOSED EAST ENLARGED ELEVATION

SHEET NUMBER

A3.1.3

ARCOM SET

Part VI. C

NORTH ELEVATION

151 Worth Avenue







EXISTING NORTH PHOTOS

ZON-25-0091
ARC-25-0102

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Project no: 25.06.130
Date: 01.26.26
Drawn by: V. Antico/ S. Simmons
Project Manager: K. Fant

151 WORTH AVENUE

Project Address:
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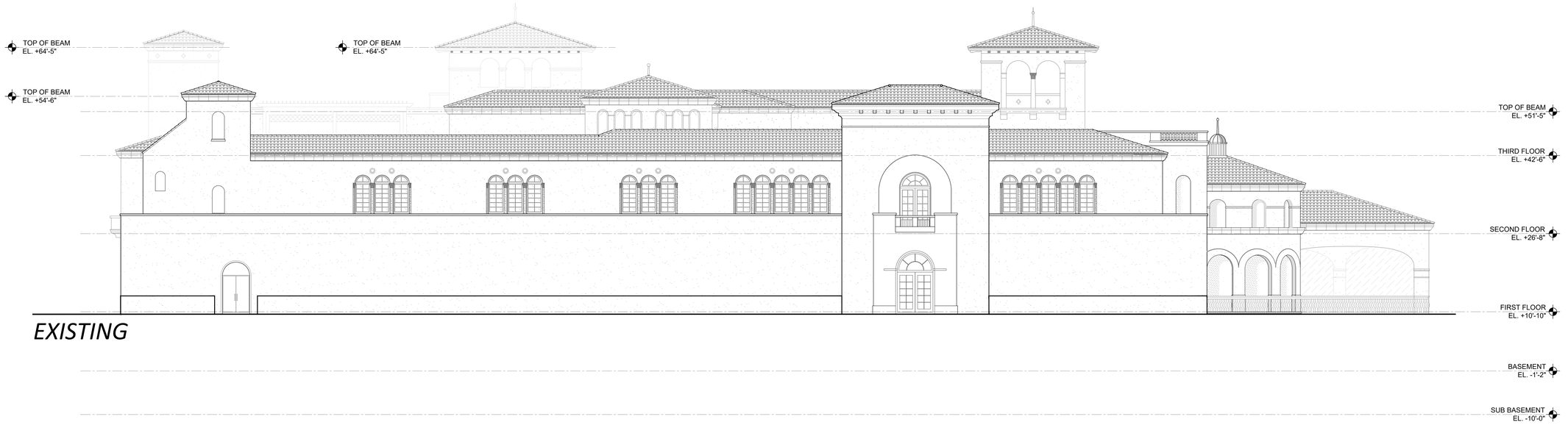
SHEET NAME

EXISTING NORTH PHOTOS

SHEET NUMBER

A3.2

ARCOM SET



EXISTING

1 EXISTING NORTH ELEVATION
SCALE: 3/32" = 1'-0"



PROPOSED

2 PROPOSED NORTH ELEVATION
SCALE: 3/32" = 1'-0"

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ARC-25-0102

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Date: 01.26.26
Drawn by: V. Antico/ S. Simmons
Project Manager: K. Fant

151 WORTH AVENUE

Project Address:
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Palm Beach, FL, 33480

SHEET NAME

EXISTING AND PROPOSED NORTH ELEVATION

SHEET NUMBER

A3.2.0

ARCOM SET



1 PROPOSED COLOR NORTH ELEVATION

ZON-25-0091
ARC-25-0102

Bartholemew + Partners

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KYLE B FANT ARCHITECT # AR99255
INTERIOR DESIGNER # IDA22
AIA # 30425933 NCARB # 87929

Revisions:

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Project no: 25.06.130
Date: 01.26.26
Drawn by: V. Antico/ S. Simmons
Project Manager: K. Fant

151 WORTH AVENUE

Project Address:
151 Worth Ave
Palm Beach, FL, 33480

SHEET NAME

COLORED OVERALL
NORTH ELEVATION

SHEET NUMBER

A3.2.1

ARCOM SET



1 PROPOSED COLOR LANDSCAPE NORTH ELEVATION

ZON-25-0091
ARC-25-0102

Bartholemew + Partners

ARCHITECTURE AND DESIGN
PROGETTO DI ARCHITETTURA

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INTERIOR DESIGNER # IDA422
AIA # 30425933 NCARB # 87929

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Project no: 25.06.130
Date: 01.26.26
Drawn by: V. Antico/ S. Simmons
Project Manager: K. Fant

151 WORTH AVENUE

Project Address:
151 Worth Ave
Palm Beach, FL, 33480

SHEET NAME

COLORED OVERALL
NORTH ELEVATION
WITH LANDSCAPE

SHEET NUMBER

A3.2.2

ARCOM SET



1 PROPOSED COLOR LANDSCAPE NORTH ELEVATION RO PERUVIAN

ZON-25-0091
ARC-25-0102

Bartholemew + Partners

ARCHITECTURE AND DESIGN
PROGETTO DI ARCHITETTURA

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INTERIOR DESIGNER # ID6422
AIA # 30425933 NCARB # 87929

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Project no: 25.06.130
Date: 01.26.26
Drawn by: V. Antico/ S. Simmons
Project Manager: K. Fant

151 WORTH AVENUE

Project Address:
151 Worth Ave
Palm Beach, FL, 33480

SHEET NAME

COLORED OVERALL
NORTH ELEVATION
WITH LANDSCAPE

SHEET NUMBER

A3.2.3

ARCOM SET



1 PROPOSED RENDERED NORTH ELEVATION WITH LANDSCAPE - ENLARGED

ZON-25-0091
ARC-25-0102

Bartholemew + Partners

ARCHITECTURE AND DESIGN
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KYLE B FANT ARCHITECT # AR99255
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Project no: 25.06.130
Date: 01.26.26
Drawn by: V. Antico/ S. Simmons
Project Manager: K. Fant

151 WORTH AVENUE

Project Address:
151 Worth Ave
Palm Beach, FL, 33480

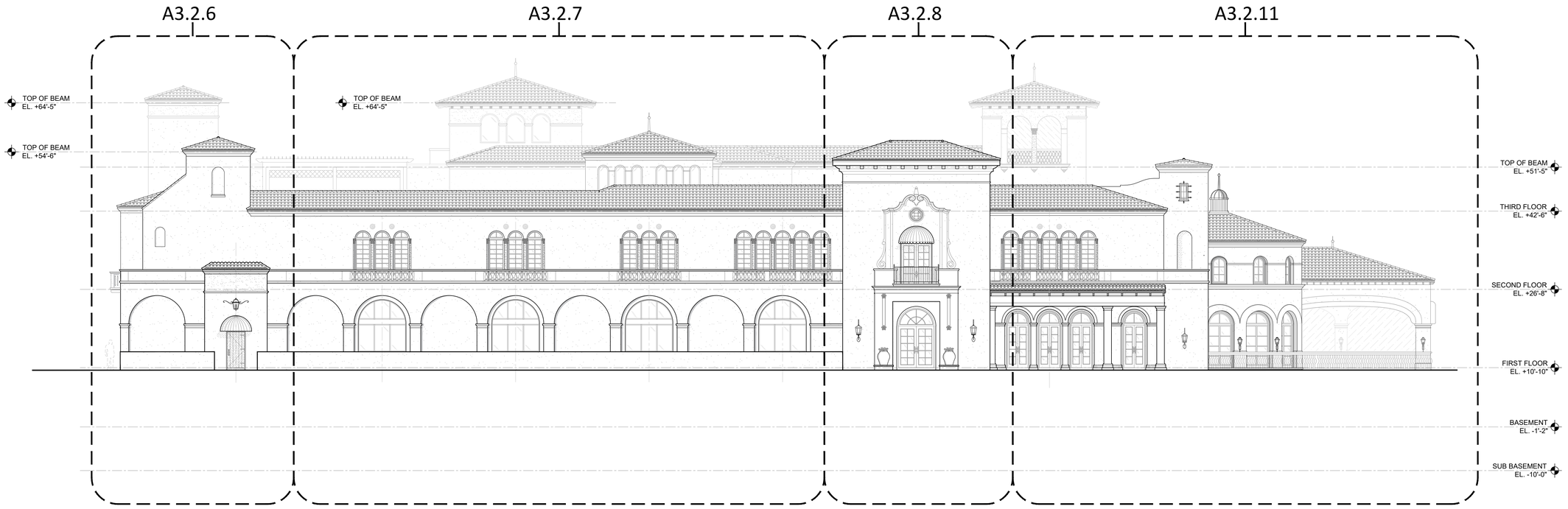
SHEET NAME

PROPOSED COLORED NORTH ELEVATION WITH LANDSCAPE - ENLARGED

SHEET NUMBER

A3.2.4

ARCOM SET



1 PROPOSED NORTH ELEVATION
SCALE: 3/32" = 1'-0"

ZON-25-0091
ARC-25-0102

Bartholemew + Partners

ARCHITECTURE AND DESIGN
PROGETTO DI ARCHITETTURA

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F: 561 461 0106
FL LIC. # AA26003943

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AIA # 30425933 NCARB # 87929

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Project no: 25.06.130
Date: 01.26.26
Drawn by: V. Antico/ S. Simmons
Project Manager: K. Fant

151 WORTH AVENUE

Project Address:
151 Worth Ave
Palm Beach, FL, 33480

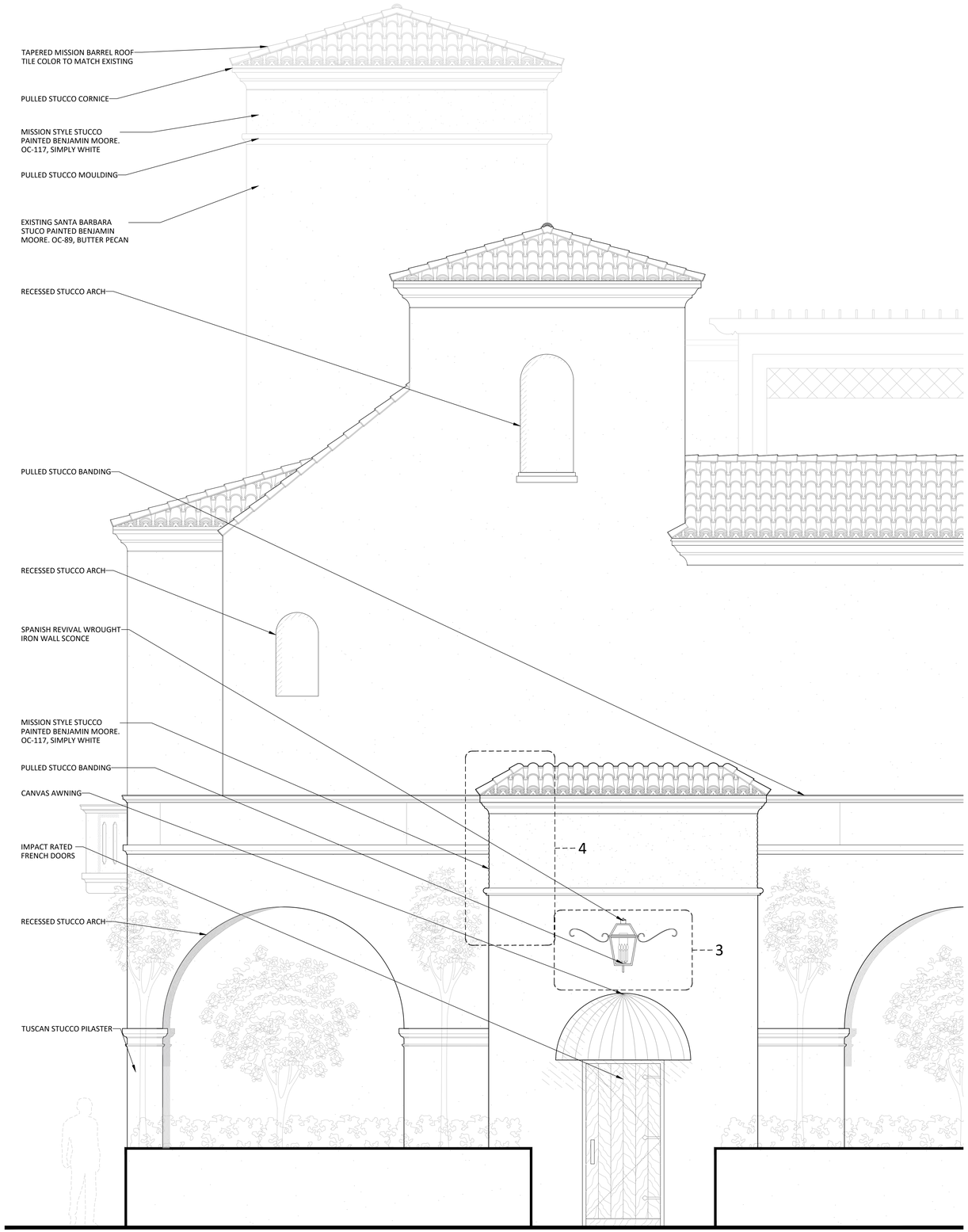
SHEET NAME

PROPOSED NORTH ELEVATION

SHEET NUMBER

A3.2.5

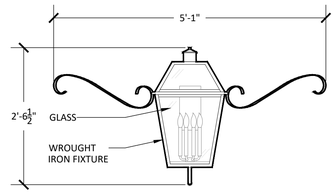
ARCOM SET



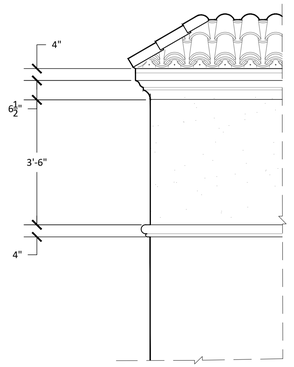
1 PROPOSED NORTH ELEVATION - ENLARGED
SCALE: 3/8" = 1'-0"



2 TECHNICAL/ SHADED FIGURE STUDY
SCALE: N.T.S



3 ENLARGED SCONCE DETAIL
SCALE: 1" = 1'-0"



4 ENLARGED DETAIL
SCALE: 1/2" = 1'-0"



4 TECHNICAL/ SHADED FIGURE STUDY
SCALE: N.T.S

ZON-25-0091
ARC-25-0102

Bartholemew + Partners
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Project no: 25.06.130
Date: 01.26.26
Drawn by: V. Antico/ S. Simmons
Project Manager: K. Fant

151 WORTH AVENUE

Project Address:
151 Worth Ave
Palm Beach, FL, 33480

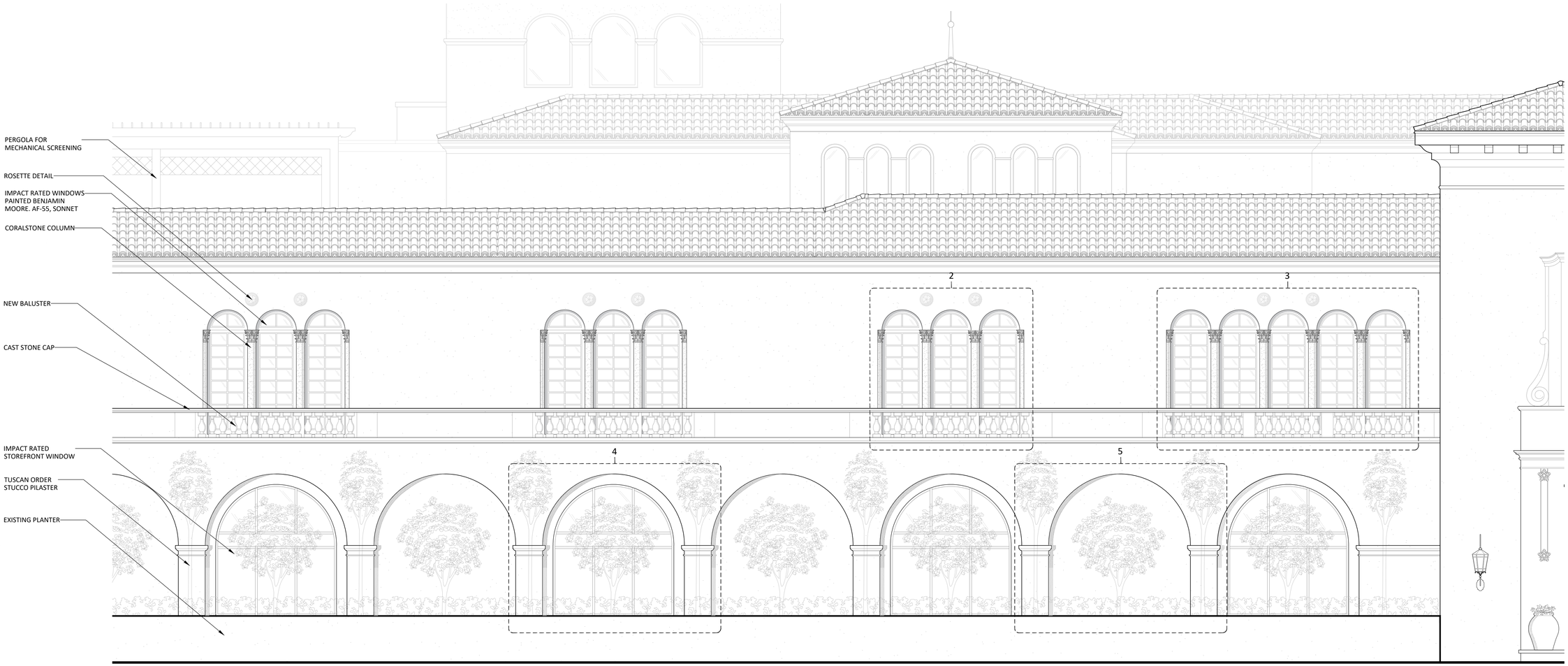
SHEET NAME

PROPOSED NORTH -1 DETAILS

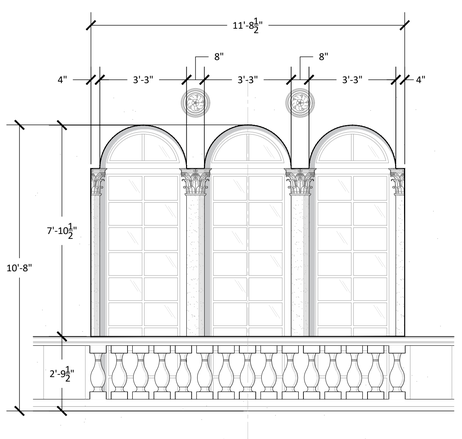
SHEET NUMBER

A3.2.6

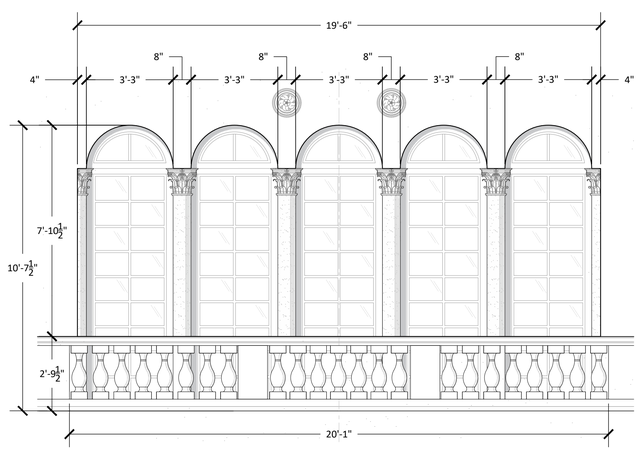
ARCOM SET



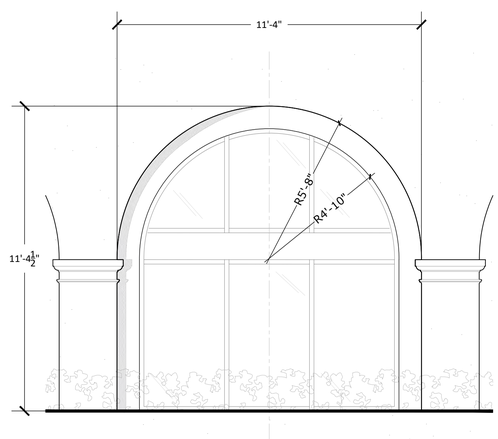
1 PROPOSED NORTH ELEVATION - ENLARGED
SCALE: 1/4" = 1'-0"



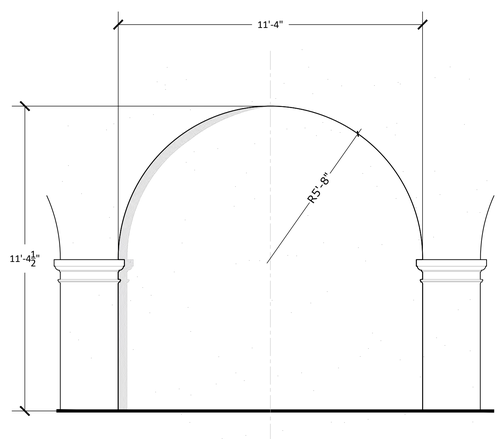
2 ENLARGED WINDOW DETAIL
SCALE: 3/8" = 1'-0"



3 ENLARGED WINDOW DETAIL
SCALE: 3/8" = 1'-0"



4 ENLARGED WINDOW DETAIL
SCALE: 3/8" = 1'-0"



5 ENLARGED RECESSED ARCH DETAIL
SCALE: 3/8" = 1'-0"

ZON-25-0091
ARC-25-0102

Bartholemew + Partners

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KYLE B FANT ARCHITECT # AR99255
INTERIOR DESIGNER # IDA22
AIA # 30425933 NCARB # 87929

Revisions:

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Project no: 25.06.130
Date: 01.26.26
Drawn by: V. Antico/ S. Simmons
Project Manager: K. Fant

151 WORTH AVENUE

Project Address:
151 Worth Ave
Palm Beach, FL, 33480

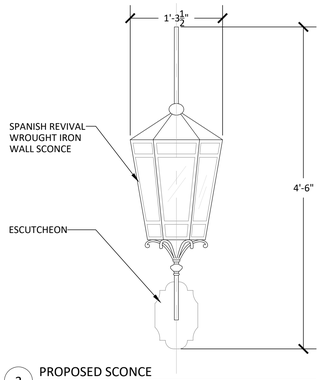
SHEET NAME

PROPOSED NORTH ELEVATION - DETAILS

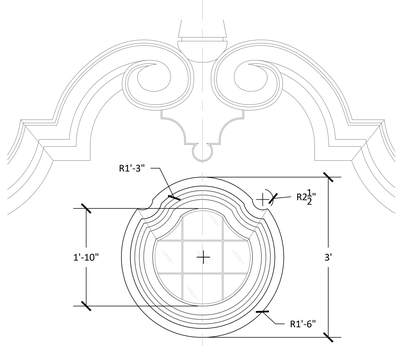
SHEET NUMBER

A3.2.7

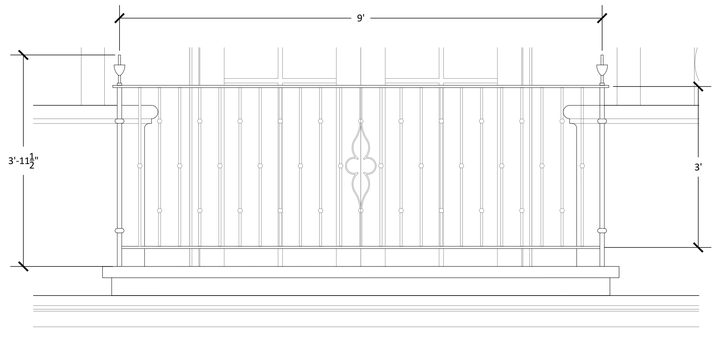
ARCOM SET



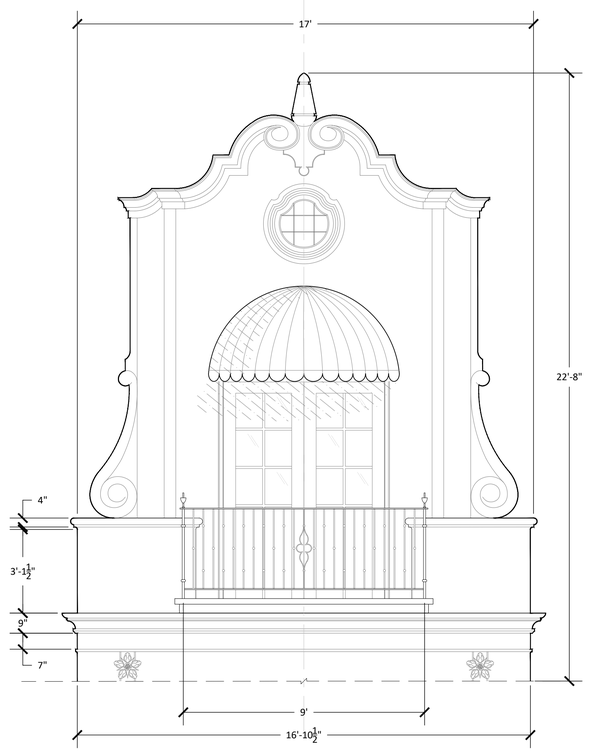
3 PROPOSED SCONCE
SCALE: 1" = 1'-0"



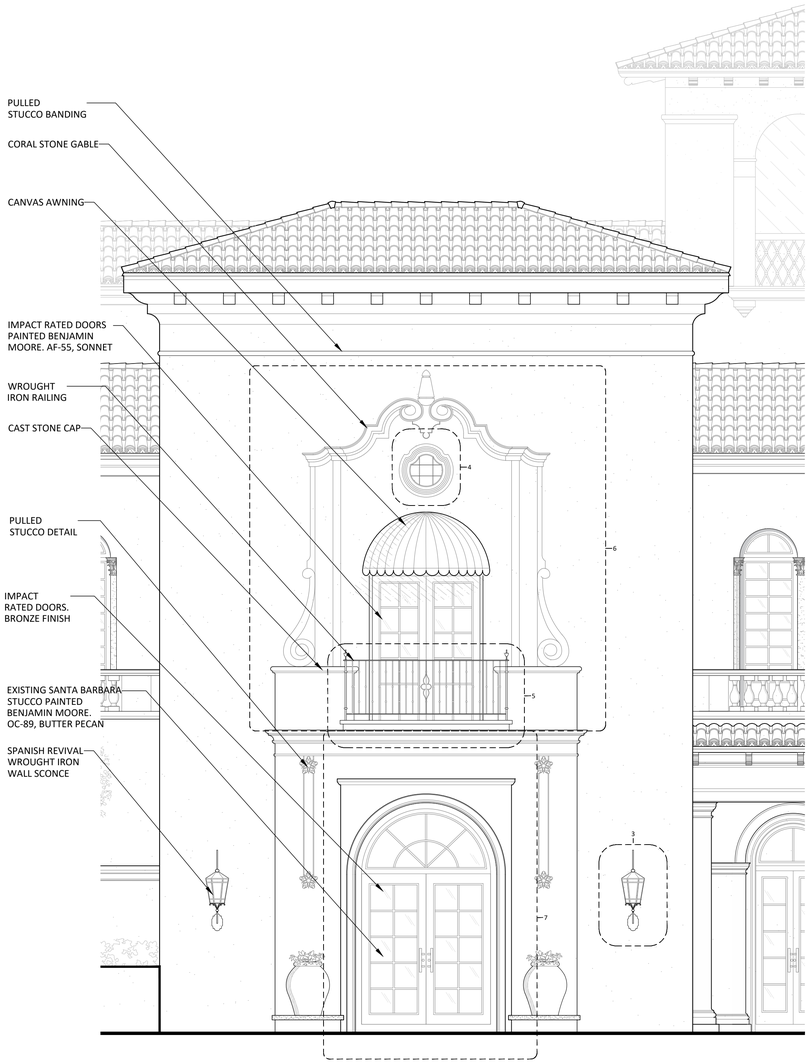
4 ENLARGED WINDOW DETAIL
SCALE: 1" = 1'-0"



5 JULIETTE BALCONY
SCALE: ¾" = 1'-0"



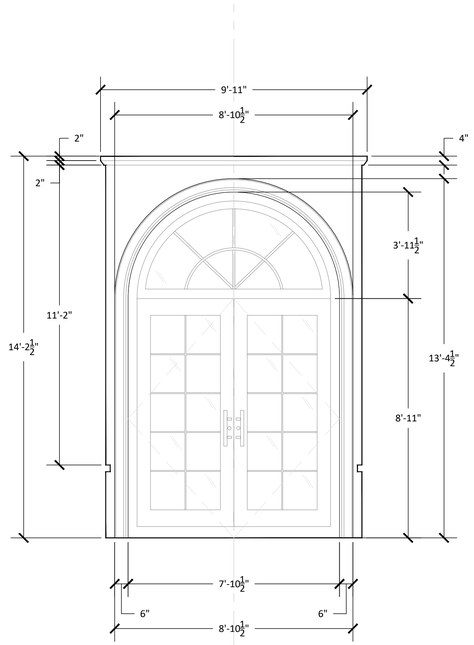
6 ENLARGED DETAIL
SCALE: 3/8" = 1'-0"



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



2 TECHNICAL/ SHADED FIGURE STUDY
SCALE: N.T.S



7 ENLARGED DETAIL
SCALE: 3/8" = 1'-0"

ZON-25-0091
ARC-25-0102

Bartholemew + Partners

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KYLE B FANT ARCHITECT # AR99255
INTERIOR DESIGNER # ID6422
AIA # 30425933 NCARB # 87929

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Project no: 25.06.130
Date: 01.26.26
Drawn by: V. Antico/ S. Simmons
Project Manager: K. Fant

151 WORTH AVENUE

Project Address:
151 Worth Ave
Palm Beach, FL, 33480

SHEET NAME

PROPOSED NORTH ELEVATION - DETAILS

SHEET NUMBER

A3.2.8

ARCOM SET



1 PROPOSED VIGNETTE

ZON-25-0091
ARC-25-0102

Bartholemew + Partners

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KYLE B FANT ARCHITECT # AR99255
INTERIOR DESIGNER # ID6422
AIA # 30425933 NCARB # 87929

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Project no: 25.06.130
Date: 01.26.26
Drawn by: V. Anticoi/ S. Simmons
Project Manager: K. Fant

151 WORTH AVENUE

Project Address:
151 Worth Ave
Palm Beach, FL, 33480

SHEET NAME

PROPOSED NORTH ELEVATION - DETAILS

SHEET NUMBER

A3.2.9

ARCOM SET



1 PROPOSED COLORED NORTH VIGNETTE

ZON-25-0091
ARC-25-0102

Bartholemew + Partners

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AIA # 30425933 NCARB # 87929

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Project no: 25.06.130
Date: 01.26.26
Drawn by: V. Antico/ S. Simmons
Project Manager: K. Fant

151 WORTH AVENUE

Project Address:
151 Worth Ave
Palm Beach, FL, 33480

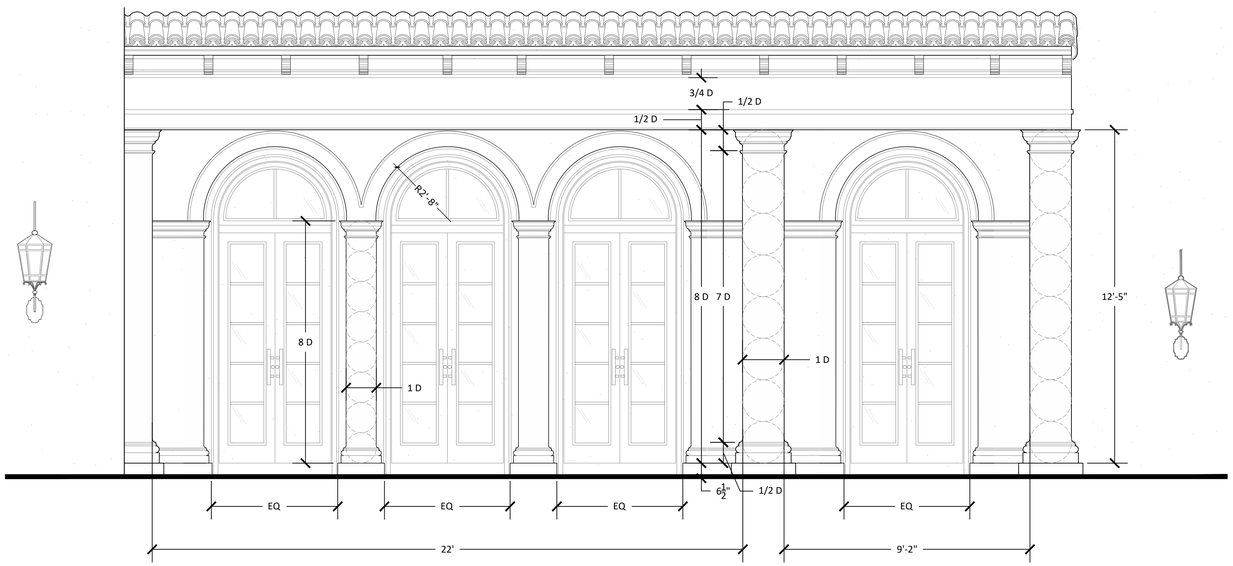
SHEET NAME

PROPOSED NORTH ELEVATION - DETAILS

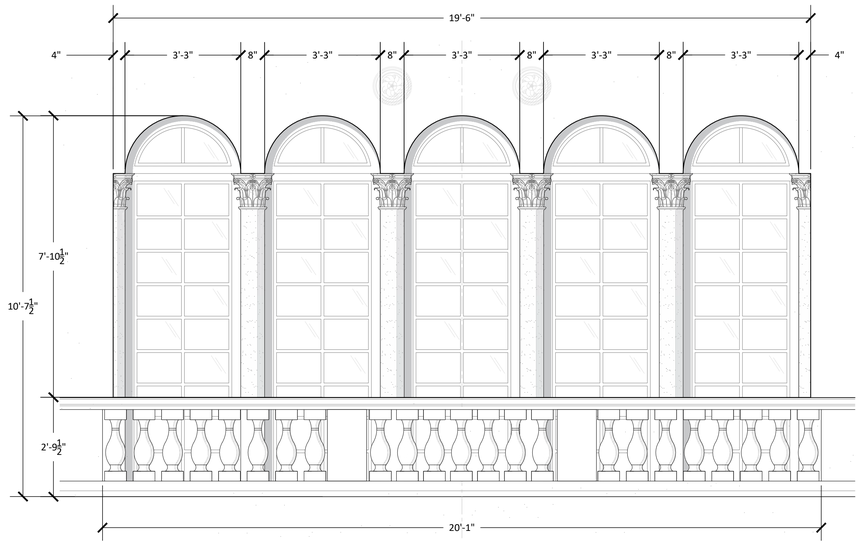
SHEET NUMBER

A3.2.10

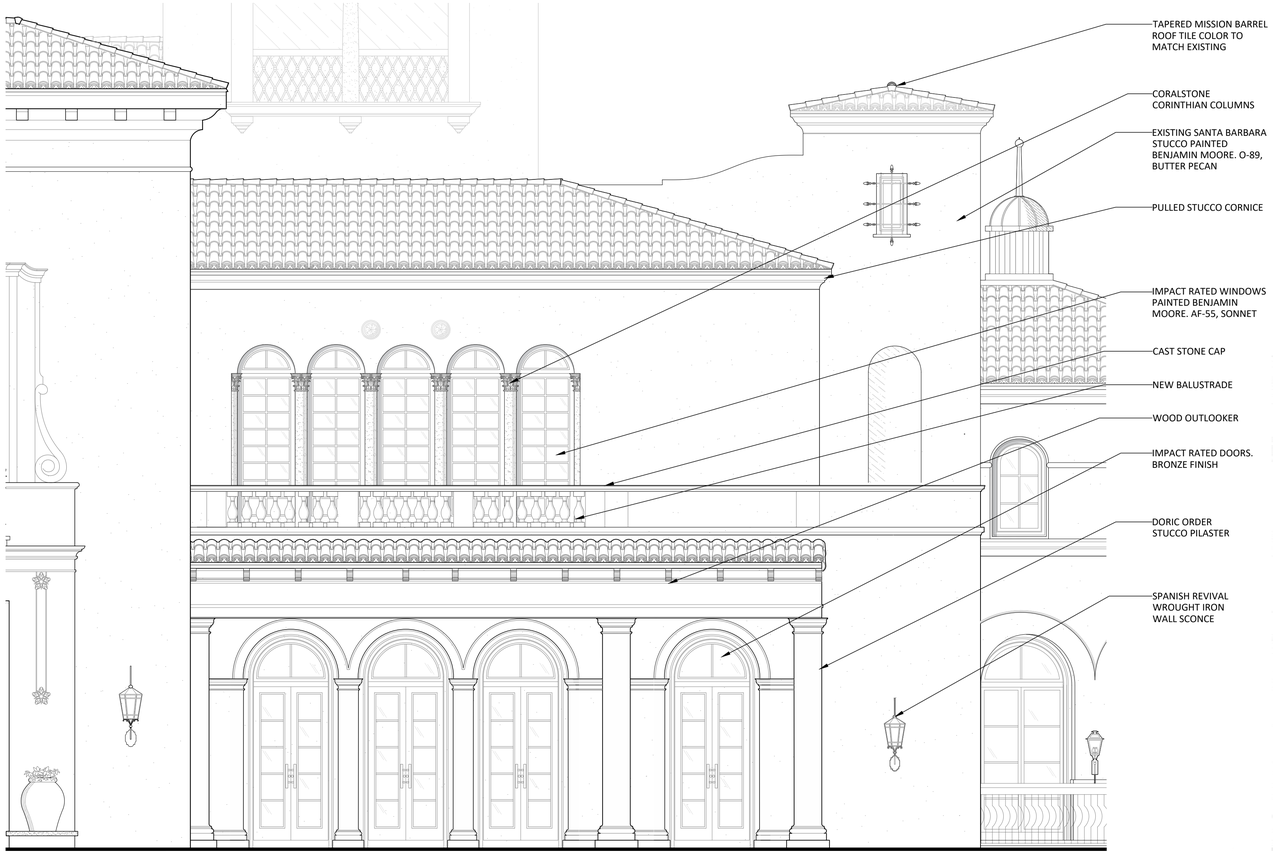
ARCOM SET



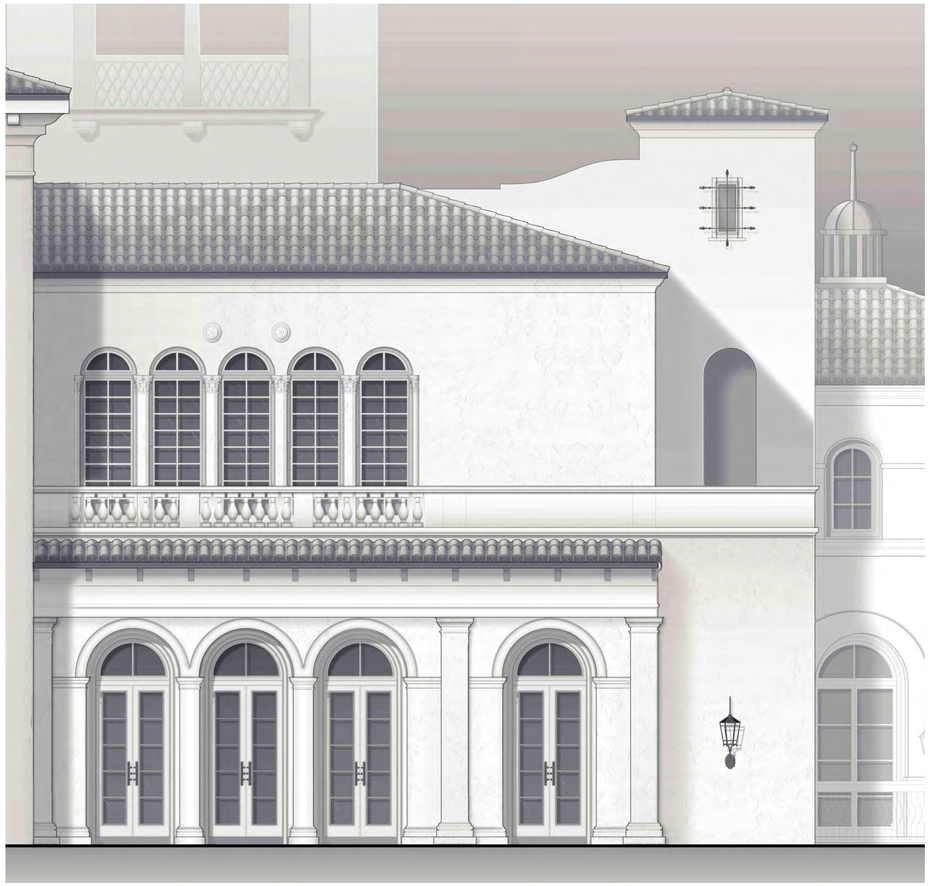
2 PROPOSED NORTH ELEVATION - ENLARGED
SCALE: 1/2" = 1'-0"



3 PROPOSED NORTH ELEVATION - ENLARGED
SCALE: 1/2" = 1'-0"



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



4 TECHNICAL/ SHADED FIGURE STUDY
SCALE: N.T.S

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ARC-25-0102

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Project no: 25.06.130
Date: 01.26.26
Drawn by: V. Antico/ S. Simmons
Project Manager: K. Fant

151 WORTH AVENUE

Project Address:
151 Worth Ave
Palm Beach, FL, 33480

SHEET NAME

PROPOSED NORTH ELEVATION - DETAILS

SHEET NUMBER

A3.2.11

ARCOM SET

Part VI. D

WEST ELEVATION

151 Worth Avenue









EXISTING WEST PHOTOS

ZON-25-0091
ARC-25-0102

Bartholemew + Partners

ARCHITECTURE AND DESIGN
PROGETTO DI ARCHITETTURA

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INTERIOR DESIGNER # ID6422
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Project no: 25.06.130
Date: 01.26.26
Drawn by: V. Antico/ S. Simmons
Project Manager: K. Fant

151 WORTH AVENUE

Project Address:
151 Worth Ave
Palm Beach, FL, 33480

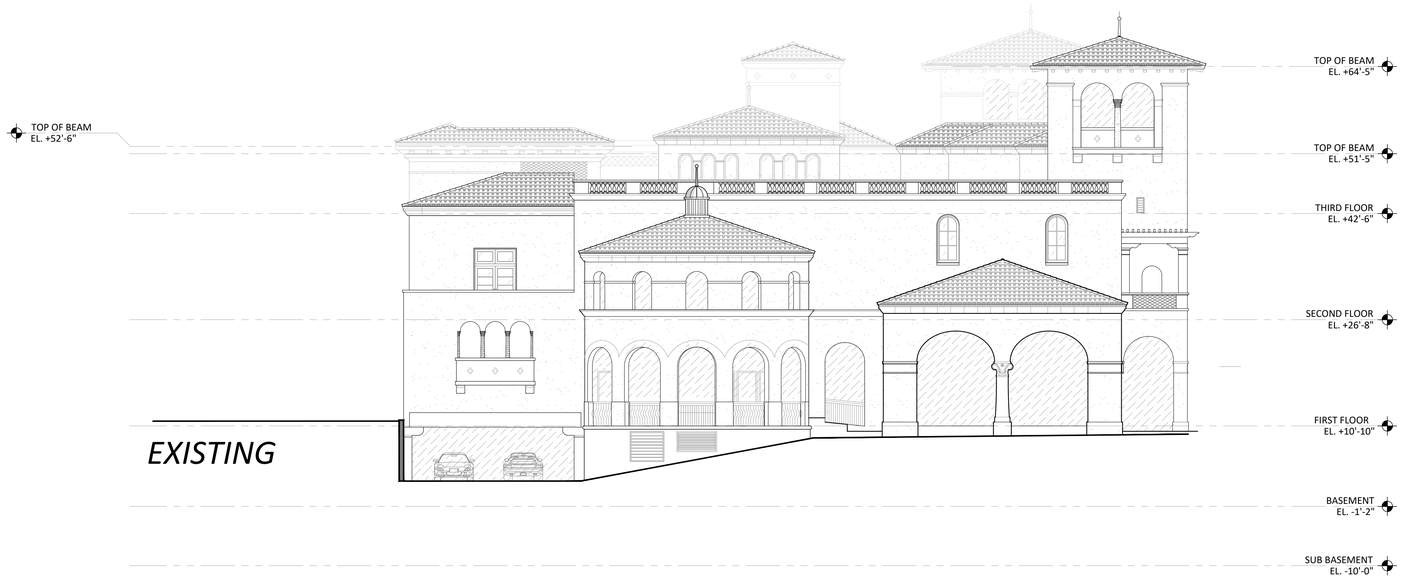
SHEET NAME

EXISTING WEST PHOTOS

SHEET NUMBER

A3.3

ARCOM SET



1 EXISTING WEST ELEVATION
SCALE: 3/32" = 1'-0"



2 PROPOSED WEST ELEVATION
SCALE: 3/32" = 1'-0"

Bartholemew + Partners

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INTERIOR DESIGNER # IDK422
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Project no: 25.06.130
Date: 01.26.26
Drawn by: V. Antico/ S. Simmons
Project Manager: K. Fant

151 WORTH AVENUE

Project Address:
151 Worth Ave
Palm Beach, FL, 33480

SHEET NAME

EXISTING AND PROPOSED WEST ELEVATION

SHEET NUMBER

A3.3.0

ARCOM SET

ZON-25-0091
ARC-25-0102



1 PROPOSED COLOR WEST ELEVATION WITH LANDSCAPE

ZON-25-0091
ARC-25-0102

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Project no: 25.06.130
Date: 01.26.26
Drawn by: V. Antico/ S. Simmons
Project Manager: K. Fant

151 WORTH AVENUE

Project Address:
151 Worth Ave
Palm Beach, FL, 33480

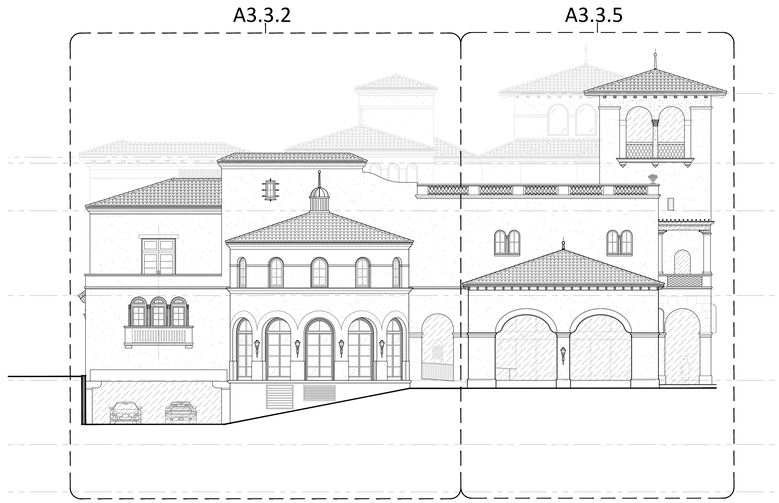
SHEET NAME

PROPOSED OVERALL
COLORED
WEST ELEVATION

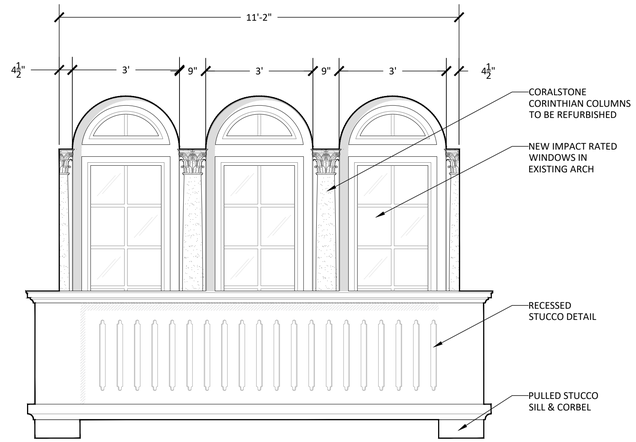
SHEET NUMBER

A3.3.1

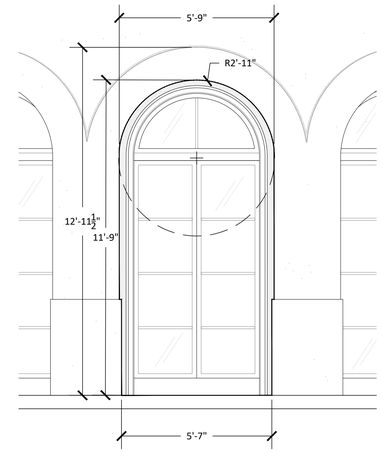
ARCOM SET



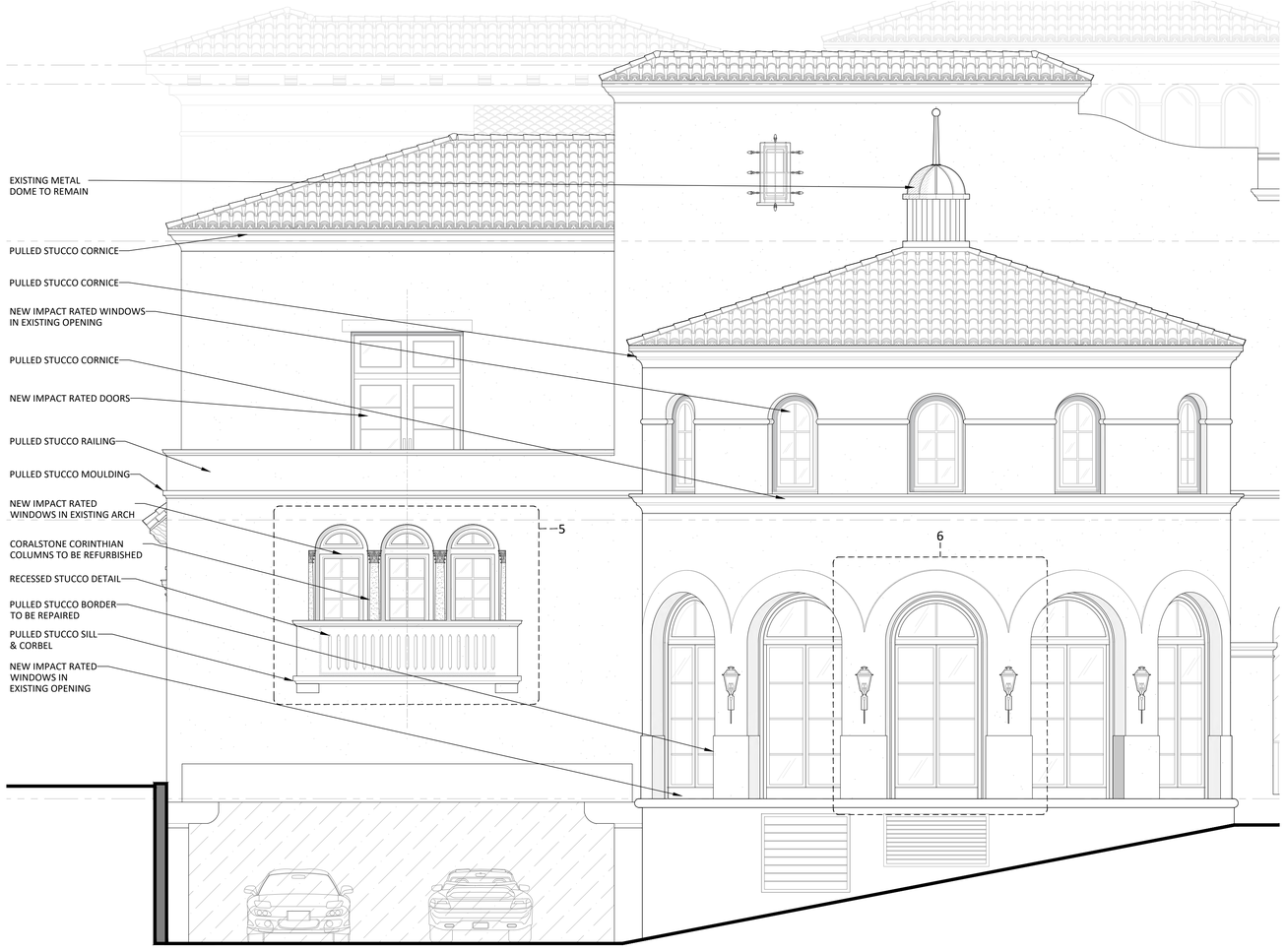
4 PROPOSED WEST ELEVATION



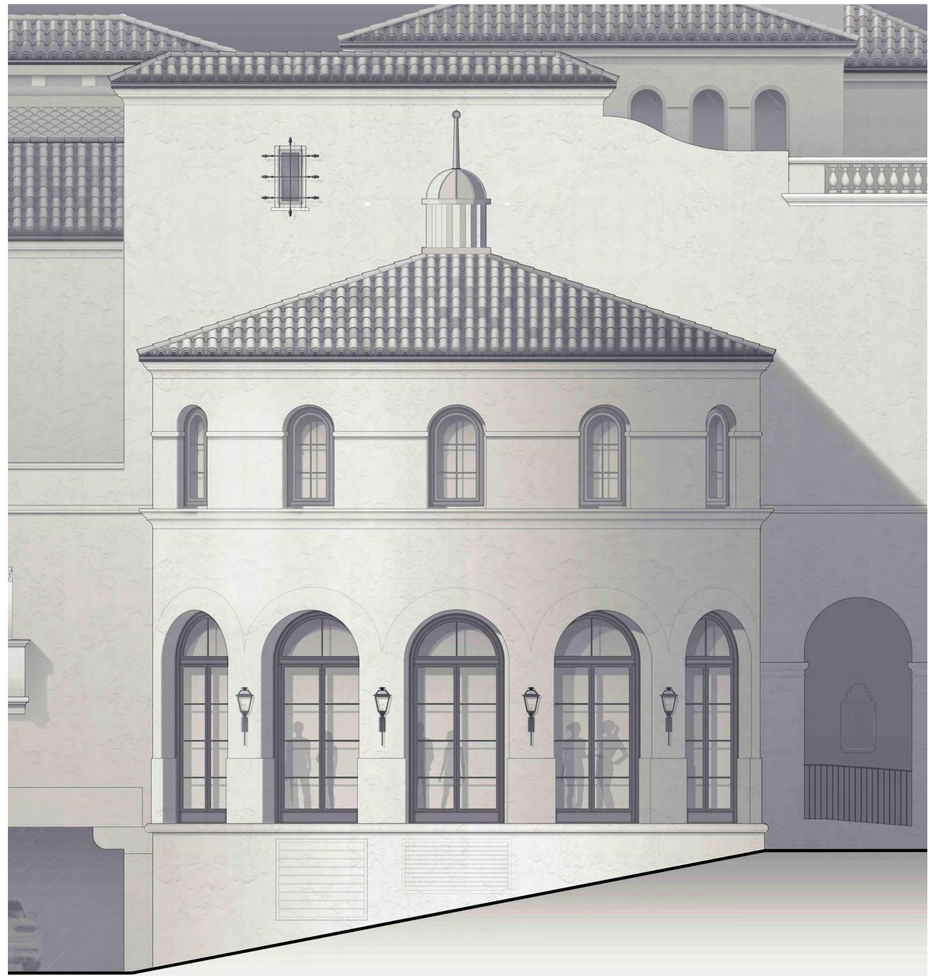
5 ENLARGED WINDOW DETAIL
SCALE: 1/2" = 1'-0"



6 ENLARGED WINDOW DETAIL
SCALE: 3/8" = 1'-0"



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



2 TECHNICAL/ SHADED FIGURE STUDY
SCALE: N.T.S

ZON-25-0091
ARC-25-0102

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Project no: 25.06.130
Date: 01.26.26
Drawn by: V. Antico/ S. Simmons
Project Manager: K. Fant

151 WORTH AVENUE

Project Address:
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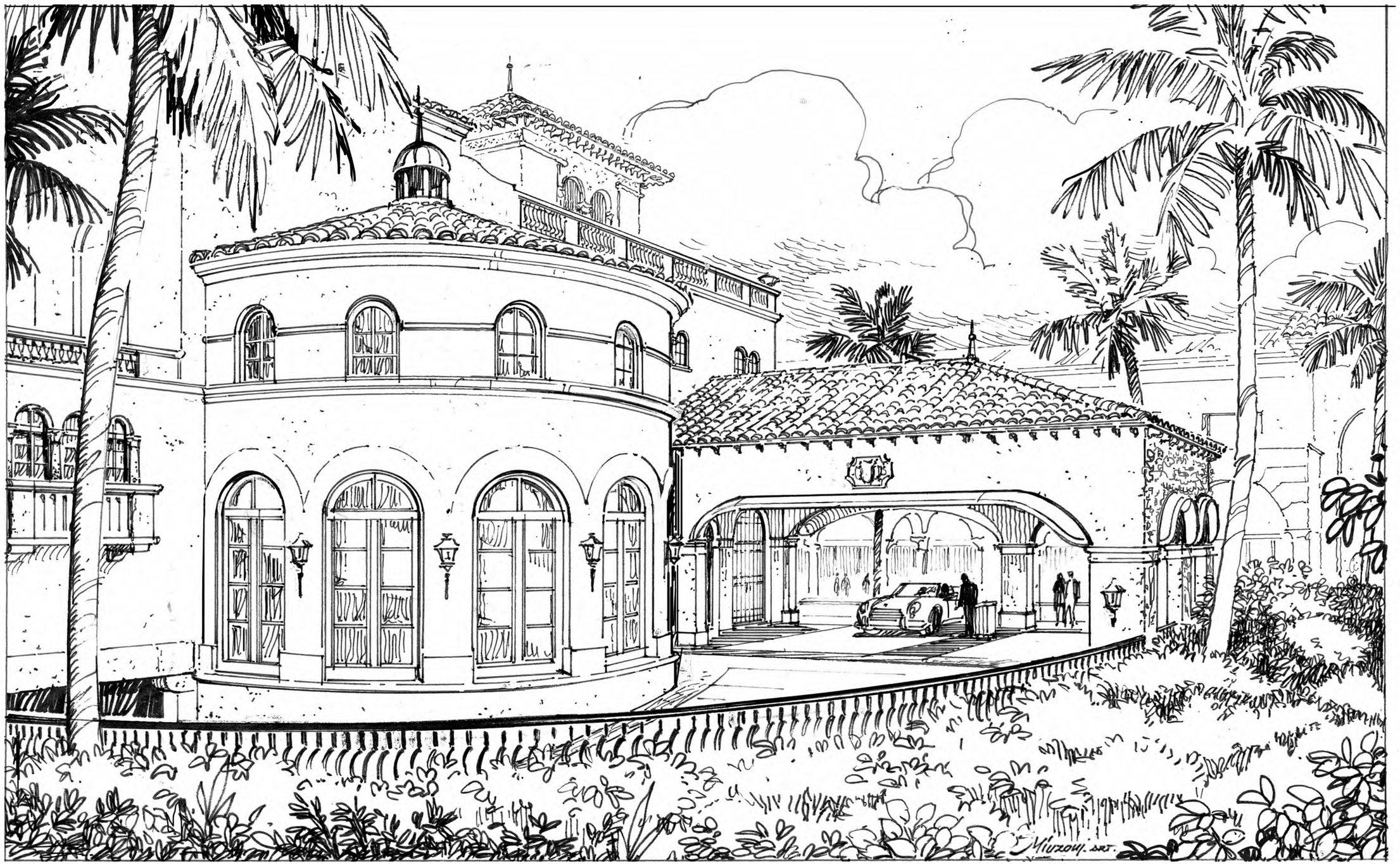
SHEET NAME

PROPOSED WEST
ENLARGED ELEVATION

SHEET NUMBER

A3.3.2

ARCOM SET



1 PROPOSED B&W VIGNETTE - ROTUNDA

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ARC-25-0102

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Project Manager: K. Fant

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Project Address:
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SHEET NAME

PROPOSED WEST
ENLARGED ELEVATION

SHEET NUMBER

A3.3.3

ARCOM SET



1 PROPOSED COLORED VIGNETTE - ROTUNDA

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AIA # 30425933 NCARB # 87929

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Project no: 25.06.130
Date: 01.26.26
Drawn by: V. Antico/ S. Simmons
Project Manager: K. Fant

151 WORTH AVENUE

Project Address:
151 Worth Ave
Palm Beach, FL, 33480

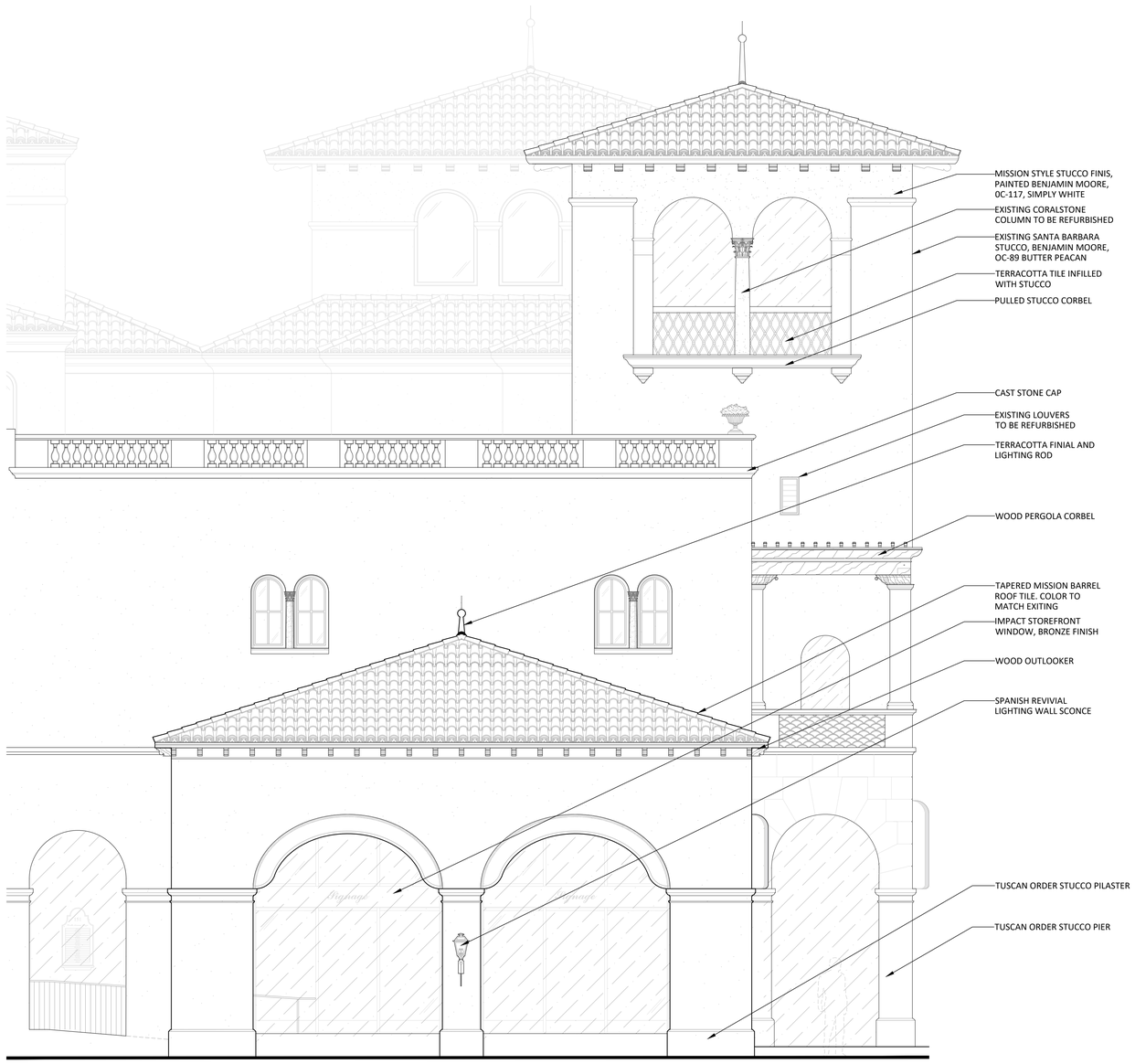
SHEET NAME

PROPOSED WEST
ENLARGED ELEVATION

SHEET NUMBER

A3.3.4

ARCOM SET



1 PROPOSED WEST ELEVATION - ENLARGED

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



2 ENLARGED B&W DETAIL

ZON-25-0091
ARC-25-0102

Bartholemew + Partners

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KYLE B FANT ARCHITECT # AR99255
INTERIOR DESIGNER # ID6422
AIA # 30425933 NCARB # 87929

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Project no: 25.06.130
Date: 01.26.26
Drawn by: V. Antico/ S. Simmons
Project Manager: K. Fant

151 WORTH AVENUE

Project Address:
151 Worth Ave
Palm Beach, FL, 33480

SHEET NAME

PROPOSED WEST ENLARGED ELEVATION

SHEET NUMBER

A3.3.5

ARCOM SET

Part VII

PERSPECTIVE RENDERINGS AND BIRD'S EYE

151 Worth Avenue

Part VII.A

WORTH AVENUE PERSPECTIVE LOOKING NORTH

151 Worth Avenue



1 EXISTING WORTH AVENUE PERSPECTIVE - LOOKING NORTH

Bartholemew + Partners

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INTERIOR DESIGNER # IDA422
AIA # 30425933 NCARB # 87929

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Date: 01.26.26
Drawn by: V. Antico/ S. Simmons
Project Manager: K. Fant

151 WORTH AVENUE

Project Address:
151 Worth Ave
Palm Beach, FL, 33480

SHEET NAME

EXISTING PHOTO

SHEET NUMBER

A5.0

ARCOM SET



1 PROPOSED WORTH AVENUE PERSPECTIVE - LOOKING NORTH

Bartholemew + Partners

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CONSTRUCTION ADMINISTRATION, AS THE TERM IS GENERALLY UNDERSTOOD, AND THAT IF BARTHOLEMEW + PARTNERS IS NOT CONTRACTED TO PROVIDE ARCHITECTURAL CONSTRUCTION ADMINISTRATION SERVICES, THE CLIENT AGREES TO LIMIT SHOP DRAWING REVIEW, DESIGN CLARIFICATION, ETC., THE CLIENT AGREES TO INDEMNIFY AND HOLD HARMLESS BARTHOLEMEW + PARTNERS FROM ANY LIABILITY ARISING FROM CONSTRUCTION PERFORMED BY PARTIES OTHER THAN BARTHOLEMEW + PARTNERS BY THE CLIENT, AND THEIR AGENTS, EMPLOYEES, OR SUBCONTRACTORS.

Project no: 25.06.130
Date: 01.26.26
Drawn by: V. Antico/ S. Simmons
Project Manager: K. Fant

151 WORTH AVENUE

Project Address:
151 Worth Ave
Palm Beach, FL, 33480

SHEET NAME

PROPOSED RENDERING

SHEET NUMBER

A5.1

ARCOM SET



1 EXISTING WORTH AVENUE PERSPECTIVE - LOOKING NORTH

Bartholemew + Partners

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Project no: 25.06.130
Date: 01.26.26
Drawn by: V. Antico/ S. Simmons
Project Manager: K. Fant

151 WORTH AVENUE

Project Address:
151 Worth Ave
Palm Beach, FL, 33480

SHEET NAME

PROPOSED RENDERING

SHEET NUMBER

A5.2

ARCOM SET



1 PROPOSED WORTH AVENUE PERSPECTIVE - LOOKING NORTH

Bartholemew + Partners

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Project Manager: K. Fant

151 WORTH AVENUE

Project Address:
151 Worth Ave
Palm Beach, FL, 33480

SHEET NAME

PROPOSED RENDERING

SHEET NUMBER

A5.3

ARCOM SET

Part VII.B

WORTH AVENUE PERSPECTIVE

LOOKING WEST

151 Worth Avenue



1 EXISTING WORTH AVENUE PERSPECTIVE - LOOKING WEST

Bartholemew + Partners

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Project Address:
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SHEET NAME

EXISTING PHOTO

SHEET NUMBER

A5.4

ARCOM SET



1 PROPOSED WORTH AVENUE PERSPECTIVE - LOOKING NORTH ACROSS WORTH AVE.

Bartholemew + Partners

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PROGETTO DI ARCHITETTURA

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INTERIOR DESIGNER # IDA422
AIA # 30425933 NCARB # 87929

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Project no: 25.06.130
Date: 01.26.26
Drawn by: V. Antico/ S. Simmons
Project Manager: K. Fant

151 WORTH AVENUE

Project Address:
151 Worth Ave
Palm Beach, FL, 33480

SHEET NAME

PROPOSED RENDERING

SHEET NUMBER

A5.5

ARCOM SET



1 EXISTING WORTH AVENUE PERSPECTIVE - LOOKING WEST

Bartholemew + Partners

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INTERIOR DESIGNER # ID6422
AIA # 30425933 NCARB # 87929

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Project no: 25.06.130
Date: 01.26.26
Drawn by: V. Antico/ S. Simmons
Project Manager: K. Fant

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Project Address:
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SHEET NAME

EXISTING PHOTO

SHEET NUMBER

A5.6

ARCOM SET



1 PROPOSED WORTH AVENUE PERSPECTIVE - LOOKING NORTH ACROSS WORTH AVE.

Bartholemew + Partners

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Project no: 25.06.130
Date: 01.26.26
Drawn by: V. Antico/ S. Simmons
Project Manager: K. Fant

151 WORTH AVENUE

Project Address:
151 Worth Ave
Palm Beach, FL, 33480

SHEET NAME

PROPOSED RENDERING

SHEET NUMBER

A5.7

ARCOM SET

Part VII.C

WORTH AVENUE PERSPECTIVE
LOOKING NORTH FROM THE ESPLANADE

151 Worth Avenue



1 EXISTING WORTH AVENUE PHOTO - LOOKING NORTH

Bartholemew + Partners

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Project no: 25.06.130
Date: 01.26.26
Drawn by: V. Antico/ S. Simmons
Project Manager: K. Fant

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Project Address:
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SHEET NAME

EXISTING PHOTO

SHEET NUMBER

A5.8

ARCOM SET



1 PROPOSED WORTH AVENUE RENDERING - LOOKING NORTH

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Project no: 25.06.130
Date: 01.26.26
Drawn by: V. Antico/ S. Simmons
Project Manager: K. Fant

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Project Address:
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SHEET NAME

PROPOSED RENDERING

SHEET NUMBER

A5.9

ARCOM SET

Part VII.D

WORTH AVENUE PERSPECTIVE
LOOKING NORTH-EAST

151 Worth Avenue



1 EXISTING WORTH AVENUE PERSPECTIVE - LOOKING EAST

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Project no: 25.06.130
Date: 01.26.26
Drawn by: V. Antico/ S. Simmons
Project Manager: K. Fant

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Project Address:
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SHEET NAME

EXISTING PHOTO

SHEET NUMBER

A5.10

ARCOM SET



1 PROPOSED WORTH AVENUE PERSPECTIVE - LOOKING EAST

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KYLE B FANT ARCHITECT # AR99255
INTERIOR DESIGNER # ID6422
AIA # 30425933 NCARB # 87929

Revisions:

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Project no: 25.06.130
Date: 01.26.26
Drawn by: V. Antico/ S. Simmons
Project Manager: K. Fant

151 WORTH AVENUE

Project Address:
151 Worth Ave
Palm Beach, FL, 33480

SHEET NAME

PROPOSED RENDERING

SHEET NUMBER

A5.11

ARCOM SET

Part VII.E

BIRD'S EYE PERSPECTIVE

151 Worth Avenue



1 EXISTING BIRD'S EYE VIEW - LOOKING NORTHEAST

Bartholemew + Partners

ARCHITECTURE AND DESIGN
PROGETTO DI ARCHITETTURA

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CONSTRUCTION ADMINISTRATION, AS THE TERM IS GENERALLY UNDERSTOOD, AND THAT IF BARTHOLEMEW + PARTNERS IS NOT CONTRACTED TO PROVIDE ARCHITECTURAL SERVICES DURING CONSTRUCTION, INCLUDING ON-SITE MONITORING, SITE VISITS, SHOP DRAWING REVIEW AND APPROVAL, THEN THE CLIENT AGREES TO WAIVE ANY CLAIMS AND HOLD HARMLESS BARTHOLEMEW + PARTNERS FROM ANY LIABILITY ARISING FROM OR CONNECTED TO CLAIMS ARISING OUT OF THE CONSTRUCTION PERFORMED BY THE CLIENT, AND THEIR AGENTS, EMPLOYEES, OR SUBCONTRACTORS.

Project no: 25.06.130
Date: 01.26.26
Drawn by: V. Antico/ S. Simmons
Project Manager: K. Fant

151 WORTH AVENUE

Project Address:
151 Worth Ave
Palm Beach, FL, 33480

SHEET NAME

PROPOSED RENDERING

SHEET NUMBER

A5.12

ARCOM SET



1 BIRD'S EYE VIEW - LOOKING NORTHEAST

Bartholemew + Partners

ARCHITECTURE AND DESIGN
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AIA # 30425933 NCARB # 87929

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Project no: 25.06.130
Date: 01.26.26
Drawn by: V. Antico/ S. Simmons
Project Manager: K. Fant

151 WORTH AVENUE

Project Address:
151 Worth Ave
Palm Beach, FL, 33480

SHEET NAME

PROPOSED RENDERING

SHEET NUMBER

A5.13

ARCOM SET

Part VII.F

NORTH FACADE PERSPECTIVE
LOOKING SOUTH

151 Worth Avenue



1 EXISTING NORTH PHOTO - LOOKING SOUTH

Bartholemew + Partners

ARCHITECTURE AND DESIGN
PROGETTO DI ARCHITETTURA

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CONSTRUCTION ADMINISTRATION: AS THE TERM IS GENERALLY INDENTIFIED, AND THAT IF BARTHOLEMEW + PARTNERS IS NOT CONTRACTED TO PROVIDE ARCHITECTURAL SERVICES DURING THE CONSTRUCTION PERIOD, THEN THE CLIENT AGREES TO HAVE SHOP DRAWING REVIEW, DESIGN CLARIFICATION, ETC., THE CLIENT AGREES TO INDEMNIFY AND HOLD HARMLESS BARTHOLEMEW + PARTNERS FROM ANY LIABILITY ARISING FROM THE CONSTRUCTION PERFORMED BY CONTRACTORS DURING CONSTRUCTION BY THE CLIENT, AND THEIR AGENTS, EMPLOYEES, OR SUBCONTRACTORS.

Project no: 25.06.130
Date: 01.26.26
Drawn by: V. Antico/ S. Simmons
Project Manager: K. Fant

151 WORTH AVENUE

Project Address:
151 Worth Ave
Palm Beach, FL, 33480

SHEET NAME

EXISTING PHOTO

SHEET NUMBER

A5.14

ARCOM SET



1 PROPOSED NORTH PERSPECTIVE - LOOKING SOUTH

Bartholemew + Partners

ARCHITECTURE AND DESIGN
PROGETTO DI ARCHITETTURA

THE PLAZA CENTER
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KYLE B FANT ARCHITECT # AR99255
INTERIOR DESIGNER # ID6422
AIA # 30425933 NCARB # 87929

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Project no: 25.06.130
Date: 01.26.26
Drawn by: V. Antico/ S. Simmons
Project Manager: K. Fant

151 WORTH AVENUE

Project Address:
151 Worth Ave
Palm Beach, FL, 33480

SHEET NAME

PROPOSED RENDERING

SHEET NUMBER

A5.15

ARCOM SET

Part VII.G

INTERIOR VIEWS

151 Worth Avenue



PROPOSED CONCEPT WATERCOLOR OF RETAIL - ARRIVAL FROM VALET

Bartholemew + Partners

ARCHITECTURE AND DESIGN
PROGETTO DI ARCHITETTURA

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AIA # 30425933 NCARB # 87929

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Project no: 25.06.130
Date: 01.26.26
Drawn by: V. Antico/ S. Simmons
Project Manager: K. Fant

151 WORTH AVENUE

Project Address:
151 Worth Ave
Palm Beach, FL, 33480

SHEET NAME

PROPOSED INTERIOR RENDERING

SHEET NUMBER

A5.16

ARCOM SET



BY: MAOARCH

PROPOSED INTERIOR PERSPECTIVE - CIRCULATION + RETAIL

Bartholemew + Partners

ARCHITECTURE AND DESIGN
PROGETTO DI ARCHITETTURA

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INTERIOR DESIGNER # ID6422
AIA # 30425933 NCARB # 87929

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CONSTRUCTION ADMINISTRATION: AS THE TERM IS GENERALLY UNDERSTOOD, AND THAT IF BARTHOLEMEW + PARTNERS IS NOT CONTRACTED TO PROVIDE ARCHITECTURAL ADMINISTRATION SERVICES, THE CLIENT AGREES TO ASSUME ALL RESPONSIBILITY FOR SHOP DRAWING REVIEW, DESIGN CLARIFICATION, ETC., THE CLIENT AGREES TO INDEMNIFY AND HOLD HARMLESS BARTHOLEMEW + PARTNERS FROM ANY LIABILITY ARISING FROM THE CONSTRUCTION PERFORMED BY PARTIES OTHER THAN BARTHOLEMEW + PARTNERS BY THE CLIENT, AND THEIR AGENTS, EMPLOYEES, OR SUBCONTRACTORS.

Project no: 25.06.130
Date: 01.26.26
Drawn by: V. Antico/ S. Simmons
Project Manager: K. Fant

151 WORTH AVENUE

Project Address:
151 Worth Ave
Palm Beach, FL, 33480

SHEET NAME

PROPOSED INTERIOR RENDERING

SHEET NUMBER

A5.17

ARCOM SET



BY: MAOARCH

PROPOSED INTERIOR PERSPECTIVE - COMMERCIAL RETAIL SPACE

Bartholemew + Partners

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PHONE 914-260-7156
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PHONE: 561-655-8566
EMAIL: MARC@NEVERWILLIAMS.COM

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SURVEYOR
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PHONE: 561-640-4551
EMAIL: ADMIN@WALLACESURVEYING.COM

KYLE B FANT ARCHITECT # AR99255
INTERIOR DESIGNER # ID6422
AIA # 30425933 NCARB # 87929

Revisions:

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Project no: 25.06.130
Date: 01.26.26
Drawn by: V. Antico/ S. Simmons
Project Manager: K. Fant

151 WORTH AVENUE

Project Address:
151 Worth Ave
Palm Beach, FL, 33480

SHEET NAME

PROPOSED INTERIOR RENDERING

SHEET NUMBER

A5.18

ARCOM SET



BY: MAOARCH

PROPOSED INTERIOR PERSPECTIVE - COMMERCIAL RETAIL EXAMPLE

Bartholemew + Partners

ARCHITECTURE AND DESIGN
PROGETTO DI ARCHITETTURA

THE PLAZA CENTER
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PALM BEACH, FLORIDA 33480
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F: 561 461 0106
FL LIC. # AA26003943

BARTHOLEMEWPARTNERS.COM

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INTERIOR DESIGNER # IDA22
AIA # 30425933 NCARB # 87929

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Project no: 25.06.130
Date: 01.26.26
Drawn by: V. Antico/ S. Simmons
Project Manager: K. Fant

151 WORTH AVENUE

Project Address:
151 Worth Ave
Palm Beach, FL, 33480

SHEET NAME

PROPOSED INTERIOR RENDERING

SHEET NUMBER

A5.19

ARCOM SET



BY: MAOARCH

PROPOSED INTERIOR PERSPECTIVE - RESTAURANT/DINING SPACE EXAMPLE

Bartholemew + Partners

ARCHITECTURE AND DESIGN
PROGETTO DI ARCHITETTURA

THE PLAZA CENTER
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AIA # 30425933 NCARB # 87929

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Date: 01.26.26
Drawn by: V. Antico/ S. Simmons
Project Manager: K. Fant

151 WORTH AVENUE

Project Address:
151 Worth Ave
Palm Beach, FL, 33480

SHEET NAME

PROPOSED INTERIOR RENDERING

SHEET NUMBER

A5.20

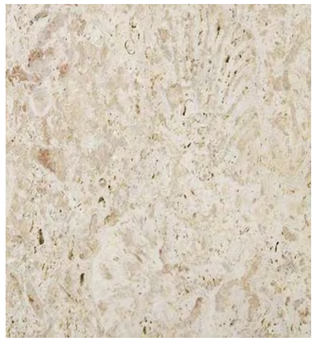
ARCOM SET



CAST-STONE URN



TERRACOTTA POTS
BY NIEVERA WILLIAMS



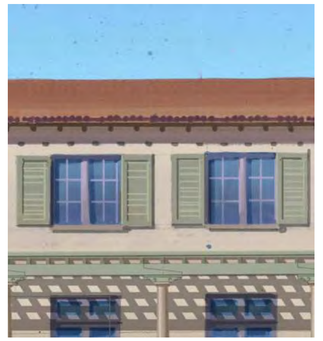
DOMINICAN CORALSTONE
PIERS & COLUMNS



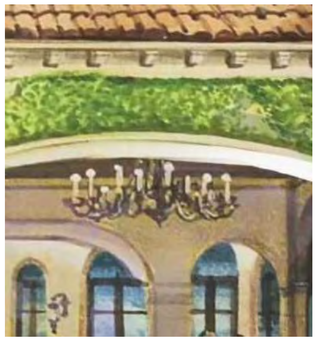
COMMERCIAL STOREFRONT SYSTEM
AND ALUMINUM WINDOWS
CGI ESTATE RATED



AGED MAHOGANY WOOD
& BLACK IRONWORK



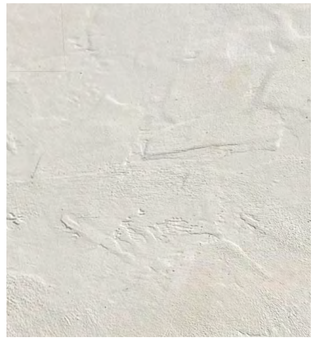
CYPRUS TRELLIS WITH
COPPER FLASHING



CUSTOM IRONWORK CHANDELIER TO
MATCH SPANISH REVIVAL LIGHTING.
SHOP DRAWINGS BY
METAL FABRICATOR



CHARLES EDWARDS
HANGING LUCIDA LANTERN
BRONZE FINISH



STUCCO TO MATCH EXISTING
EXTERIOR TEXTURE - *SANTA BARBARA*
FINISH. UPPER DETAILS
"MISSION FINISH"



COMMERCIAL STOREFRONT SYSTEM
BRONZE FINISH

BENJAMIN MOORE PAINT
SIMPLY WHITE OC-117

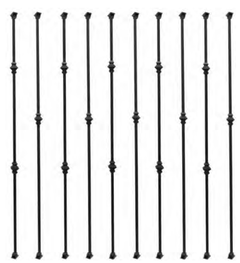
BENJAMIN MOORE PAINT
BUTTER PECAN OC-89

TRELLIS & SHUTTERS PAINT
BENJAMIN MOORE
HANCOCK GREEN HC-117

ALUMINUM WINDOWS & DOORS
PAINTED BENJAMIN MOORE
SONNET AF-55



SPANISH REVIVAL WALL
LIGHTING SCONCE



CUSTOM WROUGHT IRON RAILING



BLACK CAST-IRON BOLLARD



TAPERED MISSION BARREL TILE
COLOR TO MATCH EXISTING.
SUBTLE MORTAR WEEPS



COPPER FLASHING



INSTALLED PATINA



CANVAS AWNINGS

GENERAL MATERIAL PALETTE

ZON-25-0091
ARC-25-0102

Bartholemew + Partners
ARCHITECTURE AND DESIGN
PROGETTO DI ARCHITETTURA

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KYLE B FANT ARCHITECT # AR99255
INTERIOR DESIGNER # IDA22
AIA # 30425933 NCARB # 87929

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Project no: 25.06.130
Date: 01.26.26
Drawn by: V. Antico/ P. Torres
Project Manager: K. Fant

151 WORTH AVENUE

Project Address:
151 Worth Ave
Palm Beach, FL, 33480

SHEET NAME

GENERAL MATERIAL PALETTE

SHEET NUMBER

A6.0

N W E S

ARCOM SET

SCHEDULED HEARING DATES:

PRE-APPLICATION SUBMITTAL DATE: 12.1.25
FIRST SUBMITTAL DATE: 12.11.25
SECOND SUBMITTAL DATE: 12.29.25
FINAL SUBMITTAL DATE: 1.26.26
MEETING DATE: 2.11.26

151 WORTH AVENUE
PALM BEACH, FL.

FINAL SUBMITTAL 1.26.26
ARC-25-0102

SCOPE OF WORK:

HARDSCAPE:

- Modification of the hardscape along Worth Avenue to incorporate newly proposed tabby concrete, matching the existing conditions and established pattern

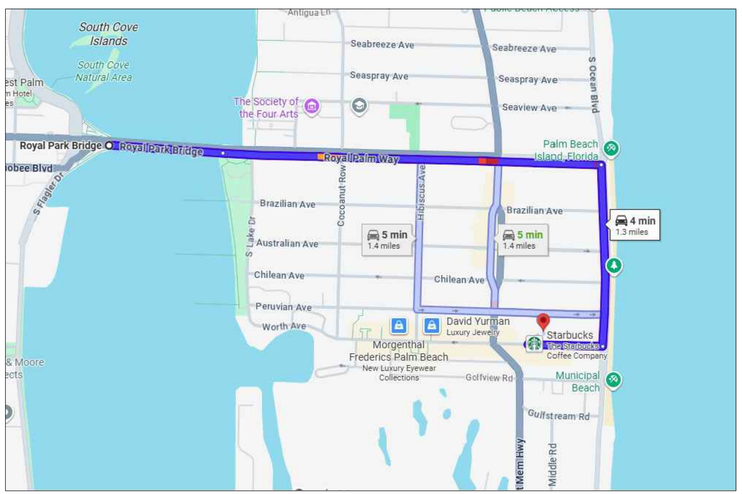
- Updating the paving within the valet area and ramp leading to the underground parking to incorporate scored and stained concrete in a diamond pattern, consistent with the overall design intent, see sheet L1

LANDSCAPE:

- Updating the north landscape frontage at 151 Worth to coordinate with the newly proposed architectural plans, incorporating new landscape elements while preserving the character, intent, and overall aesthetic of the existing vegetation, and maintaining the refined and elegant Worth Avenue streetscape

- Revising the rear south open landscape to preserve existing trees while incorporating new, clean privacy screening from adjacent properties, and introducing a refreshed, layered composition of shrubs, palms, and trees. See sheets LP1-LP3





SHEET LEGEND:
EX-EXISTING CONDITIONS PLAN
EX2-EXISTING CONDITIONS PHOTOS
EX3-EXISTING CONDITIONS PHOTOS
LAD-LANDSCAPE ALTERATION DIAGRAM
SITE PLAN RENDERING
ELEVATION RENDERINGS
L0-OVERALL SITE PLAN
L1-HARDSCAPE PLAN
L2-HARDSCAPE PLAN
LP1-LANDSCAPE PLAN
LP2-LANDSCAPE PLAN
LP3-LANDSCAPE PLAN
LP4-LANDSCAPE PLANT SCHEDULE AND PLANTING DETAILS
OS1-OPEN SPACE DIAGRAM
OS2-OPEN SPACE DIAGRAM
OS3-NATIVE VEGETATION DIAGRAM
D1- DETAIL
CSP-CONSTRUCTION SCREENING DIAGRAM

MAXIMUM TRUCK SIZE: 30 FEET

BEST ROUTE TO PROPERTY:
EAST OVER ROYAL PARK BRIDGE, TO HEAD SOUTH ON S. OCEAN BLVD, THEN TURN WEST ONTO WORTH AVENUE
LOCATION OF WILL BE ON THE RIGHT HAND SIDE OF WORTH AVENUE

ESTIMATED NUMBER OF LARGE TRUCK TRIPS: 20

NIEVERA WILLIAMS DESIGN
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Suite 502
West Palm Beach, FL 33401
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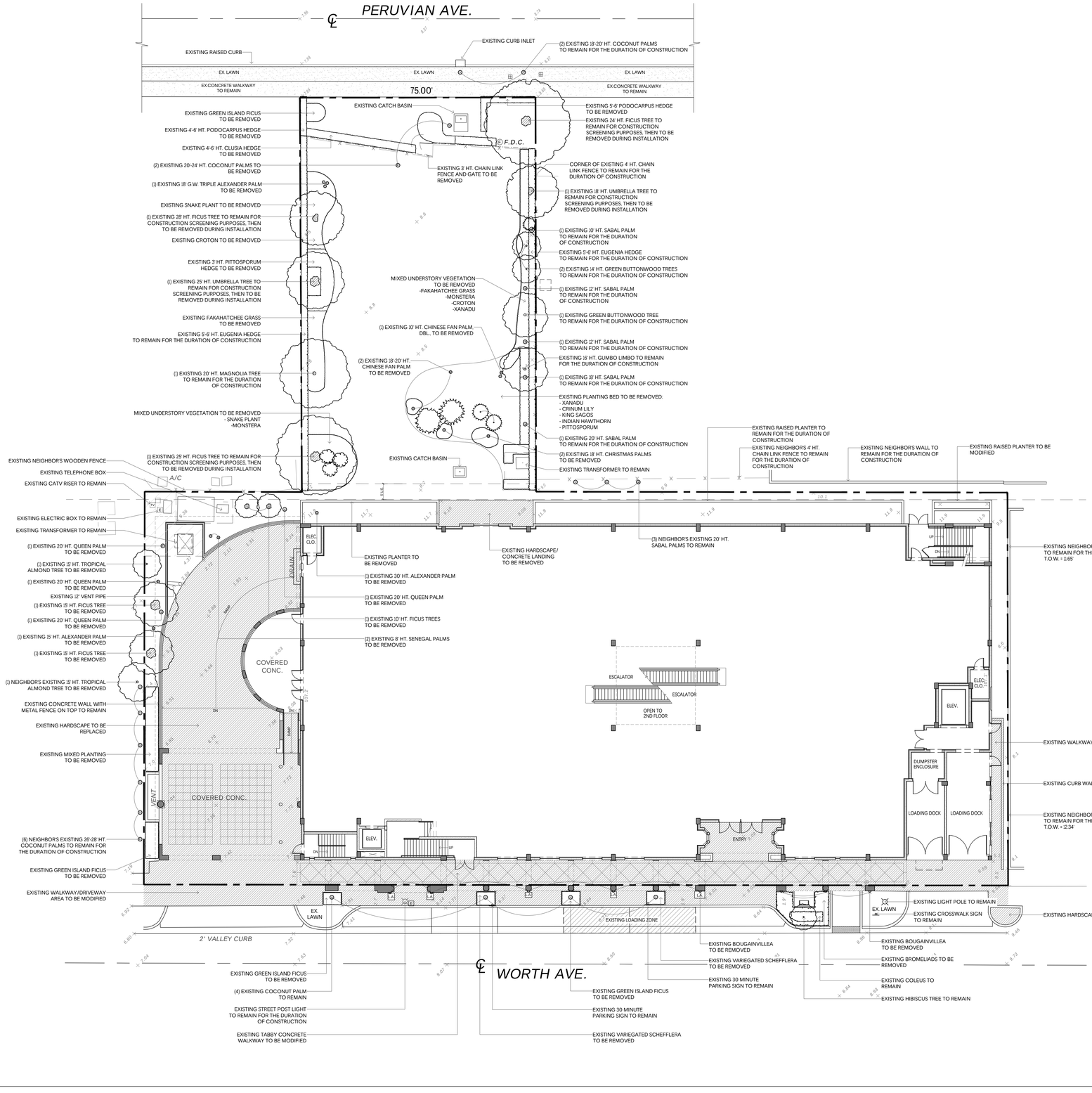
F: 561-659-2113
nieverawilliams.com



MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

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

EXISTING CONDITIONS PLAN

151 WORTH AVENUE

151 WORTH AVENUE, PALM BEACH, FL.

26 JANUARY 2026 - FINAL SUB
29 DECEMBER 2025 - SEC SUB
11 DECEMBER 2025 - FIRST SUB
03 DECEMBER 2025 - PRE APP

NIEVERA WILLIAMS
DESIGN

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NIEVERAWILLIAMS.COM

EX

ARC-25-0102



VIEW FROM WORTH AVE.



PLANTINGS AROUND BENCH ON WORTH AVE.



PALM BASE PLANTINGS ON WORTH AVE.



VIEW FACING EAST PROPERTY LINE



VIEW FACING NORTH FACADE OF BUILDING



VIEW FACING WEST PROPERTY LINE



VIEW FROM PERUVIAN AVE.



VIEW FACING TOWARDS NORTH END OF PROPERTY



VIEW OF NORTH FACADE BUILDING ENTRY AND PLANTINGS

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

SCALE: N.T.S.

EXISTING CONDITIONS PHOTOS

151 WORTH AVENUE

151 WORTH AVENUE, PALM BEACH, FL.

26 JANUARY 2026 - FINAL SUB
29 DECEMBER 2025 - SEC SUB
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EX2

ARC-25-0102



VIEW OF WEST PROPERTY LINE FROM ADJACENT PROPERTY



VIEW OF NORTH WEST CORNER UTILITIES



VIEW OF NORTH WEST EXISTING TREES



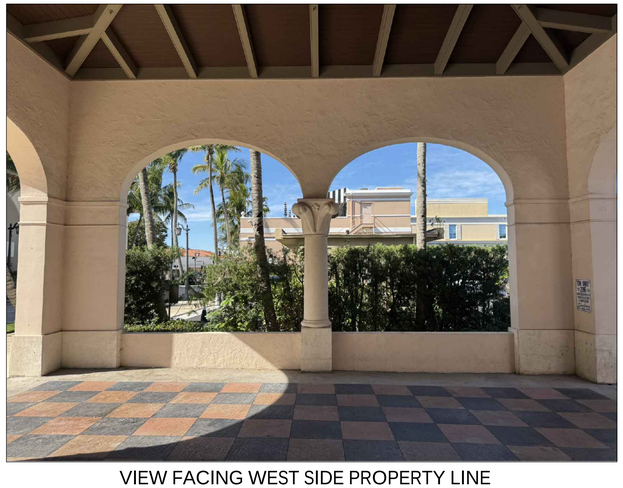
VIEW ALONG WEST PROPERTY LINE



VIEW ALONG WEST PROPERTY LINE



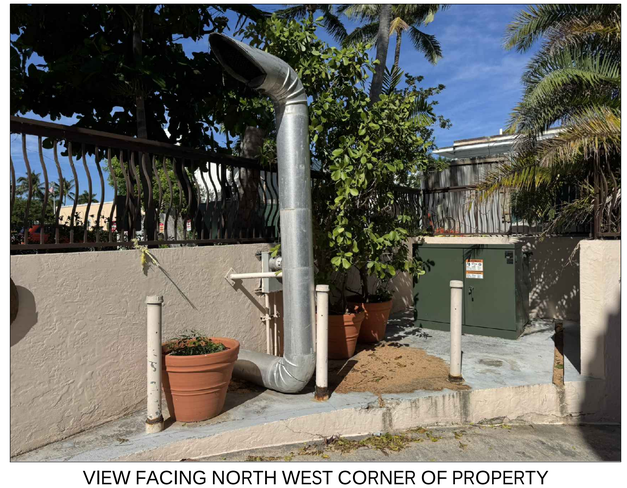
VIEW ALONG WEST PROPERTY LINE



VIEW FACING WEST SIDE PROPERTY LINE



VIEW FACING WEST SIDE PROPERTY LINE



VIEW FACING NORTH WEST CORNER OF PROPERTY

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

SCALE: N.T.S.

EXISTING CONDITIONS PHOTOS

151 WORTH AVENUE

151 WORTH AVENUE, PALM BEACH, FL.

26 JANUARY 2026 - FINAL SUB
29 DECEMBER 2025 - SEC SUB
11 DECEMBER 2025 - FIRST SUB
03 DECEMBER 2025 - PRE APP

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P: 561-659-2820
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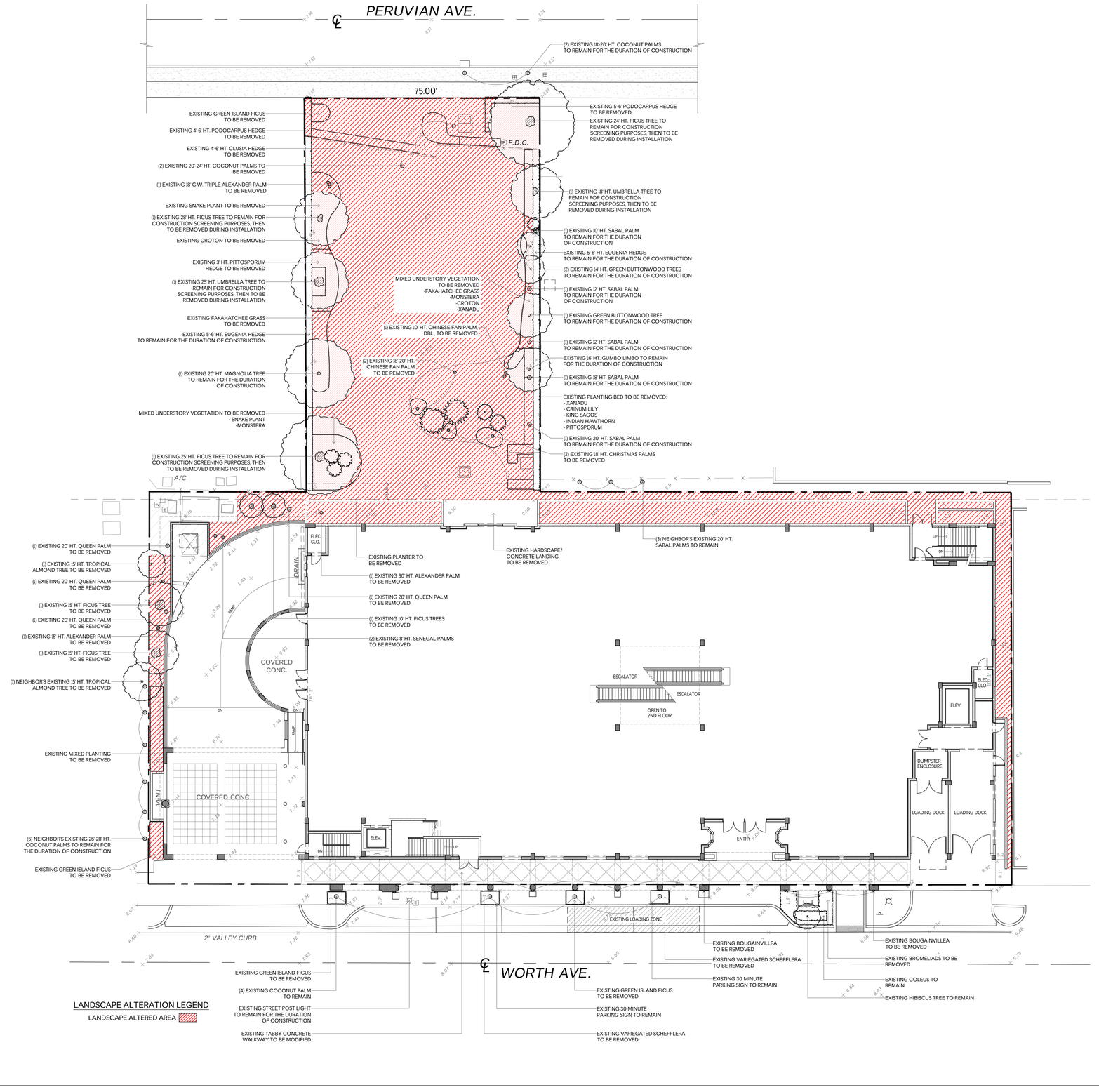
NIEVERAWILLIAMS.COM

EX3

ARC-25-0102



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6666856

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

LANDSCAPE ALTERATION DIAGRAM

151 WORTH AVENUE

151 WORTH AVENUE, PALM BEACH, FL.

26 JANUARY 2026 - FINAL SUB
29 DECEMBER 2025 - SEC SUB
11 DECEMBER 2025 - FIRST SUB
03 DECEMBER 2025 - PRE APP

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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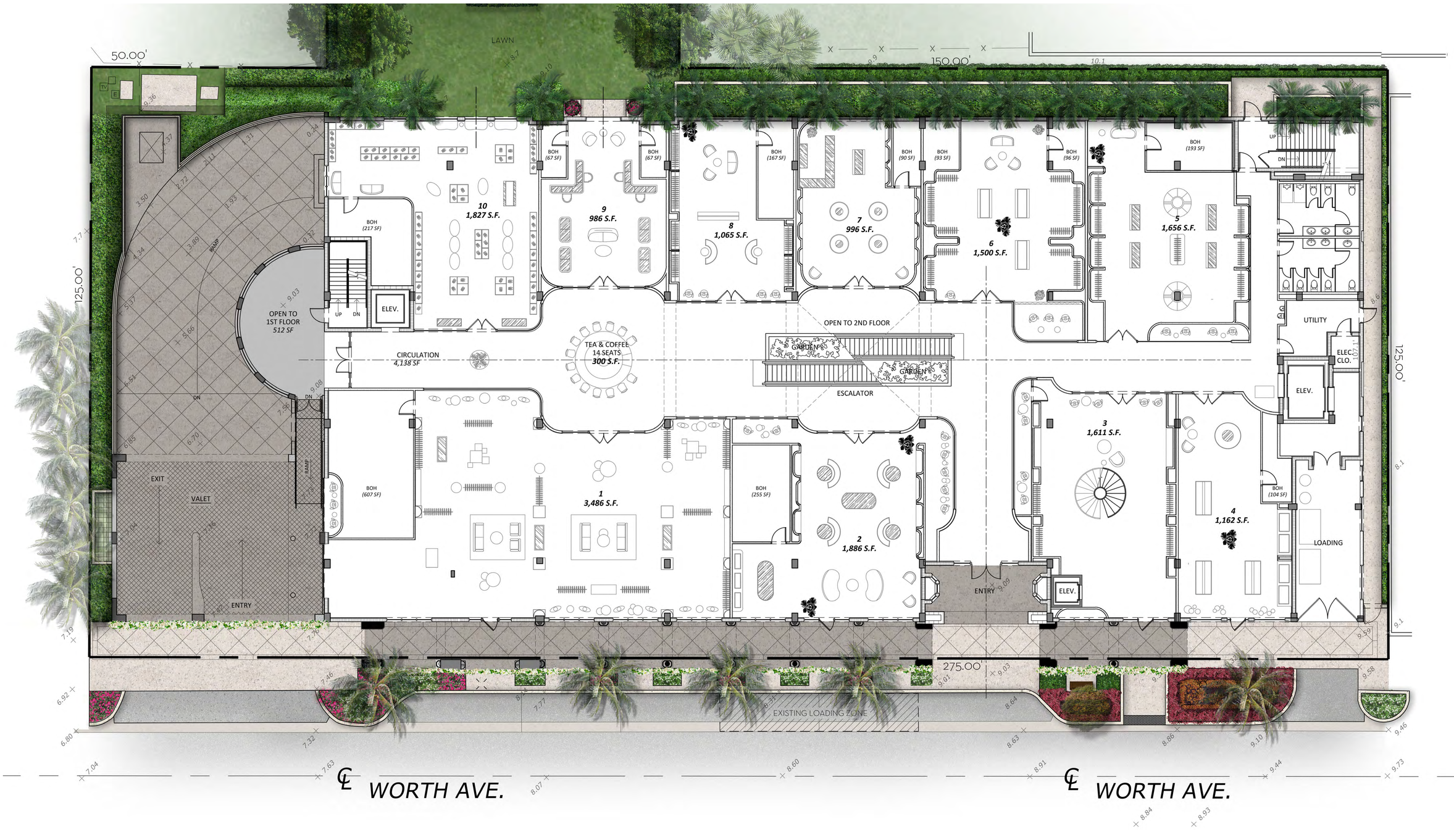
LAD

ARC-25-0102


EX. LAWN
75.00'
LAWN
125.46'
50.00'
150.00'
125.00'
275.00
OPEN TO 1ST FLOOR 512 SF
CIRCULATION 4,116 SF
TEA & COFFEE 14 SEATS 300 S.F.
OPEN TO 2ND FLOOR
ESCALATOR
VALET
EXIT
ENTRY
ELEV.
UP
DN
BOH (217 SF)
BOH (67 SF)
BOH (167 SF)
BOH (90 SF)
BOH (93 SF)
BOH (96 SF)
BOH (159 SF)
BOH (607 SF)
BOH (255 SF)
BOH (104 SF)
UTILITY
ELEC. C.O.
LOADING
10 1,827 S.F.
9 986 S.F.
8 1,065 S.F.
7 996 S.F.
6 1,500 S.F.
5 1,656 S.F.
1 3,486 S.F.
2 1,886 S.F.
3 1,611 S.F.
4 1,162 S.F.
EXISTING LOADING ZONE
WORTH AVE.
WORTH AVE.


50.00'
150.00'
125.00'
125.00'
275.00'
LAWN
OPEN TO 1ST FLOOR 512 SF
RAMP
ELEV.
UP
DN
BOH (217 SF)
10 1,827 S.F.
BOH (67 SF)
9 986 S.F.
BOH (67 SF)
BOH (167 SF)
8 1,065 S.F.
BOH (90 SF)
7 996 S.F.
BOH (93 SF)
6 1,500 S.F.
BOH (96 SF)
5 1,656 S.F.
BOH (193 SF)
UP
DN
UTILITY
ELEC. CLO.
ELEV.
OPEN TO 2ND FLOOR
CIRCULATION 4,138 SF
TEA & COFFEE 14 SEATS 300 S.F.
GARDEN
GARDEN
ESCALATOR
DN
DN
RAMP
EXIT
VALET
ENTRY
BOH (607 SF)
1 3,486 S.F.
BOH (255 SF)
2 1,886 S.F.
ENTRY
ELEV.
3 1,611 S.F.
4 1,162 S.F.
BOH (104 SF)
LOADING
EXISTING LOADING ZONE
WORTH AVE.
WORTH AVE.


PERUVIAN AVE.
EX. LAWN
75.00'
LAWN
LAWN
LAWN
LAWN
LAWN
125.46'
50.00'
150.00'
7.96
8.37
8.74
7.59
7.87
7.89
6.8
8.8
8.5
8.7
9.10
8.9
10.1
9.36
0.14
TV
E



1 EL2 SOUTH ELEVATION- WORTH AVENUE
SCALE: 3/32" = 1'-0"

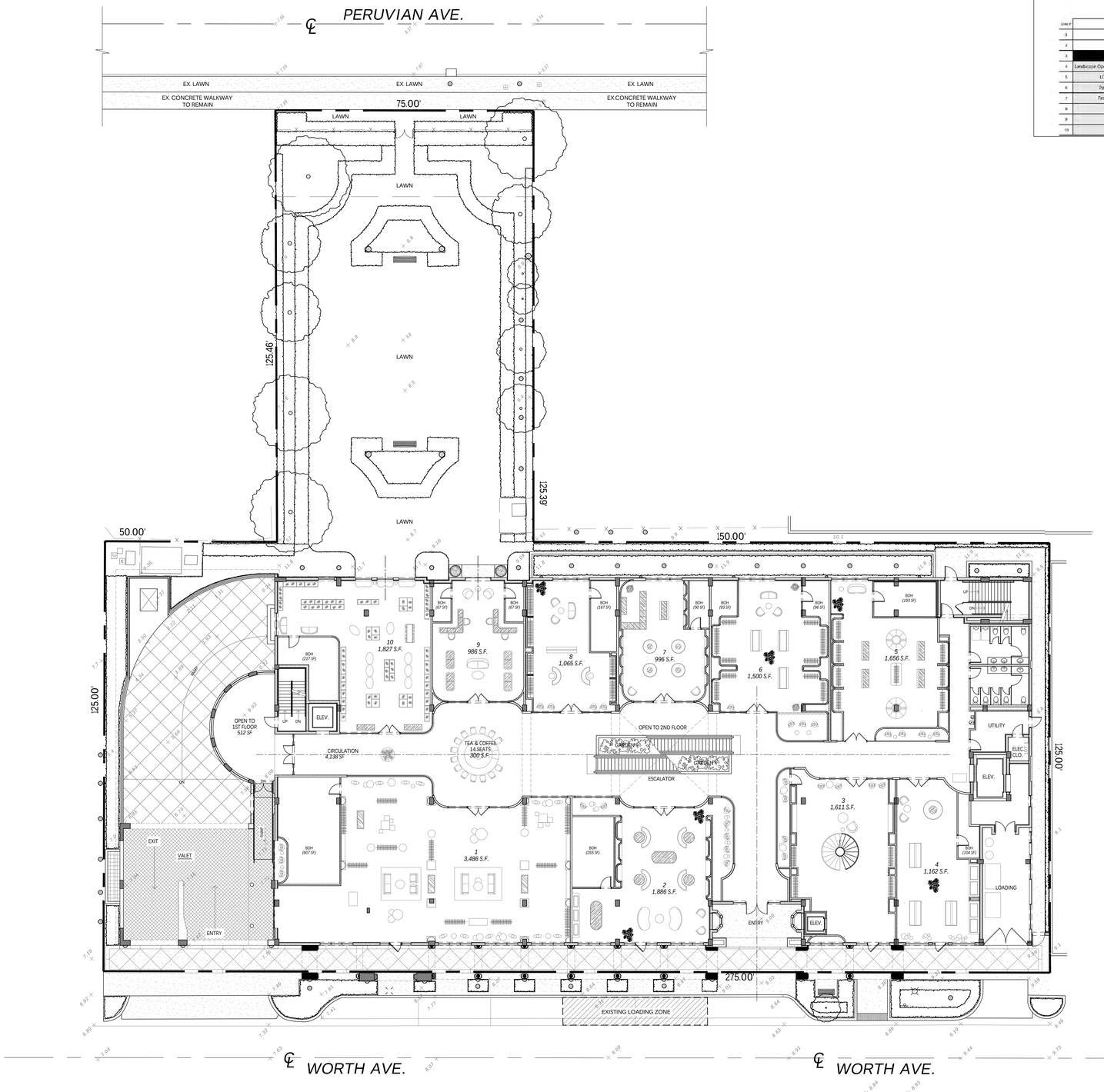


1 EL1 NORTH ELEVATION - PERUVIAN AVENUE
SCALE: 3/32" = 1'-0"



1 EL3 EAST ELEVATION
SCALE: 3/32" = 1'-0"





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

N
W E
S

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

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5	LOS to be altered (Sq Ft and %)	N/A	11,886 SQ. FT. (27.2%)
6	Perimeter LDS (Sq Ft and %)	N/A	N/A
7	Front Yard LDS (Sq Ft and %)	N/A	N/A
8	Native Trees %	30% (number of trees)	(69%)
9	Native Shrubs & Vines %	30% (number of shrubs & vines)	(54%)
10	Native Groundcover %	30% (groundcover area)	(49%)

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

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

OVERALL SITE PLAN

151 WORTH AVENUE

151 WORTH AVENUE, PALM BEACH, FL.

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SITE

ARC-25-0102

START OF EXISTING NEIGHBOR'S 5'-7' HT. WOOD FENCE TO REMAIN FOR THE DURATION OF CONSTRUCTION

EXISTING NEIGHBORS 7'-6" HT. WOOD FENCE TO REMAIN FOR THE DURATION OF CONSTRUCTION

50.00'

EXISTING TELEPHONE BOX TO REMAIN

EXISTING CATV RISER TO REMAIN

EXISTING ELECTRIC BOX TO REMAIN

EXISTING TRANSFORMER TO REMAIN

MECHANICAL EQUIPMENT TO REMAIN

LANDSCAPE AREA

EXISTING TRANSFORMER TO REMAIN

5.39'

EXISTING NEIGHBOR'S 4' HT. CHAIN LINK FENCE TO REMAIN FOR THE DURATION OF CONSTRUCTION

EXISTING PLANTER TO REMAIN FOR THE DURATION OF CONSTRUCTION

PROPOSED TABBY CONCRETE LANDING

(2) PROPOSED POTS

0.10'

LANDSCAPE AREA

L.A.

125.00'

26'-9"

RAMP

BOH (67 SF)

BOH (67 SF)

BOH (167 SF)

BOH (90 S

10
1,827 S.F.

9
986 S.F.

8
1,065 S.F.

7
996 S.F.

BOH (217 SF)

OPEN TO 1ST FLOOR
512 SF

UP

DN

ELEV.

OPEN TO 2ND FLOOR

GARDEN

GA

CIRCULATION
4,138 SF

TEA & COFFEE
14 SEATS
300 S.F.

ESCALATOR

MATCH LINE: L2

PROPOSED 48"x48" SCORED AND STAINED CONCRETE, DIAMOND PATTERN

EXISTING CONCRETE WALL WITH METAL FENCE ON TOP TO REMAIN

DN

DN

EXISTING PORTE - COCHERE HARDSCAPE AND RAMPING TO GARAGE TO BE MODIFIED

L.A.

EXIT

VALET

RAMP

BOH (607 SF)

1
3,486 S.F.

BOH (255 SF)

2
1,886 S.F.

PROPOSED 8'x8' SCORED AND STAINED CONCRETE, DIAMOND PATTERN

EXISTING VENT TO REMAIN

L.A.

ENTRY

4'-10" PROPOSED SETBACK

L.A.

L.A.

L.A.

L.A.

L.A.

L.A.

L.A.

L.A.

L.A.

7'-6" PROPOSED SETBACK

LANDSCAPE AREA

EXISTING TABBY CONCRETE WALKWAY TO REMAIN

EXISTING LOADING ZONE

PROPOSED BORDER, 1'x6' TABBY CONCRETE (MATCH EXISTING)

PROPOSED INLAY, 48"x48" TABBY CONCRETE (MATCH EXISTING)

PROPOSED LANDSCAPE BED TO BE EXTENDED

EXISTING STREET POST LIGHT TO REMAIN FOR THE DURATION OF CONSTRUCTION

EXISTING TABBY CONCRETE WALKWAY TO BE MODIFIED BASED ON NEW PLANTERS

EXISTING 30 MINUTE PARKING SIGN TO REMAIN

EXISTING 30 MINUTE PARKING SIGN TO REMAIN

℄ WORTH AVE.

0 1 4 8 16 FEET

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

N W E S

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Palm Beach, FL 33480
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Line #	Landscape Legend		
1	Property Address:	151 WORTH AVENUE	
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3		REQUIRED	PROPOSED
4	Landscape Open Space (LOS) (Sq Ft and %)	10,928 SQ. FT (25%)	12,564 SQ. FT. (28.7%)
5	LOS to be altered (Sq Ft and %)	N/A	11,886 SQ. FT. (27.2%)
6	Perimeter LOS (Sq Ft and %)	N/A	N/A
7	Front Yard LOS (Sq Ft and %)	N/A	N/A
8	Native Trees %	30% (number of trees)	(69%)
9	Native Shrubs & Vines %	30% (number of shrubs & vines)	(54%)
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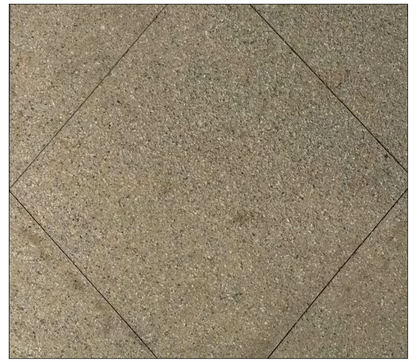

EXISTING TABBY CONCRETE

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

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

HARDSCAPE PLAN

151 WORTH AVENUE

151 WORTH AVENUE, PALM BEACH, FL.

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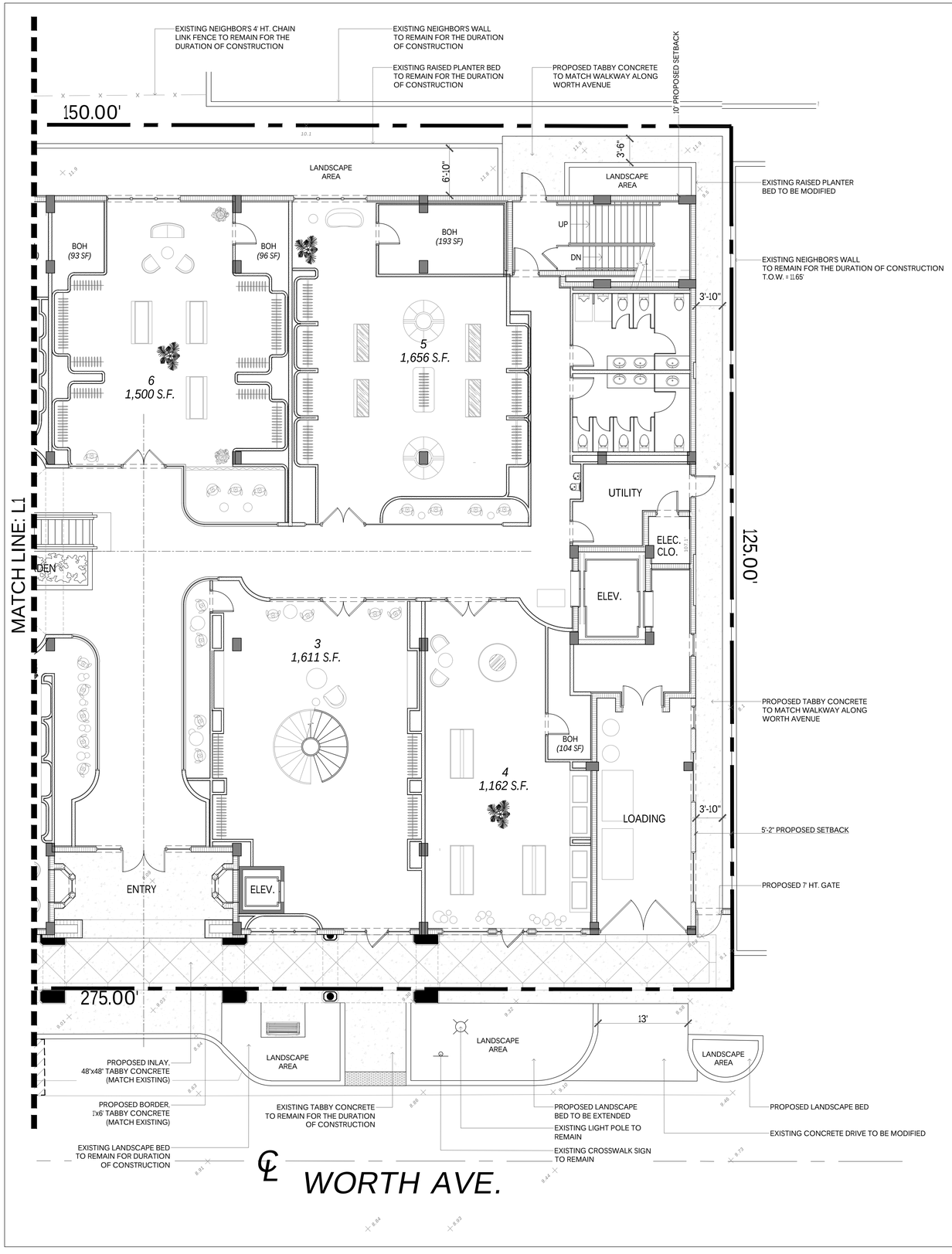
L1

ARC-25-0102



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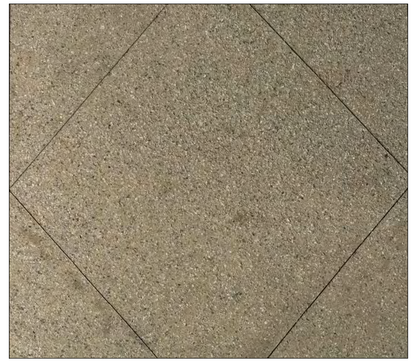

EXISTING TABBY CONCRETE

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

N
W E
S

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HARDSCAPE PLAN

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L2

ARC-25-0102

MATCH LINE: LP3

50.00'

125.00'

MATCH LINE: LP2

TV

E

(26) CLUSIA HEDGE 6'-8' HT.

RAMP

OPEN TO 1ST FLOOR *512 SF*

BOH *(217 SF)*

UP

DN

ELEV.

10
1,827 S.F.

BOH *(67 SF)*

9
986 S.F.

BOH *(67 SF)*

8
1,065 S.F.

BOH *(167 SF)*

7
996 S.F.

BOH *(90*

OPEN TO 2ND FLOOR

GARDEN

GA

ESCALATOR

CIRCULATION *4,138 SF*

TEA & COFFEE 14 SEATS *300 S.F.*

DN

DN

RAMP

EXIT

VALET

ENTRY

BOH *(607 SF)*

1
3,486 S.F.

BOH *(255 SF)*

2
1,886 S.F.

(6) NEIGHBOR'S EXISTING 26'-28' HT. COCONUT PALMS TO REMAIN FOR THE DURATION OF CONSTRUCTION

(3) WHITE BOUGAINVILLEA VINES, 10' HT., ESP. TO ARCHWAYS

(30) ANNUALS, 3 GAL.

(8) WHITE BOUGAINVILLEA VINES, 10' HT., ESP. TO ARCHWAYS

EXISTING LOADING ZONE

(15) ANNUALS, 3 GAL.

(1) EXISTING COCONUT PALM TO REMAIN

(3) EXISTING COCONUT PALMS TO REMAIN

℄ *WORTH AVE.*

0 1 4 8 16 FEET

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

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W

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S

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MARIO F. NIEVERA

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

LANDSCAPE PLAN

151 WORTH AVENUE

151 WORTH AVENUE, PALM BEACH, FL.

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LP1

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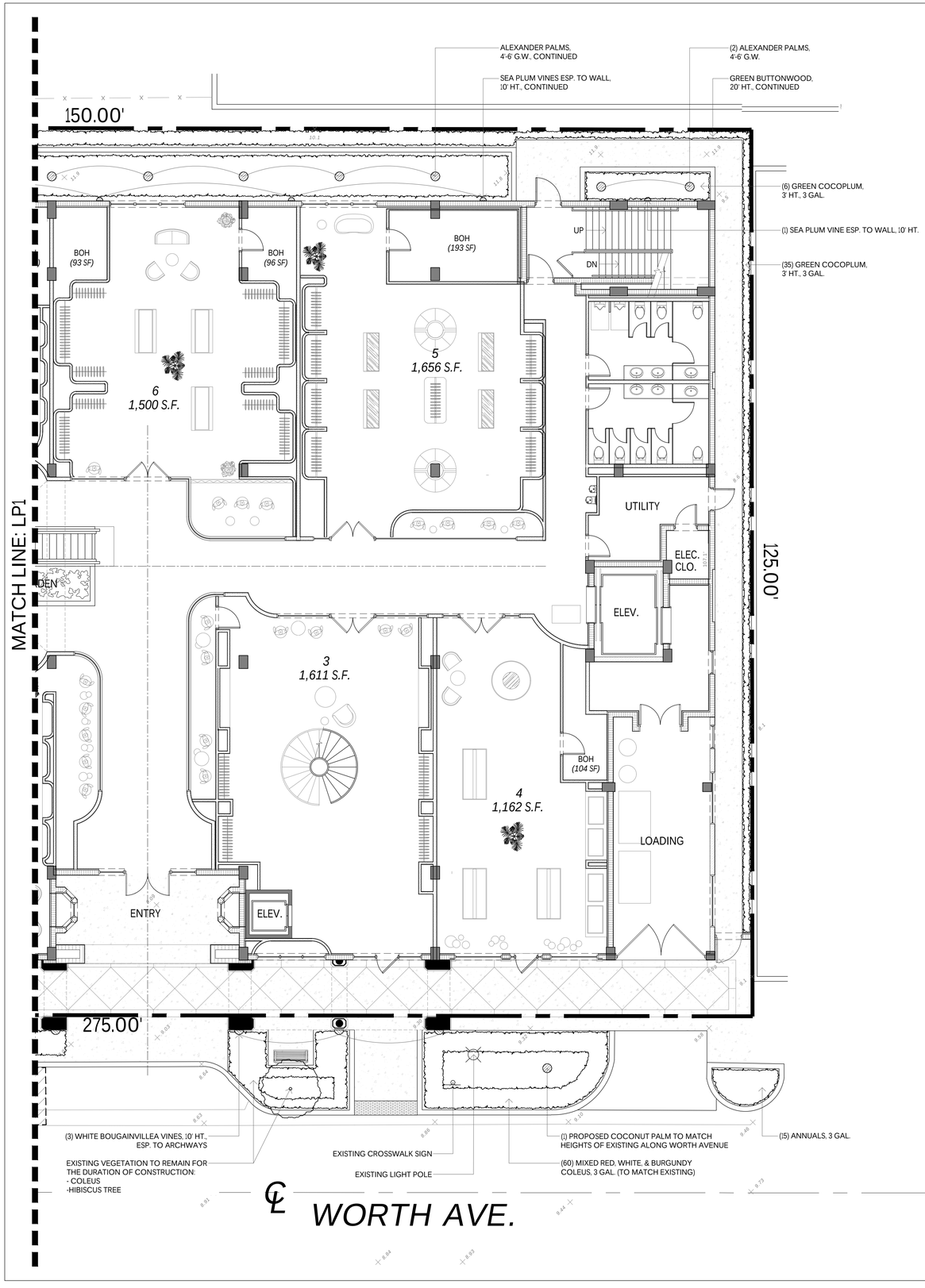

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0 1 4 8 16 FEET
SCALE: 1/8" = 1'-0"

N
W E
S

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

LANDSCAPE PLAN

151 WORTH AVENUE

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LP2

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9	Native Shrubs & Vines %	30% (number of shrubs & vines)	(54%)
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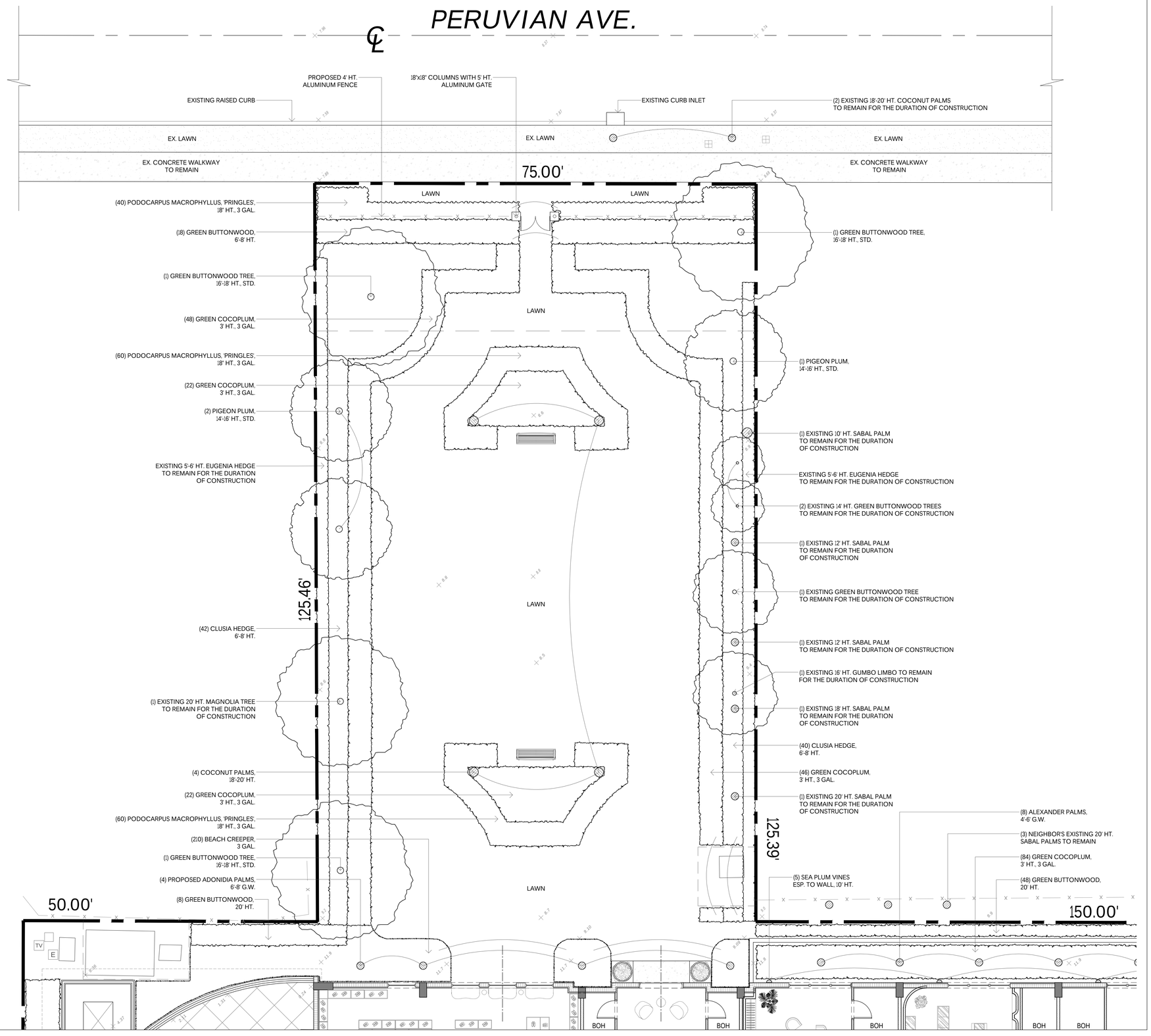

0 1 4 8 16 FEET
SCALE: 1/8" = 1'-0"

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

MARIO F. NIEVERA

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LANDSCAPE PLAN

151 WORTH AVENUE

151 WORTH AVENUE, PALM BEACH, FL.

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LP3

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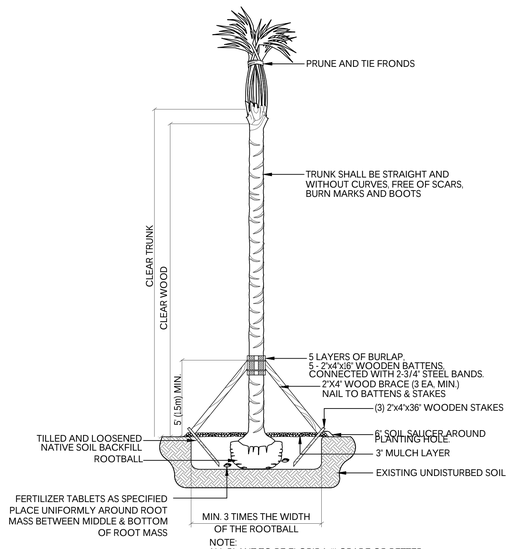
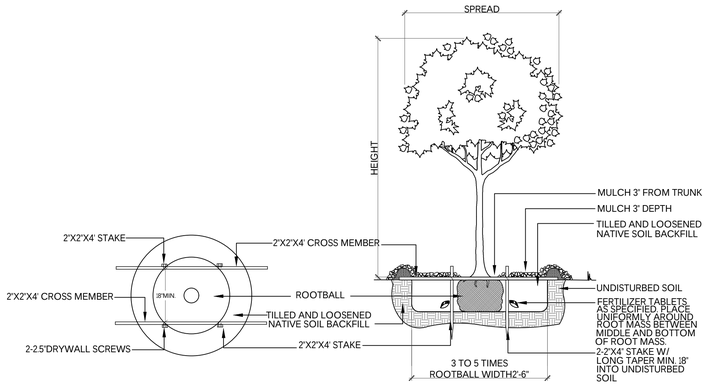


NOTE:
ALL PLANT TO BE FLORIDA #1 GRADE OR BETTER

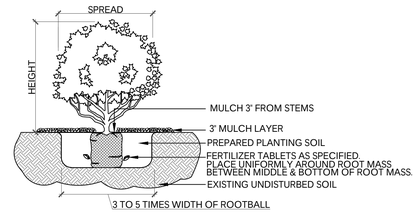
PALM PLANTING DETAIL
N.T.S.

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



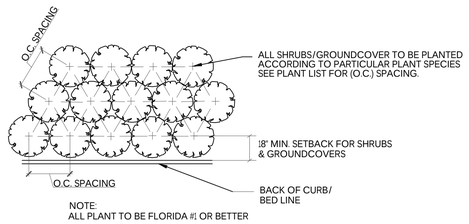
NOTE:
ALL PLANT TO BE FLORIDA #1 GRADE OR BETTER

TREE PLANTING DETAIL
N.T.S.



NOTE:
ALL MATERIAL TO BE FLORIDA #1 OR BETTER

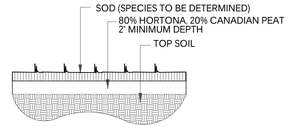
SHRUB & GROUNDCOVER PLANTING DETAIL
N.T.S.



NOTE:
ALL PLANT TO BE FLORIDA #1 OR BETTER

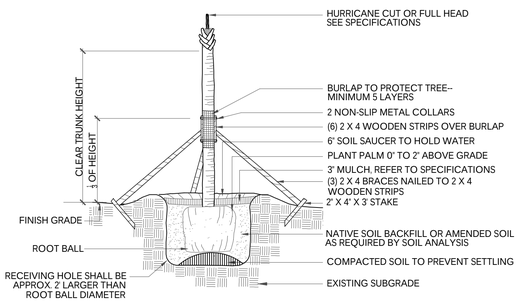
PLANT SPACING DETAIL
N.T.S.

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



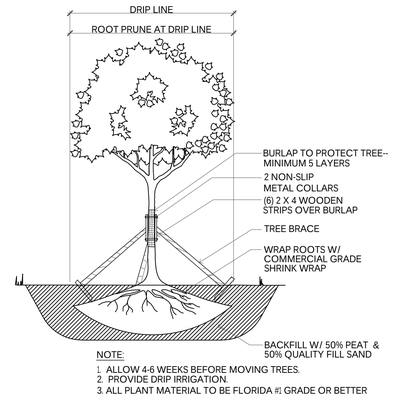
SOD PLANTING DETAIL
N.T.S.

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



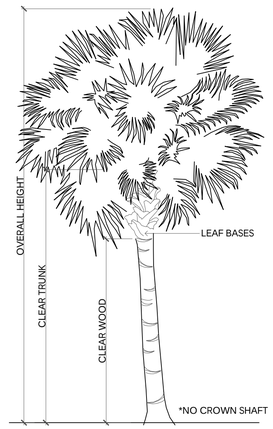
NOTES: STAKING & GUYING REQUIRED FOR PALMS, IF NECESSARY, OR AS DIRECTED BY THE LANDSCAPE ARCHITECT.
ALL PLANT TO BE FLORIDA #1 OR BETTER

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" 20-10-5 PLANTING TABLETS AT TIME OF INSTALLATION AND PRIOR TO COMPLETION OF PIT BACKFILLING. TABLETS SHALL BE PLACED UNIFORMLY AROUND THE ROOT MASS OF A DEPTH THAT IS BETWEEN THE MIDDLE AND BOTTOM OF THE ROOT MASS.
APPLICATION RATE:
1 GALLON CAN: 1 - 21 GRAM TABLET
3 GALLON CAN: 2 - 21 GRAM TABLETS
5 GALLON CAN: 3 - 21 GRAM TABLETS
7 GALLON CAN: 4 - 21 GRAM TABLETS
TREES: 3 - 21 GRAM TABLETS EACH 1/2" OF CALIPER
PALMS: 7 - 21 GRAM TABLETS

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

NIEVERA WILLIAMS DESIGN

151 Worth Avenue, Palm Beach, FL
1/23/2026

Landscape Material Schedule

ITEM NO.	COMMON NAME	BOTANICAL NAME	QTY	NATIVE	SPECIFICATION
	TREES				
1	GREEN BUTTONWOOD TREE	Conocarpus erectus	3	*	16'-18' HT., STD
2	PIGEON PLUM	Coccoloba diversifolia	3	*	14'-16' HT., STD
3	FICUS TREE	Ficus benjamina	1		28' HT., EXISTING TO REMAIN
4	UMBRELLA TREE	Schefflera actinophylla	1		25' HT., EXISTING TO REMAIN
5	MAGNOLIA TREE	Magnolia grandiflora	1	*	20' HT., EXISTING TO REMAIN
6	FICUS TREE	Ficus benjamina	1		25' HT., EXISTING TO REMAIN
7	FICUS TREE	Ficus benjamina	1		24' HT., EXISTING TO REMAIN
8	UMBRELLA TREE	Schefflera actinophylla	1		18' HT., EXISTING TO REMAIN
9	GREEN BUTTONWOOD TREE	Conocarpus erectus	2	*	14' HT., EXISTING TO REMAIN
10	GREEN BUTTONWOOD TREE	Conocarpus erectus	1	*	EXISTING TO REMAIN
11	GUMBO LIMBO	Bursera simaruba	1	*	16' HT., EXISTING TO REMAIN
	PALMS				
12	COCONUT PALM	Cocos nucifera	4		18'-20' HT.
13	COCONUT PALM	Cocos nucifera	1		MATCH EXISTING HEIGHTS
14	ALEXANDER PALM	Archontophoenix alexandrae	10		6' G.W.
15	ADONIDIA PALM	Adonidia merrillii	4		6'-8' G.W.
16	COCONUT PALM	Cocos nucifera	4		EXISTING TO REMAIN
17	COCONUT PALM	Cocos nucifera	2		18'-20' HT., EXISTING TO REMAIN
18	SABAL PALM	Sabal palmetto	1	*	10' HT., EXISTING TO REMAIN
19	SABAL PALM	Sabal palmetto	2	*	12' HT., EXISTING TO REMAIN
20	SABAL PALM	Sabal palmetto	1	*	18' HT., EXISTING TO REMAIN
21	SABAL PALM	Sabal palmetto	1	*	20' HT., EXISTING TO REMAIN
	SHRUBS/VINES				
22	GREEN COCOPLUM	Chrysobalanus icaco	263	*	3' HT., 3 GAL
23	PRINGLES	Podocarpus macrophyllus 'Pringles'	160		18" HT., 3 GAL.
24	CLUSIA HEDGE	Clusia rosea	108		6'-8' HT.
25	GREEN BUTTONWOOD	Conocarpus erectus	18	*	6'-8' HT.
26	GREEN BUTTONWOOD	Conocarpus erectus	56	*	20' HT.
27	EUGENIA HEDGE	Syzygium paniculatum	2		5'-6' HT., EXISTING TO REMAIN
28	WHITE BOUGAINVILLEA VINES	Bougainvillea 'White'	14		10' HT., ESP. TO ARCHWAYS
29	SEA PLUM VINES	Coccoloba 'Sea Plum'	6		10' HT., ESP. TO ARCHWAYS
	GROUND COVER				
30	BEACH CREEPER	Ernodea littoralis	210	*	3 GAL
31	MIXED RED COLEUS	Solenostemon	60		3 GAL
32	ANNUALS	Annuals	160		3 GAL

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:**	151 WORTH AVENUE	
2	**Lot Area (sq. ft.):**	43,712 SQ. FT.	
3		REQUIRED	PROPOSED
4	Landscape Open Space (LOS) (Sq Ft and %)	10,928 SQ. FT (25%)	12,564 SQ. FT. (28.7%)
5	LOS to be altered (Sq FT and %)	N/A	11,886 SQ. FT. (27.2%)
6	Perimeter LOS (Sq Ft and %)	N/A	N/A
7	Front Yard LOS (Sq Ft and %)	N/A	N/A
8	Native Trees %	30% (number of trees)	(69%)
9	Native Shrubs & Vines %	30% (number of shrubs & vines)	(54%)
10	Native Groundcover %	30% (groundcover area)	(49%)

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

PLANT LIST AND DETAILS
151 WORTH AVENUE
151 WORTH AVENUE, PALM BEACH, FL.

26 JANUARY 2026 - FINAL SUB
29 DECEMBER 2025 - SEC SUB
11 DECEMBER 2025 - FIRST SUB
03 DECEMBER 2025 - PRE APP

NIEVERA WILLIAMS
DESIGN

625 N. Flagler Drive
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F: 561-659-2113

NIEVERAWILLIAMS.COM

LP4

ARC-25-0102



MINIMUM LANDSCAPE:

REQUIRED =	10,928	SQ FT	25%
EXISTING =	12,624	SQ FT	29%
PROPOSED =	12,564	SQ FT	29%

SITE AREA = 43,712

OPEN SPACE LEGEND:

LANDSCAPE
HARDSCAPE
BUILDING

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

EXISTING LANDSCAPE OPEN SPACE DIAGRAM

151 WORTH AVENUE

151 WORTH AVENUE, PALM BEACH, FL.

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

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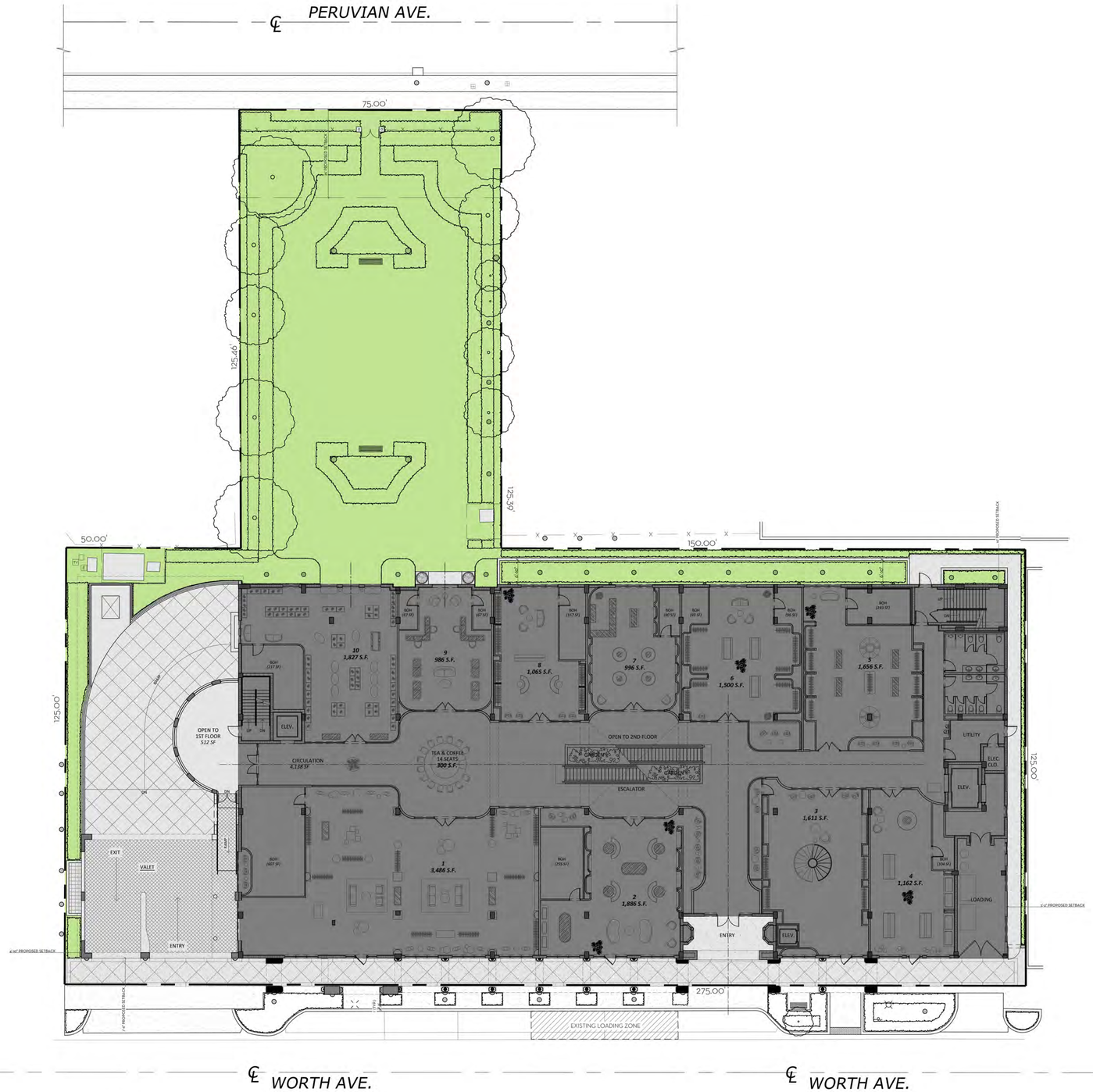
OS1

ARC-25-0102



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HARDSCAPE
BUILDING

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

N
W E
S

MARIO F. NIEVERA

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

PROPOSED LANDSCAPE OPEN SPACE DIAGRAM

151 WORTH AVENUE

151 WORTH AVENUE, PALM BEACH, FL.

26 JANUARY 2026 - FINAL SUB
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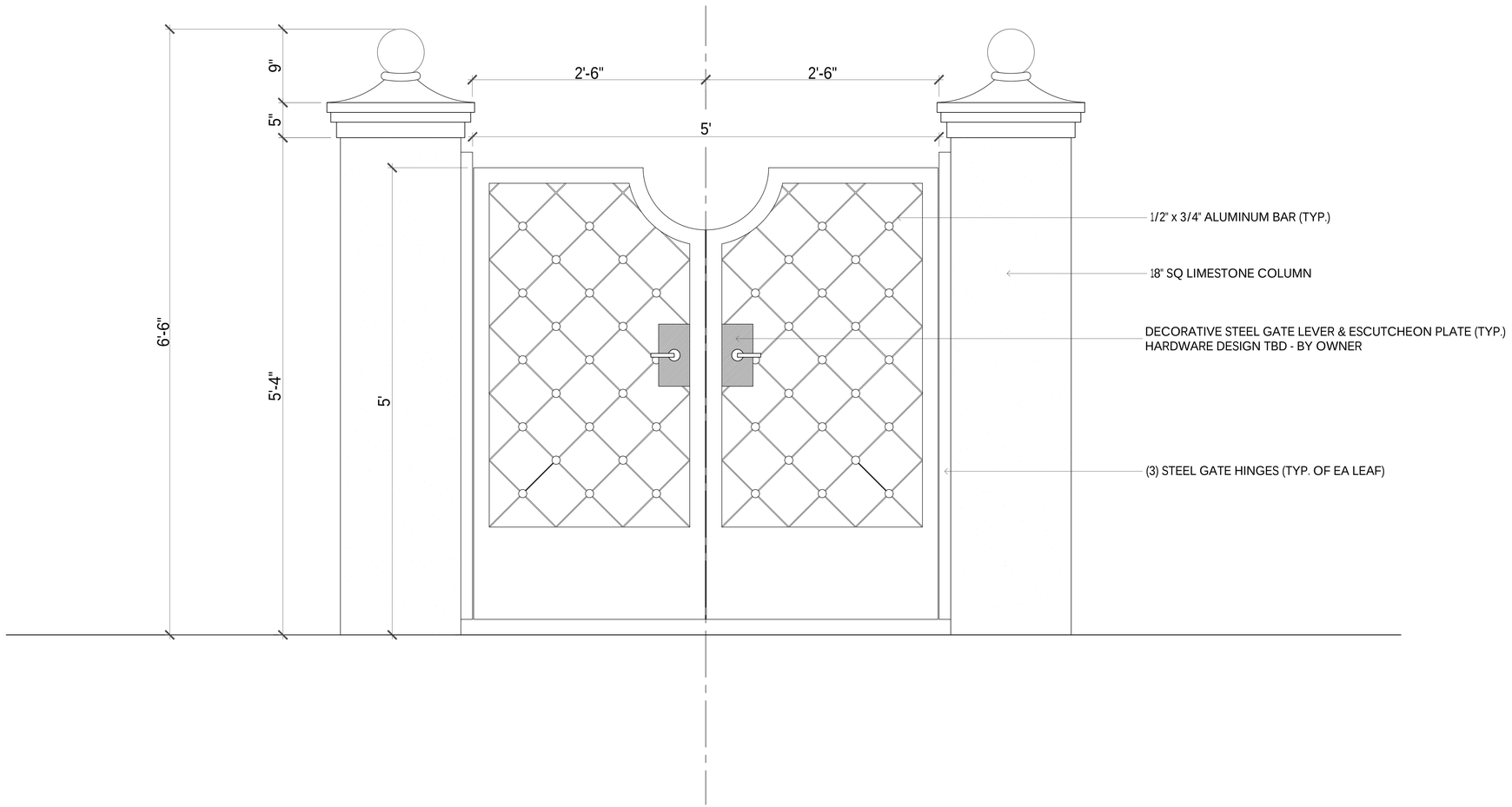
OS2

ARC-25-0102



1/D1 GATE ELEVATION
SCALE: 1-1/2" = 1'-0"

MARIO F. NIEVERA

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Registration No.
6666856

GATE ELEVATION

151 WORTH AVENUE

151 WORTH AVENUE, PALM BEACH, FL.

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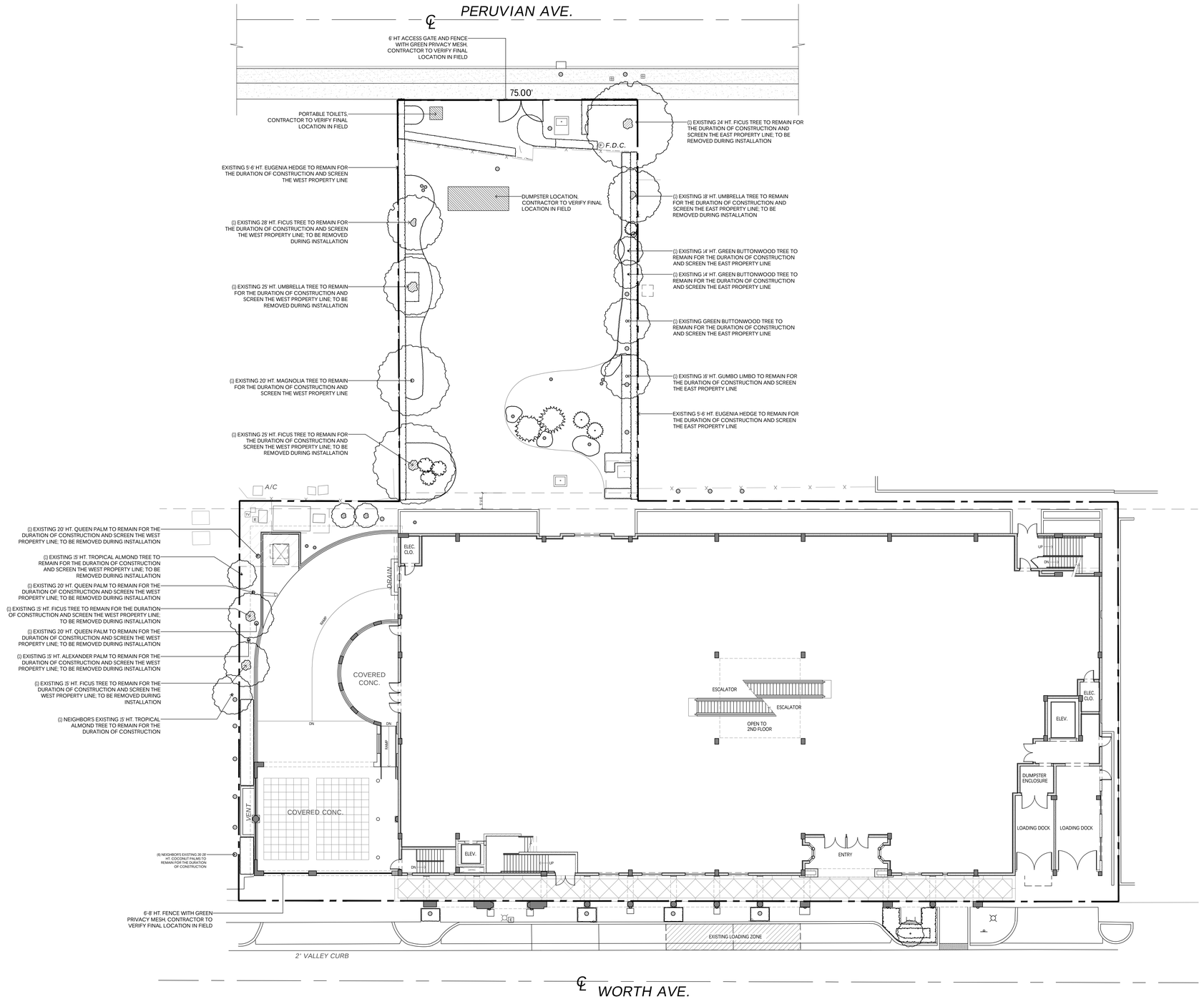
D1

ARC-25-0102



MARIO F. NIEVERA

State of Florida
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Registration No.
6666856

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

CONSTRUCTION STAGING PLAN

151 WORTH AVENUE

151 WORTH AVENUE, PALM BEACH, FL.

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NIEVERAWILLIAMS.COM

CSP

ARC-25-0102

Gunster

.Our File Number: 64430-00003
Writer's Direct Dial: (561) 650-0633
Writer's E-Mail Address: jcrowley@gunster.com

January 26, 2026

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

Re: LOI for 151 Worth Avenue - ARC-25-0102 (ZON-25-0091)

We are pleased to submit the accompanying documents and drawings in connection with our combination application for ARCOM, Site Plan, and Special Exception Approval (the "Application") for modifications to an existing 3-story building that formerly housed retailer Neiman Marcus on the approximately 1.01-acre property located at 151 Worth Avenue (PCN: 50-43-43-23-05-016-0130), Palm Beach, FL ("Property"). The Property, located on the east end of Worth Avenue, was originally included in the Royal Park Addition Plat in 1913, and consists of previously-platted lots on Worth Avenue and Peruvian Avenue. The Property has a future land use designation of Commercial and split zoning designations, with the portion of the Property fronting on Worth Avenue designated as "C-WA," Worth Avenue Commercial, and the portion of the Property fronting on Peruvian Avenue designated "R-C," Medium Density Residential. All of these platted lots are joined through a unity of title that was recorded after the Prior Approval (defined below) was issued by the Town Council.

The project proposes a thoughtful rehabilitation of the existing box-retail structure into a series of well-scaled tenant spaces, sensitively planned to work within the building's established structural grid and overall massing. The project includes the removal of inappropriate or non-authentic applied ornamentation, such as incorrect foam detailing. The project proposes the introduction of refined architectural elements including stone, hand-troweled stucco, and artisan woodwork consistent with the traditional craftsmanship and material palette of Worth Avenue. These renovations and fenestration changes will allow for a new restaurant to operate on the second floor of the building, and a tea and coffee station area on the first floor. A total of 169 permanent seats are proposed for the restaurant and tea and coffee station area for lunch, a 950 square-foot kitchen/BOH, and 17 individual tenant spaces with a total of 28,500 square feet of space. These proposed uses generate a requirement for 202 parking spaces (breakdown is provided in the Traffic & Parking Analysis submitted as part of this application), which equals the number of parking spaces provided per the principal of equivalency, which was established with the approval of Special Exception Review #3-98 that included 203 parking spaces that has been reduced to 202 parking spaces because one (1) space was lost as part of this project to provide an elevator shaft. During dinner time hours when the retail stores are closed

(after 6 PM), we are proposing 183 seats total for the restaurant and tea and coffee station area that will require special exception approval for on-site shared parking, which is detailed later in this letter. This maximum seating for dinner is shown on the proposed floor plans, and second floor seating for the restaurant will be reduced by 14 seats during lunch when the tea and coffee station is open. The portion of the Property adjacent to Peruvian Avenue will be kept as a garden area but will not be open to the public.

As part of this Application, we are requesting approval of special exceptions for restaurant use, outdoor/terrace café seating, and shared on-site parking. We are also requesting a variance to allow for the stacking of vehicles within the on-site parking garage by the valet operators when needed, though this is not anticipated to be a frequent occurrence and is not being requested to allow for additional commercial intensity above the Prior Approval defined below. Finally, we are requesting a variance to eliminate one (1) of the two (2) required loading zones on the Property. The second loading space is being relocated to the west side of the building near the entrance to the underground garage. This loading space will be located within a portion of the large driveway entrance to the garage, so it does not meet all of the Town's standards for a loading space. However, it will serve the same purpose and will be managed so as to not create conflicts during peak hours. These special exceptions and variances are detailed later in this letter and include justifications for the granting of each.

SITE HISTORY

As mentioned previously, the Property was most recently developed as a three-story Neiman Marcus department store with a two-level subsurface parking garage (the "Existing Structure"), accessed from Worth Avenue. The Existing Structure has approximately 275 feet of linear frontage on the north side of Worth Avenue's 100 block and includes large arched windows and multiple pedestrian entrances into the building along the south side of the building. The Town Council conditionally approved the development order (Special Exception Review #3-98) authorizing construction of the Existing Structure ("Project Approval") at a June 4, 1998 special meeting. The Project Approval consisted of the following actions taken by the Town Council:

- Site Plan Approval for a new three-story, 48,661 square-foot Neiman Marcus store; and

- Special Exception Approvals to (1) exceed 2,000 square feet of retail floor area, (2) permit arcade construction in a Town right-of-way, and (3) allow application of Special Allowances from the Design Guidelines to permit a three-story building, a building longer than 150 feet, and floor area greater than 15,000 square feet; and

- Variance approval for the Worth Avenue Arcade to be located 1 foot from the street curb in lieu of the 3 feet minimum required by Code, to reduce parking stall widths from 9 feet to 8.5 feet for 133 of the garage parking stalls, to reduce garage drive

aisle width to 21.5 feet in lieu of the 25 feet required by Code, and to provide 2 loading spaces in lieu of the 3 that would be required by Code.

The Project Approval site plan ("Site Plan") identified the approved lot coverage as 75% maximum for the first floor, 65% maximum for the second floor, and 18% maximum for the third floor, with the allowable percentages listed as 75%, 65%, and 30% respectively for that time period (1999). Although these lot coverages do not meet the current baseline C-WA Zoning Code maximums of 35% for first and second story, the Existing Structure was approved and developed under the "Special Allowances" set forth in the Worth Avenue Design Guidelines.

As set forth above, variances were approved for (1) the encroachment of the arcade over the public sidewalk along Worth Avenue, and (2) the internal layout of the parking garage. These variances run with the land and will not need to be reconsidered or reauthorized by the Town Council for the Proposed Project defined herein. Similarly, the approval of a special exception to incorporate the Special Allowances of the Worth Avenue Design Guidelines was vested by the construction of the Existing Structure, and the Town Council will not need to reconsider or reapprove the utilization of the Design Guidelines in connection with the Proposed Project.

The approved Site Plan also identified the overall landscaped open space provided as 8%, which is below the current and former Code requirements of 25%. However, the site data table on the Site Plan did not include the portion of the Property adjacent to Peruvian Avenue when calculating the overall landscape open space provided. Currently, the portion of the Property adjacent to Peruvian Avenue consists almost entirely of landscape open space area. When counting the Property adjacent to Peruvian Avenue for landscaped open space purposes, the Property has 28.6%% overall landscape open space, which exceeds the 25% code requirement. This Application seeks to improve and supplement existing landscape will not result in reduced landscaped open space.

Please note the following as it relates to this application:

1. Criteria for Development Order Approval

A. Architectural Commission review in accordance with Section 18-205.

(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.

(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.

(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.

(b) If the above criteria are met, the application shall be approved. Conditions may be applied when the proposed building or structure does not comply with the above criteria and shall be such as to bring such building or structure into conformity. If an application is disapproved, the architectural commission shall detail in its findings the criterion or criteria that are not met. The action taken by the architectural commission shall be reduced to writing, and a copy thereof shall be made available to the applicant upon request.

(c) A decision or order of the commission or the planning, zoning and building department director or his/her designee shall not become effective until the expiration of ten working days after the date upon which a ruling of the commission or the planning, zoning and building department director or his/her designee has been made.

The Project proposes fenestration changes, which are typical along Worth Avenue as old businesses leave a space, and new businesses move in. The massing of the existing building is not changing, nor is the exterior building footprint. The proposed front exterior modifications are in keeping with the look of the Avenue, and not only meet the criteria for approval listed above but also comply with the Worth Avenue Design Guidelines. Furthermore, the upgrade in materials and finishes from synthetic (including foam) to real materials as stated previously will be a significant improvement to the building and is far more in keeping with the look of Worth Avenue.

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

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

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

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

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

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

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

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

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

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

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

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

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

The request for the building fenestration changes, and interior remodel to create smaller retail spaces (below the 4,000 square-foot maximum permitted for an individual retail store on Worth Avenue) and a restaurant space meets all of the criteria for Site Plan Approval set forth in Section 134-329 that apply to this Application. The warranty deed for the property establishes ownership of the Property belonging to 151 Worth Avenue Owner LLC, which has the authority to file this Application. Furthermore, the building footprint remains unchanged and will not adversely affect the public interest. The Existing Structure and proposed modifications for the Property will be in harmony and compatible with the existing commercial uses adjacent to and nearby the Property and are not in conflict with the surrounding neighborhood. Many of the adjacent properties in the neighborhood were developed with larger buildings, and as mentioned previously, the massing of the existing building will remain unaltered, and therefore compatible with the surrounding neighborhood. No new ingresses or egresses on Worth Avenue are proposed. All pedestrian walkways will be maintained and will continue to promote walkability along the perimeter of and into the Property. The stormwater drainage system and utilities will be upgraded to meet all Town requirements, as needed. Open spaces within the Property are being maintained and enhanced where needed. The height of the building will remain unchanged, which is lower than some of the adjacent and nearby buildings, and completely compatible with the heights of the other nearby structures. The design of the Project maintains appropriate massing and rhythm of the building along the adjacent roadways to ensure compatibility with the surrounding area in terms of size and architectural style.

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

I. Criteria:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Special Exception 1: Restaurant Use

Per Section 134-1159(7), Code of Ordinances, Special Exception approval is required for a new restaurant use in the C-WA zoning district. As stated previously, the new 10 and the tea and coffee station will have 169 seats total. The restaurant will be located on the second floor with the tea and coffee station on the first floor, and will include the following:

- 110 indoor dining seats
- 48 outdoor/terrace dining seats
- 14 tea & coffee station seats

Restaurant use is common along Worth Avenue, and within the vias of Worth Avenue. Restaurant use also occurs directly across the street from the Property at 150 Worth Avenue. The new restaurant in this space is compatible with the other commercial uses within the building and along the Avenue. The proposed new restaurant will cater to the needs of the Town's residents and visitors, and poses no threat to the public's health, safety, welfare, and morals, and will not adversely affect property values in the area. Furthermore, a new restaurant in this location is consistent with the Town's Comprehensive Plan in that it is a "town serving" commercial business. No visual, noise or odor pollution will be produced by the restaurant, because of the mechanical equipment used to capture odor, and the fact that the majority of the restaurant seating will be indoors. The only outdoor seating will be 48 seats on the second-floor terrace that is enclosed except for being open to the south facing Worth Avenue and the commercial activities that occur on the Avenue. All other criteria for approving a special exception use are not affected by the proposed application, because no changes are proposed to the ingress and egress onto the Property, and sufficient utilities and services are available to support the use. Parking will not be an issue as the Existing Structure contains one of the largest parking garages in Town, with 183 parking spaces that are being reduced by one (1) space to provide an elevator as part of this project, however with the principal of equivalency we are given credit for 202 parking spaces.

Special Exception 2: 48 Outdoor/Terrace Café Seats

Per Section 134-1159(a)(13), a special exception is required in the C-WA zoning district to allow for outdoor/terrace café seating for a restaurant that meets the requirements and conditions in Section 134-229. The following are the justifications for approval of the special exception for outdoor/terrace café seating based on the approval criteria in Section 134-229:

- The building was designed several decades ago with a second-floor outdoor terrace that lends itself perfectly to outdoor/terrace café seating.
- The proposed outdoor/terrace café seating area is within a private second floor terrace that can only be accessed by patrons of the restaurant, and employees of the restaurant.
- The proposed outdoor/terrace café seating use for the new restaurant has been designed and located within the Property that will protect public safety, and includes table and chair separations that meet ADA access requirements, and will provide more than sufficient room for patrons to move through the seating area unimpeded; the proposed outdoor/terrace café seating will not adversely impact the public health, safety, welfare or morals of the Town.
- Outdoor café seating use is customarily part of restaurants in the Town and has become an expected amenity. The outdoor/terrace café seating will only have a positive impact on the value of other properties in the neighborhood, and the use is certainly compatible with the restaurant use on the Property and the other nearby businesses.
- The proposed outdoor/terrace café seating use area complies with the previous approvals for the building, including the established yard, open space, and special requirements, and all elements of the Town's Comprehensive Plan, which promotes outdoor spaces and activities/uses such as outdoor café seating.
- The proposed outdoor/terrace café seating use will not result in substantial economic, noise, glare, or odor impacts on adjoining properties and properties generally in the district, particularly since the location of the outdoor/terrace café seating fronts Worth Avenue, and the building itself is on the sides and rear of the outdoor/terrace, which buffers properties to the east, north and west. Because no changes affecting the location or massing of the building is proposed, the building will continue to buffer the outdoor terrace area.
- Adequate ingress and egress will remain, and the parking for the building will remain as it currently exists, which meets the code requirement for parking based on the proposed uses.
- The proposed outdoor/terrace café seating does not impact signage in any way.
- The proposed outdoor café/terrace seating use will not place a greater burden on Town services, nor does the proposal affect the Town-serving

nature of the new restaurant, nor does the proposal affect any specimen trees.

Per Section 134-1159(a)(13), the following additional standards and conditions from Section 134-2106(b) are required to be met as part of the special exception approval for outdoor café seating on private property not within a street sidewalk:

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

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

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

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

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

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

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

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

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

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

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

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

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

- The proposed 48 outdoor/terrace café seats are part of the 169 total restaurant and tea & coffee station area seats proposed.
- The proposed outdoor/terrace café seating use is for the new restaurant only, and will not be used by a bar, lounge or nightclub, and the location of the outdoor/terrace café seating is within the boundaries of the Property.
- The layout for the tables and chairs for the proposed outdoor/terrace café seating have been designed to meet Town and ADA access requirements. It is not contemplated that other outdoor café seating amenities such as umbrellas, mist sprayers, space heaters, etc. will be used for this outdoor seating area; however, if a need arises for the use of one or more of these amenities, they shall be located in such a way as to continue to meet the Town and ADA access requirements.
- Any outdoor/terrace café seating area music for this outdoor area will consist of low-volume background music that will comply with all Town code requirements, including the Town's noise ordinance. The music used will be such to create an intimate atmosphere where diners are able to converse with each other in a regular speaking voice.

- Finally, the outdoor/terrace café seating area will be kept in a clean and neat appearance at all times with restaurant staff diligently clearing and cleaning the tables and making sure the area is maintained to the standards that the patrons of restaurants in Town have become accustomed to.

The proposed outdoor/terrace café seating is a simple request to allow for a limited amount of outdoor seating for the new restaurant, in an area that has been designed to easily accommodate outdoor seating and is typical for many restaurants in the Town of Palm Beach. It is located in an area that will not obstruct any public sidewalks and in a location that fronts along a commercial street. There will be no impact on any residential properties due to the location of the seating along Worth Avenue.

Special Exception 3: On-Site Shared Parking

Per Section 134-2182(b) & (c), a special exception is required for shared on-site parking that meets the requirements and conditions in Section 134-229. The request for approval of on-site shared parking is to allow for a modest increase in restaurant and tea & coffee station area seating from 169 total seats to 183 seats, which is just a 14-seat increase. The following are the justifications for approval of the special exception for shared on-site parking:

- The special exception for the on-site shared parking is to allow the existing parking on the property to be used by both the new restaurant and the retail businesses because these uses will not be active at the same time.
- Shared parking has been approved for numerous commercial properties in Town where, as here, the uses will never be conducted at the same time and there will never be a conflict between the uses requesting shared parking.
- A shared parking study has been included in this submittal, which includes calculations and information explaining how the overlapping of the uses will be minimized or not occur at all, thereby justifying the approval for this Special Exception.
- When certain retail stores are closed after 6pm, we are requesting that seating capacity be increased from 169 to 183.

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

Variance Criteria:

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

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

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

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

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

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

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

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

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

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

(7) The granting of the variance will be in harmony with the general intent and purpose of this chapter, and such variance will not be injurious to the area involved or otherwise detrimental to the public welfare. In granting any variance, the town council may prescribe appropriate conditions and safeguards in conformity with this chapter. Upon granting a variance the

town council may require the landowner to provide a declaration of use agreement which shall be recorded in the public records to ensure continuing compliance with the town council imposed conditions of such grants. Violation of such conditions and safeguards, when made a part of the terms under which the variance is granted, shall be deemed a violation of this chapter.

Variances Requested:

1. A request for Variance from Section 134-2172, to allow for the stacking of automobiles in the parking garage in lieu of the code requirement that mandates that the parking automobiles be done so that each automobile can be placed and removed from a parking space without having to move another automobile, which prohibits the stacking of vehicles.

2. A request for Variance from Section 134-2211, to allow for the elimination of one (1) of the two (2) required off-street loading spaces on the Property.

Justification for Variances Requested:

In regards to the request for tandem parking, the parking within the garage will be done completely through a valet service, as was required when the Project Approval was issued by the Town Council. Furthermore, the garage has traditionally been underutilized and the use of a valet service for the parking of all vehicles justifies the stacking of vehicles to maximize parking efficiency and minimize wait times for vehicular pickup due to the size of the 2-story garage. Valets will be trained to stack the vehicles in such a way that will not cause negative issues for safety or vehicular circulation. This will also better ensure that patrons visiting one of the retailers or the restaurant will not use the limited street parking along Worth Avenue, which will keep these spaces available for other businesses in the area.

In regards to the variance for the elimination of one (1) of the two (2) required loading spaces, the application proposes to relocate the second loading space from the prominent street facing façade to the west side of the building for better access to the building and for aesthetic improvement of the façade. As set forth above, the loading space will be located within a portion of the driveway entrance to the underground garage, and it therefore will not qualify as a code compliant loading space (loading spaces must be used solely for loading, and no other use). It is important to note that this secondary loading space will not impede traffic circulation on the Property, and it will only be used during off-hours when the retail businesses and restaurant are not open to the public. There are also several on-street loading spaces in the 100 block of Worth Avenue.

In closing, the proposed renovation of the Property and the Existing Structure with architectural and landscaping enhancements will greatly improve the East End of Worth Avenue, which is an area that needs architectural improvement as stated in the Worth Avenue Design Guidelines. The proposed project is intended to provide Town residents, including those in the adjacent area, with a world class dining experience and shopping experience that is more in keeping with the spirit and history of the C-WA zoning district. The project as designed will replace a big box national retailer that far exceeds the 4,000 GLA threshold with a number of smaller retailers and a restaurant that is intended to be compatible with and supportive to the building and neighborhood. This project will benefit the Town by improving the aesthetic of the historic Worth Avenue streetscape and complementing the character of the neighborhood.

Sincerely,



James M. Crowley

JMC/jl

TOWN OF PALM BEACH

Information for Architectural Commission Meeting on: February 25, 2026

To: Architectural Commission

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

From: Planning, Zoning & Building

Re: ARC-25-0095 (ZON-25- 0087) 333 SUNSET AVE (COMBO). The applicant, Royal Poinciana South (Maura Ziska), has filed an application requesting Architectural Commission review and approval for installation of new signage requiring variances. The Town Council shall review the application as it pertains to zoning relief and approval.

Date: 2/18/2026

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-25-0095 (ZON-25- 0087) 333 SUNSET AVE (COMBO). The applicant, Royal Poinciana South (Maura Ziska), has filed an application requesting Architectural Commission review and approval for installation of new signage requiring variances. The Town Council shall review the application as it pertains to zoning relief and approval.

ZON-25-0087 (ARC-25-0095) 333 SUNSET AVE (COMBO) - VARIANCES. The applicant, Royal Poinciana South (Maura Ziska), has filed an application requesting Town Council review and approval of two variances 1) to exceed maximum sign area and 2) installation of a sign within a setback. The Architectural Commission shall perform design review of the application.

Property Owner: Royal Poinciana South
Professional: Maura Ziska

HISTORY:
The existing 7-story multifamily building was constructed in 1966. Various interior and minor exterior updates have been completed since then, with approvals from both ARCOM and Town Council.

In November 2024 under application ARC-24-0036 (ZON-24-0050), eleven aluminum shade structures on the 7th floor apartment balconies were unanimously approved by ARCOM with a special exception and height variances granted by Town Council.

THE PROJECT:
The applicant has submitted plans, entitled "333 Sunset Avenue, Palm Beach. FL", as prepared by **Maura Ziska**, uploaded 02/09/26.

The following is the scope of work for the application:

- Installation of three (3) new directional and way-finding signs.

The following Special Exceptions, Site Plan review and/or Variances required to complete the project, and shall be reviewed by Town Council:

1. **Variance 1:** Section 134-2402(2) – Request to have a sign larger than one square foot in area. *Currently proposed is 60" x 48" (20 square feet) which exceeds the maximum allowed.*
2. **Variance 2:** Section 134-2402 (2) – Request to have a sign closer than 10 feet to the front or side street lot line. *Currently proposed is 2' feet from the lot line.*

Site Data			
Zoning District	R-D (2)	**Future Land Use**	MULTI FAMILY HIGH DENSITY

Lot Size	82,588 SF	**Total Building Size**	140,708 SF

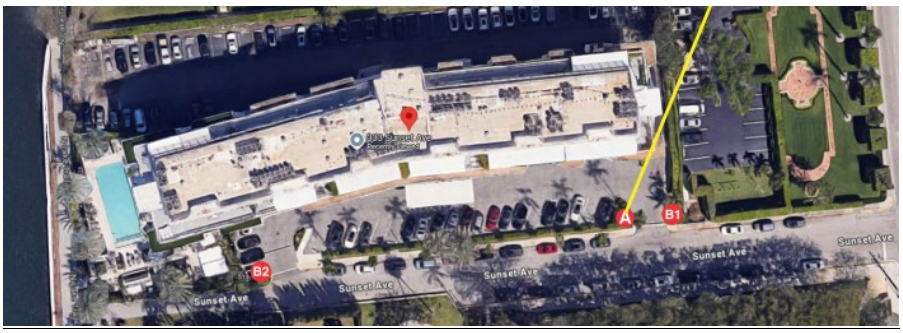
Surrounding Properties / Zoning	
North	1925 12-story Condominium Building (Palm Beach Biltmore) / R-D (2)
South	Bradley Park / R-B
East	Parking Lot / C-TS
West	Lake Worth Lagoon

STAFF ANALYSIS:

The applicant is proposing the addition of three new signs on the south side of the property. One sign displays the address of the property while the other two are directional showing 'Enter' and "Exit' for the existing circular drive on the property.



Current Conditions



Proposed sign placement



Existing monument sign



Proposed monument sign

The applicant is requesting two variances related to signage. The first variance seeks approval for a sign larger than the maximum permitted area of one square foot. The proposed sign measures 60 inches by 48 inches, totaling approximately 20 square feet, which exceeds the allowable size. The second variance requests relief from the required setback, as the sign is proposed to be located two feet from the front or side street lot line, rather than the minimum required ten-foot setback. An existing nonconforming sign is currently located within the swale on the property. The applicant proposes to replace this sign with the new signage described above, which will have a lower overall height than the existing sign.

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.
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

KOCHMAN & ZISKA PLC

Ronald S. Kochman*
Maura A. Ziska
Alexander D. Kochman
*Also admitted in New York

Esperanté
222 Lakeview Avenue, Suite 1500
West Palm Beach, Florida 33401
Telephone 561-802-8960
Facsimile 561-802-8995

Re: 333 Sunset Avenue
Palm Beach, FL 33480

December 15, 2025

LETTER OF INTENT
333 SUNSET AVENUE
ARC-25-0095 ZON-25-0087

Please find for review the attached drawings for our project at 333 Sunset Avenue in the R-D(2) Zoning District Palm Beach. Please note the scope of this project is for exterior signage

The project will include a variance request from the requirements of Section 134-893 (b) (13)(a)(2) to increase the total cubic content ratio from the permitted 3.89 and 3.87 existing CCR to 4.17.

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.

1. We consider the proposed signage to be in conformity with good taste and traditional design principles, 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 signage will not impact external and internal noise, vibrations, and other factors that may tend to make the environment less desirable.
3. The signage materials and detailing proposed is consistent with the quality and character of the surrounding structures.
4. The proposed composition and massing of the proposed signage is consistent with other buildings in the Town of Palm Beach.
5. The proposed signs are not excessively dissimilar to the surrounding structures.
6. The proposed signage is not excessively dissimilar to the surrounding structures in respect to one or more of the following features of exterior design and appearance:
    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 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 modifications to not impact the surrounding unique site characteristics and is consistent with other structures in the R-D Zoning District. Proposed signage will improve the appearance and provide discreet, but visible signage for the building.

C) ARCOM 18-206

Not applicable.

D) SITE PLAN REVIEW 134-329

Not applicable.

E) VARIANCES 134-201

VARIANCE 1: Section 134-2402(2): A variance to allow a yard monument sign on the Southwest end of the property in lieu of the requirement to install against the main wall of the building.

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 signage is not visible from the street if installed directly against the main wall. There is no other location on the site for the signage to be visible.
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,

Maura Ziska

Maura Ziska

ARC-25-0095/ZON-25-0087
333 SUNSET AVENUE, PALM BEACH, FL
NEW SIGNAGE



PROJECT TEAM
DESIGN: BRYAN KILMURRAY
ATTORNEY: MAURA ZISKA

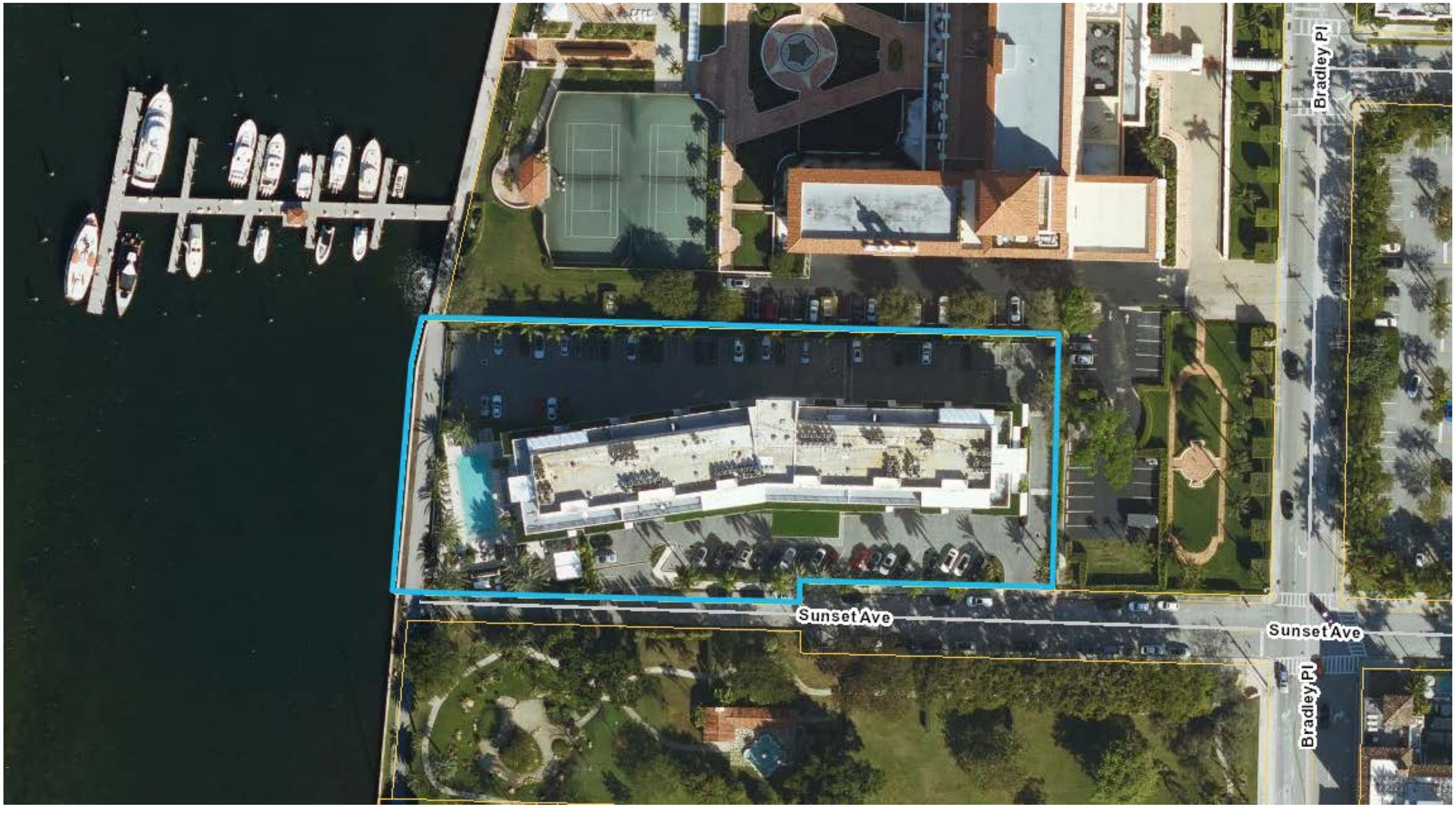
SCOPE OF WORK
Installation of three (3) new signs including one (1) 60" x 48" way-finding sign, one (1) 36" x 24" directional sign at entrance and one (1) 36" x 24" directional sign at exit.

FINAL SUBMITTAL - February 9, 2026

ARCOM HEARING DATE: FEBRUARY 25, 2026
TOWN COUNCIL HEARING DATE: MARCH 18, 2026

DRAWING INDEX

L-1 LOCATION MAP
SITE - SITE PLAN
SITE PLAN - SITE PLAN WITH AERIAL MAP
A-1 - WAY-FINDING SIGN RENDERING WITH DIMENSIONS
B-2 - DIRECTIONAL SIGNS RENDERINGS
S - SURVEY



VICINITY LOCATION MAP

KOCHMAN & ZISKA PLC

333 SUNSET AVENUE
PALM BEACH, FL
33480

ARC-25-0095

ZON-25-0087

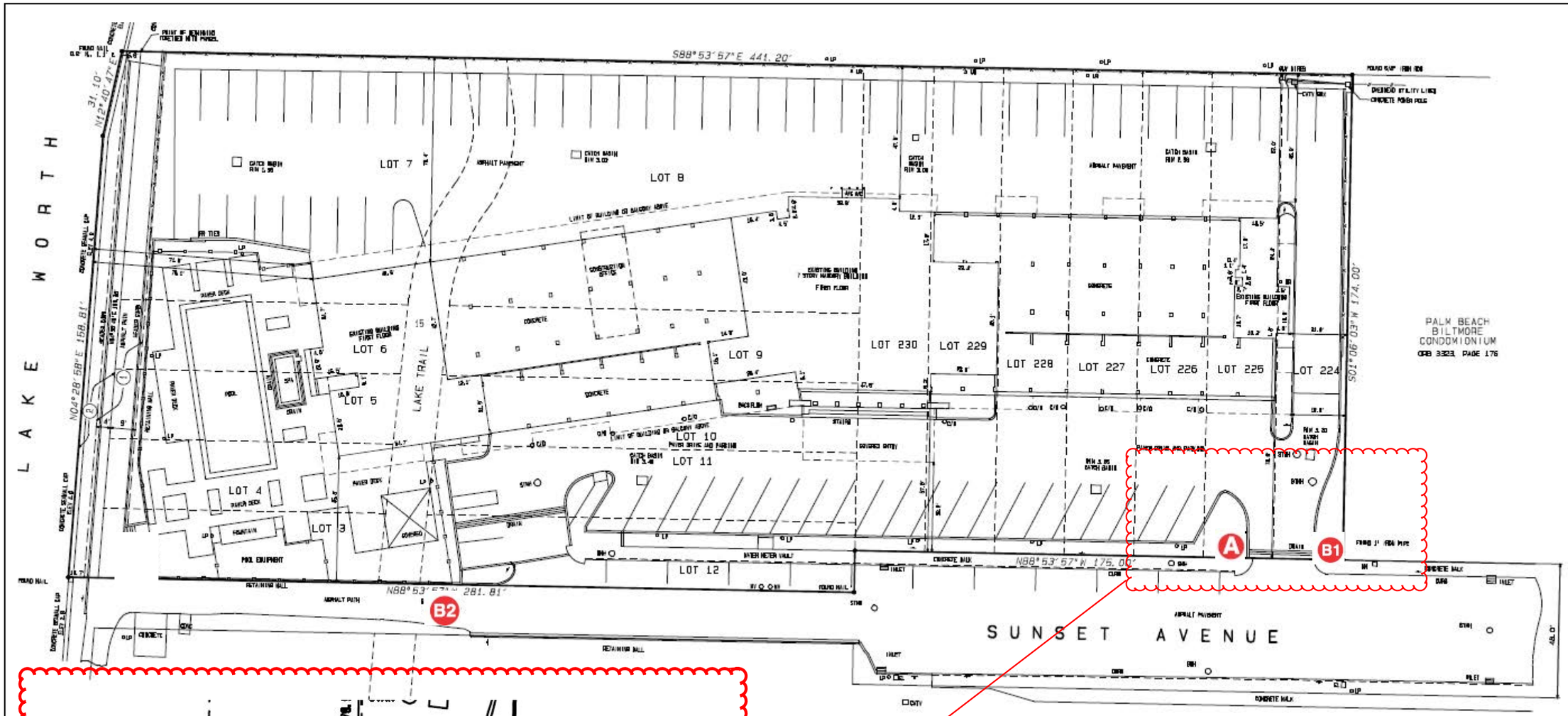
FINAL SUBMITTAL
2/9/2026

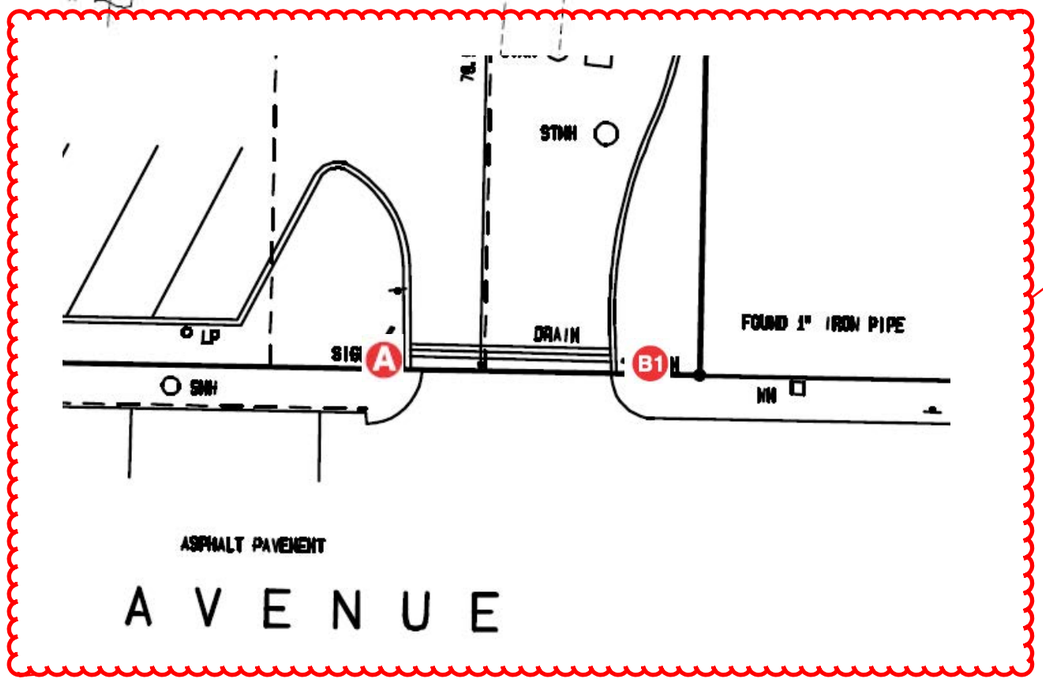
DATE 1/26/2026

AS NOTED

SHEET No.

L-1





A WAYFINDING MONUMENT

B1 DIRECTIONAL SIGN(ENTRANCE)

B2 DIRECTIONAL SIGN(EXIT)

KOCHMAN & ZISKA PLC

333 SUNSET AVENUE
PALM BEACH, FL
33480

ARC-25-0095

ZON-25-0087

FIRST SUBMITTAL
2/9/2026

DATE
1/22/2026

SHEET No.
SITE

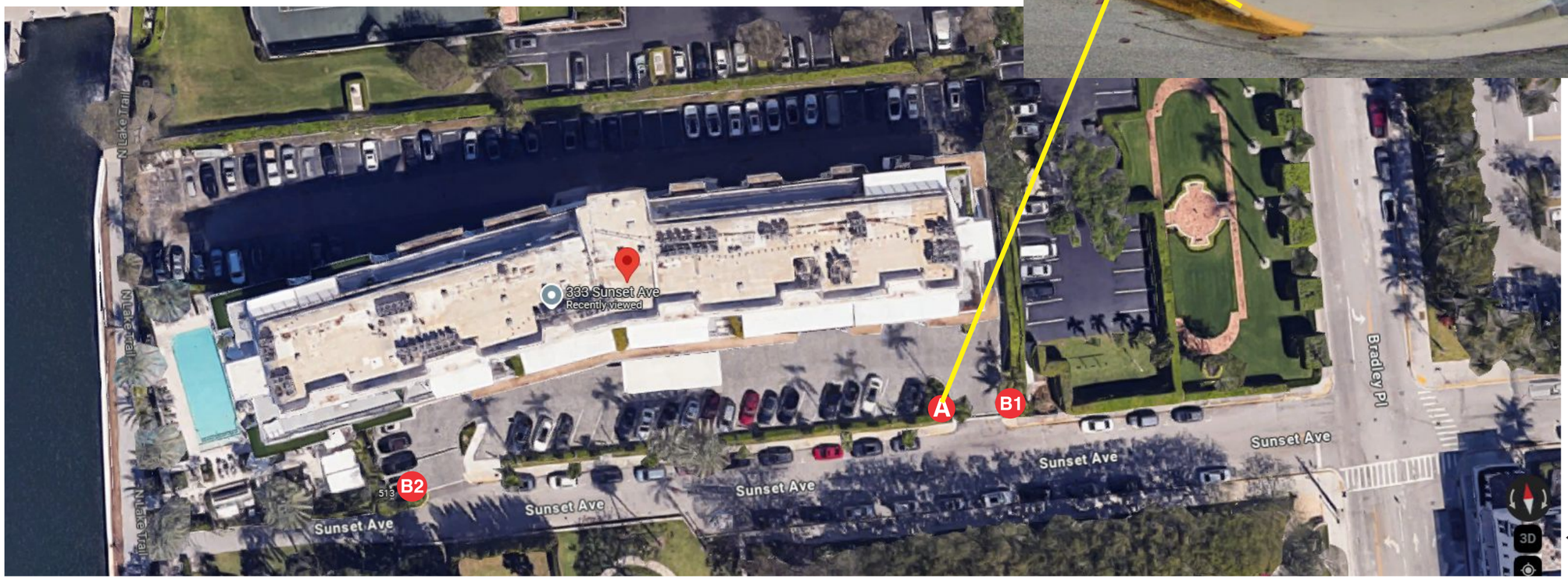
LEGEND:

A WAYFINDING MONUMENT--SIGN TO RUN N & S AND FACE EAST

B1 DIRECTIONAL SIGN(ENTER)

B2 DIRECTIONAL SIGN(EXIT)





N

KEMP Signs & Service, Inc.
ES0000229

1740 HILL AVENUE
WEST PALM BEACH, FL
33407
561-840-6382
FAX: 561-840-6385

CUSTOMER:

ROYAL POINCIANA SOUTH
333 SUNSET AVE.
PALM BEACH, FL 33480

GRAPHIC DESIGNER: Pammi Reeves
SALES PERSON: Mike Grandinetti
DATE: 03.18.2025
R1: 12.15.2025
R2: 01.19.2026

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SITE PLAN

PLATE CUT ON WAYFINDING MONUMENT

PROPOSED-20sqft
(333 SUNSET)- PLATE CUT LETTERS
(PALM BEACH - 33480)-PLATE CUT LETTERS

A WAYFINDING MONUMENT

A B1 B2
1/4" ALUMINUM PLATE CUT LETTERS
FLUSH MOUNTED TO MONUMENT FACE

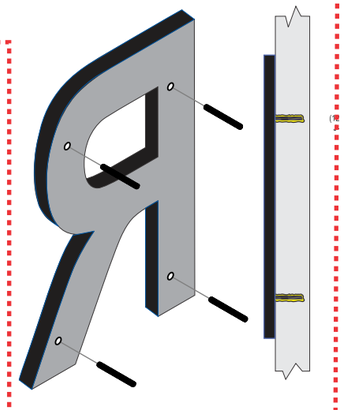
A B1 B2
ALUMINUM SIGN STRUCTURE
-SHEATHED IN CONCRETE BOARD

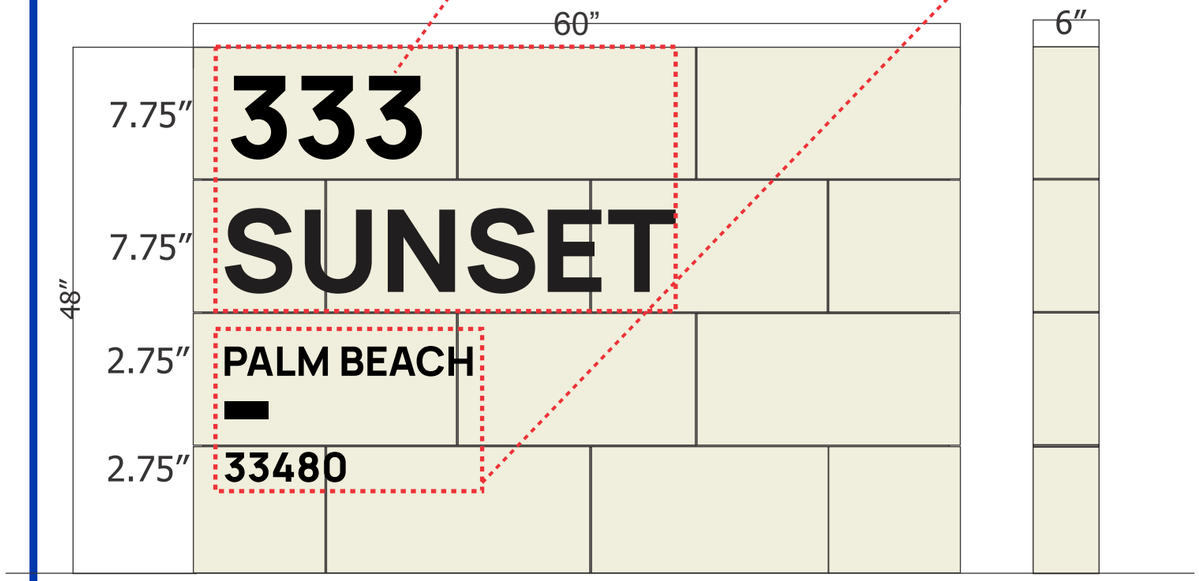
A B1 B2
MARBLE VENEER MATERIAL
COVERED IN "PARIS BEIGE"
1/8" GROUT TO MATCH
VENEER 1/2" STAGERED

Production Notes
1. 1/4" ALUMINUM LETTERS
   PAINTED BLACK \ CMYK(73-50-3-0)
2. STUD MOUNT & HIGH STRENGTH CONST. ADHESIVE

P1
BLACK

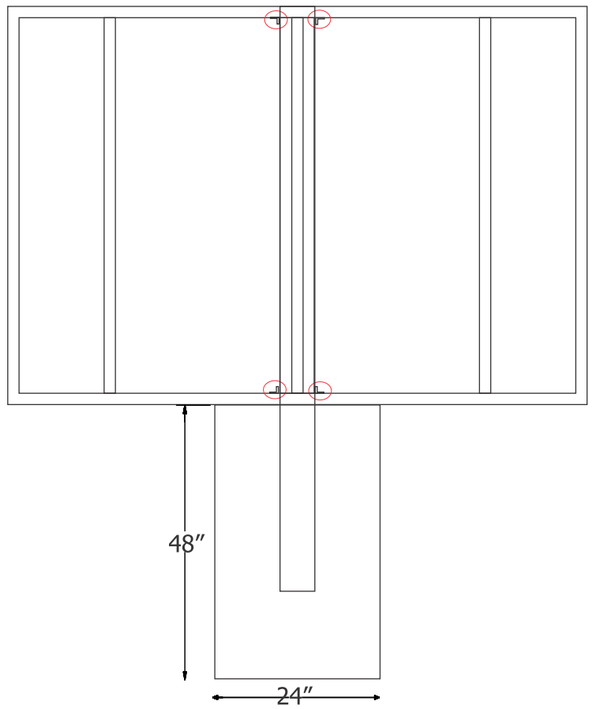
Non-Illuminated Pin Mounted Letters
FASTENERS TYPE
STUD MOUNTED (SPOT WELDED, CD WELD)
3" -3/16" ALUM. STUDS WITH HIGH STRENGTH CONSTRUCTION ADHESIVE INTO CONCRETE WALL
MIN (2) PER LETTER





1-1/2"X3/16" STEEL ANGLE
WELDED TO POLE
(1/16" FILLET WELD)
AND BOLTED W/ 3/8 SS BOLTS
TO ALUM. SIGN STRUCT.





SOIL STATEMENT

1. The soil statement at this site has been observed by the engineer to be composed of sand and limestone and can be considered to have allowable maximum design bearing capacity of 2,500 P.S.F. (Should any other conditions or materials be encountered in the process of construction the engineer shall be notified before proceeding with the work.)

2. At the time of construction the engineer shall submit to the building official a letter attesting that the site has been observed and that the foundation conditions are similar to those upon which the design is based.

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GRAPHIC DESIGNER: Pammi Reeves
SALES PERSON: Mike Grandinetti
DATE: 03.18.2025
R1: 01.19.2026

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DESIGN SHALL COMPLY WITH THE 8th EDITION OF THE FBC 2023 (AND OTHER CODES)
SIGN COMPLIES WITH 8th EDITION OF THE FBC & HVHZ

A

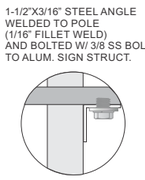
PLATE CUT LETTERS ON DIRECTIONAL SIGNS (ENTRANCE\EXIT)

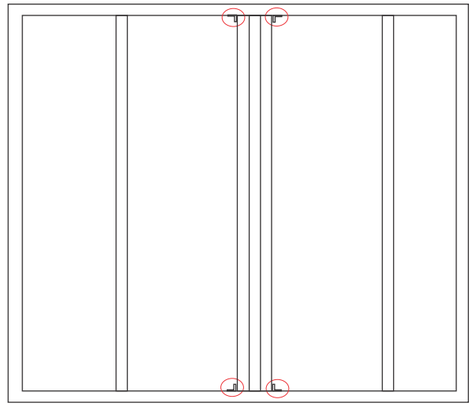
PROPOSED-1sqft PER DIRECTIONAL
TEXT AREA-.21sqft--ENTER DIRECTIONAL
TEXT AREA-.15sqft--EXIT

A B1 B2
1/4" ACRYLIC PLATE CUT LETTERS
FLUSH MOUNTED TO MONUMENT FACE

A B1 B2
ALUMINUM SIGN STRUCTURE
-SHEATHED IN CONCRETE BOARD

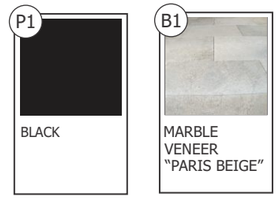






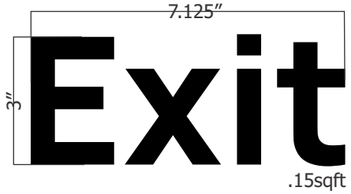
Production Notes

1. 1/4" ACRYLIC LETTERS
   PAINTED BLACK \ CMYK(73-50-3-0)
2. HIGH STRENGTH CONST. ADHESIVE

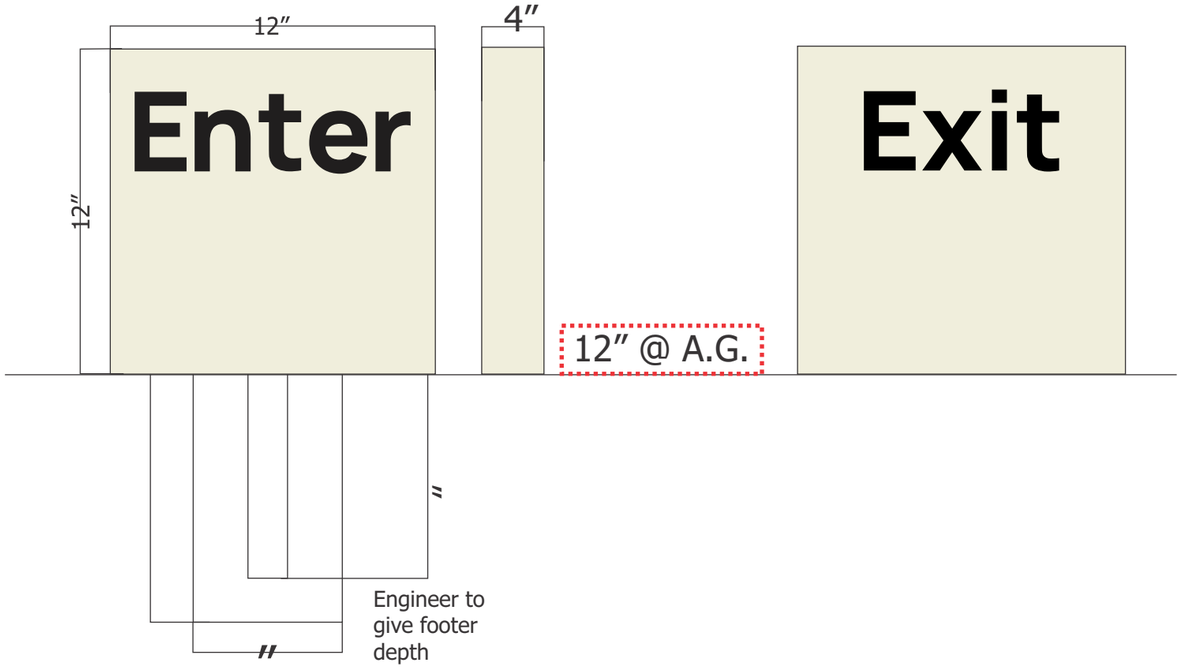




B1 DIRECTIONAL SIGN(ENTRANCE)



B2 DIRECTIONAL SIGN(EXIT)



Non-Illuminated Acrylic Letters
MOUNTED WITH HIGH
STRENGTH CONSTRUCTION
ADHESIVE TO MARBLE FACED
SIGN.



SOIL STATEMENT

1. The soil statement at this site has been observed by the engineer to be composed of sand and limestone and can be considered to have allowable maximum design bearing capacity of 2,500 P.S.F. (Should any other conditions or materials be encountered in the process of construction the engineer shall be notified before proceeding with the work.)

2. At the time of construction the engineer shall submit to the building official a letter attesting that the site has been observed and that the foundation conditions are similar to those upon which the design is based.

KEMP Signs & Service, Inc.
ES0000229
1740 HILL AVENUE
WEST PALM BEACH, FL
33407
561-840-6382
FAX: 561-840-6385

CUSTOMER:
ROYAL POINCIANA SOUTH
333 SUNSET AVE.
PALM BEACH, FL 33480

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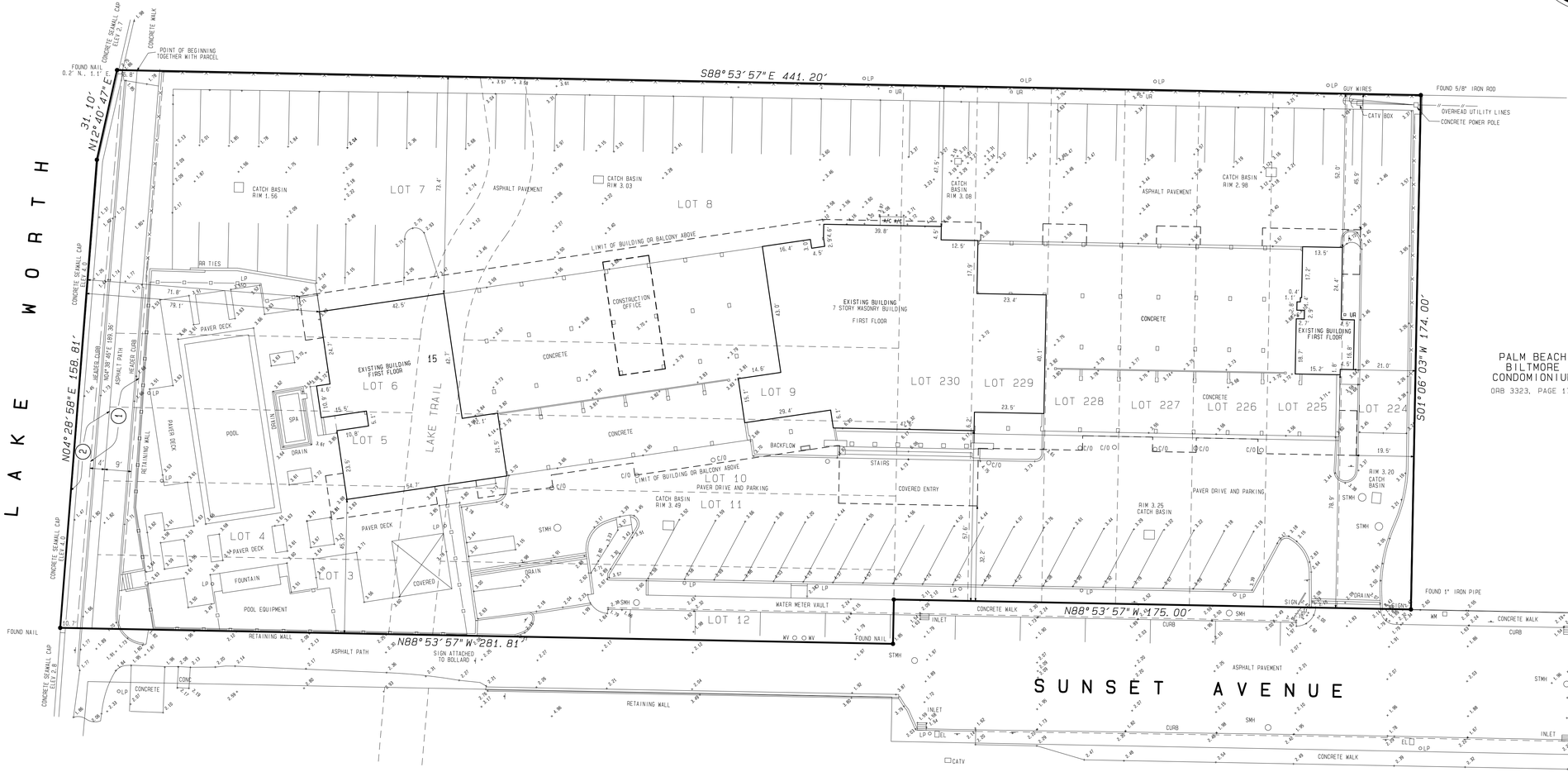
PALM BEACH BILTMORE CONDOMIONIUM
ORB 3323, PAGE 176



PALM BEACH BILTMORE CONDOMIONIUM
ORB 3323, PAGE 176

1 RIGHT OF WAY EASEMENT ORB 1432, PAGE 29

2 TIIFF RESERVATIONS ORB 1351, PAGE 203

0 20' 40' 80'

GRAPHIC SCALE IN FEET
SCALE 1" = 20'

LEGEND

℄ - CENTERLINE
A/C - AIR CONDITIONER ON SLAB
C/O - CLEAN OUT
EL - ELECTRICH HAND HOLE
GM - GAS METER
LP - LIGHT POLE
SMH - SANITARY MANHOLE
STMH - STORM MANHOLE
UR - UTILITY RISER
WM - WATER METER
WM - WATER METER

—x— - CHAIN LINK FENCE
—□— - ALUMINUM FENCE

+.46 - EXISTING ELEVATION

DESCRIPTION

LOTS 3 THROUGH 12, INCLUSIVE, AND LOTS 224 THROUGH 230, INCLUSIVE, OF FLORAL PARK, TOGETHER WITH ALL THAT LAND HERETOFORE KNOWN AS LAKE TRAIL LYING BETWEEN THE EASTERLY BOUNDARY OF LOTS 3 THROUGH 7 AND THE WESTERLY BOUNDARY OF LOTS 8 THROUGH 12, OF FLORAL PARK, ACCORDING TO THE PLAT THEREOF, RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA, IN PLAT BOOK 2, PAGE 6.

TOGETHER WITH THE PARCEL BEGINNING AT THE NORTHWEST CORNER OF LOT 7, FLORAL PARK, TOWN OF PALM BEACH, PALM BEACH COUNTY, FLORIDA, AS RECORDED IN PLAT BOOK 2, PAGE 6, PALM BEACH COUNTY PUBLIC RECORDS;

THENCE RUN WESTERLY ALONG THE WESTERLY EXTENSION OF NORTH LINE OF LOT 7, FOR A DISTANCE OF 6.8 FEET TO A POINT;

THENCE TURN AN ANGLE OF 101°43'13" MEASURED FORM EAST TO SOUTH AND RUN FOR A DISTANCE OF 31.1 FEET TO A POINT;

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LYING IN THE TOWN OF PALM BEACH, PALM BEACH COUNTY, FLORIDA.
CONATING A TOTAL OF 1.896 ACRES, 82,588 SQUARFE FEET, MORE OR LESS.

NOTES

1. REPRODUCTIONS OF THIS MAP ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. THIS MAP WAS PREPARED WITH THE BENEFIT OF THAT COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO. 1062-5681938, DATED SEPTEMBER 24, 2021.
3. ELEVATIONS SHOWN HEREON ARE IN FEET, BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988, NAVD 88, AND ARE RELATIVE TO NGS BENCHMARK B72 2607 A TIDAL, WHOSE PUBLISHED ELEVATION IS 3.94 FEET.
4. FLOOD ZONE AE, BASE FLOOD ELEVATION = 6 FEET. MAP 12099C0518F, EFFECTIVE OCTOBER 5, 2017.
5. ADDRESS: 333 SUNSET AVENUE, PALM BEACH, FLORIDA 33480.

CERTIFICATION

I HEREBY CERTIFY THAT THIS SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF AND CONFORMS TO THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17.050-052, FLORIDA ADMINISTRATIVE CODE. THERE ARE NO VISIBLE ABOVE GROUND ENCROACHMENTS OTHER THAN THOSE SHOWN HEREON, SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

FOR THE FIRM, BY:

_____
RICHARD H. SMITH
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA LICENSE NUMBER 5239

04/07/24	RHS	7400	UPDATED SURVEY
09/15/21	RHS	21-66	BOUNDARY AND TOPOGRAPHIC SURVEY

REVISIONS

BOUNDARY AND TOPOGRAPHIC SURVEY
ROYAL POINCIANA SOUTH

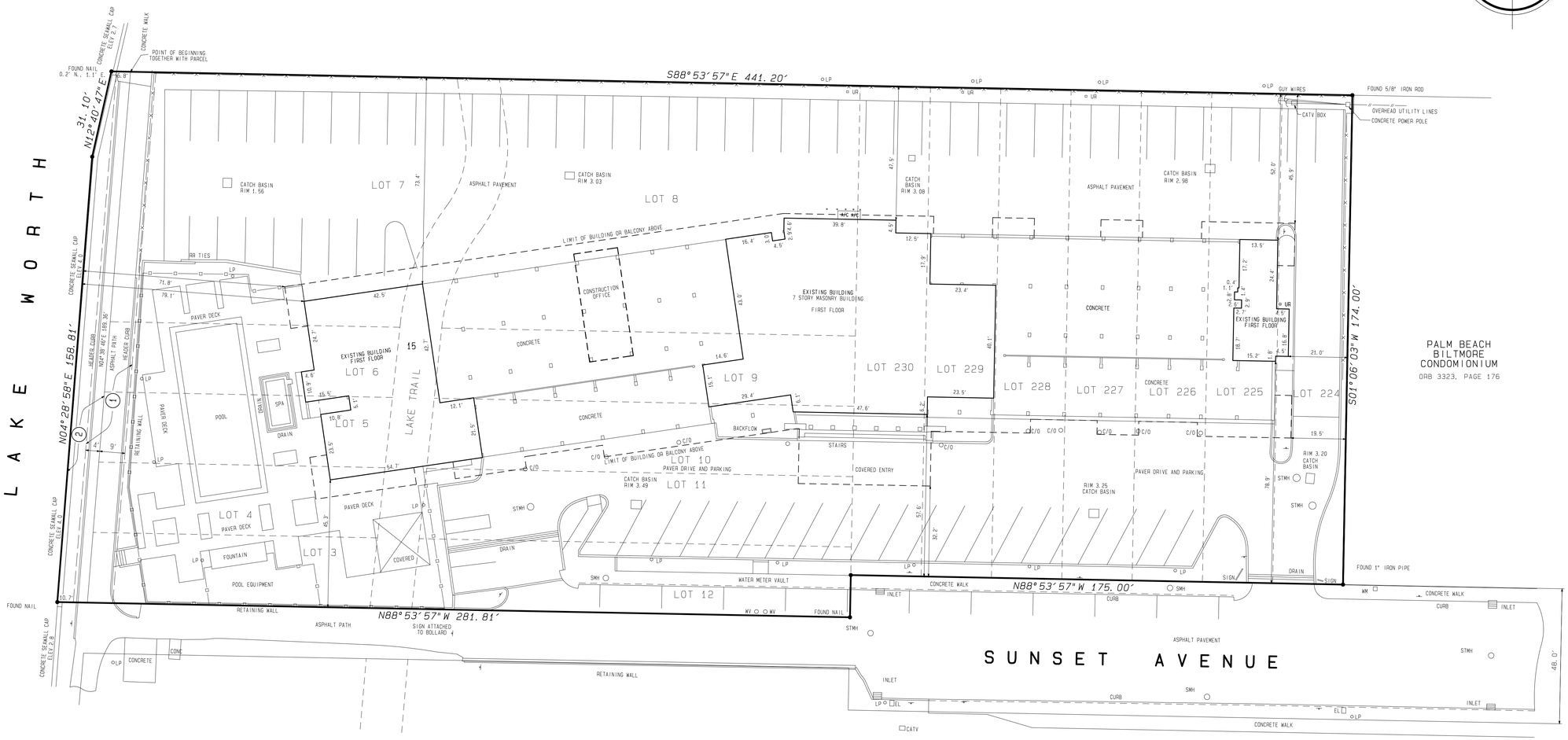
RICHARD H. SMITH, INC.
SURVEYING AND MAPPING
FLORIDA LICENSE NUMBER LB 7667
rsmithsurvey1@gmail.com
1527 BARRYMORE COURT
WELLINGTON, FL 33414
(561) 536-8191

7400BND

PROJECT NUMBER
7400

SHEET 1 OF 1

PALM BEACH BILTMORE CONDOMIONIUM
ORB 3323, PAGE 176



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7400BND
PROJECT NUMBER
7400
SHEET 1 OF 1

TOWN OF PALM BEACH

Information for Architectural Commission Meeting on: February 25, 2026

To: Architectural Commission

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

From: Planning, Zoning & Building

Re: ARC-25-0104 (ZON-25-0096) 315 CHAPEL HILL RD (COMBO). The applicant, Ocean Breezes 2 LLC (James Crowley, Representative), has filed an application requesting Architectural Commission review and approval for modifications to a previously approved new residence including shifting the swimming pool location, driveway and vehicular gate modifications, and relocation of equipment requiring variances related to equipment setbacks and screening wall heights. The Town Council shall review the application as it pertains to zoning relief and approval.

Date: 2/18/2026

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-25-0104 (ZON-25-0096) 315 CHAPEL HILL RD (COMBO). The applicant, Ocean Breezes 2 LLC (James Crowley, Representative), has filed an application requesting Architectural Commission review and approval for modifications to a previously approved new residence including shifting the swimming pool location, driveway and vehicular gate modifications, and relocation of equipment requiring variances related to equipment setbacks and screening wall heights. The Town Council shall review the application as it pertains to zoning relief and approval.

ZON-25-0096 (ARC-25-0104) 315 CHAPEL HILL RD (COMBO) – VARIANCE(S). The applicant, Ocean Breezes 2 LLC (James Crowley, Representative), has filed an application requesting Town Council review and approval of three (3) variances related to the reconfiguration of the mechanical equipment and site plan for a new residence, including; (1) a variance to exceed maximum wall height in front yard area, (2) variance for a generator with reduced north side-yard setback, and (3) a variance for cooling tower and screening wall encroachment into required front yard area. The Architectural Commission shall perform design review of the application.

Applicant:	Ocean Breezes 2 LLC (James Crowley, Representative)
Architecture:	MHK Architecture + Planning (Caroline Forrest)
Landscape:	Nievera Williams Design (Mario Nievera)
Attorney:	Gunster (Jamie Crowley)

THE PROJECT:

The applicant has submitted plans entitled "315 CHAPEL HILL RD." as prepared by **Nievera Williams Design**, uploaded and dated to the Town 02/09/2025.

The following is the scope of work for the Project:

- Adjustments to the landscape plan, hardscape plan, and equipment layout of a previously approve new residence.

The following Town Council relief is needed to achieve the scope of work:

- **Variance #1: Section 134- 1667(a).** A variance for a wall height of 9.5’ in the front yard setback, in lieu of the 6.0’ maximum wall height permitted.

- **Variance #2: Section 134-1729(2)(a).** A variance for a 100 kW generator with a north side-yard setback of 9.1’ in lieu of the 15’ minimum side-yard setback required.

- **Variance #3: Section 134-1728(b)(1).** A variance for a cooling tower screening wall with a 5.3’ front yard setback and cooling tower with a 10.1’ front-yard setback, in lieu of the 35’ minimum front-yard setback required for both the cooling tower and screening wall.

Site Data

Zoning District	R-A	**Future Land Use**	SINGLE-FAMILY
Lot Area	36,534 SF	**Landscape Open Space**	Required: 50% Proposed: 54.2%
Surrounding Properties / Zoning			
North	60 Cocoanut Row (Royal Poinciana Chapel) / House of Worship | R-B		
South	4 S Lake Trl / Residence | R-A		
East	309 Chapel Hill Rd / Residence | R-B Chapel Hill Road Right of Way West 100 feet of Lot No. 6 of Hill Subdivision / Vacant | R-B		
West	Lake Worth Lagoon		

STAFF ANALYSIS

The applicant is proposing modifications to the landscape, hardscape, and site plan of a previously approved new residence. The plan includes relocation of the swimming pool, modification to the design of vehicular gates, and related hardscape and landscape adjustments. The scope includes relocation and reorientation of mechanical equipment, which will require variances.



Previously Approved and Proposed Entry Gate



Previously Approved and Proposed Service Gate



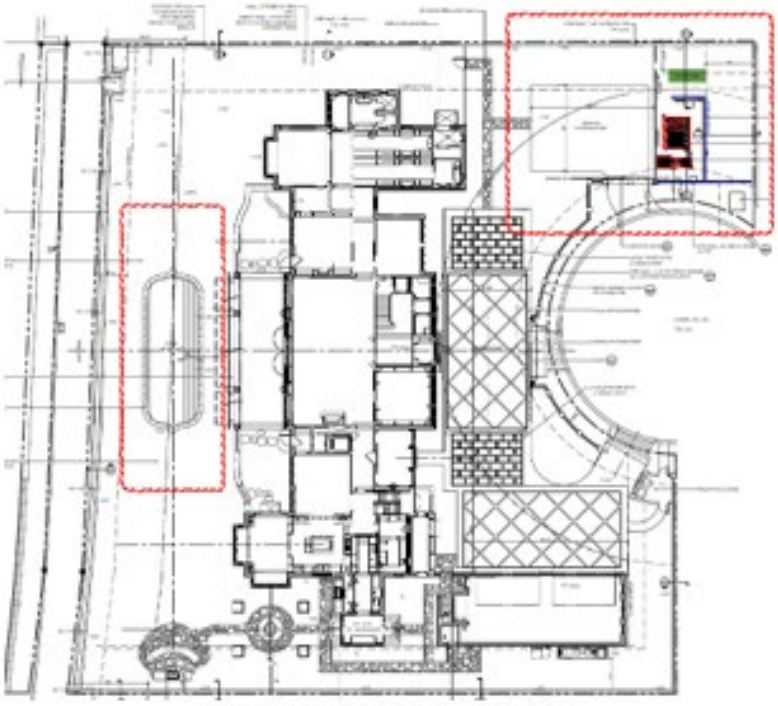
Color renderings of approved (left) and proposed (right) site plan.



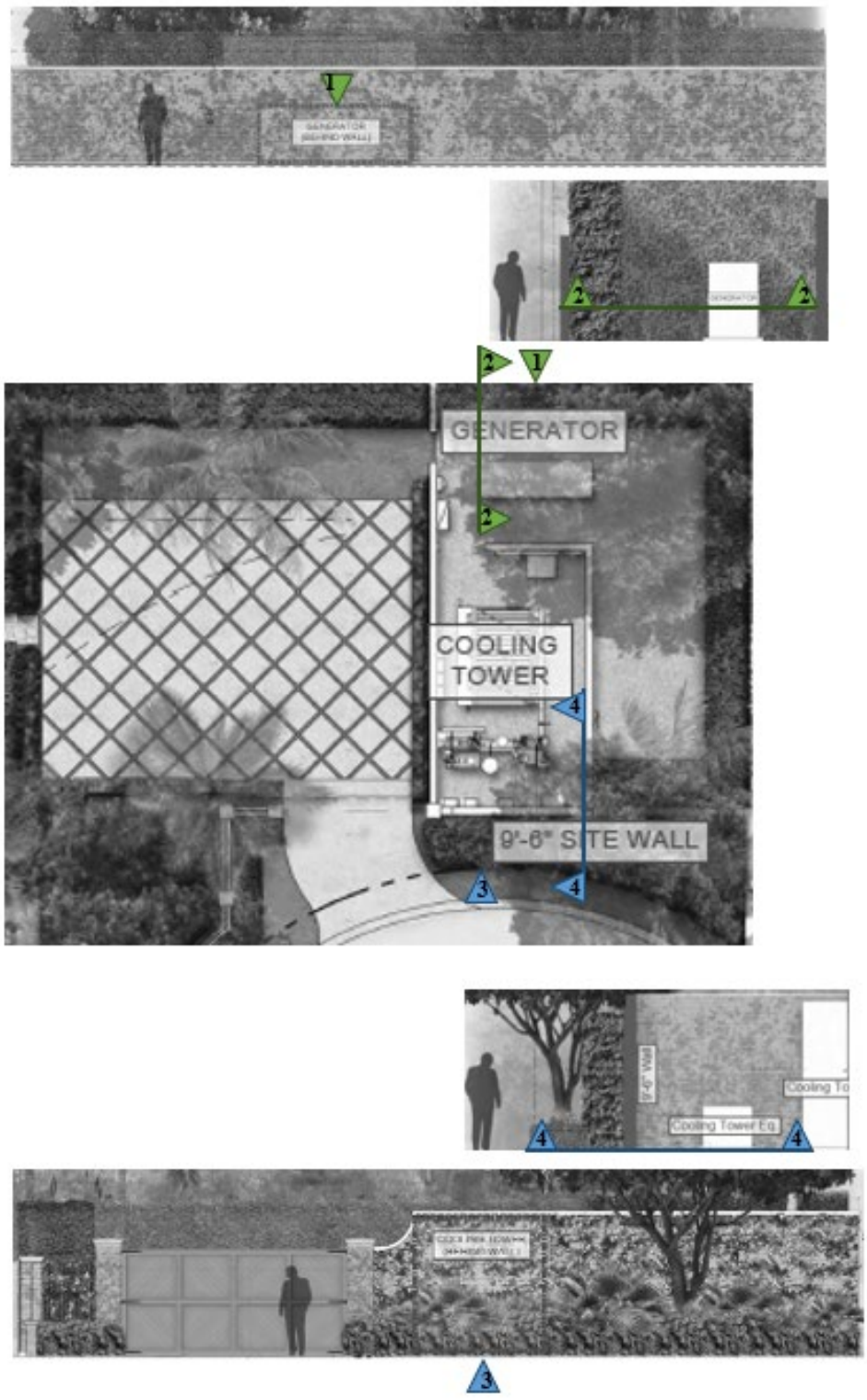
Color renderings of approved (left) and proposed (right) site plan with equipment area isolated.

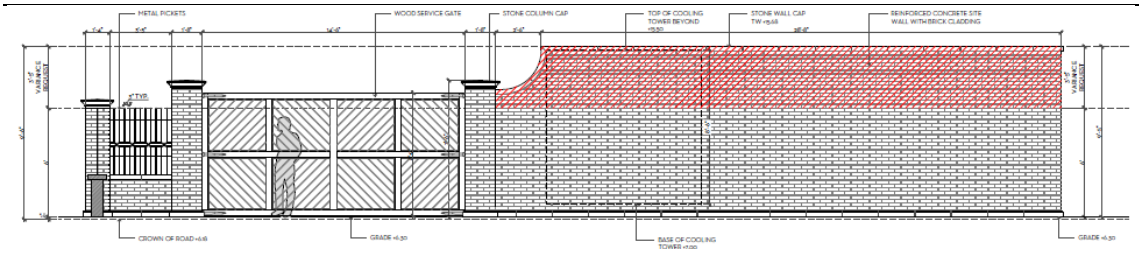


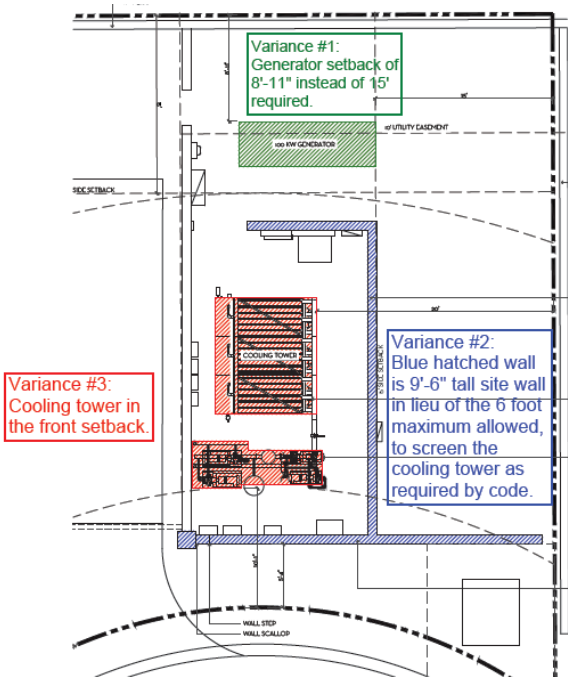
Color renderings of approved (left) and proposed (right) partial site plans with equipment yards.



Proposed Site Plan Line Drawing


GENERATOR
COOLING TOWER
9'-6" SITE WALL
Cooling Tower Eq.





Variance #1:
A 100 KW generator that encroaches in the north setback by 5'-9"

Variance #2:
A 9'-6" tall site wall in the front yard in lieu of the 6 foot maximum allowed, to screen the cooling tower as required by code.

Variance #3:
Cooling Tower in the front yard setback

VARIANCE

A mechanical equipment yard (including cooling tower & emergency generator) is being proposed for relocation to the far north-east corner of the parcel, however, due to the irregular shape of the parcel, the equipment will fall into required setback areas and therefore variances are required to achieve the scope of the application. Additionally, the height of the required mechanical screening wall will exceed the maximum height permitted for a wall in a street setback area.

Due to required setbacks for the parcel, the location selected for the relocated equipment yard is in an area where required front street-setback and side-setbacks preclude the area from being utilized with any structures (front and side setbacks touch or overlap). The originally approved equipment plan, according to the applicant, was not properly studied and planned to accommodate the type of equipment needed and associated clearances for operation and maintenance. When studying alternate locations, the team concluded that the proposed would be least impactful to the neighborhood.

Variance 1 pertains to the maximum wall height permitted within the front yard setback. The applicant is proposing a 9.5’ high site wall between the service gate and the

neighboring property to the east along Chapel Hill Road. The 9.5' high site wall will provide full screening for the proposed cooling tower from the right of way, and the wall itself will be buffered by landscape plantings from the roadway.

Variance 2 pertains to the generator setback from the north property line which abuts the Royal Poinciana Chapel property. Generators less than 60kW require a 5' setback and generators over 60kW up to 100kW are required to meet the same setback as the primary structure on the site. The applicant is proposing a 100kW generator and therefore is required to meet the 15' side setback for this site. With the proposed configuration of the equipment yard, the applicant is instead proposing a 9.1' north side-yard setback, about 6' less than the minimum setback required.

Variance 3 pertains to the cooling tower and screening wall. The zoning code does not permit either the cooling tower nor it's associated screening wall to be located within a street-setback area. As described earlier, the parcel configuration in this part of the site is irregular, and the extent of the front property line runs along almost the entire radius of the cul-de-sac street. At this north east corner of the property, the front setback (a 35' deep arc following the radius of the right of way) makes contact with the required 15' Side Yard Setback. With the constraint of both of these setbacks, the applicant opted to pursue a variance request to locate the wall and cooling tower within the street front yard of the cul-de-sac, which would have the least impact on the neighborhood as they are the sole users of the cul-de-sac terminus.

ZONING CODE	REQUIRED/PERMITTED	PROPOSED	VARIANCE
Variance #1: Section 134-1667(a).	**6' Maximum Wall Height** in Street Setback	**9.5' Wall Height** in Street Setback	**+3.5' Wall Height**
Variance #2: Section 134-1729(2)(a).	**15' Minimum Side-Yard Setback** for 100kW Generator	**9.1' Side-Yard Setback** for 100kW Generator	**-5.9' Setback**
Variance #3: Section 134-1728(b)(1).	**35' Min. Front Yard Setback** for Cooling Tower and Req. Screening Wall	**5.3' Screening Wall Setback & 10.1' Cooling Tower Setback**	**-29.7' (Wall) & -24.9' (Equip)**

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.

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:BMF WRB

Gunster

Our File Number: 71876-00001
Writer's Direct Dial: (561) 650-0633
Writer's E-Mail Address: jcrowley@gunster.com

January 12, 2025

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

Re: LOI for 315 Chapel Hill Road – ARC-25-0104 (ZON-25-0096)

We are pleased to submit the accompanying documents and drawings in connection with our application for Development Review by the Architectural Commission and Variance approval for landscape and hardscape revisions to a previously approved new home for the property located at 315 Chapel Hill Road, Palm Beach, FL (the "Property").

The Property is zoned R-A, and is currently vacant, but received Architectural Commission (ARCOM) approval (ARC-24-0085) on January 29 and February 26, 2025 and Town Council approval (ZON-24-0044) on February 12, 2025 for a new 2-story home (the "Prior Approvals"). The Prior Approvals included special exceptions for a nonconforming lot and reduced vehicular queuing for vehicular gates on a cul-de-sac, and a variance to exceed the maximum required building height plane setback. It is important to note that the Property is situated in an isolated location at the end of a cul-de-sac and has minimal exposure to adjacent homes. The current development review application consists of the following landscape, hardscape and mechanical revisions:

- Revising the previously approved gates by changing the design so that all of the gates have a flat top;
- Making minor driveway layout and paving pattern adjustments;
- Centering pool on house and eliminating the floating terraces on either side of the pool;
- Modifying planting plans to accommodate the hardscape revisions;
- Relocating the mechanical equipment toward the front of the property, including the cooling tower and emergency generator, which will require variances that are detailed later in this letter. The pool equipment will be relocated from the southwest area of the property to the southeast area, behind the garage. The relocated pool equipment meets all setback requirements, and therefore does not require a variance for this relocation.

Please note the following as it relates to this application:

A. Architectural Commission review in accordance with Section 18-205.

(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.

(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.

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

(8) The proposed residence is appropriate in relation and respect to significant design features such as material or quality or architectural design as viewed from any public or private way.

(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.

(b) If the above criteria are met, the application shall be approved. Conditions may be applied when the proposed building or structure does not comply with the above criteria and shall be such as to bring such building or structure into conformity. If an application is disapproved, the architectural commission shall detail in its findings the criterion or criteria that are not met. The action taken by the architectural commission shall be reduced to writing, and a copy thereof shall be made available to the applicant upon request.

(c) A decision or order of the commission or the planning, zoning and building department director or his/her designee shall not become effective until the expiration of ten working days after the date upon which a ruling of the commission or the planning, zoning and building department director or his/her designee has been made.

The proposed changes are minor modifications to the Prior Approvals and will not adversely affect anyone. The centering of the pool and elimination of the floating terraces will not be visible and there are no abutting properties to the rear of the Property, as it backs up to the Intracoastal Waterway. The minor modification to the gates, the driveway, and the landscape is consistent with the Prior Approvals, sensitive to the neighborhood, and includes the use of quality materials that complement surrounding homes. The massing of the home remains understated, and away from the cul-de-sac/street. The landscape materials will continue to soften the appearance of the overall property and will continue to allow the home to blend into the Property and the neighborhood. The previously approved home and revised landscape and hardscape design will complement the neighborhood and is in keeping with the high standards of the Town. All mechanical equipment will be heavily screened to mitigate any potential impacts to the neighborhood, including the cooling tower and generator being within a walled equipment yard.

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

Variance Criteria:

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

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

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

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

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

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

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

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

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

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

(7) The grant of the variance will be in harmony with the general intent and purpose of this chapter, and such variance will not be injurious to the area involved or otherwise detrimental to the public welfare. In granting any variance, the town council may prescribe appropriate conditions and safeguards in conformity with this chapter. Upon granting a variance the town council may require the landowner to provide a declaration of use agreement which shall be recorded

in the public records to ensure continuing compliance with the town council imposed conditions of such grants. Violation of such conditions and safeguards, when made a part of the terms under which the variance is granted, shall be deemed a violation of this chapter.

Variances Requested:

Equipment Wall

(1) A request for Variance from the maximum allowable wall height requirement in Section 134-1667(a), to allow for a 9-foot, 6-inch-high equipment wall in the front setback in lieu of the 6-foot-high maximum permitted by code.

Generator

(2) A request for Variance from the side/north setback requirement for a generator that is >60 kW and ≤100 kW in Section 134-1729(2)(a), to allow for an 8-foot, 11-inch side setback in lieu of the 15-foot minimum side setback required by code.

Cooling Tower

(3) A request for Variance from the front setback requirement for a cooling tower and screening wall in Section 134-1728(b)(1), to allow for a 5-foot, 4-inch front setback to the screening wall in lieu of the 35-foot minimum required by code.

Justification for Variance Requested:

The Property is uniquely situated on the water, which presents a challenge and legal hardship in siting the needed mechanical equipment, The Property is irregularly shaped and located on a cul-de-sac that backs up to the Intracoastal Waterway, causing difficulties siting some of the equipment. The traditional location of siting mechanical equipment in the rear yard is not feasible due to the configuration of the Property near the water and the odd shape of the front yard resulting from the cul-de-sac. Locating the equipment near the water would also amplify noise toward the neighbors to the north and south, and our client would like to be respectful of the neighborhood.

There is a very large historic specimen Kapok tree on the neighbor's property to the north that is immediately adjacent to the northwest corner of the Property and extends over the rear of the Property; locating the mechanical equipment anywhere near the protected Kapok tree could adversely affect the historic tree and its large root system. There is no room on the north or south sides of the home to locate the larger mechanical equipment, and because of the curvature of the front of the lot due to the cul-de-sac, there is no room left to put the equipment on the east side of the Property outside of the front setback. The only viable locations for the mechanical equipment are the southeast corner of the Property and the northeast corner. The pool equipment

has been relocated to the southeast area behind the garage in a location that meets all setback requirements. There is not enough space in this area to relocate the larger generator and cooling tower equipment without needing variances and affecting two (2) neighboring residential properties.

The northeast corner of the Property is the least impacting location for the mechanical equipment as it only has a short, shared property line with one (1) residential property owner directly to the east. The adjacent neighbor has a tall wall at this location, and their home is set back away from the property line. The west portion of the easterly neighbor's property is more of a service area for the property with a drive into their garage, whilst the south side of their property serves as the main entrance to the home, and the east side serves as their outdoor area that includes a pool area. The northeast corner of the Property is truly the best location for the mechanical equipment in terms of limiting any adverse impacts on the neighbors. It should also be noted that the required setback for the cooling tower includes the screen wall, and while the wall is setback 5 feet, 4 inches from the front property line, and the actual cooling tower is setback 10 feet, 1 inch.

In closing, these proposed landscape and hardscape modifications to the Prior Approvals will complement the neighborhood, will not adversely impact the neighbors, and will be in keeping with the high standards of the Town.

Sincerely,

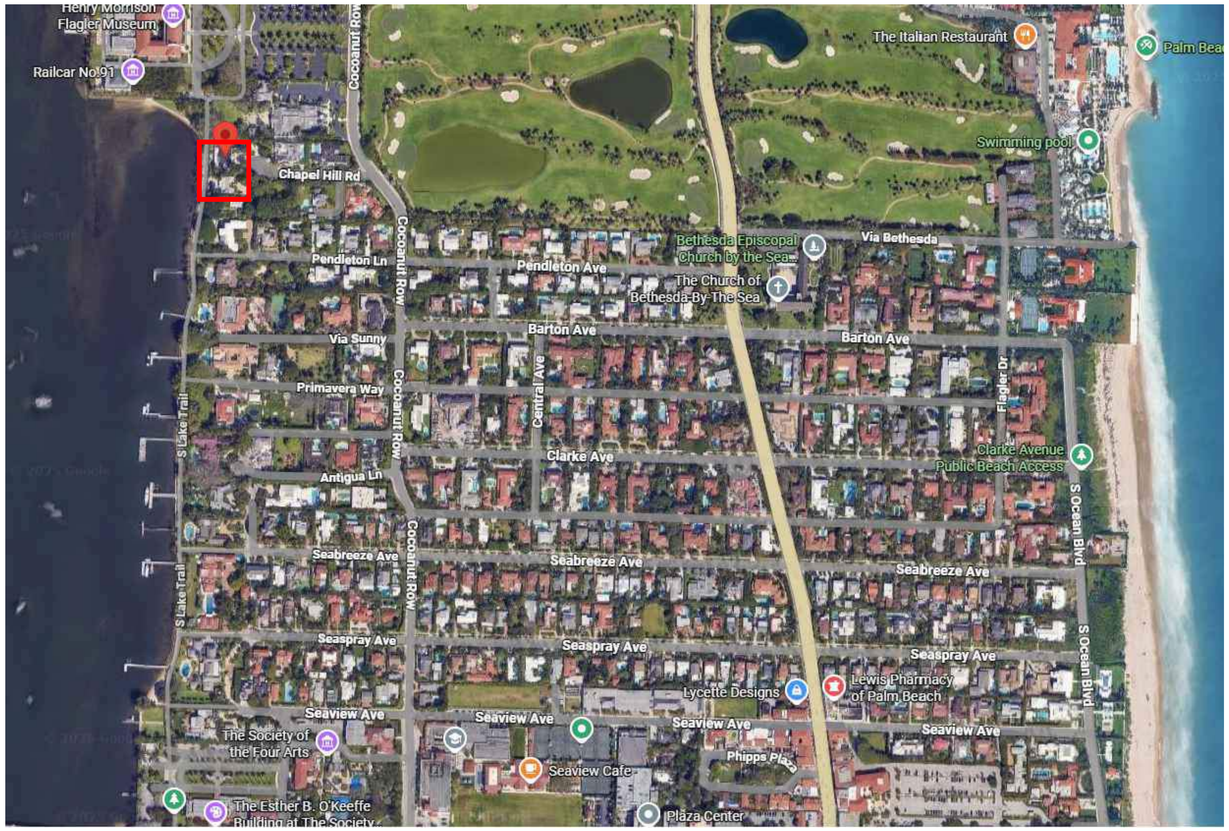


James M. Crowley

315 CHAPEL HILL RD.

PALM BEACH, FL.

DROP OFF 02/09/2026



VICINITY MAP

ARC-25-0104
ZON-25-0096

MEETING DATES:
ARCOM - 02/25/26
TOWN CONCIL - 03/18/26

SHEET LEGEND:

1: LOCATION PLAN
2: PREVIOUSLY APPROVED SITE PLAN RENDERING
3: PROPOSED SITE PLAN RENDERING
4: SITE PLAN RENDERING ENLARGEMENT
5: RENDERED ELEVATIONS WITH VARIANCE OVERLAY
6: RENDERED VARIANCE SECTIONS
7: PROPOSED EAST ELEVATION RENDERING
8: PREVIOUSLY APPROVED EAST ELEVATION RENDERING
9: PROPOSED RENDERED GATE ELEVATIONS
10: PREVIOUSLY APPROVED ENTRY GATE RENDERING
11: PREVIOUSLY APPROVED SERVICE GATE RENDERING
12 HARDSCAPE PLAN
13: PLANTING PLAN
14: PLANT LIST, DETAILS, AND LANDSCAPE LEGEND
15: WALL DETAILS
16: GATE ELEVATIONS
17: MECHANICAL EQUIPMENT VARIANCE DIAGRAM
18: MECHANICAL EQUIPMENT VARIANCE DIAGRAM
19: MECHANICAL EQUIPMENT ELEVATION VARIANCE DIAGRAM
20: RENDERED ELEVATIONS

NIEVERA WILLIAMS DESIGN

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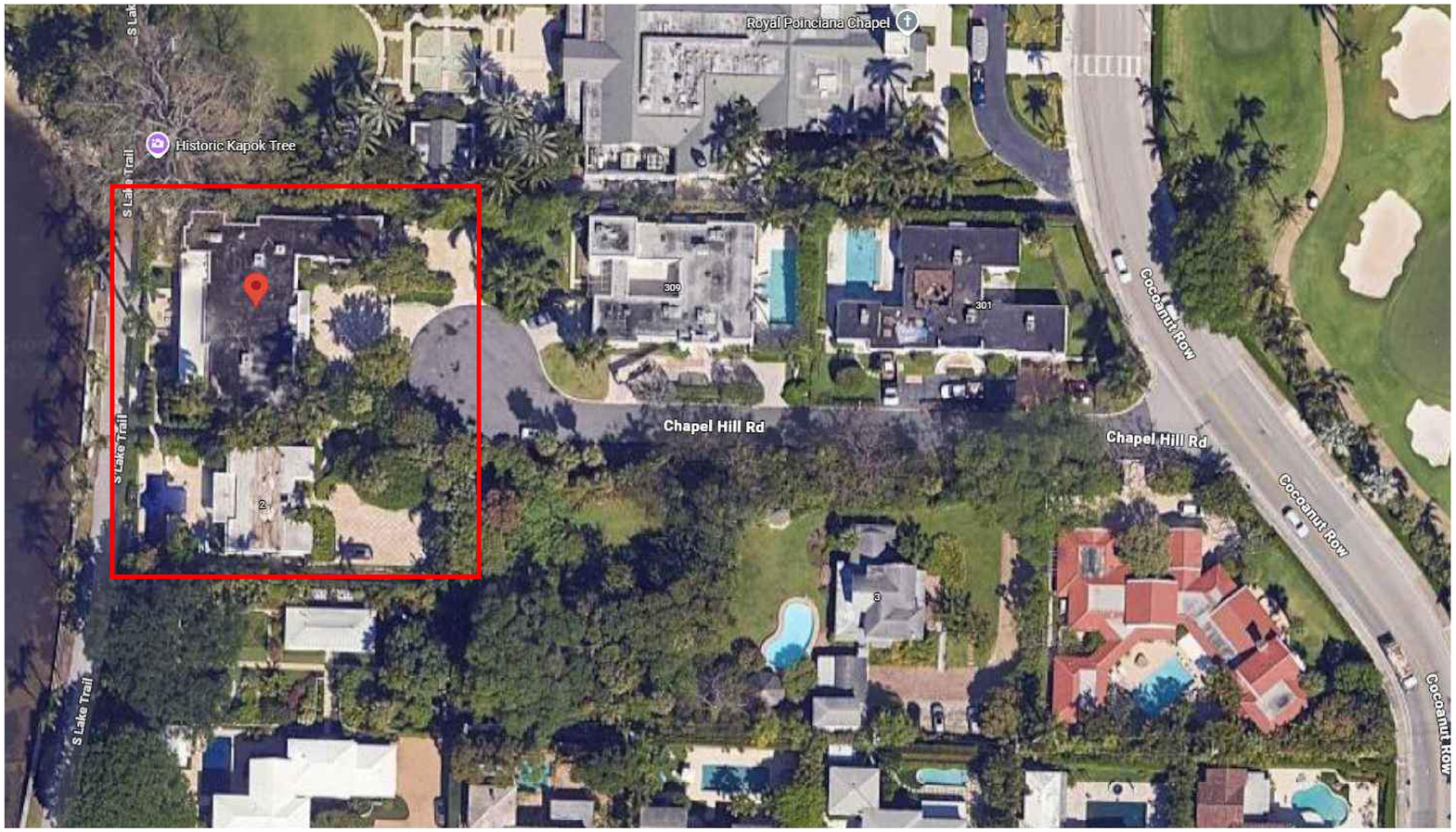
nieverawilliams.com



LOCATION MAP

OVERALL R-A SITE CALCULATIONS:

SITE AREA =	36,534	SQ FT	100%
MINIMUM LANDSCAPE:			
REQUIRED =	18,267	SQ FT	50%
PROPOSED =	20,512	SQ FT	56%

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35' SETBACK AREA =	7,232	SQ FT	100%
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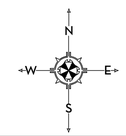
PROPOSED =	3,420	SQ FT	47%



MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

LOCATION PLAN

315 CHAPEL HILL RD.

PALM BEACH, FLORIDA

09 FEBRUARY 2026

SCALE: 3/32" = 1'-0"

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NIEVERAWILLIAMS.COM

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ARC-24-0085
ZON-24-0044



PREVIOUSLY APPROVED

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

N
W E
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MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

HARDSCAPE PLAN

315 CHAPEL HILL RD.

PALM BEACH, FLORIDA

SCALE: 3/32" = 1'-0"

07 OCTOBER 2024
23 SEPTEMBER 2024 - SECOND SUBMITTAL
05 SEPTEMBER 2024-FIRST SUBMITTAL

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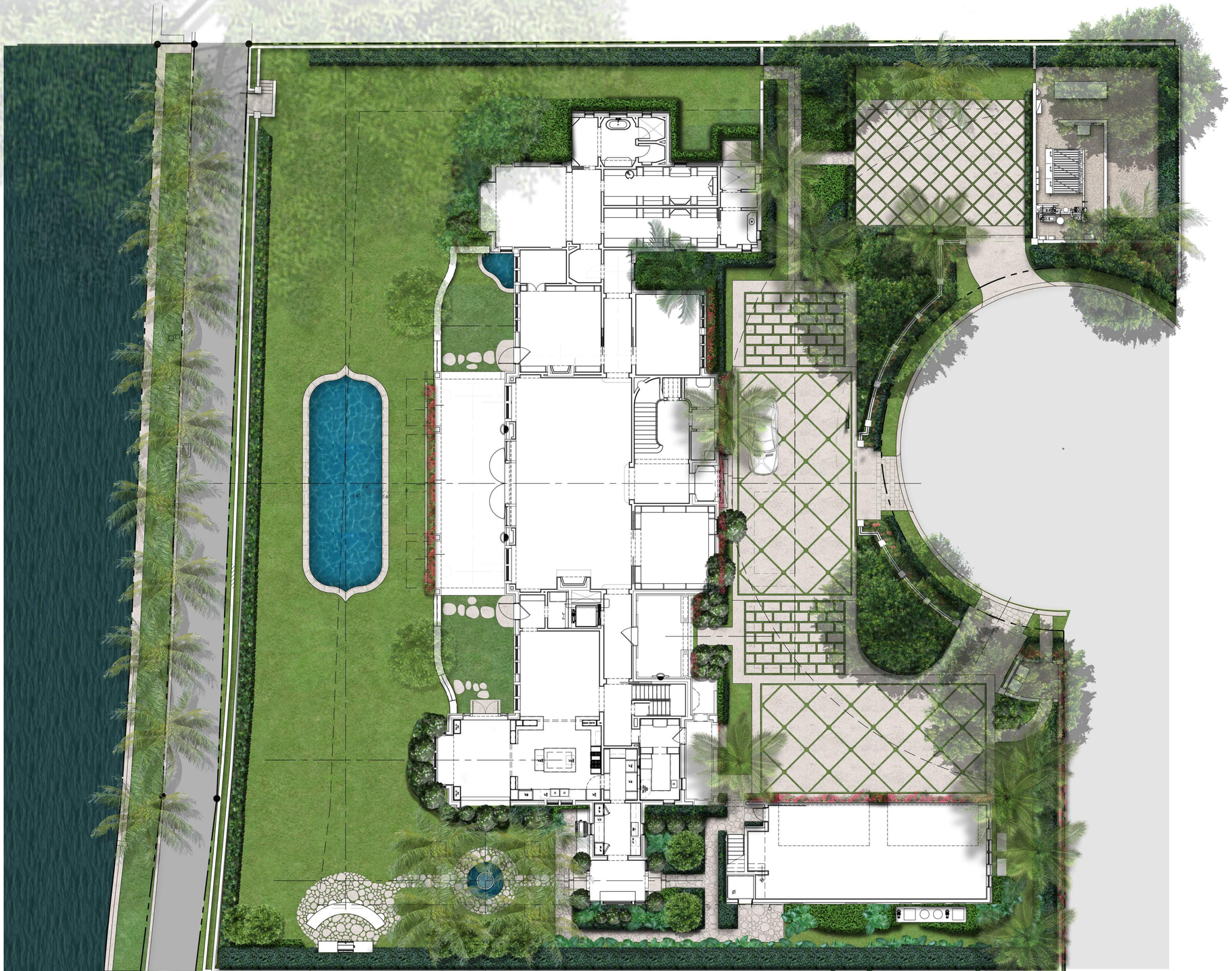

CURRENTLY PROPOSED

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

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HARDSCAPE PLAN

315 CHAPEL HILL RD.

PALM BEACH, FLORIDA

SCALE: 3/32" = 1'-0"

09 FEBRUARY 2026
09 JANUARY 2026
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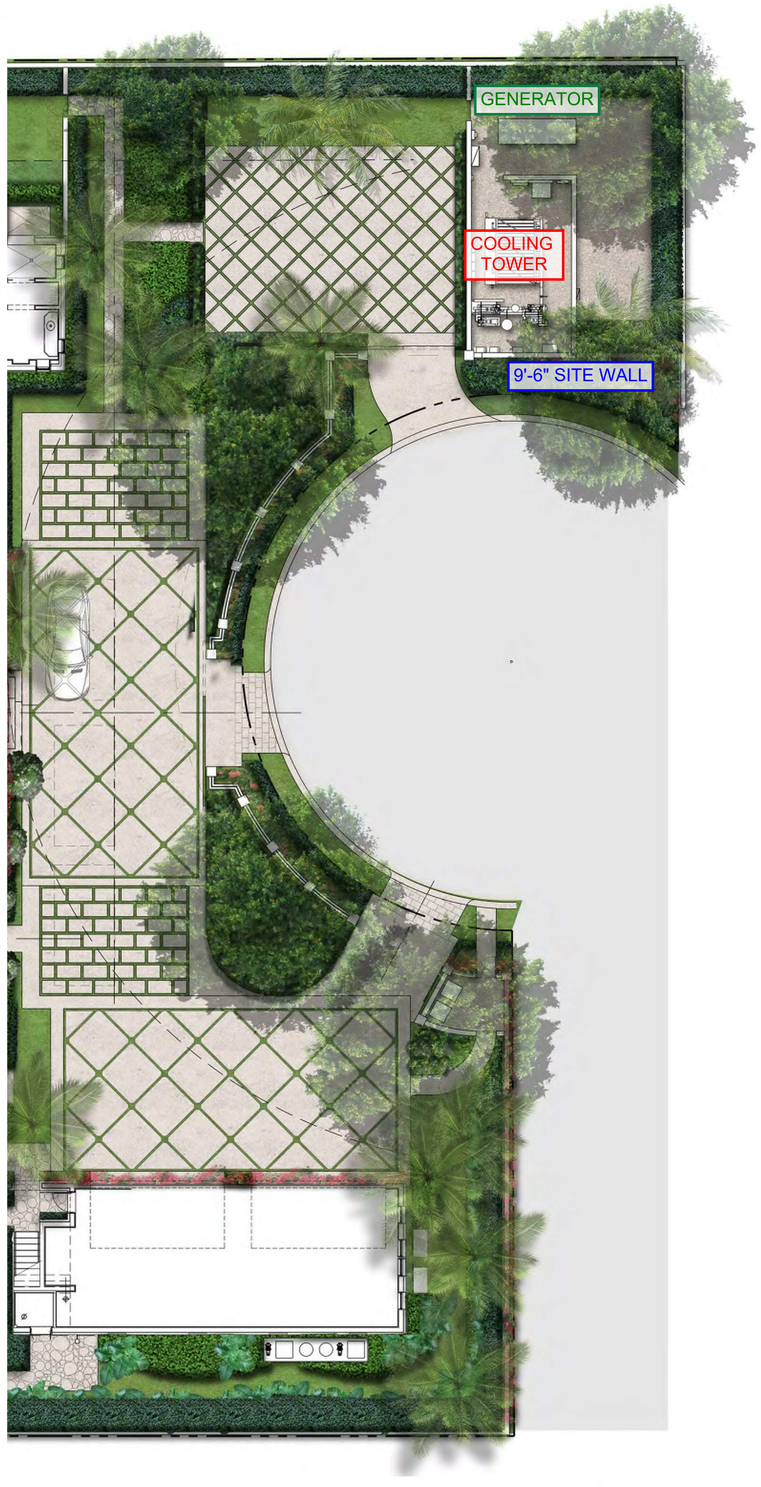
ARC-24-0085
ZON-24-0044

Variance #1:
A 100 KW generator that encroaches in the north setback by 6'-1"

Variance #2:
A 9'-6" tall site wall in the front yard in lieu of the 6 foot maximum allowed, to screen the cooling tower as required by code.

Variance #3:
Cooling Tower in the front yard setback



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

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W E
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State of Florida
Landscape Architect
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6666856

SCALE: 3/32" = 1'-0"

HARDSCAPE PLAN

315 CHAPEL HILL RD.

PALM BEACH, FLORIDA

09 JANUARY 2026
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ZON-24-0044



ELEVATION FROM STREET



NORTH ELEVATION (FROM CHAPEL)

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

SITE DETAILS

315 CHAPEL HILL RD.

PALM BEACH, FLORIDA

SCALE: AS NOTED

09 JANUARY 2026
02 DECEMBER 2025 - SECOND SUBMITTAL
09 JANUARY 2025
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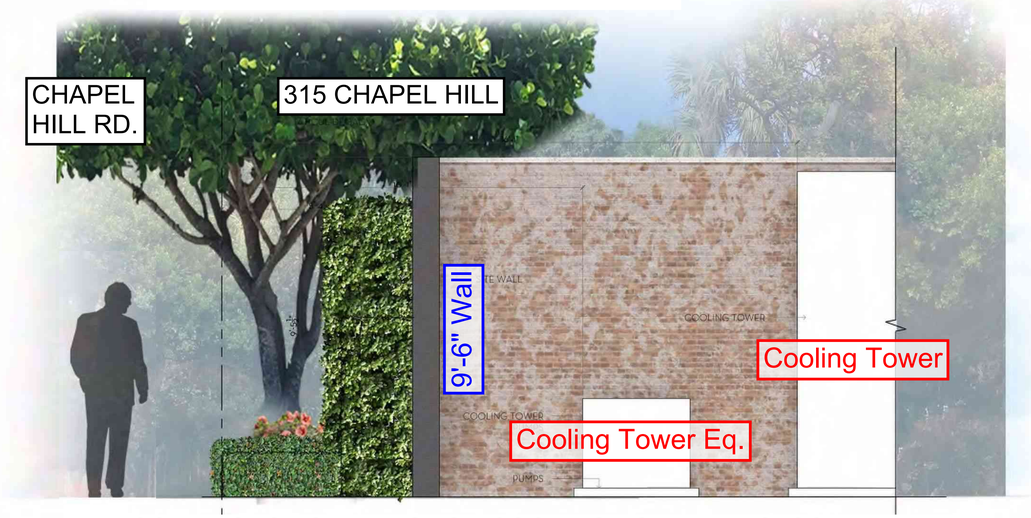
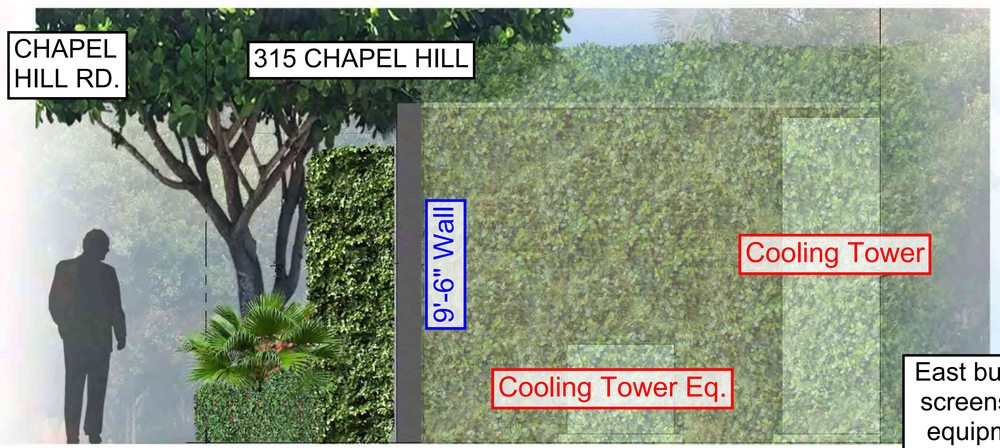
ZON-24-0044



NORTH SECTION THROUGH GENERATOR

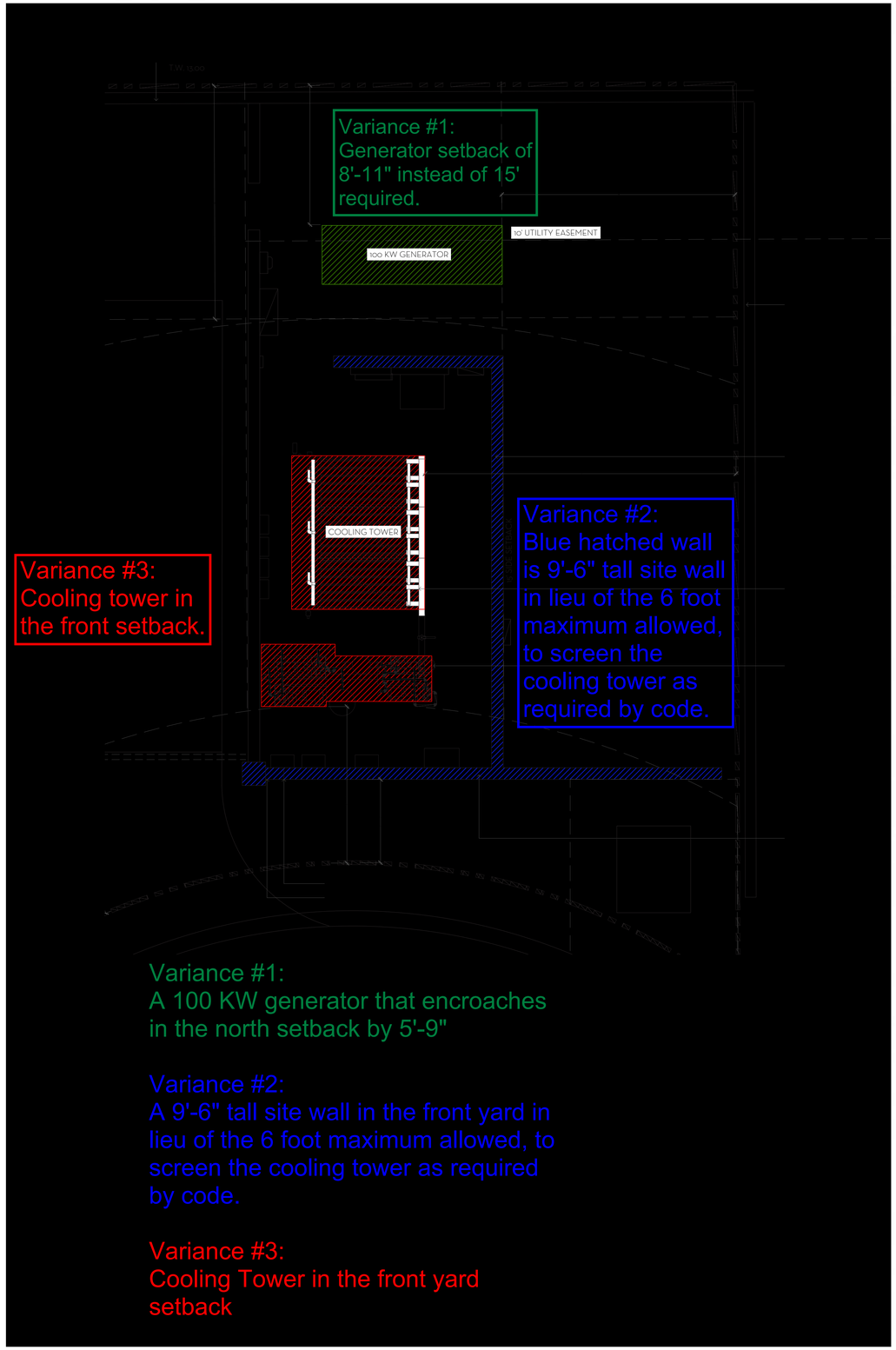


SOUTH SECTION THROUGH COOLING TOWER ENCLOSURE



SOUTH SECTION THROUGH COOLING TOWER WITH PLANTING

East buffer hedge screens wall and equipment from neighbor.



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A 100 KW generator that encroaches in the north setback by 5'-9"

Variance #2:
A 9'-6" tall site wall in the front yard in lieu of the 6 foot maximum allowed, to screen the cooling tower as required by code.

Variance #3:
Cooling Tower in the front yard setback

MARIO F. NIEVERA
State of Florida
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6666856

EQUIPMENT AREA SECTIONS

315 CHAPEL HILL RD.

PALM BEACH, FLORIDA

09 JANUARY 2026 - SECOND SUBMITTAL
02 DECEMBER 2025 - FIRST SUBMITTAL
09 JANUARY 2025
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05 SEPTEMBER 2024 - FIRST SUBMITTAL

SCALE: AS NOTED

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CURRENTLY PROPOSED EAST ELEVATION

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

LANDSCAPE PLAN

315 CHAPEL HILL RD.

PALM BEACH, FLORIDA

09 JANUARY 2025
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05 SEPTEMBER 2024-FIRST SUBMITTAL

SCALE: 3/32" = 1'-0"

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PREVIOUSLY APPROVED EAST ELEVATION

MARIO F. NIEVERA

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LANDSCAPE PLAN

315 CHAPEL HILL RD.

PALM BEACH, FLORIDA

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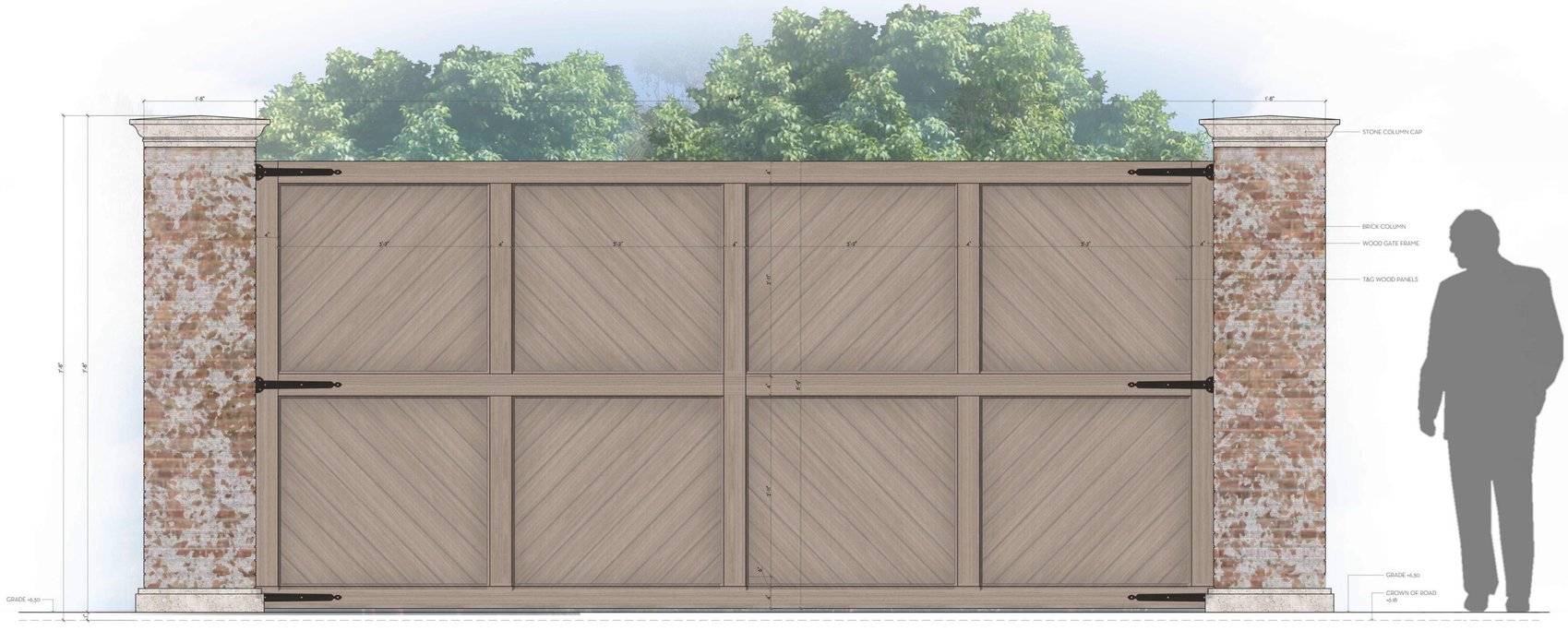
PROPOSED ENTRY GATE

1 / D2 VEHICULAR GATE ELEVATION
SCALE: 1" = 1'-0"



PROPOSED SERVICE GATE

2 / D2 SERVICE GATE ELEVATION
SCALE: 1" = 1'-0"

MARIO F. NIEVERA

State of Florida
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Registration No.
6666856

GATE ELEVATIONS

315 CHAPEL HILL RD.

PALM BEACH, FLORIDA

SCALE: AS NOTED

09 FEBRUARY 2026

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1 SK2 VEHICULAR GATE ELEVATION
SCALE: 1" = 1'-0"

PREVIOUSLY APPROVED ENTRY GATE

MARIO F. NIEVERA

State of Florida
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SITE DETAILS

315 CHAPEL HILL RD.

PALM BEACH, FLORIDA

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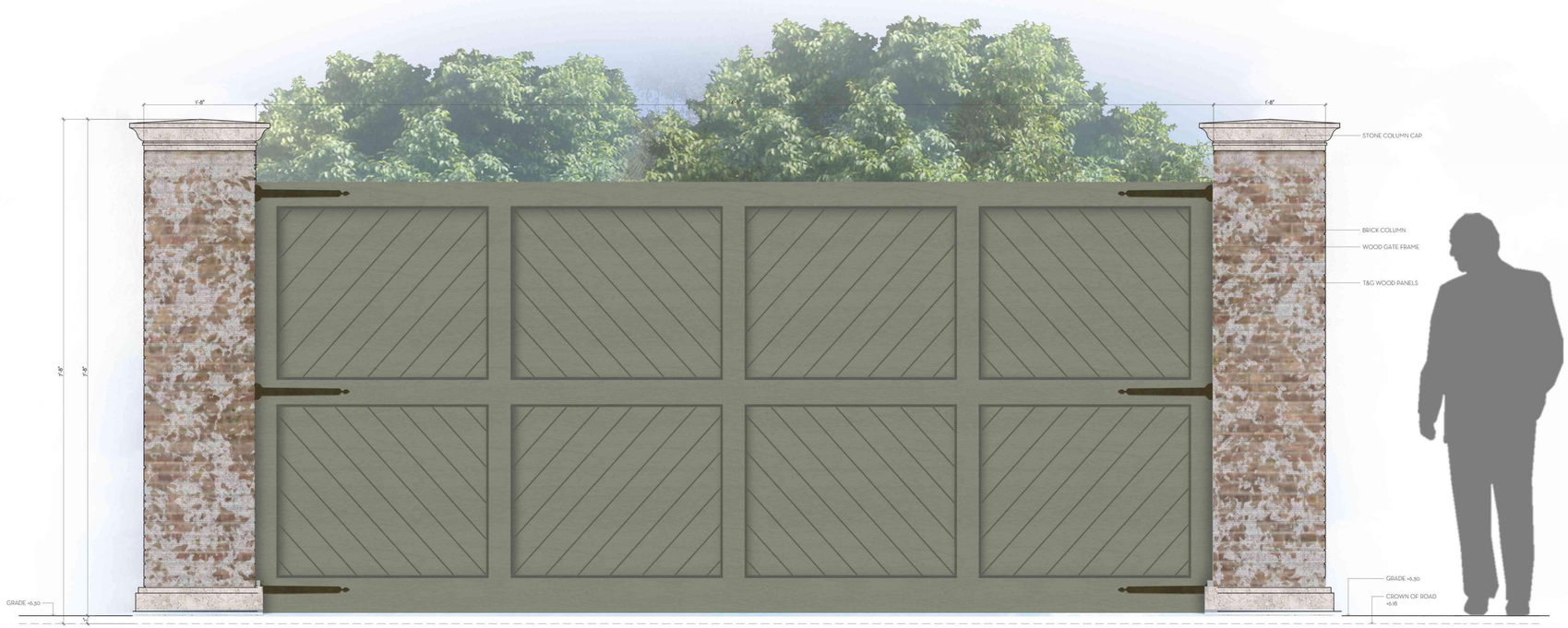

PREVIOUSLY APPROVED SERVICE GATE

D2 SCALE: 1" = 1'-0"

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

SCALE: AS NOTED

SITE DETAILS

315 CHAPEL HILL RD.

PALM BEACH, FLORIDA

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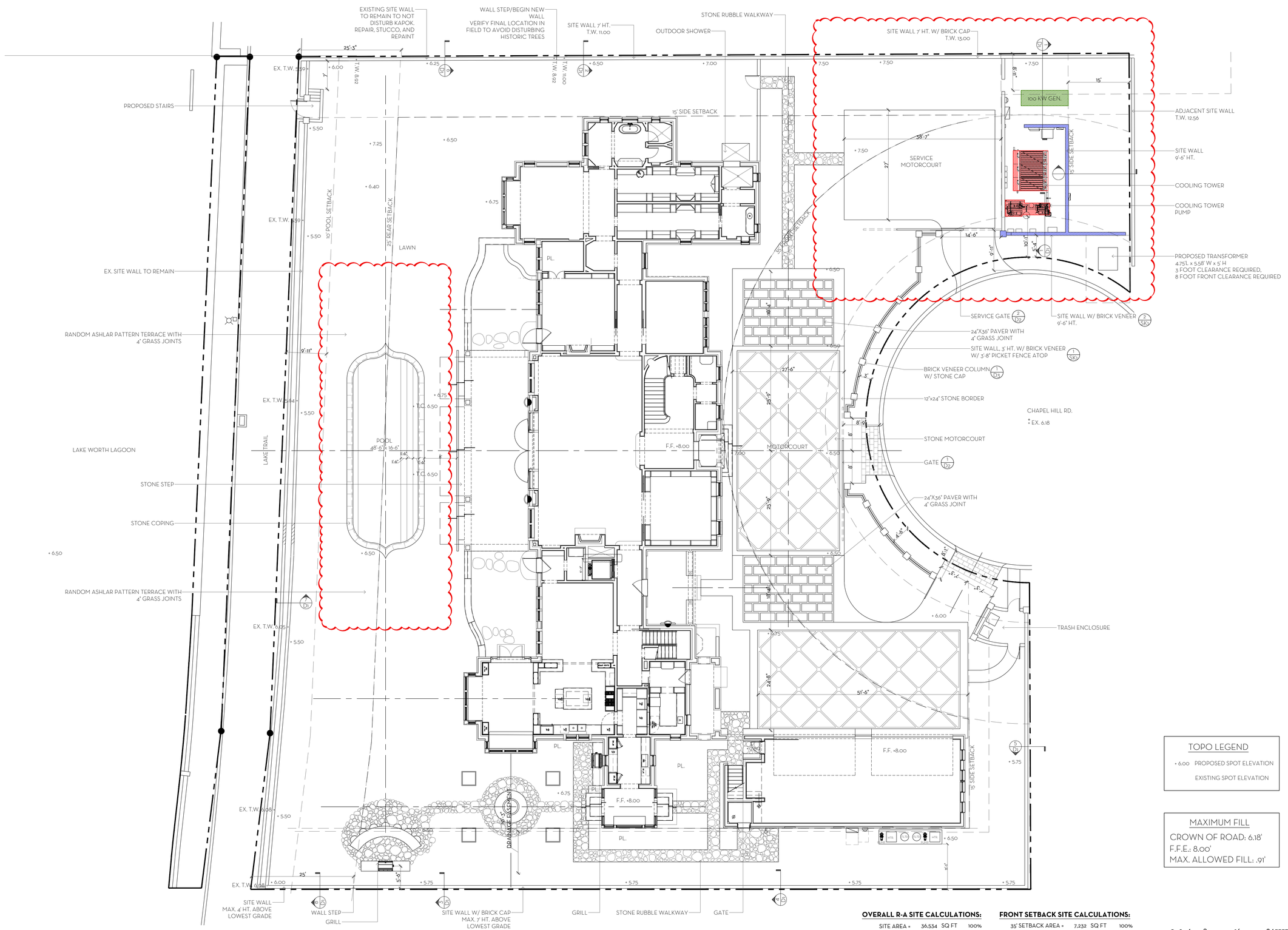

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REQUIRED =	18,267	SQ FT	50%
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35' SETBACK AREA =	7,232	SQ FT	100%
MINIMUM LANDSCAPE:			
REQUIRED =	3,254	SQ FT	45%
PROPOSED =	3,420	SQ FT	47%

TOPO LEGEND

+ 6.00 PROPOSED SPOT ELEVATION

EXISTING SPOT ELEVATION

MAXIMUM FILL

CROWN OF ROAD: 6.18'
F.F.E.: 8.00'
MAX. ALLOWED FILL: .91'

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

N W E S

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

SCALE: 3/32" = 1'-0"

HARDSCAPE PLAN

315 CHAPEL HILL RD.

PALM BEACH, FLORIDA

09 FEBRUARY 2026

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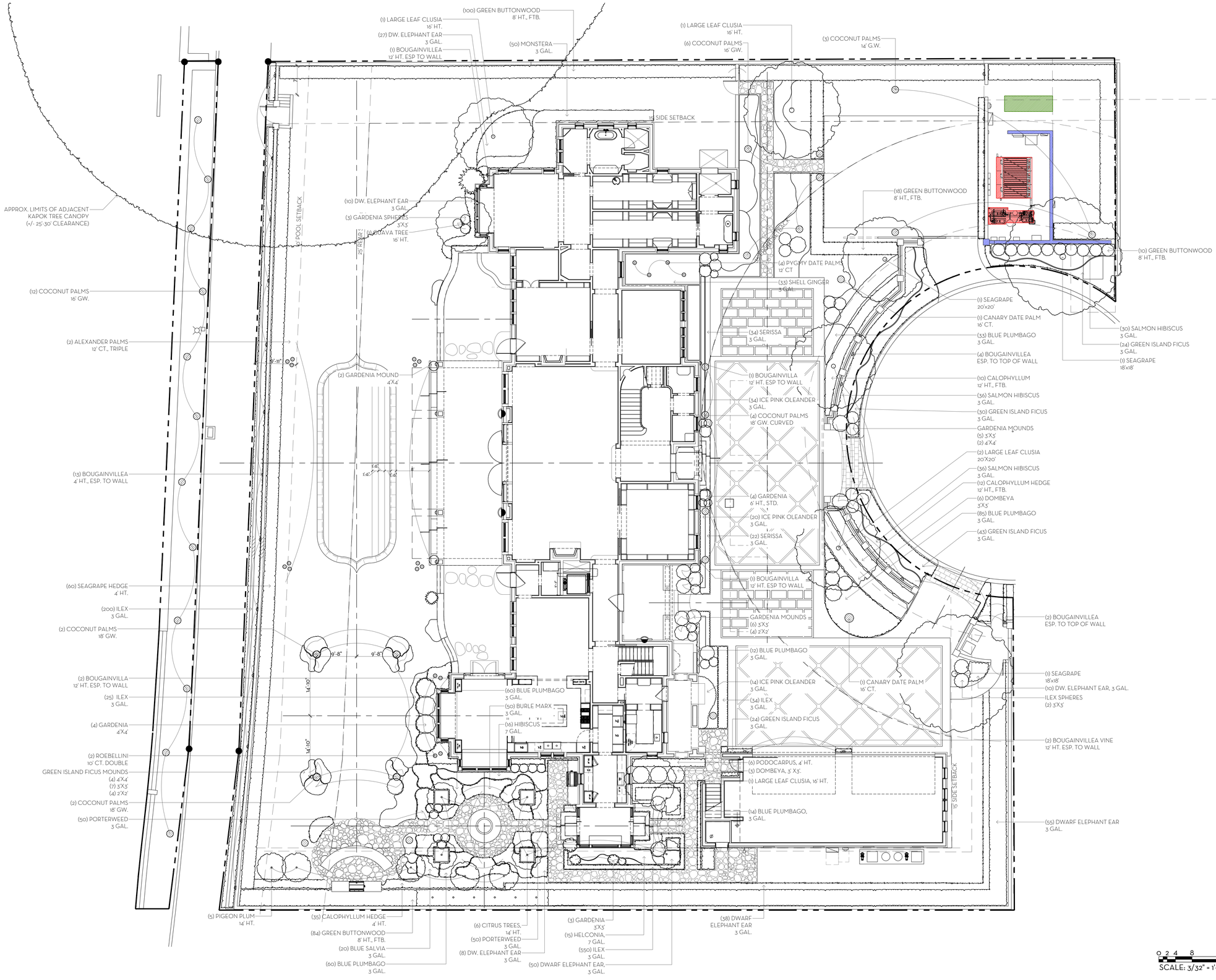
ARC-24-0085
ZON-24-0044



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LANDSCAPE PLAN

315 CHAPEL HILL RD.

PALM BEACH, FLORIDA

SCALE: 3/32" = 1'-0"

09 FEBRUARY 2026

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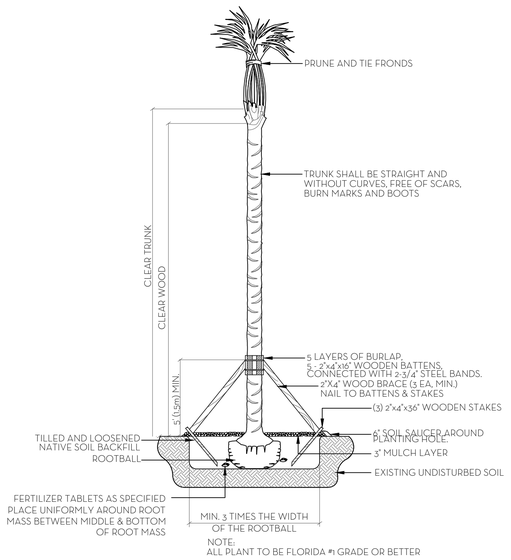
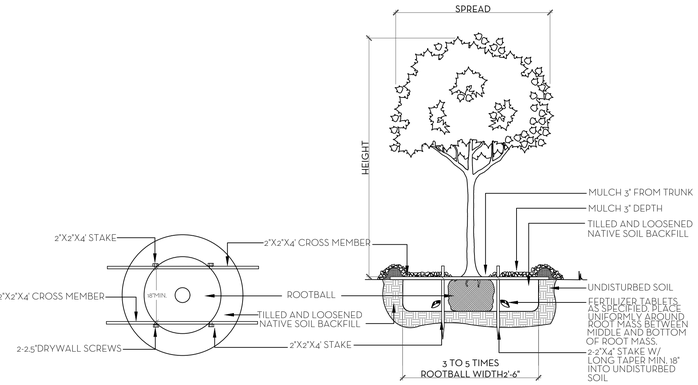
ARC-24-0085
ZON-24-0044



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

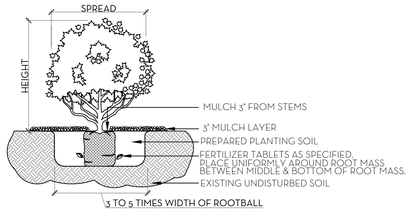
PALM PLANTING DETAIL
N.T.S.

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.



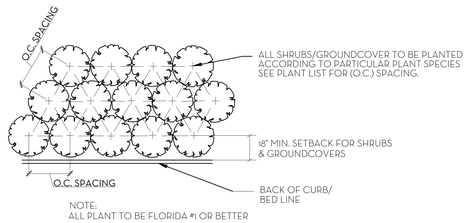
NOTE:
ALL PLANT TO BE FLORIDA #1 GRADE OR BETTER

TREE PLANTING DETAIL
N.T.S.



NOTE:
ALL MATERIAL TO BE FLORIDA #1 OR BETTER

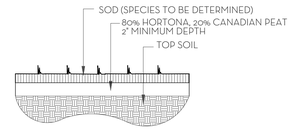
SHRUB & GROUNDCOVER PLANTING DETAIL
N.T.S.



NOTE:
ALL PLANT TO BE FLORIDA #1 OR BETTER

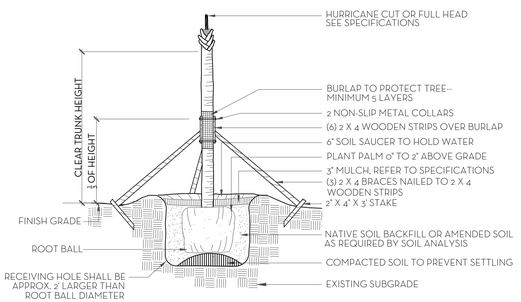
PLANT SPACING DETAIL
N.T.S.

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



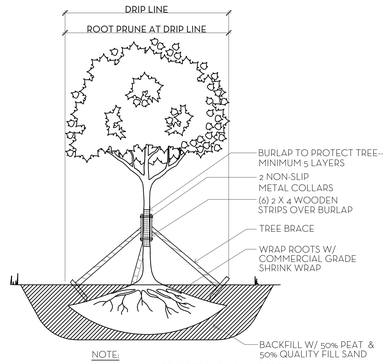
SOD PLANTING DETAIL
N.T.S.

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



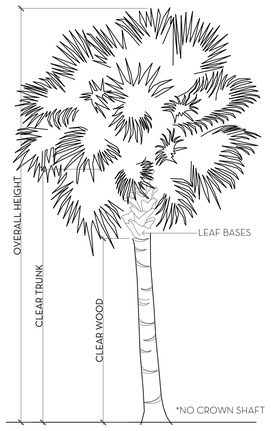
NOTES: STAKING & GUYING REQUIRED FOR PALMS, IF NECESSARY, OR AS DIRECTED BY THE LANDSCAPE ARCHITECT. ALL PLANT TO BE FLORIDA #1 OR BETTER

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

315 Chapel Hill

December 02, 2025

Landscape Material Schedule

Item No.	Common Name	Botanical Name	Quantity	Specification	Native	Covered Area (sf)
1	TREES					
2	Seagrape	Coccoloba uvifera	2	18'X18'	*	
3	Seagrape	Coccoloba uvifera	1	20'X20'	*	
4	Large Leaf Clusia	Clusia rosea	2	20'X20'	*	
5	Large Leaf Clusia	Clusia rosea	3	16' HT.	*	
6	Pigeon Plum	Coccoloba diversifolia	11	14' HT.	*	
7	Guava tree	Psidium littorale	1	16' HT.		
8			20		95%	
9	PALMS					
10	Coconut Palm	Cocos nucifera	3	14' GW.		
11	Coconut Palm	Cocos nucifera	18	16' GW.		
12	Coconut Palm	Cocos nucifera	4	18' GW.		
13	Coconut Palm	Cocos nucifera	4	18' GW. Curved		
14	Canary Island Date Palm	Phoenix canariensis	1	16' CT.		
15	Roebelini Date Palms	Phoenix roebelenii	2	10' CT. Double		
16	Alexander Palm	Ptychosperma elegans	4	12' CT. Triple		
17			36			
18	SHRUB/VINE					
19	Green Buttonwood	Conocarpus erectus	184	8' HT. FTB	*	
20	Calophyllum Hedge	Calophyllum brasiliense	22	12' HT., FTB		
21	Calophyllum Hedge	Calophyllum brasiliense	35	4' HT., FTB		
22	Seagrape Hedge	Coccoloba uvifera	60	4' HT., FTB	*	
23	Gardenia	Gardenia jasminoides 'Miami Supreme'	4	6' HT. STD		
24	Gardenia	Gardenia jasminoides 'Miami Supreme'	6	4'x4' Mounds		
25	Gardenia	Gardenia jasminoides 'Miami Supreme'	12	3'x3' Mounds		
26	Gardenia	Gardenia jasminoides 'Miami Supreme'	4	2'x2' Mounds		
27	Dombeya	Dombeya x 'Seminole'	16	3'x3'		
28	Bougainvillea	Bougainvillea ssp	6	ESP to top of wall		
29	Bougainvillea	Bougainvillea ssp	6	12' HT. Esp. to wall		
30	Bougainvillea	Bougainvillea ssp	13	4' HT. Esp. to wall		
31	Ilex	Ilex cassine	2	3'x3' Spheres	*	
32	Shell Ginger	Alpinia zerumbet	33	3 Gal.		
33	Plum Pine	Podocarpus	6	4' HT.		
34	Heliconia	Heliconia rostrata	7	7 Gal.		
35	Green Island Ficus	Ficus microcarpa 'Green Island'	4	4'x4' Mounds		
36	Green Island Ficus	Ficus microcarpa 'Green Island'	7	3'x3' Mounds		
37	Green Island Ficus	Ficus microcarpa 'Green Island'	4	2'x2' Mounds		
38			431		57%	
39	GROUND COVER					
40	Ilex	Ilex vomitoria	872	3 GAL.	*	1308
41	Dwarf Elephant Ear	Alocasia - Dwarf	198	3 GAL.		792
42	Monstera	Monstera deliciosa	50	3 GAL.		200
43	Salmon Hibiscus	Hibiscus ssp	66	3 GAL.		132
44	Green Island Ficus	Ficus microcarpa 'Green Island'	121	3 GAL.		181.5
45	Blue Plumbago	Plumbago Auriculata 'Imperial Blue'	144	3 GAL.		216
46	Ice Pink Oleander	Nerium oleander 'Ice Pink'	34	3 GAL.		51
47	Blue Salvia	Salvia 'Mystic Spires Blue'	20	3 GAL.		30
48			1505		58%	2910.5

Line #	Landscape Legend		
1	**Property Address:**	315 Chapel Hill	
2	**Lot Area (sq. ft.):**	36,534 sq ft	
3	[redacted]	REQUIRED	PROPOSED
4	ndscape Open Space (LOS) (Sq Ft and %)	18,267 (50%)	19,425 (54.2%)
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 %)	3,254 (45%)	3,256 (45%)
8	Native Trees %	30% (number of trees)	95%
9	Native Shrubs & Vines %	30% (number of shrubs & vines)	57%
10	Native Groundcover %	30% (groundcover area)	58%

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
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Landscape Architect
Registration No.
6666856

PLANT LIST AND DETAILS

315 CHAPEL HILL RD.

PALM BEACH, FLORIDA

09 FEBRUARY 2026

NIEVERA WILLIAMS
DESIGN

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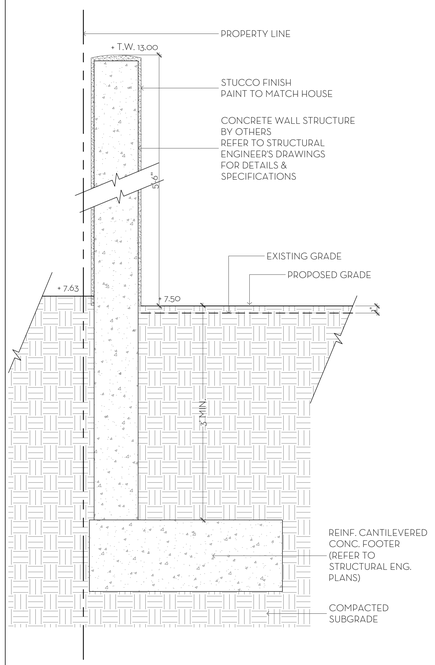
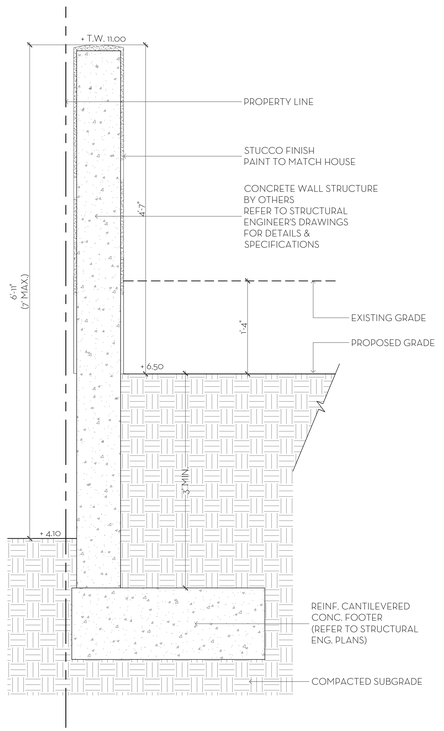
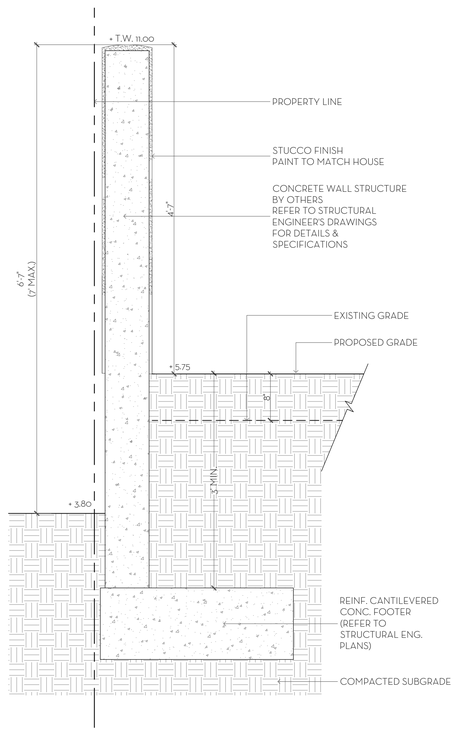
ZON-24-0044



1 D1 TYPICAL SITE WALL DETAIL
SCALE: 1" = 1'-0"



2 D1 TYPICAL SITE WALL DETAIL
SCALE: 1" = 1'-0"



3 D1 TYPICAL SITE WALL DETAIL
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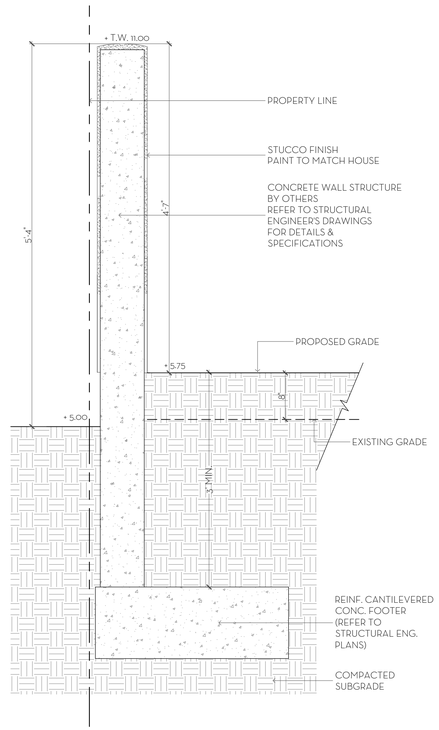
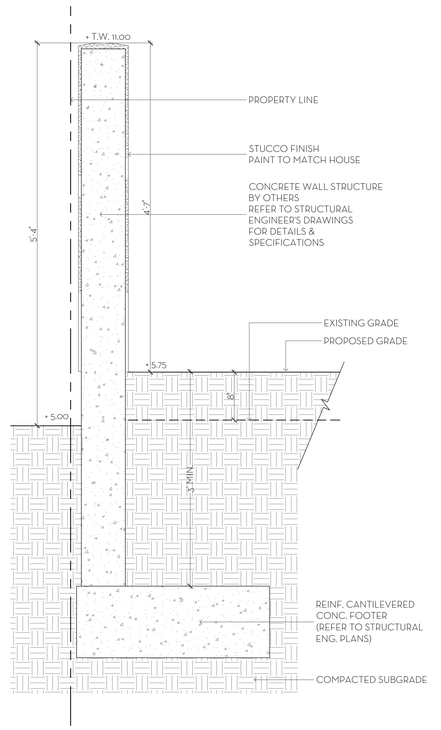
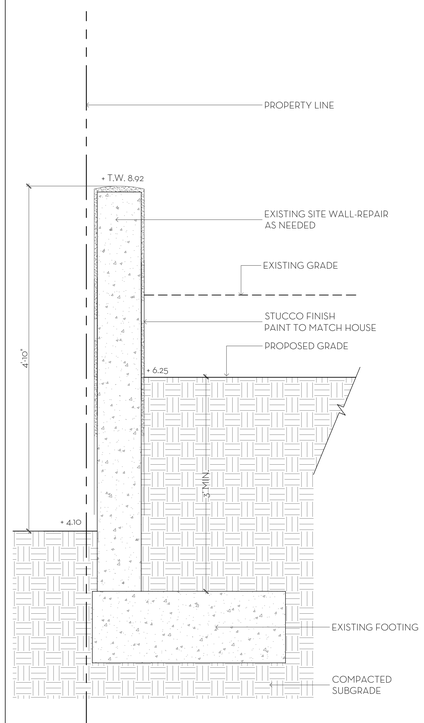


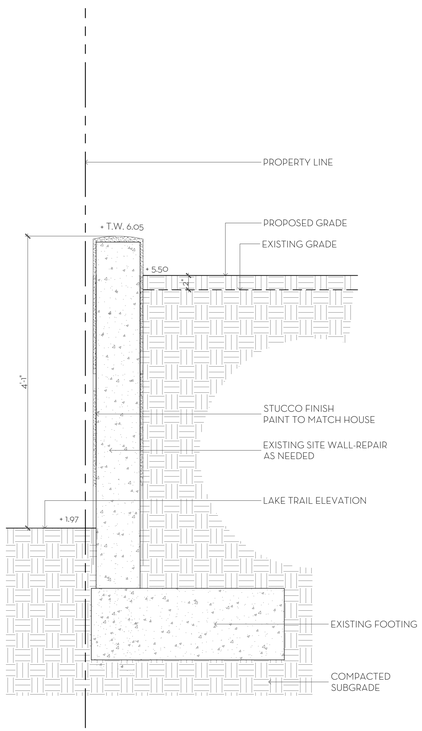
4 D1 TYPICAL SITE WALL DETAIL
SCALE: 1" = 1'-0"



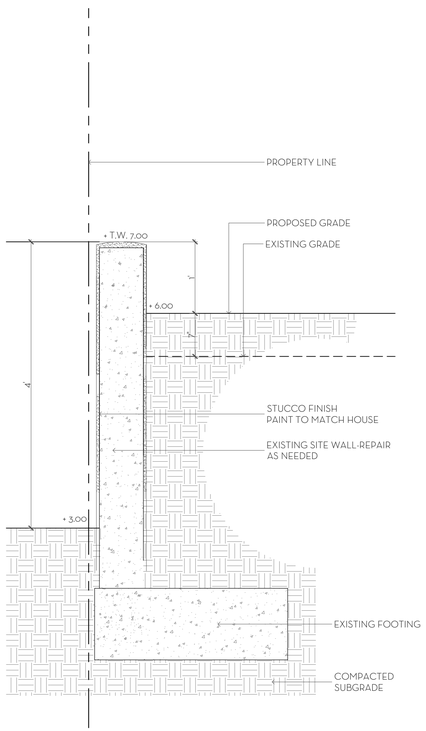
5 D1 TYPICAL SITE WALL DETAIL
SCALE: 1" = 1'-0"



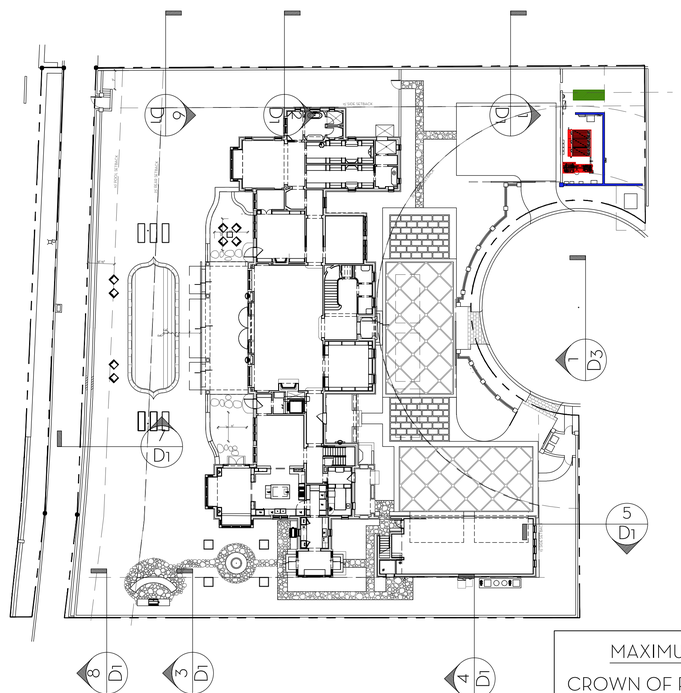
6 D1 EXISTING SITE WALL
SCALE: 1" = 1'-0"



7 D1 EXISTING SITE WALL
SCALE: 1" = 1'-0"



8 D1 TYPICAL SITE WALL DETAIL
SCALE: 1" = 1'-0"



9 D1 SECTION KEY PLAN
SCALE: N.T.S.

MAXIMUM FILL
CROWN OF ROAD: 6.18'
F.F.E.: 8.00'
MAX. ALLOWED FILL: .91' (11")

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WALL DETAILS
315 CHAPEL HILL RD.
PALM BEACH, FLORIDA

SCALE: 3/32" = 1'-0"

09 FEBRUARY 2026

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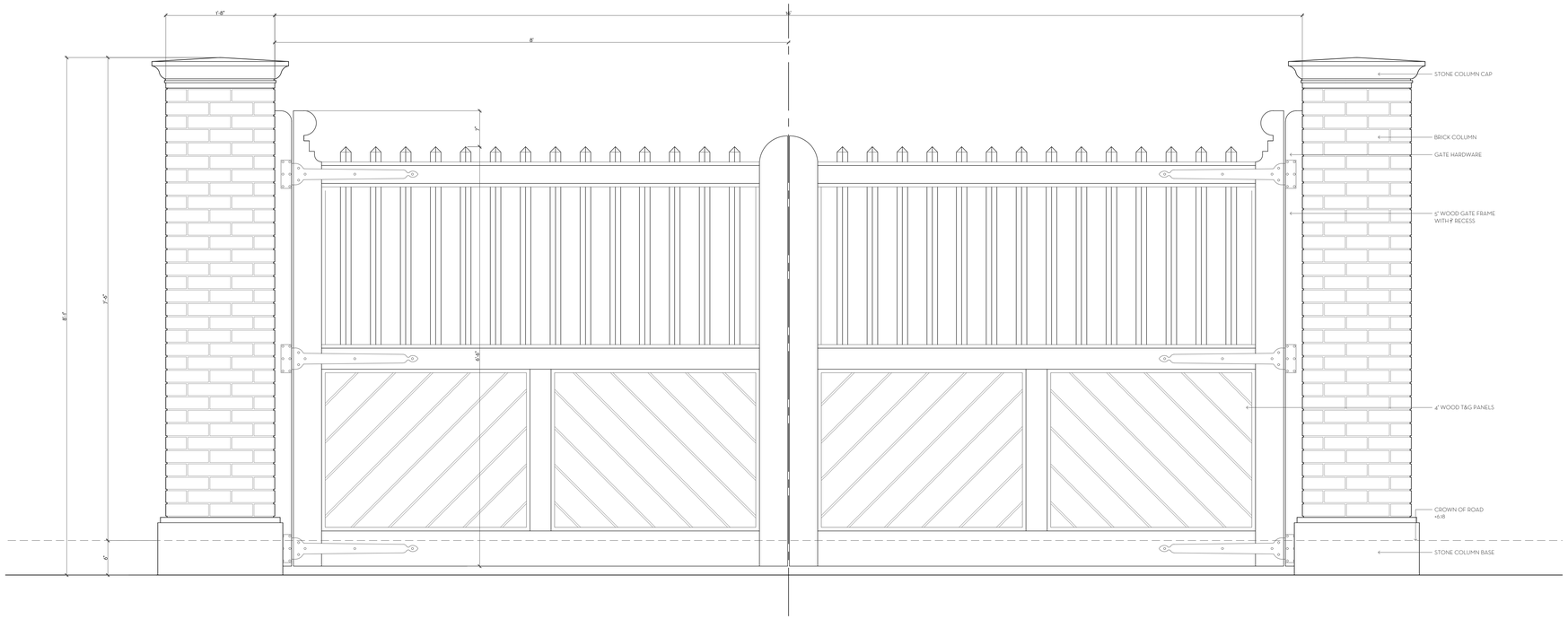
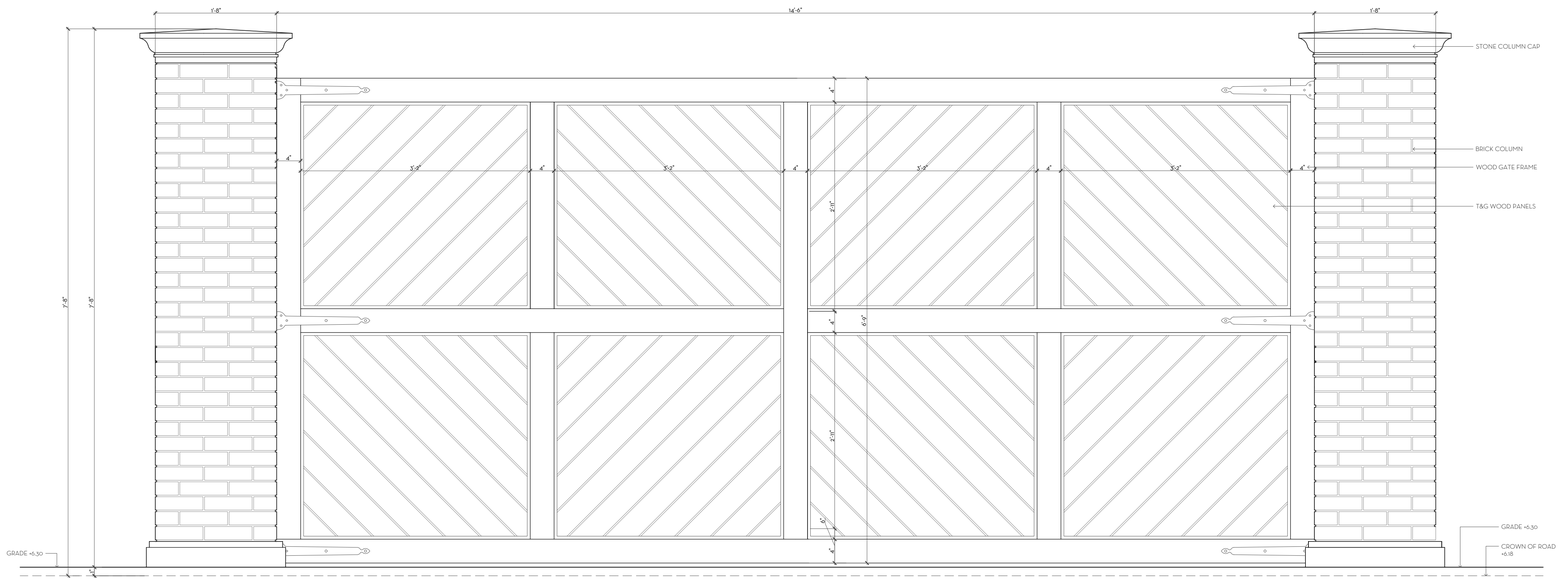
ARC-24-0085
ZON-24-0044



1 / D2 VEHICULAR GATE ELEVATION
SCALE: 1" = 1'-0"



2 / D2 SERVICE GATE ELEVATION
SCALE: 1" = 1'-0"

MARIO F. NIEVERA

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6666856

GATE ELEVATIONS

315 CHAPEL HILL RD.

PALM BEACH, FLORIDA

SCALE: AS NOTED

09 FEBRUARY 2026

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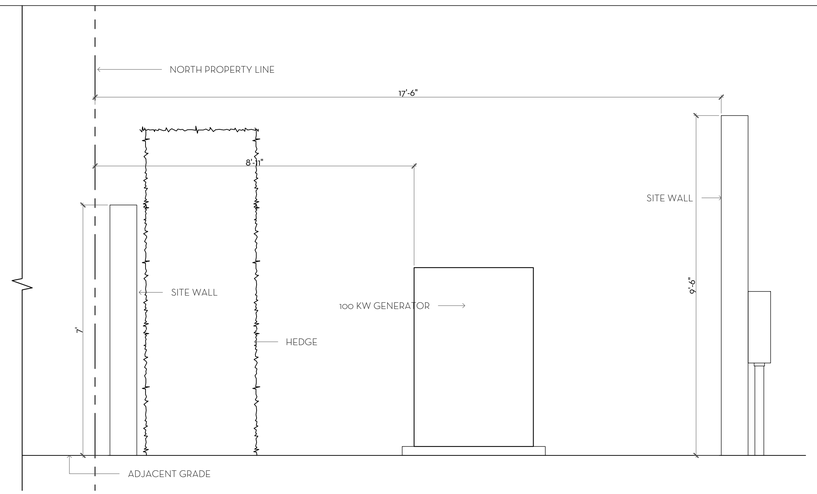
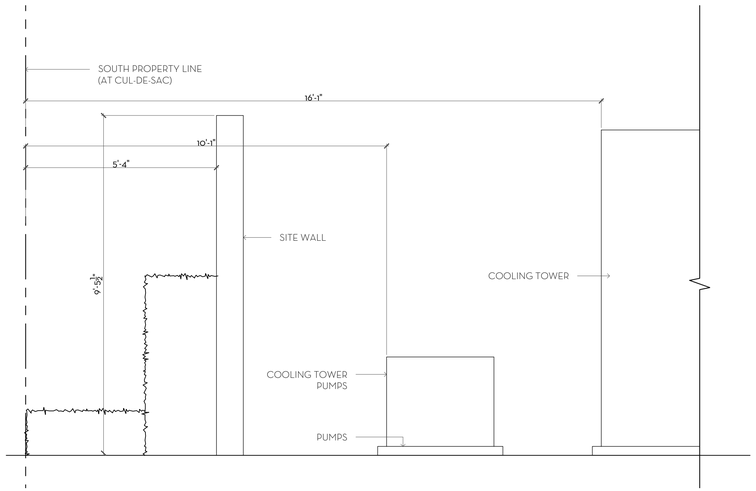
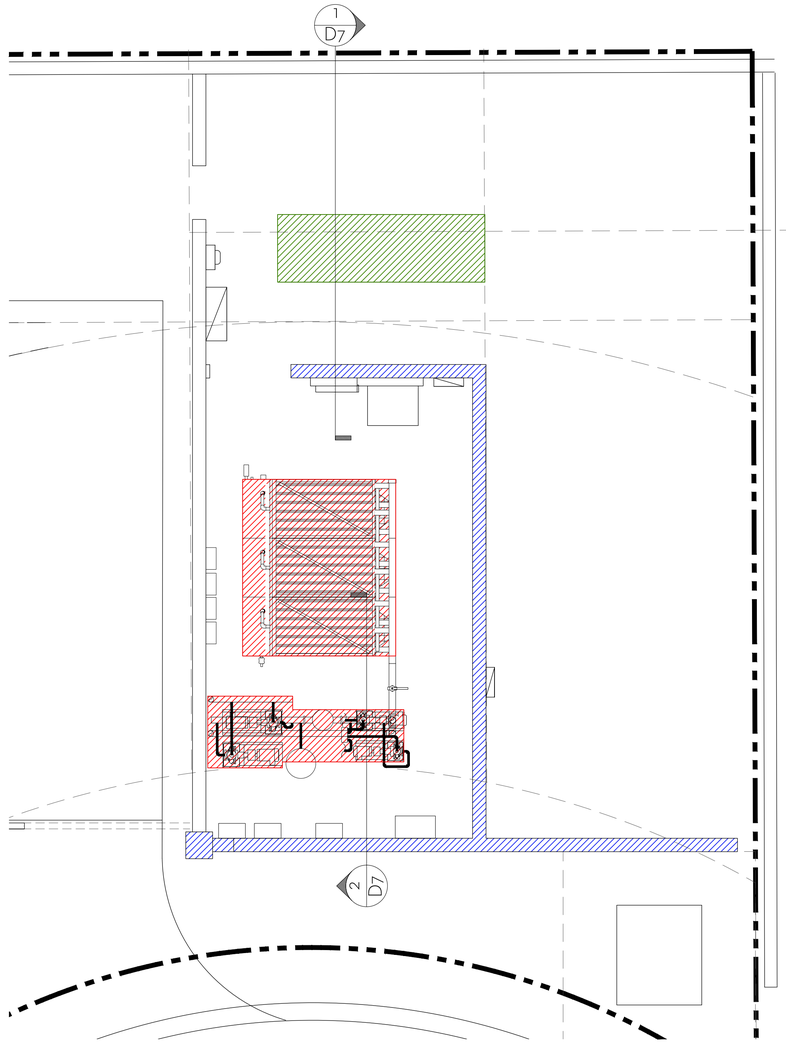


1 D7 NORTH EQUIPMENT AREA SECTION
SCALE: 1/2" = 1'-0"



2 D7 SOUTHEQUIPMENT AREA SECTION
SCALE: 1/2" = 1'-0"

3 D7 SOUTHEQUIPMENT AREA SECTION W/ BUFFER SCREENING
SCALE: 1/2" = 1'-0"



4 D7 SECTION KEY PLAN
SCALE: N.T.S.

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

SCALE: AS NOTED

EQUIPMENT AREA SECTIONS

315 CHAPEL HILL RD.

PALM BEACH, FLORIDA

09 FEBRUARY 2026

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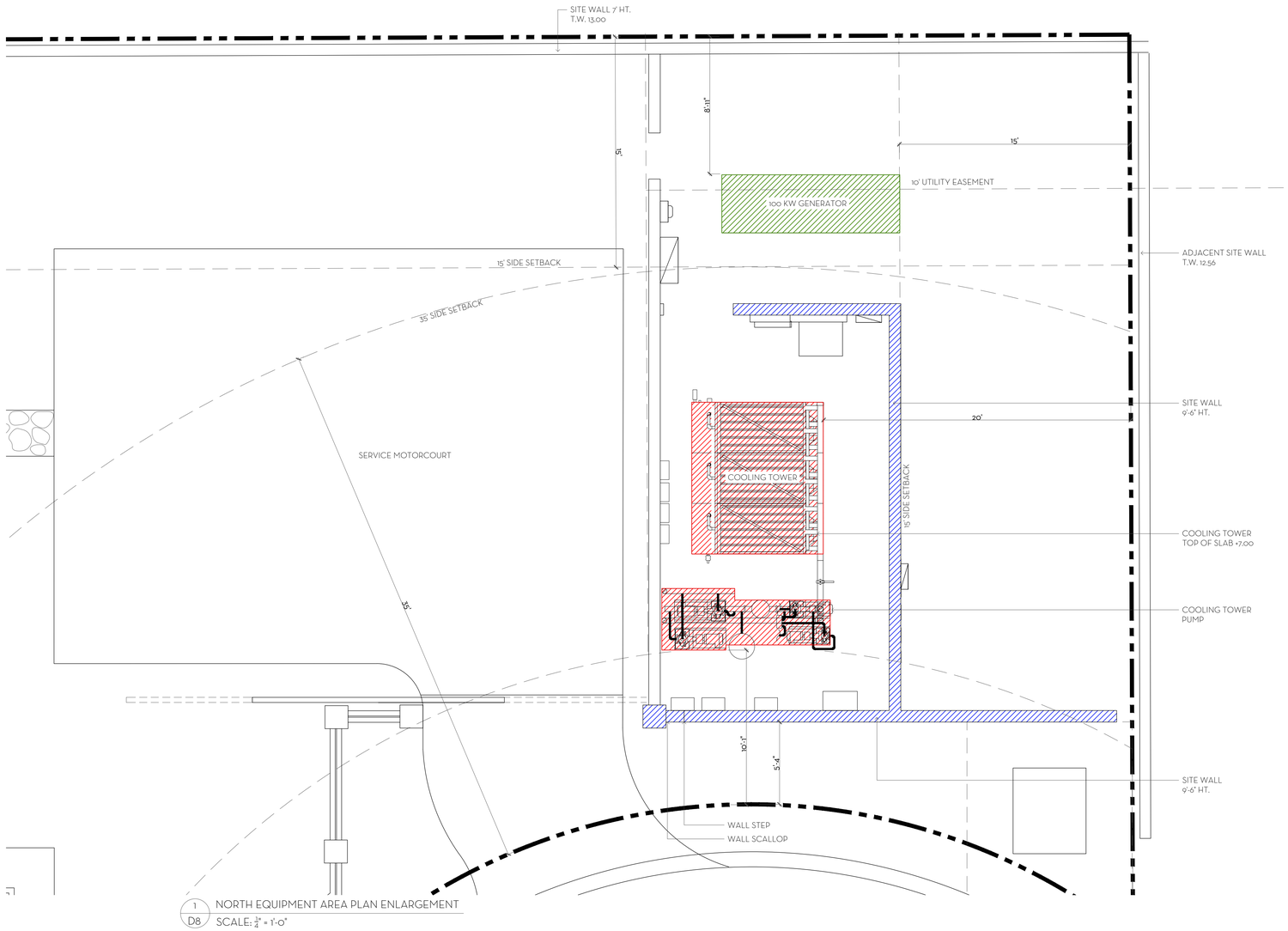
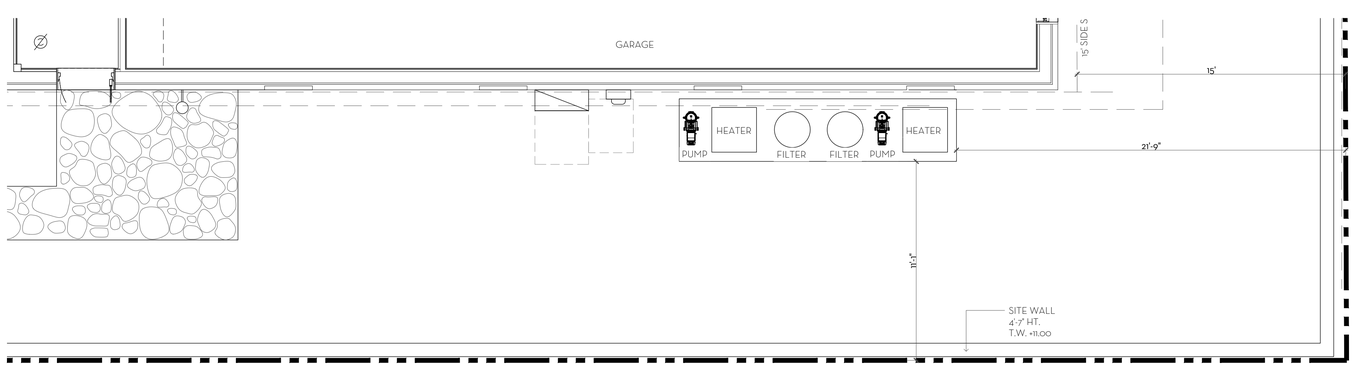


1 D8 NORTH EQUIPMENT AREA PLAN ENLARGEMENT
SCALE: 1/4" = 1'-0"



2 D8 POOL EQUIPMENT AREA PLAN ENLARGEMENT
SCALE: 1/4" = 1'-0"

VARIANCE REQUEST FOR :

- MECHANICAL EQUIPMENT IN FRONT SETBACK
- GENERATOR PARTIALLY IN SIDE SETBACK
- EQUIPMENT ENCLOSURE SCREENING 9'-6" WALL HT.

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EQUIPMENT AREA SECTIONS

315 CHAPEL HILL RD.

PALM BEACH, FLORIDA

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

09 FEBRUARY 2026

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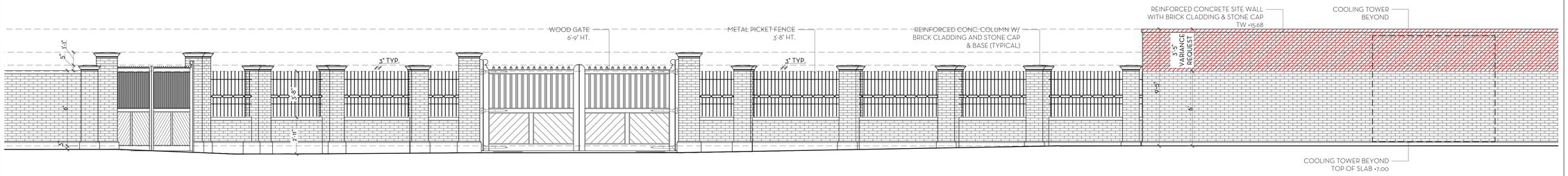
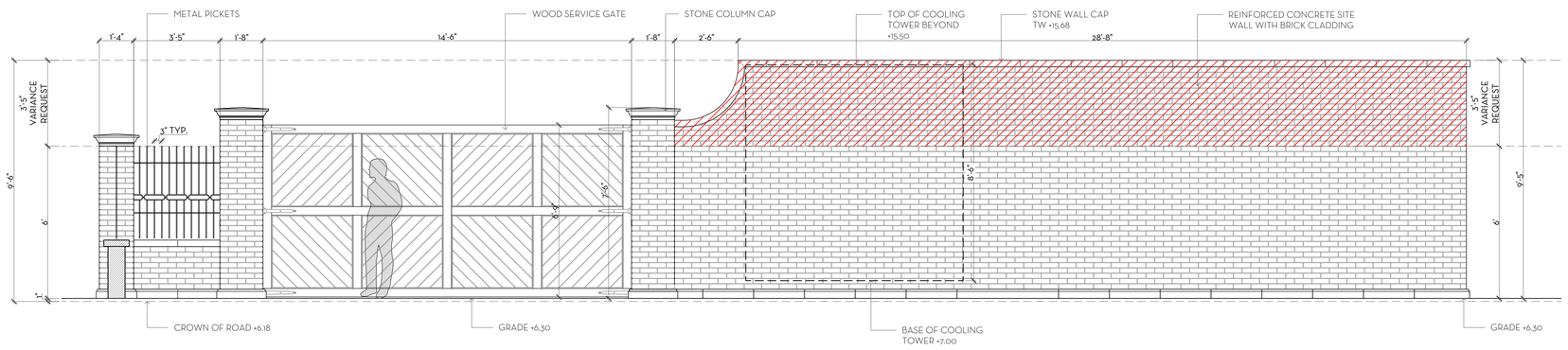
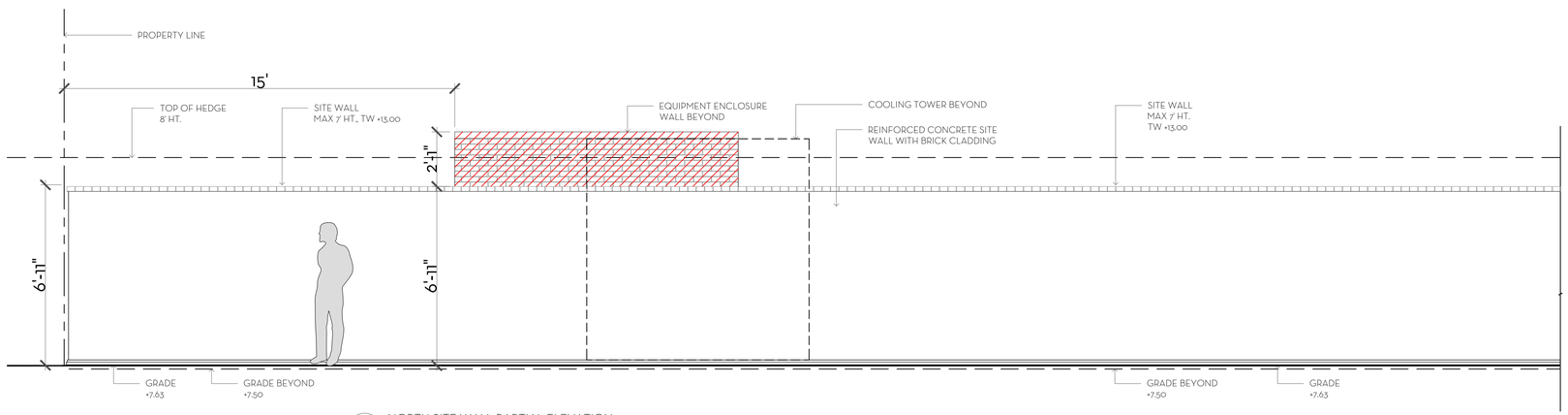


1 / D9 FRONT SITE WALL ELEVATION
SCALE: 3/4" = 1'-0"



2 / D9 SERVICE GATE ELEVATION
SCALE: 3/4" = 1'-0"



3 / D9 NORTH SITE WALL PARTIAL ELEVATION
SCALE: 3/4" = 1'-0"

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

SCALE: AS NOTED

SITE DETAILS

315 CHAPEL HILL RD.

PALM BEACH, FLORIDA

09 FEBRUARY 2026

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2 SK1 SERVICE GATE ELEVATION
SCALE: 3/8" = 1'-0"



3 D9 NORTH SITE WALL PARTIAL ELEVATION
SCALE: 3/8" = 1'-0"

MARIO F. NIEVERA

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Registration No.
6666856

SITE DETAILS

315 CHAPEL HILL RD.

PALM BEACH, FLORIDA

SCALE: AS NOTED

09 JANUARY 2026
02 DECEMBER 2025
09 JANUARY 2025
07 OCTOBER 2024
23 SEPTEMBER 2024 - SECOND SUBMITTAL
05 SEPTEMBER 2024-FIRST SUBMITTAL

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ARC-24-0085
ZON-24-0044

Gunster

Our File Number: 71876-00001
Writer's Direct Dial: (561) 650-0633
Writer's E-Mail Address: jcrowley@gunster.com

January 12, 2025

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

Re: LOI for 315 Chapel Hill Road – ARC-25-0104 (ZON-25-0096)

We are pleased to submit the accompanying documents and drawings in connection with our application for Development Review by the Architectural Commission and Variance approval for landscape and hardscape revisions to a previously approved new home for the property located at 315 Chapel Hill Road, Palm Beach, FL (the "Property").

The Property is zoned R-A, and is currently vacant, but received Architectural Commission (ARCOM) approval (ARC-24-0085) on January 29 and February 26, 2025 and Town Council approval (ZON-24-0044) on February 12, 2025 for a new 2-story home (the "Prior Approvals"). The Prior Approvals included special exceptions for a nonconforming lot and reduced vehicular queuing for vehicular gates on a cul-de-sac, and a variance to exceed the maximum required building height plane setback. It is important to note that the Property is situated in an isolated location at the end of a cul-de-sac and has minimal exposure to adjacent homes. The current development review application consists of the following landscape, hardscape and mechanical revisions:

- Revising the previously approved gates by changing the design so that all of the gates have a flat top;
- Making minor driveway layout and paving pattern adjustments;
- Centering pool on house and eliminating the floating terraces on either side of the pool;
- Modifying planting plans to accommodate the hardscape revisions;
- Relocating the mechanical equipment toward the front of the property, including the cooling tower and emergency generator, which will require variances that are detailed later in this letter. The pool equipment will be relocated from the southwest area of the property to the southeast area, behind the garage. The relocated pool equipment meets all setback requirements, and therefore does not require a variance for this relocation.

Please note the following as it relates to this application:

A. Architectural Commission review in accordance with Section 18-205.

(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.

(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.

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

(8) The proposed residence is appropriate in relation and respect to significant design features such as material or quality or architectural design as viewed from any public or private way.

(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.

(b) If the above criteria are met, the application shall be approved. Conditions may be applied when the proposed building or structure does not comply with the above criteria and shall be such as to bring such building or structure into conformity. If an application is disapproved, the architectural commission shall detail in its findings the criterion or criteria that are not met. The action taken by the architectural commission shall be reduced to writing, and a copy thereof shall be made available to the applicant upon request.

(c) A decision or order of the commission or the planning, zoning and building department director or his/her designee shall not become effective until the expiration of ten working days after the date upon which a ruling of the commission or the planning, zoning and building department director or his/her designee has been made.

The proposed changes are minor modifications to the Prior Approvals and will not adversely affect anyone. The centering of the pool and elimination of the floating terraces will not be visible and there are no abutting properties to the rear of the Property, as it backs up to the Intracoastal Waterway. The minor modification to the gates, the driveway, and the landscape is consistent with the Prior Approvals, sensitive to the neighborhood, and includes the use of quality materials that complement surrounding homes. The massing of the home remains understated, and away from the cul-de-sac/street. The landscape materials will continue to soften the appearance of the overall property and will continue to allow the home to blend into the Property and the neighborhood. The previously approved home and revised landscape and hardscape design will complement the neighborhood and is in keeping with the high standards of the Town. All mechanical equipment will be heavily screened to mitigate any potential impacts to the neighborhood, including the cooling tower and generator being within a walled equipment yard.

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

Variance Criteria:

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

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

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

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

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

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

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

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

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

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

(7) The grant of the variance will be in harmony with the general intent and purpose of this chapter, and such variance will not be injurious to the area involved or otherwise detrimental to the public welfare. In granting any variance, the town council may prescribe appropriate conditions and safeguards in conformity with this chapter. Upon granting a variance the town council may require the landowner to provide a declaration of use agreement which shall be recorded

in the public records to ensure continuing compliance with the town council imposed conditions of such grants. Violation of such conditions and safeguards, when made a part of the terms under which the variance is granted, shall be deemed a violation of this chapter.

Variances Requested:

Equipment Wall

(1) A request for Variance from the maximum allowable wall height requirement in Section 134-1667(a), to allow for a 9-foot, 6-inch-high equipment wall in the front setback in lieu of the 6-foot-high maximum permitted by code.

Generator

(2) A request for Variance from the side/north setback requirement for a generator that is >60 kW and ≤100 kW in Section 134-1729(2)(a), to allow for an 8-foot, 11-inch side setback in lieu of the 15-foot minimum side setback required by code.

Cooling Tower

(3) A request for Variance from the front setback requirement for a cooling tower and screening wall in Section 134-1728(b)(1), to allow for a 5-foot, 4-inch front setback to the screening wall in lieu of the 35-foot minimum required by code.

Justification for Variance Requested:

The Property is uniquely situated on the water, which presents a challenge and legal hardship in siting the needed mechanical equipment, The Property is irregularly shaped and located on a cul-de-sac that backs up to the Intracoastal Waterway, causing difficulties siting some of the equipment. The traditional location of siting mechanical equipment in the rear yard is not feasible due to the configuration of the Property near the water and the odd shape of the front yard resulting from the cul-de-sac. Locating the equipment near the water would also amplify noise toward the neighbors to the north and south, and our client would like to be respectful of the neighborhood.

There is a very large historic specimen Kapok tree on the neighbor's property to the north that is immediately adjacent to the northwest corner of the Property and extends over the rear of the Property; locating the mechanical equipment anywhere near the protected Kapok tree could adversely affect the historic tree and its large root system. There is no room on the north or south sides of the home to locate the larger mechanical equipment, and because of the curvature of the front of the lot due to the cul-de-sac, there is no room left to put the equipment on the east side of the Property outside of the front setback. The only viable locations for the mechanical equipment are the southeast corner of the Property and the northeast corner. The pool equipment

has been relocated to the southeast area behind the garage in a location that meets all setback requirements. There is not enough space in this area to relocate the larger generator and cooling tower equipment without needing variances and affecting two (2) neighboring residential properties.

The northeast corner of the Property is the least impacting location for the mechanical equipment as it only has a short, shared property line with one (1) residential property owner directly to the east. The adjacent neighbor has a tall wall at this location, and their home is set back away from the property line. The west portion of the easterly neighbor's property is more of a service area for the property with a drive into their garage, whilst the south side of their property serves as the main entrance to the home, and the east side serves as their outdoor area that includes a pool area. The northeast corner of the Property is truly the best location for the mechanical equipment in terms of limiting any adverse impacts on the neighbors. It should also be noted that the required setback for the cooling tower includes the screen wall, and while the wall is setback 5 feet, 4 inches from the front property line, and the actual cooling tower is setback 10 feet, 1 inch.

In closing, these proposed landscape and hardscape modifications to the Prior Approvals will complement the neighborhood, will not adversely impact the neighbors, and will be in keeping with the high standards of the Town.

Sincerely,



James M. Crowley