ARCHITECTURAL COMMISSION MEETING

TOWN OF PALM BEACH

MARCH 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
Sue Patterson, Member
Claudia Visconti, Member
Kathy Georgas, Alternate Member
Greg Tankersley, Alternate Member
David Phoenix, Alternate Member

AGENDA

CALL TO ORDER AND ROLL CALL

PLEDGE OF ALLEGIANCE

ELECTION OF CHAIR AND VICE CHAIR

MINUTES

1. Minutes of the February 25, 2026, Architectural Commission Meeting

APPROVAL OF AGENDA

ADMINISTRATION OF THE OATH

COMMENTS

2. OFFICIALS

3. STAFF

3.1 6-2026 An Ordinance Of The Town Council Of The Town Of Palm Beach, Palm Beach County, Florida, Amending Chapter 134, Zoning, Article XI, Signs, Division 1, Generally, At Section 134-2373, General Regulations And Definitions Applicable To Permitted Signs, Related To The Prohibition Of Signage On Awnings To Allow Signage On The Valance Of Awnings Subject To Certain Conditions; Division 3, Commercial Districts, Adding Section 134-2451, Signs On The Valance Of An Awning, Creating Standards For Signage On Awnings; Providing For Severability; Providing For The Repeal Of Ordinances In Conflict; Providing ForCodification; And Providing An Effective Date.

4. PUBLIC - 3 MINUTE LIMIT

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

UNFINISHED BUSINESS

5. 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.

6. 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.

7. 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.

8. 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.

9. 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.

10. 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. ***This item has been deferred to the April 29, 2026, meeting.***

11. 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 April 29, 2026, meeting.***

12. 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. ***This item has been deferred to the April 29, 2026, meeting.***

13. 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 withdrawn by the applicant.***

14. 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 application has been withdrawn by the applicant.***

NEW BUSINESS

15. ARC-26-0002 (ZON-26-0007) 3456-3460 S OCEAN BLVD. (COMBO) The applicant, Claridges I & II Condominiums (Maria Widmaier, President & Jamie Gavigan, Representative), has filed an application requesting Architectural Commission retrospective review and approval for the installation of rooftop cooling towers at Claridges I (3456 S Ocean Blvd) & Claridges II (3460 S Ocean Blvd) condominium buildings, requiring variances to exceed maximum rooftop equipment vertical projection permitted and to forgo required rooftop equipment screening. The Town Council shall review the application as it pertains to zoning relief/approval.

16. ARC-26-0003 1340 S OCEAN BLVD. The applicant, Greene Family Trust (Ferguson & Shamamian Architects), has filed an application requesting Architectural Commission review and approval for modifications to an existing single-family residence with site wide landscape and hardscape changes.

17. ARCS-25-1457 548 N COUNTY RD. The applicants, Nelson and Claudia Peltz (Guillen Construction and Remodeling), have filed an application requesting Architectural Commission review and approval for a new French Door and terrace modification including a new railing.

18. ARCS-25-1529 248 SANDPIPER DR. The applicant, Double US Inc (Gunster Representative, Vertesch Landscape Architecture), has filed an application requesting Architectural Commission review and approval for the replacement of a Ficus hedge with a Podocarpus hedge along the west property line.

19. ARC-26-0001 (ZON-26-0003) 216-218 WORTH AVE. (COMBO) The applicant, Brunello Cucinelli Boutique, has filed an application requesting Architectural Commission review and approval for exterior façade alterations, including new windows on the second floor. This is a combination project that shall also be reviewed by the Town Council as it pertains to zoning relief/approval. ***This application has been withdrawn by the applicant.***

ANY OTHER BUSINESS

MEETING SCHEDULE

20. The next meeting will be on April 29, 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 February 25, 2026

CALL TO ORDER AND ROLL CALL

The meeting was called to order at 09:02 AM in the Town Council Chambers.

Members Present: Betsy Shiverick, Elizabeth Connaughton (arrived at 9:07 a.m.), 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 Assistant Town Attorney Lainey Francisco

PLEDGE OF ALLEGIANCE

Chair Smith led the Pledge of Allegiance.

MINUTES

1. Minutes of the Architectural Commission of January 28, 2026

A motion was made by Ms. Catlin and seconded by Mr. Sammons to approve the minutes of the January 28, 2026, meeting as presented. The motion was carried unanimously, 7-0.

Chair Smith asked Assistant Town Attorney Lainey Francisco to provide an overview of the meeting process.

APPROVAL OF CONSENT AGENDA

Ms. Catlin asked to remove ARC-25-0106, 259 List Road, for discussion.

A motion was made by Mr. Karakul and seconded by Ms. Catlin to approve the consent agenda as amended, with the removal of ARC-25-0106, 259 List Road. The motion was carried unanimously, 7-0.

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.

APPROVAL OF AGENDA

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

ADMINISTRATION OF THE OATH

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

COMMENTS

5. OFFICIALS

Ms. Catlin raised an issue about items presented to the Town Council and outlined in the newspaper before they were presented to the commission.

Assistant Director James Murphy noted that project plans are now available 30 days before hearings, which increases public engagement but can lead to premature online discussion. He advised commissioners to avoid early commentary and remain impartial until the official hearing.

6. STAFF

Staff had no comments.

7. PUBLIC - 3 MINUTE LIMIT

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

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.

Ms. Pardue provided staff comments on the project.

Messrs. Sammons and Phoenix, and Ms. Catlin, disclosed ex parte communications. *Please note: Ms. Connaughton declared a conflict of interest and left the dais for the discussion.*

Ms. Catlin asked about the two chimneys; she thought the features were awkward.

Architect Elizabeth Connaughton, on behalf of the applicant, stated that the applicant had since requested the removal of one of the chimneys. She presented an alternate view of the north façade using the overhead projector. She further explained the project and the reason for the chimney design.

Mr. Karakul stated he would have supported both chimneys.

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

A motion was made by Mr. Sammons and seconded by Mr. Karakul to approve the project as presented, with the alternate view as presented on the overhead projector. The motion was carried unanimously, 7-0.

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.

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

Assistant Director James Murphy provided staff comments on the project.

Attorney Maura Ziska discussed the detailed changes made to the plans and stated that there had been communications with the neighboring property owners. Anne Fairfax of Fairfax and Sammons presented the project's architectural plans and spoke about landscape precedents. Steve West of Parker Yannette Design Group presented the landscape and hardscape plans for the site.

Ms. Visconti asked whether there was a diagram showing the separation between the front and side yards, given the site's irregular configuration. Mr. Murphy explained that the front yard setback was technically on the canal side of the property due to the property's layout. He also clarified that the surface parking lot was not part of the subject property and served as supplemental parking for the Beachcomber.

Mr. Murphy clarified that the building’s edge was measured at approximately 24 feet from the property line, whereas the required setback for the proposed building height was 40 feet. Therefore, the proposal reflected a 24-foot setback, where 40 feet was required.

Mr. Phoenix asked about public access, and Ms. Fairfax responded that it would be comparable to other areas, citing other condominiums on the street. It would not be an invitation for public access. Mr. Phoenix noted that the design embraced a romantic Meissner-style aesthetic and asked whether consideration had been given to varying the units' colors to prevent the building from appearing as a single large white structure.

Ms. Fairfax responded that the design was intentional. Given the amount of architectural detail already present, they believed introducing multiple colors could make the project appear overly busy. She indicated they were open to studying color variations in the future if requested, but had not completed a detailed color study due to time constraints. Their preference at this stage was to maintain a cohesive appearance.

Ms. Shiverick asked where the bollards would be located, and it was clarified that they would be at the entrance. The bollards will retract into the ground and will be activated by a 24-hour gatehouse person. Ms. Shiverick also wondered whether the potted plant was included in the open space requirements. Mr. Murphy said potted plants will not count toward open space.

Mr. Karakul asked if the applicant would consider eliminating one additional unit, such as Unit 4. He felt this would break up the building mass, creating more green space and openness. He suggested removing a unit could create a plaza, improve the visual flow as one approaches the site, and reduce the overall sense of a monolithic structure. In addition, it would reduce the number of variances and potentially improve the overall project design. Ms. Fairfax explained that many design options had been considered and that maximizing the number of units remained important to the applicant. She pointed out the open piazza, which offers water views and access for people to enjoy the sunsets; she agreed to consider providing another piazza.

Ms. Connaughton asked to see the original project sketches. She pointed out that there was a bit of an intermediate, and she shared Mr. Karakul's thoughts.

Ms. Catlin asked questions about the depth of soil and how that affects calculations for the site's green space. The landscape architects responded that, to build this project initially, there was a soil-support structure underneath. He explained what would be needed with new construction. Additional discussion referenced the depth of soil necessary for landscaping. It was noted that even if the same soil depth were placed above a parking garage, it would not qualify as landscape open space under the zoning code, whereas soil placed on natural ground would count.

Nick Spinelli of Copperline Partners clarified that soil borings had been conducted and the site was not actually located on the old bridge as previously suggested. He explained that the project would involve reinforcing the site with a seawall, excavating the area, and filling portions of the site with structural material, primarily concrete, for the parking deck. Areas not occupied by the parking structure would contain natural landscape space, which is currently limited on the site and is part of the applicant's variance request.

Mr. Phoenix wondered whether there were details on the seawall, what materials would be used, and whether it would have pedestrian access. Ms. Fairfax stated that the seawall would be stone with plantings.

Ms. Georgas asked if there could be grass in the piazza. Ms. Fairfax said yes. Ms. Georgas thought a central fountain would be nice. Ms. Fairfax said a fountain could be considered and serve as a focal point.

Ms. Patterson loved the project. She asked about communication with the neighboring property owners and wanted to ensure they were okay with how the project looks.

Mr. Murphy noted that the depth of soil required for a green roof depends on the type of landscaping being supported. Preliminary research indicated that grass typically thrives with only a few inches of soil, up to about six inches. More substantial plantings, such as areas with rooted trees, would likely require approximately three to four feet of soil depth. Mr. Murphy said staff had begun considering this issue while reviewing the zoning regulations, particularly in determining at what soil depth landscaping above a subterranean structure should qualify as true landscaping rather than simply an aesthetic feature.

Chair Smith called for public comment.

Attorney Shelly Connick, representing The PalmBeacher Apartments located at 3030 S. Ocean Boulevard, spoke in opposition to the application, noting that her client's property is across the street and shares an easement with the subject parcel. She stated that the proposal seeks numerous significant variances, including reduced setbacks, increased lot coverage, reduced landscape open space, narrower drive aisles, and increased building length, which she characterized as an overutilization of a narrow parcel. Ms. Connick argued that the hardship was self-imposed because the applicant designed a five-story building that could not be built on the property without substantial departures from the zoning code.

Bob Cipro, 3030 S. Ocean Blvd., thought the visual was beautiful but did not fit at the proposed location. He also objected to the claim that there are no direct abutters. He said The PalmBeacher owns the abutting parking lot and is directly adjacent to the east side of the subject property. He also mentioned that the peninsula was not natural, and he expressed concern about runoff and drainage.

Allison Brown, 3000 S. Ocean Blvd., did not support the project. She thought it was too large and needed downsizing. She did not think the changes made were significant.

Jeffrey Persky, Board Member of The Hampton at 3100 S Ocean Boulevard, shared thoughts and support about the project on behalf of The Hampton. He noted that the applicant had worked with neighboring property owners, and in their experience, the owners and developers had been very attentive and addressed their issues.

Jeffrey Liebert, 3000 S. Ocean Blvd., asked about the height of the existing and new buildings. Mr. Murphy responded.

Bob Cipro, 3030 S. Ocean Blvd., stated that the units are currently rental units and provide services to the surrounding community.

Mr. Phoenix expressed concern that grass would not grow in the designated area. He also liked the project's European vibe and agreed with Mr. Karakul's comments. He thought the project was beautiful and just needed some fine-tuning. He felt the color needed further attention.

Ms. Visconti agreed with Mr. Phoenix and felt that the variances should be supported to avoid a very modern, monolithic building. She stated that if the commission chose not to support all the variances, a compromise would be needed, and she noted some possible negotiation points with the applicant.

Ms. Catlin agreed with her colleagues and felt the overall design was successful. She did not feel that the views were inhibited by any great degree from the surrounding buildings. She questioned whether it was possible to scale the project down slightly to reduce the number of variances.

Ms. Connaughton agreed with many of the comments and described the proposal as a lovely project. She commended the applicant for pursuing a strong design vision rather than the path of least resistance. She found Mr. Murphy's explanation regarding the variances helpful and believed eliminating some of them could negatively impact the design. She suggested evaluating the project from a design perspective rather than solely reducing variances, noting that a rigid application of the code to this unique property could compromise design quality. She also supported Mr. Karakul's suggestion to break up portions of the sequence.

Ms. Patterson agreed with previous comments but thought the project was well done.

Ms. Shiverick echoed the commissioners' previous comments. However, she did not support eliminating a unit, noting that doing so would disrupt the continuous row of townhome-style units reminiscent of European streetscapes. She believed maintaining that continuity was important and noted that removing a unit would not eliminate the primary variances being requested. She acknowledged the variance for fill appeared significant, but assumed it was necessary to make the project feasible. She supported the architectural design of the project, noting that extending the Via Mizner style to the south end was a positive feature and that there had been no negative comments regarding the architecture.

Mr. Karakul commended the architect and developer for their commitment to the project. He stated that the proposal was approaching a workable design. He clarified that his earlier comments about open space were intended to suggest the need for visual relief or a break in the massing. He noted that the original sketch may have addressed that concept, but suggested additional arches or setbacks from the water could further enhance the design. Overall, he supported the project.

Chair Smith stated that the project was attractive and praised the developer for hiring a strong architectural firm that captured the spirit of Palm Beach with European influences. However, he felt the project was too large and suggested reducing the scale, including possibly lowering the height to three or four stories. He also requested a color study, questioned site circulation and parking on the narrow street, and expressed concern about the limited green space, including areas for residents such as dog walking. While acknowledging the project's architectural strengths and the additional parking, he concluded that the development would be more successful if it were scaled back significantly.

A motion was made by Ms. Visconti and seconded by Ms. Catlin to approve the demolition of the existing structure. The motion was carried unanimously, 7–0.

A motion was made by Ms. Catlin and seconded by Ms. Shiverick to defer the project to the March 25, 2026, meeting, to restudy the mass, specifically the height, to restudy the road, and to look for an opportunity to increase the space between the buildings. The motion was carried unanimously, 7-0.

9. 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.

Assistant Director Murphy provided staff comments on the project.

Several members disclosed ex parte communications.

Yusef Dennis of OMA presented the project, which included the landscape plans from Nievera Williams Design. He showed examples of the limestone being proposed for the project. He discussed façade, railing, and wood elements to maximize views and complement the design. Mr. Dennis also discussed the proposed gates to the project, including loading access points. He stated that all neighbors had reviewed the design and that no issues were raised regarding the gates.

Ms. Visconti asked if the color of the metal screen had been studied. Mr. Dennis said it had been studied and felt it would blend with the building. She asked about the quantity of the plant material. It was mentioned that there would be additional trees rather than simply increasing the size of the existing ones. He noted that some large trees were also added. Mr. Murphy further clarified that there was no increase in the required open space percentage.

Mr. Sammons asked whether landscaping beyond the dune line was being counted toward the project's required planting area, and Mr. Dennis confirmed that beach and dune plantings were not included in the landscape calculations. Mr. Sammons noted that the rendering appeared to show dense landscaping extending toward the sand line, unlike the surrounding properties, which primarily feature native dune vegetation such as Seagrape. Mr. Dennis clarified that appropriate dune species, including Seagrape and coconut palms, were intended and acknowledged that the rendering may have been misleading. Mr. Sammons also inquired about the mechanical equipment screen, and Mr. Dennis explained it would extend approximately 11 feet 6 inches above the roof. Mr. Sammons observed that the screening height effectively added the equivalent of another story to the building.

Mr. Karakul wondered whether screen designs other than the chosen one had been studied. Mr. Dennis said they chose the one that felt most appropriate. He stated they were trying to balance shielding the equipment without the screening feeling too solid. Mr. Karakul thought the screening should be further studied.

Ms. Visconti asked whether any mechanical equipment could be placed on the ground and screened within the landscape rather than on the roof. Mr. Dennis responded that this option had

been considered, but the limited open space on the site and the equipment requirements made ground placement difficult. Mr. Dennis added that the cooling towers, which represent the largest equipment and primarily drive the height and bulk of the rooftop screening, would need to remain on the roof.

Mr. Phoenix asked about the screening and the color, in conjunction with the stone color. He also asked about the gate, for which an image was unavailable. He asked what the proposed material for the gate was, and Mr. Dennis said it would be wood. Mr. Phoenix also asked if the railing would be changed. Mr. Dennis said the owner's preference was the ship railing.

Ms. Visconti asked why the stone was being honeycombed instead of mechanically attached. Mr. Dennis explained the feature.

Ms. Shiverick asked about the height of the mechanical screening; Mr. Dennis stated it was 11'6" off the roof to screen the equipment. Ms. Shiverick asked if there were any precedent images of screening that could be studied.

Keith Spina of Spina O'Rourke + Partners explained that while the proposed mechanical screening material may not have direct precedent in Palm Beach, their firm has designed numerous screening systems in the Town. Through those experiences, they learned that requiring screen walls to match the height of the equipment can make buildings appear larger, so in some cases, the Town approved lower or more open screening to reduce visual bulk. He noted that multiple options were studied, including louvers, stone, stucco, and metal, and determined that the proposed open screening system, with carefully considered spacing and color, would visually recede and avoid making the building appear taller or adding another perceived story. They noted similar systems have been used on larger buildings in West Palm Beach and concluded that the design provides effective screening while minimizing visual impact on the architecture.

Chair Smith objected to the proposed mechanical screening, stating it would likely be visible from the street because the rendering shown was from a lower-beach perspective, and he believed the height was excessive. While the applicant noted that the Town Council had approved a variance for the rooftop equipment and Mr. Murphy confirmed that staff reports included details about the equipment and screening wall, Chair Smith remained concerned. He also questioned the durability of the proposed stone cladding system, which the applicant described as aluminum-honeycomb-backed stone panels attached to a stainless-steel support system, raising concerns about material compatibility and long-term performance in the coastal environment. Citing past failures of limestone clip systems, he cautioned that sealed systems could deteriorate over time and advised careful consideration of materials and engineering due to harsh oceanfront conditions. He also expressed concern that the proposed wood railing would pose significant maintenance issues and may be inappropriate for the location, and that the stone composite system should be carefully reviewed.

Ms. Catlin asked whether the applicant had provided views showing what the mechanical screening would look like from A1A or from the beach. She stated that these perspectives were important given the building's height and setbacks and wanted to understand what the public would see when driving along the roadway or walking on the beach. Mr. Dennis responded that those specific views were not currently shown, but noted that a line-of-sight study had been prepared previously and stated they would be willing to provide additional perspective views.

Mr. Sammons requested information on the cooling load required for the project and asked how it compared to that of a typical masonry building. He also asked whether the mechanical equipment could be located in the basement. The applicant responded that mechanical equipment could not be placed in the basement because it is below the floodplain. The applicant noted that while some equipment could potentially be located on the first floor, much of it, particularly the cooling towers, would require air exposure and therefore could not practically be enclosed within the building. The applicant added that placing standalone equipment elsewhere on the site would further reduce open space, which they were already trying to preserve to meet code requirements.

A neighbor at 2770 S. Ocean Blvd. stated that they approved the project and were eager to see it move forward.

Ms. Visconti expressed concern that the landscape plan may be overplanted, noting that adding trees simply to increase percentages could create maintenance issues and detract from the design intent. She suggested maintaining the original concept and avoiding unnecessary additional plantings. She also noted that she would prefer the mechanical equipment screening to look more like a penthouse than a stainless steel structure on top of the building. She suggested looking into different materials. She felt that no one wanted to see stainless steel atop this stone building. Ms. Visconti also found the proposed railing designs unsuccessful, particularly the glass-and-wood combination, and suggested that the applicant reconsider their approach. Shye recommended starting fresh with new concepts and indicated that a more traditional Palm Beach-style picket railing could be an appropriate starting point. In addition, she noted concerns about long-term maintenance, especially with glass railings, and stated that without a clear maintenance plan, such materials would likely not be supported.

Mr. Karakul disagreed with the railings; he thought the glass railings with wood caps were distinctive, and while it was a commitment, he believed the caliber of the building would absorb it. He acknowledged that the mechanical area screening was still a concern.

Mr. Sammons asked about the source of the thermally modified teak referenced in the materials. He commented that the site functions as an object building with limited meaningful outdoor space, noting that much of the surrounding area appears to be residual space rather than intentional outdoor rooms. Mr. Sammons also expressed concern about the use of thin, hung stone panels, stating that traditional stone construction is typically thicker and load-bearing, and questioned the long-term durability of attaching thin stone to an aluminum backing system. He cautioned that such materials may not perform well over time and emphasized the importance of durable detailing for a building intended to last many years.

A motion was made by Ms. Catlin and seconded by Mr. Karakul to approve the railings and landscape plans with the condition that the size of the material is increased by 10%, as well as the following items returned to the March 25, 2026, meeting: the mechanical screening, the gates, and the stone material.

There was additional discussion about the mechanical screening material. The commissioners wanted the design to prevent the equipment from being visible through the openings, and they

desired a color and finish that would complement the building materials and avoid glare from the sun.

The motion was carried 6-1, with Mr. Sammons dissenting.

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 Town Council upholding the applicant's appeal of the administrative determination regarding the current configuration of the parcel. The Town Council shall review the application with respect to zoning relief/approval.

Mr. Falco provided staff comments on the project.

Yianni Varnava of Varnava Design Studio presented the project's architectural plans.

Ms. Connaughton asked about the window and door head heights on the second floor. Mr. Varnava said they are 7'6". Ms. Connaughton then asked about a slab for the roof, behind the choice of metal trusses. Mr. Varnava responded.

Ms. Shiverick asked if there was room for sconces on either side of the front door. Mr. Varnava said not on the side, but there was a ceiling-mount fixture. He said it may be possible to introduce wall sconces if the ceiling mount is not acceptable.

Ms. Georgas did not remember the light above the front door. She preferred a sconce.

Mr. Sammons asked how the windows behind the balcony on the recessed side elevation would be installed and whether they could be properly centered from both the interior and the exterior, suggesting possible adjustments to the wall or post configuration to improve the exterior alignment. He also asked about the fluting detail on the eyebrow and whether it could project more, to which Mr. Varnava responded that the arch could be exaggerated. Mr. Sammons further asked whether the design team had considered adjusting the design across multiple floors rather than only the ground floor, and Mr. Varnava explained that they had considered that approach but were trying to maintain balanced proportions for the small home.

Mr. Phoenix thought the home was very charming. He followed up on Mr. Sammon's comments and stated that he liked the fluting on the embellishment but wondered if it could be a little larger. He felt the sconces were a little skinny on top, flanking the balcony. Mr. Varnava noted that the sconce is larger than it appears in the rendering. Mr. Phoenix also thought a lighter color on the door would make a big difference. He suggested more of a raised panel in a similar shape to the gates.

Mr. Sammons asked about the materials. Mr. Varnava said the stoop was made of coral stone, and the driveway was made of granite.

Ms. Visconti asked if the coral cobble could be used instead of granite. Mr. Varnava confirmed, adding that he would inquire with the landscape architects since they could not attend the meeting.

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

Chair Smith felt the sconces were too tight and appeared crammed into the space. He suggested a recessed high hat, so the fixture isn't visible.

Ms. Connaughton expressed support for the project and felt the reduction in scale was beneficial, but noted that removing space only from the first floor made the façade appear top-heavy and still too tall for a home of this size. She suggested reducing the second-floor height and possibly swapping the master closet and laundry room to improve the streetscape. She also questioned whether the entryway needed more structural presence, noting the beam above the front door appeared shallow, and the height difference in that area was noticeable. Mr. Sammons agreed, suggesting the entry porch could be lower, the bands above the lintel more differentiated, and the windows shifted closer to the center.

Chair Smith felt the fluting should create a more pronounced eyebrow.

Mr. Phoenix commented on the frieze regarding the projection; he wondered whether incorporating some embellishment around the front door and adding a panel below the center window above the front door would add anything. He also thought the front door should be changed because the brown seemed too heavy.

Ms. Patterson agreed with the other commissioner's comments. She thought a pecky Cypress door with a weathered finish would add softness to the façade. She also agreed with Ms. Visconti's idea that using some type of coral stone would improve the project.

Ms. Connaughton reiterated Mr. Sammons's comments about the west side on the front façade and the secondary bay.

No members disclosed ex parte communications.

A motion was made by Ms. Visconti and seconded by Mr. Karakul to approve with the following conditions: restudying the height of the first and second floors, adjust the frieze to have a deeper undulation, removing the projection, changing the front door light to a recessed light, restudying the front door, restudying the sconces on each side of the balcony doors, adjusting the balcony door to center it on the interior space, restudying the bay window on the front elevation, with all elements to the return for a staff review in coordination with the Chair. The motion was carried unanimously, 7-0.

**Chair Smith took a moment to thank Ms. Betsy Shiverick for all her dedicated service to the Town of Palm Beach, noting that she had dedicated the last ten years to service on the Architectural Review Commission.*

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.

Mr. Falco provided staff comments on the project.

Ms. Catlin and Mr. Karakul disclosed ex parte communications.

Michael Perry of MP Design and Architecture presented the project's architectural plans.

Mr. Sammons asked about the width of the front door, and Mr. Perry responded. He then asked how the bay windows' width compared to the other windows, and Mr. Perry provided the measurements. Mr. Sammons noted the proportions appeared slightly different, to which Mr. Perry replied they could be adjusted. Mr. Sammons also asked how the door would be detailed. Mr. Perry provided further explanation.

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

A motion was made by Ms. Visconti and seconded by Mr. Karakul to approve the project, as presented. The motion was carried 5-2, with Mr. Sammons and Ms. Connaughton dissenting.

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.

Ms. Pardue provided staff comments on the project.

Several members disclosed ex parte communications.

Andre Paradelo, of Paradelo Burgess Design Studio, presented the project details. He noted that the synthetic grass had been reduced by 2,000 square feet from its previous size.

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

Mr. Sammons commented that introducing curved elements into the design made the layout appear more natural. He noted that the previous version seemed more linear, whereas the curves improved the overall aesthetic. He thought the revisions were a significant improvement, and he was pleased to see plantings incorporated into the design again.

Ms. Catlin thought the applicant had done a good job incorporating additional natural plantings into the design. She noted the area is not visible from the street and, based on personal experience walking there regularly, did not understand the objection. Ms. Catlin also noted that if the issue continues to come before the board, clear guidelines should be established regarding artificial turf materials, commenting that its use is likely to become more common in the future and should be addressed through defined standards.

Ms. Visconti thought it was important to remove the artificial turf from the front yard.

Ms. Patterson liked the presentation and agreed with Ms. Catlin that rules are needed to govern the placement of artificial turf.

Ms. Connaughton was not supportive of the use of artificial turf.

Ms. Shiverick agreed with Ms. Connaughton and acknowledged improvement in the amount of turf proposed, and she also thought it was important to be understanding regarding medical conditions. She supported getting some guidelines in place for the use of artificial turf.

A motion was made by Ms. Catlin and seconded by Mr. Karakul to approve the project, as presented. The motion was carried 4-3, with Mr. Smith, Mr. Sammons, and Ms. Connaughton dissenting.

A motion was made by Ms. Catlin and seconded by Mr. Sammons that implementation of the proposed variance will not cause a negative architectural impact to the subject property. The motion was carried 4-3, with Mr. Smith, Ms. Visconti, and Ms. Connaughton dissenting.

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.

Attorney Maura Ziska stated there was a change to the plans. She added that the architect would send a new notice regarding the change and requested a deferral to the March 25, 2026, meeting.

Several members disclosed ex parte communications.

A motion was made by Ms. Visconti and seconded by Ms. Catlin to defer the project to the March 25, 2026, meeting, at the applicant's request. The motion was carried unanimously, 7-0.

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 trellis above, located near the front property line along Wells Road. *The applicant will be in person to request a deferral.*

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

John Lang of Lang Design Group stated that he was requesting a deferral on behalf of the applicant.

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 to defer the project to the April 29, 2026, meeting at the applicant's request. The motion was carried unanimously, 7-0.

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.*

Please note: This item was deferred to March 25, 2026, at the approval of the agenda.

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 with respect to zoning relief/approval. *This item has been deferred to the March 25, 2026 meeting.*

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

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.*

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

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.*

Note: This item was deferred to the meeting on April 22, 2026, at the approval of the agenda.

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.

Mr. Falco provided staff comments on the project.

Several members disclosed ex parte communications.

Maura Ziska announced that the applicant was withdrawing the variance request.

Michael Perry of MP Design and Architecture presented the project's architectural plans. Mario Nievera of Nievera Williams Design presented the landscape and hardscape plans for the site.

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

Ms. Connaughton asked whether the proportions of the divided light on the south façade had been finalized, noting they appeared more horizontal and did not match those of the other windows on the house. Mr. Perry said they should match and that he would make that adjustment. Ms. Connaughton asked about the garage's height, to which Mr. Perry responded. He noted that the garage floor had been lowered.

Mr. Phoenix commented that there were no muntins in the French doors, and he asked why. Mr. Perry said they are the same as what is in the rear of the property. He confirmed the sconces flanking the front door.

Ms. Catlin asked where the hardscape would be removed, and Mr. Nievera showed an illustration and explained where paving would be removed.

Mr. Sammons asked about the size of the curb cut, and Mr. Perry responded fourteen feet.

Ms. Visconti asked whether the proposed hedge would be squared, noting that the applicant's hedge appeared squared while the neighboring hedge was more natural. She also asked whether the trees shown in the elevation accurately reflected their actual sizes, suggesting that the Geiger tree in the front may appear smaller in the drawing than it would in reality. Mr. Nievera confirmed the tree shown was a white Geiger located on the far left.

Ms. Patterson agreed with the comments made regarding the windows.

Mr. Sammons stated that the project was lovely, modest, and an improvement.

Ms. Georgas liked the project and stated that the new garage lines up with the neighbor's front door on Jamaica.

Ms. Connaughton thought the garage was too tall.

Mr. Karakul liked the project and felt it was well done with the refinements made.

There was additional discussion about lowering the garage to be in proportion with the house's first-floor height.

A motion was made by Ms. Catlin and seconded by Mr. Sammons to approve the project, with the following conditions: the side door and windows be adjusted to match the front façade in design and placement, the garage height is lowered by approximately 2 feet, and the driveway turnaround and the small terrace at the front entrance be reduced in an amount that will eliminate the variance. The motion was carried unanimously, 7-0.

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.

Mr. Falco provided staff comments on the project.

Several members disclosed ex parte communications. *Please note: Ms. Visconti declared a conflict of interest and left the dais during the discussion.*

Pat Segraves of SKA Architect + Planner presented the project's architectural plans. Jorge Sanchez of SMI Landscape Architecture presented the landscape and hardscape plans for the site.

Mr. Sammons asked whether the design acknowledged the property's corner location and its alignment with the road coming from the ocean. Mr. Sanchez responded that the design intentionally addressed traffic and noise by locating the garage and service areas on that side of the property, allowing the primary living spaces to be positioned farther away from the roadway.

Ms. Catlin asked about the landscaping in the portion of the property where the circular drive exists. She said that any potentially parked vehicles need to be screened. Mr. Sanchez responded. Ms. Catlin asked for additional landscaping. She also noted that there was too much bulk facing Onondaga. She thought it would be better if the house on the property could be flipped to allow more one-story homes on Onondaga. Mr. Segraves noted that there was approximately the same width of single-story as two-story portions of the home. Ms. Catlin said the way the house sits on the lot makes it appear like a box, with a garage on one side and a cabana on the other, and that it is too voluminous.

Ms. Connaughton asked about the location of the cabana. Mr. Segraves provided information about the cabana and said there would be a gate, and as the family grows, the area may be used for family gatherings. The idea would be to have room for the children to play and enjoy the yard without having an extra pool.

Ms. Patterson asked for an image to show the proximity between the main house and the sister house. Mr. Segraves showed the relationship between the proposed house and the adjacent Costello residence, noting the location of the neighboring pool that would be used. The applicant explained the intent to install a gate between the two properties to allow access to the pool while keeping the parcels separate, emphasizing that there were no plans to merge the properties.

Ms. Shiverick asked why the chimney was located on the street side, and Mr. Segraves said it would be a public gas fireplace with an open-air cabana for entertainment. It would be connected to the house via a walkway, approximately 10 feet away. Ms. Shiverick questioned the color of the shutters, noting it was very similar to the home across the street. Mr. Segraves said he had

discussed the colors with the property owners. She wondered if the chimney and the cabana could be relocated. Mr. Sanchez responded.

Mr. Smith wondered whether the applicant would be willing to consider the house in unpainted brick, which he believed would be more charming. Mr. Segraves was willing to consider it. Mr. Smith also felt that the landscaping was lacking, and it was noted that the idea was to maximize the space and provide an area for children to play.

Ms. Patterson liked the idea of brick and additional landscaping. He felt the house was too fat, stretched out, and felt like a spec house.

Mr. Sammons did not know why a symmetrical house was being placed on the corner. He explained his thoughts about the project.

Ms. Georgas liked the project and thought the applicant had done a great job.

Mr. Phoenix liked the idea of brick and did not object to the chimney on the front façade. He thought it was a nice house. He also suggested changing the shutters' color.

Ms. Connaughton loved the street-facing cabana with the chimney. She thought it brought interest to the structure. She agreed that it felt symmetrical and like it should be on an interior lot. In addition, she felt that the second-story height was too much.

Ms. Catlin did not think the house was well-suited to the lot. She felt the design could be more creative.

Ms. Shiverick agreed and thought the house was cute but could be more interesting.

Mr. Sammons thought the brick was charming, and he was not offended by the design.

Mr. Karakul thought there was a landscaping issue along North Ocean that could be much more interesting.

Chair Smith called for public comment.

Nina and Mark Magowan, 202 Onondaga Avenue, shared their opinion of the project. They objected to the size, the landscaping, and the street-facing chimney. Mr. Magowan said a Magnolia is a slow-growing tree and recommended relocating the chimney to the west side of the cabana.

Sean Heyniger, 220 Onondaga Avenue, thought the house was beautiful, and he appreciated the owner’s efforts. He mentioned the home's height and noted the large difference in elevation between the homes on the north and south sides of the streets.

Maria Drelich, 215 Onondaga Ave., shared her opinion about the house's size and agreed with her neighbors. Ms. Drelich also noted that no one had spoken to her about the project, even though she is an adjacent neighbor.

Paul and Heidi Nichini, 218 Debra Lane, were present to support the project. Ms. Nichini stated that redevelopment is an investment in the community, and she supported the project.

Jane Lindsay-Scott, 210 Manana Lane, shared her sentiments about the house. She said the owners had done a good job of coming up with a plan that fit on the street, and she felt most neighbors were supportive of the property.

Ms. Magowan stated that landscaping could muffle sound, and she also noted that there is no noise from either of the adjacent roadways.

A motion was made by Ms. Catlin and seconded by Mr. Sammons to defer the request to March 25, 2026, considering all the commissioners' comments on landscaping, placement, and style of the home. The motion was carried unanimously, 7-0.

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.

Mr. Falco provided staff comments on the project.

Several members disclosed ex parte communications.

Greg Bonner of B1 Architect presented the project's architectural plans. Dustin Mizell of Environment Design Group presented the landscape and hardscape plans for the site.

Mr. Sammons did not understand opening the house up more to the view, reducing the height of the windows and arches. He also said the garden front facing North Ocean is well done. He wondered why a second front door was being added. Mr. Bonner responded.

Mr. Phoenix asked whether larger clear windows without muntins had been considered. Mr. Bonner said it was considered but not desired. Mr. Phoenix asked if a different light fixture could be considered; Mr. Bonner said yes.

Ms. Catlin stated that she did not dislike the new design and acknowledged that the previous design, while dated, had some positive qualities. She asked Mr. Bonner to revisit the motor court side of the property and clarify what was being proposed compared to the existing condition, particularly regarding the stairs. Mr. Bonner responded by showing the rendering and explained that the new design includes an entry opening to the motor court with vegetation and flanking stairs on either side leading to the front door.

Ms. Connaughton asked about the window and door height, and Mr. Bonner said the height was being reduced from approximately 12'6' to 9 feet. Ms. Connaughton asked whether turf was proposed on the driveway, noting it appeared differently in the rendering than the surrounding grass. Mr. Mizell clarified that it was not turf but a groundcover, which is very low-growing and

used because traditional grass would not be durable in that location. She also asked about the grade. Mr. Bonner noted that the grade next to the neighbor is not being changed.

Mr. Karakul asked Ms. Connaughton's inquiry regarding the ocean façade again, noting that, with the same parapets and lines retained, the windows seemed short. He thought that it should be studied more. Mr. Bonner agreed to restudy.

Ms. Shiverick asked what type of wood the windows were made of. Mr. Bonner said it is teak.

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

Mr. Phoenix did not care for the overall color palette, and the windows on the north elevation seemed too small. He thought it was a great house that could be restudied and improved.

Mr. Sammons praised the relocation of the entry access and the way the design addressed the site's grade with the pool and stairs. However, he felt the proposal retained some weaker elements of the existing house, particularly the cornice detail, and suggested replacing it with a more properly proportioned design. Mr. Sammons also noted that the façade currently appears to have multiple "fronts" and recommended creating a clearer primary entrance. The removal of the existing arches was questioned, as they were considered well-proportioned. He further commented that the strong horizontal emphasis of the glazing conflicted with the overall composition and suggested introducing stronger vertical elements to improve balance.

Ms. Visconti stated that she found the proposed color palette refreshing. However, she agreed with earlier comments regarding the door on the east side, noting it currently reads as a primary entrance. She suggested reducing the emphasis on that entry, noting that it is unlikely to serve as a primary access point from the street. Ms. Visconti also recommended minimizing the hardscape in that area and using grass, with only a small stone landing at the door if needed.

Ms. Connaughton noticed how uncomfortable the entryway felt in relation to the street. She felt the amount of masonry above the shortened openings was too large. She suggested restudying the elevation to make it less confusing. In addition, she felt that the façade looked sparse.

Chair Smith shared Mr. Sammons' sentiments about the front door. He agreed that the amount of masonry on top of the openings was too much, and he thought the cornice was hideous.

Mr. Phoenix had concerns about the entrance off North Ocean. He also felt there were other opportunities for improvement. He agreed with the comments about the masonry and cornice.

A motion was made by Ms. Visconti and seconded by Mr. Karakul to defer the project to March 25, 2026, for a restudy of the cornice, masonry above the existing windows, fenestration, and hardscape on the east side. The motion was carried unanimously, 7-0.

Please note: Ms. Visconti left the meeting at 4:39 PM.

A motion was made by Ms. Catlin and seconded by Ms. Shiverick to modify the agenda to hear 333 Sunset Avenue before 1519 N. Ocean Way. The motion was carried unanimously, 7-0.

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.

Ms. Pardue provided staff comments on the project.

Several members disclosed ex parte communications.

Attorney Maura Ziska, on behalf of the applicant, explained the project and advocated a positive recommendation to the Town Council. Brian Kilmurray, representing ownership at 333 Sunset Avenue, responded that the sidewalk was not part of the property line and the proposed setback should reflect from the property line, which is approximately 8'7", and the pre-existing sign was not at that location. Setting the sign back as proposed would allow for visibility from Sunset.

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

There was some discussion about the sign's appearance. The commissioners were not pleased with the sign's appearance or the lettering.

Ms. Catlin would have liked to see a rendering, although she has no problem with the sign's size, angle, or location. Overall, she did not find the proposed sign offensive, although she felt the lettering should be closer to the slab.

Mr. Phoenix thought the sign needed to be adjusted, and he did not care for the font.

Mr. Sammons said the building is very nice, but the sign does not match its character.

A motion was made by Ms. Catlin and seconded by Mr. Karakul to defer the project for a restudy, including the entrance and exit signage, to the March 25, 2026, meeting. The motion was carried unanimously, 7-0.

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.

Mr. Falco provided staff comments on the project.

Several members disclosed ex parte communications.

Patrick Segraves of SKA Architect + Planner presented the project's architectural plans. Dustin Mizell of Environment Design Group presented the landscape and hardscape plans for the site.

Mr. Sammons questioned the thin columns supporting the arches on the existing round tower, noting they appeared inadequate for the mass above. Mr. Sammons also asked about changes to the entry bay and roof areas; Mr. Segraves explained that the structure largely remains the same and that the design mainly removed an existing lean-to roof while maintaining the two-story configuration. He suggested exploring alternative roof detailing for the new loggias and concluded the proposal was an improvement but could benefit from further refinement.

Ms. Connaughton asked whether the applicant had considered alternatives to the front-facing garage, such as relocating or detaching it from the house. Ms. Segraves explained that the lot is only about 90 feet wide, and the garage is set back approximately 60 feet from the street, making it difficult to relocate the garage while remaining compliant. He noted they had studied several options, including side-entry access and removing the garage entirely, but determined the proposed location would have the least visual impact. He explained that placing the garage toward the motor court would require removing a planned banyan tree, which they wished to preserve. Ultimately, they concluded the proposed location was the least intrusive solution.

Ms. Catlin requested that logistics be moved from N. Lake Way to N. County Road. Mr. Mizell affirmed that it could be done.

Mr. Phoenix had some questions about the chimney, and Mr. Segraves said they could eliminate the chimney. He suggested making the archway more interesting. He also asked about the lantern over the front door and wondered if it could be eliminated. Mr. Phoenix also wondered if the garage could be restudied to be made into a charming separate structure with a connector. Mr. Segraves said the garage was kept small for two cars and is four feet below the house's elevation. He said it is landscaped with a wall in front of it. Mr. Phoenix also suggested a tile pattern different from the proposed gray-and-white checkerboard. He also asked questions about the gate.

Mr. Sammons referred to the side elevation and noted the lean-to loggia, questioning whether it needed to extend fully outward. He suggested a flat roof could be introduced above it and commented that the current design appeared to be a substantial addition. He felt that the house looked fat. He did not favor the three flat roofs.

Ms. Shiverick asked for an additional explanation about the gate. Mr. Segraves said the gate could be removed.

Mr. Karakul asked for an explanation of the railing design. Mr. Segraves explained that simple metal railings are proposed for the balconies and roof areas at the front and rear of the house, as well as for the balcony off the primary bedroom. In contrast, the balcony at the primary bedroom would feature a stone railing to differentiate it from the lighter metal railings used elsewhere.

Mr. Phoenix complimented Mr. Segraves on this project. He thought many details needed further discussion. He felt there was an opportunity to make this look like an old Palm Beach home. He also thought there was room to consider a single pool while embracing the property's landscape. The weak points were the garage and the finishes attached to it, including the gate.

Mr. Sammons asked about adding another bar rather than making the structure fatter. He thought the north end was okay.

Mr. Phoenix wondered whether the new foyer addition to the great room should be pulled slightly away from the corner to better balance the façade and allow the corner detailing to be properly bookended on both sides. He also questioned whether the round element at the second-floor primary suite should be squared off, noting the house already includes multiple turret elements. Additional discussion suggested that simplifying some of these forms could help strengthen the roofline and overall composition, particularly given the number of existing additions to the house.

Ms. Connaughton felt this was a missed opportunity to add program and to think of it more from a site-planning perspective. She felt the garage stood out, noting that the architecture and the spaces being created needed further consideration.

Ms. Catlin stated that many changes had been made, moving the project in the right direction. She thought there was a general feeling that, while some things still needed to be addressed, the project had many positive attributes.

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

A motion was made by Mr. Phoenix and seconded by Mr. Sammons to defer the project to April 29, 2026, for a restudy in accordance with the commissioners' comments. The motion was carried unanimously, 7-0.

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.

Mr. Falco provided staff comments on the project.

Several members disclosed ex parte communications.

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

Ms. Georgas confirmed there is only a one-car garage in the plan. Mr. Williams affirmed.

Mr. Phoenix asked if the front door would be metal. He asked to see the rendering and asked if a different configuration could be considered. He also noted that the pediment was large. He asked if it could also be reconsidered.

Mr. Sammons wondered if there was a reason for two complete cornices stacked on top of each other above the front door. Mr. Perry said that it could be lowered. Mr. Sammons liked the door but not the casing.

Ms. Connaughton asked about the detailing on the pediment and felt it needed further study.

Mr. Smith wanted to see the demolition plan for the project.

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

Mr. Karakul said a low profile was retained with a single story. He felt there was nothing objectionable except for the roof.

Ms. Catlin understood and agreed with bringing down and refining the design to make the house fit better. However, she felt it was a good project.

Mr. Sammons thought the bump out in the back could stay. He suggested it was a fine house, but the portico needed to be changed.

A motion was made by Ms. Catlin and seconded by Mr. Karakul to approve the project, with the condition that the front portico be restudied and returned to staff for approval in coordination with the chair. The motion was carried 6-1, with Ms. Connaughton dissenting.

A motion was made by Mr. Karakul and seconded by Ms. Catlin to rearrange the agenda so that 315 Chapel Hill is heard before 151 Worth Avenue. The motion was carried unanimously, 7-0.

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.

Ms. Mittner provided staff comments on the project.

Several members disclosed ex parte communications.

Keith Williams of Nievera Williams Design presented the landscape and hardscape for the site. Mr. Phoenix liked the design and was pleased with the new pool location.

Ms. Patterson agreed and thought the pool looked 100% better in its new location. She also felt the entire site looked cleaner and neater.

Ms. Shiverick stated she would miss the scalloped gate because she thought it was interesting and added charm.

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

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

A motion was made by Ms. Catlin and seconded by Mr. Phoenix 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.

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.

Several members disclosed ex parte communications.

Assistant Director James Murphy provided staff comments on the project. He explained what the Town Council had approved regarding this project.

Kyle Fant of Bartholemew + Partners presented the architectural modification proposed for the commercial building. 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.

Mr. Sammons favored the changes. He asked about the arch in the porte cochère and whether it could be revised.

Ms. Connaughton asked about elements shown beneath the arches. The applicant explained these represented awnings in the raised position, intended to visually resemble traditional European-style folding awnings similar to those found on Worth Avenue storefronts. However, they are not necessarily intended to operate as retractable awnings. Ms. Connaughton also asked whether there would be pedestrian access from Peruvian Avenue through the garden area. It was explained that the area is currently gated with a chain-link fence and is not accessible from Peruvian Avenue. Staff indicated that the Town Council would likely not support opening that access, so the area would remain a landscaped green space rather than a retail entry point.

A question was raised about whether the area needed to remain gated and whether a chain-link fence was required. It was clarified that the code does not specifically require a chain-link fence or gate. However, creating a pathway or rear entrance from that area is not contemplated. While the landscaping will be improved, the Fire Marshal requires that all egress be directed to Worth Avenue, so access through the rear area cannot serve as an entry or exit point.

Mr. Phoenix thought this project was an improvement. He asked about having the restaurant open to the garden space.

Attorney Jamie Crowley, on behalf of the applicant, spoke about the outdoor area and the neighbors' wishes.

A motion was made by Mr. Sammons and seconded by Mr. Phoenix to approve the project, with the condition that the three basket-handle arches be restudied. The motion was carried

unanimously, 7-0.

ANY OTHER BUSINESS

Mr. Karakul suggested forming a small subcommittee with landscape architects and board members to review current information on turf materials, including chemicals and recent changes.

Assistant Town Attorney Francisco noted that the matter falls under the Town Council's authority. She added that the Town is awaiting new FDEP guidelines related to recent legislation, which should provide additional direction soon.

MEETING SCHEDULE

27. The next meeting is scheduled for March 25, 2026

ADJOURNMENT

A motion was made by Mr. Sammons and seconded by Ms. Catlin to adjourn the meeting at 07:08 PM. The motion was carried unanimously, 7-0.

Respectfully Submitted,

_____

Jeffery W. Smith, Chair

STAFF DIRECTIVE:

The Town's zoning code (Chapter 134) currently prohibits signage on awnings. At the January 14, 2026, Town Council Development Review meeting, staff was directed to amend the zoning code to create provisions for signage on the valance of awnings.

At the March 4, 2026, Town Council Development Review meeting, staff was directed to present the draft ordinance to ARCOM and LPC for review and recommendations.

DISCUSSION:

The proposed amendments are summarized below:

- All valance signs on awnings shall be subject to review by ARCOM or LPC (as applicable).
    - Which may further condition the size, disposition, and appearance of the lettering (discussion item).
- Signage is limited to:
    - Valance of an awning.
    - One line of text identifying the individual business.
    - The total allowable signage area for an individual business identification.
    - A length no more than 20%/25% (discussion item) of the length of an awning.
    - Lettering not to exceed seven (7) inches in height.
    - A maximum of one (1) sign per business street frontage.
    - First floor of the building (discussion item).

Ordinance No. 006-2026 is ready for approval on First Reading.

WRB/JGM/AF/FHM

TOWN OF PALM BEACH

Information for Architectural Commission Meeting on: March 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: 3/18/2026

ATTACHMENTS
- PZB Staff Report
- Letter of Intent
- Plans

STRATEGIC PLAN
Strategic Priorities:
Community Culture and Character

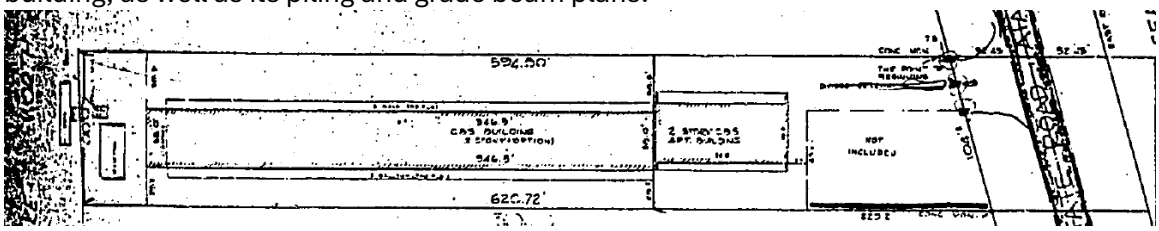
Strategic Focus Areas:
Quality of Life

FUNDING
No Fiscal Impact

ARC-25-0076 (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

SITE 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 Palmbeacher 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 03/09/26.

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:

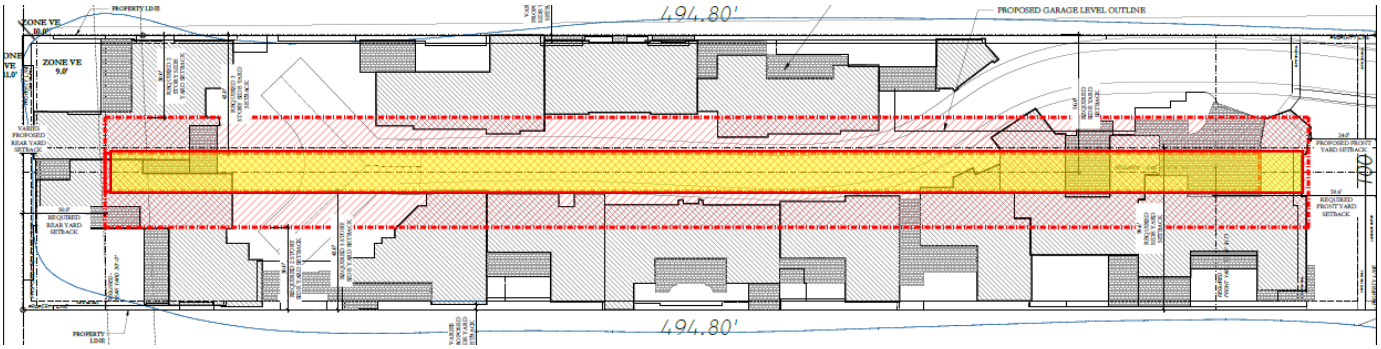
- **SPECIAL EXCEPTION 1**: Sec. 134-14060(8) for 5 stories.
- **SITE PLAN REVIEW**: Sec. 134-1871 multifamily shall be subject to site plan review.

1. **VARIANCE Sec. 134-1004. (2)** Lot Width. Existing 100' Required 150'
2. **VARIANCE Sec. 134-1004.(9)** Lot Coverage. Prop: 77% (36,575 SF) Max: 20% (9,896SF)
3. **VARIANCE Sec. 134-1004. (5)** Front yard. Prop: 24' Required 50' (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 8.19% (3,893SF) 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'.

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**	15.5' to 21' NAVD ground level Median elevation 19.375' 5' NAVD drive aisle 10.3' NAVD storage areas
# of stories	5 including parking level	**# of Units**	12
Building Height	Proposed: 57.5' Overall: 58.83'	**Building Length**	Proposed: 427'-0" Permitted: 175'-0" ***Variance required***

Lot Coverage	Existing: 34% (17,078 SF) Proposed: 77% (36,575 SF) (Above ground: 54% 25,677 SF) Permitted: 20% (9,896 SF) ***Variance required* increased with canal carve out***	**Floor Area Gross floor area (GSF)**	78,896 SF
		Unit size breakdown (Air conditioned)	3,520 SF to 5,663 SF
Fill	Proposed: 14.5' Permitted: 4.95' ***Variance required***	**Overall Landscape Open Space (LOS)**	Proposed: 8.19% (3,893SF) Required: 35% (17,318 SF) ***Variance required* increased with canal carve out***
Surrounding Properties / Zoning			
North	Lake Worth Lagoon and natural landscape area		
South	Lake Worth Lagoon and natural landscape area		
East	Surface parking lot for *"The Palmbeacher"* 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: 12 residential units is within the density 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. At the February 25, 2026 meeting, following further discussion, the matter was deferred for one month to allow the applicant to further reduce the project's massing. The Commission specifically directed the team to address the building height, open up the streetscape, reduce the perceived density within the site plan, and increase the amount of green space.

Although the proposed residential density remains unchanged at twelve units, the applicant has further reduced the size of the individual units. Previously, the units ranged from 3,848 SF to 5,117 SF (originally proposed at 4,883 to 8,344 SF). The current proposal includes units ranging from 3,520 SF to 5,663 SF, with a median unit size of 4,665 SF among the twelve units. These figures reflect only the air-conditioned living area of each unit. This is a minimum size decreased by about 8.5%, but some of the units increased in size to a maximum size actually increased by about 10.7%.

Prior 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.

The applicant has updated the master plan and architectural set to directly address the Commission's previous concerns regarding massing, permeability, and site circulation. A motion was made by Ms. Catlin and seconded by Ms. Shiverick to defer the project to the March 25, 2026, meeting, to restudy the mass, specifically the height, to restudy the road, and to look for an opportunity to increase the space between the buildings. The motion was carried unanimously, 7-0. The revisions are summarized as follows:

1. Massing & Volumetric Reductions

To mitigate the perceived bulk of the development, the design team implemented several architectural refinements:

- **Roofline & Parapets:** Reduced massing on north elevations (Units 11, 12, and 9) by lowering roof heights and replacing solid parapet walls with open railing systems.
- **Façade Articulation:** Replaced solid entry doors with decorative metal gates and introduced architectural elements like pergolas and refined "grotto" archways to break up large vertical planes, particularly along the seawall and driveway approaches.
- **Unit Reconfiguration:** Shifted the footprints of Units 11 and 12 to create a more expansive central courtyard, providing a significant "visual break" in the building's volume.

2. Open Space & Landscape Connectivity

The site plan has been revised to emphasize "green" area over hardscape:

- **New Interior Piazza:** Added a second interior piazza along the primary driveway to align the site closer to the original conceptual vision and improve the pedestrian experience.
- **Increased Green Space:** Expanded the **Landscape Open Space (LOS)** by converting hardscape parking into planting alcoves, enlarging tree wells, and adding strategic 3'x3' green nodes throughout the unit yards. Note the canal carve out, while visually appealing, does not count towards landscape open space.
- **Waterfront Access:** Enhanced "public" and visual access to the water by providing a dedicated corridor through Unit 3 and lowering privacy walls between Units 3 and 4 to preserve view corridors.

3. Site Functionality & Infrastructure

Technical improvements were made to ensure the site operates efficiently without compromising aesthetics:

- **Safety & Traffic:** Reconfigured the western turnaround to meet Fire Department and Traffic Engineering requirements based on recent assessments.
- **Stormwater Management:** Incorporated additional semi-permeable ground areas near Unit 11 to improve site run-off and drainage performance.
- **Parking:** Optimized guest parking and standing spaces at the ground level to better serve the development's density and practical usage.

While the architect has refined aspects of the building massing and introduced some roofline articulation, additional opportunities remain to further mitigate the project's overall scale and architectural volume. Although the applicant has undertaken certain design modifications intended to reduce the perceived building mass and density, the current proposal does not fully satisfy the amendment's requirement to reduce massing through varied building heights and improved access to light and air along the roadway. The specific design revisions previously requested to achieve these objectives have not been sufficiently incorporated into the proposal.

SUMMARY

The subject property presents a unique, high-value redevelopment opportunity, distinguished by its potential for a human-scale, Portofino-inspired aesthetic, including specialized architectural details, such as barrel-tiled roofs and, intimate scaled internal street. Despite the proposal's high architectural design quality, significant, regulatory and site-specific, hurdles exist—specifically, navigating, FDEP environmental regulations, resolving zoning and encroachment issues, dredging land for a canal, and internal boat basins and addressing complex, easement entitlements, which directly, affect overall, project feasibility

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 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. fourteen (14) variances.

WRB:JGM
WRB

FAIRFAX & SAMMONS
ARCHITECTURE

3031 S Ocean Blvd – Palm Beach, FL 33480

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

March 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. Variances based on a 47,552 GSF Lot with land area removed for an On-Site Canal

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

2. VARIANCE Sec. 134-1004.(9) Lot Coverage. Proposed: 76.92% (36,575 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

FAIRFAX & SAMMONS
ARCHITECTURE

7. VARIANCE. Sec. 134-1004. (11) Landscape Open Space. Proposed 8.19% (3,893 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 Mediterranean Revival style. We ask the ARCOM Board Members and the Town Council Members to approve the application as submitted. Should you have any questions with regards to this application, please do not hesitate to contact us.

Respectfully submitted,

Richard F. Sammons, RA

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

FAIRFAX & SAMMONS
ARCHITECTURE

3031 South Ocean Blvd – Palm Beach, FL 33480

Narrative Response to comments from ARCOM hearing on 2/25/2026

March 09, 2025

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

Response to Commissioner Comments - Design & Programming

The design team has addressed the Commission's comments by revising the design and submittal drawings as follows:

1. Open Space & Massing: Added a second interior piazza along the driveway to address building and site mass concerns and to align the master plan closer with the original concept sketch, refer to site plan on sheet A-101.

2. Unit Size: Reduced the gross square footage of one North-facing unit by shifting Unit 11 north toward the water's edge and shifting Unit 12 east to create the central piazza, refer to sheet A-101 for unit lot coverage table.

3. Unit 2: Replaced the entry door to the entry Cortile with a metal entry gate to reduce facade massing appearance from the driveway approach. Added additional LOS complaint area below the exterior landing by incorporating a planting alcove below. Changed two areas allocated for hardscape parking to green area, refer to sheet A-101 and A-111.2 for site plan and building elevation and enclosed Green Space definitions and Calculations section.

4. Unit 3: Revised the parking level plan of the unit to provide a corridor for public water access from egress stair to south elevation and seawall, refer to sheet A-100 and A-111.0 for site plan and building elevation.

5. Unit 1: Shifted the entry stair to accommodate a larger tree well to add to the compliant LOS area, refer to sheet A-101 site plan and enclosed Green Space definitions and Calculations section.

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

6. Unit 11: Revised the Northwest corner roof to reduce mass and revised terrace parapet walls to include more railing, reducing the building's massing appearance on the North elevation, , refer to sheet A-111.1 building elevation.

7. Unit 10: Added second floor pergola, refer to sheet A-100 and A-111.1 for site plan and building elevation.

8. Unit 12: Revised terrace parapet walls to include more railing, reducing the building's massing appearance on the North elevation, refer to sheet A-111.1 building elevation.

9. Unit 11 & 12: Revised building massing between the two units by lowering roof, refer to sheet A-111.1 building elevation.

10. Unit 9: Refined Grotto archway to reduce massing appearance of sea wall at west elevation, refer to sheet A-100 and A-111.0 for site plan and building elevation.

11. Unit 5: Refined Grotto archway and added a second archway to reduce massing of sea wall at North elevation, refer to sheet A-100 and A-111.0 for site plan and building elevation.

12. Unit 8 & 9: Added additional LOS complaint area at Northwest corner and Southwest corner of each unit's yard by adding (2) 3'x3' green areas, refer to sheet A-100 and enclosed Green Space definitions and Calculations section.

13. Guest Parking: Added additional parking/standing spaces at the ground level South of Unit 11, refer to site plan sheet A-100.

14. Landscaping: Enlarged the LOS complaint planter bed at the west piazza, increased planting at the west piazza and central driveway by adding various planter beds along the south elevation of unit 11 and north elevation of unit 5, refer to site plan sheet A-100 and enclosed Green Space definitions and Calculations section.

15. Added additional semi-permeable ground area in front of Unit 11 on the south elevation to further meet site run-off accommodation requirements.

16. Safety Compliance: Refined the Fire Department turnaround at the west end of the site as a result of the Traffic Engineering Assessments to comply with the Fire Truck turn around requirements, refer to site plan sheet A-100.

17. Visibility & Access: Revised the privacy wall at the fire egress stair between Units 3 and 4 to provide an additional water view on the North elevation, refer to sheet A-111.1 building elevation.

Green Space Definitions and Calculations

The project site's green space is calculated by combining the required Landscape Open Space with engineered landscaping and the site canal cut. Refer to Sheet A-001.1; All percentages are based on a total land Lot Area of 47,552 SF:

- Landscape Open Space: 3,893 SF (8.19%) This is an increase from 2,782 SF.
- Area for Canal: ~1,928 SF (4.05%)
- Semi-permeable area with growing medium: ~3,200 SF (6.73%)
- Planter beds & seawall cap: ~3,197 SF (6.72%)
- Mangrove Habitat: ~7,485 SF (15.74%)
- Total Greenscape : ~**19,703 SF (41.13%)**

Variance Updates

Following recent design changes, we have updated two variances:
(based on a total Land Lot Area of 47,552 SF):

- Variance #2 (Proposed Lot Coverage): **76.92%** [36,575 SF]. This is a 1.08% reduction from the previous 78% (Required: 20%)

- Variance #9 (Proposed Landscape Open Space): **8.19%** [3,893 SF]. This is an increase from the previous 6% (Required: 35%)

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 REVISON

MARCH 09, 2026

ARCOM MEETING DATE: MARCH 25, 2026

TOWN COUNCIL MEETING DATE: APRIL 15, 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:
09/08/25 DRC PRE-APP SUBMITTAL
09/18/25 DRC FIRST SUBMITTAL
10/16/25 DRC FIRST SUBMITTAL - REVISION
11/03/25 DRC SECOND SUBMITTAL
12/03/25 DRC FINAL SUBMITTAL
02/09/26 DRC FINAL SUBMITTAL - REVISION 01
03/09/26 DRC FINAL SUBMITTAL - REVISION 02

ISSUED TO:
TOWN OF PALM BEACH
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TOWN OF PALM BEACH

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FINAL SUBMITTAL - REV	03/09/2026
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
COVER SHEET

DATE 02/04/2026	**SHEET NO** A-000
SCALE AS NOTED	
BY MC	

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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	03/09/2026
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ZONING CASE NUMBER:
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3031 S OCEAN BLVD.
PALM BEACH, FL 33480

SHEET TITLE
GENERAL NOTES

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

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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:

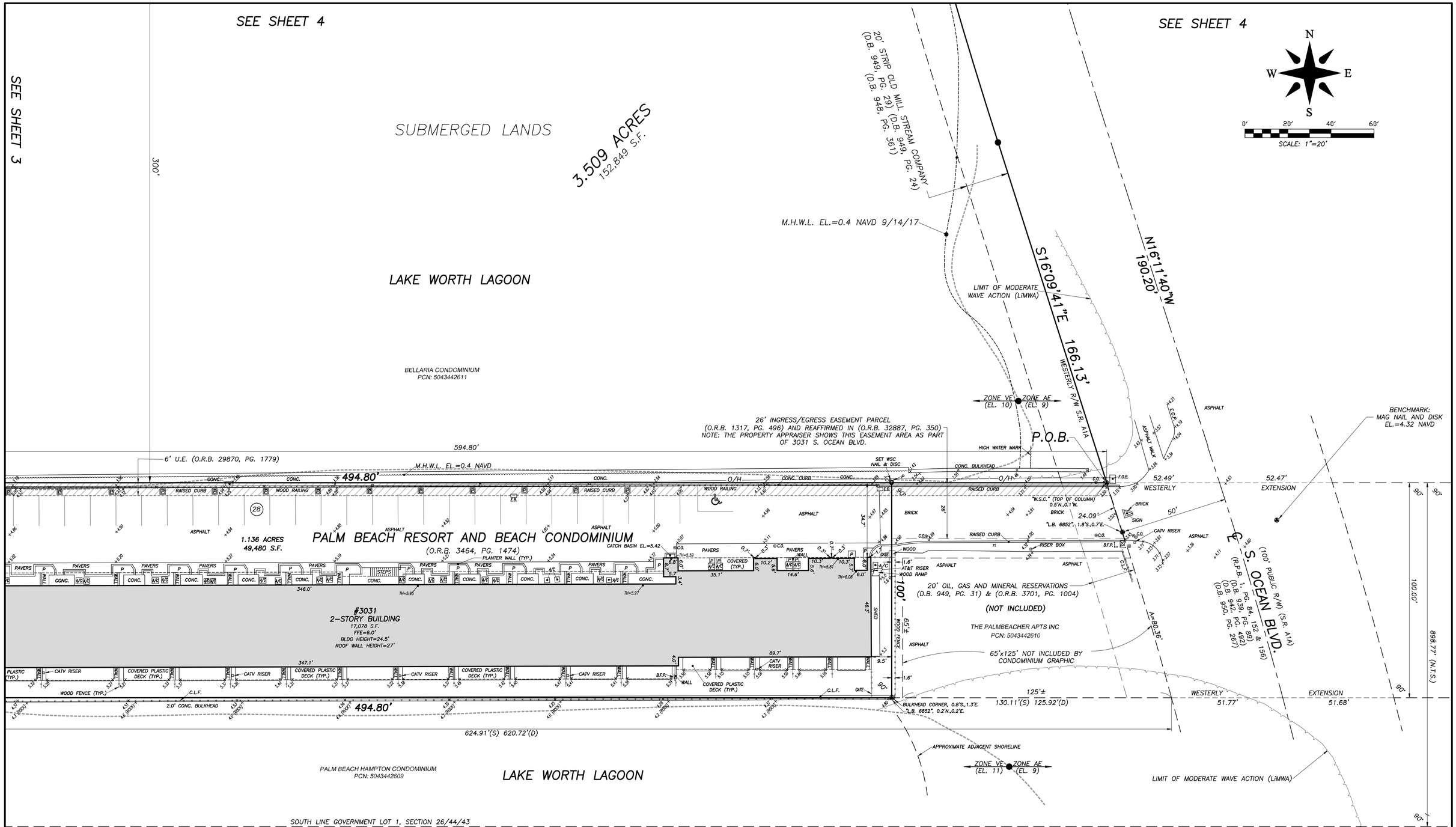
10/14/25 ADD INFO. FROM 3000 S.O.B. SURVEY S.C.W.
10/03/25 ADD Limit of Moderate Wave Action S.C.W.
12/16/24 - ALTA/ASCM SURVEY UPDATE E.G./D.P.S. 205045-1
01/29/22 REVISED TITLE REVIEW, LEGAL DESCRIPTION CHANGE, SURVEY DATE UNCHANGED, M.B. 17-1208.5
TITLE REVIEW M.B./S.W. 17-1208.3

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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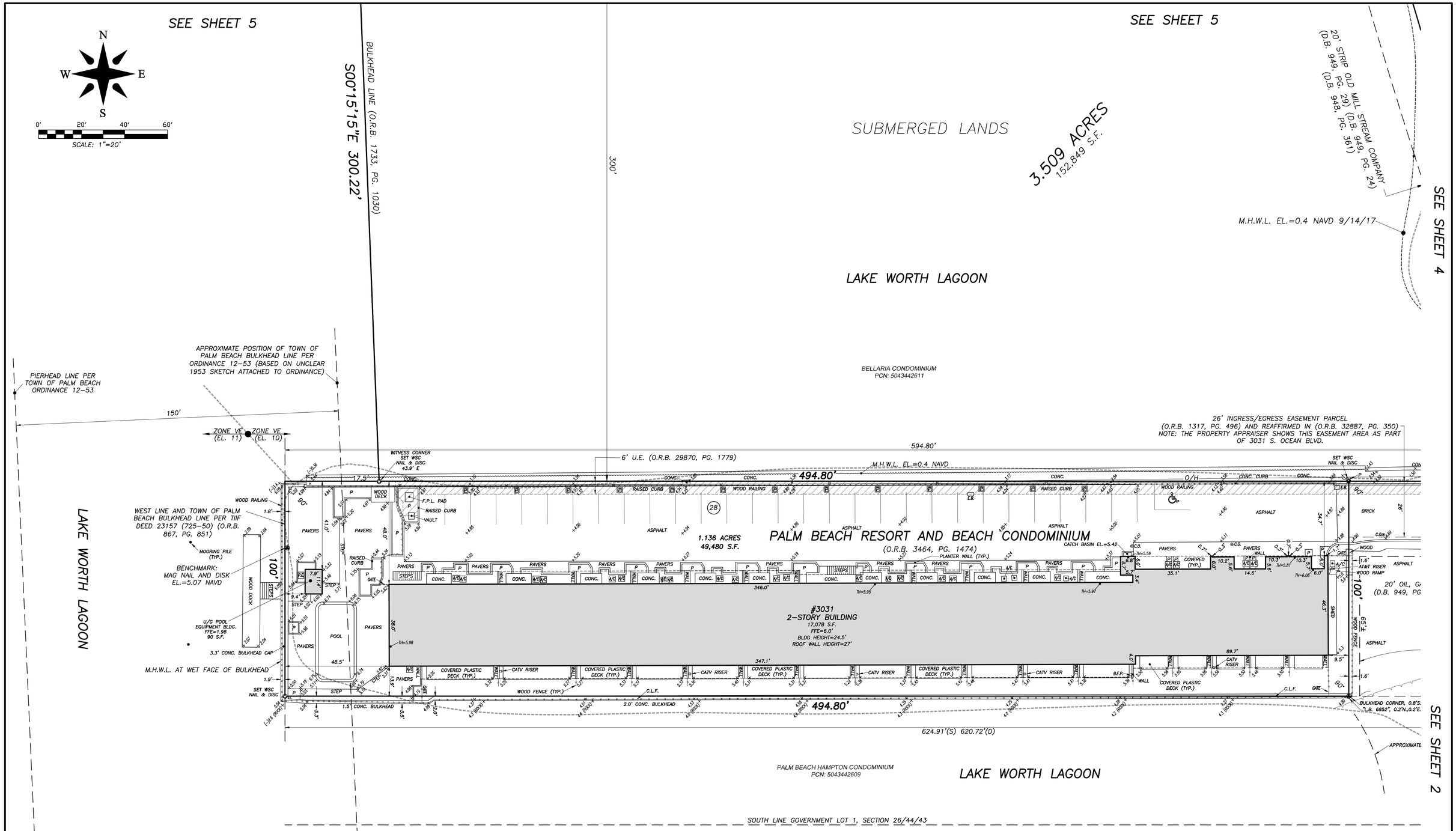
FIELD:	J.P.	JOB NO.:	17-1208.2	F.B.	PB305 PG. 37
OFFICE:	M.B.	DATE:	1/16/21	DWG. NO.	17-1208
C'K'D:	C.W.	REF:	17-1208.DWG	SHEET	2 OF 5



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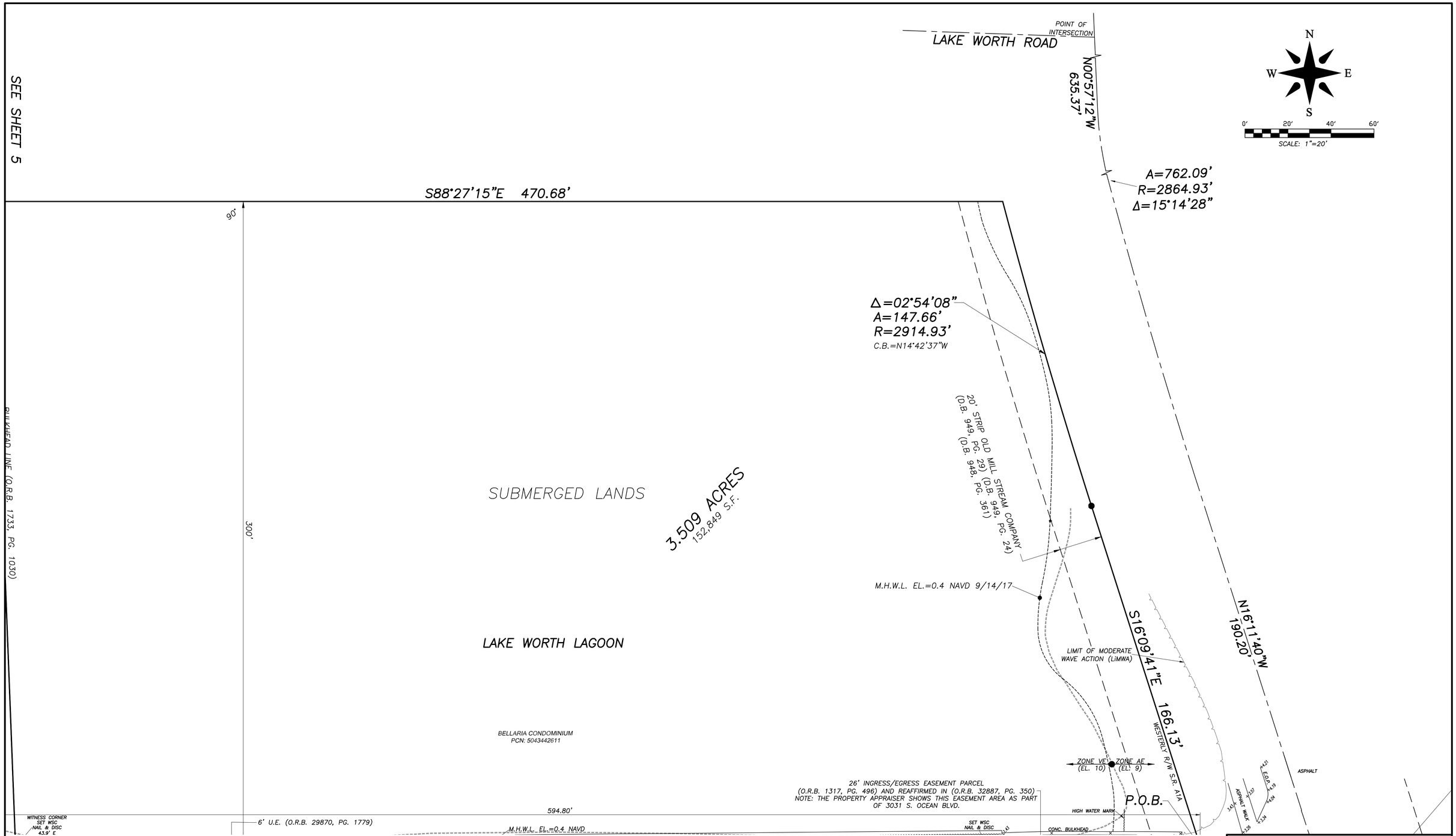
OFFICE:	M.B.	DATE:	1/16/21	DWG. NO.	17-1208
C'K'D:	C.W.	REF:	17-1208.DWG	SHEET	3 OF 5



ALTA/NSPS LAND TITLE SURVEY FOR:

PB3031

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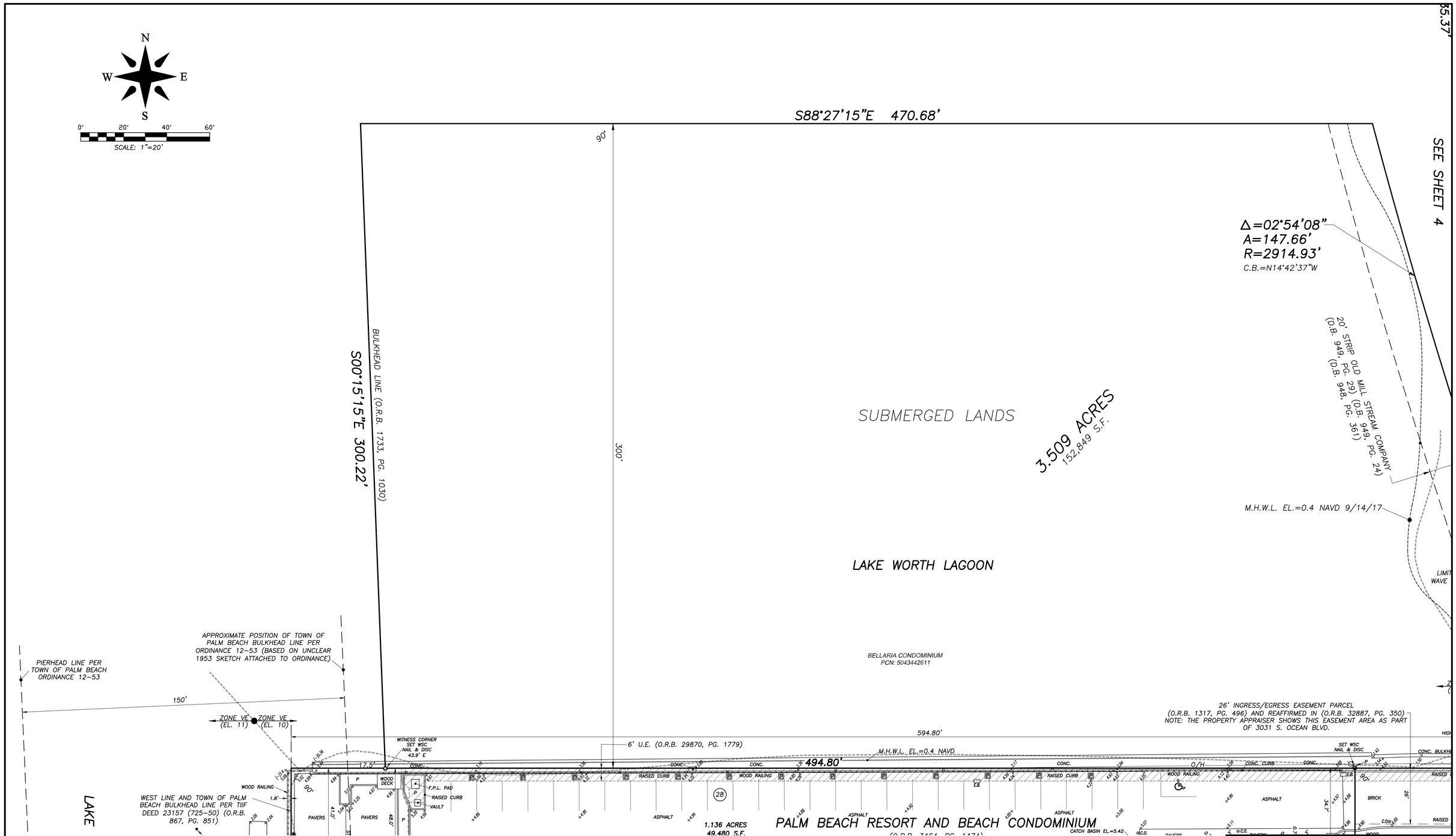
5553 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 * (561) 640-4551 LB #8598

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	4 OF 5

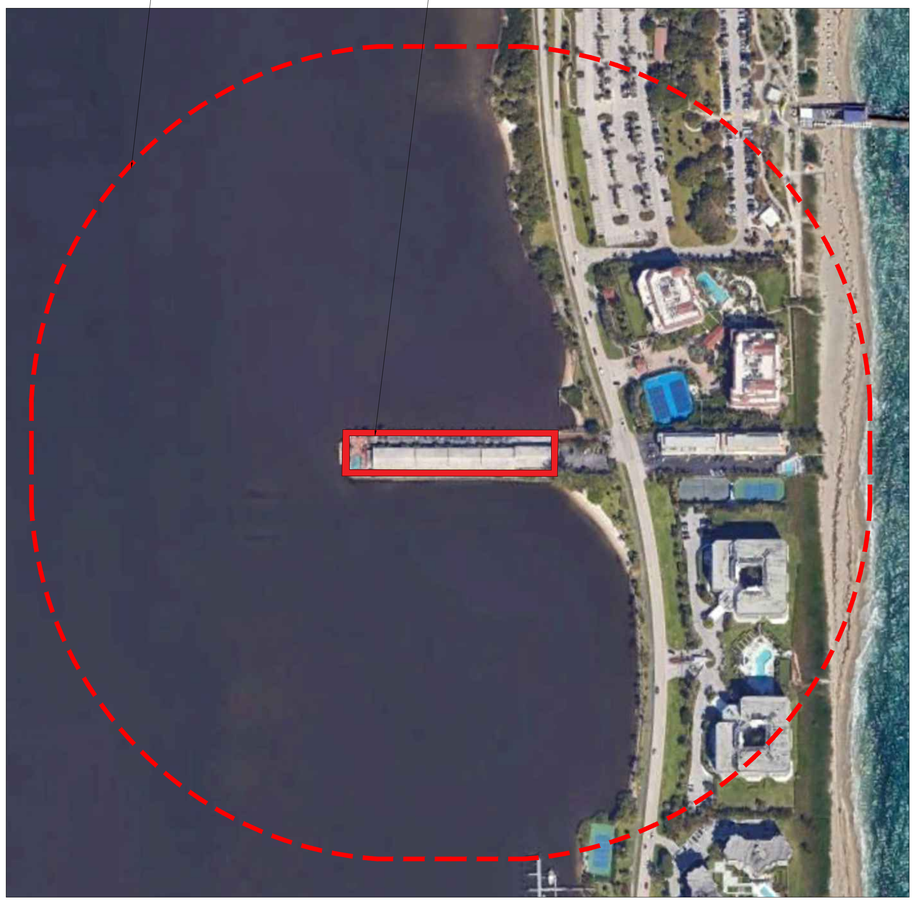


ALTA/NSPS LAND TITLE SURVEY FOR:

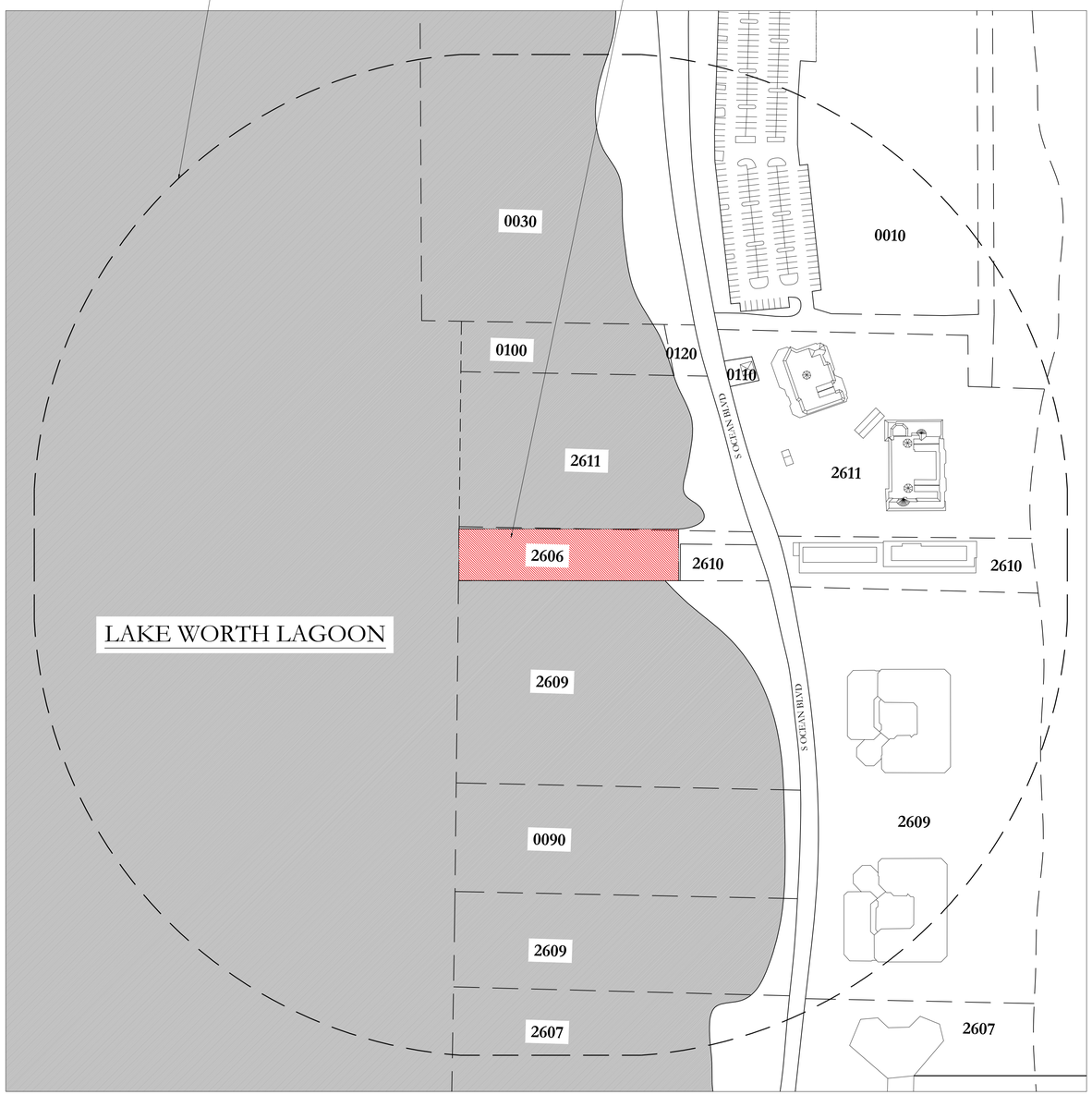
PB3031

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



1 LOCATION SITE MAP
N.T.S



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

FINAL SUBMITTAL - REV	03/09/2026
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
LOCATION SITE MAP
CONTEXT SITE PLAN

DATE 02/04/2026	SHEET NO G-001
SCALE AS NOTED	
BY MS , MC	

FAIRFAX & SAMMONS
NEW YORK – PALM BEACH
FAIRFAX, SAMMONS & PARTNERS, LLC.
214 BRAZILIAN AVENUE, PALM BEACH 33480
TELEPHONE (561) 805-5581
FAIRFAXANDSAMMONS.COM
LICENSE NO. AA26000546

DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS PREPARED BY THE ARCHITECT ARE THE INSTRUMENTS OF THE ARCHITECT'S SERVICE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT, WHETHER OR NOT THE PROJECT FOR WHICH THEY ARE INTENDED IS CONSTRUCTED OR NOT. THE ARCHITECT'S DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS WILL NOT BE USED ON ANY OTHER PROJECTS FOR ADDITIONS TO THIS PROJECT AND/OR FOR COMPLETION OF THIS PROJECT BY OTHERS, EXCEPT BY AGREEMENT IN WRITING AND WITH APPROPRIATE COMPENSATION TO THE ARCHITECT.
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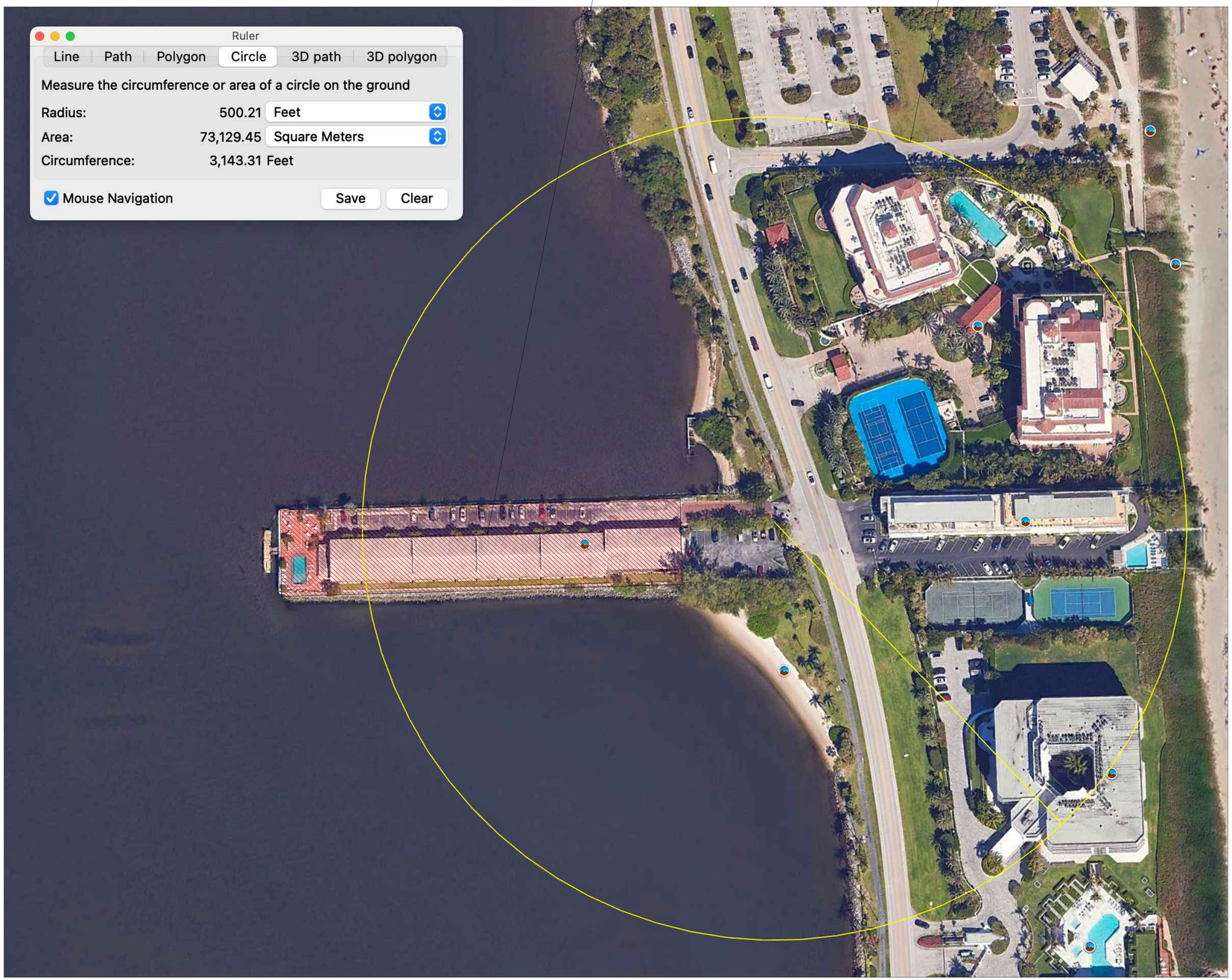

1 AERIAL VICINITY MAP - 500 FT RADIUS
N.T.S

FINAL SUBMITTAL - REV	03/09/2026
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
LOCATION SITE MAP
VICINITY MAP

DATE 02/04/2026	**SHEET NO** G-002
SCALE AS NOTED	
BY MS , MC	

FAIRFAX & SAMMONS
NEW YORK~PALM BEACH
FAIRFAX, SAMMONS & PARTNERS, LLC.
214 BRAZILIAN AVENUE, PALM BEACH 33480
TELEPHONE (561) 805-8591
FAIRFAXANDSAMMONS.COM
LICENSE NO. AA26000546

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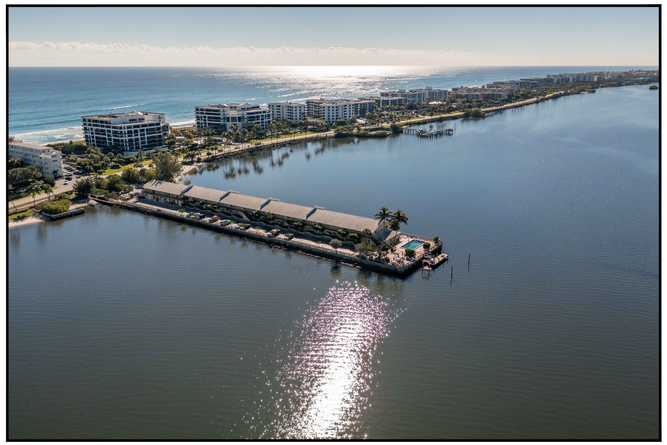





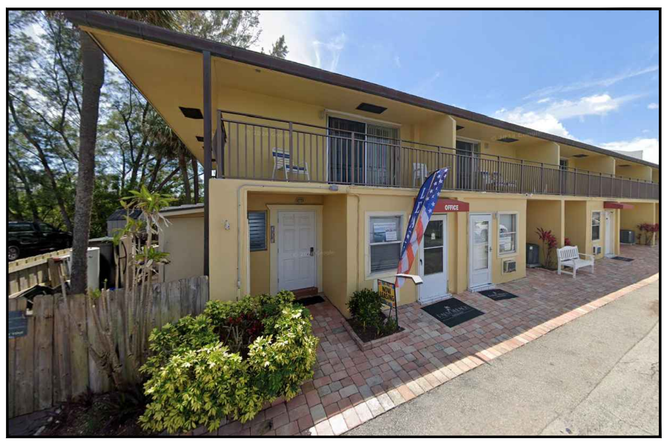





1 EXISTING SITE PHOTOS - EXTERIOR

FINAL SUBMITTAL - REV	03/09/2026
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

EXTISTING CONDITION SITE PHOTOS

DATE 02/04/2026

SCALE AS NOTED

BY MS , MB

SHEET NO G-003

FAIRFAX & SAMMONS
NEW YORK–PALM BEACH

FAIRFAX, SAMMONS & PARTNERS, LLC.
214 BRAZILIAN AVENUE, PALM BEACH 33480
TELEPHONE (561) 805-8581
FAIRFAXANDSAMMONS.COM
LICENSE NO. AA26000546

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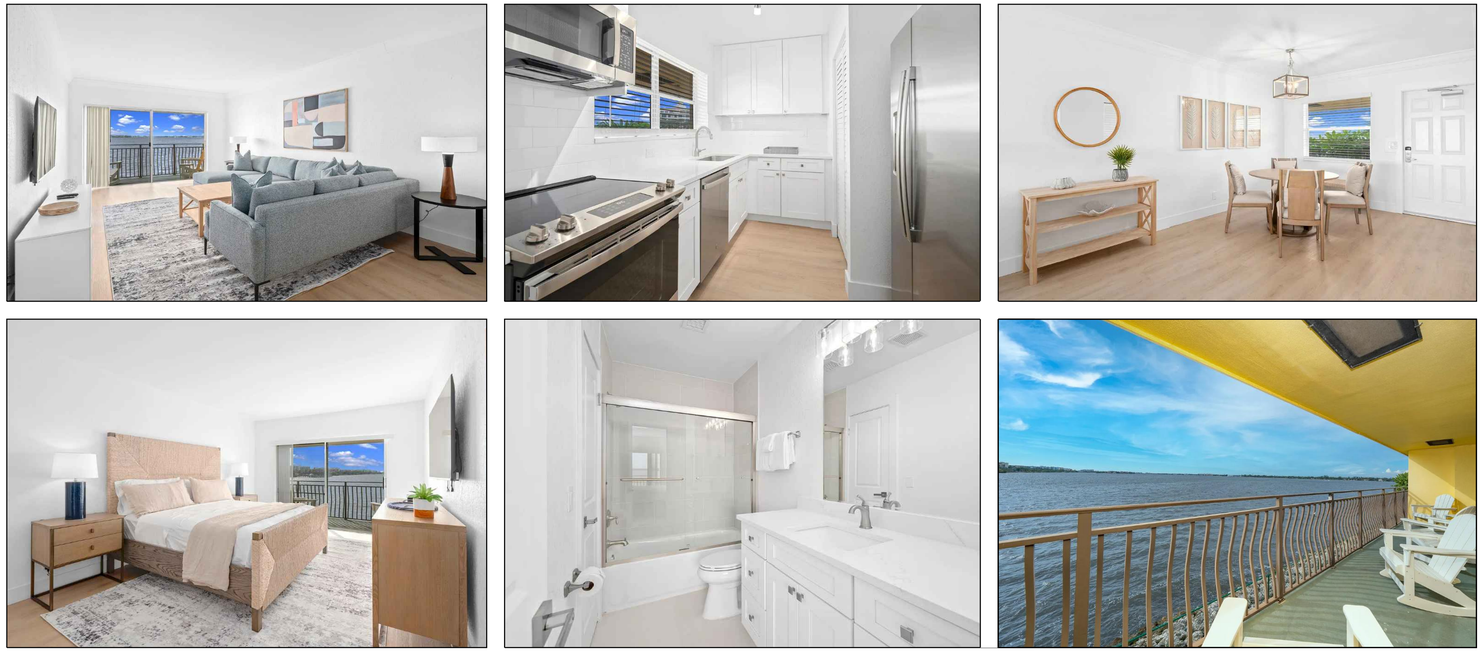
1 KEY PLAN
N.T.S



2 SITE PHOTOS - EXISTING INTERIORS
N.T.S

FINAL SUBMITTAL - REV	03/09/2026
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

EXISTING CONDITIONS

DATE 02/04/2026	**SHEET NO** G-004
SCALE AS NOTED	
BY MC , MRM	

FAIRFAX & SAMMONS
NEW YORK - PALM BEACH

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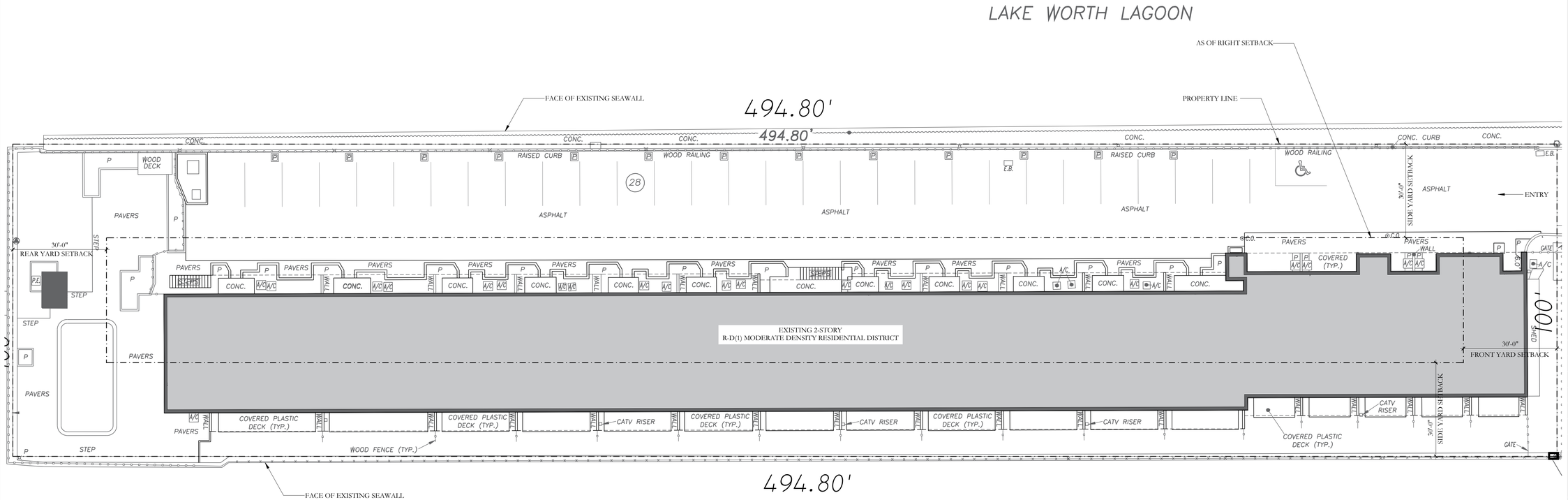

1 EXISTING SITE PLAN
1/16"=1'-0"

FINAL SUBMITTAL - REV	03/09/2026
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
EXISTING SITE PLAN

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

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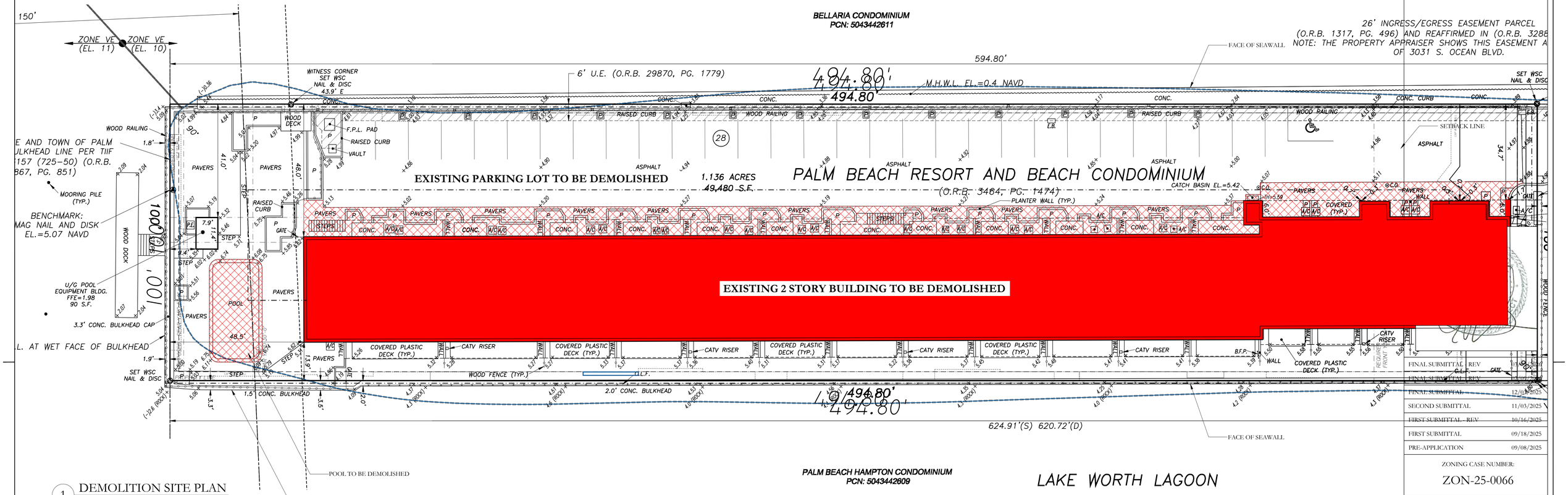
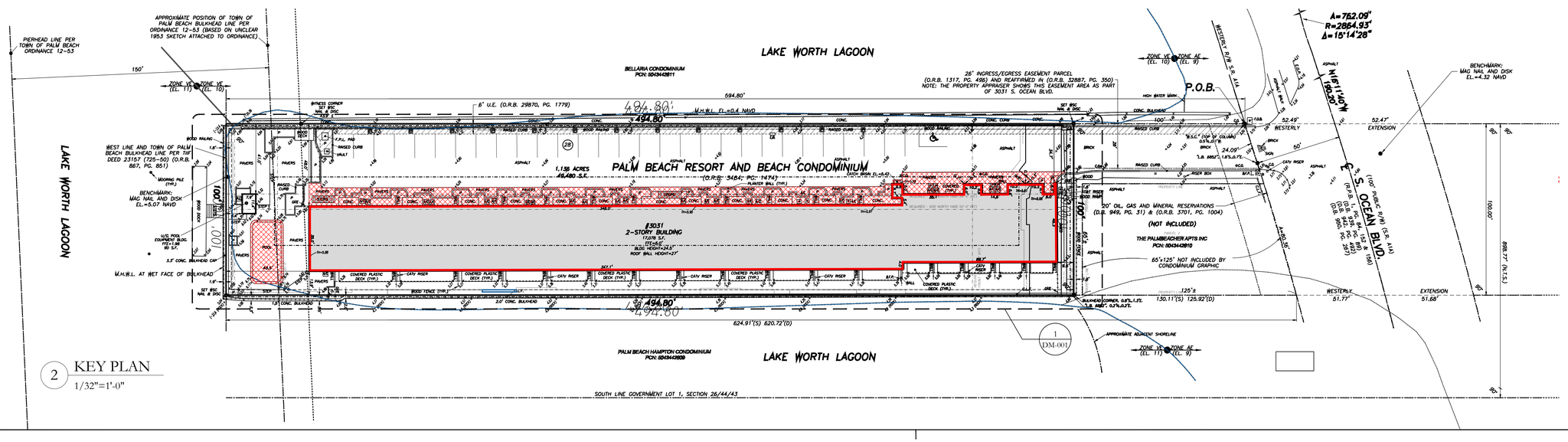
FIRST FLOOR DEMOLITION KEY:	
	EXISTING PERIMETER WALL TO BE DEMOLISHED
	EXISTING HARDSCAPE TO BE DEMOLISHED
	INTERNAL STRUCTURE TO BE DEMOLISHED

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



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



2 KEY PLAN
1/32"=1'-0"

FINAL SUBMITTAL REV	12/18/2025
FINAL SUBMITTAL REV	12/04/2025
FINAL SUBMITTAL	12/03/2025
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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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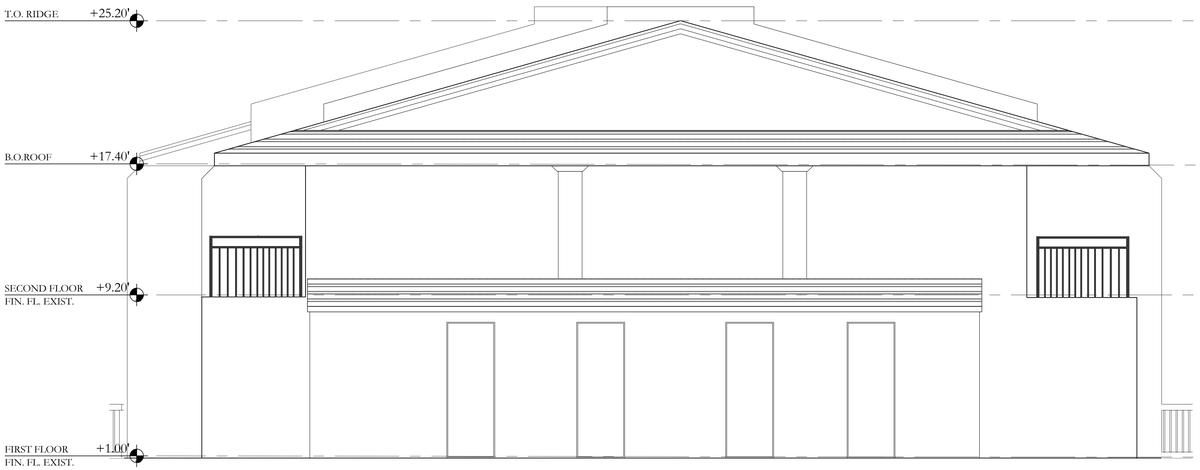
1 SOUTH ELEVATION
1/16"=1'-0"



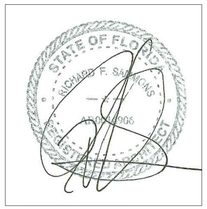
3 EAST ELEVATION
1/4"=1'-0"



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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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] **(with removal of 1,928 SF of land for Canal - 47,552 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	**47,552 SF**	
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%)	**36,575 (76.92%)**	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)	56 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 0.0' - 5.0'	X
	* Side (South) Yard Setback (Ft.)	Bldg. Ht. - 5-Story 62.5'	13.9'	Ranging 0.0' - 5.0'	X
21	*Rear (West) Yard Setback (Ft.)	30.0'	48.5'	Ranging 0.0' - 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. +5.0' NAVD (Parking Lvl)	X
29	Landscape Open Space (LOS) (Sq. Ft. and %)	17,318 (35%)	4,552 SF (9.2%)	3,893 (8.19%)	X
30	Front Yard (LOS) (Sq. Ft. and %)	875 (35%)	215 (7.17%)	666 (11.29%)	
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 required by Ord. 003-2023 on separate TOPB Landscape Legend*

Enter N/A if value is not applicable.

Enter N/C if value is not changing.

REV BF 20230626

1 ZONING LEGEND

STATE OF FLORIDA
RICHARD F. SAMMONS
AR 0009005

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FILE NUMBER:
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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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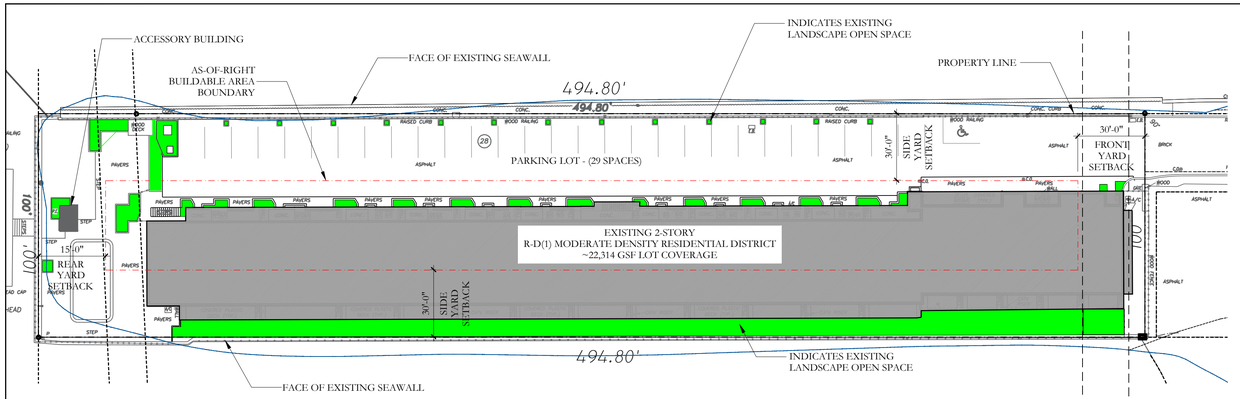
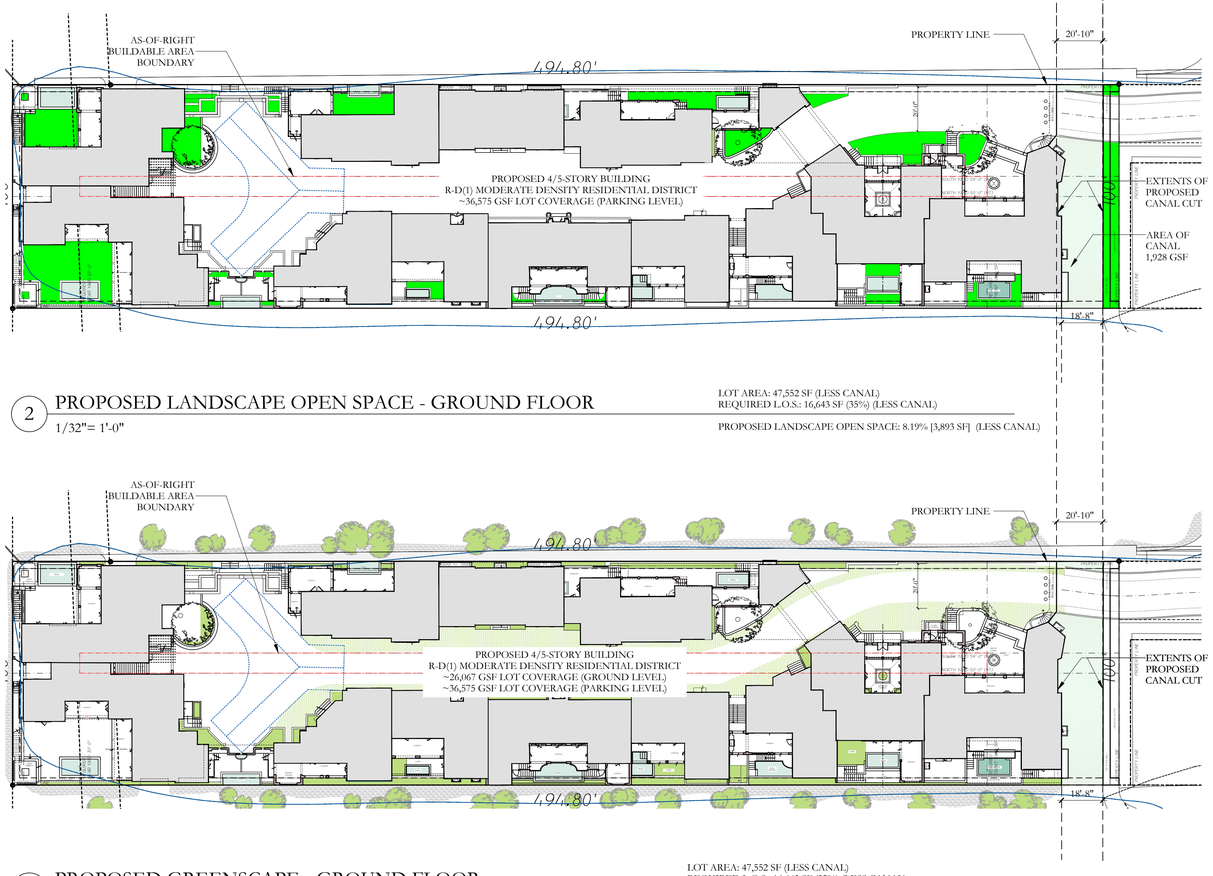


1 EXISTING LANDSCAPE OPEN SPACE - GROUND FLOOR

1/32"= 1'-0"

LOT AREA: 49,480 SF
REQUIRED L.O.S.: 17,318 SF (35%)

EXISTING LANDSCAPE OPEN SPACE: [9.2%] 4,552 SF



2 PROPOSED LANDSCAPE OPEN SPACE - GROUND FLOOR

1/32"= 1'-0"

LOT AREA: 47,552 SF (LESS CANAL)
REQUIRED L.O.S.: 16,643 SF (35%) (LESS CANAL)

PROPOSED LANDSCAPE OPEN SPACE: 8.19% [3,893 SF] (LESS CANAL)

3 PROPOSED GREENSCAPE - GROUND FLOOR

1/32"= 1'-0"

LOT AREA: 47,552 SF (LESS CANAL)
REQUIRED L.O.S.: 16,643 SF (35%) (LESS CANAL)

AREA FOR CANAL: ~1,928 SF (4.05%)
SEMI-PERMEABLE AREA WITH GROWING MEDIUM: ~3,200 SF (6.73%)
PLANTER BEDS & SEAWALL CAP: ~3,197 SF (6.72%)
MANGROVE HABITAT: ~7,485 SF (15.74%)

-LANDSCAPE OPEN SPACE: 3,893 SF (8.19%) [LESS CANAL]
-AREA FOR CANAL: ~1,928 SF (4.05%)
-SEMI-PERMEABLE AREA WITH GROWING MEDIUM: ~3,200 SF (6.73%)
-PLANTER BEDS & SEAWALL CAP: ~3,197 SF (6.72%)
-MANGROVE HABITAT: ~7,485 SF (15.74%)
TOTAL GREENSPACE: ~19,703 SF (41.43%)

4 TOTAL GREENSCAPE CALCULATION



FINAL SUBMITTAL - REV	03/09/2026
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SHEET TITLE

GREEN SPACE DIAGRAMS

DATE	SHEET NO
02/04/2026	A-001.1
SCALE AS NOTED	
BY	

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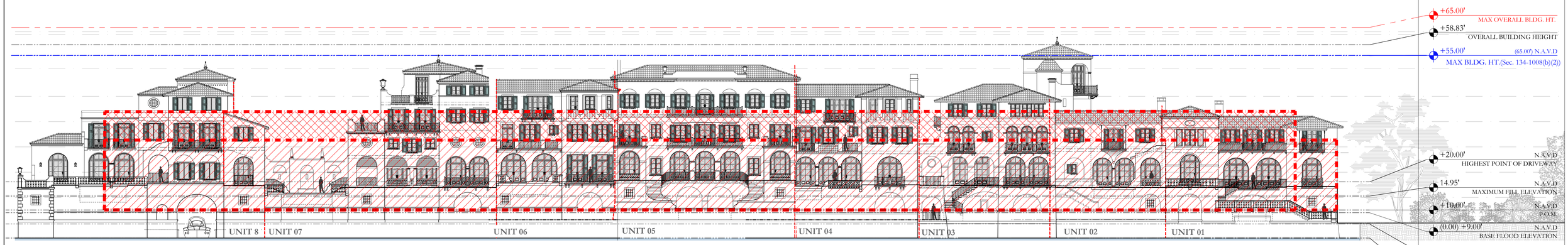
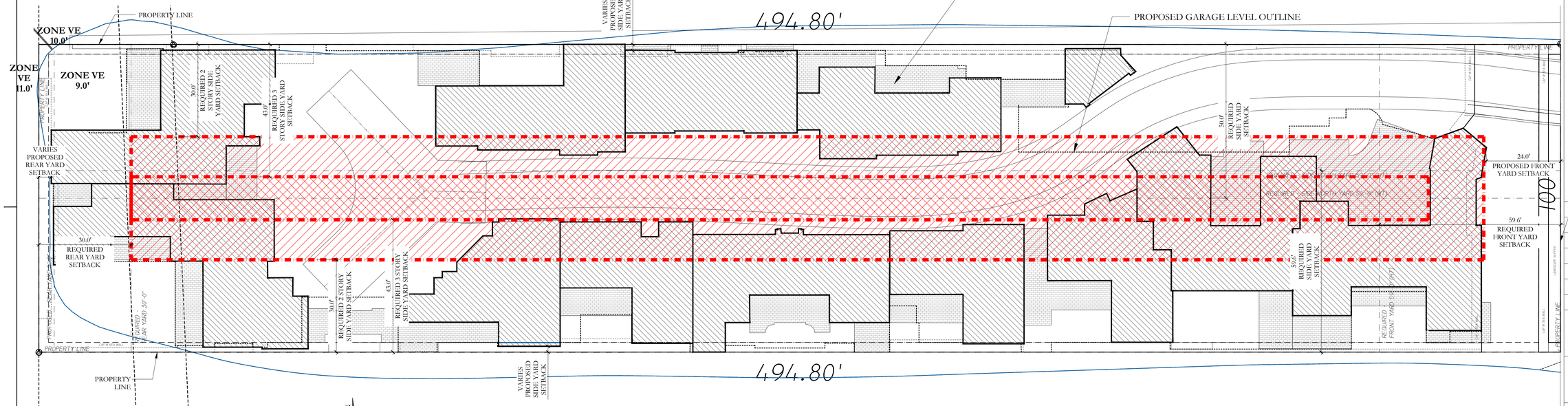


2 VARIANCE DIAGRAM ELEVATION
1/16"=1'-0"



1 AS-OF-RIGHT AREA DIAGRAM
1/16"=1'-0"

0' 10' 20' 50'

NORTH

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

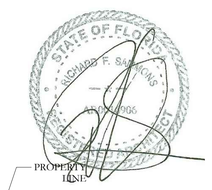
REAR (WEST) YARD SETBACK
30.0' (FT) - REQUIRED
5.0' (FT) - PROPOSED

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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PALM BEACH, FL 33480

SHEET TITLE
PERMISSIBLE BUILDABLE AREA DIAGRAM

DATE
02/04/2026

SCALE
AS NOTED

BY
MC

SHEET NO
A-002

FAIRFAX & SAMMONS
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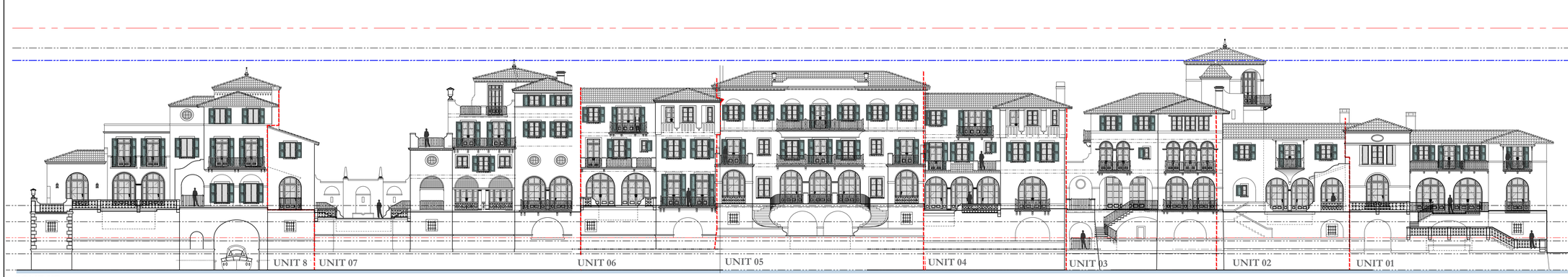
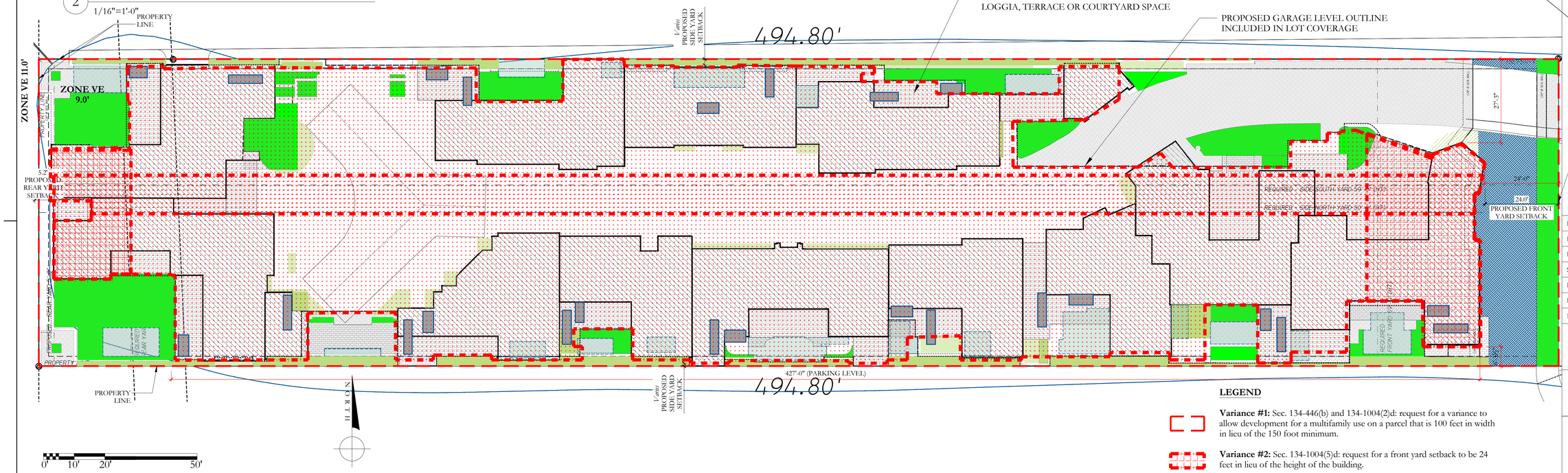


ZONE VE
10.0'

2 VARIANCE DIAGRAM ELEVATION

1/16"=1'-0"



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 76.92% in lieu of the 25% maximum allowed.

427'-0"

Variance #7: Sec. 134-1874: Variance to allow a building dimension of 427'-0" in lieu of 150' for any one building face.

Variance #8: Sec. 134-1004(11)(d): Variance for Landscaped Open Space of 3,893 (8.19%) 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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SHEET TITLE
VARIANCE DIAGRAMS

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SCALE: AS NOTED	
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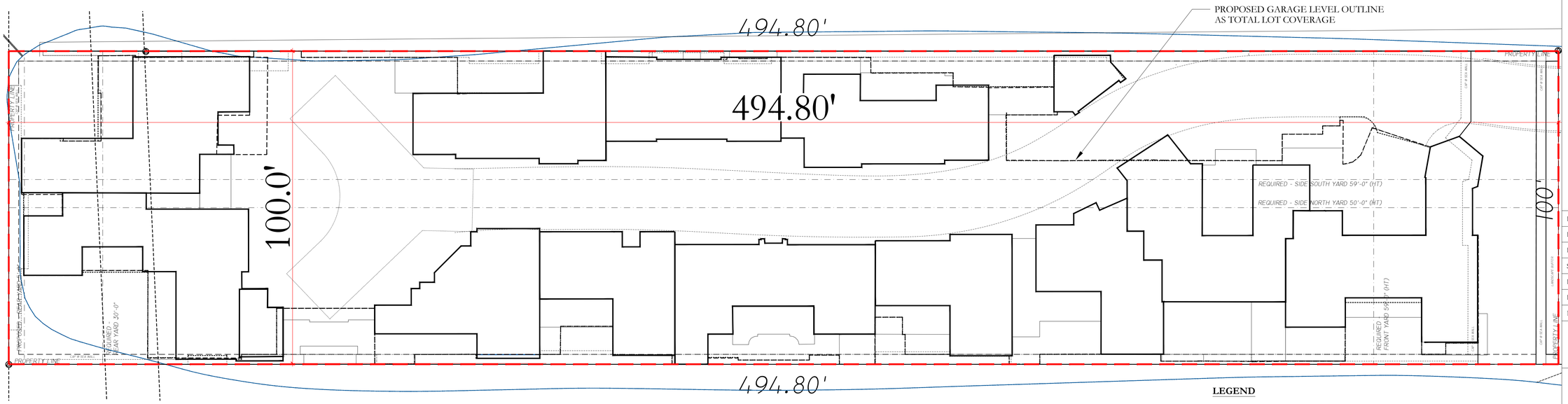

LEGEND

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.

0' 10' 20' 50'

NORTH

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

FINAL SUBMITTAL - REV	03/09/2026
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
02/04/2026

SCALE
AS NOTED

BY
MC

SHEET NO
A-002.2

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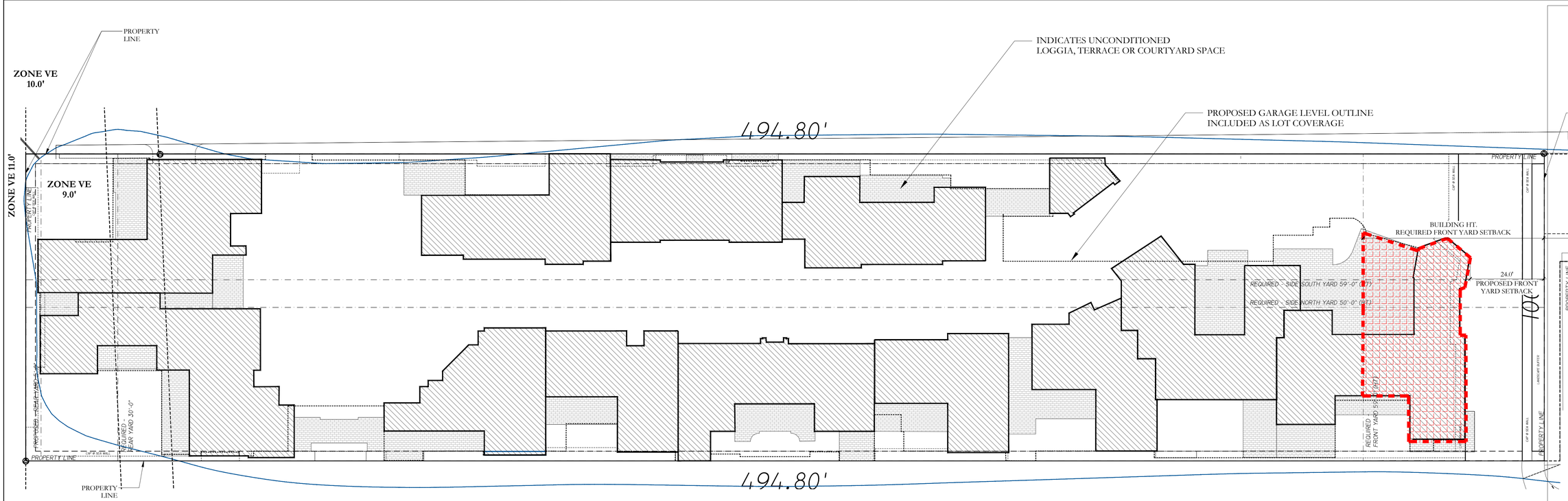

1 VARIANCE DIAGRAM PLAN

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	03/09/2026
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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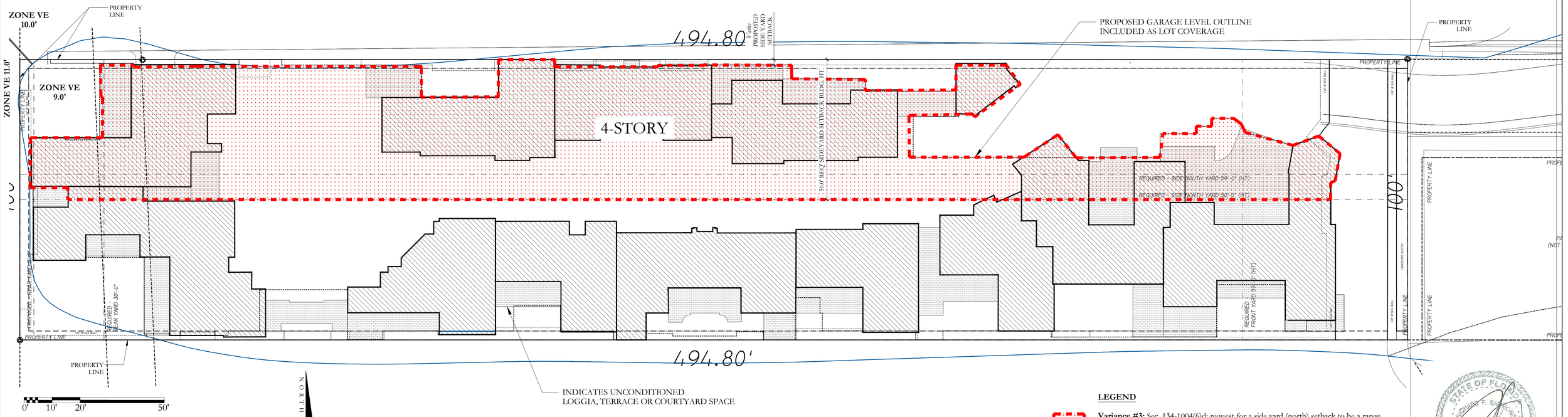
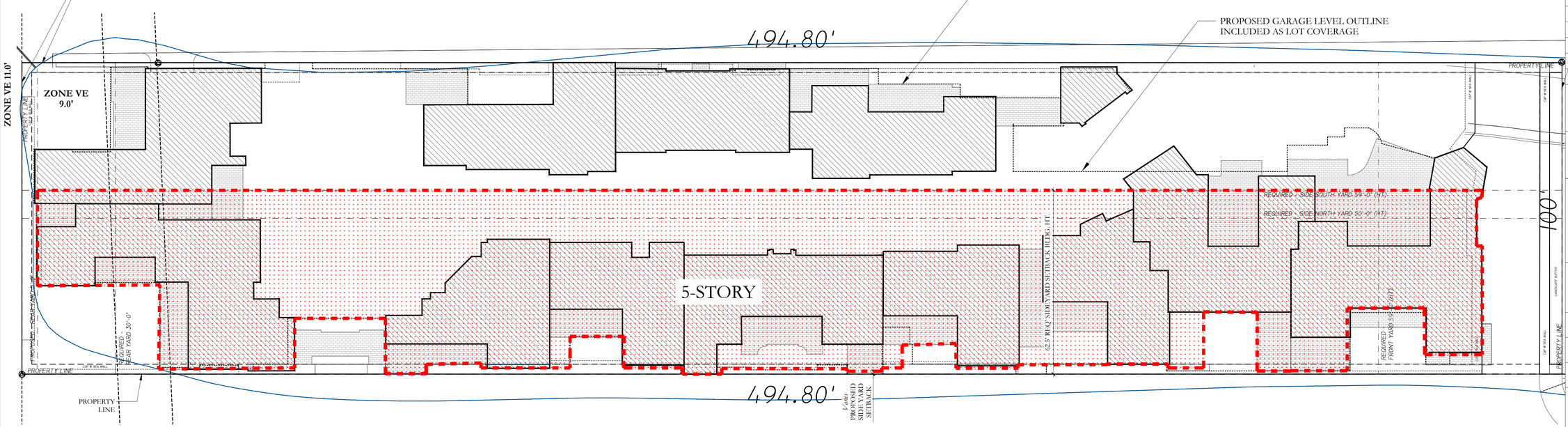


2 VARIANCE DIAGRAM PLAN

1/16"=1'-0"

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



1 VARIANCE DIAGRAM PLAN

1/16"=1'-0"

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	03/09/2026
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	SHEET NO
02/04/2026	A-002.4
SCALE AS NOTED	
BY MC	

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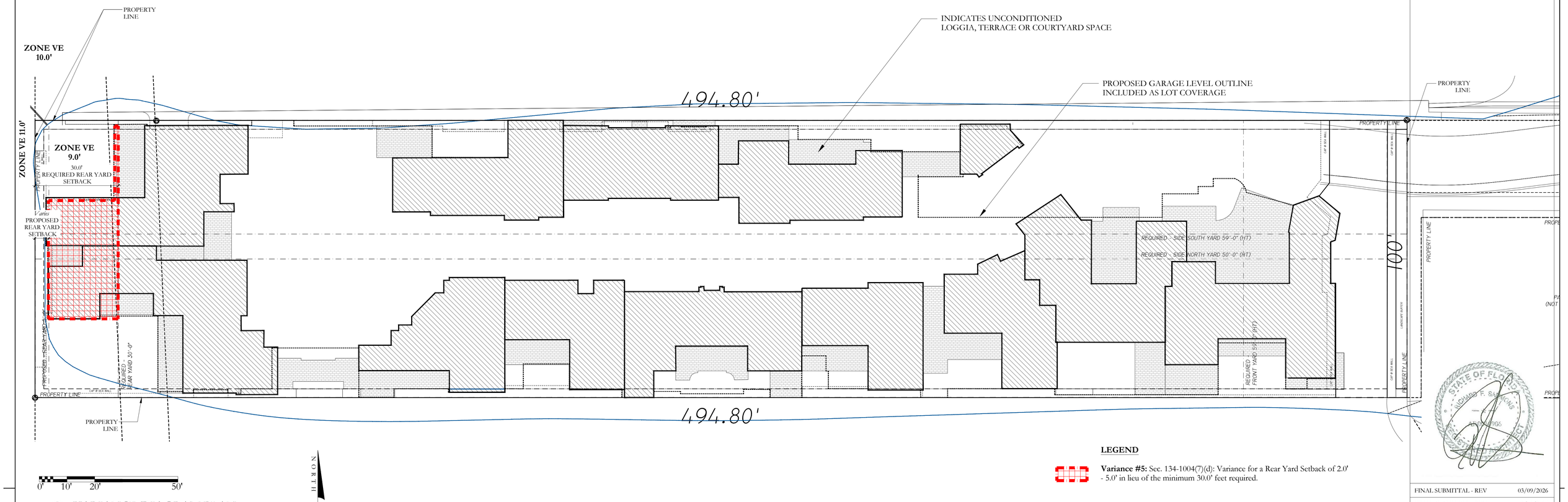

0' 10' 20' 50'

NORTH

1 VARIANCE DIAGRAM PLAN

1/16"=1'-0"

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	03/09/2026
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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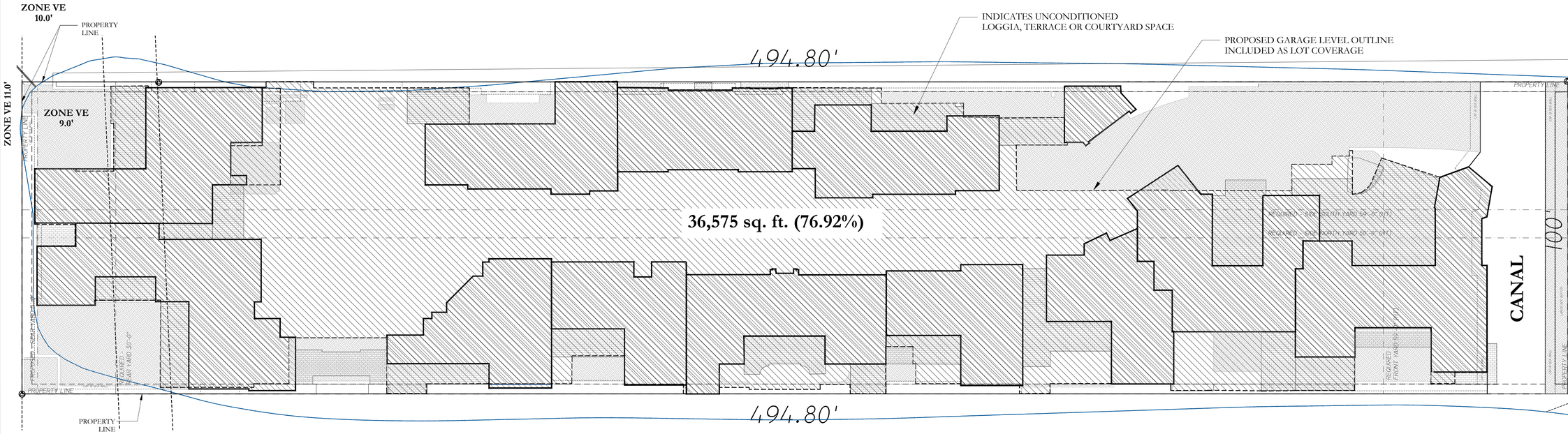
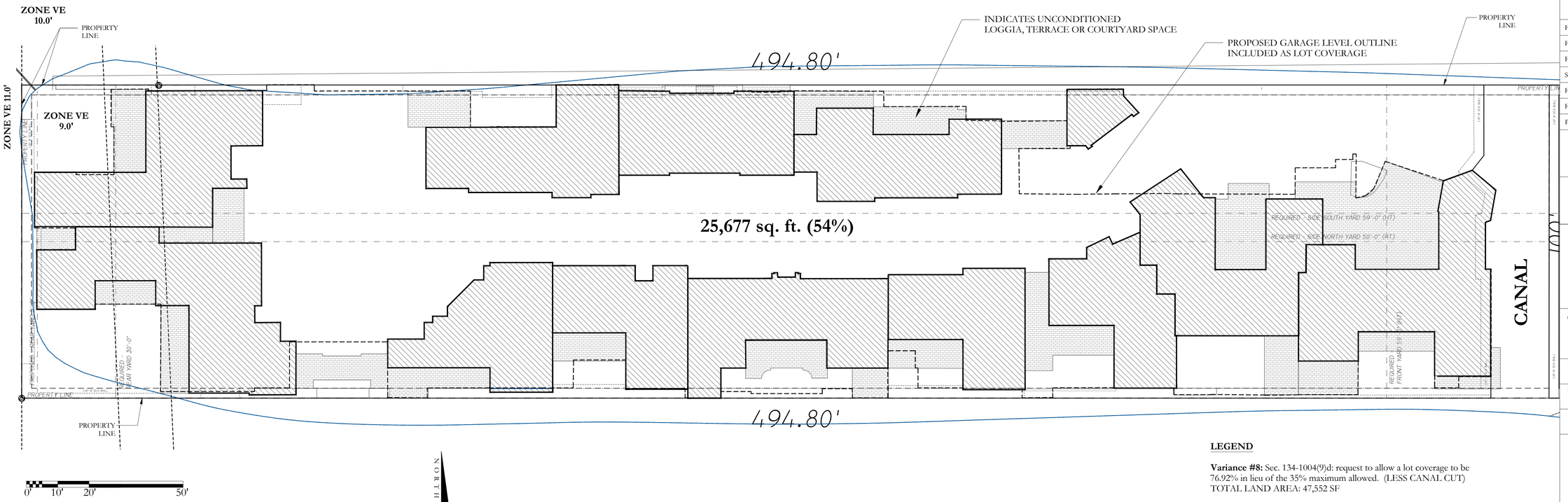


1 VARIANCE DIAGRAM PLAN - PARKING LEVEL
1/16"=1'-0"



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 76.92% in lieu of the 35% maximum allowed. (LESS CANAL CUT)
TOTAL LAND AREA: 47,552 SF

GROUND FLOOR STRUCTURE
PARKING LEVEL STRUCTURE
EARTH

FINAL SUBMITTAL - REV	03/09/2026
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

SHEET NO
A-002.8

SCALE
AS NOTED

BY
MC

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0' 10' 20' 50'

NORTH

1 VARIANCE DIAGRAM PLAN

1/16"=1'-0"

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	03/09/2026
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	**SHEET NO** A-002.9
SCALE AS NOTED	
BY MC	

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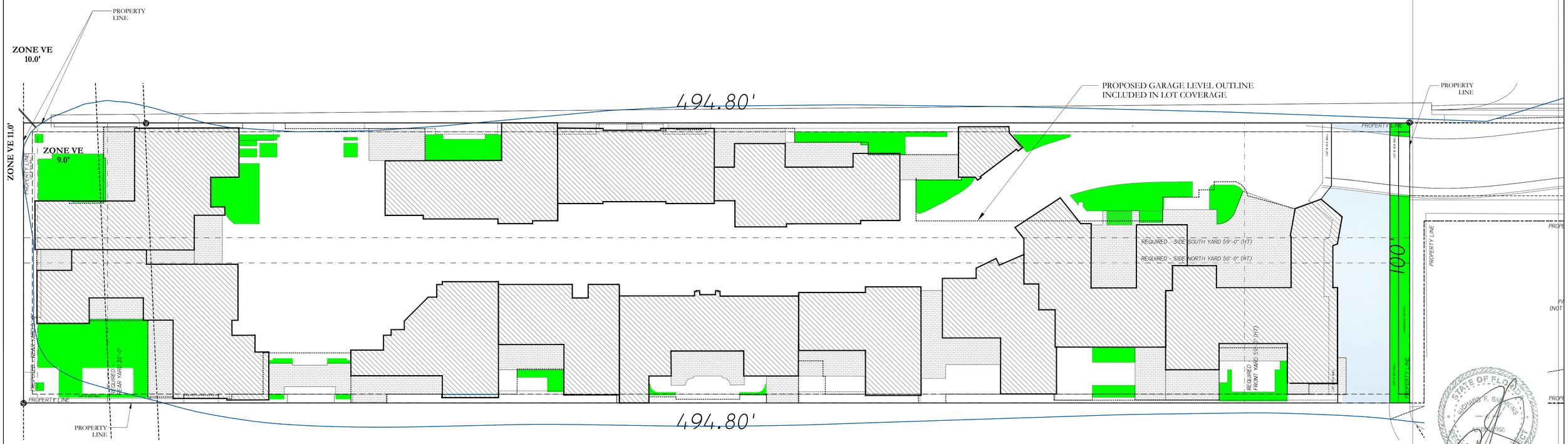

0' 10' 20' 50'

NORTH

1 VARIANCE DIAGRAM PLAN

1/16"=1'-0"

LEGEND

Variance #11:
Sec. 134-1004(11)(d): Variance for Landscaped Open Space of 3,893 (8.19%) in lieu of the minimum 17,318 sq. ft. (35%)
TOTAL LAND AREA: 45,755S GSF

REFER TO SHEET A001.1 FOR TOTAL GREENSPACE AREA

FINAL SUBMITTAL - REV	03/09/2026
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

VARIANCE DIAGRAMS
LANDSCAPE OPEN SPACE

DATE
02/04/2026

SCALE
AS NOTED

BY
MC

SHEET NO
A-002.10

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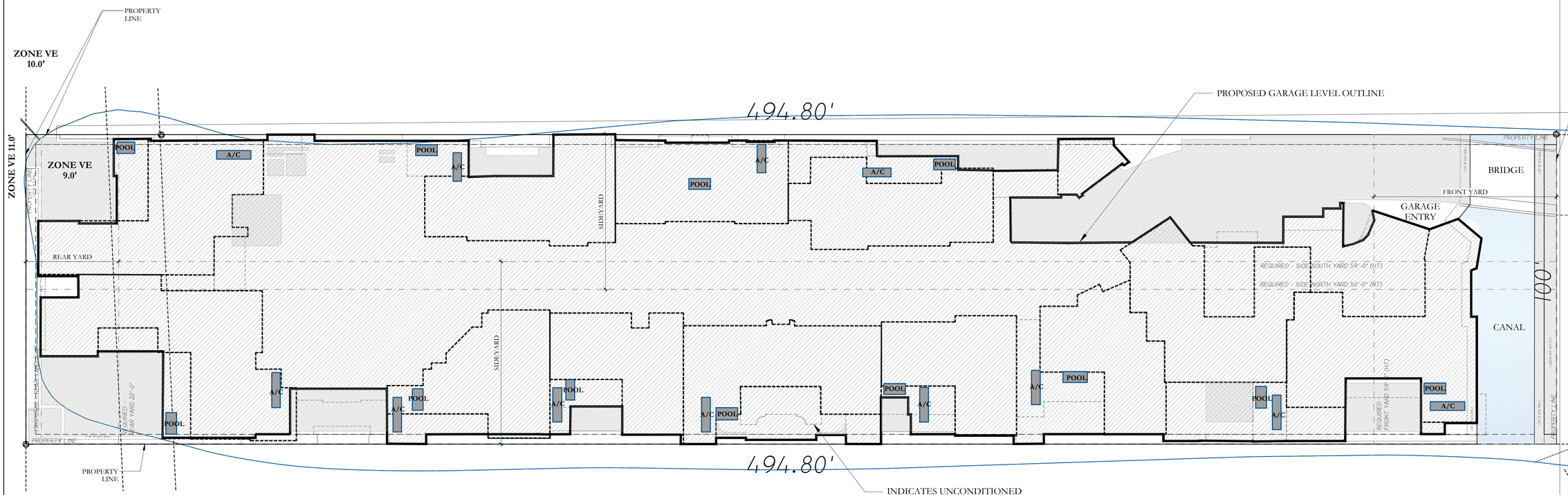

0' 10' 20' 50'

NORTH

1 VARIANCE DIAGRAM PLAN

1/16"=1'-0"

LEGEND

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

A/C POOL = Indicates pool/mechanical equipment located at the parking level above +10.33' N.A.V.D.

FINAL SUBMITTAL - REV	03/09/2026
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

SCALE AS NOTED

BY MC

SHEET NO A-002.11

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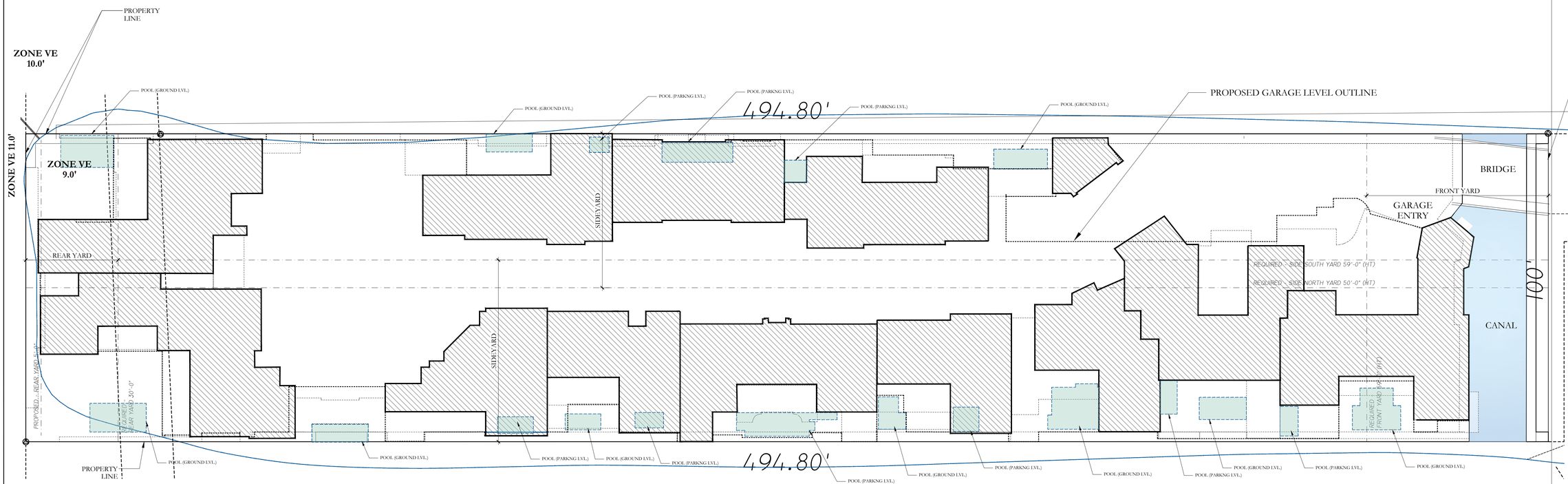

0' 10' 20' 50'

NORTH

1 VARIANCE DIAGRAM PLAN

1/16"=1'-0"

LEGEND

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

FINAL SUBMITTAL - REV	03/09/2026
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

SCALE AS NOTED

BY MC

SHEET NO A-002.12

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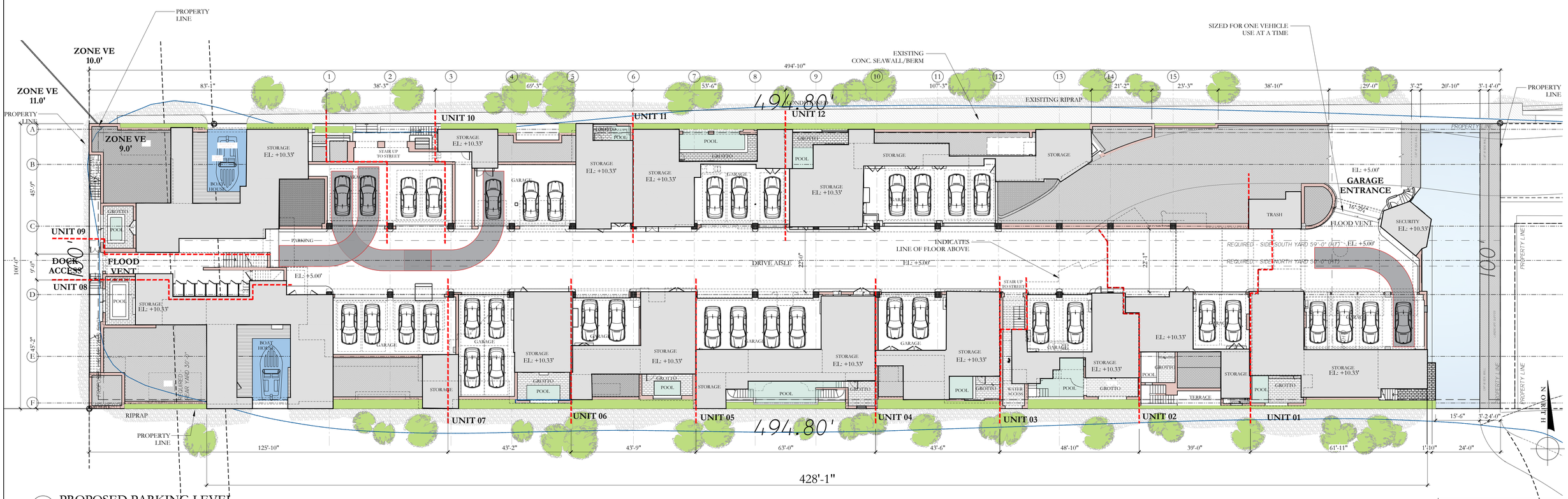
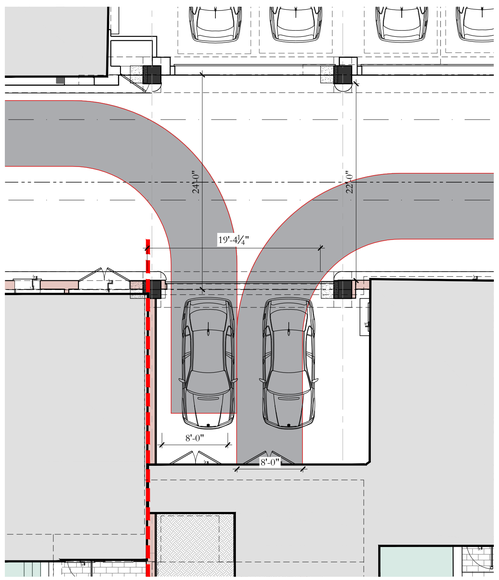


1 PROPOSED PARKING LEVEL

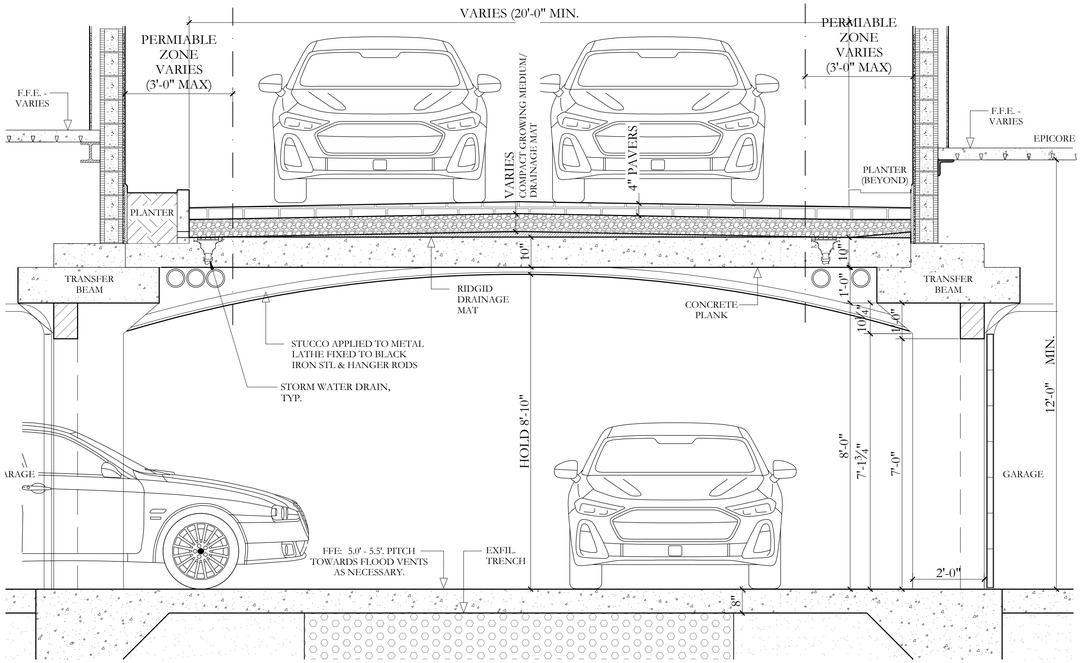
1/16"=1'-0"

0' 10' 20' 50'



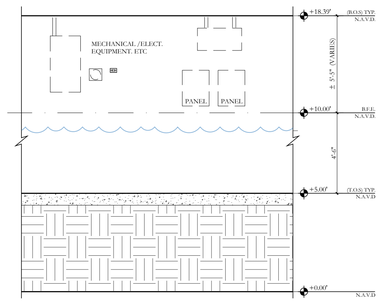
2 TYP. PARKING MANEUVERABILITY DIAGRAM

1/8"=1'-0"



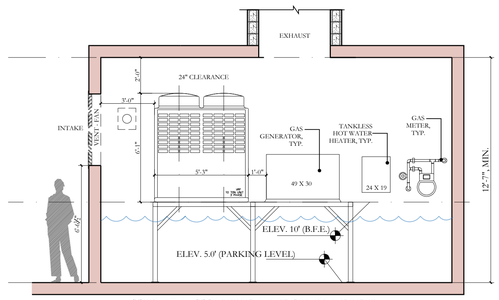
3 SECTION DETAIL THROUGH SLAB

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 - REV	03/09/2026
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 PARKING LEVEL FLOOR 01

DATE 02/04/2026

SCALE AS NOTED

BY MS

SHEET NO A-100

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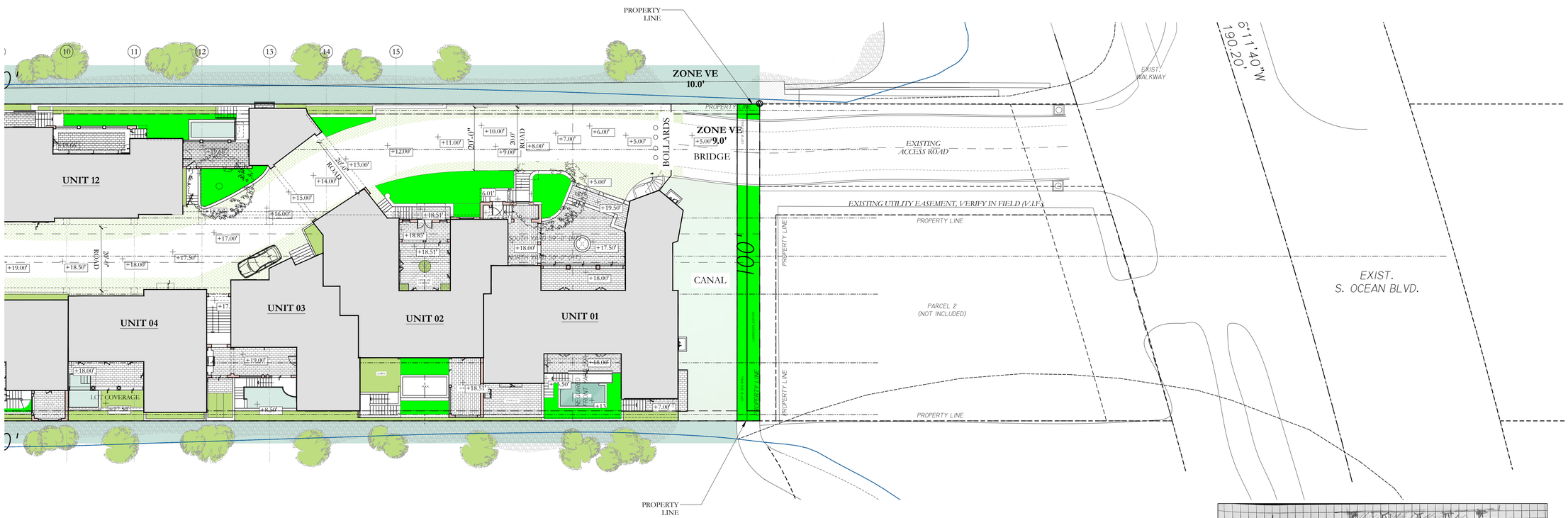
NOTES:

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

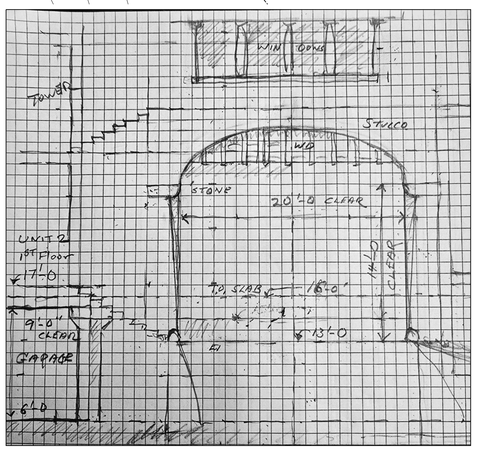


1 PROPOSED PARTIAL SITE PLAN WITH ACCESS ROAD

1/16"=1'-0"

0' 10' 20' 50'

NORTH



2 ENTRY ARCH CLEARANCE DETAIL

N.T.S.

FINAL SUBMITTAL - REV	03/09/2026
FINAL SUBMITTAL - REV	02/09/2026
FINAL SUBMITTAL	12/03/2025
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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

PROPOSED PARTIAL SITE PLAN WITH ACCESS ROAD

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

FAIRFAX & SAMMONS
NEW YORK – PALM BEACH

FAIRFAX, SAMMONS & PARTNERS, LLC.
214 BRAZILIAN AVENUE, PALM BEACH 33480
TELEPHONE (561) 805-8591
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LICENSE NO. AA26000646

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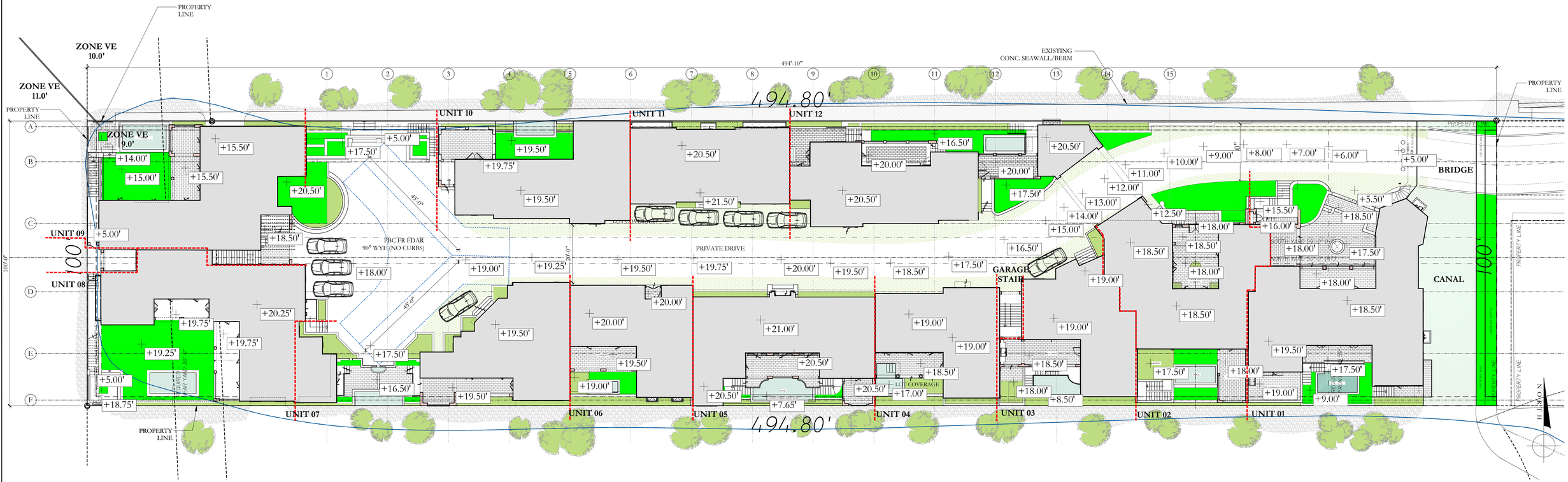

1 PROPOSED GROUND LEVEL

1/16"=1'-0"

0' 10' 20' 50'

FINAL SUBMITTAL - REV	03/09/2026
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 SITE ELEVATIONS & GRADING

DATE 02/04/2026	**SHEET NO** A-101.3
SCALE AS NOTED	
BY MC	

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NEW YORK - PALM BEACH

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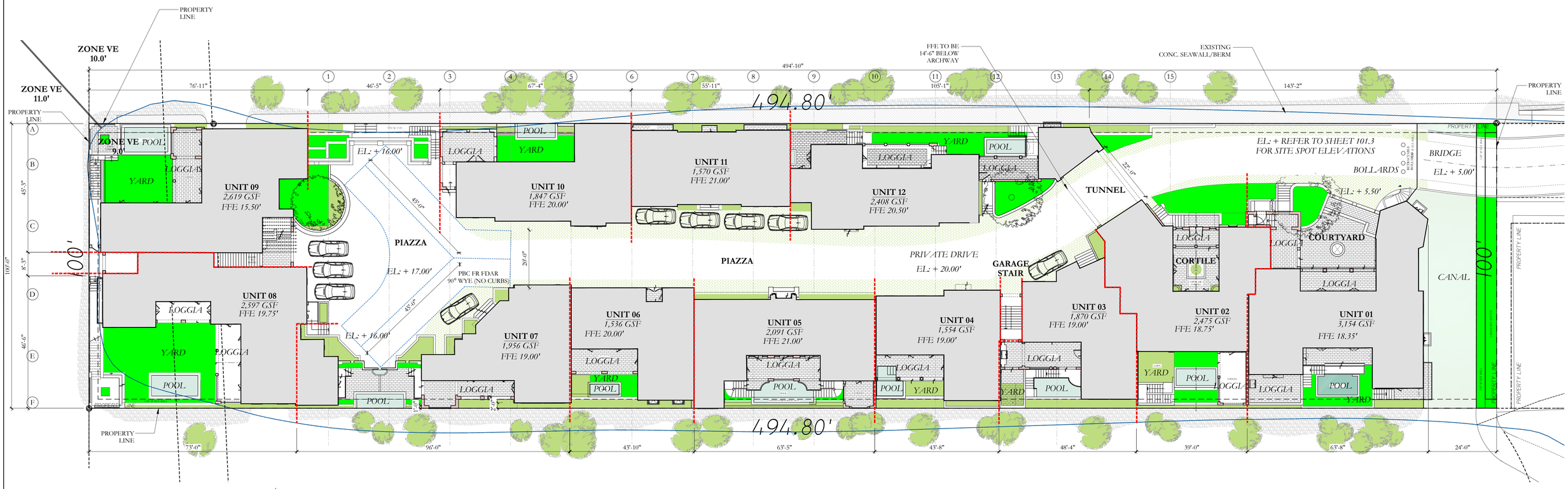

1 PROPOSED GROUND LEVEL

1/16"=1'-0"

0' 10' 20' 50'

NORTH

GROUND LEVEL	
LOT COVERAGE	
UNIT #	SF
1	3,154.00
2	2,475.00
3	1,870.00
4	1,554.00
5	2,091.00
6	1,536.00
7	1,956.00
8	2,597.00
9	2,619.00
10	1,847.00
11	1,570.00
12	2,408.00
TOTAL	**25,677.00**
Zoning Lot Area	47,552.00
%	**54.00%**

PARKING LVL (ZONING AREA)	
LOT COVERAGE	
Basement Level	36,575.00
Lot Area	49,480.00
Less Canal	1,928.00
Zoning Lot Area	47,552.00
%	**76.92%**

Unit 1			
Area Calculations			
	Conditioned	*Unconditioned / Balconies*	*Garage*
Basement Level	498.00	360.00	
First Floor	2,055.00	1,357.00	**3,412.00**
Second Floor	1,953.00	366.00	
	4,506.00	2,083.00	863.00
TOTAL:			**7,452.00**

Unit 2			
Area Calculations			
	Conditioned	*Unconditioned / Balconies*	*Garage*
Basement Level	360.00	188.00	
First Floor	1,711.00	388.00	
Second Floor	2,017.00	171.00	
Third Floor	549.00		
Fourth Floor	511.00	266.00	
	5,148.00	1,013.00	554.00
TOTAL:			**6,715.00**

Unit 3			
Area Calculations			
	Conditioned	*Unconditioned / Balconies*	*Garage*
Basement Level	397.00	123.00	
First Floor	1,077.00	353.00	
Second Floor	1,120.00	269.00	
Third Floor	926.00	129.00	
	3,520.00	874.00	489.00
TOTAL:			**4,883.00**

Unit 4			
Area Calculations			
	Conditioned	*Unconditioned / Balconies*	*Garage*
Basement Level	577.00	237.00	
First Floor	1,157.00	192.00	
Second Floor	1,155.00	116.00	
Third Floor	1,088.00	77.00	
	3,977.00	622.00	498.00
TOTAL:			**5,097.00**

Unit 5			
Area Calculations			
	Conditioned	*Unconditioned / Balconies*	*Garage*
Basement Level	593.00	263.00	
First Floor	1,419.00	290.00	
Second Floor	1,344.00	381.00	
Third Floor	1,153.00	188.00	
	4,509.00	1,122.00	1,114.00
TOTAL:			**6,745.00**

Unit 6			
Area Calculations			
	Conditioned	*Unconditioned*	
Basement Level	574.00	246.00	
First Floor	1,092.00	192.00	
Second Floor	1,116.00	114.00	
Third Floor -	1,011.00	128.00	
	3,793.00	680.00	512.00
TOTAL:			**4,985.00**

Unit 7			
Area Calculations			
	Conditioned	*Unconditioned / Balconies*	*Garage*
Basement Level	549.00	266.00	
First Floor	1,457.00	249.00	
Second Floor	993.00	17.00	
Third Floor	1,295.00	198.00	
Fourth Floor	993.00	386.00	
	5,287.00	1,116.00	651.00
TOTAL:			**7,054.00**

Unit 8			
Area Calculations			
	Conditioned	*Unconditioned / Balconies*	*Garage*
Basement Level	822.00	1,250.00	
First Floor	1,932.00	413.00	
Second Floor	1,678.00	127.00	
Third Floor	1,184.00	78.00	
	5,616.00	1,868.00	860.00
TOTAL:			**8,344.00**

Unit 9			
Area Calculations			
	Conditioned	*Unconditioned / Balconies*	*Garage*
Basement Level	882.00	1,082.00	
First Floor	1,790.00	231.00	
Second Floor	1,542.00	197.00	
Third Floor	1,449.00	115.00	
	5,663.00	1,625.00	800.00
TOTAL:			**8,088.00**

Unit 10			
Area Calculations			
	Conditioned	*Unconditioned / Balconies*	*Garage*
Basement Level	484.00	156.00	
First Floor	2,340.00	224.00	
Second Floor	1,394.00	306.00	
Third Floor	1,103.00	28.00	
	5,321.00	714.00	992.00
TOTAL:			**7,027.00**

Unit 11			
Area Calculations			
	Conditioned	*Unconditioned / Balconies*	*Garage*
Basement Level	496.00	182.00	
First Floor	1,325.00	96.00	
Second Floor	1,238.00	170.00	
Third Floor	1,054.00	177.00	
	4,113.00	625.00	803.00
TOTAL:			**5,541.00**

Unit 12			
Area Calculations			
	Conditioned	*Unconditioned / Balconies*	*Garage*
Basement Level	564.00	250.00	
First Floor	1,725.00	493.00	
Second Floor	1,481.00	188.00	
Third Floor	1,051.00	63.00	
	4,821.00	994.00	1,150.00
TOTAL:			**6,965.00**

Overall Site			
Area Calculations	*Conditioned*	*Unconditioned / Balconies*	*Garage*
	56,274.00	**13,336.00**	**8,635.00**
TOTAL:			**78,896.00**

2 AREA BREAKDOWN - UNITS 01 - 12

N.T.S.

*ALL AREAS ARE APPROXIMATE

FINAL SUBMITTAL - REV	03/09/2026
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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

PROPOSED GROUND LEVEL FLOOR 02

DATE

02/04/2026

SCALE

AS NOTED

BY

MC

SHEET NO

A-101

FAIRFAX & SAMMONS
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1 PROPOSED SECOND LEVEL

1/16"=1'-0"

0' 10' 20' 50'

TERRACE PLANTERS

FINAL SUBMITTAL - REV	03/09/2026
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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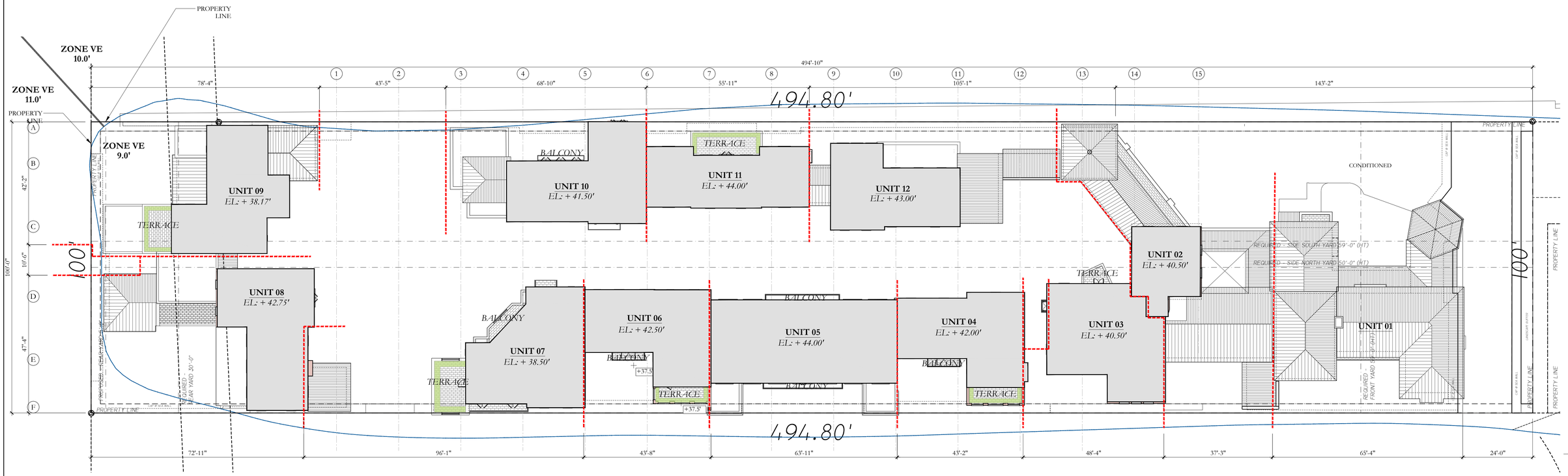
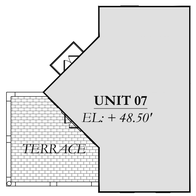


1 PROPOSED THIRD LEVEL

1/16"=1'-0"

0' 10' 20' 50'

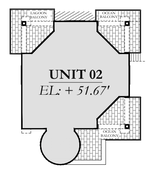
TERRACE PLANTERS



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'

FINAL SUBMITTAL - REV	03/09/2026
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 3RD & TOWER PLANS FLOOR 04 & 05

DATE 02/04/2026	**SHEET NO** A-103
SCALE AS NOTED	
BY MS	

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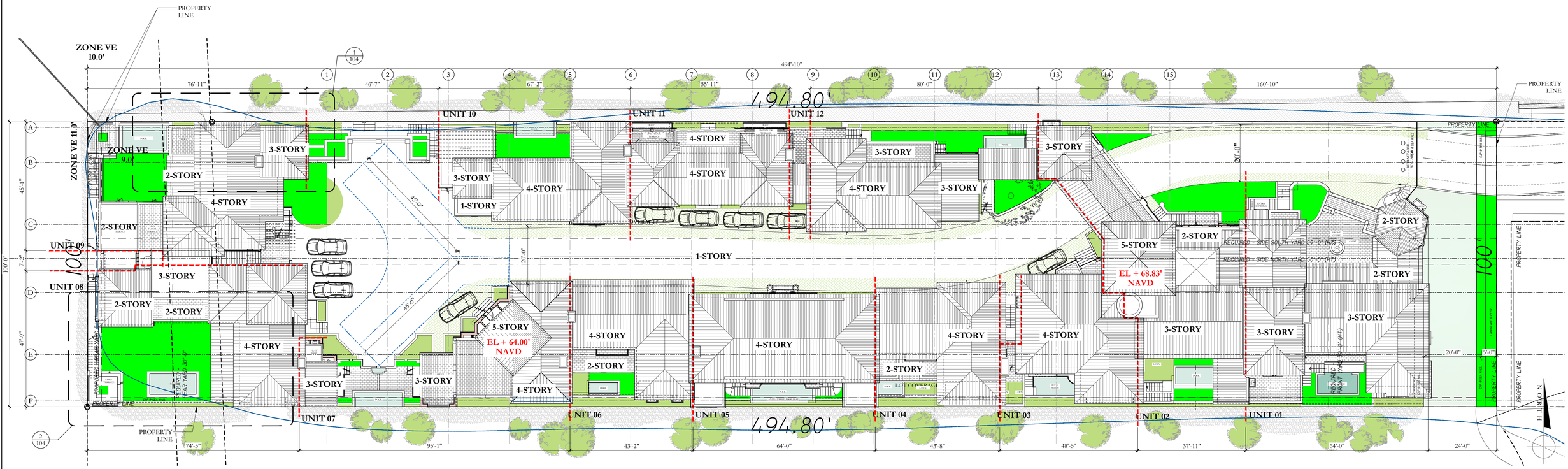
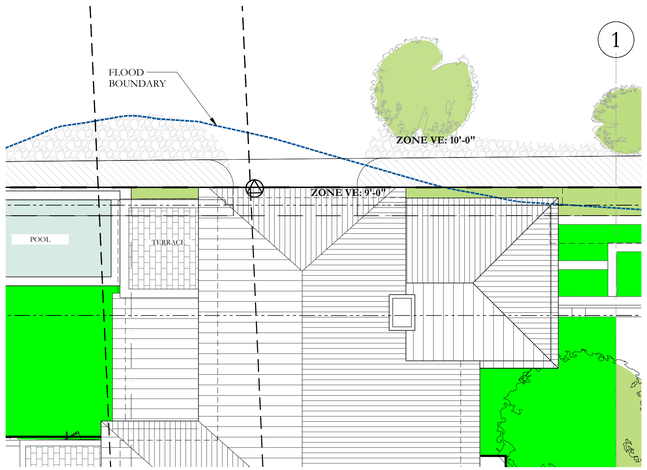


1 PROPOSED ROOF LEVEL

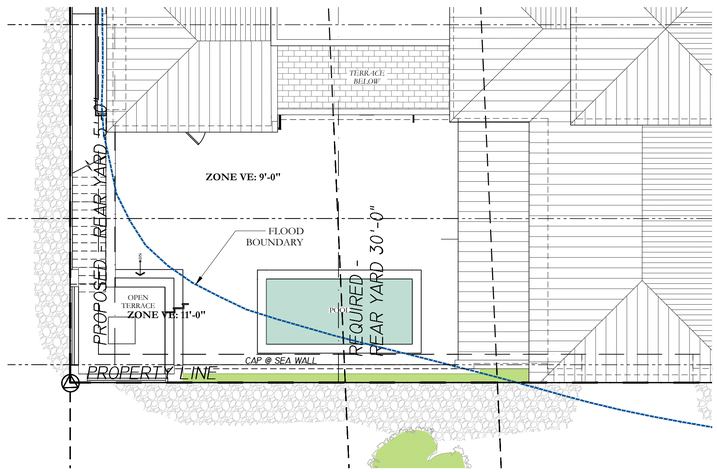
1/16"=1'-0"

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	03/09/2026
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 ROOF PLAN

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

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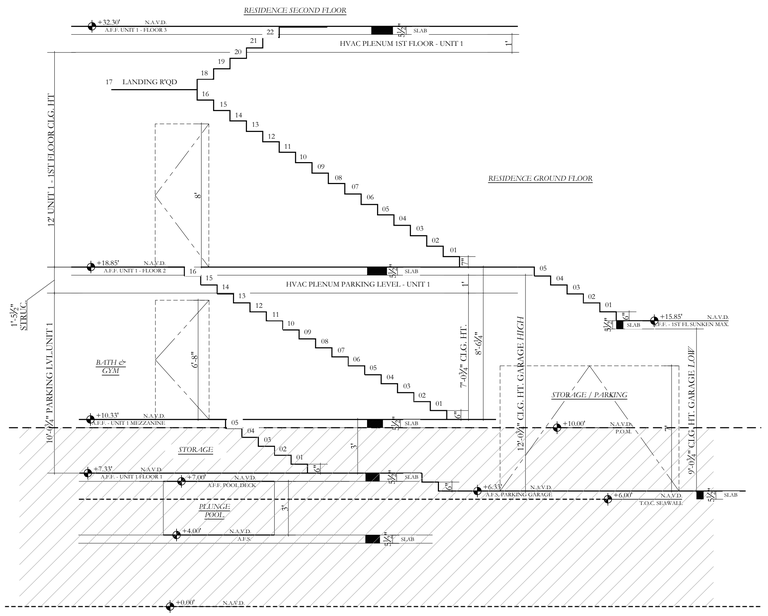
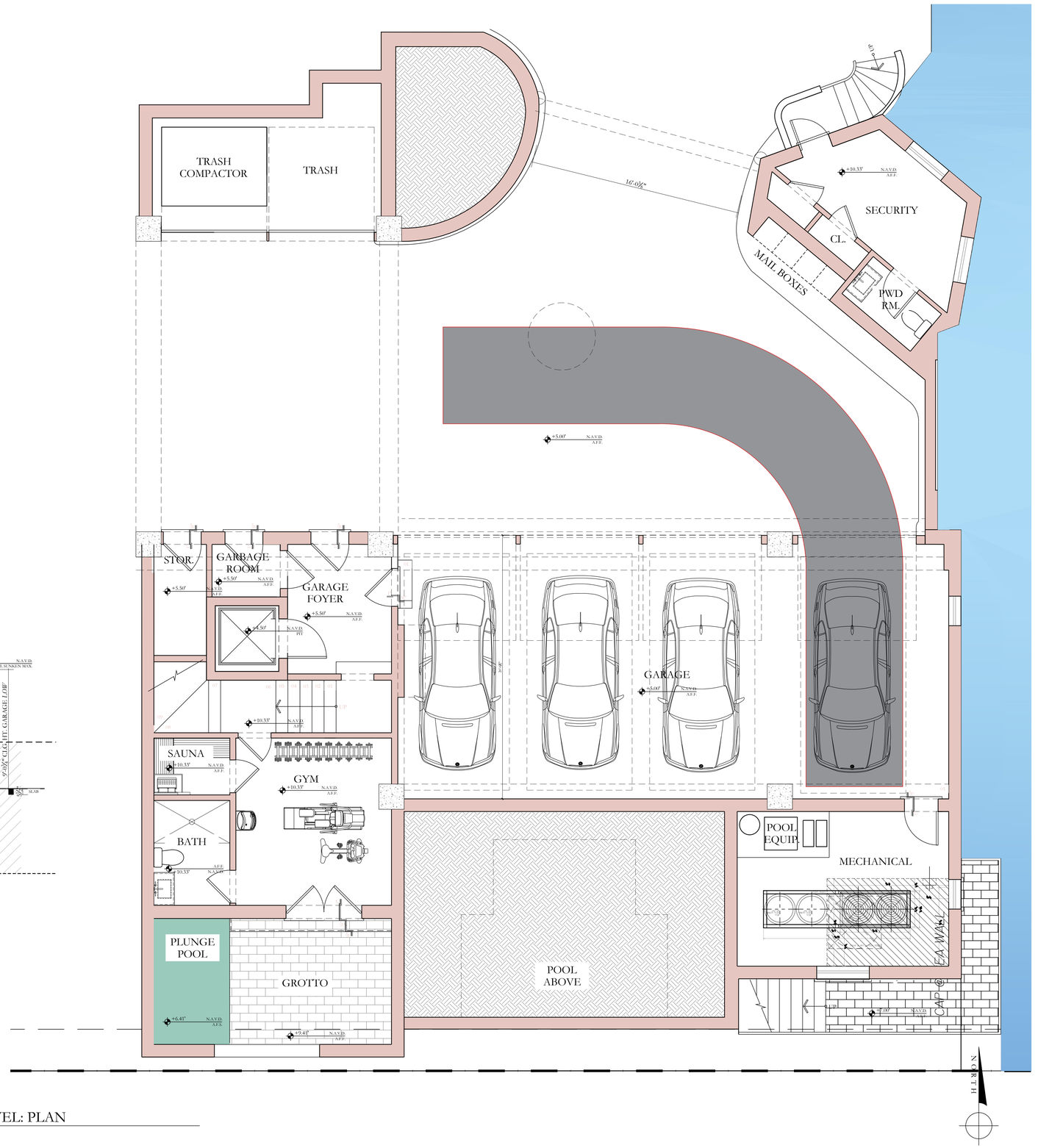


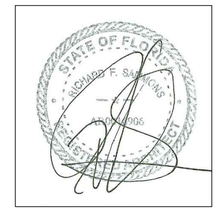
2 TYP. ELEVATIONS DIAGRAM

1/4"=1'-0"



1 PARKING LEVEL: PLAN

1/4"=1'-0"



FINAL SUBMITTAL - REV	03/09/2026
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	**SHEET NO** A-105
SCALE 1/4"=1'-0"	
BY MC	

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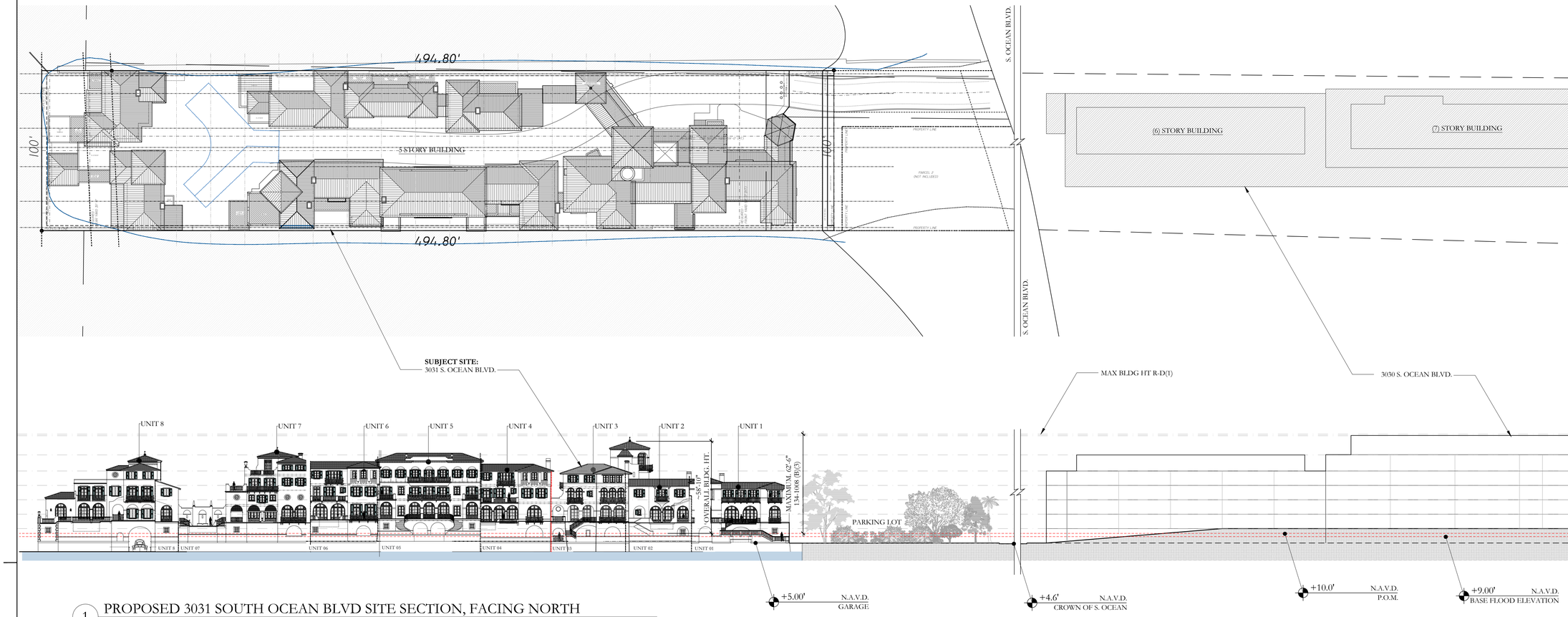
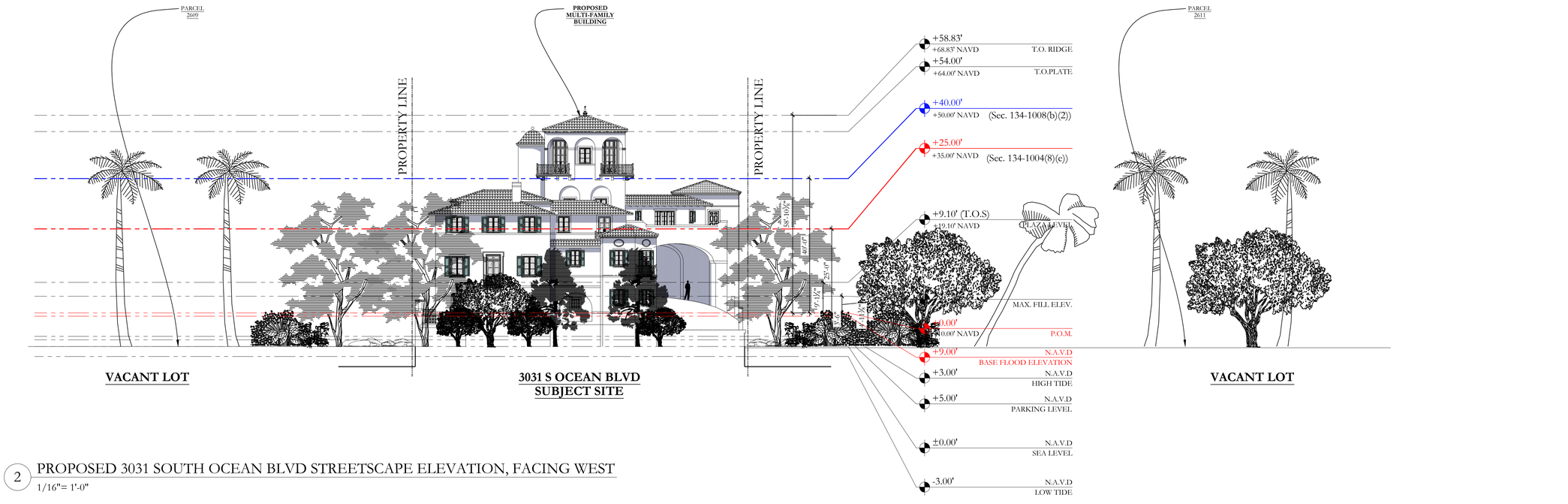


1 PROPOSED 3031 SOUTH OCEAN BLVD SITE SECTION, FACING NORTH

1/32"= 1'-0"



2 PROPOSED 3031 SOUTH OCEAN BLVD STREETSCAPE ELEVATION, FACING WEST

1/16"= 1'-0"

FINAL SUBMITTAL - REV	03/09/2026
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

PROPOSED SITE SECTIONS

DATE	SHEET NO
02/04/2026	A-110
SCALE AS NOTED	
BY MC	

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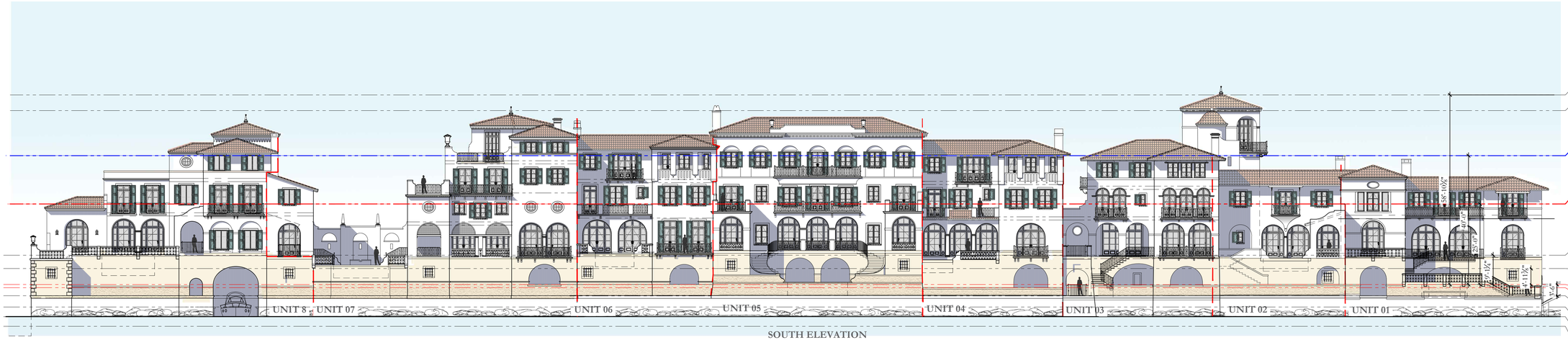

1 PROPOSED SOUTH ELEVATION

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.



3 PROPOSED WEST ELEVATION

1/16"= 1'-0"

FINAL SUBMITTAL - REV	03/09/2026
FINAL SUBMITTAL - REV	02/09/2026
FINAL SUBMITTAL	12/03/2025
SECOND SUBMITTAL	11/03/2025
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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

PROPOSED SOUTH & WEST ELEVATIONS

DATE 02/04/2026

SCALE AS NOTED

BY MS

SHEET NO A-111.0

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NEW YORK – PALM BEACH
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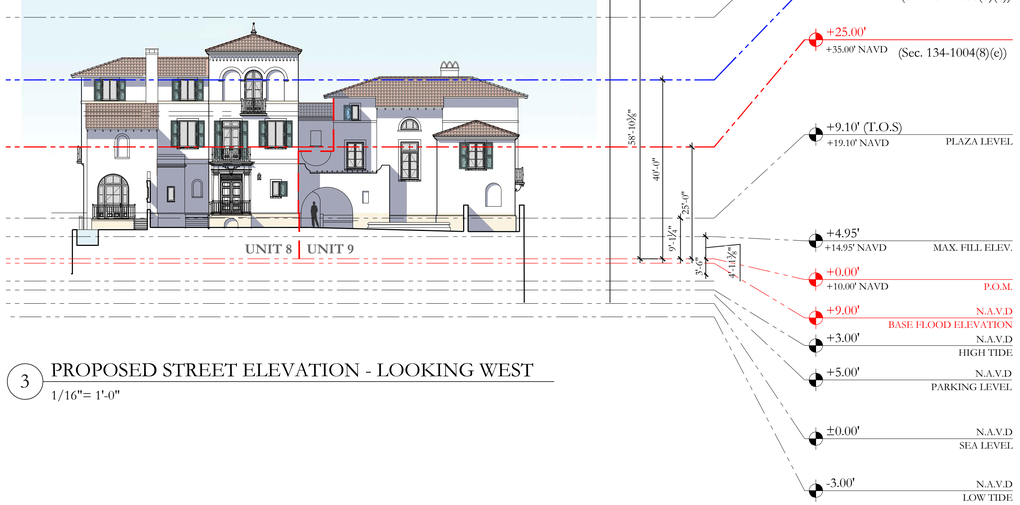
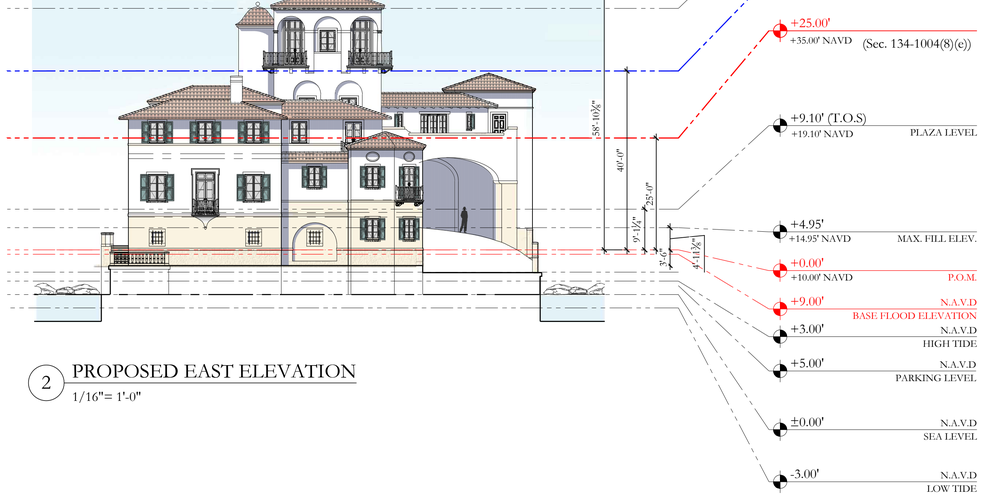
1 PROPOSED NORTH ELEVATION

1/16"= 1'-0"



3 PROPOSED STREET ELEVATION - LOOKING WEST

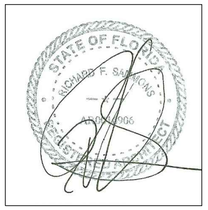
1/16"= 1'-0"



2 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	03/09/2026
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

SCALE
AS NOTED

BY
MS

SHEET NO
A-111.1

FAIRFAX & SAMMONS
NEW YORK – PALM BEACH
FAIRFAX, SAMMONS & PARTNERS, LLC.
214 BRAZILIAN AVENUE, PALM BEACH 33480
TELEPHONE (561) 805-5531
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1 PROPOSED STREET ELEVATION - LOOKING SOUTH

1/16"= 1'-0"



2 PROPOSED STREET ELEVATION - LOOKING NORTH

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	03/09/2026
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

PROPOSED NORTH & SOUTH STREET ELEVATIONS

DATE 02/04/2026	**SHEET NO** A-111.2
SCALE AS NOTED	
BY MS	

FAIRFAX & SAMMONS
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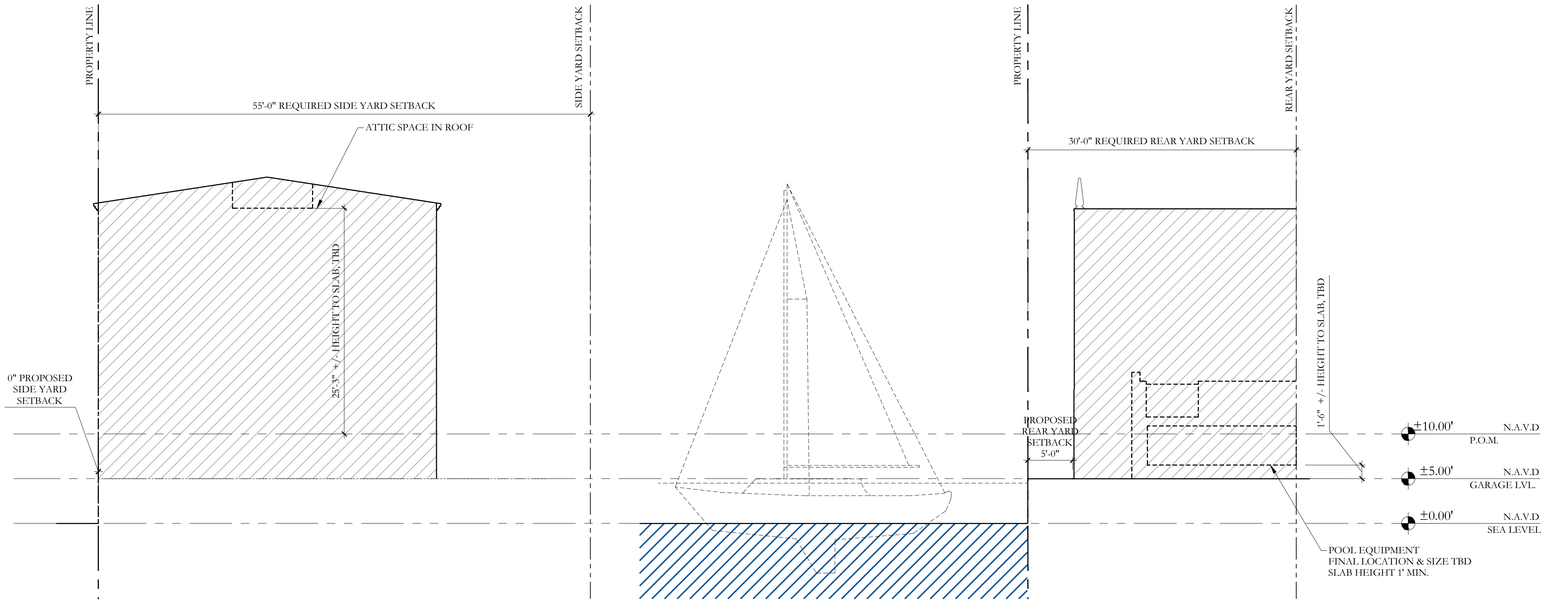
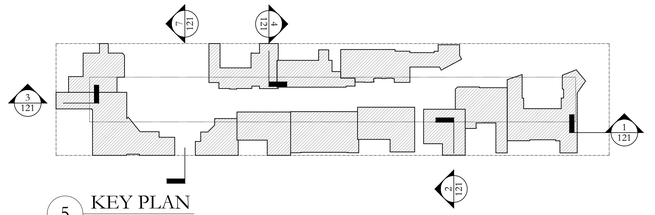


4 SIDE (NORTH) YARD SETBACK DIAGRAM

1/8"=1'-0"

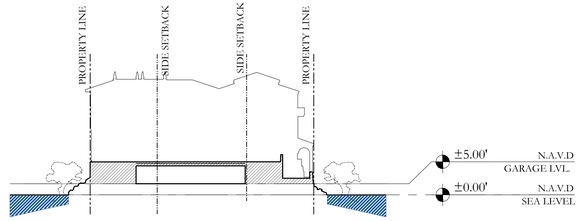
3 REAR (WEST) YARD SETBACK DIAGRAM

1/8"=1'-0"



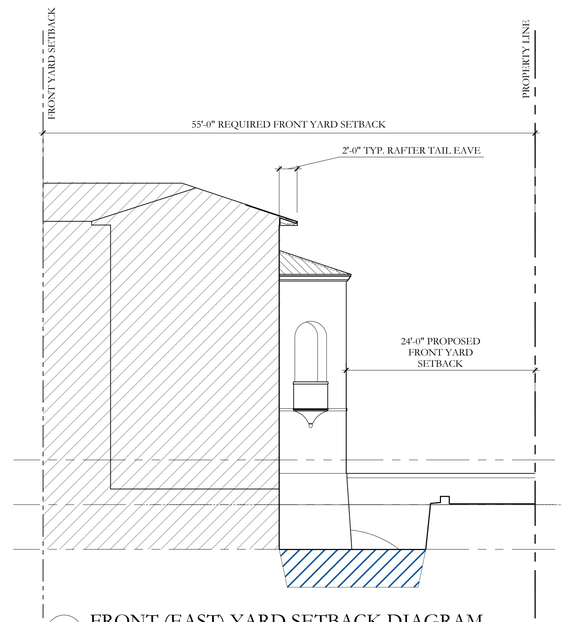
5 KEY PLAN

1/64"=1'-0"



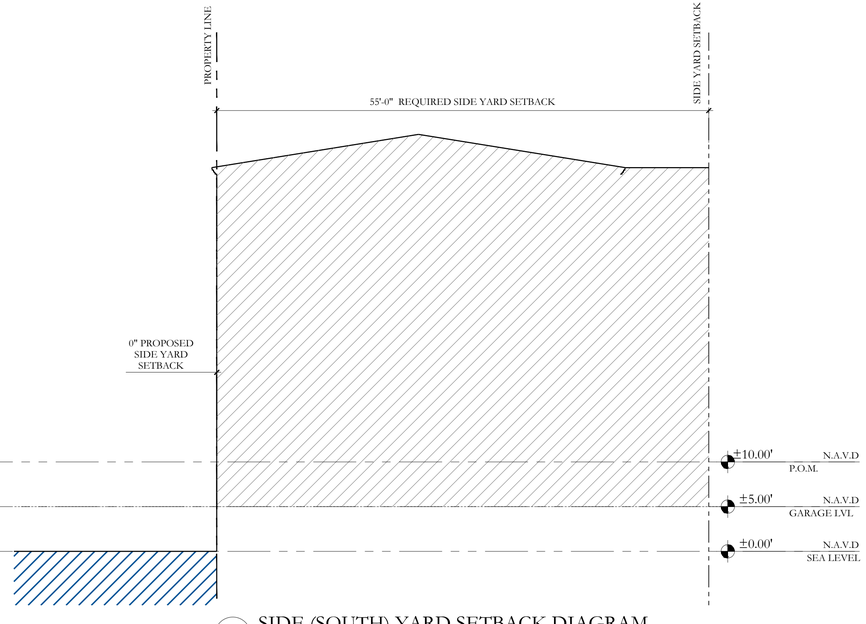
7 N-S THROUGH LOT SECTION DIAGRAM LOOKING WEST

1/32"=1'-0"



1 FRONT (EAST) YARD SETBACK DIAGRAM

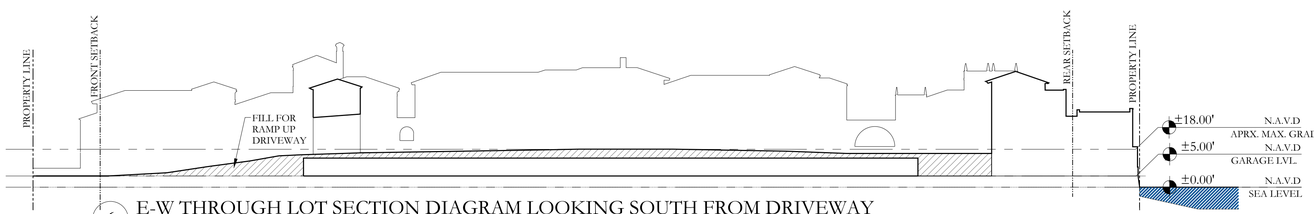
1/8"=1'-0"



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"

STATE OF FLORIDA
RICHARD F. SAMMONS
AR 0009045
REGISTERED ARCHITECT

FINAL SUBMITTAL - REV	03/09/2026
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ARC-25-0076

3031 S OCEAN BLVD.

PALM BEACH, FL 33480

SHEET TITLE

YARD SECTION DIAGRAMS

DATE 02/04/2026

SCALE AS NOTED

BY MB

SHEET NO A-121

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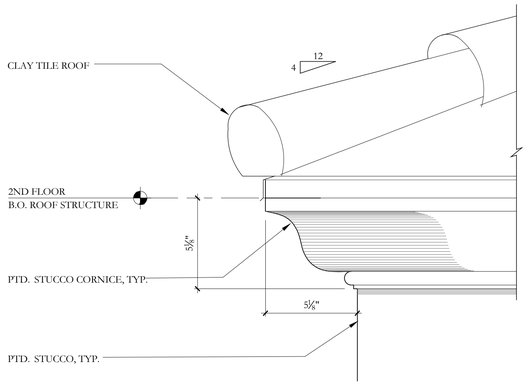
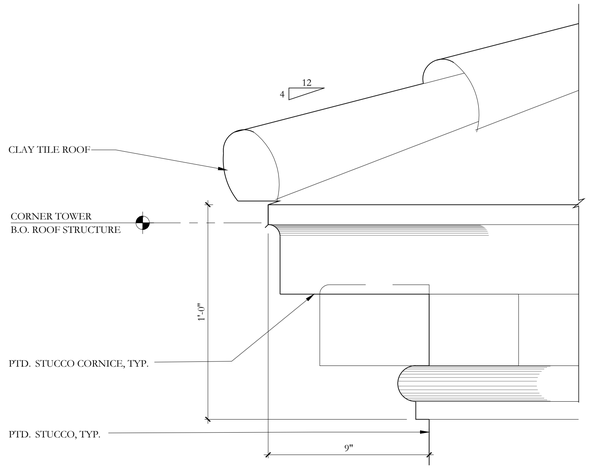
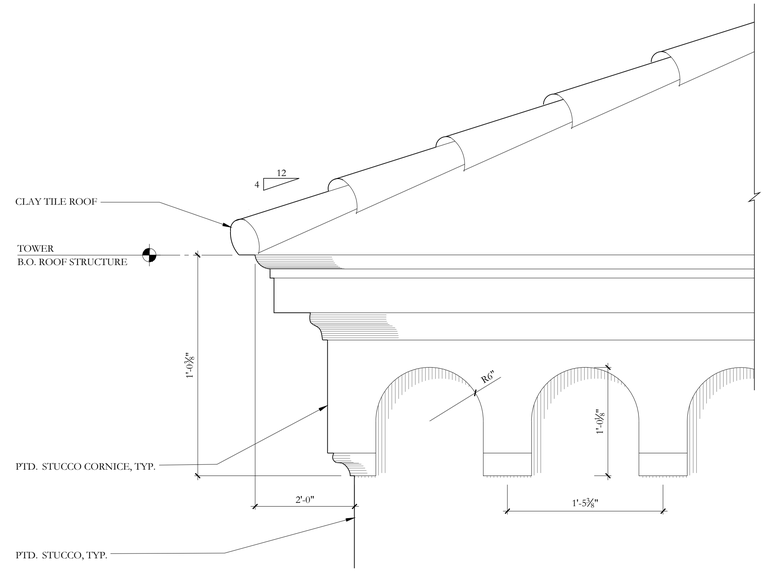


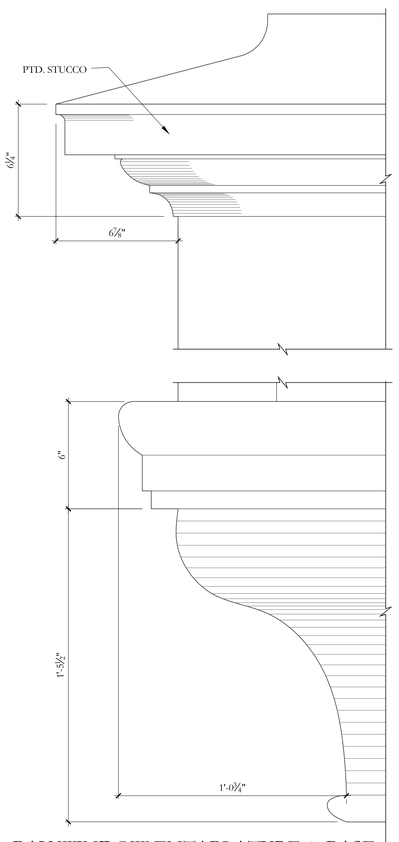
1 TYP. CORNICE DETAIL
3"= 1'-0"



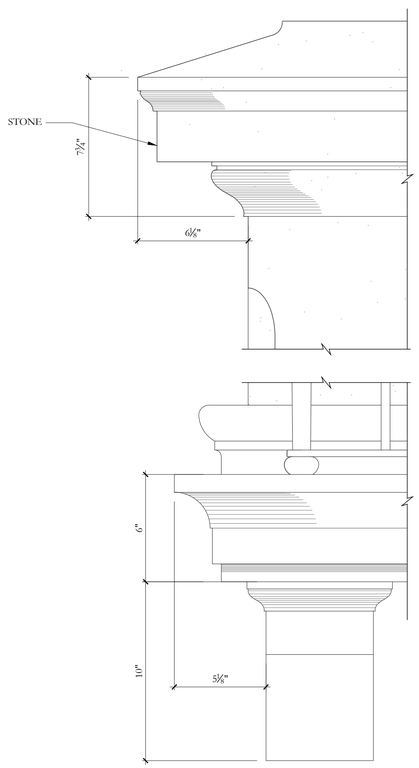
2 TOWER CORNICE
3"= 1'-0"



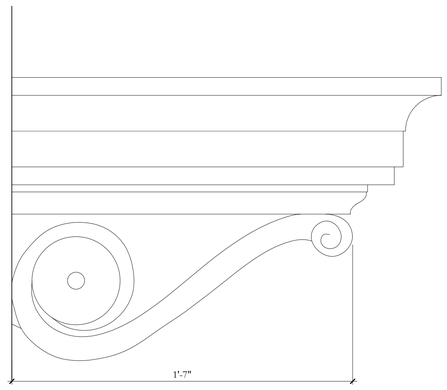
3 TOWER CORNICE
1-1/2"= 1'-0"



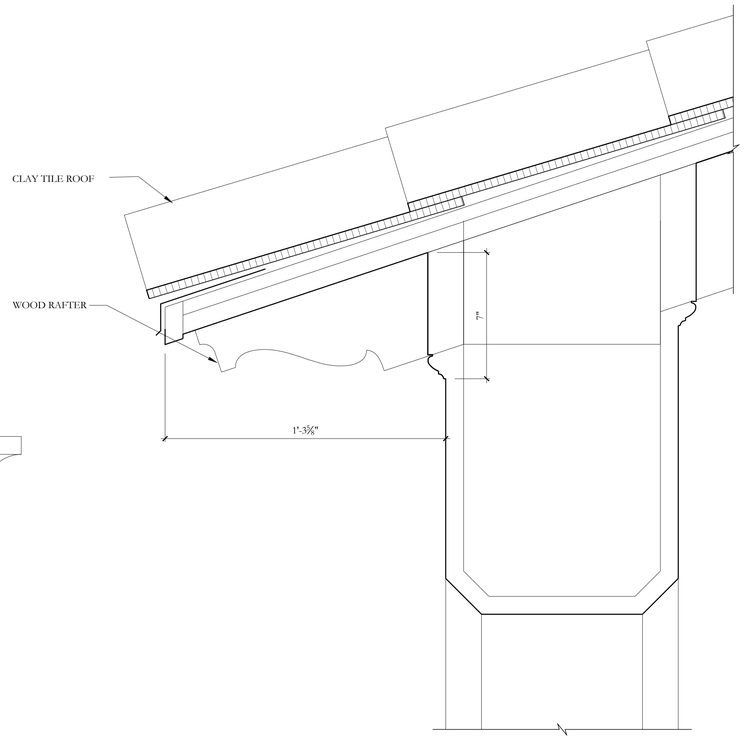
4 BAY WINDOW ENTABLATURE & BASE
3"= 1'-0"



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



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



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



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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
PROPOSED EXTERIOR DETAILS

DATE
02/04/2026

SCALE
AS NOTED

BY

SHEET NO
A-210

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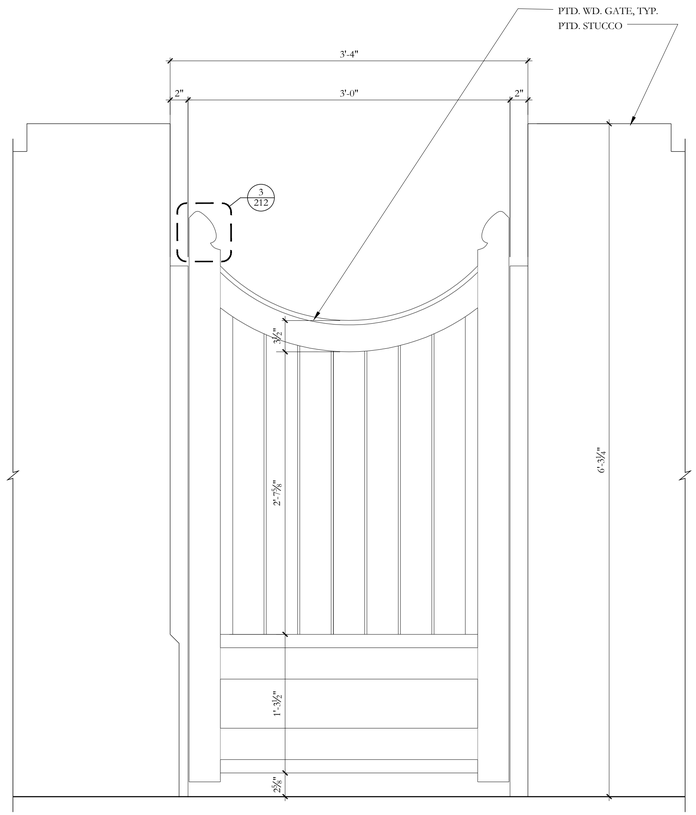
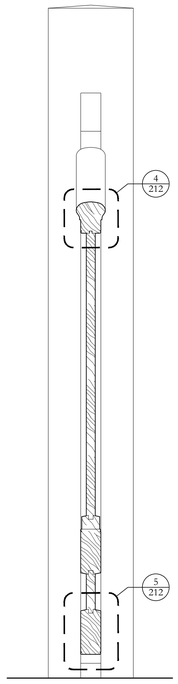
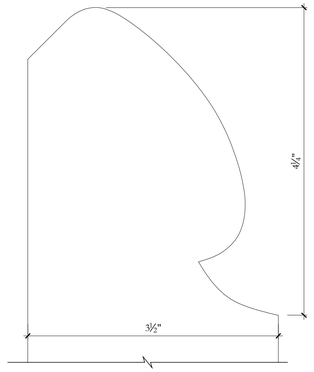


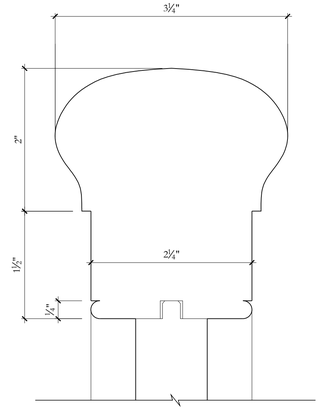
1 GARDEN GATE ELEVATION
1-1/2"= 1'-0"



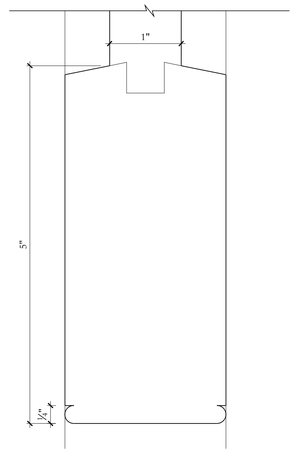
2 SECTION
1-1/2"= 1'-0"



3 STILE PROFILE
FULL SCALE



4 TOP RAIL PROFILE
FULL SCALE



5 BOTTOM RAIL PROFILE
FULL SCALE

FINAL SUBMITTAL - REV	03/09/2026
FINAL SUBMITTAL - REV	02/09/2026
FINAL SUBMITTAL	12/03/2025
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FILE NUMBER:
ARC-25-0076

3031 S OCEAN BLVD.
PALM BEACH, FL 33480

SHEET TITLE
PROPOSED
EXTERIOR DETAILS

DATE 02/04/2026	**SHEET NO** A-212
SCALE AS NOTED	
BY	

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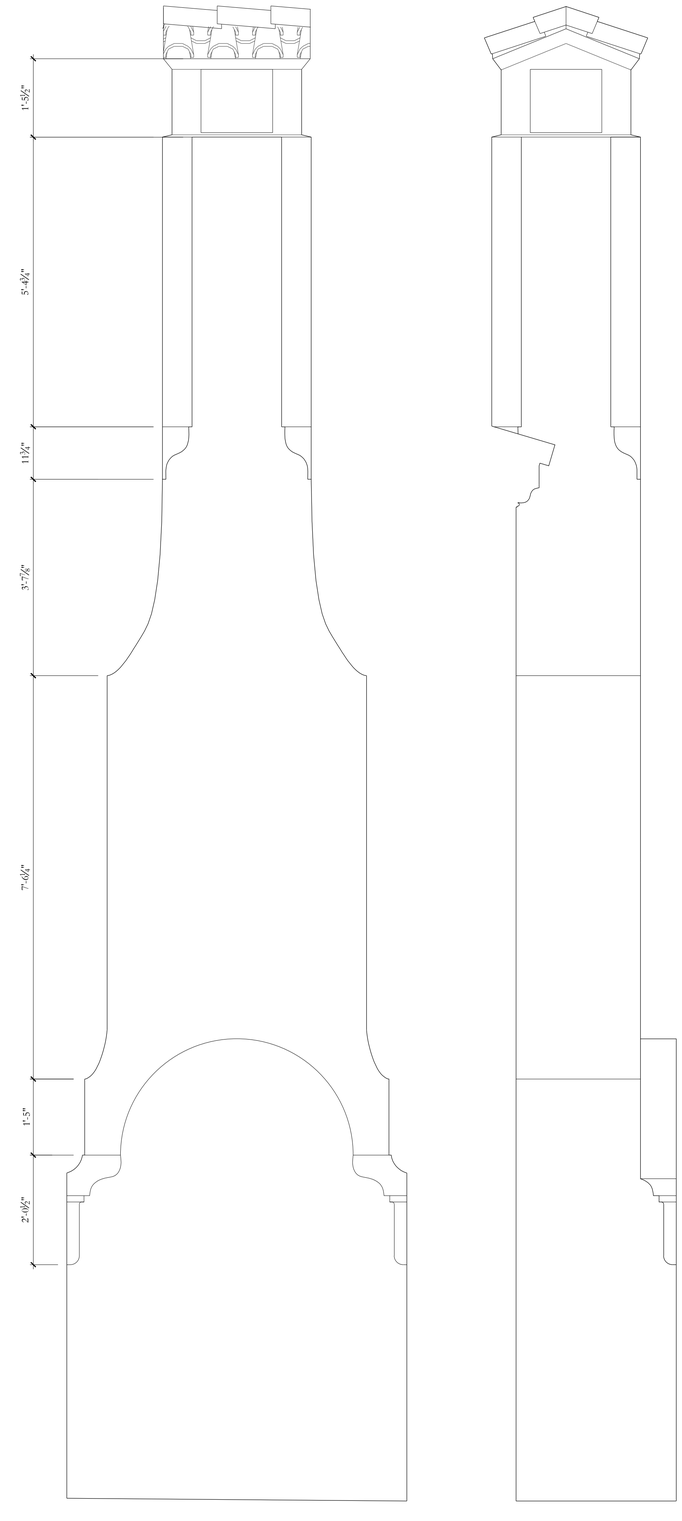
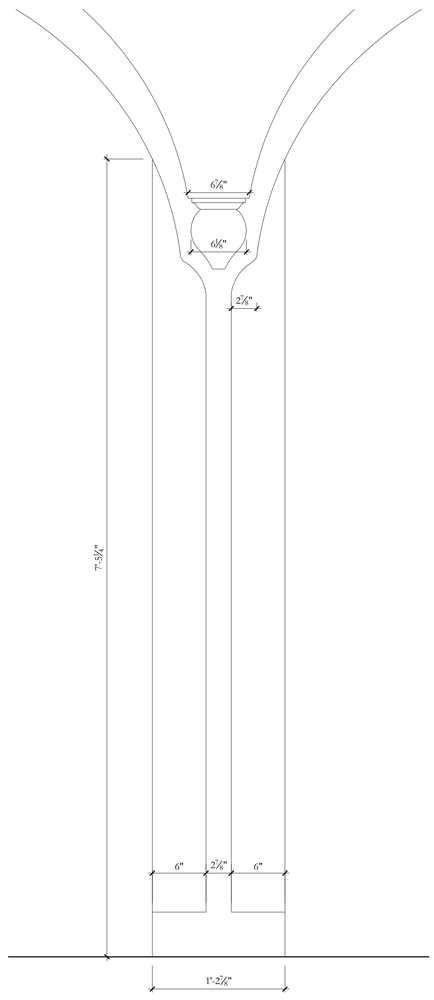
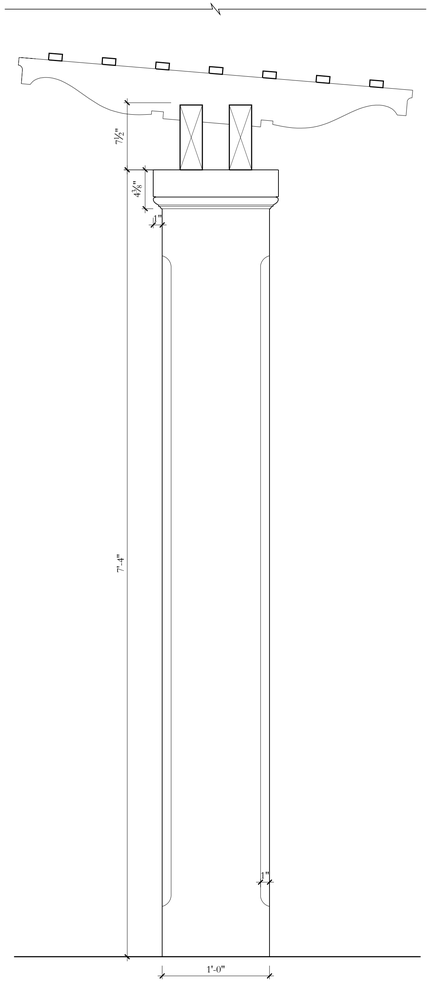


1 LIVING ROOM CHIMNEY ELEVATION
3/4"= 1'-0"

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	03/09/2026
FINAL SUBMITTAL - REV	02/09/2026
FINAL SUBMITTAL	12/03/2025
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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

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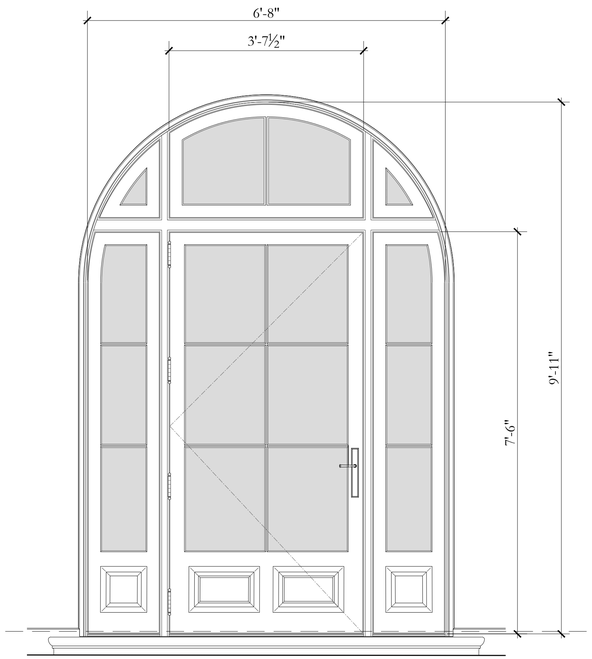
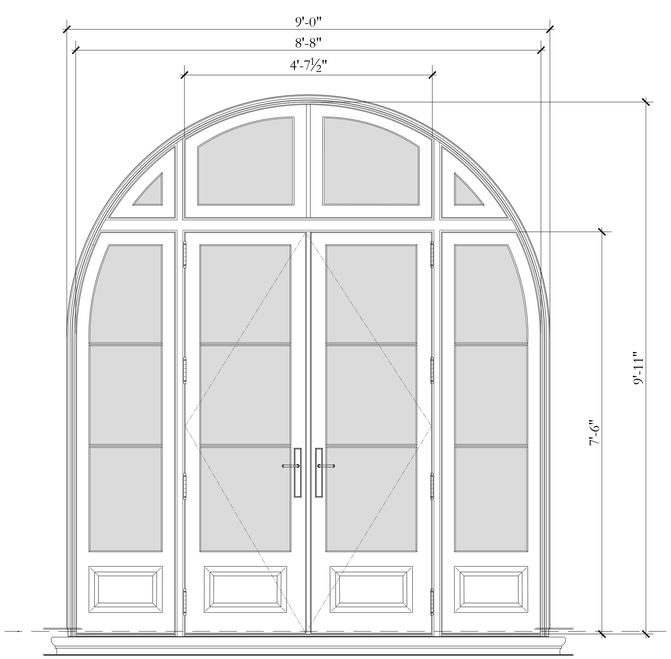


2 DOOR TYPE B

3/4"= 1'-0"



1 DOOR TYPE A

3/4"= 1'-0"

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

STATE OF FLORIDA
RICHARD F. SAMMONS
REGISTERED ARCHITECT

FINAL SUBMITTAL - REV	03/09/2026
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3031 S OCEAN BLVD.

PALM BEACH, FL 33480

SHEET TITLE

EXTERIOR DOOR TYPES

DATE
02/04/2026

SCALE

BY
FN

SHEET NO
A-214

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NEW YORK – PALM BEACH

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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"

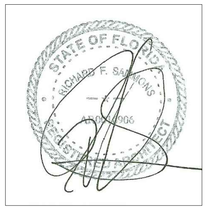
5 DOOR TYPE C2
3/4"= 1'-0"

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"



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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
EXTERIOR DOOR TYPES

DATE
02/04/2026

SCALE

BY
FN

SHEET NO
A-215

FAIRFAX & SAMMONS
NEW YORK – PALM BEACH
FAIRFAX, SAMMONS & PARTNERS, LLC.
214 BRAZILIAN AVENUE, PALM BEACH 33480
TELEPHONE (561) 805-8591
FAIRFAXANDSAMMONS.COM
LICENSE NO. AA26000846

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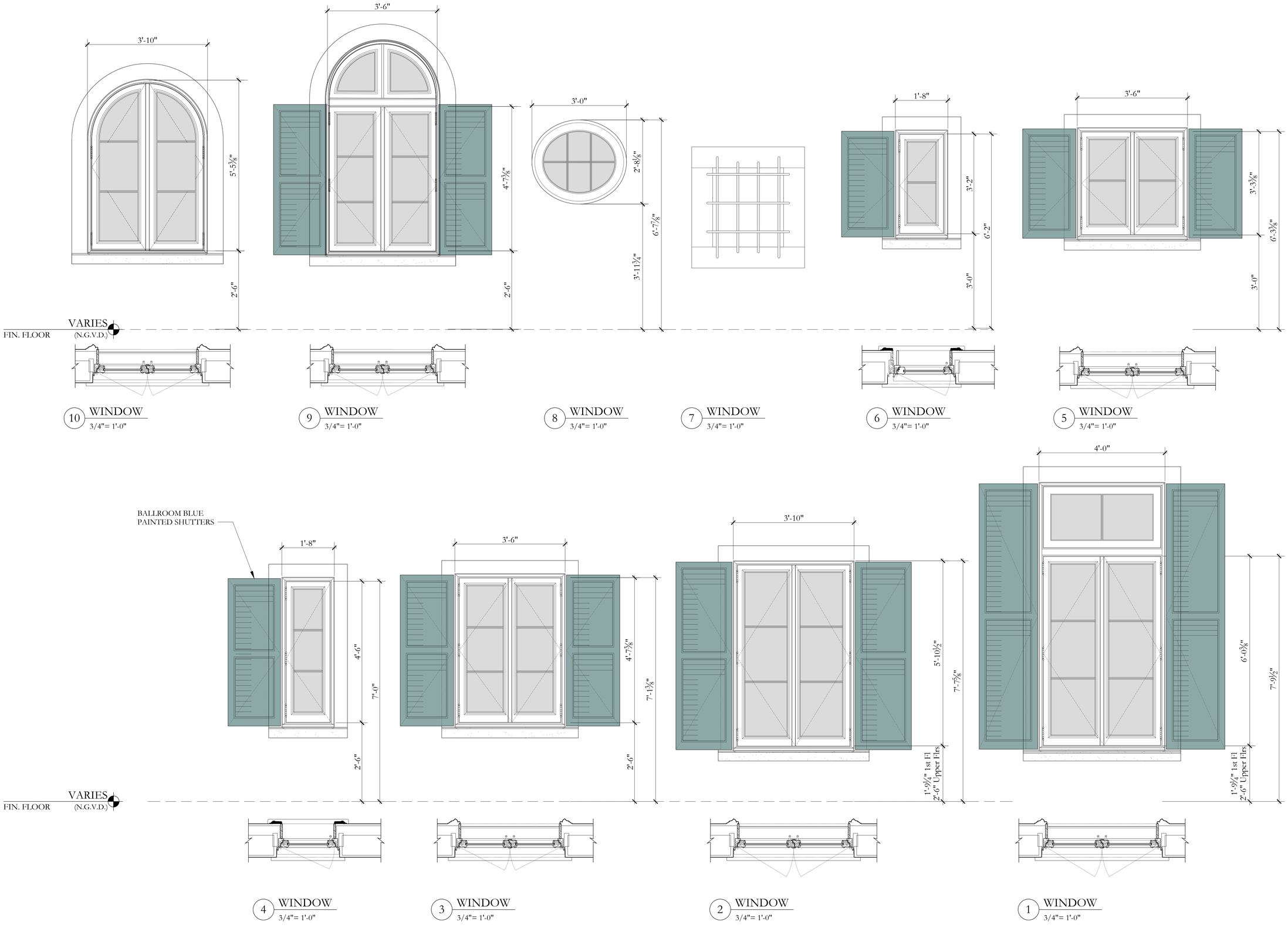

FINAL SUBMITTAL - REV	03/09/2026
FINAL SUBMITTAL - REV	02/09/2026
FINAL SUBMITTAL	12/03/2025
SECOND SUBMITTAL	11/03/2025
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PRE-APPLICATION	09/08/2025

ZONING CASE NUMBER:

ZON-25-0066

FILE NUMBER:

ARC-25-0076

3031 S OCEAN BLVD.

PALM BEACH, FL 33480

SHEET TITLE

WINDOW TYPES

DATE

02/04/2026

SCALE

BY

FN

SHEET NO

A-216

FAIRFAX & SAMMONS
NEW YORK–PALM BEACH

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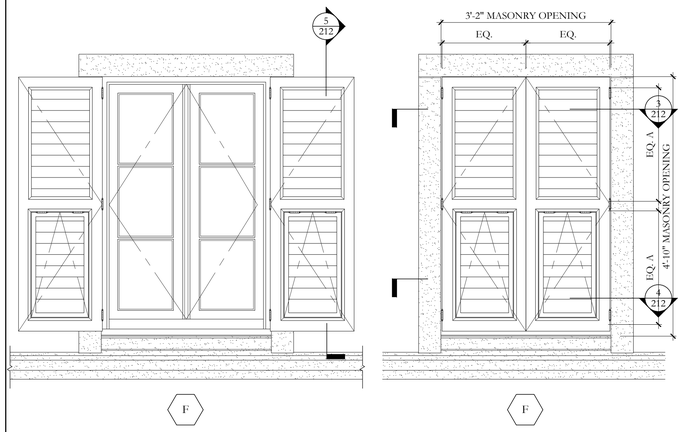
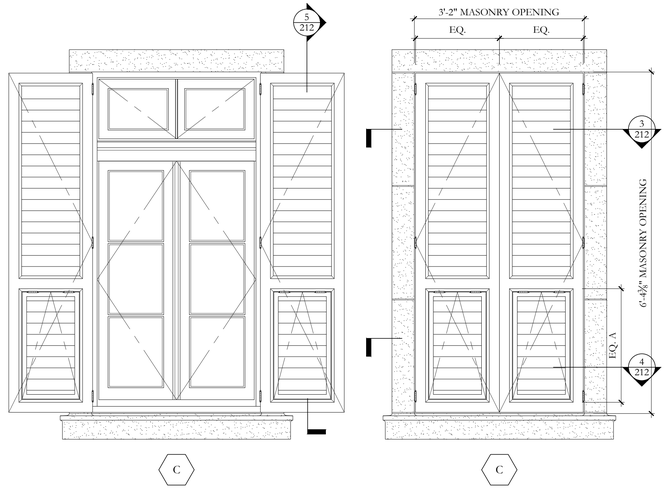


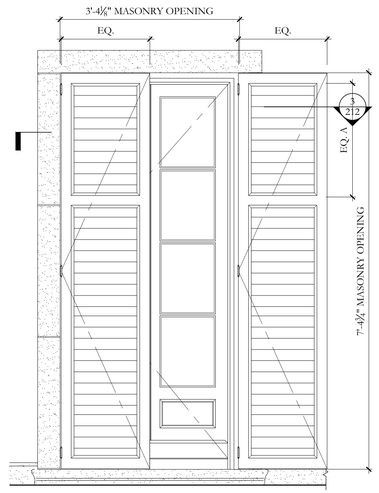
1 2ND FLOOR WINDOW ELEVATIONS W/ SHUTTERS

3/4"= 1'-0"



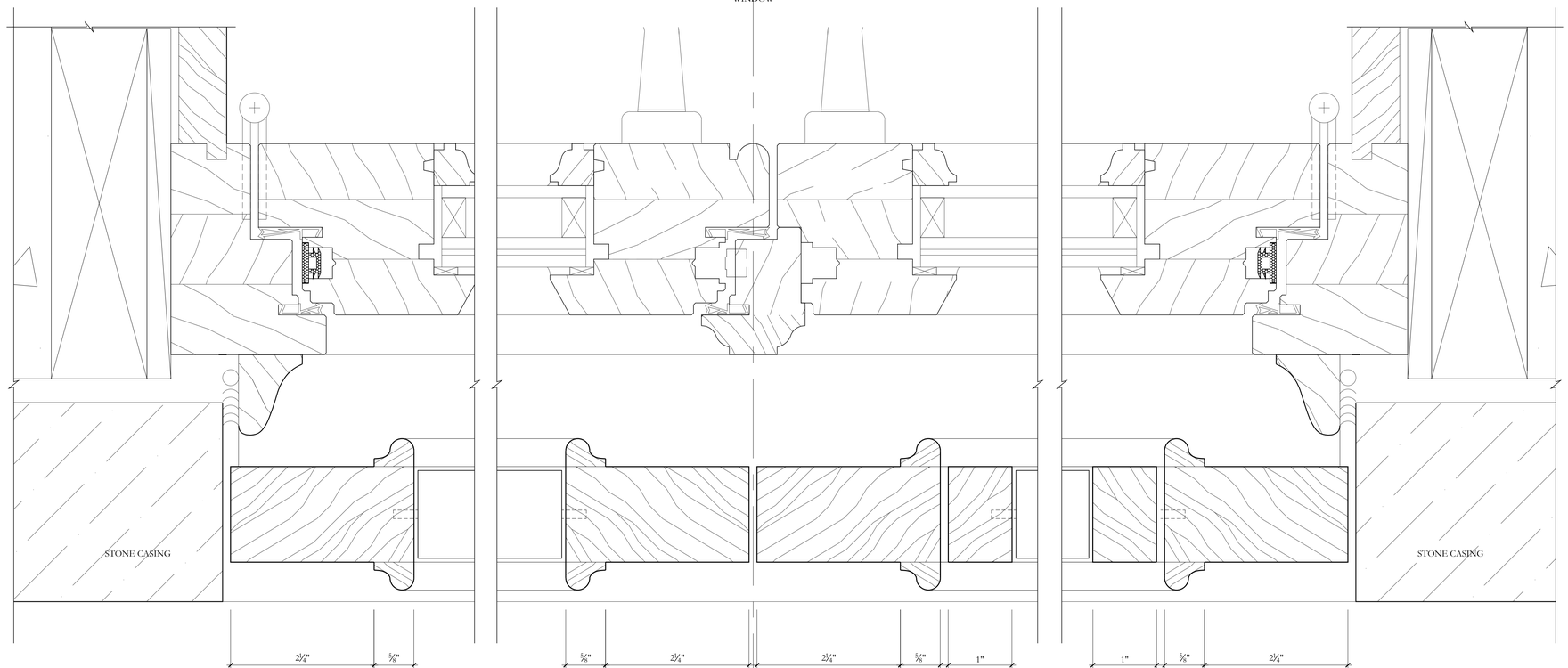
2 1ST FLOOR WINDOW ELEVATIONS W/ SHUTTERS

3/4"= 1'-0"



6 2ND FLR. DOOR ELEVS W/SHUTTERS

3/4"= 1'-0"

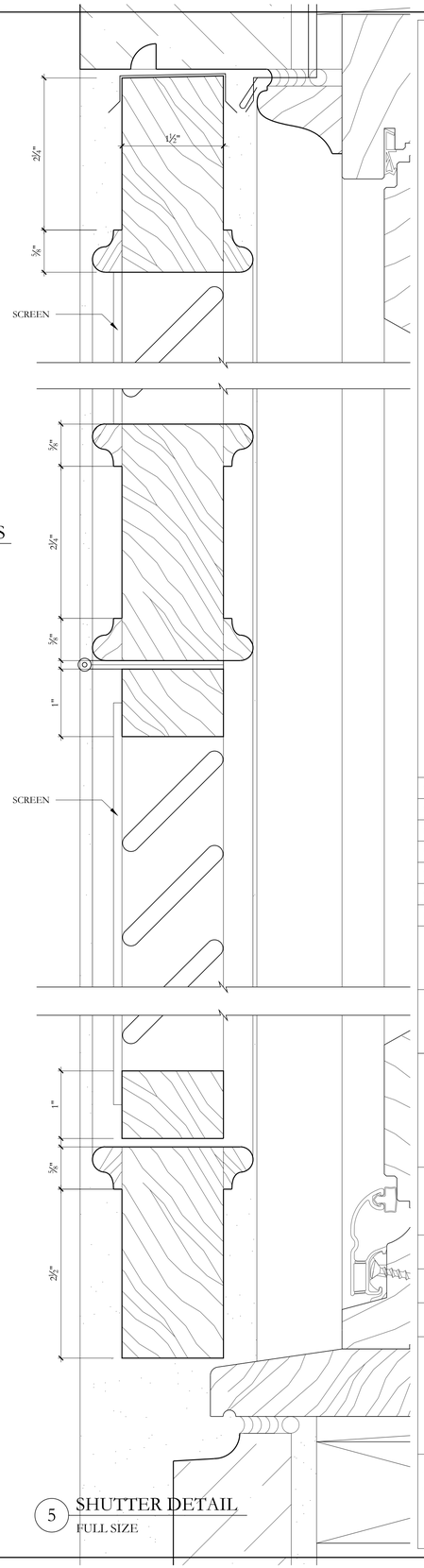


3 SHUTTER DETAIL

FULL SIZE

4 SHUTTER DETAIL

FULL SIZE



5 SHUTTER DETAIL

FULL SIZE

STATE OF FLORIDA
RICHARD F. SAMMONS
AR 0019006
REGISTERED ARCHITECT

FINAL SUBMITTAL - REV	03/09/2026
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

SHUTTER TYPES & DTL

DATE 02/04/2026

SCALE

BY KC

SHEET NO A-216

FAIRFAX & SAMMONS
NEW YORK – PALM BEACH

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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



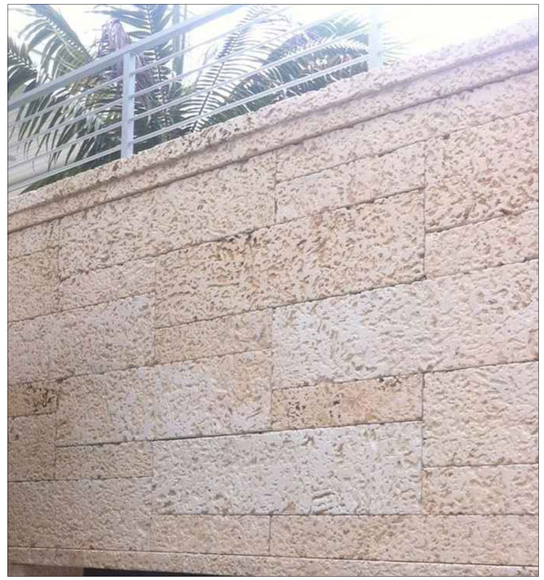
PAINTED WOOD WINDOWS & DOORS

FARROW & BALL COOKS BLUE (NO. 237)



STONE SURROUNDS & DETAILS

LIMESTONE



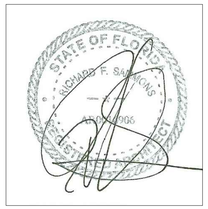
SEAWALL

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



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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

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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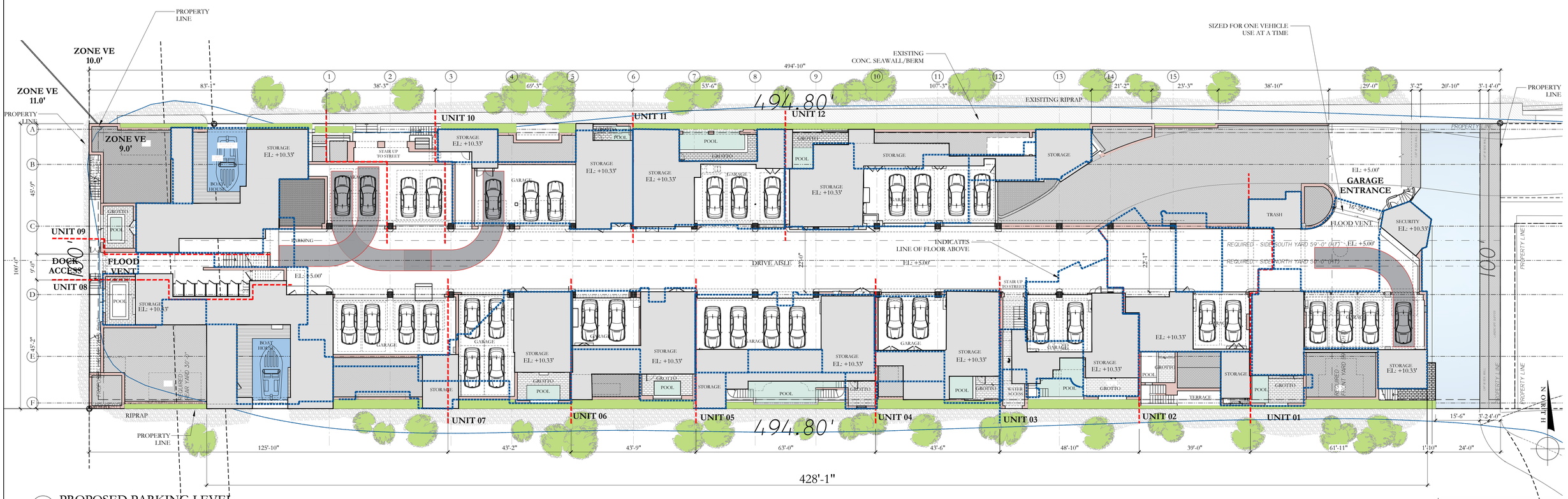
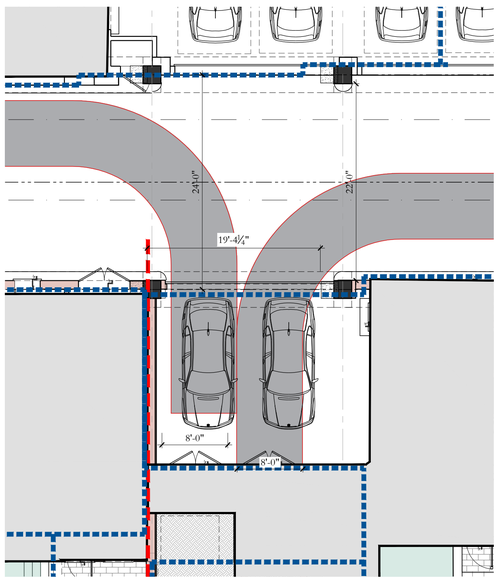


1 PROPOSED PARKING LEVEL

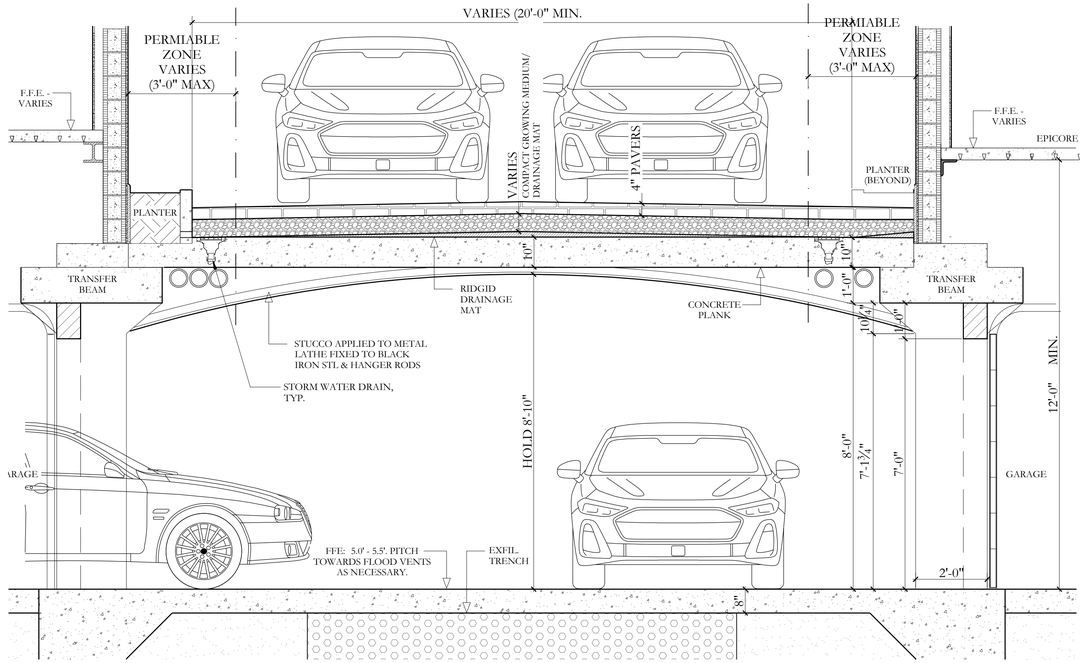
1/16"=1'-0"

0' 10' 20' 50'



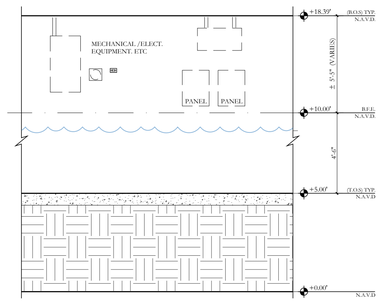
2 TYP. PARKING MANEUVERABILITY DIAGRAM

1/8"=1'-0"



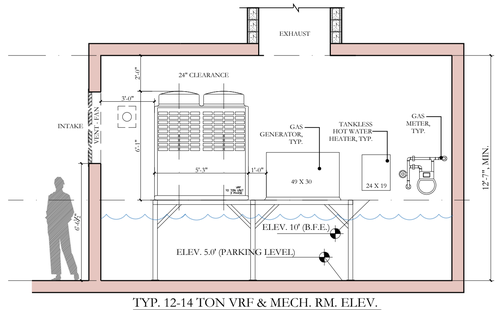
3 SECTION DETAIL THROUGH SLAB

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 - REV	03/09/2026
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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

PROPOSED PARKING LEVEL FLOOR 01

DATE 02/04/2026

SHEET NO A-100

SCALE AS NOTED

BY MS

FAIRFAX & SAMMONS
NEW YORK – PALM BEACH
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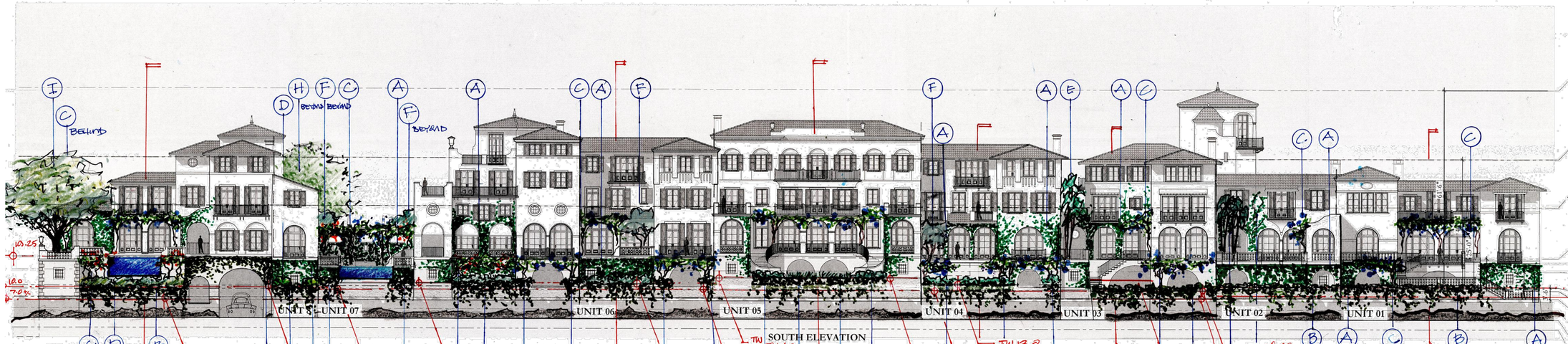
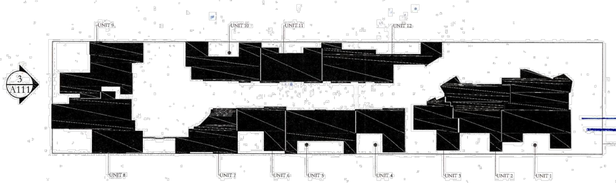
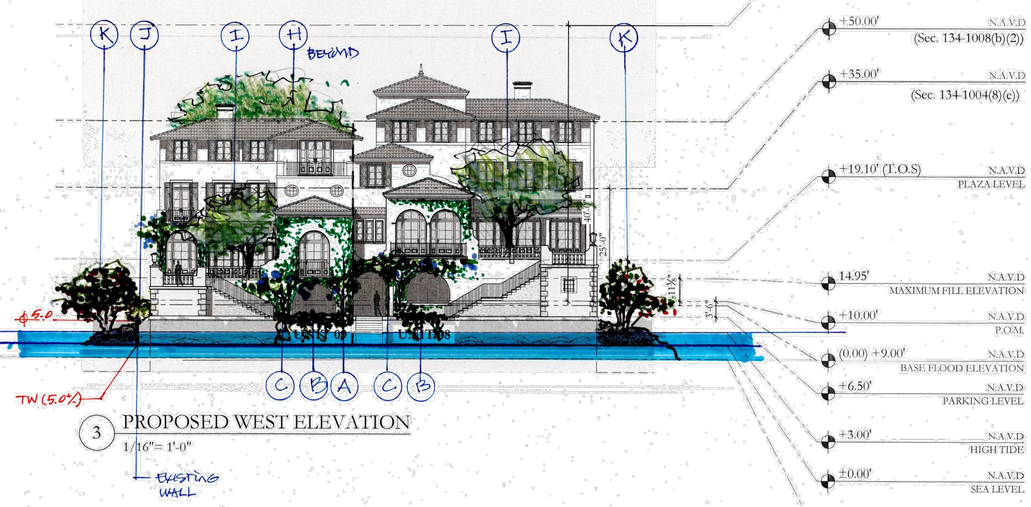


1 PROPOSED SOUTH ELEVATION
1/16"= 1'-0"

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"

+71.50' N.A.V.D T.O.PLATE
+50.00' N.A.V.D (Sec. 134-1008(b)(2))
+35.00' N.A.V.D (Sec. 134-1004(8)(c))
+19.10' (T.O.S) N.A.V.D PLAZA LEVEL
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
+6.50' N.A.V.D PARKING LEVEL
+3.00' N.A.V.D HIGH TIDE
±0.00' N.A.V.D SEA LEVEL
-3.00' N.A.V.D LOW TIDE

FINAL SUBMITTAL - REV	02/09/2026
FINAL SUBMITTAL	12/03/2025
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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
PROPOSED SOUTH & WEST LANDSCAPE ELEVATIONS

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

FAIRFAX & SAMMONS
NEW YORK - PALM BEACH
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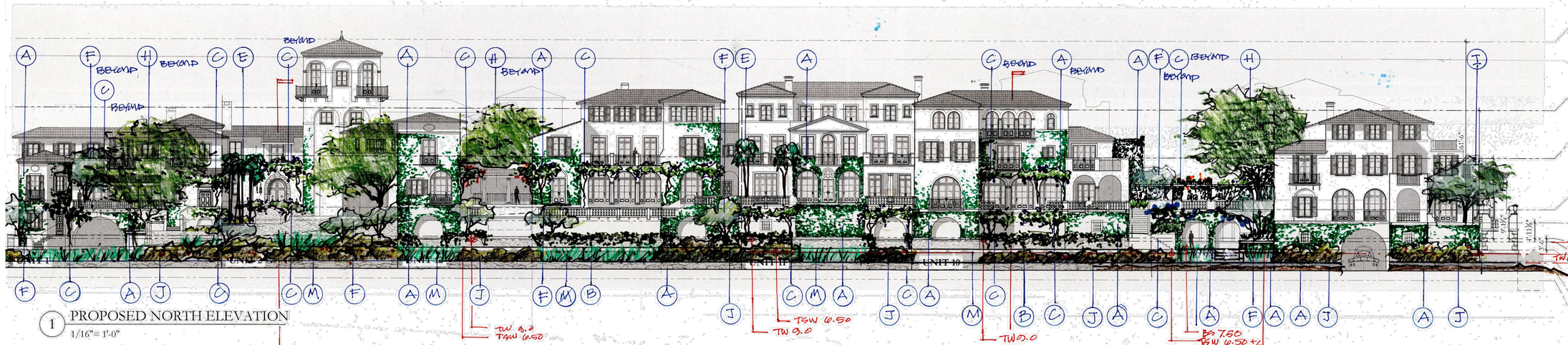
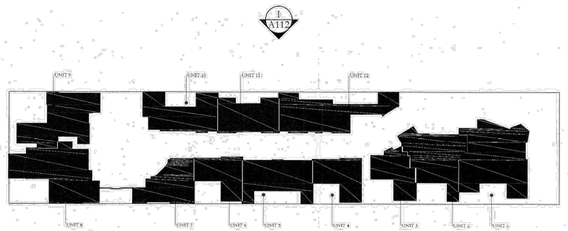
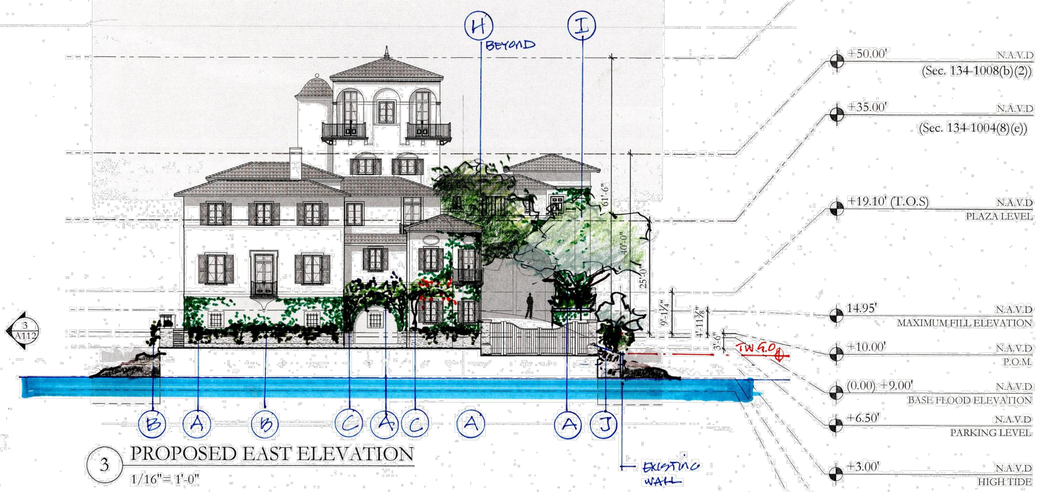


1 PROPOSED NORTH ELEVATION
1/16"= 1'-0"

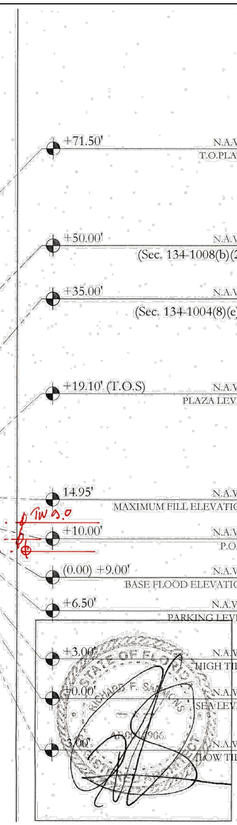
FINISH FLOOR ELEVATIONS VARY BY UNIT. REFER TO OVERALL SITE PLAN FOR SPECIFIC FFE VALUES FOR EACH UNIT. SITE GRADING SHALL BE ADJUSTED TO PROVIDE SMOOTH TRANSITIONS BETWEEN UNITS.



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



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



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FILE NUMBER:
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3031 S OCEAN BLVD.
PALM BEACH, FL 33480

SHEET TITLE
PROPOSED NORTH & EAST LANDSCAPE ELEVATIONS

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

FAIRFAX & SAMMONS
NEW YORK – PALM BEACH
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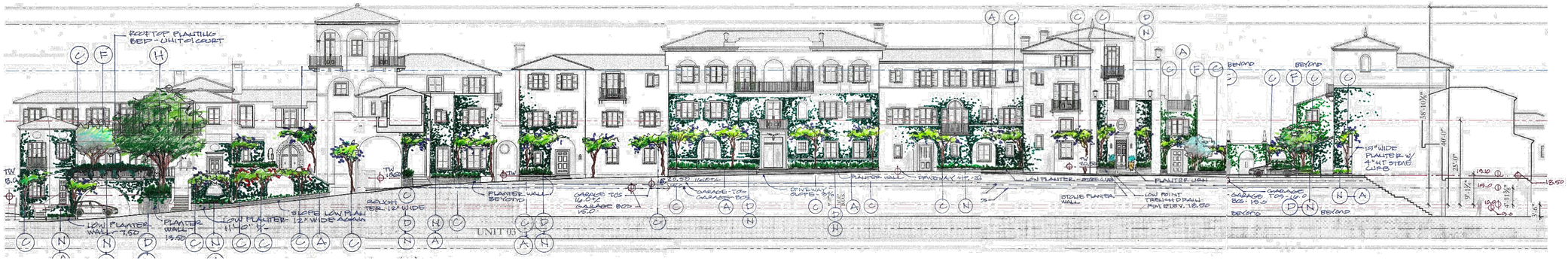

1 PROPOSED STREET ELEVATION - LOOKING SOUTH

1/16"= 1'-0"



2 PROPOSED STREET ELEVATION - LOOKING NORTH

1/16"= 1'-0"



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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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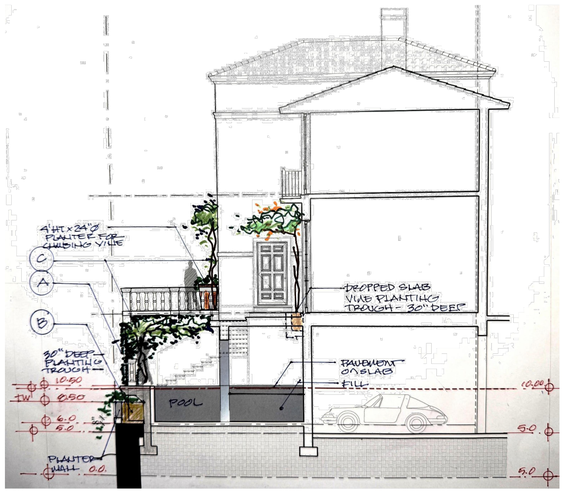
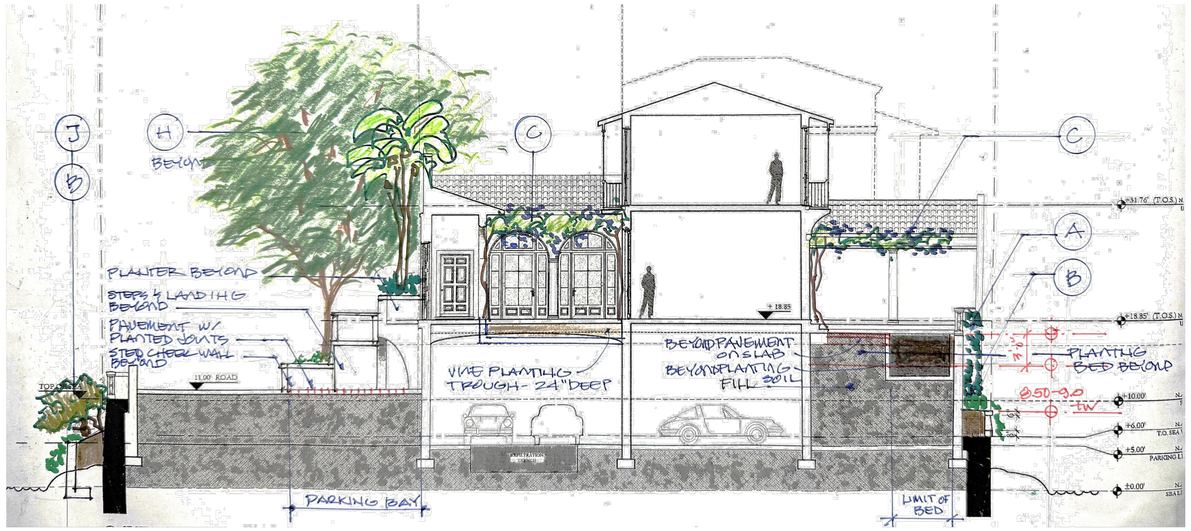


1 SECTION ELEVATION: UNIT 1 - LOOKING EAST

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	03/09/2026
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	SHEET NO
02/04/2026	ULS-4
SCALE AS NOTED	
BY HMW	

FAIRFAX & SAMMONS
NEW YORK – PALM BEACH

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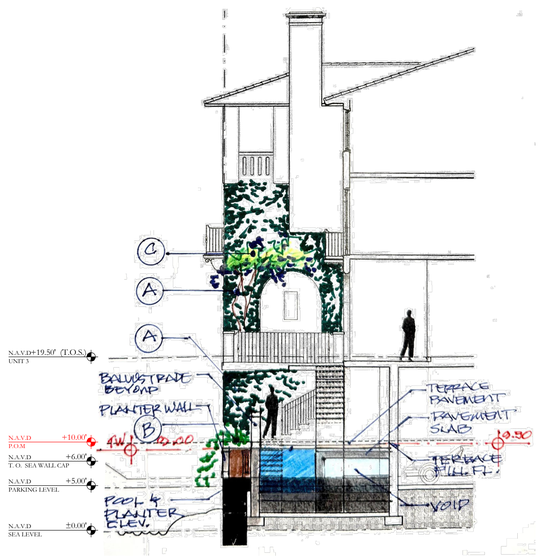
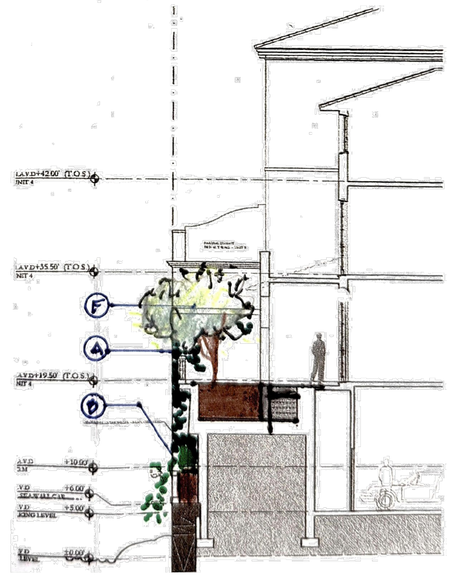
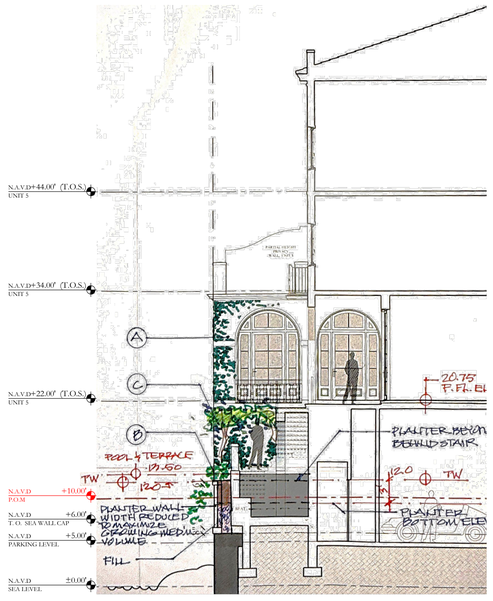
1 SECTION ELEVATION: UNIT 3 - LOOKING WEST
1/8"= 1'-0"



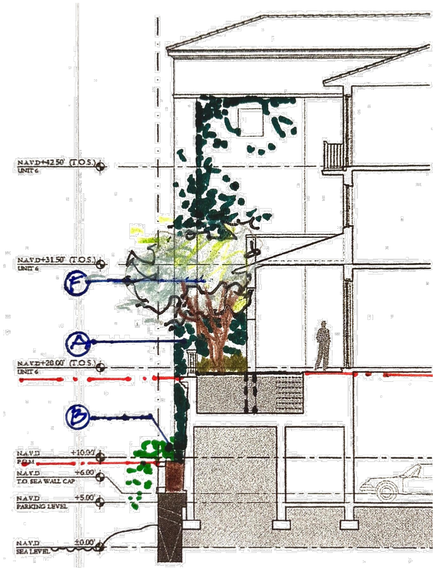
2 SECTION ELEVATION: UNIT 3 - LOOKING WEST
1/8"= 1'-0"



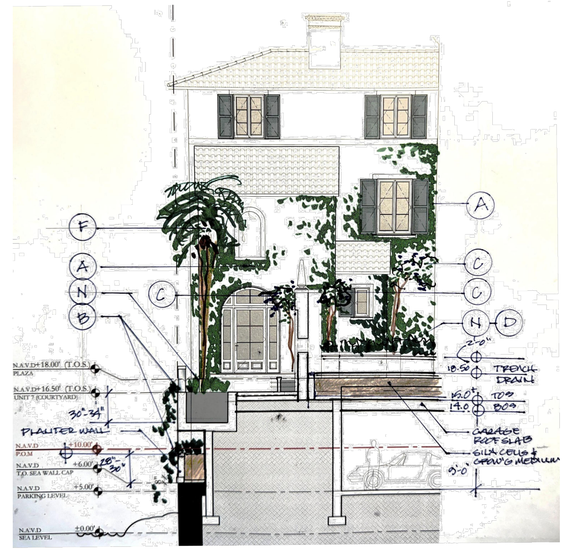
3 SECTION ELEVATION: UNIT 4 - LOOKING WEST
1/8"= 1'-0"



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"

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

DATE 02/04/2026	**SHEET NO** ULS-4
SCALE AS NOTED	
BY HMW	

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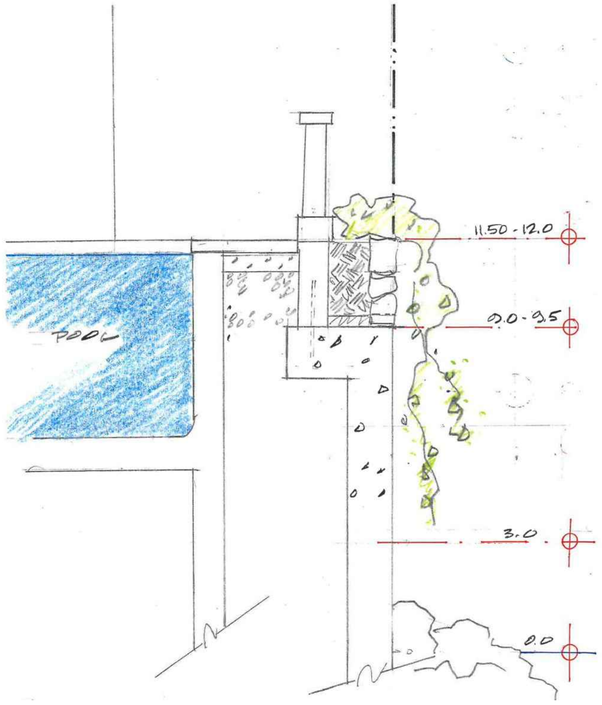
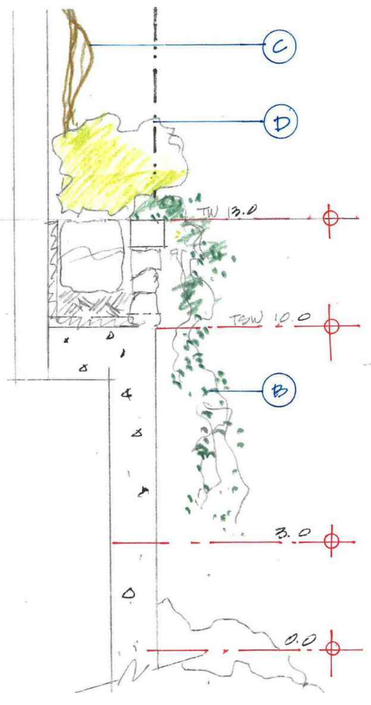
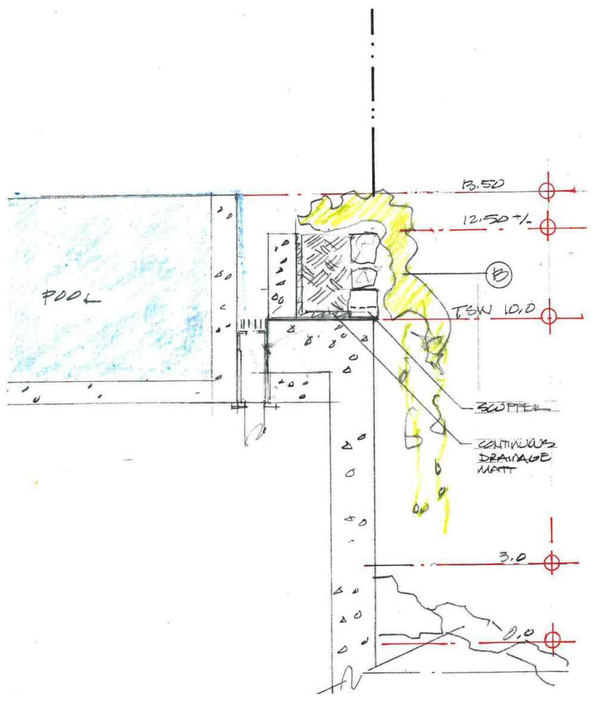


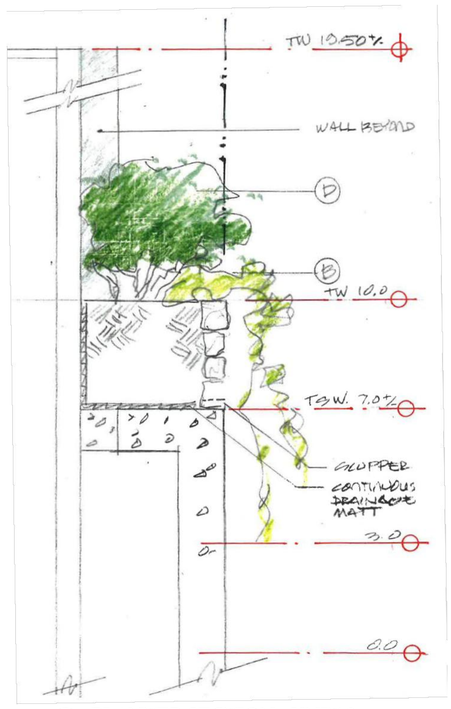
1 PLANTER SECTION: UNIT 1
1/2"= 1'-0"



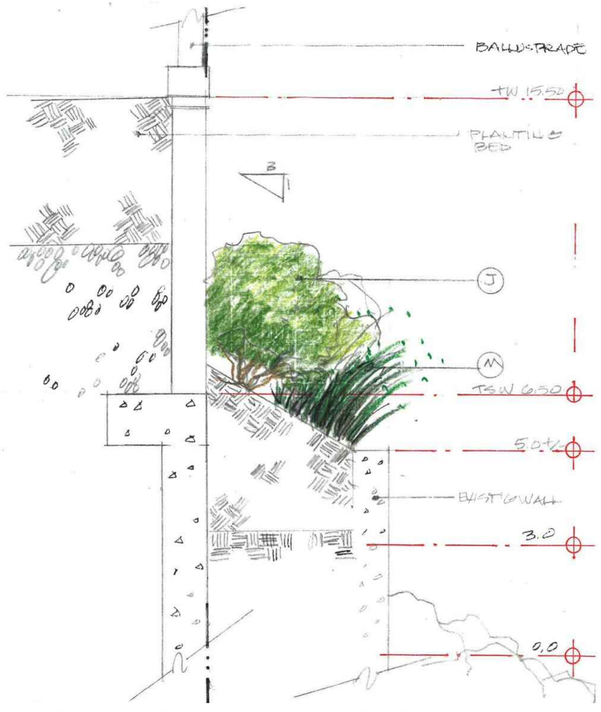
2 PLANTER SECTION: UNIT 4
1/2"= 1'-0"



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"

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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
PROPOSED LANDSCAPE WALL SECTIONS

DATE 02/04/2026	**SHEET NO** ULS-6
SCALE AS NOTED	
BY HMW	

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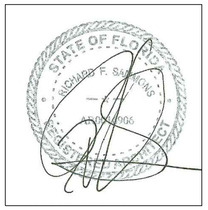

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PRE-APPLICATION	09/08/2025

ZONING CASE NUMBER:

ZON-25-0066

FILE NUMBER:

ARC-25-0076

3031 S OCEAN BLVD.

PALM BEACH, FL 33480

SHEET TITLE

BUILDING RENDERING

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

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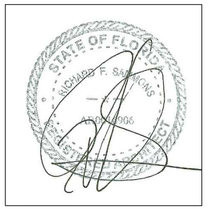

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ZONING CASE NUMBER:

ZON-25-0066

FILE NUMBER:

ARC-25-0076

3031 S OCEAN BLVD.

PALM BEACH, FL 33480

SHEET TITLE

BUILDING RENDERING

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

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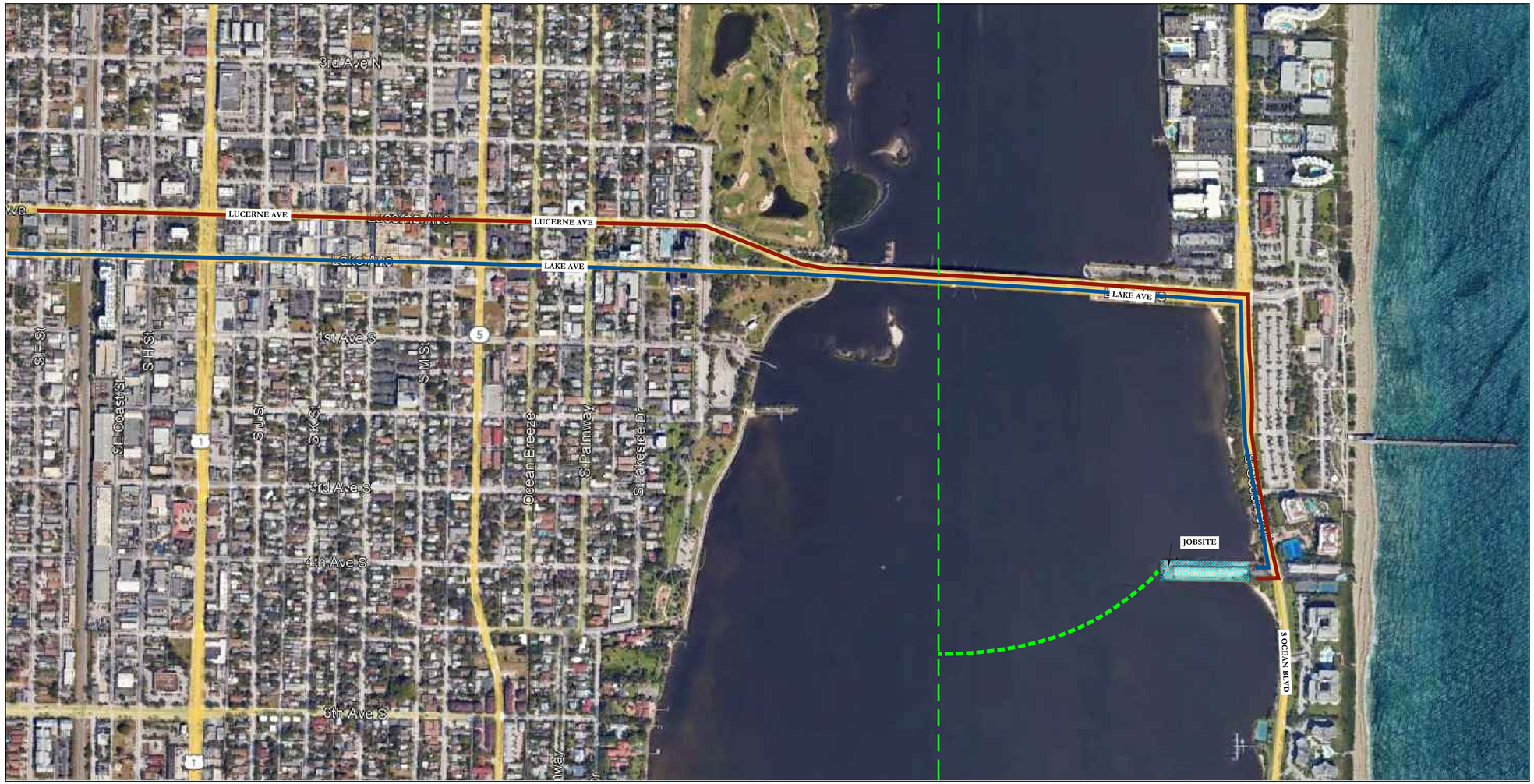

1 PROPOSED TRUCK INGRESS/EGRESS ROUTES MAP
N.T.S.

*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
REGISTERED ARCHITECT

FINAL SUBMITTAL - REV	03/09/2026
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
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
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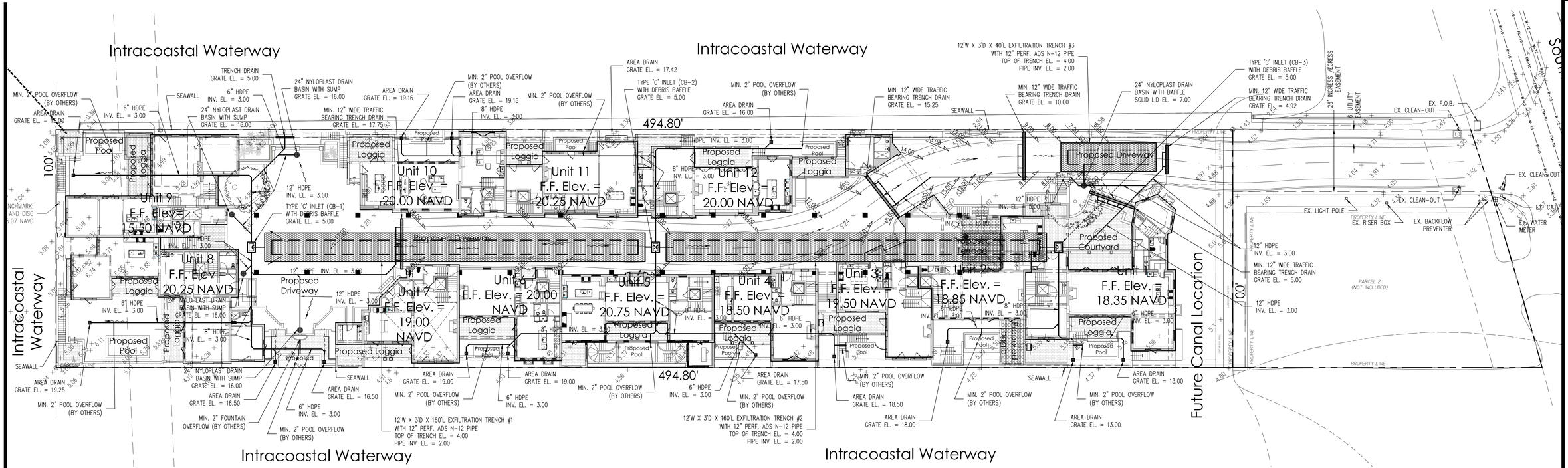


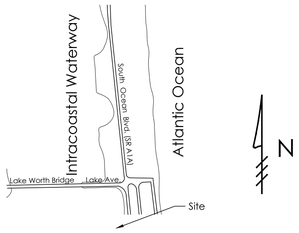
Legend

- 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'



Location Map
N.T.S.

N

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 = 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

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

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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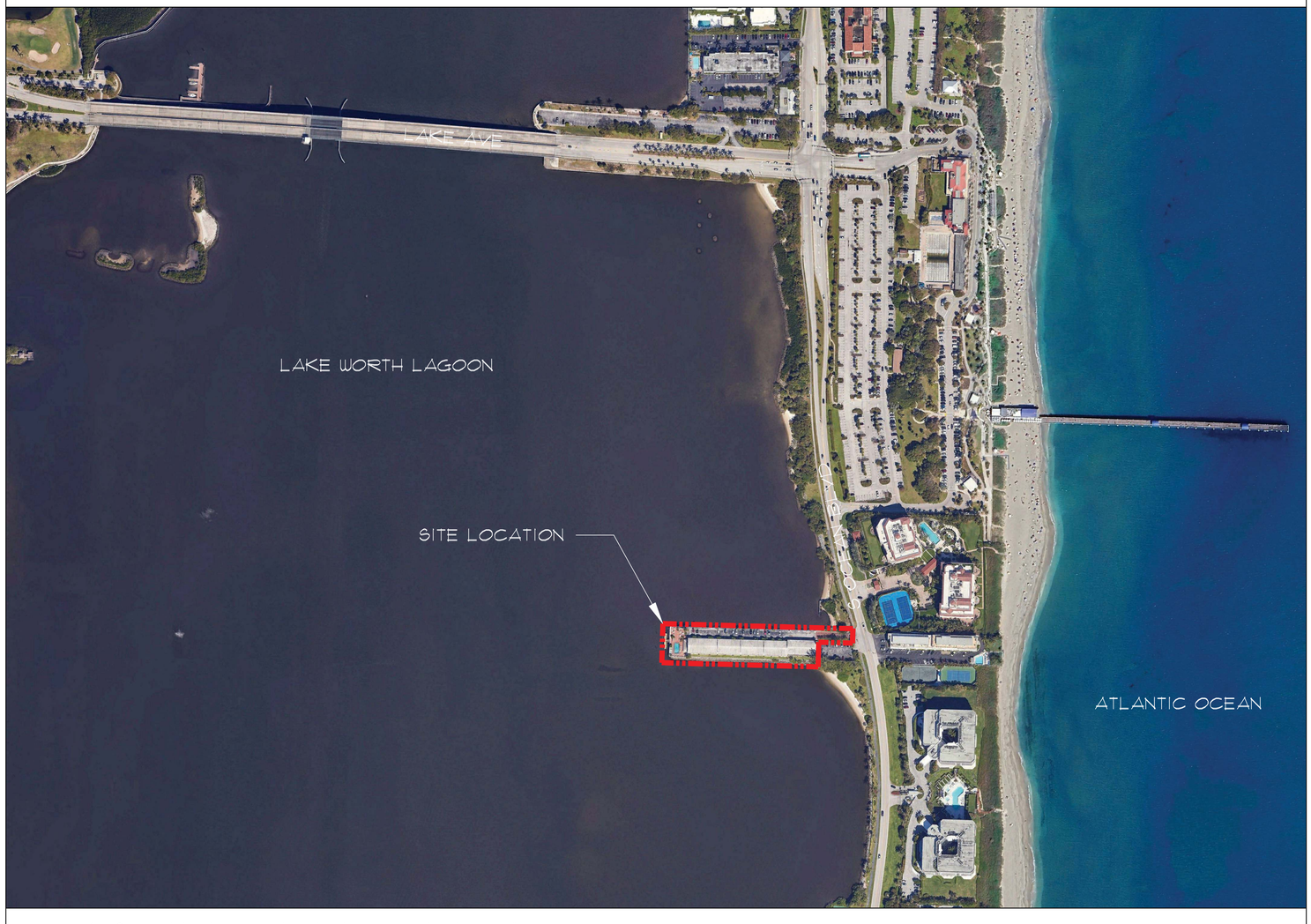
SITE LOCATION MAP



3031 SOUTH OCEAN BOULEVARD
PALM BEACH, FL 33480

PARKER·YANNETTE
design group, inc.

LANDSCAPE ARCHITECTURE
PLANNING • GRAPHICS
4425 Military Trail, Suite 202
Jupiter, Florida 33458

Telephone:(561) 747-5069
Fax: (561) 747-2041
Email: mail@pydg.com

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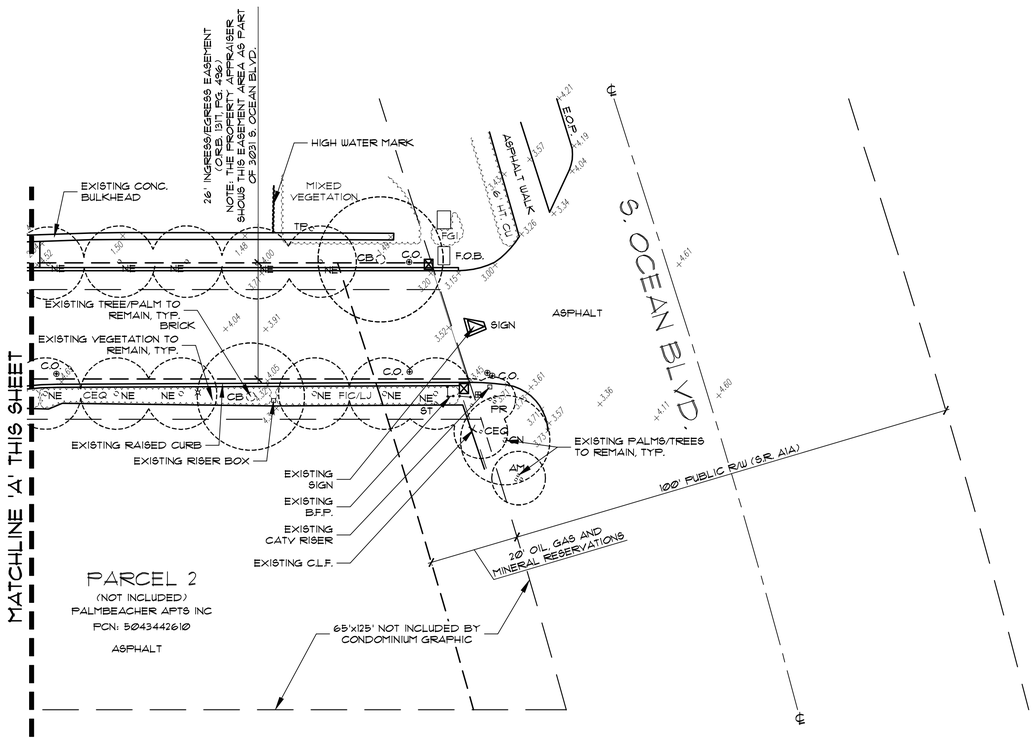
3031 S. OCEAN BLVD.
3031 SOUTH OCEAN BOULEVARD
PALM BEACH, FLORIDA
LANDSCAPE/HARDSCAPE COVER PAGE

DATE: 09/03/2025
DRAWN BY: SW/TS/MW
JOB NO.: 25-0710
SCALE: N/A
FILENAME: 3031 S Ocean Blvd 10

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
03.05.26 ARCOM

SHEET:
L-1

ARC-25-0076



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

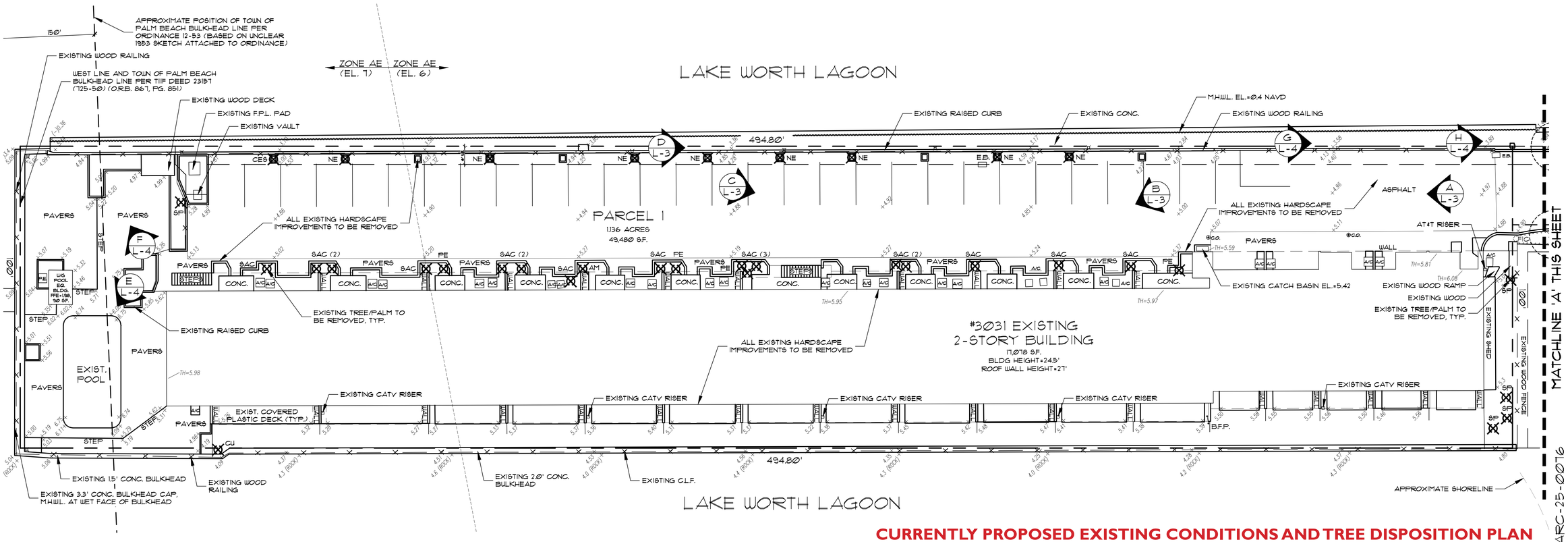
Existing vegetation to be removed

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.



CURRENTLY PROPOSED EXISTING CONDITIONS AND TREE DISPOSITION PLAN

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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 0

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
03.05.26 ARCOM

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

CURRENTLY PROPOSED EXISTING SITE PHOTOGRAPHS

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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 Ø

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

SHEET:
L-3

ARC-25-0076



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

CURRENTLY PROPOSED EXISTING SITE PHOTOGRAPHS

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EXISTING SITE PHOTOGRAPHS

DATE: 09/03/2025
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JOB NO.: 25-0076
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FILENAME: 3031 S Ocean Blvd Ø

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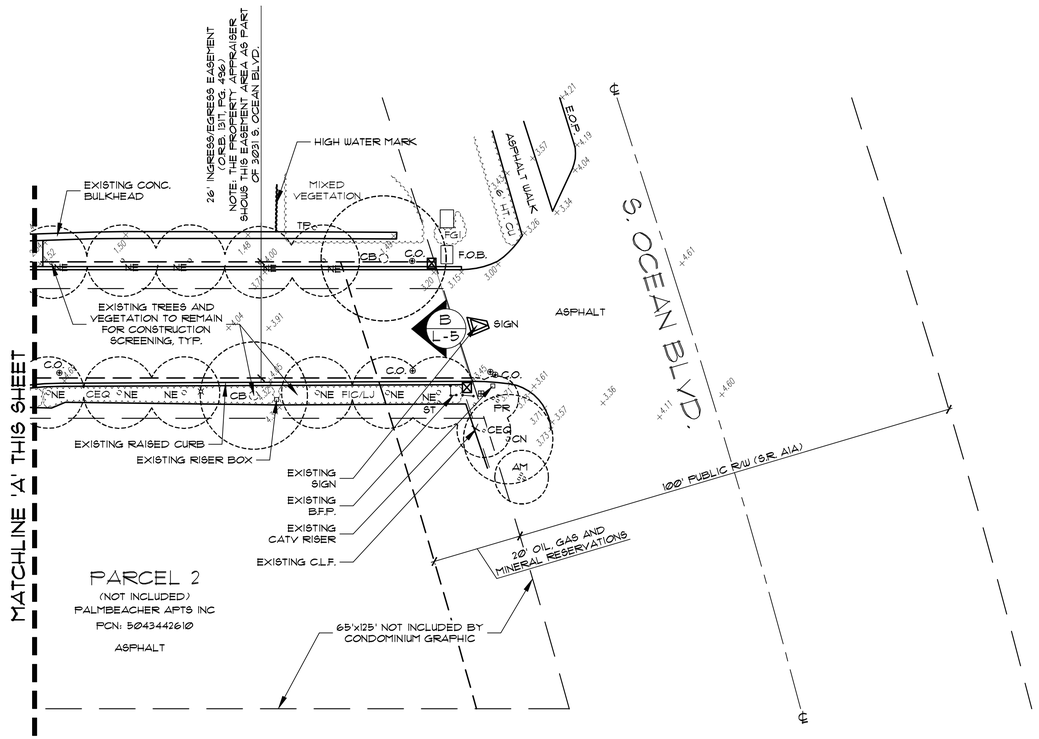
SHEET:
L-4





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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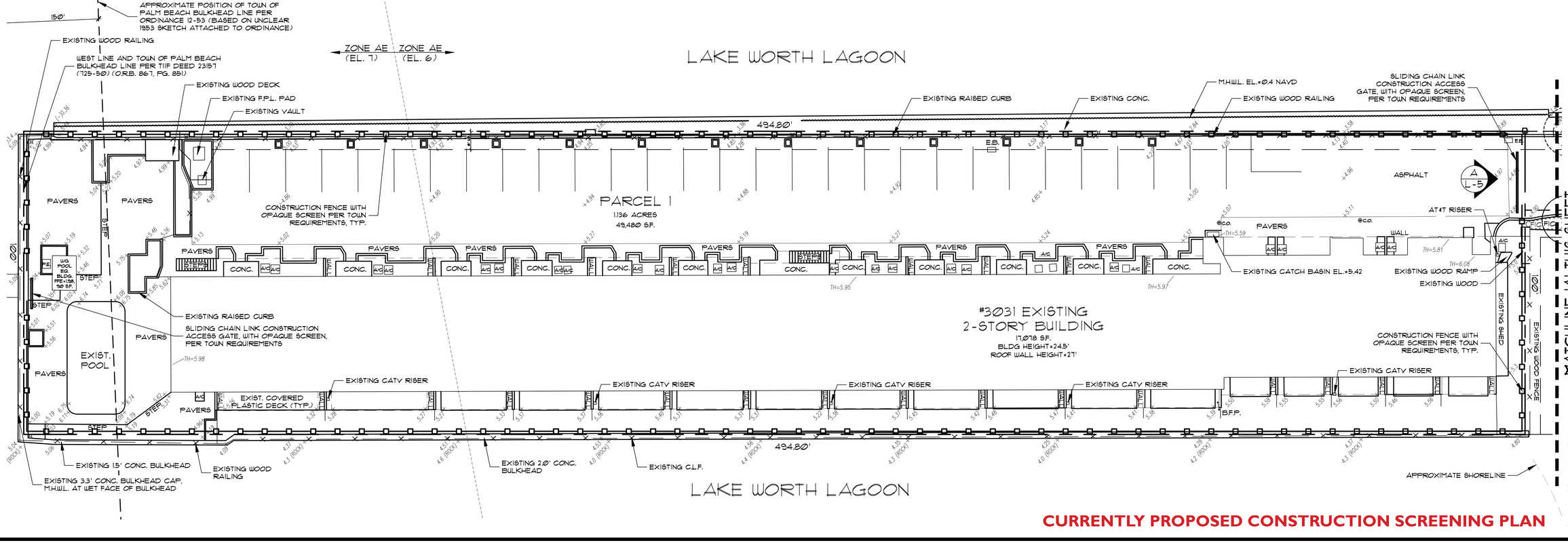

CURRENTLY PROPOSED CONSTRUCTION SCREENING PLAN

ARC-25-0076

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3031 S. OCEAN BLVD.

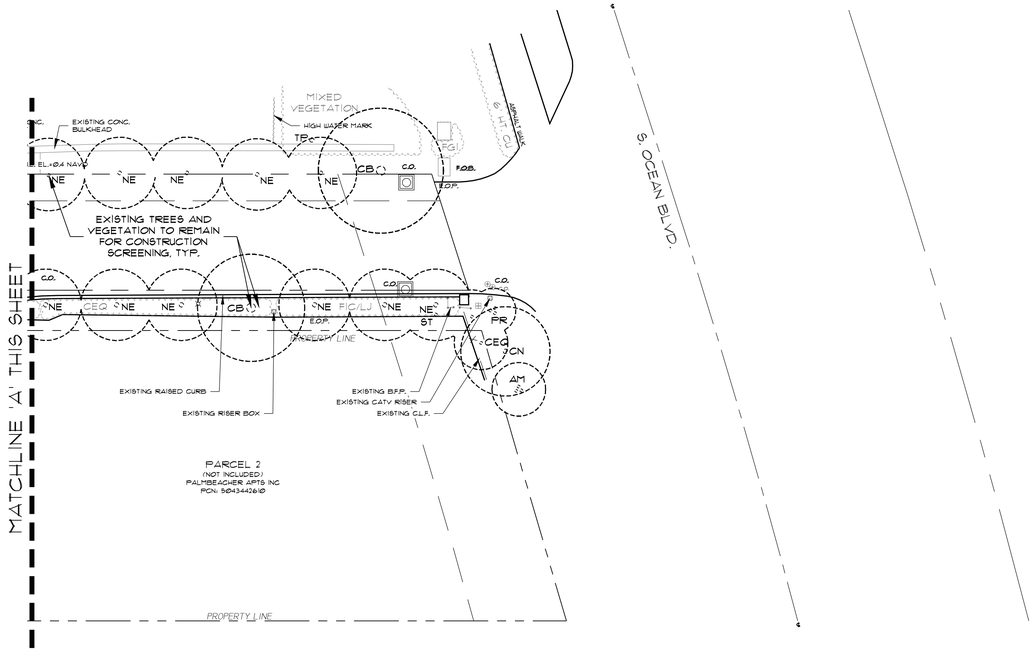
3031 SOUTH OCEAN BOULEVARD
PALM BEACH, FLORIDA

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 Ø

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
03.05.26 ARCOM

SHEET:
L-5



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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.



CURRENTLY PROPOSED CONSTRUCTION STAGING PLAN

ARC-25-0076

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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"
FILENAME: 3031 S Ocean Blvd I0

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

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.

CURRENTLY PROPOSED TRUCK LOGISTICS PLAN

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3031 SOUTH OCEAN BOULEVARD
PALM BEACH, FLORIDA
TRUCK LOGISTICS PLAN

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

REVISIONS:
9.17.25 First Submittal
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11.03.25 Second Submittal
12.03.25 Final Submittal
02.06.26 ARCOM
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SHEET:
L-1



PREVIOUSLY PROPOSED LANDSCAPE PLAN RENDER

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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: 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-8.1



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PALM BEACH, FLORIDA

LANDSCAPE PLAN RENDER

DATE: 09/03/2025
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JOB NO.: 25-070
SCALE: N/A
FILENAME: 3031 S Ocean Blvd 0

REVISIONS:
9.17.25 First Submittal
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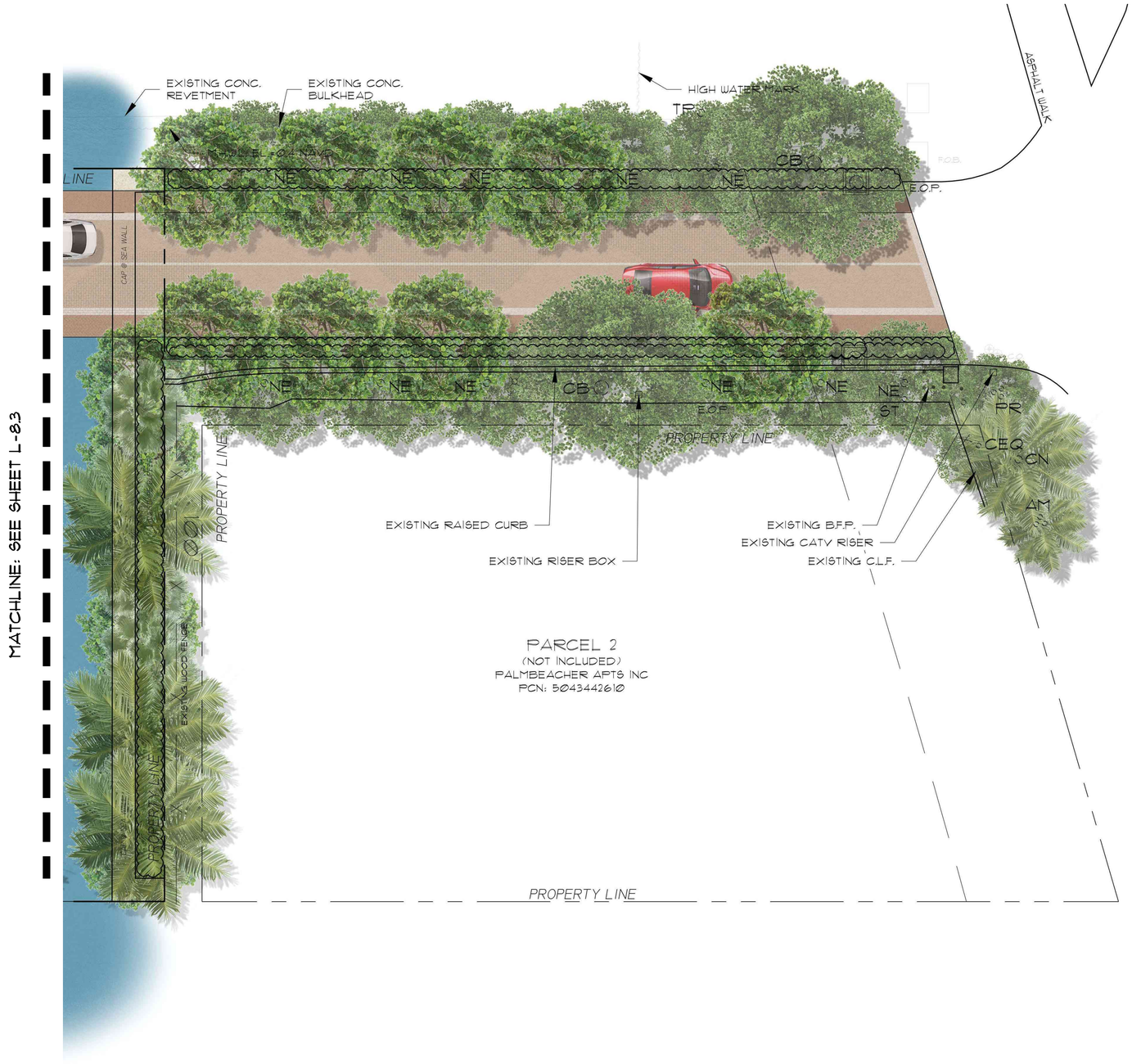
SHEET:
L-8.1



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PALM BEACH, FLORIDA

LANDSCAPE PLAN RENDER

DATE: 09/03/2025
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JOB NO.: 25-0I0
SCALE: 1/8"=1'-0"
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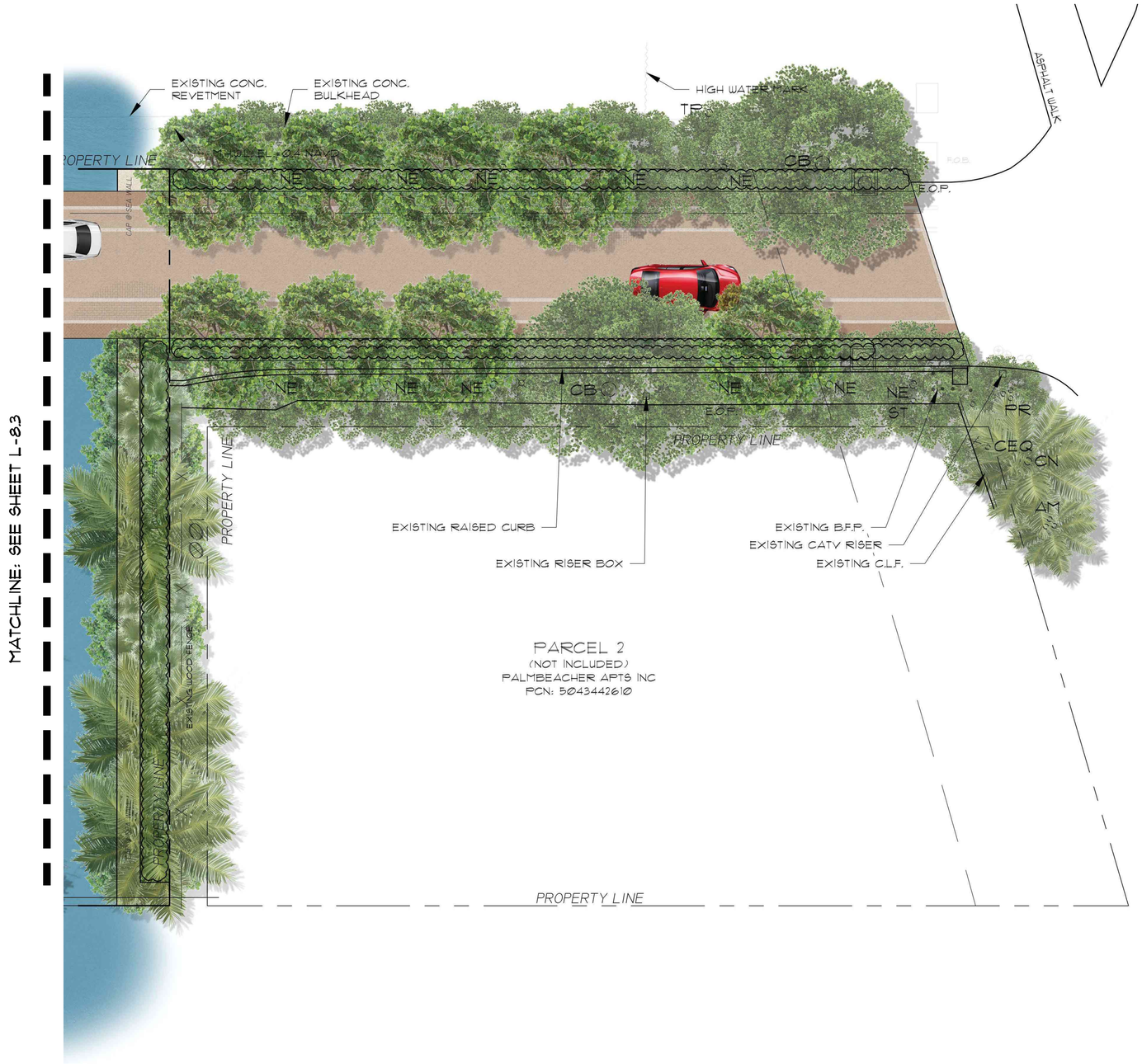
REVISIONS:
9.17.25 First Submittal
I0.6.25 First Submittal - Resubmittal
II.03.25 Second Submittal
I2.03.25 Final Submittal
02.06.26 ARCOM

SHEET:
L-8.2



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LANDSCAPE PLAN RENDER

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SCALE: 1/8"=1'-0"
FILENAME: 3031 S Ocean Blvd 10

REVISIONS:
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LANDSCAPE PLAN RENDER

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PALM BEACH, FLORIDA

LANDSCAPE PLAN RENDER

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JOB NO.: 25-070
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
01.26.26 ARCOM

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MATCHLINE: SEE SHEET L-8.3

CURRENTLY PROPOSED LANDSCAPE PLAN RENDER

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PALM BEACH, FLORIDA

LANDSCAPE PLAN RENDER

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SCALE: 1/8"=1'-0"
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SHEET:
L-8.4



Layout Notes

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PREVIOUSLY PROPOSED PARKING LEVEL - HARDSCAPE AND PLANTING PLAN

ARC-25-0076

PARKER·YANNETTE
design group, inc.
LANDSCAPE ARCHITECTURE
PLANNING • GRAPHICS
4425 Military Trail, Suite 202
Jupiter, Florida 33458
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Email: mail@pydg.com
License #LA0001347

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.: 25-070
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
01.06.26 ARCOM

SHEET:
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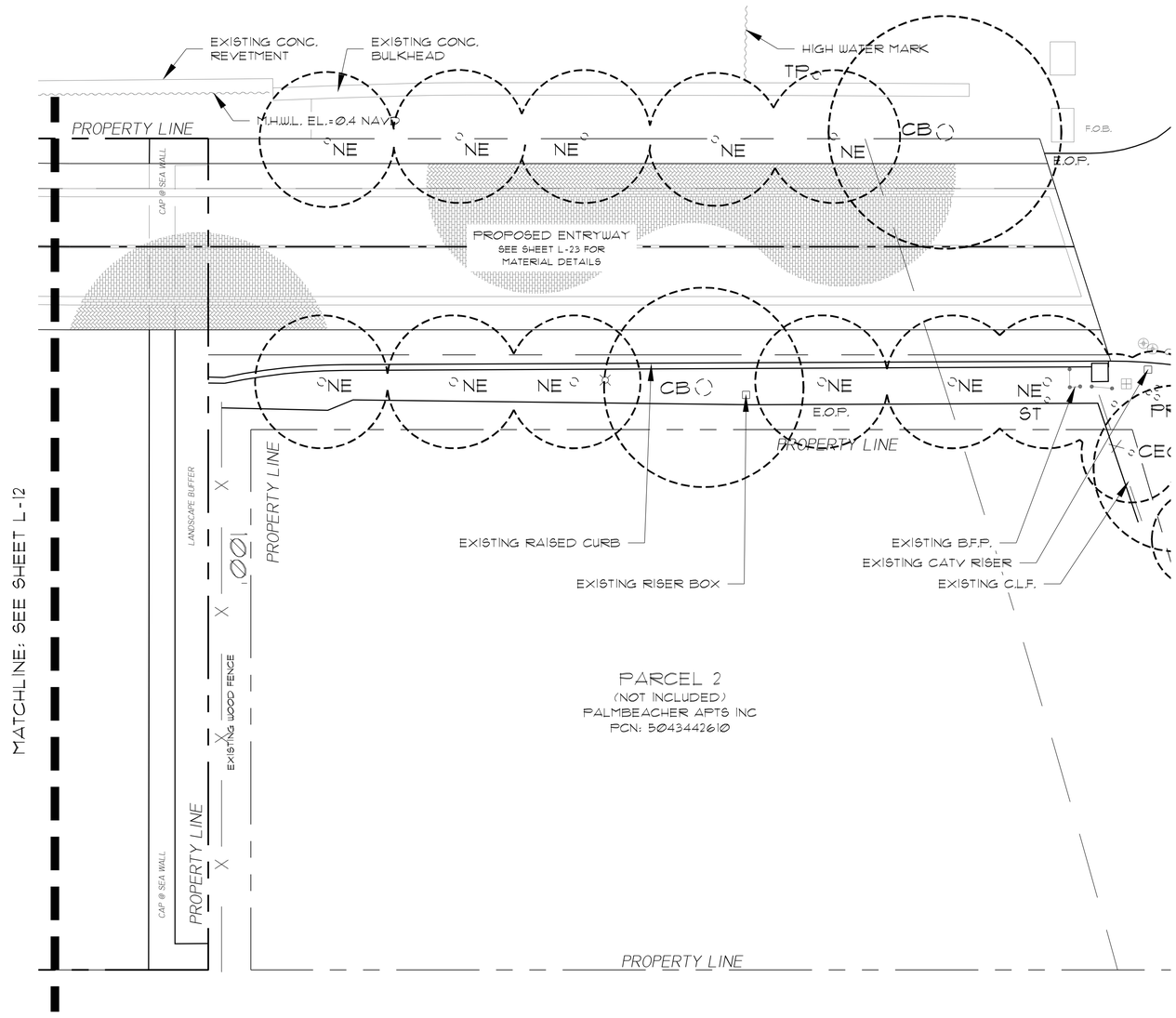

Existing Plant Symbol Key

Existing tree/palm to remain

Existing tree/palm to be removed

Existing vegetation to remain

Existing vegetation to be removed

Existing Plant Key

AM = *Adonidia merrillii* / Christmas Palm
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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SCALE: 1/8"=1'-0"
FILENAME: 3031 S Ocean Blvd 09

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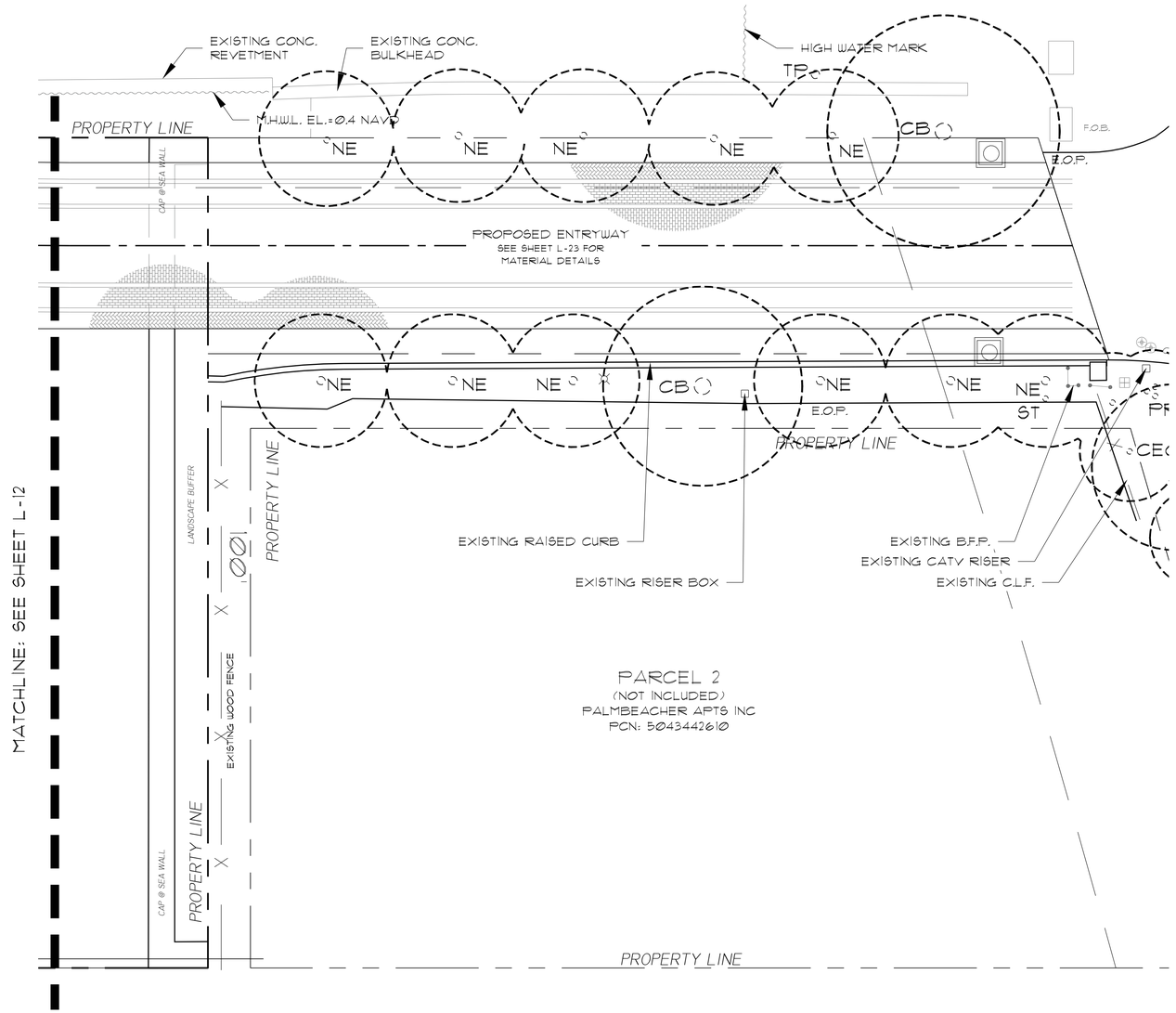

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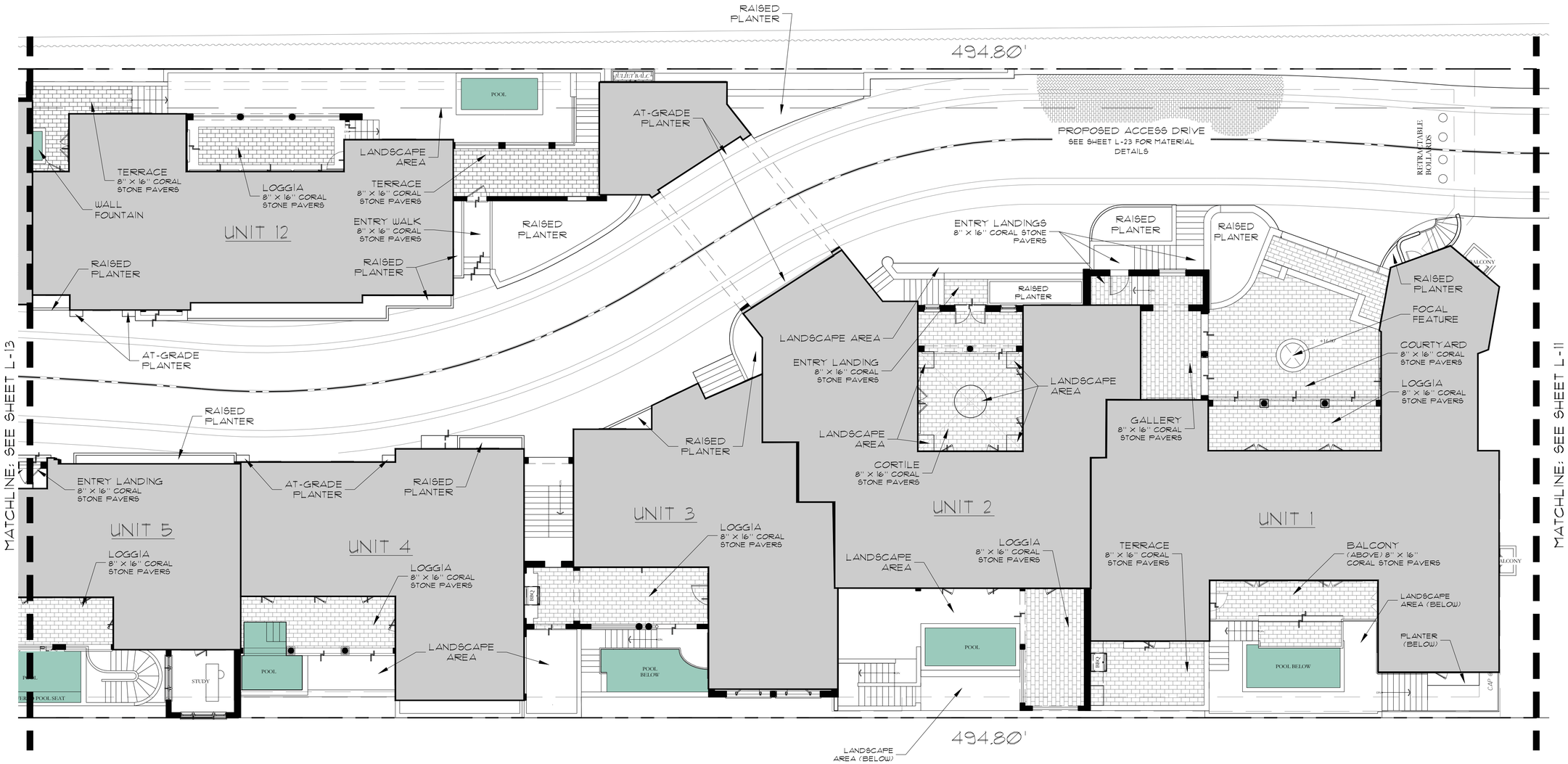

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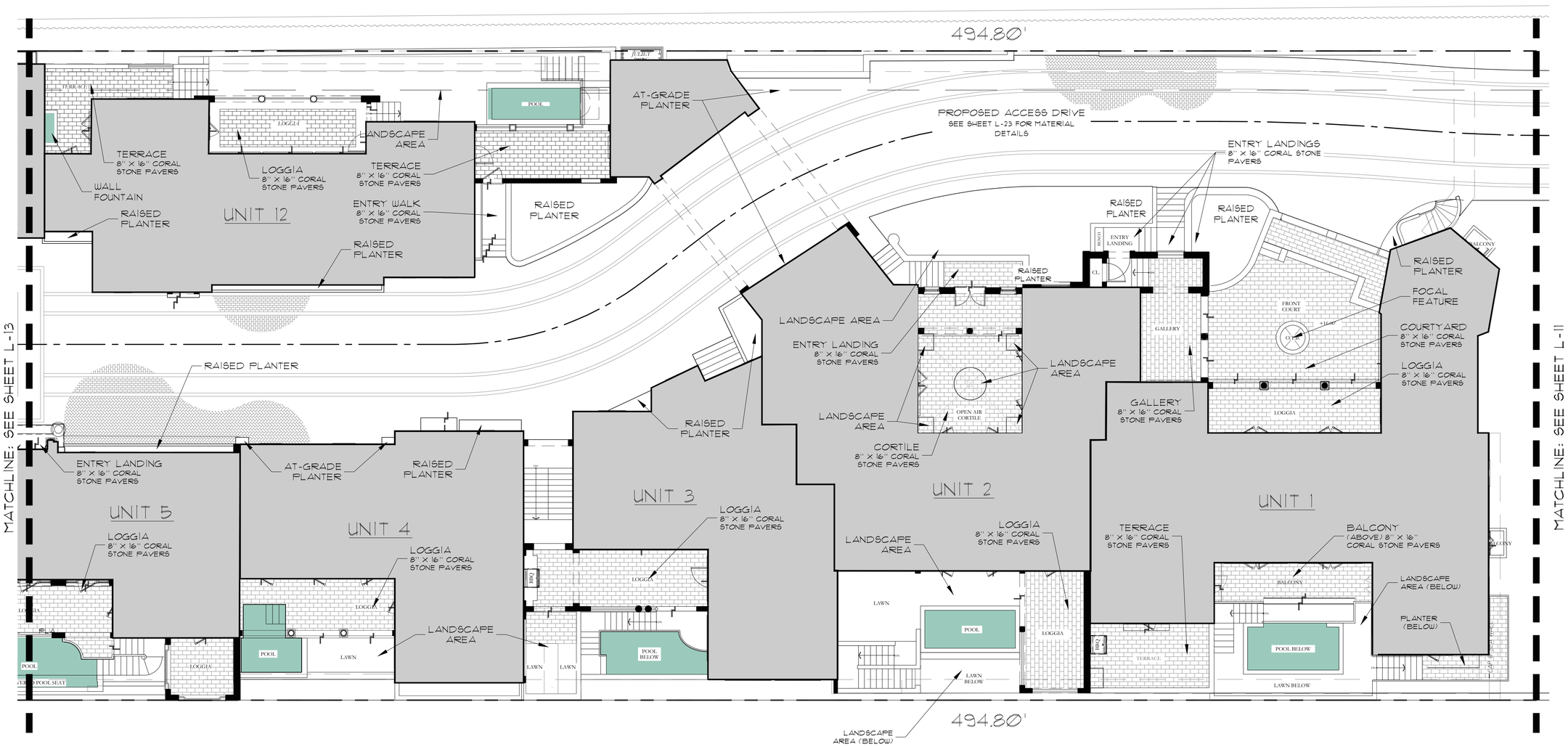

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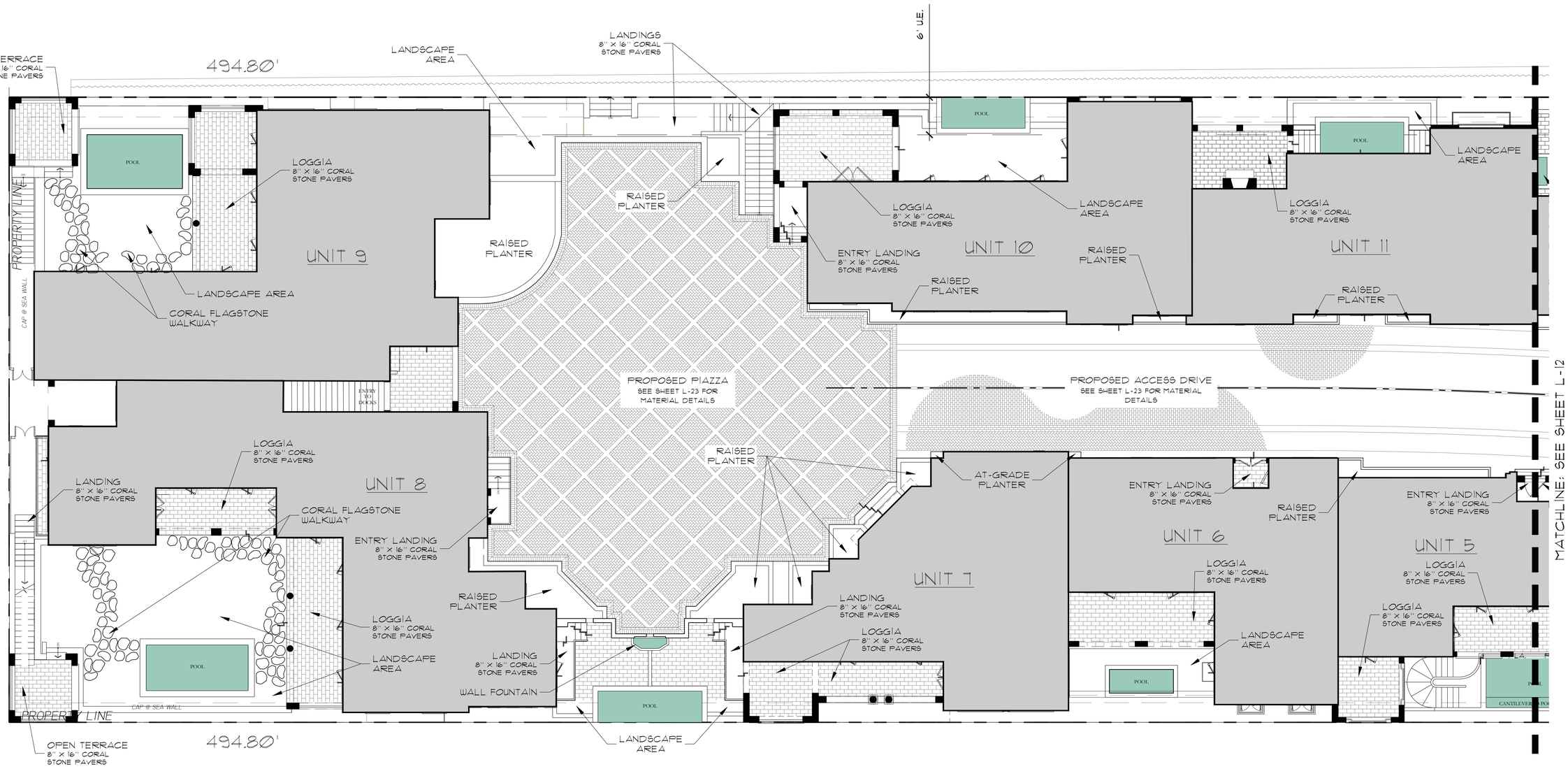

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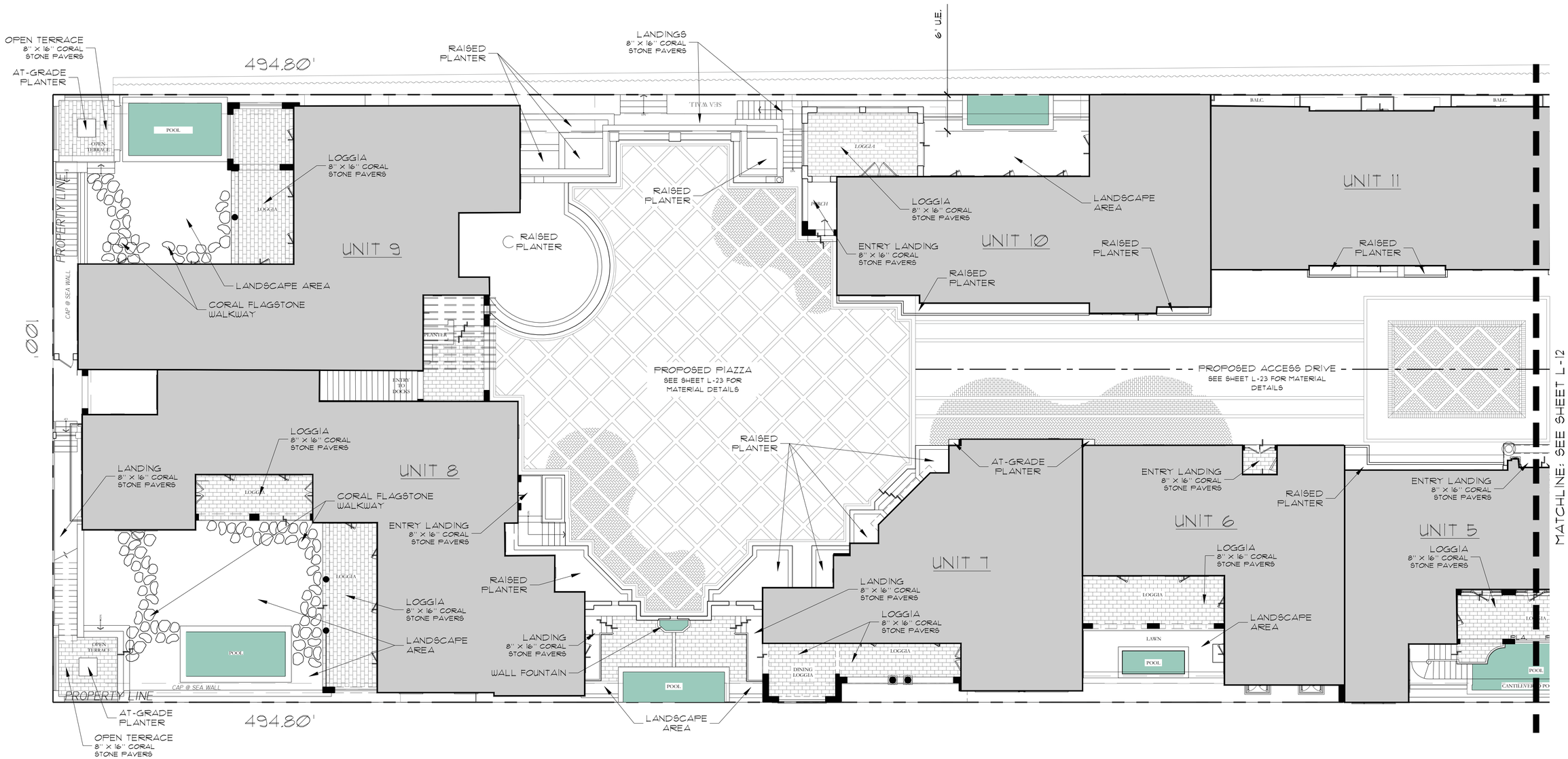
SHEET:
L-13



Layout Notes

1. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND LAYOUT DIMENSIONS IN THE FIELD. REPORT ALL DISCREPANCIES IMMEDIATELY TO THE LANDSCAPE ARCHITECT FOR DECISION BEFORE CONSTRUCTION.
2. REFER TO THE ARCHITECTURAL DRAWINGS FOR ALL BUILDING DIMENSIONS.
3. CONTRACTOR SHALL VERIFY ALL EXISTING GRADES IN THE FIELD AND REPORT ANY DISCREPANCIES IMMEDIATELY TO THE LANDSCAPE ARCHITECT FOR DECISION.
4. ALL FILL FOR BERMING AND PLANTING BROUGHT TO THE SITE SHALL BE CLEAN, FRIABLE SANDY LOAM OF SLIGHTLY ACID TO NEUTRAL PH. ALL FILL SHALL BE FREE FROM STICKS, ROCKS MARL, SOD AND OTHER DEBRIS.
5. REMOVE ALL ROAD BASE, SHELLROCK, MARL, CORAL ROCK, AND RUBBLE 30" MIN. BELOW FINISH GRADE FROM ALL NEW PLANTING AREAS AND TREE PITS. BACKFILL WITH SUITABLE SOIL AS APPROVED BY LANDSCAPE ARCHITECT. MAINTAIN EXISTING GRADE AT EXISTING TREES.
6. NEW EARTHWORK SHALL BLEND SMOOTHLY INTO EXISTING GRADE.
7. PITCH EVENLY BETWEEN SPOT GRADES. ALL PAVED AREAS MUST PITCH TO DRAIN AT MIN. OF 1/8" PER FOOT. ANY DISCREPANCIES NOT ALLOWING THIS TO OCCUR SHALL BE REPORTED TO THE LANDSCAPE ARCHITECT PRIOR TO CONTINUING WORK.
8. CONTRACTOR SHALL PROVIDE IRRIGATION AND ELECTRIC SLEEVES TO ALL PLANTERS.

CURRENTLY PROPOSED GROUND LEVEL - HARDSCAPE PLAN

ARC-25-0076

PARKER·YANNETTE
design group, inc.
LANDSCAPE ARCHITECTURE
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License #LA0001347

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 10

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
03.09.26 ARCOM

SHEET:
L-13

Existing Plant Symbol Key

Existing tree/palm to remain

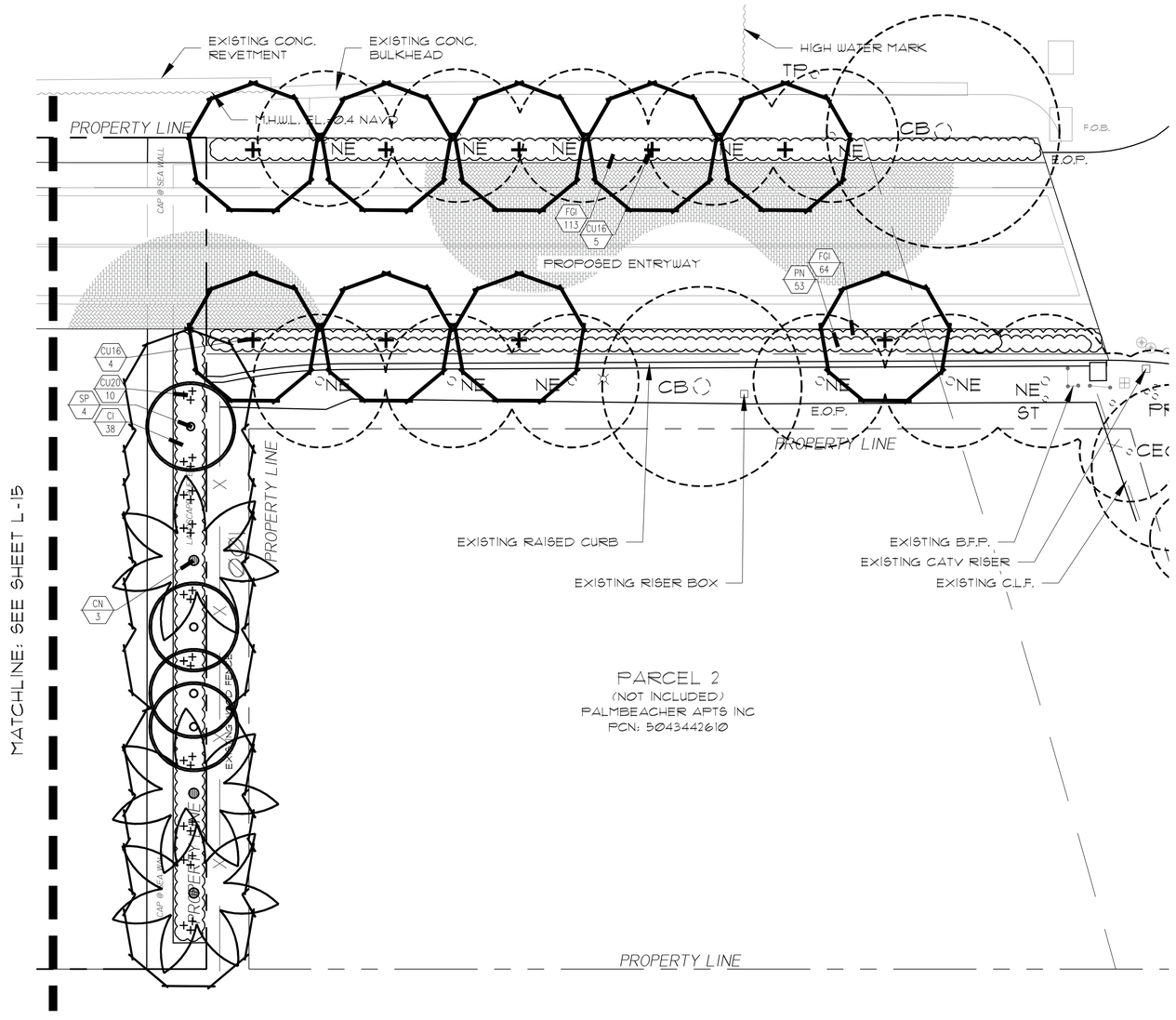
Existing tree/palm to be removed

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



PREVIOUSLY PROPOSED GROUND LEVEL - PLANTING PLAN

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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
10.6.25 First Submittal - Resubmittal
11.03.25 Second Submittal
12.03.25 Final Submittal
01.06.26 ARCOM

SHEET:
L-14

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
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CES = Conocarpus erectus sericeus / Silver Buttonwood
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ST = Schinus terebinthifolia / Brazilian Pepper
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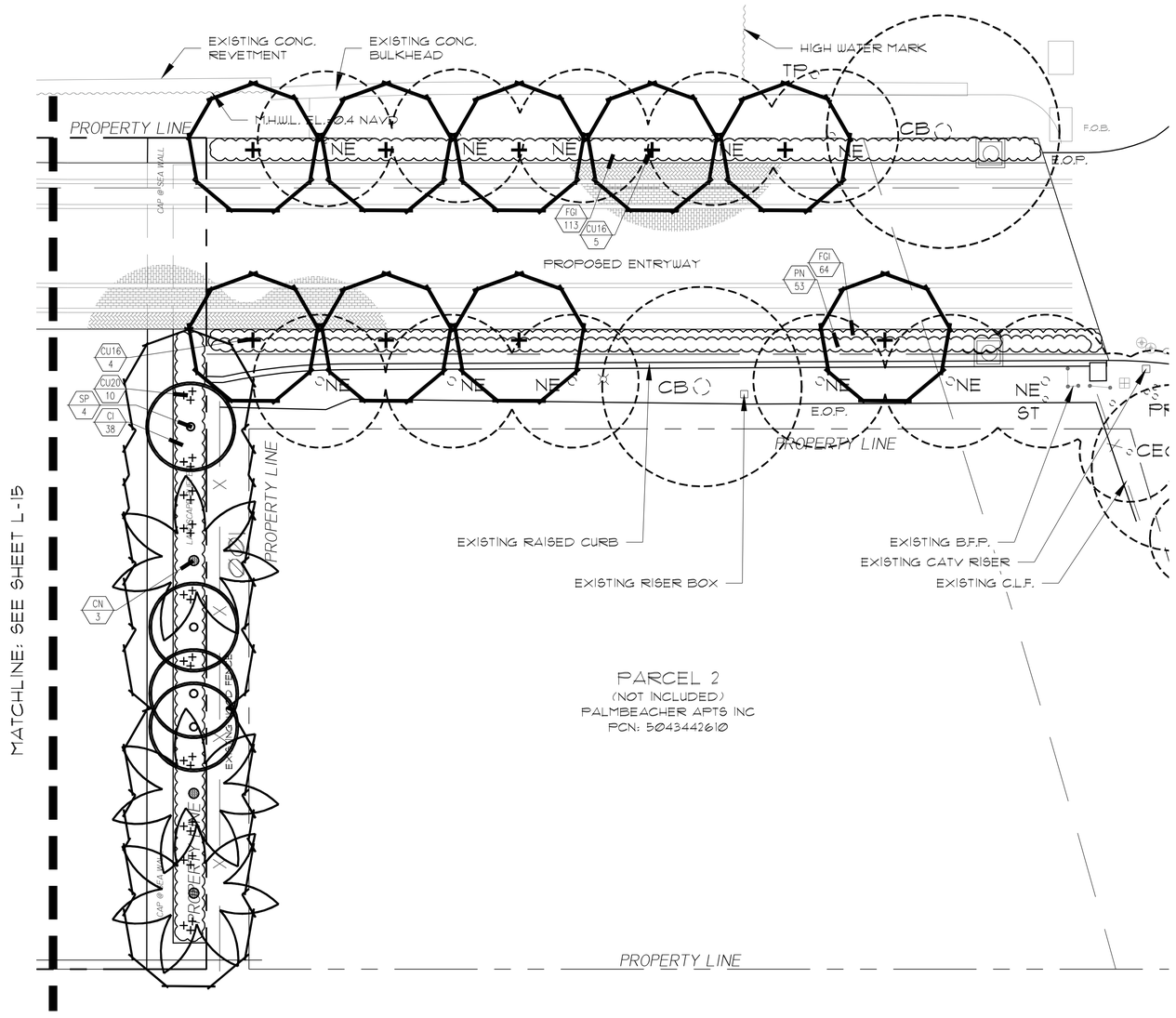

CURRENTLY PROPOSED GROUND LEVEL - PLANTING PLAN

ARC-25-0016

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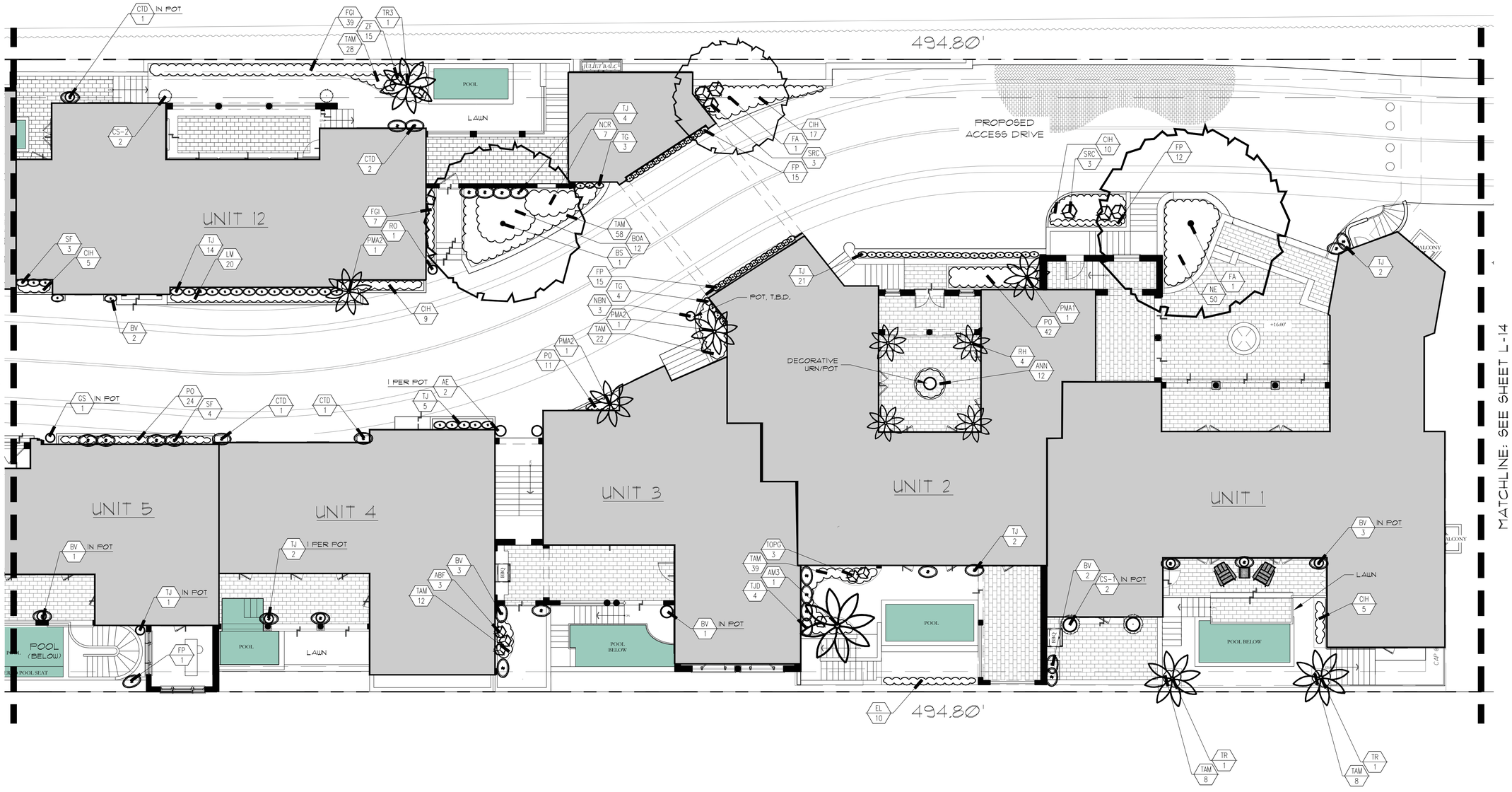
PALM BEACH, FLORIDA
GROUND LEVEL - PLANTING PLAN

DATE: 09/03/2025
DRAWN BY: SW/TS/MW
JOB NO.: 25-0710
SCALE: 1/8"=1'-0"
FILENAME: 3031 S Ocean Blvd 10

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

SHEET:
L-14



PREVIOUSLY PROPOSED GROUND LEVEL - PLANTING PLAN

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GROUND LEVEL - PLANTING PLAN

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

REVISIONS:
8.1.25 First Submittal
10.6.25 First Submittal - Resubmittal
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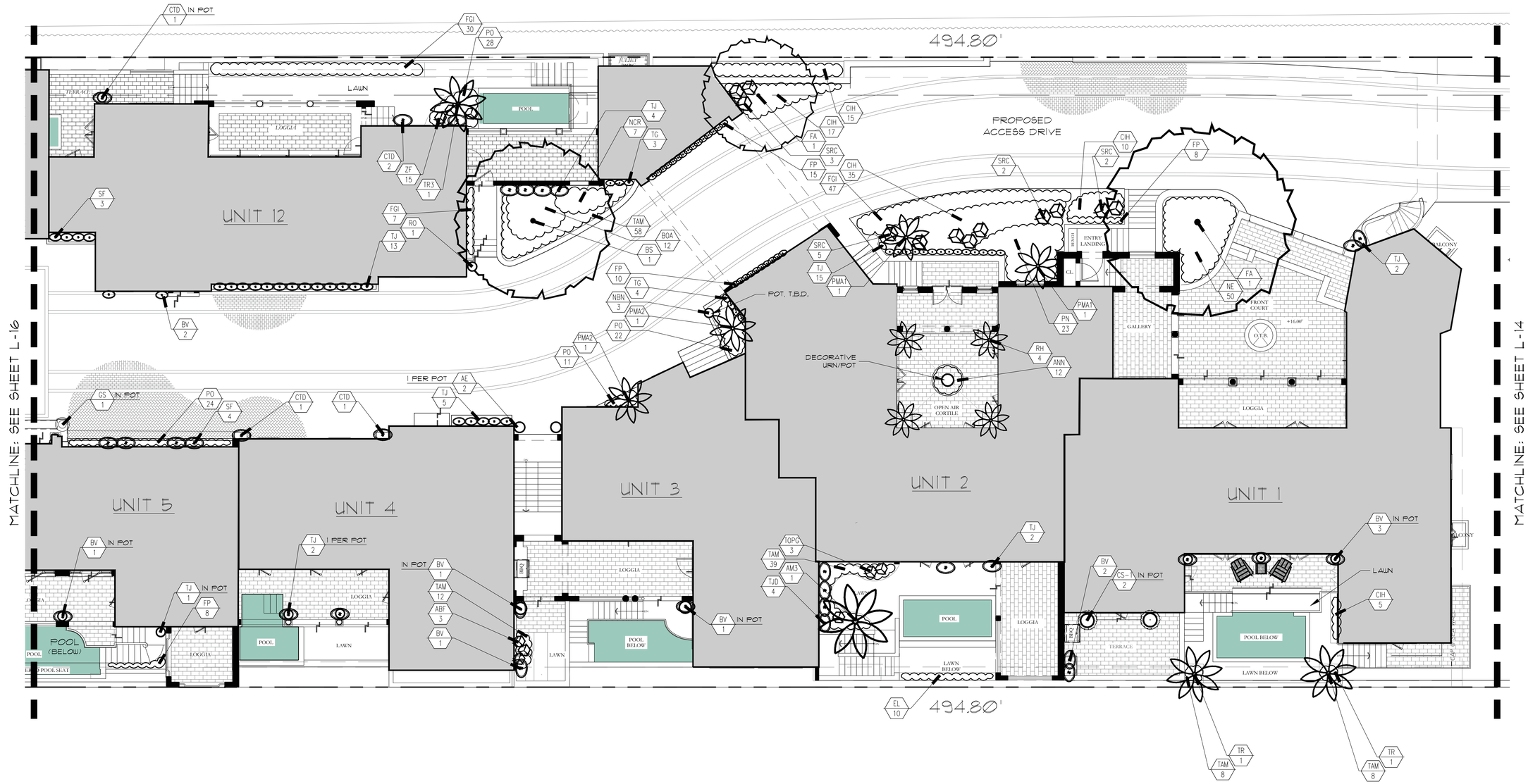
01.06.26 ARCOM

SHEET:
L-15



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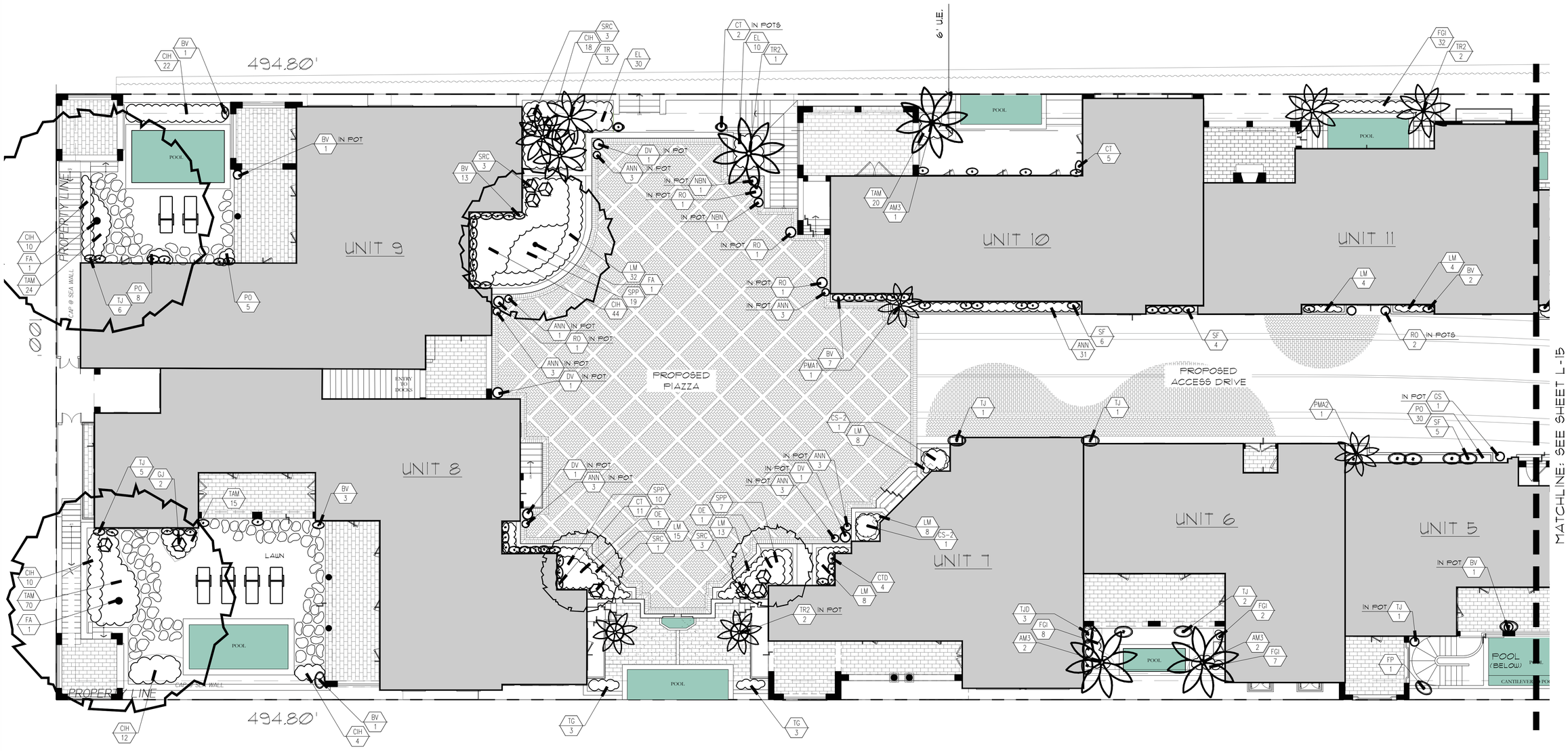
GROUND LEVEL - PLANTING PLAN

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

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

SHEET:
L-15



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GROUND LEVEL - PLANTING PLAN

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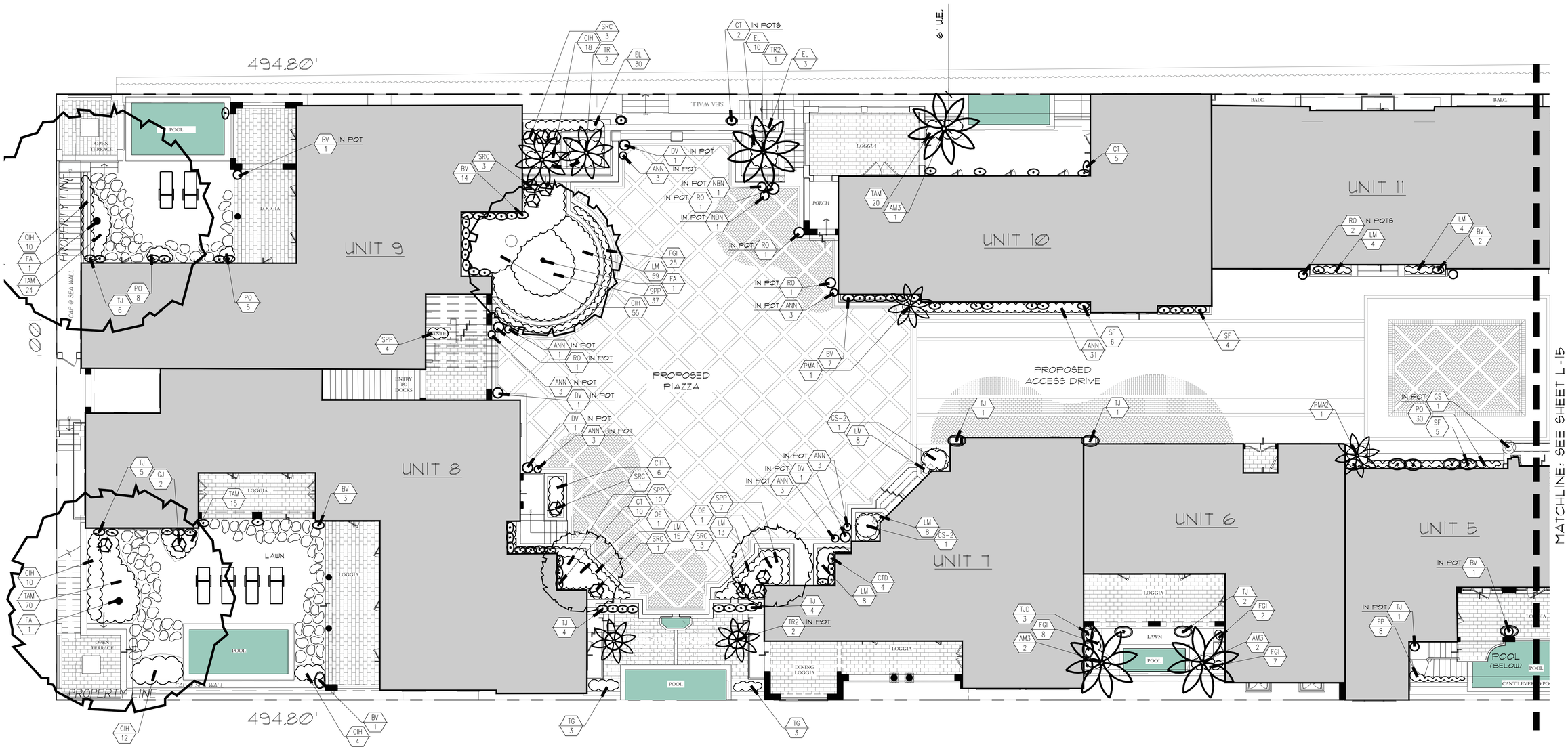
JOB NO.: 25-070
SCALE: 1/8"=1'-0"
FILENAME: 3031 S Ocean Blvd 09

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

SHEET:
L-16



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PALM BEACH, FLORIDA
GROUND LEVEL - PLANTING PLAN

DATE: 09/03/2025
DRAWN BY: SW/TS/MW
JOB NO.: 25-070
SCALE: 1/8"=1'-0"
FILENAME: 3031 S Ocean Blvd 10

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

SHEET:
L-16



PREVIOUSLY PROPOSED EAST LANDSCAPE ELEVATION

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PROPOSED EAST 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
10.16.25 First Submittal - Resubmittal
11.03.25 Second Submittal
12.03.25 Final Submittal
01.06.26 ARCOM

SHEET:
L-17



CURRENTLY PROPOSED EAST LANDSCAPE ELEVATION

ARC-25-00016

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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 10

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
03.05.26 ARCOM

SHEET:
L-17



PREVIOUSLY PROPOSED WEST LANDSCAPE ELEVATION

ARC-25-0076

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PALM BEACH, FLORIDA

PROPOSED WEST 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
12.03.25 Final Submittal
02.06.26 ARCOM

SHEET:
L-18



CURRENTLY PROPOSED WEST LANDSCAPE ELEVATION

ARC-25-00016

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PALM BEACH, FLORIDA

PROPOSED WEST LANDSCAPE ELEVATION

DATE: 09/03/2025
DRAWN BY: SW/TS/MW
JOB NO.: 25-010
SCALE: N/A
FILENAME: 3031 S Ocean Blvd 10

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
03.05.26 ARCOM

SHEET:
L-18



PREVIOUSLY PROPOSED NORTH LANDSCAPE ELEVATION

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

SHEET:
L-19.1



CURRENTLY PROPOSED NORTH LANDSCAPE ELEVATION

ARC-25-0076

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PALM BEACH, FLORIDA

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 10

REVISIONS:
8.1725 First Submittal
10.625 First Submittal - Resubmittal
11.03.25 Second Submittal
12.03.25 Final Submittal
01.06.26 ARCOM
03.05.26 ARCOM

SHEET:
L-19.1



PREVIOUSLY PROPOSED NORTH LANDSCAPE ELEVATION

ARC-25-0076

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PALM BEACH, FLORIDA

PROPOSED NORTH LANDSCAPE ELEVATION

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
10.6.25 First Submittal - Resubmittal
11.03.25 Second Submittal
12.03.25 Final Submittal
01.06.26 ARCOM

SHEET:
L-19.2



CURRENTLY PROPOSED NORTH LANDSCAPE ELEVATION

ARC-25-0076

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PALM BEACH, FLORIDA

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 10

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
03.05.26 ARCOM

SHEET:
L-19.2



PREVIOUSLY PROPOSED NORTH LANDSCAPE ELEVATION

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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
02.06.26 ARCOM

SHEET:
L-19.3



CURRENTLY PROPOSED NORTH LANDSCAPE ELEVATION

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PALM BEACH, FLORIDA

PROPOSED NORTH LANDSCAPE ELEVATION

DATE: 09/03/2025
DRAWN BY: SW/TS/MW
JOB NO.: 25-0010
SCALE: N/A
FILENAME: 3031 S Ocean Blvd 0

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
03.05.26 ARCOM

SHEET:
L-19.3



PREVIOUSLY PROPOSED NORTH LANDSCAPE ELEVATION

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PALM BEACH, FLORIDA

PROPOSED NORTH 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
10.16.25 First Submittal - Resubmittal
11.03.25 Second Submittal
12.03.25 Final Submittal
01.06.26 ARCOM

SHEET:
L-19.4



CURRENTLY PROPOSED NORTH LANDSCAPE ELEVATION

ARC-25-0016

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PALM BEACH, FLORIDA

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 10

REVISIONS:
9.17.25 First Submittal
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03.05.26 ARCOM

SHEET:
L-19.4



PREVIOUSLY PROPOSED SOUTH LANDSCAPE ELEVATION

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01.06.26 ARCOM

SHEET:
L-20.1



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3031 S. OCEAN BLVD.

3031 SOUTH OCEAN BOULEVARD
PALM BEACH, FLORIDA

PROPOSED SOUTH LANDSCAPE ELEVATION

DATE: 09/03/2025
DRAWN BY: SW/TS/MW
JOB NO.: 25-070
SCALE: N/A
FILENAME: 3031 S Ocean Blvd 0

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

SHEET:
L-20.1



PREVIOUSLY PROPOSED SOUTH LANDSCAPE ELEVATION

ARC-25-0076

PARKER·YANNETTE
design group, inc.

LANDSCAPE ARCHITECTURE
PLANNING • GRAPHICS
4425 Military Trail, Suite 202
Jupiter, Florida 33458

Telephone:(561) 747-5069
Fax: (561) 747-2041
Email: mail@pydg.com

License #LA0001347

3031 S. OCEAN BLVD.

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
10.16.25 First Submittal - Resubmittal
11.03.25 Second Submittal
12.03.25 Final Submittal
02.06.26 ARCOM

SHEET:
L-20.2



CURRENTLY PROPOSED SOUTH LANDSCAPE ELEVATION

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PROPOSED SOUTH LANDSCAPE ELEVATION

DATE: 09/03/2025
DRAWN BY: SW/TB/MW
JOB NO.: 25-010
SCALE: N/A
FILENAME: 3031 S Ocean Blvd 10

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

SHEET:
L-20.3



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REVISIONS:
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11.03.25 Second Submittal
12.03.25 Final Submittal
01.06.26 ARCOM
03.05.26 ARCOM

SHEET:
L-20.3



PREVIOUSLY PROPOSED SOUTH LANDSCAPE ELEVATION

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JOB NO.: 25-0710
SCALE: N/A
FILENAME: 3031 S Ocean Blvd 09

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01.06.26 ARCOM

SHEET:
L-20.4



CURRENTLY PROPOSED SOUTH LANDSCAPE ELEVATION

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PLANNING • GRAPHICS

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FILENAME: 3031 S Ocean Blvd 10

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11.03.25 Second Submittal
12.03.25 Final Submittal
01.06.26 ARCOM
03.05.26 ARCOM

SHEET:
L-20.4

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	Thrinax radiata / Florida Thatch Palm	10'-22' ht., single stem, heavy cal., full frond
* TR2	5	Thrinax radiata / Florida Thatch Palm	12' ht., double stem, heavy cal., full frond
* TR3	1	Thrinax 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*

PREVIOUSLY PROPOSED PLANT LIST

ARC-25-0076

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LANDSCAPE ARCHITECTURE
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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
10.6.25 First Submittal - Resubmittal
11.03.25 Second Submittal
12.03.25 Final Submittal
01.06.26 ARCOM

SHEET:
L-21

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	3	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	4	Trinax radiata / Florida Thatch Palm	10'-22' ht., single stem, heavy cal., full frond
* TR2	3	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	39	Bougainvillea Vine	25 gal., 10' ht., full to base, espalier to wall
* CES-1	9	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	231	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	2	Cupressus sempervirens / Italian Cypress	18' x 3', full, Florida Fancy, matching
CT	18	Clerodendrum thomsoniae / Bleeding Heart Vine	7 gal., 5' ht., full to base, espalier to wall, white flower
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DV	4	Dietes vegata / African Iris	3 gal, 24" x 18", full, white flower
FGI	231	Ficus 'Green Island' / Green Island Ficus	3 gal, 12" x 12", full
FP	236	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
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* PN	76	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
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* SM	86	Suriana maritima / Bay Cedar	3 gal., 15" x 12", full
SPP	54	Spathoglottis plicata / Ground Orchid	1 gal., 12" x 12", full, purple flower
* SRC	15	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	64	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	15	Zamia integrifolia / Florida Coontie	3 gal., 18 x 18", full
GROUNDCOVERS			
* EL	173	Ernodea littoralis / Golden Creeper	3 gal., 10" x 12", full
LM	119	Liriope muscari ' Super Blue'	3 gal., 14" x 14", full
* PO	128	Peperomia obtusifolia / Baby Rubber Plant	1 gal., 8" x 8", full
TAM	254	Trachelospermum asiaticum 'Minima' / Jasmine Minima	1 gal., 6" x 10", full

* Denotes Florida native plant material.

MISCELLANEOUS		
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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%	666 sq. ft. / 11.29%
8	Native Trees %	30% (number of trees)	92.6% (25)
9	Native Shrubs & Vines %	30% (number of shrubs & vines)	40.5% (552)
10	Native Groundcover %	30% (groundcover area)	44.7% (301 sq. ft.)

To determine qualifying native vegetation use either:

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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.

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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.

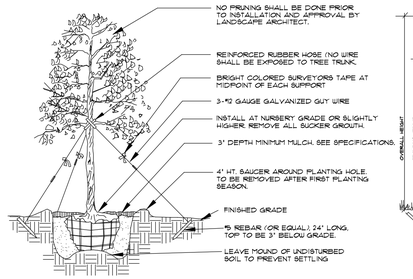
MULCH

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

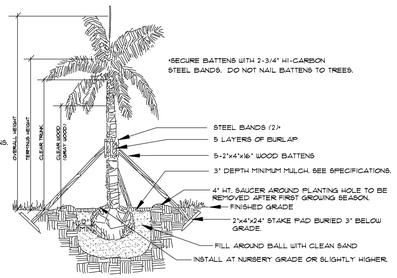
No substitutions of plant material types or size will be allowed without written consent of the Landscape Architect. B&B material will not be accepted as substitute for container grown material unless previously approved. Alternate substitutions shall be indicated in bid.

Planting Details



Tree Planting

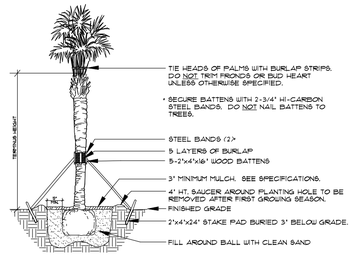
- SEE SPECIFICATIONS FOR BACKFILL MIXTURE AND FERTILIZATION.
- BRACING - SPECIAL SITE CONDITIONS MAY REQUIRE MODIFICATION TO BRACING TECHNIQUE. LANDSCAPE CONTRACTOR WILL ADEQUATELY BRACE (OR WIRE) ALL TREES TO PREVENT EXCESSIVE MOVEMENT & MAINTAIN A VERTICAL POSITION.



Palm Planting

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

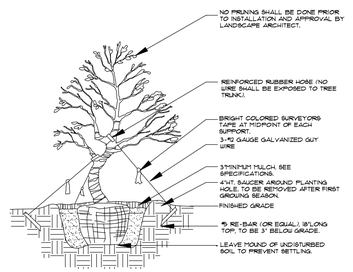
- SEE SPECIFICATIONS FOR BACKFILL MIXTURE AND FERTILIZATION.
- BRACING: SPECIAL SITE CONDITIONS MAY REQUIRE MODIFICATION TO BRACING TECHNIQUE. LANDSCAPE CONTRACTOR WILL ADEQUATELY BRACE ALL PALMS TO PREVENT EXCESSIVE MOVEMENT AND MAINTAIN A VERTICAL POSITION.



Palm Planting

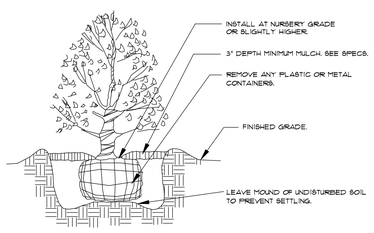
APPLIES TO: SABAL PALMS, WASHINGTON PALMS, CANARY ISLAND DATE PALMS, SENEGAL DATE PALMS

- SEE SPECIFICATIONS FOR BACKFILL MIXTURE AND FERTILIZATION



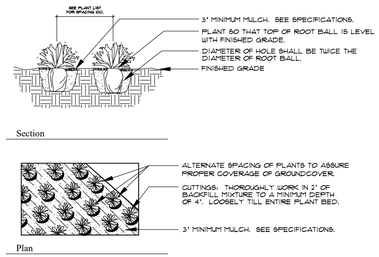
Irregular & Multi-Stem Tree Planting

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.

CURRENTLY PROPOSED PLANTING DETAILS AND SPECIFICATIONS

ARC-25-0076

PARKER•YANNETTE
design group, inc.
LANDSCAPE ARCHITECTURE
PLANNING • GRAPHICS
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Telephone:(561) 747-5069
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

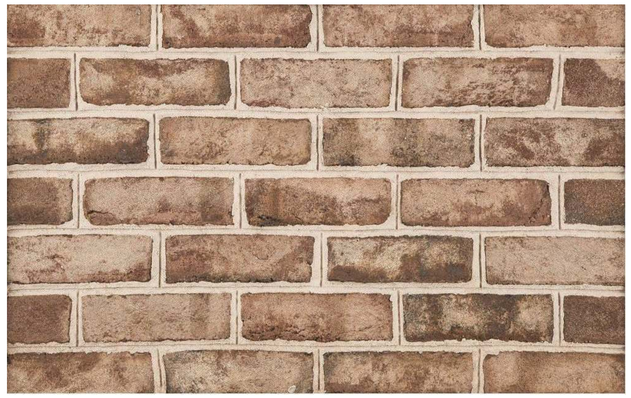
DATE: 09/03/2025
DRAWN BY: SW/TS/MW
JOB NO.: 25-010
SCALE: N/A
FILENAME: 3031 S Ocean Blvd 0

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

SHEET:
L-22



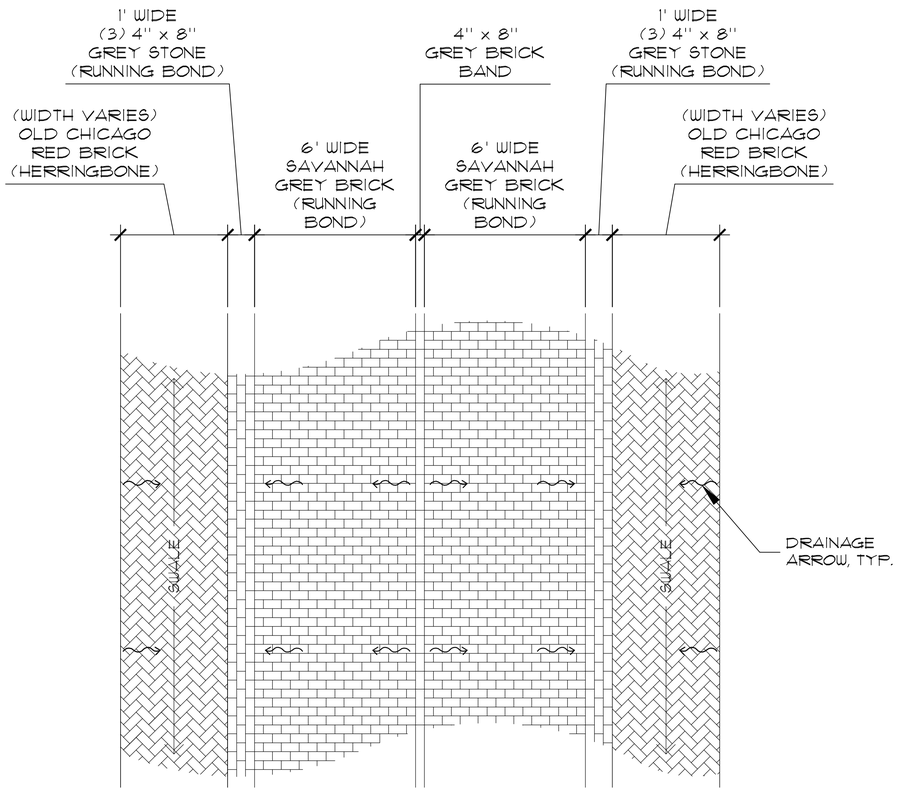
A L-23 CORAL STONE: ENTRY WALKS, LANDINGS, BALCONIES, TERRACES AND LOGGIAS



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"

PREVIOUSLY PROPOSED HARDSCAPE MATERIAL DETAILS

ARC-25-00016

PARKER·YANNETTE
design group, inc.

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Email: mail@pydg.com

License #LA0001347

3031 S. OCEAN BLVD.

3031 SOUTH OCEAN BOULEVARD
PALM BEACH, FLORIDA

HARDSCAPE MATERIAL DETAILS

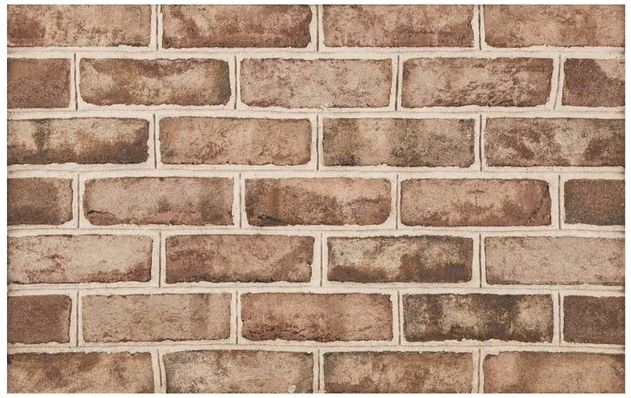
DATE: 09/03/2025
DRAWN BY: SW/TS/MW
JOB NO.: 25-0710
SCALE: AS NOTED
FILENAME: 3031 S Ocean Blvd 09

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

SHEET:
L-23



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



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



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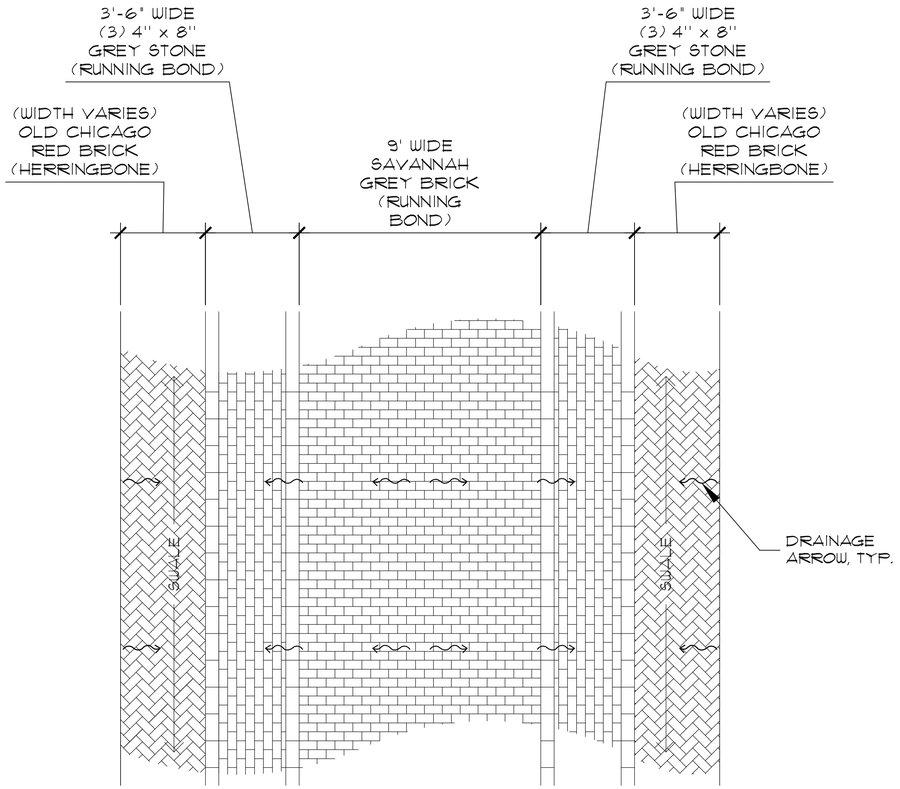

D L-23 ACCESS ROAD PAVING PATTERN DETAILS

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

CURRENTLY PROPOSED HARDSCAPE MATERIAL DETAILS

ARC-25-00076

PARKER·YANNETTE
design group, inc.

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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 0

REVISIONS:
9.17.25 First Submittal
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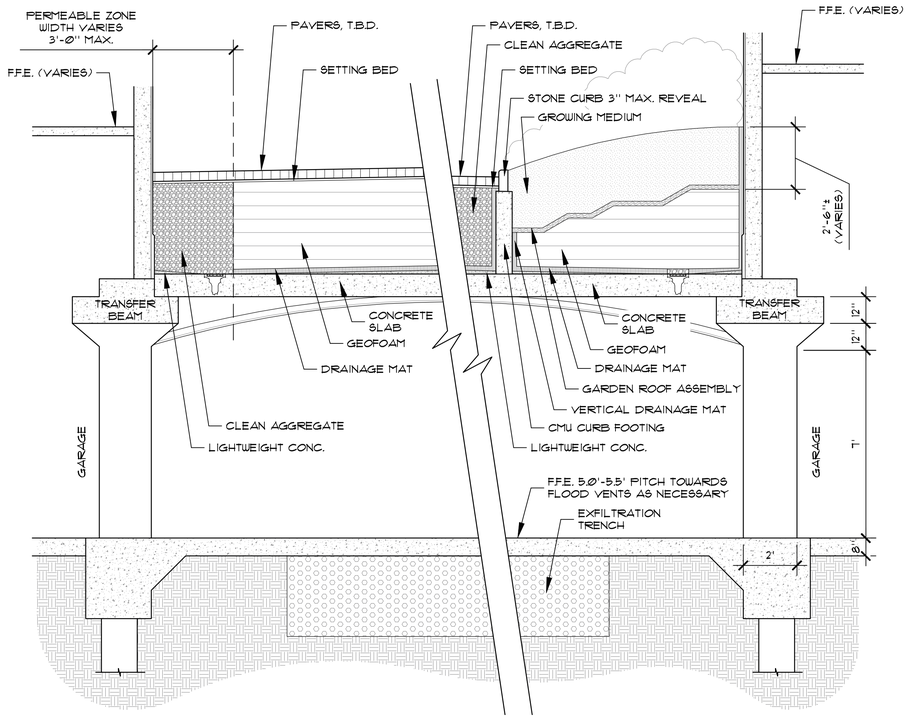
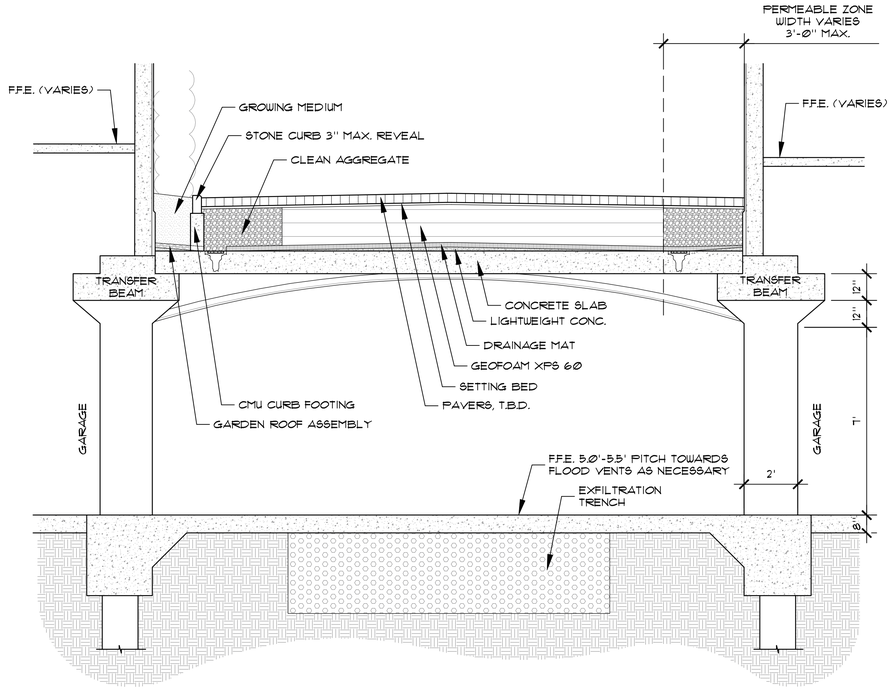
12.03.25 Final Submittal
01.06.26 ARCOM
03.05.26 ARCOM

SHEET:
L-23



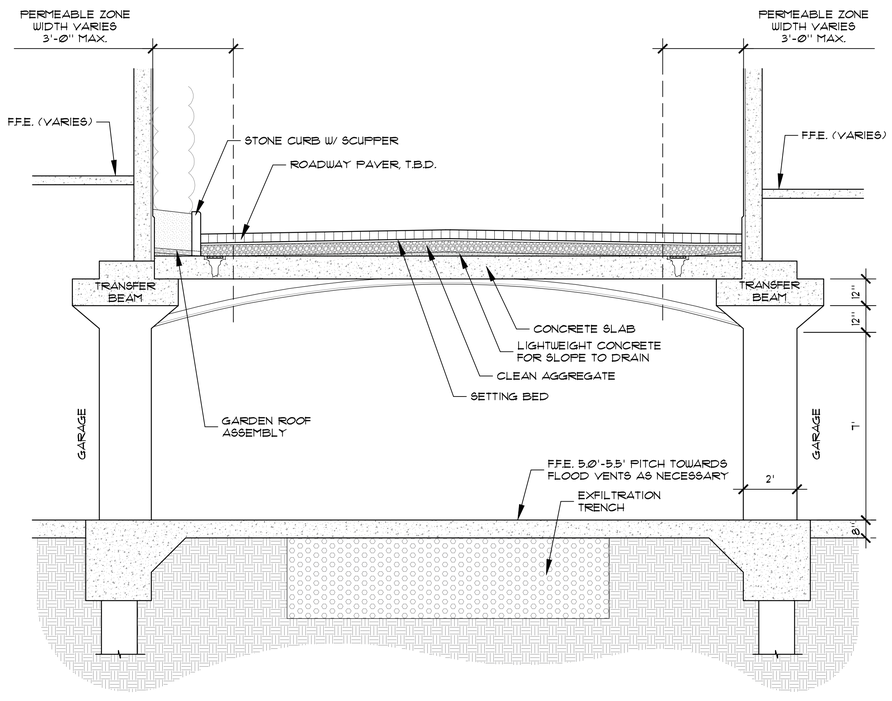
A L-24 PIAZZA PAVEMENT PLANTER JUNCTION

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"

CURRENTLY PROPOSED SCHEMATIC ROADWAY SECTIONS

ARC-25-ØØ76

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License #LA0001347

3Ø31 S. OCEAN BLVD.

3Ø31 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 Ø

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
Ø3.Ø5.26 ARCOM

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

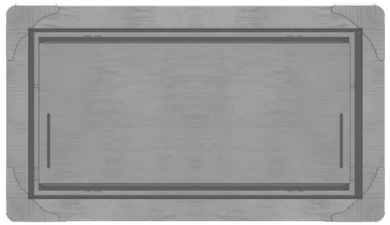


FIGURE 2—SMART VENT MODEL 1540-520



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

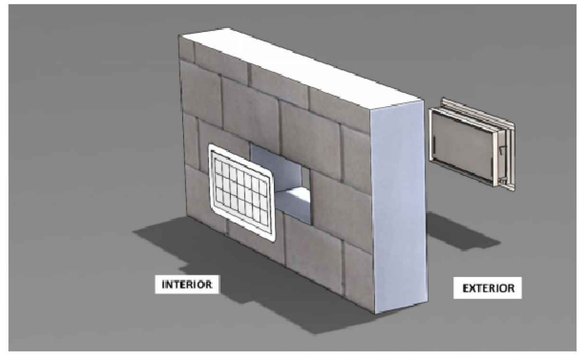
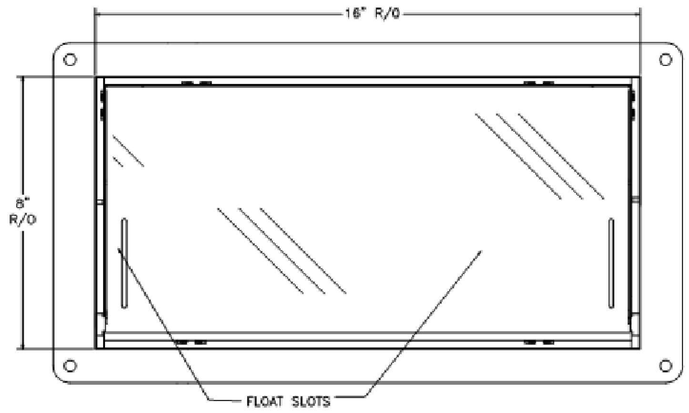
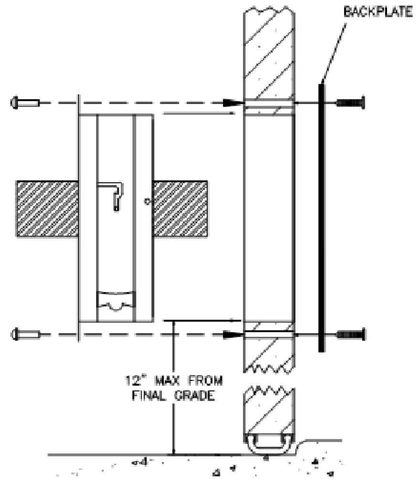


FIGURE 4—FLOOD VENT SEALING KIT





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

YOUSSEF HACHEM
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CA 26553

99 NW 27TH AVE
MIAMI, FL. 33125
TEL. (786) 287-9120
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www.yhengineering.com

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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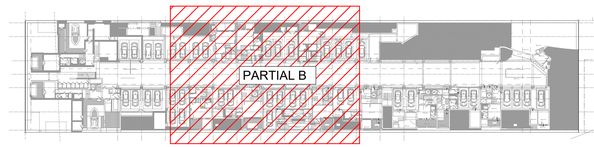
GARAGE LEVEL SMART VENT PARTIAL PLAN B

1/8"=1'-0"

NORTH



KEY PLAN

NOT TO SCALE

NORTH

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MIAMI, FL. 33125
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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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CONSULTING ENGINEERING INC
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YOUSSEF HACHEM, Ph.D, P.E.
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
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S02C

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TOWN OF PALM BEACH

Information for Architectural Commission Meeting on: March 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: 3/18/2026

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)

HISTORY:
The project was originally heard at the February 25, 2026 ARCOM hearing. Overall the project was well received but was deferred for a month to allow for further study of architectural details and proportions. The applicant has resubmitted plans in response to the comments of the commission.

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 03/09/2026.

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 45.1% 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.

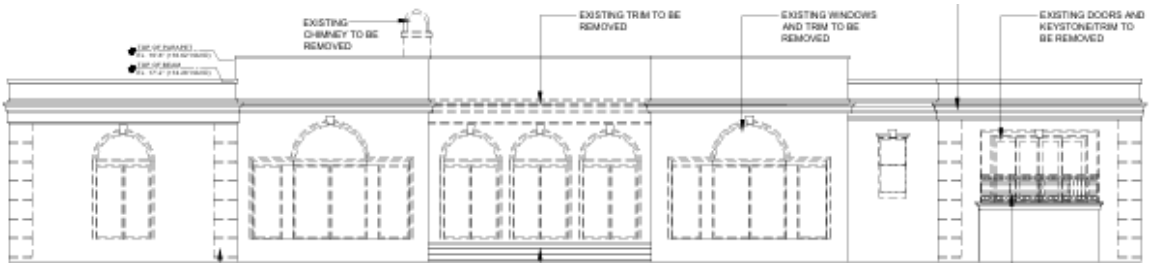
Lot Coverage	29.88%	**Landscape Open Space**	Required: 50% (Lot over 20k SF) Existing: 37.3% Proposed: 44%
Surrounding Properties / Zoning			
North	1306 N Ocean Blvd / Residence | R-B		
South	1290 N Ocean Blvd / Residence | R-B		
East	North Ocean Blvd / Right of Way Oceanfront Parcel of 1300 N Ocean Blvd (Subject Property) / Cabana | Beach Area		
West	1300 N Ocean Way / Residence | R-B		

STAFF ANALYSIS

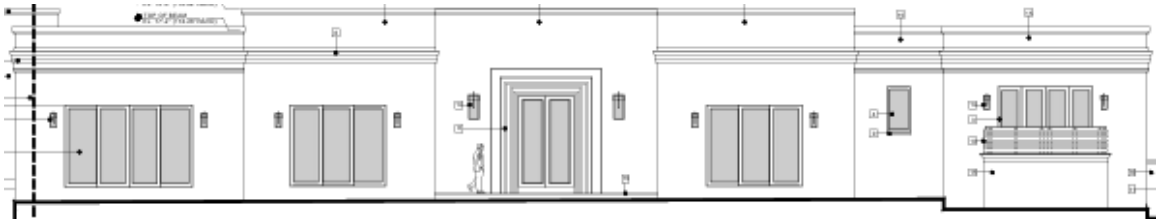
The applicant proposes a complete renovation of an existing residence located on the north side of Merrain Road at the intersection of N Ocean Boulevard. The project includes simplification of architectural details, modifications to the size and location of fenestrations, and a comprehensive redesign of the site's landscape and hardscape. Exterior finishes will consist of smooth off-white stucco, with impact-rated windows and doors in a "Teka/Embero" wood-look finish. Wood and aluminum elements, including garage doors, pedestrian doors, and gates, will feature grid patterns and wood-toned finishes.

The site's hardscape and landscape will be fully reconfigured. Existing curb cuts will be reduced from three to two; one to remain on Merrain Road and existing to remain on North Ocean Boulevard. Driveways are poured tabby with coral stone borders; landings and pool terrace areas will feature limestone pavers in a herringbone pattern. The U-shaped residence surrounds a central rear courtyard where grade will be raised through infill and new retaining walls to create a walk-out terrace and lawn including relocated swimming pool. Equipment areas will be reorganized for zoning compliance, with screening incorporated at the southwest corner of the residence. A new vehicular gate is proposed beyond the service vehicle parking along North Ocean Boulevard and beyond the required front yard setback. Although the redesign reduces hardscape and increases landscape open space, the site remains below the minimum percentage required; due to the extent of renovation, a landscape open space variance is required.

The application was originally heard at the February 2026 ARCOM hearing and was deferred for one month to allow restudy and refinement of the architectural details. The applicant has resubmitted plans in response to the comments of the commission, simplifying stucco details further, adjusting the size and scale of fenestration openings, and adjusting window and door lite pattens. The landscape plan has been adjusted to eliminate the pedestrian gate and pathway previously shown on North Ocean Blvd. This has brought the landscape percentages up closer to the minimum required, however, a variance is still required. Staff will note that the landscape open space requirement is increased based on a larger lot size, but that the applicant is now proposing a landscape open space that meets the minimum required for a standard size lot in the district.



Existing East (Front) Elevation



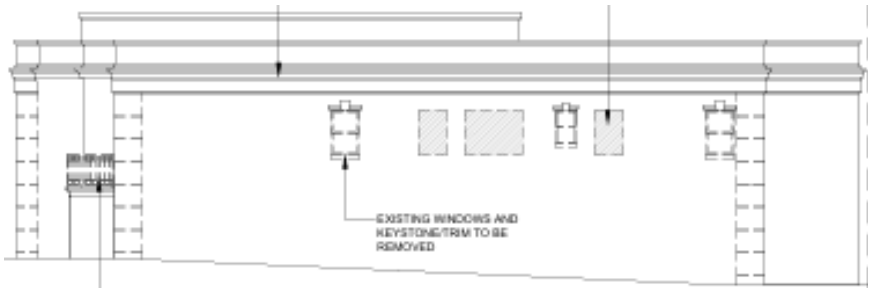
Previously Proposed East (Front) Elevation



Proposed East Elevation



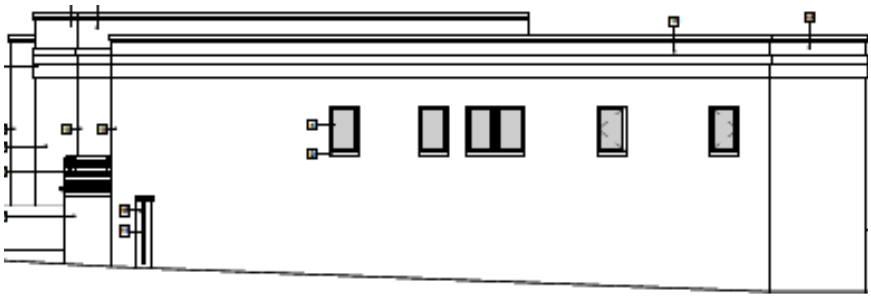
Color Rendering of Proposed East Elevation from North Ocean Boulevard.



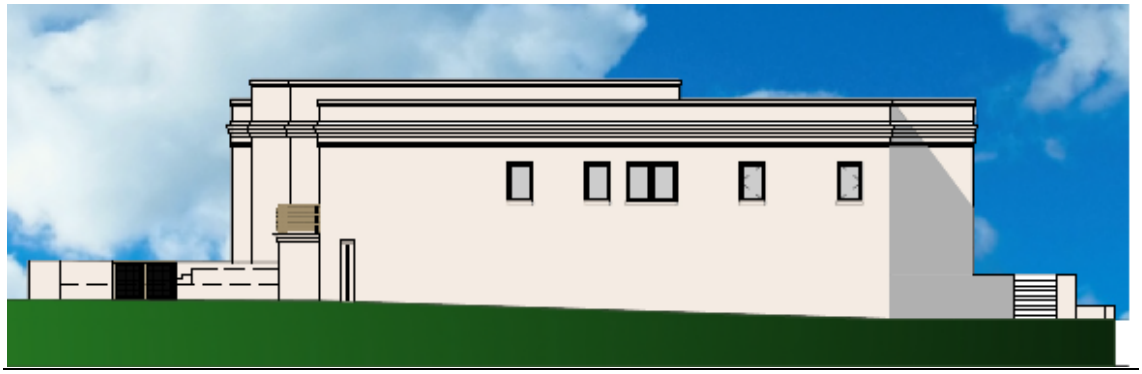
Existing North (Side) Elevation



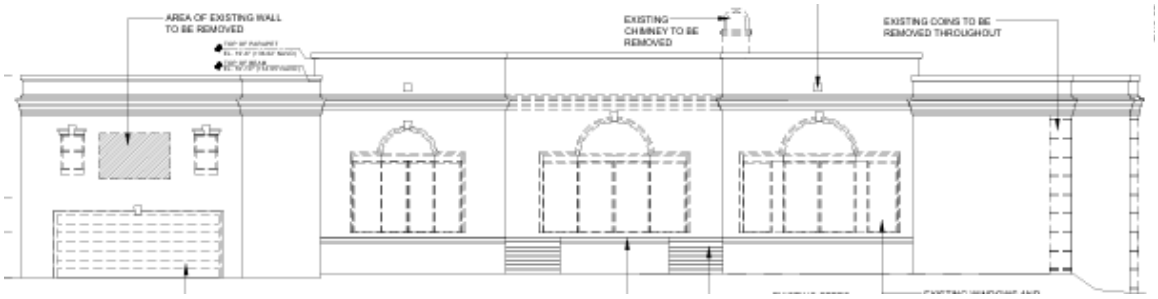
Previously Proposed North (Side) Elevation



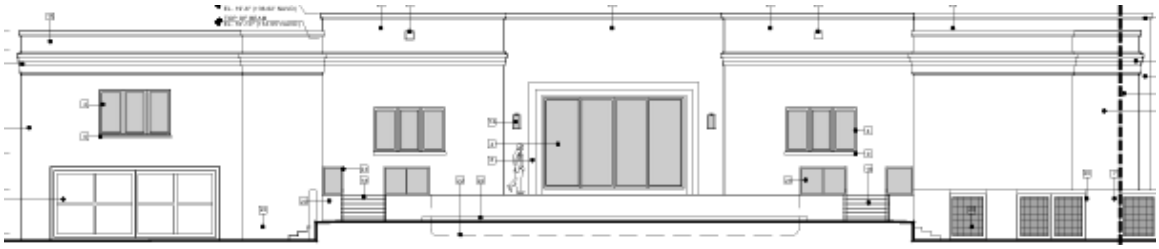
Currently Proposed North (Side) Elevation



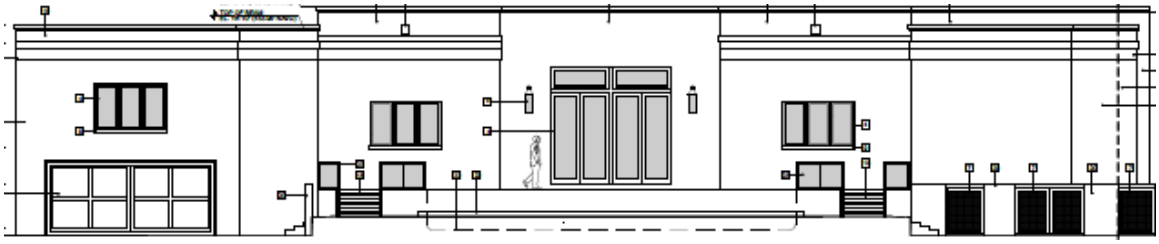
Color Elevation of Proposed North (Side) Elevation



Existing West (Rear) Elevation.



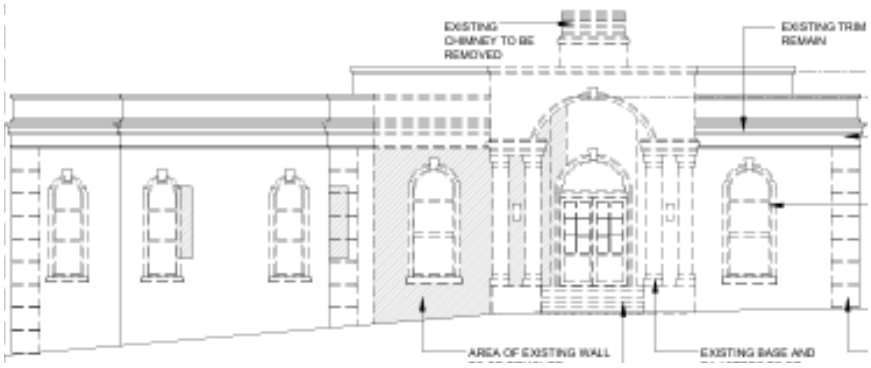
Previously Proposed West (Rear) Elevation.



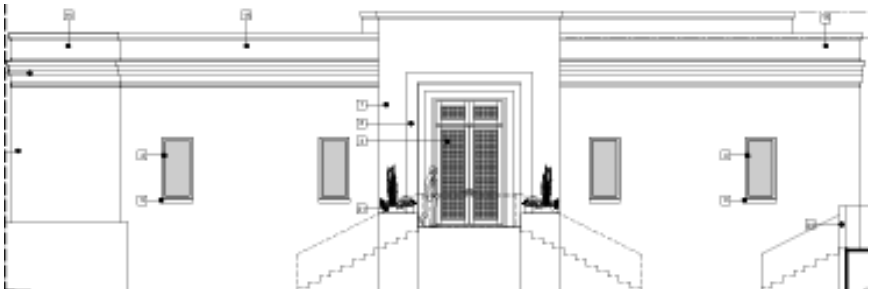
Currently Proposed West (Rear) Elevation.



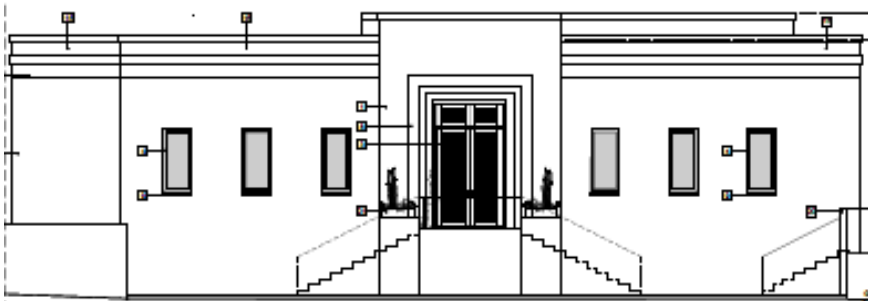
Color Rendering of Proposed West (Rear) Elevation.



Existing South (Street-Side) Elevation



Previously Proposed South (Street-Side) Elevation



Currently Proposed South (Street-Side) Elevation



Color Rendering of Proposed South Elevation from Merrain Road.



Color Rendering of Previously Proposed Landscape Plan

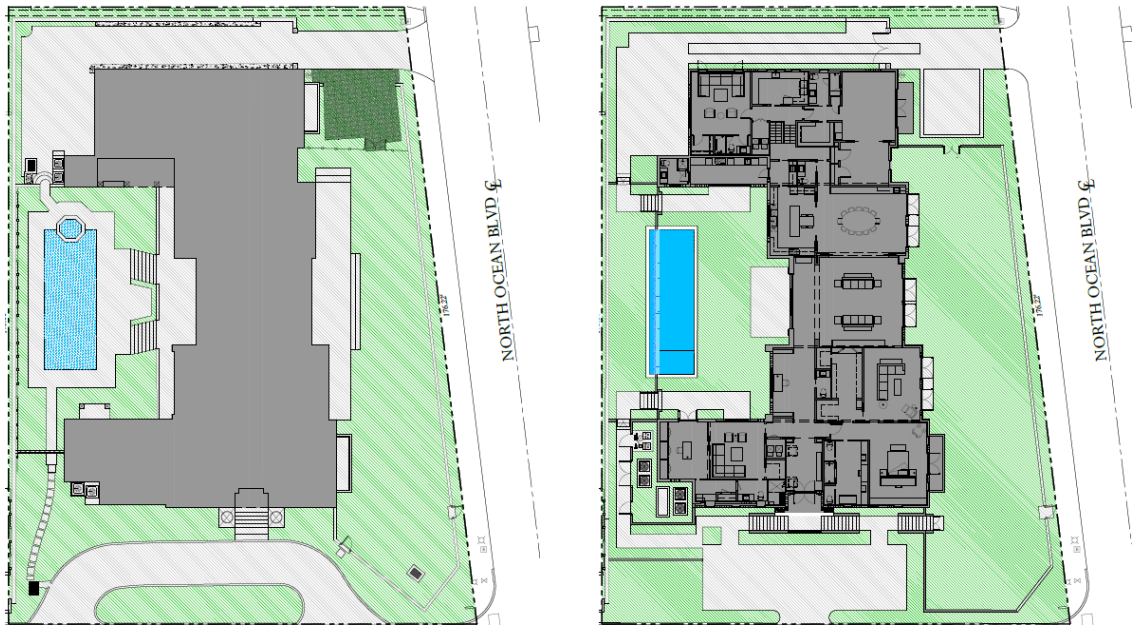


Color Rendering of Currently Proposed Landscape Plan

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 45.1% 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 by incorporating this type of design.



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)	45.1% (9,696 SF) Landscape Open Space	**- 4.9%** (1,049 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

March 9, 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
ARC-25-0094 (ZON-26-0005)

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 7.8%, to 45.1%, but still falls shy of the 50% 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 (ZON-26-0005)

FINAL SUBMITTAL	02-09-2026
MEETING DATE	02-25-2026
RE-SUBMITTAL	03-09-2026
MEETING DATE	03-25-2026

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

ISSUE	DATE
ARCOM	03.25.26

ALL DESIGNS, IDEAS, ARRANGEMENTS, AND INFORMATION REPRESENTED BY THIS DRAWING ARE THE PROPERTY OF B1 ARCHITECT AND WERE CREATED, DEVELOPED AND EVOLVED FOR THE SPECIFIED PROJECT ON WHICH NONE OF THE DESIGNS, IDEAS AND ARRANGEMENTS SHOULD BE USED BY, OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION WITHOUT THE EXPRESSED WRITTEN PERMISSION OF THIS OFFICE. SCALED DIMENSIONS SHOULD BE VERIFIED BY THE CONTRACTOR WHO SHALL BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS OF THE JOB. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS. NOTIFY THIS OFFICE IN WRITING OF ANY VARIATIONS IN DIMENSIONS AND CONDITIONS SHOWN ON THESE DRAWINGS. SHOP DETAILS WITH ADEQUATE DIMENSIONING AND SCALE MUST BE SUBMITTED TO THIS OFFICE FOR APPROVAL BEFORE PROCEEDING WITH FABRICATION OF THE ITEMS INDICATED.

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	03.09.2026
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

Zoning Legend

Line #				
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%)	9,696 SQ.FT. (45.1%)
24	Perimeter LOS (Sq Ft and %)	N/A	N/A	N/A
25	Front Yard LOS (Sq Ft and %)	1,481 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 (ZON-26-0005)

ISSUE	DATE
ARCOM	03.25.26

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RENOVATION TO AN EXISTING SINGLE FAMILY RESIDENCE:

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GREGORY BONNER, AIA

AA26003271

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PALM BEACH FLORIDA 33480
(561) 312-3453

JOB NO.	1300_NOCN
PLOT DATE	03.09.2026
SCALE	AS NOTED
DRAWN BY	mmc

ZL



VICINITY LOCATION MAP

Scale: N.T.S.

N

ARC-25-0094 (ZON-26-0005)

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VLM



LOCATION MAP

Scale: N.T.S.

N

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ISSUE	DATE
ARCOM	03.25.26

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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	03.09.2026
SCALE	AS NOTED
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

ARC-25-0094 (ZON-26-0005)

ISSUE	DATE
ARCOM	03.25.26

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RENOVATION TO AN EXISTING SINGLE FAMILY RESIDENCE:

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GREGORY BONNER, AIA

AA26003271

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JOB NO.	1300_NOCN
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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

ARC-25-0094 (ZON-26-0005)

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PALM BEACH FLORIDA 33480
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DRAWN BY	mmc

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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PALM BEACH, FL 33480

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P03



SYMMETRY



ENTRY FEATURE



ENTRY FEATURE



ENTRY DOOR SCREEN



GATES



RAILING



LANDSCAPE



LANDSCAPE

INSPIRATION PHOTOS

1300 N OCEAN BLVD

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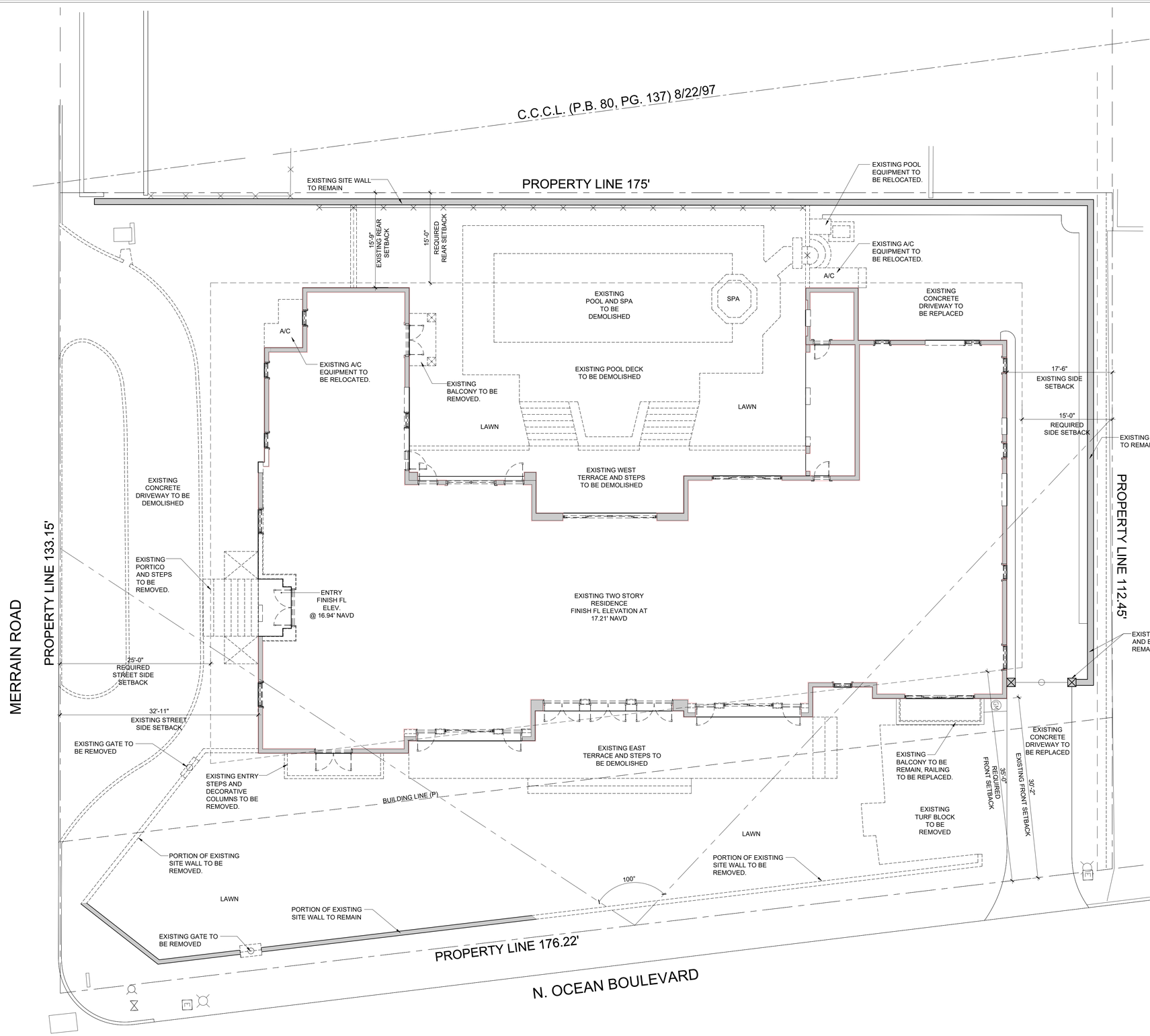
P04



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%)	9,696 SQ.FT. (45.1%)
24	Perimeter LOS (Sq Ft and %)	N/A	N/A	N/A
25	Front Yard LOS (Sq Ft and %)	1,481 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.
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9. FLORIDA PLUMBING CODE 2023, 8th EDITION.
9. FLORIDA FUEL AND GAS 2023, 8th EDITION.

ARC-25-0094 (ZON-26-0005)

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RENOVATION TO AN EXISTING SINGLE FAMILY RESIDENCE:

PRIVATE RESIDENCE

1300 NORTH OCEAN BOULEVARD
PALM BEACH, FL 33480

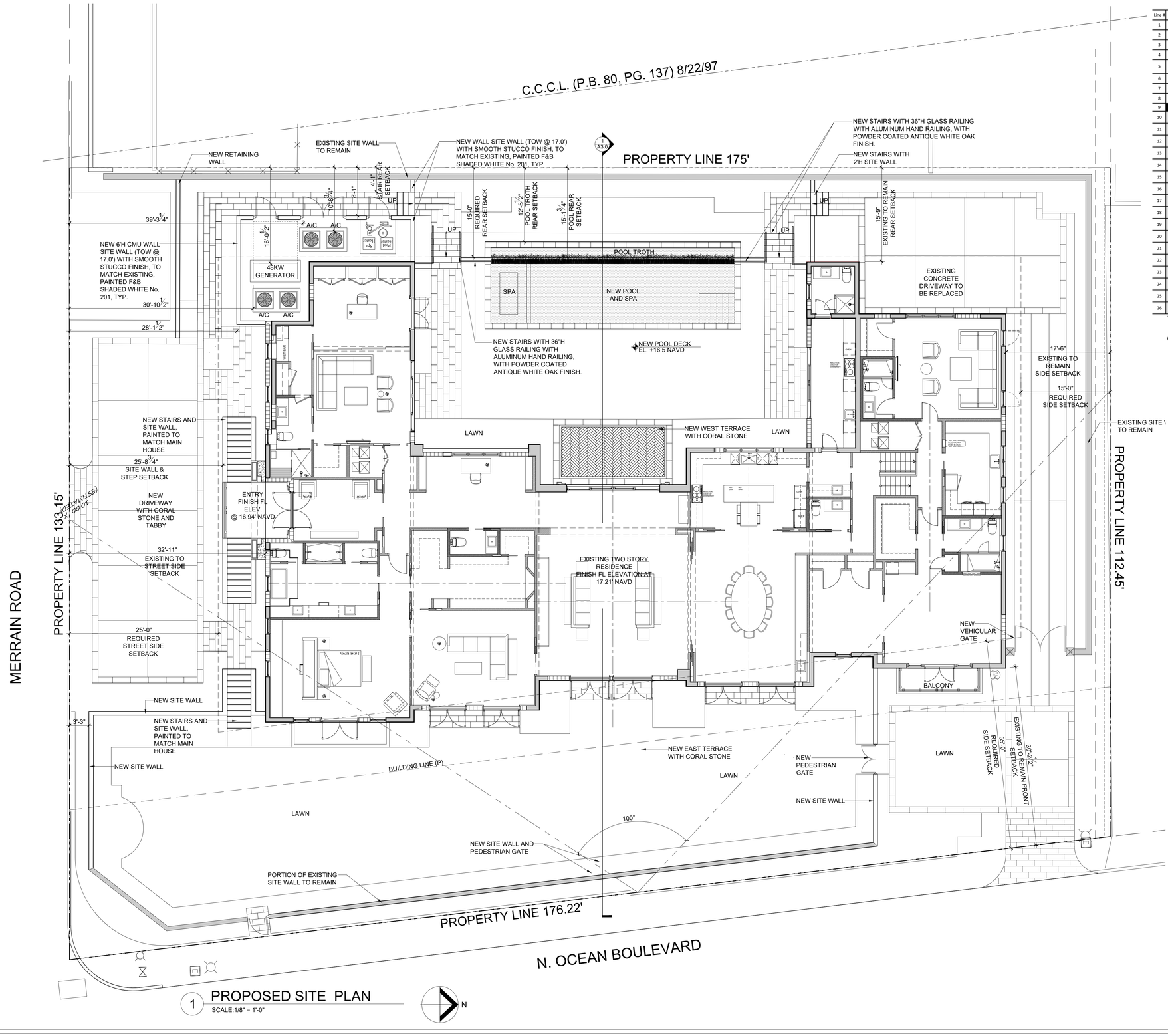
GREGORY BONNER, AIA

AA26003271

B1 ARCHITECT
139 NORTH COUNTY ROAD, STE 18C
PALM BEACH FLORIDA 33480
(561) 312-3453

JOB NO.	1300_NOCN
PLOT DATE	03.09.2026
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		
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.
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13	* Side Yard Setback (1st Story) (Ft.)	25'-0" (S)	32'-11" (S)	32'-11" (S)
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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
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** 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.
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9. FLORIDA FUEL AND GAS 2023, 8th EDITION.

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RENOVATION TO AN EXISTING SINGLE FAMILY RESIDENCE:

PRIVATE RESIDENCE

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PALM BEACH, FL 33480

GREGORY BONNER, AIA

AA26003271

B1 ARCHITECT
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(561) 312-3453

JOB NO.	1300_NOCN
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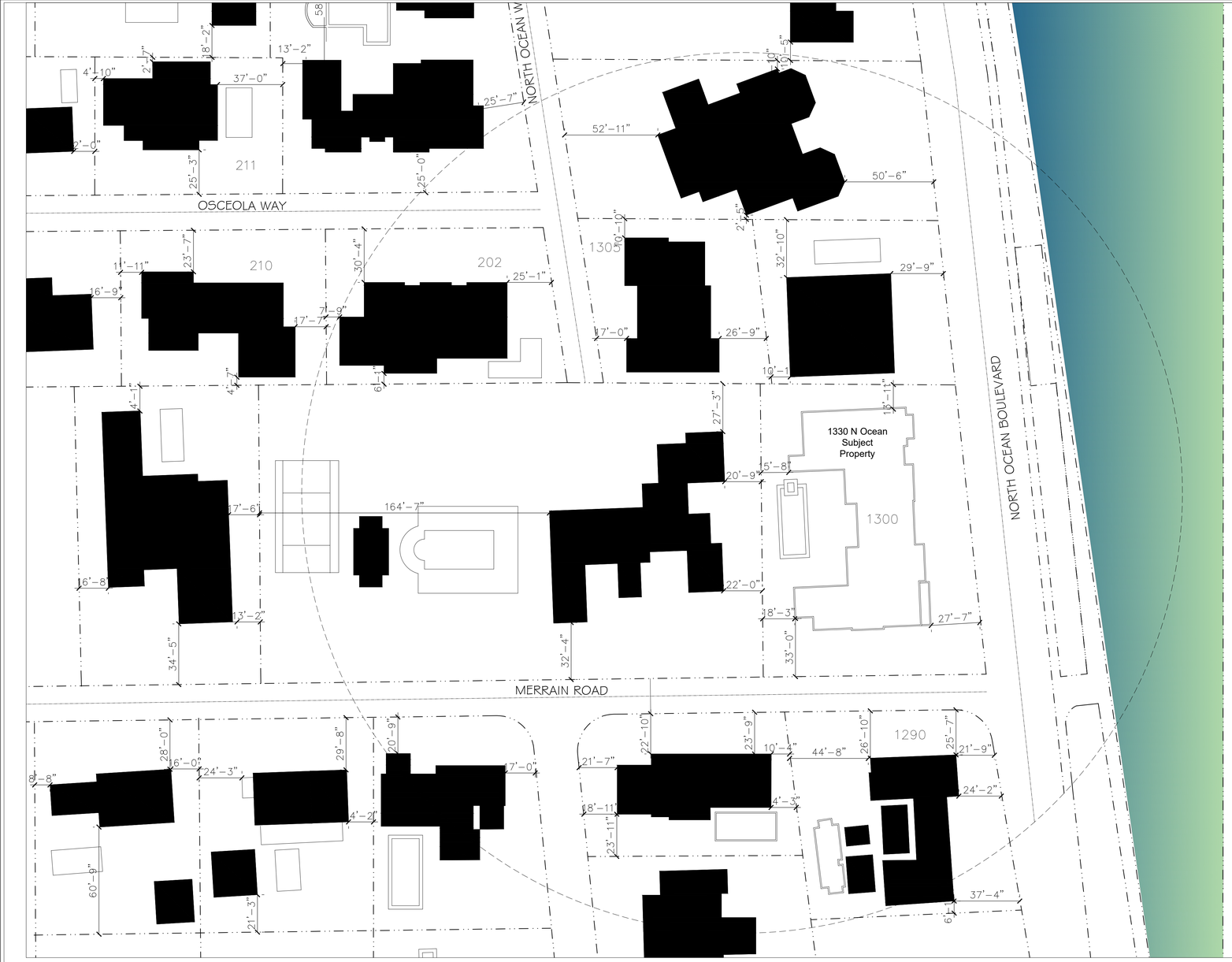
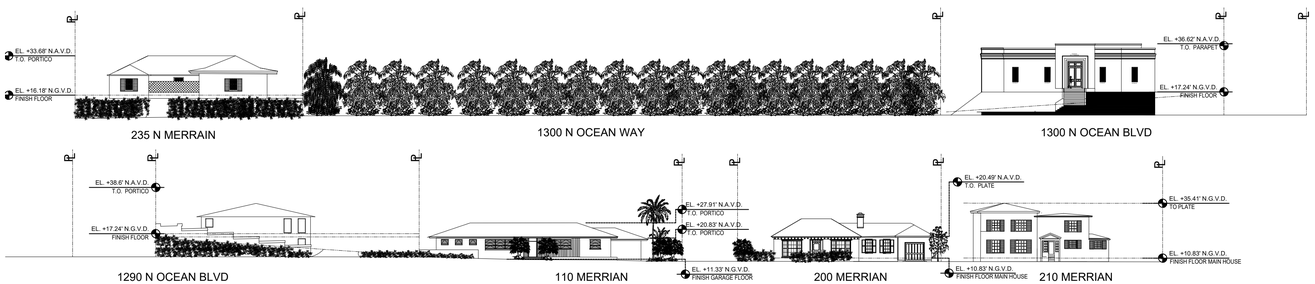
SCALE	AS NOTED
DRAWN BY	mmc

A0.2



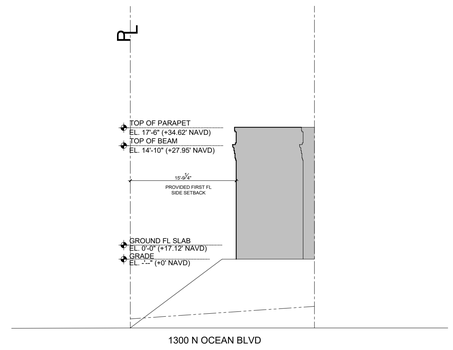
SITE SCAPE

SCALE: 1/32 = 1"



STREET SCAPE

SCALE: 1/32 = 1"



PROPOSED REAR DIAGRAM

SCALE: 3/32 = 1"

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DRAWN BY	mmc

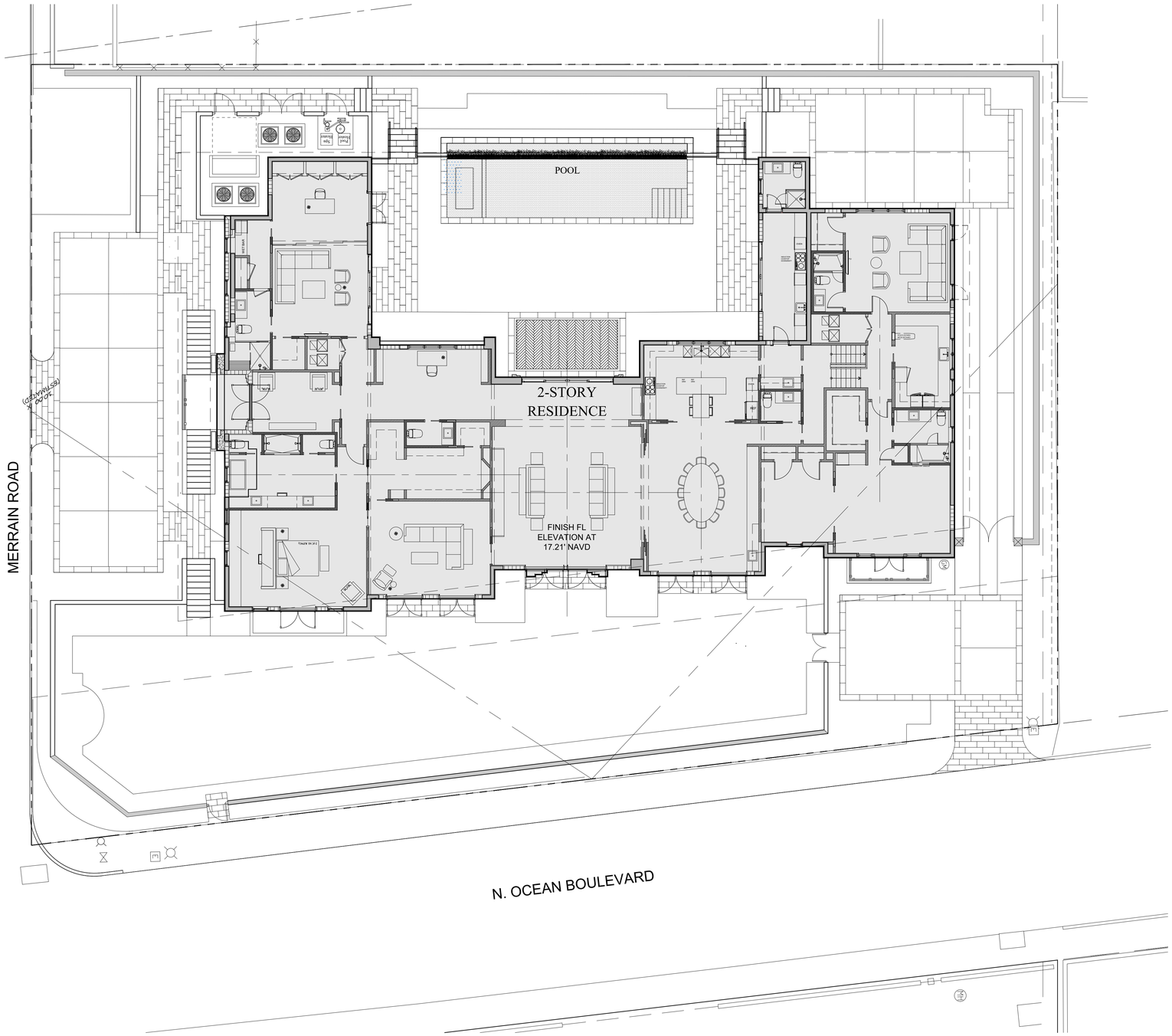
A0.3

ARC-25-0094 (ZON-26-0005)

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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PALM BEACH, FL 33480

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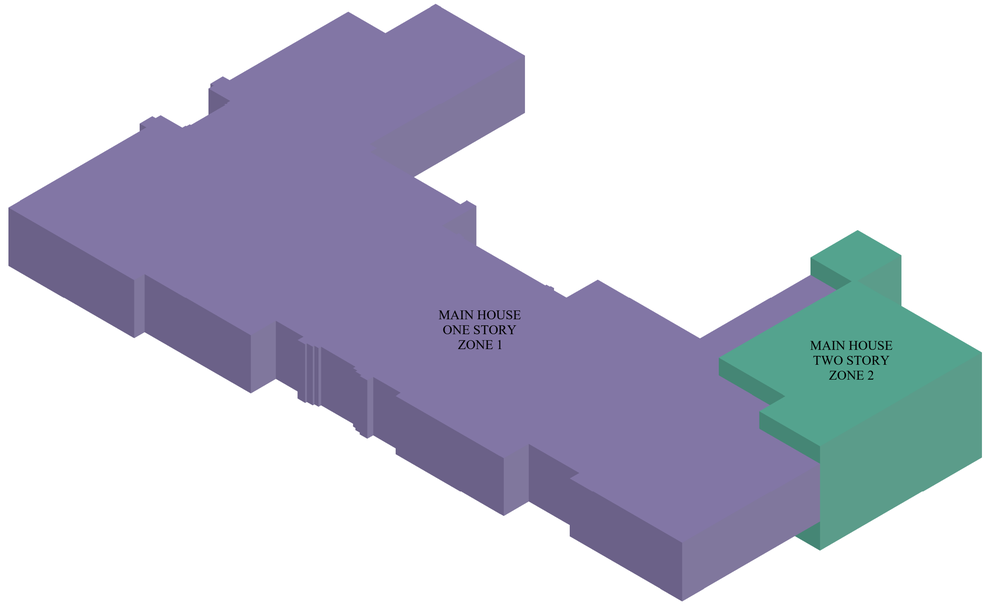
DRAWN BY	mmc

A0.4



PROPOSED CCR AXONOMETRIC

SCALE: N.T.S.

LEGEND

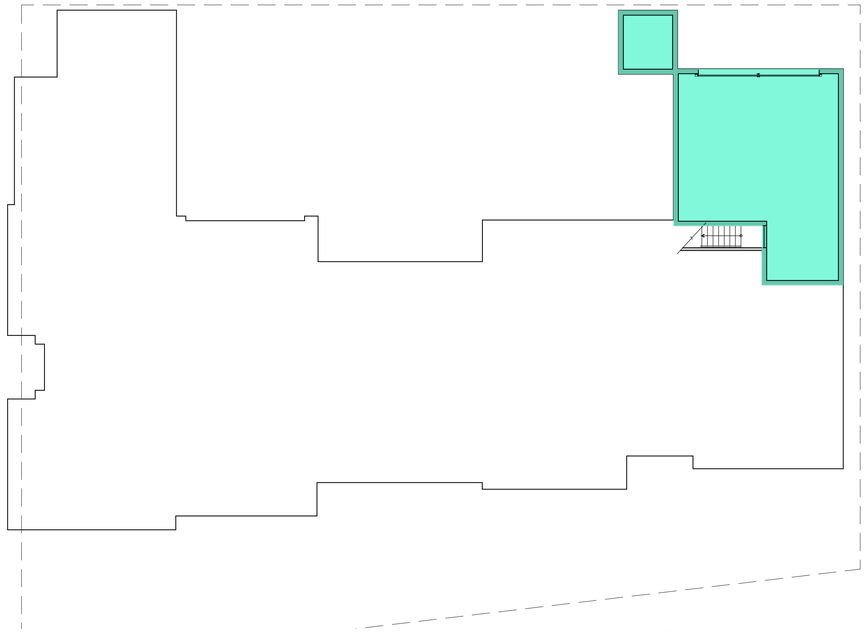
ZONE 1
ONE STORY
MAIN HOUSE

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.

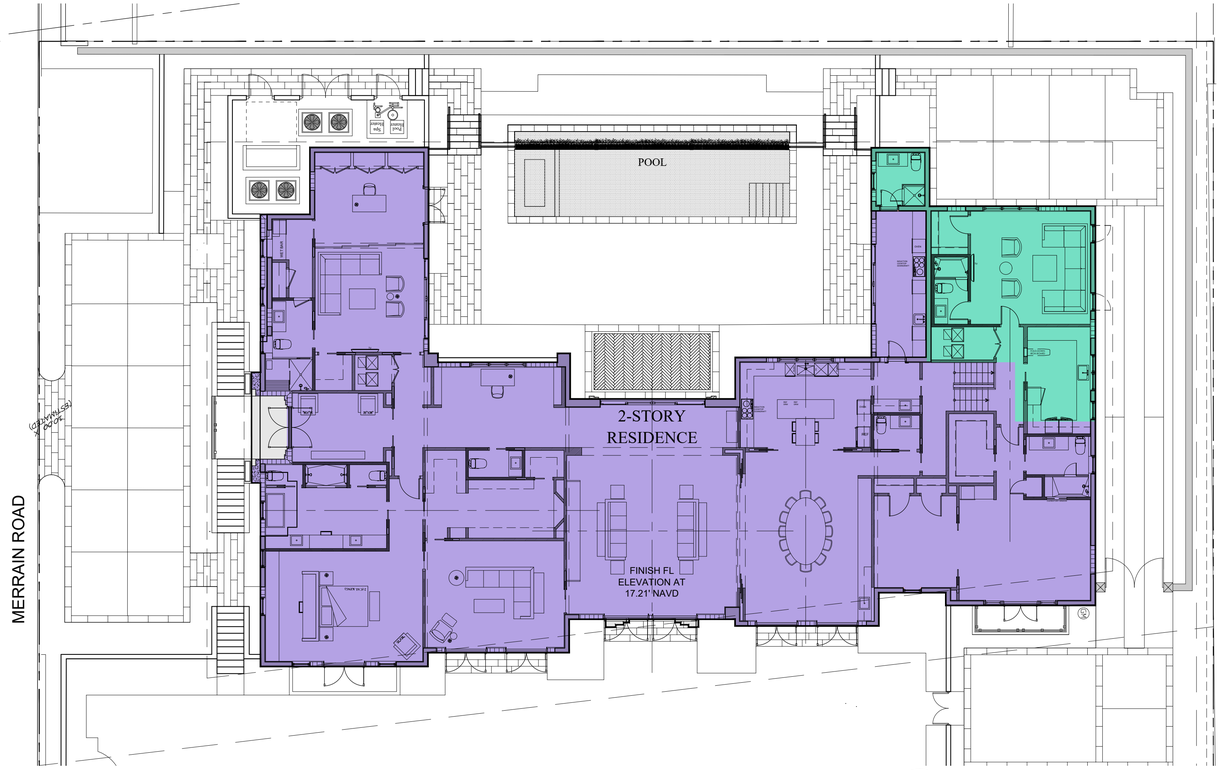
LOT AREA		21,490 SF
MAX ALLOWED CCR	3.89	83,246 CU. FT.
TOTAL PROPOSED CCR	3.29	70,824 CU. FT.



PROPOSED GARAGE LEVEL FLOOR PLAN

SCALE: 3/32" = 1'-0"

N



PROPOSED FIRST FLOOR PLAN

SCALE: 3/32" = 1'-0"

N

ARC-25-0094 (ZON-26-0005)

ISSUE	DATE
ARCOM	03.25.26

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RENOVATION TO AN EXISTING SINGLE FAMILY RESIDENCE:

PRIVATE RESIDENCE

1300 NORTH OCEAN BOULEVARD
PALM BEACH, FL 33480

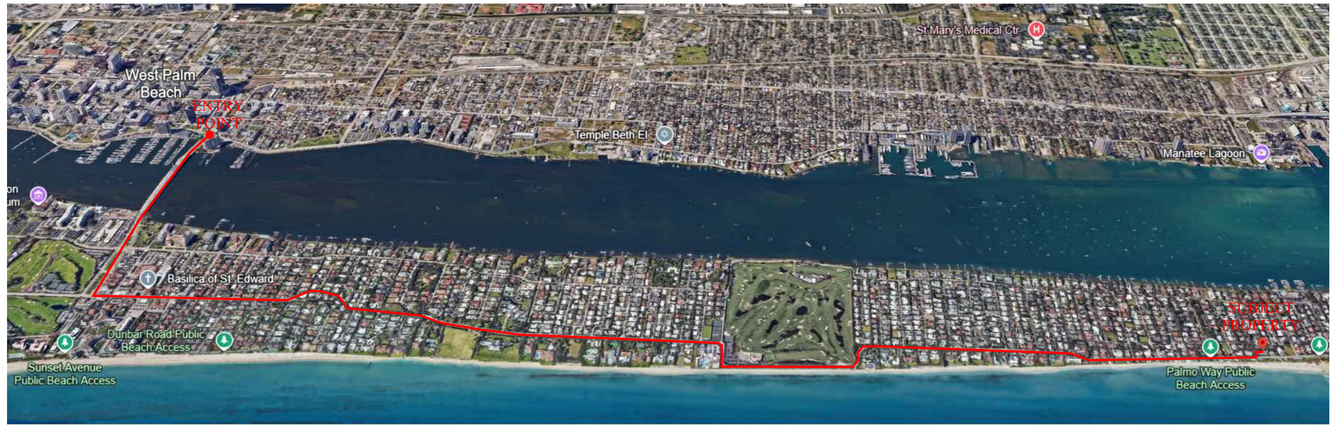
GREGORY BONNER, AIA

AA26003271

B1 ARCHITECT
139 NORTH COUNTY ROAD, STE 18C
PALM BEACH FLORIDA 33480
(561) 312-3453

JOB NO.	1300_NOCN
PLOT DATE	03.09.2026
SCALE	AS NOTED
DRAWN BY	mmc

A0.5



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.

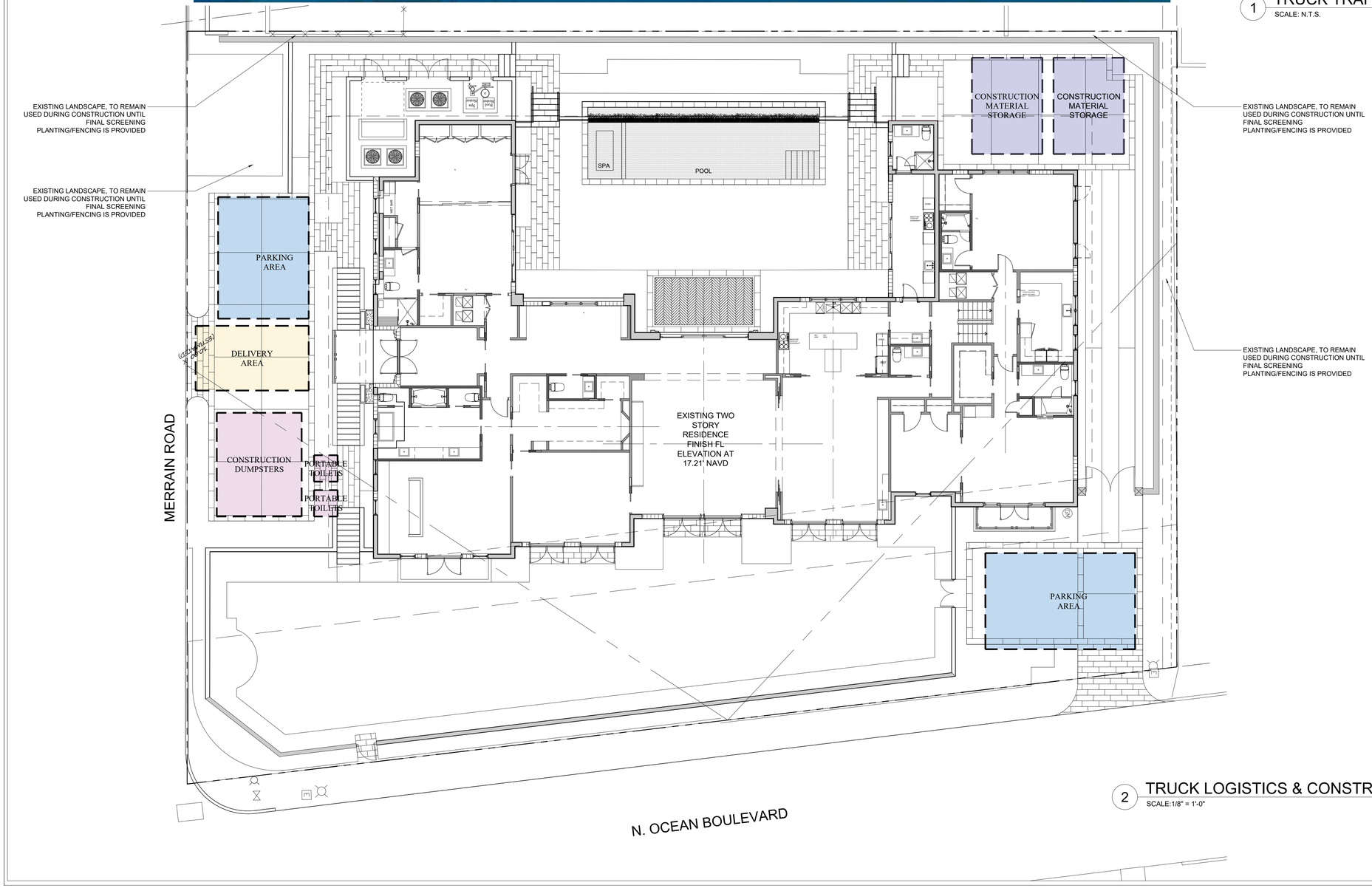
MAX. NUMBER OF TRIPS TO SUBJECT PROPERTY:

80 BUILDING MATERIAL AND DUMPSTER TRUCKS

MAXIMUM TRUCK LENGTH:

60'

1 TRUCK TRAFFIC MAP
SCALE: N.T.S.



2 TRUCK LOGISTICS & CONSTRUCTION SCREENING PLAN
SCALE:1/8" = 1'-0"

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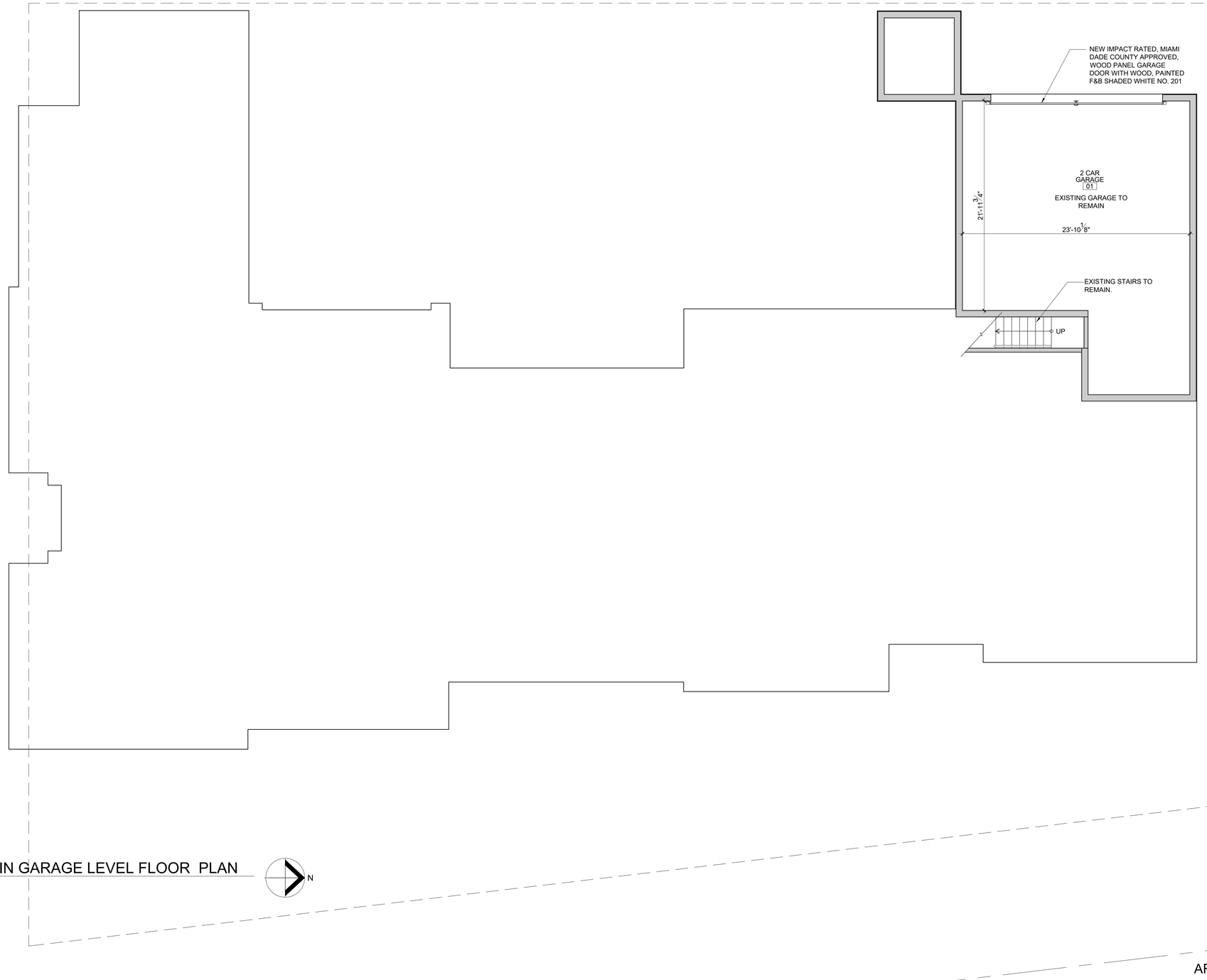

1 EXISTING/TO REMAIN GARAGE LEVEL FLOOR PLAN
SCALE: 3/16" = 1'-0"

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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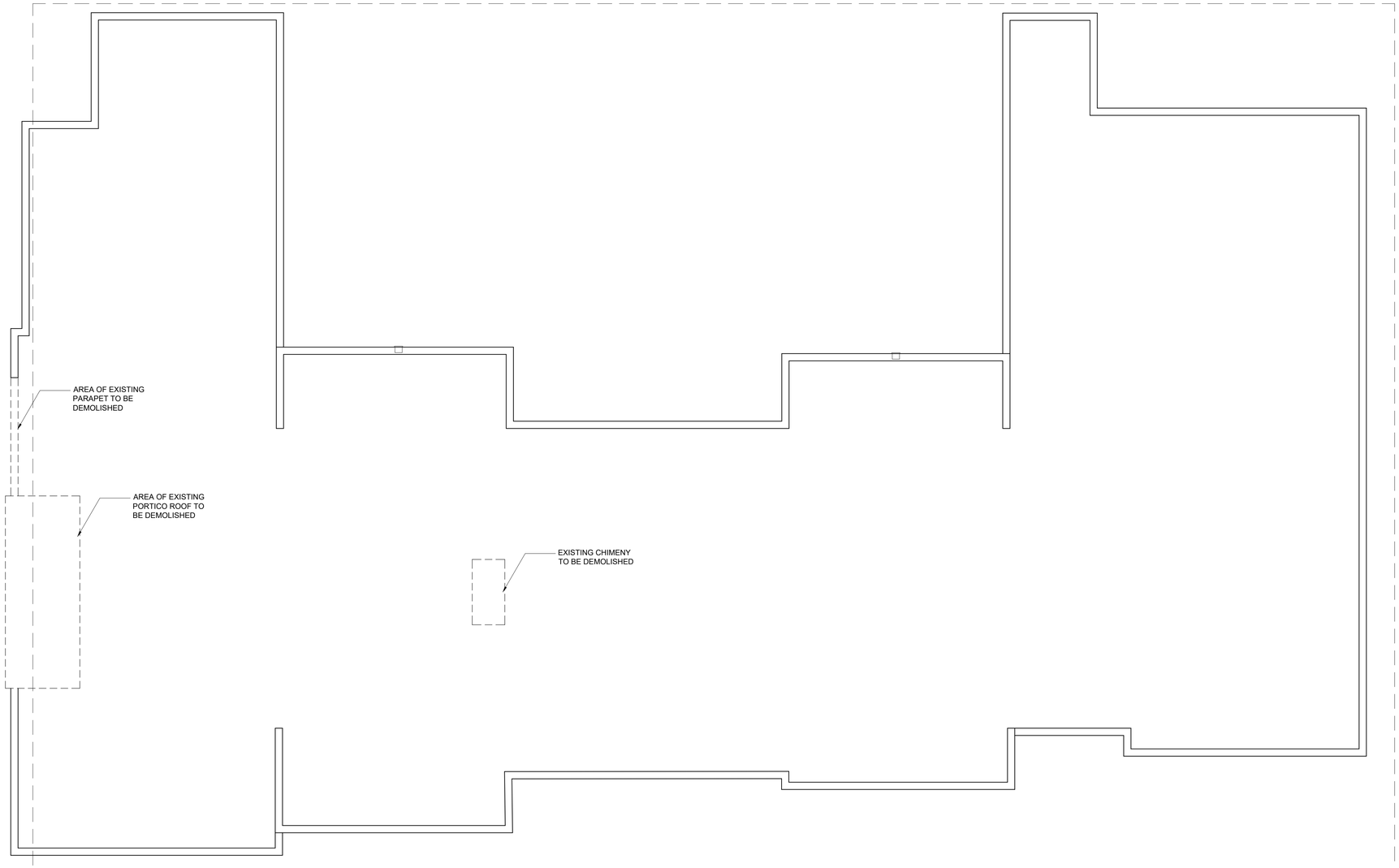
A1.1



1 EXISTING/ DEMOLITION ROOF PLAN
SCALE: 3/16" = 1'-0"

N

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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 A3.6

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

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.

WEST TERRACE

EXISTING FINISHED FIRST FL EL. +0'-0" (+17.12' NAVD)

EAST TERRACE

NEW EAST TERRACE WITH CORAL STONE

EAST TERRACE EL. +17.0 NAVD

IMPACT RATED, MIAMI DADE COUNTY APPROVED WINDOWS AND DOORS BY ES WINDOWS IN "TEKA/EMBERO" FINISH, TYP.

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.

NEW SITE WALL AND ALUMINUM PEDESTRIAN GATE IN POWDER COATED ANTIQUE WHITE OAK FINISH.

EXISTING SITE WALL TO REMAIN

NEW ALUMINUM MOTORIZED VEHICULAR GATE IN POWDER COATED ANTIQUE WHITE OAK FINISH.

EXISTING POST AND SITE WALL TO REMAIN, PAINTED F&B SHADED WHITE NO. 201.

EXISTING BALCONY

A/C A/C A/C A/C

48KW GENERATOR

Spa Heater

Pool Heater

STORAGE STORAGE STORAGE

HIS OFFICE 06

MORNING BAR 07

WET BAR

SITTING 05

BATH 08

W.I.C. 09

MECH. 10

ENTRY 02

FOYER 03

HALL 04

HIS W.I.C. 13

P.R. 16

HER OFFICE 17

HALL 18

HER W.I.C. 14

MASTER BATH 12

MASTER BEDROOM 11

MASTER SITTING 115

LIVING 19

DINING 20

HER OFFICE 17

REF REF DRW DRW

KITCHEN 21

COOKTOP

OVEN

REF REF

P.R. 23

BUTLER 24

HALL 25

VEST. 22

GAME ROOM 29

BEDROOM NO. 2 28

BATH 38

OVEN

COOKTOP

KITCHENETTE 37

W.I.C. 36

BATH 35

FAMILY 34

MECH. 33

HALL 26

LAUNDRY 32

W.I.C. 31

VEST. 27

BATH NO. 2 30

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

N

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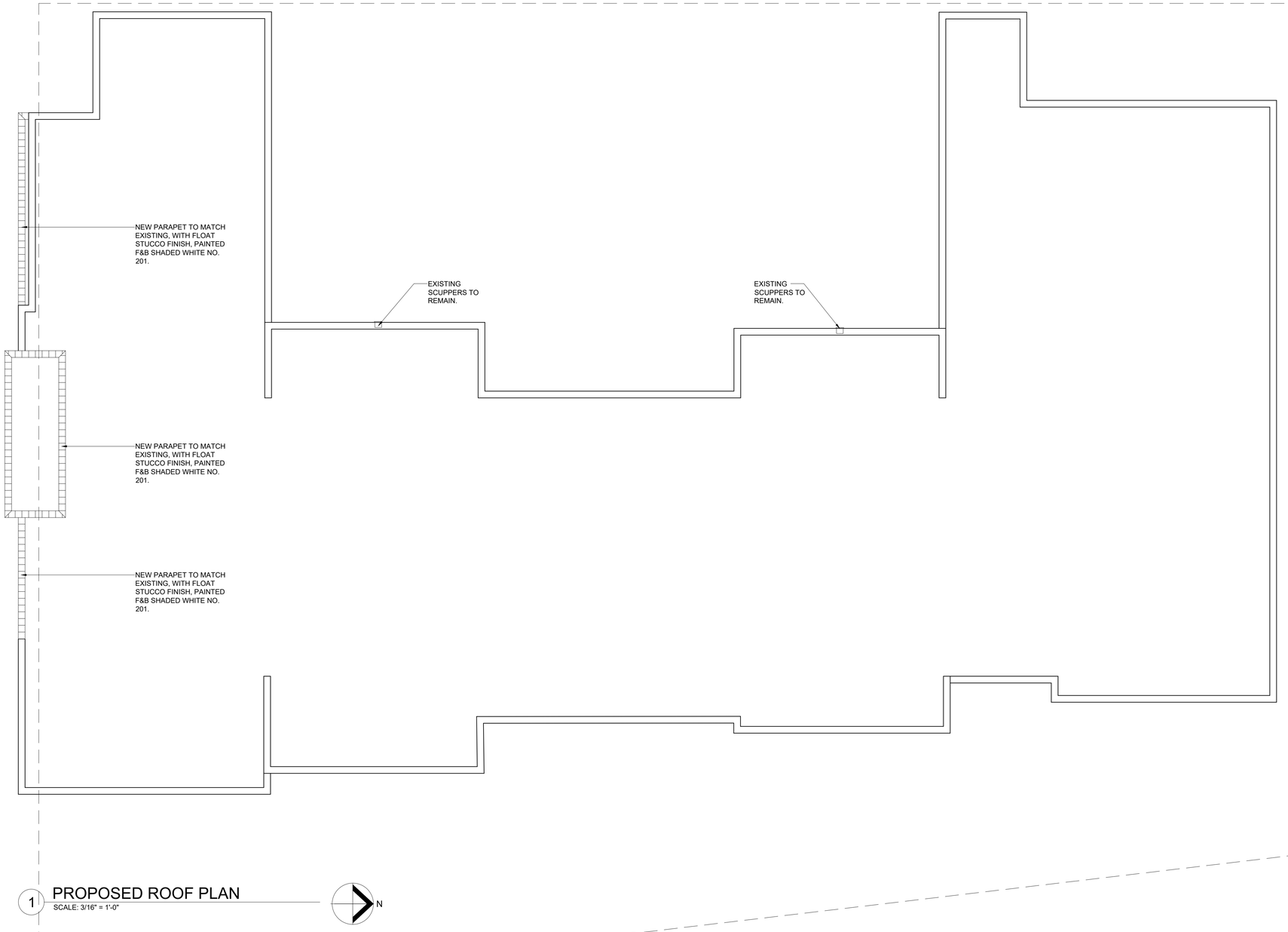
A1.3



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

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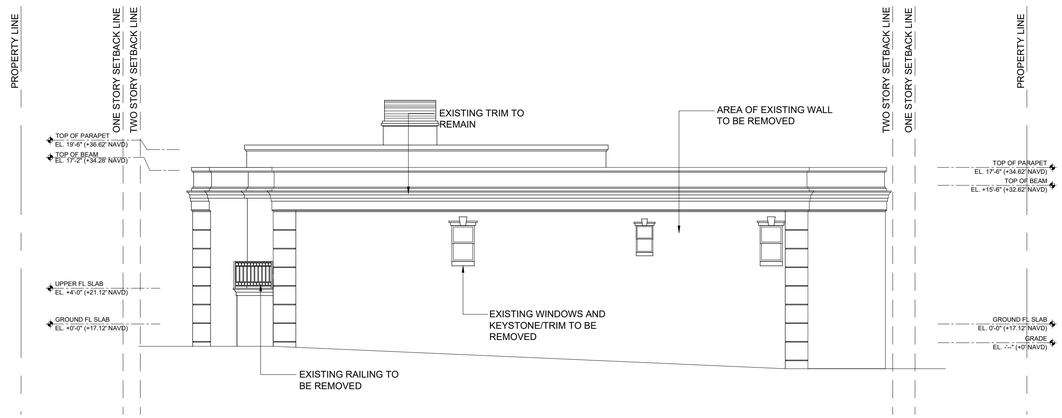
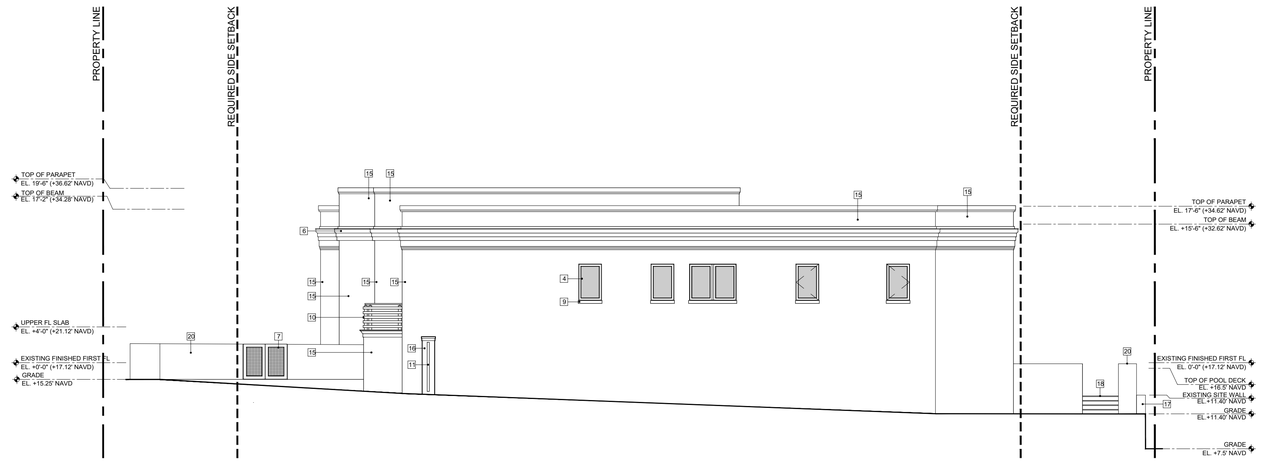


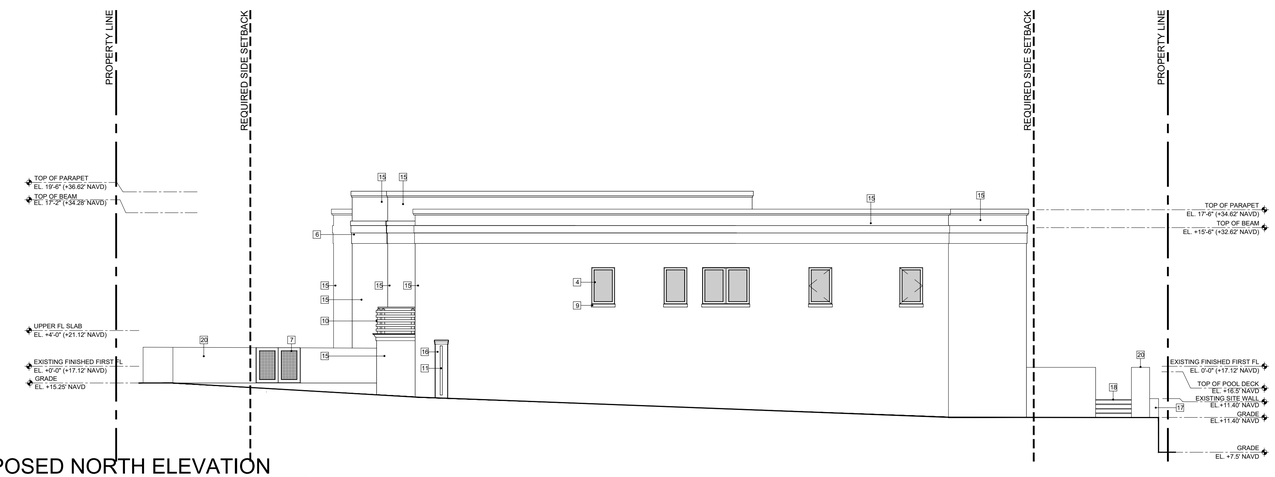
1 EXISTING NORTH ELEVATION

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



2 PREVIOUSLY PROPOSED NORTH ELEVATION

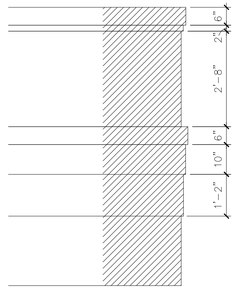
SCALE: 1/8" = 1'-0"



2 PROPOSED NORTH ELEVATION

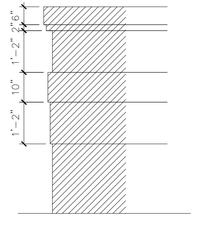
SCALE: 1/8" = 1'-0"

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	NEW STUCCO TRIM, 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.



4 STUCCO TRIM DETAIL - UPPER PARAPET

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



5 STUCCO TRIM DETAIL - LOWER PARAPET

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

ARC-25-0094 (ZON-26-0005)

ISSUE	DATE
ARCOM	03.25.26

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RENOVATION TO AN EXISTING SINGLE FAMILY RESIDENCE:

PRIVATE RESIDENCE

1300 NORTH OCEAN BOULEVARD
PALM BEACH, FL 33480

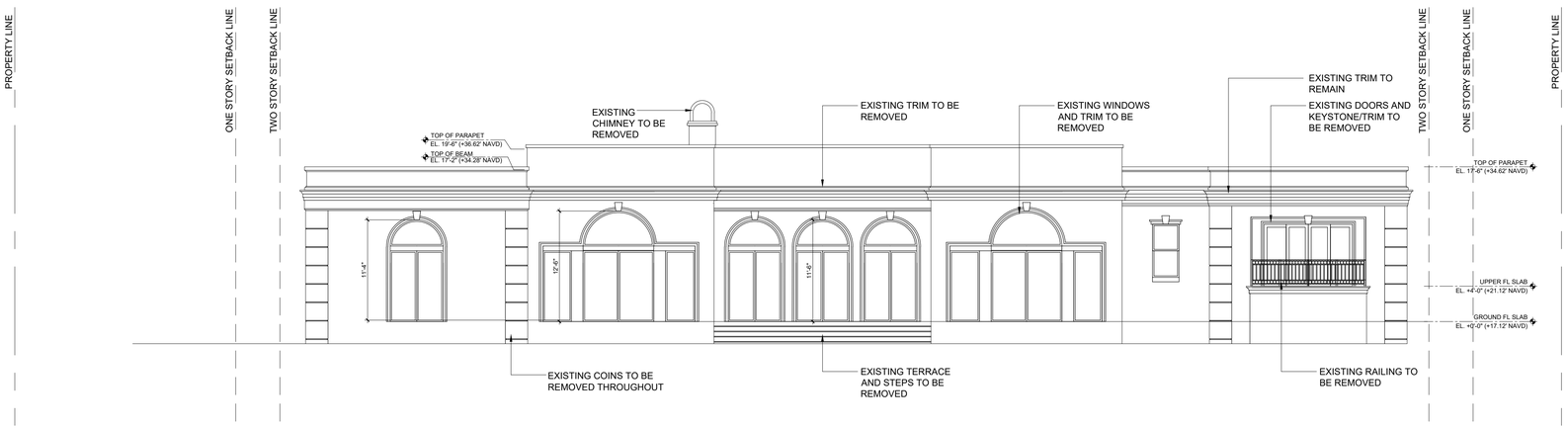
GREGORY BONNER, AIA

AA26003271

B1 ARCHITECT
139 NORTH COUNTY ROAD, STE 18C
PALM BEACH FLORIDA 33480
(561) 312-3453

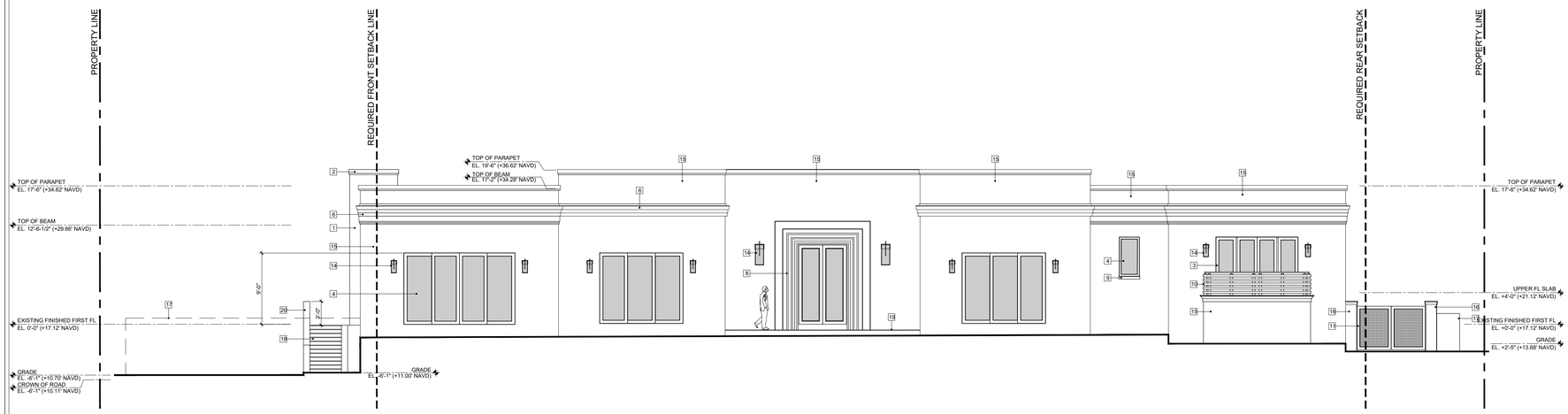
JOB NO.	1300_NOCN
PLOT DATE	03.09.2026
SCALE	AS NOTED
DRAWN BY	mmc

A2.0



1 EXISTING EAST ELEVATION

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



2 PREVIOUSLY PROPOSED EAST ELEVATION

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



3 PROPOSED EAST 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.
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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	NEW STUCCO TRIM, 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.
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16	EXISTING POST TO REMAIN, F&B SHADED WHITE NO. 201.
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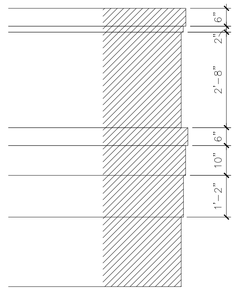
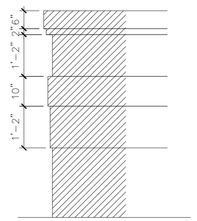
23	NEW 36"H GLASS RAILING WITH ALUMINUM HAND RAILING, WITH POWDER COATED ANTIQUE WHITE OAK FINISH.



4 STUCCO TRIM DETAIL - UPPER PARAPET

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



5 STUCCO TRIM DETAIL - LOWER PARAPET

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

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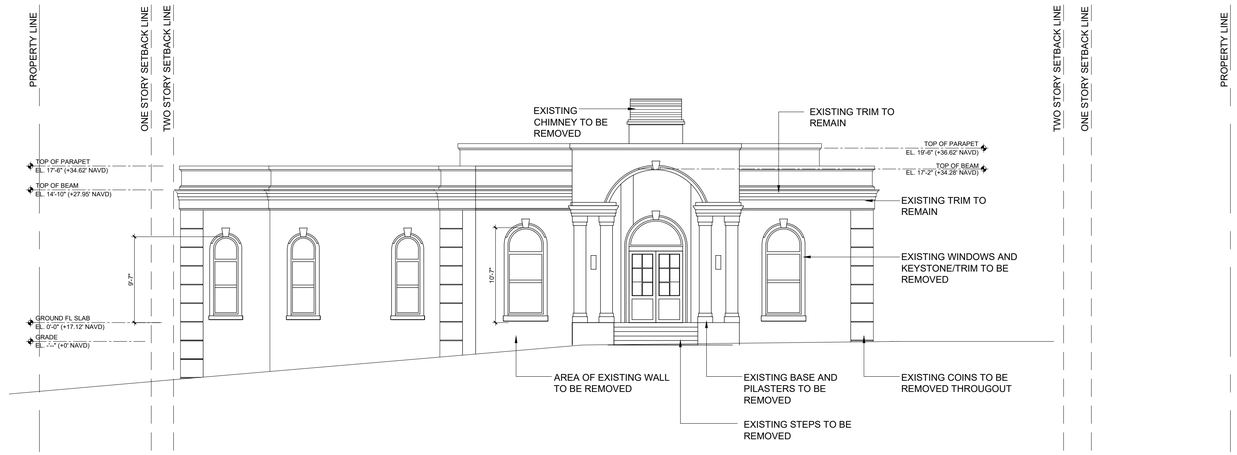
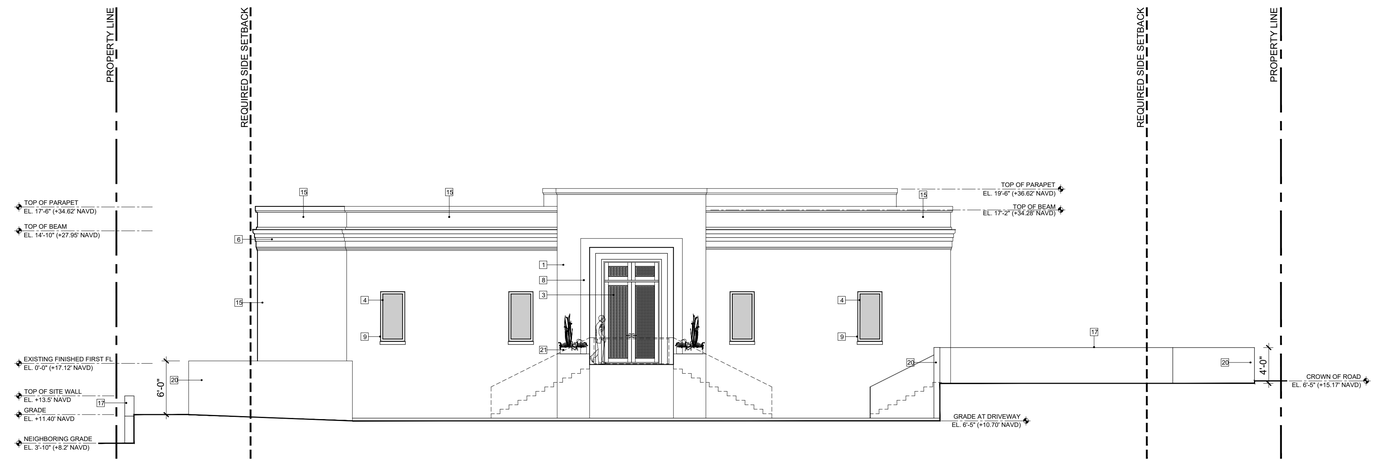
A2.1



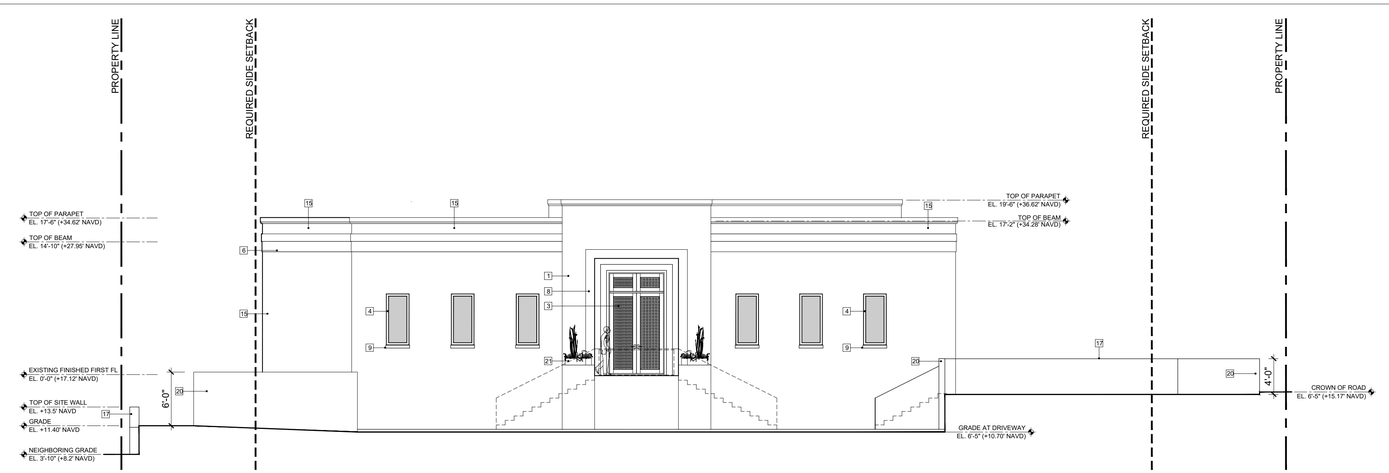
1 EXISTING SOUTH ELEVATION

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



2 PREVIOUSLY PROPOSED SOUTH ELEVATION

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



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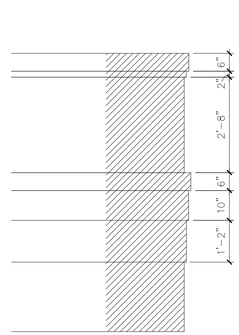
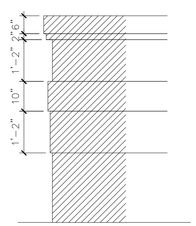


4 STUCCO TRIM DETAIL - UPPER PARAPET

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



5 STUCCO TRIM DETAIL - LOWER PARAPET

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

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AA26003271

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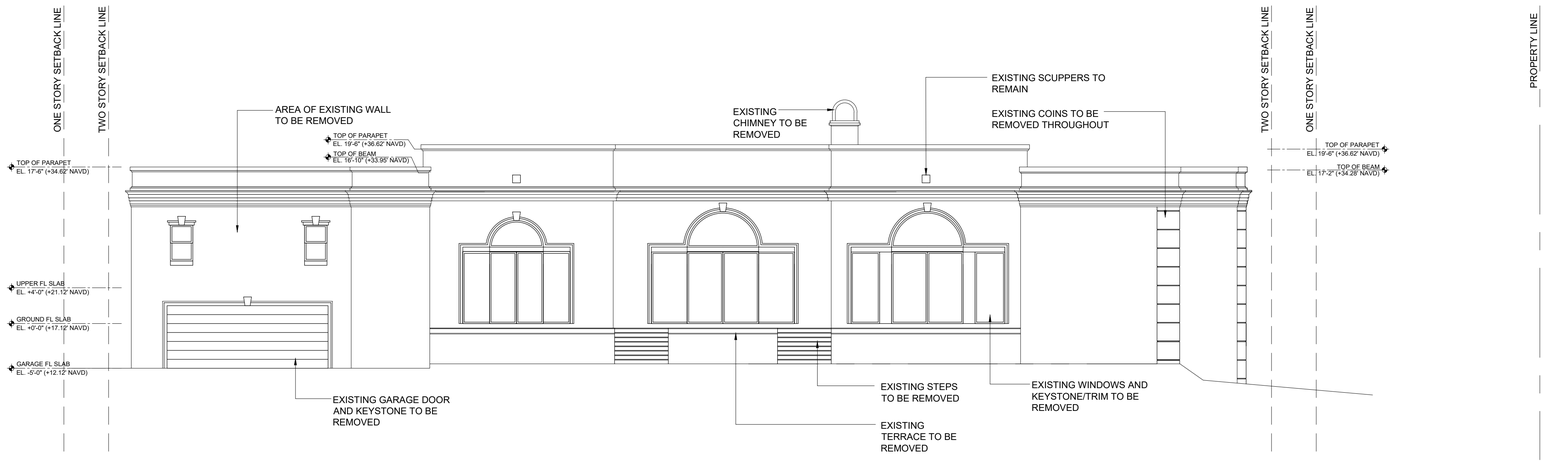
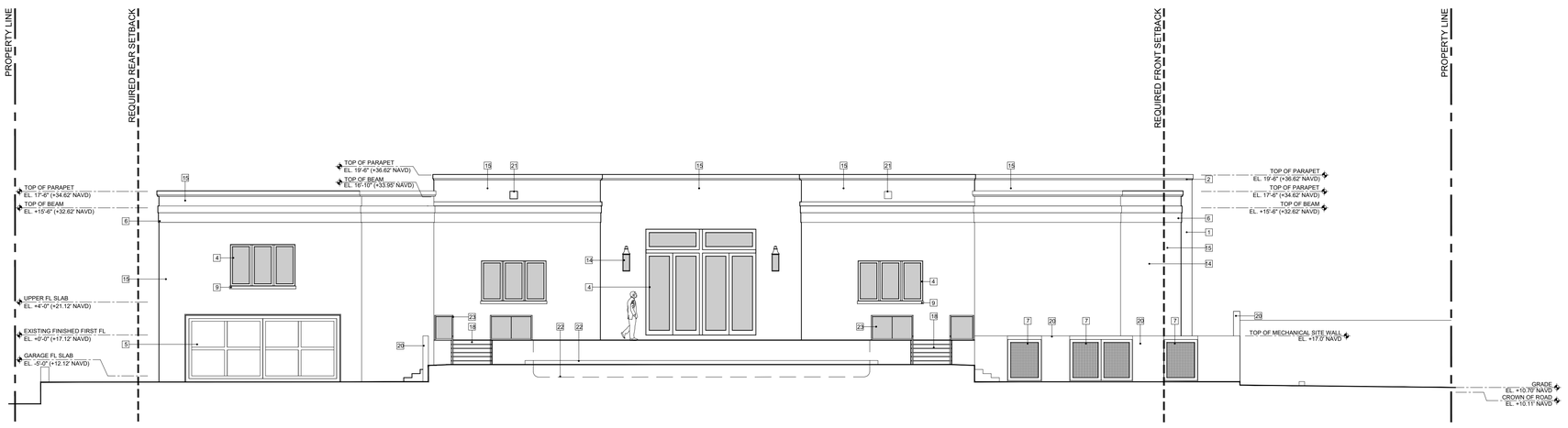
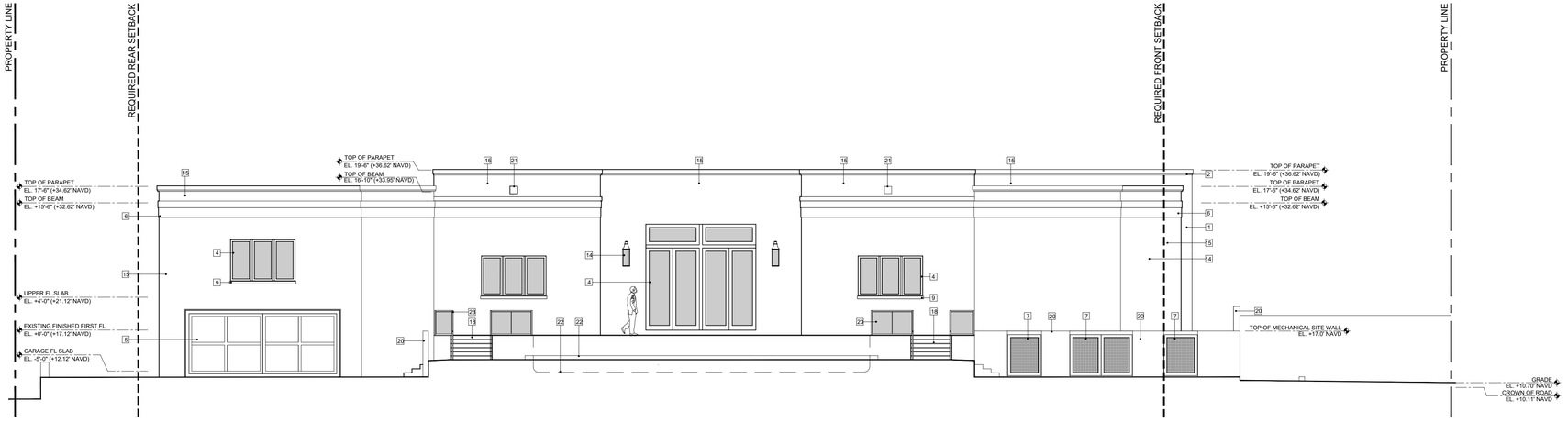
A2.2



1 EXISTING WEST ELEVATION
SCALE: 3/16" = 1'-0"



2 PREVIOUSLY PROPOSED WEST ELEVATION
SCALE: 3/16" = 1'-0"



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

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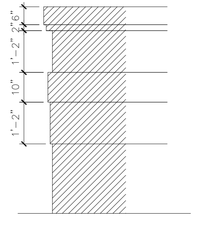
4 STUCCO TRIM DETAIL - UPPER PARAPET
SCALE: 1/2" = 1'-0"



5 STUCCO TRIM DETAIL - LOWER PARAPET
SCALE: 1/2" = 1'-0"

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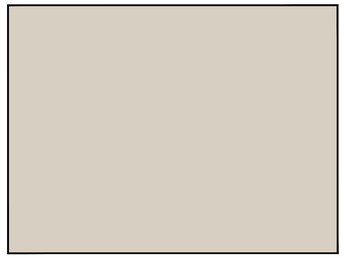
A2.3



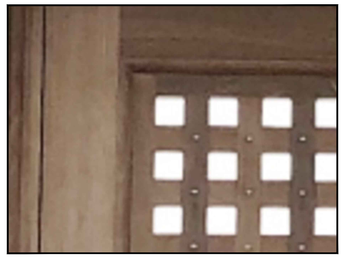
EXTERIOR WALL COLOR

FARROW & BALL - SHADED WHITE NO. 201



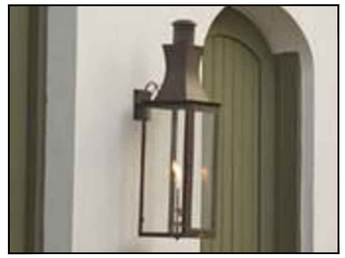
EXTERIOR WINDOWS AND DOORS

ES WINDOWS - TEKA/EMBRO FINISH



ENTRY DOOR SCREEN AND GATES

ANTIQUE WHITE OAK FINISH

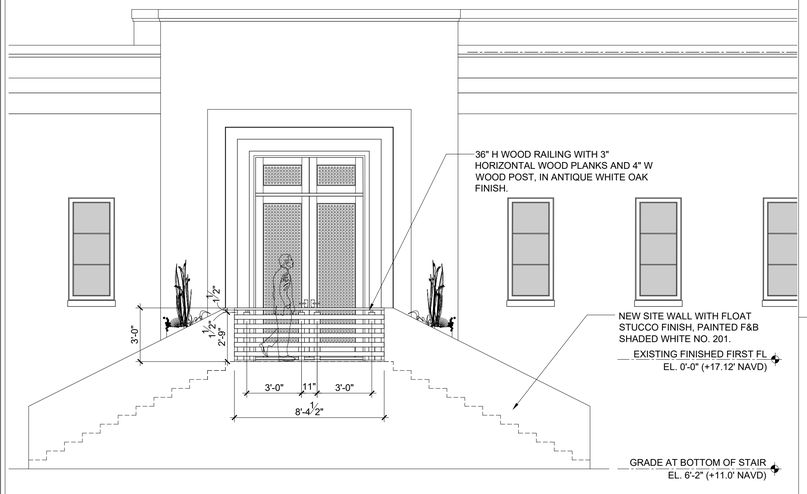


EXTERIOR LIGHT FIXTURE

ANTIQUE BRONZE FINISH

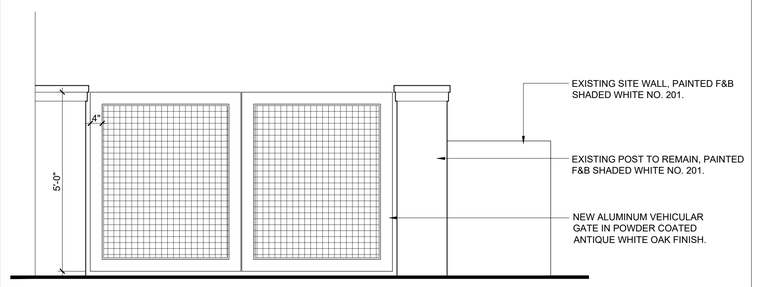
1 EXTERIOR MATERIALS AND FINISHES

NTS



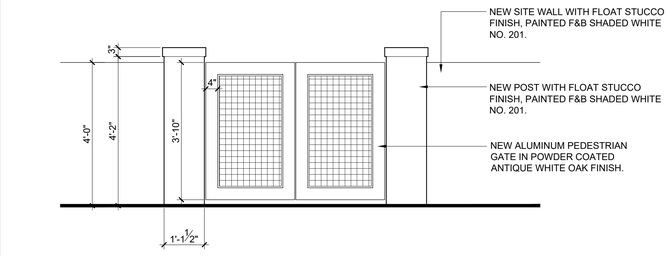
2 SOUTH ENTRY SITE WALL

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



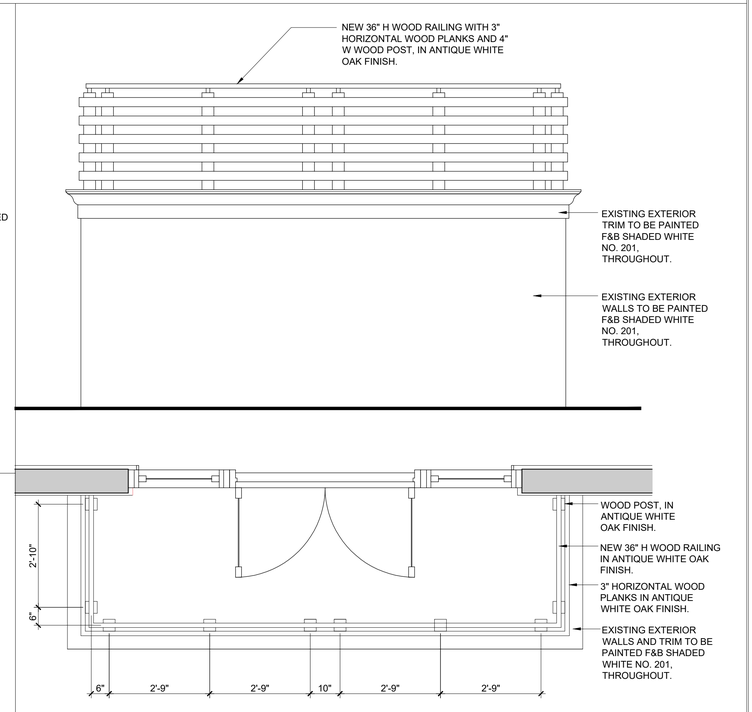
3 VEHICULAR GATE

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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ISSUE	DATE
ARCOM	03.25.26

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PRIVATE RESIDENCE

1300 NORTH OCEAN BOULEVARD
PALM BEACH, FL 33480

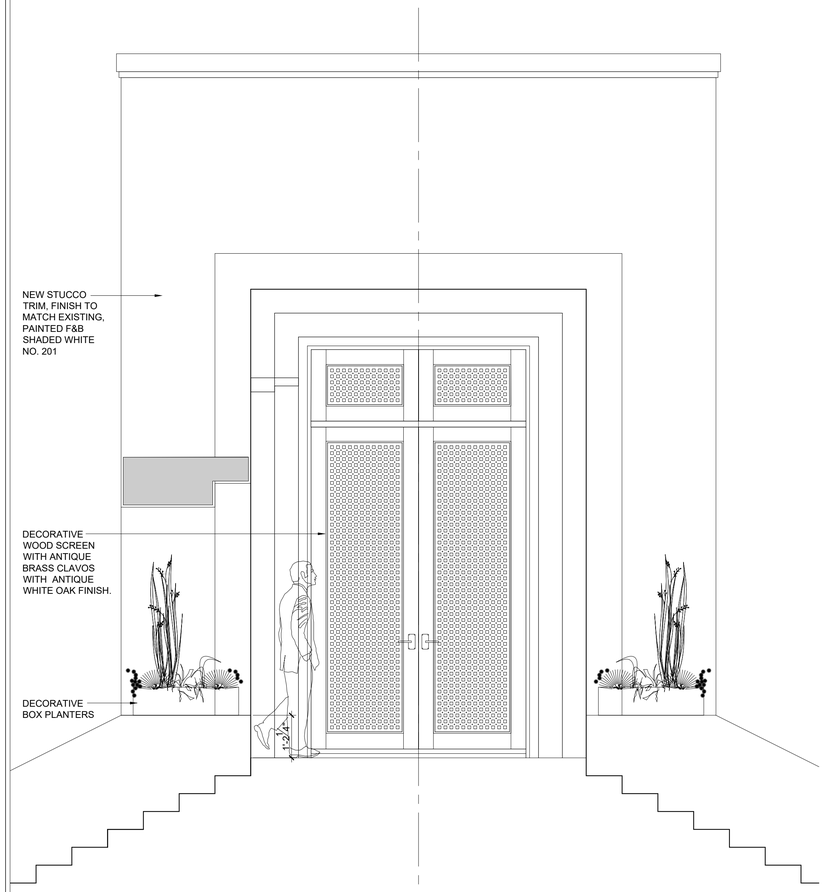
GREGORY BONNER, AIA

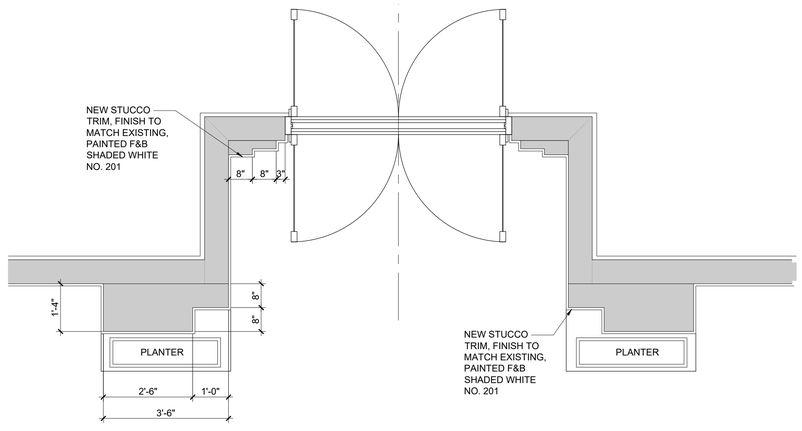
AA26003271

B1 ARCHITECT
139 NORTH COUNTY ROAD, STE 18C
PALM BEACH FLORIDA 33480
(561) 312-3453

JOB NO.	1300_NOCN
PLOT DATE	03.09.2026
SCALE	AS NOTED
DRAWN BY	mmc

A2.4





1 ENTRY DOOR TRIM DETAIL - SOUTH ELEVATION
SCALE: 1/2" = 1'-0"

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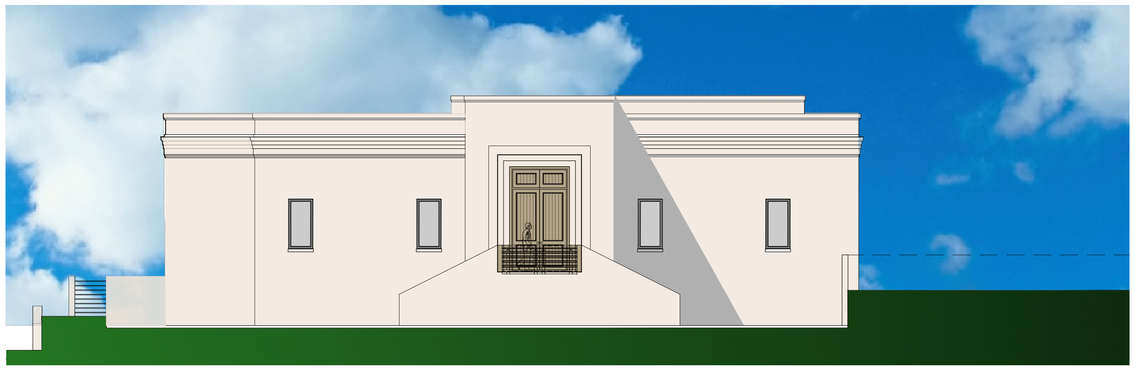
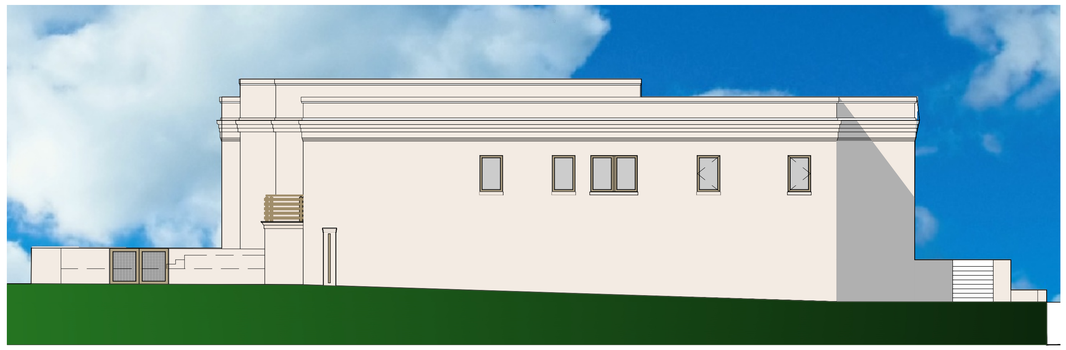
A2.5



COLORED EAST ELEVATION



COLORED SOUTH ELEVATION



COLORED NORTH ELEVATION



COLORED WEST ELEVATION

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A2.6



WEST ELEVATION RENDERING



EAST ELEVATION RENDERING

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ISSUE	DATE
ARCOM	03.25.26

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SCALE	AS NOTED
DRAWN BY	mmc

A2.7



SOUTH ELEVATION RENDERING

ISSUE	DATE
ARCOM	03.25.26

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DRAWN BY	mmc

A2.8

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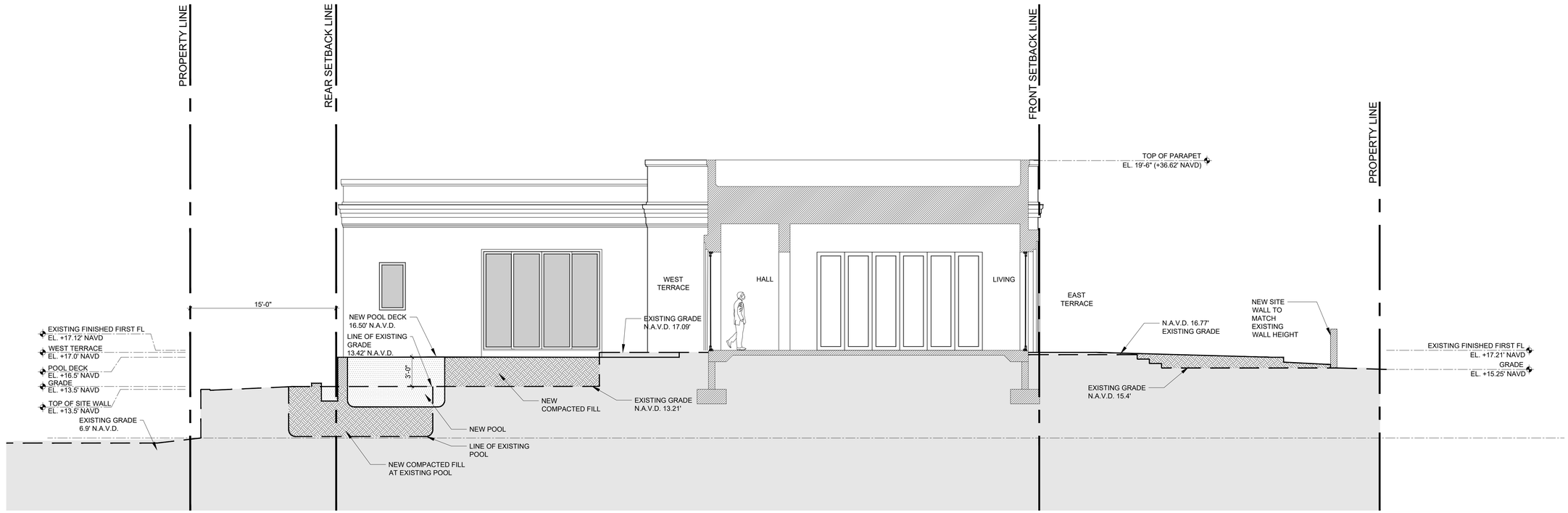

1 SCHEMATIC CROSS SECTION - A
SCALE: 3/16" = 1'-0"

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ISSUE	DATE
ARCOM	03.25.26

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GREGORY BONNER, AIA

AA26003271

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(561) 312-3453

JOB NO.	1300_NOCN
PLOT DATE	03.09.2026
SCALE	AS NOTED
DRAWN BY	mmc

A3.0

ENVIRONMENT
DESIGN
GROUP
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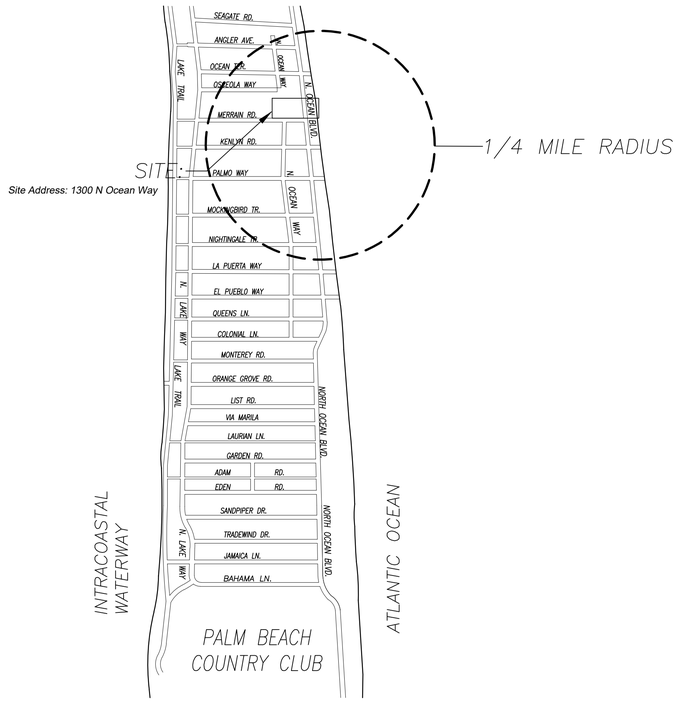
Phone 561.832.4600 Mobile 561.313.4424
Landscape Architecture
Land Planning
Landscape Management
Dustin M. Mizell, MLA RLA #6666784
Dustin@environmentdesigngroup.com

Private Residence
1300 N Ocean Blvd
Palm Beach

Vicinity/Location Map



Zoning Legend

Property Address:	1300 N Ocean Blvd, Palm 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 (25.0%)	6,423 SF (29.9%)	6,423 SF (29.9%)
Front Yard Setback:	35' - 0"	30'-11"	30'-2.5"
Side Yard Setback (1st Story):	25' - 0" (S)	32'-11" (S)	32'-11" (S)
Side Yard Setback (2nd Story):	15' - 0" (N)	17'-6" (N)	15'-0" (N)
Rear Yard Setback:	15' - 0"	15'-9"	15'-9"
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 (50.0%)	7,980 SF (37.3%)	9,696 SF (45.1%)
Perimeter LOS:	N/A	N/A	N/A
Front Yard LOS:	1,481 SF (45.0%)	1,770 SF (31.8%)	1,909 SF (58.0%)
Native Trees Percentage:	30%	N/A	75.0%
Native Shrubs Percentage:	30%	N/A	46.8%
Native Groundcover Percentage:	30%	N/A	79.6%

ARC-25-0094
ZON-26-0005

NOT FOR CONSTRUCTION



South East Property Facade



East Property Facade



North East Property Facade



West Property Line Facing North



West Property Line Facing South



West Property Line Buffer

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

ENVIRONMENT DESIGN GROUP
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Phone 561.832.4800 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
FLORIDA

JOB NUMBER: # 22123.00 LA
DRAWN BY: Kerlinaelle Dorinvil
DATE: 03.06.2026

SHEET L1.0

ARC-25-0094
ZON-26-0005

NOT FOR CONSTRUCTION

Existing Site Photos Exhibit



South West Property Facade



South Property Facade



South East Property Facade



North Property Line East Corner



North Property Line Facing West



North Property Line West Corner

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DATE: 03.06.2026

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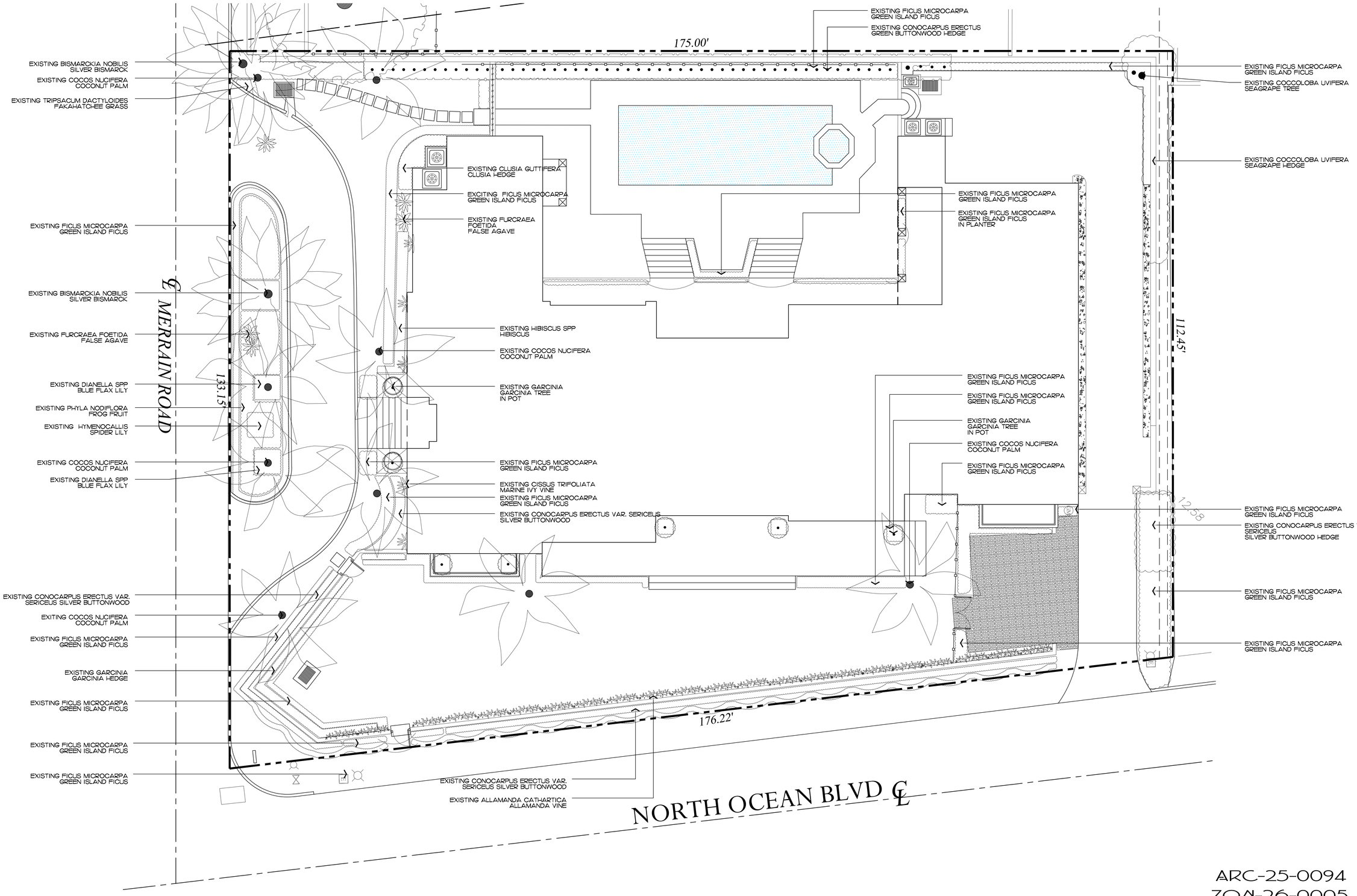
Existing Site Photos Exhibit Cont.



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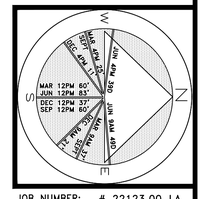

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DRAWN BY: Kerlinaelle Dorinvil

DATE: 03.06.2026

SHEET L2.0

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Existing Conditions

SCALE IN FEET 0' 8' 16' 24'

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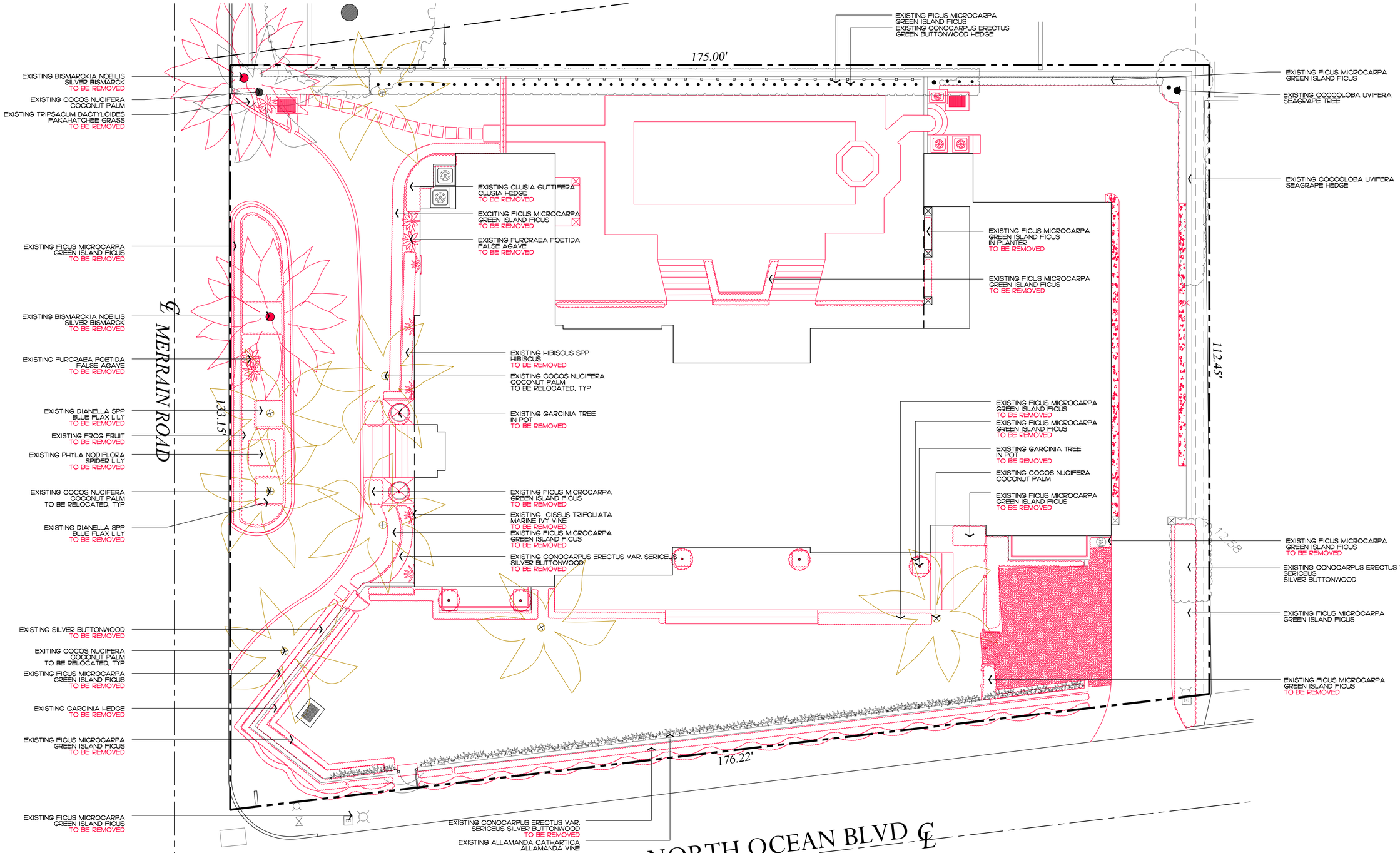

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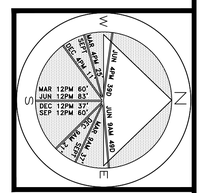

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DRAWN BY: Kerlinaelle Dorinvil

DATE: 03.06.2026

SHEET L2.1

ARC-25-0094
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Demolition Plan

SCALE IN FEET 0' 8' 16' 24'

64 sf.
AREA IN SQ.FT.

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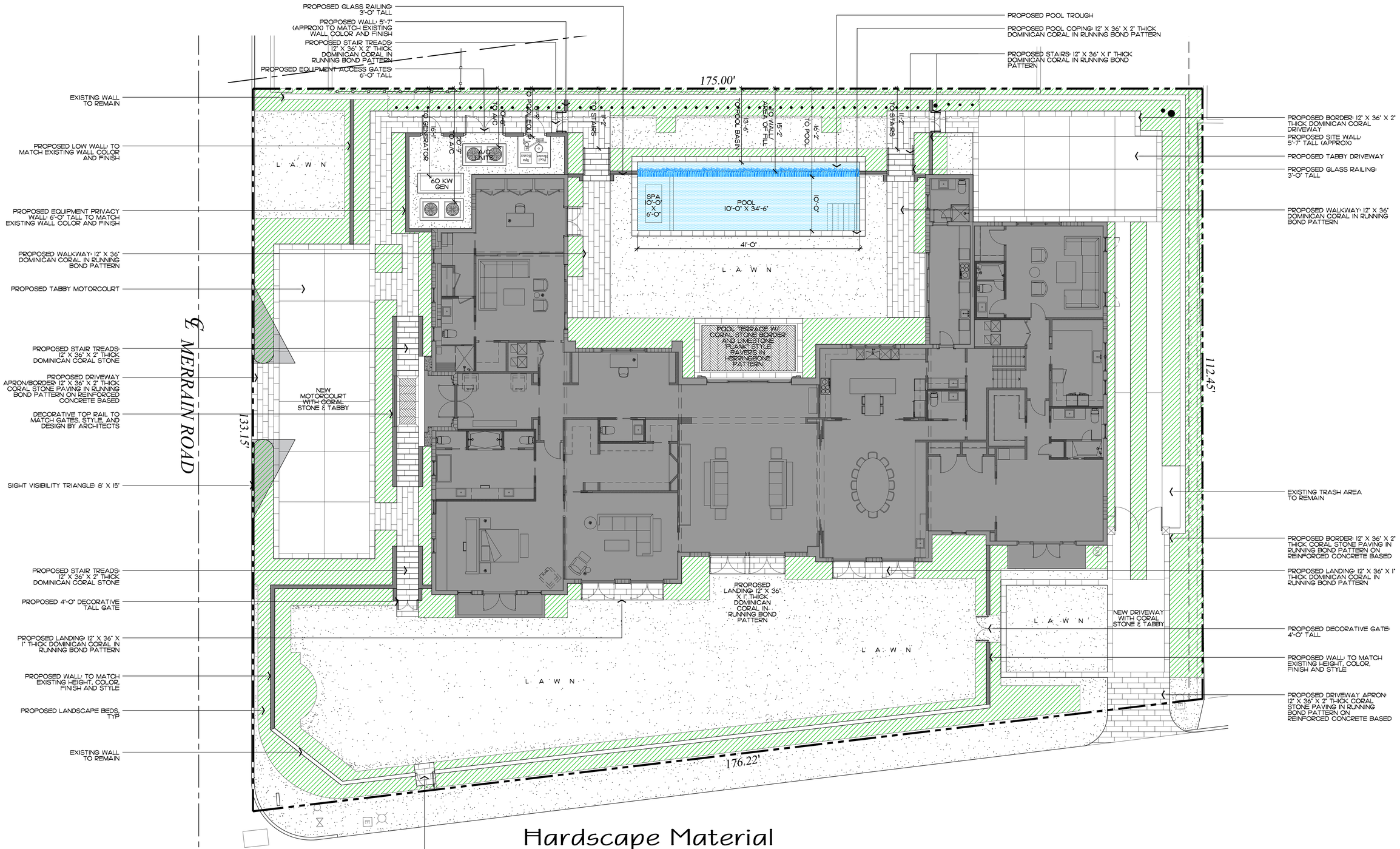

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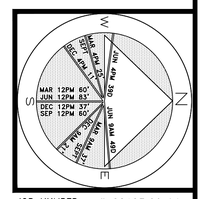

JOB NUMBER: # 22123.00 LA
DRAWN BY: Kerlinaelle Dorinvil
DATE: 03.06.2026

Hardscape Material


LIMESTONE


DOMINICAN CORAL


POURED TABBY

ARC-25-0094
ZON-26-0005

NOT FOR CONSTRUCTION

Site Plan

SCALE IN FEET 0' 8' 16' 24'

SHEET L3.0

64 sf.
AREA IN SQ.FT.

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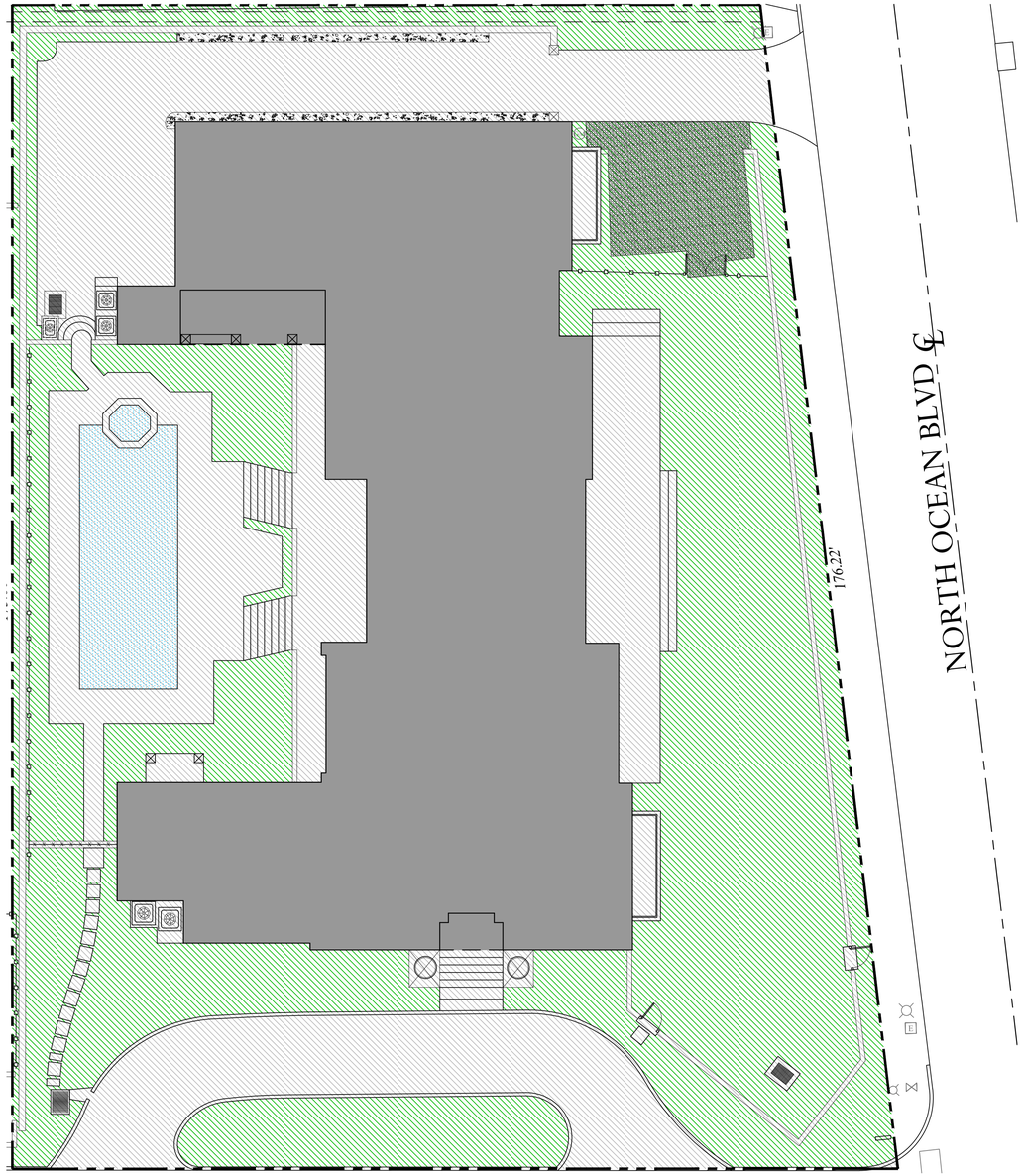

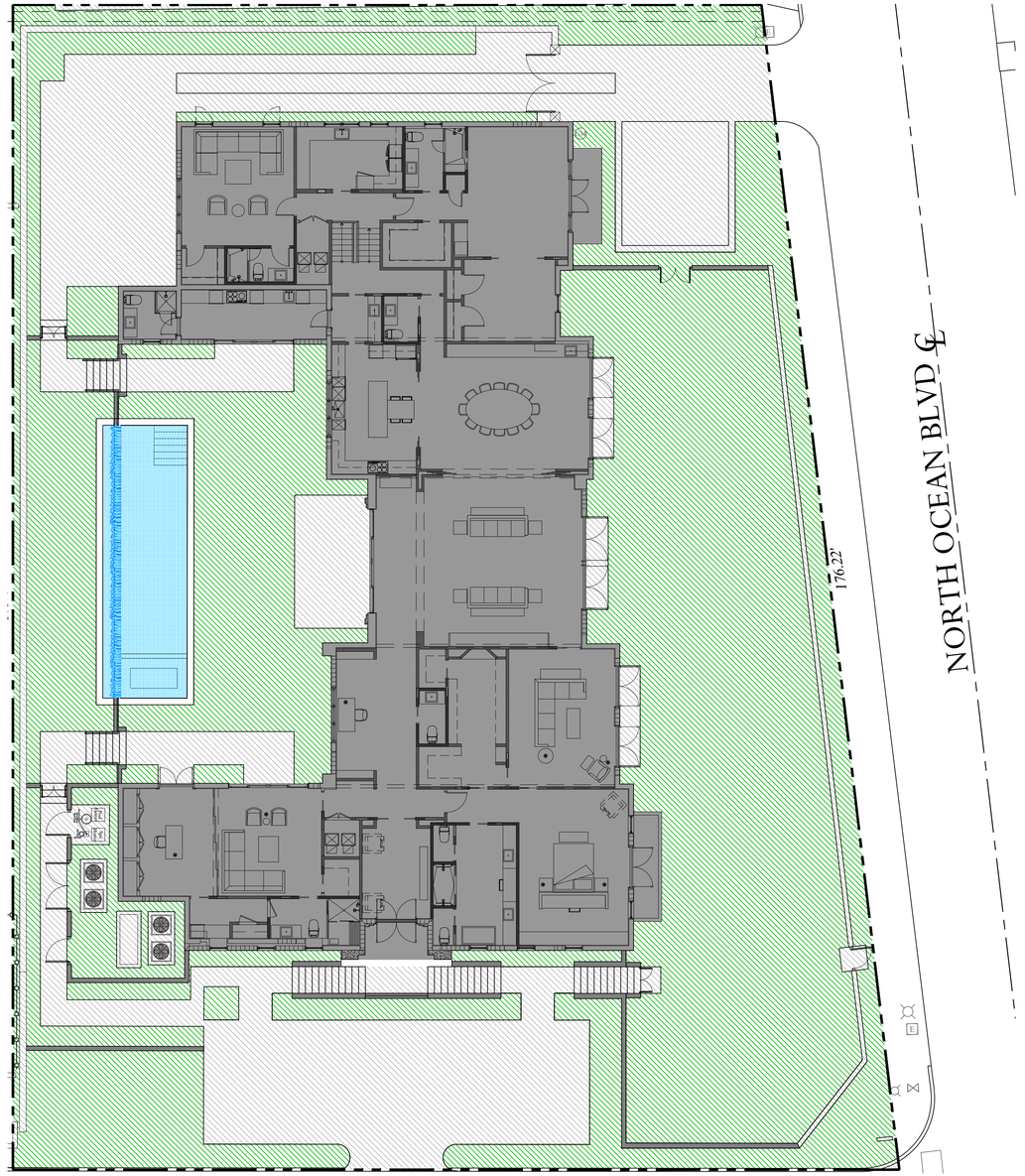

Existing Lot Coverage Graphic

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 Lot Coverage Graphic

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.	45.1%	9,696 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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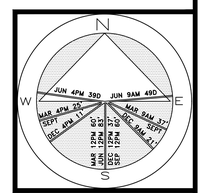

JOB NUMBER: # 22123.00 LA
DRAWN BY: Kerlinaelle Dorinvil
DATE: 03.06.2026

SHEET L3.1

ARC-25-0094
ZON-26-0005

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Open Space Diagrams

SCALE IN FEET: 3/32" = 1'-0"

(2) CONOCARPUS ERECTUS
GREEN BUTTONWOOD
14' OA, 4" CT, 4' OC

EXISTING GREEN ISLAND FICUS HEDGE
TO REMAIN

(45) HELIANTHUS DEBILIS
DUNE SUNFLOWER
3 GAL, 12" OC (45 SF)

(1) RELOCATED COCONUT PALM
RELOCATED FROM ON SITE

(11) FICUS PUMILA
CREEPING FIG
3 GAL

(27) FICUS MICROCARPA 'GREEN ISLAND'
GREEN ISLAND FICUS
45 GAL, 4-5' TALL, 24" OC, FTB
TO CREATE 4' TALL HEDGE

(8) BOUGAINVILLEA 'MS ALICE'
WHITE BOUGAINVILLEA VINE
15 GAL, 8' OA, TRELLIS

(8) FICUS MICROCARPA 'GREEN ISLAND'
60 GAL, 6-7' TALL, 30" OC, FTB
TO CREATE 6' TALL HEDGE

(40) BOUGAINVILLEA 'MS ALICE'
WHITE BOUGAINVILLEA SHRUB
7 GAL, 18" OC, SHRUB

(10) FICUS MICROCARPA 'GREEN ISLAND'
GREEN ISLAND FICUS
45 GAL, 4-5' TALL, 24" OC, FTB
TO CREATE 4' TALL HEDGE

(14) FICUS MICROCARPA 'GREEN ISLAND'
GREEN ISLAND FICUS
15 GAL, 24" TALL, 18" OC

(50) ERNODEA LITTORALIS
GOLDEN CREEPER
3 GAL, 12" OC

(130) PILEA LIBANENSIS
ALUMINUM PLANT
1 GAL, 12" OC (130 SF)

(2) COCCOLOBA UVIFERA 'X
DIVERSIFOLIA'
SEA PLUM VINE
65 GAL, 7'-8" OA, FTB

(20) CONOCARPUS ERECTUS SERICEUS
SILVER BUTTONWOOD HEDGE
7 GAL, 3'-4' OA, 18" OC

(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

(2) COCCOLOBA UVIFERA X
DIVERSIFOLIA
SEA PLUM VINE
65 GAL, 7'-8" OA, FTB

(40) BOUGAINVILLEA 'MS ALICE'
WHITE BOUGAINVILLEA SHRUB
7 GAL, 18" OC, SHRUB

(12) FICUS MICROCARPA 'GREEN ISLAND'
60 GAL, 6-7' TALL, 30" OC, FTB
TO CREATE 6' TALL HEDGE

(4) BOUGAINVILLE 'MS ALICE'
WHITE BOUGAINVILLEA VINE
7 GAL, 4' OA, TRELLIS

(18) CONOCARPUS ERECTUS SERICEUS
SILVERBUTTONWOOD HEDGE
7 GAL, 3'-4' OA, 18" OC

(1) RELOCATED COCONUT PALM
RELOCATED FROM ON SITE

(2) AGAVE CELSII 'NOVA'
CELSI NOVA AGAVE
15 GAL

(75) PILEA LIBANENSIS
ALUMINUM PLANT
1 GAL, 12" OC (335 SF)

(4) PANDANUS UTILIS
SCREW PINE
20' OA, MATCHING

(5) COCCOLOBA UVIFERA X DIVERSIFOLIA
SEA PLUM VINE
7 GAL, TRELLIS, 3'-4' OA, FTB

(35) HELIANTHUS DEBILIS
DUNE SUNFLOWER
3 GAL, 12" OC (35 SF)

(25) GARCINIA SPICATA
GARCINIA HEDGE
15 GAL, 4'-5' OA, 24" OC, FTB

(1) RELOCATED COCONUT PALM
RELOCATED FROM ON SITE

(1) RELOCATED COCONUT PALM
RELOCATED FROM ON SITE

EXISTING SILVER BUTTONWOOD HEDGE
TO REMAIN

℄ MERRAIN ROAD

133.15'

(12) CARMONA RETUSA
CARMONA HEDGE
3 GAL, 12" OC

(2) CONOCARPUS ERECTUS
GREEN BUTTONWOOD
14' OA, 4" CT, 4' OC

(4) BEGONIA ODORATA 'ALBA'
WHITE ANGEL WING BEGONIA
3 GAL, 24" OC

EXISTING GREEN BUTTONWOOD AND GREEN ISLAND FICUS HEDGE
TO REMAIN

(2) MEDJOOL DATE PALM
18' CT, MATCHING

175.00'

(110) PILEA LIBANENSIS
ALUMINUM PLANT
1 GAL, 12" OC (110 SF)

(2) MEDJOOL DATE PALM
15' CT, MATCHING

(2) THRINAX RADIATA
THRINAX PALM
14' CT, MATCHING

(2) COCCOLOBA UVIFERA X
DIVERSIFOLIA
SEA PLUM VINE
65 GAL, 7'-8" OA, FTB

(30) HELIANTHUS DEBILIS
DUNE SUNFLOWER
3 GAL, 12" OC (30 SF)

(30) APTENIA CORDIFOLIA
'VARIEGATA'
VARIGATED BABY
SUNROSE
3 GAL, 12" OC (30 SF)

(2) GARCINIA SPICATA
GARCINIA HEDGE
100 GAL, 9'-10' OA,
MATCHING, COLUMN

(2) THRINAX RADIATA
THRINAX PALM
14' CT, MATCHING

(2) COCCOLOBA UVIFERA X
DIVERSIFOLIA
SEA PLUM VINE
65 GAL, 7'-8" OA, FTB

(60) HELIANTHUS DEBILIS
DUNE SUNFLOWER
3 GAL, 12" OC (60 SF)

(260) ERNODEA LITTORALIS
GOLDEN CREEPER
3 GAL, 12" OC

(8) COCCOLOBA UVIFERA X DIVERSIFOLIA
SEA PLUM VINE
7 GAL, TRELLIS, 3'-4' OA, FTB

176.22'

NORTH OCEAN BLVD ℄

(6) CONOCARPUS ERECTUS
GREEN BUTTONWOOD
14' OA, 4" CT, 4' OC

EXISTING SEAGRAPE
HEDGE/MASS
TO REMAIN

EXISTING FICUS MICROCARPA
GREEN ISLAND FICUS
TO REMAIN

(5) NEPHROLEPIS BISERRATA
MACHO FERN
3 GAL, 24" OC

(4) BEGONIA ODORATA 'ALBA'
WHITE ANGEL WING BEGONIA
3 GAL, 24" OC

(1) RELOCATED COCONUT PALM
RELOCATED FROM ON SITE

(12) CARMONA RETUSA
CARMONA HEDGE
3 GAL, 12" OC

(180) HETEROCENTRON ELEGANS
SPANISH SHAWL
3 GAL, 12" OC (180 SF)

(76) CALLIANDRA EMARGINATA
PINK POWDER PUFF VINE
7 GAL, TRELLIS

(335) PILEA LIBANENSIS
ALUMINUM PLANT
1 GAL, 12" OC (335 SF)

(2) DECOARTIVE POTS
ON REINFORCED BASE

(22) FICUS MICROCARPA 'GREEN ISLAND'
GREEN ISLAND FICUS
2' X 2' SPHERES, MATCHING

(8) BEGONIA ODORATA 'ALBA'
WHITE ANGEL WING BEGONIA
3 GAL, 24" OC

(90) CARMONA RETUSA
CARMONA HEDGE
3 GAL, 12" OC

112.45'

(6) COCCOLOBA UVIFERA
SEAGRAPE
25 GAL, 6'-7" OA, 36" OC

(1) RELOCATED COCONUT PALM
RELOCATED FROM ON SITE

EXISTING CONOCARPUS ERECTUS VAR. SERICEUS
SILVER BUTTONWOOD HEDGE
TO REMAIN

(2) COCCOLOBA UVIFERA X
DIVERSIFOLIA
SEA PLUM VINE
65 GAL, 7'-8" OA, FTB

(2) THRINAX RADIATA
THRINAX PALM
14' CT, MATCHING

(5) COCCOLOBA UVIFERA X
DIVERSIFOLIA
SEA PLUM VINE
7 GAL, TRELLIS, 3'-4' OA, FTB

EXISTING FICUS MICROCARPA
GREEN ISLAND FICUS
TO REMAIN

(2) RELOCATED COCONUT PALM
RELOCATED FROM ON SITE

(5) GARCINIA SPICATA
GARCINIA HEDGE
25 GAL, 5'-6' OA, 36" OC, FTB

(30) APTENIA CORDIFOLIA
'VARIEGATA'
VARIGATED BABY
SUNROSE
3 GAL, 12" OC (30 SF)

(2) GARCINIA SPICATA
GARCINIA HEDGE
100 GAL, 9'-10' OA,
MATCHING, COLUMN

(5) GARCINIA SPICATA
GARCINIA HEDGE
15 GAL, 4'-5' OA, 24" OC, FTB

(90) HELIANTHUS DEBILIS
DUNE SUNFLOWER
3 GAL, 12" OC (90 SF)

(3) AGAVE CELSII 'NOVA'
CELSI NOVA AGAVE
(1) 15 GAL, (2) 7 GAL

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JOB NUMBER:	# 22123.00 LA
DRAWN BY:	Kerlinaelle Dorinvil
DATE:	03.06.2026

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ARC-25-0094
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Landscape Plan

SCALE IN FEET 0' 8' 16' 24'

64 sf.
AREA IN SQ.FT.

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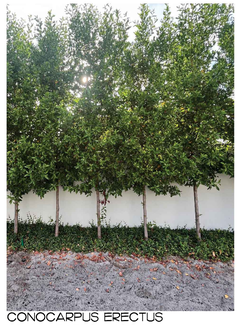
PANDANUS UTILIS
SCREW PINE



PHOENIX DACTYLIFERA
MEDJOOL DATE PALM



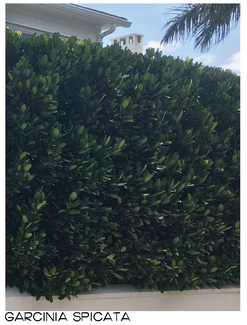
THRINAX RADIATA
THRINAX PALM



CONOCARPUS ERECTUS
GREEN BUTTONWOOD



GARCINIA SPICATA
GARCINIA COLUMN



GARCINIA SPICATA
GARCINIA HEDGE



CONOCARPUS ERECTUS SERICEUS
SILVERBUTTONWOOD HEDGE



COCOLOBA UVIFERA
SEAGRAPE



FICUS MICROCARPA
'GREEN ISLAND' GREEN ISLAND FICUS



CARMONA RETUSA
CARMONA HEDGE



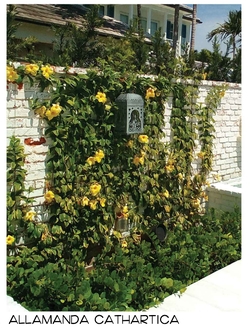
NEPHROLEPIS BISERRATA
MACHO FERN



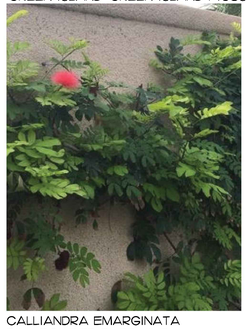
ERNODEA LITTORALIS
GOLDEN CREEPER



COCCOLOBA UVIFERA X DIVERSIFOLIA
SEA PLUM VINE



ALLAMANDA CATHARTICA
ALLAMANDA VINE



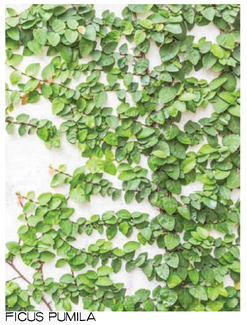
CALLIANDRA EMARGINATA
PINK POWDER PUFF VINE



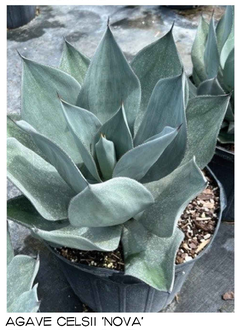
BOUGAINVILLE 'MS ALICE'
WHITE BOUGAINVILLEA VINE



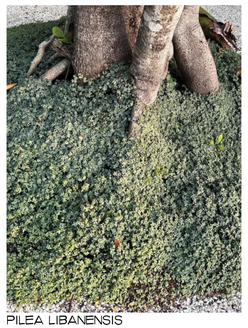
BOUGAINVILLE 'MS ALICE'
WHITE BOUGAINVILLEA SHURB



FICUS PUMILA
CREEPING FIG



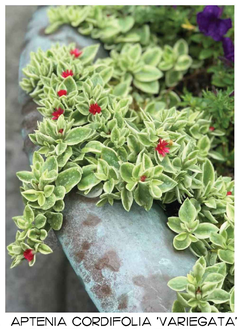
AGAVE CELSII 'NOVA'
CELSI NOVA AGAVE



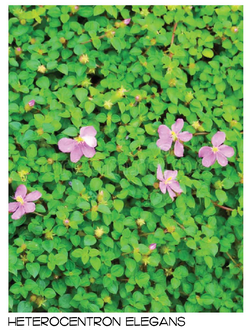
PILEA LIBANENSIS
ALUMINUM PLANT



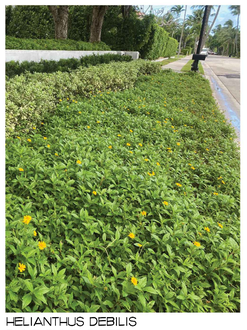
BEGONIA ODORATA 'ALBA' WHITE ANGEL
WING BEGONIA



APTENIA CORDIFOLIA 'VARIEGATA'
VARIGATED BABY SUNROSE



HETEROCENTRON ELEGANS
SPANISH SHAWL



HELIANTHUS DEBILIS
DUNE SUNFLOWER

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Plant Images

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Trees & Palms

SYMBOL	PLANT NAME	QTY.	DESCRIPTION	NATIVE
+	PANDANUS UTILIS SCREW PINE	4	20' OA, MATCHING	NO
	CONOCARPUS ERECTUS GREEN BUTTONWOOD	12	14' OA, 4' CT, 4' OC	YES
	PHOENIX DACTYLIFERA MEDJOOL DATE PALM	4	15' CT, MATCHING	NO
+	THRINAX RADIATA THRINAX PALM	6 2 2	14' CT, MATCHING 19' CT, MATCHING 16' CT, MATCHING	YES

TOTAL TREES:	16
NATIVE SPECIES:	12 (75.0%)

Lawn & Mulch

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

Landscape Legend

PROPERTY ADDRESS:	1300 N OCEAN BLVD PALM BEACH FL, 33480	
RB- RESIDENTIAL DISTRICT	20,000 S.F	
LOT AREA (SQ FT)	21,490 S.F	
	REQUIRED	PROPOSED
LANDSCAPE OPEN SPACE (LOS) (SQ FT AND %)	10,745 S.F (50%)	9,305 S.F (43%)
LOS TO BE ALTERED (SQ FT AND %)	NA	1,440 S.F
FRONT YARD LOS (SQ FT AND %)	1,451 S.F (45%)	1,909 S.F (58%)
NATIVE TREES %	30% (NUMBER OF TREES)	75.0%
NATIVE SHRUBS & VINES %	30% (NUMBER OF SHRUBS & VINES)	46.8%
NATIVE GROUNDCOVER %	30% (GROUNDCOVER AREA)	79.5%

Shrubs & Vines

SYMBOL/KEY	PLANT NAME	QTY.	DESCRIPTION	NATIVE
	FICUS PUMILA CREEPING FIG	11	3 GAL	NO
	FICUS MICROCARPA 'GREEN ISLAND' GREEN ISLAND FICUS	37	45 GAL, 4-5' TALL, 24" OC, FTB TO CREATE 4' TALL HEDGE	NO
		20	60 GAL, 6-7' TALL, 30" OC, FTB TO CREATE 6' TALL HEDGE	NO
		14	15 GAL, 24" TALL, 18" OC	NO
+	FICUS MICROCARPA 'GREEN ISLAND' GREEN ISLAND FICUS	22	2' X 2' SPHERES, MATCHING	NO
	BOUGAINVILLE 'MS ALICE' WHITE BOUGAINVILLEA VINE	20	7 GAL, 4' OA, TRELLIS	NO
		80	7 GAL, 18" OC, SHRUB	NO
		8	15 GAL, 8' OA, TRELLIS	NO
	ERNODEA LITTORALIS GOLDEN CREEPER	334	3 GAL, 12" OC	YES
	CONOCARPUS ERECTUS SERICEUS SILVERBUTTONWOOD HEDGE	38	7 GAL, 3'-4' OA, 18" OC	YES
	COCCOLOBA UVIFERA X DIVERSIFOLIA SEA PLUM VINE	14	7 GAL, TRELLIS, 3'-4' OA, FTB	YES
		10	65 GAL, 7'-8' OA, FTB	YES
	CARMONA RETUSA CARMONA HEDGE	114	3 GAL, 12" OC	NO
	BEGONIA ODORATA 'ALBA' WHITE ANGEL WING BEGONIA	16	3 GAL, 24" OC	NO
+	GARCINIA SPICATA GARCINIA HEDGE	30	15 GAL, 4'-5' OA, 24" OC, FTB	NO
		5	25 GAL, 5'-6' OA, 36" OC, FTB	NO
		4	100 GAL, 9'-10' OA, MATCHING, COLUMN	NO
	AGAVE CELSII 'NOVA' CELSI NOVA AGAVE	3	15 GAL, (2) 7 GAL	NO
		2	7 GAL	
	COCOLOBA UVIFERA SEAGRAPE	6	25 GAL, 6'-7' OA, 36" OC	YES
	CALLIANDRA EMARGINATA PINK POWDER PUFF VINE	76	7 GAL, TRELLIS	NO
	NEPHROLEPIS BISERRATA MACHO FERN	5	3 GAL, 24" OC	YES

TOTAL:	869
NATIVE SPECIES:	407 (46.8%)

Groundcover

SYMBOL	PLANT NAME	QTY.	DESCRIPTION	NATIVE
	APTENIA CORDIFOLIA 'VARIEGATA' VARIGATED BABY SUNROSE	60	3 GAL, 12" OC (60 S.F)	NO NO
	HELIANTHUS DEBILIS DUNE SUNFLOWER	280	3 GAL, 12" OC (280 S.F)	YES
	HETEROCENTRON ELEGANS SPANISH SHAWL	180	3 GAL, 12" OC (180 S.F)	NO
	PILEA LIBANENSIS ALUMINUM PLANT	650	1 GAL, 12" OC (650 S.F)	YES

TOTAL TREES:	1,170
NATIVE SPECIES:	930 (79.5%)

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JOB NUMBER: # 22123.00 LA
DRAWN BY: Kerlinaelle Dorinvil
DATE: 03.06.2026

ARC-25-0094
ZON-26-0005

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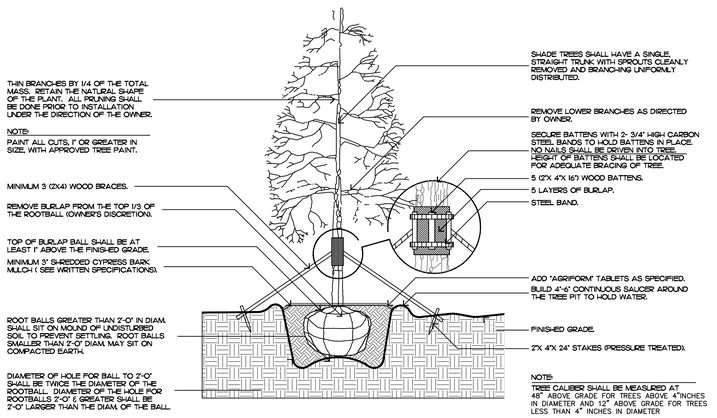
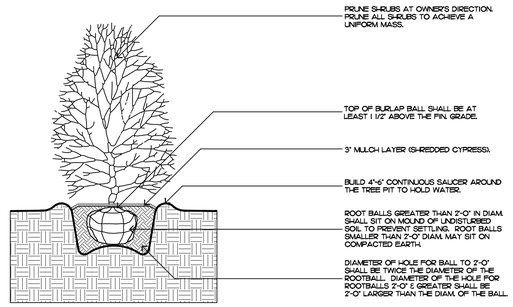
Plant Schedule

SHEET L4.2



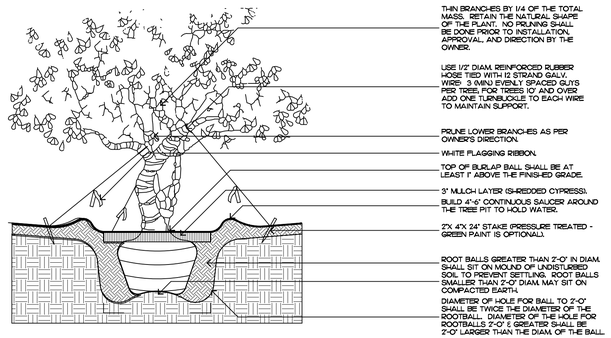
FILL MATERIAL SHALL CONSIST OF AT LEAST 1/3 NATIVE SOIL FROM THE HOLE DUG FOR THE PLANT. SEE SPECIFICATIONS FOR BACKFILL MIXTURE.

Tree Planting



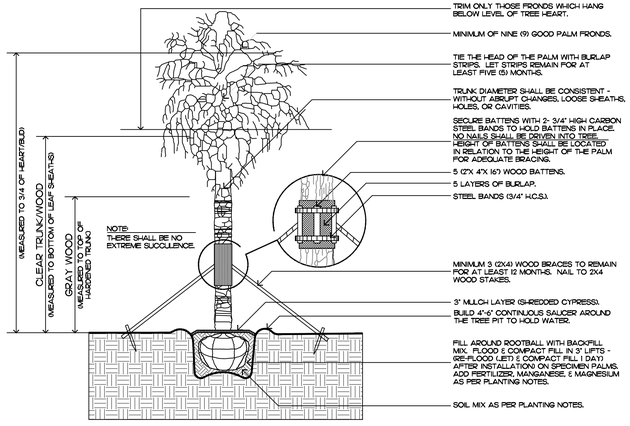
FILL MATERIAL SHALL CONSIST OF AT LEAST 1/3 NATIVE SOIL FROM THE HOLE DUG FOR THE PLANT. SEE SPECIFICATIONS FOR BACKFILL MIXTURE.

Shrub Planting



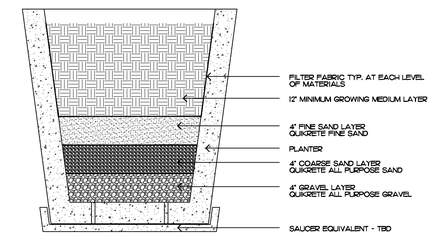
FILL MATERIAL SHALL CONSIST OF AT LEAST 1/3 NATIVE SOIL FROM THE HOLE DUG FOR THE PLANT. SEE SPECIFICATIONS FOR BACKFILL MIXTURE.

Irregular and Multi-stem Tree

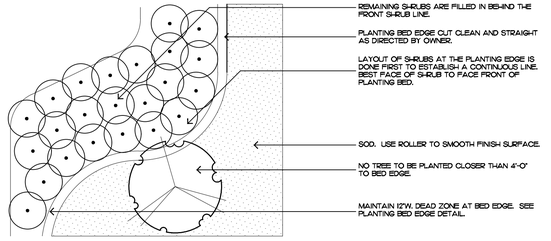


FILL MATERIAL SHALL CONSIST OF AT LEAST 1/3 NATIVE SOIL FROM THE HOLE DUG FOR THE PLANT. SEE SPECIFICATIONS FOR BACKFILL MIXTURE.

Palm Tree Planting



Typical Planter Sediment Filtration Detail



Shrub & Groundcover Layout

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

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

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

PALMS WITH MARRED OR BURNED TRUNKS WILL NOT BE ACCEPTED.

PLANTING SOIL AND BACKFILL:

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

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

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

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

PLANT MATERIALS:

PALMS, TREES, SHRUBS, GROUNDCOVERS AND VINES

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

CONTAINER GROWN STOCK:

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

WARRANTY:

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

MAINTENANCE:

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

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SHEET L4.3

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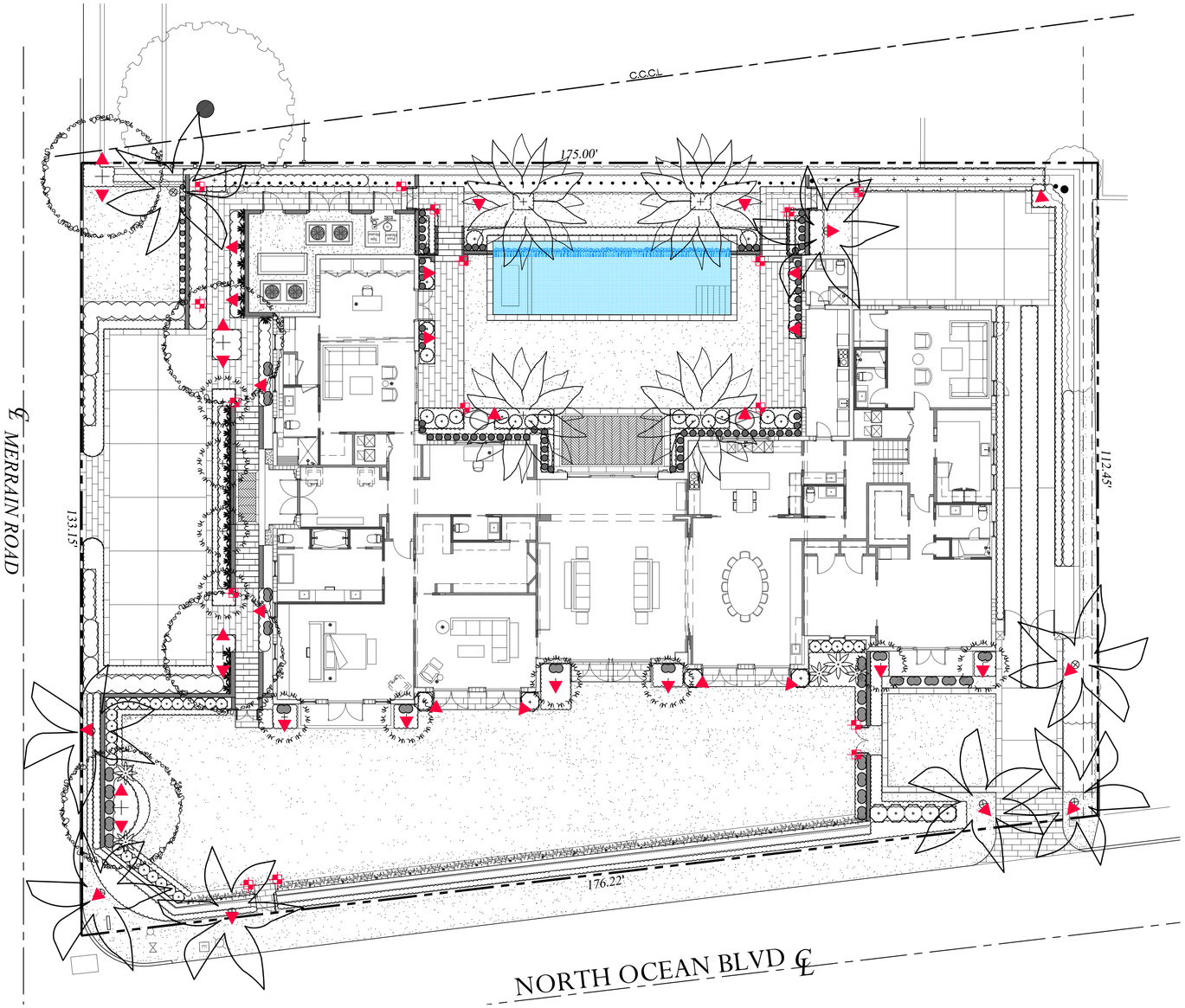
Planting Details & Specifications



WILDLIFE LIGHTING
PROTECTING WILDLIFE THROUGH RESPONSIBLE LIGHTING PRACTICES

Lighting Schedule

SYMBOL	DESCRIPTION	QTY.
▲ UL	UPLIGHT - HK LIGHTING - ZXL16 - 2.25" DIA. HK LED, RGB, AMBER TURTLE FRIENDLY	38
✜ PL	PATH LIGHT - HK LIGHTING - ZPLLT - HK LED AMBER, TURTLE FRIENDLY	15

NOTE:
IN ACCORDANCE TO FLORIDA FISH & WILDLIFE CONSERVATION - ALL LIGHTING MUST COMPLY WITH TURTLE-SAFE LIGHTING FIXTURES THAT ACCEPT LOW-WATTAGE / LONG-WAVELENGTH AMBER LED SOURCES.



UP LIGHT



PATH LIGHT

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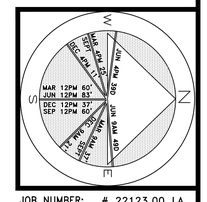

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Landscape Lighting Plan

SCALE IN FEET 0' 8' 16' 24'



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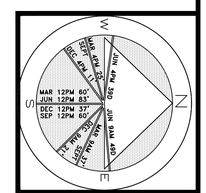

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SHEET L6.0

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Rendered Landscape Plan

SCALE IN FEET 0' 8' 16' 24'

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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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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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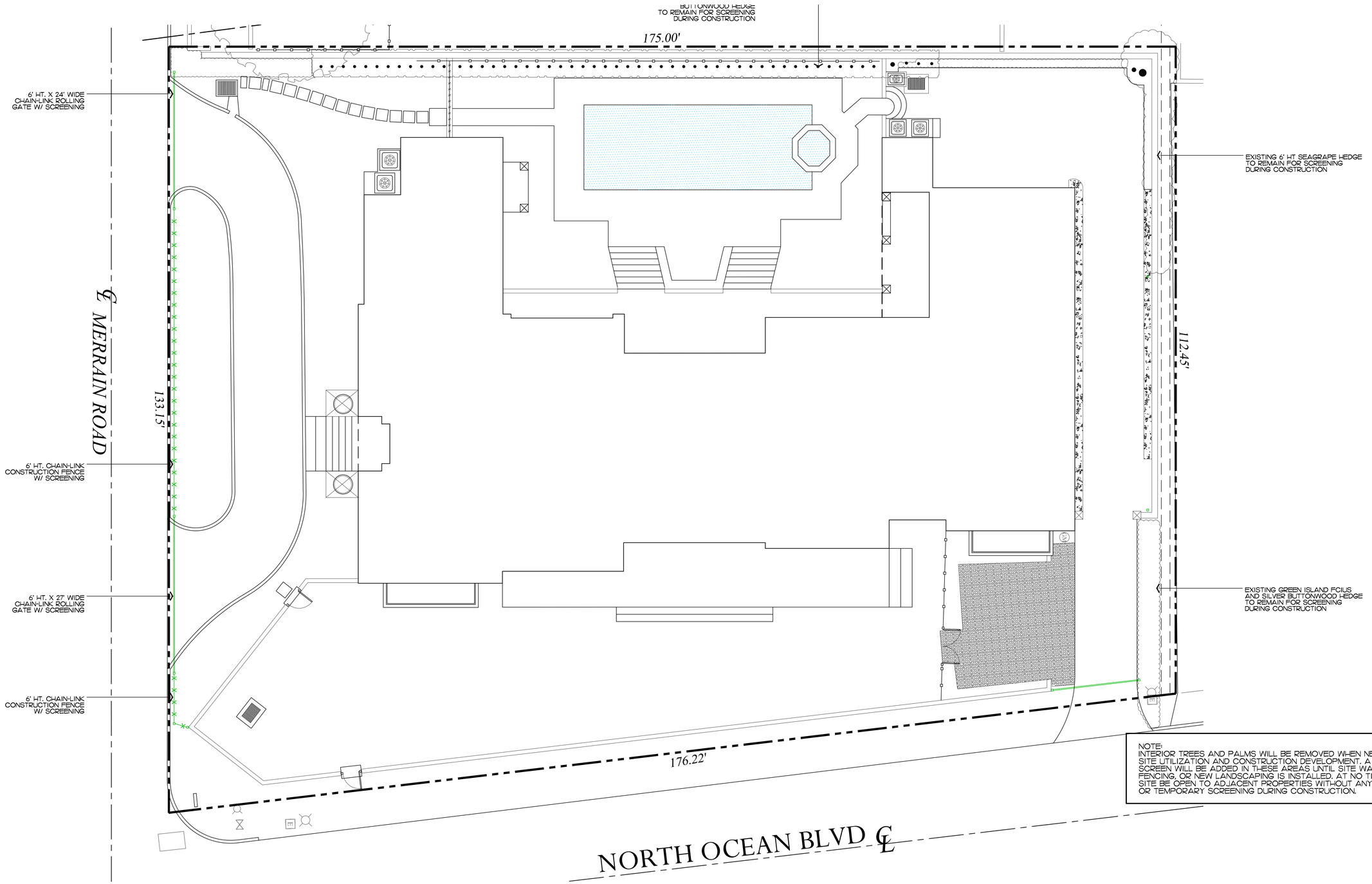

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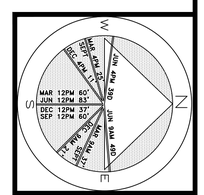

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SHEET L7.0

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Construction Screening Plan

SCALE IN FEET 0' 8' 16' 24'

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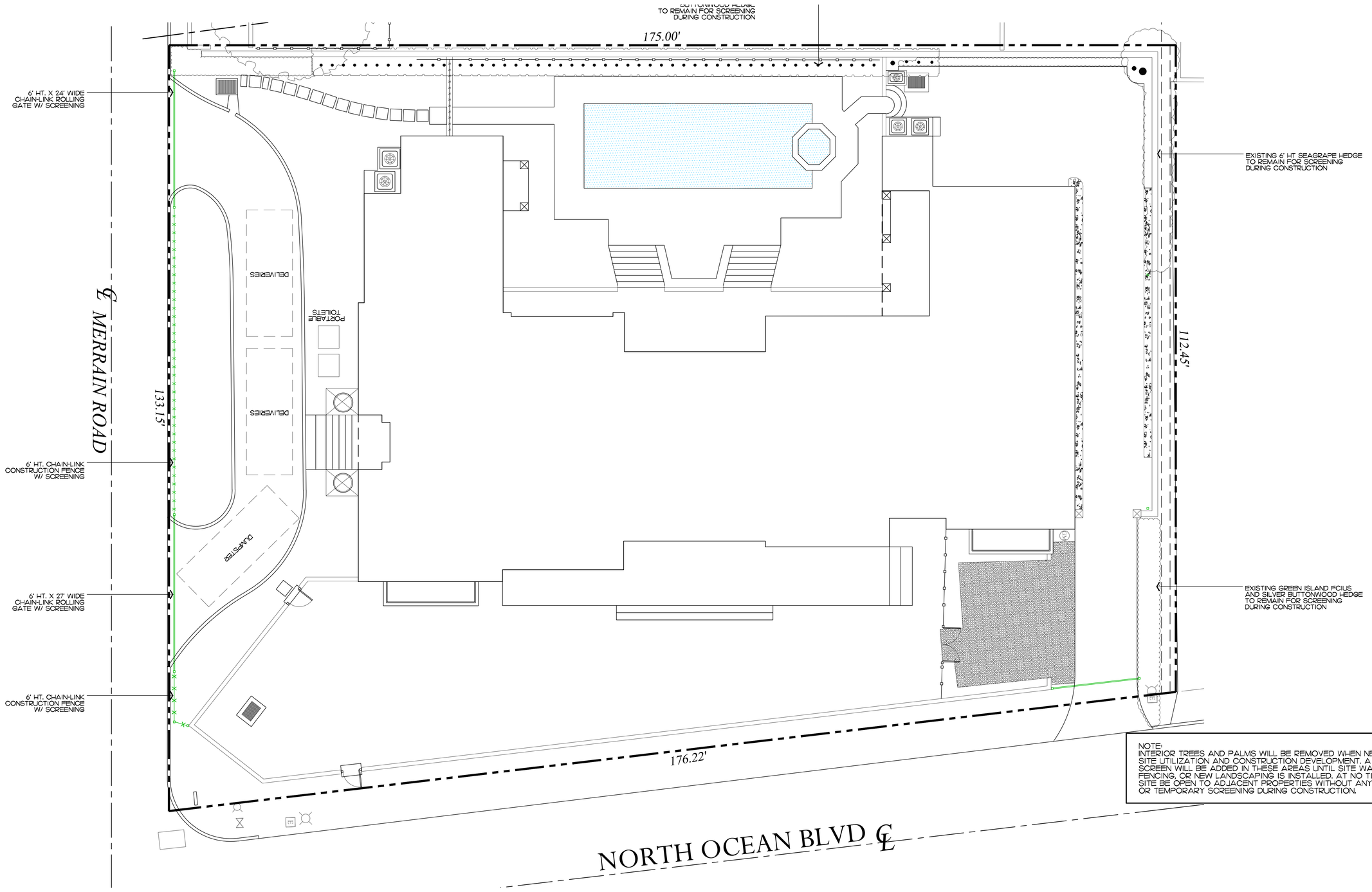

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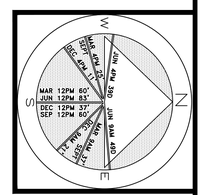

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Construction Staging Plan

SCALE IN FEET 0' 8' 16' 24'

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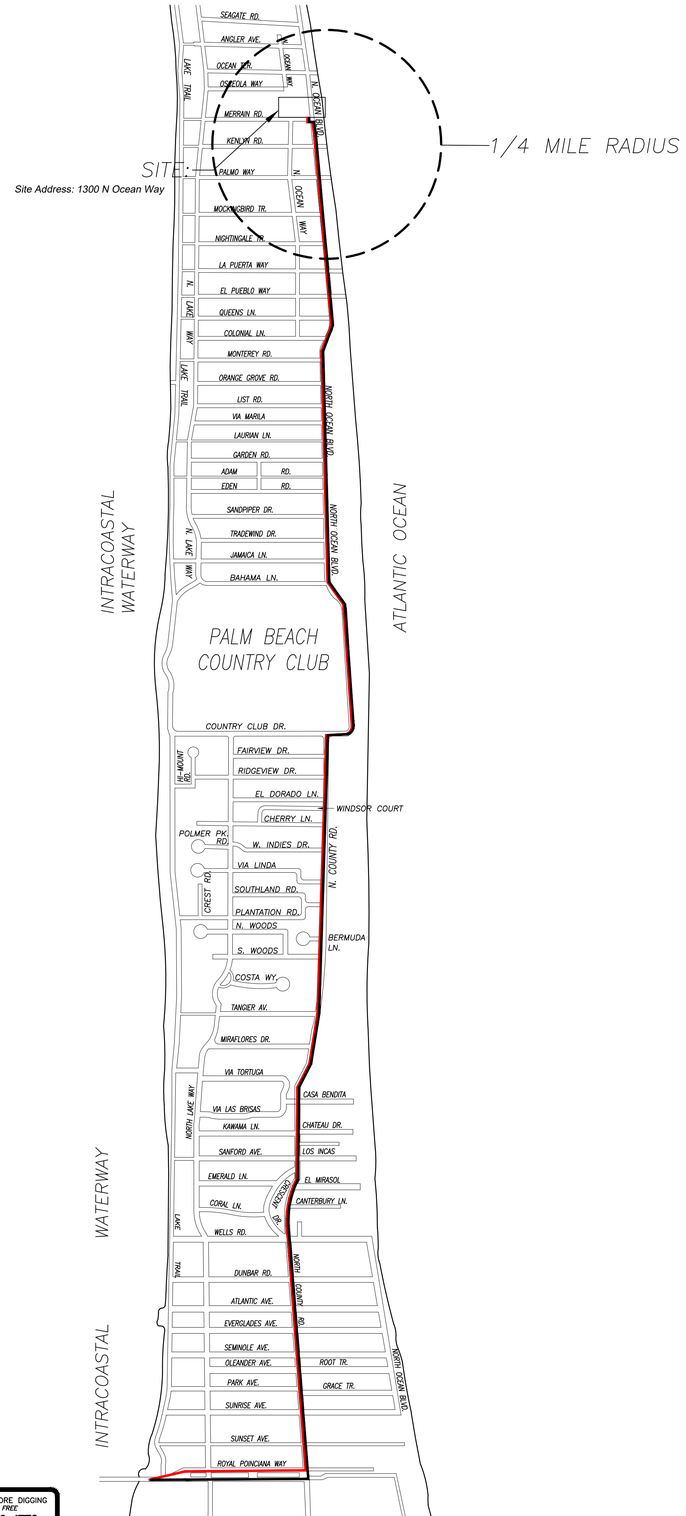
48 HOURS BEFORE DIGGING
CALL TOLL FREE
1-800-432-4770
SUNSHINE STATE ONE CALL
OF FLORIDA, INC.



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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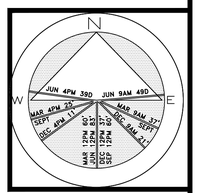
Phone 561.832.4600 Mobile 561.313.4424
Landscape Architecture
Land Planning
Landscape Management
Dustin M. Mizell, MLA FLA #6666784
Dustin@environmentdesigngroup.com

Private Residence
1300 North Ocean Blvd
Town of Palm Beach
FLORIDA



JOB NUMBER: # 22123.00 LA
DRAWN BY: Kerlinaelle Dorinvil
DATE: 03.06.2026

SHEET L7.2

ARC-25-0094
ZON-26-0005
NOT FOR CONSTRUCTION

Truck Logistics Plan

SCALE: NOT TO SCALE

TOWN OF PALM BEACH

Information for Architectural Commission Meeting on: March 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: 3/18/2026

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.

At the February 25, 2026 ARCOM meeting , the item was originally presented and ultimately deferred for restudy of the proposed signage.

THE PROJECT:
The applicant has submitted plans, entitled "333 Sunset Avenue, Palm Beach. FL", as prepared by **Maura Ziska**, uploaded 03/09/26.

The following is the scope of work for the application:

- Installation of three (3) new directional and way-finding signs for an existing 7-story building.

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

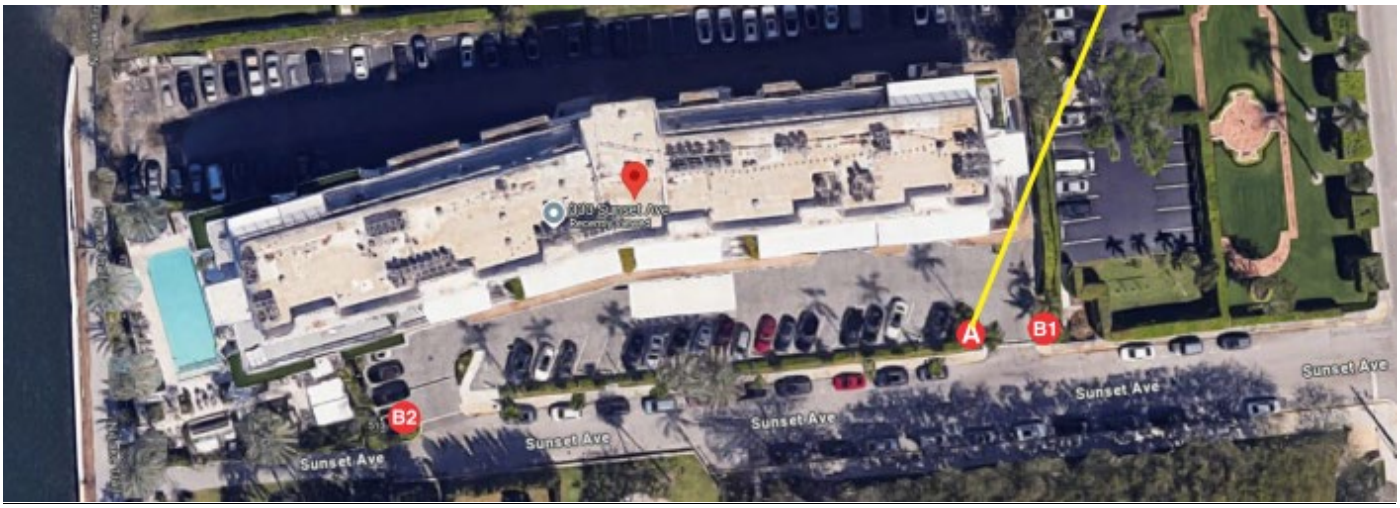
Surrounding Properties / Zoning	
North	1925 12-story Condominium Building (Palm Beach Biltmore) / R-D (2)
South	Bradley Park / R-B
East	Parking Lot / C-TS
West	Lake Worth Lagoon

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.



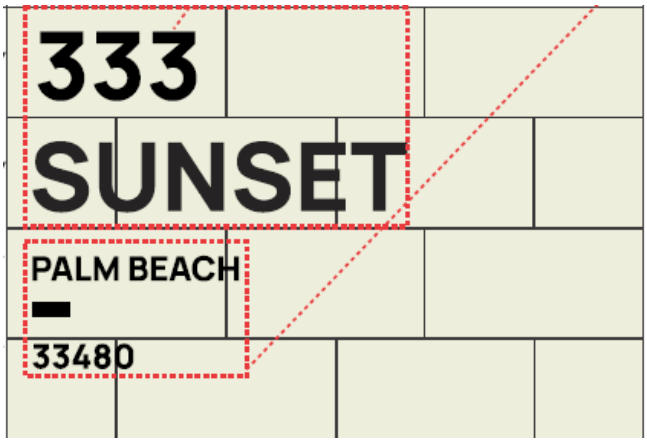
Current Conditions



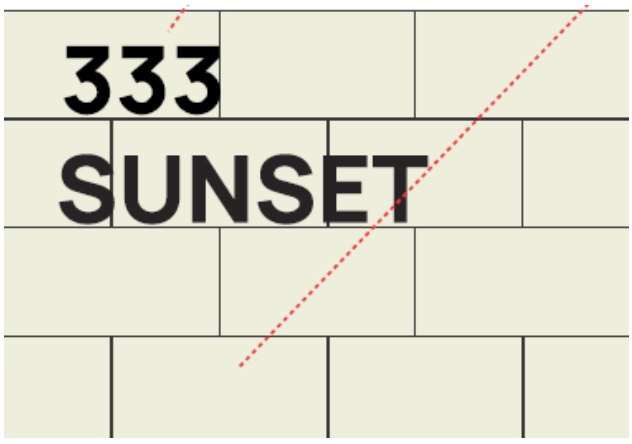
Proposed signage placement

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 replacing this sign with the new signage described above, which will have a lower overall height than the existing sign.

Following the deferral from the February ARCOM meeting the applicant has removed the previously approved 'Palm Beach, FL 33480' from the lower portion of sign A.



PREVIOUSLY PROPOSED



CURRENTLY PROPOSED

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

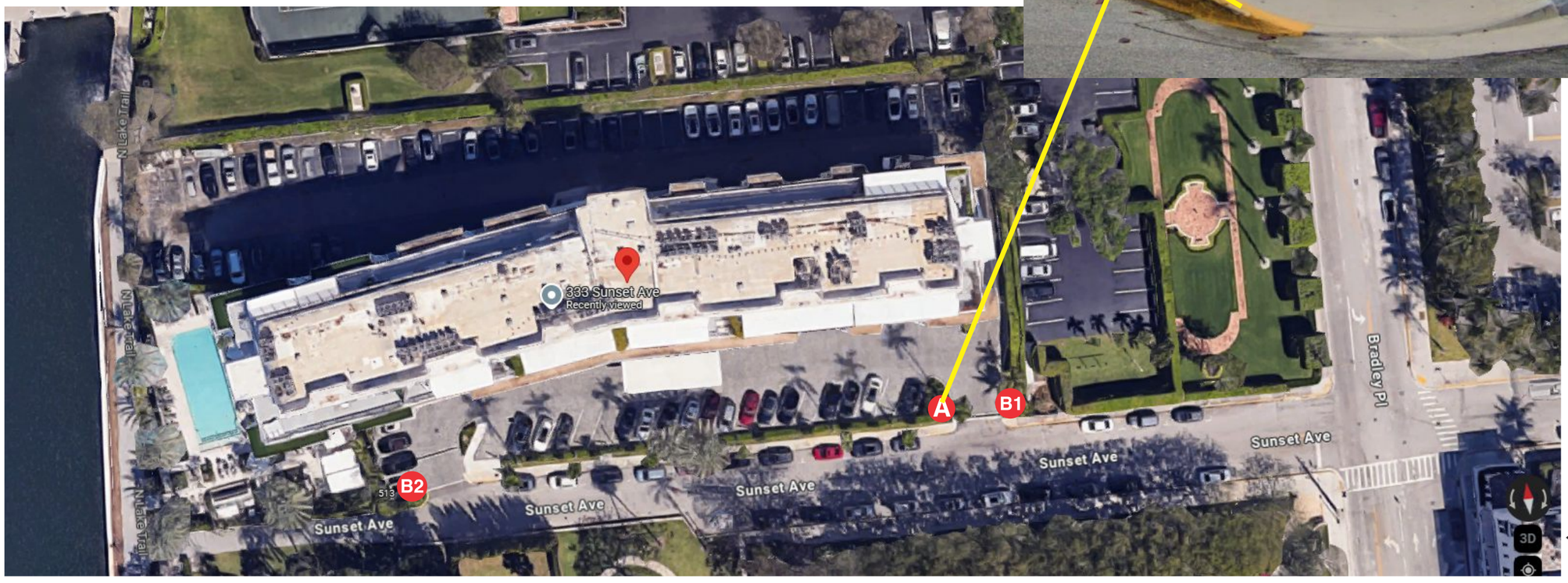
LEGEND:

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

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

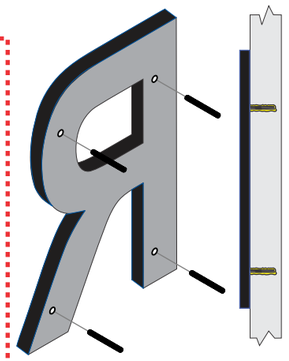


Production Notes
1. 1/4" ALUMINUM LETTERS
   PAINTED BLACK \ CMYK(73-50-3-0)
2. STUD MOUNT & HIGH STRENGTH CONST. ADHESIVE

P1
BLACK

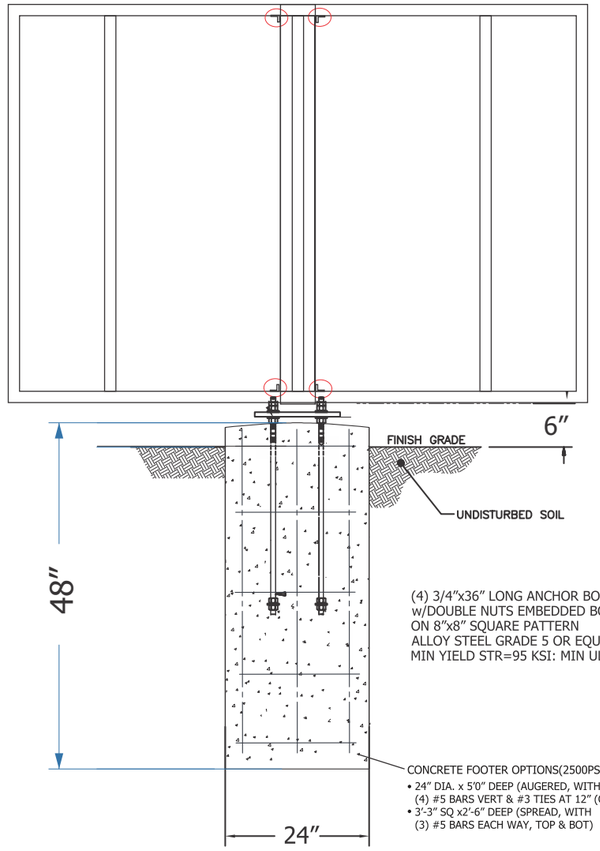
Non-Illuminated Pin Mounted Letters

FASTENERS TYPE
STUD MOUNTED (SPOT WELDED, CD WELD)
2.5"-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.





(4) 3/4"x36" LONG ANCHOR BOLT
w/DOUBLE NUTS EMBEDDED BOLTS
ON 8"x8" SQUARE PATTERN
ALLOY STEEL GRADE 5 OR EQUIV.
MIN YIELD STR=95 KSI: MIN ULT STR=120 KSI

CONCRETE FOOTER OPTIONS(2500PSI):
- 24" DIA. x 5'0" DEEP (AUGERED, WITH (4) #5 BARS VERT & #3 TIES AT 12" (O.C.)
- 3'-3" SQ x2'-6" DEEP (SPREAD, WITH (3) #5 BARS EACH WAY, TOP & BOT)

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.
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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: 01.19.2026
R2: comments-03.06.2026

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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

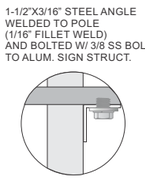
PLATE CUT LETTERS ON DIRECTIONAL SIGNS (ENTRANCE\EXIT)

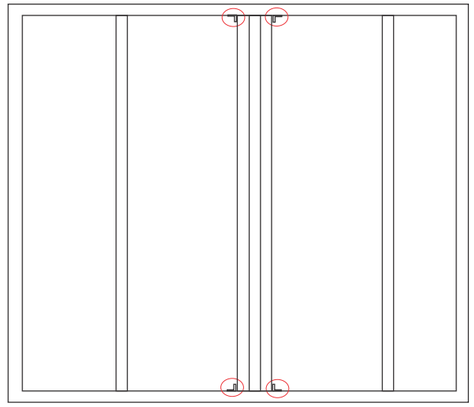
PROPOSED-1sqft PER DIRECTIONAL
TEXT AREA-.21sqft--ENTER DIRECTIONAL
TEXT AREA-.15sqft--EXIT

A B1 B2
1/4" ACRYLIC PLATE CUT LETTERS
FLUSH MOUNTED TO MONUMENT FACE

A B1 B2
ALUMINUM SIGN STRUCTURE
-SHEATHED IN CONCRETE BOARD

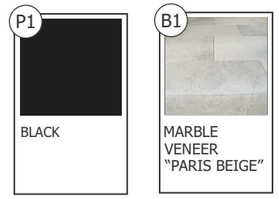






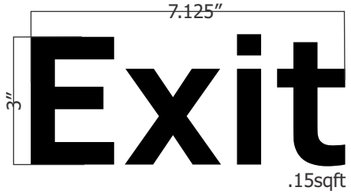
Production Notes

1. 1/4" ACRYLIC LETTERS
   PAINTED BLACK \ CMYK(73-50-3-0)
2. HIGH STRENGTH CONST. ADHESIVE

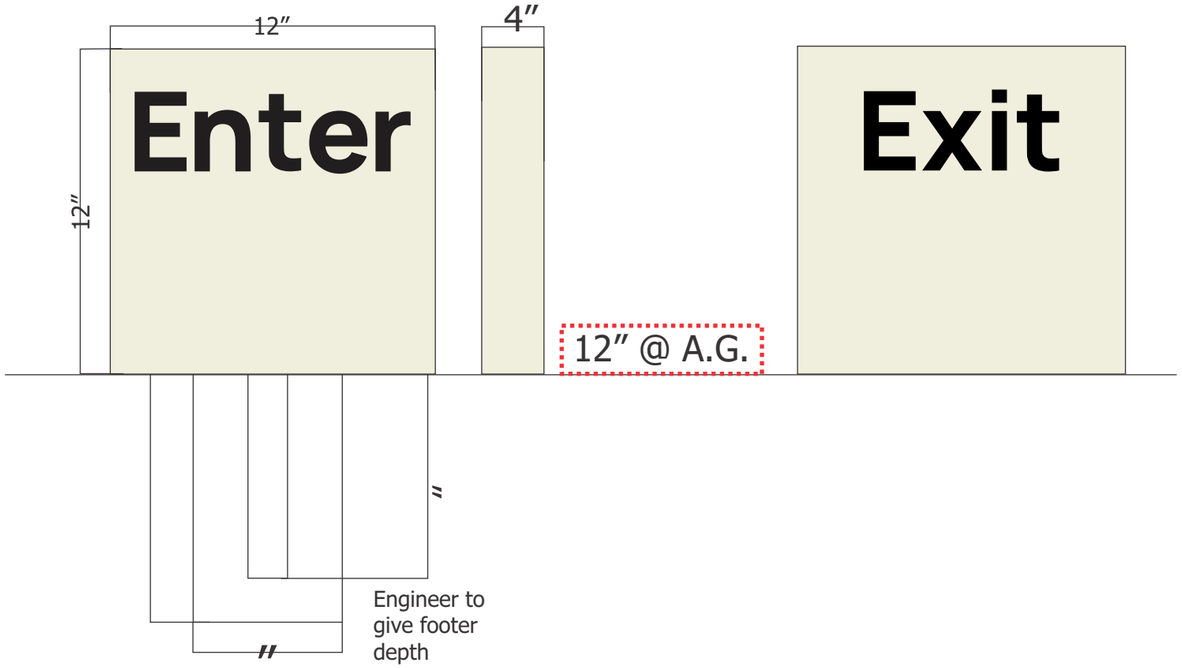




B1 DIRECTIONAL SIGN(ENTRANCE)



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.)

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R1-01.19.2026

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SIGN COMPLIES WITH 8th EDITION OF THE FBC & HVHZ

TOWN OF PALM BEACH

Information for Architectural Commission Meeting on: March 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: 3/18/2026

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 new storefront systems, cladding, signage, and awnings as part of a combination of three 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, eliminating columns and cladding, reconsidering the store size, studying possible asymmetry, and preserving the original charm. This item was scheduled to be heard on February 25, 2026, addressing many of ARCOM's comments. Since then, the owner has been able to lease the adjacent bay and requested a deferral to March to present the proposed architectural treatment of all three (3) bays.

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.

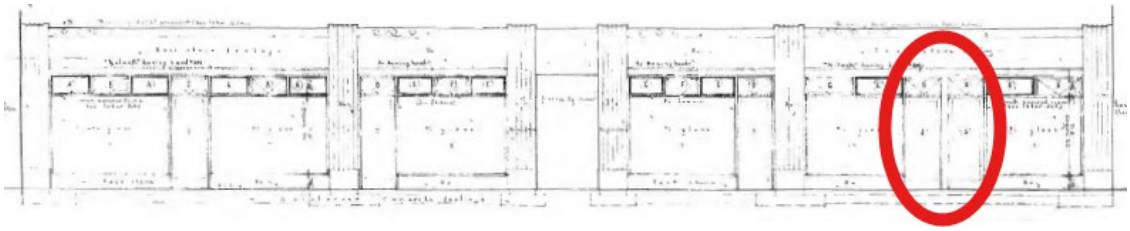


Site Data			
Zoning District	C-WA	**Future Land Use**	COMMERCIAL
Year built	1948	**Architect**	Simonson & Holley Architects

STAFF ANALYSIS

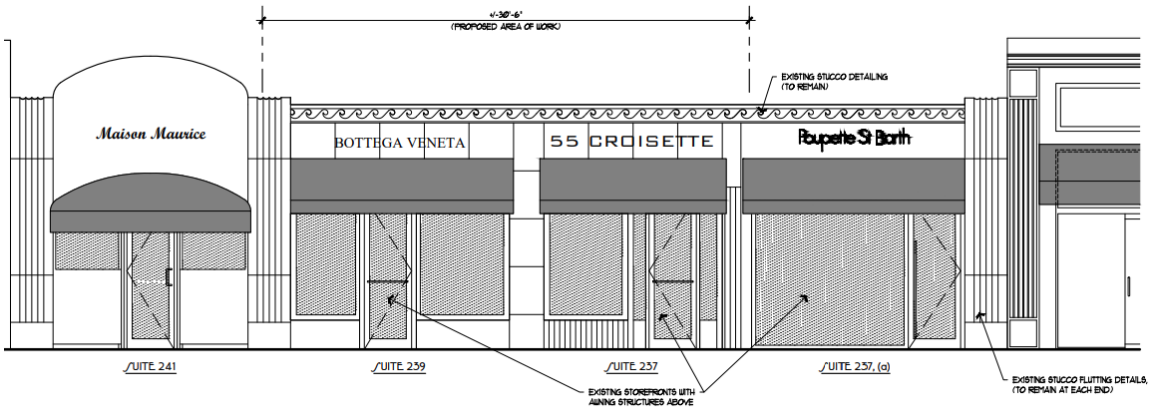
The applicant is proposing exterior alterations to the south façade of this building on Worth Avenue that houses three (3) storefronts currently on the ground floor consisting of 55 Croisette at 237 Worth (973 SF) and Bottega Veneta at 239 Worth (1,233 SF) and Poupette St Barth 237a Worth (1,273 SF). 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. While the combined 3,479 square feet falls below the threshold for a special exception, the consolidation reflects a pattern of larger floor plates replacing smaller footprints, contributing to a loss of fine-grained architectural character and loss of local "mom and pop" retail and a more homogenized retail environment on Worth Avenue.

The applicant has modified their original request to retain a slightly higher kneewall. They have also eliminated the wall cladding on the side but keeping the marble skinning on the knee wall. New stucco columns are proposed on either side of the space. They are introducing a pair of double doors in the center of the space when an excellent opportunity presents itself in the original location of a pair of entry doors (in red oval below). An additional nod to the historic elevation would be the reintroduction of the transom pattern on the new storefront.

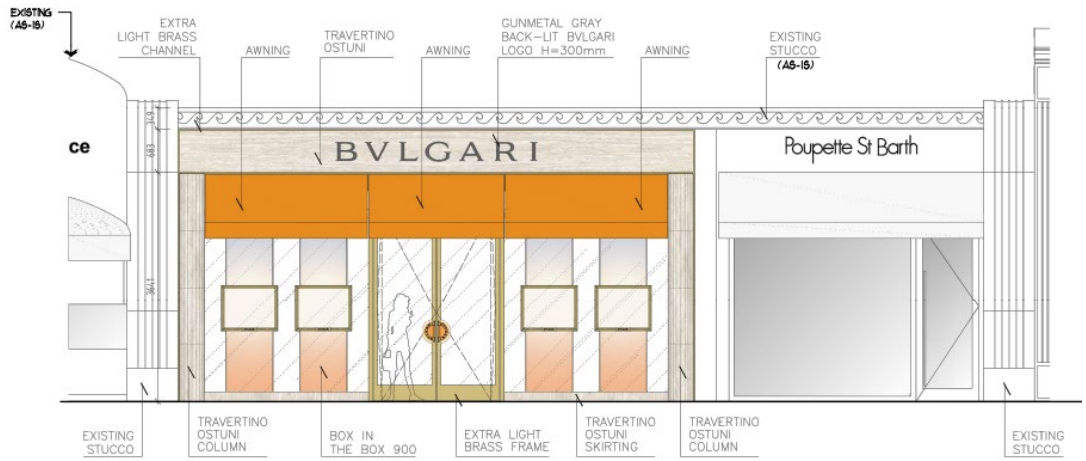


Historic Elevation

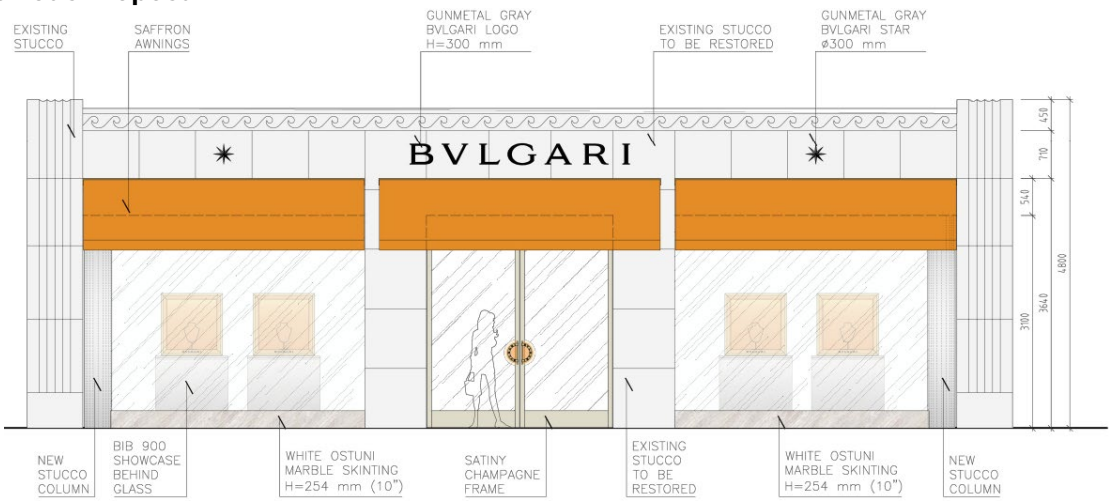




Existing



Previous Proposal



Currently Proposed

Signage will be centered on the new space. Two (2) gunmetal gray Bvlgari stars are also proposed. 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 and there continues to be an opportunity to address this unsightliness.

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

March 06, 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 Number : ARC-25-0099
Project Address : 237, 237a and 239 Worth Avenue
Palm Beach, Florida 33480

ARCHITECTURAL NARRATIVE RESPONSE

1. **ARCHITECTURAL PRESENTATION :** (per Arcom's comments from January 28, 2026 meeting)
   - **Two Bay Boutique**

   a. This submittal proposes the inclusion of Suite 237 (a) to create a three-bay boutique, a design approach that preserves the existing three openings and respects the building's architecture. The scope includes refinishing the existing stucco columns to match in detail / finish, installing three fabric awnings over the openings, and adding existing new storefront with central double doors.

   b. We have added a 10 inch high continuous curb with stucco finish under new storefront.

   c. A new brass finish has been selected for the storefront / doors per our last meeting comments.

AR0014743
AA 26001281

THE WORTH AVENUE BUILDING
205 WORTH AVENUE, SUITE 317
PALM BEACH, FLORIDA 33480
VOICE : 561•689•2000
FAX : 561•653•8086
www.JeromeBaumoehlArchitect.com

BVLGARI

237, 237 (a) and 239 Worth Avenue, Palm Beach, Florida

(Final Submittal, December 30, 2025)
Revised Final Submittal, March 9, 2026
Projected Date of Arcom Meeting: March 25, 2026



237, 237 (a) and 239 Worth Avenue



237, 237 (a) and 239 Worth Avenue, (Front View)



237-239 Worth Avenue, (Last Submittal)



237, 237 (a) and 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 St 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
243(a) : 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, Condo, Other)	Commercial		
FEMA Flood Zone Designation:	Flood Zone AE (EL 6), according to F.I.R.M.		
Zero Datum for point of mean, (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 (1st & 2nd Fl., 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.		

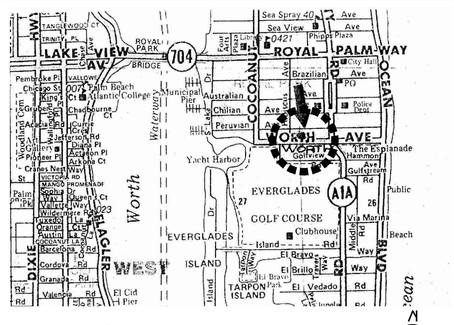
* Indicate each yard area with cardinal direction (N,S,E,W)

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

*** Provide Native plant species info per ordinance 19-2020 as required by Ord. 023-2021 on separate TOPB Landscape Legend

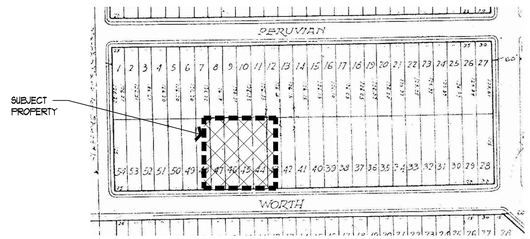
Enter N/A if value is not applicable.
Enter N/C if value is not changing.

REV 09 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-25-0039

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 26000181

Proposed Tenant Improvement / New Impact Storefront

Bvlgari

237,237(a) and 239 Worth Avenue
Palm Beach, Florida

11/25/2025	PRE-APP SUBMITTAL
1/14/2025	FIRST SUBMITTAL
2/18/2025	SECOND SUBMITTAL
3/9/2026	REVISED FINAL SUBMITTAL

23-___

November 09, 2025

FS

FENCE LEGEND

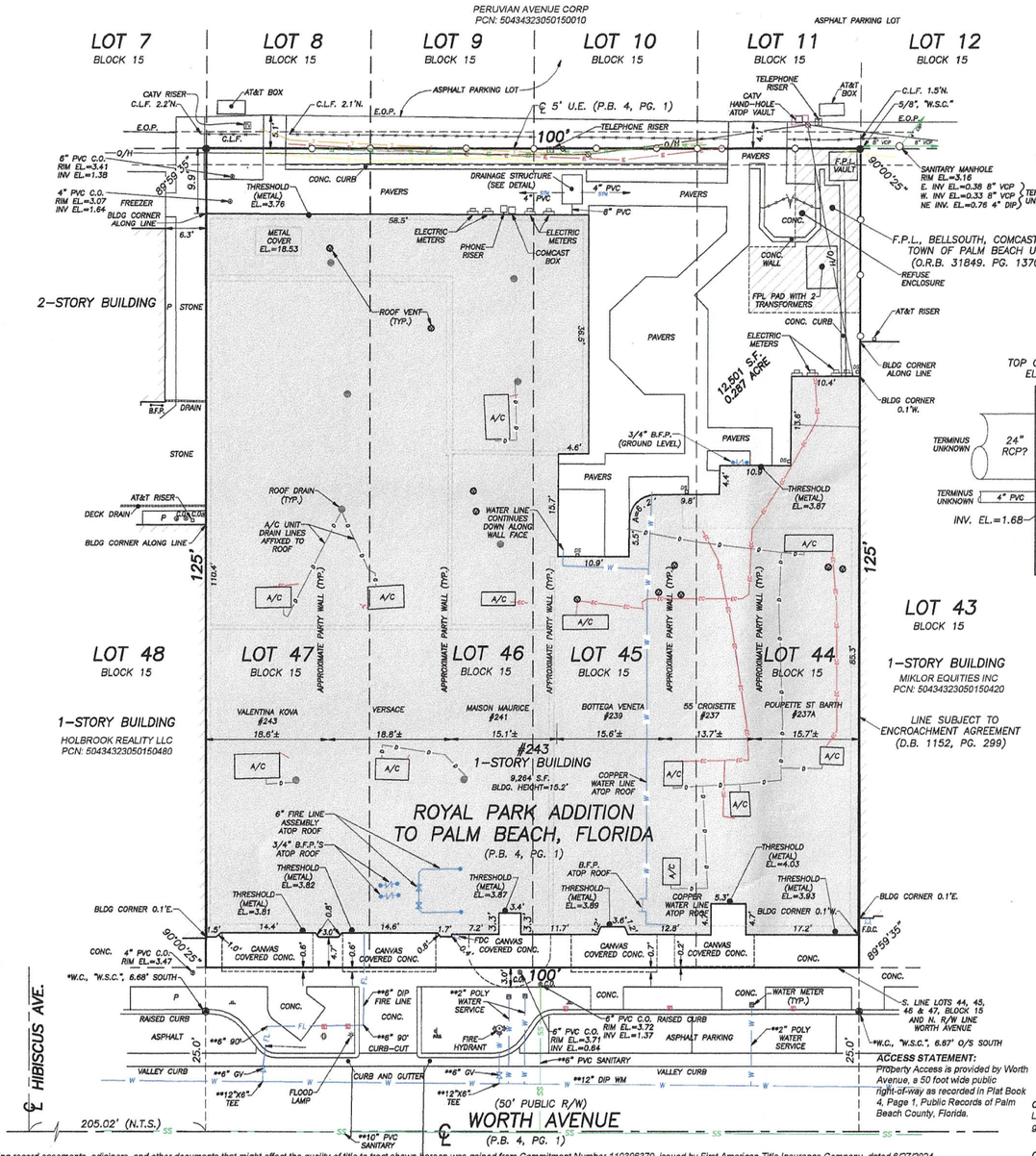
= ALUMINUM FENCE
= CHAIN LINK FENCE
= WOOD FENCE
= GATE

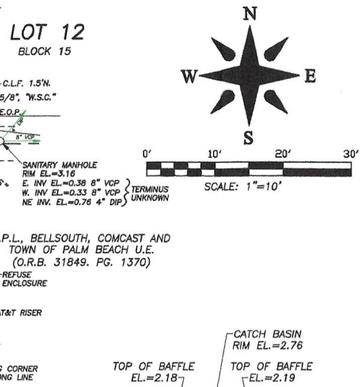
UTILITIES LEGEND

= 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

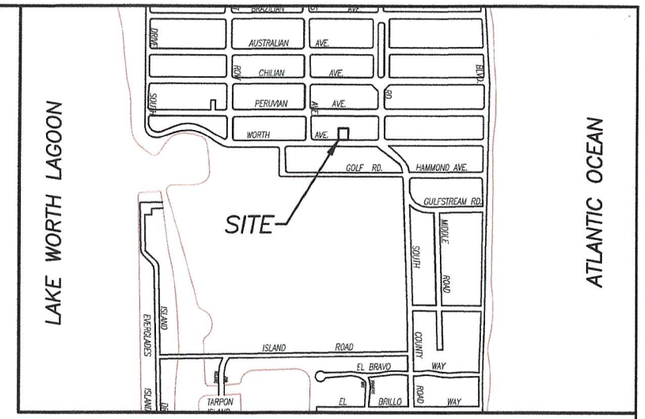
ABBREVIATIONS & SYMBOLS

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
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
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
△	= 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')



VICINITY SKETCH N.T.S.

ALTA/NSPS LAND TITLE SURVEY FOR: CSPB WORTH LLC

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

CSPB Worth LLC
CSPB Worth JV LLC
Gunster, Yoakley & Stewart, P.A.
First American Title Insurance Company
Vista Bank, its successors and/or assigns, as their interests may appear

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

PROPERTY ADDRESS:
243 Worth Avenue
Palm Beach, FL 33480

LEGAL DESCRIPTION:
*Lots 44 to 47, inclusive, Block 15, **REVISED MAP OF ROYAL PARK ADDITION TO PALM BEACH, FLORIDA**, according to the Plat thereof, recorded in Plat Book 4, Page 1, of the Public Records of Palm Beach County, Florida.*

FLOOD ZONE:
This property is located in Flood Zone AE (EL. 7), according to F.I.R.M. (Flood Insurance Rate Map) No.12099C 0583 G, dated 12/20/2024.

TITLE COMMITMENT REVIEW

CLIENT: CSPB Worth LLC, a Delaware limited liability company		COMMITMENT NO. : 110396379	DATE: 06/27/24			
REVIEWED BY: Robert J. Cajal		JOB NO. : 216290-SE				
B2 ITEM NO.	**DOCUMENT**	**DESCRIPTION**	**AFFECTS AND PLOTTED**	**AFFECTS AND NOT PLOTT-ABLE**	**DOES NOT AFFECT**	**NOT A SURVEY MATTER**
1-8	N/A	Standard Exceptions.				•
9	PB 4, PG 1	All matters shown on the Plat of Royal Park Addition.	•			
10	D.B. 1152, PG 299	That certain Agreement dated August 16, 1956, filed for record August 28, 1956.	•			
11	ORB 31849, PG 1370	Underground Easement granted to Florida Power & Light Company recorded October 23, 2020.	•			
12	N/A	Standard Exceptions.				•

ACCESS STATEMENT:
Property Access is provided by Worth Avenue, a 50 foot wide public right-of-way as recorded in Plat Book 4, Page 1, Public Records of Palm Beach County, Florida.

CONTIGUITY STATEMENT:
LOTS 44, 45, 46 & 47, Block 15, are contiguous with each other, with no gaps or gores between them, and make up the parcel of land as shown hereon.

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: ***CSPB Worth LLC***
CSPB Worth JV LLC
Gunster, Yoakley & Stewart, P.A.
First American Title Insurance Company
Vista Bank, its successors and/or assigns, as their interests may appear

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 2, 3, 4, 7(a), 7(b)(1), 7(c), 8, 9, 10, 13, 14, 16, 17, 18 and 19 thereof. The field work was completed on August 11, 2025.

DATE OF LAST FIELD SURVEY: 8/11/2025

Robert J. Cajal
Professional Surveyor and Mapper
Florida Certificate No 6266

ROBERT J. CAJAL LICENSE NUMBER No. 6266 STATE OF FLORIDA PROFESSIONAL SURVEYOR AND MAPPER

REVISIONS:

07/23/24 UPDATE TITLE COMMITMENT AND NOTES, REVISE CERTIFIED PARTIES, AND ACCESS AND CONTIGUITY STATEMENTS, R.C. 216290.2
08/05/24, TIE-IN PARTY WALLS, B.M., 216290-SE-1, SURPASS

ALTA/NSPS LAND TITLE SURVEY FOR:

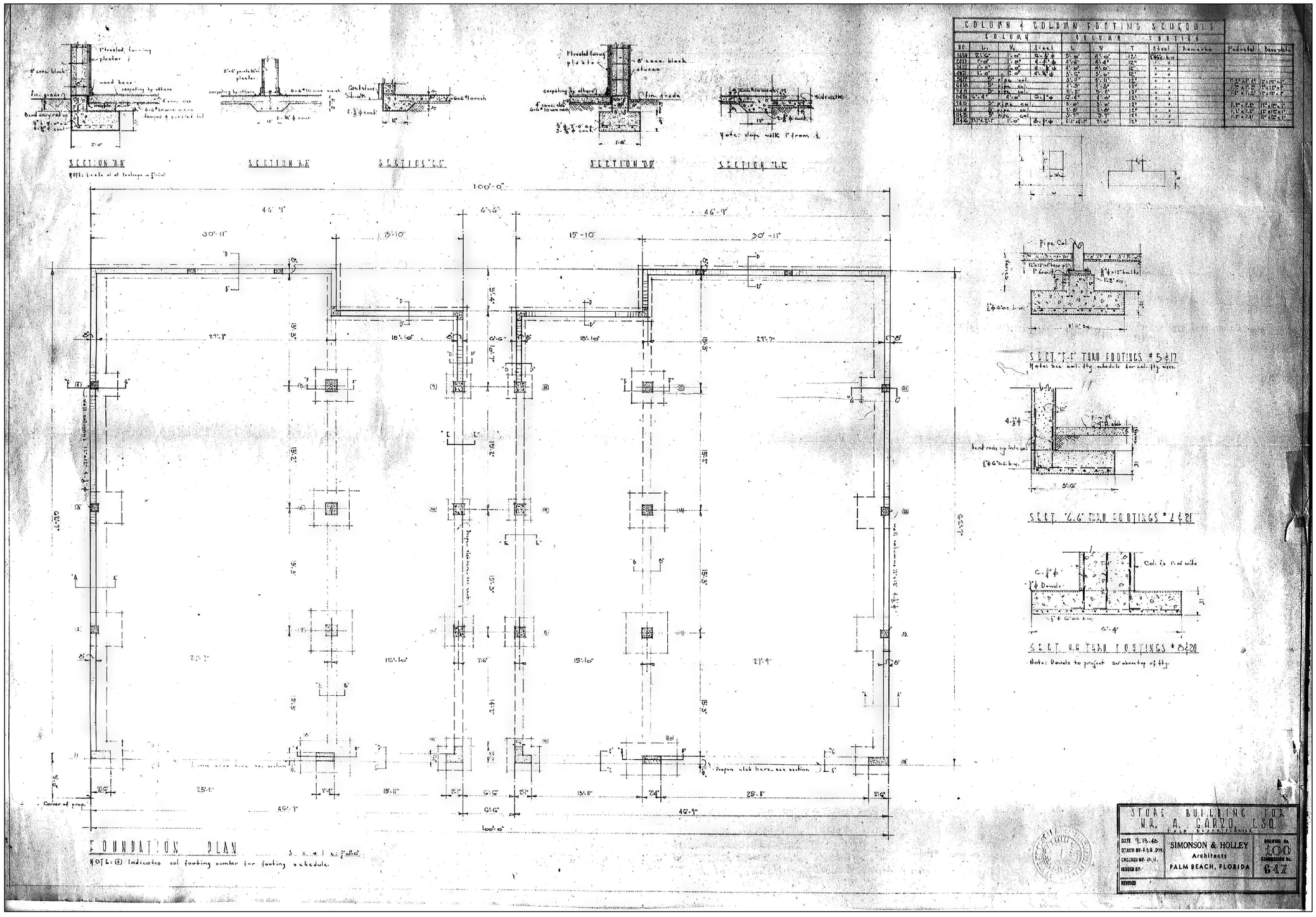
CSPB WORTH LLC

WALLACE SURVEYING — A DIVISION OF LANOTEC CONSTRUCTION SURVEYING, LLC, LB #8585
5553 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 * (561) 640-4551

FIELD: J.P.S.	JOB NO.: 216290	F.B. WP204 PG. 40	
OFFICE: M.B.	DATE: 7/12/24	DWG. NO. 216290-SE-1	
C'K'D: J.P.	REF: 216290.DWG	SHEET 1 OF 1	

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 110396379, issued by First American Title Insurance Company, dated 6/27/2024. This office has made no search of the Public Records.*
2. *Elevations shown hereon, if any, are in feet and decimal parts thereof and are based on NAVD-88. The expected accuracy of the elevations shown hereon is 0.03' for the hard surface elevations (shown thus x 0.00) and 0.1' (shown thus x 0.0) for the soft surface elevations. Elevations shown hereon are U.S. survey feet unless otherwise noted.*
3. *Description furnished by client or client's agent.*
4. *Unless presented in digital form with verifiable electronic seal and electronic signature this survey must bear the signature and the original raised seal of a Florida licensed surveyor or mapper, otherwise this drawing, sketch, plat or map is for informational purposes only and is not valid.*
5. *This survey cannot be transferred or assigned without the specific written permission of Wallace Surveying. This survey is not transferable by Owners Affidavit of Survey or similar instrument.*
6. *Except as shown, underground and overhead improvements are not located. Underground foundations not located.*
7. *The survey sketch shown hereon does not necessarily contain all of the information obtained or developed by the undersigned surveyor in his field work, office work or research.*
8. *No responsibility is assumed by this surveyor for the construction of improvements, from building ties shown on this survey.*
9. *Revisions shown hereon do not represent a "survey update" unless otherwise noted.*
10. *All dates shown within the revisions block hereon are for interoffice filing use only and in no way affect the date of the field survey stated herein.*
11. *In some instances, graphic representations have been exaggerated to more clearly illustrate the relationships between physical improvements and/or lot lines. In all cases, dimensions shown shall control the location of the improvements over scaled positions.*
12. *It is a violation of Rule 5J-17 of the Florida Administrative Code to alter this survey without the express prior written consent of the Surveyor. Additions and/or deletions made to the face of this survey will make this survey invalid.*
13. *The ownership of fences, perimeter walls and/or hedges shown hereon are not known and thus are not listed as encroachments. Fences, hedges and/or perimeter walls are shown in their relative position to the boundary.*
14. *The expected horizontal accuracy of the information shown hereon is +/- 0.10'.*
15. *Per Florida Statutes, Chapter 472.025, a Land Surveyor shall not affix his seal or name to any plan or drawing which depicts work which he/she is not licensed to perform or which is beyond his/her profession or specialty therein. Therefore, we are unable to certify as to municipal zoning compliance, interpretation of zoning codes or the determination of violations thereof.*
16. *At the time of the ALTA survey there were no observable evidence of earth moving work, building construction or building additions within recent months.*
17. *At the time of the ALTA survey there were no changes in street right-of-way lines either completed or proposed; and available from the controlling jurisdiction or observable evidence of recent street or sidewalk construction repairs.*
18. *At the time of the ALTA survey there was no observable evidence of site use as a solid waste dump, sump or sanitary landfill.*
19. *The surveyor was not provided any documentation, was not made aware and did not observe any ground markings on the subject property with regards to wetlands on the subject property.*
20. *The location of the utilities shown hereon are from observed evidence of above ground appurtenances. Buried utilities based on flagged locations provided by underground utility locating contractor hired by client.*
21. *At the time of the survey, there was no evidence of cemeteries, gravesites, and/or burial grounds located on the surveyed property.*
22. *"An offset "witness corner" to the true boundary corner was set due to the Town of Palm Beach restrictions on placement of any permanent markers on the tabby concrete sidewalks.*
23. *"*Denotes information based on Record Drawing for "Worth Avenue Restoration Project" Water and Sewer Utility Plan and Profile Drawing No. C4.04, Engenuity Project No. 1005.01, Sheet 4 of 10, supplied by City of West Palm Beach Engineering Services Department.*



Arcom: #ARC-25-0099

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

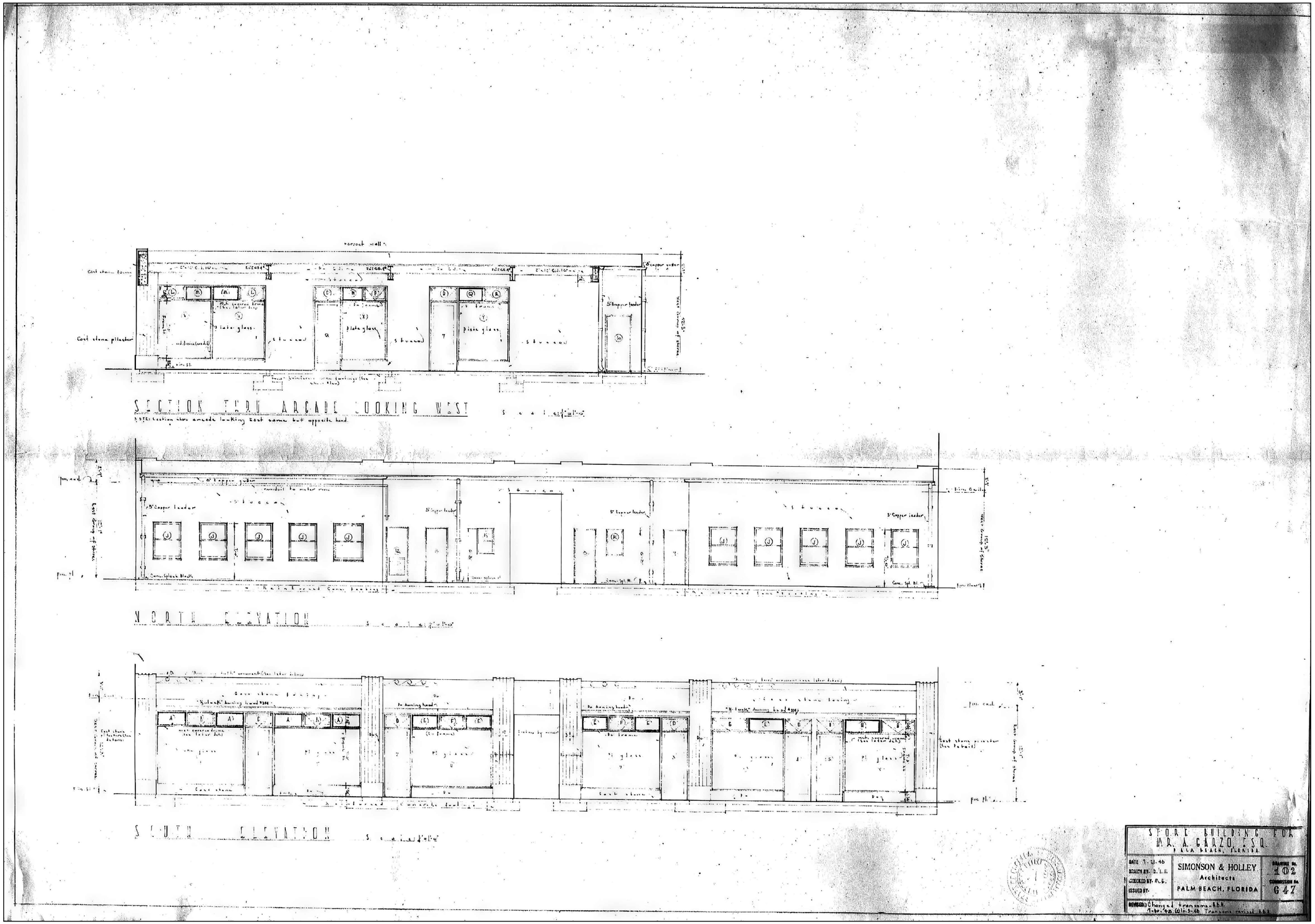
Proposed Tenant Improvement / New Impact Storefront

Bvlgari

231,231(a) and 239 Worth Avenue
Palm Beach, Florida

11/25/2025	PRE-APP SUBMITTAL	23-___
1/24/2025	FIRST SUBMITTAL	
2/5/2025	SECOND SUBMITTAL	
3/3/2026	REVISED FINAL SUBMITTAL	
		November 05, 2025

OBP



Arcom: #ARC-25-0099

Original Building: Building Elevations

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

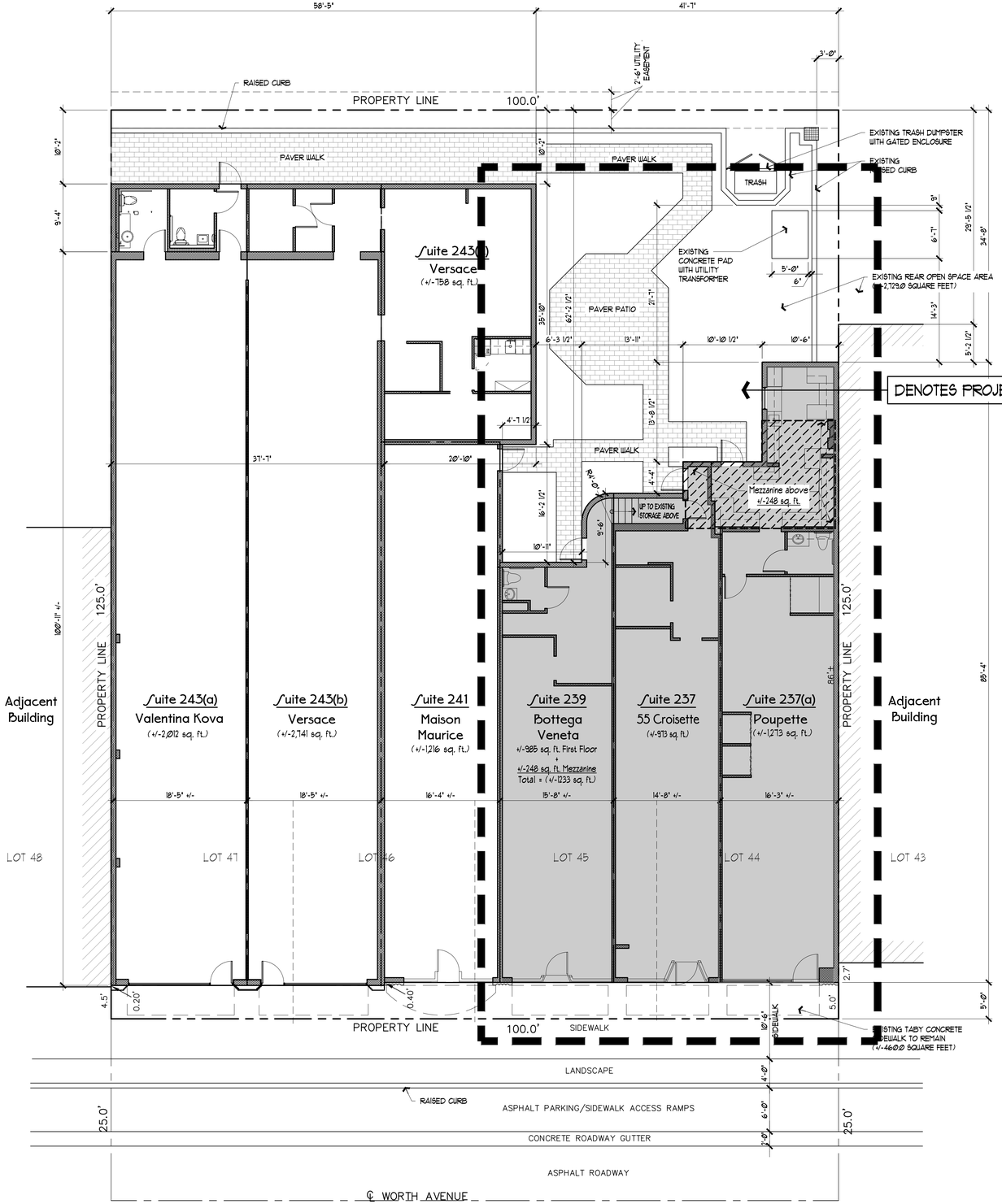
237, 237(a) and 239 Worth Avenue
Palm Beach, Florida

11/05/2025	PRE-APP SUBMITTAL
11/24/2025	FIRST SUBMITTAL
12/15/2025	SECOND SUBMITTAL
3/9/2026	REVISED FINAL SUBMITTAL

23-___

November 05, 2025

OBE



Site Plan, (Existing Retail Suites 237, 237(a) and 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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Palm Beach
Florida 33480
Phone : (561) 689 2000

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STATE OF FLORIDA
JEROME IRA BAUMOEHL
AR 0014743
REGISTERED ARCHITECT
AA 26000281

Proposed Tenant Improvement / New Impact Storefront

Bvlgari

237,237(a) and 239 Worth Avenue
Palm Beach, Florida

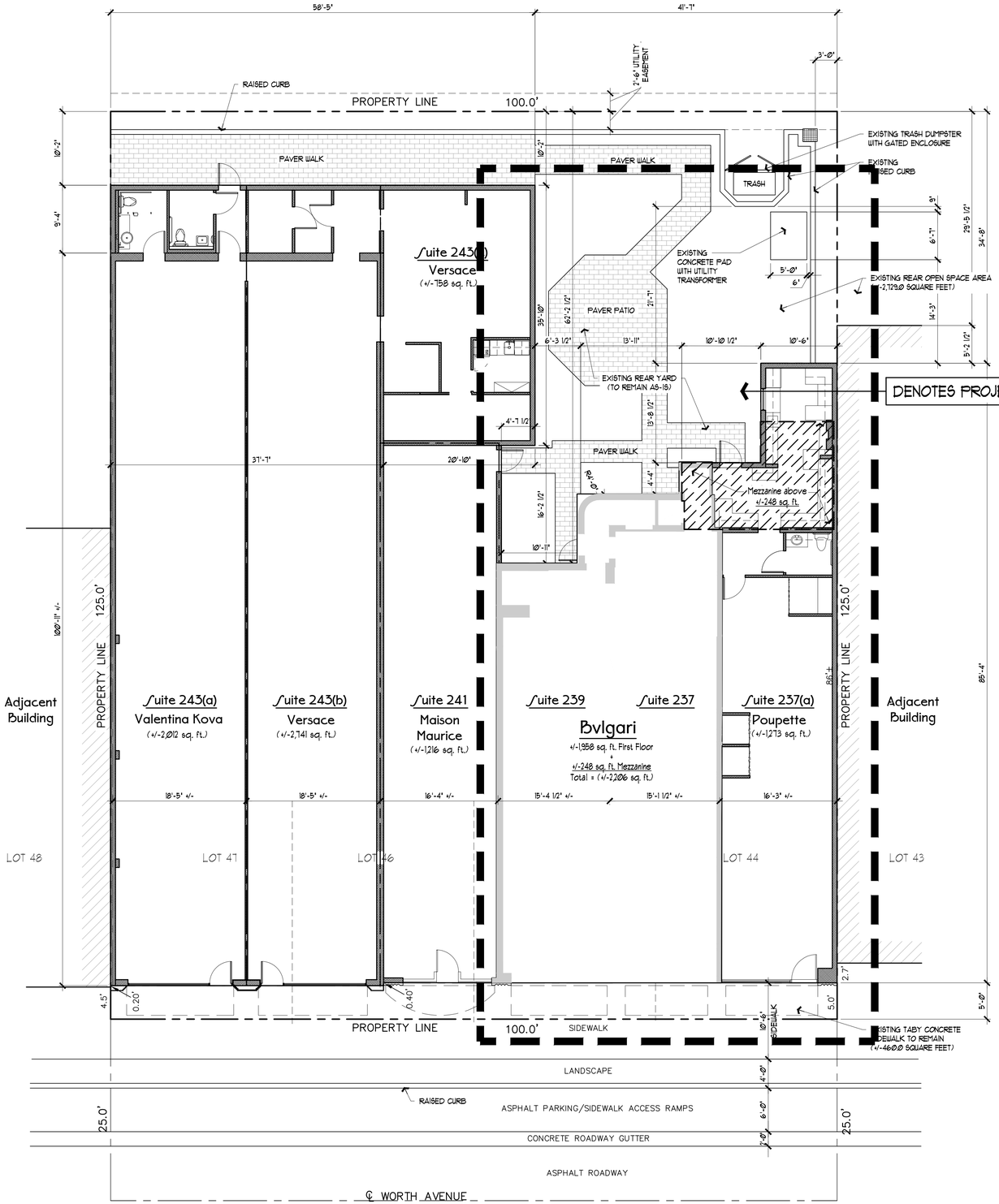
11/05/2025	PRE-APP SUBMITTAL	
1/24/2025	FIRST SUBMITTAL	
12/15/2025	SECOND SUBMITTAL	
3/9/2026	REVISED FINAL SUBMITTAL	

23-___

November 05, 2025

Arcom: *ARC-25-0099

SPE



Site Plan, Retail Suites 237, 237(a) and 239, (Previous Submittal)

Scale: 1/8" = 1'-Ø"

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

Line #	Zoning Legend			
1	**Property Address:**	237-239 Worth Avenue		
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

Jerome Baumoehl Architect, Incorporated
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Phone : (561) 693 2000

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STATE OF FLORIDA
JEROME IRA BAUMOEHL
AR 0014743
REGISTERED ARCHITECT
AA 26000181

Proposed Tenant Improvement / New Impact Storefront

Bvlgari

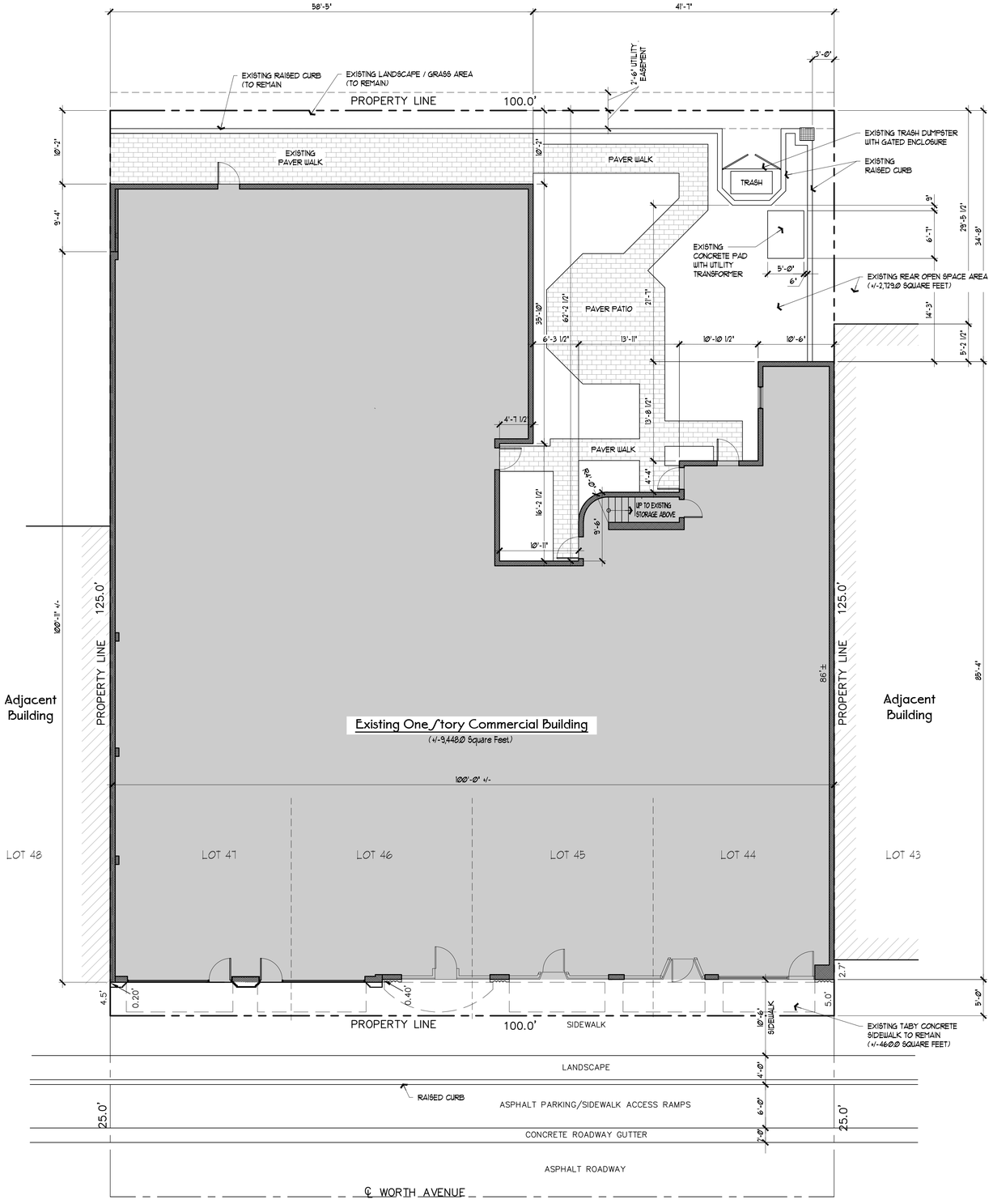
237,237(a) and 239 Worth Avenue
Palm Beach, Florida

11/25/2025	PRE-APP SUBMITTAL	
1/14/2025	FIRST SUBMITTAL	
2/15/2025	SECOND SUBMITTAL	
3/3/2026	REVISED FINAL SUBMITTAL	
	November 05, 2025	

23-___

Arcom: #ARC-25-0099

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

Jerome Baumoehl Architect, Incorporated
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Phone : (561) 689 2000

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STATE OF FLORIDA
JEROME IRA BAUMOEHL
AR 0014743
REGISTERED ARCHITECT
AA 26001281

Proposed Tenant Improvement / New Impact Storefront

Bvlgari

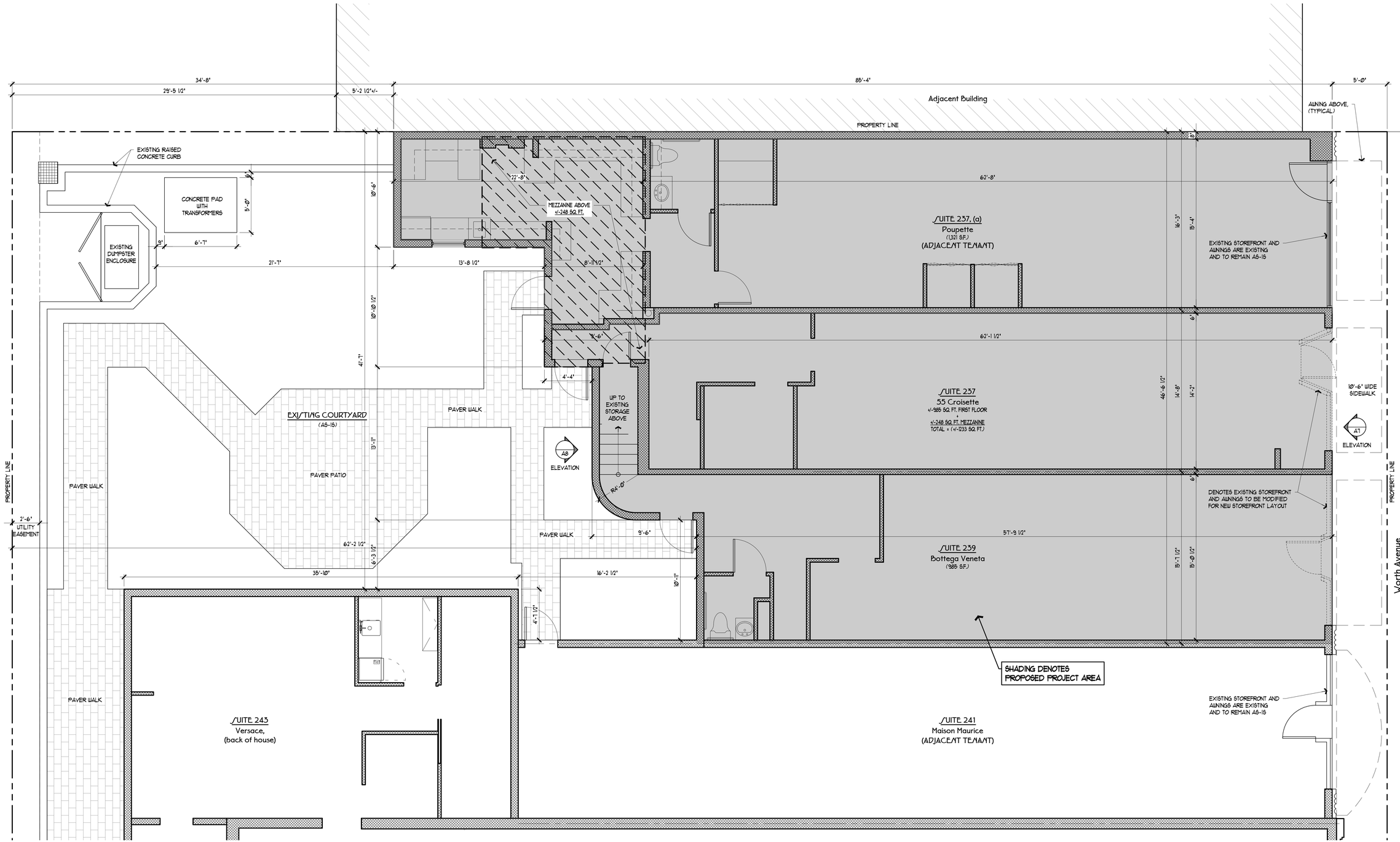
237,231(a) and 239 Worth Avenue
Palm Beach, Florida

11/25/2025	PRE-APP SUBMITTAL	
1/14/2025	FIRST SUBMITTAL	
2/18/2025	SECOND SUBMITTAL	
3/3/2026	REVISED FINAL SUBMITTAL	
	November 05, 2025	

23-___

Arcom: *ARC-25-0099

ZL/D(E)



NOTE: FIELD VERIFY ALL DIMENSIONS

Ground Floor Plan, Retail /uites237,237(a) and 239, (Existing to Remain//howing 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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STATE OF FLORIDA
JEROME IRA BAUMOEHL
AR 0014743
REGISTERED ARCHITECT
AA 26001281

Proposed Tenant Improvement / New Impact Storefront

Bvlgari

231,231(a) and 239 Worth Avenue
Palm Beach, Florida

11/25/2025	PRE-APP SUBMITTAL
12/4/2025	FIRST SUBMITTAL
12/15/2025	SECOND SUBMITTAL
3/3/2026	REVISED FINAL SUBMITTAL

November 05, 2025

Arcom: #ARC-25-0099

A1

PROPOSED AWNING ABOVE TO BE 4'-0" MAXIMUM DEPTH AND 9'-0" OR GREATER HEIGHT FROM SIDEWALK. (SEE BUILDING ELEVATION).

+/-15'-4 1/2"

+/-14'-6" (FIELD VERIFY)

+/-15'-1 1/2"

WORTH AVENUE

4'-0" (MAXIMUM)

STOR.

STOR.

RESTROOM

BACKYARD

STORAGE

VIC LOUNGE ROOM

BOH

UP

SUITE 237-239
BVLGARI
+/-1958 sq. ft. First Floor
+
+/-248 sq. ft. Mezzanine
Total = (+/-2206 sq. ft.)

MEZZANINE ABOVE

DN

9"

6'

+/-7'-9"

11"

+/-10'-10"

BOH

+/-8'-9"

MEZZANINE LEVEL
(STORAGE)
(EXISTING)
(248Ø S.F.)

6'

+/-13'-11"

5"

+/-10'-1"

5'

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"

W S N E

Arcom: #ARC-25-0099

Jerome Baumoehl
Architect,
Incorporated

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Palm Beach,
Florida 33480
Phone : (561) 689 2000

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AR 0014743
REGISTERED ARCHITECT

AA 26001281

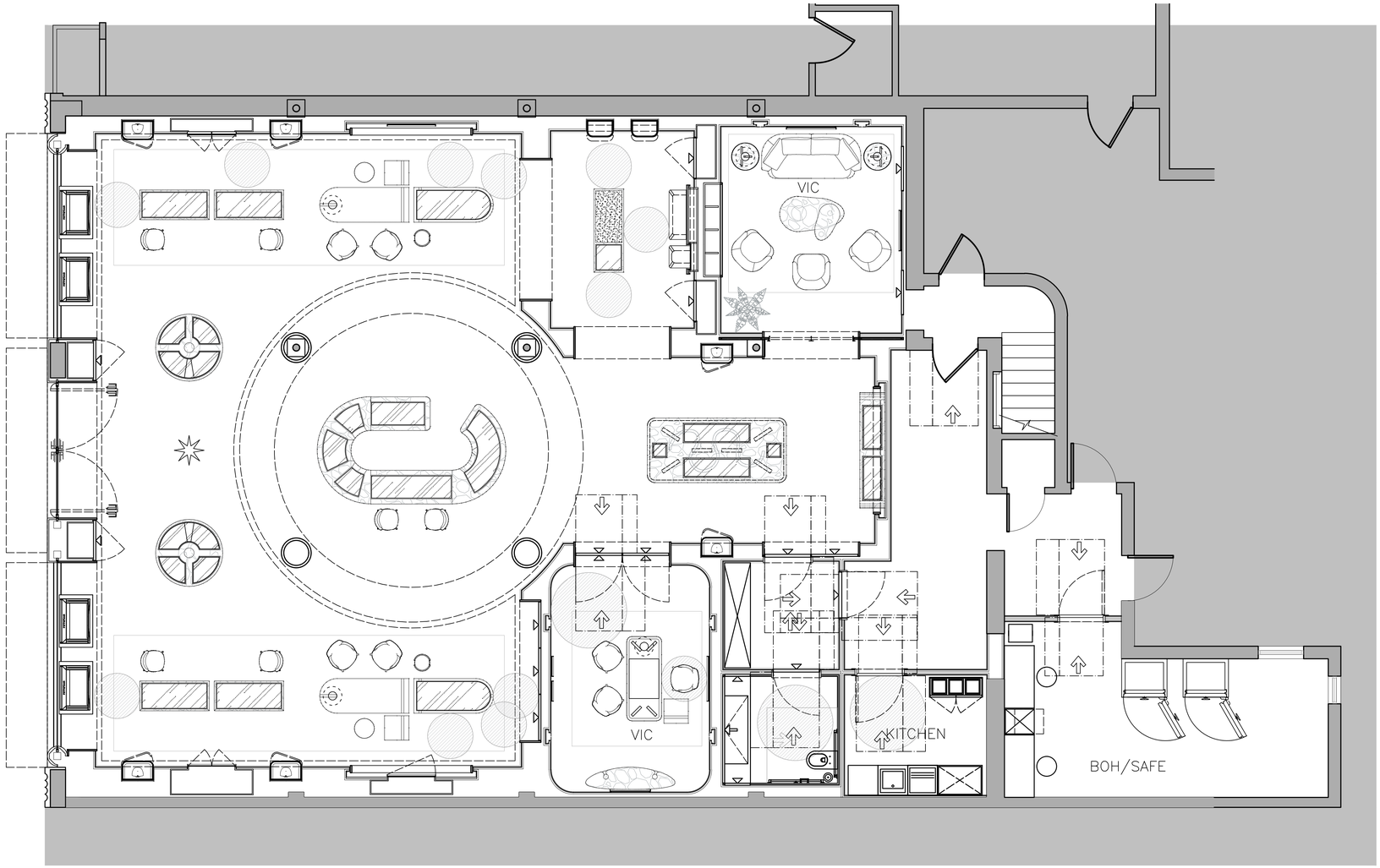
Proposed Tenant Improvement / New Impact Storefront

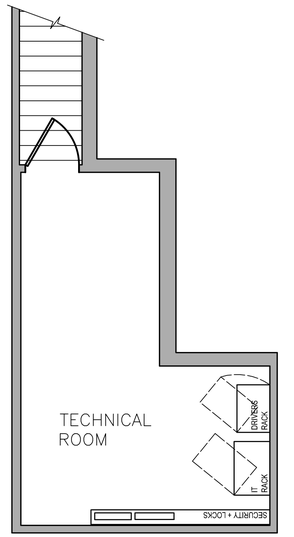
Bvlgari

237,239(a) and 239 Worth Avenue
Palm Beach, Florida

23-___	
11/25/2025	PRE-APP SUBMITTAL
12/24/2025	FIRST SUBMITTAL
12/15/2025	SECOND SUBMITTAL
3/9/2026	REVISED FINAL SUBMITTAL
November 05, 2025	

A2





SQUARE FOOTAGE:

GROUND FLOOR (EXISTING):	3,231 SQUARE FEET
MEZZANINE FLOOR (EXISTING):	248 SQUARE FEET
GROSS SQUARE FOOTAGE =	3,479 SQUARE FEET

Ground Floor Plan, (Proposed 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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STATE OF FLORIDA
JEROME IRA BAUMOEHL
AR 0014743
REGISTERED ARCHITECT

AA 26001281

Proposed Tenant Improvement / New Impact Storefront

Bvlgari

231,231(a) and 233 Worth Avenue
Palm Beach, Florida

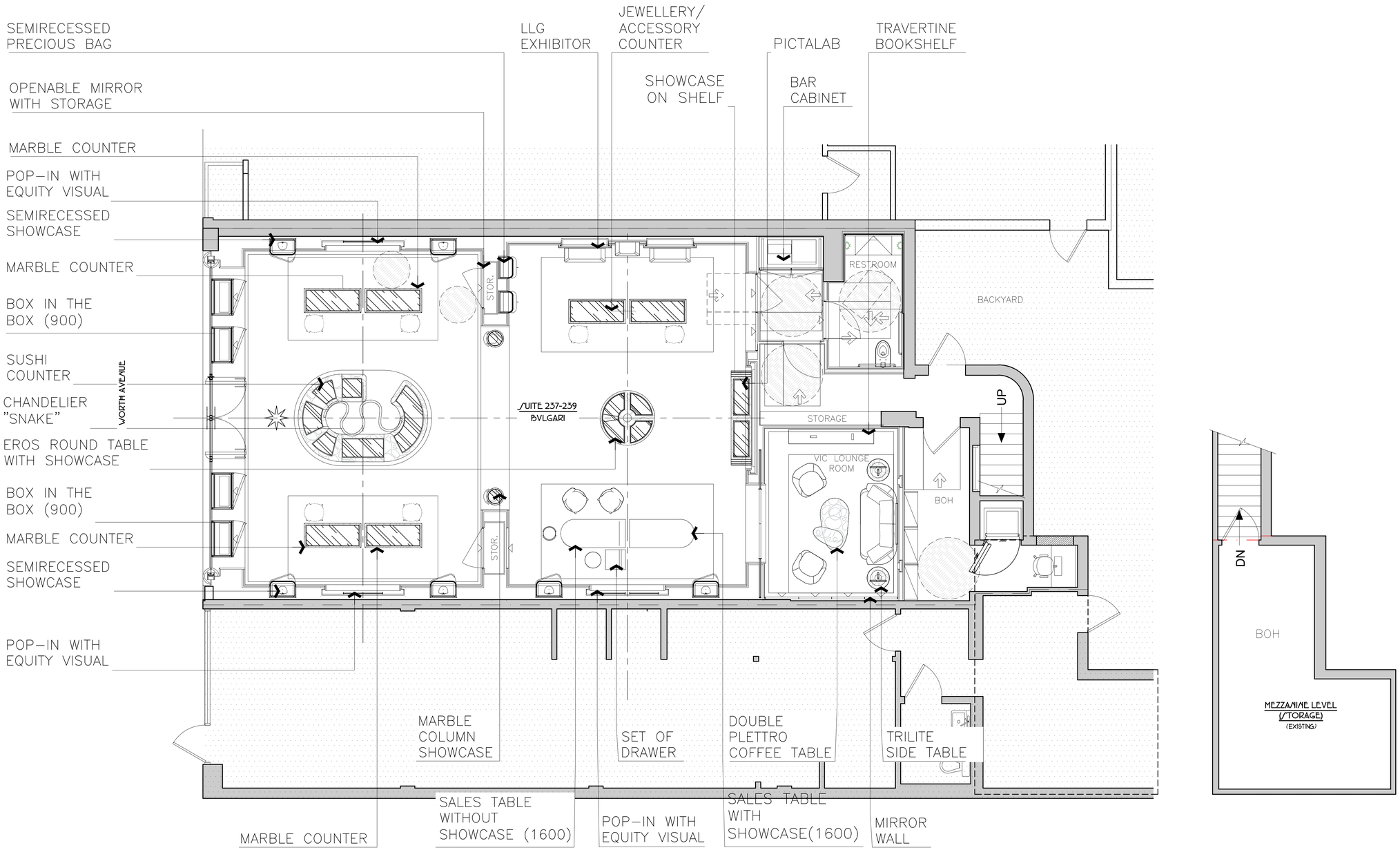
11/29/2025	PRE-APP SUBMITTAL
12/24/2025	FIRST SUBMITTAL
1/15/2026	SECOND SUBMITTAL
3/9/2026	REVISED FINAL SUBMITTAL

23-___

November 05, 2025

Arcom: #ARC-25-0099

A2.1



NOTE: FIELD VERIFY ALL DIMENSIONS

Ground Floor Plan, (Previous Submittal, Furnishing Plan)

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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STATE OF FLORIDA
JEROME IRA BAUMOEHL
AR 0014743
REGISTERED ARCHITECT
AA 26001281

Proposed Tenant Improvement / New Impact Storefront

Bvlgari

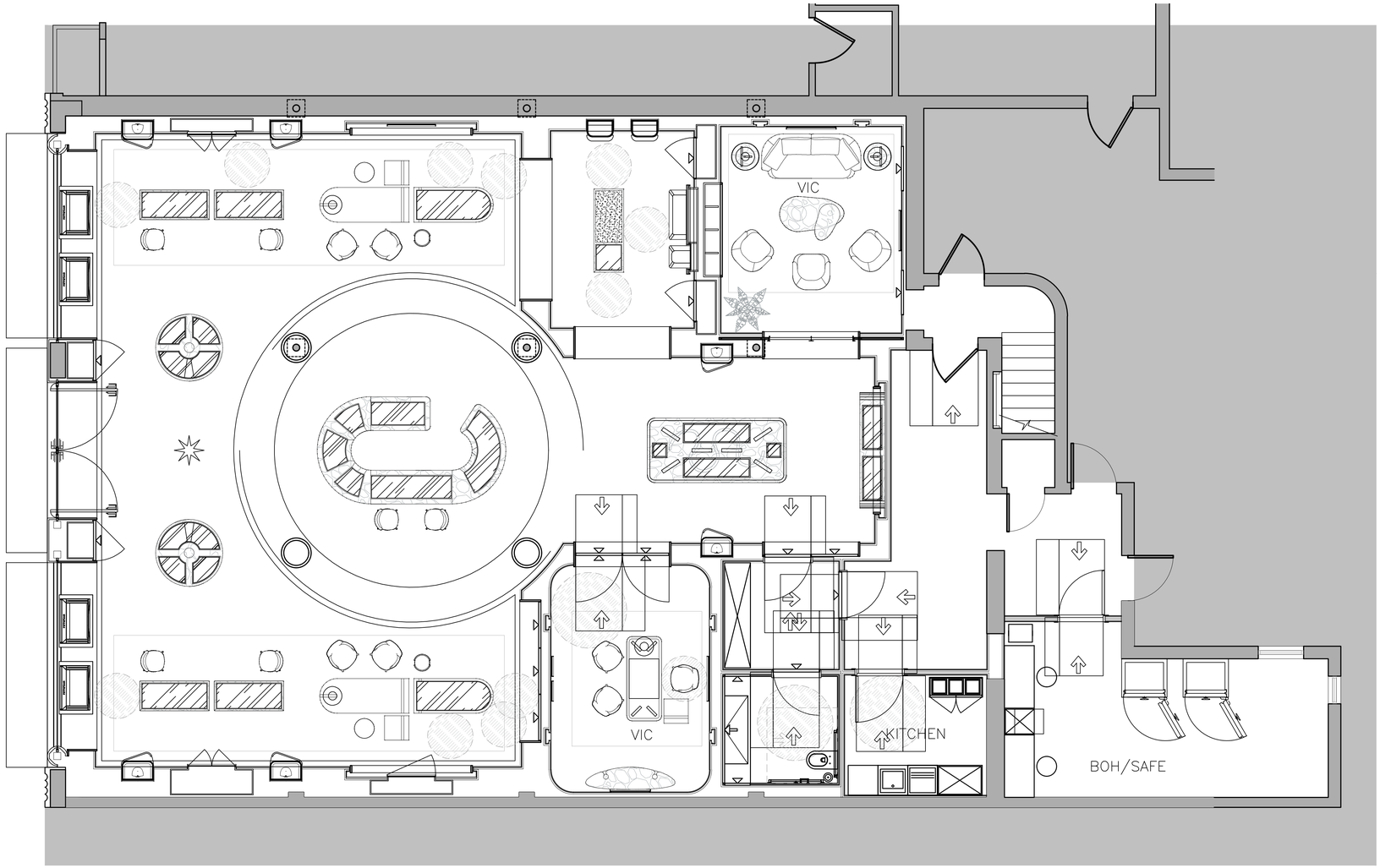
237,239(a) and 239 Worth Avenue
Palm Beach, Florida

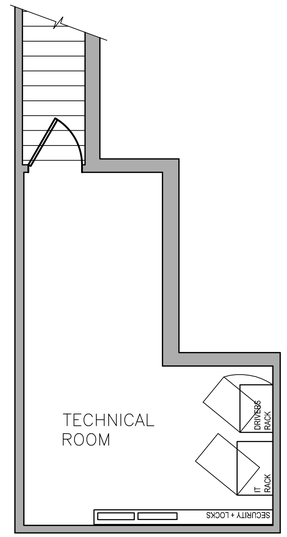
11/09/2015	PRE-APP SUBMITTAL
11/24/2015	FIRST SUBMITTAL
12/15/2015	SECOND SUBMITTAL
3/9/2016	REVISED FINAL SUBMITTAL

November 05, 2015

Arcom: #ARC-25-0099

A3





Ground Floor Plan, (Proposed Furnishing Plan)

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

Jerome Baumoehl Architect, Incorporated

205 Worth Avenue
Suite 317
Palm Beach
Florida 33480
Phone : (561) 683 2000

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STATE OF FLORIDA
JEROME IRA BAUMOEHL
AR 0014743
REGISTERED ARCHITECT
AA 26001281

Proposed Tenant Improvement / New Impact Storefront

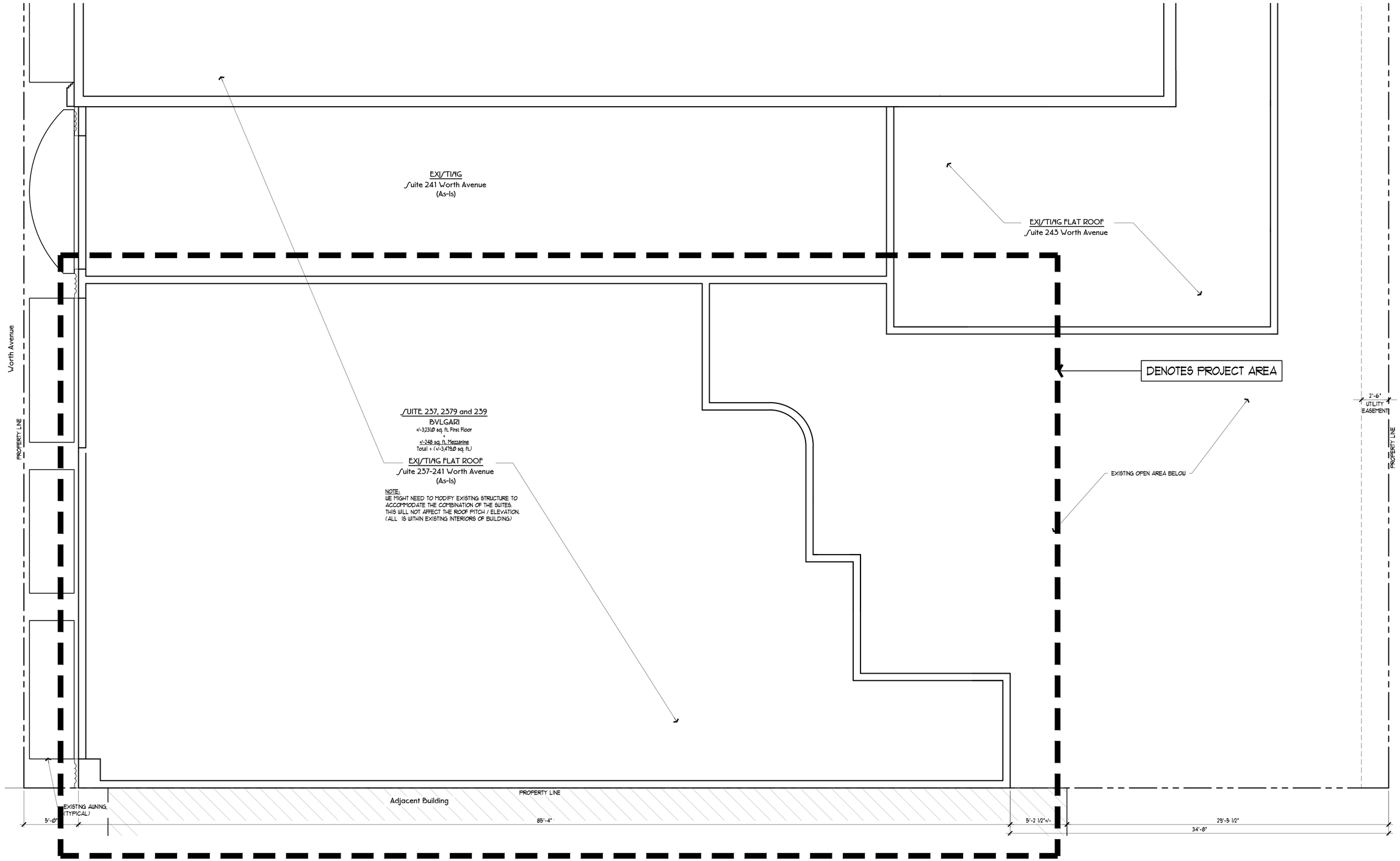
Bvlgari

231,231(a) and 239 Worth Avenue
Palm Beach, Florida

11/25/2025	PRE-APP SUBMITTAL	23-___
1/24/2025	FIRST SUBMITTAL	
2/15/2025	SECOND SUBMITTAL	
3/3/2026	REVISED FINAL SUBMITTAL	
		November 09, 2025

Arcom: #ARC-25-0099

A3.1



NOTE: FIELD VERIFY ALL DIMENSIONS

Roof Plan, (Existing As-is / Proposed)

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

Jerome Baumoehl
Architect,
Incorporated

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AA 26001281

Proposed Tenant Improvement / New Impact Storefront

Bvlgari

237,231(a) and 239 Worth Avenue
Palm Beach, Florida

11/05/2015	PRE-APP SUBMITTAL	23-___
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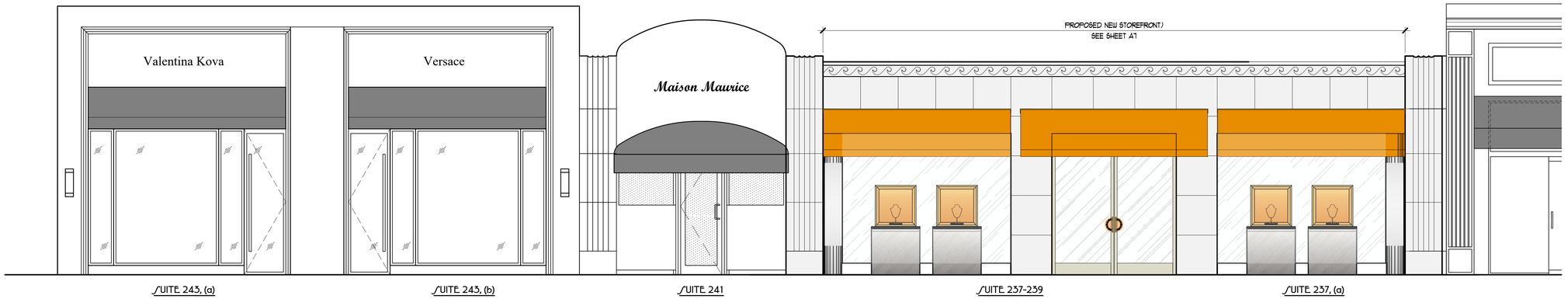
12/15/2015	SECOND SUBMITTAL	
3/9/2016	REVISED FINAL SUBMITTAL	

November 05, 2015

Arcom: #ARC-25-0099

A4



Worth Avenue Building Elevation, (Proposed 237,237(a) and 239 New Storefront / Signage)

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



Worth Avenue Building Elevation, (Existing)

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

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Architect,
Incorporated

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Phone : (561) 689 2000

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AR 0014743
REGISTERED ARCHITECT

AA 26001281

Proposed Tenant Improvement / New Impact Storefront

Bvlgari

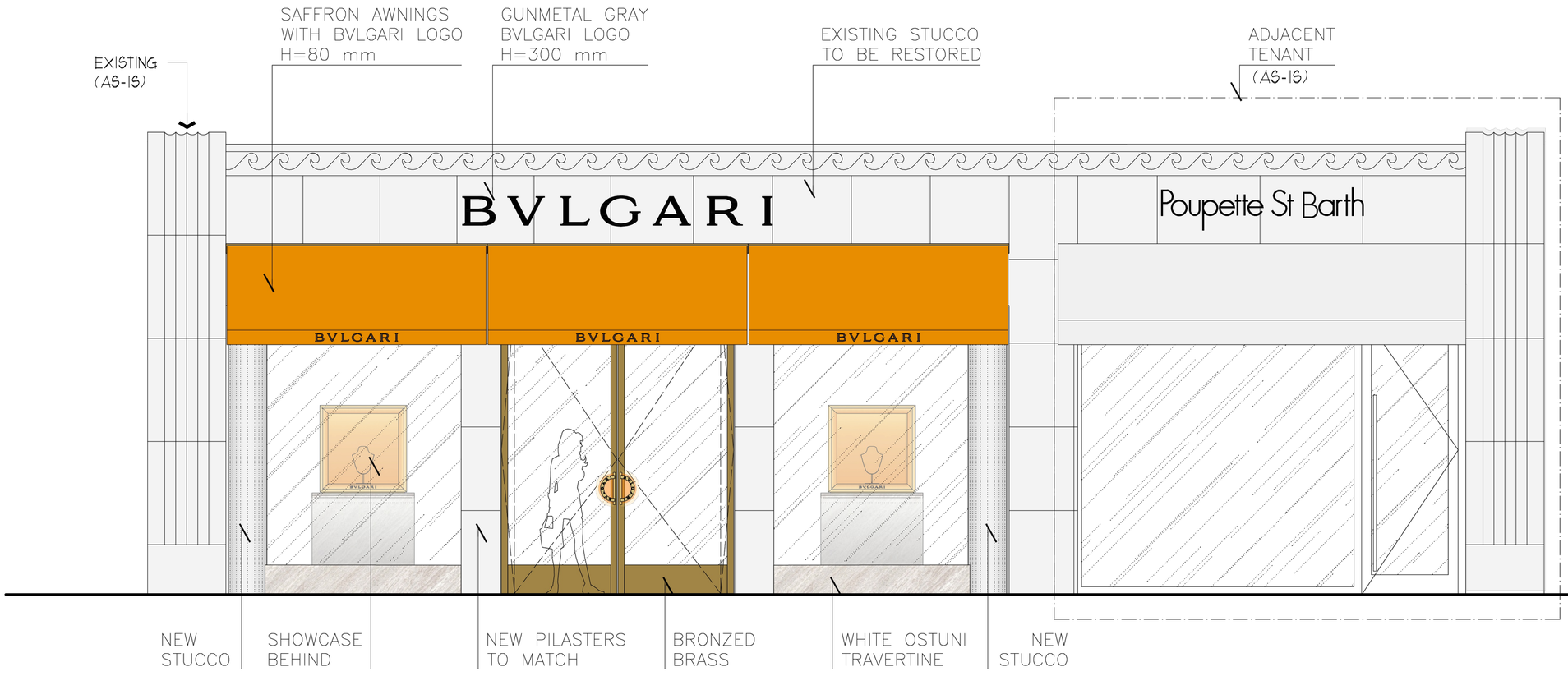
237,237(a) and 239 Worth Avenue
Palm Beach, Florida

11/29/2025	PRE-APP SUBMITTAL
1/24/2025	FIRST SUBMITTAL
2/18/2025	SECOND SUBMITTAL
3/31/2026	REVISED FINAL SUBMITTAL

November 05, 2025

Arcom: #ARC-25-0099

A5



Worth Avenue Building Elevation, (Previous Submittal)

Scale: 1/2 = 1'-Ø"

Jerome Baumoehl Architect, Incorporated

205 Worth Avenue
Suite 317
Palm Beach, Florida 33480
Phone : (561) 693 2000

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AA 26001281

Proposed Tenant Improvement / New Impact Storefront

Bvlgari

231,237(a) and 239 Worth Avenue
Palm Beach, Florida

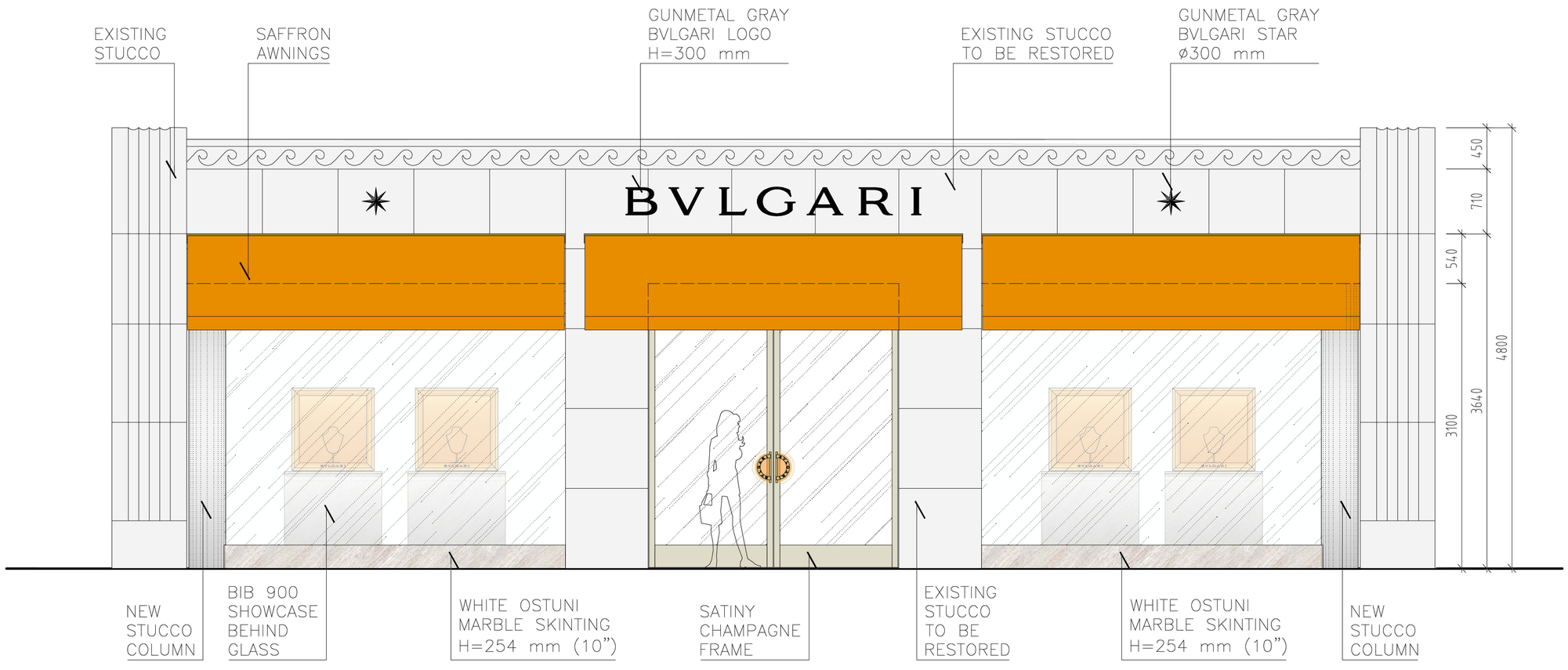
11/05/2025	PRE-APP SUBMITTAL
11/24/2025	FIRST SUBMITTAL
12/15/2025	SECOND SUBMITTAL
3/3/2026	REVISED FINAL SUBMITTAL

November 05, 2025

23-___

Arcom: #ARC-25-0099

A6



Worth Avenue Building Elevation, (Proposed)

Scale: 1/2 = 1'-0"

Jerome Baumoehl Architect, Incorporated

205 Worth Avenue
Suite 317
Palm Beach, Florida 33480
Phone : (561) 689 2000

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AA 26001281

Proposed Tenant Improvement / New Impact Storefront

Bvlgari

231,231(a) and 235 Worth Avenue
Palm Beach, Florida

23-___

11/09/2023	PRE-APP SUBMITTAL
11/24/2025	FIRST SUBMITTAL
12/15/2025	SECOND SUBMITTAL
3/9/2026	REVISED FINAL SUBMITTAL

November 05, 2025

Arcom: #ARC-25-0099

A6.1



Rendering of Worth Avenue Elevation, (Previous Submittal)

Jerome Baumoehl Architect, Incorporated
205 Worth Avenue
Suite 317
Palm Beach, Florida 33480
Phone : (561) 689 2000

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Proposed Tenant Improvement / New Impact Storefront

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231,231(a) and 239 Worth Avenue
Palm Beach, Florida

11/29/2023	PRE-APP SUBMITTAL
10/4/2025	FIRST SUBMITTAL
01/15/2026	SECOND SUBMITTAL
3/3/2026	REVISED FINAL SUBMITTAL

November 05, 2025

Arcom: #ARC-25-0099

A7



Rendering of Proposed Worth Avenue Elevation, (Proposed)

Jerome Baumoehl Architect, Incorporated
205 Worth Avenue
Suite 317
Palm Beach
Florida 33480
Phone : (561) 689 2000

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AA 26001281

Proposed Tenant Improvement / New Impact Storefront

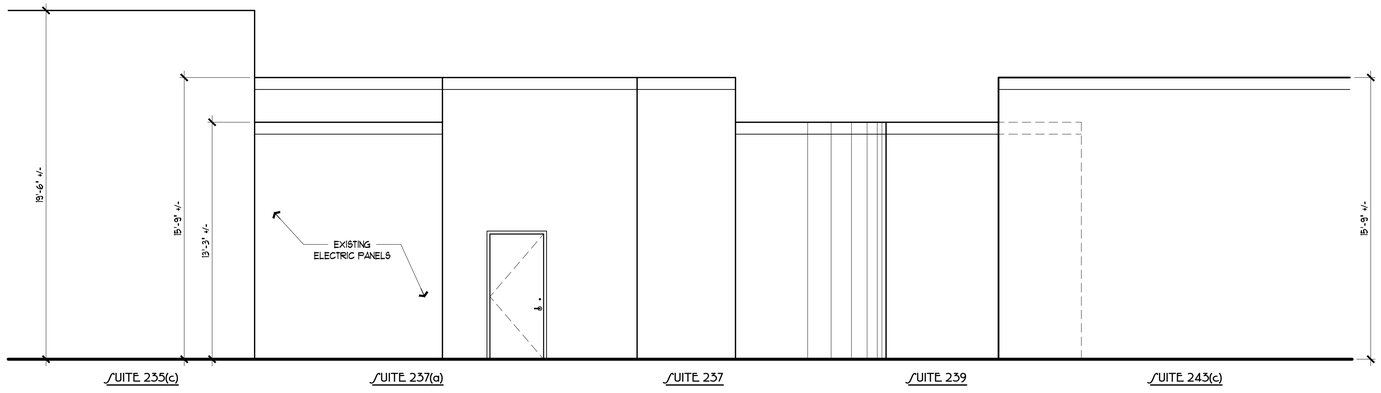
Bvlgari

231,231(a) and 239 Worth Avenue
Palm Beach, Florida

11/25/2025	PRE-APP SUBMITTAL	23-___
1/14/2025	FIRST SUBMITTAL	
12/15/2025	SECOND SUBMITTAL	
3/9/2026	REVISED FINAL SUBMITTAL	
		November 05, 2025

Arcom: *ARC-25-0099

A7.1



Rear Elevation, (Existing As-is / No Work on Rear of Building)

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

Jerome Baumoehl
Architect,
Incorporated

205 Worth Avenue
Suite 317
Palm Beach,
Florida 33480
Phone : (561) 689 2000

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AA 26001281

Proposed Tenant Improvement / New Impact Storefront

Bvlgari

231,231(a) and 239 Worth Avenue
Palm Beach, Florida

11/25/2025	PRE-APP SUBMITTAL	
1/24/2025	FIRST SUBMITTAL	
12/15/2025	SECOND SUBMITTAL	
3/9/2026	REVISED FINAL SUBMITTAL	

23-___

November 05, 2025

Arcom: #ARC-25-0099

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 Photograph Exibits

Jerome Baumoehl Architect, Incorporated
205 Worth Avenue
Suite 317
Palm Beach, Florida 33480
Phone : (561) 693 2000

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AA 26001281

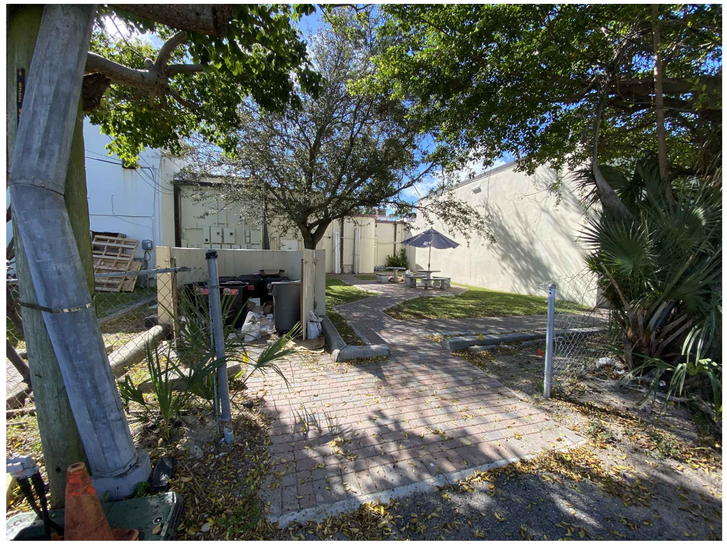
Proposed Tenant Improvement / New Impact Storefront
Bvlgari
231,231(a) and 239 Worth Avenue
Palm Beach, Florida

11/09/2015	PRE-APP SUBMITTAL
12/4/2015	FIRST SUBMITTAL
1/15/2015	SECOND SUBMITTAL
3/3/2016	REVISED FINAL SUBMITTAL

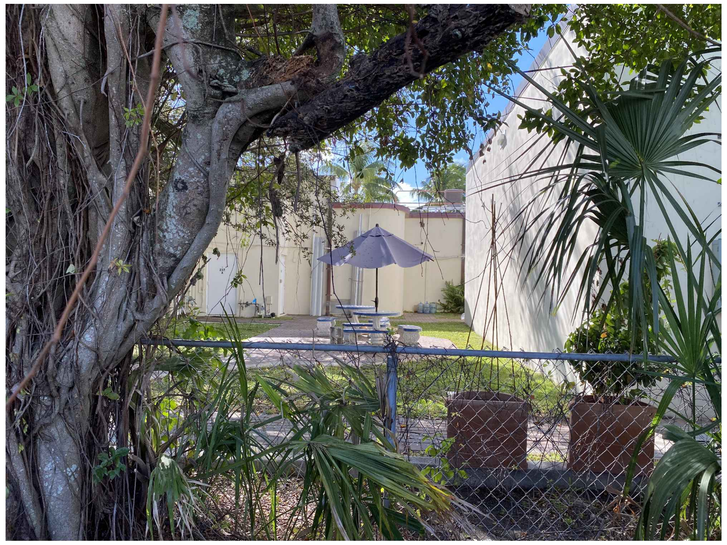
November 05, 2015

Arcom: #ARC-25-0099

A9



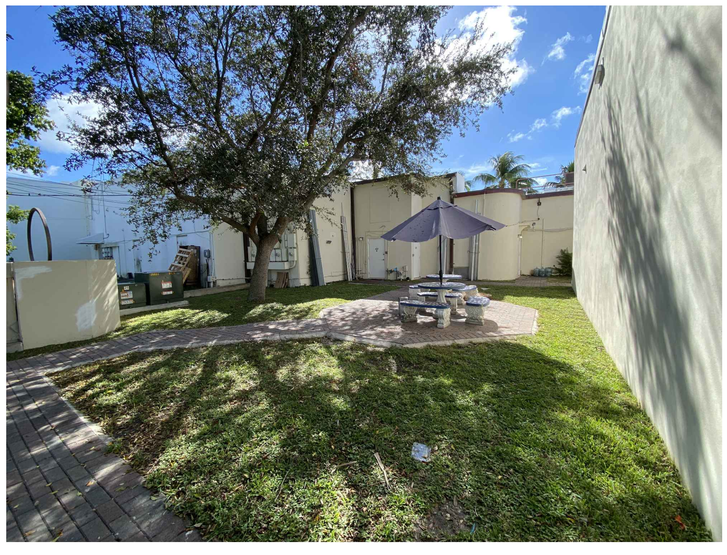
Rear Building Elevation (looking South from Apollo parking lot)



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)

Jerome Baumoehl Architect, Incorporated

205 Worth Avenue
Suite 317
Palm Beach
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Phone : (561) 689 2000

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Proposed Tenant Improvement / New Impact Storefront

Bvlgari

237,237(a) and 239 Worth Avenue
Palm Beach, Florida

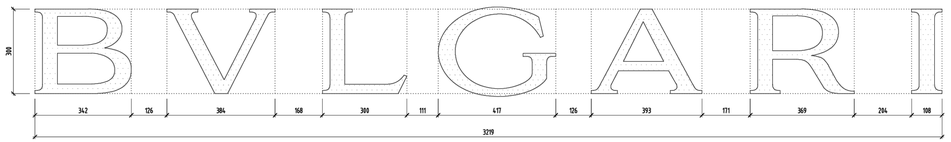
11/05/2025	PRE-APP SUBMITTAL
12/4/2025	FIRST SUBMITTAL
12/15/2025	SECOND SUBMITTAL
3/3/2026	REVISED FINAL SUBMITTAL

23-___

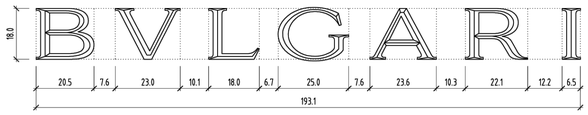
November 05, 2025

Arcom: *ARC-25-0099

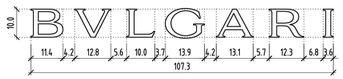
A10



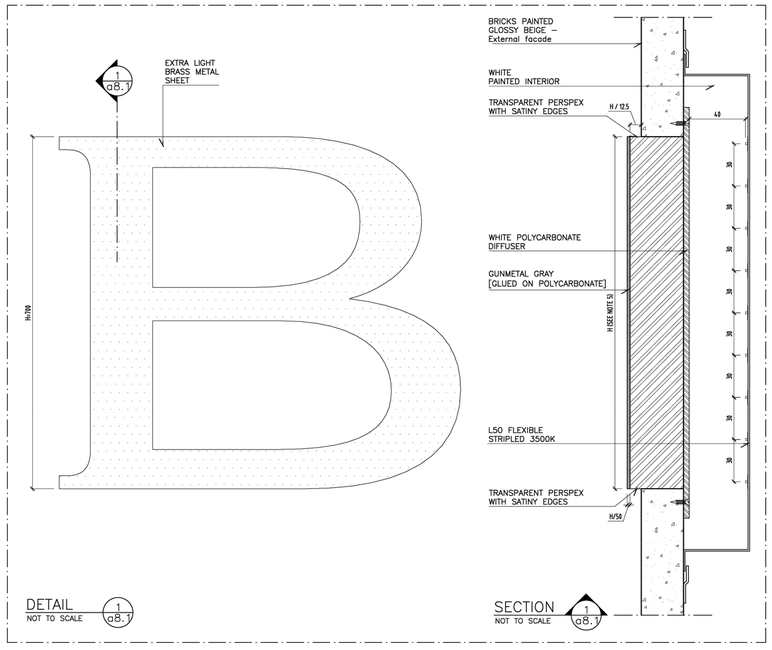
N°1 GUNMETAL GRAY BACK-LIT BVLGARI LOGO
ON PELMET H=300 mm (on TRAVERTINO "OSTUNI" MARBLE filled pore – External facade)
SCALE 1:10 SEE DTL 1



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.

Jerome Baumoehl
Architect,
Incorporated

205 Worth Avenue
Suite 317
Palm Beach,
Florida 33480
Phone : (561) 683 2000

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AR 0014743
REGISTERED ARCHITECT
AA 26001281

Proposed Tenant Improvement / New Impact Storefront

Bvlgari

231,231(a) and 233 Worth Avenue
Palm Beach, Florida

11/05/2025	PRE-APP SUBMITTAL	
11/24/2025	FIRST SUBMITTAL	
12/15/2025	SECOND SUBMITTAL	
3/3/2026	REVISED FINAL SUBMITTAL	
	November 05, 2025	

23-___

Arcom: #ARC-25-0099

A11

TOWN OF PALM BEACH

Information for Architectural Commission Meeting on: March 25, 2026

To: Architectural Commission

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

From: Planning, Zoning & Building

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

Date: 3/18/2026

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

Property Owner: Thomas Peterffy
Professional: Smith and Moore Architects

HISTORY:
This house was constructed in 2014. The replacement of the north loggia was presented for Chair review, but due to the scale and ornamentation, it was referred for full ARCOM consideration. At the January 28, 2026, ARCOM meeting the case was deferred for further study of the details.

THE PROJECT:
The applicant has submitted revised plans, entitled "1255 SOUTH OCEAN BOULEVARD, PALM BEACH, FLORIDA", as prepared by **Smith and Moore Architects, Inc.** uploaded March 9, 2026.

The following is the scope of work for the application:

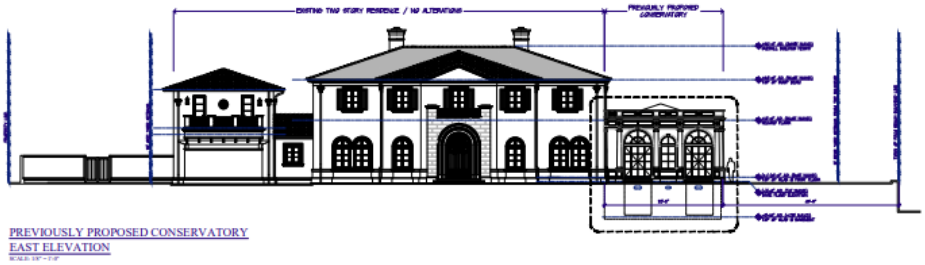
- Demolition of existing north loggia
- Replacement with enlarged orangery

Site Data			
Zoning District	R-AA	**Future Land Use**	SINGLE-FAMILY
Lot Size	117,101 Sq. Ft.	**Front yard setback**	35'
Lot Width	438'	**Lot Depth**	521'
Crown of Road	5.26'	**FEMA Flood Zone**	VE/AE 7 & X
Lot Coverage	Permitted: 25% Proposed: 6.9%	**Enclosed Square Footage:**	Existing: 11,923 SF Proposed: 14,249 SF

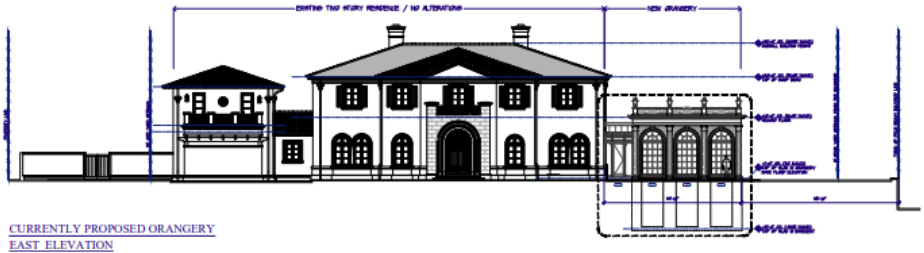
Surrounding Properties / Zoning	
North	S Ocean Blvd | Conservation Land / C
South	1275 S Ocean Blvd| Residence / R-AA
East	1247 S Ocean Blvd | Under Construction / R-AA
West	Intracoastal Waterway

STAFF ANALYSIS:

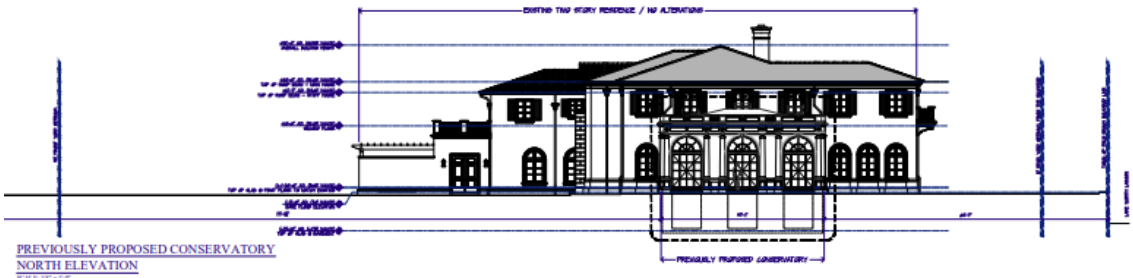
The applicant is seeking approval to replace their existing loggia on the north side of the property with a larger more formal orangery. The applicant has revised their plans based on feedback by the architectural commission. The scope of work will add approximately 1,958 SF (previously 1,738 SF) to this gathering area. The space will be versatile since the arched glass panels will be operable. Architectural finishes will generally match the main residence such as stucco walls and arched openings. However, there will be further embellishment on the exterior skin such as lattice work, reliefs and urns along the roof lines. The space will have a flat roof with a decorative parapet and a rectangular skylight positioned in the middle of the space. Another notable change is the glass hyphen distinguishing this as its own entity vs a mere addition to the main house.



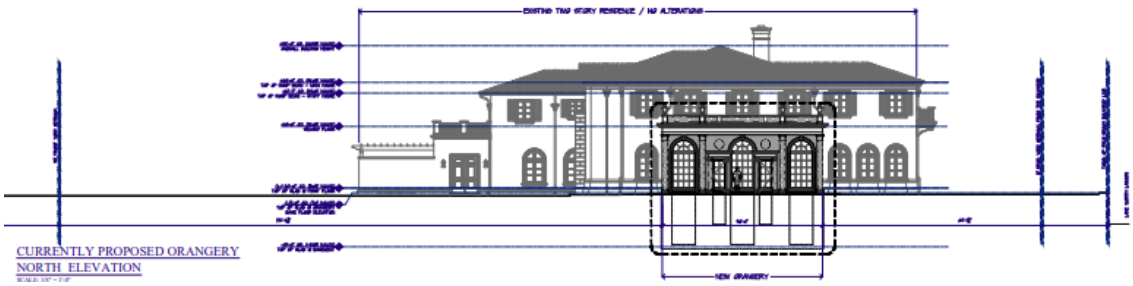
PREVIOUSLY PROPOSED CONSERVATORY
EAST ELEVATION



CURRENTLY PROPOSED ORANGERY
EAST ELEVATION



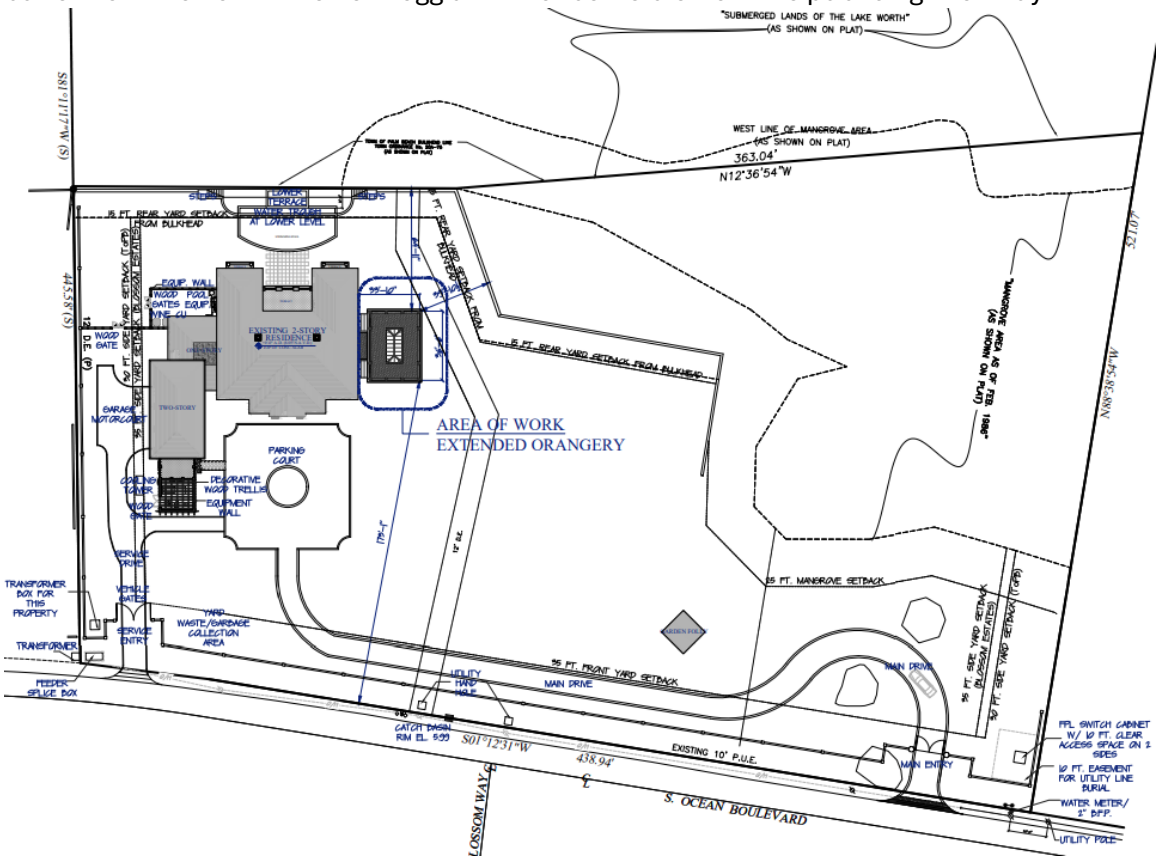
PREVIOUSLY PROPOSED CONSERVATORY
NORTH ELEVATION



CURRENTLY PROPOSED ORANGERY
NORTH ELEVATION

Existing vs Proposed

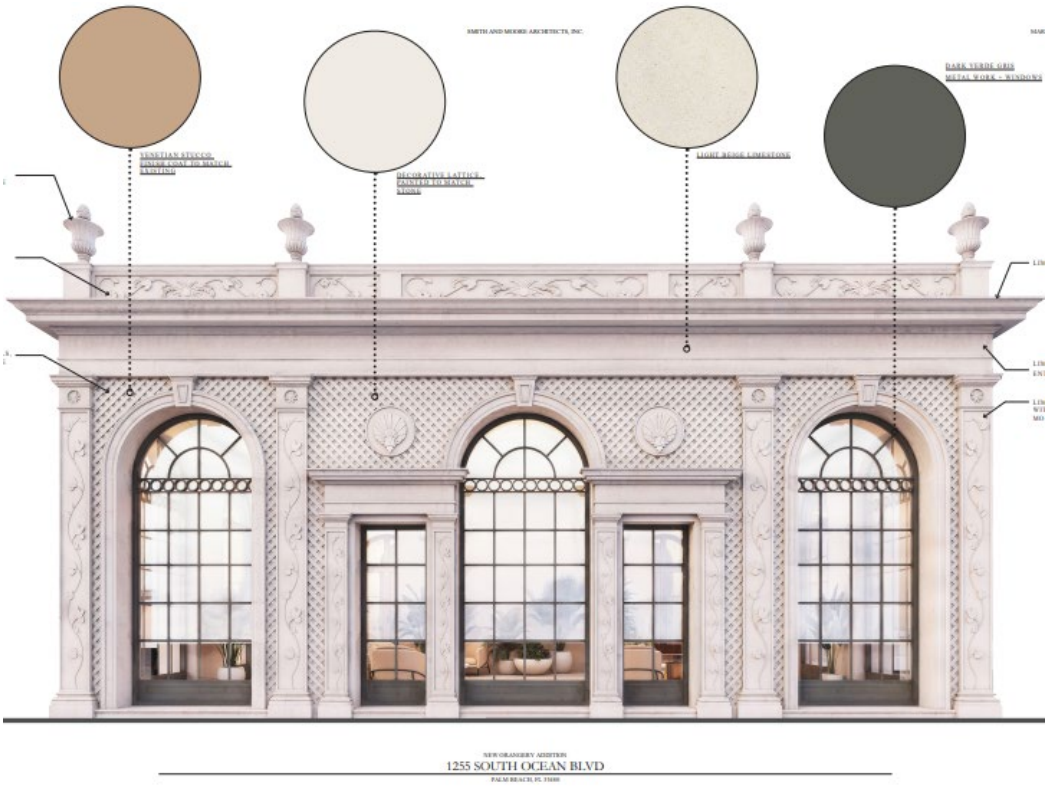
The proposed addition is located approximately 173' from the front property line along South Ocean Boulevard. It is approximately 250' to the north property line that abuts a recently acquired Audubon piece of conservation land that provides another approximately 300' of buffer from the north. The new loggia will not be visible from the public right-of-way.



Proposed site plan.



Proposed addition



CONCLUSION:

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

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

WRB:JGM:FHM

WRB

SMITH AND MOORE ARCHITECTS, INC.

Harold Smith · Jonathan Moore · Peter Papadopoulos · Daniel Kahan

Re: 1255 S Ocean Blvd.,
Palm Beach, FL 33480

March 3rd, 2026

LETTER OF INTENT (LOI)
ARCS-25-1385

PROPOSED REPLACEMENT OF AN EXISTING LOGGIA

Please find for review the attached drawings for our project at 1255 S Ocean Blvd. in the R-AA Zoning District of Palm Beach. The proposal is for the replacement of an existing loggia with an enlarged loggia space/orangery. The new space will include descending sash doors, allowing the room to be enclosed or open-air. Exterior materials and detailing will match existing conditions. We believe the proposal is in accordance with the following guidelines:

ARCHITECTURAL REVIEW IN ACCORDANCE WITH SECTION 18-205 AND 18-206:

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

We are submitting a proposed design that we consider tasteful with harmonious and balanced elevations, providing texture and shadow, and designed with appropriate materials and details.

1. The plan for this proposed loggia/orangery is in conformity with good taste and design and in general contributes to the image of the town and neighborhood as a place of beauty, spaciousness, balance, charm and high quality.
2. The plan for the proposed loggia/orangery is reasonably protected against external and internal noise and other factors that would tend to make the environment less desirable.
    a. The proposed loggia/orangery is on the north elevation of the existing residence.
3. The proposed loggia/orangery exterior design and appearance is not of inferior quality such as to cause the nature of the local environment to materially depreciate in appearance value.
4. The proposed loggia/orangery is in harmony with the proposed developments on land in the general area and with the compressive plan for the town.
5. The proposed loggia/orangery is not excessively similar to any other structure existing or within 200 feet of the proposed site in respect to one or more of the following features of the exterior design and appearance:
    a. This proposal does not have apparently visible identical front or side elevations.
    b. This proposal does not have substantially identical size and arrangement of either doors, windows, porticos or other opening or breaks in the elevation facing the street, including reverse arrangement.

1500 South Olive Avenue · West Palm Beach, Florida 33401
Telephone (561) 835-1888 · Fax (561) 832-7015
www.smithmoorearchitects.com · Florida AAC No. 001285

   c. We do not have other significant identical features of design such as, but not limited to, material roof line and height of other design elements.
6. The proposed residence is not excessively dissimilar in relation to any other structures existing or within 200 feet of the proposed site in respect to one or more of the following features:
   a. Height of building or height of roof.
   b. Other significant design features including, but not limited to, materials or quality of architectural design.
   c. Architectural compatibility.
   d. Arrangements of components of the structure.
   e. Appearance of mass from the street or from any perspective visible to the public or adjoining property owners.
   f. Diversity of design that is complimentary with the size and massing of adjacent properties.
   g. Design features that will avoid the appearance of mass through improper proportions.
   h. Design elements that protect the privacy of a neighboring property.
7. The proposed addition or accessory structure is subservient in style and massing to the principal or main structure. This is not applicable; however, the design keeps the garage wing subservient to the principal mass.
8. The proposed loggia/orangery is appropriate in relation to the established character of other structures in the immediate area or neighboring areas in respect to significant design features such as material or quality or architectural design as viewed from any public or private way (except alleys).
9. The proposed development is in conformity with the standards of this code and other applicable ordinances insofar as the location and appearance of the buildings and structures are involved. The proposed design meets the zoning code without requiring variances.
10. The projects' location and design adequately protect unique site characteristics such as those related to scenic views, rock outcroppings, natural vistas, waterways and similar features. The proposed residence does not negatively impact any existing natural features.

Sec. 18-206. - Criteria for demolition permit.

We understand that a demolition permit shall be granted upon the following conditions being met:

1. We confirm that property is not designated a landmark and is not included on a list of properties within the planning, zoning and building department placed under consideration as a landmark structure.
2. Reserved.
3. We confirm that perimeter landscaping and other landscaping considered by the architectural commission (ARCOM) to be worthy of saving be left in place and/or preserved in a manner satisfactory to the ARCOM and/or as presented at the ARCOM meeting.
4. We confirm that if construction is not to begin within 30 days subsequent to demolition, the lot shall be completely sodded and irrigated so as to assure that the property will have a neat and clean landscaped appearance.
5. We confirm that an agreement will be entered into between the property owner and the Town wherein the property owner agrees, in writing, to the conditions for demolition established by ARCOM and further agreeing that in the event of a violation of any of the conditions placed upon

the granting of the demolition permit, the property owner shall pay to the town a fee of $250.00 per violation per day. In the event the property owner refuses to pay any fine as required within 15 days after a notice of violation, the Town may, at its expense, correct the violation and present a bill to the owner for the cost of correction. In the event the bill is not paid within 30 days of the date of the bill, the town may place a lien against the property for the costs incurred by the Town. Further, no permit to construct shall be given until the fine or lien has been satisfied.

Sincerely,



Daniel Kahan

Principal Architect

1500 South Olive Avenue · West Palm Beach, Florida 33401
Telephone (561) 835-1888 · Fax (561) 832-7015
www.smithmoorearchitects.com · Florida AAC No. 001285

ARCHITECT

DANIEL KAHAN
SMITH AND MOORE ARCHITECTS, INC
1500 SOUTH OLIVE AVENUE
WEST PALM BEACH, FLORIDA 33401
(561) 835-1888

SURVEYING

MICHAEL J. MILLER
MILLER LAND SURVEYING
1121 LAKE AVENUE
LAKE WORTH BEACH, FLORIDA 33460
(561) 586-2669

#ARCS-25-1385

FINAL RESUBMITTAL 03/09/2026

ARCOM HEARING DATE 03/25/2026

1255 SOUTH OCEAN BOULEVARD, PALM BEACH, FLORIDA

SCOPE OF WORK:

REPLACEMENT OF EXISTING NORTH LOGGIA WITH AN ENLARGED LOGGIA / ORANGERY

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PP SITE PLAN	D-6.1	ELEVATIONS	G-5.21	RENDERING	G-00		
PP ZONING LEGEND	D-7	ELEVATIONS	G-5.3	RENDERING	G-12.1		
CP ZONING LEGEND	D-7	ELEVATIONS	G-5.31	RENDERING	G-12.1.2		
		D & W SCHEDULES	WD-1	RENDERING	G-12.1.3		
		COLORED ELEVATIONS	G-6.1	RENDERING	G-12.1.4		
		COLORED ELEVATIONS	G-6.11	RENDERING	G-12.2.1		
		COLORED ELEVATIONS	G-6.2	RENDERING	G-12.2.2		

S·M

EXTENDED GARDEN LOGGIA
1255 SOUTH OCEAN BOULEVARD
PALM BEACH, FLORIDA

SMITH AND MOORE ARCHITECTS, INC.
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FLORIDA AAC

NO. 001285

HAROLD J. SMITH
REGISTERED ARCHITECT 8742

JONATHAN C. MOORE
REGISTERED ARCHITECT 13541

PETER G. PAPADOPOULOS
REGISTERED ARCHITECT 92952

DANIEL KAHAN
REGISTERED ARCHITECT 94757

ARCOM APPROVAL: B-667-2011
ARCOM REVISION: B-030-2012

PRELIMINARY	2025-04-28
ARCOM FIRST SUBMITTAL	2025-11-24
ARCOM SECOND SUBMITTAL	2025-12-15
ARCOM FINAL SUBMITTAL	2025-12-30
ARCOM FINAL RESUBMITTAL	2025-03-09

NO: 11025
DWG. BY: DK-OC
SHEET:
D-1

REVISIONS:

12/11/2025 Added 12' drainage easement.

"SOUTH OCEAN BOULEVARD"
P.C.N: 50-43-44-02-00-001-0050
(O.R.B. 35419, PG. 1292)
BEING A PORTION OF
GOVERNMENT LOT 1
SECTION 2, TOWNSHIP 44 S, RANGE 43 E,

S88°38'54"E 521.13'(P)
S88°36'17"E 521.13'(M)

158.29'(P&M)

81°37'45"(P&M)

232.40'(M) PLAT LIMITS

130.43'(M) 130.32'(P)

FOUND 1/2" IRON ROD & CAP (NO ID.) 0.09'N, 0.01'W)
ALSO: FOUND 5/8" IRON ROD & CAP (# 8598) (0.10'N, 0.02'E)

62.40'
40.00'
20.00'
20.00'
20.00'

APPROXIMATE MEAN HIGH WATER LINE (NO ACCESS)

123.5'

DENSE VEGETATION (NO ACCESS)

"MANGROVE AREA"
"AS OF FEBRUARY 1986"(PLAT)

"SUBMERGED LAND"
(PLAT)

U.S. GOVERNMENT PIERHEAD LINE (PLAT)

PLAT LIMITS

S07°01'09"E 417.12'(P)

N06°58'32"W 592.40'(M)

U.S. GOVERNMENT PIERHEAD LINE (PLAT)

PLAT LIMITS

FLOATING DOCK

9.4'

WOOD DOCK

TOWN OF PALM BEACH "BULKHEAD LINE" PER (TOWN ORD. NO. 20A-75)
N12°34'17"W 393.05'(M) N12°39'54"W 393.04'(P)

COMPOSITE WALK

DENSE VEGETATION (NO ACCESS)

APPROXIMATE MEAN HIGH WATER LINE (NO ACCESS)

COMPOSITE WALK

"MANGROVE AREA"
"AS OF FEBRUARY 1986"(PLAT)

DENSE VEGETATION (NO ACCESS)

S20°08'45"W 84.49'(P)
S20°08'30"W 84.50'(M)

S06°01'15"W 74.27'(M)
S05°58'38"W 74.27'(P)

APPROXIMATE MEAN HIGH WATER LINE (NO ACCESS)

LOTS 7 & 8
COMBINED PARCEL AREA = GROSS
263,585 SQ. FT.
(6.0511 ACRES)
NET
EXCLUDING SUBMERGED LAND LYING WEST OF THE PLATTED "TOWN OF PALM BEACH BULKHEAD LINE" (TOWN ORD. NO. 20A-75)= 159,427 SQ. FT.
(3.6599 ACRES)
AREA EXCLUDING SUBMERGED LAND LYING WEST OF THE PLATTED "TOWN OF PALM BEACH BULKHEAD LINE" (TOWN ORD. NO. 20A-75) AND"MANGROVE AREA AS OF 1986) = 117,101 SQ. FT.
(2.6883 ACRES)

S16°36'54"W 34.05'(P)
S16°37'01"W 34.05'(M)

N82°10'45"W 28.16'(P)
N82°10'46"W 28.16'(M)

N66°24'20"W 42.12'(M)
N66°24'57"W 42.12'(P)

S83°46'55"W 31.19'(M)
S83°44'18"W 31.19'(P)

S31°08'11"W 23.66'(M)
S31°10'34"W 23.66'(P)

DENSE VEGETATION (NO ACCESS)

1.2' WIDE CONC. SEAWALL

LIMIT OF MODERATE WAVE ACTION

COMPOSITE WALK

1.2' WIDE CONC. SEAWALL

LANDSCAPING

LOT 7
SUBJECT LOT AREA = GROSS
183,666 SQ. FT.
(4.2164 ACRES)
NET
EXCLUDING SUBMERGED LAND LYING WEST OF THE PLATTED "TOWN OF PALM BEACH BULKHEAD LINE" (TOWN ORD. NO. 20A-75)= 113,180 SQ. FT.
(2.5983 ACRES)
AREA EXCLUDING SUBMERGED LAND LYING WEST OF THE PLATTED "TOWN OF PALM BEACH BULKHEAD LINE" (TOWN ORD. NO. 20A-75) AND"MANGROVE AREA AS OF 1986) = 70,854 SQ. FT.
(1.6268 ACRES)

1.2' WIDE CONC. SEAWALL

LANDSCAPING

APPROXIMATE MEAN HIGH WATER LINE (NO ACCESS)

1.5' WIDE CORAL SEAWALL

FLOOD ZONE X

0.2'E

S66°44'30"W 98.20'(M)
S66°40'53"W 98.20'(P)

S31°08'11"W 31.02'
S29°31'45"W 31.02'(M)
S29°31'45"W 31.02'(P)

S68°05'34"W 44.01'(M)
S68°02'58"W 44.01'(P)

S17°39'26"E 34.98'(M)
S17°41'11"E 34.98'(P)

S83°46'55"W 43.91'(M)
S83°44'18"W 43.91'(P)

FLOOD ZONE VE (8')
FLOOD ZONE AE (8')
FLOOD ZONE AE (7')

FLOOD ZONE LINE

STONE DRIVE

METAL GATE

CALL BOX

12' P.U.E.

PLAT LIMITS

S01°15'08"W 438.94'(M)
S01°12'31"W 330.00'(P)

SOUTH OCEAN BOULEVARD
(A/K/A "A-1-A")
FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP
SECTION 93060-2525, SHEET 22 OF 23, DATED 10/30/2019
("OCEAN BOULEVARD" - PLAT)

(40' R/W)
(20' PAVED)

REMOVAL AGREEMENT
12' D.E.
(O.R.B. 5752, PG. 1677)

N85°22'44"W 159.82'(M)
N85°25'21"W 159.82'(P&M)

P.O.B.

20.31'

UTILITY VAULT
UTILITY VAULT

CATV BOX
COMM BOX

ATT BOX

PAVILION

79.4'
70.8'

LOT 7
LOT 8

LANDSCAPING

COMPOSITE WALK

LIMIT OF MODERATE WAVE ACTION

1.2' WIDE CONC. SEAWALL

LANDSCAPING

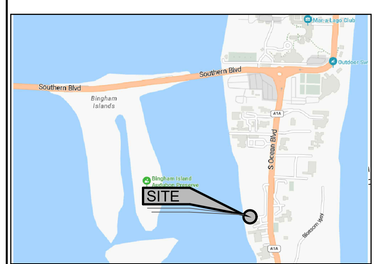
STONE DRIVE

12' P.U.E.

SITE PLAN

NORTH

SITE SPECIFIC LEGEND:
P.U.E. = PUBLIC UTILITY EASEMENT
DR.E. = DRAINAGE EASEMENT (PLAT)
ORD. = ORDNANCE
= CAMERA
= YARD DRAIN
COMM = COMMUNICATION
TOS = TOP OF SEAWALL
* = PER "REMOVAL AGREEMENT" (O.R.B. 5752, PG. 1677)



LOCATION MAP N.T.S.

20 0 20 40 60

Scale 1" = 20'

SURVEY NOTES:

1.) Lands shown hereon were prepared without the benefit of a title search for easements, rights of way, or other matters of record.

2.) Area of subject property = 263,585 square feet (6.0511 acres).

3.) Elevations shown hereon are based on North American Vertical Datum of 1988 (NAVD 88).

a) Originating benchmark = Leica Global Positioning System.

b) 00.00 = existing elevation (NAVD 88 typical).

SURVEY NOTES (continued):

4.) Underground improvements (if any) are not located.

5.) Measured bearings shown hereon are State Plane Grid (NAD 83/90 ADJUSTMENT, FLORIDA EAST ZONE). Rotate grid bearings 00°02'37" counterclockwise to Plat bearings. Distances are plat and measured unless otherwise shown.

This firm's "Certificate of Authorization" number is "LB 6838".

FOR CONTINUATION SEE SHEET 2 OF 2

LEGEND:

CALC.	= CALCULATED	(P)	= PLAT	P.I.	= POINT OF INTERSECTION
C.B.S.	= CONCRETE BLOCK STRUCTURE	R	= RADIUS	P.O.C.	= POINT OF COMMENCEMENT
CONC. MON.	= CONCRETE MONUMENT	Δ	= CENTRAL "DELTA" ANGLE	P.O.B.	= POINT OF BEGINNING
CONC.	= CONCRETE	L	= ARC LENGTH	R/W	= RIGHT OF WAY
D.E.	= DRAINAGE EASEMENT	CH.B.	= CHORD BEARING		= CHAIN LINK FENCE
E.E.	= ELECTRIC EASEMENT	N.G.V.D.	= NATIONAL GEODETIC VERTICAL DATUM		= WOOD FENCE
F.E.	= POOL EQUIPMENT	O.R.B.	= OFFICIAL RECORD BOOK		= METAL FENCE
F.F.EL.	= FINISHED FLOOR ELEVATION	P.B.	= PLAT BOOK		= CENTERLINE
EL.	= ELEVATION	P.C.	= POINT OF CURVATURE		= EASEMENT
(B.R.)	= BEARING REFERENCE	P.T.	= POINT OF TANGENCY		= COVERED
(D)	= DEED	P.R.C.	= POINT OF REVERSE CURVATURE		= OVERHEAD LINES
(M)	= MEASURED	P.C.C.	= POINT OF COMPOUND CURVATURE		= LOT TIE

= ASPHALT PAVEMENT
= CONCRETE FLATWORK
= PAVER BRICK FLATWORK
= WOOD POWER POLE
= WATER METER
= FIRE HYDRANT
= CATCH BASIN
= SANITARY MANHOLE

SHEET 1 OF 2
BOUNDARY SURVEY

SCALE:	1" = 20'
DRAWN BY:	PICARD
FIELD WK:	MIKE / STEVE
FIELD DATE:	10/24/2025

MILLER LAND SURVEYING
1121 LAKE AVENUE
LAKE WORTH BEACH, FLORIDA 33460
PHONE: (561) 586-2669 - FAX: (561) 582-0151
www.millersurveying.com
e-mail: orders@millersurveying.com

REF:	Z-33/2
PREV. JOB NO'S.	
JOB NO.	Y251004
	L - 2792

D-2.1

CERTIFIED TO: THOMAS P PETERFFY
PROPERTY ADDRESS: 1255 S. Ocean Blvd, Palm Beach, FL 33480
FLOOD ZONE: VE, AE & X (FIRM 12022012099C0591G 12/20/2024)
DESCRIPTION: Lots 7 & 8, REPLAT OF THE BLOSSOM ESTATE, according to the Plat recorded in Plat Book 54, Page 127, of the Public Records of Palm Beach County, Florida.

This survey is not valid without embossed surveyor's seal and/or an authenticated electronic signature and authenticated electronic seal.

Registered Land Surveyor, Florida Certificate No. MICHAEL J. MILLER #4034

CRD. FILE	Y251004

FOR CONTINUATION SEE SHEET 1 OF 2

REVISIONS:

12/11/2025 Added 12' drainage easement.



CURVE TABLE				
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING
C1 (M)	945.00'	04°09'28"	68.58'	S00°49'37"E 68.57'
C1 (P)	945.00'	04°09'31"	68.59'	S00°52'14"E 68.57'

SITE SPECIFIC LEGEND:
P.U.E. = PUBLIC UTILITY EASEMENT
DR.E. = DRAINAGE EASEMENT (PLAT)
ORD. = ORDNANCE
▽ = CAMERA
⊕ = YARD DRAIN
COMM = COMMUNICATION
TOS = TOP OF SEAWALL
★ = PER "REMOVAL AGREEMENT" (O.R.B. 5752, PG. 1677)

LOCATION MAP N.T.S.

NORTH

20 0 20 40 60
Scale 1" = 20'

SURVEY NOTES:
1.) THIS SURVEY IS NOT INTENDED FOR CONSTRUCTION OR DESIGN PURPOSES.
2.) Lands shown hereon were not abstracted by this office for easements, right-of-ways, or other instruments of record.
3.) No underground improvements located.
4.) All bearings and distances shown hereon are plat and measured unless otherwise noted.
5.) This firm's "Certificate of Authorization" number is "L.B.#6838".

LEGEND:

CALC.	= CALCULATED	(P)	= PLAT	P.I.	= POINT OF INTERSECTION		= ASPHALT PAVEMENT
C.B.S.	= CONCRETE BLOCK STRUCTURE	R	= RADIUS	P.O.C.	= POINT OF COMMENCEMENT		= CONCRETE FLATWORK
CONC. MON.	= CONCRETE MONUMENT	Δ	= CENTRAL "DELTA" ANGLE	P.O.B.	= POINT OF BEGINNING		
CONC.	= CONCRETE	L	= ARC LENGTH	R/W	= RIGHT OF WAY		= PAVER BRICK FLATWORK
D.E.	= DRAINAGE EASEMENT	CH.B.	= CHORD BEARING		= CHAIN LINK FENCE		= WOOD POWER POLE
U.E.	= UTILITY EASEMENT	N.G.V.D.	= NATIONAL GEODETIC VERTICAL DATUM		= WOOD FENCE		= WATER METER
P.E.	= POOL EQUIPMENT	O.R.B.	= OFFICIAL RECORD BOOK		= METAL FENCE		= FIRE HYDRANT
F.F.EL.	= FINISHED FLOOR ELEVATION	P.B.	= PLAT BOOK		= CENTERLINE		= CATCH BASIN
EL.	= ELEVATION	P.C.	= POINT OF CURVATURE		= EASEMENT		= SANITARY MANHOLE
(B.R.)	= BEARING REFERENCE	P.T.	= POINT OF TANGENCY		= COVERED		
(D)	= DEED	P.R.C.	= POINT OF REVERSE CURVATURE		= OVERHEAD LINES		
(M)	= MEASURED	P.C.C.	= POINT OF COMPOUND CURVATURE		= LOT TIE		

D-2.2

CERTIFIED TO: THOMAS P PETERFFY
PROPERTY ADDRESS: 1255 S. Ocean Blvd, Palm Beach, FL 33480
FLOOD ZONE: VE, AE & X (FIRM 12022012099C0591G 12/20/2024)
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Registered Land Surveyor, Florida Certificate No.
MICHAEL J. MILLER #4034

CRD. FILE	Y251004

SHEET 2 OF 2
BOUNDARY SURVEY

SCALE:	1" = 20'
DRAWN BY:	PICARD
FIELD WK:	MIKE / STEVE
FIELD DATE:	10/24/2025

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1121 LAKE AVENUE
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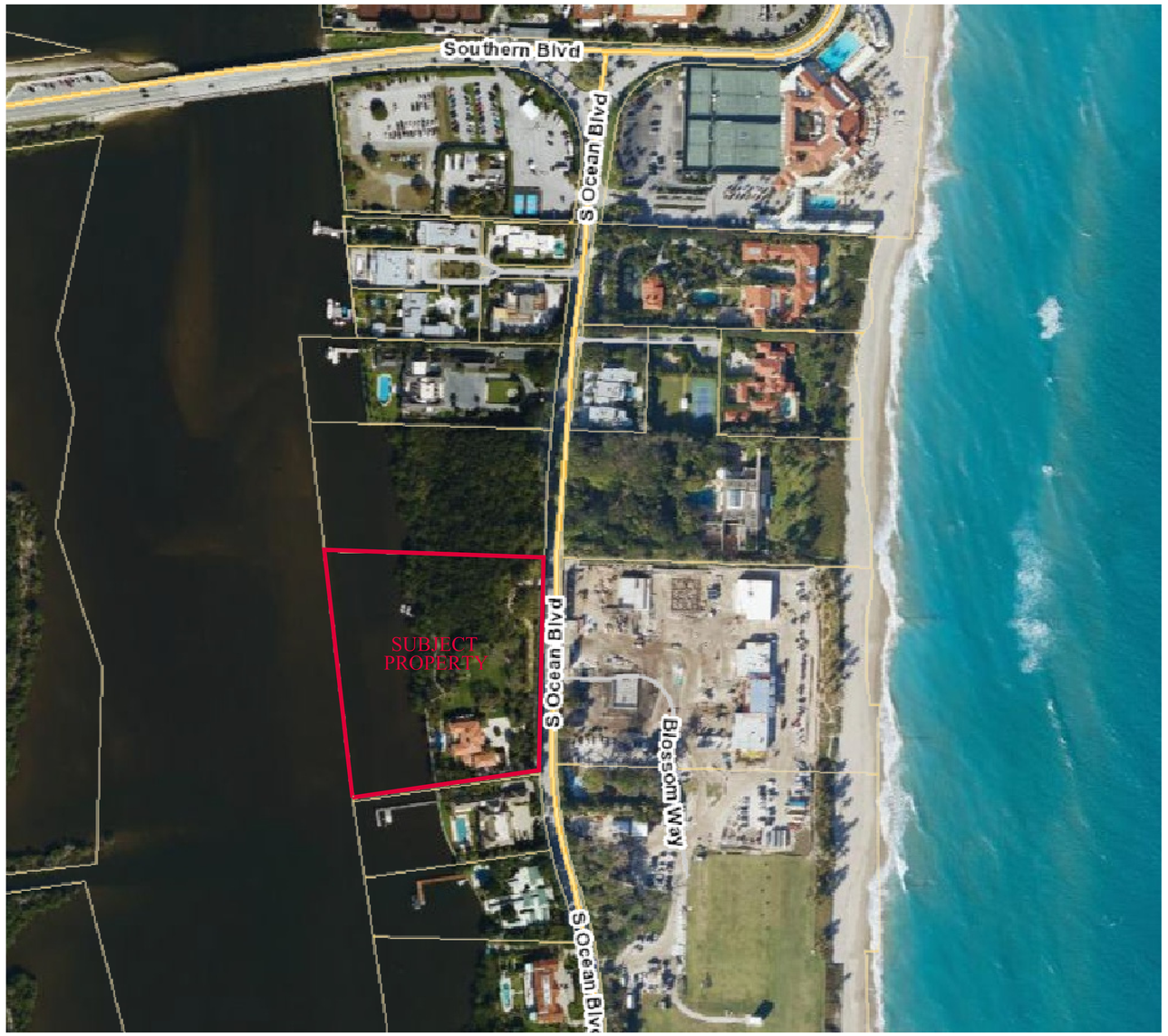
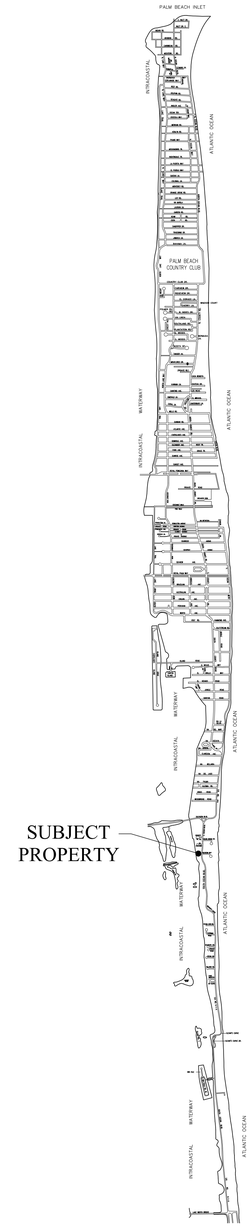
REF:	Z-33/2
PREV. JOB NO'S.	
JOB NO.	Y251004
	L-2792



VICINITY LOCATION MAP
NOT TO SCALE



LOCATION MAP
NOT TO SCALE

S·M

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PALM BEACH, FLORIDA

FLORIDA AAC
NO. 001285

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PETER G. PAPADOPOULOS
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DANIEL KAHAN
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PRELIMINARY	2025-04-28
ARCOM FIRST SUBMITTAL	2025-11-24
ARCOM SECOND SUBMITTAL	2025-12-15
ARCOM FINAL SUBMITTAL	2025-12-30

ARCOM APPROVAL: 8-06-2026
ARCOM REVISION: 8-03-2026

NO: 11025
DWG. BY: DK-OC
SHEET:
D-3

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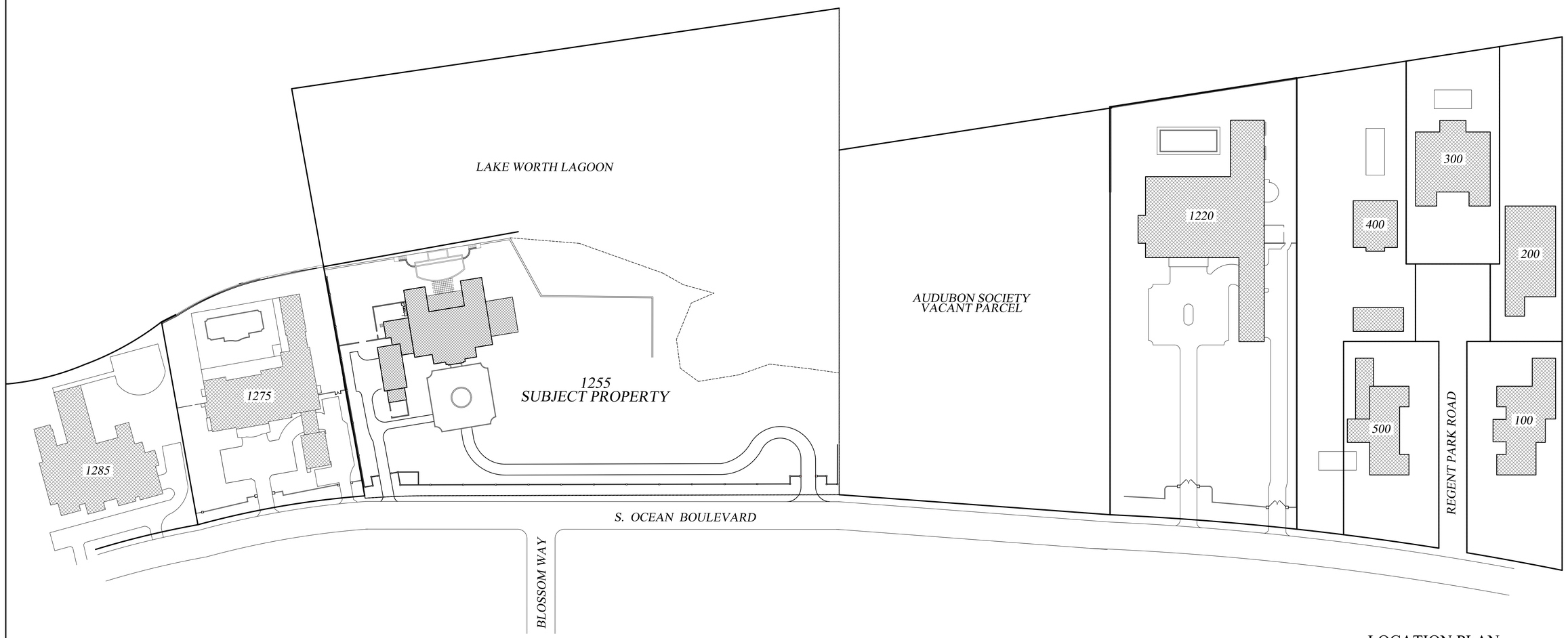
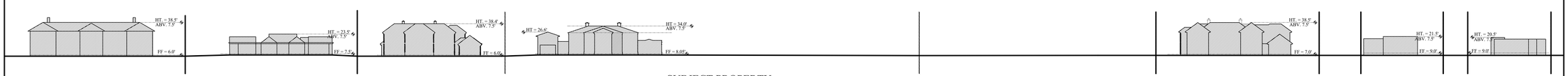


LOCATION PLAN

N.T.S.



1296 SOUTH OCEAN BLVD
18,206 S.F.

1285 SOUTH OCEAN BLVD
10,833 S.F.

1275 SOUTH OCEAN BLVD
17,230 S.F.

SUBJECT PROPERTY
1255 SOUTH OCEAN BLVD
14,909 S.F.

AUDUBON SOCIETY
VACANT PARCEL.

1220 SOUTH OCEAN BLVD
24,762 S.F.

REGENT PARK
5 HOUSES

STREETSCAPE ELEVATION LOOKING WEST

N.T.S.

S·M

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FLORIDA AAC

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ARCOM APPROVAL: B-067-2011
ARCOM REVISION: B-030-2012

NO: 11025
DWG. BY: DK-OC
SHEET:

D-4



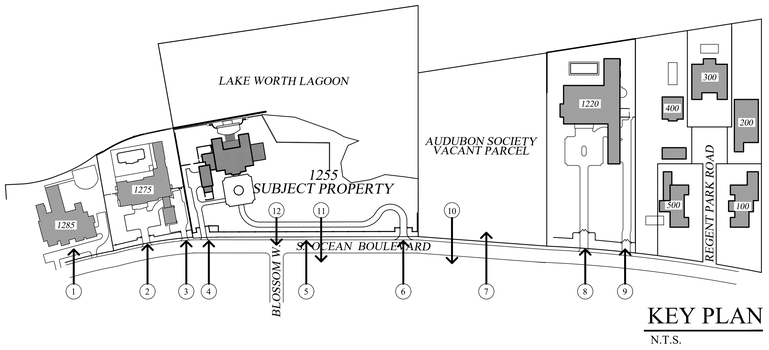
1 1285 SOUTH OCEAN BLVD



2 1275 SOUTH OCEAN BLVD - MAIN ENTRANCE



3 1275 SOUTH OCEAN BLVD - SERVICE ENTRANCE



KEY PLAN
N.T.S.



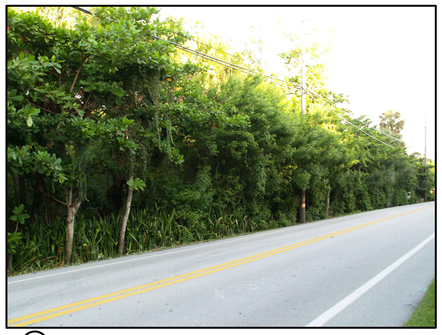
4 1255 S. OCEAN BLVD - SOUTH ENTRANCE
SUBJECT PROPERTY



5 1255 S. OCEAN BLVD - EXISTING HEDGE
SUBJECT PROPERTY



6 1255 S. OCEAN BLVD - NORTH ENTRANCE
SUBJECT PROPERTY



7 AUDUBON SOCIETY - VACANT PARCEL



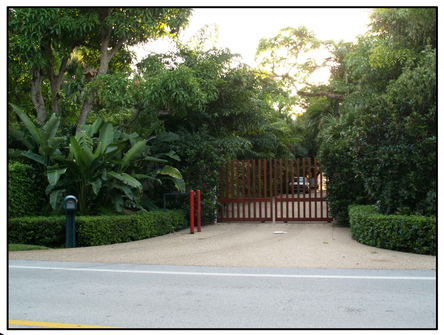
8 1220 SOUTH OCEAN BLVD - MAIN ENTRANCE



9 1220 SOUTH OCEAN BLVD - SERVICE ENTRANCE



10 1236 SOUTH OCEAN BLVD - MAIN ENTRANCE



11 1236 SOUTH OCEAN BLVD - SERVICE ENTRANCE



12 SOUTH OCEAN BLVD. @BLOSSOM WAY

NEIGHBORING PROPERTIES

S·M

EXTENDED GARDEN LOGGIA
1255 SOUTH OCEAN BOULEVARD
PALM BEACH, FLORIDA

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ARCOM APPROVAL: B-667-2011
ARCOM REVISION: B-608-2012

NO: 11025
DWG. BY: DK-OC
SHEET:
D-5.1



1 EXISTING EAST VIEW



2 EXISTING NORTH VIEW



3 EXISTING NORTH-WEST VIEW



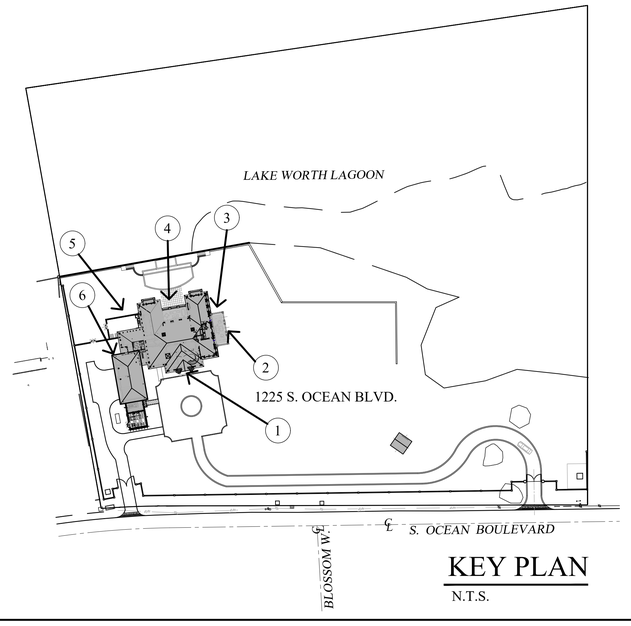
4 EXISTING WEST VIEW



5 EXISTING SOUTH-WEST VIEW



6 EXISTING SOUTH-EAST VIEW



KEY PLAN

N.T.S.

SUBJECT PROPERTY - EXISTING CONDITIONS

S·M

EXTENDED GARDEN LOGGIA

1255 SOUTH OCEAN BOULEVARD

PALM BEACH, FLORIDA

SMITH AND MOORE ARCHITECTS, INC.

• 1500 SOUTH OLIVE AVENUE WEST PALM BEACH, FLORIDA 33401 • TEL (561) 835-1888 FAX (561) 832-7015 •

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FLORIDA AAC

NO. 001285

HAROLD J. SMITH
REGISTERED ARCHITECT 8742

JONATHAN C. MOORE
REGISTERED ARCHITECT 13541

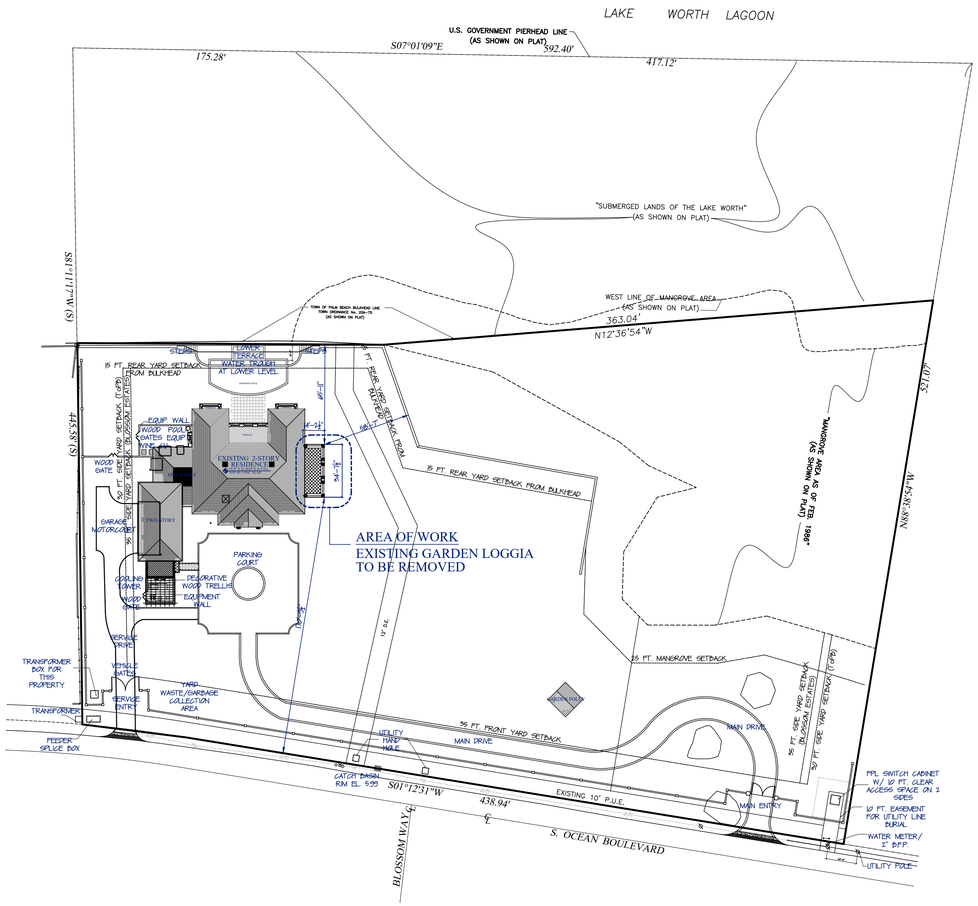
PETER G. PAPADOPOULOS
REGISTERED ARCHITECT 92952

DANIEL KAHAN
REGISTERED ARCHITECT 94757

PRELIMINARY	2025-04-28
ARCOM FIRST SUBMITTAL	2025-11-24
ARCOM SECOND SUBMITTAL	2025-12-15
ARCOM FINAL SUBMITTAL	2025-12-30

ARCOM APPROVAL: B-067-2011
ARCOM REVISION: B-030-2012

NO: 11025
DWG. BY: DK-OC
SHEET:
D-5.2



EXISTING SITE PLAN DIAGRAM

N.T.S.

0 10' 30' 50'
5' 20' 40' 100'

S·M

EXTENDED GARDEN LOGGIA
1255 SOUTH OCEAN BOULEVARD
PALM BEACH, FLORIDA

SMITH AND MOORE ARCHITECTS, INC.
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ARCOM APPROVAL: B-067-2011
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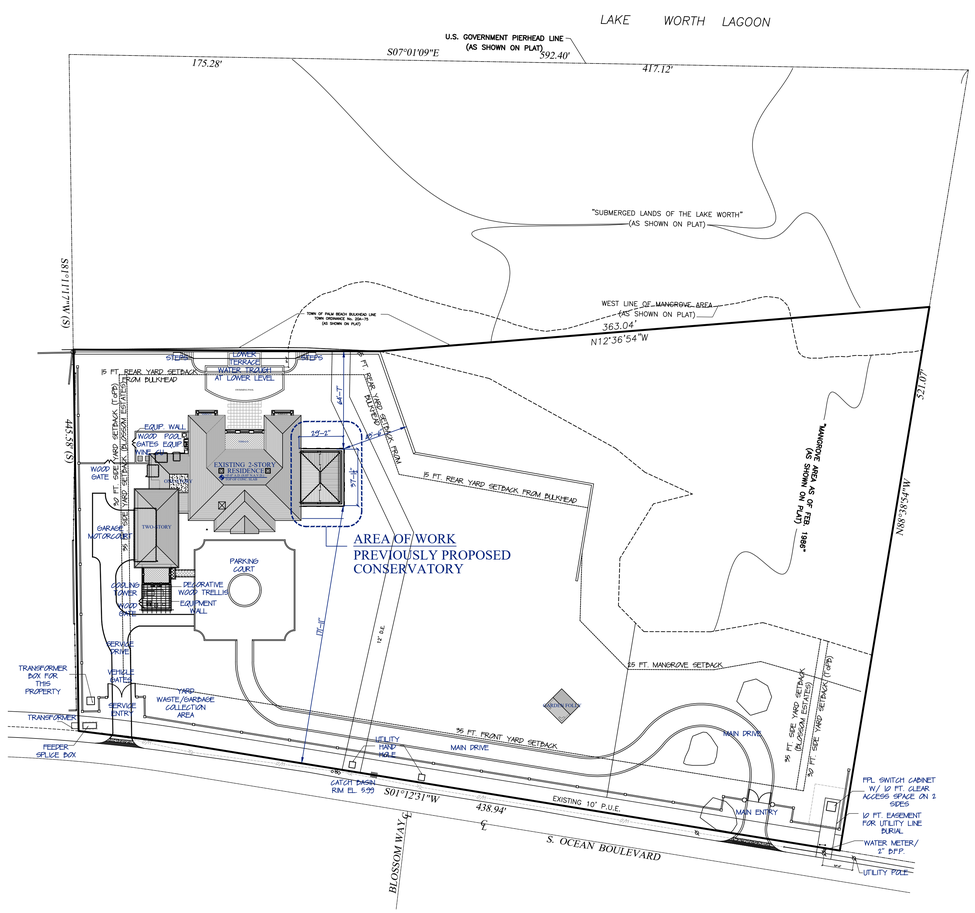
ARCOM FINAL SUBMITTAL	2025-12-30
ARCOM FINAL RESUBMITTAL	2025-03-09

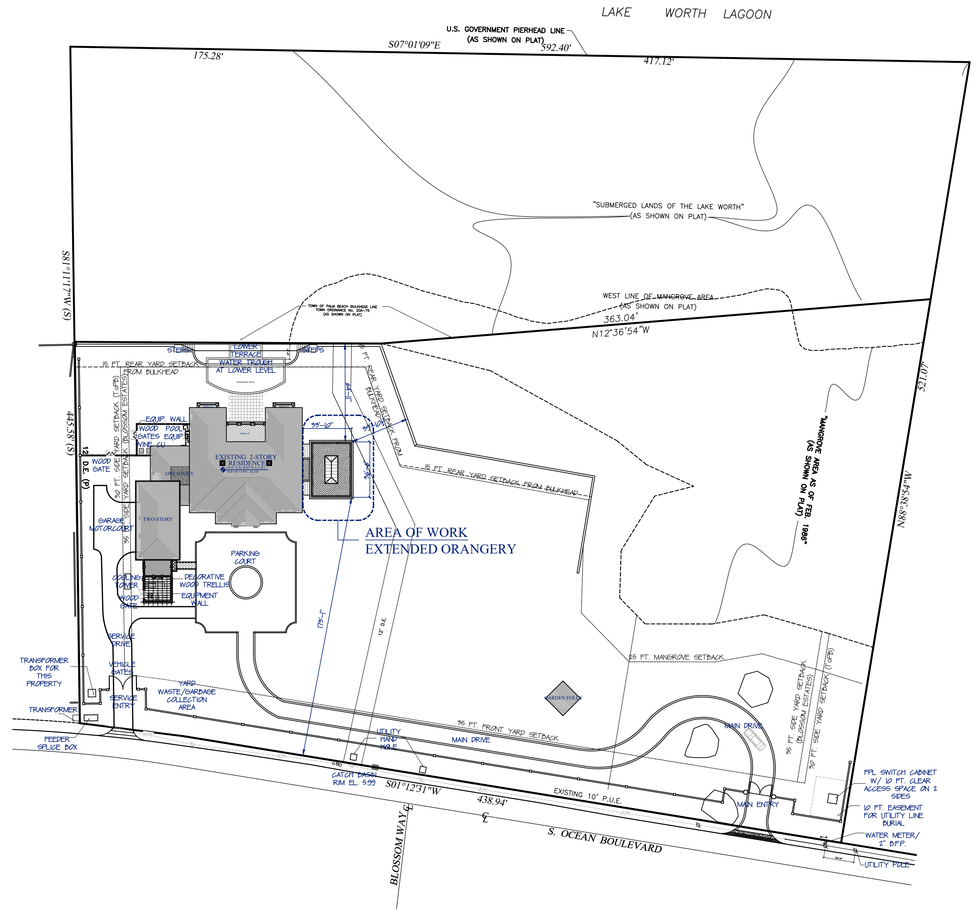
NO: 11025
DWG. BY: DK-OC
SHEET:
D-6



PREVIOUSLY PROPOSED SITE PLAN DIAGRAM

N.T.S.

0 5' 10' 20' 30' 40' 50' 100'



CURRENTLY PROPOSED SITE PLAN DIAGRAM

N.T.S.

0 5' 10' 20' 30' 40' 50' 100'

PREVIOUSLY PROPOSED AREA CALCULATION

AIR CONDITIONED AREA	EXIST. TO REMAIN	NEW	TOTAL
FIRST FLOOR	5,334 SF	1,107 SF	6,441 SF
SECOND FLOOR	5,641 SF	–	5,641 SF
TOTAL A/C AREA	10,975 SF	1,107 SF	12,082 SF
GARAGE:	950 SF	–	950 SF
GENERATOR ROOM:	247 SF	–	247 SF
COVERED LOGGIAS	853 SF	(–476)	377 SF
NEW MECHANICAL BASEMENT	–	1,107 SF	1,107 SF
TOTAL + ADDITION / ALTERAT.	13,025 SF	1,738 SF	14,763 SF

CURRENTLY PROPOSED AREA CALCULATION

AIR CONDITIONED AREA	EXIST. TO REMAIN	NEW	TOTAL
FIRST FLOOR	5,334 SF	1,217 SF	6,441 SF
SECOND FLOOR	5,641 SF	–	5,641 SF
TOTAL A/C AREA	10,975 SF	1,217 SF	12,082 SF
GARAGE:	950 SF	–	950 SF
GENERATOR ROOM:	247 SF	–	247 SF
COVERED LOGGIAS	853 SF	(–476)	377 SF
NEW MECHANICAL BASEMENT	–	1,217 SF	1,107 SF
TOTAL + ADDITION / ALTERAT.	13,025 SF	1,958 SF	14,983 SF

S·M

SMITH AND MOORE ARCHITECTS, INC.
1500 SOUTH OLIVE AVENUE WEST PALM BEACH, FLORIDA 33401 • TEL (561) 835-1888 FAX (561) 832-7015 •

EXTENDED GARDEN LOGGIA
1255 SOUTH OCEAN BOULEVARD
PALM BEACH, FLORIDA

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PRELIMINARY	2025-04-29
ARCOM FIRST SUBMITTAL	2025-11-24
ARCOM SECOND SUBMITTAL	2025-12-15
ARCOM FINAL SUBMITTAL	2025-12-30
ARCOM FINAL RESUBMITTAL	2025-03-09

B-0052-2011
B-0053-2011

ARCOM APPROVAL:
ARCOM 25-2000

NO: 11025
DWG. BY: DK-OC
SHEET:

D-6.1

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:**	1255 SOUTH OCEAN BLVD		
2	**Zoning District:**	R-AA		
3	**Lot Area (sq. ft.):**	117,101		
4	**Lot Width (W) & Depth (D) (ft.):**	438.94' x 521.13'		
5	**Structure Type:** (Single-Family, Multi-Family, Comm., Other)	SINGLE FAMILY - RESIDENTIAL		
6	**FEMA Flood Zone Designation:**	VE / AE & X (FIRM 12022012099C0591G 12/20/2024)		
7	**Zero Datum for point of meas. (NAVD)**	8.05		
8	**Crown of Road (COR) (NAVD)**	5.26		
9		REQ'D / PERMITTED	EXISTING	PROPOSED
10	Lot Coverage (Sq Ft and %)	29,275 SF / 25%	7,384 SF / 6.3%	8,015 SF / 6.8%
11	Enclosed Square Footage (1st & 2nd Fl., Basement, Accs. Structure, etc)		11,923 SF	14,139 SF
12	*Front Yard Setback (Ft.)	E- 35 FT	83.875 FT	N/C
13	* Side Yard Setback (1st Story) (Ft.)	S- 30 FT	41.25 FT	N/C
14	* Side Yard Setback (2nd Story) (Ft.)	S- 35 FT	41.25 FT	N/C
15	*Rear Yard Setback (Ft.)	W- 15 FT	58.71 FT	44.04 FT
16	Angle of Vision (Deg.)	100 DEG.	100 DEG	N/C
17	Building Height (Ft.)	30 FT	27.33 FT	N/C
18	Overall Building Height (Ft.)	40 FT	40 FT	N/C
19	Cubic Content Ratio (CCR) (R-B ONLY)	N/A	N/A	N/A
20	** Max. Fill Added to Site (Ft.)	N/A	N/A	N/A
21	Finished Floor Elev. (FFE)(NAVD)	7.00 FT	7.82	N/C
22	Base Flood Elevation (BFE)(NAVD)	7.00 FT	7.00 FT	N/C
23	Landscape Open Space (LOS) (Sq Ft and %)	60,554 SF / 55%	86,270 SF / 78.35%	N/C
24	Perimeter LOS (Sq Ft and %)	N/A	N/A	N/A
25	Front Yard LOS (Sq Ft and %)	5,671 SF / 45%	6,407 SF / 50.84%	N/C
26	*** Native Plant Species %	*Please refer to TOPB Landscape Legend.*		

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

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

**** Provide Native plant species info per category as 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

PREVIOUSLY PROPOSED

D-7

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:**	1255 SOUTH OCEAN BLVD		
2	**Zoning District:**	R-AA		
3	**Lot Area (sq. ft.):**	117,101		
4	**Lot Width (W) & Depth (D) (ft.):**	438.94' x 521.13'		
5	**Structure Type:** (Single-Family, Multi-Family, Comm., Other)	SINGLE FAMILY - RESIDENTIAL		
6	**FEMA Flood Zone Designation:**	VE / AE & X (FIRM 12022012099C0591G 12/20/2024)		
7	**Zero Datum for point of meas. (NAVD)**	8.05		
8	**Crown of Road (COR) (NAVD)**	5.26		
9		REQ'D / PERMITTED	EXISTING	PROPOSED
10	Lot Coverage (Sq Ft and %)	29,275 SF / 25%	7,384 SF / 6.3%	8,125 SF / 6.9%
11	Enclosed Square Footage (1st & 2nd Fl., Basement, Accs. Structure, etc)		11,923 SF	14,249 SF
12	*Front Yard Setback (Ft.)	E- 35 FT	83.875 FT	N/C
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20	** Max. Fill Added to Site (Ft.)	N/A	N/A	N/A
21	Finished Floor Elev. (FFE)(NAVD)	7.00 FT	7.82	N/C
22	Base Flood Elevation (BFE)(NAVD)	7.00 FT	7.00 FT	N/C
23	Landscape Open Space (LOS) (Sq Ft and %)	60,554 SF / 55%	86,270 SF / 78.35%	N/C
24	Perimeter LOS (Sq Ft and %)	N/A	N/A	N/A
25	Front Yard LOS (Sq Ft and %)	5,671 SF / 45%	6,407 SF / 50.84%	N/C
26	*** Native Plant Species %	*Please refer to TOPB Landscape Legend.*		

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

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

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

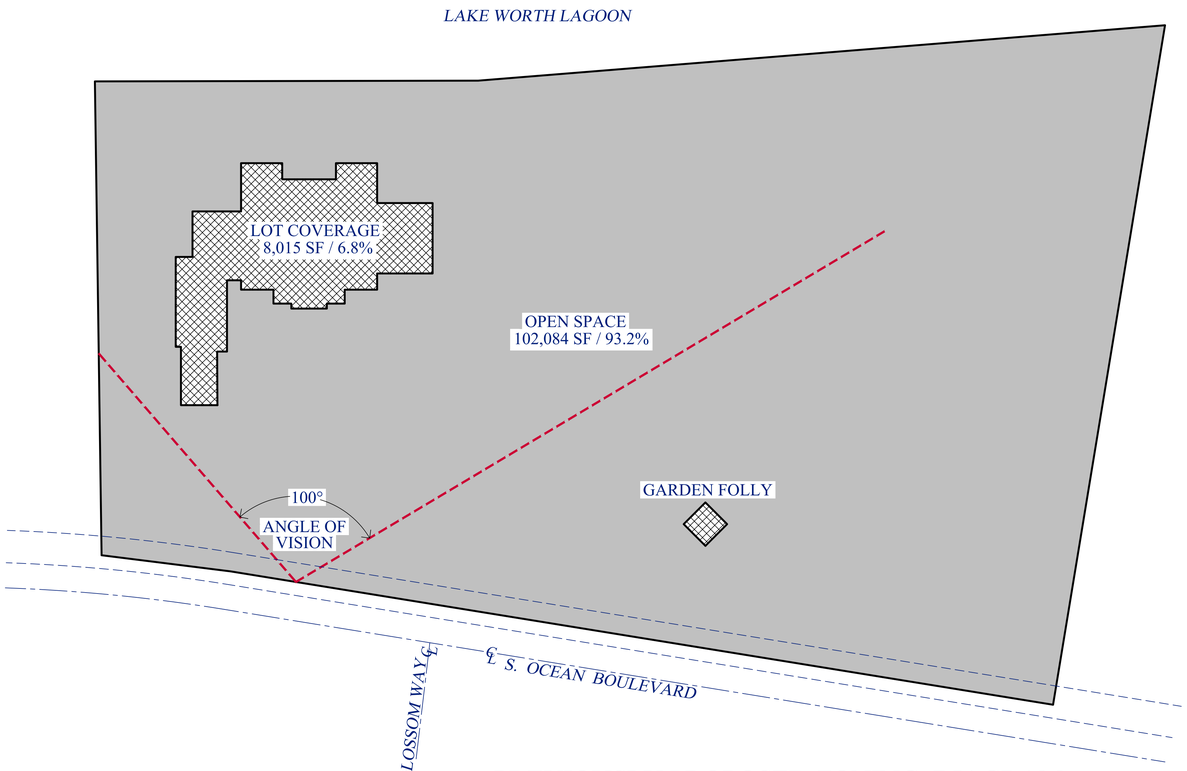
Enter N/A if value is not applicable.

Enter N/C if value is not changing.

REV BF 20230626

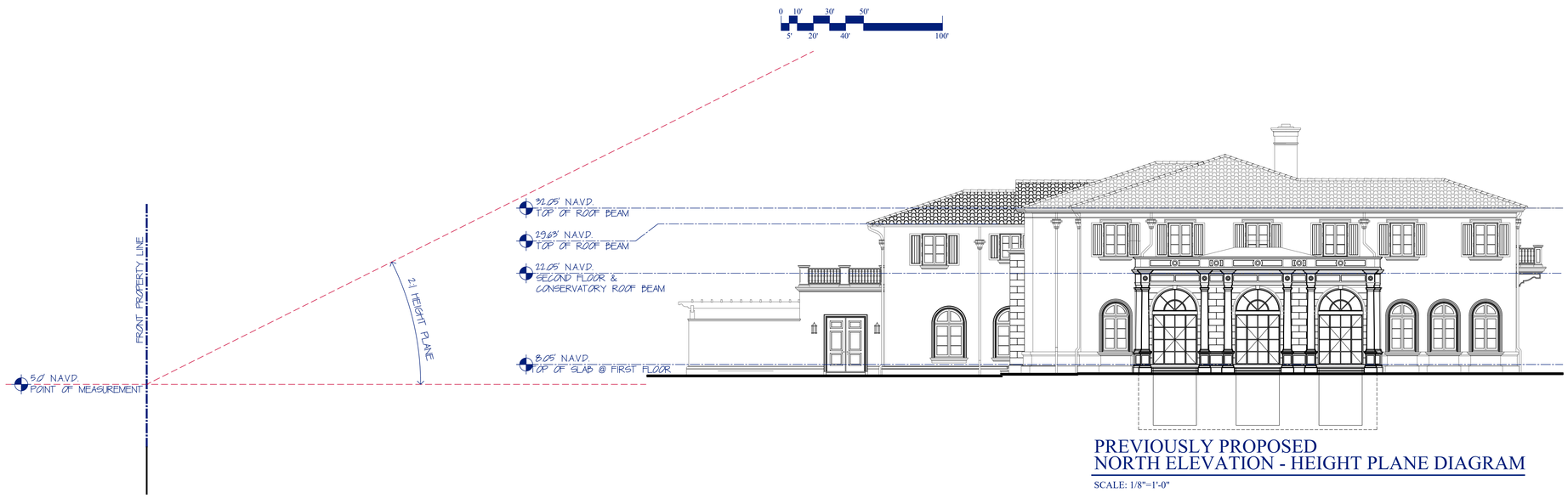
CURRENTLY PROPOSED

D-7



PREVIOUSLY PROPOSED ZONING DIAGRAM

N.T.S.



PREVIOUSLY PROPOSED NORTH ELEVATION - HEIGHT PLANE DIAGRAM

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

0 10' 30' 50'
5' 20' 40'

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

Line #	Zoning Legend			
1	**Property Address:**	1255 SOUTH OCEAN BLVD		
2	**Zoning District:**	R-AA		
3	**Lot Area (sq. ft.):**	117,101		
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5	**Structure Type:** (Single-Family, Multi-Family, Comm., Other)	SINGLE FAMILY - RESIDENTIAL		
6	**FEMA Flood Zone Designation:**	VE / AE & X (FIRM 12022012099C0591G 12/20/2024)		
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25	Front Yard LOS (Sq Ft and %)	5,671 SF / 45%	6,407 SF / 50.84%	N/C
26	*** Native Plant Species %	*Please refer to TOPB Landscape Legend.*		

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

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**** Provide Native plant species info per category as requited by Ord. 001-2023 on separate TOPB Landscape Legend*

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

REV BF 20230626

S·M

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EXTENDED GARDEN LOGGIA
1255 SOUTH OCEAN BOULEVARD
PALM BEACH, FLORIDA

FLORIDA AAC
NO. 001285

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ARCOM APPROVAL B-065-2011 B-030-2012

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ARCOM STAFF APPROV.	2025-09-30
FIRST SUBMITTAL	2025-11-24
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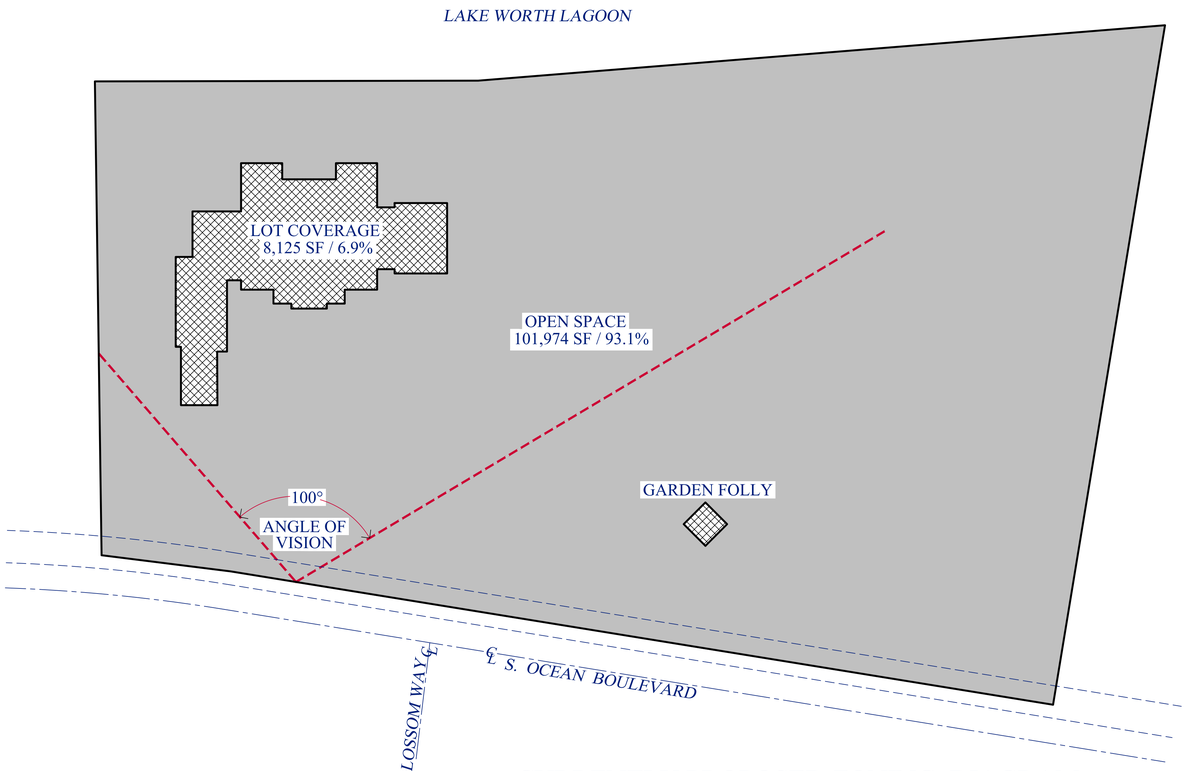
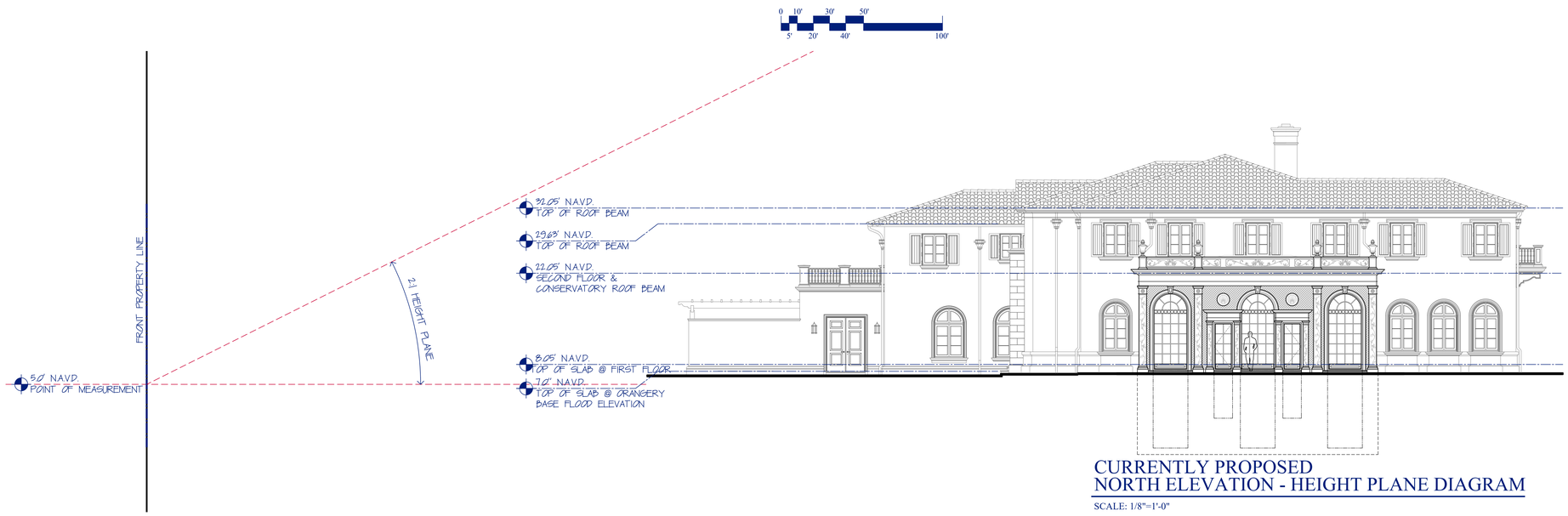


CURRENTLY PROPOSED ZONING DIAGRAM

N.T.S.



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26	*** Native Plant Species %	*Please refer to TOPB Landscape Legend.*		

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**** Provide Native plant species info per category as requited by [Ord. 001-2023] on separate TOPB Landscape Legend*

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

REV BF 20230626

S·M

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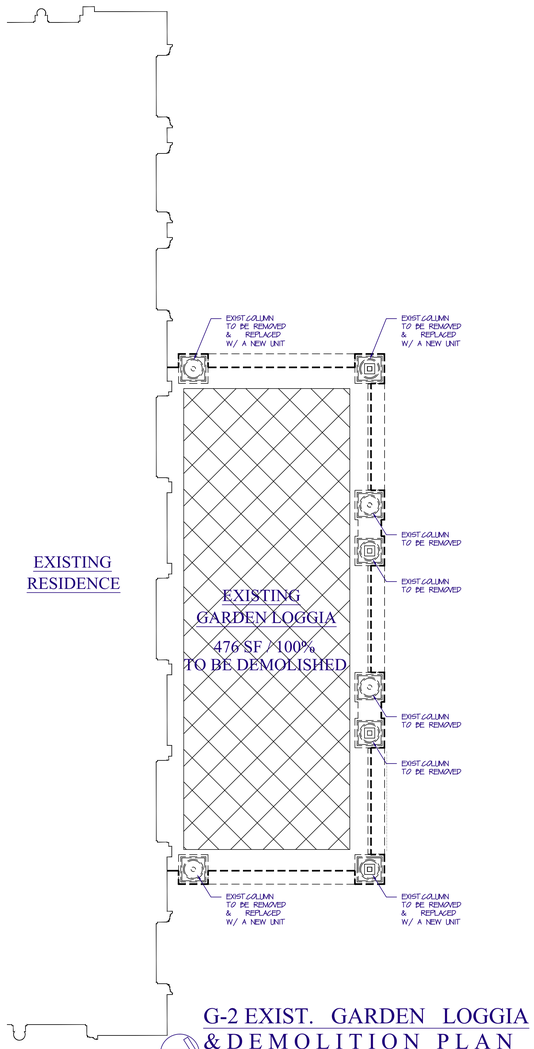
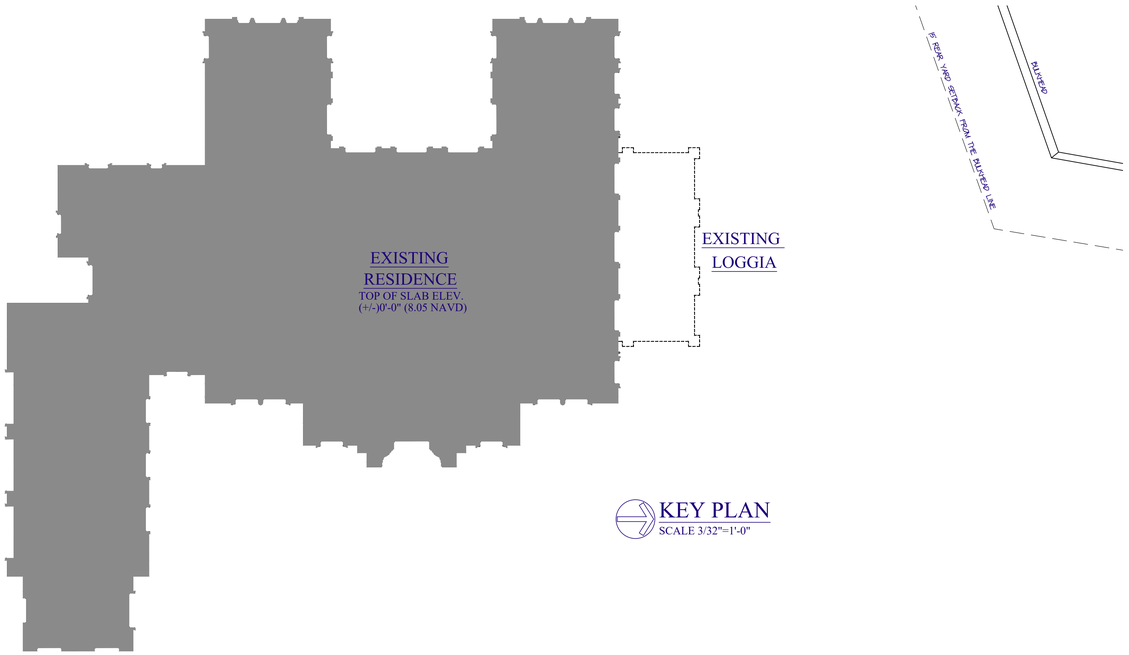


G-2 EXIST. GARDEN LOGGIA & DEMOLITION PLAN
SCALE 1/4"=1'-0"



KEY PLAN
SCALE 3/32"=1'-0"

S·M

EXTENDED GARDEN LOGGIA
1255 SOUTH OCEAN BOULEVARD
PALM BEACH, FLORIDA

SMITH AND MOORE ARCHITECTS, INC.
• 1500 SOUTH OLIVE AVENUE WEST PALM BEACH, FLORIDA 33401 • TEL (561) 835-1888 FAX (561) 832-7015 •

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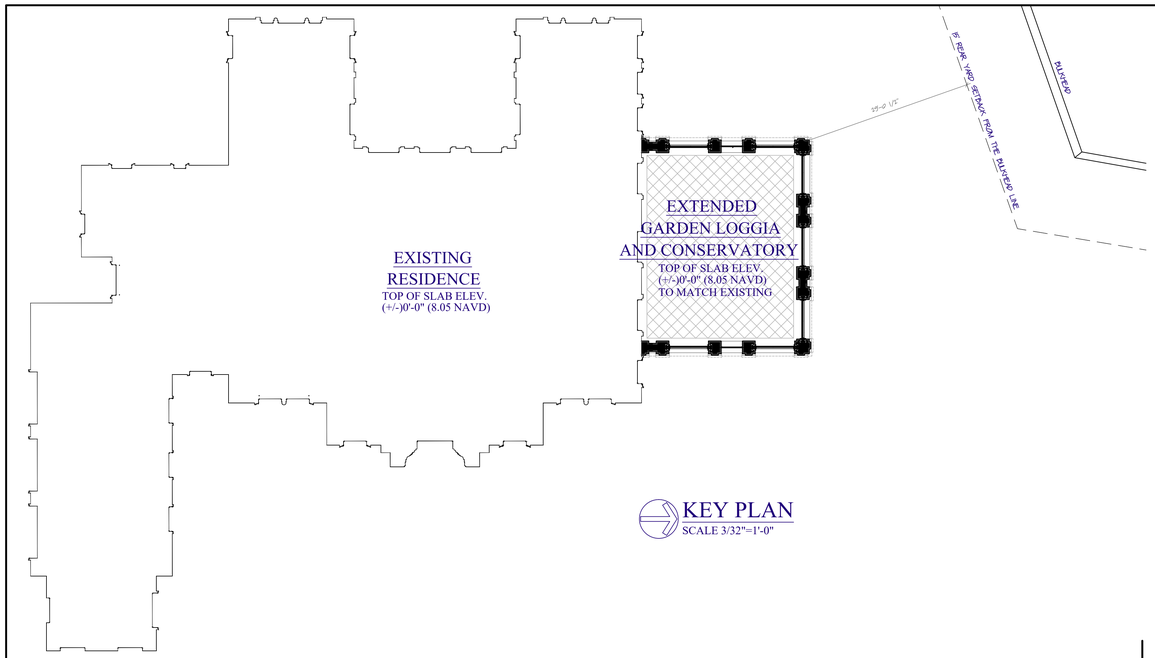
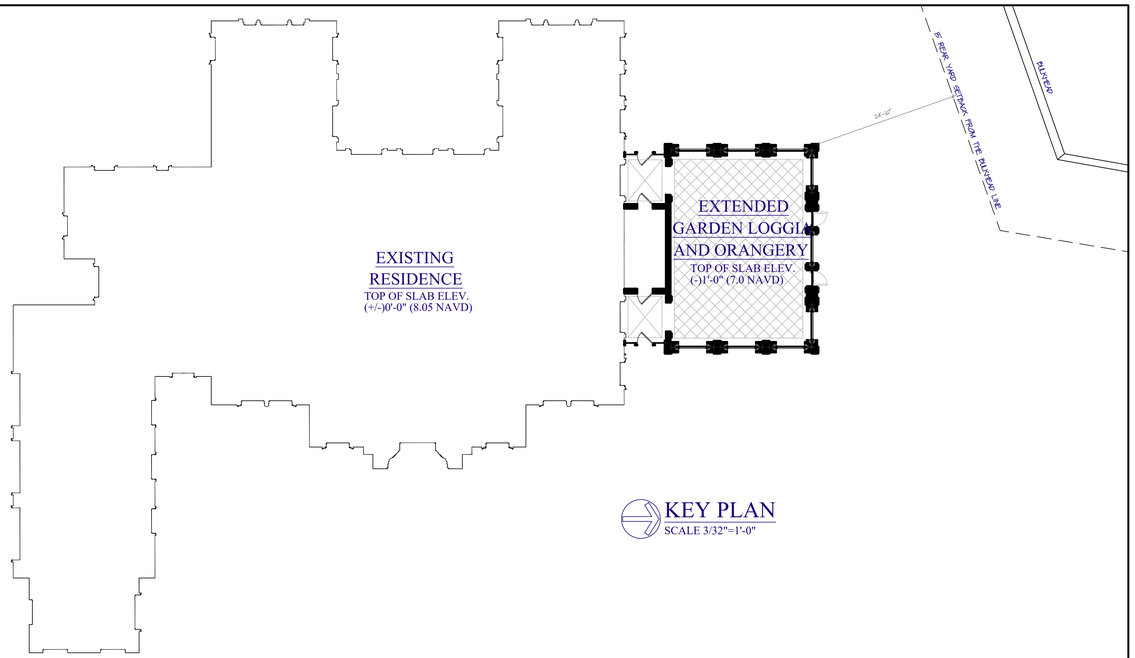
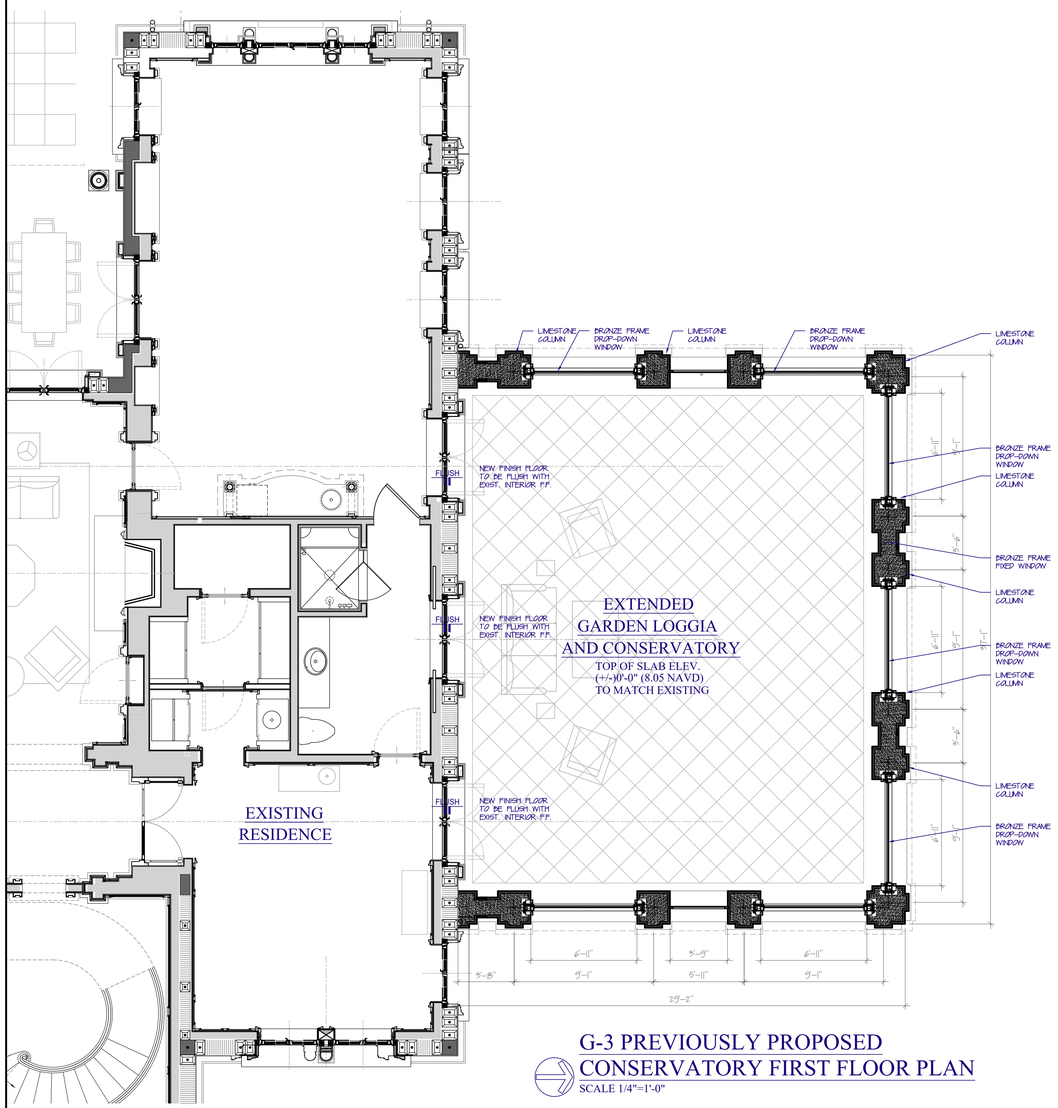
SHEET:
G-2



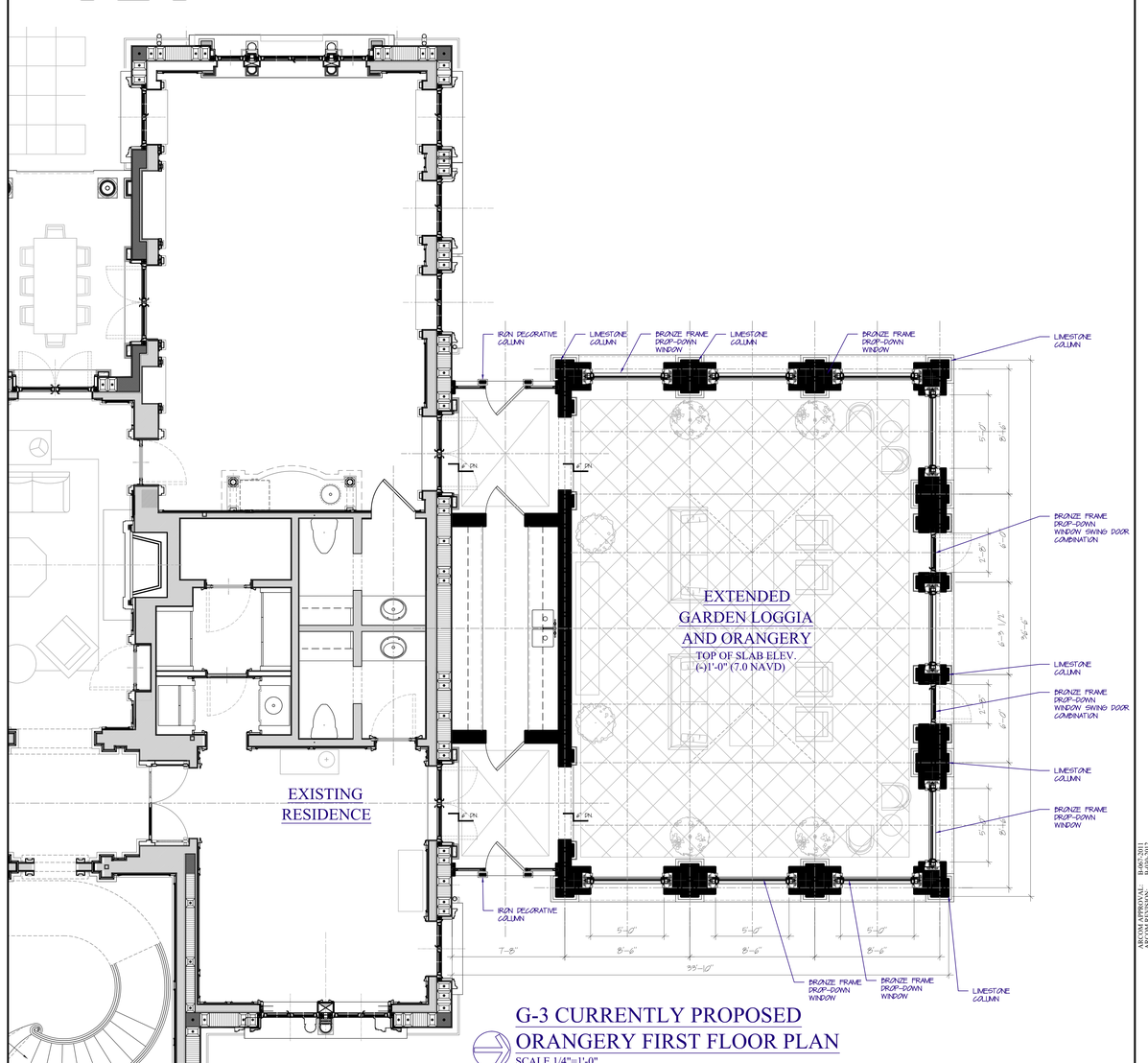
KEY PLAN
SCALE 3/32"=1'-0"



KEY PLAN
SCALE 3/32"=1'-0"



G-3 PREVIOUSLY PROPOSED
CONSERVATORY FIRST FLOOR PLAN
SCALE 1/4"=1'-0"



G-3 CURRENTLY PROPOSED
ORANGERY FIRST FLOOR PLAN
SCALE 1/4"=1'-0"

S·M

EXTENDED GARDEN LOGGIA
1255 SOUTH OCEAN BOULEVARD
PALM BEACH, FLORIDA

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FLORIDA AAC

NO. 001285

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JONATHAN C. MOORE
REGISTERED ARCHITECT 13541

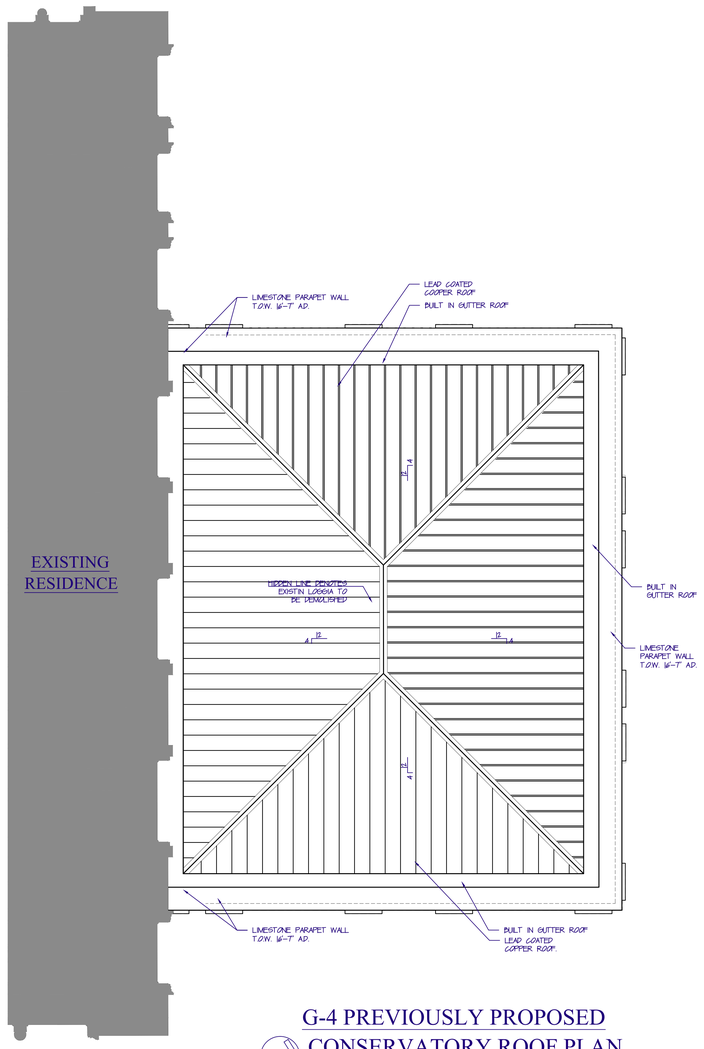
PETER G. PAPADOPOULOS
REGISTERED ARCHITECT 92952

DANIEL KAHAN
REGISTERED ARCHITECT 94757

ARCOM APPROVAL: B-067-2011
ARCOM REVISION: B-030-2012

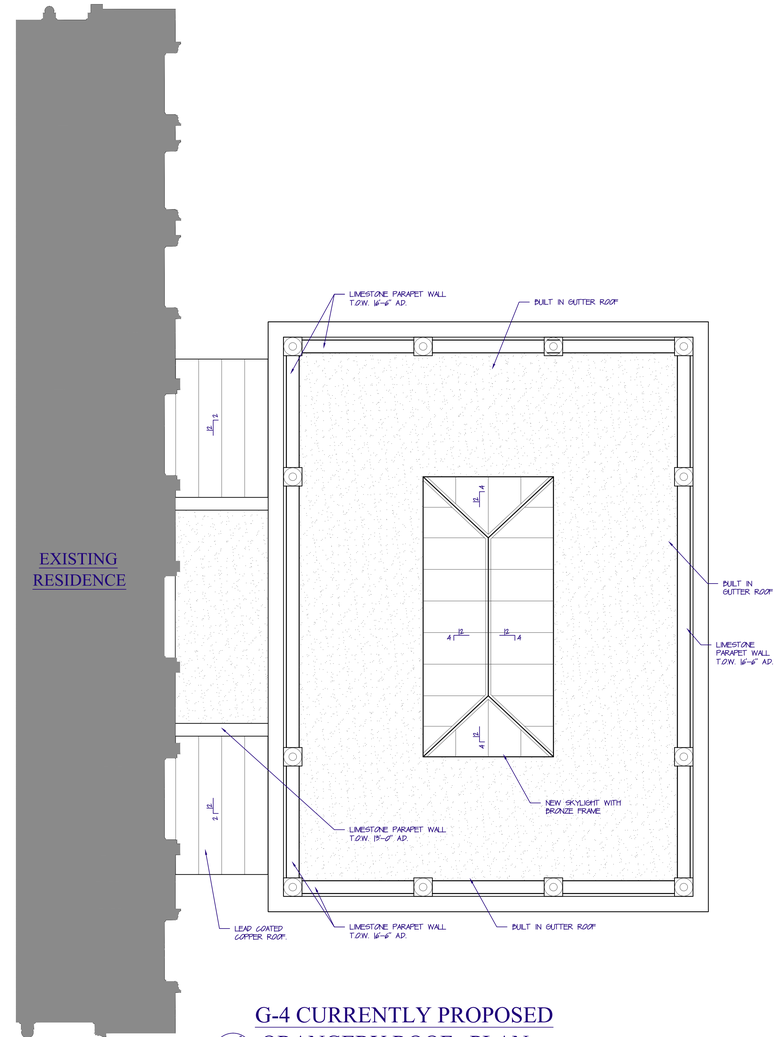
PRELIMINARY	2025-04-28
ARCOM STAFF APPROV.	2025-09-30
FIRST SUBMITTAL	2025-11-24
ARCOM SECOND SUBMITTAL	2025-12-15
ARCOM FINAL SUBMITTAL	2025-12-30
ARCOM FINAL RESUBMITTAL	2025-03-09

NO: 11025
DWG. BY: DK-OC
SHEET:
G-3



G-4 PREVIOUSLY PROPOSED CONSERVATORY ROOF PLAN

SCALE 1/4"=1'-0"



G-4 CURRENTLY PROPOSED ORANGERY ROOF PLAN

SCALE 1/4"=1'-0"

S·M

EXTENDED GARDEN LOGGIA
1255 SOUTH OCEAN BOULEVARD
PALM BEACH, FLORIDA

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REGISTERED ARCHITECT 92952

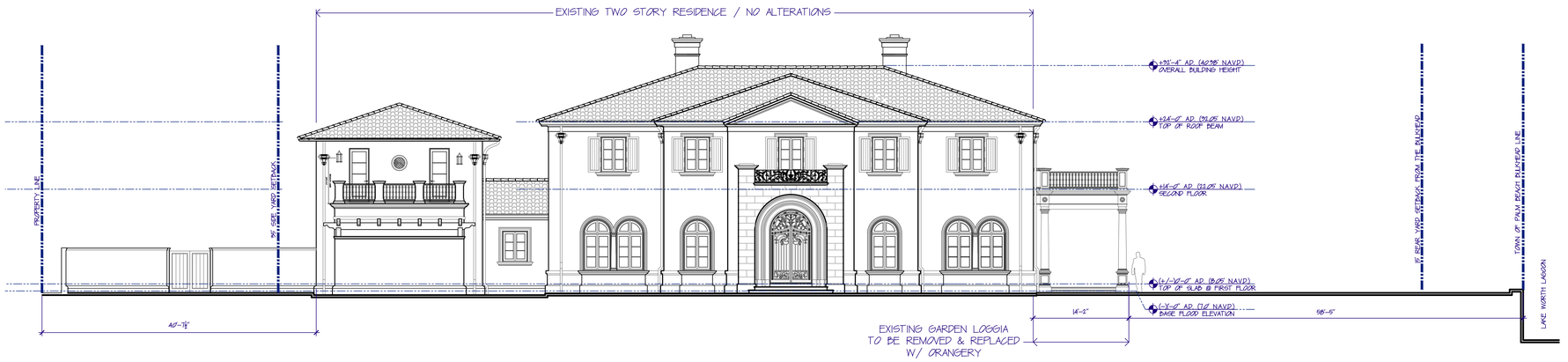
DANIEL KAHAN
REGISTERED ARCHITECT 94757

ARCOM APPROVAL: B-067-2011
ARCOM REVISION: B-030-2012

PRELIMINARY	2025-04-28
ARCOM STAFF APPRVL	2025-09-30
FIRST SUBMITTAL	2025-11-24
ARCOM SECOND SUBMITTAL	2025-12-15
ARCOM FINAL SUBMITTAL	2025-12-30
ARCOM FINAL RESUBMITTAL	2025-03-09

NO: 11025
DWG. BY: DK-OC
SHEET:

G-4



EXISTING GARDEN LOGGIA
EAST ELEVATION

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

0 10' 30' 50'
5' 20' 40'

S·M

EXTENDED GARDEN LOGGIA
1255 SOUTH OCEAN BOULEVARD
PALM BEACH, FLORIDA

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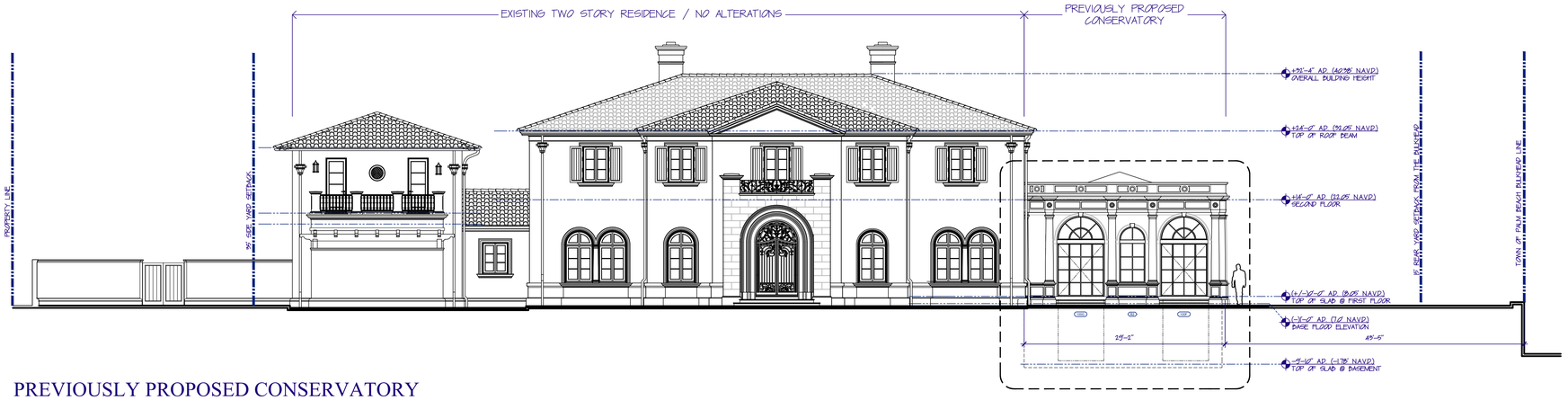
DANIEL KAHAN
REGISTERED ARCHITECT 94757

ARCOM APPROVAL: 8-667-2011
ARCOM REVISION: 8-630-2012

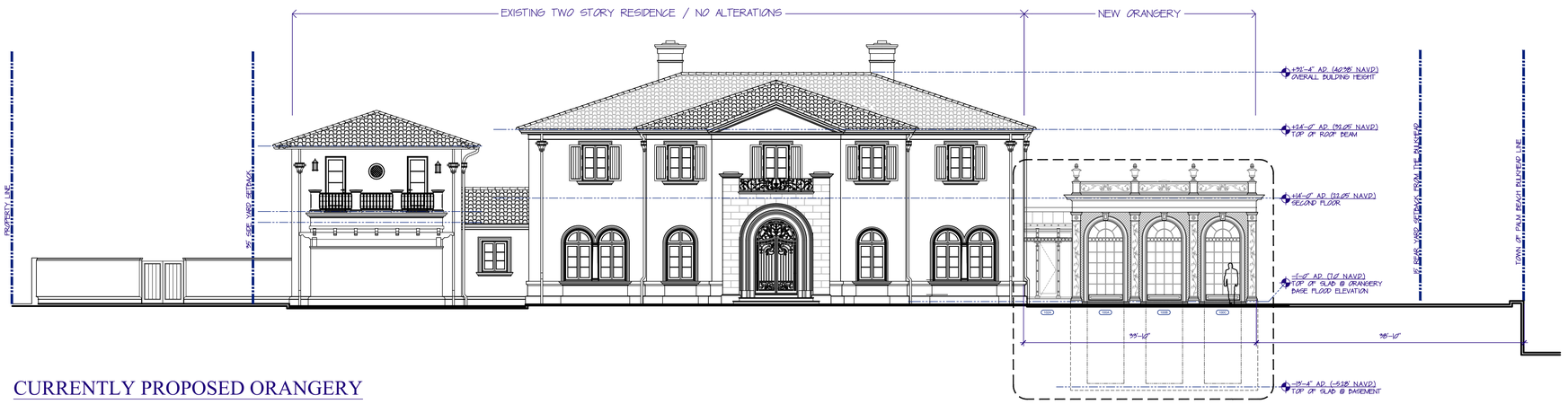
PRELIMINARY	2025-04-28
ARCOM FIRST SUBMITTAL	2025-11-24
ARCOM SECOND SUBMITTAL	2025-12-15
ARCOM FINAL SUBMITTAL	2025-12-30
ARCOM FINAL RESUBMITTAL	2025-03-09

NO: 11025
DWG. BY: DK-OC
SHEET:

G-5.1

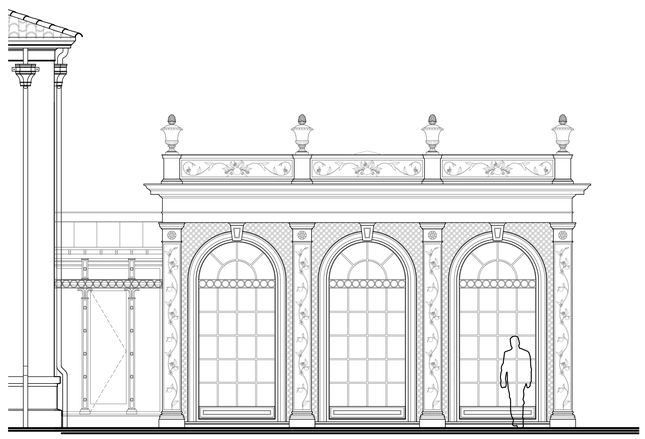


PREVIOUSLY PROPOSED CONSERVATORY
EAST ELEVATION
SCALE: 1/8" = 1'-0"



CURRENTLY PROPOSED ORANGERY
EAST ELEVATION
SCALE: 1/8" = 1'-0"

0 10' 30' 50'
5' 20' 40'



CURRENTLY PROPOSED ORANGERY
PARTIAL EAST ELEVATION
SCALE: 1/4" = 1'-0"

S·M

EXTENDED GARDEN LOGGIA
1255 SOUTH OCEAN BOULEVARD
PALM BEACH, FLORIDA

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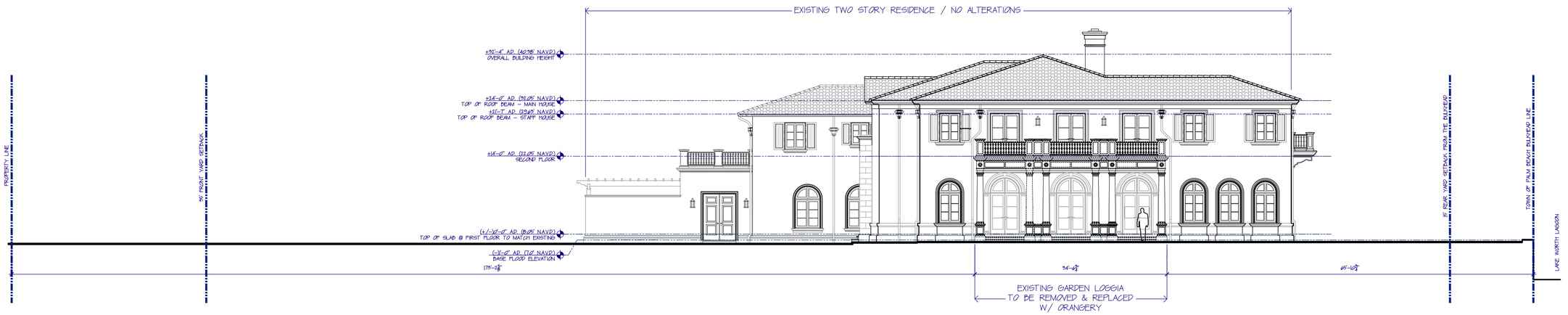
DANIEL KAHAN
REGISTERED ARCHITECT 94757

ARCOM APPROVAL: B-067-2011
ARCOM REVISION: B-030-2012

PRELIMINARY	2025-04-28
ARCOM FIRST SUBMITTAL	2025-11-24
ARCOM SECOND SUBMITTAL	2025-12-15
ARCOM FINAL SUBMITTAL	2025-12-30
ARCOM FINAL RESUBMITTAL	2025-03-09

NO: 11025
DWG. BY: DK-OC
SHEET:
G-5.11



EXISTING GARDEN LOGGIA
LAKE (NORTH) ELEVATION

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

0 5' 10' 20' 30' 40' 50'

EXTENDED GARDEN LOGGIA
1255 SOUTH OCEAN BOULEVARD
PALM BEACH, FLORIDA

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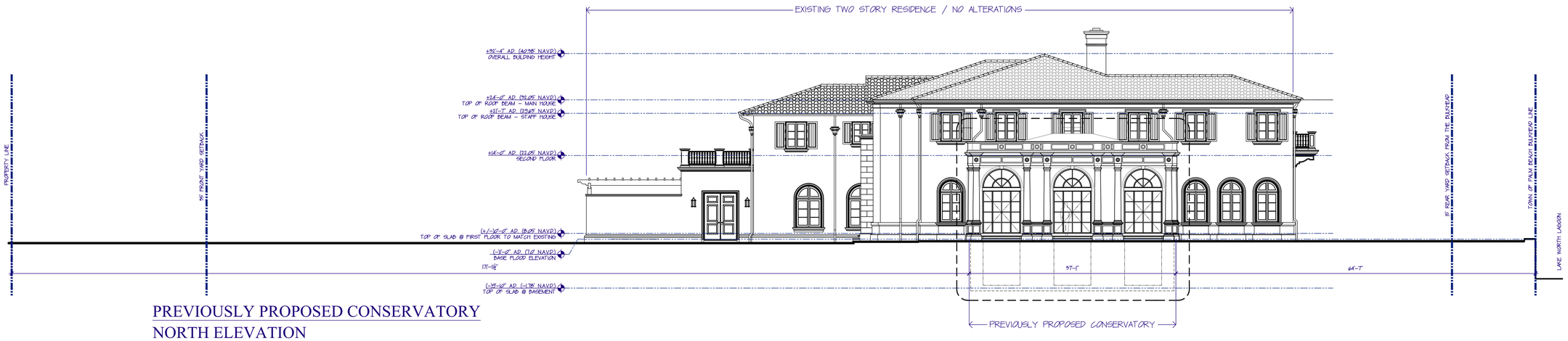
DANIEL KAHAN
REGISTERED ARCHITECT 94757

ARCOM APPROVAL
BLACK-2011
ARCOM-25-0000

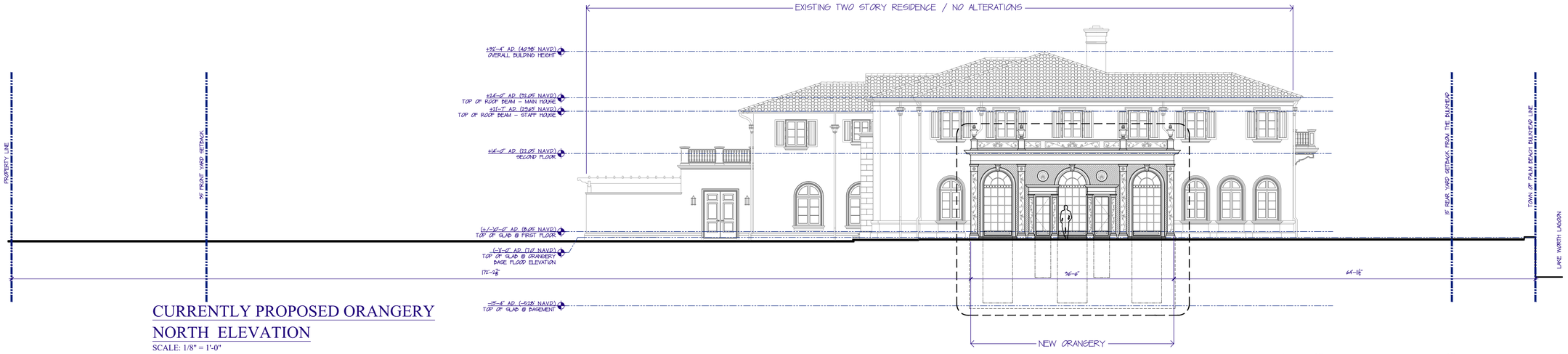
PRELIMINARY	2025-04-28
ARCOM FIRST SUBMITTAL	2025-11-24
ARCOM SECOND SUBMITTAL	2025-12-15
ARCOM FINAL SUBMITTAL	2025-12-30
ARCOM FINAL RESUBMITTAL	2025-03-09

NO: 11025
DWG. BY: DK-OC
SHEET:
G-5.2



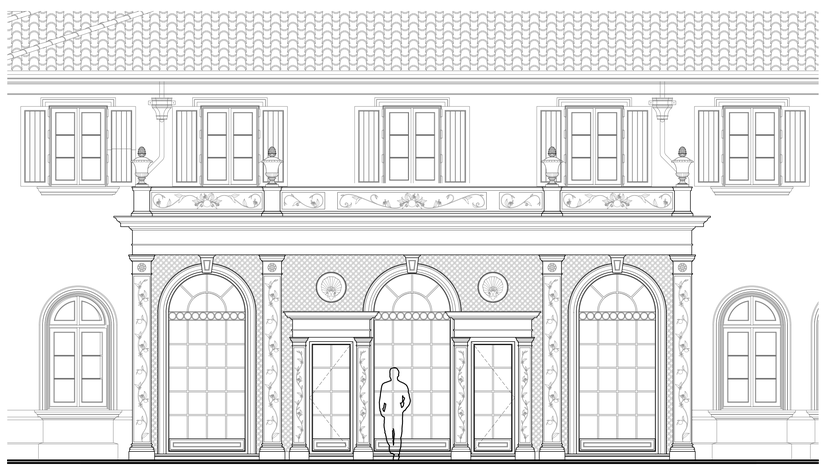
PREVIOUSLY PROPOSED CONSERVATORY NORTH ELEVATION

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



CURRENTLY PROPOSED ORANGERY NORTH ELEVATION

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



CURRENTLY PROPOSED ORANGERY PARTIAL NORTH ELEVATION

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

0 5' 10' 20' 30' 40' 50'

S·M

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1255 SOUTH OCEAN BOULEVARD
EXTENDED GARDEN LOGGIA
PALM BEACH, FLORIDA

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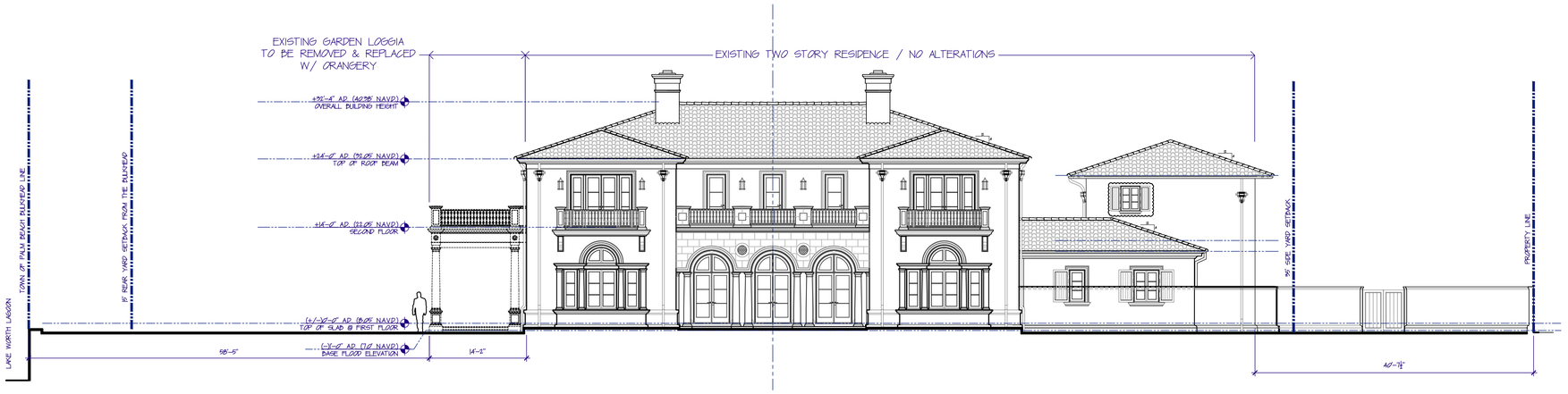
PETER G. PAPADOPOULOS
REGISTERED ARCHITECT 92952

DANIEL KAHAN
REGISTERED ARCHITECT 94757

ARCOM APPROVAL B-045-2011 R-2015-1016	PRELIMINARY	2025-04-25
	ARCOM FIRST SUBMITTAL	2025-11-24
	ARCOM SECOND SUBMITTAL	2025-12-15
	ARCOM FINAL SUBMITTAL	2025-12-30
	ARCOM FINAL RESUBMITTAL	2025-03-09

NO: 11025
DWG. BY: DK-OC
SHEET:

G-5.21



EXISTING GARDEN LOGGIA
LAKE (WEST) ELEVATION

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

0 5' 10' 20' 30' 40' 50'

S·M

EXTENDED GARDEN LOGGIA
1255 SOUTH OCEAN BOULEVARD
PALM BEACH, FLORIDA

SMITH AND MOORE ARCHITECTS, INC.
• 1500 SOUTH OLIVE AVENUE WEST PALM BEACH, FLORIDA 33401 • TEL (561) 835-1888 FAX (561) 832-7015 •

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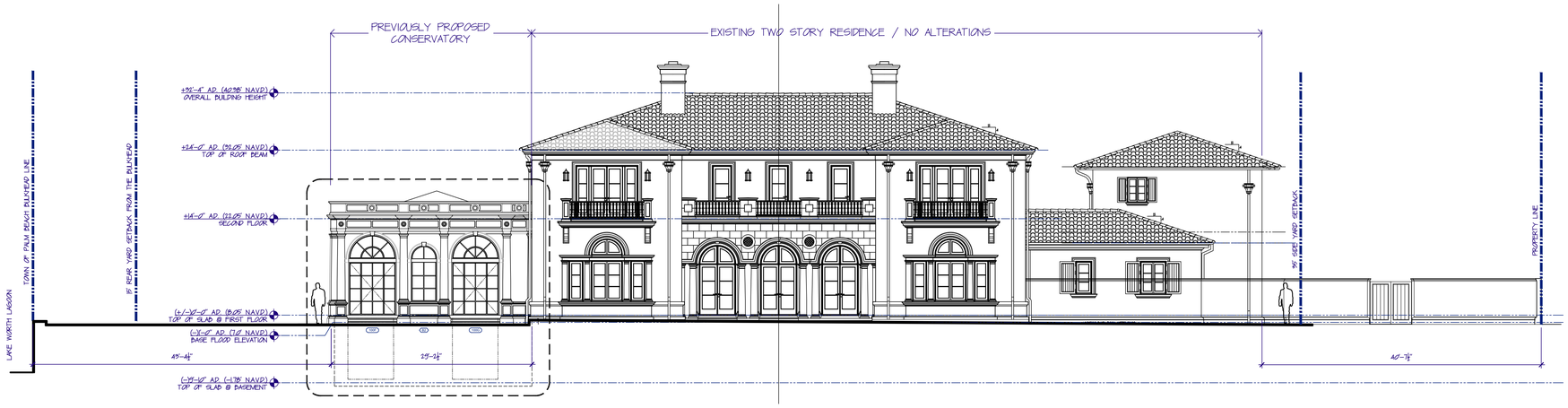
REGISTERED ARCHITECT 92952

DANIEL KAHAN
REGISTERED ARCHITECT 94757

ARCOM APPROVAL: 19-DCI-2011
ARCOM REVISION: 19-00-2012

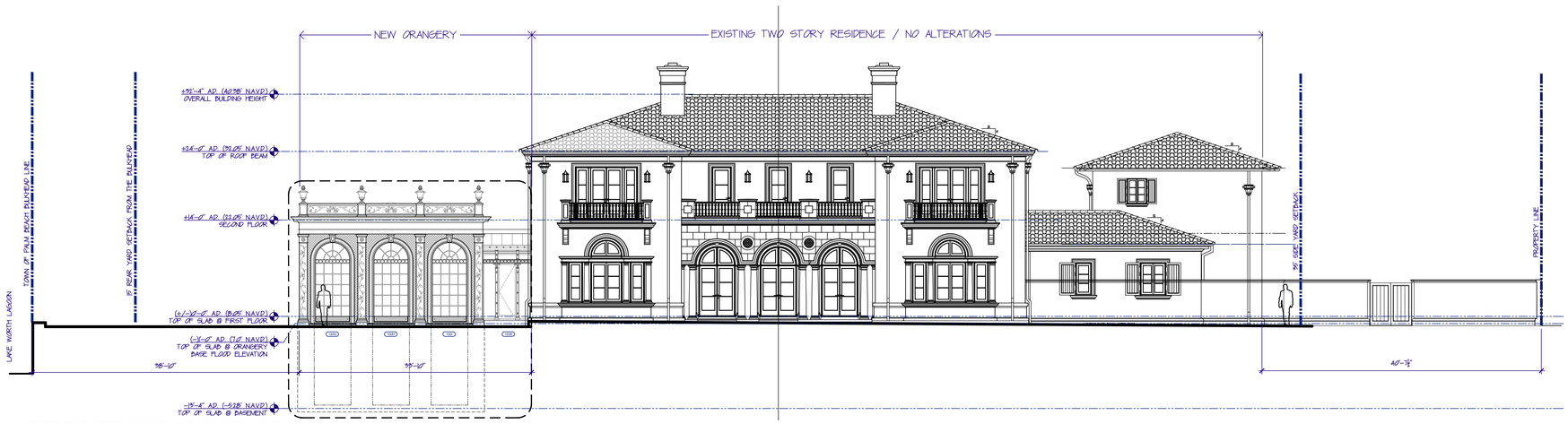
PRELIMINARY	2025-04-28
ARCOM FIRST SUBMITTAL	2025-11-24
ARCOM SECOND SUBMITTAL	2025-12-15
ARCOM FINAL SUBMITTAL	2025-12-30
ARCOM FINAL RESUBMITTAL	2025-03-09

NO: 11025
DWG. BY: DK-OC
SHEET:
G-5.3



PREVIOUSLY PROPOSED CONSERVATORY WEST ELEVATION

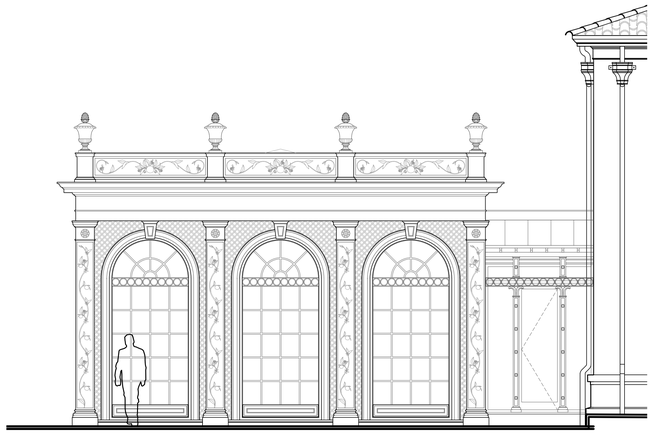
SCALE: 1/8" = 1'-0"



CURRENTLY PROPOSED ORANGERY WEST ELEVATION

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





CURRENTLY PROPOSED ORANGERY PARTIAL WEST ELEVATION

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

S·M

EXTENDED GARDEN LOGGIA
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PALM BEACH, FLORIDA

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FLORIDA AAC

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ARCOM APPROVAL: B-067-2011
ARCOM REVISION: B-030-2012

PRELIMINARY	2025-04-28
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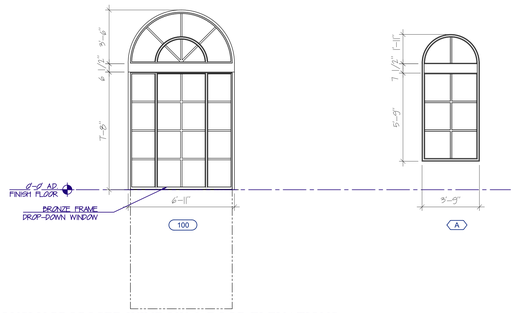
ARCOM SECOND SUBMITTAL	2025-12-15
ARCOM FINAL SUBMITTAL	2025-12-30
ARCOM FINAL RESUBMITTAL	2025-03-09

NO: 11025
DWG. BY: DK-OC
SHEET:
G-5.31



PREVIOUSLY PROPOSED WINDOW & DOOR ELEVATIONS

NO WINDOW & DOORS ON EXISTING LOGGIA

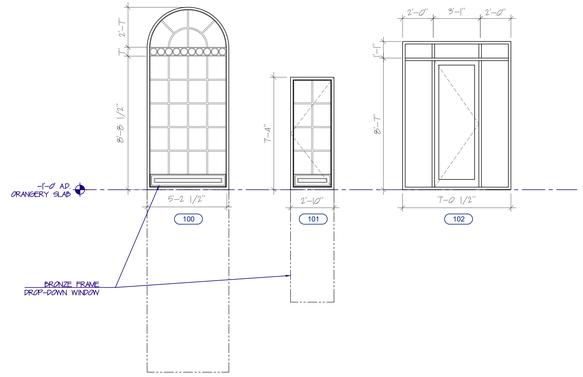
100X — EXTERIOR DOOR SCHEDULE - PREVIOUSLY PROPOSED

MARK	SIZE W x H	DESCRIPTION	FRAME	THRESH.	DOOR TYPE	REMARKS	WIND PRESSURE	
100A	83 1/2" x 92"	BRONZE/GLASS IMPACT RATED FRENCH DOOR	BRONZE	BRONZE	GUILLOTINE	83 1/2" x R41 @25° ARCHED TRANSOM	(+)44.83	(-)55.24
100B	83 1/2" x 92"	BRONZE/GLASS IMPACT RATED FRENCH DOOR	BRONZE	BRONZE	GUILLOTINE	83 1/2" x R41 @25° ARCHED TRANSOM	(+)44.83	(-)55.24
100C	83 1/2" x 92"	BRONZE/GLASS IMPACT RATED FRENCH DOOR	BRONZE	BRONZE	GUILLOTINE	83 1/2" x R41 @25° ARCHED TRANSOM	(+)44.83	(-)55.24
100D	83 1/2" x 92"	BRONZE/GLASS IMPACT RATED FRENCH DOOR	BRONZE	BRONZE	GUILLOTINE	83 1/2" x R41 @25° ARCHED TRANSOM	(+)44.83	(-)55.24
100E	83 1/2" x 92"	BRONZE/GLASS IMPACT RATED FRENCH DOOR	BRONZE	BRONZE	GUILLOTINE	83 1/2" x R41 @25° ARCHED TRANSOM	(+)44.83	(-)55.24
100F	83 1/2" x 92"	BRONZE/GLASS IMPACT RATED FRENCH DOOR	BRONZE	BRONZE	GUILLOTINE	83 1/2" x R41 @25° ARCHED TRANSOM	(+)44.83	(-)55.24
100G	83 1/2" x 92"	BRONZE/GLASS IMPACT RATED FRENCH DOOR	BRONZE	BRONZE	GUILLOTINE	83 1/2" x R41 @25° ARCHED TRANSOM	(+)44.83	(-)55.24

X — WINDOW SCHEDULE

MARK	SIZE W x H	TYPE	REMARKS	WIND PRESSURES	
A1	44 3/4" x 120"	BRONZE/GLASS IMPACT RATED FIXED WINDOW	ARCHED WINDOW	(+)45.92	(-)61.62
A2	44 3/4" x 120"	BRONZE/GLASS IMPACT RATED FIXED WINDOW	ARCHED WINDOW	(+)45.92	(-)61.62

MANUFACTURER: CORNERSTONE COMPANIES – BROWARD GROUP 418 25th Street, West Palm Beach, FL 33407 / PH: 561-777-0474



PROPOSED WINDOW & DOOR ELEVATIONS

NO WINDOW & DOORS ON EXISTING LOGGIA

100X — EXTERIOR DOOR SCHEDULE - CURRENTLY PROPOSED

MARK	SIZE W x H	DESCRIPTION	FRAME	THRESH.	DOOR TYPE	REMARKS	WIND PRESSURE	
100A	5'-4" x 9'-4"	BRONZE/GLASS IMPACT RATED FRENCH DOOR	BRONZE	BRONZE	GUILLOTINE	5'-4" x R2-8" ARCHED TRANSOM	(+)44.83	(-)55.24
100B	5'-4" x 9'-4"	BRONZE/GLASS IMPACT RATED FRENCH DOOR	BRONZE	BRONZE	GUILLOTINE	5'-4" x R2-8" ARCHED TRANSOM	(+)44.83	(-)55.24
100C	5'-4" x 9'-4"	BRONZE/GLASS IMPACT RATED FRENCH DOOR	BRONZE	BRONZE	GUILLOTINE	5'-4" x R2-8" ARCHED TRANSOM	(+)44.83	(-)55.24
100D	5'-4" x 9'-4"	BRONZE/GLASS IMPACT RATED FRENCH DOOR	BRONZE	BRONZE	GUILLOTINE	5'-4" x R2-8" ARCHED TRANSOM	(+)44.83	(-)55.24
100E	5'-4" x 9'-4"	BRONZE/GLASS IMPACT RATED FRENCH DOOR	BRONZE	BRONZE	GUILLOTINE	5'-4" x R2-8" ARCHED TRANSOM	(+)44.83	(-)55.24
100F	5'-4" x 9'-4"	BRONZE/GLASS IMPACT RATED FRENCH DOOR	BRONZE	BRONZE	GUILLOTINE	5'-4" x R2-8" ARCHED TRANSOM	(+)44.83	(-)55.24
100G	5'-4" x 9'-4"	BRONZE/GLASS IMPACT RATED FRENCH DOOR	BRONZE	BRONZE	GUILLOTINE	5'-4" x R2-8" ARCHED TRANSOM	(+)44.83	(-)55.24
100H	5'-4" x 9'-4"	BRONZE/GLASS IMPACT RATED FRENCH DOOR	BRONZE	BRONZE	GUILLOTINE	5'-4" x R2-8" ARCHED TRANSOM	(+)44.83	(-)55.24
100I	5'-4" x 9'-4"	BRONZE/GLASS IMPACT RATED FRENCH DOOR	BRONZE	BRONZE	GUILLOTINE	5'-4" x R2-8" ARCHED TRANSOM	(+)44.83	(-)55.24
100A	2'-10" x 7'-4"	BRONZE/GLASS IMPACT RATED FRENCH DOOR	BRONZE	BRONZE	SINGLE		(+)44.83	(-)55.24
100B	2'-10" x 7'-4"	BRONZE/GLASS IMPACT RATED FRENCH DOOR	BRONZE	BRONZE	SINGLE		(+)44.83	(-)55.24
100A	2'-10" x 8'-3"	BRONZE/GLASS IMPACT RATED FRENCH DOOR	BRONZE	BRONZE	CURTAINWALL	7'-1" x 9'-8" OVERALL ASSEMBLY	(+)44.83	(-)55.24
100B	2'-10" x 8'-3"	BRONZE/GLASS IMPACT RATED FRENCH DOOR	BRONZE	BRONZE	CURTAINWALL	7'-1" x 9'-8" OVERALL ASSEMBLY	(+)44.83	(-)55.24

MANUFACTURER: CORNERSTONE COMPANIES – BROWARD GROUP 418 25th Street, West Palm Beach, FL 33407 / PH: 561-777-0474

S·M

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1500 SOUTH OLIVE AVENUE WEST PALM BEACH, FLORIDA 33401 • TEL (561) 835-1888 FAX (561) 832-7015 •

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EXTENDED GARDEN LOGGIA

1255 SOUTH OCEAN BOULEVARD

PALM BEACH, FLORIDA

FLORIDA AAC

NO. 001285

HAROLD J. SMITH
REGISTERED ARCHITECT 8742

JONATHAN C. MOORE
REGISTERED ARCHITECT 13541

PETER G. PAPADOPOULOS
REGISTERED ARCHITECT 92952

DANIEL KAHAN
REGISTERED ARCHITECT 94757

B&W/2011
B&W/2012

AROM APPROVAL:
AROM REVISION:

PRELIMINARY	2025-04-28
ARCOM STAFF APPROV.	2025-09-30
FIRST SUBMITTAL	2025-11-24
ARCOM SECOND SUBMITTAL	2025-12-15
ARCOM FINAL SUBMITTAL	2025-12-30
ARCOM FINAL RESUBMITTAL	2025-03-09

NO: 11025

DWG. BY: DK-OC

SHEET:

WD-1



EXISTING GARDEN LOGGIA
EAST ELEVATION

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

S·M

EXTENDED GARDEN LOGGIA
1255 SOUTH OCEAN BOULEVARD
PALM BEACH, FLORIDA

SMITH AND MOORE ARCHITECTS, INC.
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ARCOM APPROVAL: B-067-2011
ARCOM REVISION: B-030-2012

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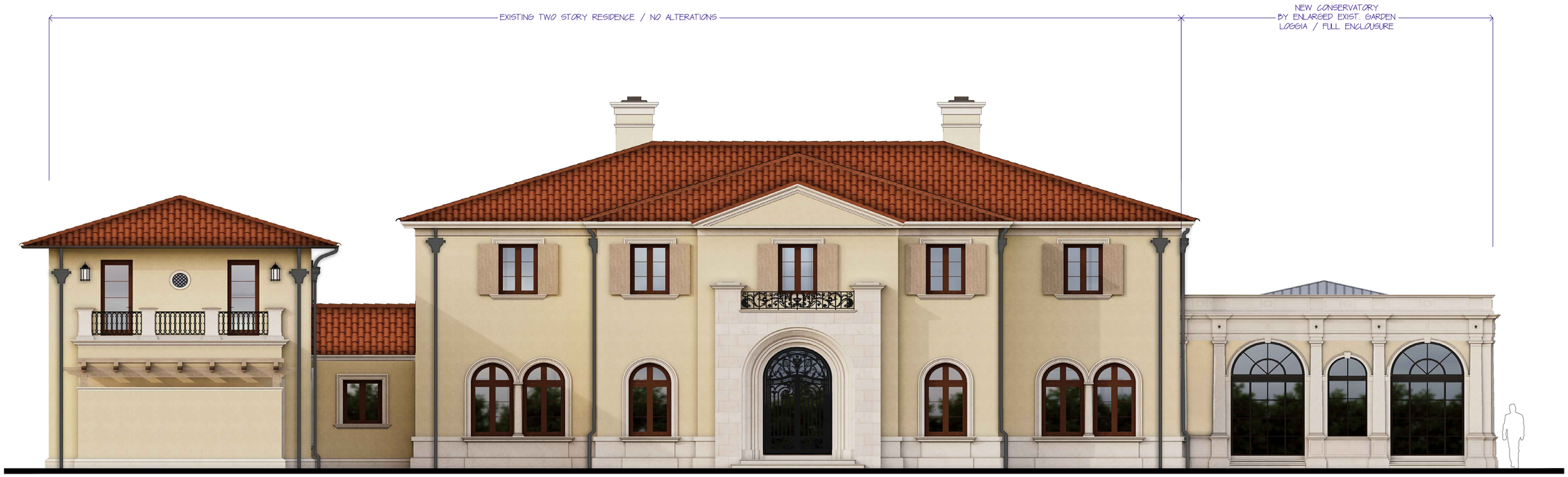
ARCOM FINAL SUBMITTAL	2025-12-30
ARCOM FINAL RESUBMITTAL	2025-03-09

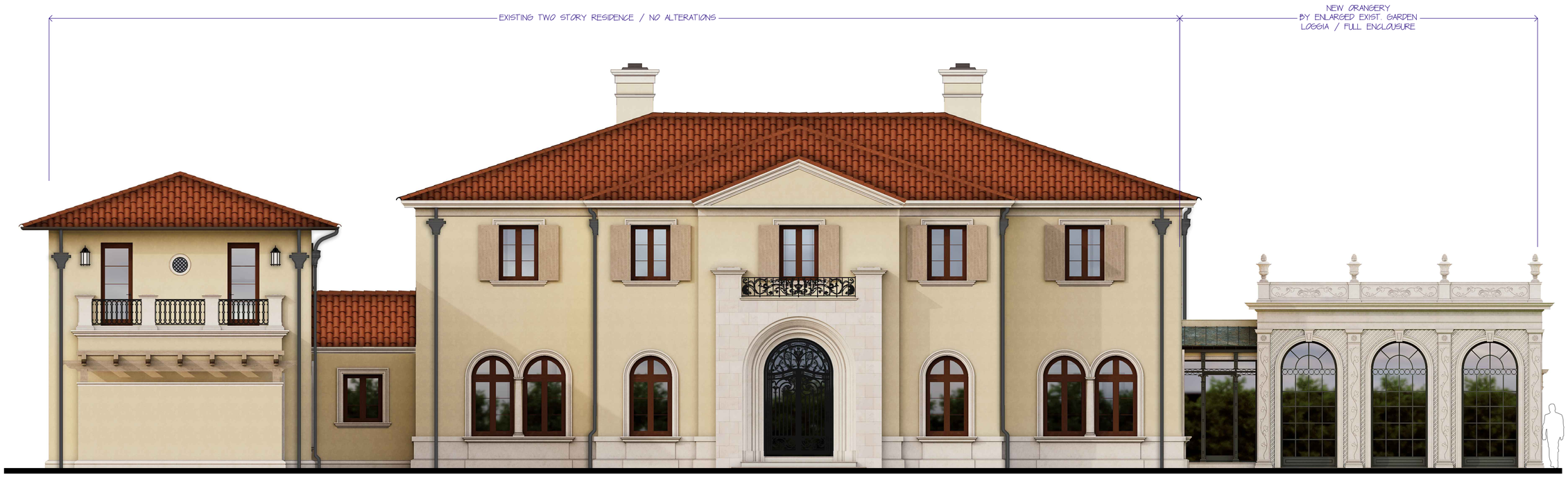
NO: 11025
DWG. BY: DK-OC
SHEET:

G-6.1



CONSERVATORY PREVIOUSLY
PROPOSED (EAST) ELEVATION

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



ORANGERY CURRENTLY
PROPOSED (EAST) ELEVATION

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

S·M

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EXTENDED GARDEN LOGGIA
1255 SOUTH OCEAN BOULEVARD
PALM BEACH, FLORIDA

FLORIDA AAC
NO. 001285

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ARCOM APPROVAL B-067-2011 B-038-2012

ARCOM REVISION:	
PRELIMINARY	2025-04-28
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ARCOM FINAL SUBMITTAL	2025-12-30
ARCOM FINAL RESUBMITTAL	2025-03-09

NO: 11025
DWG. BY: DK-OC
SHEET:

G-6.11



EXISTING GARDEN LOGGIA
LAKE (NORTH) ELEVATION
SCALE: 1/4" = 1'-0"

S·M

EXTENDED GARDEN LOGGIA
1255 SOUTH OCEAN BOULEVARD
PALM BEACH, FLORIDA

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ARCOM APPROVAL: B-067-2011
ARCOM REVISION: B-080-2012

NO: 11025
DWG. BY: DK-OC
SHEET:

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CONSERVATORY PREVIOUSLY
PROPOSED LAKE (NORTH) ELEVATION
SCALE: 1/4" = 1'-0"



ORANGERY CURRENTLY
PROPOSED LAKE (NORTH) ELEVATION
SCALE: 1/4" = 1'-0"

S·M

EXTENDED GARDEN LOGGIA
1255 SOUTH OCEAN BOULEVARD
PALM BEACH, FLORIDA

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ARCOM REVISION: B-038-2012

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DWG. BY: DK-OC
SHEET:

G-6.21



EXISTING GARDEN LOGGIA
LAKE (WEST) ELEVATION
SCALE: 1/4" = 1'-0"

S·M

EXTENDED GARDEN LOGGIA
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PALM BEACH, FLORIDA

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ARCOM REVISION: B-030-2012

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NO: 11025
DWG. BY: DK-OC
SHEET:

G-6.3



CONSERVATORY PREVIOUSLY
PROPOSED LAKE (WEST) ELEVATION
SCALE: 1/4" = 1'-0"



ORANGERY CURRENTLY
PROPOSED LAKE (WEST) ELEVATION
SCALE: 1/4" = 1'-0"

S·M

EXTENDED GARDEN LOGGIA
1255 SOUTH OCEAN BOULEVARD
PALM BEACH, FLORIDA

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ARCOM APPROVAL: B-067-2011
ARCOM REVISION: B-090-2012

NO: 11025
DWG. BY: DK-OC
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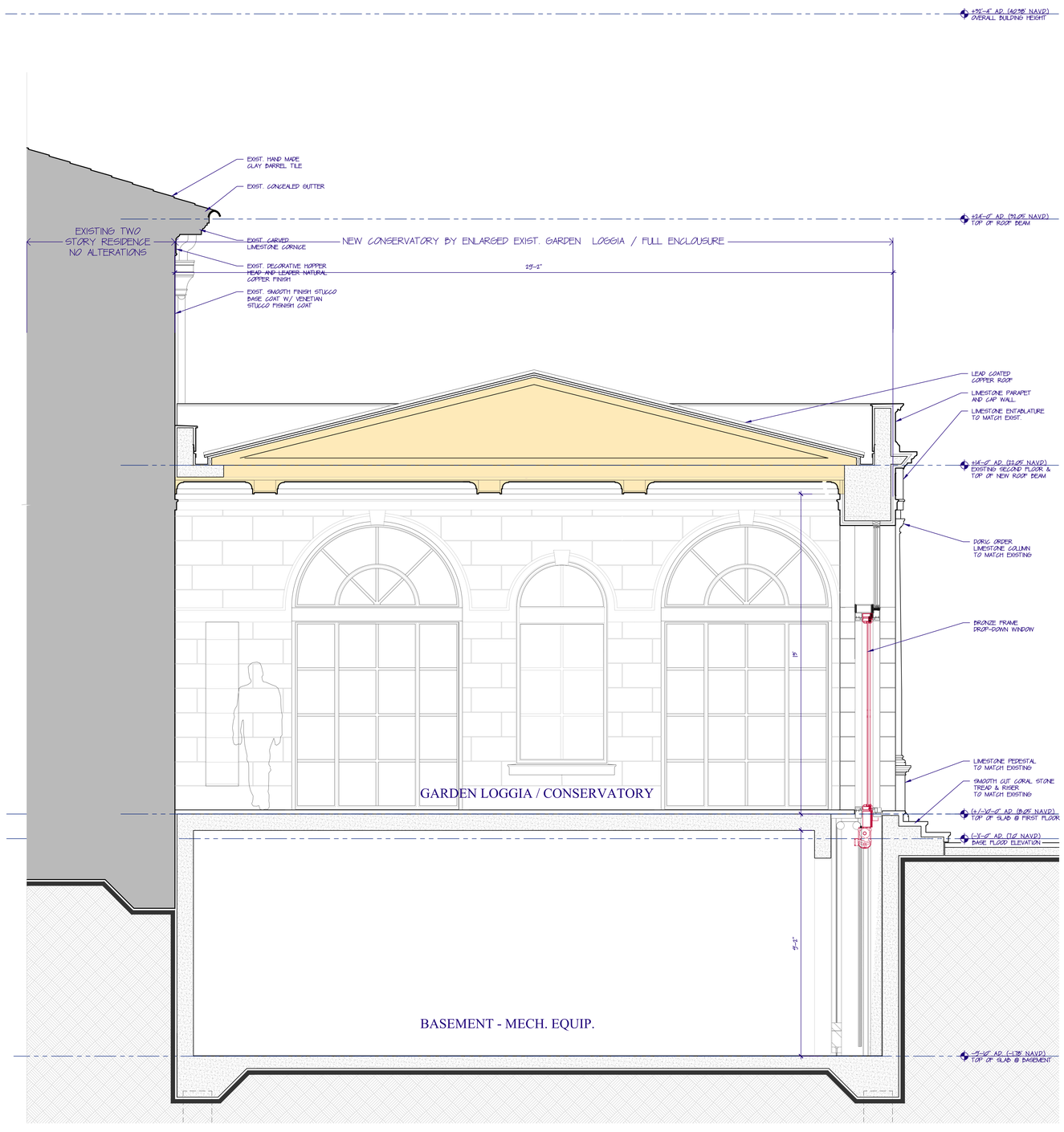

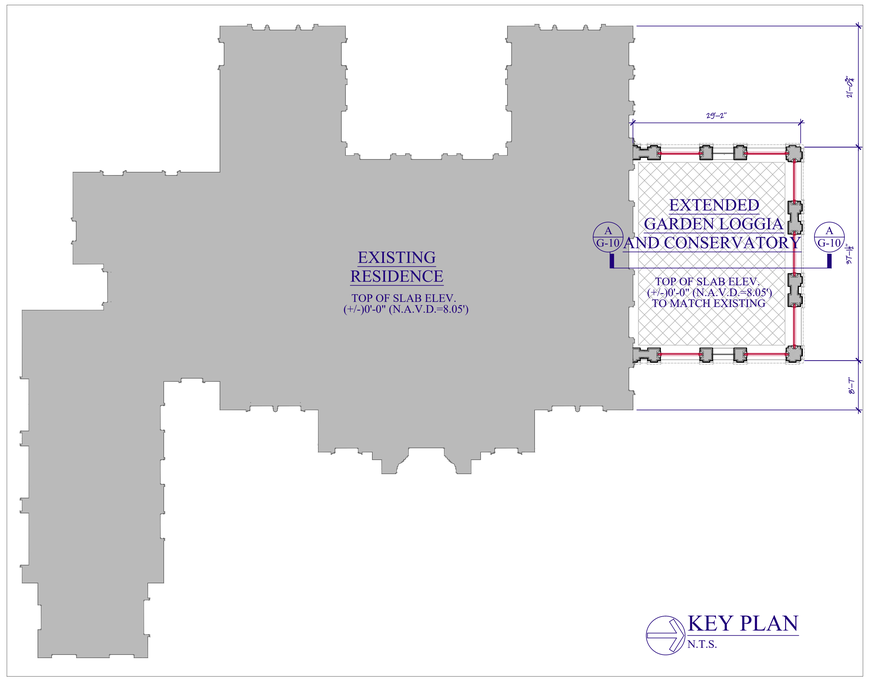

KEY PLAN
N.T.S.

ORANGERY
BUILDING SECTION DIAGRAM: PREVIOUSLY PROPOSED

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

S·M

EXTENDED GARDEN LOGGIA
1255 SOUTH OCEAN BOULEVARD
PALM BEACH, FLORIDA

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ARCOM APPROVAL: B-067-2011
ARCOM REVISION: B-030-2012

PRELIMINARY	2025-04-28
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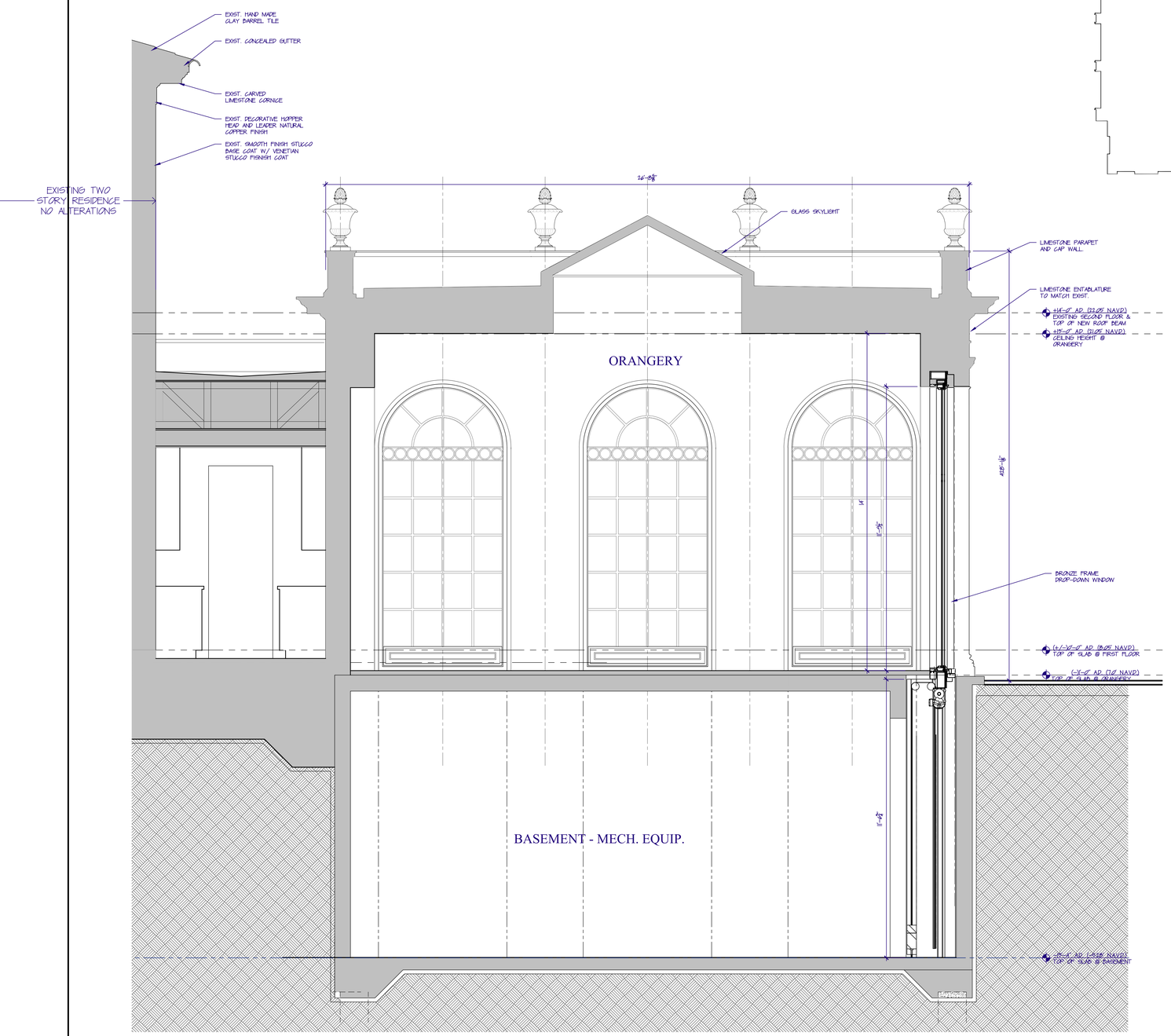
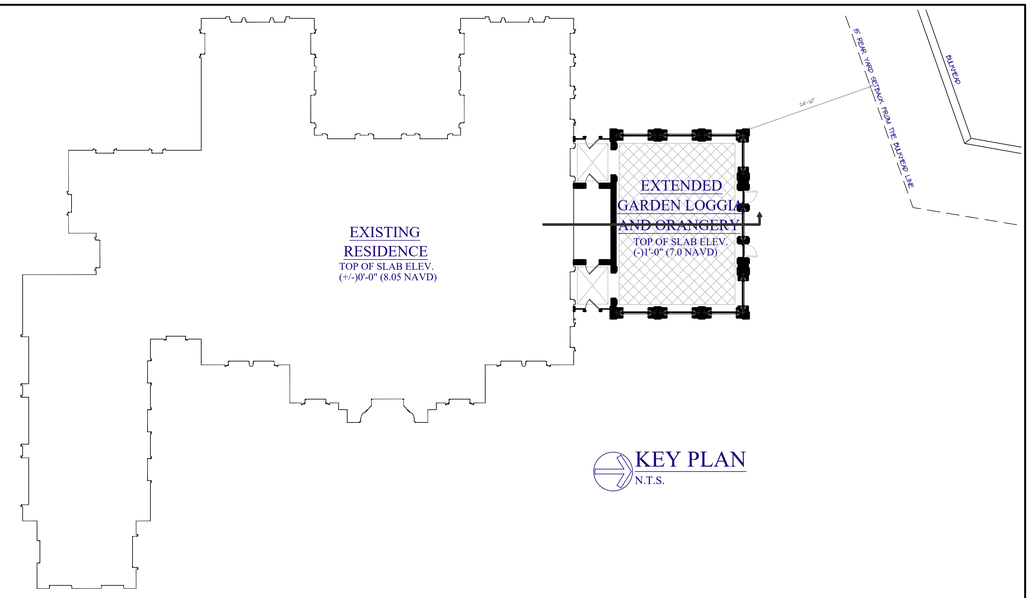
ARCOM FINAL SUBMITTAL	2025-12-30
ARCOM FINAL RESUBMITTAL	2025-03-09

NO: 11025
DWG. BY: DK-OC
SHEET:

G-10





KEY PLAN
N.T.S.

ORANGERY
BUILDING SECTION DIAGRAM
SCALE: 1/2" = 1'-0"

S·M

EXTENDED GARDEN LOGGIA
1255 SOUTH OCEAN BOULEVARD
PALM BEACH, FLORIDA

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ARCOM APPROVAL: 11-067-2011
ARCOM REVISION: 11-030-2012

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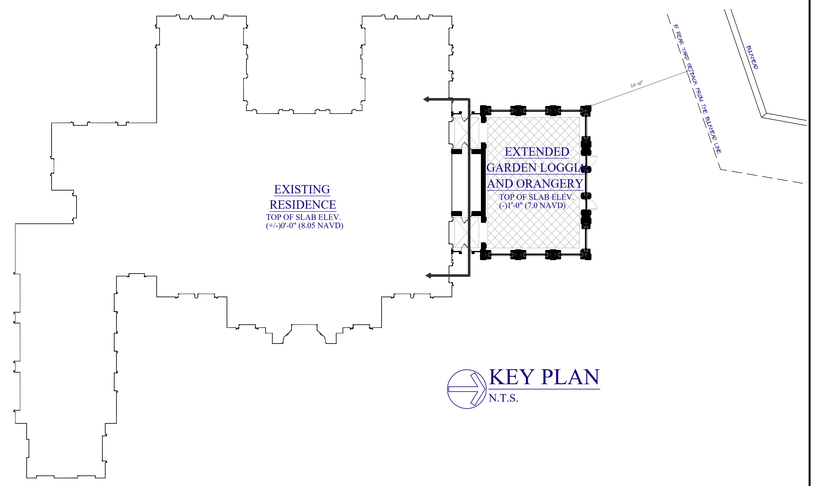
SHEET:
G-10



ORANGERY CONNECTOR BUILDING SECTION DIAGRAM

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



KEY PLAN

N.T.S.

S·M

EXTENDED GARDEN LOGGIA

1255 SOUTH OCEAN BOULEVARD

PALM BEACH, FLORIDA

SMITH AND MOORE ARCHITECTS, INC.

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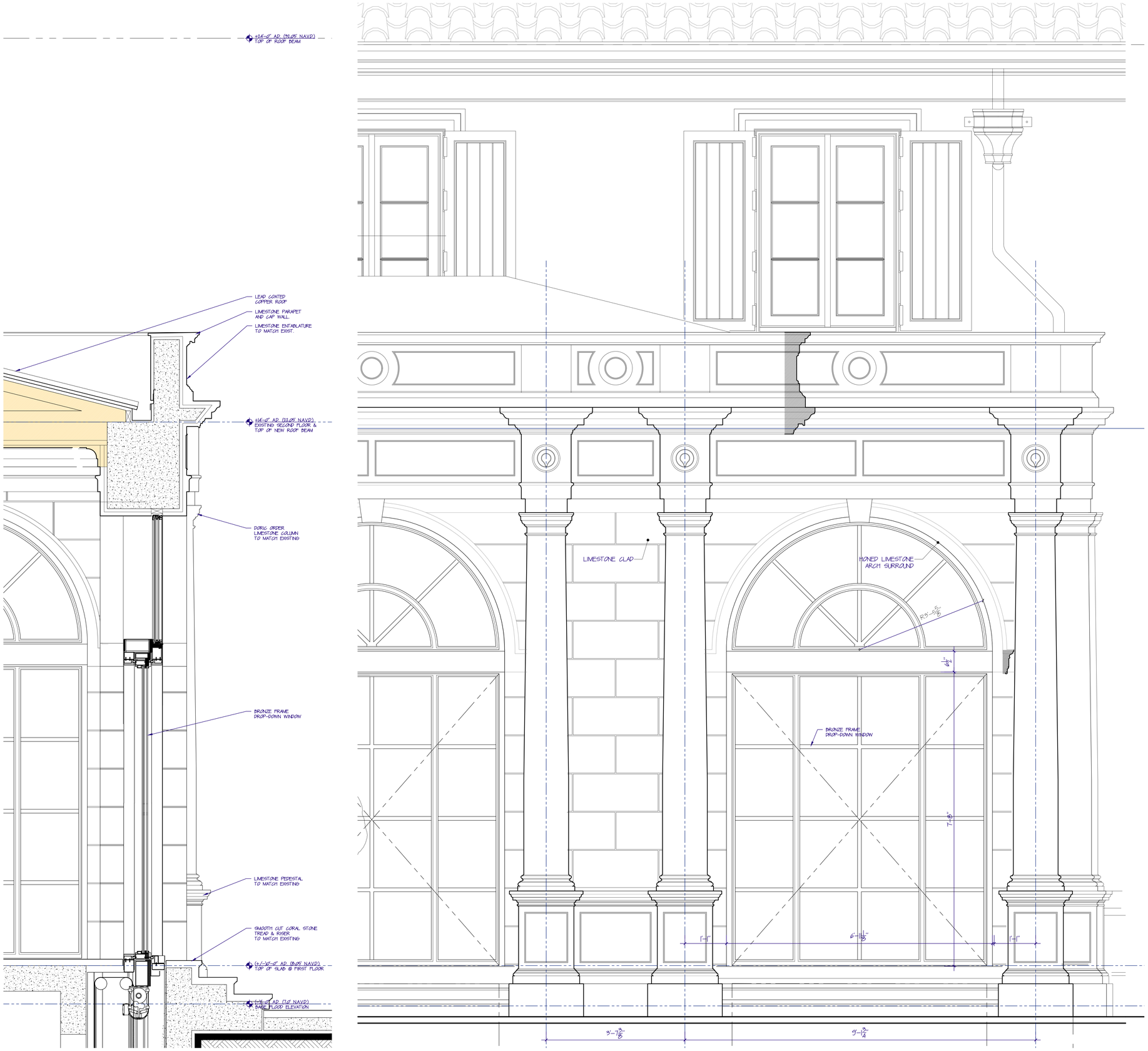
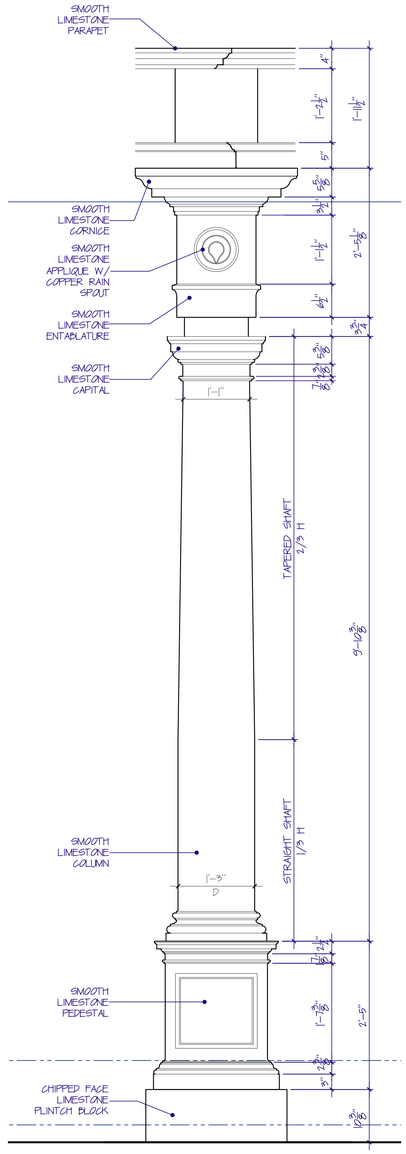
G-11





TYPICAL COLUMN DETAIL

PREVIOUSLY PROPOSED DETAILS

S·M

EXTENDED GARDEN LOGGIA
1255 SOUTH OCEAN BOULEVARD
PALM BEACH, FLORIDA

SMITH AND MOORE ARCHITECTS, INC.
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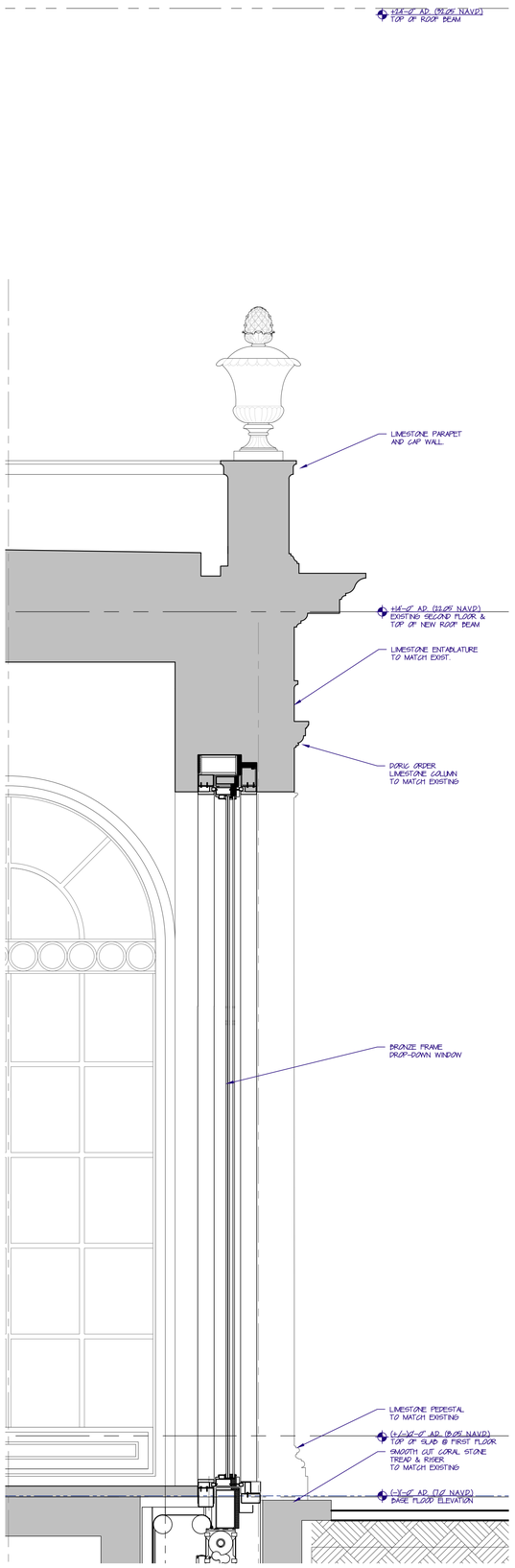
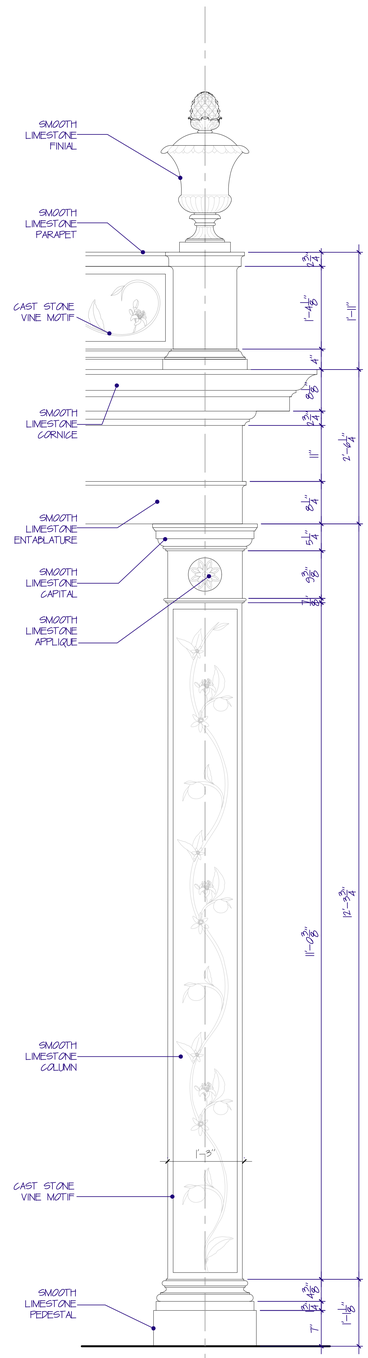
G-7







TYPICAL PILASTER DETAIL

CURRENTLY PROPOSED DETAILS

S·M

EXTENDED GARDEN LOGGIA
1255 SOUTH OCEAN BOULEVARD
PALM BEACH, FLORIDA

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NO: 11025
DWG. BY: DK-OC
SHEET:
G-7.1

SMITH AND MOORE ARCHITECTS, INC.

MARCH 3RD, 2026

VENETIAN STUCCO
FINISH COAT TO MATCH
EXISTING

DECORATIVE LATTICE,
PAINTED TO MATCH
STONE

LIGHT BEIGE LIMESTONE

DARK VERDE GRIS
METAL WORK + WINDOWS

DECORATIVE FINIAL.
FINISH TO MATCH STONE

DECORATIVE ORANGE
BLOSSOM MOTIF

APPLIED LATTICE PANELS,
FINISH TO MATCH STONE

LIMESTONE CORNICE

LIMESTONE
ENTABLATURE

LIMESTONE PILASTERS
WITH ORANGE BLOSSOM
MOTIF AND FLOWER BOS



S·M

NEW ORANGERY ADDITION

1255 SOUTH OCEAN BLVD

PALM BEACH, FL 33480



PREVIOUSLY PROPOSED
CONSERVATORY NORTH VIEW

S·M

EXTENDED GARDEN LOGGIA
1255 SOUTH OCEAN BOULEVARD
PALM BEACH, FLORIDA

SMITH AND MOORE ARCHITECTS, INC.
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	ARCOM FINAL RESUBMITTAL	2025-03-09

ARCOM APPROVAL: B-067-2011
ARCOM REVISION: B-098-2012

NO: 11025
DWG. BY: DK-OC
SHEET:

G-12.1



PREVIOUSLY PROPOSED
CONSERVATORY NORTH VIEW / OPEN DOORS

S·M

EXTENDED GARDEN LOGGIA
1255 SOUTH OCEAN BOULEVARD
PALM BEACH, FLORIDA

SMITH AND MOORE ARCHITECTS, INC.
• 1500 SOUTH OLIVE AVENUE WEST PALM BEACH, FLORIDA 33401 • TEL (561) 835-1888 FAX (561) 832-7015 •

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PETER G. PAPADOPOULOS
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DANIEL KAHAN
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ARCOM REVISION: B-030-2012

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PREVIOUSLY PROPOSED
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TOWN OF PALM BEACH

Information for Architectural Commission Meeting on: March 25, 2026

To: Architectural Commission

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

From: Planning, Zoning & Building

Re: ARC-26-0002 (ZON-26-0007) 3456-3460 S OCEAN BLVD. (COMBO) The applicant, Claridges I & II Condominiums (Maria Widmaier, President & Jamie Gavigan, Representative), has filed an application requesting Architectural Commission retrospective review and approval for the installation of rooftop cooling towers at Claridges I (3456 S Ocean Blvd) & Claridges II (3460 S Ocean Blvd) condominium buildings, requiring variances to exceed maximum rooftop equipment vertical projection permitted and to forgo required rooftop equipment screening. The Town Council shall review the application as it pertains to zoning relief/approval.

Date: 3/18/2026

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-26-0002 (ZON-26-0007) 3456-3460 S OCEAN BLVD (COMBO). The applicant, Claridges I & II Condominiums (Maria Widmaier, President & Jamie Gavigan, Representative), has filed an application requesting Architectural Commission retrospective review and approval for the installation of rooftop cooling towers at Claridges I (3456 S Ocean Blvd) & Claridges II (3460 S Ocean Blvd) condominium buildings, requiring variances to exceed maximum rooftop equipment vertical projection permitted and to forgo required rooftop equipment screening. The Town Council shall review the application as it pertains to zoning relief/approval.

ZON-26-0007 (ARC-26-0002) 3456-3460 S OCEAN BLVD (COMBO) – VARIANCES. The applicant, Claridges I & II Condominiums (Maria Widmaier, President & Jamie Gavigan, Representative), has filed an application requesting Town Council retrospective review and approval for four (4) after-the-fact variances to (1-2) exceed the maximum vertical projection permitted of installed rooftop cooling towers and (3-4) forgo required rooftop equipment screening at Claridges I (3456 S Ocean Blvd) & Claridges II (3460 S Ocean Blvd) condominium buildings. The Architectural Commission shall perform design review of the application.

Applicant: Claridges I & II Condominiums (Maria Widmaier, President)
Representative: Shutts & Bowen LLP (Jamie Gavigan)

HISTORY:

- Building permit applications (B-21-01061 & B-23-01062) for replacement of rooftop cooling towers at each of the two towers of the condominium buildings were applied for in September 2023 with comments regarding zoning noncompliance provided in October and November 2023. Permits were never issued, and both applications expired in March 2024.
- Code enforcement opened investigations (CE-24-2578 & CE-25-1140) on both towers in 2025 regarding replacement of cooling towers with out permits.

THE PROJECT:

The applicant has submitted plans entitled "The Claridges Condominium Proposed Exterior Improvements – Cooling Towers" as prepared by **David Miller and Associates**, uploaded and dated to the Town 03/09/2026.

The following is the scope of work for the Project:

- After-the-fact approval for the installation of cooling towers that exceed the maximum height permitted on a rooftop.
- After-the-fact approval to forgo required rooftop mechanical equipment screening or for approval of rooftop mechanical equipment screening, if determined to be required.

The following Town Council relief is needed to achieve the scope of work:

- **VARIANCE 1: Section 134-1607(1):** An after-the-fact variance to permit rooftop cooling tower and related screening at Claridges I Condominium (3456 S Ocean Blvd) with a

17.2' vertical projection above the rooftop, in lieu of the maximum 10' vertical projection permitted.

- **VARIANCE 2: Section 134-1607(1):** An after-the-fact variance to permit rooftop cooling tower and related screening at Claridges II Condominium (3460 S Ocean Blvd) with a 17.2' vertical projection above the rooftop, in lieu of the maximum 10' vertical projection permitted; at the western building (3460 S Ocean Blvd) of Claridges Condominium.

- **VARIANCE 3: Section 134-1607(1):** An after-the-fact variance to forgo required equipment screening for rooftop cooling towers at Claridges I Condominium (3456 S Ocean Blvd).

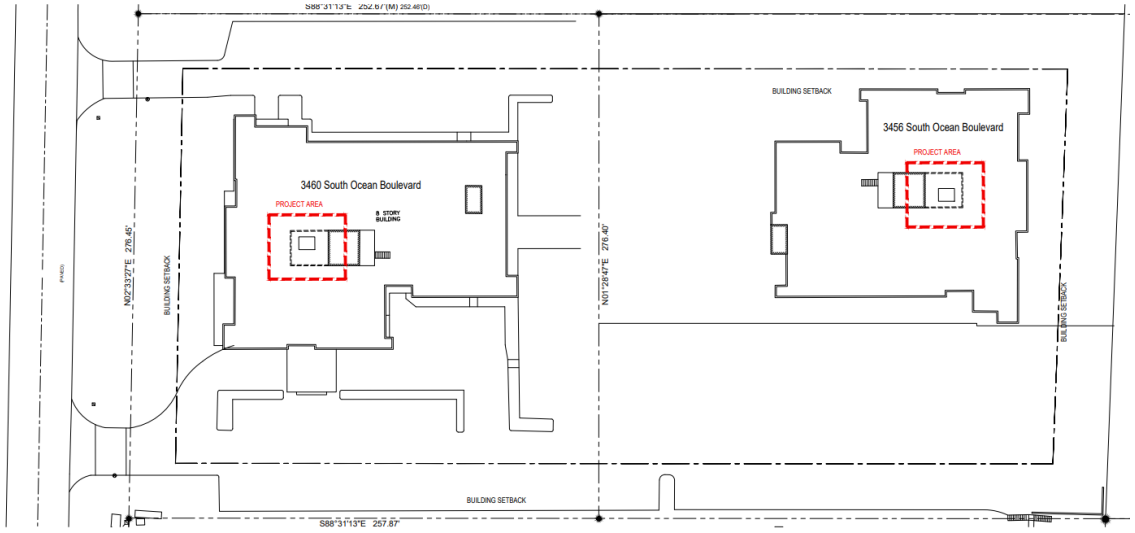
- **VARIANCE 4: Section 134-1607(1):** An after-the-fact variance to forgo required equipment screening for rooftop cooling towers at Claridges II Condominium (3460 S Ocean Blvd).

Site Data			
Zoning District	R-D(2)	**Future Land Use**	MULTI-FAMILY
Allowable Equipment Height	+10' Above Top of Roof	**Proposed Equipment Heights**	+17.2' Above Top of Roof
Surrounding Properties / Zoning			
North	3450 S Ocean Blvd / Condominium Assc. (The Patrician of Palm Beach) | R-D(2)		
South	3475 S Ocean Blvd / Condominium Assc. (La Bonne Vie) | R-D(2)		
East	Atlantic Ocean		
West	3474 S Ocean Blvd / Townhouse Assc. (Ocean Cay of Palm Beach) | R-D(2)		

STAFF ANALYSIS

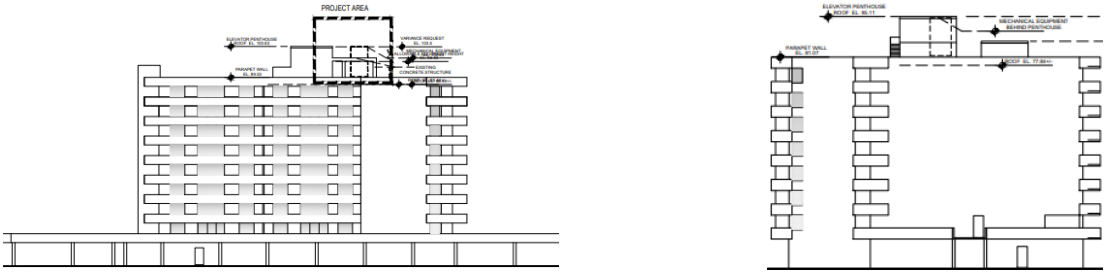
The application is for after-the-fact approval for replacement cooling towers on the rooftop of The Claridges I & II Condominium Associations. Each tower has replaced the cooling tower with a unit that is taller than what was existing and which exceeds the maximum equipment-height permitted. Therefore, a variance is required from Town Council, and ARCOM must review the application for visual impact as well as opine on the impact of the variances on the architecture. The cooling towers were installed without permits and are now subject to open code enforcement investigations through the Palm Beach Police Department, which is a process separate from this application and the PZB development review process. To satisfy the code enforcement case, however, the applicant must produce the required approvals for the installation of the cooling towers, which includes approvals from ARCOM, Town Council and issuance of permits from the Building Department. Staff notes that the applicant or their representative made application in 2023 for the cooling towers but was advised during plan review that the proposed towers were not zoning compliant.



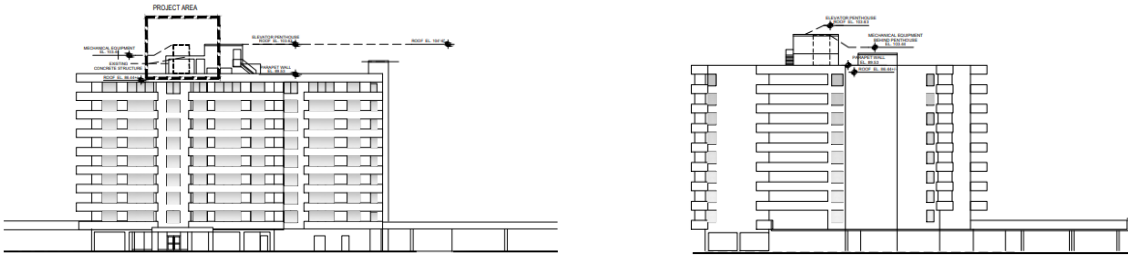


The applicant is also requesting to forgo the installation of required rooftop screening of the equipment. They have indicated that the height of the buildings provides no clear line-of-site that would impact surrounding properties or the right-of-way. If the commission does NOT find this agreeable, the applicant is prepared to incorporate the design a louvered screening to keep the application moving forward. Drawings provided by the applicant indicate that increased height of the replaced rooftop cooling towers will have minimal, if any, visual impact compared to what was previously existing. However, rooftop screening of equipment is a requirement of the zoning code.

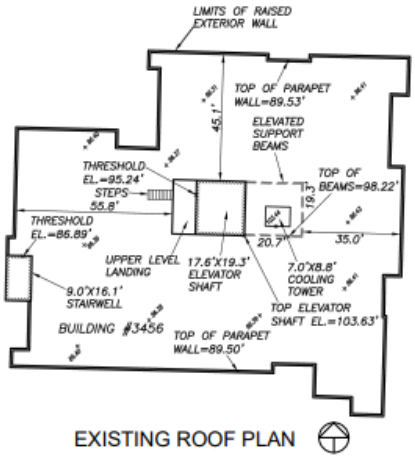
CLARIDGES I – 3456 S OCEAN BLVD (EAST TOWER)



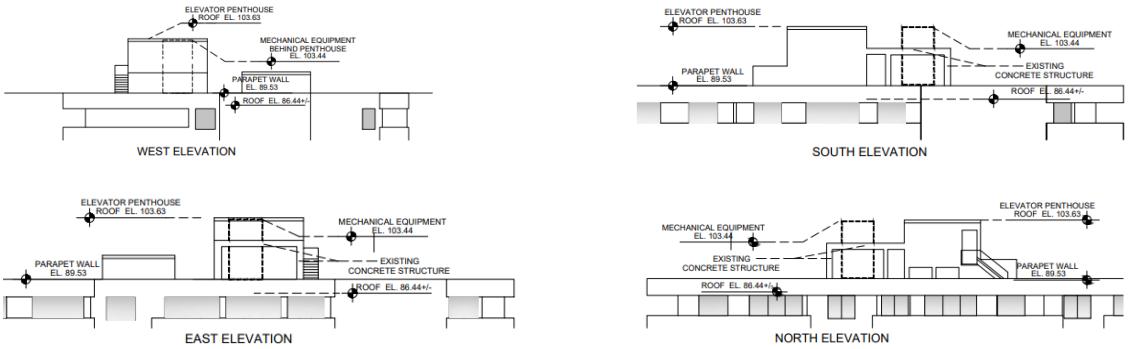
South (right) & East (left) Elevations



North (right) & West (left) Elevation

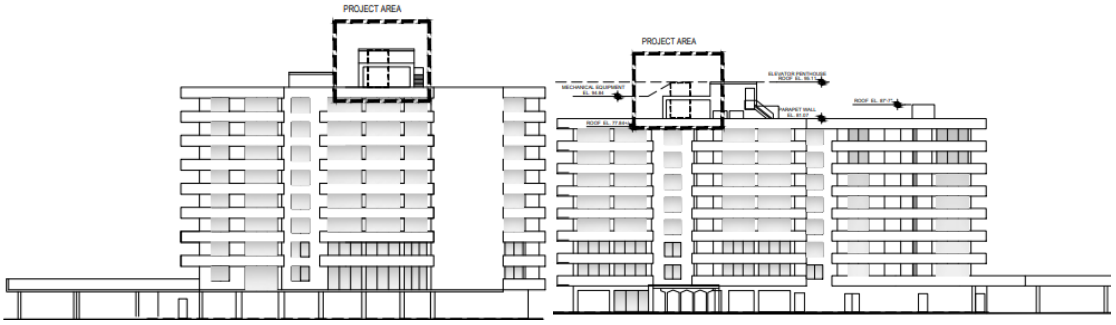


EXISTING ROOF PLAN

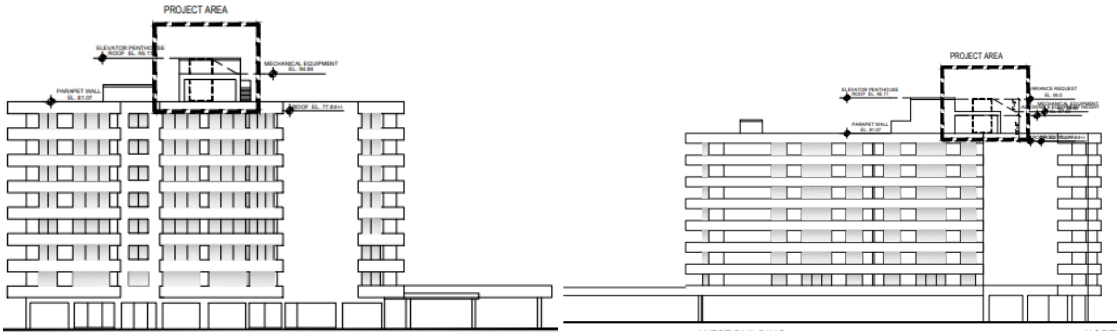


Rooftop Elevations

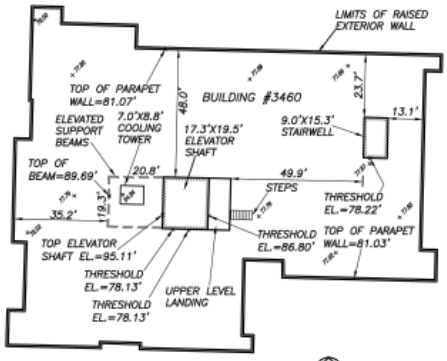
CLARIDGES II – 3460 S OCEAN BLVD (WEST TOWER)



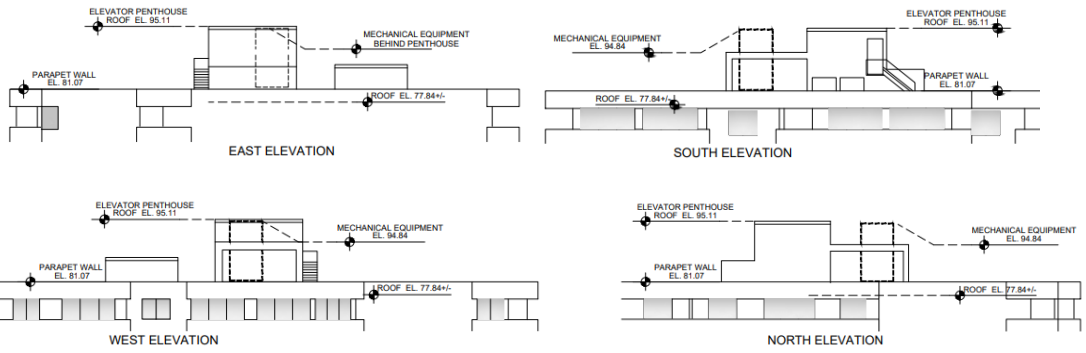
EAST (left) & SOUTH (right) Elevations



WEST (left) & NORTH (right) Elevations



ROOF PLAN



Rooftop Elevations


VIEW FROM WEST


VIEW FROM NORTH


VIEW FROM EAST


VIEW FROM SOUTH

EXISTING AS-BUILT CONDITIONS - ELEVATOR PENTHOUSE & EQUIPMENT EAST BUILDING - 3456


VIEW FROM WEST


VIEW FROM NORTH


VIEW FROM EAST


VIEW FROM SOUTH

EXISTING AS-BUILT CONDITIONS - ELEVATOR PENTHOUSE & EQUIPMENT WEST BUILDING - 3460

VARIANCE

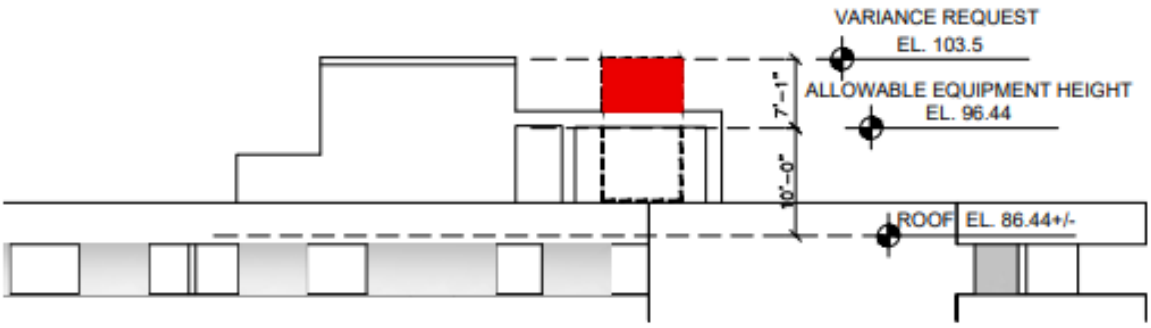
The applicant is seeking (4) variances related to the replacement cooling towers. Because there are (2) condo buildings, the variances for the cooling tower installation apply to each building separately.

- Variances #1 & #2 are after-the-fact variances to permit rooftop cooling towers and screening at (#1) Claridges I Condominium (3456 S Ocean Blvd – East Tower) and (#2) Claridges II Condominium (3460 S Ocean Blvd – West Tower) each with a 17.2' vertical projection above the rooftop, in lieu of the maximum 10' vertical projection permitted.

- Variances #3 & #4 are after-the-fact variances to forgo required equipment screening for rooftop cooling towers at (#3) Claridges I Condominium (3456 S Ocean Blvd) and (#4) Claridges II Condominium (3460 S Ocean Blvd).

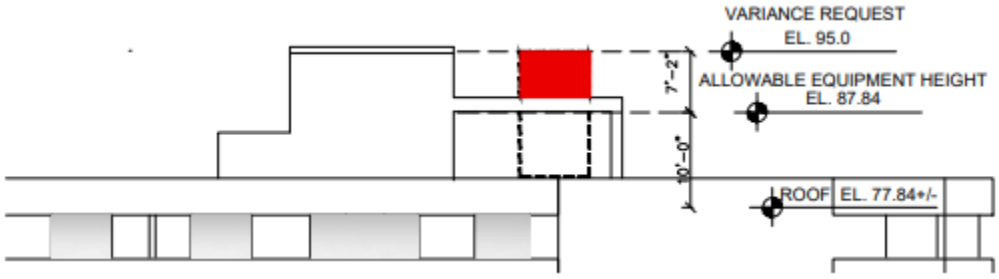
Staff will note that variances 1 & 2 are for equipment and screening to exceed the maximum height required, however, variances 3&4 are to forgo the screening component. As-built, there is no screening for the equipment and the applicant has expressed that screening is not necessary due to the line-of-sight and location of the equipment. However, the applicant is prepared to show and provide equipment screening if the as-built design is found to need the screening to mitigate visual impact. The Architectural Commission should weigh in on which option is preferable, but the Town Council will ultimately decide on the variances including whether or not the screening variance is necessary.

The cooling towers were replaced in the same location as those previously existing and the previously existing towers also did not have rooftop screening. The increased height of the towers will have minimal, if any, visual impact from the right of-way.



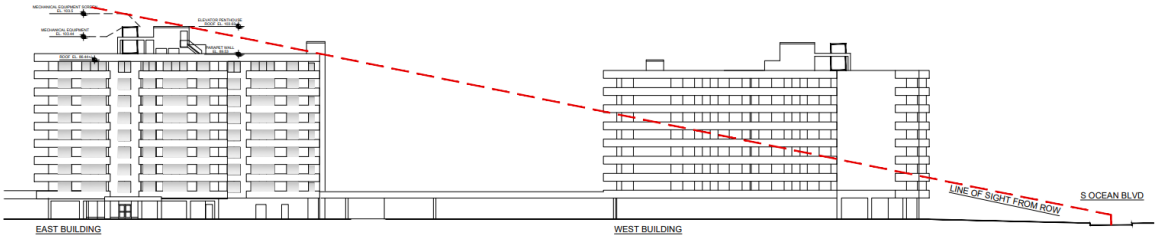
Claridges I Condominium – 3456 S Ocean Blvd (East Tower)

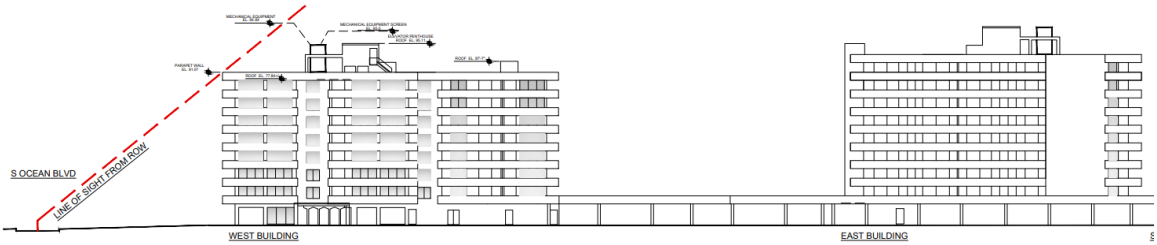
ZONING CODE	PERMITTED / REQUIRED	PROPOSED AS-BUILT	VARIANCE
Sec. 134-1607(1)	+10' **Maximum** Vertical Rooftop Projection	+17.2' Vertical Rooftop Projection	**+7.2**
Sec. 134-1607(1)	**Required** to Provide Rooftop Equipment Screening	Does Not Provide Required Rooftop Equipment Screening	**Forgo Screening**



Claridges II Condominium – 3460 S Ocean Blvd (West Tower)

ZONING CODE	PERMITTED / REQUIRED	PROPOSED AS-BUILT	VARIANCE
Sec. 134-1607(1)	+10' **Maximum** Vertical Rooftop Projection	+17.2' Vertical Rooftop Projection	**+7.2**
Sec. 134-1607(1)	**Required** to Provide Rooftop Equipment Screening	Does Not Provide Required Rooftop Equipment Screening	**Forgo Screening**







VIEW - FROM NORTH



VIEW 2 - FROM NORTH PROPERTY LINE



VIEW 3 - FROM NORTH ENTRY DRIVE



VIEW 4 - FROM CENTER OF PROPERTY



VIEW 5 - FROM SOUTH ENTRY DRIVE



VIEW 6 - FROM SOUTH PROPERTY LINE



VIEW 7 - FROM SOUTH

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(s) **shall** or **shall 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 (4) variance(s) 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

L E T T E R O F I N T E N T

S E C O N D S U B M I T T A L

DATE: February 9, 2026

TO: Town of Palm Beach, Planning, Zoning & Building Dept.

RE: 3456-3460 S OCEAN BLVD [ARC-26-0002 (ZON-26-0007)]

REQUEST

On behalf of Claridges I and II Condo, Inc. c/o Maria Widmaier (**"Applicant"**), Shutts & Bowen LLP (**"Agent"**) submits a request for review and approval by the Town Council ("**TC**") for two variances: 1) to allow an increase in the height of rooftop mechanical equipment, and 2) eliminate any requirement to screen rooftop mechanical equipment, and approval by the Architectural Commission ("**ARCOM**") for a Minor Project for the rooftop mechanical equipment with or without screening (collectively the "**Cooling Towers**") to be located at 3456 and 3460 S. Ocean Boulevard (collectively the **"Site"**) in the Town of Palm Beach ("**Town**").

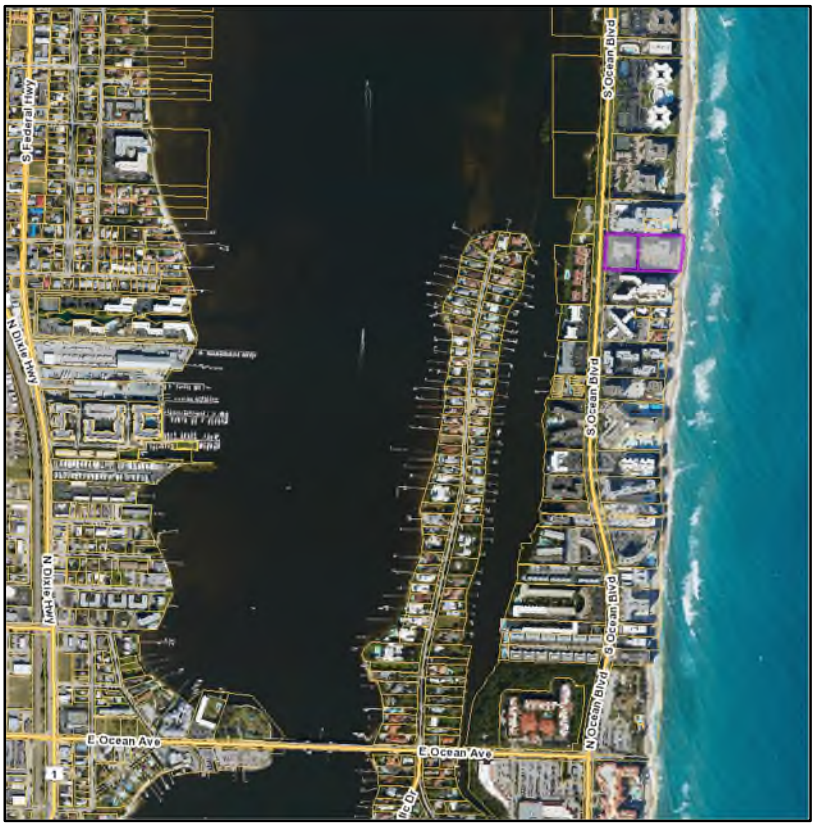


FIGURE 1 – Location map

Location:	3456 and 3460 S. Ocean Blvd. *(Figure 1)*
Property Control Number(s)	5043443505; 5043443506 (CONDOMINIUM)
Zoning District:	R-D(2) Heavy Density Residential

REQUEST

TC: Request for variances as follows:

1. Height of rooftop mechanical equipment variances (one per building):
   (3456 S. Ocean Boulevard) Section 134-1607(1): An after-the-fact variance to permit rooftop cooling tower and related screening at Claridges I Condominium with a 17.08 ft. vertical projection above the rooftop, in lieu of the maximum 10 ft. vertical projection permitted.
   (3460 S Ocean Boulevard) Section 134-1607(1): An after-the-fact variance to permit rooftop cooling tower and related screening at Claridges II Condominium with a 16.4 ft. vertical projection above the rooftop, in lieu of the maximum 10 ft. vertical projection permitted; at the western building (3460 S. Ocean Blvd) of Claridges Condominium.
2. Eliminate the requirement to provide screening for the Cooling Towers on the Site.

Specifically, the Site is developed with two buildings and there is one 204-inch Cooling Tower on each of the buildings. Upon further evaluation of the location of the Cooling Towers, the Applicant has opted to request an additional variance to eliminate any screening requirement. As demonstrated in the Architectural Plans submitted as part of this application, the Cooling Towers are not only not visible from the right-of-way, it's also set back so far and central to the two buildings, that the Cooling Towers are screened from view by the buildings themsleves. As such, there is no need to provide any screening of the Cooling Towers. Moreover, providing any unnecessary screening of the Cooling Towers is estimated to cost over $200,000.00 and it makes no sense in expending such funds to screen equipment that's not visible from the right-of-way.

ARCOM: Request for a Minor Project to allow the Cooling Towers and eliminate associated screening.
Since the Cooling Towers were **new equipment**, **complied with the zoning setbacks**, and were **not visible from the street right-of-way**; it qualified for staff review per the Town's Project Designation Manual Matrix. As such, an Administrative Staff application was submitted for review and approval by the ARCOM Chair; however, upon review by the ARCOM Chair and Town staff, it was determined that the request required review and approval as a Minor Project by ARCOM. *Emphasis should be added to note that the Cooling Towers are not visible from the street right-of-way and as such, no one will be able to see the Coolong Towers.*

BACKGROUND

The Cooling Towers were installed without the benefit of a building permit, a decision that was made solely by Precision Air Systems, Inc., the General Contractor that was hired to complete the job (hereinafter referred to as the "**General Contractor**"). The Applicant notes that the existing towers were 20 years old and had already been previously refurbished and it just didn't make financial sense to invest in more repairs when the cost was nearly equivalent to the new units; moreover, the prior cooling towers which were causing many issues for residents. As such, the Applicant made the decision to replace the coolant towers versus investing funds to repair.

That said, the General Contractor was hired to complete the work at a cost of $254,650.00, and the proposal for the work and the executed contract included completion of a final permit inspection. In good faith, the Applicant trusted the General Contractor to complete the work per the contract. Although the work was completed, unbeknown to the Applicant, the General Contractor failed to obtain a permit to complete the work. On March 10, 2025, the Applicant obtained a Notice of Code Violation indicating that a chiller was installed without first obtaining a permit. Since then, the Applicant has been moving through the process with the Town and the Code Enforcement Board to remedy the violation, a full breakdown of that process is indicated below. The submittal of this request and obtaining this approval is part of remedying the violation. Separately, the Applicant has retained general counsel and has filed suit against the General Contractor for not completing the work per the contract.

CODE ENFORCEMENT TIMELINE

April 17, 2025 Code Enforcement Board Meeting

- Case # CE 24-2578, 3460 S Ocean Blvd., Claridges Condominium Inc. (West Tower)
- Code Enforcement Board issued Notice of Violation with four months (until August 18, 2025) to come into compliance.
- Requirement to return to August 21, 2025 Code Enforcement Board Meeting for fine consideration.

August 21, 2025 Code Enforcement Board Meeting:

- Case # CE 24-2578, 3460 S Ocean Blvd., Claridges Condominium Inc. (West Tower)
- Code Enforcement Board moved to postpone fine consideration until December 18, 2025.
- Requirement to return to December 18, 2025 Code Enforcement Board Meeting for fine consideration.

October 16, 2025 Code Enforcement Board Meeting:

- Case # CE 25-1140, 3456 S Ocean Blvd., Claridges Condominium Inc. (East Tower)
- Code Enforcement Board moved to defer case until December 18, 2025 Meeting (no finding of violation)

December 18, 2025 Code Enforcement Board Meeting:

- Case # CE 24-2578, 3460 S Ocean Blvd., Claridges Condominium Inc. (West Tower)
- Case # CE 25-1140, 3456 S Ocean Blvd., Claridges Condominium Inc. (East Tower)
- Code Enforcement Board moved to postpone fine consideration until January 15, 2025
- Requirement to return to January 15, 2025 Code Enforcement Board Meeting for update and fine consideration (both cases)

January 15, 2026 Code Enforcement Board Meeting

- Case # CE 24-2578, 3460 S Ocean Blvd., Claridges Condominium Inc. (West Tower)
    - Code Enforcement Board found Claridges in violation (previously the Code Enforcement Board had deferred consideration of the entire matter) and deferred fine consideration until the April 16, 2026 Code Enforcement Board Meeting
- Case # CE 25-1140, 3456 S Ocean Blvd., Claridges Condominium Inc. (East Tower)
    - Code Enforcement Board deferred fine consideration until the April 16, 2026 Code Enforcement Board Meeting

PARKING STATEMENT

There are no changes proposed to the parking.

SUPPLEMENTAL APPLICATION REQUIREMENTS

As required, attached are the responses to the review standards/guidelines for the SE and variance request:

- **Exhibit A**: Architectural review in accordance with Section 18-205 of the Code.
- **Exhibit B**: Findings prior to authorization of a Variance in accordance with Section 134-201 of the Code.
- **Exhibit C:** Property Info sheet.

EXHIBIT A

Sec. 18-205. Criteria for building permit.

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

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

RESPONSE: *Applicant considers the Cooling Towers 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. Furthermore, the Cooling Towers are not visible from any street right-of-way.*

(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 Cooling Towers are installed in the same space where the prior cooling towers were located. It is reasonably protected against external and internal noise, vibrations, and other factors that may tend to make the environment less desirable. Furthermore, the Cooling Towers are not visible from any street right-of-way and comply with all the setback requirements; in fact, the Cooling Towers exceed the setback requirements since they are centrally located on the roof.*

(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 Cooling Towers are screened by exterior materials and details which 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 Cooling Towers are 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 Cooling Towers are 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 Site in respect to one or more of the following features of exterior design and appearance:*

a. The Cooling Towers are screened from view; thus, front elevations are not identical to the surrounding structures.

b. There are no doors, windows and porches as part of the Coolong Towers.
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 Cooling Towers are not excessively dissimilar in relation to any other structure existing or for which a permit has been issued or to any other structure included in the same.*

a. There are no changes proposed to the height of the building.
b. The architectural expression and exterior detailing are consistent with the proposed architectural style and compatible with the adjacent structures.
c. The Cooling Towers are architectural compatibility with the context of the adjacent structures.
d. The arrangements of the components of the Cooling Towers are compatible with the adjacent structures.
e. There are no changes proposed to the massing of the building.
f. While the general architectural approach is consistent with adjacent properties, the detailing and material selection provides diversity of design without becoming excessively dissimilar.
g. There are no changes proposed that affects the massing of the building.
h. There are no design elements proposed that affects the privacy of the neighboring properties.

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

RESPONSE: *The request does not include the addition of an accessory structure.*

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

RESPONSE: *The proposed architectural style and materials of the structure are consistent with other structures in the immediate area.*

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

RESPONSE: *The Cooling Towers are in conformity with the standards of this Code other than the height, for which the Applicant is seeking a variance.*

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

RESPONSE: *There are no requested changes affecting the project's location and design that affect any unique site characteristics such as those related to scenic views, rock outcroppings, natural vistas, waterways, or similar features.*

EXHIBIT B

Variance

The Cooling Towers were installed without the benefit of a building permit, a decision that was made solely by the General Contractor that was hired to complete the job. The Applicant notes that the existing towers were 20 years old and had already been previously refurbished and it just didn't make financial sense to invest in more repairs when the cost was nearly equivalent to the new units; moreover, the prior cooling towers which were causing many issues for residents. As such, the Applicant made the decision to replace the coolant towers versus investing funds to repair.

That said, the General Contractor was hired to complete the work at a cost of $254,650.00, and the proposal for the work and the executed contract included completion of a final permit inspection. In good faith, the Applicant trusted the General Contractor to complete the work per the contract. Although the work was completed, unbeknown to the Applicant, the General Contractor failed to obtain a permit to complete the work. On March 10, 2025, the Applicant obtained a Notice of Code Violation indicating that a chiller was installed without first obtaining a permit. Since then, the Applicant has been moving through the process with the Town and the Code Enforcement Board to remedy the violation, a full breakdown of that process is indicated below. The submittal of this request and obtaining this approval is part of remedying the violation. Separately, the Applicant has retained general counsel and has filed suit against the General Contractor for not completing the work per the contract.

The HVAC systems being utilized for the two buildings 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 84 inches taller than the Code allows and require a variance. The new Cooling Towers were installed in the same space as the prior cooling towers, which were centered on the rooftop with screening. It is worth mentioning that although the Cooling Towers exceed the maximum height permitted for rooftop mechanical equipment, the existing elevator bulkhead is also considered rooftop mechanical equipment and is actually taller than the Cooling Towers.

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 this Letter of Intent for a full background analysis of the 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 this Letter of Intent for a full background analysis of the requested variance.*

(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, variances can be requested by any property owner affected by the applicable regulations. See this Letter of Intent for a full background analysis of the requested variance.*

(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 this Letter of Intent for a full background analysis of the requested variance.*

(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 this Letter of Intent for a full background analysis of the requested variance.*

(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 variance will not be injurious to the area involved or otherwise detrimental to the public welfare.*

EXHIBIT C

P R O P E R T Y I N F O R M A T I O N



FIGURE 1 – ¼ mile Vicinity Location map

Location:	3456 and 3460 S. Ocean Blvd. *(Figure 1)*
Property Control Number(s)	5043443505; 5043443506 (CONDOMINIUM)
Zoning District:	R-D(2) Heavy Density Residential

The Claridges Condominium

Proposed Exterior Improvements - Cooling Towers



AS-BUILT (CURRENT CONDITIONS)

Project Team

CLIENT: The Claridges Condominiums
3456 & 3460 South Ocean Boulevard
Palm Beach, Florida 33480

ARCHITECT: David Miller - David Miller and Associates, P.A.
14942 Horseshoe Trace
Wellington, Florida 33414

ATTORNEY: James C. Gavigan, Jr. Partner - Shutts & Bowen LLP
525 Okeechobee Blvd. Suite 1100
West Palm Beach, Florida 33401

PLANNER: Roger Ramdeen Land Use Planner - Shutts & Bowen LLP
525 Okeechobee Blvd. Suite 1100
West Palm Beach, Florida 33401

SCOPE OF WORK:

Drawing List

CS-1	COVER SHEET
L-1	PROJECT LOCATION
SP-1	OVERALL SITE PLAN
EC-1	EXISTING AS-BUILT CONDITIONS
EC-2	EXISTING AS-BUILT CONDITIONS
EC-3	LINE OF SIGHT STUDIES
EC-4	LINE OF SITE STUDIES - EXISITING (AS-BUILT) VIEWS
A-1	EXISTING & PROPOSED WEST ELEVATIONS
A-2	EXISTING & PROPOSED SOUTH ELEVATIONS
A-3	EXISTING & PROPOSED EAST ELEVATIONS
A-4	EXISTING & PROPOSED NORTH ELEVATIONS
A-5	PROPOSED DETAILED ELEVATIONS - WEST BUILDING
A-5.1	PROPOSED VARIANCE DETAILS - WEST BUILDING
A-6	PROPOSED DETAILED ELEVATIONS - EAST BUILDING
A-6.1	PROPOSED VARIANCE DETAILS - EAST BUILDING
A-7	LINE OF SIGHT STUDIES
A-8	LINE OF SITE STUDIES - EXISITING (AS-BUILT) VIEWS

3456 & 3460 South Ocean Boulevard
Second Submittal - February 9, 2026
ARCOM 26-002 TOWN COUNCIL 26-0007

2.09.26

SECOND SUBMITTAL
February 9, 2026

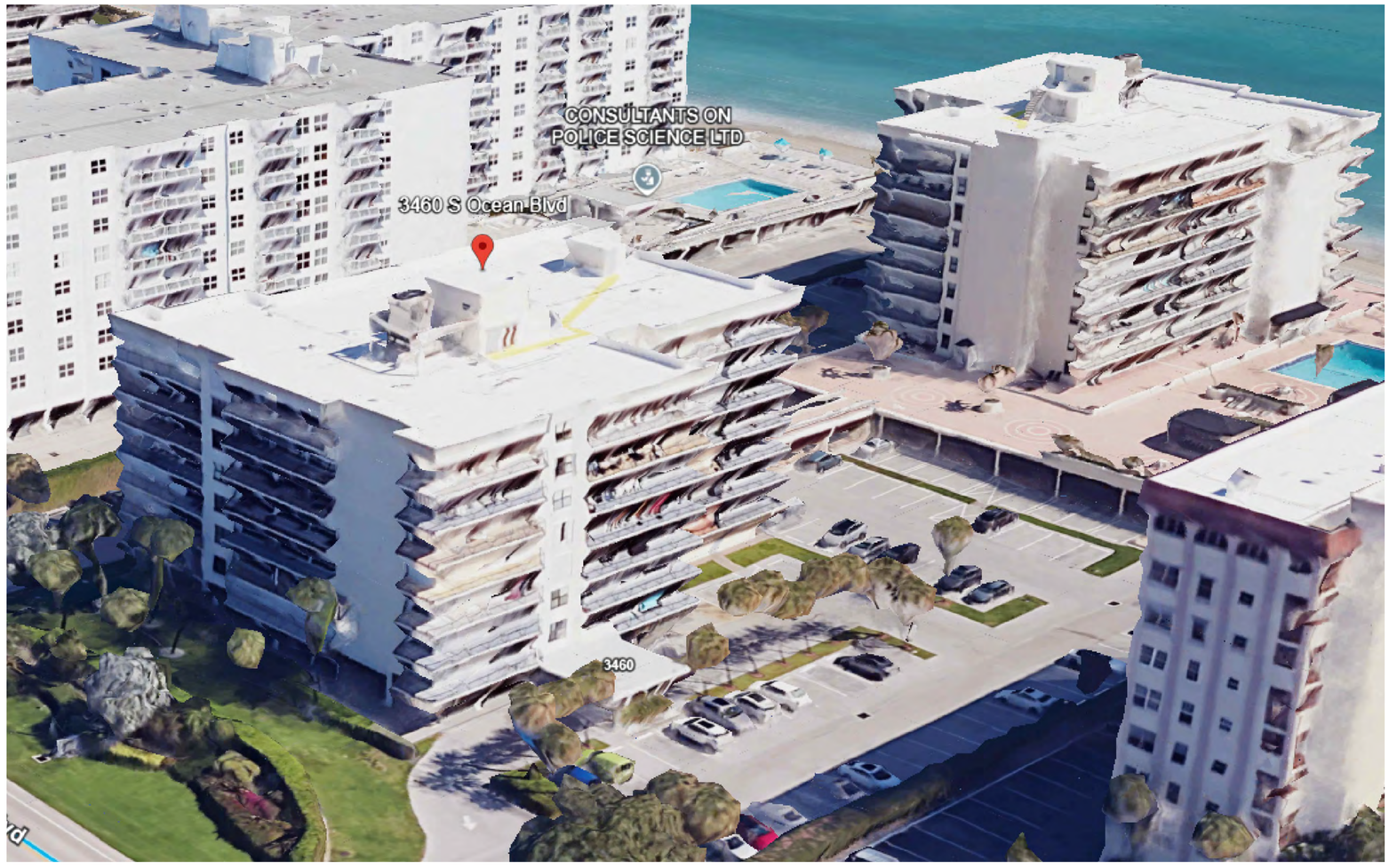
CS-1

The Claridges Condominium
3456 & 3460 South Ocean Boulevard
Palm Beach, Florida 33480

David Miller and Associates, P.A.
AA 26000963
14942 Horseshoe Trace
Wellington, Florida 33414
(561) 833-0164
dma@davidmillerarchitect.com

The Claridges Condominium

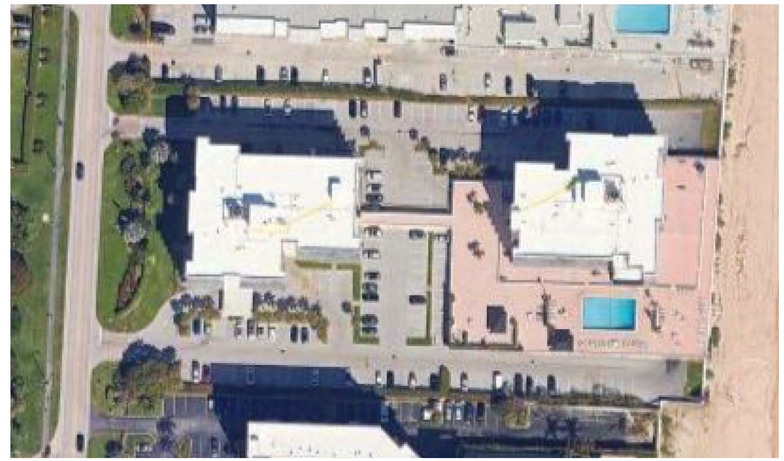
Proposed Exterior Improvements - Cooling Towers



AS-BUILT (CURRENT CONDITIONS)

AERIAL VIEW - FROM SOUTH WEST

AS-BUILT (CURRENT CONDITIONS)



LOCATION PLAN - AERIAL VIEW
N.T.S.



VICINITY LOCATION MAP

3456 & 3460 South Ocean Boulevard
Second Submittal - February 9, 2026
ARCOM 26-002 TOWN COUNCIL 26-0007

2.09.26

L-1

The Claridges Condominium
3456 & 3460 South Ocean Boulevard
Palm Beach, Florida 33480

Project Location

David Miller and Associates, P.A.
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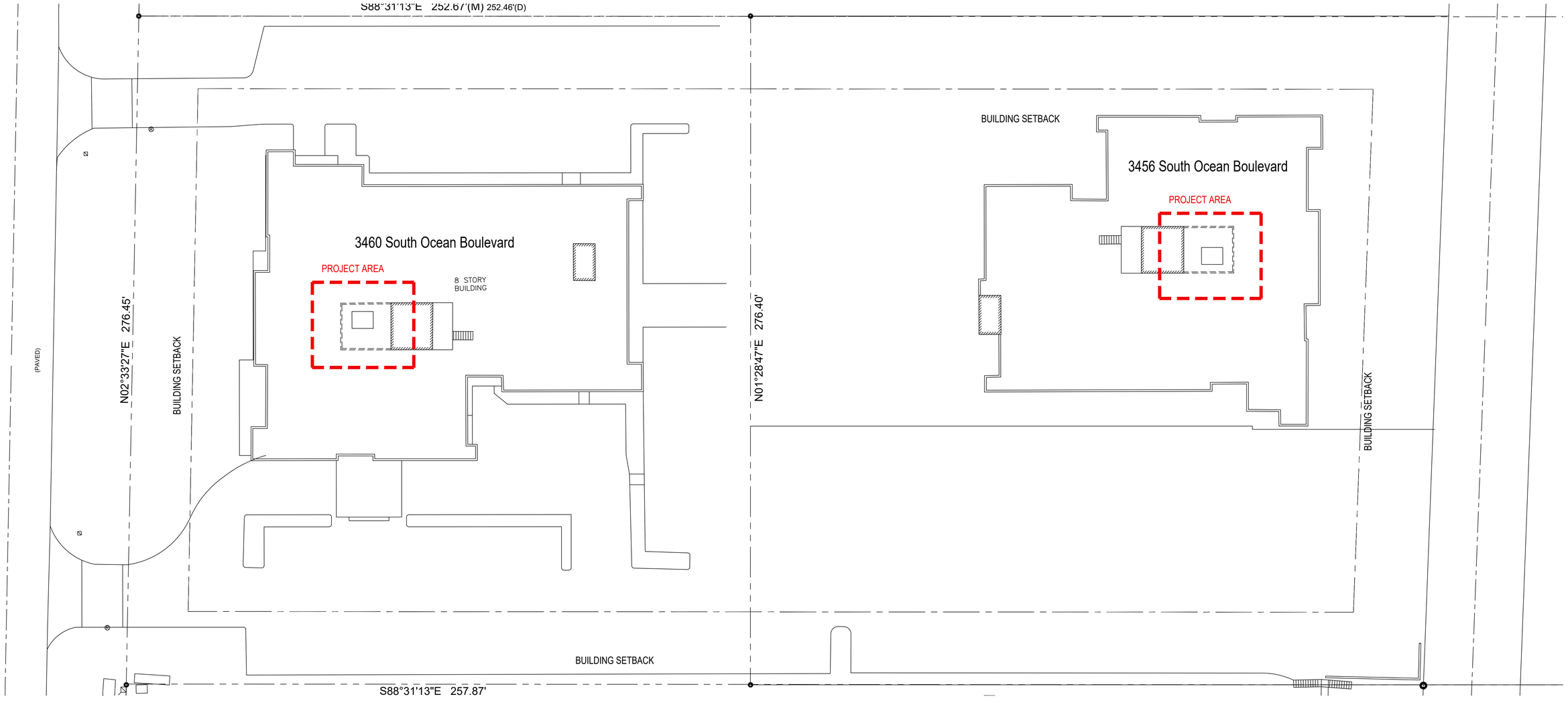
The Claridges Condominium

Proposed Exterior Improvements - Cooling Towers



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:**	3456 & 3460 South Ocean Blvd.		
2	**Zoning District:**	R-D(2) (Heavy Density Residential)		
3	**Structure Type:**	Condominium		
4		Required/Allowed	Existing	Proposed
5	Lot Size (sq ft)	40,000 SF min	182,000 s.f. est	N/C
6	Lot Depth	200'	541 +/-	N/C
7	Lot Width	150'	276'	N/C
8	Lot Coverage (Sq Ft and %)	40%		N/C
9	Enclosed Square Footage (Basement, 1st Fl, 2nd Fl, Accesory Structures, etc.)			N/A
10	Cubic Content Ratio (CCR) (R-B ONLY)			N/A
11	*Front Yard Setback (Ft.)	25'	45'	N/C
12	* Side Yard Setback (1st Story) (Ft.)	30'	40'+/- / 92' +/-	N/C
13	* Side Yard Setback (2nd Story) (Ft.)	N/A	N/A	N/A
14	*Rear Yard Setback (Ft.)	30'	48' +/-	N/C
15	Angle of Vision (Deg.)			N/A
16	Building Height (Ft.)			N/C
17	Overall Building Height (Ft.)			N/C
18	Crown of Road (COR) (NAVD)			N/A
19	Max. Amount of Fill Added to Site (Ft.)			N/A
20	Finished Floor Elev. (FFE)(NAVD)			N/C
21	Zero Datum for point of meas. (NAVD)			N/C
22	FEMA Flood Zone Designation		AE	N/C
23	Base Flood Elevation (BFE)(NAVD)			N/C
24	Landscape Open Space (LOS) (Sq Ft and %)			N/C
25	Perimeter LOS (Sq Ft and %)			N/C
26	Front Yard LOS (Sq Ft and %)			N/C
27	**Native Plant Species R			Please refer to separate landscape legend

OVERALL SITE PLAN

1" = 20'

GRAPHIC SCALE

20 0 20 40

(IN FEET)
1 inch = 20 ft.

3456 & 3460 South Ocean Boulevard
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SP-1

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The Claridges Condominium

Proposed Exterior Improvements - Cooling Towers



VIEW FROM SW



VIEW FROM NW



VIEW FROM NE

EXISTING AS-BUILT CONDITIONS WEST BUILDING



VIEW FROM NE



VIEW FROM SW



VIEW FROM SE

EXISTING AS-BUILT CONDITIONS EAST BUILDING

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EC-1

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VIEW FROM WEST



VIEW FROM NORTH



VIEW FROM EAST



VIEW FROM SOUTH

EXISTING AS-BUILT CONDITIONS - ELEVATOR PENTHOUSE & EQUIPMENT WEST BUILDING



VIEW FROM WEST



VIEW FROM NORTH



VIEW FROM EAST



VIEW FROM SOUTH

EXISTING AS-BUILT CONDITIONS - ELEVATOR PENTHOUSE & EQUIPMENT EAST BUILDING

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EC-2

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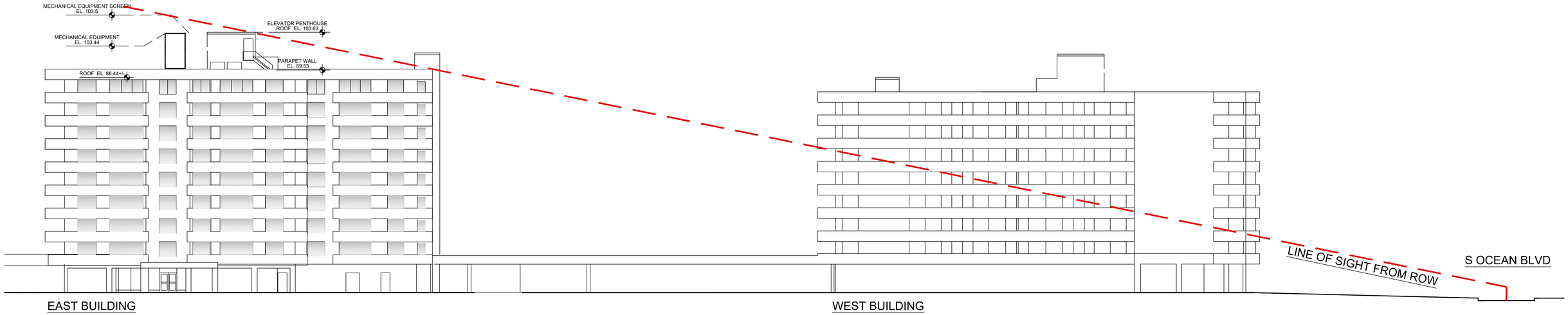
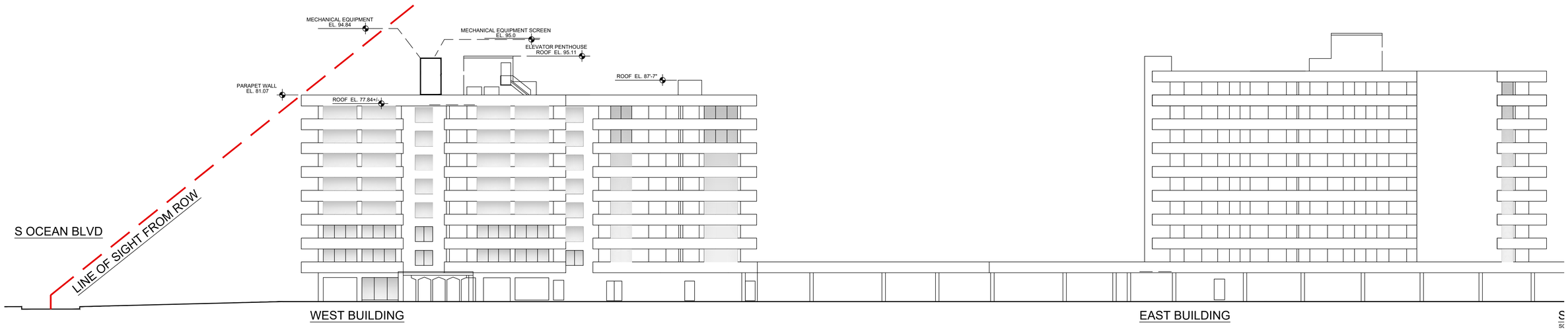


EAST BUILDING - 3456 SOUTH OCEAN BLVD

WEST BUILDING - 3460 SOUTH OCEAN BLVD

OVERALL NORTH ELEVATION
LINE OF SIGHT STUDY - 3456
NOT TO SCALE



EAST BUILDING - 3456 SOUTH OCEAN BLVD

WEST BUILDING - 3460 SOUTH OCEAN BLVD

OVERALL SOUTH ELEVATION
LINE OF SIGHT STUDY - 3460
NOT TO SCALE

3456 & 3460 South Ocean Boulevard
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EC-3

The Claridges Condominium
3456 & 3460 South Ocean Boulevard
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AS-BUILT (EXISTING) LINE OF SITE STUDIES

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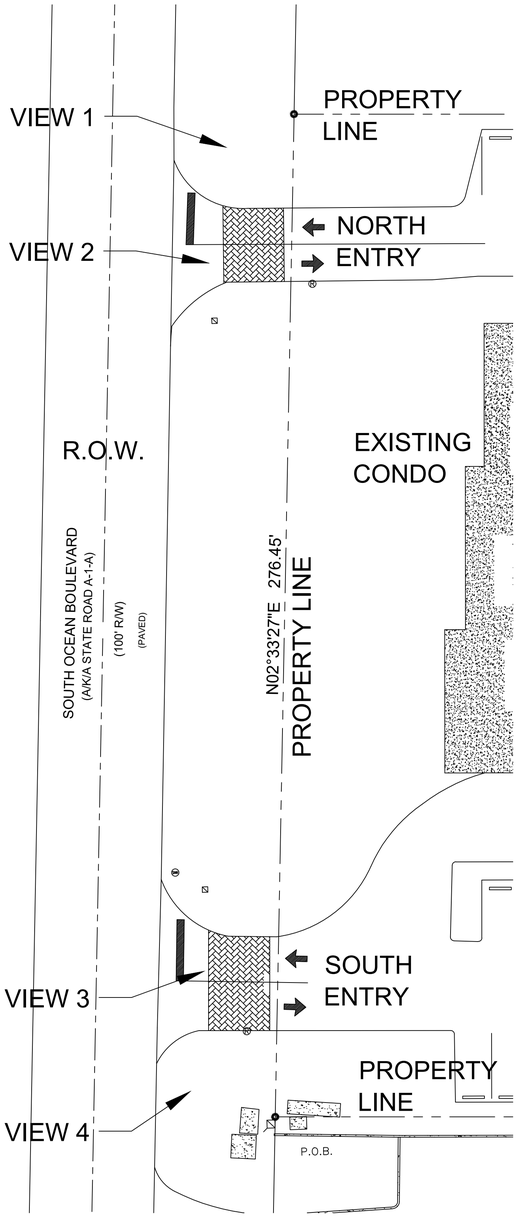
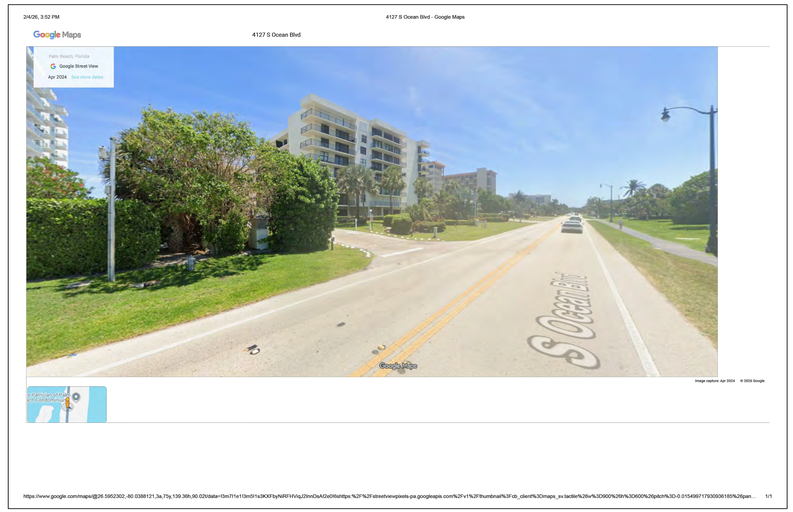
The Claridges Condominium

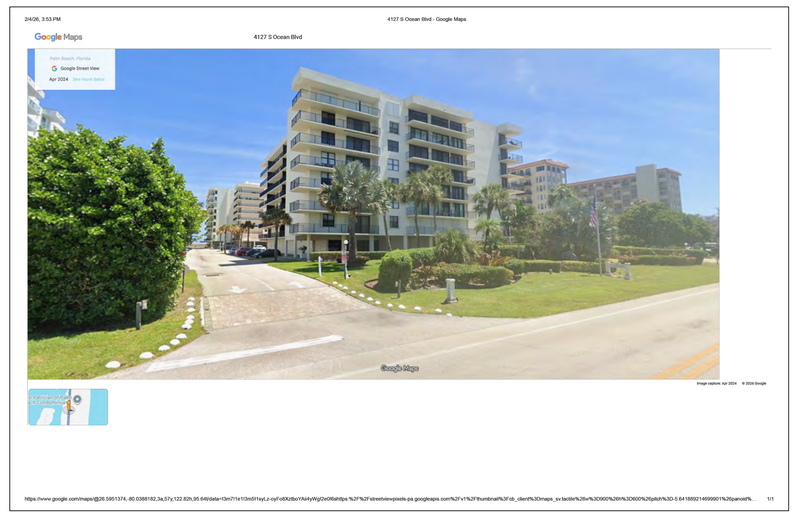
Proposed Exterior Improvements - Cooling Towers



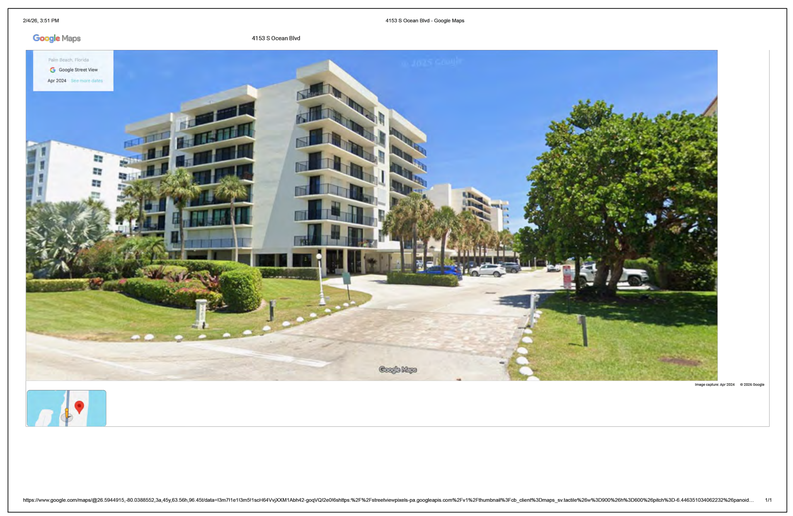
PARTIAL SITE PLAN - WEST END



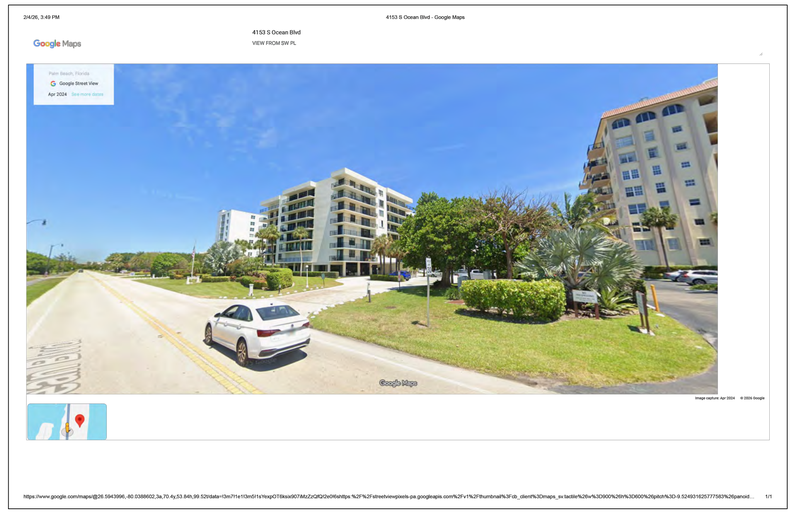
VIEW 1 - FROM NORTH PROPERTY LINE



VIEW 2 - FROM NORTH ENTRY DRIVE



VIEW 3 - FROM SOUTH ENTRY DRIVE



VIEW 4 - FROM SOUTH PROPERTY LINE

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LINE OF SITE STUDIES
VIEWS FROM SOUTH OCEAN BLVD

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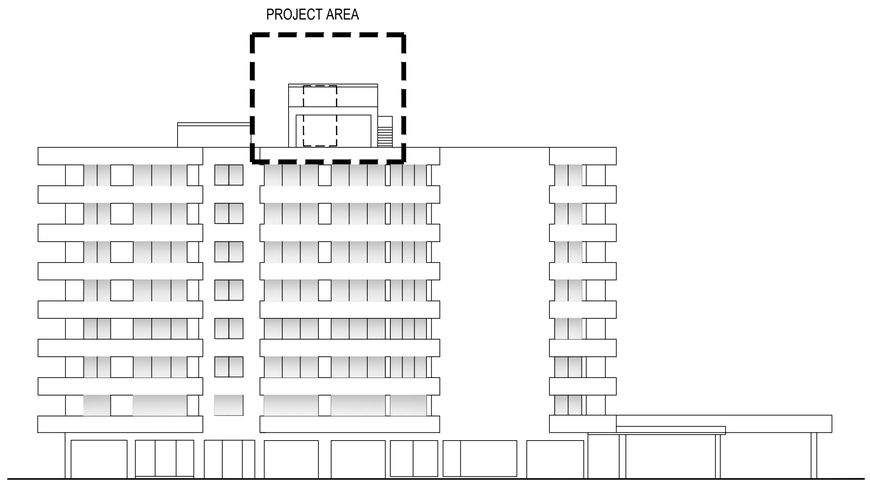
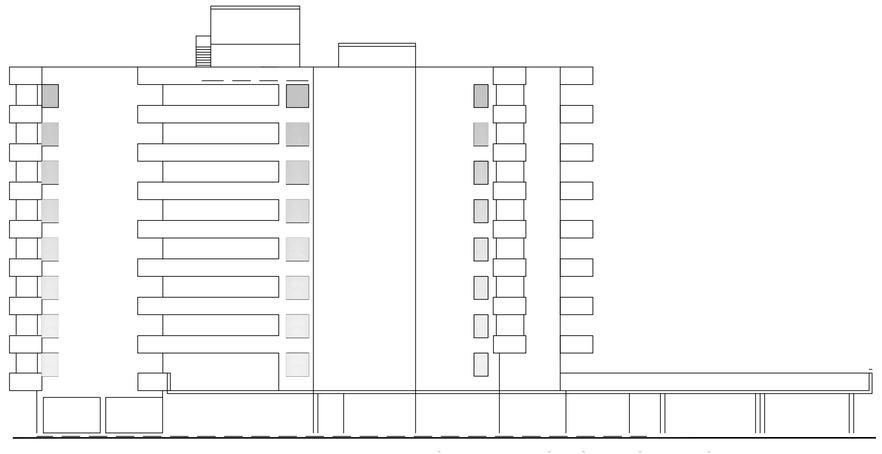
The Claridges Condominium
Proposed Exterior Improvements - Cooling Towers



WEST BUILDING

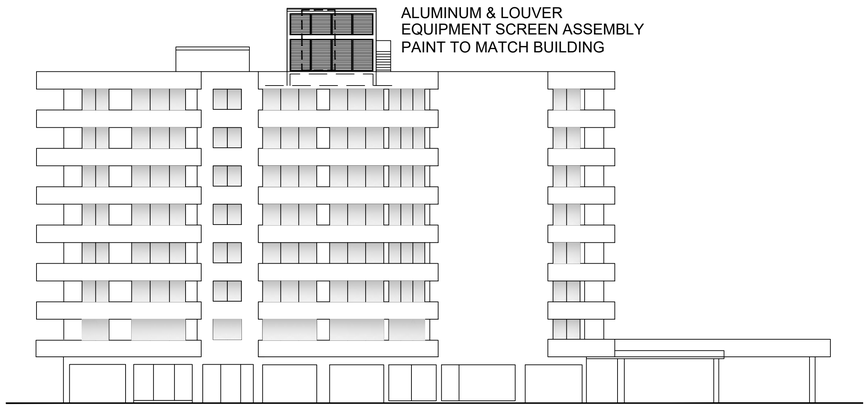


EAST BUILDING

EXISTING WEST ELEVATIONS

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

AS-BUILT (CURRENT CONDITIONS)



WEST BUILDING



EAST BUILDING - NO CHANGES

PROPOSED WEST ELEVATIONS

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

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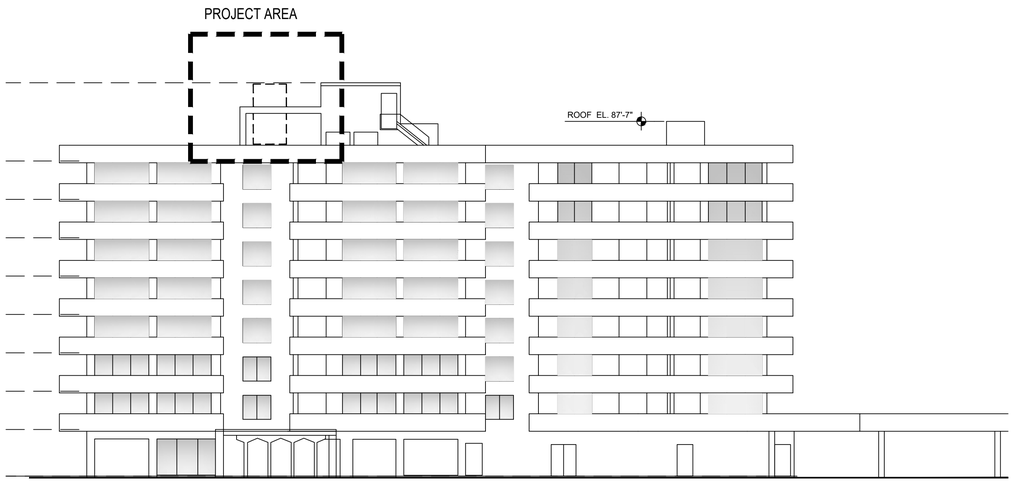
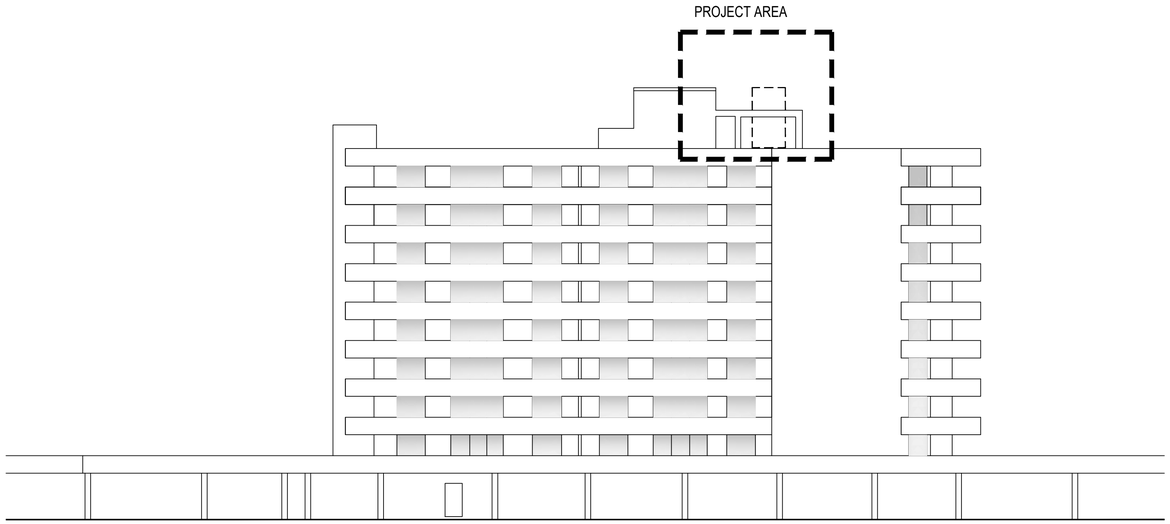
Proposed Exterior Improvements - Cooling Towers



WEST BUILDING



EAST BUILDING

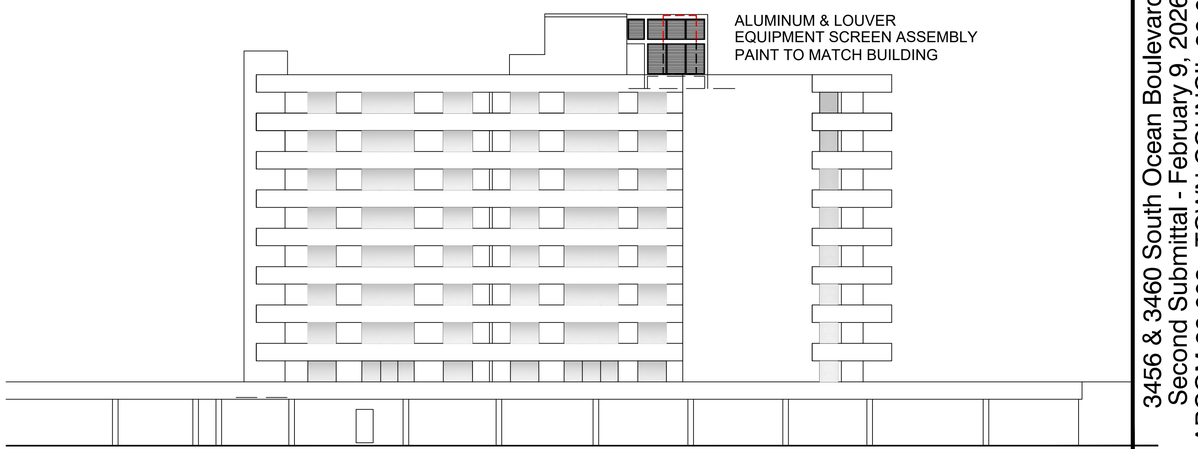
EXISTING SOUTH ELEVATIONS

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

AS-BUILT (CURRENT CONDITIONS)



WEST BUILDING



EAST BUILDING

3456 & 3460 South Ocean Boulevard
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PROPOSED SOUTH ELEVATIONS

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

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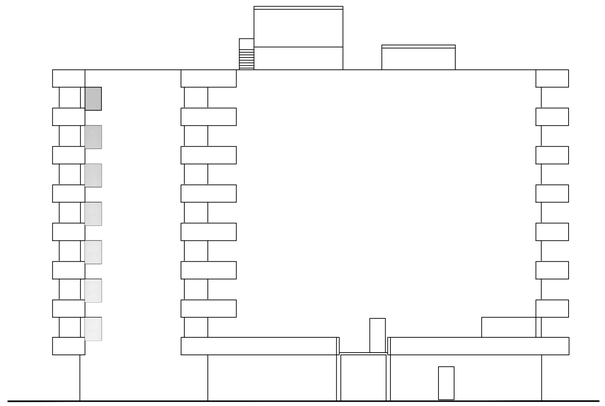
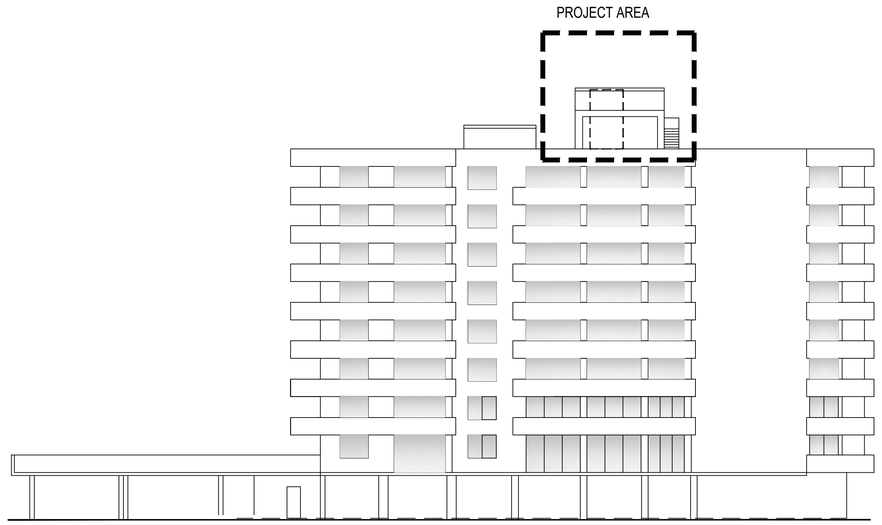


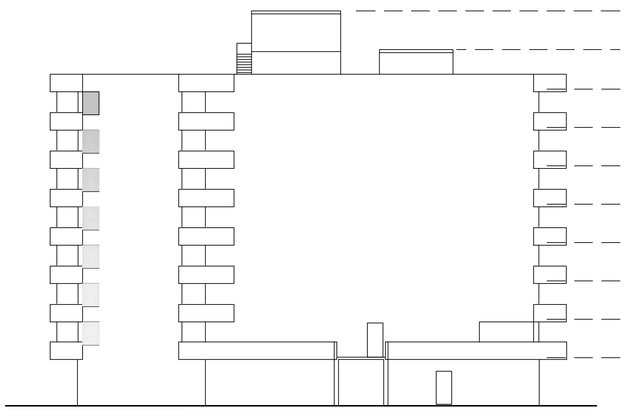
WEST BUILDING



EAST BUILDING

EXISTING EAST ELEVATIONS
SCALE: 1/16" = 1'-0"

AS-BUILT (CURRENT CONDITIONS)



WEST BUILDING - NO CHANGES



EAST BUILDING

PROPOSED EAST ELEVATIONS
SCALE: 1/16" = 1'-0"

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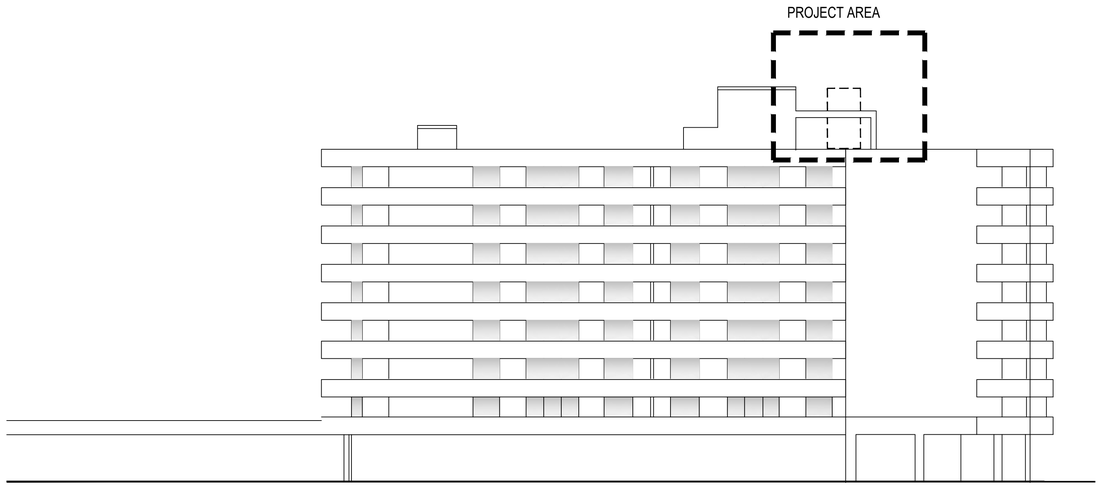
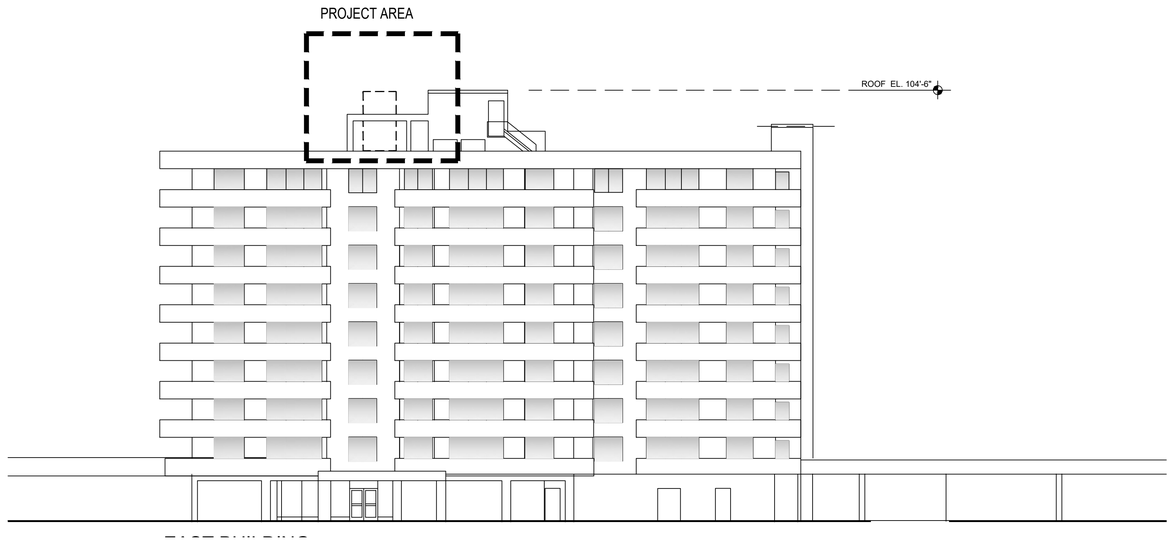


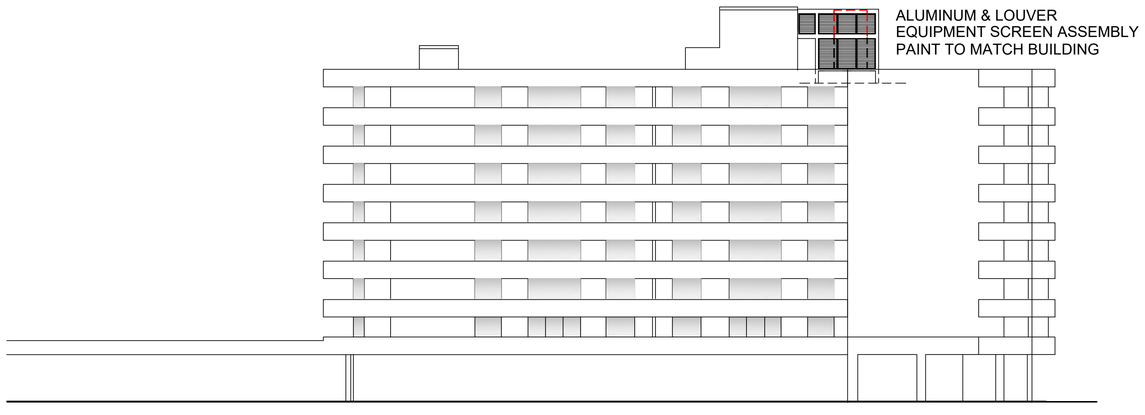
WEST BUILDING



EAST BUILDING

EXISTING NORTH ELEVATIONS
SCALE: 1/16" = 1'-0"

AS-BUILT (CURRENT CONDITIONS)



WEST BUILDING



EAST BUILDING

3456 & 3460 South Ocean Boulevard
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PROPOSED NORTH ELEVATIONS
SCALE: 1/16" = 1'-0"

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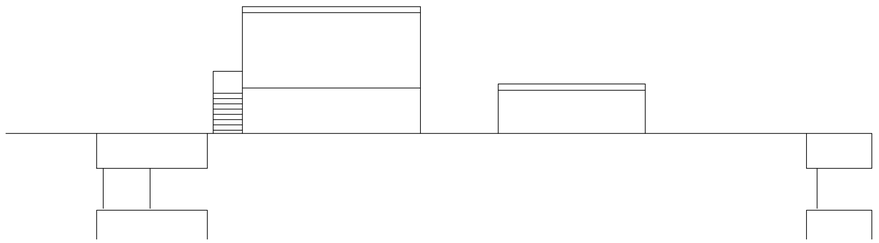
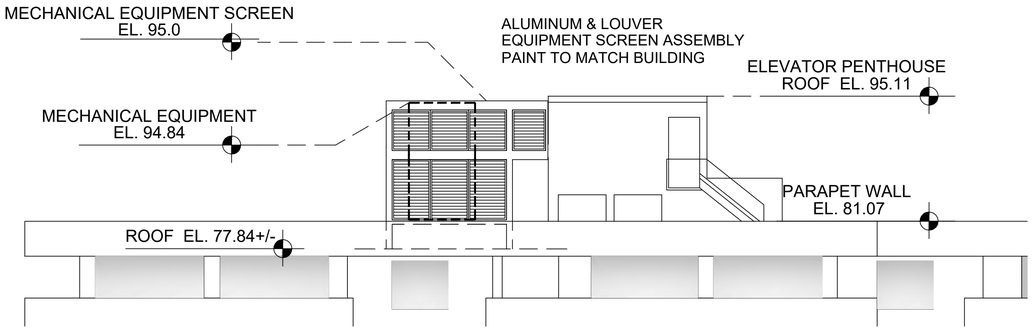
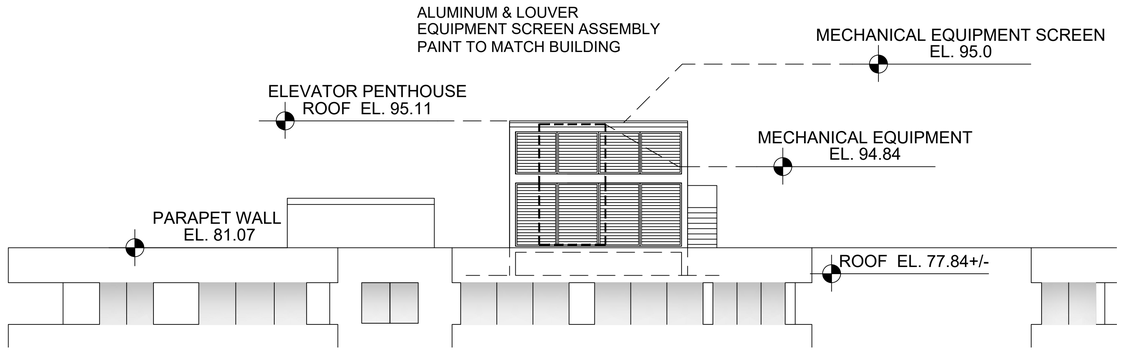
Proposed Exterior Improvements - Cooling Towers



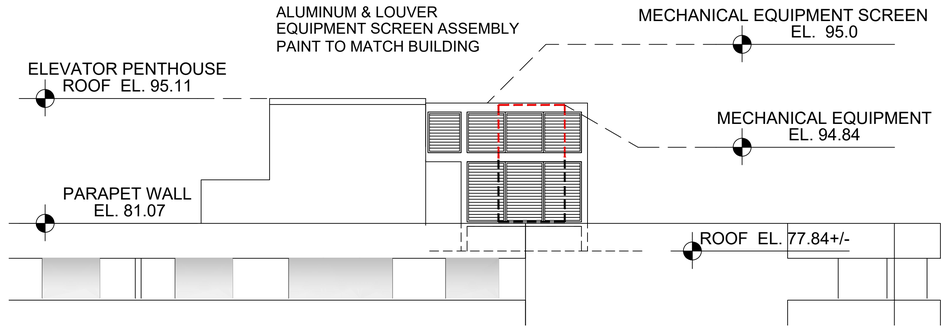
EAST ELEVATION - NO CHANGES



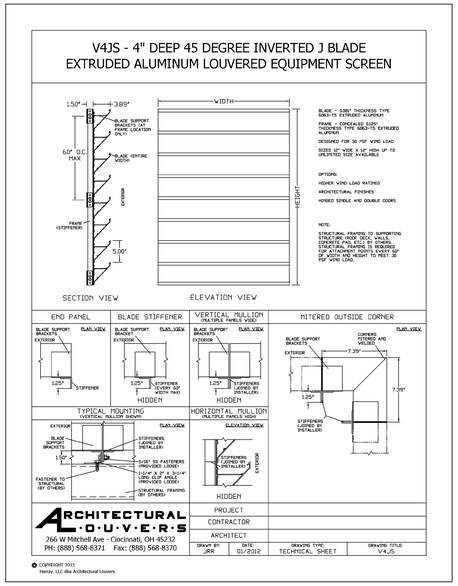
SOUTH ELEVATION



WEST ELEVATION



NORTH ELEVATION

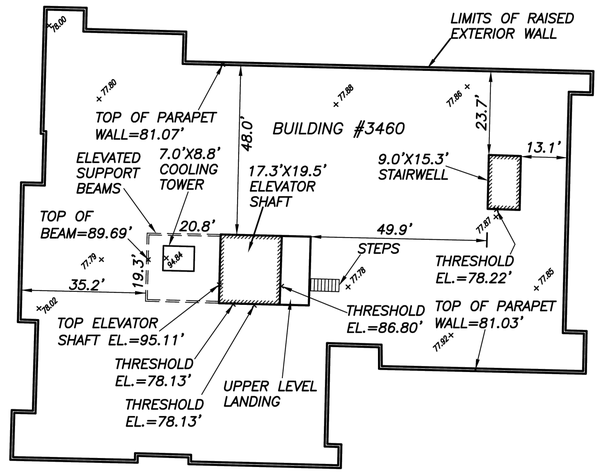


LOUVER - MANUFACTURER'S DATA



HEIRLOOM WHITE

PROPOSED LOUVER COLOR
TO MATCH BUILDING



ROOF PLAN

3456 & 3460 South Ocean Boulevard
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WEST BUILDING - 3460 SOUTH OCEAN

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The Claridges Condominium
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PROPOSED COOLING TOWER ENCLOSURE
ROOF PLAN, DETAILED ELEVATIONS, & LOUVER DATA

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

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The Claridges Condominium

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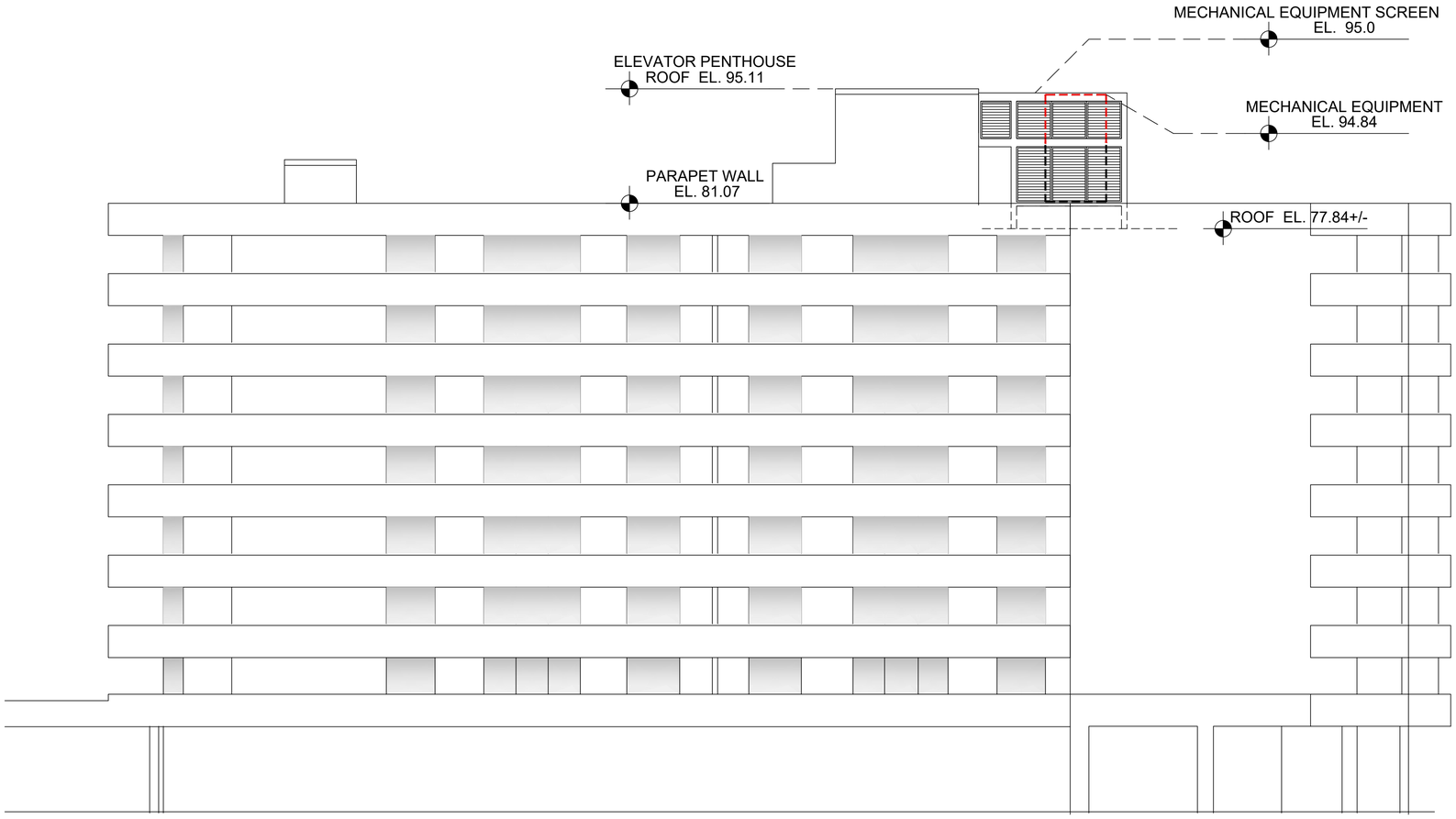
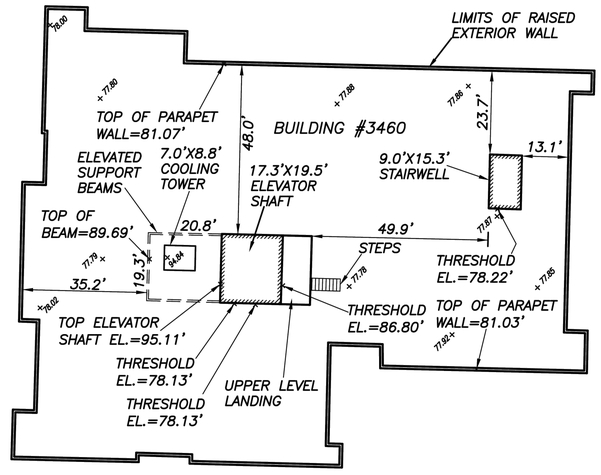
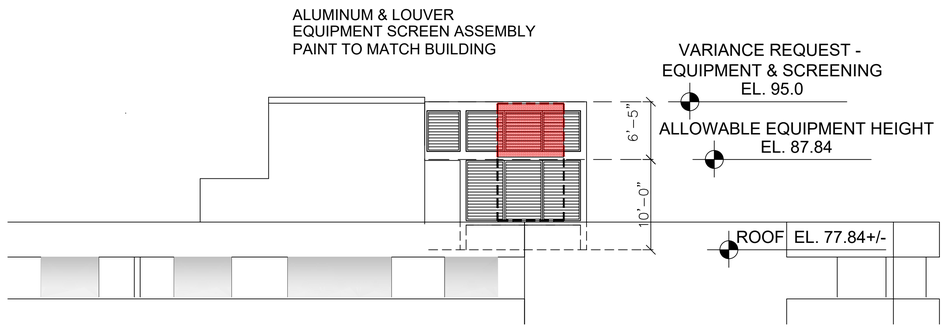


OVERALL NORTH ELEVATION



ROOF PLAN



VARIANCE DIAGRAM - NORTH ELEVATION

The Claridges Condominium
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Palm Beach, Florida 33480

3456 & 3460 South Ocean Boulevard
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WEST BUILDING - 3460 SOUTH OCEAN

PROPOSED COOLING TOWER ENCLOSURE

ROOF PLAN & DETAILED ELEVATIONS

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

A-5.1

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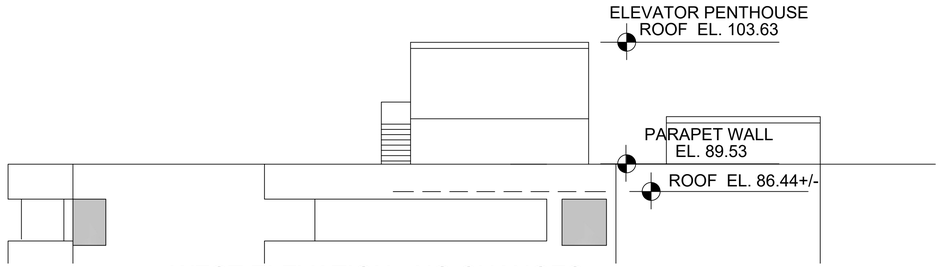
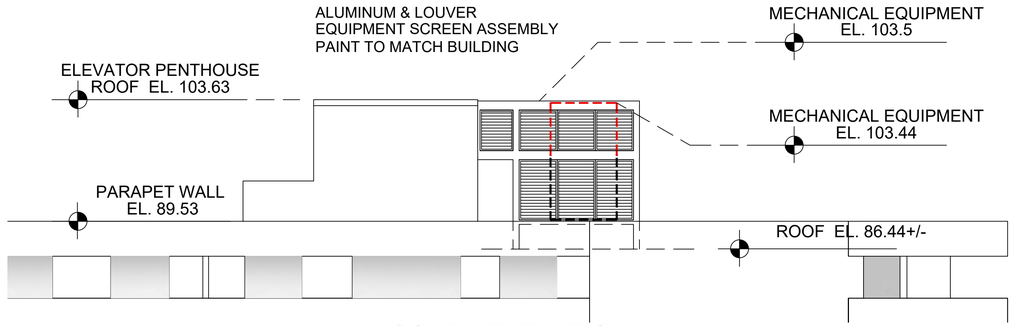
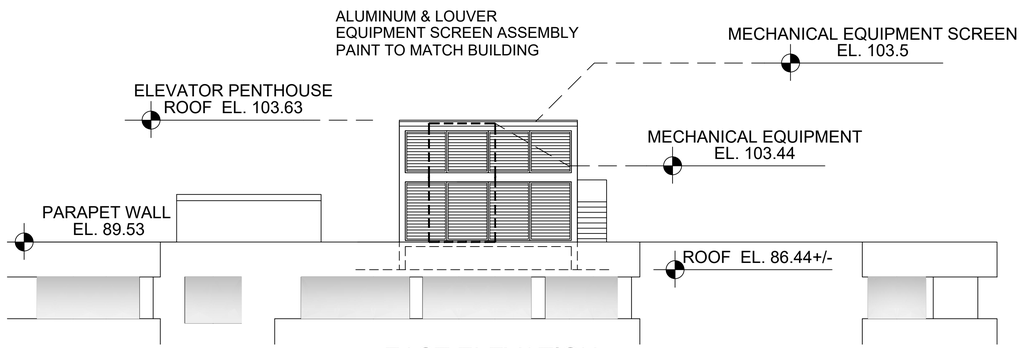


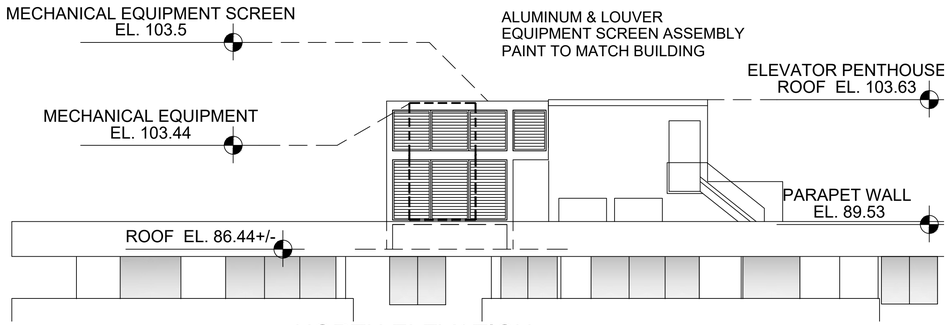
WEST ELEVATION - NO CHANGES



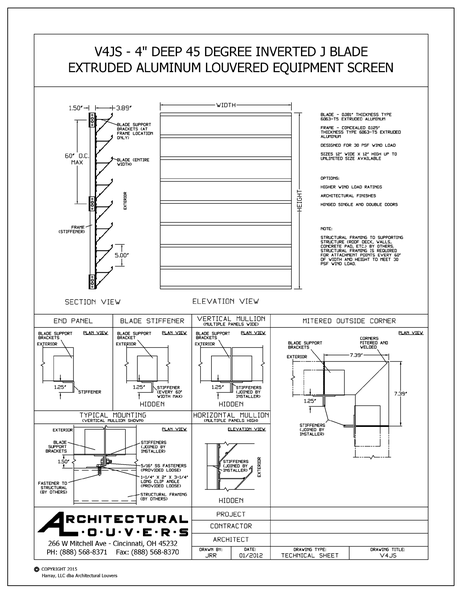
SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION



LOUVER - MANUFACTURER'S DATA



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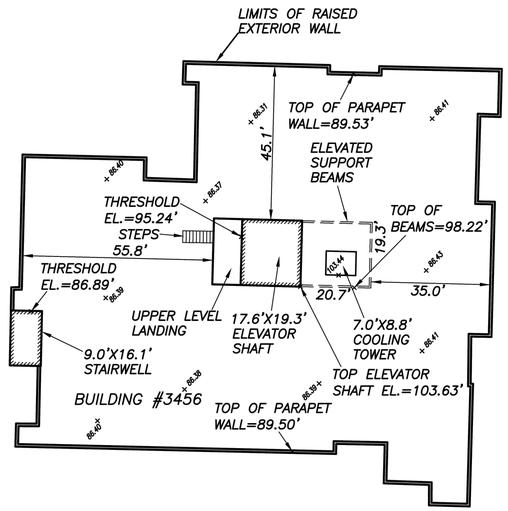
PROPOSED LOUVER COLOR
TO MATCH BUILDING



EXISTING ROOF PLAN

3456 & 3460 South Ocean Boulevard
Second Submittal - February 9, 2026
ARCOM 26-002 TOWN COUNCIL 26-0007

2.09.26

EAST BUILDING - 3456 SOUTH OCEAN

A-6

PROPOSED COOLING TOWER ENCLOSURE
ROOF PLAN & DETAILED ELEVATIONS

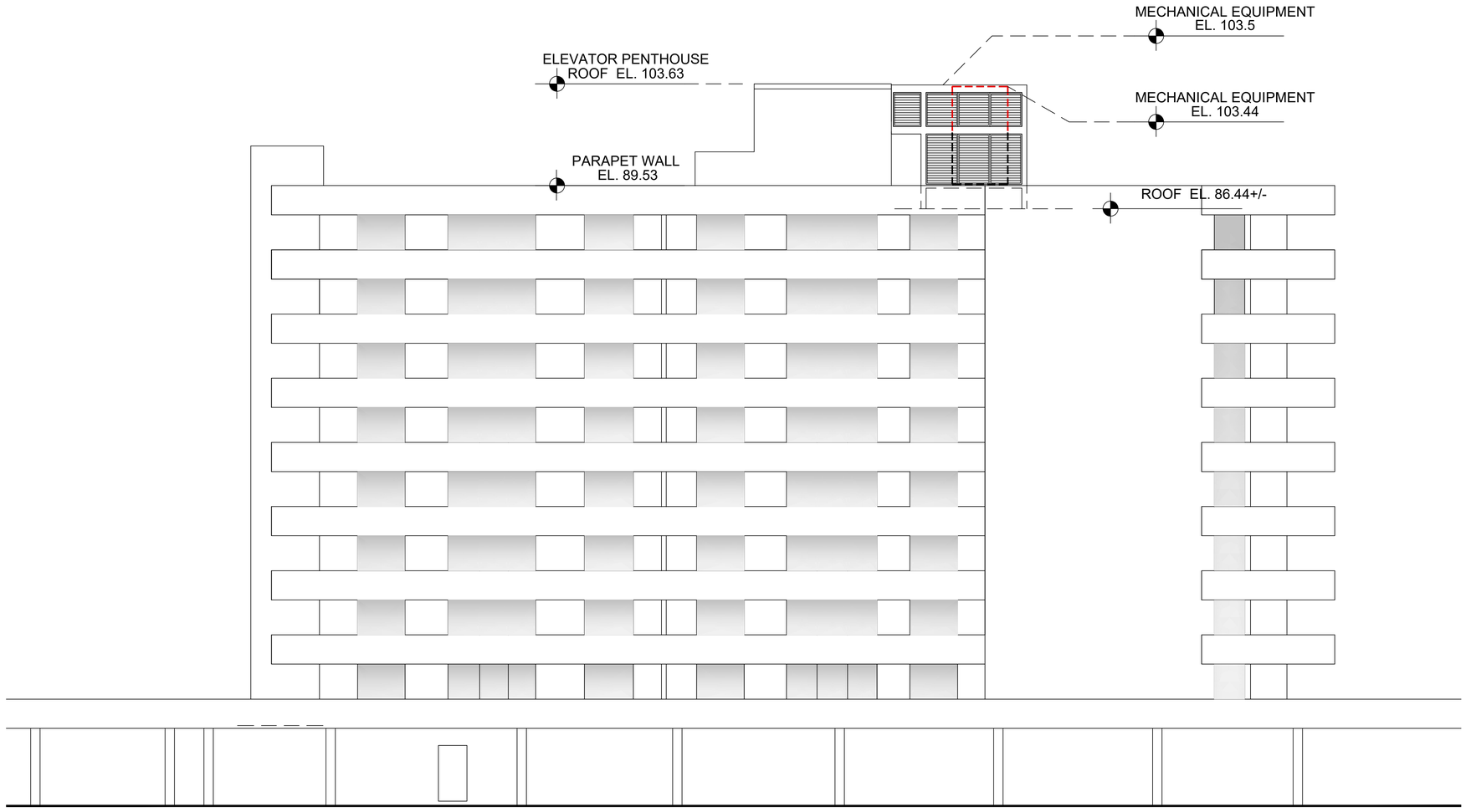
SCALE: 1/8" = 1'-0"

The Claridges Condominium
3456 & 3460 South Ocean Boulevard
Palm Beach, Florida 33480

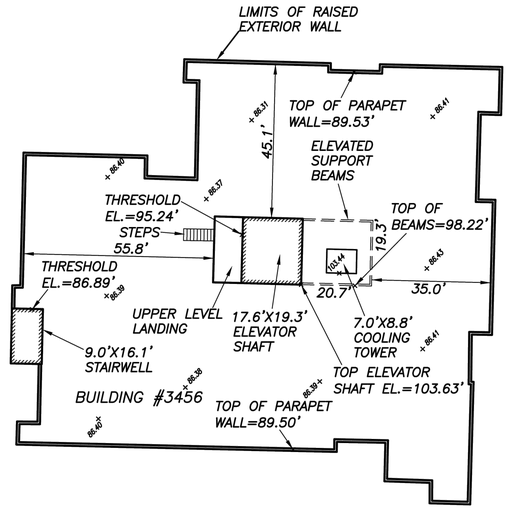
David Miller and Associates, P.A.
AA 26000963
14942 Horseshoe Trace
Wellington, Florida 33414
(561) 833-0164
dma@davidmillerarchitect.com

The Claridges Condominium

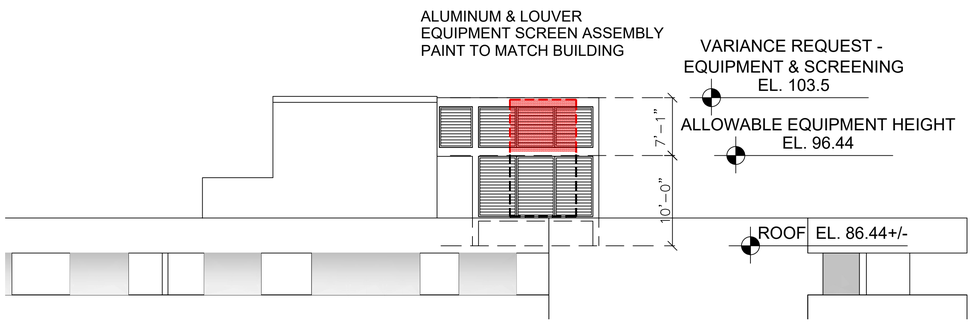
Proposed Exterior Improvements - Cooling Towers



OVERALL SOUTH ELEVATION



EXISTING ROOF PLAN



VARIANCE DIAGRAM - SOUTH ELEVATION

3456 & 3460 South Ocean Boulevard
Second Submittal - February 9, 2026
ARCOM 26-002 TOWN COUNCIL 26-0007

2.09.26

EAST BUILDING - 3456 SOUTH OCEAN

PROPOSED COOLING TOWER ENCLOSURE

ROOF PLAN & DETAILED ELEVATIONS

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

A-6.1

The Claridges Condominium
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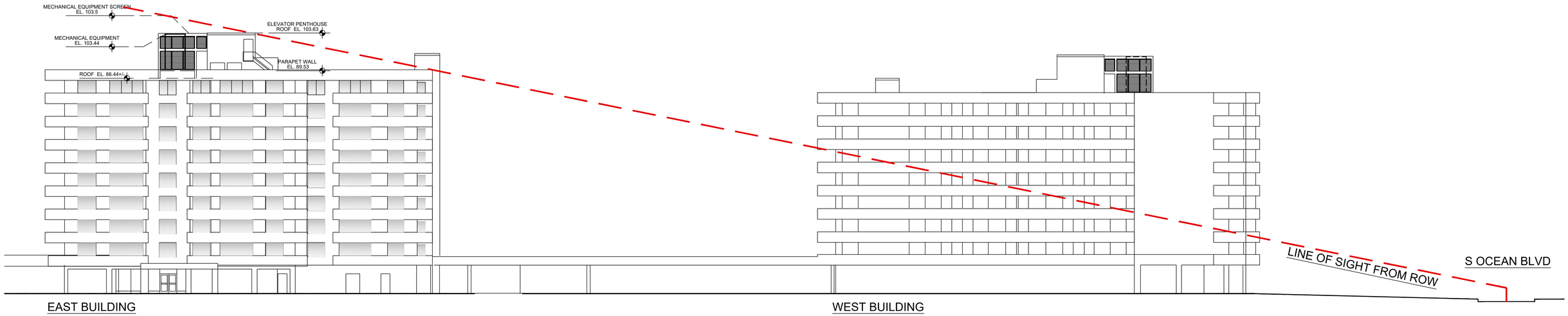
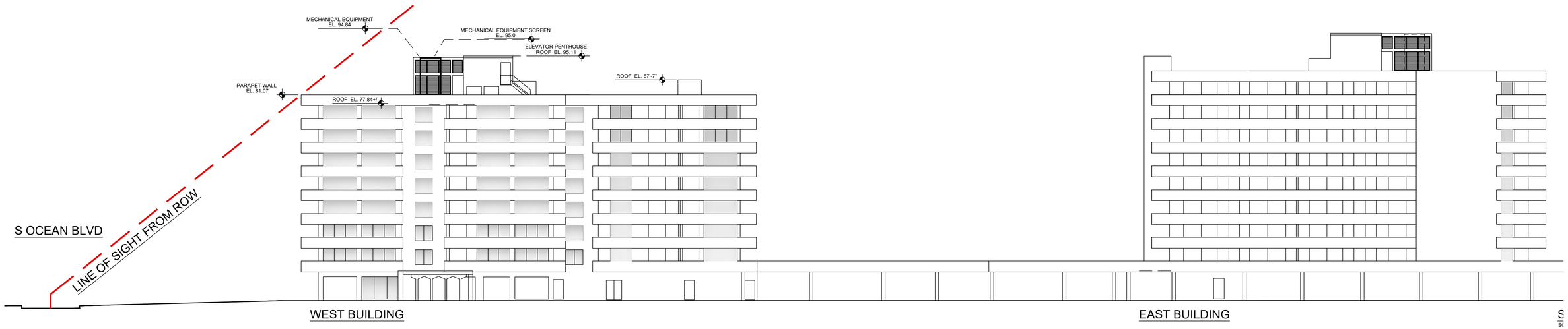
The Claridges Condominium
Proposed Exterior Improvements - Cooling Towers



EAST BUILDING - 3456 SOUTH OCEAN BLVD

WEST BUILDING - 3460 SOUTH OCEAN BLVD

OVERALL NORTH ELEVATION
LINE OF SIGHT STUDY - 3456
NOT TO SCALE



EAST BUILDING - 3456 SOUTH OCEAN BLVD

WEST BUILDING - 3460 SOUTH OCEAN BLVD

OVERALL SOUTH ELEVATION
LINE OF SIGHT STUDY - 3460
NOT TO SCALE

3456 & 3460 South Ocean Boulevard
Second Submittal - February 9, 2026
ARCOM 26-002 TOWN COUNCIL 26-0007

2.09.26

A-7

The Claridges Condominium
3456 & 3460 South Ocean Boulevard
Palm Beach, Florida 33480

LINE OF SITE STUDIES

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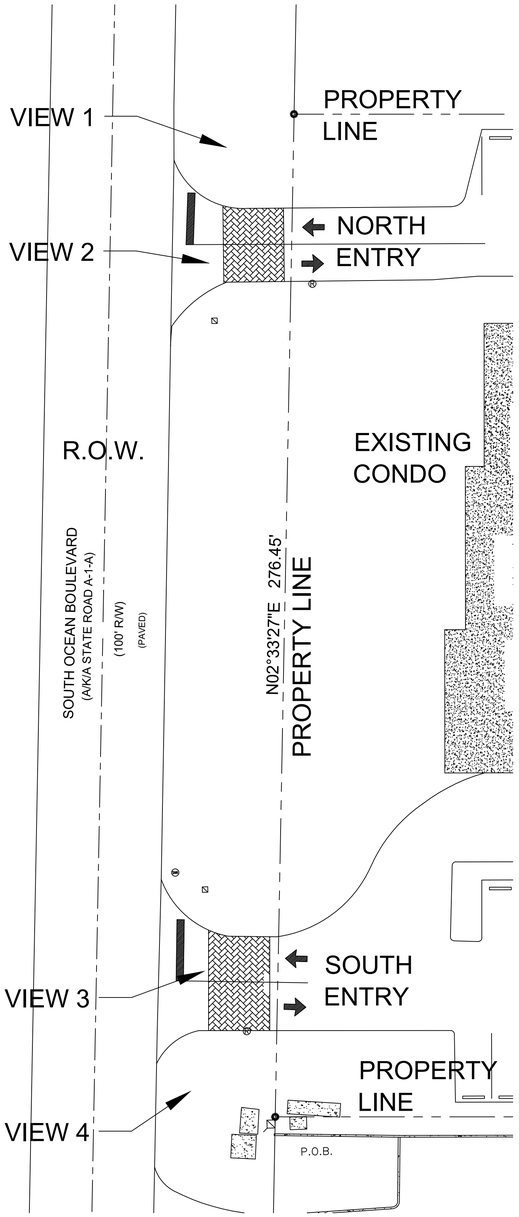
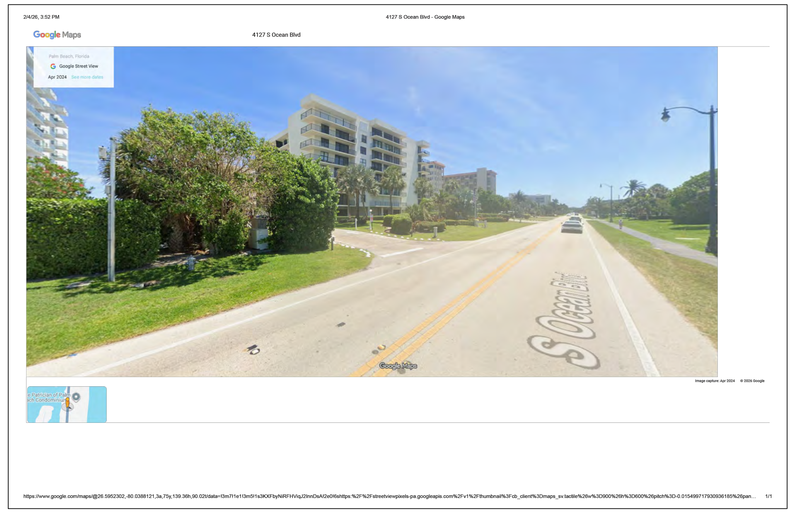
The Claridges Condominium

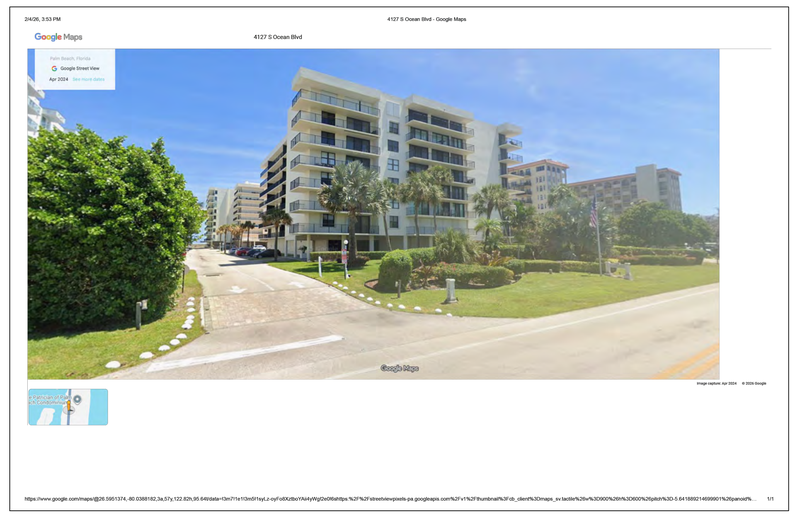
Proposed Exterior Improvements - Cooling Towers



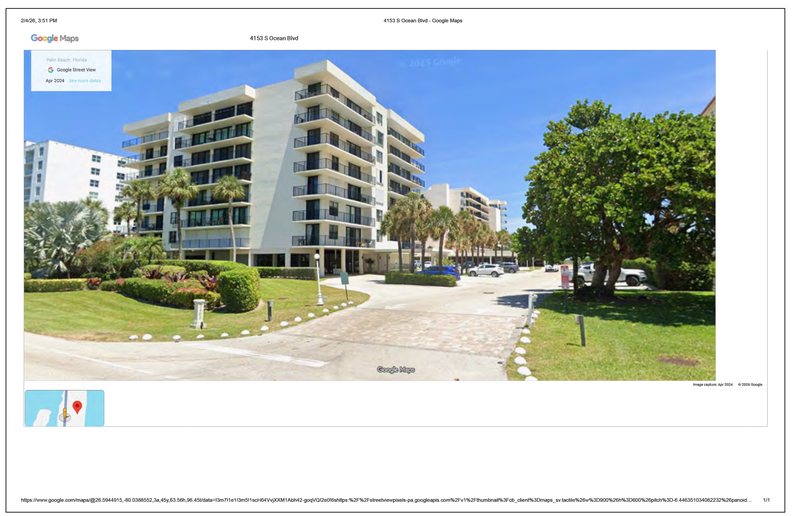
PARTIAL SITE PLAN - WEST END



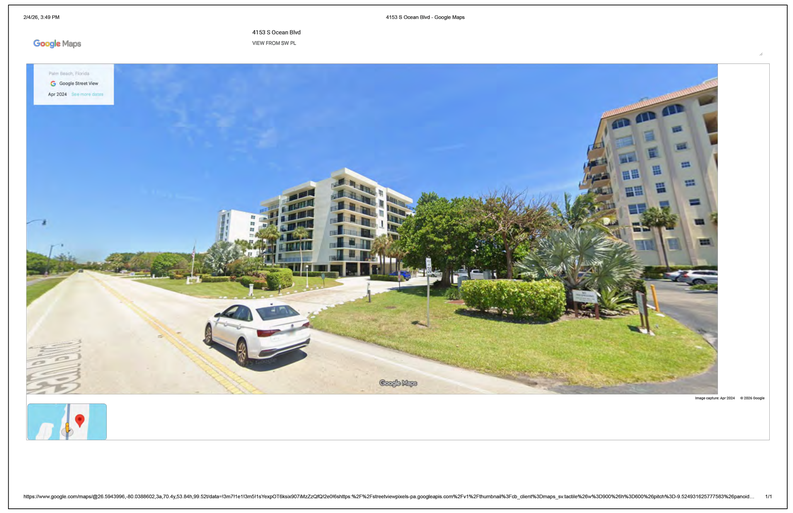
VIEW 1 - FROM NORTH PROPERTY LINE



VIEW 2 - FROM NORTH ENTRY DRIVE



VIEW 3 - FROM SOUTH ENTRY DRIVE



VIEW 4 - FROM SOUTH PROPERTY LINE

3456 & 3460 South Ocean Boulevard
Second Submittal - February 9, 2026
ARCOM 26-002 TOWN COUNCIL 26-0007

2.09.26

LINE OF SITE STUDIES
VIEWS FROM SOUTH OCEAN BLVD

The Claridges Condominium
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Palm Beach, Florida 33480

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TOWN OF PALM BEACH

Information for Architectural Commission Meeting on: March 25, 2026

To: Architectural Commission

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

From: Planning, Zoning & Building

Re: ARC-26-0003 1340 S OCEAN BLVD. The applicant, Greene Family Trust (Ferguson & Shamamian Architects), has filed an application requesting Architectural Commission review and approval for modifications to an existing single-family residence with site wide landscape and hardscape changes.

Date: 3/18/2026

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-26-0003 1340 S OCEAN BLVD. The applicant, Greene Family Trust (Ferguson & Shamamian Architects), has filed an application requesting Architectural Commission review and approval for modifications to an existing single-family residence with site wide landscape and hardscape changes.

Property Owner: Greene Family Trust
Professional: Ferguson & Shamamian Architects

HISTORY:
The single-family residence at 1340 South Ocean Boulevard was originally approved under application B-115-2014. Following construction, the property received several additional approvals, including a new tennis pavilion and carriage house in 2020. In 2023, approval was granted for new exterior railings at the boathouse.

THE PROJECT:
The applicant has submitted revised plans, entitled "Alterations & Additions to 1340 S Ocean Blvd, Palm Beach, Fl", as prepared by **Ferguson & Shamamian Architects.** uploaded March 9, 2026.

The following is the scope of work for the application:

- Replacement of west loggia.
- Fenestration changes.
- Landscape and hardscape changes including new pool and garden folly.
- Reconstruction of sea wall.

Site Data			
Zoning District	R-AA	**Future Land Use**	SINGLE-FAMILY
Lot Size	103,343 Sq. Ft.	**FEMA Flood Zone**	AE
Lot Width	418'	**Lot Depth**	236'
Lot Coverage	Permitted: 25% Proposed: 16.16%	**Enclosed Square Footage:**	Existing: 15,406 SF Proposed: 15,518 SF

Surrounding Properties / Zoning	
North	2016 Two-story residence / R-AA
South	1955 One-story residence / R-AA
East	1923 Two-story residence / R-AA
West	Lake Worth Lagoon

STAFF ANALYSIS:

A preliminary review of the project indicates that the application, as proposed, appears to be consistent with the Town zoning code. The applicant is proposing several modifications to the main house, tennis pavilion and surrounding grounds.

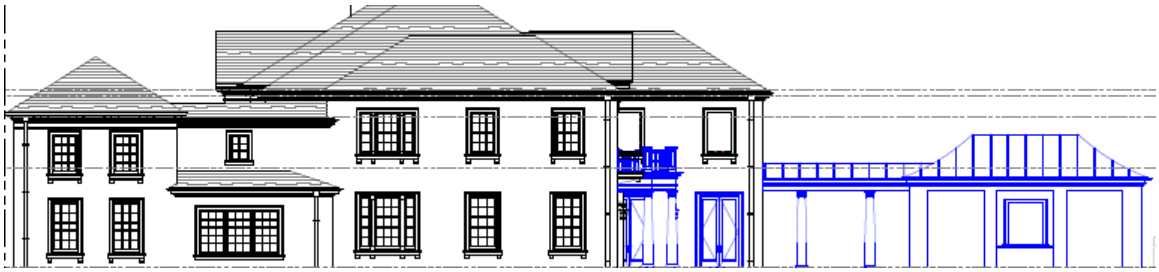
Reconfiguration and replacement of several windows and doors are proposed. Additionally, the east entry porch will be replaced with a new design. The existing loggia will be removed and replaced on the west side of the property.



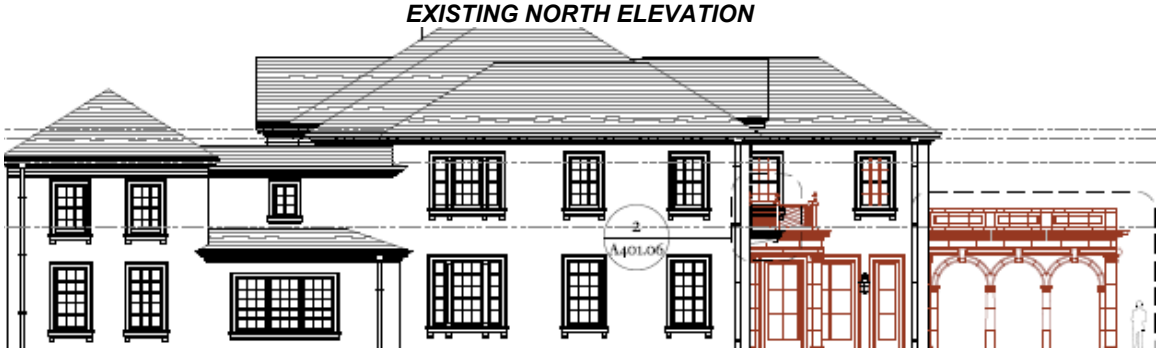
EXISTING WEST ELEVATION



PROPOSED WEST ELEVATION



EXISTING NORTH ELEVATION



PROPOSED NORTH ELEVATION



EXISTING EAST ELEVATION



PROPOSED EAST ELEVATION

The new site plan includes reconstruction of the sea wall, a new pool, garden folly and landscaping. The reconstruction of the sea wall on the subject property will be done to match the existing one at the south end of the property.



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

FERGUSON &
SHAMAMIAN
ARCHITECTS

February 9, 2026

Re: 1340 South Ocean Boulevard
Palm Beach, FL 33480

LETTER OF INTENT

ALTERATIONS & ADDITIONS

1340 SOUTH OCEAN BOULEVARD

ARC-26- 0003

Please find for review the attached drawings for our project at 1340 South Ocean Boulevard in the R-AA Zoning District Palm Beach. The 103,343 square foot site includes an existing 15,406 total gross square foot two-story main residence, an existing 1,662 total gross square foot single story tennis pavilion, an existing 2,910 total gross square foot two-story garage/ guesthouse, an existing 3,904 total gross square foot single story boat house, an existing west back yard pool, and a dual-entry driveway/ parking court in the front yard. Our project proposal is as follows:

Main house: Removal of existing west loggia to be replaced with new loggia; Removal of existing living room porch to be replaced with an enclosed, conditioned space to enlarge the living room; Reconfiguration of exterior doors and windows in the family room, dining room and primary suite den; Removal of existing east front entry porch to be replaced with a new porch.

Tennis pavilion: Replacement and reconfiguration of exterior doors and addition of flanking pilasters.

Site work: Rebuild seawall at former 1340 SOB lot to match sea wall at former 1350 South Ocean Boulevard lot; New pool, landscaping and garden folly.

No variances are required for this work.

Please note the following as it relates to this application:

A) **LANDMARKS PRESERVATION COMMISSION 54-122 & 54-161**

Not applicable.

B) ARCHITECTURAL REVIEW 18-205

We are submitting a proposal that we consider tastefully designed, in the same architectural language as the existing main house & tennis pavilion. The alterations & additions are designed implementing appropriate materials and details consistent with the existing 2015 main house & 2022 tennis pavilion on the property.

(*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.*

-Complies. The project scope proposes to enhance the exterior of the structure by adding elements that are stylistically appropriate. The alterations & additions, due to their waterside location on the lot, have very little impact on the streetscape.

(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.*

-Complies. The proposed alterations & additions are within the property setbacks and will be constructed of high quality building materials to match the existing main house & tennis pavilion.

(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.*

-Complies. The proposed alterations & additions will be constructed of high quality building materials to match the existing main house and tennis pavilion, and the design elements will be cohesive with the existing.

(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.*

-Complies. The proposed alterations & additions match the design style of the existing main house & tennis pavilion which are complementary to the neighboring mediterranean architecture.

(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.

-Complies. The existing main house & tennis pavilion and proposed alterations & additions are not excessively similar to any other property within 200 feet.

(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.

-Complies. The proposed alterations & additions are in keeping with the existing main house & tennis pavilion design style, in regard to window/

door configurations, exterior detailing, and are not excessively dissimilar to any other property within 200 feet.

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

-Complies. The proposed massing, proportions and details of the main house & tennis pavilion alterations & additions and new garden folly building will be congruent with those of the existing main house & tennis pavilion structures.

(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).*

-Complies. The proposed alterations & additions have no impact on the streetscape.

(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.*

-Complies. The main house & tennis pavilion alterations & additions and new folly building meet zoning code without requiring variances.

(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.*

-Complies. The proposed alterations & additions will not negatively impact any existing natural 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.*

-Understood

(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.*

-Understood

C) ARCOM 18-206

Not applicable.

D) ARCOM 18-113

Not applicable.

E) SPECIAL EXCEPTION 134-22

Not applicable.

F) SITE PLAN REVIEW 134-329

Not applicable.

G) VARIANCE(S) 134-201

Not applicable.

H) OTHER

Not applicable.

Sincerely,

FERGUSON & SHAMAMIAN ARCHITECTS

Scott Sottile

Partner

FERGUSON & SHAMAMIAN ARCHITECTS

SCOPE OF WORK

MAIN HOUSE

1. Removal of existing West Loggia & replacement with new Loggia
2. Removal of existing Living Room Porch and replacement with enclosed, conditioned space to enlarge the Living Room
3. Reconfiguration of exterior doors/windows in Family Room, Dining Room & Primary Suite Den
4. Removal of existing East Front Entry Porch & replacement with new Porch

TENNIS PAVILION

5. Replacement & reconfiguration of exterior doors

SITE

6. Rebuild sea wall at 1340 lot to match 1350
7. New Pool, Landscaping, and Garden Folly

ARC-26-0003



ARCHITECT

Ferguson & Shamamian Architects, LLP
270 Lafayette Street, Suite 300
New York, NY 10012
(212) 941-8088
fergusonshamamian.com

CONSULTANTS

LANDSCAPE ARCHITECT

Parker Yannette Design Group, inc.
4425 Military Trail, Suite 202
Jupiter, FL, 33458
(561) 747-5069

CIVIL ENGINEER

Schulke, Bittle & Stoddard, LLC
1717 Indian River Boulevard, Suite 201
Vero Beach, Florida
(772) 770-9622

ALTERATIONS & ADDITIONS TO
1340 S OCEAN BLVD, PALM BEACH, FL

FINAL SUBMITTAL 03/09/26
PROJECTED DATE OF HEARING 03/25/26

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A003.00 Neighborhood Photoboard
A003.01 Site Plan Photoboard

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A100.01 Site Plan - Proposed
A100.02 Site Elevation - Proposed
A101.00 Zoning Legend
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A103.00 Demolition Plans
A104.00 Yard Section
A104.01 Enlarged Yard Section
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A201.00 Main House Second Floor Plans
A202.00 Main House Roof Plans

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A300.02 Main House Exterior Elevations
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A400.05 Main House Building Sections
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A800.00 Renderings
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LANDSCAPE

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LIGHTING

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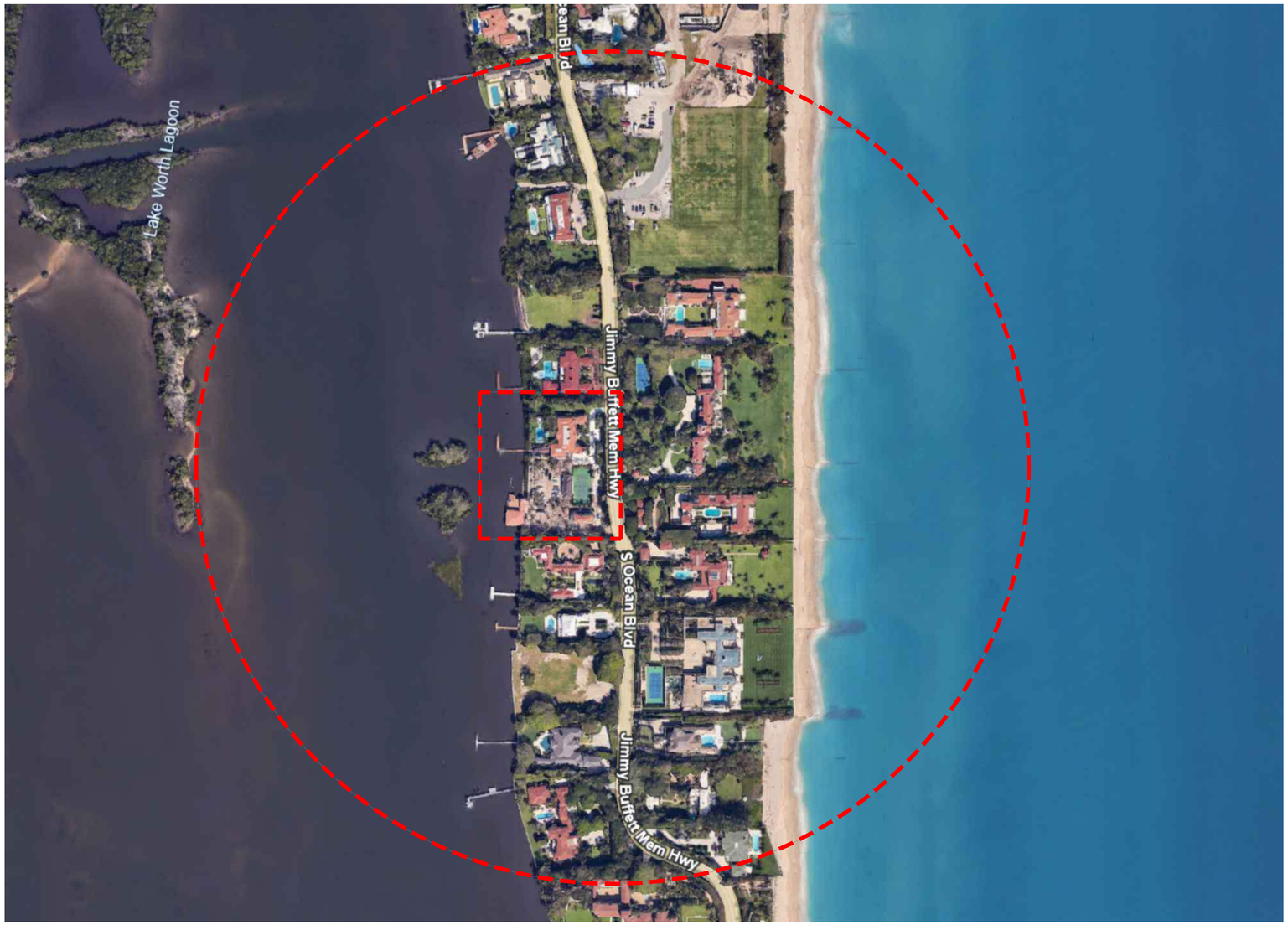
CIVIL

C-1 Site Grading & Drainage
- Property Survey



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A001.00

VICINITY
LOCATION MAP

0′ 150′ 300′ 600′

FERGUSON &
SHAMAMIAN
ARCHITECTS

1340 SOUTH OCEAN BLVD

PALM BEACH, FL 33480

ARCOM-26-0003

A001.00

DATE: 03.09.26



1
A001.01

LOCATION PLAN

0′ 150′ 300′ 600′

FERGUSON &
SHAMAMIAN
ARCHITECTS

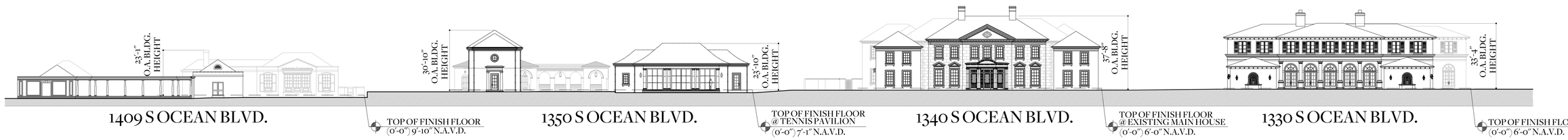
1340 SOUTH OCEAN BLVD

PALM BEACH, FL 33480

ARCOM-26-0003

A001.01

DATE: 03.09.26



A-SOUTH OCEAN BLVD
EAST ELEVATION
(LOOKING FROM ROAD)



A-SOUTH OCEAN BLVD
WEST ELEVATION
(LOOKING FROM ROAD)

1
A002.00

STREETSCAPE ELEVATIONS

0′ 150′ 300′ 600′

FERGUSON &
SHAMAMIAN
ARCHITECTS

1340 SOUTH OCEAN BLVD

PALM BEACH, FL 33480

ARCOM-26-0003

A002.00

DATE: 03.09.26



1330 S OCEAN BLVD - NORTH GATE





1300 S OCEAN BLVD - MAIN GATE



1409 S OCEAN BLVD - MAIN GATE



1341 S OCEAN BLVD

NEIGHBORHOOD PHOTOS



1340 S OCEAN BLVD - NORTH GATE



1340 S OCEAN BLVD - SOUTH GATE



1410 S OCEAN BLVD



A - Main House - East Elevation



B - Main House - East & North Elevation



C - Main House - North & West Elevation



D - Main House - West Elevation



E - Main House - South Elevation



F - Main House - South Elevation



G - Tennis Pavilion - West Elevation



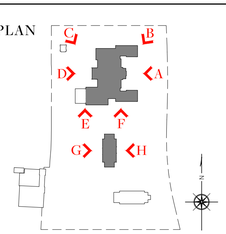
H - Tennis Pavilion - East Elevation

EXISTING SITE PHOTOS

FERGUSON &
SHAMAMIAN
ARCHITECTS

1340 SOUTH OCEAN BLVD
PALM BEACH, FL 33480
ARCOM-26-0003

KEY PLAN

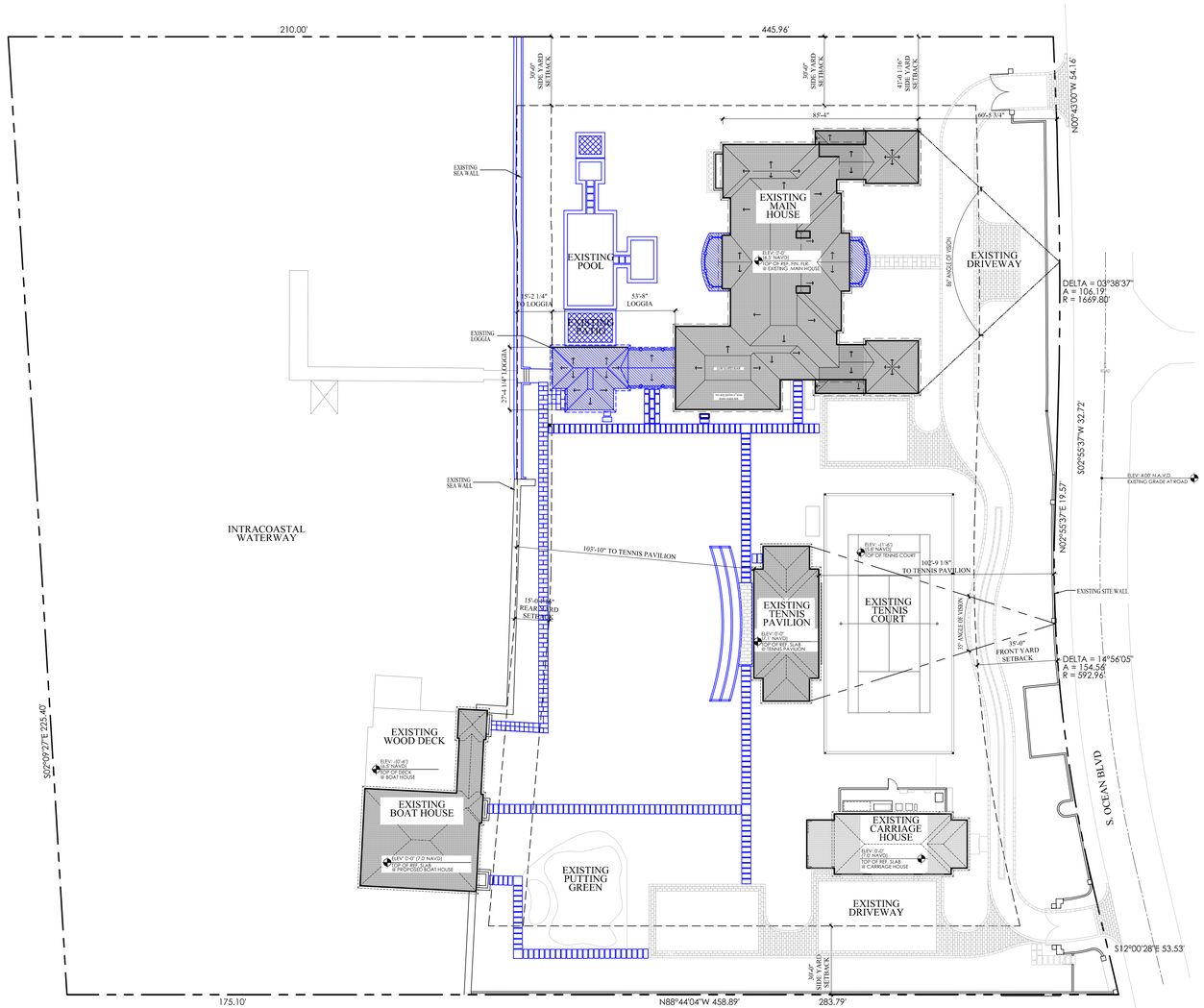


A003.01
DATE: 03.09.26

LEGEND

Area to be Demolished

Proposed New Construction



1 / A100.00

EXISTING SITE PLAN

1" = 30'-0"

FERGUSON & SHAMAMIAN ARCHITECTS

1340 SOUTH OCEAN BLVD

PALM BEACH, FL 33480

ARCOM-26-0003

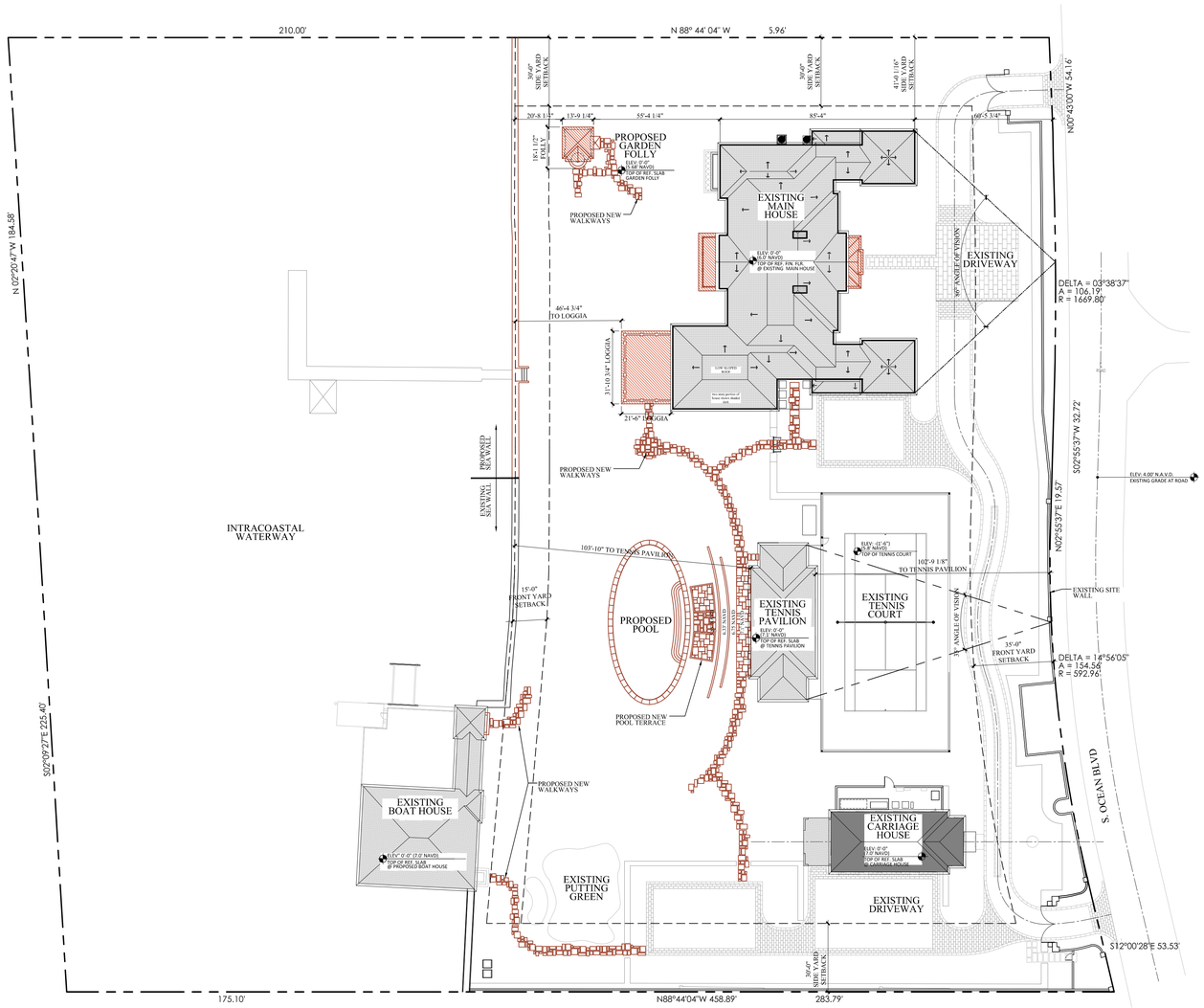
A100.00

DATE: 03.09.26

LEGEND

Area to be Demolished

Proposed New Construction



1 / A100.01

PROPOSED SITE PLAN

1" = 30'-0"

FERGUSON & SHAMAMIAN ARCHITECTS

1340 SOUTH OCEAN BLVD

PALM BEACH, FL 33480

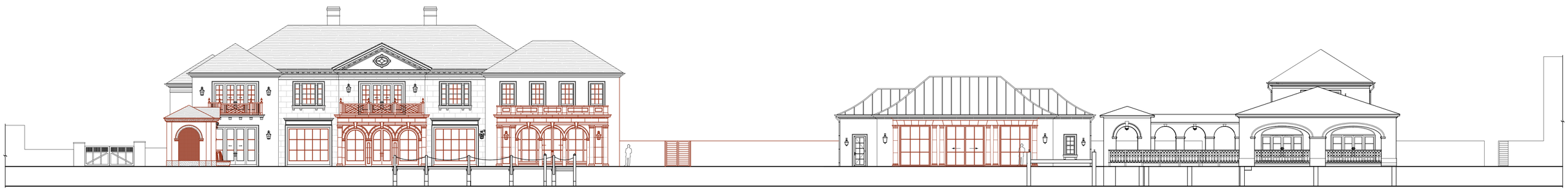
ARCOM-26-0003

A100.01

DATE: 03.09.26

LEGEND

Proposed New Construction



1
A100.02

PROPOSED SITE ELEVATION

1" = 150'-0"

FERGUSON &
SHAMAMIAN
ARCHITECTS

1340 SOUTH OCEAN BLVD

PALM BEACH, FL 33480

ARCOM-26-0003

A100.02

DATE: 03.09.26

Zoning Legend

1	**Property Address:**		1340 S Ocean Blvd., Palm Beach, FL, 33480		
2	**Zoning District:**		R-AA Large Estate Residential		
3	**Lot Area (sq. ft.):**		103,343 S.F.		
4	**Lot Width (W) & Depth (D) (ft.):**		418'-0" (W) & 236'-0" (D)		
5	**Structure Type:**		Single Family		
6	**FEMA Flood Zone Designation:**		Zone AE		
7	**Zero Datum for point of meas. (NAVD)**		Main House- 6.0' NAVD; Tennis Pavilion- 7.1' NAVD; Garden Folly- 5.68' NAVD		
8	**Crown of Road (COR) (NAVD)**		4.96 NAVD		
9			REQ'D / PERMITTED	EXISTING	PROPOSED
10	Lot Coverage (Sq Ft and %)		25,835 S.F. (25%)	16,951 S.F. (16.40%)	16,707 S.F. (16.16%)
11	Enclosed Square Footage (1st & 2nd Fl., Basement, Accs. Structure, etc)	Main House	N/A	15,406 S.F.	15,518 S.F.
		Tennis Pavilion		1,662 S.F.	1,662 S.F.
		Garden Folly		N/A	133 S.F.
12	*Front Yard Setback (Ft.)	Main House	35'-0"	62'-8"	62'-8"
		Tennis Pavilion		102'-9"	102'-9"
		Garden Folly		N/A	173'-1"
13	* Side Yard Setback (Ft.)	Main House	30'-0"	41'-0" (N); 255'-4" (S)	41'-0" (N); 255'-4" (S)
		Tennis Pavilion		222'-3" (N); 128'-0" (S)	222'-3" (N); 128'-0" (S)
		Garden Folly		N/A	41'-0" (N)
15	*Rear Yard Setback (Ft.)	Main House	15'-0"	15'-0 1/8"	46'-6""
		Tennis Pavilion		103'-9 7/8"	103'-9 7/8"
		Garden Folly		N/A	15'-0"
16	Angle of Vision (Deg.)	Main House	100 degrees	86 degrees	86 degrees
		Tennis Pavilion		35 degrees	35 degrees
		Garden Folly		N/A	5 degrees
17	Building Height (Ft.)	Main House	30'-0"	25'-2"	25'-2"
		Tennis Pavilion		24'-2 1/2"	24'-2 1/2"
		Garden Folly	25'-0"	N/A	16'-0 1/2"
18	Overall Building Height (Ft.)	Main House	40'-0"	37'-8"	37'-8"
		Tennis Pavilion		24'-2 1/2"	24'-2 1/2"
		Garden Folly	25'-0"	N/A	16'-0 1/2"
19	Cubic Content Ratio (CCR) (R-B ONLY)		N/A	N/A	N/A
20	** Max. Fill Added to Site (Ft.)		0.62'		
21	Finished Floor Elev. (FFE)(NAVD)	Main House	8' NAVD	6.0' NAVD	6.0' NAVD
		Tennis Pavilion	9' NAVD	7.1' NAVD	7.1' NAVD
		Garden Folly	N/A	N/A	5.68' NAVD
22	Base Flood Elev. (BFE)(NAVD)	Main House	AE7	AE7	N/A
		Tennis Pavilion	AE8	AE8	N/A
		Garden Folly	AE8	N/A	AE8
23	Landscape Open Space (LOS) (Sq Ft and %)		55% (56,839 sq. ft.)	59.4% (61,394 sq. ft.)	58.9% (60,827 sq. ft.)
24	Perimeter LOS (Sq Ft and %)		N/A	N/A	N/A
25	Front Yard LOS (Sq Ft and %)		45% (6,625 sq. ft.)	68.7% (10,122 sq. ft.)	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.

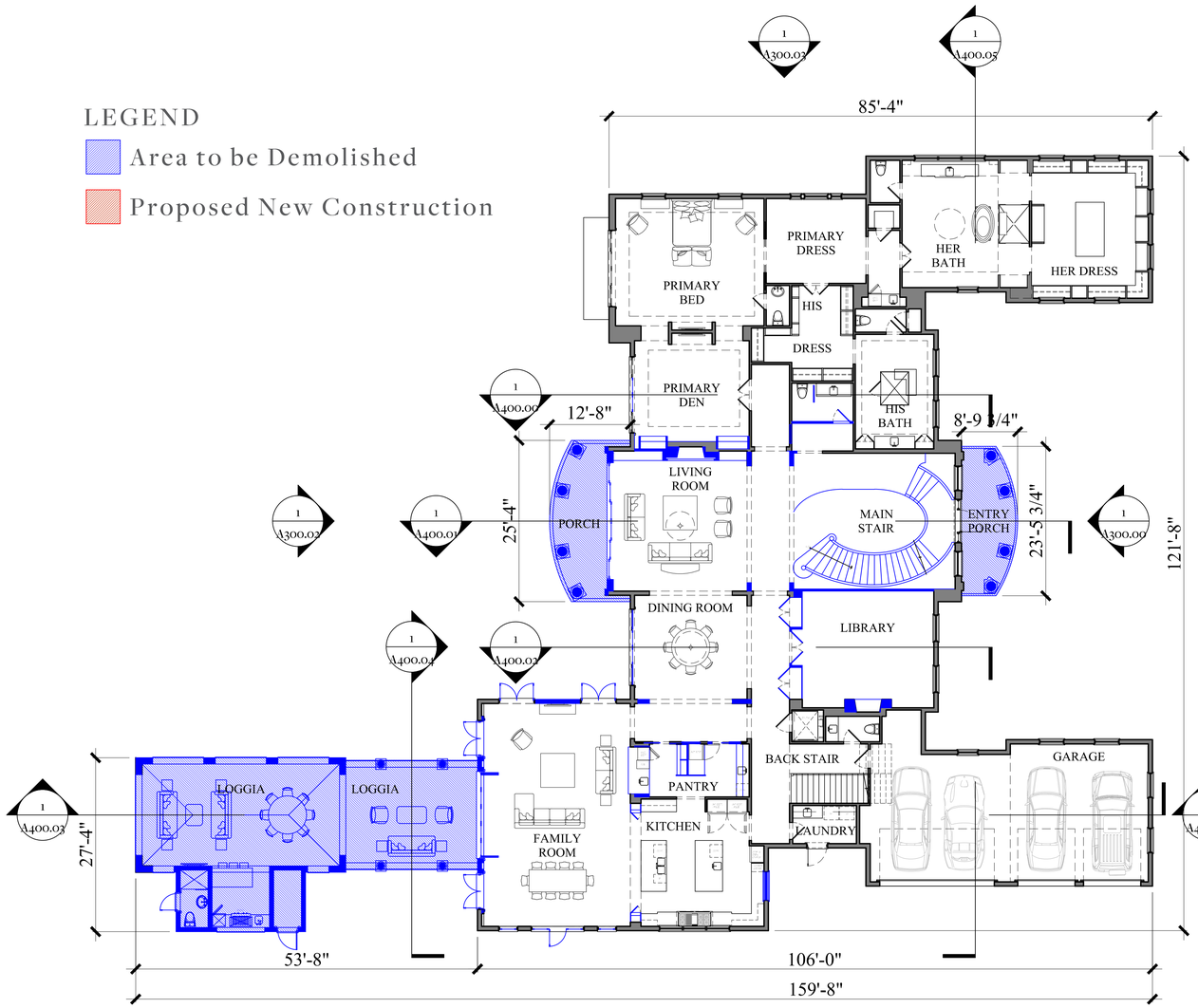
Enter N/C if value is not changing.

1 / A101.00 ZONING LEGEND

LEGEND

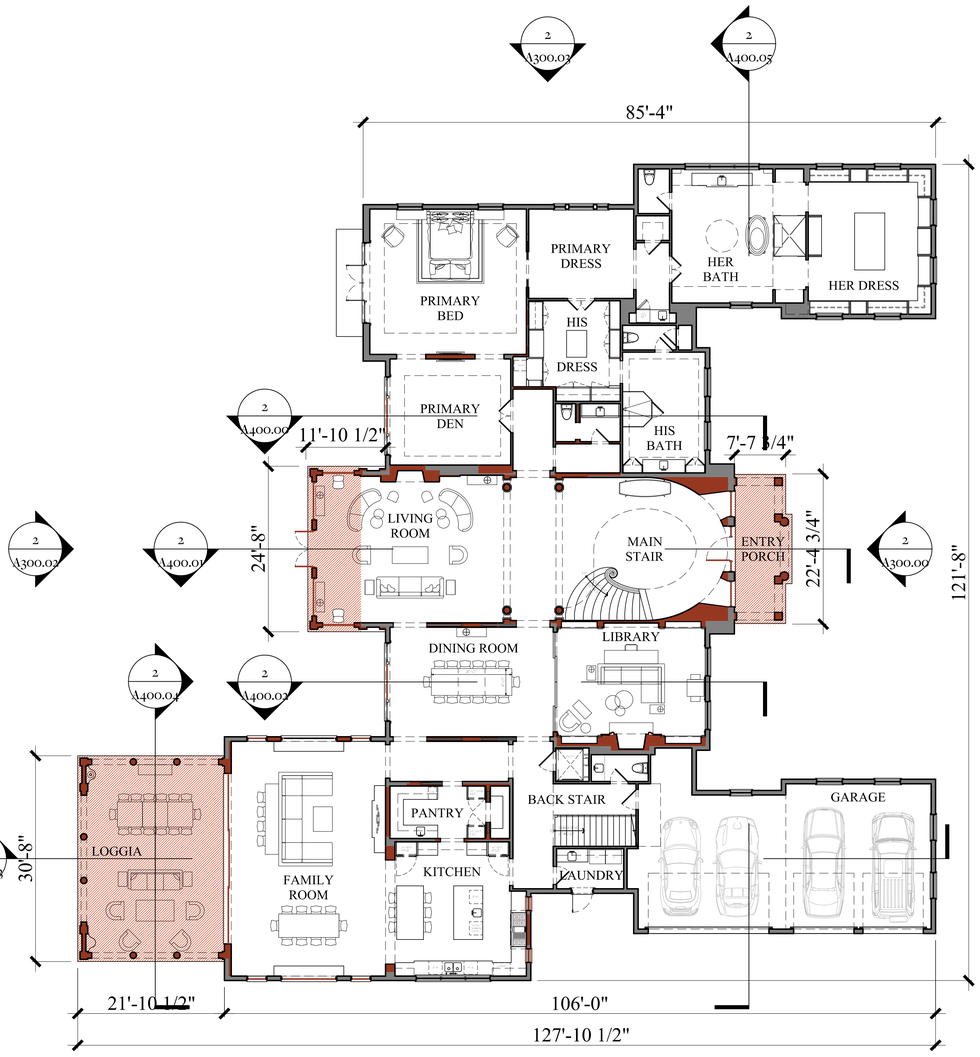
Area to be Demolished

Proposed New Construction



1 A200.00 EXISTING FIRST FLOOR PLAN

3/32" = 1'-0"



2 A200.00 PROPOSED FIRST FLOOR PLAN

3/32" = 1'-0"

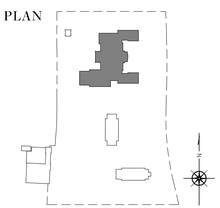
FERGUSON & SHAMAMIAN ARCHITECTS

1340 SOUTH OCEAN BLVD

PALM BEACH, FL 33480

ARCOM-26-0003

KEY PLAN



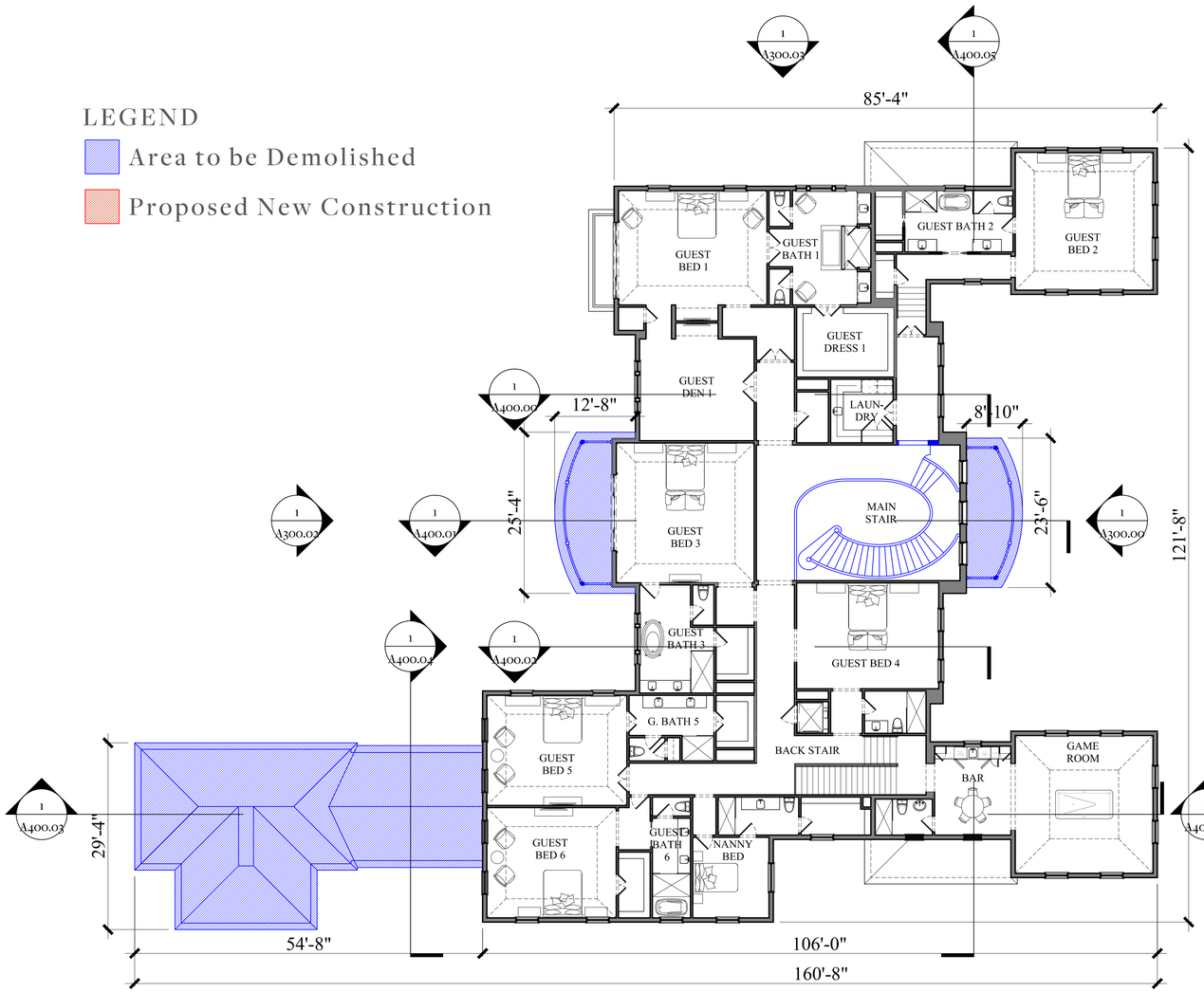
A200.00

DATE: 03.09.26

LEGEND

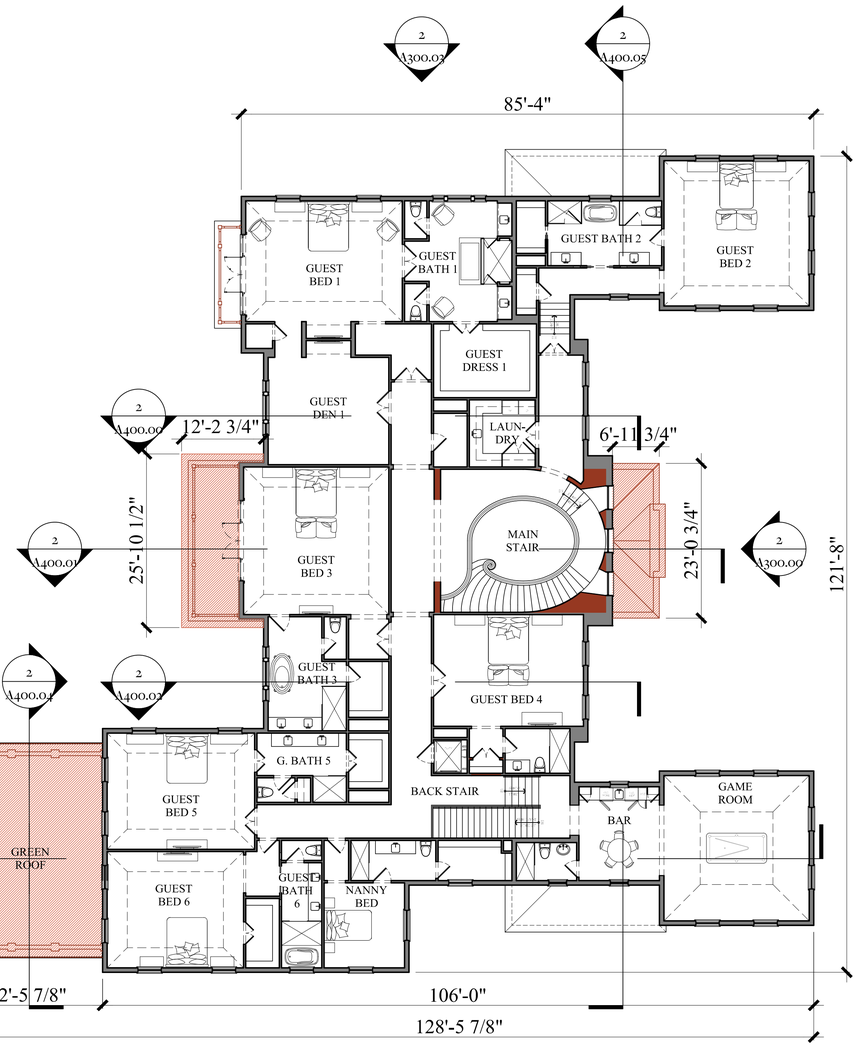
Area to be Demolished

Proposed New Construction



1 A201.00 EXISTING SECOND FLOOR PLAN

3/32" = 1'-0"



2 A201.00 PROPOSED SECOND FLOOR PLAN

3/32" = 1'-0"

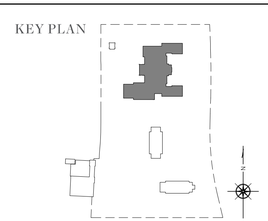
FERGUSON & SHAMAMIAN ARCHITECTS

1340 SOUTH OCEAN BLVD

PALM BEACH, FL 33480

ARCOM-26-0003

KEY PLAN



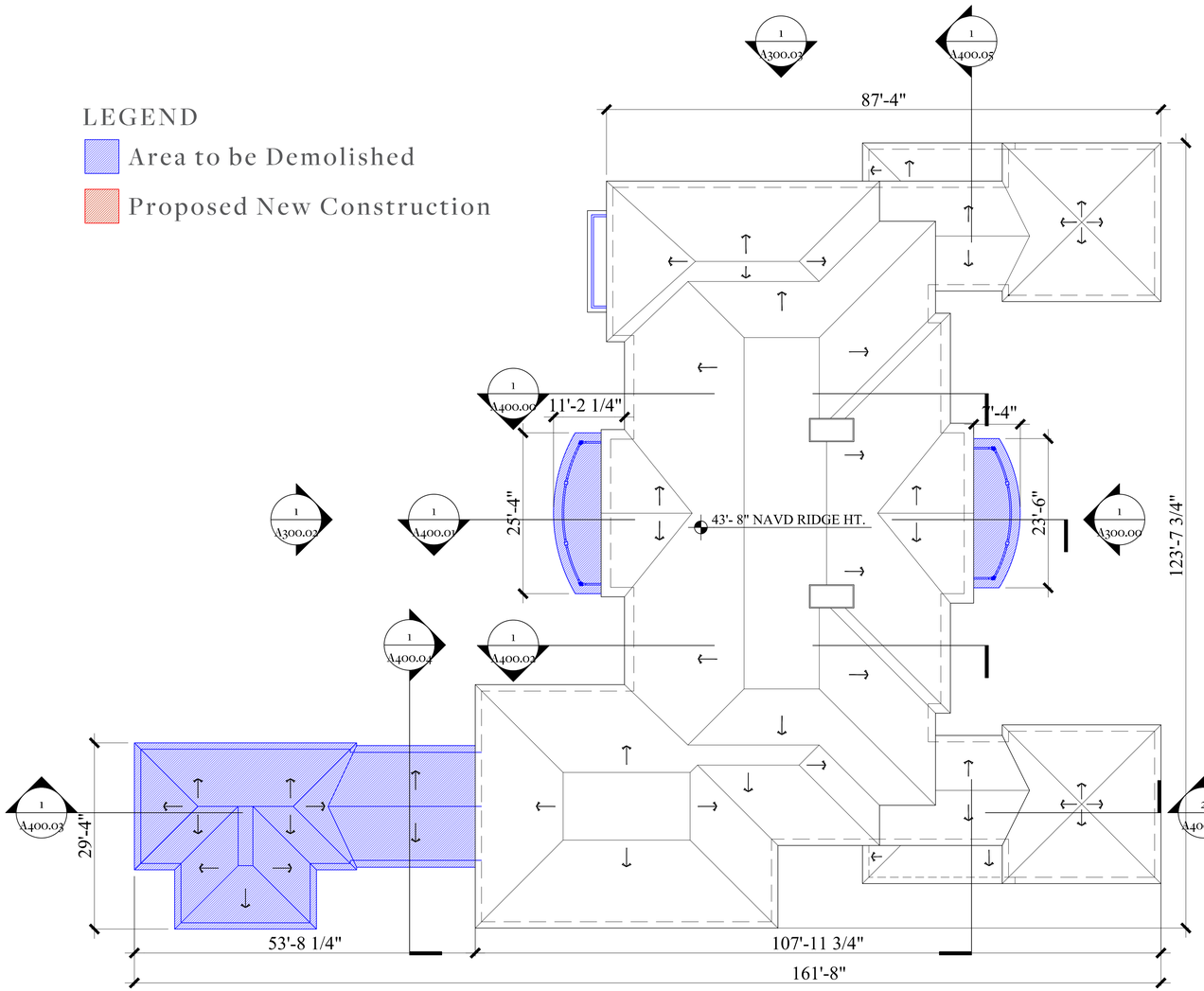
A201.00

DATE: 03.09.26

LEGEND

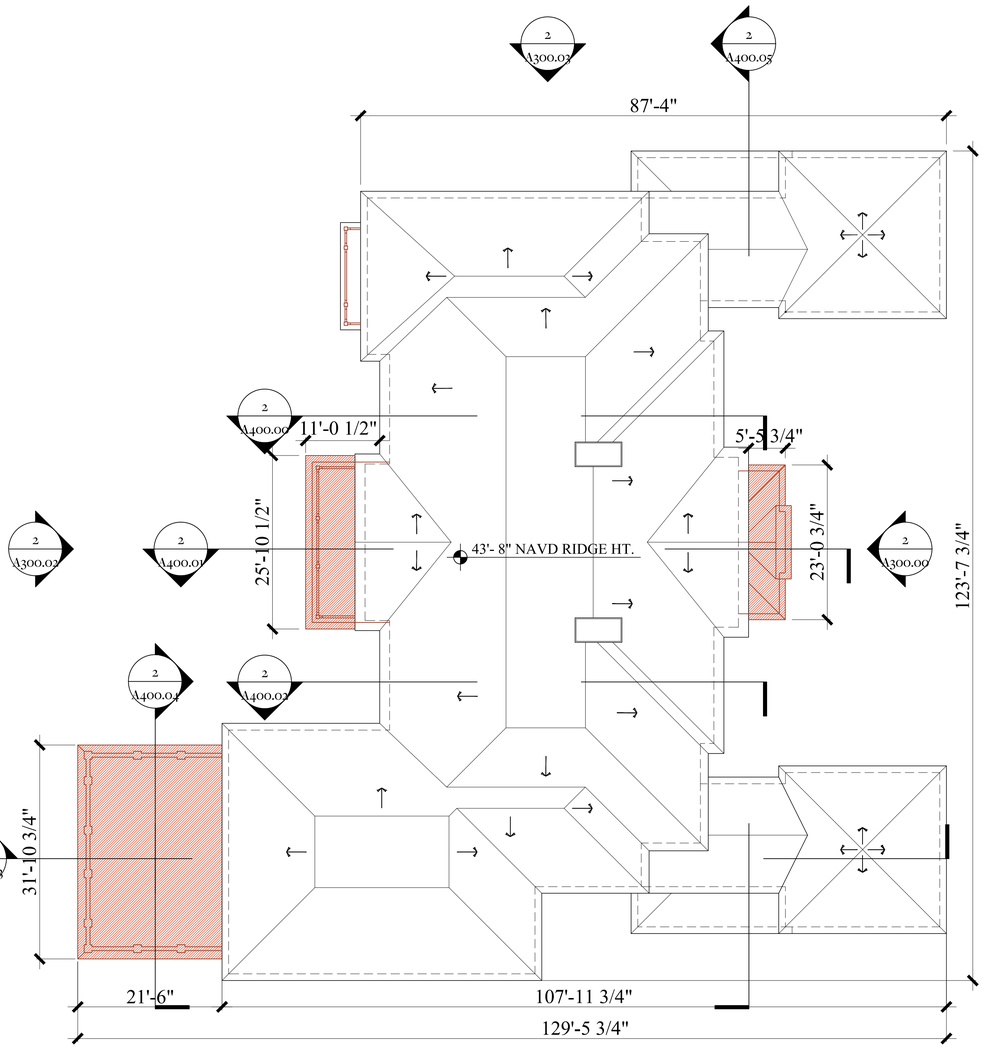
Area to be Demolished

Proposed New Construction



1 A202.00 EXISTING ROOF PLAN

3/32" = 1'-0"



2 A202.00 PROPOSED ROOF PLAN

3/32" = 1'-0"

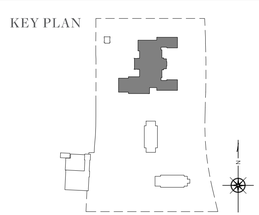
FERGUSON & SHAMAMIAN ARCHITECTS

1340 SOUTH OCEAN BLVD

PALM BEACH, FL 33480

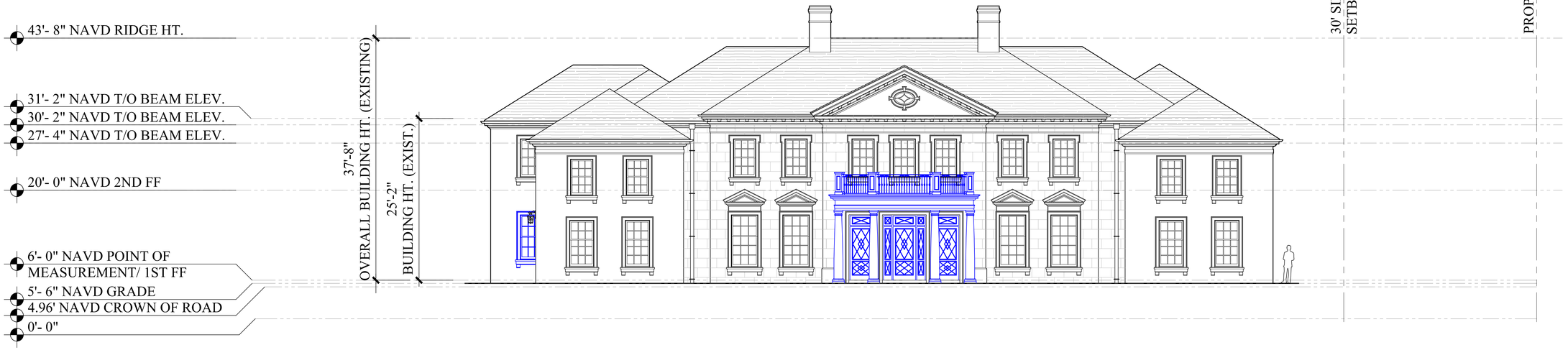
ARCOM-26-0003

KEY PLAN



A202.00

DATE: 03.09.26



1 / A300.00

EAST ELEVATION - EXISTING

1/8" = 1'-0"



2 / A300.00

EAST ELEVATION - PROPOSED

1/8" = 1'-0"

LEGEND

- Area to be Demolished
- Proposed New Construction

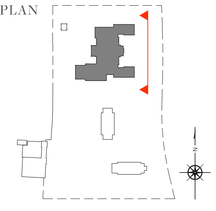
FERGUSON & SHAMAMIAN ARCHITECTS

1340 SOUTH OCEAN BLVD

PALM BEACH, FL 33480

ARCOM-26-0003

KEY PLAN



A300.00

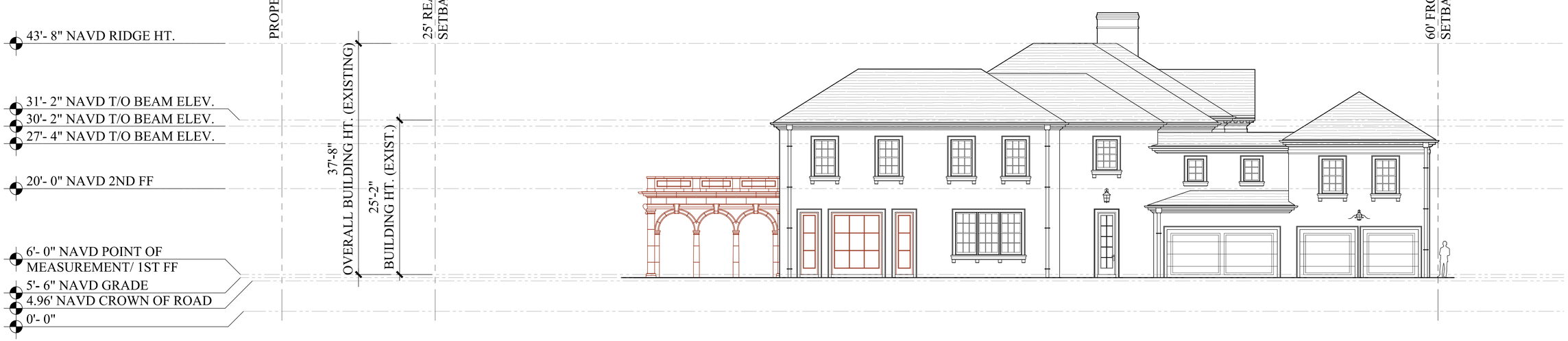
DATE: 03.09.26



1 / A300.01

SOUTH ELEVATION - EXISTING

1/8" = 1'-0"



2 / A300.01

SOUTH ELEVATION - PROPOSED

1/8" = 1'-0"

LEGEND

- Area to be Demolished
- Proposed New Construction

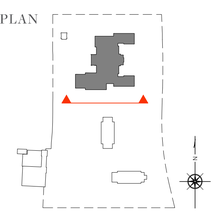
FERGUSON & SHAMAMIAN ARCHITECTS

1340 SOUTH OCEAN BLVD

PALM BEACH, FL 33480

ARCOM-26-0003

KEY PLAN



A300.01

DATE: 03.09.26



1
A300.02

WEST ELEVATION - EXISTING

1/8" = 1'-0"



2
A300.02

WEST ELEVATION - PROPOSED

1/8" = 1'-0"

LEGEND

- Area to be Demolished
- Proposed New Construction

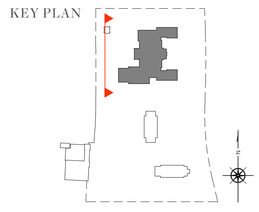
FERGUSON & SHAMAMIAN ARCHITECTS

1340 SOUTH OCEAN BLVD

PALM BEACH, FL 33480

ARCOM-26-0003

KEY PLAN



A300.02

DATE: 03.09.26



1 / A300.03

NORTH ELEVATION - EXISTING

1/8" = 1'- 0"



2 / A300.03

NORTH ELEVATION - PROPOSED

1/8" = 1'- 0"

LEGEND

- Area to be Demolished
- Proposed New Construction

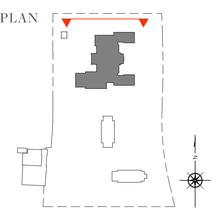
FERGUSON & SHAMAMIAN ARCHITECTS

1340 SOUTH OCEAN BLVD

PALM BEACH, FL 33480

ARCOM-26-0003

KEY PLAN



A300.03

DATE: 03.09.26



1
A301.00

EAST ELEVATION - EXISTING

1/8" = 1'-0"



2
A301.00

EAST ELEVATION - PROPOSED

1/8" = 1'-0"

FERGUSON &
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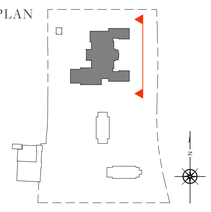
ARCHITECTS

1340 SOUTH OCEAN BLVD

PALM BEACH, FL 33480

ARCOM-26-0003

KEY PLAN



A301.00

DATE: 03.09.26



1
A301.01

EAST ELEVATION - PROPOSED WITH LANDSCAPE

1/8" = 1'-0"

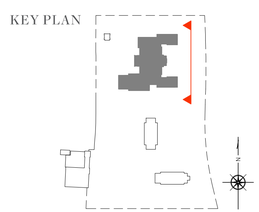
FERGUSON &
SHAMAMIAN
ARCHITECTS

1340 SOUTH OCEAN BLVD

PALM BEACH, FL 33480

ARCOM-26-0003

KEY PLAN



A301.01

DATE: 03.09.26



1
A301.02

SOUTH ELEVATION - EXISTING

1/8" = 1'-0"



2
A301.02

SOUTH ELEVATION - PROPOSED

1/8" = 1'-0"

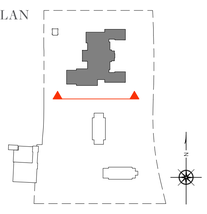
FERGUSON &
SHAMAMIAN
ARCHITECTS

1340 SOUTH OCEAN BLVD

PALM BEACH, FL 33480

ARCOM-26-0003

KEY PLAN



A301.02

DATE: 03.09.26



1
A301.03

SOUTH ELEVATION - PROPOSED WITH LANDSCAPE

1/8" = 1'-0"

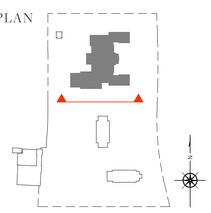
FERGUSON &
SHAMAMIAN
ARCHITECTS

1340 SOUTH OCEAN BLVD

PALM BEACH, FL 33480

ARCOM-26-0003

KEY PLAN



A301.03

DATE: 03.09.26



1
A301.04

WEST ELEVATION - EXISTING

1/8" = 1'-0"



2
A301.04

WEST ELEVATION - PROPOSED

1/8" = 1'-0"

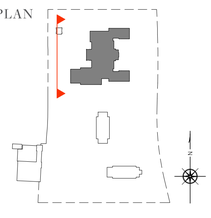
FERGUSON &
SHAMAMIAN
ARCHITECTS

1340 SOUTH OCEAN BLVD

PALM BEACH, FL 33480

ARCOM-26-0003

KEY PLAN



A301.04

DATE: 03.09.26



1
A301.05

WEST ELEVATION - PROPOSED WITH LANDSCAPE

1/8″ = 1′-0″

FERGUSON &
SHAMAMIAN
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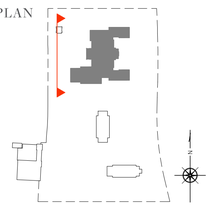
1340 SOUTH OCEAN BLVD

PALM BEACH, FL 33480

ARCOM-26-0003

KEY PLAN



A301.05

DATE: 03.09.26



1
A301.06

NORTH ELEVATION - EXISTING

1/8" = 1'-0"



2
A301.06

NORTH ELEVATION - PROPOSED

1/8" = 1'-0"

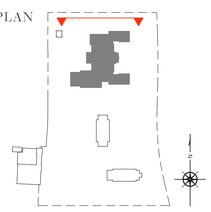
FERGUSON &
SHAMAMIAN
ARCHITECTS

1340 SOUTH OCEAN BLVD

PALM BEACH, FL 33480

ARCOM-26-0003

KEY PLAN



A301.06

DATE: 03.09.26



1
A301.07

NORTH ELEVATION - PROPOSED WITH LANDSCAPE

1/8" = 1'-0"

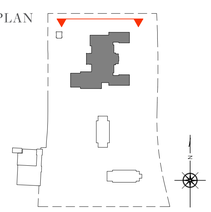
FERGUSON &
SHAMAMIAN
ARCHITECTS

1340 SOUTH OCEAN BLVD

PALM BEACH, FL 33480

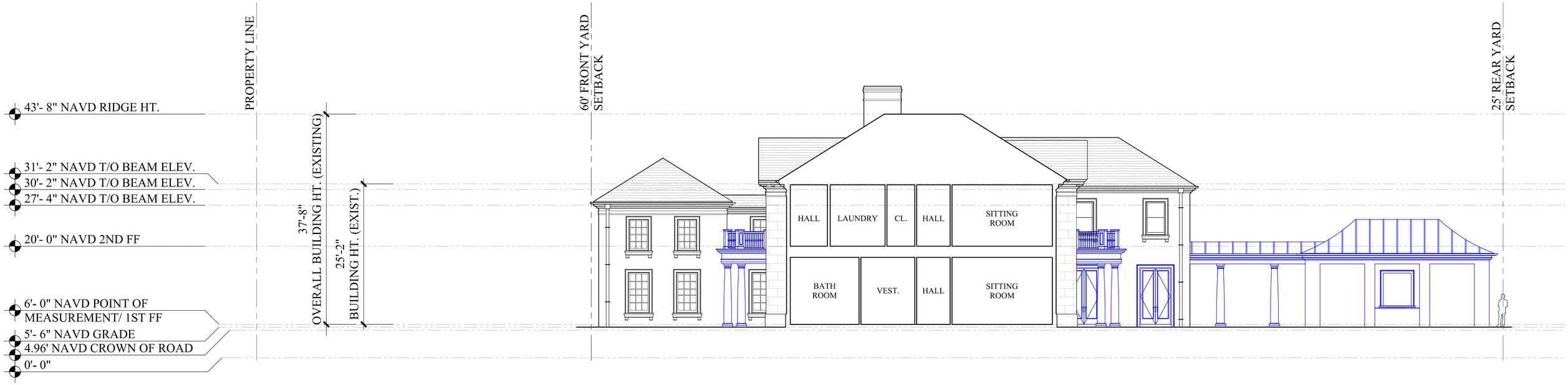
ARCOM-26-0003

KEY PLAN



A301.07

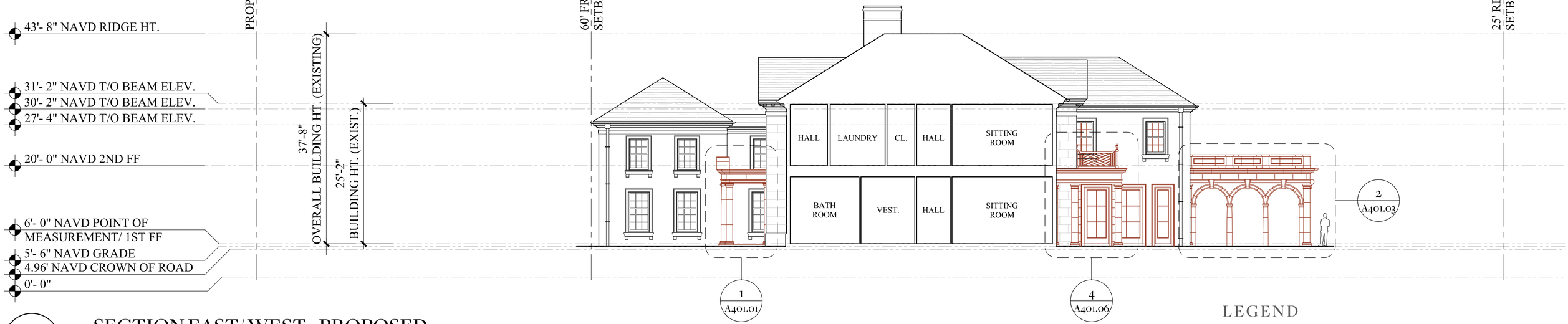
DATE: 03.09.26



1 A400.00

SECTION EAST/ WEST - EXISTING

1/8" = 1'- 0"



2 A400.00

SECTION EAST/ WEST - PROPOSED

1/8" = 1'- 0"

LEGEND

- Area to be Demolished
- Proposed New Construction

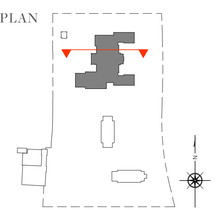
FERGUSON & SHAMAMIAN ARCHITECTS

1340 SOUTH OCEAN BLVD

PALM BEACH, FL 33480

ARCOM-26-0003

KEY PLAN



A400.00

DATE: 03.09.26



1 / A400.01

SECTION EAST/ WEST - EXISTING

1/8" = 1'-0"



2 / A400.01

SECTION EAST/ WEST - PROPOSED

1/8" = 1'-0"

LEGEND

- Area to be Demolished
- Proposed New Construction

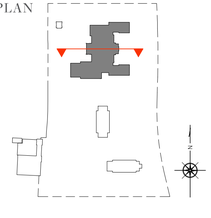
FERGUSON & SHAMAMIAN ARCHITECTS

1340 SOUTH OCEAN BLVD

PALM BEACH, FL 33480

ARCOM-26-0003

KEY PLAN



A400.01

DATE: 03.09.26



1 A400.02

SECTION EAST/ WEST - EXISTING

1/8" = 1'- 0"



2 A400.02

SECTION EAST/ WEST - PROPOSED

1/8" = 1'- 0"

LEGEND

- Area to be Demolished
- Proposed New Construction

FERGUSON & SHAMAMIAN ARCHITECTS

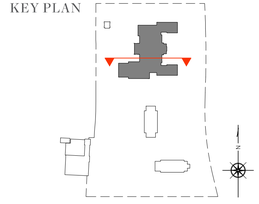
1340 SOUTH OCEAN BLVD

PALM BEACH, FL 33480

ARCOM-26-0003

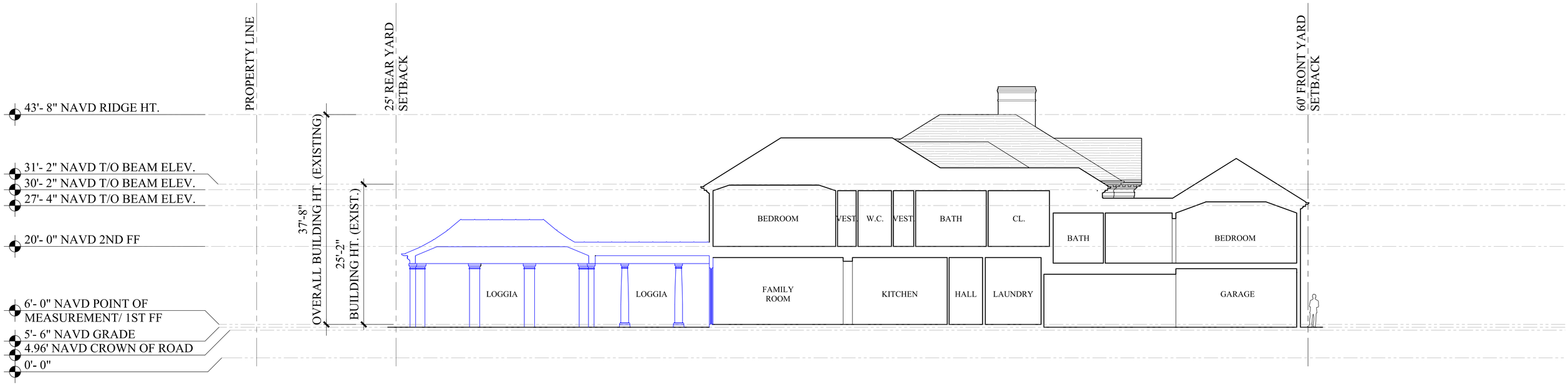
A300.00

KEY PLAN



A400.02

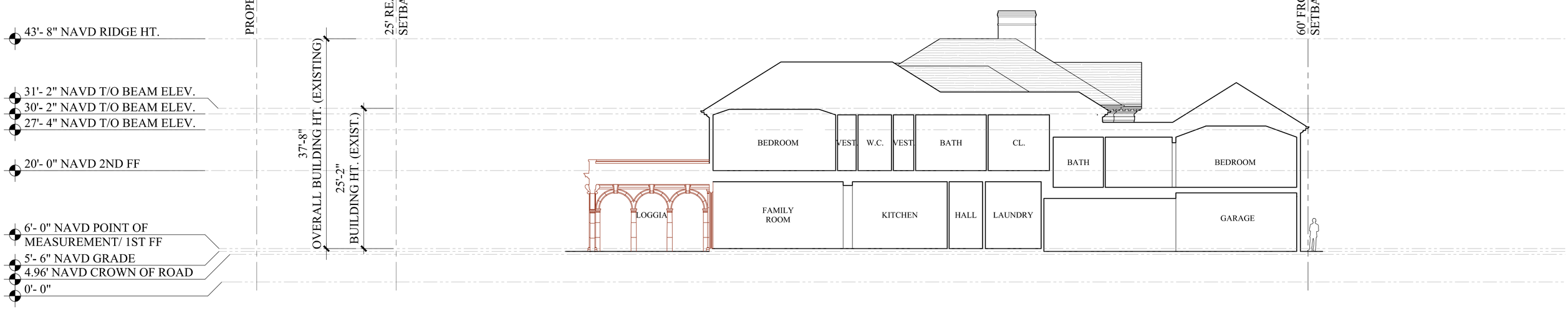
DATE: 03.09.26



1 A400.03

SECTION WEST/ EAST - EXISTING

1/8" = 1'- 0"



2 A400.03

SECTION WEST/ EAST - PROPOSED

1/8" = 1'- 0"

LEGEND

- Area to be Demolished
- Proposed New Construction

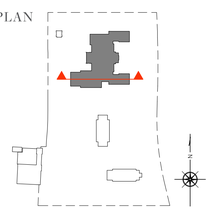
FERGUSON & SHAMAMIAN ARCHITECTS

1340 SOUTH OCEAN BLVD

PALM BEACH, FL 33480

ARCOM-26-0003

KEY PLAN



A400.03

DATE: 03.09.26



1 / A400.04

SECTION NORTH/ SOUTH - EXISTING

1/8" = 1'-0"



2 / A400.04

SECTION NORTH/ SOUTH - PROPOSED

1/8" = 1'-0"

LEGEND

- Area to be Demolished
- Proposed New Construction

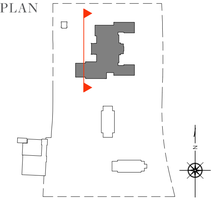
FERGUSON & SHAMAMIAN ARCHITECTS

1340 SOUTH OCEAN BLVD

PALM BEACH, FL 33480

ARCOM-26-0003

KEY PLAN



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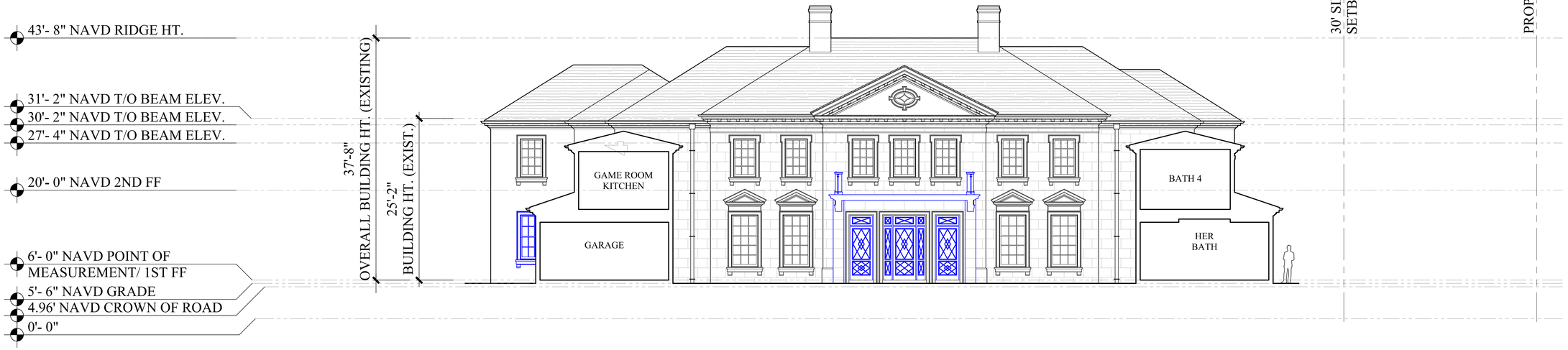
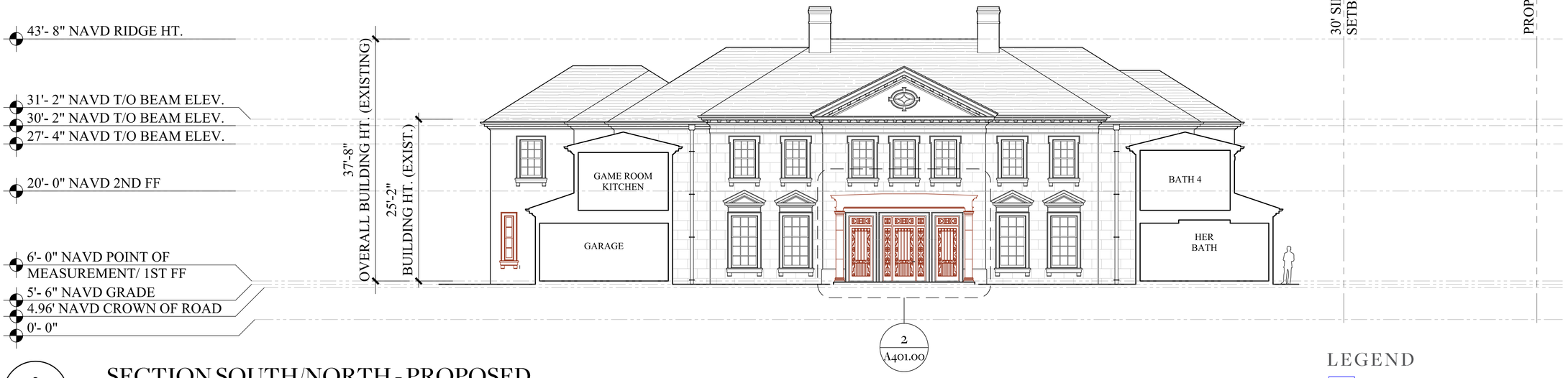
DATE: 03.09.26



1 / A400.05

SECTION SOUTH/NORTH - EXISTING

1/8" = 1'-0"



2 / A401.00

2 / A400.05

SECTION SOUTH/NORTH - PROPOSED

1/8" = 1'-0"

LEGEND

- Area to be Demolished
- Proposed New Construction

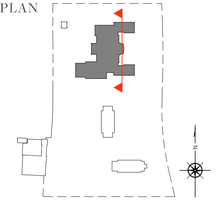
FERGUSON & SHAMAMIAN ARCHITECTS

1340 SOUTH OCEAN BLVD

PALM BEACH, FL 33480

ARCOM-26-0003

KEY PLAN



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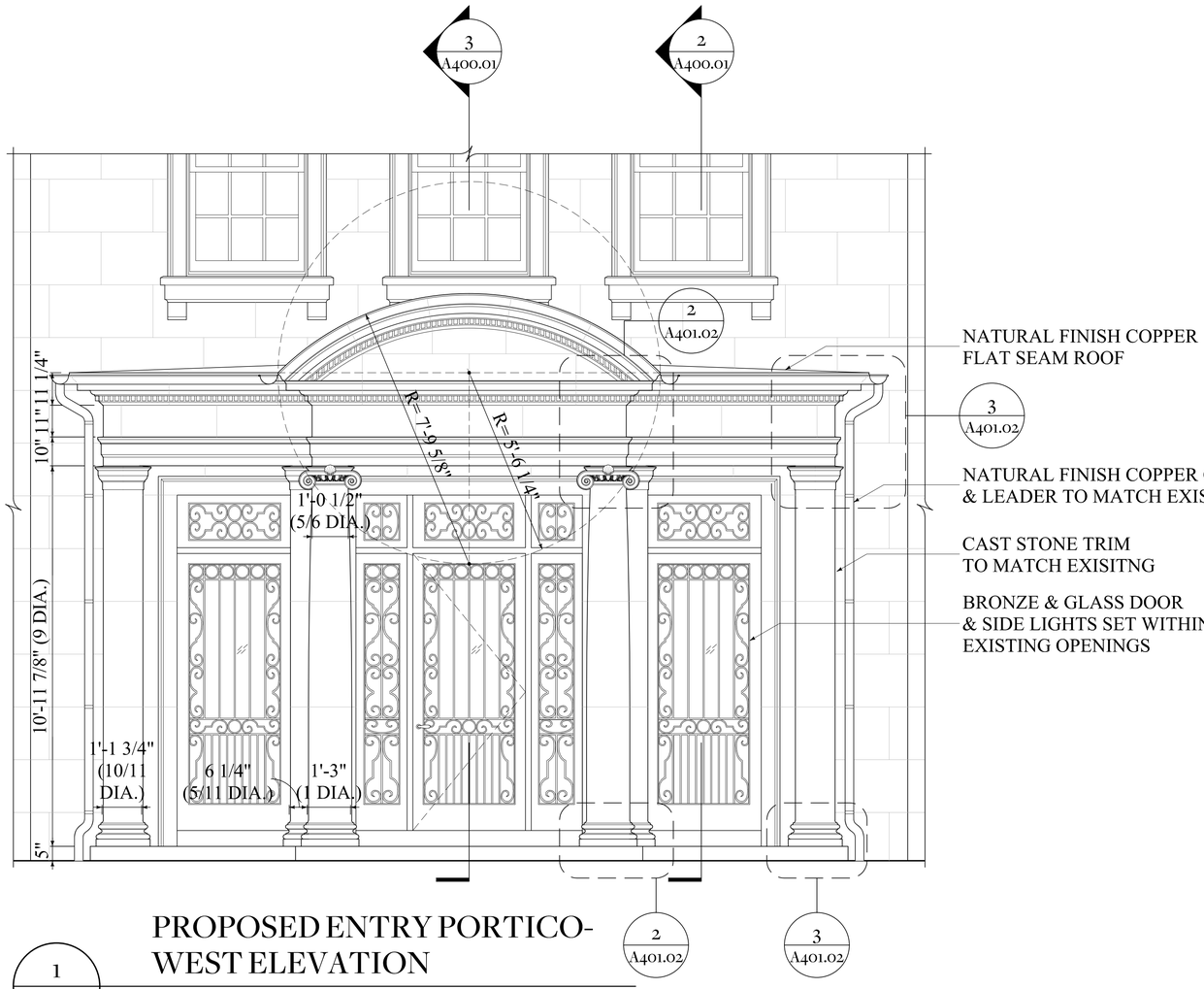
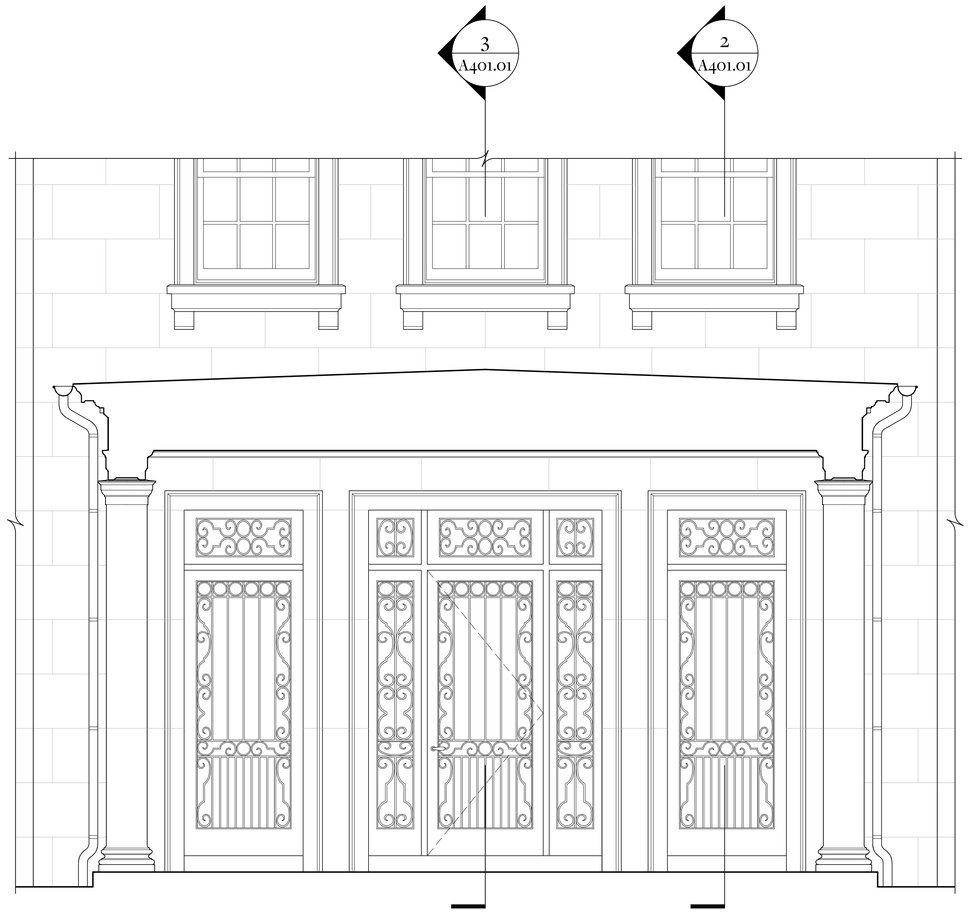
DATE: 03.09.26



1 A401.00 PROPOSED ENTRY PORTICO-
WEST ELEVATION

1/2″ = 1′-0″



2 A401.00 PROPOSED ENTRY PORTICO-
SECTION A-A

1/2″ = 1′-0″

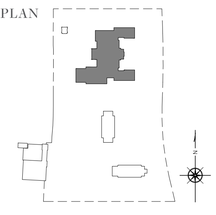
FERGUSON &
SHAMAMIAN
ARCHITECTS

1340 SOUTH OCEAN BLVD

PALM BEACH, FL 33480

ARCOM-26-0003

KEY PLAN



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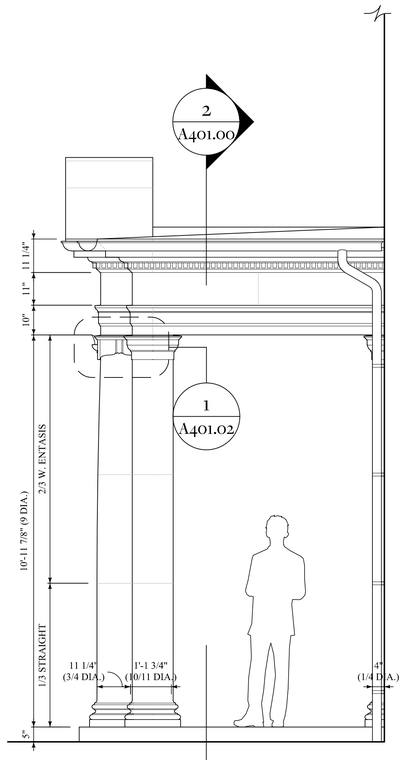
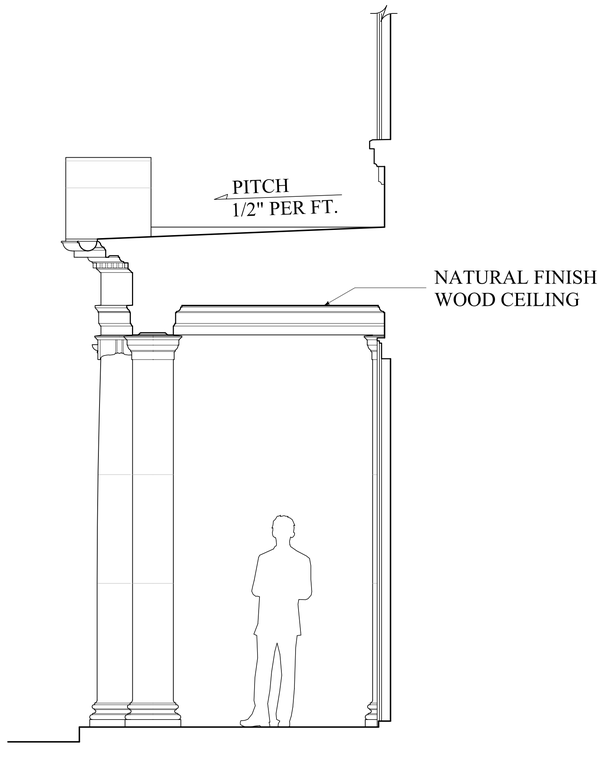
DATE: 03.09.26



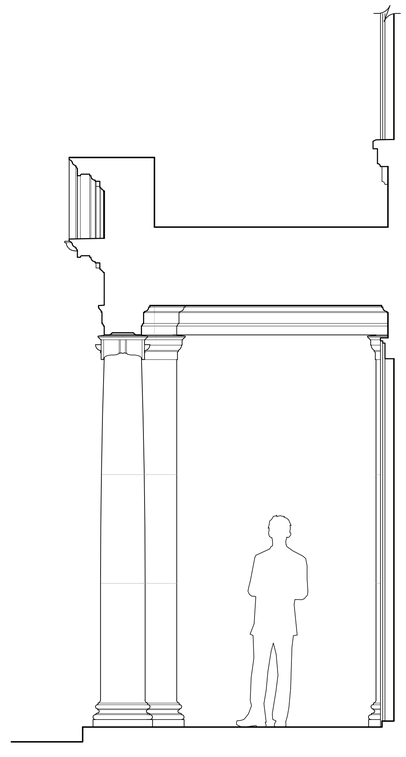
1 A401.01 PROPOSED ENTRY PORTICO-NORTH ELEVATION

1/2" = 1'-0"



2 A401.01 PROPOSED ENTRY PORTICO-SECTION B-B

1/2" = 1'-0"



3 A401.01 PROPOSED ENTRY PORTICO-SECTION C-C

1/2" = 1'-0"

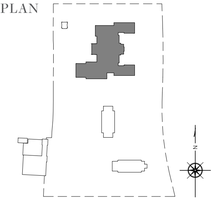
FERGUSON & SHAMAMIAN ARCHITECTS

1340 SOUTH OCEAN BLVD

PALM BEACH, FL 33480

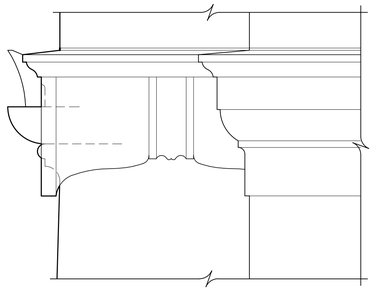
ARCOM-26-0003

KEY PLAN



A401.01

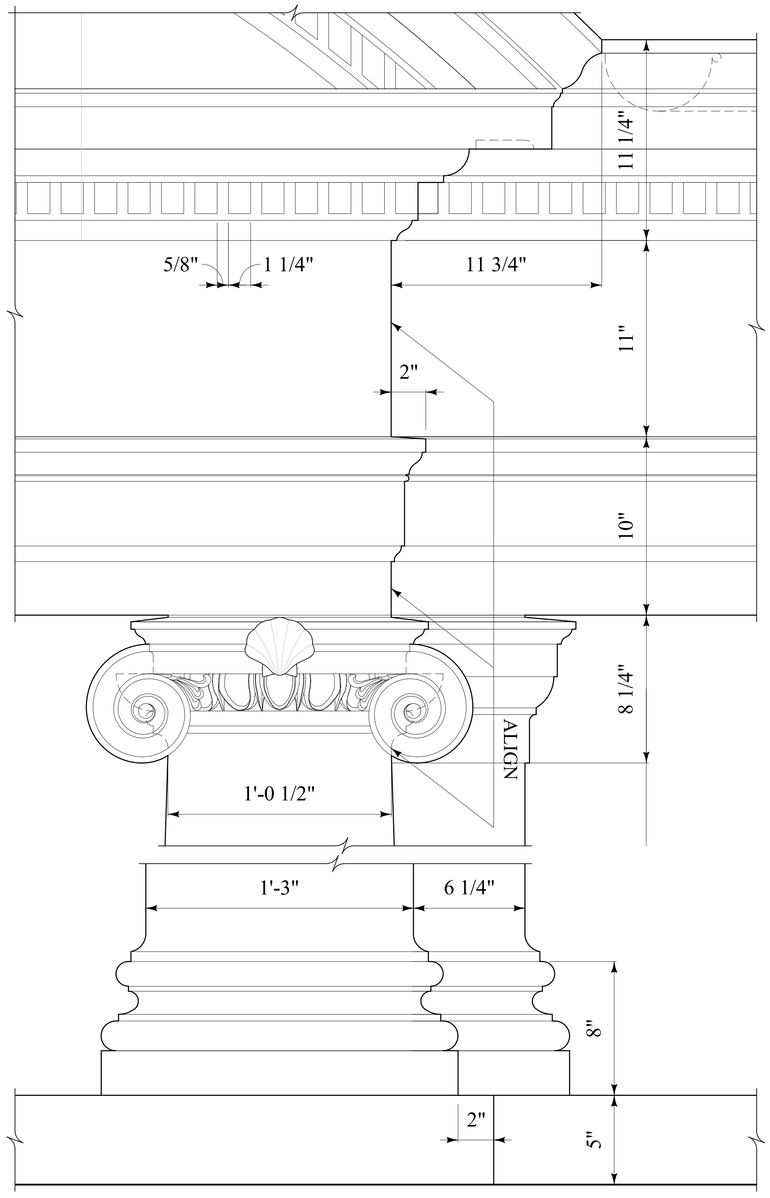
DATE: 03.09.26



1
A401.02

IONIC CAPITAL-
SIDE ELEVATION

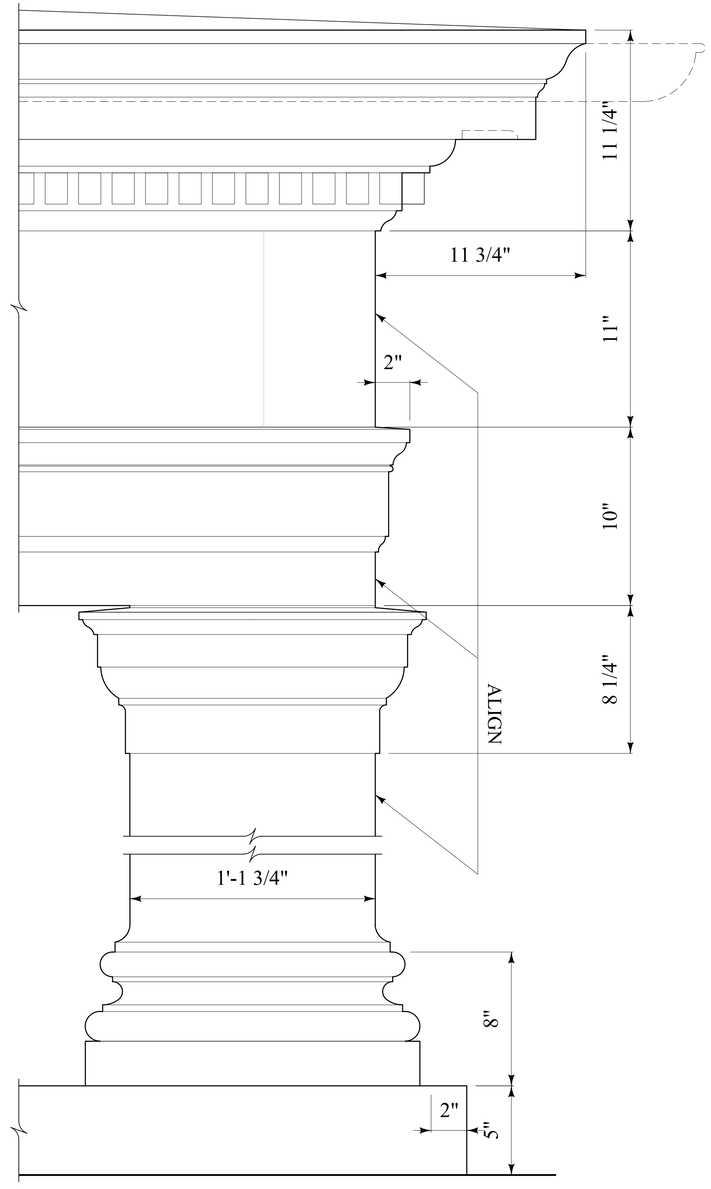
3" = 1'-0"



2
A401.02

IONIC COLUMN &
ENTABLATURE- FRONT ELEVATION

3" = 1'-0"



3
A401.02

IONIC PIER &
PILASTER- FRONT ELEVATION

3" = 1'-0"

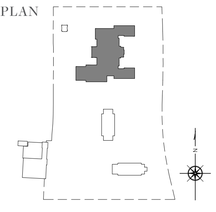
FERGUSON &
SHAMAMIAN
ARCHITECTS

1340 SOUTH OCEAN BLVD

PALM BEACH, FL 33480

ARCOM-26-0003

KEY PLAN



A401.02

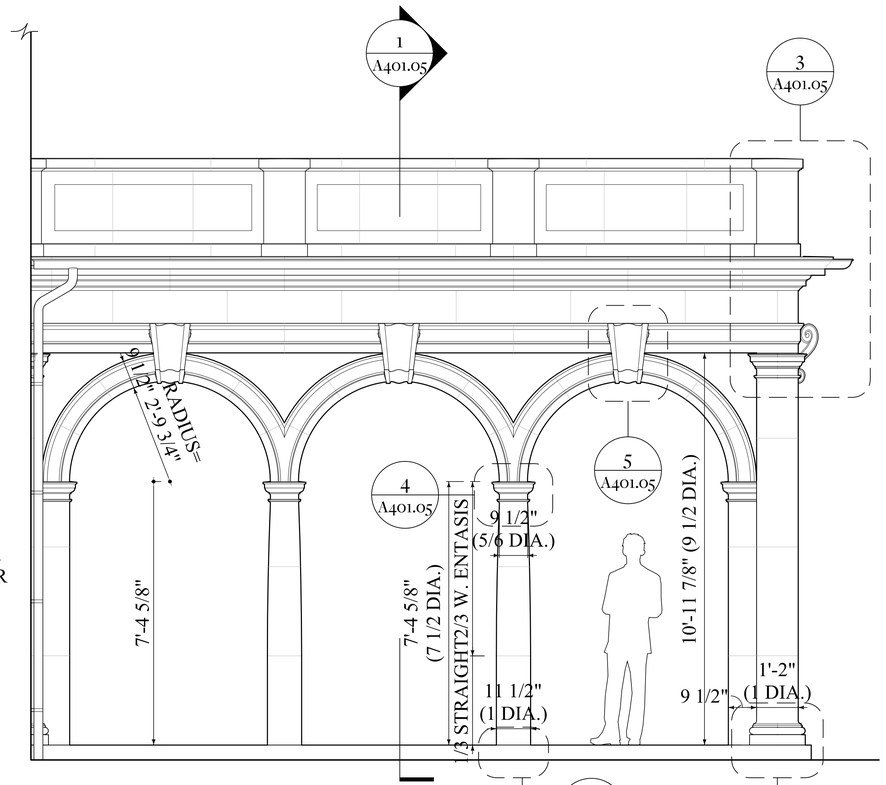
DATE: 03.09.26



1
A401.03

PROPOSED LOGGIA- WEST ELEVATION

1/2" = 1'-0"



2
A401.03

PROPOSED LOGGIA- NORTH ELEVATION

1/2" = 1'-0"

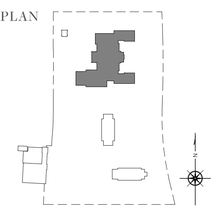
FERGUSON & SHAMAMIAN ARCHITECTS

1340 SOUTH OCEAN BLVD

PALM BEACH, FL 33480

ARCOM-26-0003

KEY PLAN



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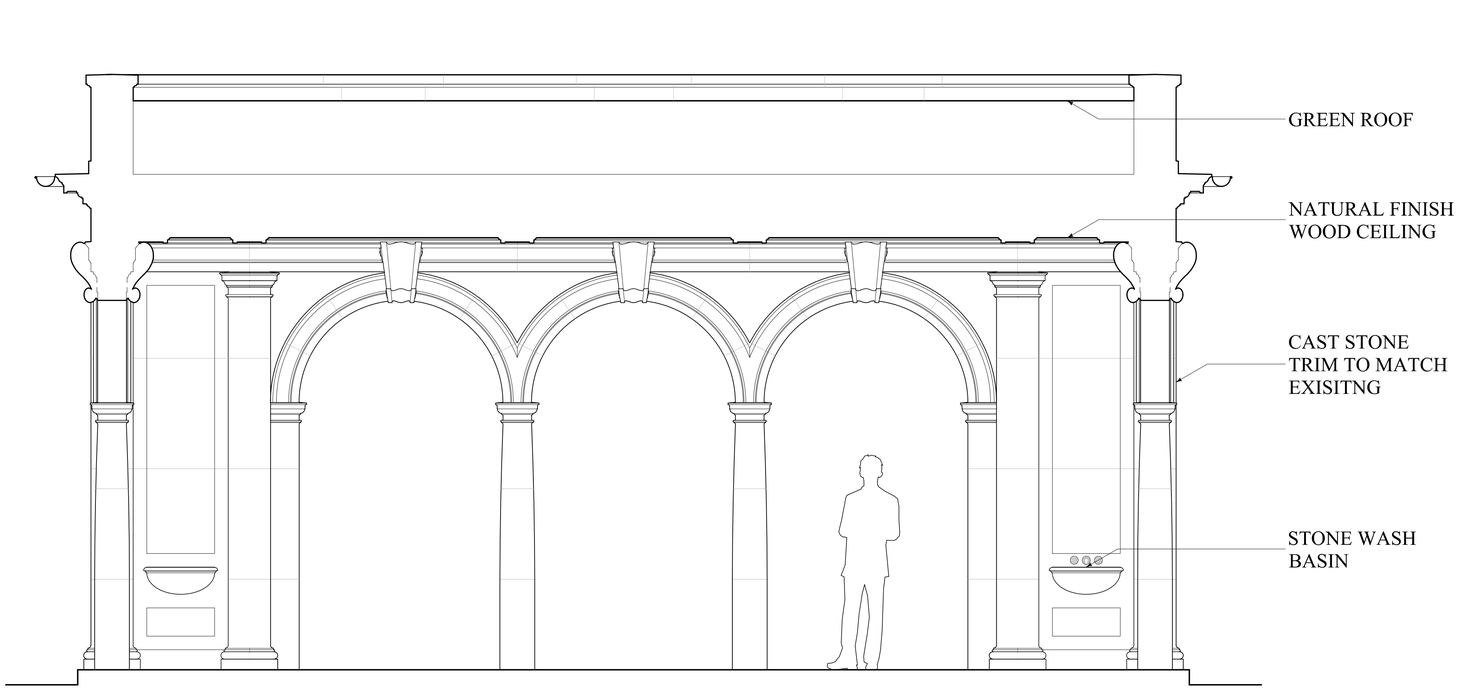
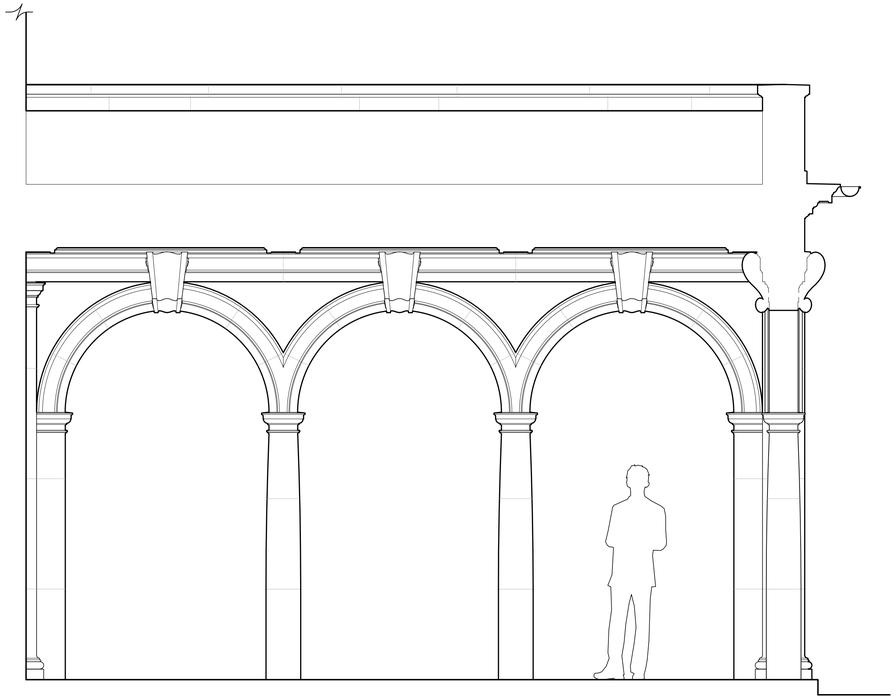
DATE: 03.09.26



1 A401.04

PROPOSED LOGGIA-
SECTION B-B

1/2" = 1'-0"



2 A401.04

PROPOSED LOGGIA-
SECTION A-A

1/2" = 1'-0"

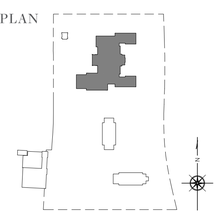
FERGUSON &
SHAMAMIAN
ARCHITECTS

1340 SOUTH OCEAN BLVD

PALM BEACH, FL 33480

ARCOM-26-0003

KEY PLAN



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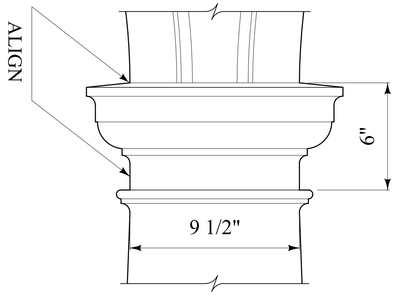
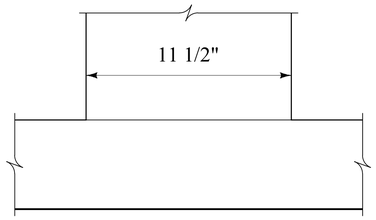
DATE: 03.09.26



4 / A401.05

MINOR DORIC COLUMN- CAPITAL

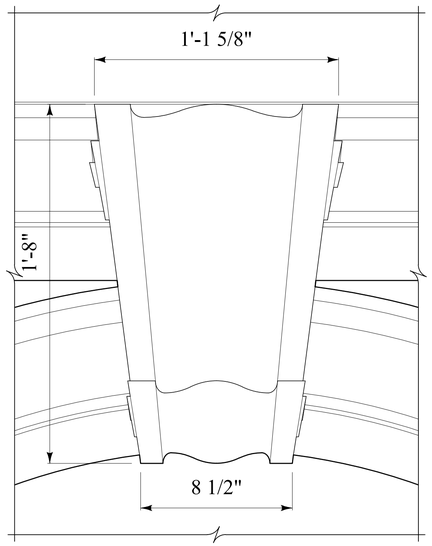
3" = 1'- 0"



1 / A401.05

MINOR DORIC COLUMN- BASE

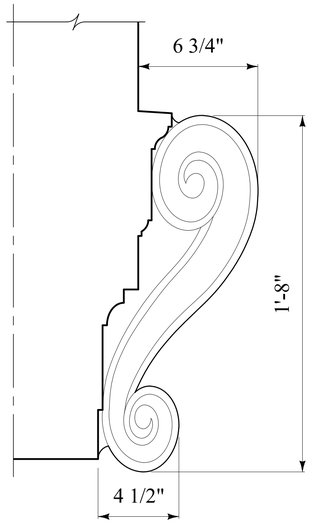
3" = 1'- 0"



5 / A401.05

KEYSTONE- FRONT ELEVATION

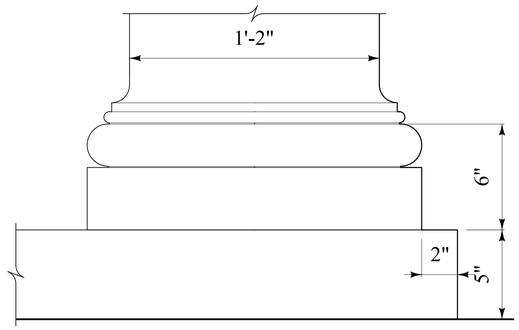
3" = 1'- 0"



6 / A401.05

KEYSTONE- SIDE ELEVATION

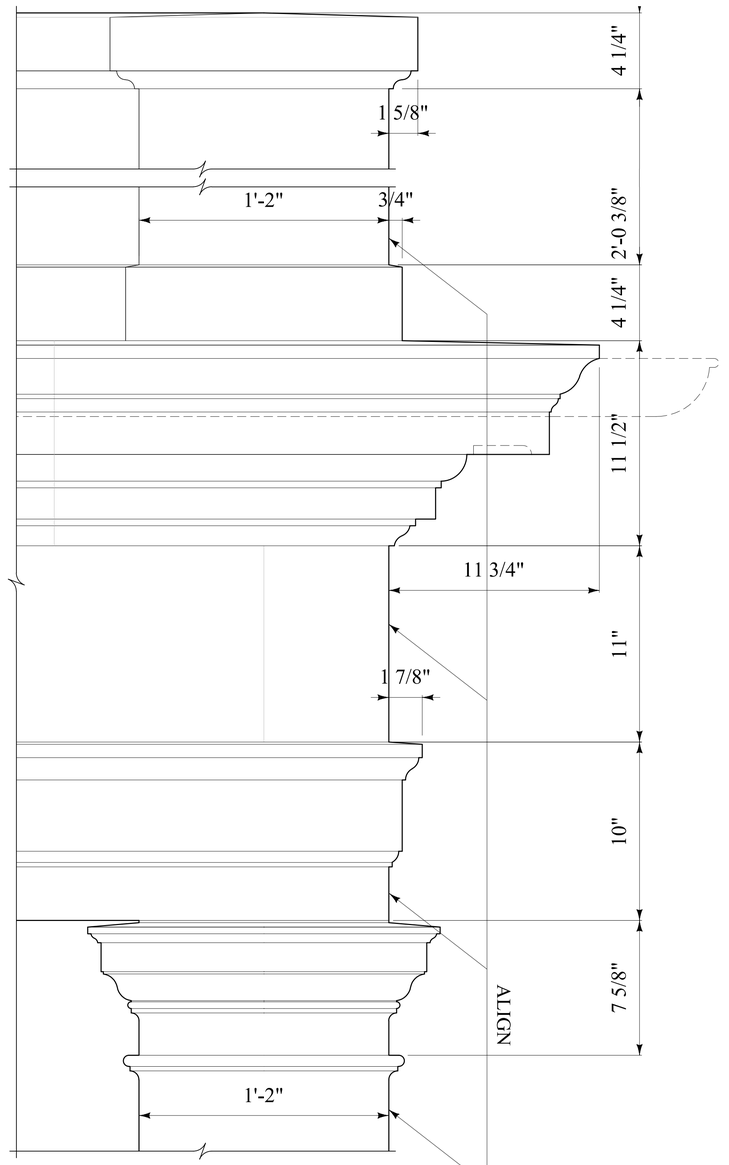
3" = 1'- 0"



2 / A401.05

MAJOR DORIC PIER & PILASTER- BASE

3" = 1'- 0"



3 / A401.05

MAJOR DORIC PIER & PILASTER- CAPITAL, ENTABLATURE & PARAPET

3" = 1'- 0"

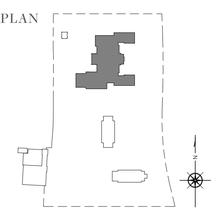
FERGUSON & SHAMAMIAN ARCHITECTS

1340 SOUTH OCEAN BLVD

PALM BEACH, FL 33480

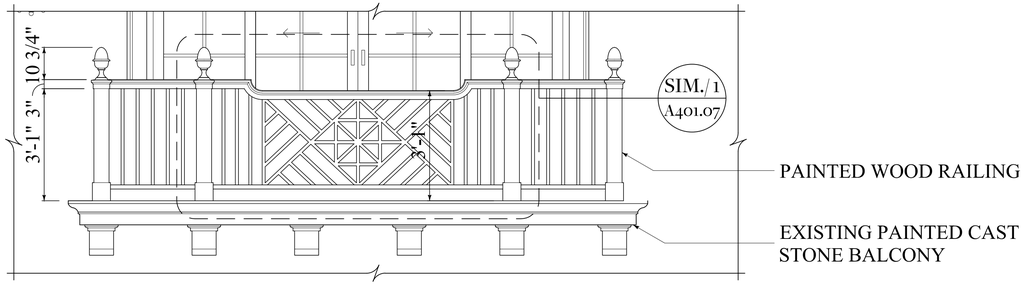
ARCOM-26-0003

KEY PLAN



A401.05

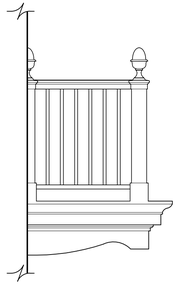
DATE: 03.09.26



PROPOSED GUEST BEDROOM BALCONY- WEST ELEVATION

1 / A401.06

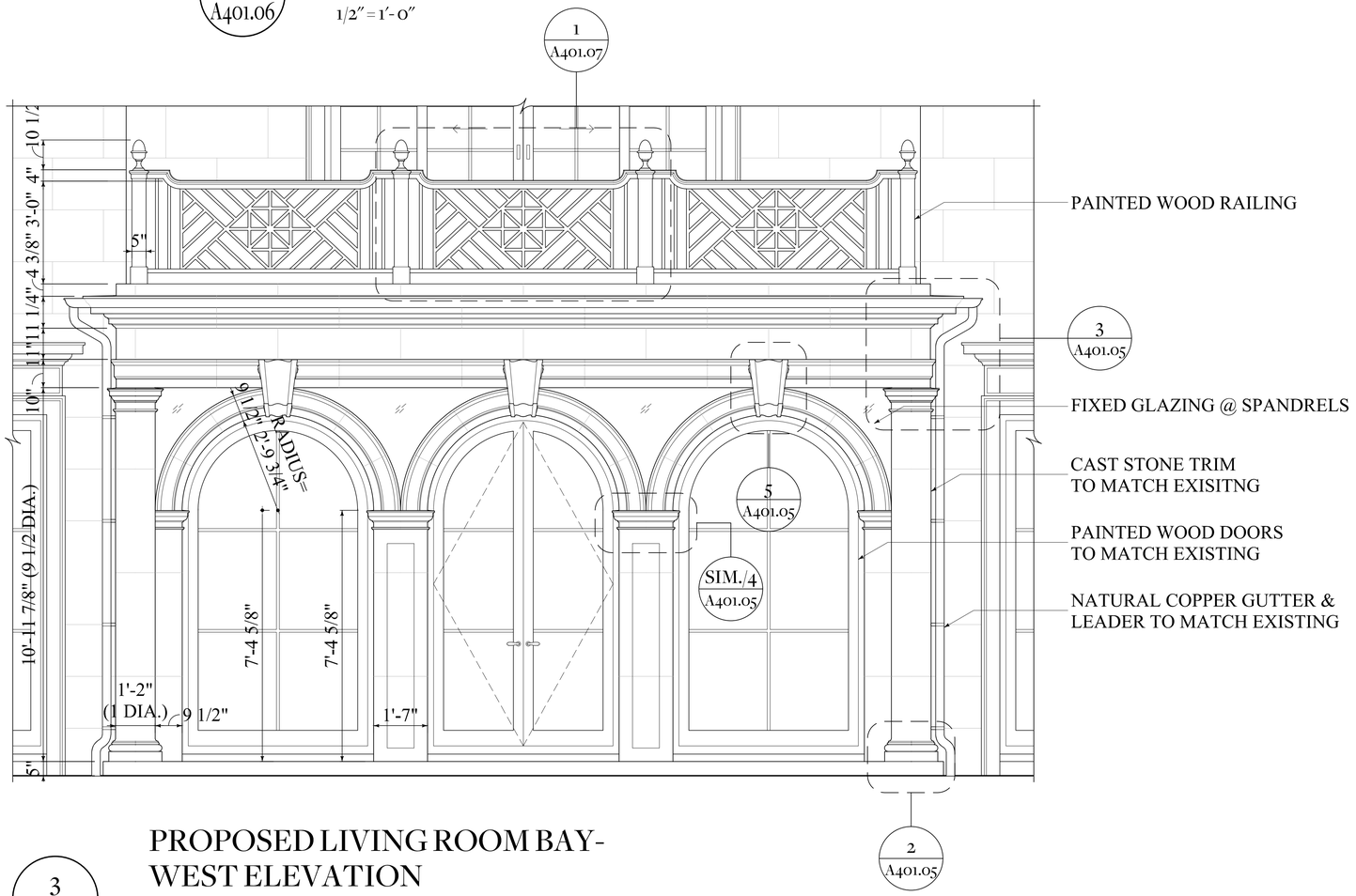
1/2" = 1'-0"



PROPOSED GUEST BEDROOM BALCONY- NORTH ELEVATION

2 / A401.06

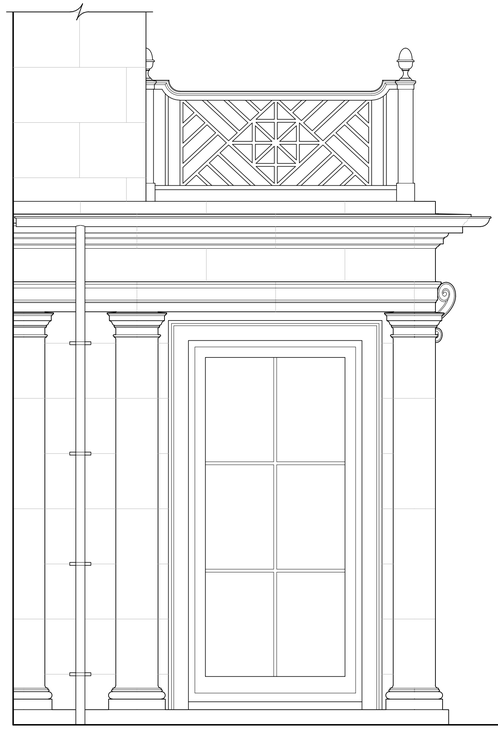
1/2" = 1'-0"



PROPOSED LIVING ROOM BAY- WEST ELEVATION

3 / A401.06

1/2" = 1'-0"



PROPOSED LIVING ROOM BAY- NORTH ELEVATION

4 / A401.06

1/2" = 1'-0"

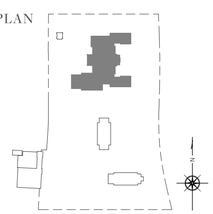
FERGUSON & SHAMAMIAN ARCHITECTS

1340 SOUTH OCEAN BLVD

PALM BEACH, FL 33480

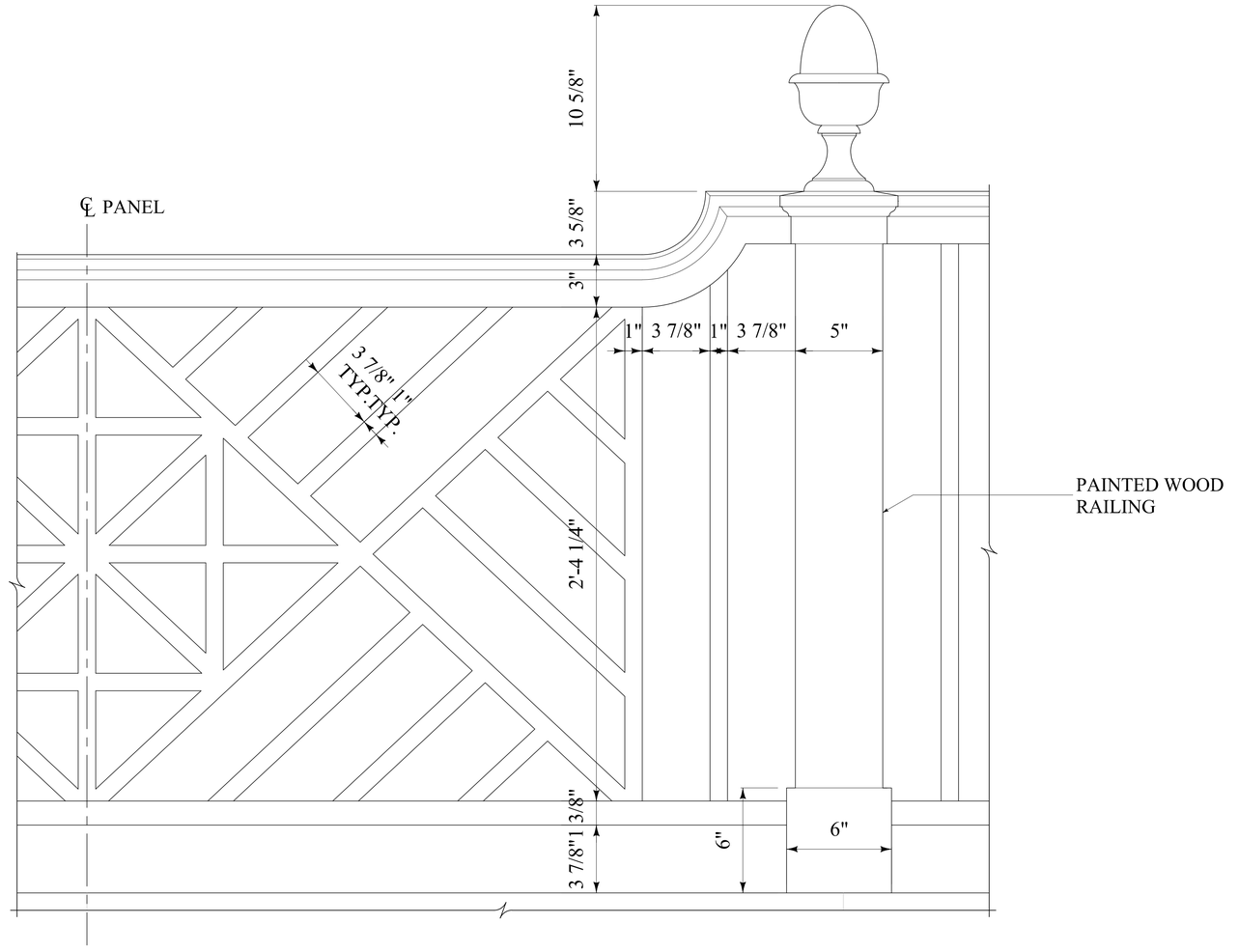
ARCOM-26-0003

KEY PLAN



A401.06

DATE: 03.09.26



1
A401.07

PROPOSED RAILING DETAIL

3″=1′-0″

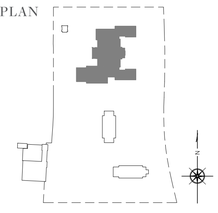
FERGUSON &
SHAMAMIAN
ARCHITECTS

1340 SOUTH OCEAN BLVD

PALM BEACH, FL 33480

ARCOM-26-0003

KEY PLAN



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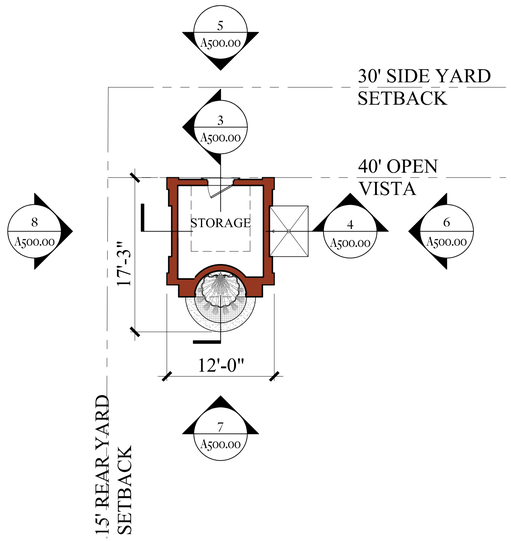
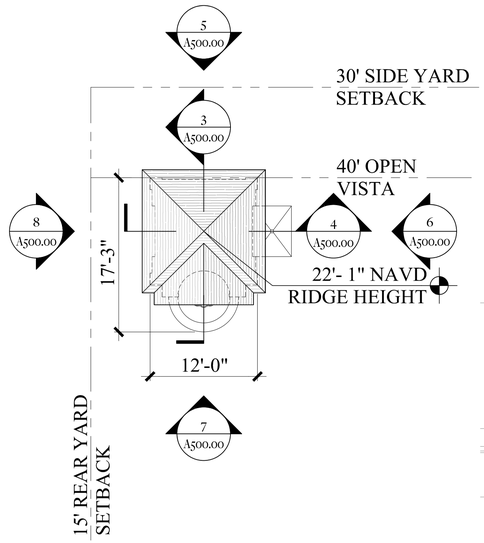


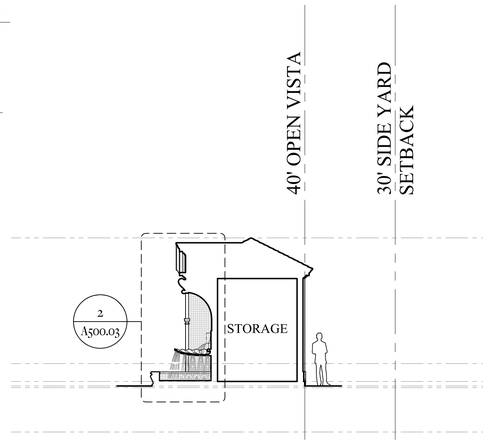
1 A500.00 GARDEN FOLLY FIRST FLOOR PLAN

1/8" = 1'-0"



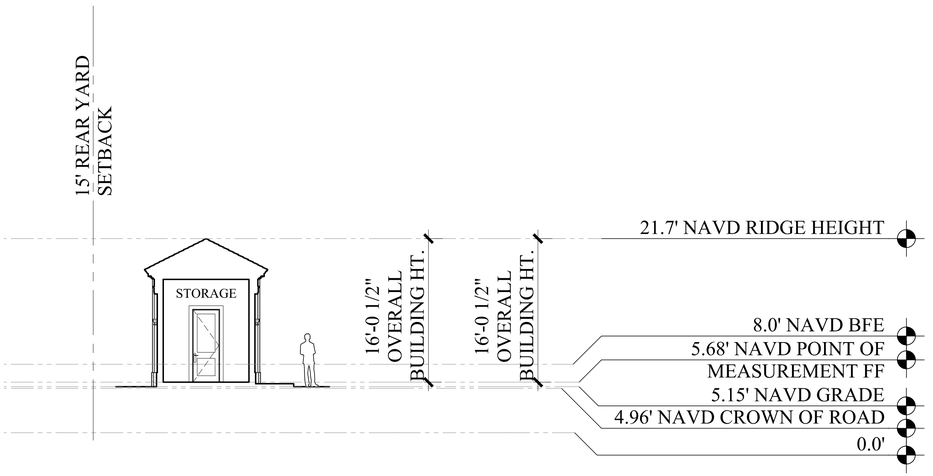
2 A500.00 GARDEN FOLLY ROOF PLAN

1/8" = 1'-0"



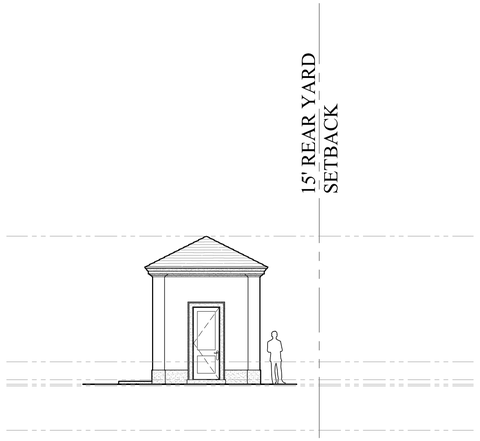
3 A500.00 GARDEN FOLLY SECTION A

1/8" = 1'-0"



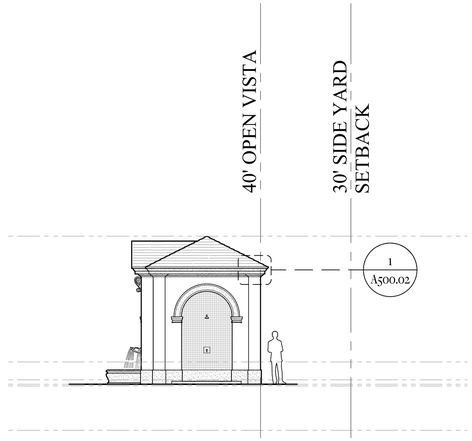
4 A500.00 GARDEN FOLLY SECTION B

1/8" = 1'-0"



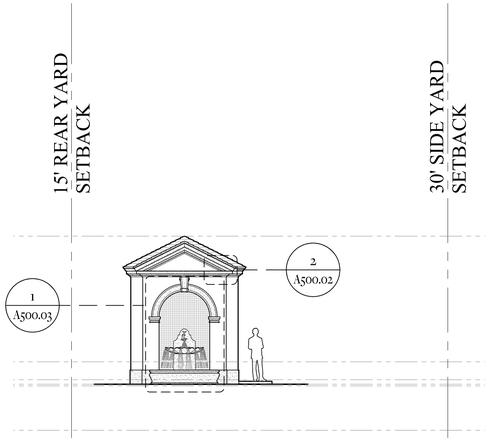
5 A500.00 GARDEN FOLLY NORTH ELEVATION

1/8" = 1'-0"



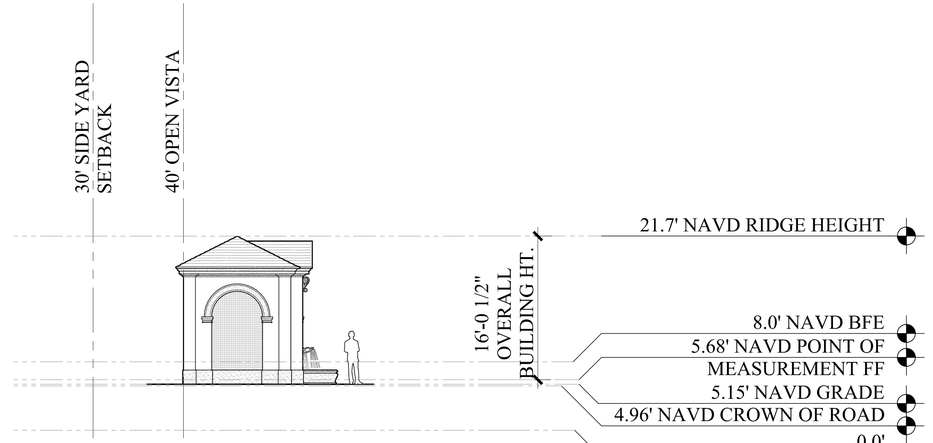
6 A500.00 GARDEN FOLLY EAST ELEVATION

1/8" = 1'-0"



7 A500.00 GARDEN FOLLY SOUTH ELEVATION

1/8" = 1'-0"



8 A500.00 GARDEN FOLLY WEST ELEVATION

1/8" = 1'-0"

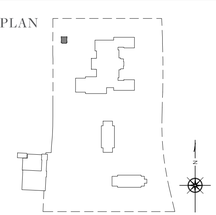
FERGUSON &
SHAMAMIAN
ARCHITECTS

1340 SOUTH OCEAN BLVD

PALM BEACH, FL 33480

ARCOM-26-0003

KEY PLAN



A500.00

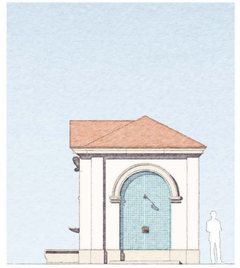
DATE: 03.09.26



1 A500.01

GARDEN FOLLY NORTH ELEVATION

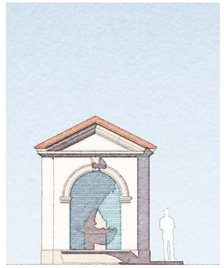
1/8″ = 1′- 0″



2 A500.01

GARDEN FOLLY EAST ELEVATION

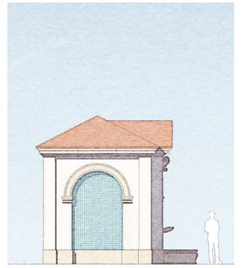
1/8″ = 1′- 0″



3 A500.01

GARDEN FOLLY SOUTH ELEVATION

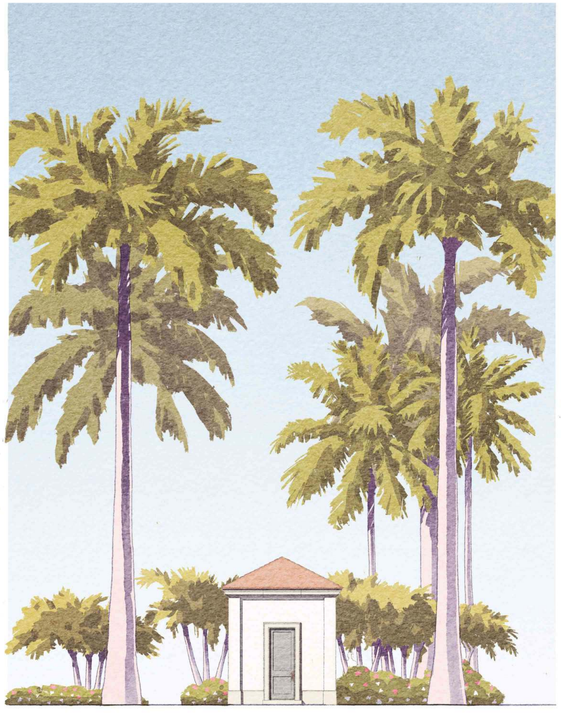
1/8″ = 1′- 0″



4 A500.01

GARDEN FOLLY WEST ELEVATION

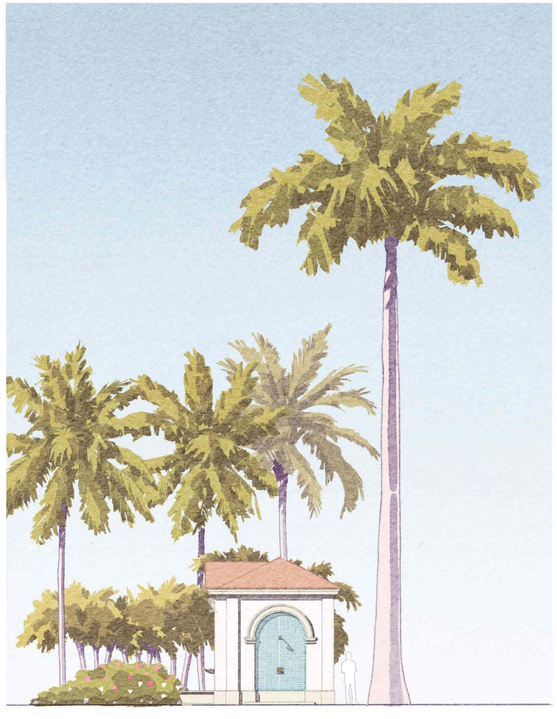
1/8″ = 1′- 0″



5 A500.01

GARDEN FOLLY NORTH ELEVATION WITH LANDSCAPE

1/8″ = 1′- 0″



6 A500.01

GARDEN FOLLY EAST ELEVATION WITH LANDSCAPE

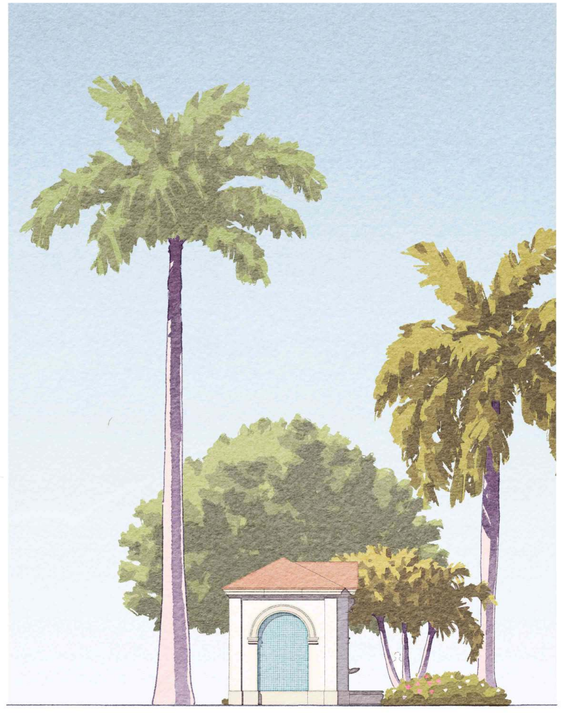
1/8″ = 1′- 0″



7 A500.01

GARDEN FOLLY SOUTH ELEVATION WITH LANDSCAPE

1/8″ = 1′- 0″



8 A500.01

GARDEN FOLLY WEST ELEVATION WITH LANDSCAPE

1/8″ = 1′- 0″

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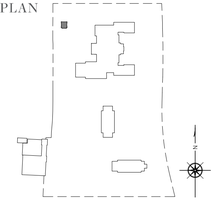
1340 SOUTH OCEAN BLVD

PALM BEACH, FL 33480

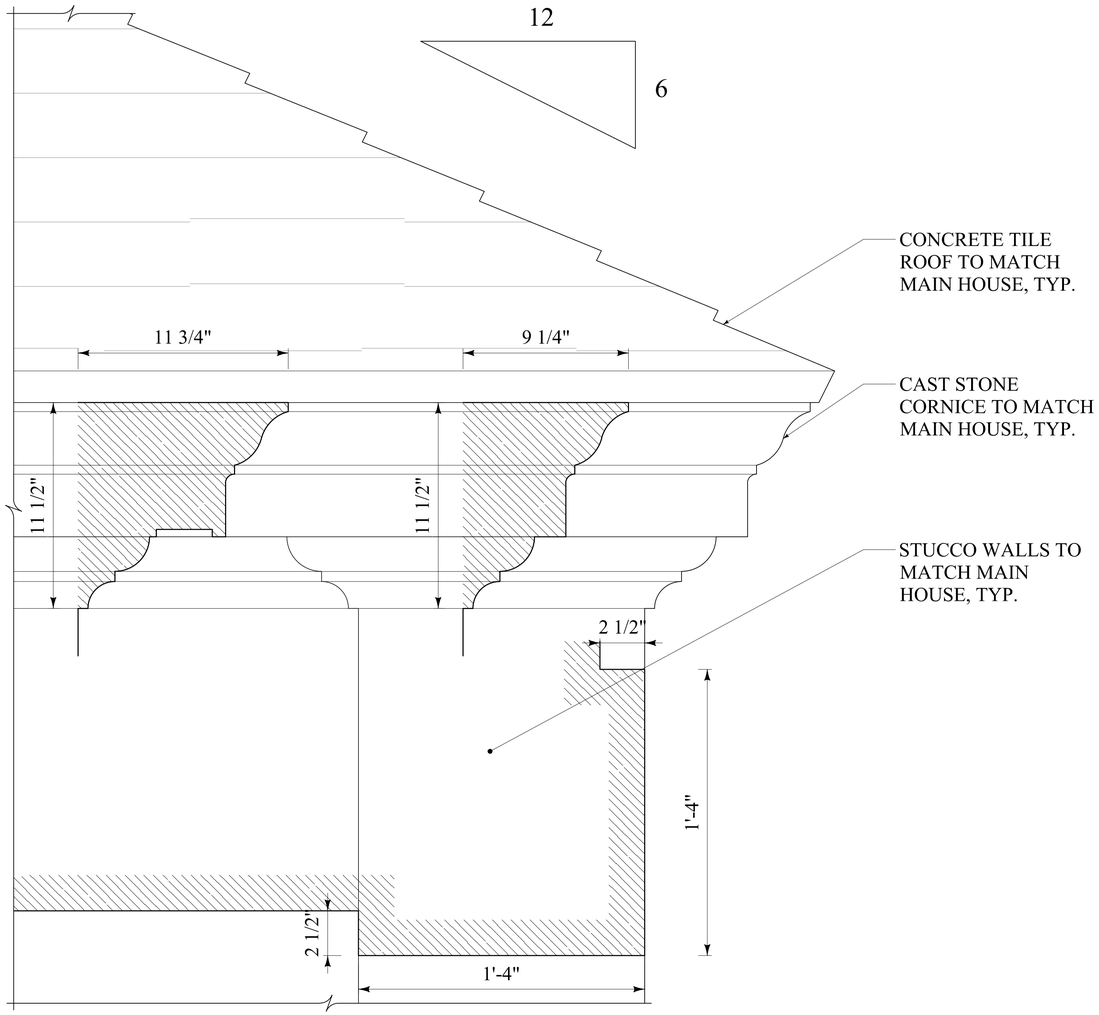
ARCOM-26-0003

KEY PLAN



A500.01

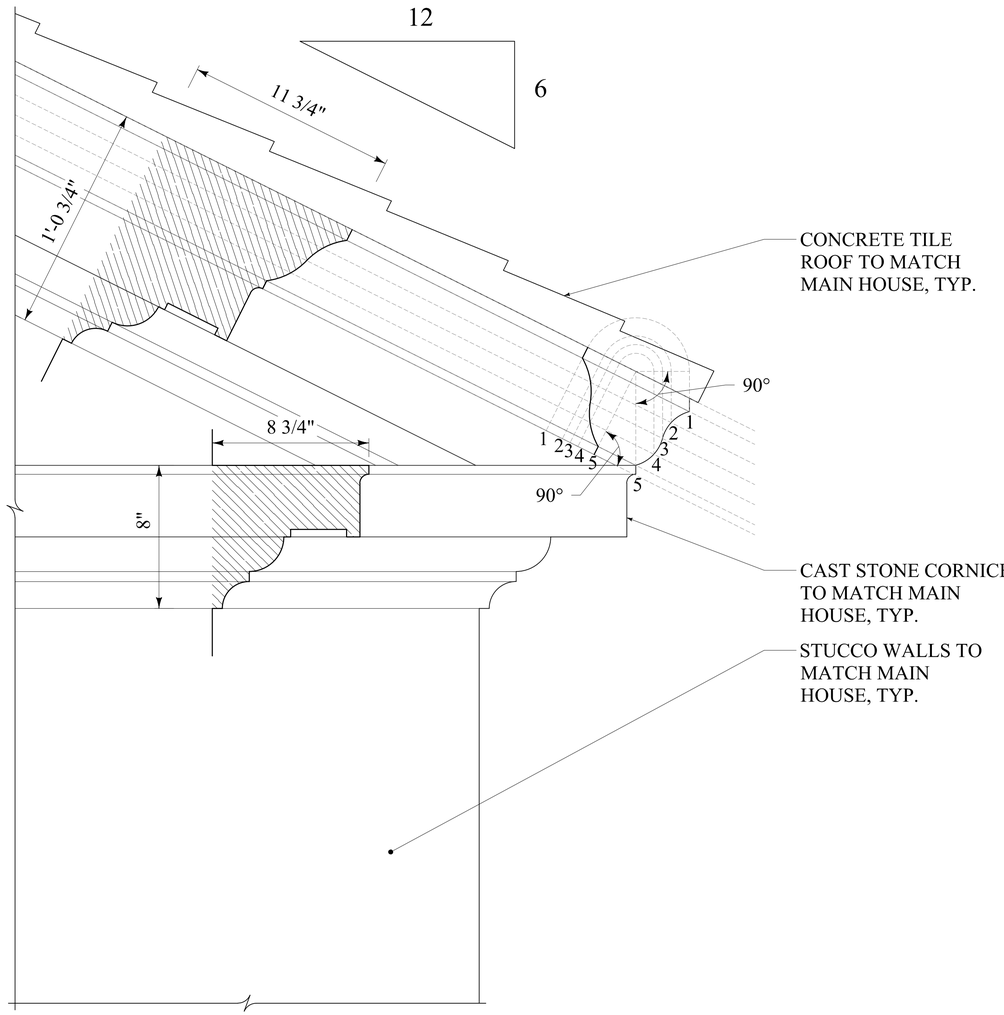
DATE: 03.09.26



1 A500.02

GARDEN FOLLY
TYP. CORNICE PROFILES & PILASTER DETAIL

3" = 1'-0"



2 A500.02

GARDEN FOLLY
RAKING CORNICE PROFILE

3" = 1'-0"

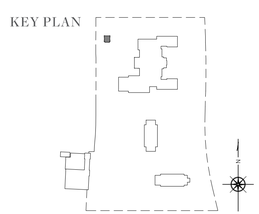
FERGUSON & SHAMAMIAN ARCHITECTS

1340 SOUTH OCEAN BLVD

PALM BEACH, FL 33480

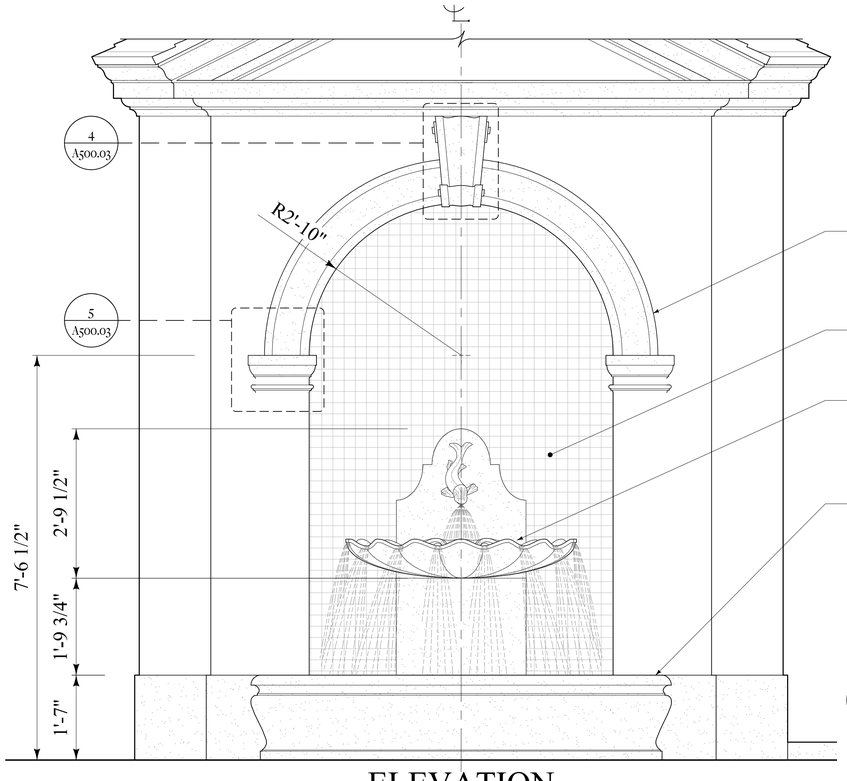
ARCOM-26-0003

KEY PLAN

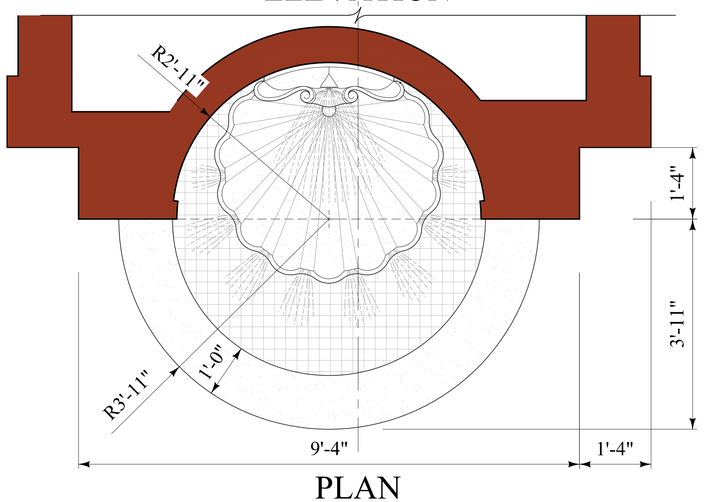


A500.02

DATE: 03.09.26



ELEVATION

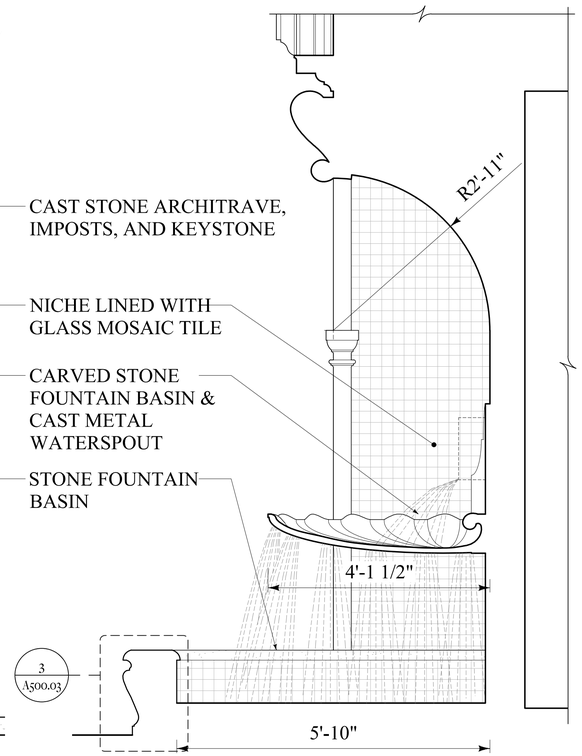


PLAN

1 A500.03

GARDEN FOLLY
FOUNTAIN DETAILS

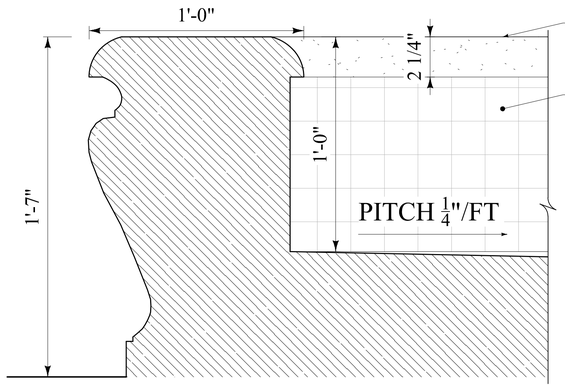
3/4" = 1'-0"



2 A500.03

GARDEN FOLLY
FOUNTAIN SECTION

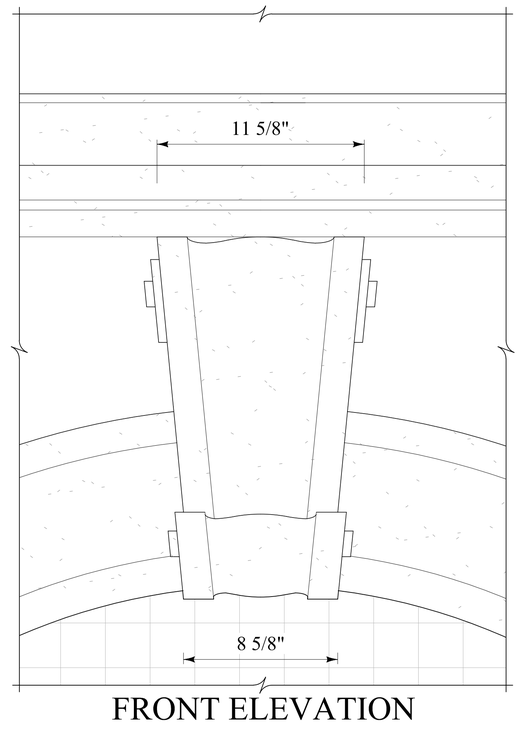
3/4" = 1'-0"



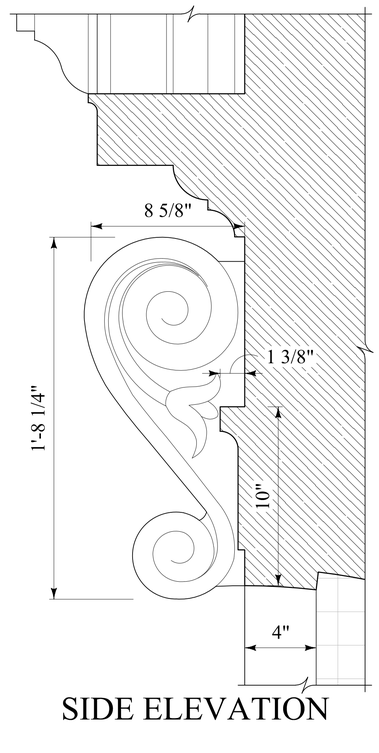
3 A500.03

GARDEN FOLLY
FOUNTAIN BASIN DETAIL

3" = 1'-0"



FRONT ELEVATION

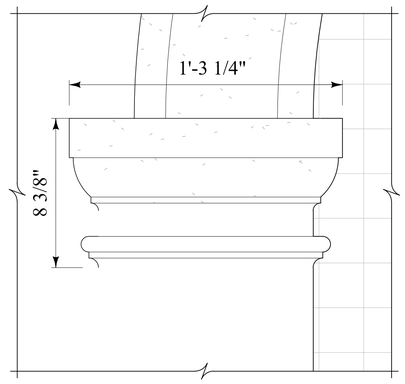


SIDE ELEVATION

4 A500.03

GARDEN FOLLY
KEYSTONE & ARCHITRAVE DETAILS

3" = 1'-0"



5 A500.03

GARDEN FOLLY
IMPOST DETAILS

3" = 1'-0"

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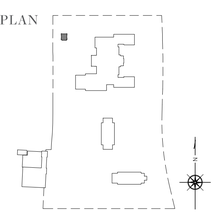
ARCHITECTS

1340 SOUTH OCEAN BLVD
PALM BEACH, FL 33480
ARCOM-26-0003

KEY PLAN

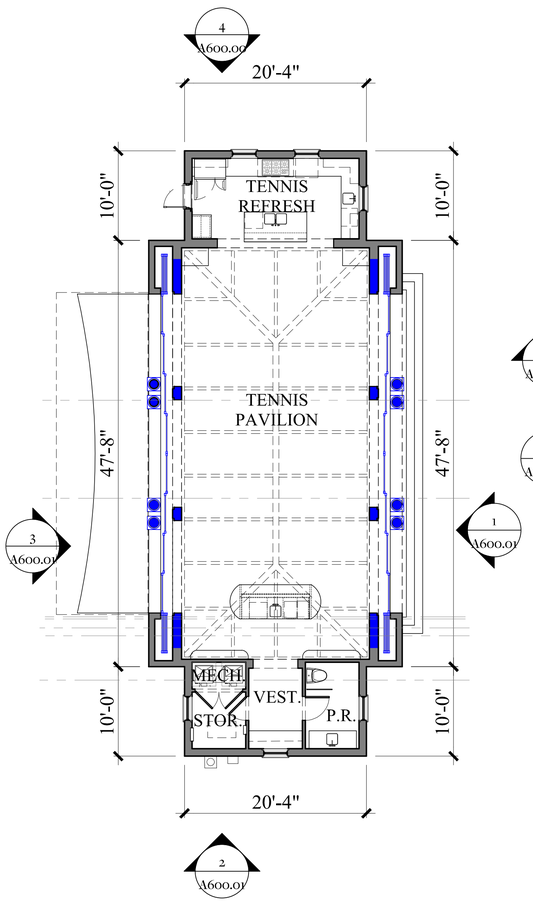


A500.03
DATE: 03.09.26

LEGEND

Area to be Demolished

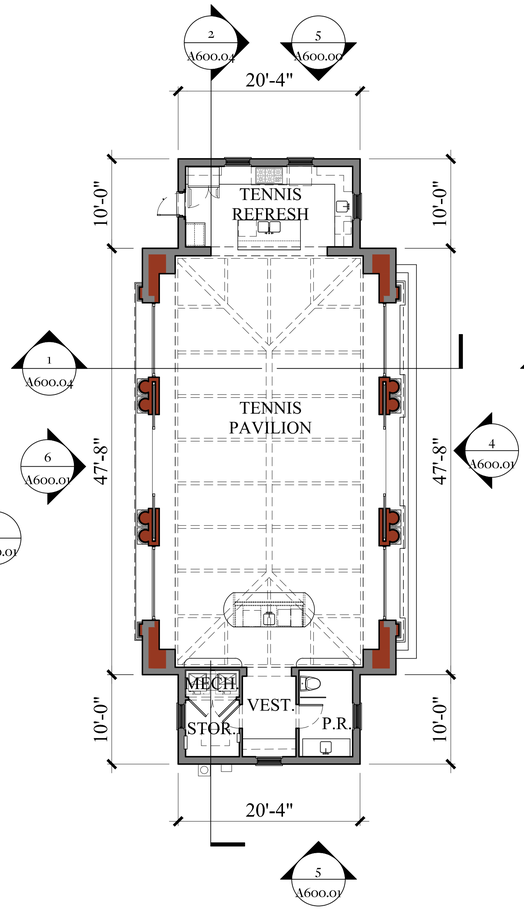
Proposed New Construction



TENNIS PAVILION EXISTING FIRST FLOOR PLAN

1 A600.00

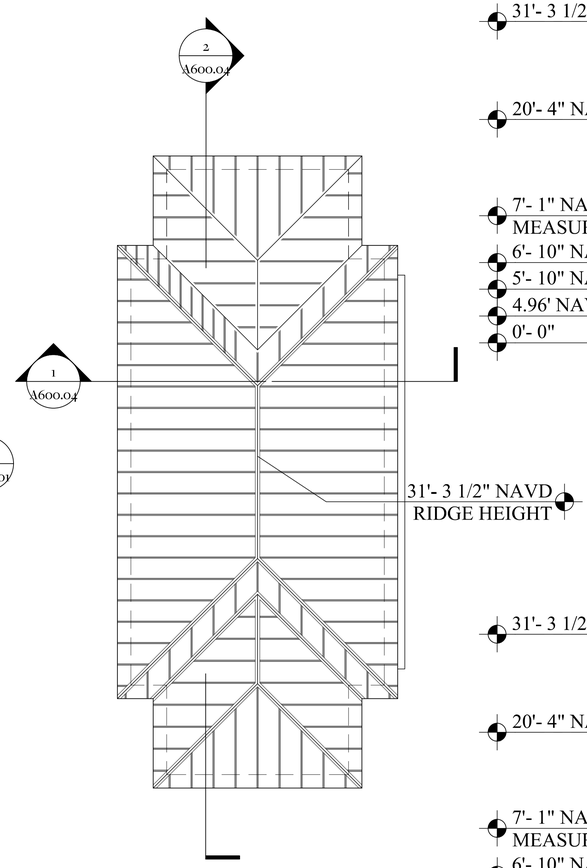
1/8" = 1'-0"



TENNIS PAVILION PROPOSED FIRST FLOOR PLAN

2 A600.00

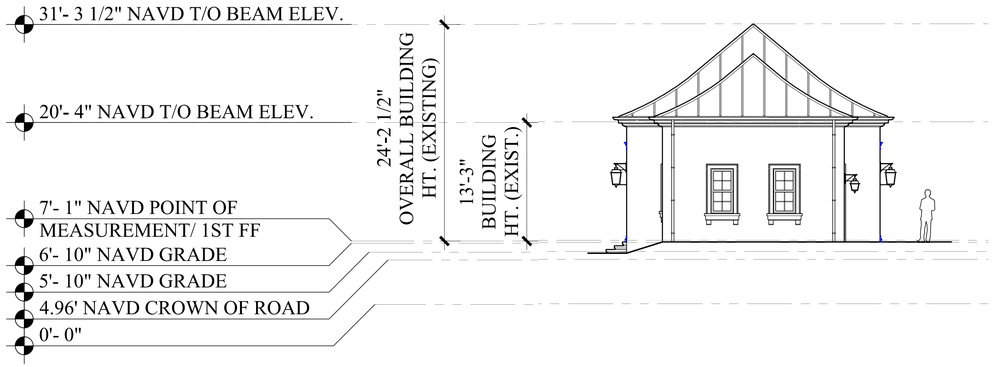
1/8" = 1'-0"



TENNIS PAVILION EXIST. & PROPOSED ROOF PLAN

3 A600.00

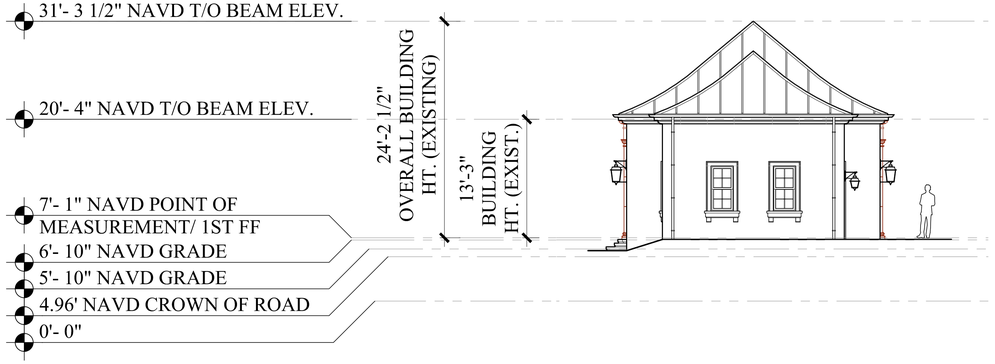
1/8" = 1'-0"



TENNIS PAVILION EXISTING NORTH ELEVATION

4 A600.00

1/8" = 1'-0"



TENNIS PAVILION PROPOSED NORTH ELEVATION

5 A600.00

1/8" = 1'-0"

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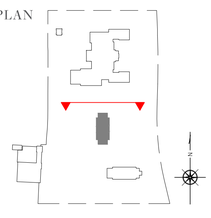
1340 SOUTH OCEAN BLVD

PALM BEACH, FL 33480

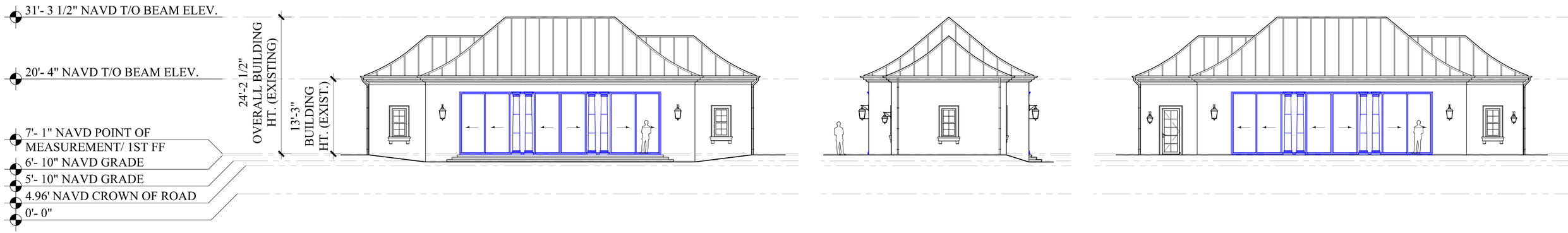
ARCOM-26-0003

KEY PLAN



A600.00

DATE: 03.09.26



1 A600.01

TENNIS PAVILION EXISTING EAST ELEVATION

1/8" = 1'- 0"

2 A600.01

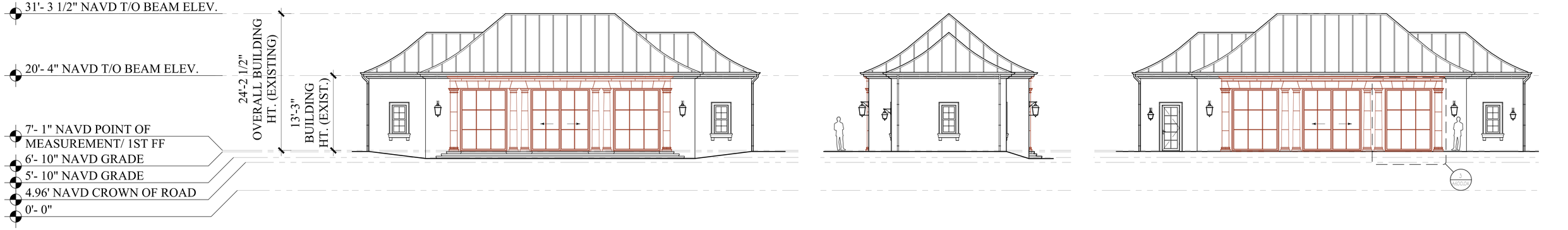
TENNIS PAVILION EXISTING SOUTH ELEV.

1/8" = 1'- 0"

3 A600.01

TENNIS PAVILION EXISTING WEST ELEVATION

1/8" = 1'- 0"



4 A600.01

TENNIS PAVILION PROPOSED EAST ELEVATION

1/8" = 1'- 0"

5 A600.01

TENNIS PAVILION PROPOSED SOUTH ELEV.

1/8" = 1'- 0"

6 A600.01

TENNIS PAVILION PROPOSED WEST ELEVATION

1/8" = 1'- 0"

LEGEND

Area to be Demolished

Proposed New Construction

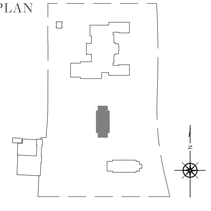
FERGUSON & SHAMAMIAN ARCHITECTS

1340 SOUTH OCEAN BLVD

PALM BEACH, FL 33480

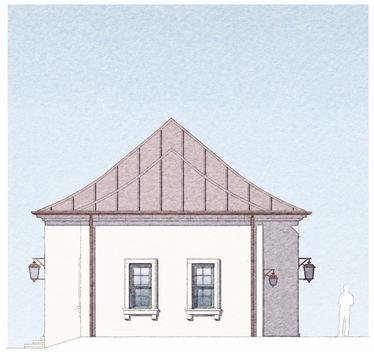
ARCOM-26-0003

KEY PLAN



A600.01

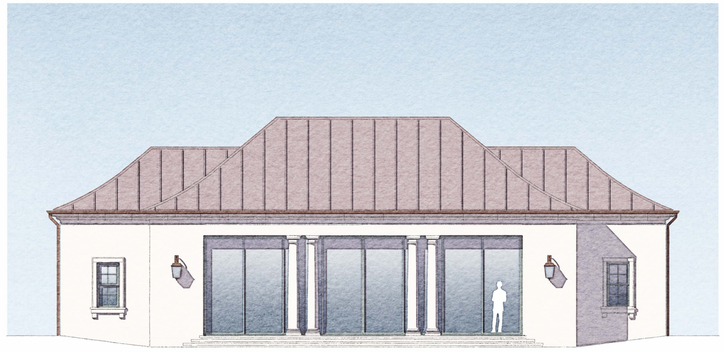
DATE: 03.09.26



1
A600.02

TENNIS PAVILION
EXISTING NORTH ELEVATION

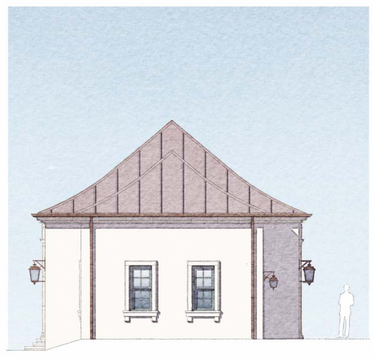
1/8″ = 1′-0″



2
A600.02

TENNIS PAVILION
EXISTING EAST ELEVATION

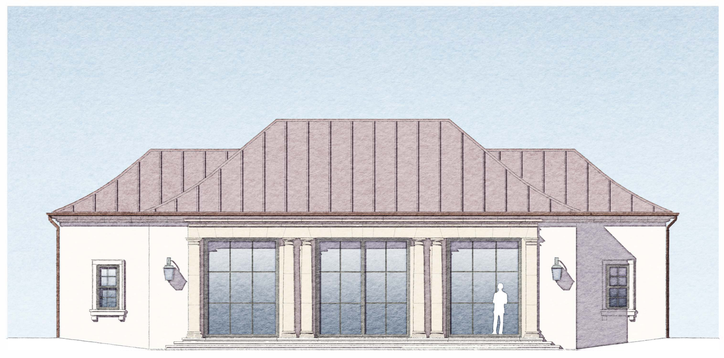
1/8″ = 1′-0″



3
A600.02

TENNIS PAVILION
PROPOSED NORTH ELEVATION

1/8″ = 1′-0″



4
A600.02

TENNIS PAVILION
PROPOSED EAST ELEVATION

1/8″ = 1′-0″

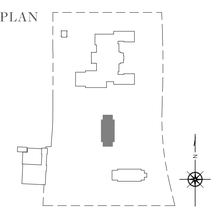
FERGUSON &
SHAMAMIAN
ARCHITECTS

1340 SOUTH OCEAN BLVD

PALM BEACH, FL 33480

ARCOM-26-0003

KEY PLAN



A600.02

DATE: 03.09.26



1
A600.03

TENNIS PAVILION PROPOSED
NORTH ELEVATION WITH LANDSCAPE

1/8″ = 1′-0″



2
A600.03

TENNIS PAVILION PROPOSED
EAST ELEVATION WITH LANDSCAPE

1/8″ = 1′-0″

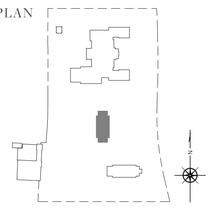
FERGUSON &
SHAMAMIAN
ARCHITECTS

1340 SOUTH OCEAN BLVD

PALM BEACH, FL 33480

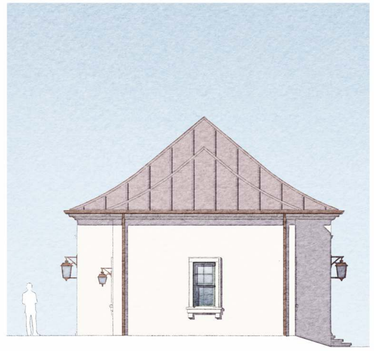
ARCOM-26-0003

KEY PLAN



A600.03

DATE: 03.09.26



1
A600.04

TENNIS PAVILION
EXISTING SOUTH ELEVATION

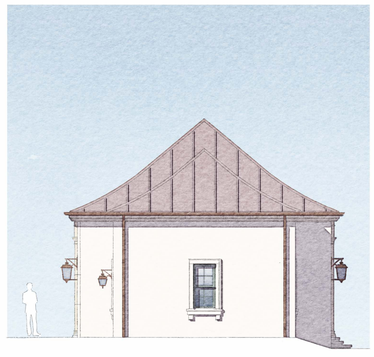
1/8″ = 1′-0″



2
A600.04

TENNIS PAVILION
EXISTING WEST ELEVATION

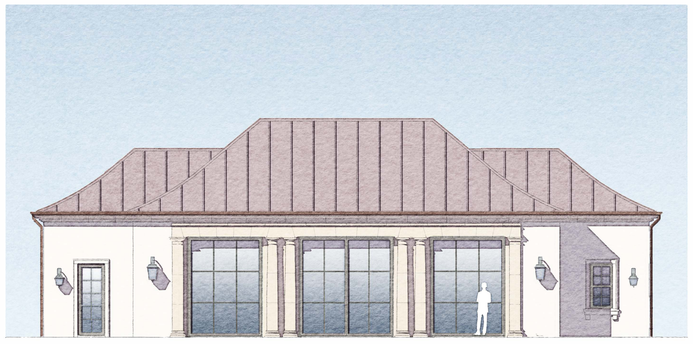
1/8″ = 1′-0″



3
A600.04

TENNIS PAVILION
PROPOSED SOUTH ELEVATION

1/8″ = 1′-0″



4
A600.04

TENNIS PAVILION
PROPOSED WEST ELEVATION

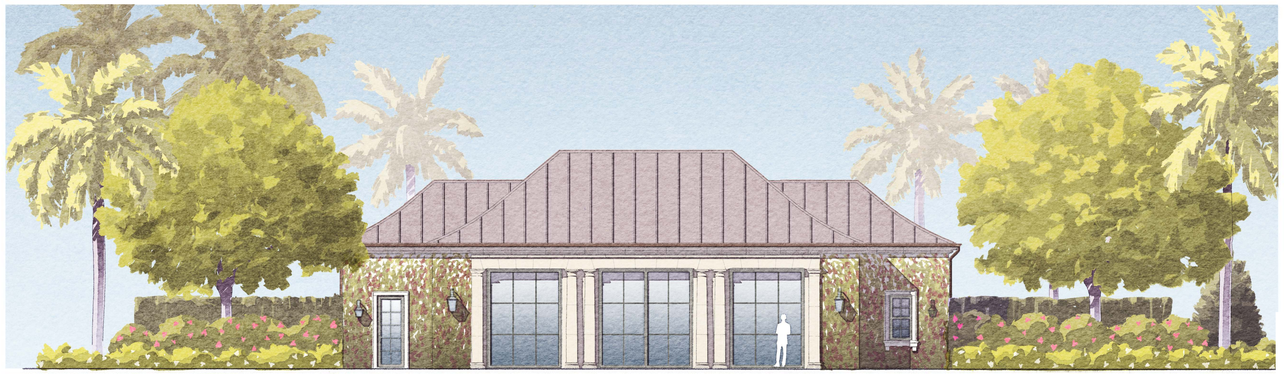
1/8″ = 1′-0″



1 A600.05

TENNIS PAVILION PROPOSED SOUTH ELEVATION WITH LANDSCAPE

1/8" = 1'-0"



2 A600.05

TENNIS PAVILION PROPOSED WEST ELEVATION WITH LANDSCAPE

1/8" = 1'-0"

FERGUSON & SHAMAMIAN ARCHITECTS

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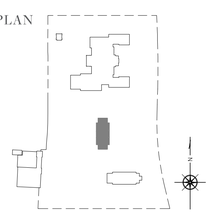
PALM BEACH, FL 33480

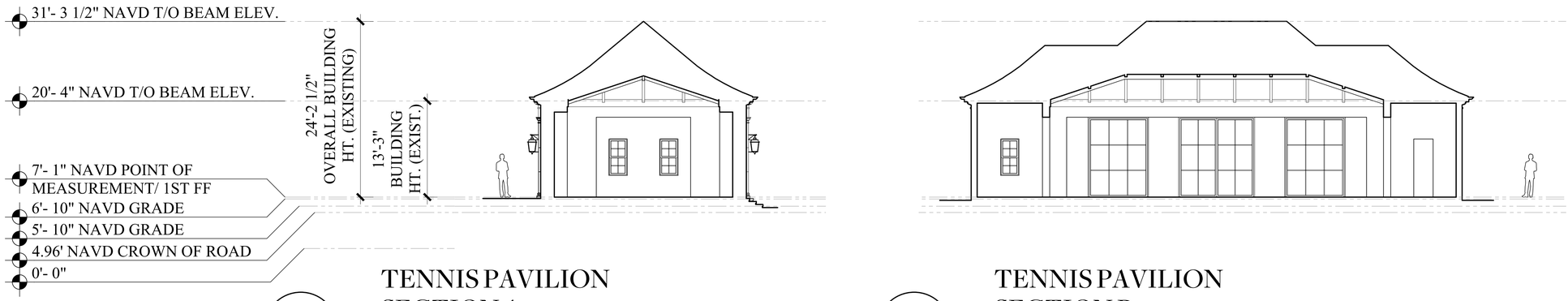
ARCOM-26-0003

KEY PLAN



A600.05

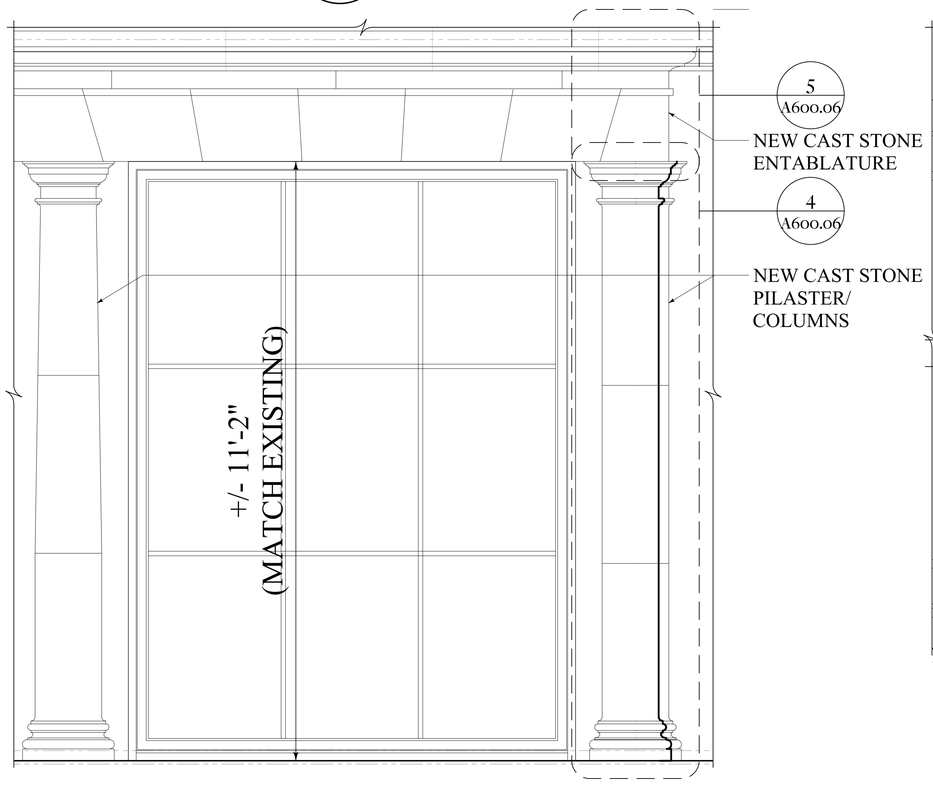
DATE: 03.09.26



TENNIS PAVILION SECTION A

1 / A600.06

1/8" = 1'- 0"



TENNIS PAVILION DETAIL

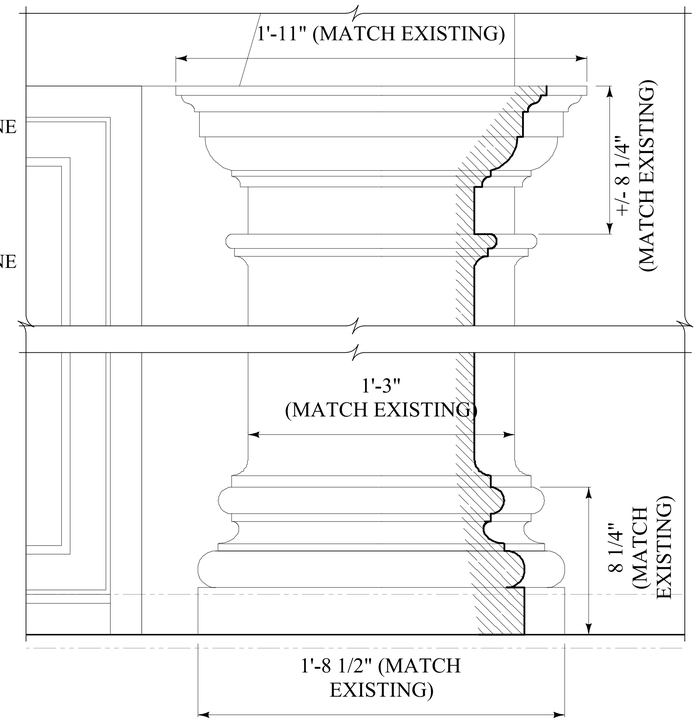
3 / A600.06

3/4" = 1'- 0"

TENNIS PAVILION SECTION B

2 / A600.06

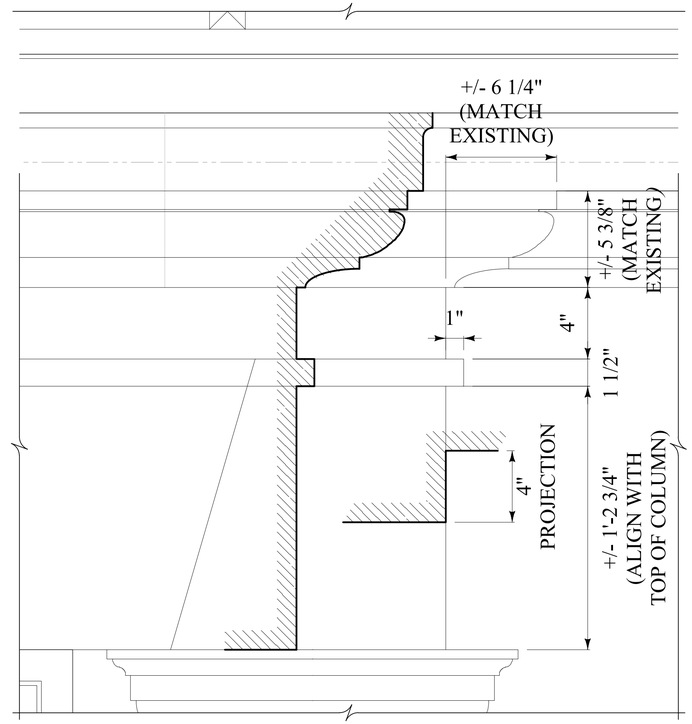
1/8" = 1'- 0"



TENNIS PAVILION PILASTER DETAIL

4 / A600.06

3" = 1'- 0"



TENNIS PAVILION ENTABLATURE DETAIL

5 / A600.06

3" = 1'- 0"

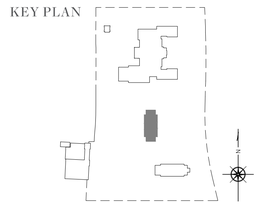
FERGUSON & SHAMAMIAN ARCHITECTS

1340 SOUTH OCEAN BLVD

PALM BEACH, FL 33480

ARCOM-26-0003

KEY PLAN



A600.06

DATE: 03.09.26

EXISTING MATERIAL PALETTE - PROPOSED TO MATCH



Cast Stone



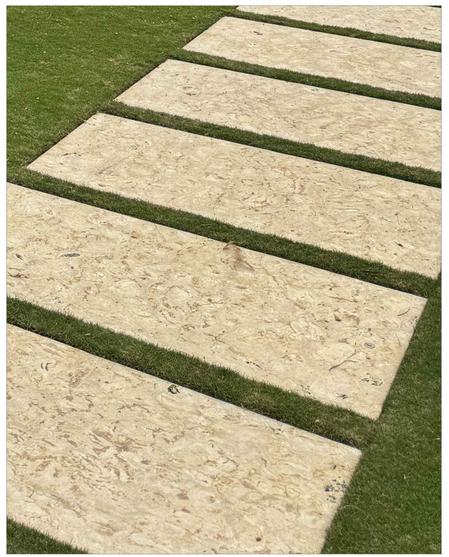
Painted Wood Windows
Stucco Walls & Window Trims



Red Concrete Roof Tile
Copper Gutters & Downspouts

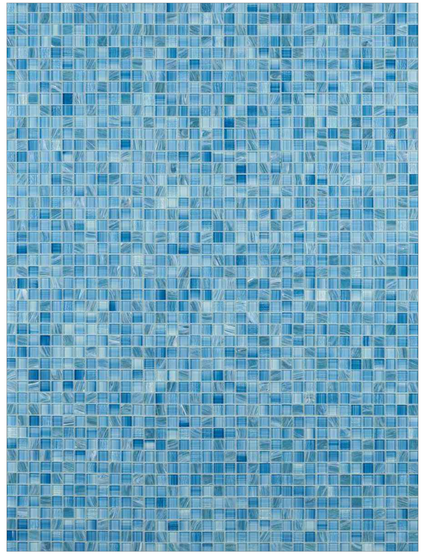


Painted Wood Doors
Stone Threshold
River Rock & Stone Terrace



Coquina Paving Stones

NEW PROPOSED MATERIALS



Glass Mosaic Tile - Garden Folly



Bronze & Glass Door - Main House



1
A800.00

VIEW OF PROPOSED MAIN HOUSE FRONT ENTRY

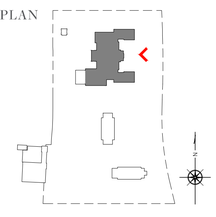
FERGUSON &
SHAMAMIAN
ARCHITECTS

1340 SOUTH OCEAN BLVD

PALM BEACH, FL 33480

ARCOM-26-0003

KEY PLAN



A800.00

DATE: 03.09.26



1
A800.01

VIEW OF PROPOSED MAIN HOUSE LIVING ROOM BAY & LOGGIA

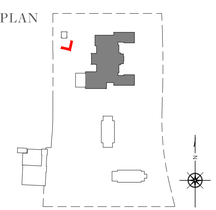
FERGUSON &
SHAMAMIAN
ARCHITECTS

1340 SOUTH OCEAN BLVD

PALM BEACH, FL 33480

ARCOM-26-0003

KEY PLAN



A800.01

DATE: 03.09.26



1
A800.03

VIEW OF PROPOSED MAIN HOUSE LOGGIA AND GARDEN FOLLY

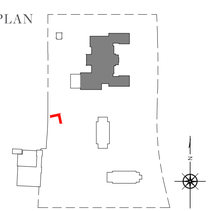
FERGUSON &
SHAMAMIAN
ARCHITECTS

1340 SOUTH OCEAN BLVD

PALM BEACH, FL 33480

ARCOM-26-0003

KEY PLAN



A800.02

DATE: 03.09.26



1
A800.04

VIEW OF PROPOSED GARDEN FOLLY

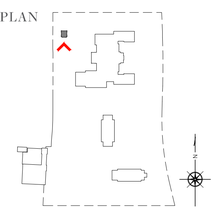
FERGUSON &
SHAMAMIAN
ARCHITECTS

1340 SOUTH OCEAN BLVD

PALM BEACH, FL 33480

ARCOM-26-0003

KEY PLAN



A800.03

DATE: 03.09.26



1
A800.05

VIEW OF TENNIS PAVILLION

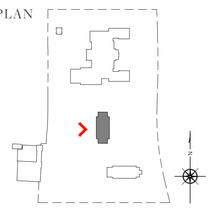
FERGUSON &
SHAMAMIAN
ARCHITECTS

1340 SOUTH OCEAN BLVD

PALM BEACH, FL 33480

ARCOM-26-0003

KEY PLAN



A800.04

DATE: 03.09.26

BOUNDARY SURVEY FOR:
GREEN FAMILY TRUST

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

Green Family Trust

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

LEGEND

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

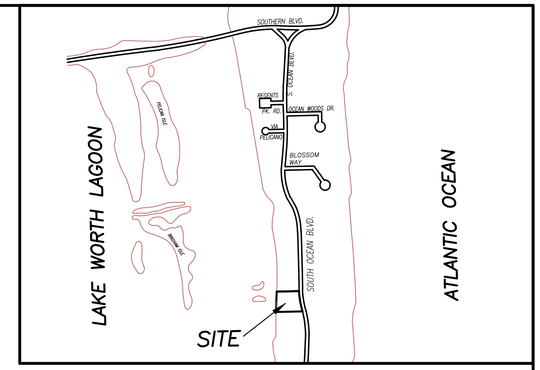
PROPERTY ADDRESS:
1340 South Ocean Blvd.
Palm Beach, Fl 33480

LEGAL DESCRIPTION:
Lot 3, and Lot 4 of CASA APAVA, according to the Plat thereof recorded in Plat Book 62, Pages 191 and 192, of the Public Records of Palm Beach County, Florida.

FLOOD ZONES:
This property is located in Flood Zones VE (EL 9), AE (EL 7 & 8), according to F.I.R.M. (Flood Insurance Rate Map) No. 12099C 0591G, dated 12/20/2024.

NOTES:

1. *All information regarding record easements, adjoiners, and other documents that might affect the quality of title to Lot 3 shown hereon was gained from Commitment No. 1062-3198213, issued by First American Title Insurance Company, dated June 13, 2014. This office has made no search of the Public Records. All information regarding record easements, adjoiners, and other documents that might affect the quality of title to Lot 4 shown hereon was gained from commitment number 18050031, issued by Old Republic National Title Insurance Company, dated April 10, 2018. This office has made no search of the Public Records.*
2. *Elevations shown hereon, if any, are in feet and decimal parts thereof and are based on NAVD-88. The expected accuracy of the elevations shown hereon is 0.03' for the hard surface elevations and 0.1' for the soft surface elevations. Elevations shown hereon are U.S. survey feet unless otherwise noted.*
3. *Description furnished by client or client's agent.*
4. *Unless presented in digital form with electronic seal and electronic signature this survey must bear the signature and the original raised seal of a Florida licensed surveyor or mapper, otherwise this drawing, sketch, plat or map is for informational purposes only and is not valid.*
5. *This survey cannot be transferred or assigned without the specific written permission of Wallace Land Surveying, LLC. Certificate of Authorization Number LB8598.*
6. *Except as shown, underground and overhead improvements are not located. Underground foundations not located.*
7. *The survey sketch shown hereon does not necessarily contain all of the information obtained or developed by the undersigned surveyor in his field work, office work or research.*
8. *No responsibility is assumed by this surveyor for the construction of improvements, from building ties shown on this survey.*
9. *Revisions shown hereon do not represent a "survey update" unless otherwise noted.*
10. *All dates shown within the revisions block hereon are for interoffice filing use only and in no way affect the date of the field survey stated herein.*
11. *In some instances, graphic representations have been exaggerated to more clearly illustrate the relationships between physical improvements and/or lot lines. In all cases, dimensions shown shall control the location of the improvements over scaled positions.*
12. *It is a violation of Rule 5J-17 of the Florida Administrative Code to alter this survey without the express prior written consent of the Surveyor. Additions and/or deletions made to the face of this survey will make this survey invalid.*
13. *The 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'. Distances shown hereon are in U.S. Survey Feet as measured on horizontal plane.*
15. *Property benefitted by a five (5) foot wide pedestrian access easement to the Atlantic Ocean over the North 5 feet of Lot 5, as shown on said plat of Casa Apava, per Amendment to Dedication of Plat of Casa Apava recorded in Official Record Book 7271, Page 1104. Also, property is subject to amendment of dedications as recorded in Official Record Book 7271, Page 1104, including but not limited to restrictions of driveways, tennis courts, walls, etc. and maintenance obligations of same and drainage facilities among all landowners within the Plat of Casa Apava.*
16. *Property is subject to plat approval agreement recorded in Official Record Book 6091, Page 1820, placing restrictions including, but not limited to, right of use or access to the Mangrove Area for construction of improvements without proper approval.*
17. *Area within "40' Open Vista" labeled as "Declaration of Easement (O.R.B. 17705, Pg. 1514)" benefits the owner of Lot 6 for the purpose of constructing a driveway and entry gates, with restrictions, over the East 65' of the platted "Open Vista".*
18. *Resolution No. 24-08 & Resolution No. 19-11, as recorded in O.R.B. 23419, Page 1979 & O.R.B. 24593, Page 678, respectively, establish for the removal and/or addition of certain trees on the historic tree list compiled by the Town of Palm Beach. To the best of the undersigned surveyor's knowledge, no trees that fit this criteria are located on the surveyed property.*



VICINITY SKETCH
(NOT TO SCALE)

LOT 3

TITLE COMMITMENT REVIEW

CLIENT:	GREENE FAMILY TRUST	COMMITMENT NO. : 596594	DATE: May 4, 2018			
REVIEWED BY:	ROBERT J. CAJAL	JOB NO. : 05-1455.17				

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				•
6a	PB 62 PG 191	Plat of **CASA APAVA**	•			
6b	ORB 7271 PG 1104	Amendment to Dedications of Plat of **CASA APAVA**	See Note #15			
7a	DB 425 PG 472	Document supplied is illegible. Same deed reservations are referenced on plat cover sheet		•		
7b	DB 431 PG 97	Resevations unto State of Florida for oil, gas, minerals, etc.. (Appears to only cover "submerged lands" portion of property		•		
8	ORB 6091 PG 1820	Conditions upon approval of Casa Apava subdivision	See Note #16			
9	ORB 17705 PG 1514	Declaration of Easement (See Note 17)	•			
10a	ORB 23419 PG 1979	Resolution No. 24-08, preservation of historic and specimen trees	See Note #18			
10b	ORB 24593 PG 678	Resolution No. 19-11, preservation of historic and specimen trees	See Note #18			
11	ORB 25894 PG 400	Landscape maintenance agreement within road right-of-way of South Ocean Boulevard		•		
12	ORB 28447 PG 868	Storm water Management Agreement		•		
13 - 16	N/A	Standard Exceptions				•

LOT 4

TITLE COMMITMENT REVIEW

CLIENT:	MANTA RAY HOLDINGS LLC	COMMITMENT NO. : 18050031	DATE: APRIL 10, 2018			
REVIEWED BY:	ROBERT J. CAJAL	JOB NO. : 04-1400.4				

B2 ITEM NO.	DOCUMENT	DESCRIPTION	AFFECTS AND PLOTTED	AFFECTS AND NOT PLOTT-ABLE	DOES NOT AFFECT	NOT A SURVEY MATTER
1 TO 6	N/A	Standard Exceptions				•
7a	PB 62, PG 191	Plat of CASA APAVA	•			
7b	ORB 7271, PG 1104	Amendment to Dedication of Plat of CASA APAVA (See note #15)		•		•
8	DB 425, PG 472	Resevations in deed from the Trustees of the Internal Improvement Fund (Document supplied is illegible) Same deed reservations are referenced on plat cover sheet.		•		•
9	ORB 6091, PG 1820	Agreement between E.F. Hansen, Jr. and G. Eileen Hansen and Town of Palm Beach setting conditions for the approval of the plat of Casa Apava.		•		•
10	ORB 7434, PG 941	Agreement with the Town of Palm Beach regarding secondary kitchen.		•		•
11	ORB 8190, PG 1682	Agreement between Peter W. May and Leni F. May and Town of Palm Beach. RE: Variance #46-92		•		•
12	ORB 24593, PG 678	Resolution No. 19-11, preservation of historic and specimen trees. Tree locations not specified. May or may not affect surveyed property.		•		•
13	ORB 25894, PG 400	Landscape maintenance agreement with the Town of Palm Beach within r/w of South Ocean Boulevard.		•		•
14	N/A	Right of United States Government to artificially filled lands		•		•
15	N/A	Title to submerged land not insured		•		•
16 TO 18	N/A	Standard Exceptions				•

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: 01/13/2026

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

REVISIONS:

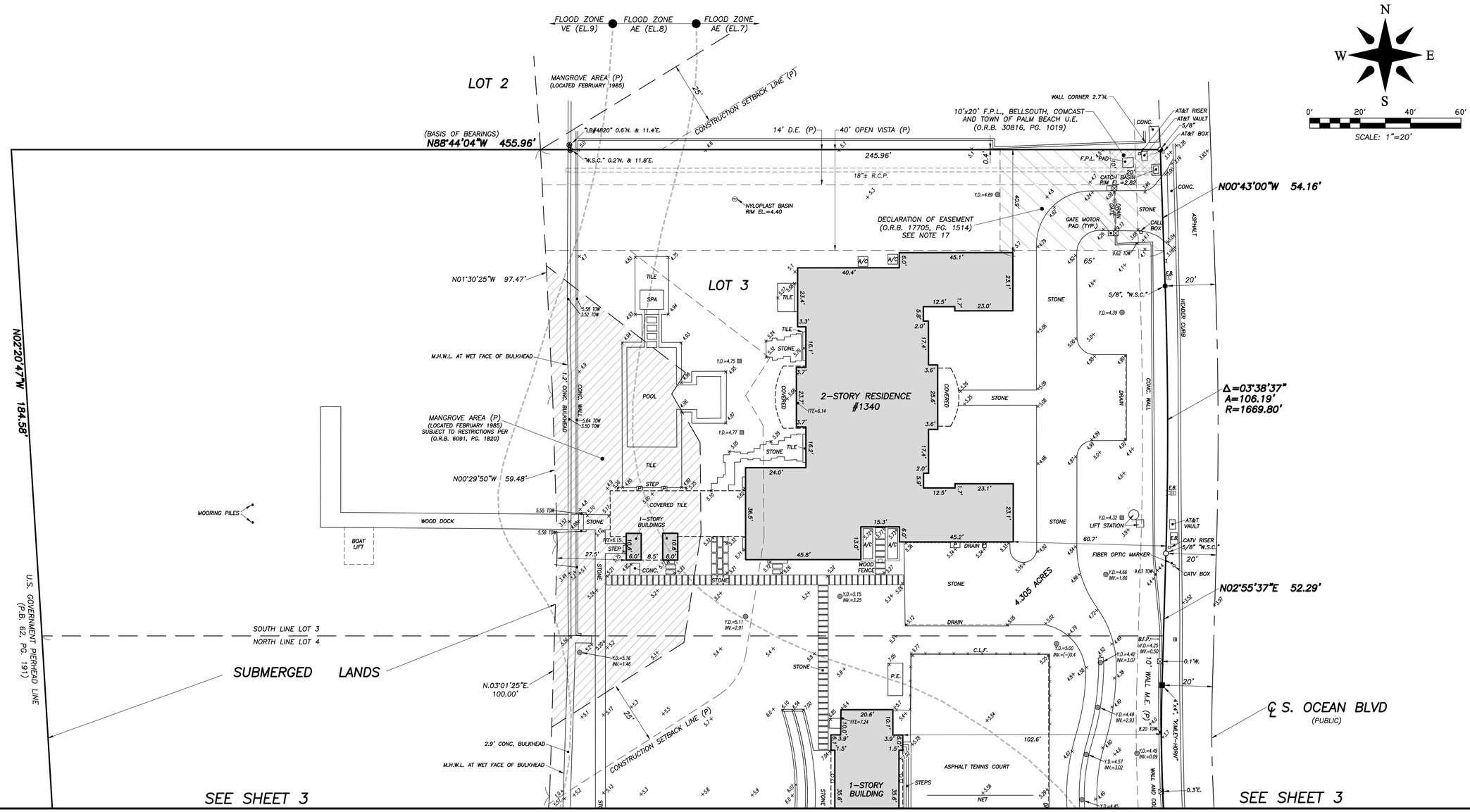
01/13/26 SURVEY & TIE-IN UPDATE WITH ELEVATIONS B.M./S.C.W. SI143/20
08/19/24 ADD DIMENSIONS TO A/C PAD PER REQUEST S.W. 197026

BOUNDARY SURVEY FOR:

GREEN FAMILY TRUST

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

FIELD: J.M.	JOB NO.: 197026	F.B. PB363 PG. 25	
OFFICE: M.B.	DATE: 6/13/24	DWG. NO. 04-1400-2	
C'K'D: M.N.	REF: 04-1400-2.DWG	SHEET 1 OF 3	



BOUNDARY SURVEY FOR:

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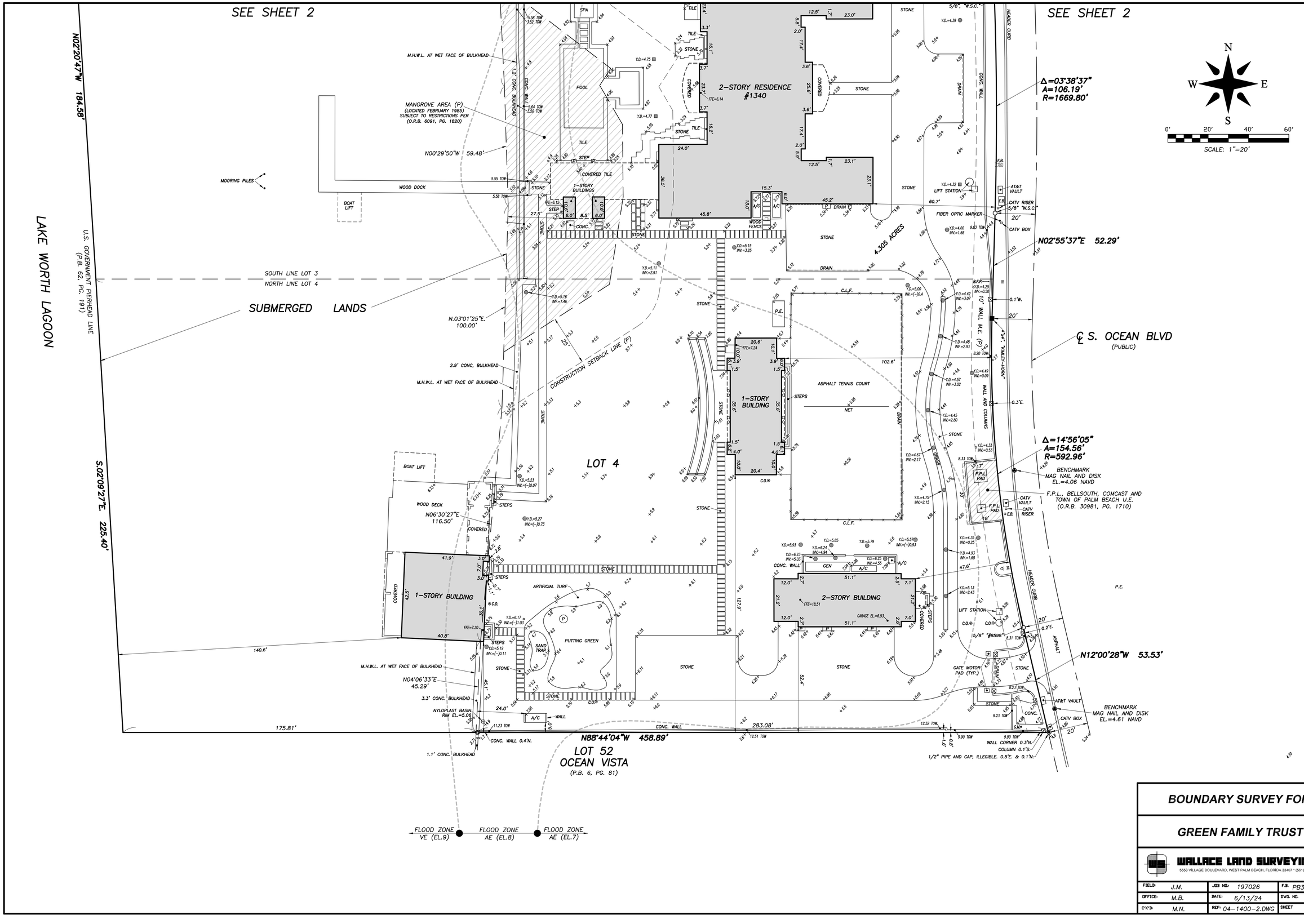
FIELD: J.M.	JOB NO.: 197026	F.B. PB363 PG. 25	
OFFICE: M.B.	DATE: 6/13/24	DWG. NO. 04-1400-2	
C'K'D: M.N.	REF: 04-1400-2.DWG	SHEET 2 OF 3	



BOUNDARY SURVEY FOR:

GREEN FAMILY TRUST

WALLACE LAND SURVEYING, LLC
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FIELD: J.M.	JOB NO.: 197026	P.B. PB363 PG. 25	
OFFICE: M.B.	DATE: 6/13/24	DWG. NO. 04-1400-2	
CK'D: M.N.	REF: 04-1400-2.DWG	SHEET 3 OF 3	

1340 SOUTH OCEAN BLVD.
PALM BEACH, FLORIDA
FINAL SUBMITTAL
MARCH 09, 2026
ARC-26-0003

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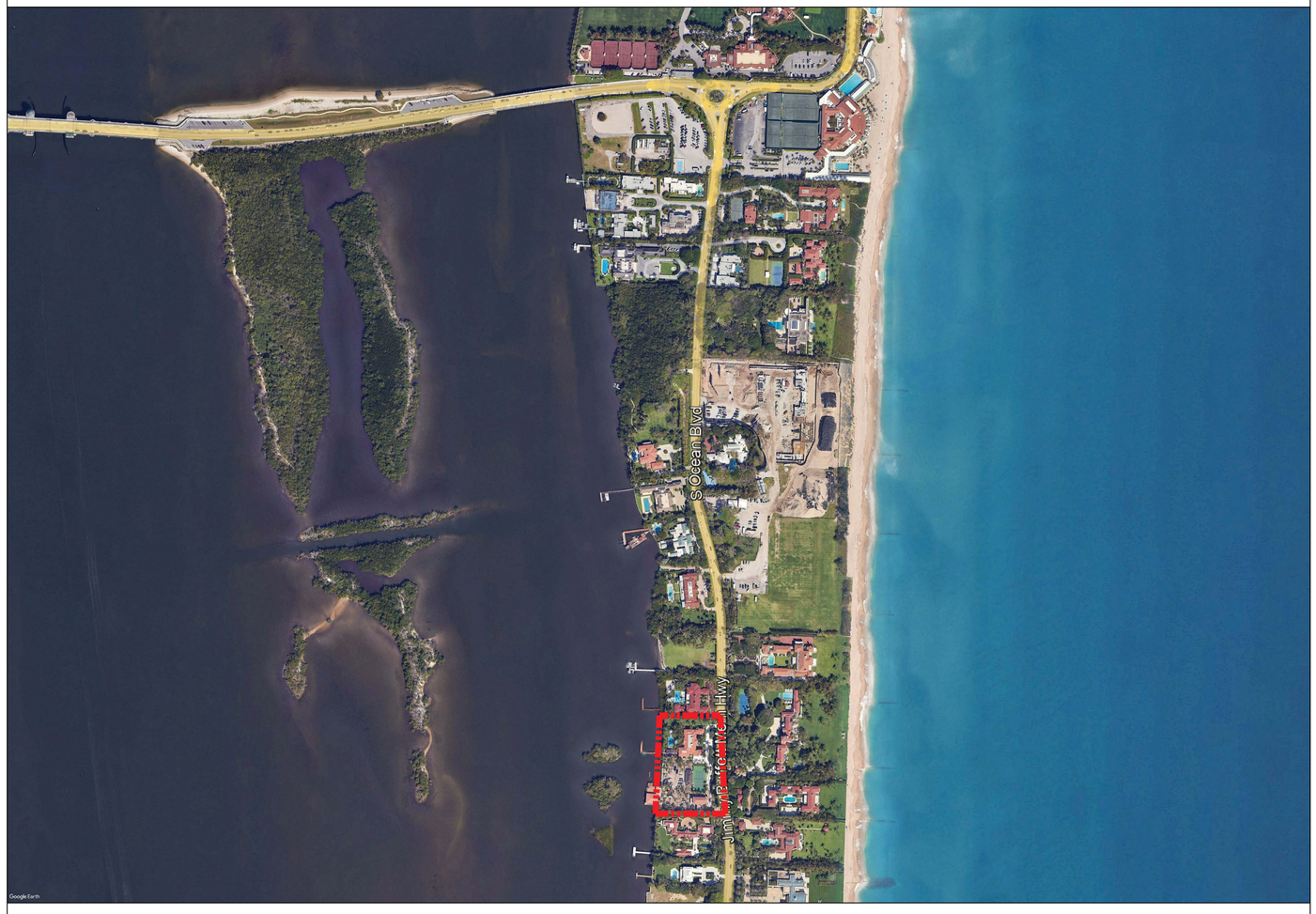
SITE LOCATION MAP



1340 SOUTH OCEAN BLVD.
PALM BEACH, FL 33480

PARKER·YANNETTE
design group, inc.
LANDSCAPE ARCHITECTURE
PLANNING • GRAPHICS
4425 Military Trail
Suite 202
Jupiter, Florida 33458
Telephone:(561) 747-5069
Fax: (561) 747-2041
Email: mail@pydg.com
License #LC-0000297

1340 S. OCEAN BOULEVARD
1340 S. OCEAN BOULEVARD
PALM BEACH, FLORIDA
LANDSCAPE/HARDSCAPE COVER SHEET

DATE: 12.05.2025
DRAWN BY: SW/MW
JOB NO.: 25-108
SCALE: N/A
FILENAME: 1340 S. Ocean 01

REVISIONS:
2026.01.22 First Submittal
2026.02.09 Second Submit.
2026.03.09 Final Submittal

SHEET:
L-1

ARC-26-0003

Existing Plant Symbol Key

Existing tree/palm to remain

Existing tree/palm to be removed

Existing tree/palm to be relocated on site

Existing vegetation to remain

Existing vegetation to be removed

Existing Plant Key

AM = Adonidia merrillii / Christmas Palm
AS = Acca sellowiana / Pineapple Guava
BOA = Begonia odorata 'Alba' / White Angel Wing Begonia
* BUR = Bursera simaruba / Gumbo Limbo
BV = Bougainvillea Vine
CAL = Calophyllum inophyllum / Mastwood
* CE = Conocarpus erectus / Green Buttonwood
* CES = Conocarpus erectus sericeus / Silver Buttonwood
CG = Clusia guttifera / Small Leaf Clusia
* CI = Chrysobalanus icaco / Cocoplum
CL = Citrus x latifolia / Persian Lime Tree
CN = Cocos nucifera / Coconut Palm
DL = Dypsis lutescens / Areca Palm
FB = Ficus benjamina / Weeping Fig
FGI = Ficus 'Green Island' / Green Island Ficus
FM = Ficus microcarpa / Cuban Laurel
FR = Ficus rubiginosa / Rusty Fig
HIBW = Hibiscus 'White Wings' / Dwarf Hibiscus
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PC = Phoenix canariensis / Canary Island Date Palm
PM = Podocarpus macrophyllus / Yew
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* RR = Roystonea regia / Royal Palm
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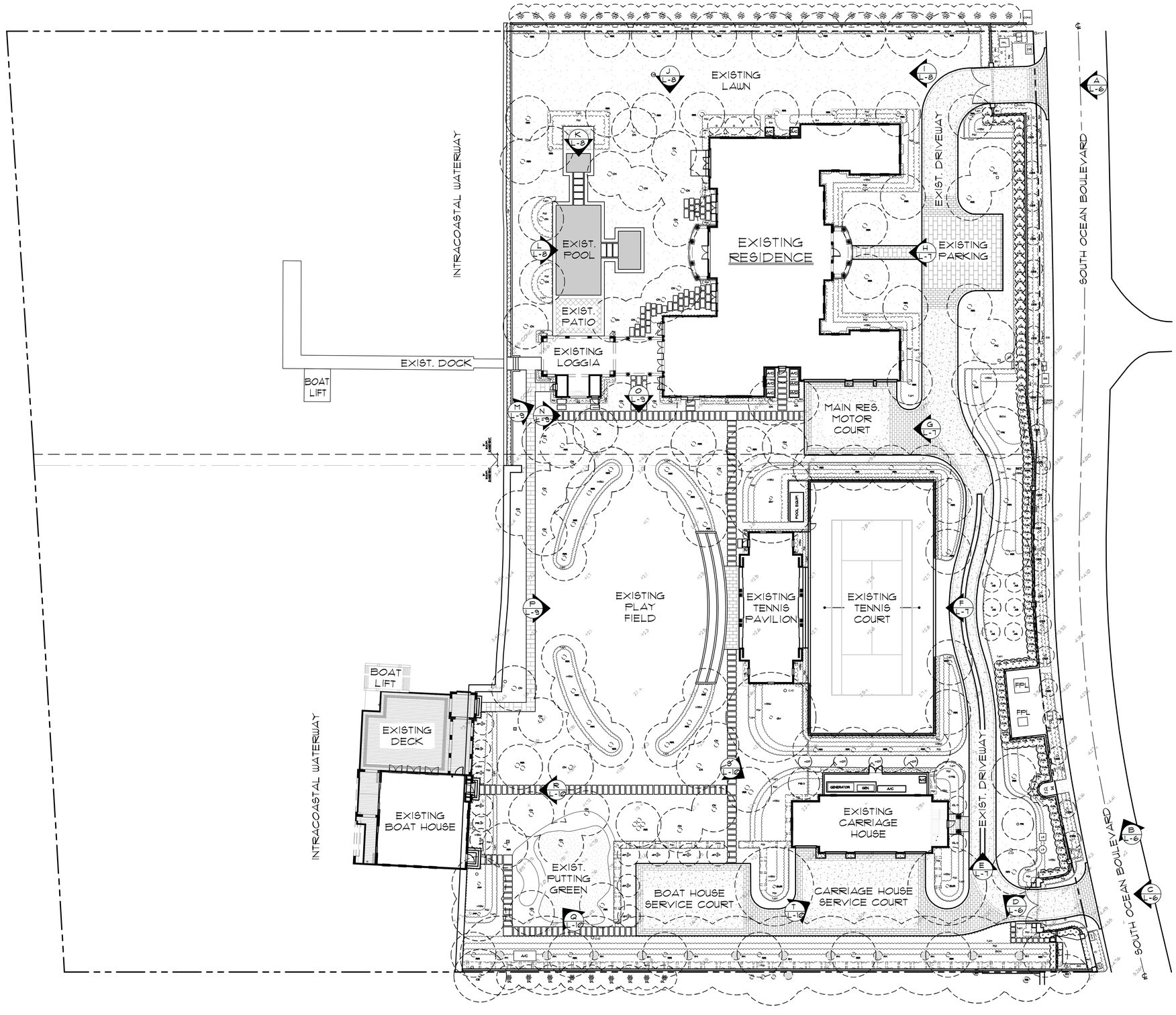
TAM = Trachelospermum asiaticum 'Minima' / Jasmine 'Minima'
TJ = Trachelospermum jasminoides / Confederate Jasmine
TM = Tabernaemontana / Pinwheel Jasmine

* Denotes Florida native species.



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License #LC-0000297

1340 S. OCEAN BOULEVARD

1340 S. OCEAN BOULEVARD
PALM BEACH, FLORIDA

EXISTING CONDITIONS PLAN

DATE: 12.05.2025
DRAWN BY: SW/MW
JOB NO.: 25-108
SCALE: 3/64"=1'-0"
FILENAME: 1340 S. Ocean 01

REVISIONS:
2026.01.22 First Submittal
2026.02.03 Second Submit.
2026.03.03 Final Submittal

SHEET:
L-2

Existing Plant Symbol Key

Existing tree/palm to remain

Existing tree/palm to be removed

Existing tree/palm to be relocated on site

Existing vegetation to remain

Existing vegetation to be removed

= HARDSCAPE REMOVAL HATCH

Existing Plant Key

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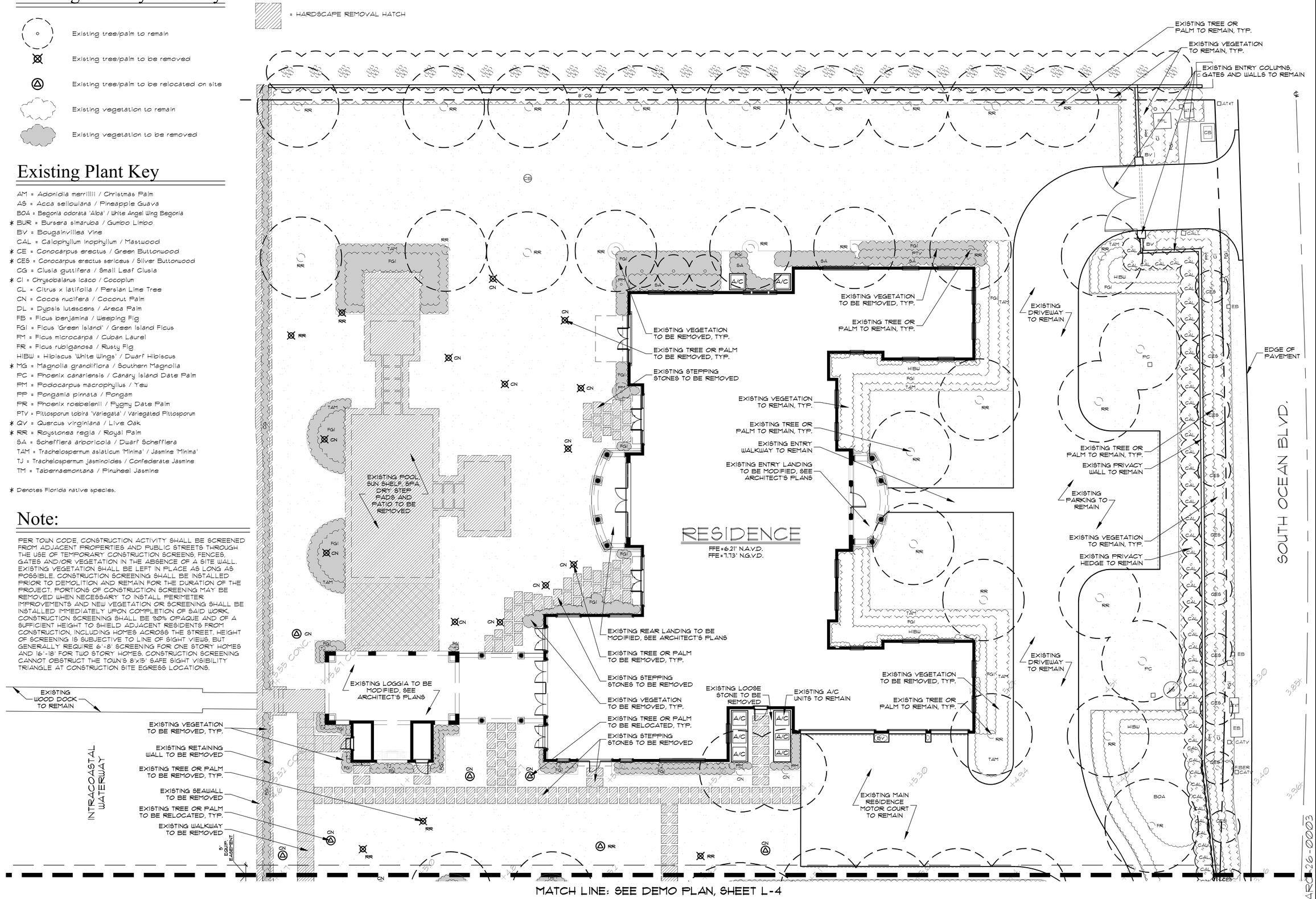
Note:

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'X8' SAFE SIGHT VISIBILITY TRIANGLE AT CONSTRUCTION SITE EGRESS LOCATIONS.



MATCH LINE: SEE DEMO PLAN, SHEET L-4

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License #LC-0000297

1340 S. OCEAN BOULEVARD

1340 S. OCEAN BOULEVARD
PALM BEACH, FLORIDA

LANDSCAPE/HARDSCAPE DEMOLITION PLAN

DATE: 12.05.2025
DRAWN BY: SW/MW
JOB NO.: 25-108
SCALE: 1"=10'-0"
FILENAME: 1340 S. Ocean 01

REVISIONS:
2026.01.22 First Submittal
2026.02.09 Second Submit.
2026.03.09 Final Submittal

ARC026-0003

SHEET:
L-3

Existing Plant Symbol Key

- Existing tree/palm to remain
- Existing tree/palm to be removed
- Existing tree/palm to be relocated on site
- Existing vegetation to remain
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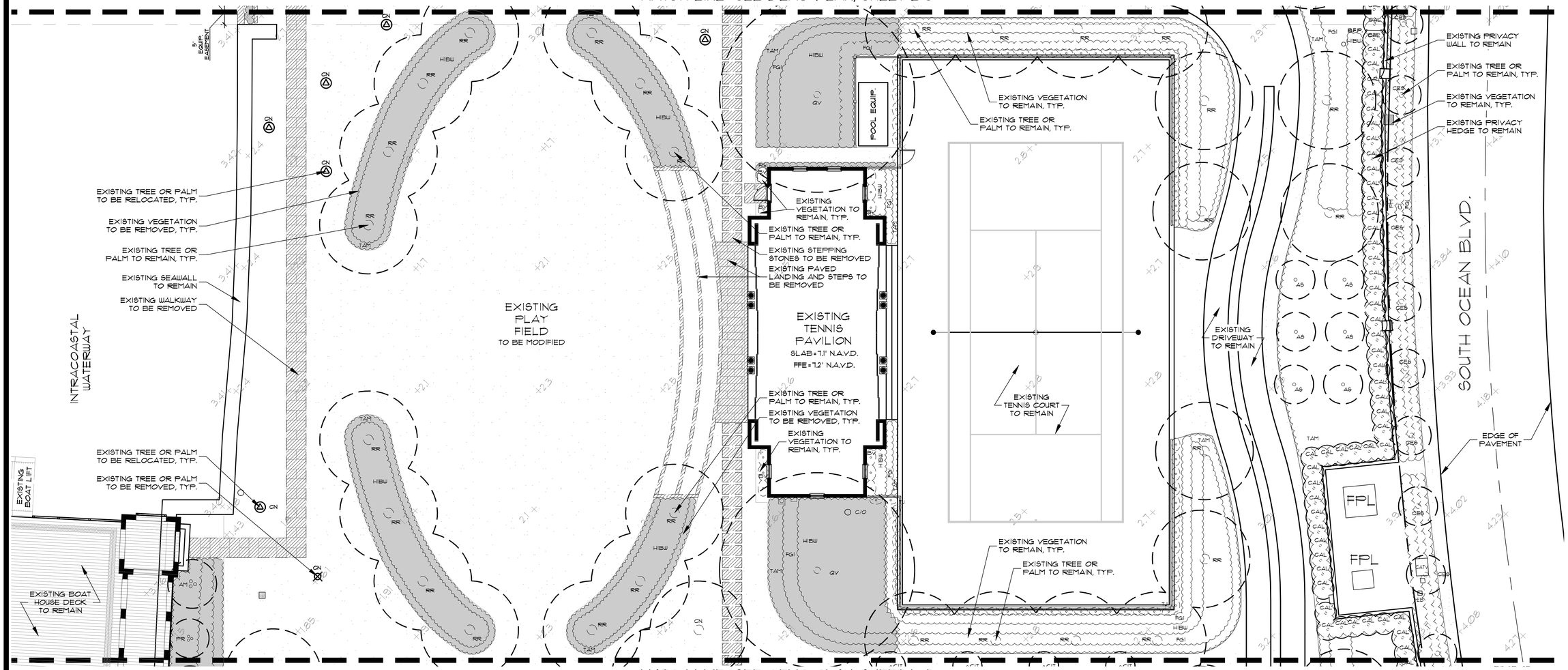
= HARDSCAPE REMOVAL HATCH

MATCH LINE: SEE DEMO PLAN, SHEET L-3



MATCH LINE: SEE DEMO PLAN, SHEET L-5

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1340 S. OCEAN BOULEVARD

1340 S. OCEAN BOULEVARD
PALM BEACH, FLORIDA

LANDSCAPE/HARDSCAPE DEMOLITION PLAN

DATE: 12.05.2025
DRAWN BY: SW/MW
JOB NO.: 25-108
SCALE: 1"=10'-0"
FILENAME: 1340 S. Ocean Ø1

REVISIONS:
2026.0122 First Submittal
2026.0129 Second Submit.
2026.0203 Final Submittal

ARC-26-0003

SHEET:
L-4

Existing Plant Symbol Key

Existing tree/palm to remain

Existing tree/palm to be removed

Existing tree/palm to be relocated on site

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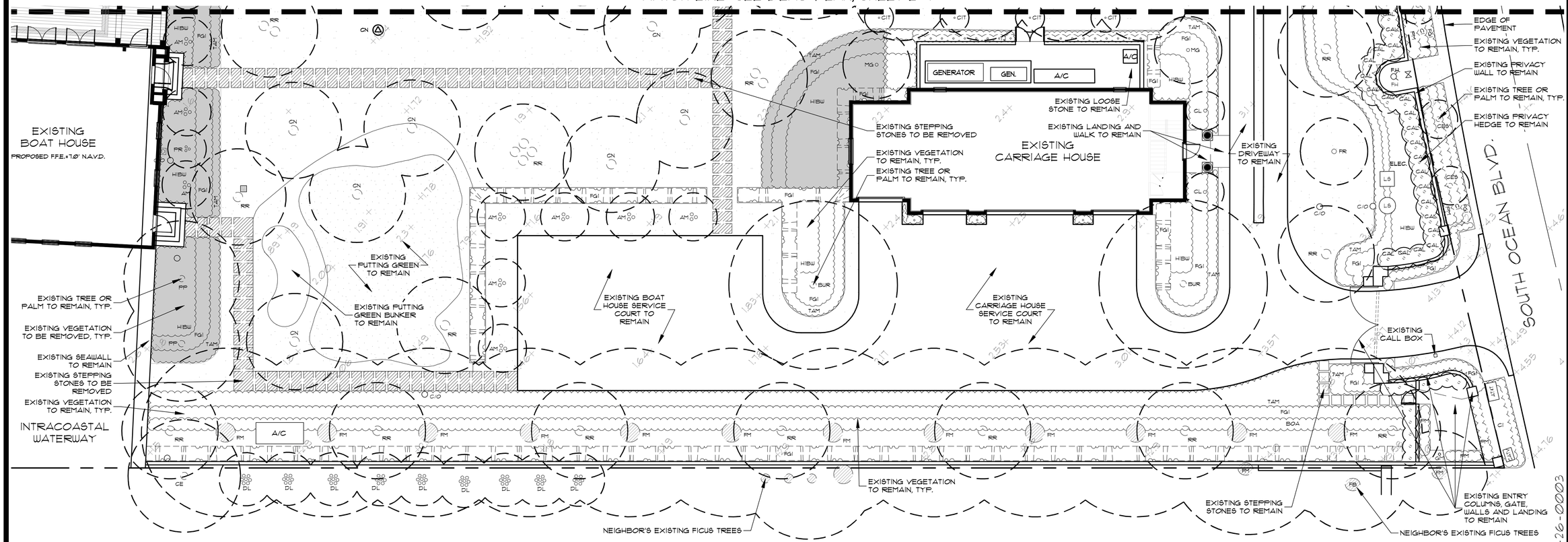
= HARDSCAPE REMOVAL HATCH

MATCH LINE: SEE DEMO PLAN, SHEET L-4



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1340 S. OCEAN BOULEVARD

1340 S. OCEAN BOULEVARD
PALM BEACH, FLORIDA

LANDSCAPE/HARDSCAPE DEMOLITION PLAN

DATE: 12.05.2025
DRAWN BY: SW/MW
JOB NO.: 25-108
SCALE: 1"=10'-0"
FILENAME: 1340 S. Ocean 01

REVISIONS:
2026.01.22 First Submittal
2026.02.09 Second Submit.
2026.03.09 Final Submittal

SHEET:
L-5



A L-6 VIEW OF EXISTING NORTH ENTRY GATE



B L-6 VIEW OF EXISTING BUFFER ALONG S. OCEAN BLVD.



C L-6 VIEW OF EXISTING SOUTH ENTRY GATE



D L-6 VIEW OF EXISTING CARRIAGE HOUSE

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1340 S. OCEAN BOULEVARD

1340 S. OCEAN BOULEVARD
PALM BEACH, FLORIDA

EXISTING SITE PHOTOGRAPHS

DATE: 12.05.2025
DRAWN BY: SW/TW
JOB NO.: 25-108
SCALE: N/A
FILENAME: 1340 S. Ocean Bl

REVISIONS:
2026.01.22 First Submittal
2026.02.09 Second Submit.
2026.03.09 Final Submittal

SHEET:
L-6

ARC-26-00003



E L-7 VIEW OF EXISTING DRIVEWAY



F L-7 VIEW OF EXISTING TENNIS COURT AND PAVILION



G L-7 VIEW OF EXISTING MOTOR COURT



H L-7 VIEW OF EXISTING RESIDENCE

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1340 S. OCEAN BOULEVARD
PALM BEACH, FLORIDA

EXISTING SITE PHOTOGRAPHS

DATE: 12.05.2025
DRAWN BY: SW/TW
JOB NO.: 25-108
SCALE: N/A
FILENAME: 1340 S. Ocean Ø1

REVISIONS:
2026.01.22 First Submittal
2026.02.09 Second Submit.
2026.03.09 Final Submittal

SHEET:
L-7

ARC-26-0003



I L-8 VIEW OF EXISTING LAWN AND NORTH PROPERTY LINE BUFFER



J L-8 VIEW OF EXISTING POOL AREA



K L-8 VIEW OF EXISTING POOL AND SPA



L L-8 VIEW OF EXISTING POOL AND RESIDENCE

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2026.01.22 First Submittal
2026.02.09 Second Submit.
2026.03.09 Final Submittal

ARC-26-0003

SHEET:
L-8



M L-9 VIEW OF EXISTING LOGGIA



N L-9 VIEW FROM EXISTING LOGGIA TOWARDS MOTOR COURT



O L-9 VIEW OF EXISTING PLAY FIELD



P L-9 VIEW OF EXISTING PLAY FIELD AND TENNIS PAVILION

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PALM BEACH, FLORIDA

EXISTING SITE PHOTOGRAPHS

DATE: 12.05.2025
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REVISIONS:
2026.01.22 First Submittal
2026.02.09 Second Submit.
2026.03.09 Final Submittal

ARC-26-0003

SHEET:
L-9



Q L-10 VIEW OF EXISTING PUTTING GREEN AND BOAT HOUSE



R L-10 VIEW OF EXISTING BOAT HOUSE



S L-10 VIEW OF EXISTING CARRIAGE HOUSE



T L-10 VIEW OF EXISTING CARRIAGE HOUSE AND SERVICE COURT

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PALM BEACH, FLORIDA

EXISTING SITE PHOTOGRAPHS

DATE: 12.05.2025
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JOB NO.: 25-108
SCALE: N/A
FILENAME: 1340 S. Ocean Bl

REVISIONS:
2026.01.22 First Submittal
2026.02.09 Second Submit.
2026.03.09 Final Submittal

ARC-26-0003

SHEET:
L-10

Existing Plant Symbol Key

Existing tree/palm to remain

Existing tree/palm to be removed

Existing tree/palm to be relocated on site

Existing vegetation to remain

Existing vegetation to be removed

Existing Plant Key

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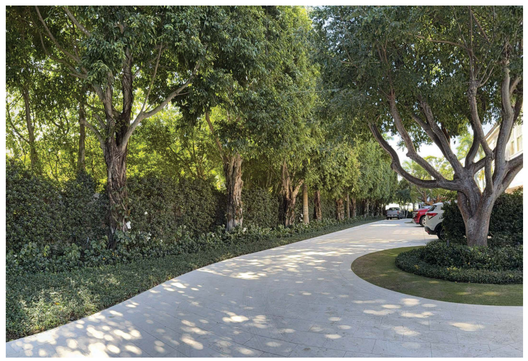
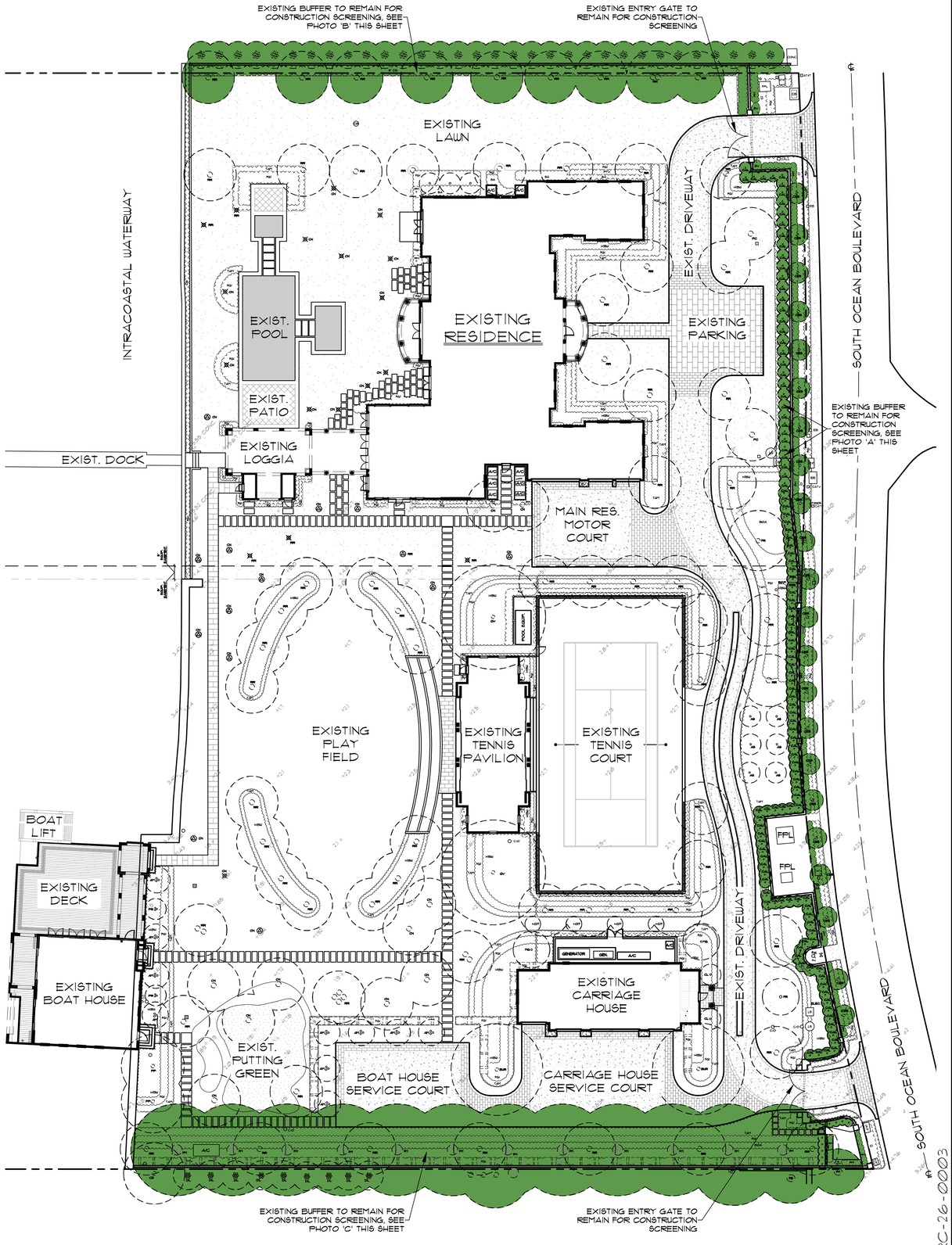
A
L-11
EXISTING FRONT BUFFER ALONG S. OCEAN BLVD



B
L-11
EXISTING NORTH BUFFER



C
L-11
EXISTING SOUTH BUFFER



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1340 S. OCEAN BOULEVARD

1340 S. OCEAN BOULEVARD
PALM BEACH, FLORIDA

CONSTRUCTION SCREENING PLAN

DATE: 12.05.2025
DRAWN BY: SW/MW
JOB NO.: 25-108
SCALE: 3/64"=1'-0"
FILENAME: 1340 S. Ocean 01

REVISIONS:
2026.01.22 First Submittal
2026.02.09 Second Submit.
2026.03.03 Final Submittal

SHEET:
L-11

Existing Plant Symbol Key

Existing tree/palm to remain

Existing tree/palm to be removed

Existing tree/palm to be relocated on site

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Existing vegetation to be removed

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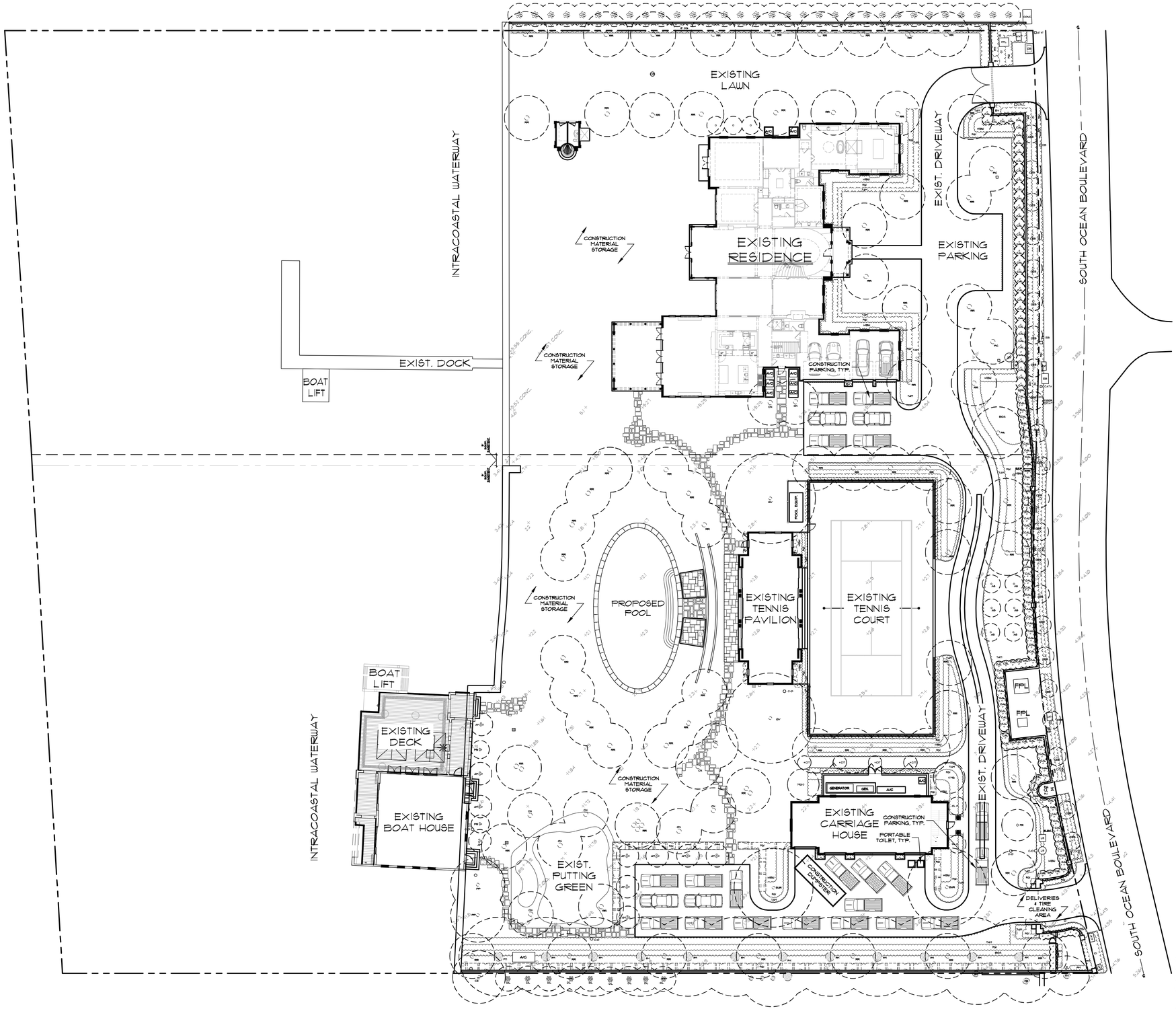
CG = Clusia guttifera / Small Leaf Clusia
* CI = Chrysobalanus icaco / Cocoplum
CL = Citrus x latifolia / Persian Lime Tree
CN = Cocos nucifera / Coconut Palm
DL = Dypsis lutescens / Areca Palm
FB = Ficus benjamina / Weeping Fig
FGI = Ficus 'Green Island' / Green Island Ficus
FM = Ficus microcarpa / Cuban Laurel
FR = Ficus rubiginosa / Rusty Fig
HIBW = Hibiscus 'White Wings' / Dwarf Hibiscus
* MG = Magnolia grandiflora / Southern Magnolia
PC = Phoenix canariensis / Canary Island Date Palm
PM = Podocarpus macrophyllus / Yew
PP = Pongamia pinnata / Pongam
PR = Phoenix roebelenii / Pygmy Date Palm
PTV = Pittosporum tobira 'Variegata' / Variegated Pittosporum
* QV = Quercus virginiana / Live Oak
* RR = Roystonea regia / Royal Palm
SA = Schefflera arboricola / Dwarf Schefflera
TAM = Trachelospermum asiaticum 'Minima' / Jasmine 'Minima'
TJ = Trachelospermum jasminoides / Confederate Jasmine
TM = Tabernaemontana / Pinwheel Jasmine

* Denotes Florida native species.

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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1340 S. OCEAN BOULEVARD

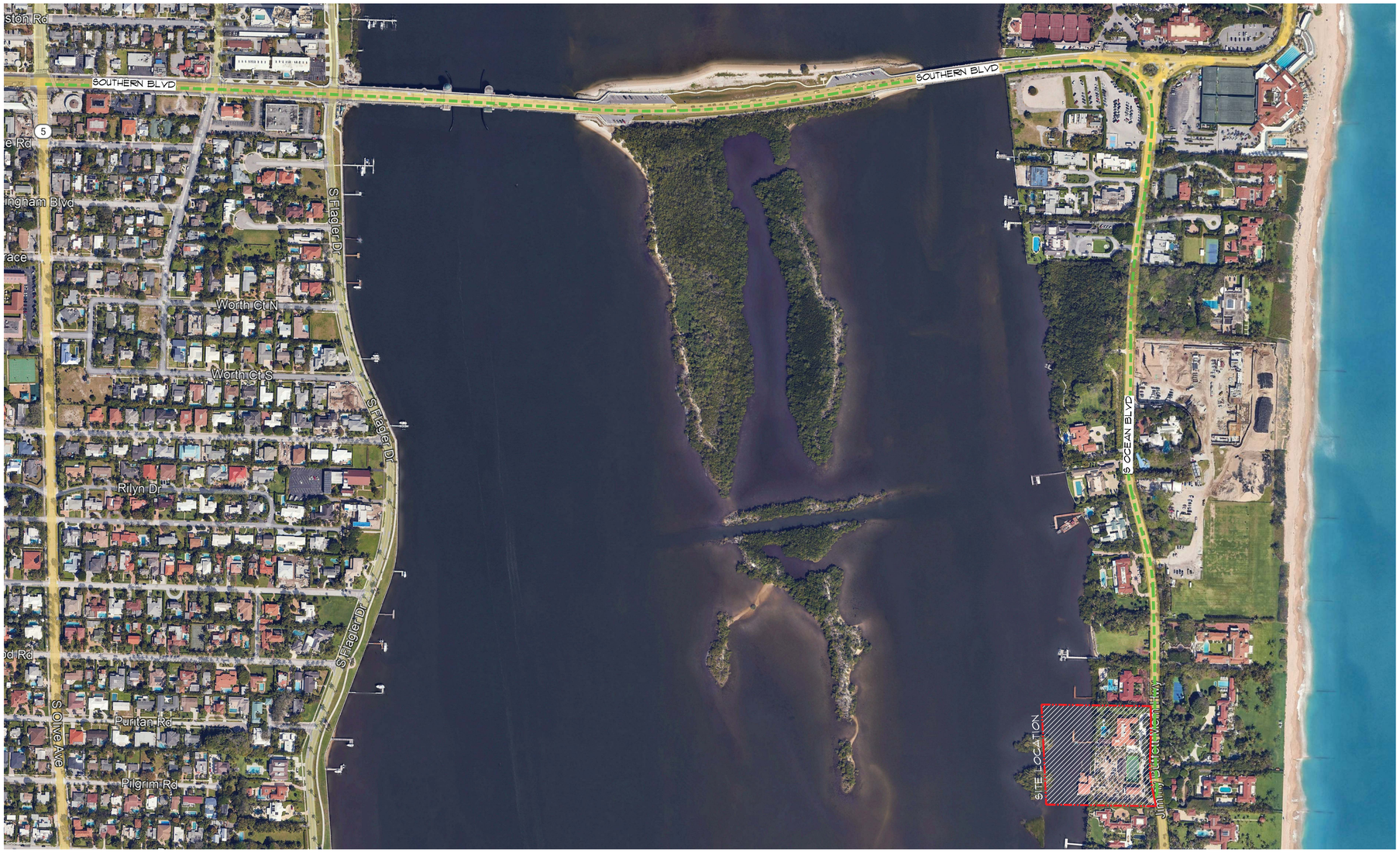
1340 S. OCEAN BOULEVARD
PALM BEACH, FLORIDA

CONSTRUCTION STAGING PLAN

DATE: 12.05.2025
DRAWN BY: SW/MW
JOB NO.: 25-108
SCALE: 3/64"=1'-0"
FILENAME: 1340 S. Ocean Bl

REVISIONS:
2026.01.22 First Submittal
2026.02.09 Second Submit.
2026.03.03 Final Submittal

SHEET:
L-12



Truck Logistics

A. Roadways: Deliveries and workers will access Palm Beach by heading east on Southern Boulevard and then turning south on South Ocean Boulevard. The subject property is about 0.5 miles south on the west side of the street.

B. Maximum truck length = 65'

C. Estimated number of deliveries generated by this project = 150

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1340 S. OCEAN BOULEVARD

1340 S. OCEAN BOULEVARD
PALM BEACH, FLORIDA

TRUCK LOGISTICS PLAN

DATE: 12.05.2025
DRAWN BY: SW/MW
JOB NO.: 25-108
SCALE: 1"=10'-0"
FILENAME: 1340 S. Ocean 01

REVISIONS:
2026.01.22 First Submittal
2026.02.09 Second Submit.
2026.03.09 Final Submittal

SHEET:
L-13

ARC-26-0003



ARC-26-0003

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EMAIL: projects@hollanderdesign.com

1340 S. OCEAN BOULEVARD

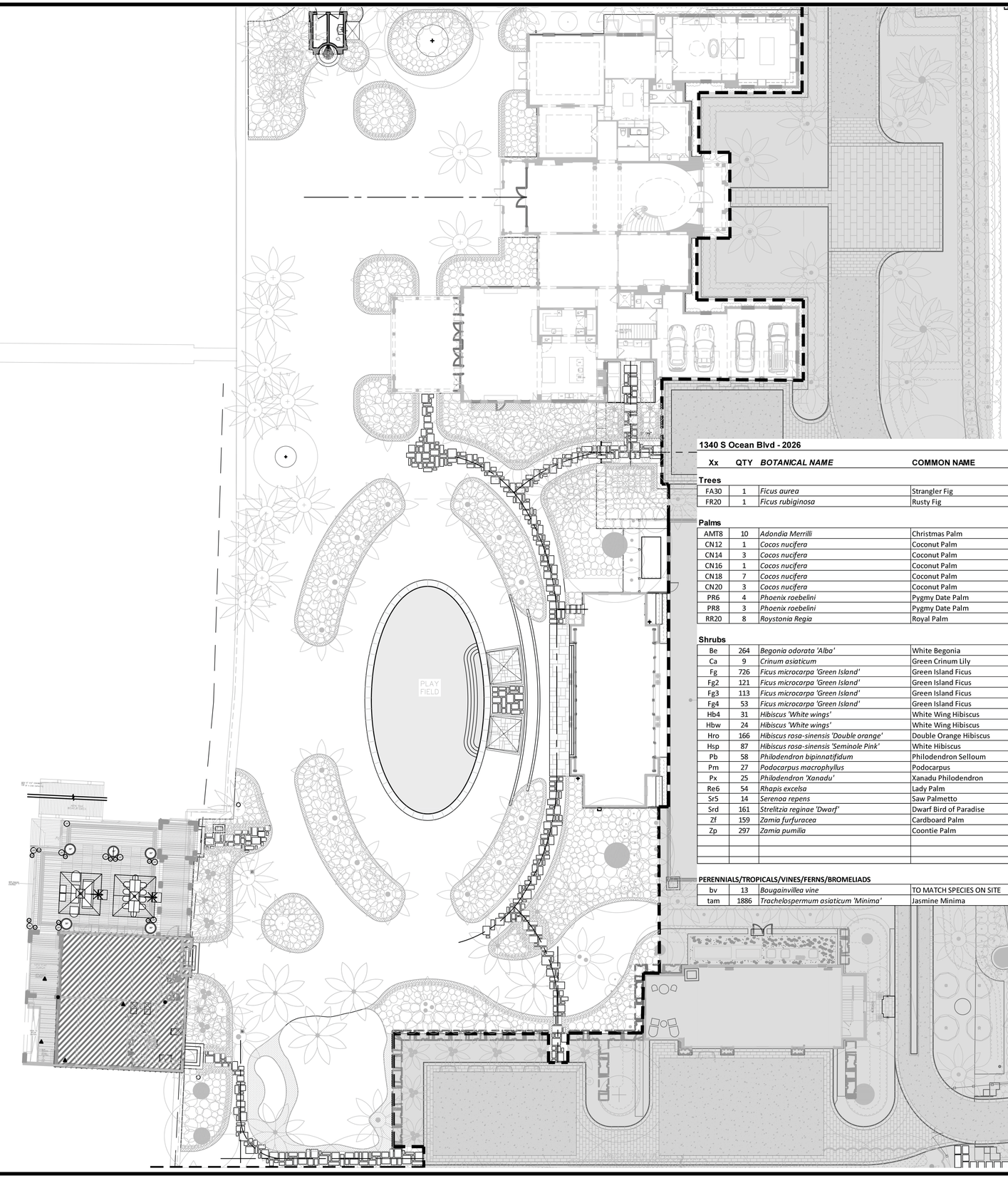
1340 S. OCEAN BOULEVARD
PALM BEACH, FLORIDA

LANDSCAPE PLAN RENDERING

DATE: 12.05.2025
DRAWN BY: SW/MW
JOB NO.: 25-108
SCALE: N/A
FILENAME: 1340 S. Ocean Bl

REVISIONS:
2026.01.22 First Submittal
2026.02.09 Second Submit.
2026.03.09 Final Submittal

SHEET:
L-14



1340 S Ocean Blvd - 2026

Xx	QTY	*BOTANICAL NAME*	COMMON NAME	SIZE	CONDITION
Trees					
FA30	1	*Ficus aurea*	Strangler Fig	30'h x25'w	Full Canopy Specimen, Heavy Caliper
FR20	1	*Ficus rubiginosa*	Rusty Fig	20'h x 20'w	Full Canopy Specimen
Palms					
AMT8	10	*Adondia Merrilli*	Christmas Palm	8' GW	Triple Trunk
CN12	1	*Cocos nucifera*	Coconut Palm	12' GW	Straight or Slightly Curverd Trunk, Full Front
CN14	3	*Cocos nucifera*	Coconut Palm	14' GW	Straight or Slightly Curverd Trunk, Full Front
CN16	1	*Cocos nucifera*	Coconut Palm	16' GW	Straight or Slightly Curverd Trunk, Full Front
CN18	7	*Cocos nucifera*	Coconut Palm	18' GW	Straight or Slightly Curverd Trunk, Full Front
CN20	3	*Cocos nucifera*	Coconut Palm	20' GW	Straight or Slightly Curverd Trunk, Full Front
PR6	4	*Phoenix roebelini*	Pygmy Date Palm	6' O.C	Triple Trunk Specimen, Full Front
PR8	3	*Phoenix roebelini*	Pygmy Date Palm	8'O.C	Triple Trunk Specimen, Full Front
RR20	8	*Roystonia Regia*	Royal Palm	20' GW	Heavy Caliper, Full Front
Shrubs					
Be	264	*Begonia odorata 'Alba'*	White Begonia	#3	Cont.
Ca	9	*Crinum asiaticum*	Green Crinum Lily	#15	Cont.
Fg	726	*Ficus microcarpa 'Green Island'*	Green Island Ficus	12"x12" GLOBE	Cont.
Fg2	121	*Ficus microcarpa 'Green Island'*	Green Island Ficus	24"x24" GLOBE	Cont.
Fg3	113	*Ficus microcarpa 'Green Island'*	Green Island Ficus	30"x30" GLOBE	Cont.
Fg4	53	*Ficus microcarpa 'Green Island'*	Green Island Ficus	36"x36" GLOBE	Cont.
Hb4	31	*Hibiscus 'White wings'*	White Wing Hibiscus	4' tall	Cont.
Hbw	24	*Hibiscus 'White wings'*	White Wing Hibiscus	#7	Cont.
Hro	166	*Hibiscus rosa-sinensis 'Double orange'*	Double Orange Hibiscus	#7	Cont.
Hsp	87	*Hibiscus rosa-sinensis 'Seminole Pink'*	White Hibiscus	#7	Cont.
Pb	58	*Philodendron bipinnatifidum*	Philodendron Selloum	#7	Cont.
Pm	27	*Podocarpus macrophyllus*	Podocarpus	10' Ht	Cont.
Px	25	*Philodendron 'Xanadu'*	Xanadu Philodendron	#7	Cont.
Re6	54	*Rhapis excelsa*	Lady Palm	5-6', #15	Cont
Sr5	14	*Serenoa repens*	Saw Palmetto	#15, 5'	Cont.
Srd	161	*Strelitzia reginae 'Dwarf'*	Dwarf Bird of Paradise	#7, 3'	Cont.
Zf	159	*Zamia furfuracea*	Cardboard Palm	#7	Cont.
Zp	297	*Zamia pumilia*	Coontie Palm	#7	Cont.
PERENNIALS/TROPICALS/VINES/FERNS/BROMELIADS					
bv	13	*Bougainvillea vine*	TO MATCH SPECIES ON SITE		
tam	1886	*Trachelospermum asiaticum 'Minima'*	Jasmine Minima	4"	Cont.

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1340 S. OCEAN BOULEVARD

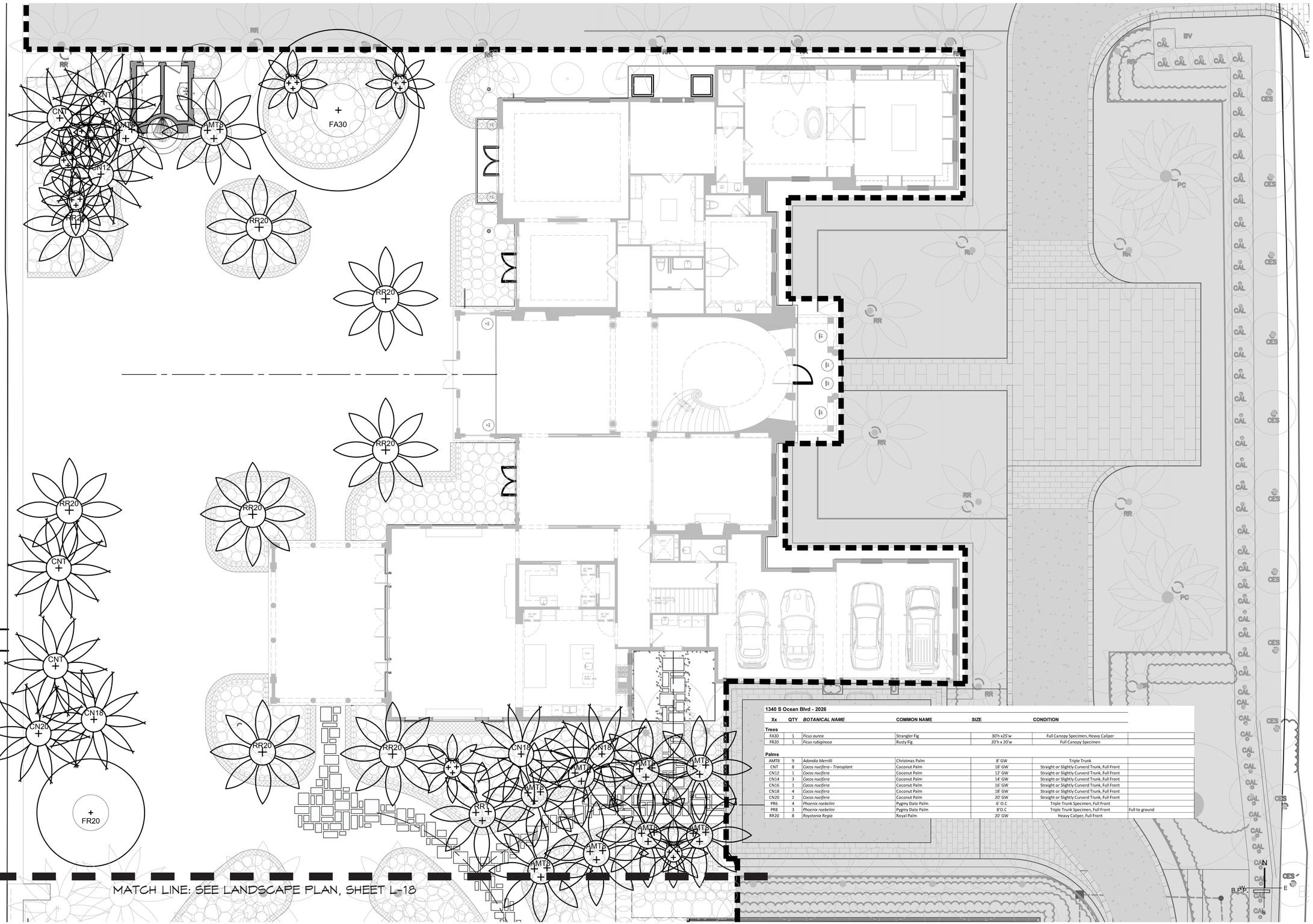
1340 S. OCEAN BOULEVARD
PALM BEACH, FLORIDA

PLANT LIST

DATE: 12.05.2025
DRAWN BY: SW/MW
JOB NO.: 25-108
SCALE: N/A
FILENAME: 1340 S. Ocean 01

REVISIONS:
2026.01.22 First Submittal
2026.02.09 Second Submit.
2026.03.03 Final Submittal

SHEET:
L-15



MATCH LINE: SEE LANDSCAPE PLAN, SHEET L-18

1340 S Ocean Blvd - 2026

Xx	QTY	*BOTANICAL NAME*	COMMON NAME	SIZE	CONDITION	
Trees						
FA30	1	*Ficus aurea*	Strangler Fig	30'h x25'w	Full Canopy Specimen, Heavy Caliper	
FR20	1	*Ficus rubiginosa*	Rusty Fig	20'h x 20'w	Full Canopy Specimen	
Palms						
AMT8	9	*Adondia Merrilli*	Christmas Palm	8' GW	Triple Trunk	
CNT	8	*Cocos nucifera - Transplant*	Coconut Palm	18' GW	Straight or Slightly Curverd Trunk, Full Front	
CN12	1	*Cocos nucifera*	Coconut Palm	12' GW	Straight or Slightly Curverd Trunk, Full Front	
CN14	3	*Cocos nucifera*	Coconut Palm	14' GW	Straight or Slightly Curverd Trunk, Full Front	
CN16	1	*Cocos nucifera*	Coconut Palm	16' GW	Straight or Slightly Curverd Trunk, Full Front	
CN18	4	*Cocos nucifera*	Coconut Palm	18' GW	Straight or Slightly Curverd Trunk, Full Front	
CN20	2	*Cocos nucifera*	Coconut Palm	20' GW	Straight or Slightly Curverd Trunk, Full Front	
PR6	4	*Phoenix roebelini*	Pygmy Date Palm	6' O.C.	Triple Trunk Specimen, Full Front	
PR8	3	*Phoenix roebelini*	Pygmy Date Palm	8'O.C	Triple Trunk Specimen, Full Front	Full to ground
RR20	8	*Roystonia Regia*	Royal Palm	20' GW	Heavy Caliper, Full Front	

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1340 S. OCEAN BOULEVARD

1340 S. OCEAN BOULEVARD
PALM BEACH, FLORIDA

LANDSCAPE PLAN - TREE AND PALM SCHEDULE (MAIN HOUSE)

DATE: 12.03.2025
DRAWN BY: SW/MW
JOB NO.: 25-108
SCALE: 1/8"=1'-0"
FILENAME: 1340 S. Ocean 01

REVISIONS:
2026.01.22 First Submittal
2026.02.09 Second Submit.
2026.03.09 Final Submittal

SHEET:
L-16

EXISTING RR IN EASEMENT TO REMAIN

(3) EXISTING RR IN EASEMENT TO REMAIN

EXISTING TREES TO REMAIN

(3) EXISTING RR IN EASEMENT TO REMAIN

(8) tam

(28) tam

(86) tam

(29) tam

(26) Fg

(23) Fg

(32) tam

(53) Fg

(46) tam

(67) tam

(59) tam

(41) tam

(36) Fg

(45) Fg

(6) bv

(7) bv

(50) Fg

(65) tam

(53) Fg

(50) tam

(21) Fg

(12) Fg

(35) tam

(105) tam

(23) tam

(25) Fg

(30) tam

MATCH LINE: SEE LANDSCAPE PLAN, SHEET L-19

1340 S Ocean Blvd - 2026

Xx	QTY	*BOTANICAL NAME*	COMMON NAME	SIZE	CONDITION
Shrubs					
Be	192	*Begonia odorata 'Alba'*	White Begonia	#3	Cont.
Ca	9	*Crinum asiaticum*	Green Crinum Lily	#15	Cont.
Fg	366	*Ficus microcarpa 'Green Island'*	Green Island Ficus	12"x12" GLOBE	Cont.
Fg2	22	*Ficus microcarpa 'Green Island'*	Green Island Ficus	24"x24" GLOBE	Cont.
Fg3	37	*Ficus microcarpa 'Green Island'*	Green Island Ficus	30"x30" GLOBE	Cont.
Fg4	29	*Ficus microcarpa 'Green Island'*	Green Island Ficus	36"x36" GLOBE	Cont.
Hbw	12	*Hibiscus 'White wings'*	White Wing Hibiscus	#7	Cont.
Hsp	50	*Hibiscus rosa-sinensis 'Seminole Pink'*	White Hibiscus	#7	Cont.
Pb	12	*Philodendron bipinnatifidum*	Philodendron Selloum	#7	Cont.
Pm	9	*Podocarpus macrophyllus*	Podocarpus	10' Ht	Cont.
Px	25	*Philodendron 'Xanadu'*	Xanadu Philodendron	#7	Cont.
Re6	17	*Rhapis excelsa*	Lady Palm	5-6', #15	Cont
SrS	14	*Serenoa repens*	Saw Palmetto	#15, 5'	Cont.
Srd	29	*Strelitzia reginae 'Dwarf'*	Dwarf Bird of Paradise	#7, 3'	Cont.
Zf	18	*Zamia furfuracea*	Cardboard Palm	#7	Cont.
Zp	106	*Zamia pumilia*	Coontie Palm	#7	Cont.
PERENNIALS/TROPICALS/VINES/FERNS/BROMELIADS					
bv	13	*Bougainvillea vine*	TO MATCH SPECIES ON SITE		
tam	662	*Trachelospermum asiaticum 'Minima'*	Jasmine Minima	4"	Cont.

N W E S B.F.P.

ARC-26-0003

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EMAIL: projects@hollanderdesign.com

1340 S. OCEAN BOULEVARD

1340 S. OCEAN BOULEVARD
PALM BEACH, FLORIDA

LANDSCAPE PLAN - UNDERSTORY SCHEDULE (MAIN HOUSE)

DATE: 12.05.2025
DRAWN BY: SW/TW
JOB NO.: 25-108
SCALE: 1/8"=1'-0"
FILENAME: 1340 S. Ocean Ø1

REVISIONS:
2026.01.22 First Submittal
2026.02.09 Second Submit.
2026.03.09 Final Submittal

SHEET:
L-17

MATCH LINE: SEE LANDSCAPE PLAN, SHEET L-16

CN18

CN20

CN18

CN18

CNT

CNT

CNT

EXISTING (4) RR
TO REMAIN

EXISTING (3) RR
TO REMAIN

EXISTING OAK
TO REMAIN

ALL BOUGAINVILLA
ON WALLS TO REMAIN

ALL BOUGAINVILLA
ON WALLS TO REMAIN

EXISTING (4) RR
TO REMAIN

EXISTING (3) RR
TO REMAIN

CNT

CNT

CNT

AMT8

EXISTING OAK
TO REMAIN

MATCH LINE: SEE LANDSCAPE PLAN, SHEET L-20

N
W
E
S

1340 S Ocean Blvd - 2026

Xx	QTY	*BOTANICAL NAME*	COMMON NAME	SIZE	CONDITION
Palms					
AMT8	1	*Adondia Merrilli*	Christmas Palm	8' GW	Triple Trunk
CNT	6	*Cocos nucifera - Transplant*	Coconut Palm	18' GW	Straight or Slightly Curverd Trunk, Full Front
CN18	2	*Cocos nucifera*	Coconut Palm	18' GW	Straight or Slightly Curverd Trunk, Full Front
CN20	1	*Cocos nucifera*	Coconut Palm	20' GW	Straight or Slightly Curverd Trunk, Full Front

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1340 S. OCEAN BOULEVARD

1340 S. OCEAN BOULEVARD
PALM BEACH, FLORIDA

LANDSCAPE PLAN - TREE AND PALM SCHEDULE (POOL AREA)

DATE: 12.05.2025
DRAWN BY: SW/TW
JOB NO.: 25-108
SCALE: 1/8"=1'-0"
FILENAME: 1340 S. Ocean Ø1

REVISIONS:
2026.01.22 First Submittal
2026.02.09 Second Submit.
2026.03.09 Final Submittal

SHEET:
L-18

ARC-26-00003

MATCH LINE: SEE LANDSCAPE PLAN, SHEET L-17

(150) tam

(130) tam

EXISTING (4) RR
TO REMAIN

EXISTING (3) RR
TO REMAIN

(35) tam

(49) Fg

ALL BOUGAINVILLA
ON WALLS TO REMAIN

(10) tam

(39) Fg

EXISTING (4) RR
TO REMAIN

EXISTING (3) RR
TO REMAIN

(46) Fg

ALL BOUGAINVILLA
ON WALLS TO REMAIN

(111) tam

(25) tam

(150) tam

(130) tam

(29) Fg

EXISTING OAK
TO REMAIN

MATCH LINE: SEE LANDSCAPE PLAN, SHEET L-21

N
W
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S

1340 S Ocean Blvd - 2026

Xx	QTY	*BOTANICAL NAME*	COMMON NAME	SIZE	CONDITION
Shrubs					
Be	53	*Begonia adorata 'Alba'*	White Begonia	#3	Cont.
Fg	157	*Ficus microcarpa 'Green Island'*	Green Island Ficus	12"x12" GLOBE	Cont.
Fg2	91	*Ficus microcarpa 'Green Island'*	Green Island Ficus	24"x24" GLOBE	Cont.
Fg3	64	*Ficus microcarpa 'Green Island'*	Green Island Ficus	30"x30" GLOBE	Cont.
Fg4	23	*Ficus microcarpa 'Green Island'*	Green Island Ficus	36"x36" GLOBE	Cont.
Hb4	20	*Hibiscus 'White wings'*	White Wing Hibiscus	4' tall	Cont.
Hbw	9	*Hibiscus 'White wings'*	White Wing Hibiscus	#7	Cont.
Hro	137	*Hibiscus rosa-sinensis 'Double orange'*	Double Orange Hibiscus	#7	Cont.
Hsp	19	*Hibiscus rosa-sinensis 'Sriminole Pink'*	White Hibiscus	#7	Cont.
Pb	16	*Philodendron bipinnatifidum*	Philodendron Selloum	#7	Cont.
Pm	18	*Podocarpus macrophyllus*	Podocarpus	10' Ht	Cont.
Re6	23	*Rhapis excelsa*	Lady Palm	5-6', #15	Cont.
Srd	112	*Strelitzia reginae 'Dwarf'*	Dwarf Bird of Paradise	#7, 3'	Cont.
Zf	96	*Zamia furfuracea*	Cardboard Palm	#7	Cont.
Zp	131	*Zamia pumilia*	Coontie Palm	#7	Cont.
PERENNIALS/TROPICALS/VINES/FERNS/BROMELIADS					
tam	861	*Trachelospermum asiaticum 'Minima'*	Jasmine Minima	4"	Cont.

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1340 S. OCEAN BOULEVARD

1340 S. OCEAN BOULEVARD
PALM BEACH, FLORIDA

LANDSCAPE PLAN - UNDERSTORY SCHEDULE (POOL AREA)

DATE: 12.05.2025
DRAWN BY: SW/MW
JOB NO.: 25-108
SCALE: 1/8"=1'-0"
FILENAME: 1340 S. Ocean Ø1

REVISIONS:
2026.01.22 First Submittal
2026.02.09 Second Submit.
2026.03.09 Final Submittal

ARC-26-0003

SHEET:
L-19

MATCH LINE: SEE LANDSCAPE PLAN, SHEET L-18

CNT

CN18

CNT

CNT

N88°44'04"W 458.89'

1340 S Ocean Blvd - 2026

Xx	QTY	*BOTANICAL NAME*	COMMON NAME	SIZE	CONDITION
Palms					
CNT	2	*Cocos nucifera - Transplant*	Coconut Palm	18' GW	Straight or Slightly Curverd Trunk, Full Front
CN18	1	*Cocos nucifera*	Coconut Palm	18' GW	Straight or Slightly Curverd Trunk, Full Front

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1340 S. OCEAN BOULEVARD

1340 S. OCEAN BOULEVARD
PALM BEACH, FLORIDA

LANDSCAPE PLAN - TREE AND PALM SCHEDULE (BOAT HOUSE AREA)

DATE: 12.05.2025
DRAWN BY: SW/MW
JOB NO.: 25-108
SCALE: 1/8"=1'-0"
FILENAME: 1340 S. Ocean Bl

REVISIONS:
2026.01.22 First Submittal
2026.02.09 Second Submit.
2026.03.09 Final Submittal

SHEET:
L-20

MATCH LINE: SEE LANDSCAPE PLAN, SHEET L-19

(21) tam
(16) Fg
(41) tam
(38) Fg
(51) tam
(33) Fg
(55) tam
(62) Fg
(79) tam
(14) Fg
(58) tam
(58) tam
(42) Fg

ARTIFICIAL TURF TO REMAIN

N88°44'04"W 458.89'

1340 S Ocean Blvd - 2026

Xx	QTY	*BOTANICAL NAME*	COMMON NAME	SIZE	CONDITION
Shrubs					
Be	19	*Begonia odorata 'Alba'*	White Begonia	#3	Cont.
Fg	203	*Ficus microcarpa 'Green Island'*	Green Island Ficus	12"x12" GLOBE	Cont.
Fg2	8	*Ficus microcarpa 'Green Island'*	Green Island Ficus	24"x24" GLOBE	Cont.
Fg3	13	*Ficus microcarpa 'Green Island'*	Green Island Ficus	30"x30" GLOBE	Cont.
Fg4	1	*Ficus microcarpa 'Green Island'*	Green Island Ficus	36"x36" GLOBE	Cont.
Hb4	11	*Hibiscus 'White wings'*	White Wing Hibiscus	4' tall	Cont.
Hbw	3	*Hibiscus 'White wings'*	White Wing Hibiscus	#7	Cont.
Hro	29	*Hibiscus rosa-sinensis 'Double orange'*	Double Orange Hibiscus	#7	Cont.
Hsp	18	*Hibiscus rosa-sinensis 'Seminole Pink'*	White Hibiscus	#7	Cont.
Pb	30	*Philodendron bipinnatifidum*	Philodendron Selloum	#7	Cont.
Re6	14	*Rhapis excelsa*	Lady Palm	5-6', #15	Cont
Srd	20	*Strelitzia reginae 'Dwarf'*	Dwarf Bird of Paradise	#7, 3'	Cont.
Zf	45	*Zamia furfuracea*	Cardboard Palm	#7	Cont.
Zp	60	*Zamia pumilla*	Coontie Palm	#7	Cont.
PERENNIALS/TROPICALS/VINES/FERNS/BROMELIADS					
tam	363	*Trachelospermum asiaticum 'Minima'*	Jasmine Minima	4"	Cont.

N
W E
S

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1340 S. OCEAN BOULEVARD

1340 S. OCEAN BOULEVARD
PALM BEACH, FLORIDA

LANDSCAPE PLAN - UNDERSTORY SCHEDULE (BOAT HOUSE AREA)

DATE: 12.05.2025
DRAWN BY: SW/MW
JOB NO.: 25-108
SCALE: 1/8"=1'-0"
FILENAME: 1340 S. Ocean 01

REVISIONS:
2026.01.22 First Submittal
2026.02.09 Second Submit.
2026.03.09 Final Submittal

SHEET:
L-21



FULL WEST ELEVATION



FULL WEST ELEVATION WITHOUT BOATHOUSE

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1340 S. OCEAN BOULEVARD

1340 S. OCEAN BOULEVARD
PALM BEACH, FLORIDA

PROPOSED LANDSCAPE ELEVATIONS - WEST ELEVATION

DATE: 12.05.2025
DRAWN BY: SW/MW
JOB NO.: 25-108
SCALE: N/A
FILENAME: 1340 S. Ocean 01

REVISIONS:
2026.01.22 First Submittal
2026.02.09 Second Submit.
2026.03.09 Final Submittal

SHEET:
L-22

ARC-26-0003

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.

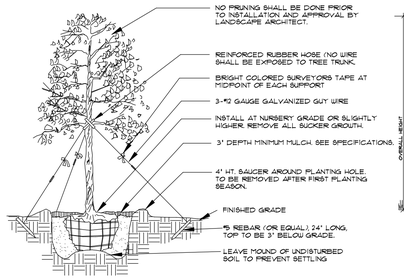
MULCH

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

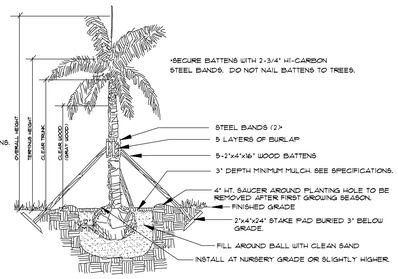
No substitutions of plant material types or size will be allowed without written consent of the Landscape Architect. B&B material will not be accepted as substitute for container grown material unless previously approved. Alternate substitutions shall be indicated in bid.

Planting Details



Tree Planting

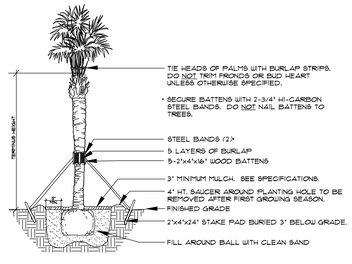
- SEE SPECIFICATIONS FOR BACKFILL MIXTURE AND FERTILIZATION.
- BRACING - SPECIAL SITE CONDITIONS MAY REQUIRE MODIFICATION TO BRACING TECHNIQUE. LANDSCAPE CONTRACTOR WILL ADEQUATELY BRACE (OR WIRE) ALL TREES TO PREVENT EXCESSIVE MOVEMENT & MAINTAIN A VERTICAL POSITION.



Palm Planting

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

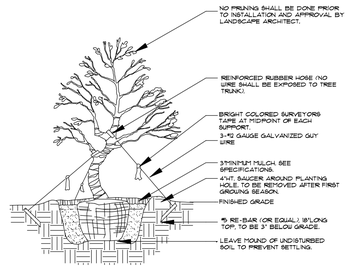
- SEE SPECIFICATIONS FOR BACKFILL MIXTURE AND FERTILIZATION.
- BRACING: SPECIAL SITE CONDITIONS MAY REQUIRE MODIFICATION TO BRACING TECHNIQUE. LANDSCAPE CONTRACTOR WILL ADEQUATELY BRACE ALL PALMS TO PREVENT EXCESSIVE MOVEMENT AND MAINTAIN A VERTICAL POSITION.



Palm Planting

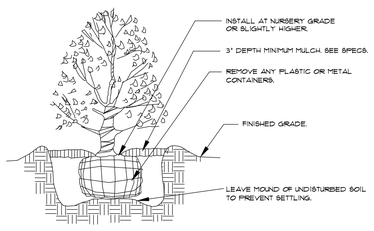
APPLIES TO: SABAL PALMS, WASHINGTON PALMS, CANARY ISLAND DATE PALMS, BENGAL DATE PALMS.

- SEE SPECIFICATIONS FOR BACKFILL MIXTURE AND FERTILIZATION



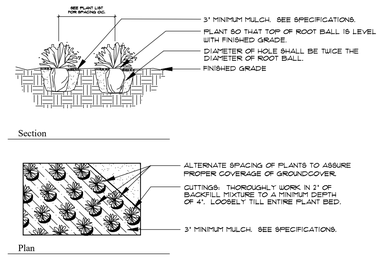
Irregular & Multi-Stem Tree Planting

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 LINE) 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.
- 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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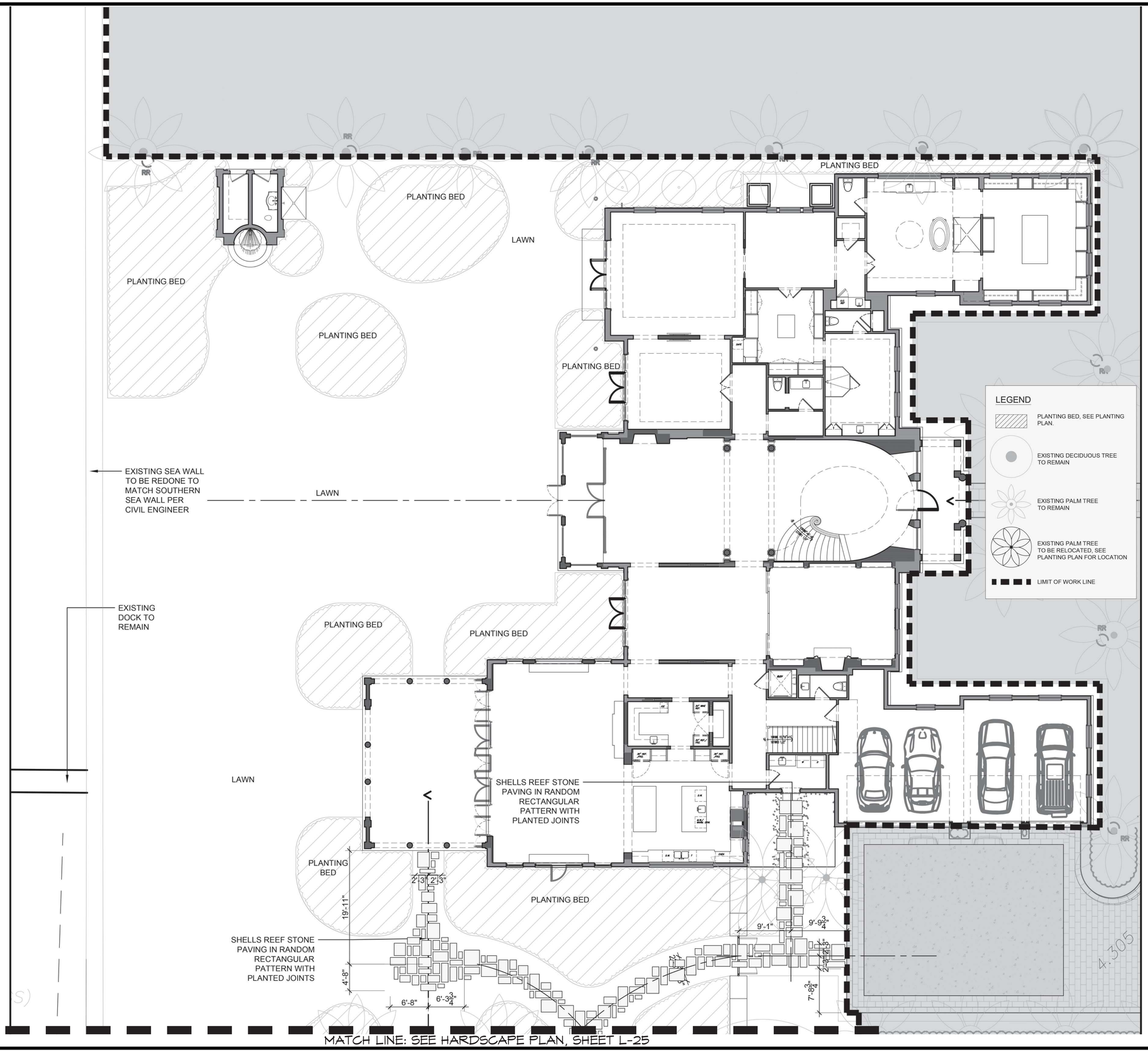
1340 S. OCEAN BOULEVARD
1340 S. OCEAN BOULEVARD
PALM BEACH, FLORIDA
PLANTING DETAILS AND SPECIFICATIONS

DATE: 12.05.2025
DRAWN BY: SW/MW
JOB NO.: 25-108
SCALE: N/A
FILENAME: 1340 S. Ocean 01

REVISIONS:
2026.01.22 First Submittal
2026.02.09 Second Submit.
2026.03.09 Final Submittal

ARC-26-0003

SHEET:
L-23



LAYOUT NOTES:

1. LOCATE AND PROTECT ALL UTILITIES, SEPTIC SYSTEMS, AND STRUCTURES PRIOR TO AND DURING CONSTRUCTION AND REPAIR/ REPLACE ANY ELEMENT DAMAGED DURING CONSTRUCTION.

2. NOTIFY OWNER/LANDSCAPE ARCHITECT OF ANY DISCREPANCIES OR ERROR BETWEEN PLAN AND SITE CONDITIONS PRIOR TO COMMENCEMENT OF WORK.

3. ALL BUILT ELEMENTS IN THE LANDSCAPE SHALL BE CONSTRUCTED TO MEET ALL APPLICABLE BUILDING CODES. NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.

4. DO NOT SCALE DRAWINGS: USE DIMENSIONS GIVEN.

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7. NEW DRIVEWAY, TERRACES, PATHS, WALLS, ETC. TO BE STAKED IN FIELD AND APPROVED BYOWNER/ LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.

8. STONE SAMPLES TO BE SUBMITTED FOR APPROVAL BY OWNER AND LANDSCAPE ARCHITECT.

9. LEAVE THE SITE IN A SAFE AND NEAT CONDITION AT THE END OF EACH WORK DAY.

10. CONTRACTOR SHALL GUARANTEE THAT ALL COMPONENTS, MATERIALS, AND INSTALLATION METHODS AS SELECTED AND INSTALLED BY THE CONTRACTOR SHALL CONFORM WITH ALL LOCAL, STATE AND FEDERAL CODES AT THE TIME OF INSTALLATION.

11. FURTHER THAT ALL COMPONENTS, EQUIPMENT, AND MATERIALS AS SELECTED AND INSTALLED BY THE CONTRACTOR SHALL FULLY MEET THE REQUIREMENTS OF THE DESIGN.

12. THE PLANS AND DETAILS PROVIDED FOR BIDDING ARE GENERAL AND DIAGRAMMATIC. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE A COMPLETE AND FULLY FUNCTIONAL SYSTEM FIT FOR THE INTENDED USE AND CONSTRUCTED TO THE HIGHEST PROFESSIONAL STANDARDS.

13. THE CONTRACTOR SHALL REVIEW THE PLANS AND DETAILS PROVIDED IN THE BID SET AND NOTIFY THE LANDSCAPE ARCHITECT IF THE CONTRACTOR WOULD RECOMMEND ANY CHANGES TO COMPLY WITH THE ABOVE SPECIFICATIONS.

14. ANY DEVIATIONS FROM THE PLANS ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR UNLESS APPROVED IN WRITING BY THE LANDSCAPE ARCHITECT.

15. EXPANSION JOINT: PROVIDE $\frac{1}{2}$" WIDE EXPANSION JOINT WITH POLYURETHANE FILLER IN ALL CONCRETE SLAB AT 20'-0" MAX. AND WHERE ALL WALKWAYS MEET TERRACES OR STAIRS (SEE DETAILS). FILLER COLOR TO MATCH COLOR OF MORTAR. CONTRACTOR TO PROVIDE SAMPLE FOR APPROVAL PRIOR TO INSTALLATION.

16. SLEEVES: PROVIDE (2) 4"Ø PVC SLEEVES UNDER ALL CONCRETE SLABS AND WALLS. PROVIDE 90° PVC FITTING AT END OF EACH SLEEVES AND STUB UP ABOVE GRADE WITH 4"Ø PVC AS NEEDED.

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1340 S. OCEAN BOULEVARD

1340 S. OCEAN BOULEVARD
PALM BEACH, FLORIDA

HARDSCAPE PLAN - MAIN HOUSE

DATE: 12.05.2025
DRAWN BY: SW/TW
JOB NO.: 25-108
SCALE: 1/8"=1'-0"
FILENAME: 1340 S. Ocean Ø1

REVISIONS:
2026.01.22 First Submittal
2026.02.09 Second Submit.
2026.03.09 Final Submittal

SHEET:
L-24

ARC-26-00003

LAYOUT NOTES:

1. LOCATE AND PROTECT ALL UTILITIES, SEPTIC SYSTEMS, AND STRUCTURES PRIOR TO AND DURING CONSTRUCTION AND REPAIR/ REPLACE ANY ELEMENT DAMAGED DURING CONSTRUCTION.

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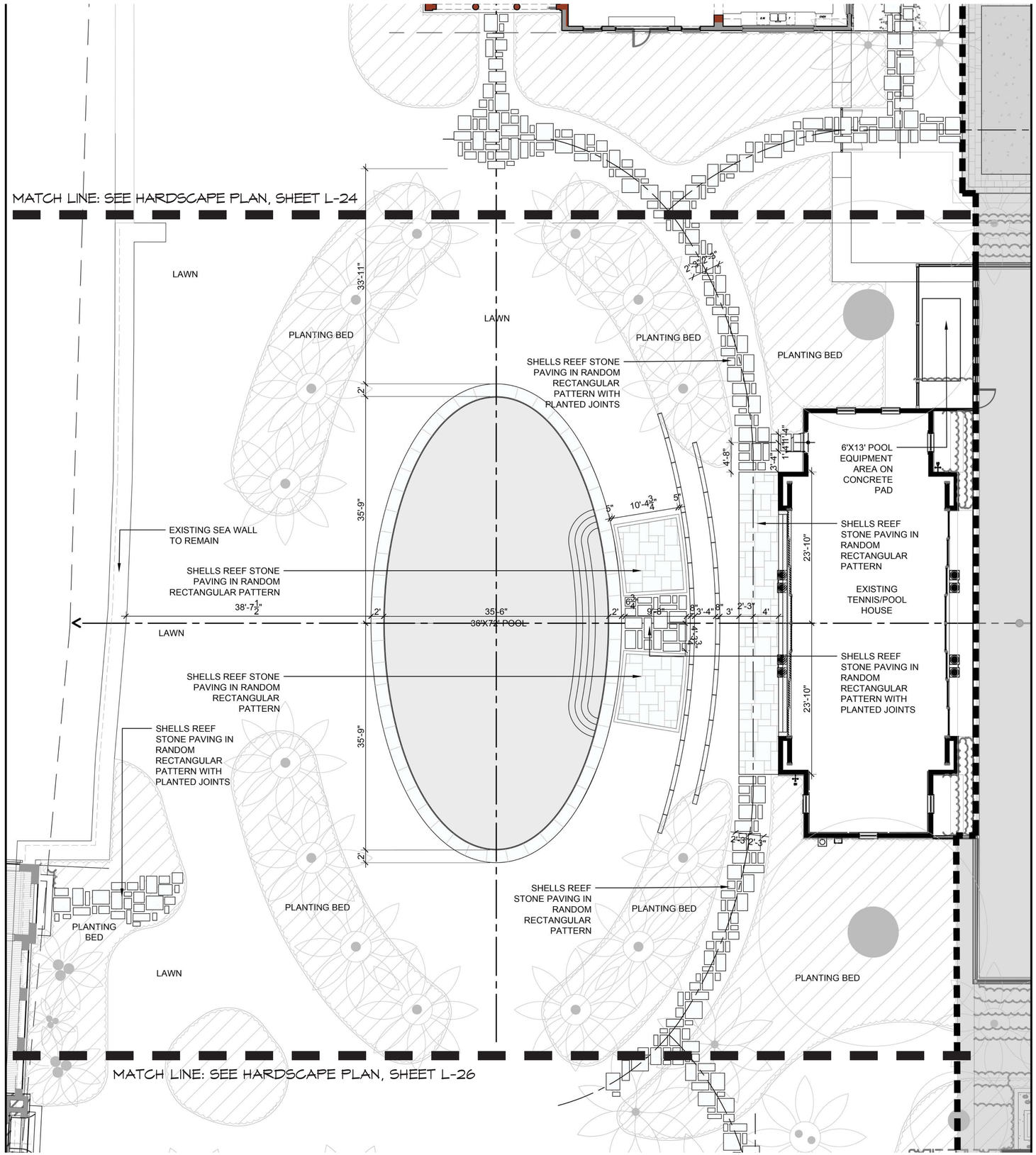

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1340 S. OCEAN BOULEVARD

1340 S. OCEAN BOULEVARD
PALM BEACH, FLORIDA

HARDSCAPE PLAN - POOL AREA

DATE: 12.05.2025
DRAWN BY: SW/MW
JOB NO.: 25-108
SCALE: 1/8"=1'-0"
FILENAME: 1340 S. Ocean Bl

REVISIONS:
2026.01.22 First Submittal
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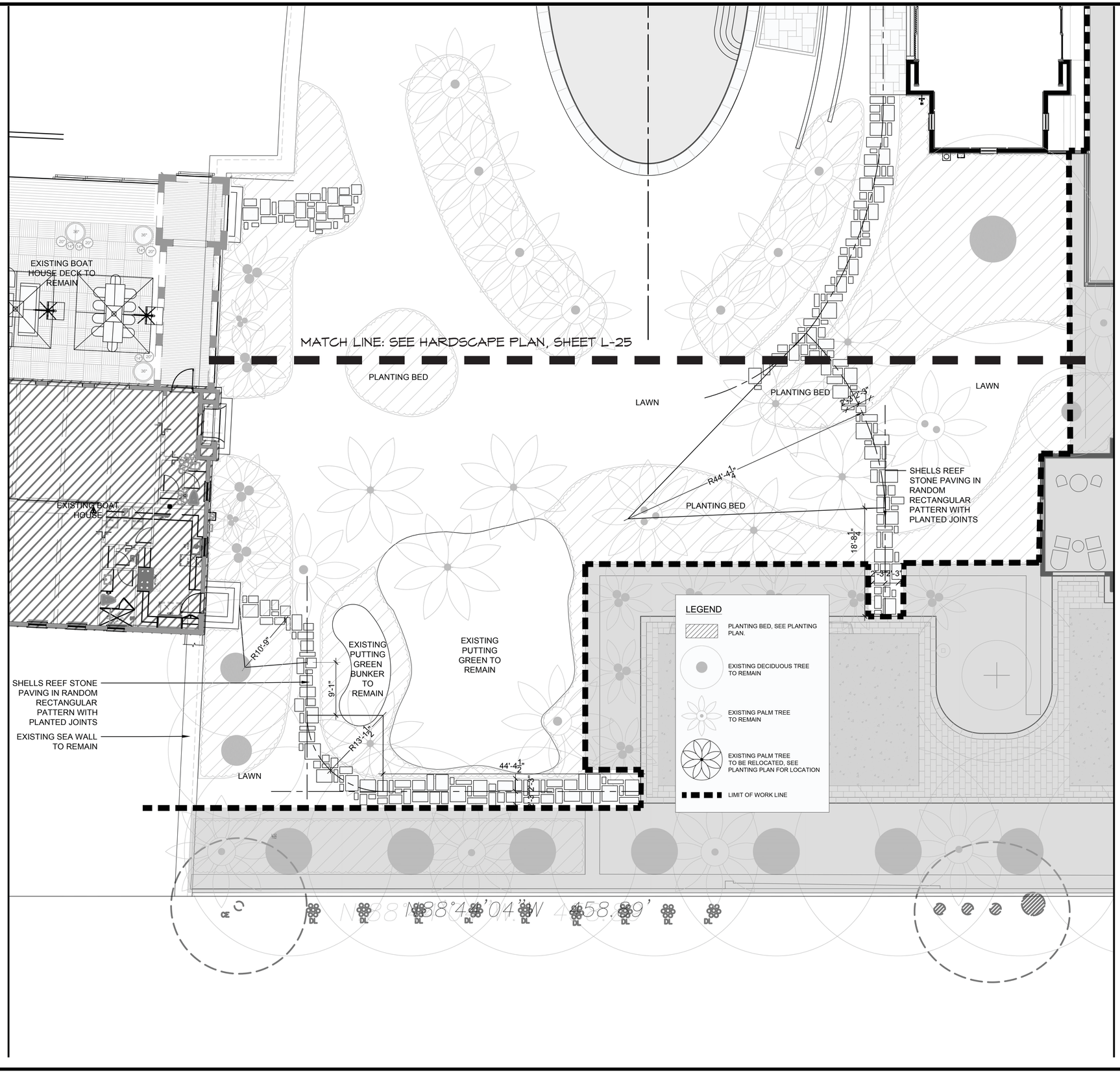

LAYOUT NOTES:

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HARDSCAPE PLAN - BOAT HOUSE AREA

DATE: 12.05.2025
DRAWN BY: SW/MW
JOB NO.: 25-108
SCALE: 1/8"=1'-0"
FILENAME: 1340 S. Ocean 01

REVISIONS:
2026.01.22 First Submittal
2026.02.09 Second Submit.
2026.03.09 Final Submittal

SHEET:
L-26

ARC-26-00003

= PROPOSED LOS

= EXISTING/PROPOSED BUILDING

= PROPOSED POOL

= EXISTING/PROPOSED HARDSCAPE, ARTIFICIAL TURF, OR LOOSE STONE



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:**	1340 South Ocean Boulevard	
2	**Lot Area (sq. ft.):**	103,343 sq. ft.	
3		REQUIRED	PROPOSED
4	Landscape Open Space (LOS) (Sq Ft and %)	56,839 sq. ft. / 55%	60,827 sq. ft. / 58.9%
5	LOS to be altered (Sq FT and %)	N/A	13,958 sq. ft. / 22.7%
6	Perimeter LOS (Sq Ft and %)	N/A	N/A
7	Front Yard LOS (Sq Ft and %)	6,625 sq. ft. / 45%	N/C
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)	N/A

To determine qualifying native vegetation use either:

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

OR

the Florida Native Plant Society Native Plants for Your Area List

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

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

See Ord. 003-2023 *REV BF 20230727*

PARKER·YANNETTE
design group, inc.
LANDSCAPE ARCHITECTURE
PLANNING • GRAPHICS
4425 Military Trail
Suite 202
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License #LC-0000297

1340 S. OCEAN BOULEVARD

1340 S. OCEAN BOULEVARD
PALM BEACH, FLORIDA

LANDSCAPE OPEN SPACE DIAGRAM

DATE: 12.05.2025
DRAWN BY: SW/MW
JOB NO.: 25-108
SCALE: 3/64"=1'-0"
FILENAME: 1340 S. Ocean Ol

REVISIONS:
2026.01.22 First Submittal
2026.02.09 Second Submit.
2026.03.03 Final Submittal

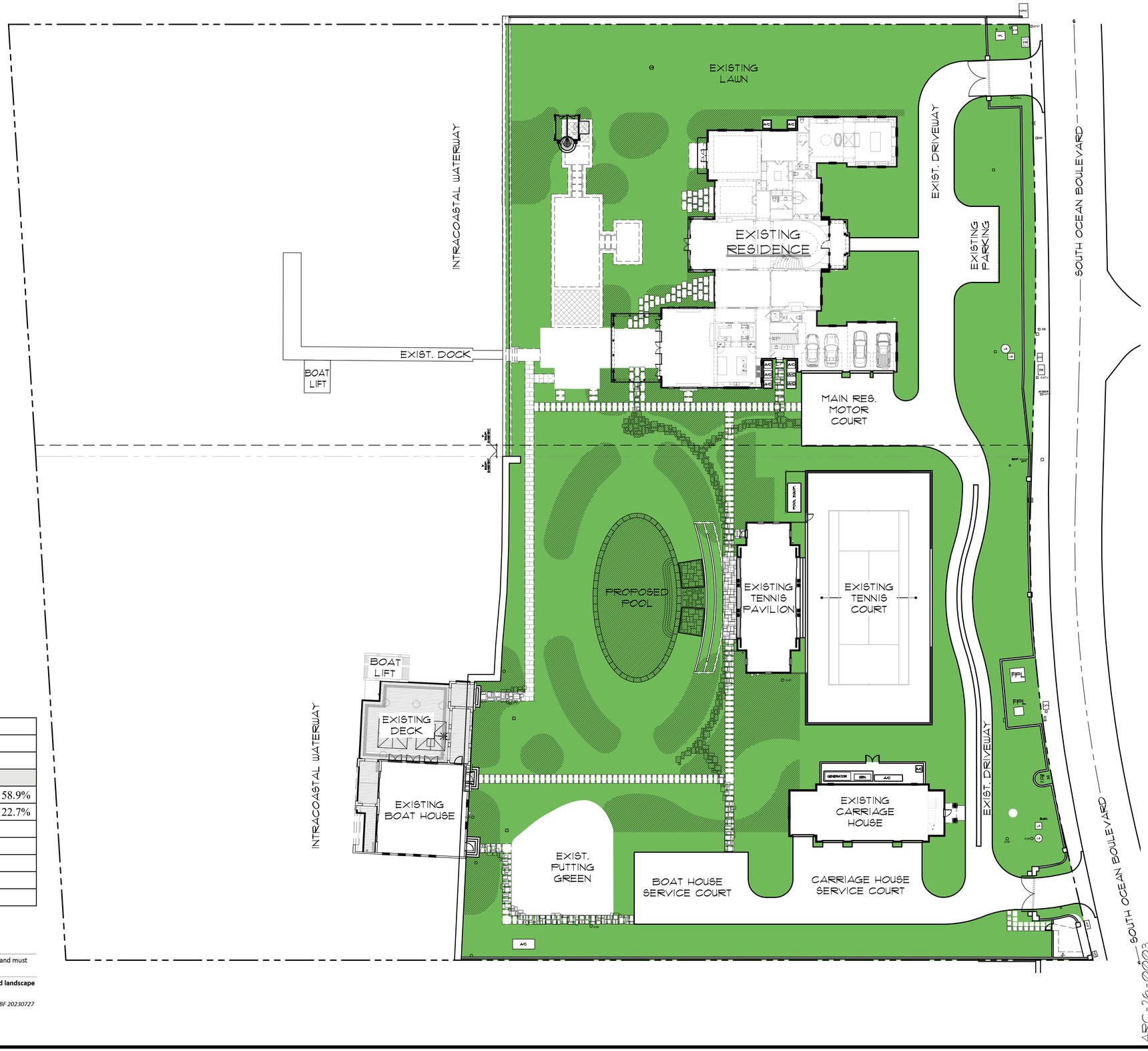
ARC-26-0003

SHEET:
L-2T

= EXISTING LOS

= EXISTING LOS TO BE ALTERED

= EXISTING HARDSCAPE, ARTIFICIAL TURF, OR LOOSE STONE



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5	LOS to be altered (Sq FT and %)	N/A	13,958 sq. ft. / 22.7%
6	Perimeter LOS (Sq Ft and %)	N/A	N/A
7	Front Yard LOS (Sq Ft and %)	6,625 sq. ft. / 45%	N/C
8	Native Trees %	30% (number of trees)	N/A
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10	Native Groundcover %	30% (groundcover area)	N/A

To determine qualifying native vegetation use either:

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

See Ord. 003-2023 *REV BF 20230727*

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1340 S. OCEAN BOULEVARD

1340 S. OCEAN BOULEVARD
PALM BEACH, FLORIDA

LANDSCAPE OPEN SPACE TO BE ALTERED DIAGRAM

DATE: 12.05.2025
DRAWN BY: SW/TW
JOB NO.: 25-108
SCALE: 3/64"=1'-0"
FILENAME: 1340 S. Ocean Ø1

REVISIONS:
2026.0122 First Submittal
2026.0129 Second Submit.
2026.0309 Final Submittal

SHEET:
L-28



SHEET LIST

Sheet Number	Sheet Name	Current Revision Description	Current Revision	Current Revision Date
LTG-100	INDEX	ISSUE FOR PLANNING	1	26.03.09
LTG-101	GENERAL NOTES	ISSUE FOR PLANNING	1	26.03.09
LTG-200	LIGHTING PLANS - SITE	ISSUE FOR PLANNING	1	26.03.09
LTG-201	LIGHTING PLANS - MAIN HOUSE AREA	ISSUE FOR PLANNING	1	26.03.09
LTG-202	LIGHTING PLANS - POOL AREA	ISSUE FOR PLANNING	1	26.03.09
LTG-203	LIGHTING PLANS - BOAT HOUSE AREA	ISSUE FOR PLANNING	1	26.03.09
LTG-600	SCHEDULES	ISSUE FOR PLANNING	1	26.03.09

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1340 S. OCEAN DRIVE

NOT FOR CONSTRUCTION

No.	Date	Description
	26.02.09	ISSUE FOR PLANNING
1	26.03.09	ISSUE FOR PLANNING

Project Name
1340 S. OCEAN DRIVE

Project Location
PALM BEACH, FL

Project Number
25010

Prepared For

Issued For
EXTERIOR & LANDSCAPE LIGHTING ISSUE FOR PLANNING

Date
03/05/2026

Description
INDEX

Scale

Sheet Number

LTG-100

GENERAL NOTES

1. REFER TO SPECIFICATIONS FOR GENERAL REQUIREMENTS OF ALL LIGHTING FIXTURES, LIGHTING CONTROL EQUIPMENT AND LIGHTING POWER EQUIPMENT.
2. INSTALLATION OF ALL WORK AND PERFORMANCE OF ALL LIGHTING FIXTURES SHALL BE IN ACCORDANCE WITH THE FOLLOWING REGULATIONS, CODES, ETC.
   A. LOCAL CODES AND ORDINANCES
   B. THE EDITION OF THE NATIONAL ELECTRICAL CODE NFPA 70 (NEC) IN EFFECT.
   C. A NATIONALLY RECOGNIZED TESTING LABORATORY (UL, ETL)
3. REFER TO ARCHITECTURAL REFLECTED CEILING PLANS AND ELEVATION DETAILS FOR LOCATIONS, MOUNTING, AND ORIENTATION OF ALL LIGHTING FIXTURES, EQUIPMENT, DEVICES, AND OUTLETS.
4. 2D FIXTURE SYMBOL INDICATES DIAGRAMMATIC LOCATION ONLY AND ARE NOT TO SCALE.
5. THE FINAL LOCATION OF ALL LIGHTING FIXTURES SHALL BE CONFIRMED ON-SITE BY A LIGHTING REPRESENTATIVE PRIOR TO SLAB POUR (FLOOR MOUNTED FIXTURES) AND WALL & CEILING CLOSE-IN (WALL & CEILING MOUNTED FIXTURES).
6. REFER TO ARCHITECTURAL AND LANDSCAPE DRAWINGS FOR ADDITIONAL INFORMATION.
7. DO NOT SCALE THE DRAWINGS FOR DIMENSIONS NOT INDICATED. CONSULT WITH ARCHITECT FOR RESOLUTION OF ANY DIMENSIONS NOT INDICATED.
8. CONSULT WITH ARCHITECT FOR FINISHES OF ALL VISIBLE CONDUIT, JUNCTION BOXES, ENCLOSURES, FIXTURE BODIES, ESCUTCHEONS, AND TRIMS ETC. IN FRONT OF HOUSE AREAS.
9. VISIBLE CONDUIT AND LANDSCAPE LIGHTING WIRING IN FRONT OF HOUSE AREAS SHALL BE PLACED IN AN ORDERLY FASHION.
10. SOFT CABLING FOR LIGHTING CONTROLS SHALL BE PROVIDED BY LIGHTING CONTROLS INTEGRATOR.
11. CONTRACTOR SHALL VERIFY DOOR SWINGS BEFORE INSTALLING LIGHT SWITCHES.
12. GANG ALL SWITCHES AT SAME LOCATION UNDER A SINGLE COVER PLATE.
13. INSTALLATION OF LIGHTING EQUIPMENT AND COMPONENTS SHALL BE IN ACCORDANCE WITH REQUIREMENTS OF EQUIPMENT MANUFACTURER.
14. FOR PENDANT MOUNTED LIGHTING FIXTURES PROVIDE ADEQUATE CORD LENGTHS TO SUSPEND LIGHTING FIXTURES AT HEIGHTS SHOWN ON ARCHITECTURAL DRAWINGS OR INDICATED IN THE LIGHTING FIXTURE SCHEDULE.
15. LOCATE REMOTE GEAR IN A SECURE, CONCEALED, ACCESSIBLE AND WELL-VENTILATED LOCATION IN COMPLIANCE WITH MANUFACTURER'S INSTRUCTIONS.
16. ALL LED STRIP LIGHTING FIXTURES THAT TERMINATE AT A WALL OR VERTICAL ELEMENT SHALL STOP 6" BEFORE END OF RUN TO PREVENT HOTSPOT ON VERTICAL SURFACE. LED STRIPS THAT CONTINUE AROUND A CORNER DO NOT APPLY.
17. PROVIDE LIGHTING FIXTURE SHOP DRAWINGS FOR LIGHTING CONSULTANT, ARCHITECT, AND OWNER APPROVAL PRIOR TO FABRICATION. FOR ALL CONTINUOUS RUN LIGHTING FIXTURES, INCLUDING TRACK, MANUFACTURER SHALL SUBMIT A LAYOUT DRAWING FOR RUN LENGTHS SPECIFIED ON ARCHITECTURAL DRAWINGS DURING SUBMITTAL REVIEW FOR LIGHTING DESIGNER AND ARCHITECTURAL APPROVAL PRIOR TO FABRICATION. ELECTRICAL CONTRACTOR SHALL FIELD-VERIFY EACH RUN LENGTH OF CONTINUOUS FIXTURES PRIOR TO ORDERING.
18. REFER TO ELECTRICAL DRAWINGS FOR VOLTAGE INFORMATION. ELECTRICAL CONTRACTOR SHALL VERIFY ALL VOLTAGES WITH ELECTRICAL ENGINEER BEFORE PLACING ANY ORDERS OR PROCEEDING WITH ANY WORK.

GENERAL NOTES CONT'D

19. ALL LOW VOLTAGE CONTROL WIRING SHALL BE ISOLATED TO AVOID AC INTERFERENCE.
20. ELECTRICAL CONTRACTOR SHALL VERIFY EMERGENCY OPERATION OF ALL LIGHTING FIXTURES WITH ELECTRICAL ENGINEER BEFORE PLACING ANY ORDERS OR PROCEEDING WITH ANY WORK. REFER TO ELECTRICAL DRAWINGS FOR ALL EMERGENCY OR CODE-RELATED REQUIREMENTS.
21. ALL LIGHTING SYSTEMS SHALL BE ORDERED WITH NECESSARY GEAR, LIGHT SOURCES, POWER FEEDS, MOUNTING ACCESSORIES, AND ALL COMPONENTS AS REQUIRED FOR INSTALLATION OF A COMPLETE WORKING SYSTEM, EVEN IF SUCH COMPONENTS ARE NOT SPECIFICALLY CALLED FOR IN THE CONTRACT DOCUMENTS.
22. PROVIDE ADEQUATE AND STURDY SUPPORT FOR EACH LUMINAIRE IN COORDINATION WITH ARCHITECTURAL DETAILS AND FIELD CONDITIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING WEIGHT AND MOUNTING METHOD OF ALL LIGHTING FIXTURES AND FURNISH AND INSTALL SUITABLE SUPPORTS. LUMINAIRE MOUNTING ASSEMBLIES SHALL COMPLY WITH ALL LOCAL SEISMIC CODES, WIND RATING CODES, AND REGULATIONS.
23. WHEN APPLICABLE, CONTRACTOR SHALL REVIEW EXISTING CIRCUITING, VERIFY NEW LOADS AND PANEL CAPACITY. CONTRACTOR SHALL NOTIFY OWNER IF A CONFLICT BETWEEN DESIGN DOCUMENTS AND FIELD CONDITIONS OCCUR. CONTRACTOR SHALL REFER TO ELECTRICAL DRAWINGS FOR INFORMATION ON CONTROLS AND DIMMING REQUIREMENTS, AND COORDINATE LUMINAIRE AND CONTROL ACCESSORIES REQUIRED FOR A FULLY FUNCTIONING SYSTEM.
24. ALL LIGHTING FIXTURES AND RETROFIT LAMPS SHALL BE TESTED WITH THE INTENDED DIMMING SYSTEM. REFER TO THE MANUFACTURER'S DOCUMENTATION FOR DIMMER AND LIGHT SOURCE COMPATIBILITY TESTS.
25. ALL LED SOURCES WITHIN THE SAME LUMINAIRE TYPE SHALL BE WITHIN TWO (2) MACADAM ELLIPSES/STEPS OF EACH OTHER.
26. FOR ALL ADJUSTABLE LIGHTING FIXTURES PROVIDE LABOR AND MATERIALS FOR FINAL AIMING AND LOCKING OF ALL ADJUSTABLE LIGHTING FIXTURES UNDER THE ARCHITECT'S SUPERVISION. AIMING SHALL TAKE PLACE IMMEDIATELY BEFORE BUILDING IS TURNED OVER TO OWNER, AFTER REGULAR WORKING HOURS WHERE REQUIRED. CONTRACTOR SHALL COORDINATE NECESSARY PERSONNEL AND EQUIPMENT.
27. ALL LIGHTING FIXTURES SHALL HAVE A MINIMUM 3-YEAR WARRANTY.
28. ALL LIGHTING FIXTURES AND WORKMANSHIP SHALL BE GUARANTEED FREE OF DEFECTS AND FULLY OPERATIONAL FOR A MINIMUM OF ONE YEAR AFTER THE ACCEPTANCE OF THE PROJECT BY THE OWNER UNLESS OTHERWISE INDICATED IN THE SPECIFICATIONS. ANY LIGHTING FIXTURES OR WORKMANSHIP FOUND TO BE DEFECTIVE DURING THE WARRANTY PERIOD SHALL EITHER BE FIXED OR REPLACED BY THE CONTRACTOR AT NO COST TO THE OWNER
29. AT THE COMPLETION OF CONSTRUCTION, CLEAN LENSES AND REFLECTORS OF ALL LIGHTING FIXTURES SO AS TO RENDER THEM FREE OF ANY MATERIAL, SUBSTANCE OR FILM FOREIGN TO THE LUMINAIRE. BLEMISHED, BURNED-OUT, DAMAGED, OR UNSATISFACTORY LIGHTING FIXTURES OR EQUIPMENT SHALL BE REPLACED IN A SATISFACTORY MANNER.
30. PROVIDE LUMINAIRE SAMPLES PER TYPE AS REQUESTED IN THE FIXTURE SCHEDULE. SUPPLY A COMPLETELY OPERABLE LUMINAIRE WITH CORD AN PLUG FOR STANDARD 120 VOLT SERVICES.
31. CODE REQUIRED ACCESSORIES AND CONTROLS SUCH AS, BUT NOT LIMITED TO, MOTION SENSORS, PHOTOCELL CONTROLS, DIMMING CONTROLS, ETC. TO BE SPECIFIED AND COORDINATED BY ELECTRICAL ENGINEER.
32. CONTRACTOR TO PROVIDE LINE ITEM PRICING AT BID PHASE OR EARLIER AS REQUESTED BY LIGHTING DESIGNER OR ARCHITECT PER LIGHTING DEVICE TYPE WITH LABOR AND INSTALLATION SHOWN AS SEPARATE LINE ITEMS.

LIGHTING CONTROL GENERAL NOTES

1. ALL DEVICES AND PROGRAMMING SHALL BE PROVIDED FOR A COMPLETE WORKING SYSTEM WHETHER OR NOT ALL COMPONENTS AND DEVICES ARE INDICATED ON DRAWINGS.
2. REFER TO LIGHTING PLANS FOR EQUIPMENT QUANTITIES AND LOCATIONS.
3. MANUFACTURER SHALL PROVIDE SHOP DRAWING LAYOUTS SHOWING OCCUPANCY AND DAYLIGHT SENSOR PLACEMENT.
4. ALL CONTROL, DIMMING, DISTRIBUTION, FIXTURES AND DEVICES IN DRAWINGS IS TO BE RECEIVED BY THE ELECTRICAL CONTRACTOR AND STORED IN A SECURE, DRY LOCATION.
5. ELECTRICAL CONTRACTOR TO FURNISH AND INSTALL CONTROL HARDWARE.
6. ELECTRICAL CONTRACTOR TO SPECIFY EXACT HARDWARE REQUIRED TO SATISFY DESIGN DRAWINGS, CODE REQUIRED EQUIPMENT, AND CODE REQUIRED PROGRAMMING.
7. CONTRACTOR TO CONFIRM ALL EXPOSED CONTROL HARDWARE INCLUDING KEYPADS, SWITCHES, SENSORS, ENGRAVINGS, WITH LIGHTING DESIGNER AND INTERIOR DESIGNER PRIOR TO ORDERING.
8. CONTRACTOR SHALL ASSUME THAT THE LIGHTING CONTROL SYSTEM SHALL BE: LUTRON HOMEWORKS.

LIGHTING SYMBOLS

(ALL SYMBOLS MAY NOT APPEAR ON DRAWINGS)

- SURFACE MOUNT ACCENT (TYPE A)
- SURFACE MOUNT ACCENT REQUIRING RECEPTACLE (TYPE A)
- CUSTOM LAMP POST (TYPE CP)
- CUSTOM BOLLARD POST (TYPE CP)
- CUSTOM SURFACE MOUNT (TYPE CS)
- TYPE CS: CUSTOM SUSPENDED (TYPE CS)
- CUSTOM WALL MOUNT (TYPE CW)
- CUSTOM WALL MOUNT SCONCE (TYPE CW)
- RECESSED DOWNLIGHT (TYPE D)
- RECESSED ADJUSTABLE DOWNLIGHT (TYPE D)
- RECESSED WALL WASH DOWNLIGHT (TYPE D)
- RECESSED MULTI-HEAD DOWNLIGHT (TYPE D)
- RECESSED TROFFER (TYPE F)
- INGRADE UPLIGHT (TYPE G)
- SURFACE-MOUNT STEPLIGHT (TYPE H)
- RECESSED STEPLIGHT (TYPE H)
- JUNCTION BOX (TYPE J)
- TRACK (TYPE K)
- TRACK HEAD (TYPE K)
- LINEAR SURFACE OR RECESSED (TYPE L)
- LINEAR SUSPENDED (TYPE L)
- FAN (TYPE N)
- LAMP POST (TYPE P)
- BOLLARD POST (TYPE P)
- SPECIALTY LUMINAIRE (TYPE Q)
- DUPLEX RECEPTACLE (TYPE R)
- QUAD RECEPTACLE (TYPE R)
- SURFACE MOUNT (TYPE S)
- SUSPENDED (TYPE S)
- THEATRICAL SPOT (TYPE T)
- THEATRICAL FLOOD (TYPE T)
- THEATRICAL AUTOMATED (TYPE T)
- UNDERWATER (TYPE U)
- WALL MOUNT (TYPE W)
- WALL MOUNT SCONCE (TYPE W)
- CATENARY (TYPE Y)

LIGHTING TAG LEGEND

A14	(FIXTURE TYPE)
###	(CONTROL ZONE)
(E)	DENOTES FIXTURE AS EXISTING AND SHALL REMAIN IN PLACE

mood.

1340 S. OCEAN DRIVE

NOT FOR CONSTRUCTION

No.	Date	Description
	26.02.09	ISSUE FOR PLANNING
1	26.03.09	ISSUE FOR PLANNING

Project Name
1340 S. OCEAN DRIVE

Project Location
PALM BEACH, FL

Project Number
25010

Prepared For

Issued For
EXTERIOR & LANDSCAPE LIGHTING ISSUE FOR PLANNING

Date
03/05/2026

Description
GENERAL NOTES

Scale
As indicated

Sheet Number

LTG-101

LANDSCAPE LIGHTING FIXTURE ALLOWANCES

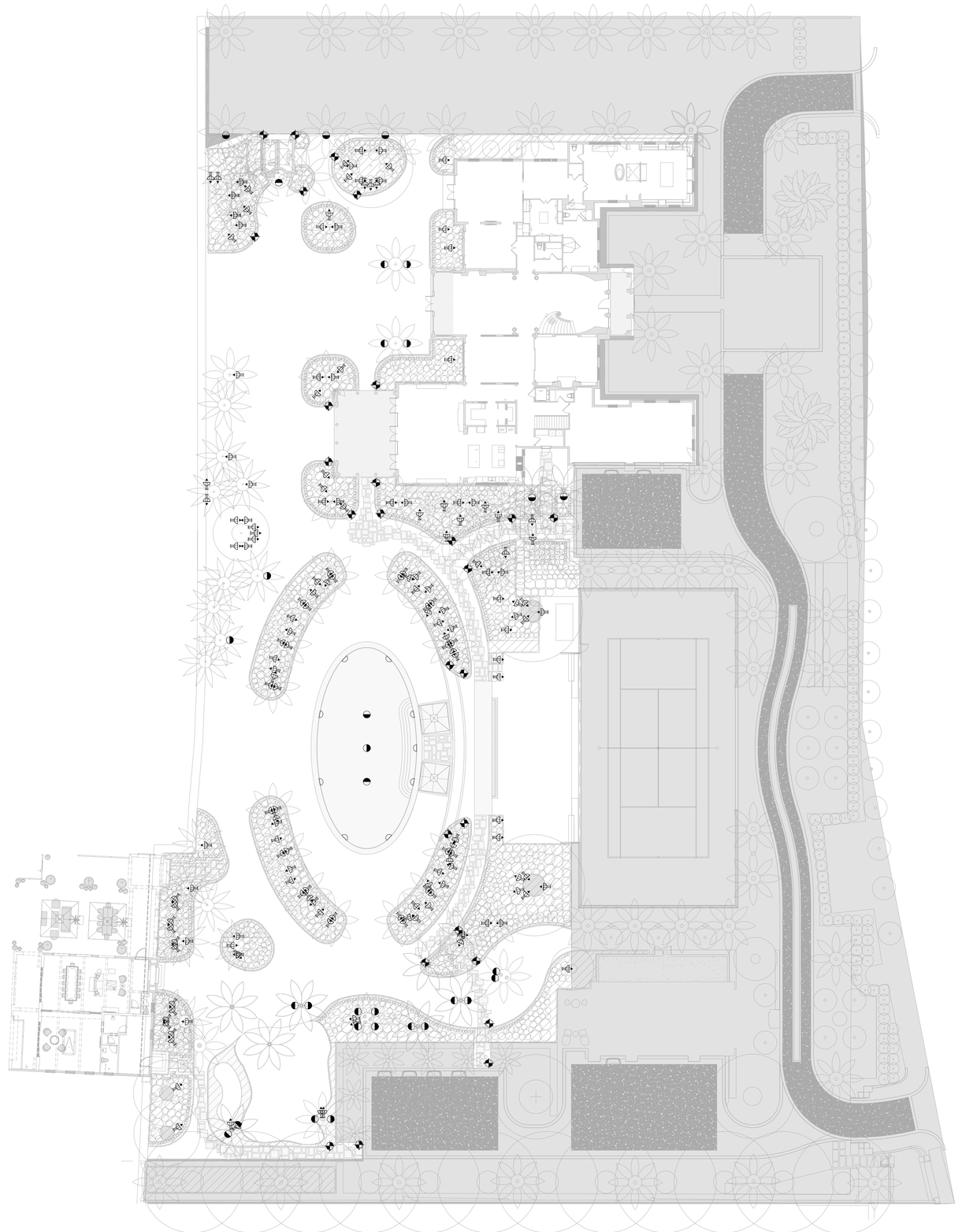
TOTAL ALLOWED LANDSCAPE LIGHTING FIXTURES		
TOTAL PROPERTY ACREAGE	LANDSCAPE FIXTURE ALLOWANCE PER ACRE (*)	TOTAL ALLOWED LANDSCAPE FIXTURES ON PROPERTY
2.37	150	355

PROJECT LANDSCAPE LIGHTING ALLOWANCE		
EXISTING LANDSCAPE FIXTURES (BEYOND SCOPE AREA) (**)	PROPOSED LANDSCAPE FIXTURES (WITHIN SCOPE AREA) (**)	TOTAL INSTALLED LANDSCAPE FIXTURES
175	171	346

PROJECT DOWNLIGHTING ALLOWANCE			
EXISTING DOWN LIGHTING FIXTURES & WATTAGE (BEYOND SCOPE AREA) (**)	PROPOSED DOWN LIGHTING FIXTURES & WATTAGE (WITHIN SCOPE AREA) (**)	TOTAL INSTALLED DOWN LIGHTING FIXTURES & WATTAGE (EXISTING + PROPOSED)	TOTAL ALLOWED DOWNLIGHTING WATTAGE ON PROPERTY (*)
19 @ 7.5W/EA = 142.5W	23 @ 7.5W/EA = 172.5W	42 @ 7.5W/EA = 315W	3,750W

(*) ALLOWANCES CALCULATED AS PER: *TOWN OF PALM BEACH EXTERIOR LIGHTING REQUIREMENTS REV. 2-6-17*
(**) AREAS ON PLAN DENOTED WITH A SOLID GRAY HATCH SHALL BE CONSIDERED "BEYOND THE SCOPE AREA."

CALCULATIONS ARE ESTIMATES PREPARED BY THE LIGHTING DESIGNER AND ARE INTENDED FOR REFERENCE ONLY. FINAL CALCULATIONS TO BE CONDUCTED BY LICENSED, RESPONSIBLE PRACTICE.



1 SITE - LIGHTING PLAN OVERALL
1" = 20'-0"

mood.

1340 S. OCEAN DRIVE

NOT FOR CONSTRUCTION

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Project Location
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Project Number
25010

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Issued For
EXTERIOR & LANDSCAPE LIGHTING ISSUE FOR PLANNING

Date
03/05/2026

Description
LIGHTING PLANS - SITE

Scale
1" = 20'-0"

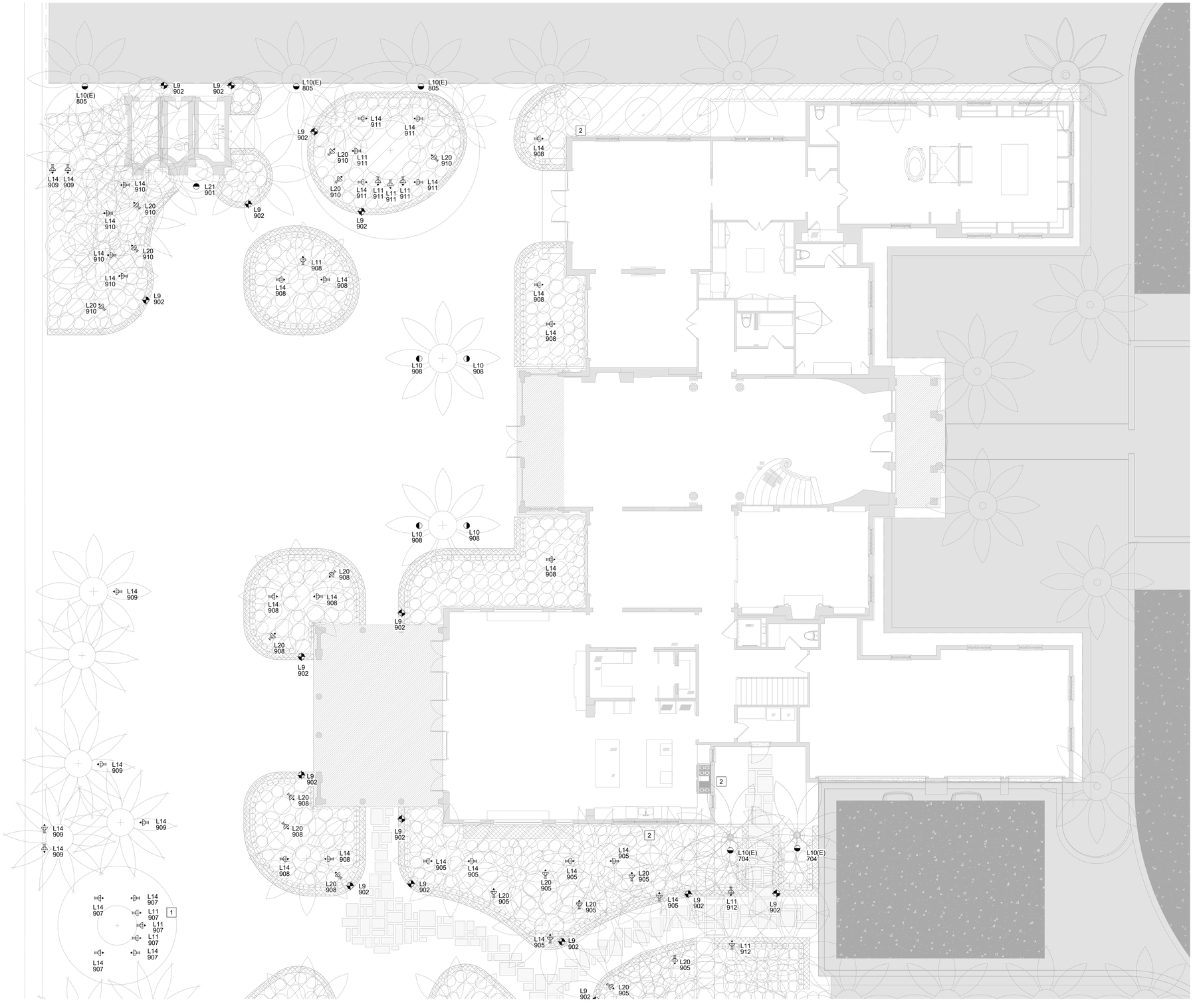
Sheet Number

LTG-200

LTG-201 Sheet Notes

1 TYPE 'L11' TREE MOUNTED ADJUSTABLE LANDSCAPE ACCENT WITH ACCESSORIES TO PROVIDE GENERAL ILLUMINATION. FIXTURE REQUIRES A REMOTE POWER SUPPLY. RECOMMENDED POWER SUPPLY LOCATION: HIDDEN FROM VIEW. CONTRACTOR TO RUN LOW VOLTAGE CABLE ON SIDE OF TREE TRUNK OPPOSITE OF PRIMARY PATH. CABLE FINISH TO MATCH TREE TRUNK.

2 AREA DESIGNATED BY DESIGNER AS PREFERRED POWER SUPPLY LOCATION FOR LANDSCAPE LIGHTING. CONTRACTOR TO FIELD VERIFY INFRASTRUCTURE AND MOUNTING CONDITIONS FOR FEASIBILITY.



1 MAIN HOUSE - LIGHTING PLAN
1/8" = 1'-0"

mood.

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NOT FOR CONSTRUCTION

No.	Date	Description
	26.02.09	ISSUE FOR PLANNING
1	26.03.09	ISSUE FOR PLANNING

Project Name
1340 S. OCEAN DRIVE

Project Location
PALM BEACH, FL

Project Number
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Issued For
EXTERIOR & LANDSCAPE LIGHTING ISSUE FOR PLANNING

Date
03/05/2026

Description
LIGHTING PLANS - MAIN HOUSE AREA

Scale
1/8" = 1'-0"

Sheet Number

LTG-201

LTG-202 Sheet Notes

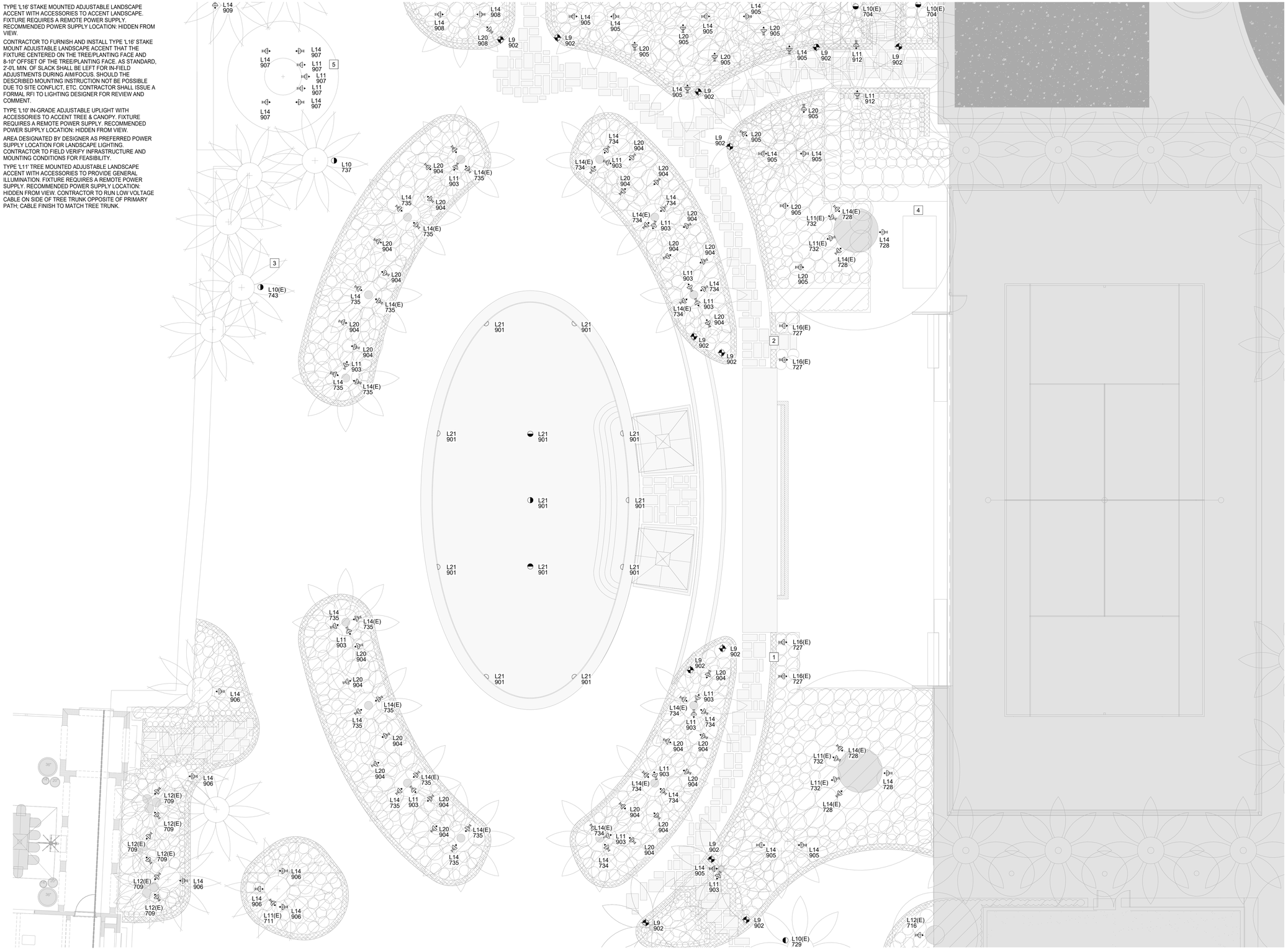
1 TYPE 'L16' STAKE MOUNTED ADJUSTABLE LANDSCAPE ACCENT WITH ACCESSORIES TO ACCENT LANDSCAPE. FIXTURE REQUIRES A REMOTE POWER SUPPLY. RECOMMENDED POWER SUPPLY LOCATION: HIDDEN FROM VIEW.

2 CONTRACTOR TO FURNISH AND INSTALL TYPE 'L16' STAKE MOUNT ADJUSTABLE LANDSCAPE ACCENT THAT THE FIXTURE CENTERED ON THE TREE/PLANTING FACE AND 8-10" OFFSET OF THE TREE/PLANTING FACE. AS STANDARD, 2'-0'L MIN. OF SLACK SHALL BE LEFT FOR IN-FIELD ADJUSTMENTS DURING AIM/FOCUS. SHOULD THE DESCRIBED MOUNTING INSTRUCTION NOT BE POSSIBLE DUE TO SITE CONFLICT, ETC. CONTRACTOR SHALL ISSUE A FORMAL RFI TO LIGHTING DESIGNER FOR REVIEW AND COMMENT.

3 TYPE 'L10' IN-GRADE ADJUSTABLE UPLIGHT WITH ACCESSORIES TO ACCENT TREE & CANOPY. FIXTURE REQUIRES A REMOTE POWER SUPPLY. RECOMMENDED POWER SUPPLY LOCATION: HIDDEN FROM VIEW.

4 AREA DESIGNATED BY DESIGNER AS PREFERRED POWER SUPPLY LOCATION FOR LANDSCAPE LIGHTING. CONTRACTOR TO FIELD VERIFY INFRASTRUCTURE AND MOUNTING CONDITIONS FOR FEASIBILITY.

5 TYPE 'L11' TREE MOUNTED ADJUSTABLE LANDSCAPE ACCENT WITH ACCESSORIES TO PROVIDE GENERAL ILLUMINATION. FIXTURE REQUIRES A REMOTE POWER SUPPLY. RECOMMENDED POWER SUPPLY LOCATION: HIDDEN FROM VIEW. CONTRACTOR TO RUN LOW VOLTAGE CABLE ON SIDE OF TREE TRUNK OPPOSITE OF PRIMARY PATH; CABLE FINISH TO MATCH TREE TRUNK.



1 POOL AREA - LIGHTING PLAN
1/8" = 1'-0"

mood.

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NOT FOR CONSTRUCTION

No.	Date	Description
	26.02.09	ISSUE FOR PLANNING
1	26.03.09	ISSUE FOR PLANNING

Project Name
1340 S. OCEAN DRIVE

Project Location
PALM BEACH, FL

Project Number
25010

Prepared For

Issued For
EXTERIOR & LANDSCAPE LIGHTING ISSUE FOR PLANNING

Date
03/05/2026

Description
LIGHTING PLANS - POOL AREA

Scale
1/8" = 1'-0"

Sheet Number

LTG-202

LTG-203 Sheet Notes

1 TYPE 'L11' TREE MOUNTED ADJUSTABLE LANDSCAPE ACCENT WITH ACCESSORIES TO PROVIDE GENERAL ILLUMINATION. FIXTURE REQUIRES A REMOTE POWER SUPPLY. RECOMMENDED POWER SUPPLY LOCATION: HIDDEN FROM VIEW. CONTRACTOR TO RUN LOW VOLTAGE CABLE ON SIDE OF TREE TRUNK OPPOSITE OF PRIMARY PATH; CABLE FINISH TO MATCH TREE TRUNK.

2 AREA DESIGNATED BY DESIGNER AS PREFERRED POWER SUPPLY LOCATION FOR LANDSCAPE LIGHTING. CONTRACTOR TO FIELD VERIFY INFRASTRUCTURE AND MOUNTING CONDITIONS FOR FEASIBILITY.

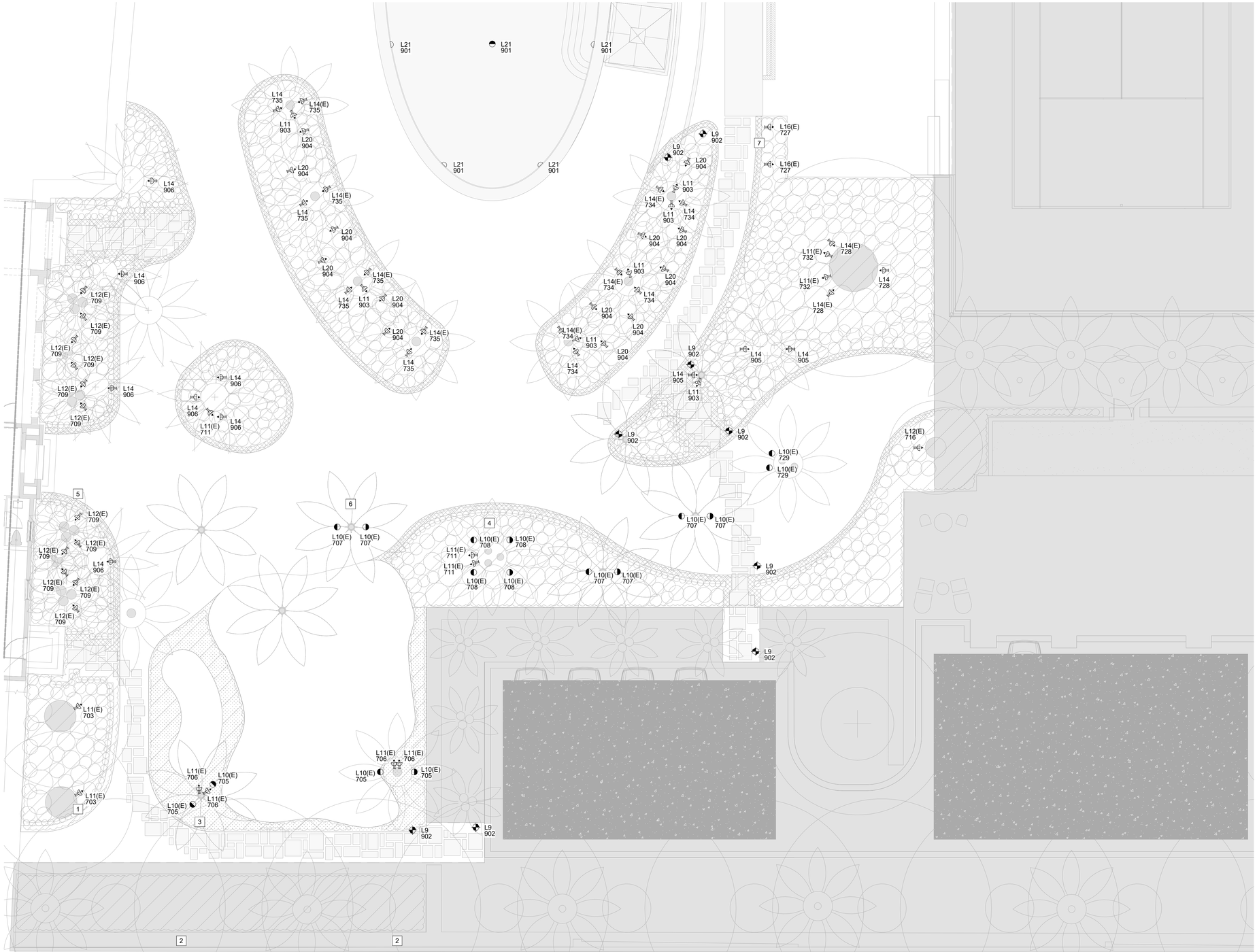
3 TYPE 'L6' IN-GRADE PATH INDICATOR LIGHT TO IDENTIFY PATHWAY. FIXTURE REQUIRES A REMOTE POWER SUPPLY. RECOMMENDED POWER SUPPLY LOCATION: HIDDEN FROM VIEW.

4 TYPE 'L10' IN-GRADE ADJUSTABLE UPLIGHT WITH ACCESSORIES TO ACCENT TREE & CANOPY. FIXTURE REQUIRES A REMOTE POWER SUPPLY. RECOMMENDED POWER SUPPLY LOCATION: HIDDEN FROM VIEW.

5 CONTRACTOR TO FURNISH AND INSTALL TYPE 'L12' STAKE MOUNT ADJUSTABLE LANDSCAPE ACCENT SO THAT THE FIXTURE IS CENTERED ON THE TREE/PLANTING FACE AND 8-10" OFFSET OF THE TREE/PLANTING FACE. AS STANDARD, 2'-0'L MIN. OF SLACK SHALL BE LEFT FOR IN-FIELD ADJUSTMENTS DURING AIM/FOCUS. SHOULD THE DESCRIBED MOUNTING INSTRUCTION NOT BE POSSIBLE DUE TO SITE CONFLICT, ETC. CONTRACTOR SHALL ISSUE A FORMAL RFI TO LIGHTING DESIGNER FOR REVIEW AND COMMENT.

6 CONTRACTOR TO FURNISH AND INSTALL TYPE 'L10' INGRADE ADJUSTABLE LANDSCAPE ACCENT SO THAT THE FIXTURE IS CENTERED ON THE TREE/PLANTING FACE AND 10-12" OFFSET OF THE TREE/PLANTING FACE. AS STANDARD, 2'-0'L MIN. OF SLACK SHALL BE LEFT FOR IN-FIELD ADJUSTMENTS DURING AIM/FOCUS. SHOULD THE DESCRIBED MOUNTING INSTRUCTION NOT BE POSSIBLE DUE TO SITE CONFLICT, ETC. CONTRACTOR SHALL ISSUE A FORMAL RFI TO LIGHTING DESIGNER FOR REVIEW AND COMMENT.

7 TYPE 'L16' STAKE MOUNTED ADJUSTABLE LANDSCAPE ACCENT WITH ACCESSORIES TO ACCENT LANDSCAPE. FIXTURE REQUIRES A REMOTE POWER SUPPLY. RECOMMENDED POWER SUPPLY LOCATION: HIDDEN FROM VIEW.



1 BOAT HOUSE AREA - LIGHTING PLAN
1/8" = 1'-0"

mood.

1340 S. OCEAN DRIVE

NOT FOR CONSTRUCTION

No.	Date	Description
	26.02.09	ISSUE FOR PLANNING
1	26.03.09	ISSUE FOR PLANNING

Project Name
1340 S. OCEAN DRIVE

Project Location
PALM BEACH, FL

Project Number
25010

Prepared For

Issued For
EXTERIOR & LANDSCAPE LIGHTING ISSUE FOR PLANNING

Date
03/05/2026

Description
LIGHTING PLANS - BOAT HOUSE AREA

Scale
1/8" = 1'-0"

Sheet Number

LTG-203

LIGHTING FIXTURE SCHEDULE

Type	Location	Description	Manufacturer	Part Number	Accessory Mfg.	Accessory Part No.	Power Supply Mfr.	Power Supply Part No.	Source Type	CCT	Lamp Mfr.	Lamp Part No.	Lamp Acc. Mfg.	Lamp Acc. Po.	Power	Power Unit	Voltage	Control Protocol	Notes
L9	EXTERIOR	PATH BOLLARD	AURORA LIGHTING	FIXTURE: PTA255105-2706-BLPX	AURORA LIGHTING	MOUNTING STAKE: MGS005109	QTL	QOMS-(WATTAGE TBD BY EC)-(VOLTAGE TBD BY EC)-12V-(BREAKERS TBD BY EC)-(AMPERAGE TBD BY EC)-(CHOKE TBD BY EC)-SS-(OPTIONS TBD BY EC)	INTEGRAL WHITE LEDS	2700K	BY MFG.	N/A	N/A	N/A	6 W	EA	12 V	REMOTE - MAGNETIC (DIMMABLE)	1. FIXTURE WIRES/CONNECTIONS TO BE CLEAN AND CONCEALED FROM ALL VIEWS/SIGHT LINES. 2. FINAL FIXTURE LOCATION TO BE DETERMINED/FLAGGED IN FIELD BY LIGHTING DESIGNER.6. FINAL FIXTURE LOCATION TO BE DETERMINED/FLAGGED IN FIELD BY LIGHTING DESIGNER. CONTRACTOR TO LEAVE 2'-0"L OF ADDITIONAL CABLE TO ALLOW FOR AIM/FOCUS ADJUSTMENTS. 3. CONTRACTOR TO BURY AN ADDITIONAL 2'-0"L MIN. OF CABLE TO ALLOW FOR IN-FIELD CABLE REPAIR.
L10	EXTERIOR	INGRADE ADJUSTABLE LANDSCAPE ACCENT	BK LIGHTING	FIXTURE: WS-IN-LOD-LAM16-BR-RO-FFM-AD-00-00-11-WL00-MIT-CPC	N/A	N/A	QTL	QOMS-(WATTAGE TBD BY EC)-(VOLTAGE TBD BY EC)-12V-(BREAKERS TBD BY EC)-(AMPERAGE TBD BY EC)-(CHOKE TBD BY EC)-SS-(OPTIONS TBD BY EC)	WHITE LED (RETROFIT LED LAMP FURNISHED BY DESIGNER & INSTALLED BY CONTRACTOR)	2700K	SORAA	SM16-07-10D-927-03	ABRISA	GLASS SPREAD LENS FURNISHED BY DESIGNER & INSTALLED BY CONTRACTOR	7 W	EA	12 V	REMOTE - MAGNETIC (DIMMABLE)	1. FIXTURE WIRES/CONNECTIONS TO BE CLEAN AND CONCEALED FROM ALL VIEWS/SIGHT LINES. 2. FINAL FIXTURE LOCATION TO BE DETERMINED/FLAGGED IN FIELD BY LIGHTING DESIGNER.
L11	EXTERIOR	TREE MOUNT ADJUSTABLE LANDSCAPE ACCENT	BK LIGHTING	FIXTURE: NS-FL-LOD-LAM16-BR-RO-TKM-CA-ES-00-09-11-WL00-MIT-360SL-BR	BK LIGHTING	TREE STRAP: TMC-CS-BR-MIT	QTL	QOMS-(WATTAGE TBD BY EC)-(VOLTAGE TBD BY EC)-12V-(BREAKERS TBD BY EC)-(AMPERAGE TBD BY EC)-(CHOKE TBD BY EC)-SS-(OPTIONS TBD BY EC)	WHITE LED (RETROFIT LED LAMP FURNISHED BY DESIGNER & INSTALLED BY CONTRACTOR)	2700K	SORAA	SM16-07-10D-927-03	ABRISA	GLASS SPREAD LENS FURNISHED BY DESIGNER & INSTALLED BY CONTRACTOR	7 W	EA	12 V	REMOTE - MAGNETIC (DIMMABLE)	1. FIXTURE WIRES/CONNECTIONS TO BE CLEAN AND CONCEALED FROM ALL VIEWS/SIGHT LINES. 2. FINAL FIXTURE LOCATION TO BE DETERMINED/FLAGGED IN FIELD BY LIGHTING DESIGNER. CONTRACTOR TO LEAVE 2'-0"L OF ADDITIONAL CABLE TO ALLOW FOR AIM/FOCUS ADJUSTMENTS. 3. CONTRACTOR TO BURY AN ADDITIONAL 2'-0"L MIN. OF CABLE TO ALLOW FOR IN-FIELD CABLE REPAIR.
L12	EXTERIOR	STAKE MOUNT ADJUSTABLE LANDSCAPE ACCENT	BK LIGHTING	FIXTURE: NS-FL-LOD-LAM16-BR-RO-TKM-CA-ES-00-09-11-WL00-MIT-360SL-BR	BK LIGHTING	STAKE MOUNT: KMJ-BR-MIT	QTL	QOMS-(WATTAGE TBD BY EC)-(VOLTAGE TBD BY EC)-12V-(BREAKERS TBD BY EC)-(AMPERAGE TBD BY EC)-(CHOKE TBD BY EC)-SS-(OPTIONS TBD BY EC)	WHITE LED (RETROFIT LED LAMP FURNISHED BY DESIGNER & INSTALLED BY CONTRACTOR)	2700K	SORAA	SM16-07-10D-927-03	ABRISA	GLASS SPREAD LENS FURNISHED BY DESIGNER & INSTALLED BY CONTRACTOR	7 W	EA	12 V	REMOTE - MAGNETIC (DIMMABLE)	1. FIXTURE WIRES/CONNECTIONS TO BE CLEAN AND CONCEALED FROM ALL VIEWS/SIGHT LINES. 2. FINAL FIXTURE LOCATION TO BE DETERMINED/FLAGGED IN FIELD BY LIGHTING DESIGNER. CONTRACTOR TO LEAVE 2'-0"L OF ADDITIONAL CABLE TO ALLOW FOR AIM/FOCUS ADJUSTMENTS. 3. CONTRACTOR TO BURY AN ADDITIONAL 2'-0"L MIN. OF CABLE TO ALLOW FOR IN-FIELD CABLE REPAIR.
L14	EXTERIOR	STAKE MOUNT ADJUSTABLE LANDSCAPE ACCENT ON ADJUSTABLE RISER	BK LIGHTING	FIXTURE: NS-FL-LOD-LAM16-BR-RO-TKM-CA-ES-00-09-11-WL00-MIT-360SL-BR	BK LIGHTING	PIPE MOUNT ADJUSTABLE STEM: PI1-A18-SI-BR-MIT	QTL	QOMS-(WATTAGE TBD BY EC)-(VOLTAGE TBD BY EC)-12V-(BREAKERS TBD BY EC)-(AMPERAGE TBD BY EC)-(CHOKE TBD BY EC)-SS-(OPTIONS TBD BY EC)	WHITE LED (RETROFIT LED LAMP FURNISHED BY DESIGNER & INSTALLED BY CONTRACTOR)	2700K	SORAA	SM16-07-10D-927-03	ABRISA	GLASS SPREAD LENS FURNISHED BY DESIGNER & INSTALLED BY CONTRACTOR	7 W	EA	12 V	REMOTE - MAGNETIC (DIMMABLE)	1. FIXTURE WIRES/CONNECTIONS TO BE CLEAN AND CONCEALED FROM ALL VIEWS/SIGHT LINES. 2. FINAL FIXTURE LOCATION TO BE DETERMINED/FLAGGED IN FIELD BY LIGHTING DESIGNER. CONTRACTOR TO LEAVE 2'-0"L OF ADDITIONAL CABLE TO ALLOW FOR AIM/FOCUS ADJUSTMENTS. 3. CONTRACTOR TO BURY AN ADDITIONAL 2'-0"L MIN. OF CABLE TO ALLOW FOR IN-FIELD CABLE REPAIR. 4. FINAL RISER HEIGHT TO BE DETERMINED IN FIELD BY LIGHTING DESIGNER.
L15	EXTERIOR	STAKE MOUNT ADJUSTABLE LANDSCAPE ACCENT ON FIXED RISER	BK LIGHTING	FIXTURE: NS-FL-LOD-LAM16-BR-RO-TKM-CA-ES-00-09-11-WL00-MIT-360SL-BR	BK LIGHTING	STAKE MOUNT: KMJ-BR-MIT 10" STEM: ST-10-BR-MIT	QTL	QOMS-(WATTAGE TBD BY EC)-(VOLTAGE TBD BY EC)-12V-(BREAKERS TBD BY EC)-(AMPERAGE TBD BY EC)-(CHOKE TBD BY EC)-SS-(OPTIONS TBD BY EC)	WHITE LED (RETROFIT LED LAMP FURNISHED BY DESIGNER & INSTALLED BY CONTRACTOR)	2700K	SORAA	SM16-07-10D-927-03	ABRISA	GLASS SPREAD LENS FURNISHED BY DESIGNER & INSTALLED BY CONTRACTOR	7 W	EA	12 V	REMOTE - MAGNETIC (DIMMABLE)	1. FIXTURE WIRES/CONNECTIONS TO BE CLEAN AND CONCEALED FROM ALL VIEWS/SIGHT LINES. 2. FINAL FIXTURE LOCATION TO BE DETERMINED/FLAGGED IN FIELD BY LIGHTING DESIGNER. CONTRACTOR TO LEAVE 2'-0"L OF ADDITIONAL CABLE TO ALLOW FOR AIM/FOCUS ADJUSTMENTS. 3. CONTRACTOR TO BURY AN ADDITIONAL 2'-0"L MIN. OF CABLE TO ALLOW FOR IN-FIELD CABLE REPAIR.
L16	EXTERIOR	STAKE MOUNT ADJUSTABLE LANDSCAPE ACCENT	BK LIGHTING	FIXTURE: MN-FL-LOD-LAM11-BR-TKM-CA-ES-00-09-11-WL00-MIT	BK LIGHTING	STAKE MOUNT: KMJ-BR-MIT	QTL	QOMS-(WATTAGE TBD BY EC)-(VOLTAGE TBD BY EC)-12V-(BREAKERS TBD BY EC)-(AMPERAGE TBD BY EC)-(CHOKE TBD BY EC)-SS-(OPTIONS TBD BY EC)	WHITE LED (RETROFIT LED LAMP FURNISHED BY DESIGNER & INSTALLED BY CONTRACTOR)	2700K	EMERY ALLEN	EA-MR11-3.0W-24D-2790	ABRISA	GLASS SPREAD LENS FURNISHED BY DESIGNER & INSTALLED BY CONTRACTOR	3 W	EA	12 V	REMOTE - MAGNETIC (DIMMABLE)	1. FIXTURE WIRES/CONNECTIONS TO BE CLEAN AND CONCEALED FROM ALL VIEWS/SIGHT LINES. 2. FINAL FIXTURE LOCATION TO BE DETERMINED/FLAGGED IN FIELD BY LIGHTING DESIGNER. CONTRACTOR TO LEAVE 2'-0"L OF ADDITIONAL CABLE TO ALLOW FOR AIM/FOCUS ADJUSTMENTS. 3. CONTRACTOR TO BURY AN ADDITIONAL 2'-0"L MIN. OF CABLE TO ALLOW FOR IN-FIELD CABLE REPAIR.
L17	EXTERIOR	INGRADE ADJUSTABLE LANDSCAPE ACCENT (W/CTO FILTER)	BK LIGHTING	FIXTURE: WS-IN-LOD-LAM16-BR-RO-FFM-AD-00-00-11-WL00-MIT-CPC	N/A	N/A	QTL	QOMS-(WATTAGE TBD BY EC)-(VOLTAGE TBD BY EC)-12V-(BREAKERS TBD BY EC)-(AMPERAGE TBD BY EC)-(CHOKE TBD BY EC)-SS-(OPTIONS TBD BY EC)	WHITE LED (RETROFIT LED LAMP FURNISHED BY DESIGNER & INSTALLED BY CONTRACTOR)	2700K	SORAA	SM16-07-10D-927-03	ABRISA/FX LIGHTING	GLASS SPREAD LENS AND COLOR FILTER FURNISHED BY DESIGNER & INSTALLED BY CONTRACTOR COLOR FILTER: 16A-XFILM-OUTDOORPOLY-MR16 SIZE (R3409)	7 W	EA	12 V	REMOTE - MAGNETIC (DIMMABLE)	1. FIXTURE WIRES/CONNECTIONS TO BE CLEAN AND CONCEALED FROM ALL VIEWS/SIGHT LINES. 2. FINAL FIXTURE LOCATION TO BE DETERMINED/FLAGGED IN FIELD BY LIGHTING DESIGNER. CONTRACTOR TO LEAVE 2'-0"L OF ADDITIONAL CABLE TO ALLOW FOR AIM/FOCUS ADJUSTMENTS. 3. CONTRACTOR TO BURY AN ADDITIONAL 2'-0"L MIN. OF CABLE TO ALLOW FOR IN-FIELD CABLE REPAIR.
L18	EXTERIOR	STAKE MOUNT ADJUSTABLE LANDSCAPE ACCENT ON RISER (W/GREEN FILTER)	BK LIGHTING	FIXTURE: NS-FL-LOD-LAM16-BR-RO-TKM-CA-ES-00-09-11-WL00-MIT-360SL-BR	BK LIGHTING	PIPE MOUNT ADJUSTABLE STEM: PI1-A18-SI-BR-MIT	QTL	QOMS-(WATTAGE TBD BY EC)-(VOLTAGE TBD BY EC)-12V-(BREAKERS TBD BY EC)-(AMPERAGE TBD BY EC)-(CHOKE TBD BY EC)-SS-(OPTIONS TBD BY EC)	WHITE LED (RETROFIT LED LAMP FURNISHED BY DESIGNER & INSTALLED BY CONTRACTOR)	2700K	SORAA	SM16-07-10D-927-03	ABRISA/FX LIGHTING	GLASS SPREAD LENS AND COLOR FILTER FURNISHED BY DESIGNER & INSTALLED BY CONTRACTOR COLOR FILTER: 16A-XFILM-OUTDOORPOLY-MR16 SIZE (L245)	7 W	EA	12 V	REMOTE - MAGNETIC (DIMMABLE)	1. FIXTURE WIRES/CONNECTIONS TO BE CLEAN AND CONCEALED FROM ALL VIEWS/SIGHT LINES. 2. FINAL FIXTURE LOCATION TO BE DETERMINED/FLAGGED IN FIELD BY LIGHTING DESIGNER. CONTRACTOR TO LEAVE 2'-0"L OF ADDITIONAL CABLE TO ALLOW FOR AIM/FOCUS ADJUSTMENTS. 3. CONTRACTOR TO BURY AN ADDITIONAL 2'-0"L MIN. OF CABLE TO ALLOW FOR IN-FIELD CABLE REPAIR. 4. FINAL RISER HEIGHT TO BE DETERMINED IN FIELD BY LIGHTING DESIGNER.
L20	EXTERIOR	STAKE MOUNT ADJUSTABLE LANDSCAPE ACCENT ON ADJUSTABLE RISER	AURORA LIGHTING	FIXTURE: DIR599284-2704-BLPX	AURORA LIGHTING	MOUNTING STAKE: MGS001612 EXTENDABLE RISER: RSR186112	QTL	QOMS-(WATTAGE TBD BY EC)-(VOLTAGE TBD BY EC)-12V-(BREAKERS TBD BY EC)-(AMPERAGE TBD BY EC)-(CHOKE TBD BY EC)-SS-(OPTIONS TBD BY EC)	INTEGRAL WHITE LEDS	2700K	BY MFG.	N/A	N/A	N/A	4 W	EA	12 V	REMOTE - MAGNETIC (DIMMABLE)	1. FIXTURE WIRES/CONNECTIONS TO BE CLEAN AND CONCEALED FROM ALL VIEWS/SIGHT LINES. 2. FINAL FIXTURE LOCATION TO BE DETERMINED/FLAGGED IN FIELD BY LIGHTING DESIGNER. CONTRACTOR TO LEAVE 2'-0"L OF ADDITIONAL CABLE TO ALLOW FOR AIM/FOCUS ADJUSTMENTS. 3. CONTRACTOR TO BURY AN ADDITIONAL 2'-0"L MIN. OF CABLE TO ALLOW FOR IN-FIELD CABLE REPAIR. 4. FINAL RISER HEIGHT TO BE DETERMINED IN FIELD BY LIGHTING DESIGNER.
L21	EXTERIOR	RECESSED POOL-RATED ACCENT	FILIX LIGHTING	FIXTURE: AXS-TM-L-TW-FLX-CC-(OPTION TBD BY INSTALLING CONTRACTOR)-1	FILIX LIGHTING	HOUSING: AXS	TCI LED	105368	INTEGRAL TUNABLE-WHITE LEDS	2200-4000K	BY MFG.	N/A	N/A	N/A	3 W	EA	0 V	REMOTE - DALI (DIMMABLE)	1. FINAL LOCATION OF FIXTURES TO BE COORDINATED WITH POOL/WATER FEATURE DESIGNER.

mood.

1340 S. OCEAN DRIVE

NOT FOR CONSTRUCTION

No.	Date	Description
	26.02.09	ISSUE FOR PLANNING
1	26.03.09	ISSUE FOR PLANNING

Project Name
1340 S. OCEAN DRIVE

Project Location
PALM BEACH, FL

Project Number
25010

Prepared For

Issued For
EXTERIOR & LANDSCAPE LIGHTING ISSUE FOR PLANNING

Date
03/05/2026

Description
SCHEDULES

Scale

Sheet Number

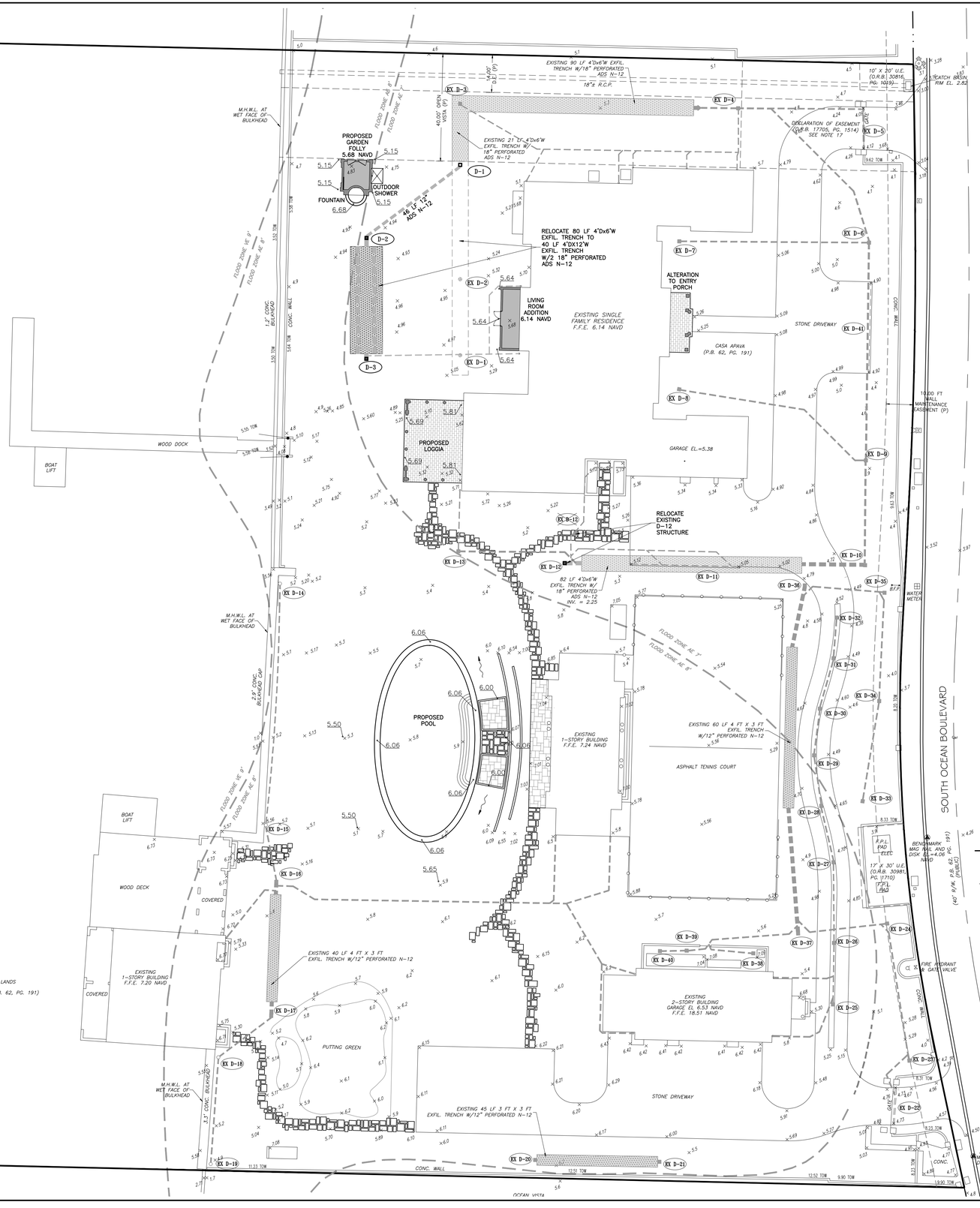
LTG-600

North

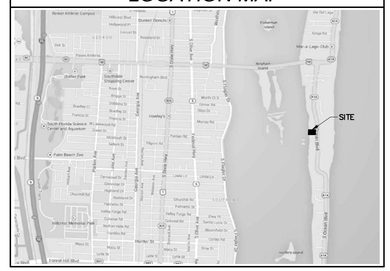
GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.



LOCATION MAP



EXISTING DRAINAGE STRUCTURES

EX D-1 NYOPLAST DRAIN BASIN W/10" PEDESTRIAN GRATE & BAFFLE TOP = 4.77 NAVD N INV = 0.72 NAVD

EX D-2 NYLOPLAST DRAIN BASIN W/10" PEDESTRIAN GRATE & BAFFLE TOP = 4.75 NAVD N INV = 0.72 NAVD S INV = 0.72 NAVD

EX D-3 NYLOPLAST DRAIN BASIN W/12" PEDESTRIAN GRATE & BAFFLE TOP = 4.40 NAVD E INV = 0.72 NAVD S INV = 0.72 NAVD

EX D-4 NYLOPLAST DRAIN BASIN W/12" PEDESTRIAN GRATE & BAFFLE TOP = 4.69 NAVD W INV = 0.72 NAVD E INV = 0.82 NAVD

EX D-5 14 LF OF 8" TRAFFIC BEARING TRENCH DRAIN TOP = 4.10 NAVD INV = 1.47 NAVD

EX D-6 NYOPLAST DRAIN BASIN W/12" STANDARD GRATE TOP = 4.39 NAVD N INV = 1.83 NAVD W INV = 1.93 NAVD S INV = 1.93 NAVD

EX D-7 NYLOPLAST IN LINE DRAIN W/8" DOME GRATE TOP = 5.57 NAVD E INV = 2.97 NAVD

EX D-8 NYOPLAST IN LINE DRAIN W/8" DOME GRATE TOP = 5.57 NAVD E INV = 3.59 NAVD

EX D-9 NYLOPLAST DRAIN BASIN W/12" STANDARD GRATE TOP = 4.32 NAVD W INV = 2.82 NAVD S INV = 2.82 NAVD N INV = 2.82 NAVD

EX D-10 NYLOPAST DRAIN BASIN W/12" STANDARD GRATE & BAFFLE TOP = 4.66 NAVD W INV = 1.66 NAVD N INV = 2.44 NAVD

EX D-11 41 LF 6" TRAFFIC BEARING TRENCH DRAIN TOP = 5.17 NAVD INV = 3.00 NAVD

EX D-12 NYLOPLAST DRAIN BASIN W/12" STANDARD GRATE & BAFFLE TOP = 5.15 NAVD ~~W INV = 3.25 NAVD~~ S E INV = 1.66 NAVD

EX D-13 NYLOPLAST IN LINE DRAIN W/10" STANDARD GRATE TOP = 5.11 NAVD E INV = 2.91 NAVD

EX D-14 ADS IN LINE DRAIN W/8" STANDARD GRATE TOP = 5.16 NAVD S INV = 1.46 NAVD

EX D-15 NYLOPLAST DRAIN BASIN W/8" STANDARD GRATE TOP = 5.23 NAVD S INV = (–)0.07 NAVD N INV = (–)0.07 NAVD

EX D-16 NYLOPLAST DRAIN BASIN W/12" STANDARD GRATE & BAFFLE TOP = 5.27 NAVD S INV = (–)0.73 NAVD N INV = (–)0.83 NAVD

EX D-17 NYLOPLAST DRAIN BASIN W/12" STANDARD GRATE & BAFFLE TOP = 6.17 NAVD N INV = (–)1.03 NAVD S INV = (–)0.93 NAVD

EX D-18 NYLOPLAST IN LINE DRAIN W/8" STANDARD GRATE TOP = 5.19 NAVD N INV = (–)0.11 NAVD S INV = (–)0.11 NAVD

EX D-19 ADS IN LINE DRAIN W/8" STANDARD GRATE TOP = 5.06 NAVD N INV = 2.57 NAVD

EX D-20 NYLOPLAST DRAIN BASIN W/12" STANDARD GRATE & BAFFLE TOP = 5.40 NAVD E INV = 1.00 NAVD

EX D-21 NYLOPLAST DRAIN BASIN W/12" STANDARD GRATE & BAFFLE TOP = 5.40 NAVD W INV = 1.00 NAVD

EX D-22 12 LF 6" TRAFFIC BEARING TRENCH DRAIN TOP = 4.70 NAVD INV = 3.00 NAVD

EX D-23 ADS IN LINE DRAIN W/12" STANDARD GRATE TOP = 4.25 NAVD N INV = 2.49 NAVD

EX D-24 NYLOPLAST DRAIN BASIN W/12" STANDARD GRATE TOP = 4.35 NAVD W INV = 0.25 NAVD

EX D-25 NYOPLAST DRAIN BASIN W/12" STANDARD GRATE TOP = 5.13 NAVD N INV = 2.43 NAVD

EX D-26 NYOPLAST DRAIN BASIN W/12" STANDARD GRATE TOP = 4.93 NAVD N INV = 1.68 NAVD S INV = 1.68 NAVD

EX D-27 NYOPLAST DRAIN BASIN W/12" STANDARD GRATE TOP = 4.75 NAVD N INV = 2.15 NAVD S INV = 2.15 NAVD

EX D-28 NYOPLAST DRAIN BASIN W/12" STANDARD GRATE TOP = 4.67 NAVD N INV = 2.17 NAVD S INV = 2.17 NAVD

EX D-29 NYOPLAST DRAIN BASIN W/12" STANDARD GRATE TOP = 4.45 NAVD N INV = 2.80 NAVD S INV = 2.80 NAVD

EX D-30 NYOPLAST DRAIN BASIN W/12" STANDARD GRATE TOP = 4.57 NAVD N INV = 3.02 NAVD S INV = 3.02 NAVD

EX D-31 NYOPLAST DRAIN BASIN W/12" STANDARD GRATE TOP = 4.48 NAVD N INV = 2.93 NAVD S INV = 2.93 NAVD

EX D-32 NYOPLAST DRAIN BASIN W/12" STANDARD GRATE TOP = 4.42 NAVD S INV = 3.07 NAVD

EX D-33 ADS IN LINE DRAIN W/12" STANDARD GRATE TOP = 4.33 NAVD N INV = 0.53 NAVD

EX D-34 ADS IN LINE DRAIN W/12" STANDARD GRATE TOP = 4.49 NAVD N INV = 0.09 NAVD S INV = 0.09 NAVD

EX D-35 NYLOPLAST DRAIN BASIN W/12" STANDARD GRATE TOP = 4.25 NAVD W INV = 0.50 NAVD

EX D-36 NYLOPLAST DRAIN BASIN W/12" STANDARD GRATE & BAFFLE TOP = 5.00 NAVD S INV = (–)0.40 NAVD

EX D-37 NYLOPLAST DRAIN BASIN W/12" STANDARD GRATE & BAFFLE TOP = 5.57 NAVD N INV = (–)0.93 NAVD

EX D-38 NYOPLAST DRAIN BASIN W/12" STANDARD GRATE TOP = 6.25 NAVD W INV = 4.55 NAVD

EX D-39 NYOPLAST DRAIN BASIN W/12" STANDARD GRATE TOP = 6.24 NAVD E INV = 4.94 NAVD W INV = 4.94 NAVD

EX D-40 NYOPLAST DRAIN BASIN W/12" STANDARD GRATE TOP = 6.23 NAVD E INV = 5.03 NAVD

EX D-41 35 LF 6" TRAFFIC BEARING TRENCH DRAIN TOP = 4.84 NAVD INV = 3.00 NAVD

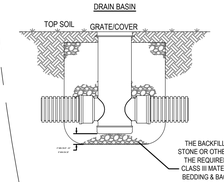
PROPOSED DRAINAGE STRUCTURES

D-1 NYLOPLAST DRAIN BASIN W/12" SOLID CAP & BAFFLE TOP = 4.75 NAVD N INV = 0.72 NAVD SW INV = 0.72 NAVD

D-2 NYLOPLAST DRAIN BASIN W/12" STANDARD GRATE & BAFFLE TOP = 5.00 NAVD NE INV = 0.72 NAVD S INV = 0.72 NAVD

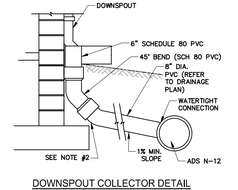
D-3 NYLOPLAST DRAIN BASIN W/12" STANDARD GRATE & BAFFLE TOP = 5.00 NAVD N INV = 0.72 NAVD

DRAINAGE DETAILS



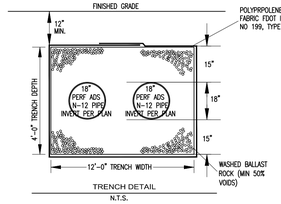
THE BACKFILL MATERIAL SHALL BE CRUSHED STONE OR OTHER GRANULAR MATERIAL MEETING THE REQUIREMENTS OF CLASS I, CLASS II, OR CLASS III MATERIAL AS DEFINED IN ASTM D2321. BEDDING & BACKFILL FOR SURFACE DRAINAGE INLETS SHALL BE PLACED & COMPACTED UNIFORMLY IN ACCORDANCE WITH ASTM D2321.

NYLOPLAST DRAIN WITH STANDARD GRATE
NTS



DOWNSPOUT COLLECTOR DETAIL
NTS

1.PIPE MUST BE SCHEDULE 80 PVC.
2.THE DOWNSPOUT COLLECTOR DRAIN SHALL BE INSTALLED BEFORE THE DOWNSPOUTS ARE INSTALLED ON THE BUILDING. SITEWORK CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WORK TO AND INCLUDING THE RODENT SCREEN. BUILDING CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONNECTION AT THE POINT OF THE RODENT SCREEN.



TRENCH DETAIL
N.T.S.

Signed by:



DocuSigned by:
William Stoddard
0F7A57CA9D3345A...

DRAWING	2600I–SITE
DESIGNED	W.P.S.
DRAWN	K.M.B.
CHECKED	W.P.S.
SCALE	1"=20'
DATE	2/4/2026

MARK	REVISION	DATE

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CERTIFICATION OF AUTHORIZATION NO.: 00008668
1717 INDIAN RIVER BLVD., SUITE 201 VERO BEACH, FLORIDA 32960
TEL 772 / 770-9622 FAX 772 / 770-9496 EMAIL info@sbsengineers.com

SITE PLAN

ALTERATIONS & ADDITIONS TO:
1340 SOUTH OCEAN BOULEVARD
PALM BEACH, FLORIDA

ENGINEER CERTIFICATION
☐ JOSEPH W. SCHULKE FL. REG. NO. 47048
☐ JODAH B. BITTLE FL. REG. NO. 57396
☑ WILLIAM P. STODDARD FL. REG. NO. 57605

DATE: 2/6/2026

SHEET C1

PROJECT NO. 26–001

TOWN OF PALM BEACH

Information for Architectural Commission Meeting on: March 25, 2026

To: Architectural Commission

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

From: Planning, Zoning & Building

Re: ARCS-25-1457 548 N COUNTY RD. The applicants, Nelson and Claudia Peltz (Guillen Construction and Remodeling), have filed an application requesting Architectural Commission review and approval for a new French Door and terrace modification including a new railing.

Date: 3/18/2026

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-25-1457 548 N COUNTY RD. The applicants, Nelson and Claudia Peltz (Guillen Construction and Remodeling), have filed an application requesting Architectural Commission review and approval for a new French Door and terrace modification including a new railing.

Applicants: Nelson and Claudia Pelz
Representative: Guillen Construction and Remodeling & Maura Ziska

HISTORY:
The property at 548 N County Road was constructed circa 1965 with significant remodeling over the years. This oceanfront parcel contains a single-family residence and is associated with the parcel across the street to the west.

This request was initially submitted as an administrative review but referred to the full commission's review.

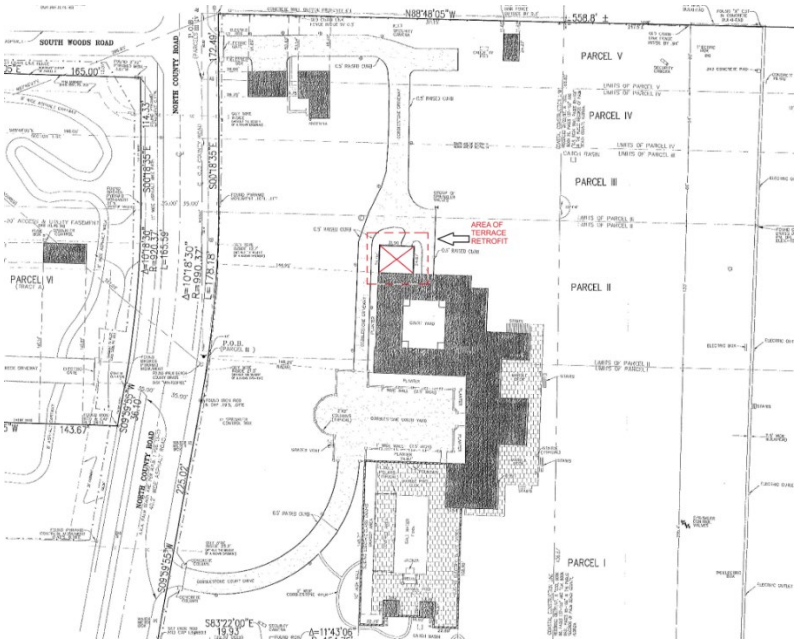
THE PROJECT:
The applicant has submitted exhibits, entitled "Terrace Retrofit Private Residence 548 North County Rd" as prepared by Francis Sirleaf P.E., uploaded February 6, 2026.

The following scope of work is proposed:

- New French Door and terrace railing.

Site Data			
Zoning District	R-AA	**Future Land Use**	Single Family
Lot Size	6.74 Acres	**Lot Width** **Lot Depth**	605'+/- 490'+/-
Neighboring Properties			
North	589 N County Rd | Single Family Residence		
South	535 N County Rd | Single Family Residence		
East	Atlantic Ocean		
West	542 N County Rd | Single Family Residence		

STAFF ANALYSIS
The applicant is seeking approval for a new single French Door leading off a north facing space (closet) on the second floor and the addition of a railing on a currently flat roof to transform the space into a terrace.





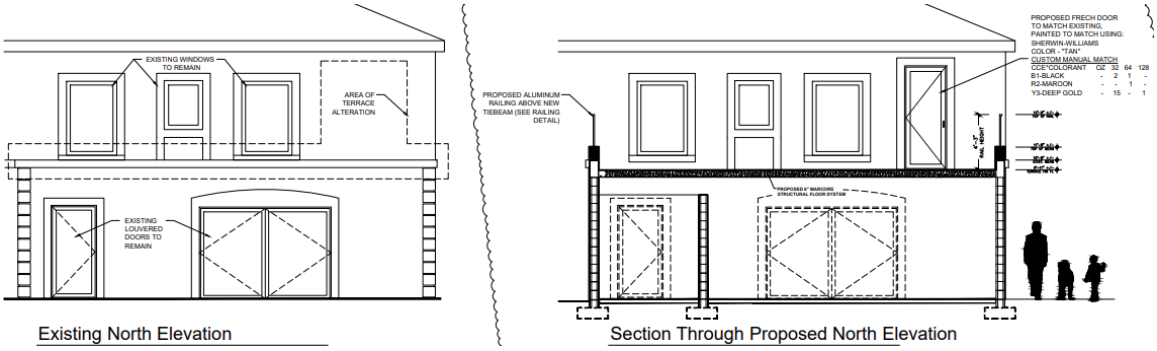
LOCATION OF PROPOSED TERRACE ON SITE





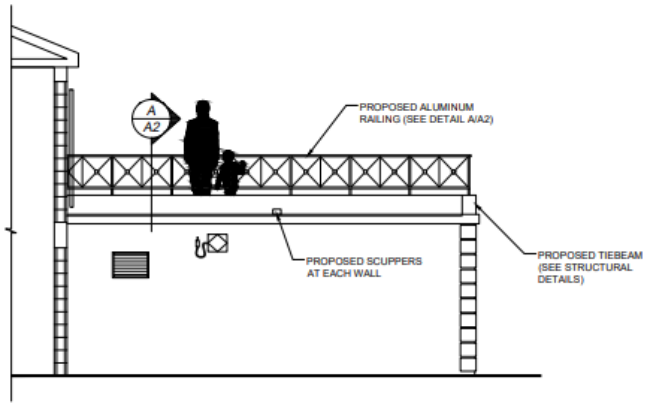
NORTH ELEVATION FACING TERRACE

The proposed railing will be constructed of aluminum and is indicated to match others on the property. The cross pattern will be backed by plexiglass due to the spacing of the cross bars. To activate this space the applicant is proposing to replace the tie beams on the roof below for structural reinforcement and allow a live load above.



Existing North Elevation

Section Through Proposed North Elevation



Proposed East Elevation

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

Guillen Construction & Remodeling LLC

11320 59th St N
West Palm Beach Fl 33411
Cell: 561-215-5029
guillen.crllc@gmail.com
CBC1268481

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

Re: ARCS-25-1457 Terrace alteration
Private residence
548 N. County Rd.
Palm Beach, Fl. 33480

February 6, 2026

LETTER OF INTENT

It is with the intent of the owner, Mr. Nelson Peltz to provide a secure space for outdoor living. The conversion to a second story terrace above the existing single story utility room will be in keeping with the existing residence architecture, design and color. The addition of a proposed door from the bedroom for access to the terrace along with the proposed terrace railing, are in keeping with the existing French doors and existing railings design throughout the residence. The door and railing are also in accord with all Building Code requirements.

It is necessary to construct a sound and safe structure to accommodate the proposed terrace, and structural elements will be in keeping with the original intent of the Architect and design of the residence. In doing so, concrete beams will be constructed, to support the terrace. Also, an exterior north facing wall will be prepared to receive a single French door for access to the terrace. Railings will also be incorporated along the perimeter of the terrace attached to the newly proposed structural beam.

Upon completion, the terrace will provide a space for safe outdoor living, in keeping with the design flow of the original architectural intent of the residence.

It is our hope that the terrace alteration will provide years of enjoyment and continued use, adding quality of life to the owner, value to the residence and splendor to the community.

Cordially,
Guillen Construction & Remodeling LLC

Terrace Retrofit

Private Residence

548 North County Rd.

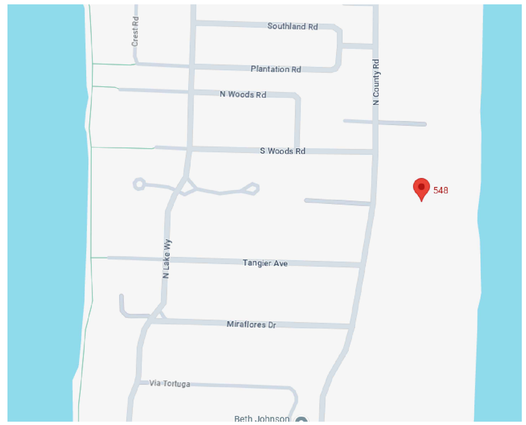
Palm Beach, Fl. 33480

PARCEL CONTROL ID : 50-43-43-11-00-002-0070

Municipality : Town of Palm Beach

Zoning: R-AA—LARGE ESTATE RESIDENTIAL (50-PALM BEACH)

Legal Description : 1/14-43-43, S 114 FT OF GOV LT 2 SEC 11 LYG E OF & ADJ TO N COUNTY RD R/W & NLY 491.4 FT OF GOV LT 1 SEC 14 LYG E OF & ADJ TO N COUNTY RD R/W



NORTH

Vicinity Map

BUILDING CODES

FACILITY DESCRIPTION

TYPE OF ROOF –	Flat
ROOF MATERIAL –	Travertine Limestone over concrete subfloor

BUILDING AND SITE INFORMATION

ZONING –	R1
LAND USE –	SINGLE FAMILY RESIDENTIAL

BUILDING HEIGHT

MEAN ROOF HEIGHT – 10'-8" (1 STORY)

BUILDING AREA TABULATION

TOTAL BUILDING AREA – 736 S.F.

SOIL BEARING CAPACITY

MINIMUM CODE REQUIREMENTS – 2500 PFF
MINIMUM COMPACTION – 98 % Modified Dry Density

TYPE OF CONSTRUCTION

TYPE V-B UNPROTECTED, UNSPRINKLERED

OCCUPANCY CLASSIFICATION & LOAD

CLASSIFICATION –	RESIDENTIAL
IMPORTANCE FACTOR –	(1)

STRUCTURAL LOADS

ROOF LIVE LOADS –	20 P.S.F. REDUCIBLE
COLLATERAL LOAD –	2 P.S.F.
FLOOR LIVE LOADS –	40 P.S.F
ULTIMATE WIND SPEED –	170 M.P.H.
NOMINAL WIND SPEED –	132 mph
BASIC VELOCITY P.S.F. –	57.53 P.S.F. BELOW 30–0" MEAN ROOF HT.

FIRE RESISTANCE OF COMPONENTS

INTERIOR BEARING WALLS –	N/A
EXTERIOR BEARING WALLS –	N/A
COLUMNS AND BEAMS –	N/A
ROOF/CEILING ASSEMBLY –	N/A

PLUMBING REQUIREMENTS

RESIDENTIAL – N/A

	REQUIRED	PROVIDED
TOILET –	1	2
WASHER CONNECTION –	1	1
LAVATORY –	1	2
TUB –	1	2

EGRESS REQUIREMENTS

	REQUIRED	PROVIDED
MINIMUM NUMBER OF EXITS –	1	1
WIDTH OF EGRESS DOOR–	36" HINGED ENTRANCE DOOR	
FIRST FLOOR SLEEPING AREAS –	5 SQ.FT. OF GLASS IN ROOMS W/O DOORS TO THE EXTERIOR	

DESIGN CODE REFERENCE

2023 FBC - Building . 8th Edition
2023 FBC - Residential 8th Edition (FBCR)
2023 FBC - Existing Building 8th Edition (FBCR)

DRAWING INDEX

CVR - BUILDING CODE DATA
SP1 - SITE PLAN
A1 - TERRACE FLOOR PLAN
A2 - ELEVATIONS & DETAILS
D1 - DEMOLITION PLAN
D2 - DEMOLITION DETAILS
S1 - TERRACE CROSS SECTION
S2 - STRUCTURAL DETAILS
E1-2 - EXISTING PHOTOS

Scope of Work

1. Existing two story CBS/ stucco residence
2. The retrofit of existing utility room roof
3. The retrofit to a new 2nd story terrace
4. The addition of single egress door

Area Calculations

Code Description	S/F
Finished Open Porch	1997
Finished Garage	2186
Finished Carport	230
Base Area	8214
Unfinished Storage	2100
Semi Finished Base Area	8427
Unfinished Open Porch	1190
Finished Upper Story	8648
Finished Storage	9999
Finished Storage	2175
Total Square Footage	45166
Area Under Air	25289
Total Square Footage	45166
Utility Room/Terrace	736

45,166 / 100% = 451.66
451.66 = 1%
736 / 451.66 = 1.6%

Utility Roof/New Terrace Area 736(1.6%)

City Digital Approval Stamp

CLIENT NAME AND ADDRESS:
Private Residence
548 NORTH COUNTY RD.
PALM BEACH, FL. 33480

New Construction
New Terrace

Francis Sirleaf P.E.
Lic # 66765
4901 Kinsey Drive Apt. 226
Tyler TX., 75703
561-308-9027
francissirleaf@bellsouth.net

JOB NUMBER	2025-09
DATE	09-15-25
DRAWN BY	LRC
CHECKED BY	FS

REVISIONS

Date	#	REMARKS

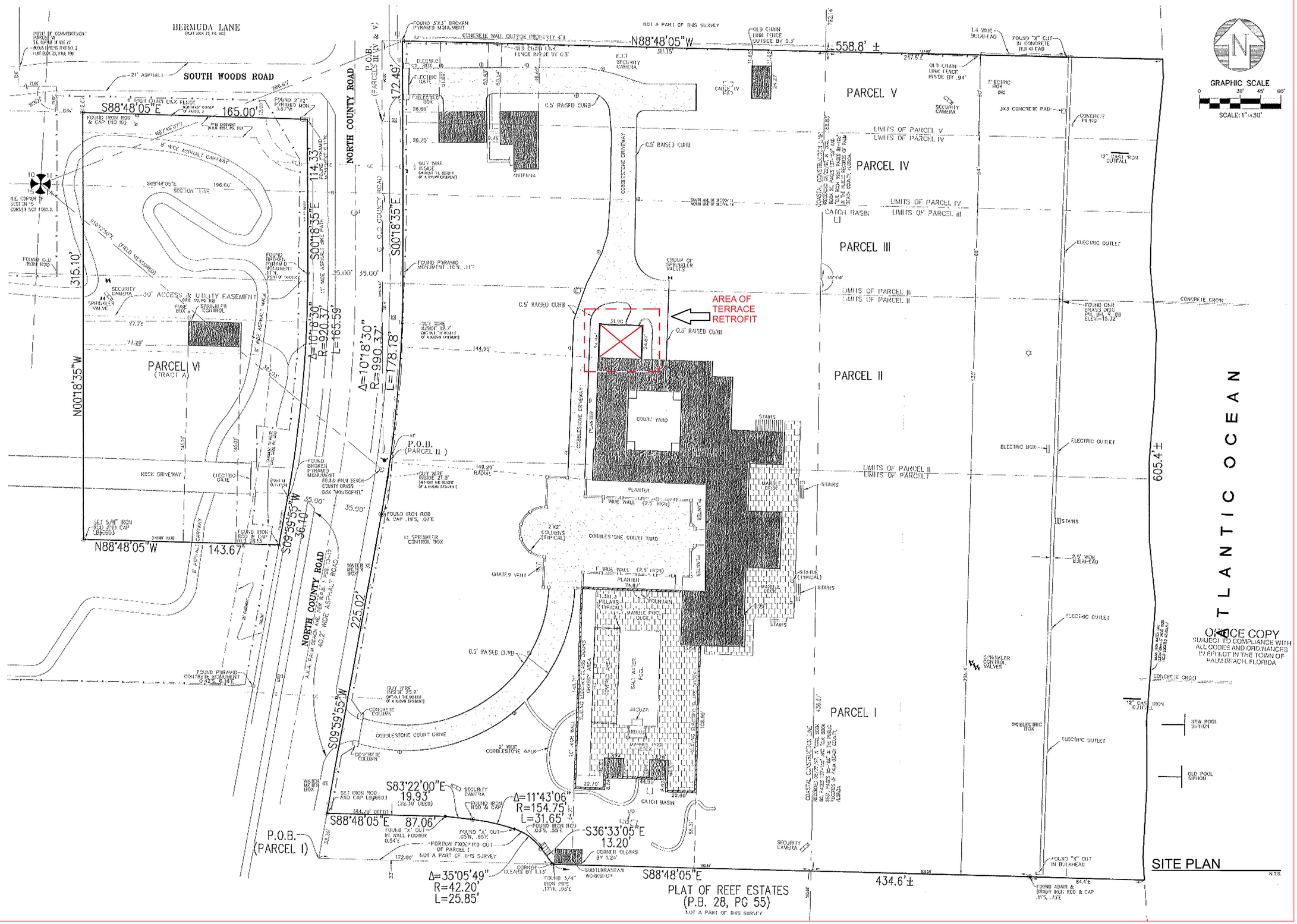
SHEET

CVR

OF

COVER SHEET

FRANCIS R. A. SIRLEAF LICENSE No. 66765 STATE OF FLORIDA PROFESSIONAL ENGINEER



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SP-1

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COVER SHEET

FRANCIS R. A. SIRLEAF LICENSE No. 66765 STATE OF FLORIDA PROFESSIONAL ENGINEER

ORIGINAL COPY SUBJECT TO COMPLIANCE WITH ALL CODES AND ORDINANCES IN EFFECT IN THE TOWN OF PALM BEACH, FLORIDA

DEMOLITION NOTES

1. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE DISCONNECTION OF ALL ELECTRICAL, WATER, GAS OR ANY OTHER UTILITY SERVICES PRIOR TO THE COMMENCEMENT OF WORK.

2. GENERAL CONTRACTOR SHALL HAVE ALL STRUCTURAL SHORING IN PLACE AND INSPECTED PRIOR TO THE REMOVAL OF ANY STRUCTURAL ELEMENTS. EXISTING FRAMING, INCLUDING FLOORS,WALLS, AND ROOF FRAMING SHALL BE SHORED PRIOR TO ANY DEMOLITION. MASONRY SHALL BE DEMOLISHED IN SMALL SECTIONS, AND SHORES SHALL BE USED WHERE NECESSARY TO AVOID DAMAGE TO THE STRUCTURE. SHORING AND BRACING SHALL BE THE SOLE RESPONSIBILITYOF THE CONTRACTOR AND HIS/HER PROFESSIONAL ENGINEER.

3. THE CONTRACTOR SHALL WALK THROUGH WITH THE OWNER OR THE ARCHITECT AND TAG ALL ITEMS THAT WILL BE SALVAGED. ITEMS TO BE REMOVED AND SHALL BE STORED WHERE FOR REUSE OR DISTRIBUTION.

4. THE GENERAL CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND BECOME FAMILIAR WITH THE SCOPE OF THE PROJECT AND VERIFY DIMENSIONS AND CONDITIONS AT THE JOB SITE PRIOR TO COMMENCING ANY WORK. ALL DIMENSIONS ARE AS INDICATED, DO NOT SCALE DRAWINGS. ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT.

5. THE GENERAL CONTRACTOR SHALL REMOVE ALL PLUMBING, ELECTRICAL, GAS, MECHANICAL DEVICES AND RELATED EQUIPMENT AS NECESSARY

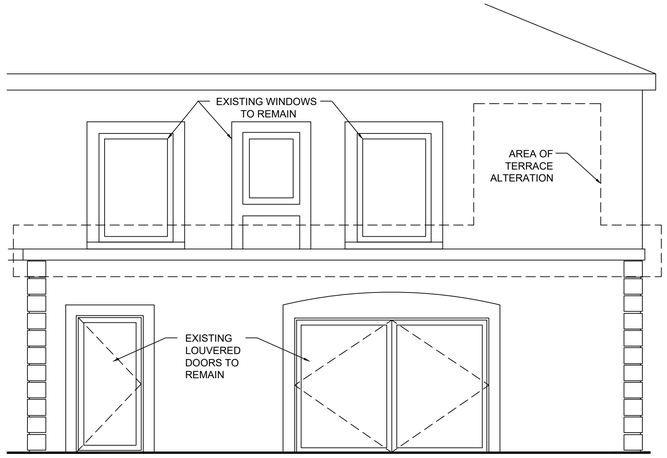
6. THE GENERAL CONTRACTOR WILL PROVIDE PROTECTION AND CONDUCT DEMOLITION OPERATIONS IN SUCH A MANNER TO PREVENT INJURY OR DAMAGE TO PERSONS OR PROPERTY. HE SHALL MITIGATE THE AMMOUNT OF DUST RESULTING FROM DEMOLITION AND RESULTING WORK, LEAVING THE JOB SITE DAILY IN A CLEAN AND ACCEPTABLE MANNER.

7. THE CONTRACTOR SHALL PROTECT ALL EXISTING MATERIALS (THAT ARE TO REMAIN) SUCH AS, EXISTING FINISHES, EQUIPMENT, TREES, UTILITY LINES, ETC. AND REPAIR OR REPLACE THESE DAMAGED ITEMS WHEN NECESSARY IF DAMAGED BY HIM OR HIS SUBCONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.

8. THE CONTRACTOR SHALL REMOVE ALL EXISTING CONSTRUCTION AS INDICATED FOR THE REMODELING WORK INCLUDING BUT NOT LIMITED TO PARTITIONS, DOORS, HARDWARE, CEILING SYSTEM, ELECTRICAL, PLUMBING, FLOOR MATERIAL, ETC.

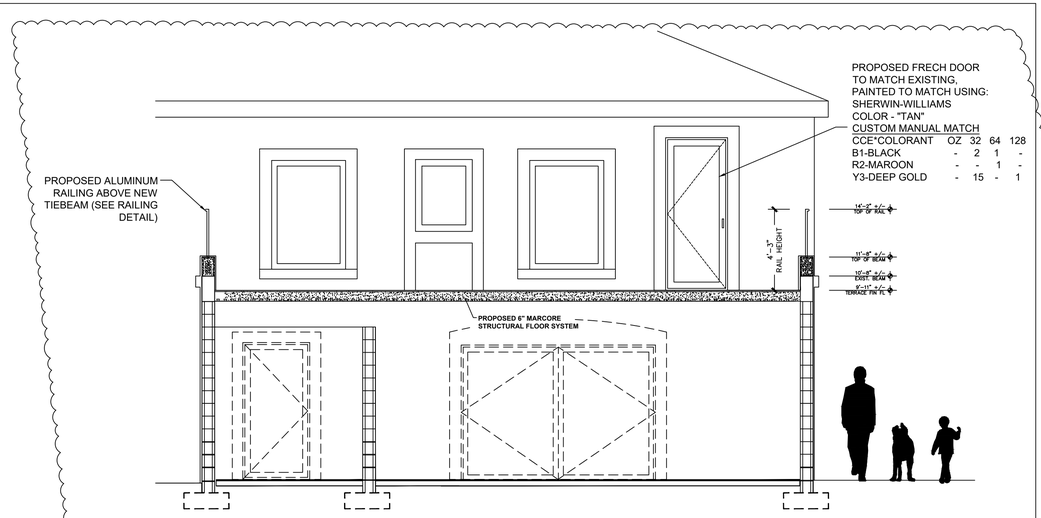
9. THE EXISTING BUILDING ENVELOPE SHALL BE MAINTAINED IN WATER TIGHT CONDITION AT All TIMES THROUGHOUT ALL PHASES OF CONSTRUCTION.

10. DEMOLITION WORK SHALL BE EXECUTED IN CONFORMANCE WITH ALL CODES AND ORDINANCES AS SET FORTH BY ALL GOVERNING AUTHORITIES, INCLUDING NFPA 241.



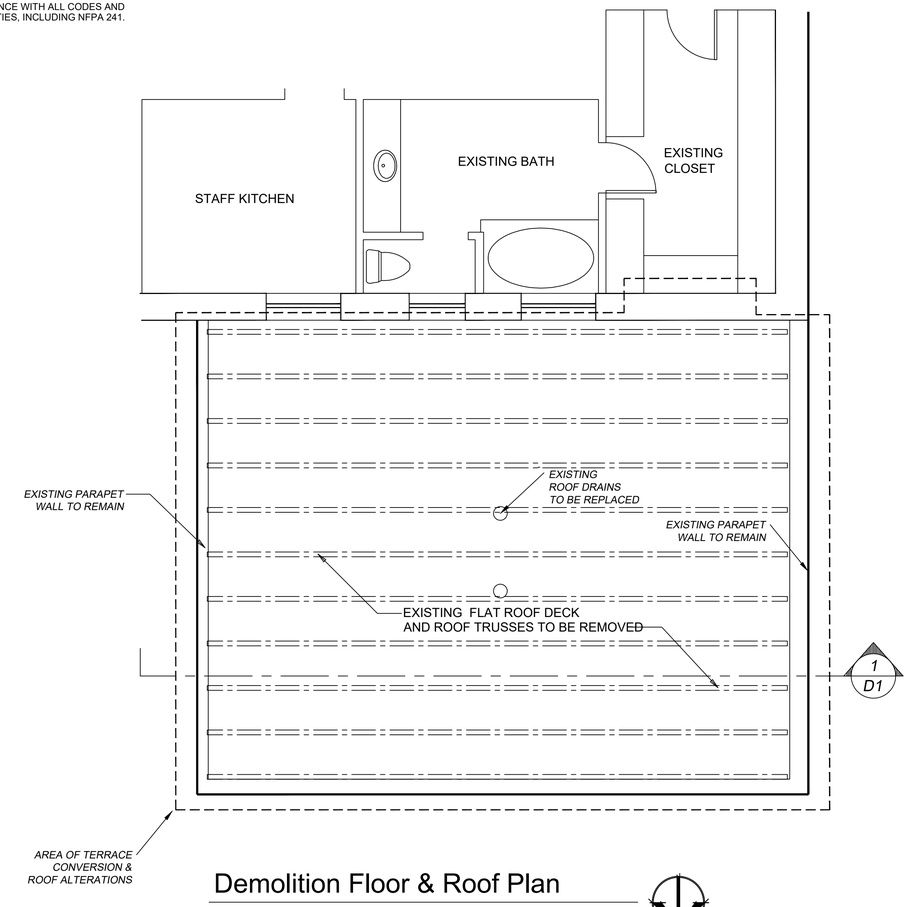
Existing North Elevation

Scale 1/4" = 1'-0"



Section Through Proposed North Elevation

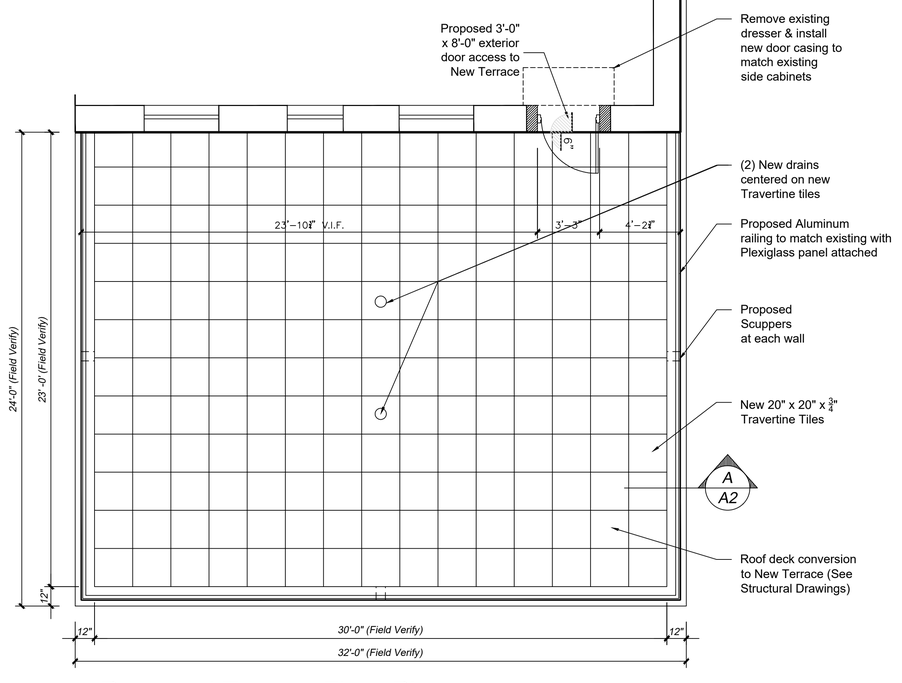
Scale 1/4" = 1'-0"



Demolition Floor & Roof Plan

Scale 1/4" = 1'-0"

NORTH



Proposed Terrace Floor Plan

Scale 1/4" = 1'-0"

NORTH

City Digital Approval Stamp

CLIENT NAME AND ADDRESS:

PRIVATE RESIDENCE

548 NORTH COUNTY RD.
PALM BEACH, FL. 33480

Lighting for New Cabinets (Cabinets by Others)

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561-308-9027
francissirleaf@bellsouth.net

JOB NUMBER	2025-09
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DRAWN BY	LRC
CHECKED BY	FS

REVISIONS

Date	#	REMARKS
110425	1	ARCOM REV.

SHEET

A1

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Architectural

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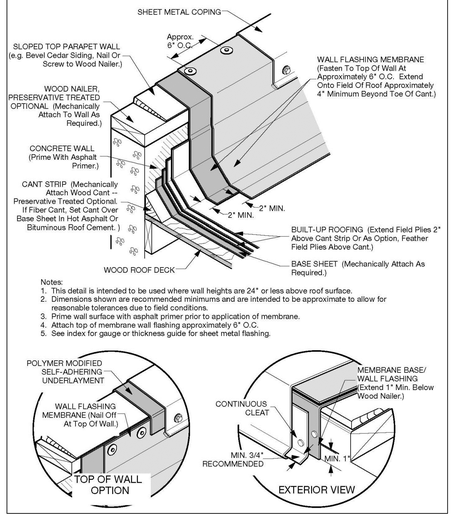
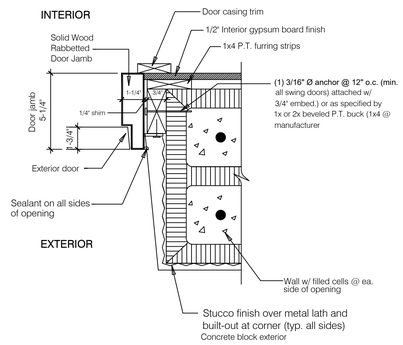
LOW CONCRETE PARAPET WALL FLASHING — BUR-7



Notes:
1. This detail is intended to be used where wall heights are 24" or less above roof surface.
2. Dimensions shown are recommended minimums and are intended to be approximate to allow for reasonable tolerances due to field conditions.
3. Prime wall surface with asphalt primer prior to application of membrane.
4. Attach top of membrane wall flashing approximately 6" O.C.
5. See index for gauge or thickness guide for sheet metal flashing.

FLASHING DETAIL

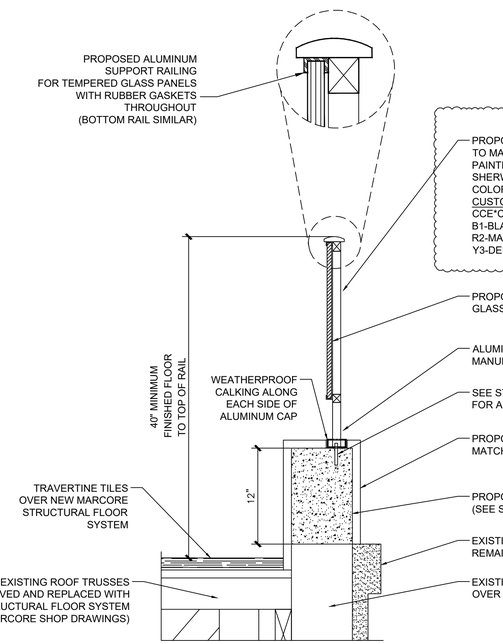
Scale 1" = 1'-0"



PROVIDE WINDOW FLASHING CONSISTING OF WINDOWSEAL™40 OR EQUAL. WINDOWSEAL™40 IS A 40 MIL SELF-ADHERING, SELF-SEALING CONSTRUCTION TAPE CONSISTING OF RUBBERIZED ASPHALT WATERPROOFING COATING, LAMINATED TO AN EXTRA HIGH STRENGTH POLYETHYLENE FILM BACKING

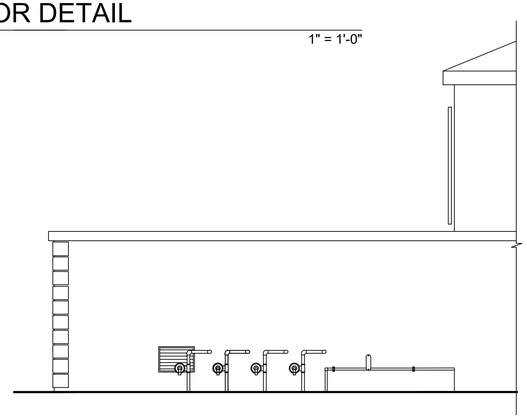
DOOR DETAIL

Scale 1" = 1'-0"



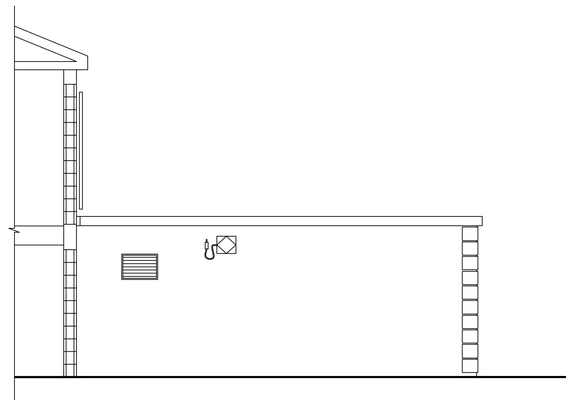
Handrailing Detail "A"

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



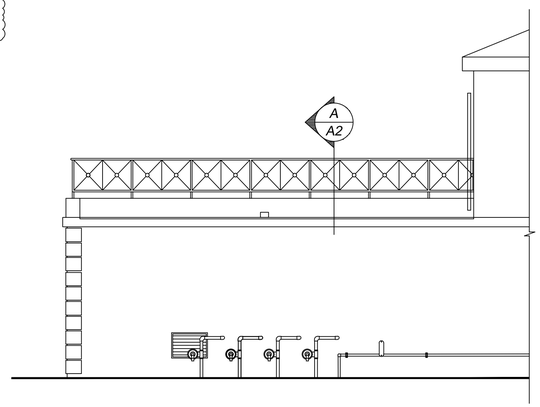
Existing West Elevation

Scale 1/4" = 1'-0"



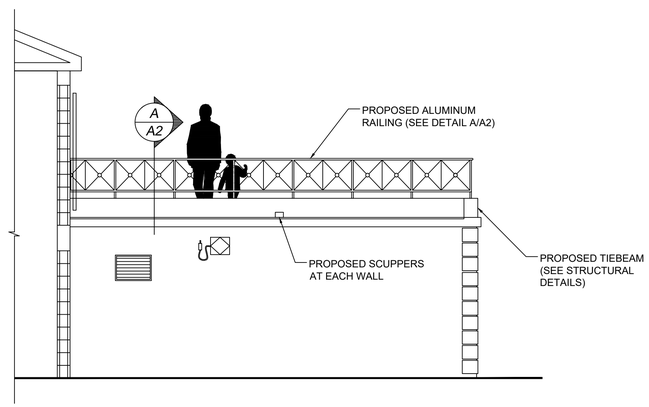
Existing East Elevation

Scale 1/4" = 1'-0"



Proposed West Elevation

Scale 1/4" = 1'-0"



Proposed East Elevation

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REVISIONS

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110425	1	ARCOM REV.

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A2
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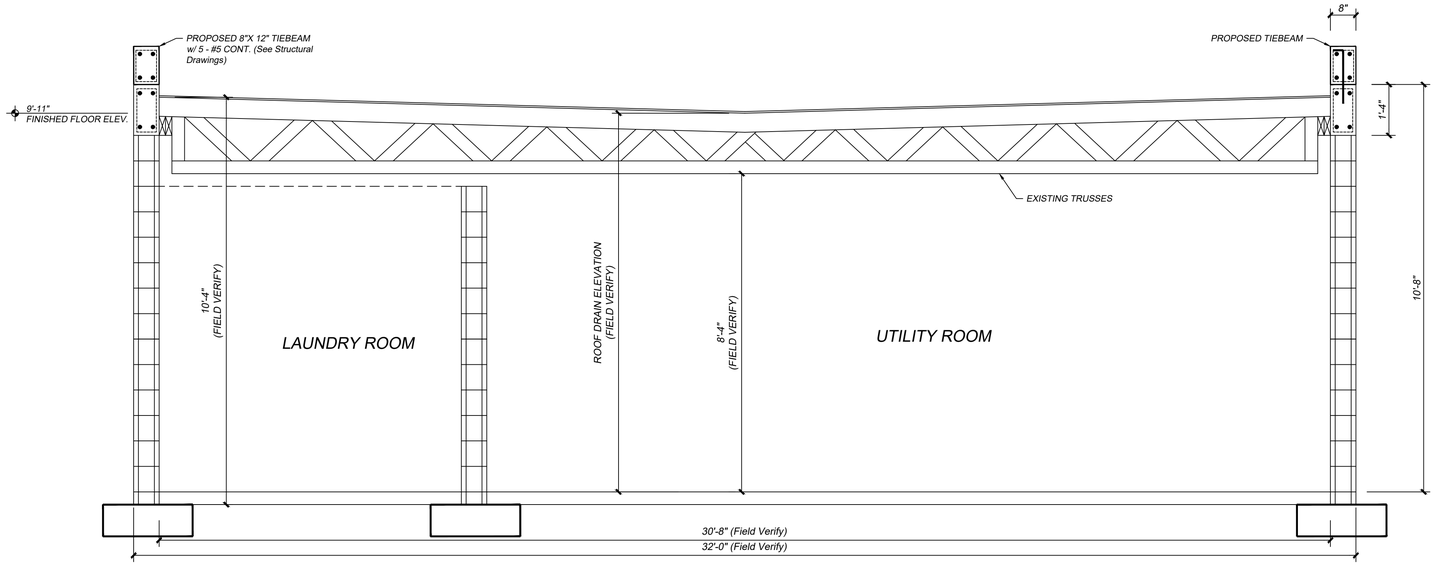
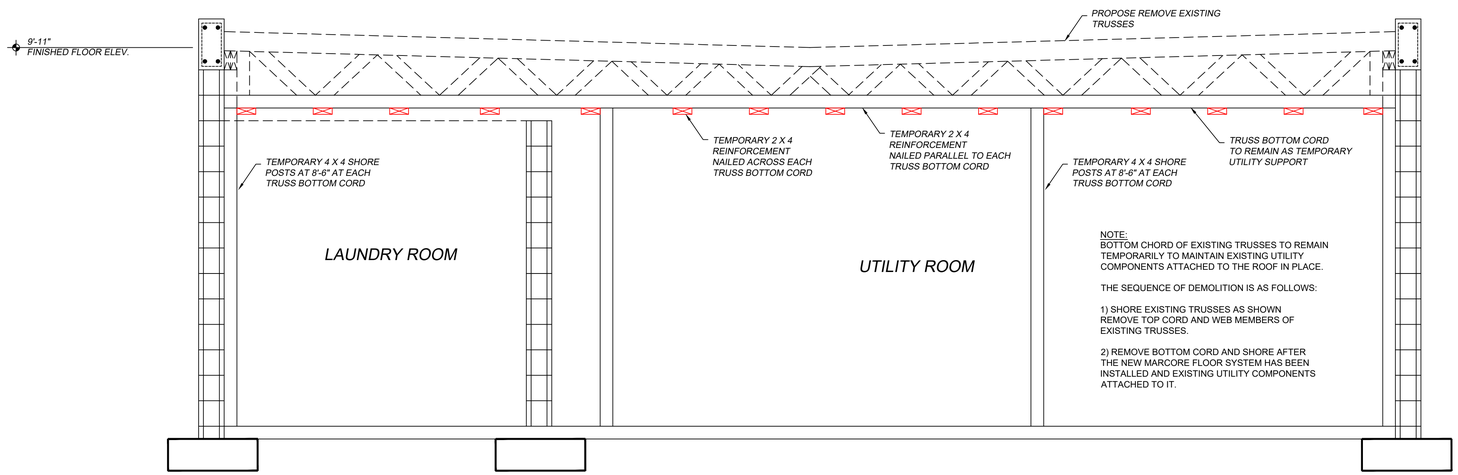


Existing Utility Room

Scale 1/4" = 1'-0"



1 / D1 Proposed Truss Demolition

Scale 1/4" = 1'-0"

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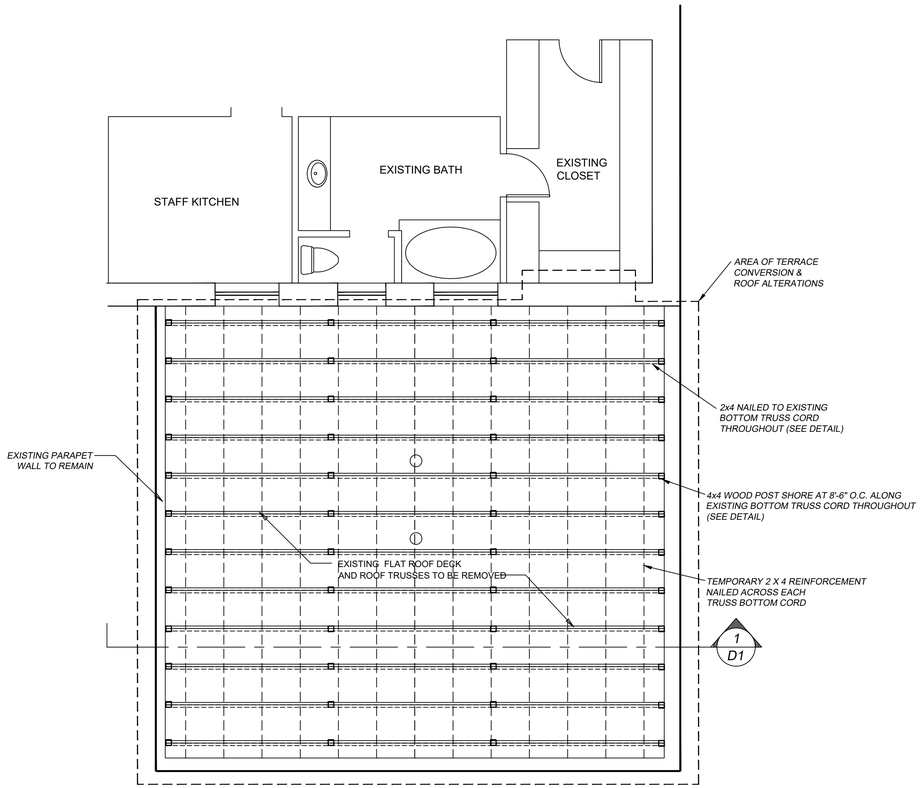
SHEET

D1

OF

Demolition

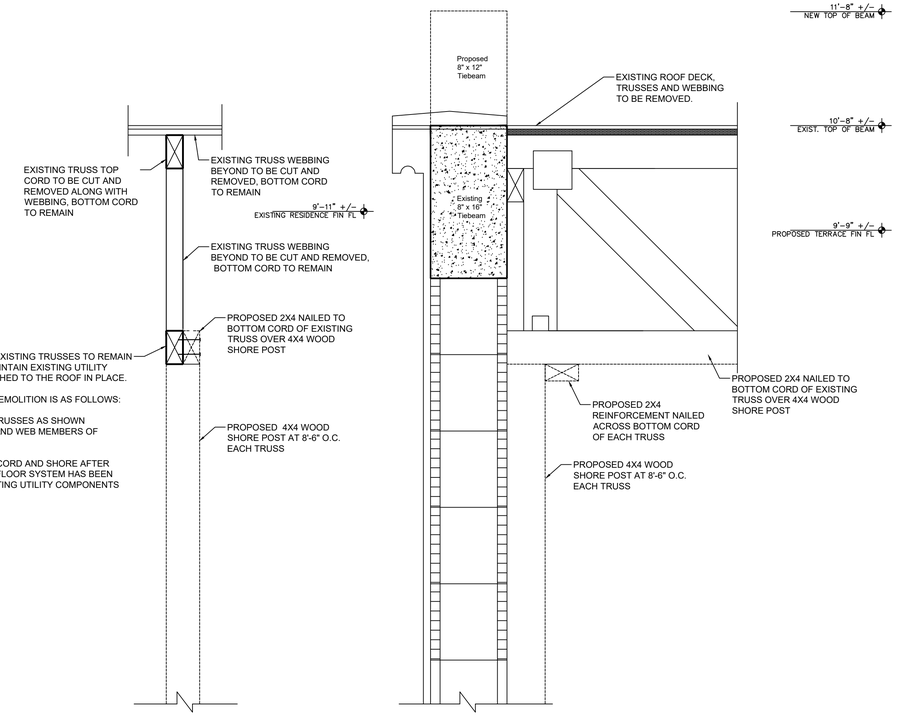
FRANCIS R. A. SIRLEAF
LICENSE
No. 66765
STATE OF
FLORIDA
PROFESSIONAL ENGINEER



Roof Truss Demolition Plan

Scale N.T.S.

NORTH



Roof Truss Demolition Detail

Scale N.T.S.

City Digital Approval Stamp

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SHEET

D2

OF

Demolition

FRANCIS R. A. SIRLEAF LICENSE No. 66765 STATE OF FLORIDA PROFESSIONAL ENGINEER

STRUCTURAL NOTES

CODES AND STANDARDS

Wind loads as per Florida Building Code, 2023 8th Edition and

ANSI/ASCE 7-22
Wind Speed=170 MPH (3 Second Gust)
Structure Type= II
Exposure = D
Kd= 0.85
Internal Pressure Coefficient= +/- 0.18

Components & Cladding Design Wind Pressures (Working Stress):
Walls: Zone 4 = +48 PSF, -52 PSF
Zone 5 = +48 PSF, -61 PSF

Roof: Zone 1 = +44 PSF, -79 PSF
Zone 2 = +44 PSF, -74 PSF
Zone 3 = +44 PSF, -90 PSF

All openings below 60'-0" to be protected from impact of wind-bourne debris

The project was designed in accordance with the building code requirements for reinforced concrete (ACI 318-19 Edition). (American Institute of Steel Construction) AISC ASD 2017 Edition. Building Code Requirements and Specifications for Masonry Structures, TMS 402-16. Building Code Requirements and National Design Specifications for Wood Construction (ANSI/NFoPA NDS-2018).

SECTION AND DETAILS

All details, sections and notes shown on the drawings are intended to be typical and shall apply to similar situations elsewhere unless otherwise noted.

FOUNDATION

Bottom of footings to bear on soil capable of safely supporting 2,500 psf.

CONCRETE

Concrete shall be ready mix and have a minimum compressive strength of 4,000 PSI for footings and slabs on grade and 4,000 PSI for beams, columns at 28 days. All concrete work shall comply with the requirements of the ACI Building Code (ACI 318-19 Edition), the ACI Detailing Manual (ACI 315/Latest Edition), and the specifications for structural concrete for buildings (ACI 301/Latest Edition). Concrete cover for reinforcing steel shall be as required by the latest ACI specifications. Welded wire fabric shall comply with ASTM A-185, unless otherwise specified. Place fabric 2" clear from top of the slab in slab on grade Lap all WWF a minimum of 6 inches unless otherwise noted. All reinforcing steel shall be manufactured from high strength billet steel conforming to ASTM Designation A-615 Grade 60. Lap all bars minimum 48 diameters unless otherwise noted on drawings. All hooks shown in reinforcement shall be ACI recommended hooks unless otherwise noted.

TIMBER

Structural timber to be Southern Pine #2 (minimum) stress grade lumber or approved equal. The minimum allowance properties are as follows:

Fb = 1,150 PSI Fv = 90 PSI E = 1,600,000 PSI

and pressure treated for use against concrete and masonry.

All timber and timber construction shall comply with specifications and codes as specified below:

American Institute of Timber Construction, Timber Construction Manual; National Forest Products Association, National Design Specification for Wood Construction; American Plywood Association, Plywood Design Specification; American Wood Preservers Association Standards; National Lumber Manufacturers Association, National Design Specification for Stress Grade Lumber and its Fastenings.

All timber connections are to be made using prefebricated connectors. Toe nailing will not be permitted. Submit manufacturer's date for approval. Fasteners to be as manufactured by USP or Simpson.

STRUCTURAL STEEL

All structural steel shall be fabricated and erected in accordance with the AISC ASD 2017 Edition code. Structural steel shall conform to ASTM Specification A36/50. All steel tubing shall conform to ASTM Specification A-500 Grade B (FY=46KSI). All steel to have a shop coat of rust inhibitive paint. All shop and field welding shall be performed by welders qualified, as described in "American Welding Society's Standard Qualification Procedure" (ASW D1.1), to perform the type of work required.

MASONRY

This project is designed as engineered unit masonry. Structural design shall be in accordance with TMS 402-16 building code requirements for masonry structures and the commentary on building code requirements for masonry structures.

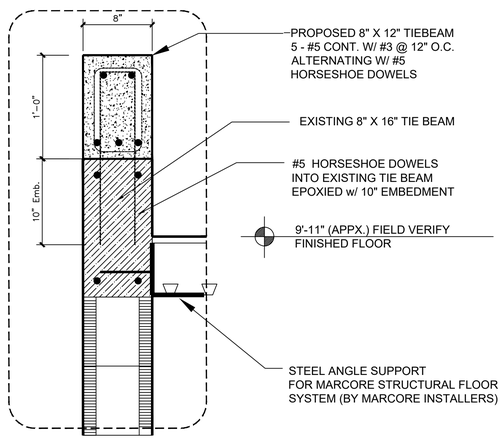
Masonry units shall be ASTM C-90 Type II with minimum compressive strength of 2,000 psi on net area of individual units. All CMU shall be laid in a full bed of mortar in running bond U.N.O. All reinforcing steel shall be manufactured from high strength billet steel conforming to ASTM Designation A-615 Grade 60.

All mortar shall be Type S in accordance with ASTM Specification C-270 with a minimum compressive strength of 2,000 PSI at 28 days. No testing for mortar strength is required for this project.

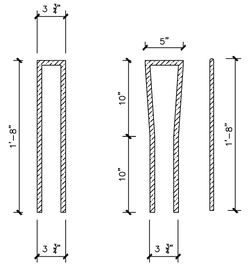
Grout shall be a high slump mix (8"-11") in accordance with ASTM Specification C-476 having a minimum compressive strength of 3,000 PSI. No testing for grout strength is required for this project.

Provide 9 gauge horizontal joint reinforcement (ladder type only) at every second course for all exterior walls.

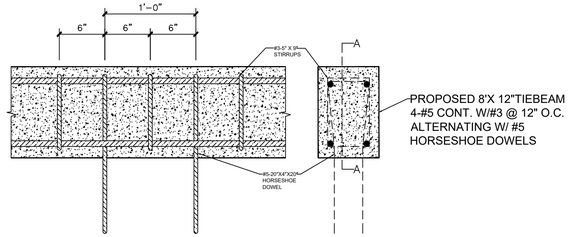
All concrete masonry bearing and shear walls must be inspected by a qualified engineer just prior pouring of the foundation, 1st and 2nd floor tiebeam. Construction shall be in accordance with the "Specification for the Design and Construction of Load Bearing Concrete Masonry" published by National Concrete Masonry Association.



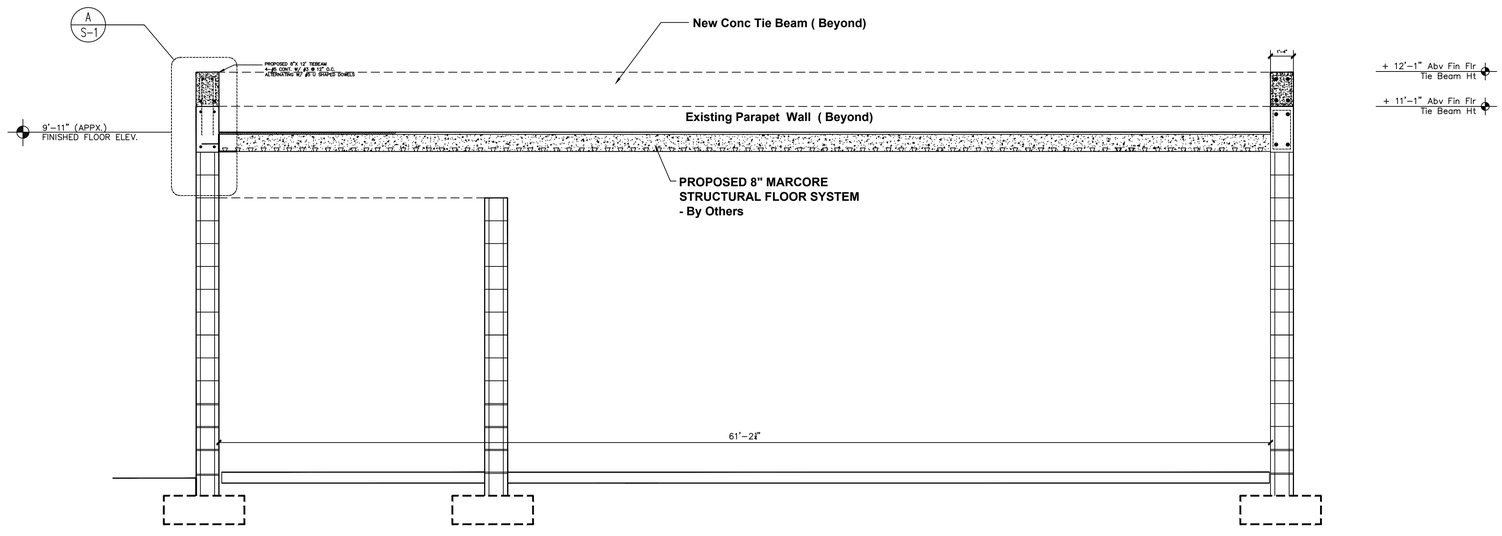
A S-1 Tiebeam Detail



HORSESHOE DOWEL DETAIL



SECTION A-A



EXISTING UTILITY ROOM
SECTION "A"

City Digital Approval Stamp

CLIENT NAME AND ADDRESS:
Private Residence
548 NORTH COUNTY RD.
PALM BEACH, FL. 33480

New Construction
New Terrace

Francis Sirleaf P.E.
Lic # 66765
4901 Kinsey Drive Apt. 226
Tyler TX., 75703
561-308-9027
francissirleaf@bellsouth.net

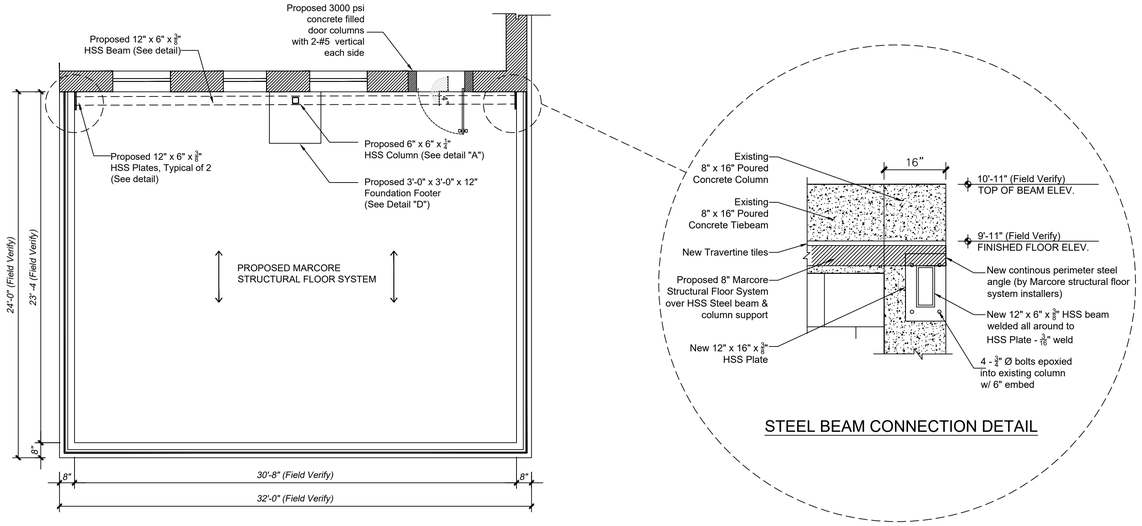
JOB NUMBER	2025-09
DATE	09-15-25
DRAWN BY	LRC
CHECKED BY	FS

REVISIONS

Date	#	REMARKS

SHEET
S1
OF
Structural

FRANCIS R. A. SIRLEAF LICENSE No. 66765 STATE OF FLORIDA PROFESSIONAL ENGINEER

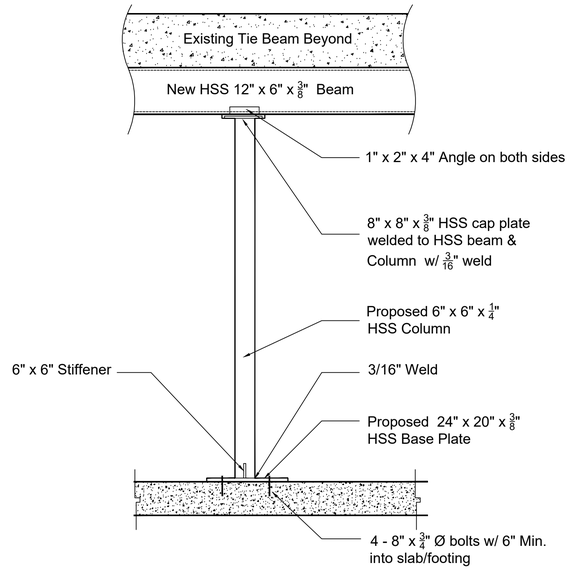


STEEL BEAM CONNECTION DETAIL

Proposed Beam & Column Plan

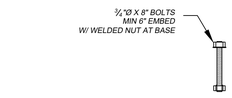
Scale 1/4" = 1'-0"

NORTH

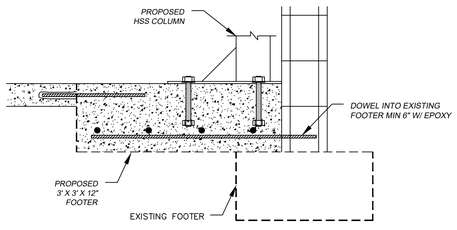


Proposed HSS Column Detail "A"

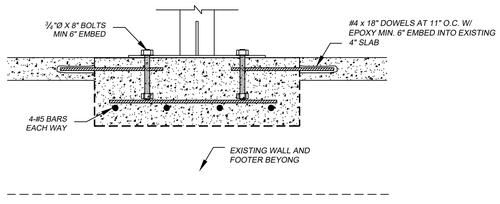
Scale

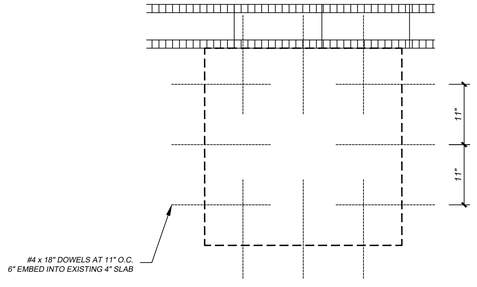


Anchor Bolt with Welded Nut
DETAIL "E"

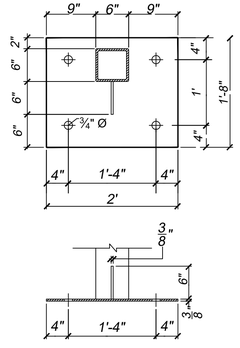


HSS COLUMN FOOTER
DETAIL "D"





PROPOSED FOOTER DOWEL
DETAIL "B"



HSS COLUMN BASE PLATE
DETAIL "C"

City Digital Approval Stamp

CLIENT NAME AND ADDRESS:
Private Residence
548 NORTH COUNTY RD.
PALM BEACH, FL. 33480

New Construction
New Terrace

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JOB NUMBER	2025-09
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REVISIONS

Date	#	REMARKS

SHEET
S2
OF
STRUCTURAL

FRANCIS R. A. SIRLEAF LICENSE No. 66765 STATE OF FLORIDA PROFESSIONAL ENGINEER





KOCHMAN & ZISKA PLC

548 N. COUNTY ROAD
PALM BEACH, FL
33480

ARCS-25-1457

SECOND SUBMITTAL
2/9/2026

DATE
2/6/2026

Existing Photos

AS NOTED

SHEET No.

E-1





KOCHMAN & ZISKA PLC

548 N. COUNTY ROAD
PALM BEACH, FL
33480

ARCS-25-1457

SECOND SUBMITTAL
2/9/2026

DATE
2/6/2026

Existing Photos

AS NOTED

SHEET No.

E-2

TOWN OF PALM BEACH

Information for Architectural Commission Meeting on: March 25, 2026

To: Architectural Commission

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

From: Planning, Zoning & Building

Re: ARCS-25-1529 248 SANDPIPER DR. The applicant, Double US Inc (Gunster Representative, Vertesch Landscape Architecture), has filed an application requesting Architectural Commission review and approval for the replacement of a Ficus hedge with a Podocarpus hedge along the west property line.

Date: 3/18/2026

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-25-1529 248 SANDPIPER DRIVE. The applicant, Double US Inc (Gunster Representative, Vertesch Landscape Architecture), has filed an application requesting Architectural Commission review and approval for the replacement of a Ficus hedge with a Podocarpus hedge along the west property line.

Applicants: Double US Ince
Representative: Gunster legal & Vertesch Landscape design

HISTORY:

The property at 248 Sandpiper Drive was constructed circa 2009 and has had minimal architectural changes since then. In 2025, the single-family house to the west (250 Sandpiper drive) was constructed, which abuts this property and the proposed hedge area.

This request was initially submitted as an administrative review but referred to the full commission's review.

THE PROJECT:

The applicant has submitted exhibits, entitled "Terrace Retrofit Private Residence 548 North County Rd" as prepared by Francis Sirleaf P.E., uploaded February 6, 2026.

The following scope of work is proposed:

- New French Door and terrace railing.

Site Data			
Zoning District	R-B	**Future Land Use**	Single Family
Lot Size	.29 Acres	**Lot Width** **Lot Depth**	605'+/- 490'+/-
Neighboring Properties			
North	249/233 Sandpiper Drive | Single Family Residences		
South	249 Tradewind Drive | Single Family Residence		
East	240 Sandpiper Drive | Single Family Residence		
West	250 Sandpiper Drive | Single Family Residence		

STAFF ANALYSIS

The applicant is seeking approval for the installation of a new 5-6' high podocarpus hedge along their west (side) property line. The hedge will be offset approximately 18-24" from a new CBS wall separating this property from its neighbor. The applicant removed a Ficus hedge without Town approval (typically captured as an administrative ARCOM application). The neighbor to the west has requested that the new hedge match the height of the removed hedge.

The change in landscape material is de minimis enough to not trigger compliance with the landscape open space requirements, but it should be noted that the existing and proposed landscape open space is 37%, while 45% is required. The change in material from Ficus to Podocarpus is a desirable modification.



CURRENT CONDITION – HEDGE REMOVED



PROPOSED CONDITION – HEDGE INSTALLED

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

VERTESCH LANDSCAPE ARCHITECTURE

January 20, 2026

RE: 248 Sandpiper Drive Letter of Intent (ARCS-25-1529)

First Submittal

We are requesting ARCOM approval for a proposed hedge on the west property line of 248 Sandpiper Drive. The owners of the parcel removed a dead Ficus hedge without first obtaining approval from the town and have been cited by Code Enforcement.

The owners hedge declined past the point of viability after the installation of a new site wall on the property to the west of their property, 250 Sandpiper Drive. The installation of the neighboring wall and wall footer required extensive trimming to the foliage and root zone of the hedge.

The neighbor installed Green Buttonwood Trees on their side of the wall, which further caused decline in the Ficus hedge as the adjacent trees captured light that had previously been available to the hedge. The trees planted by the neighbor, intended to visually buffer the properties, have been slow to fill in, which is also probably due to the close proximity of the previously removed hedge to the trees. Both plants were fighting for the same resources.

The addition of the proposed hedge on the west property line is the only work proposed for this submittal. The owners proposed to plant a 5 to 6' tall Podocarpus macrophyllus 'Maki' hedge in place of the previously removed Ficus hedge. As the trees planted by the neighbor have failed to fill in as intended, or presented to ARCOM, the owners would prefer to plant a lower hedge that will allow the neighbors trees to fill in as their Podocarpus hedge grows taller.

In addition to allowing the neighboring trees to get more light by starting with a 5 to 6' podocarpus and allowing them to grow, the new hedge foliage will be offset from the wall 18 to 24" as there is gap between the property line and the neighboring wall. Podocarpus is a plant that has a growth habit that allows for narrow hedges, which will further help alleviate the competition between the hedge and the trees on the adjacent lot.

The proposed hedge meets all the applicable subsections of Sec. 18-205. The addition of the hedge will enhance the property and conforms to quality design standards typical of the town. The proposed hedge will have no negative impacts on the surrounding neighborhood.

If there are any questions, or if I can provide any additional information, please contact me.

Brian Vertesch

T: 561.316.6232
E: hello@VerteschLA.com

6430 Robinson Street
Jupiter, FL 33456

NY Lic : 002927
FL Lic : LA66666691

Project Description: Addition of new podocarpus hedge at west property line.
No other work proposed.

PROJECT TO BE PRESENTED TO ARCOM ON MARCH 25, 2026

Brian Vertesch

Digitally signed by Brian Vertesch
Date: 2026.03.05 19:29:31 -05'00'

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:**	248 Sandpiper Drive		
2	**Lot Area (sq. ft.):**	12,200 sf		
3		REQUIRED	EXISTING	PROPOSED
4	Landscape Open Space (LOS) (Sq Ft and %)	5,490 (45%)	4,501 (37%)	4,501 (37%), no change
5	LOS to be altered (Sq FT and %)	N/A	N/A	387 (8.60%)
6	Perimeter LOS (Sq Ft and %)	2,745 (50%)	2,597 (47.30%)	2,597 (47.30%), no change
7	Front Yard LOS (Sq Ft and %)	1,098 (40%)	1,813 (66.05%)	1,813 (66.05%), no change
8	Native Trees %	30% (# of trees)	N/A	N/A, none added
9	Native Shrubs & Vines %	30% (# of shrubs & vines)	N/A	0%, below 50% modification
10	Native Groundcover %	30% (groundcover area)	N/A	N/A, none added

To determine qualifying native vegetation use either:

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

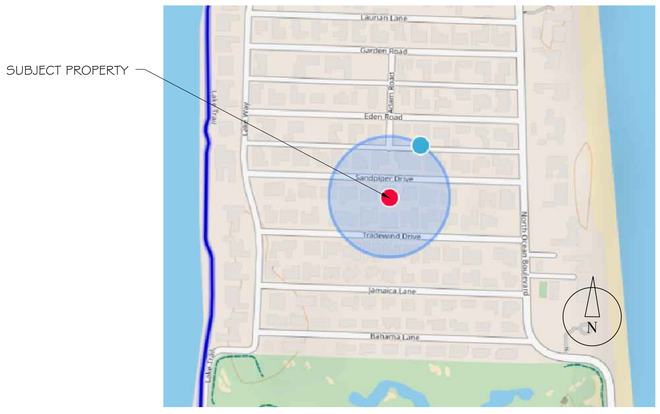
OR

the Florida Native Plant Society Native Plants for Your Area List

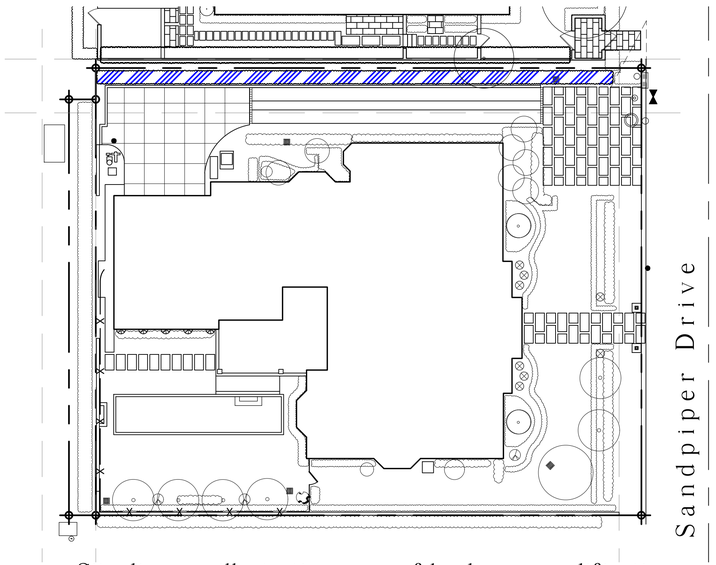
Note: Modificaiton of >50% of existing landscape/greenscape are subject to minimum native plant requirements and must submit a landscape and irrigation plan for review.

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*



Location Map



Site diagram illustrating areas of landscape modification

Color denotes areas of landscape modification

Sheet List:

L0.0 Title Sheet/Zoning Information
L0.1 Vicinity Location Map
L0.2 Location Plan
L0.3A Existing Photographs Project Site
L0.3B Existing Photographs Project Site
L0.4A Existing Photographs Neighborhood
L0.5 Existing/Proposed Site Plans
OS1 Openspace Diagram
EP1 Existing Conditions / Tree Survey/Disposition
L1.1 Planting Plan
IL1.1 Elevations
IL1.2 Elevations
EP1.0 Additional Photographs of Adjacent Property

Safety is a Priority - always Call Before You Dig

811

Know what's below. Call before you dig.

ARCS-25-1529 / FINAL SUBMITTAL

Shenkman Residence

248 Sandpiper Drive, Palm Beach, Florida

N

VERTESCH LANDSCAPE ARCHITECTURE
6430 Robinson Street, Jupiter, FL 33458
Telephone: 561-316-6232 Email: hello@VerteschLA.com
FL LIC#. LA6666691 NY LIC: 002927

DATE:

1. 01/07/2026 Pre Application Submission
2. 01/20/2026 First Submittal
3. 02/05/2026 Second Submittal
4. 03/07/2026 Final Submittal

REGISTERED LANDSCAPE ARCHITECT BRIAN G. VERTESCH LA6666691 STATE OF FLORIDA

SCALE

N.T.S.

SHEET

Title Page

L0.0

ARCS-25-1529 / FINAL SUBMITTAL

Shenkman Residence

248 Sandpiper Drive, Palm Beach, Florida

N

VERTESCH LANDSCAPE ARCHITECTURE
6430 Robinson Street, Jupiter, FL 33458
Telephone: 561-316-6232 Email: hello@VerteschLA.com
FL LIC*: LA6666691 NY LIC: 002927

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SCALE

N.T.S.

SHEET

Vicinity Location Map

L0.1

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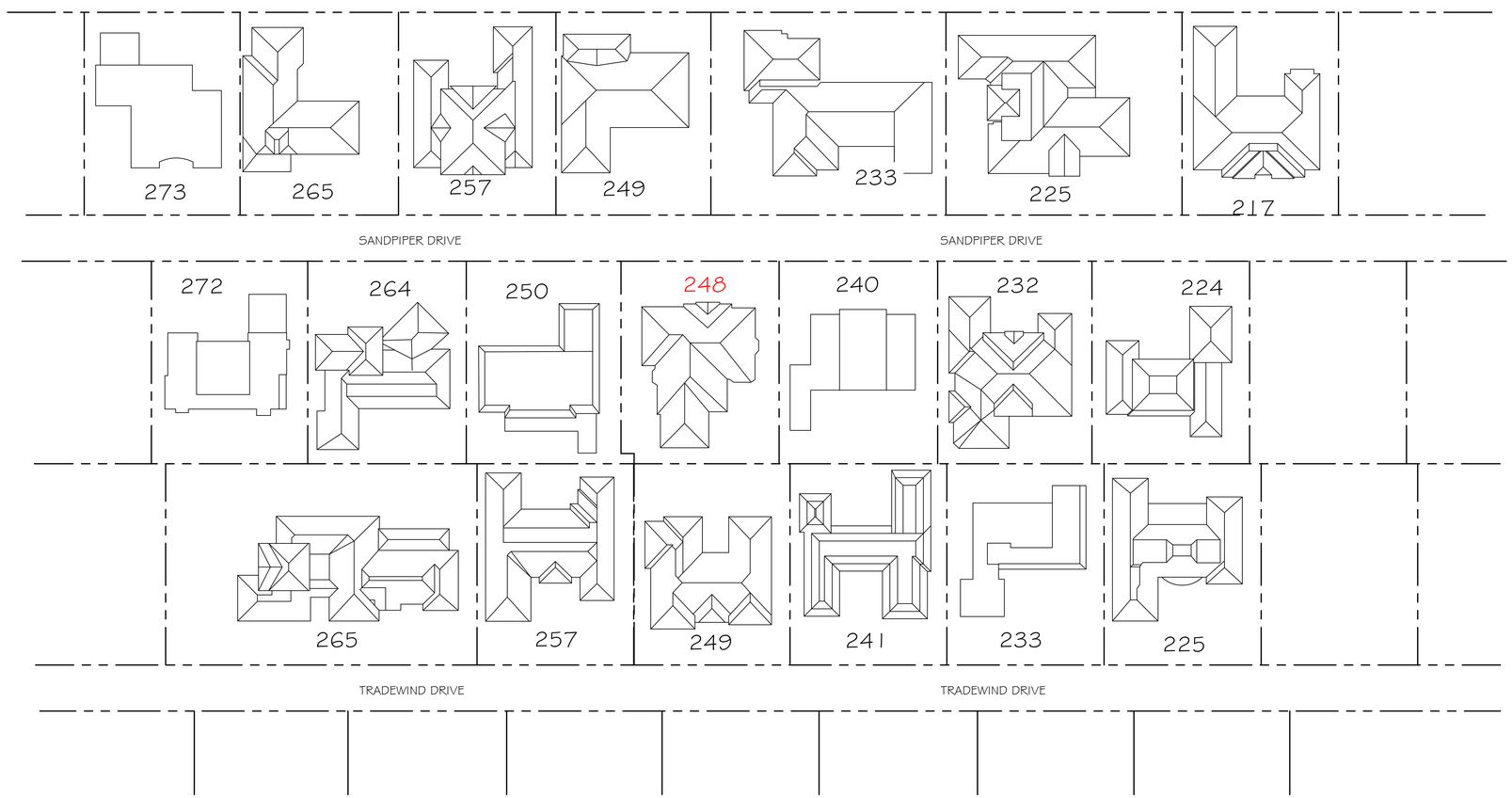

ARCS-25-1529 / FINAL SUBMITTAL

Shenkman Residence

248 Sandpiper Drive, Palm Beach, Florida

N

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SCALE

N.T.S.

SHEET

Location Plan

L0.2

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always Call Before You Dig

Know what's below.
Call before you dig.



1



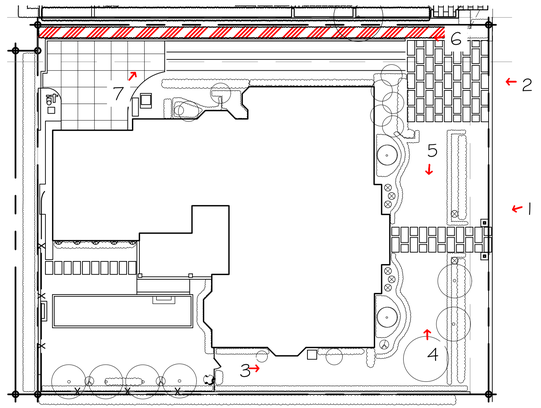
2



3



4



Photograph Key

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Know what's below.
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ARCS-25-1529 / FINAL SUBMITTAL

Shenkman Residence

248 Sandpiper Drive, Palm Beach, Florida

N

VERTESCH LANDSCAPE ARCHITECTURE
6430 Robinson Street, Jupiter, FL 33458
Telephone: 561-316-6232 Email: hello@VerteschLA.com
FL LIC#: LA6666691 NY LIC: 002927

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REGISTERED LANDSCAPE ARCHITECT LA6666691 STATE OF FLORIDA

SCALE

N.T.S.

SHEET

Photographs, Existing Project Site

L0.3A



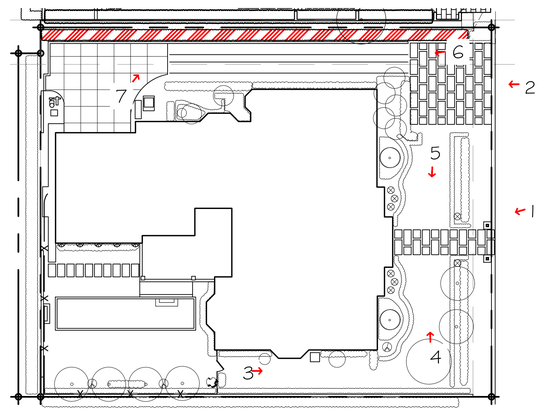
5



6



7



Photograph Key

Safety is a Priority -
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SCALE

N.T.S.

SHEET

Photographs, Existing Project Site

L0.3B

ARCS-25-1529 / FINAL SUBMITTAL

Shenkman Residence

248 Sandpiper Drive, Palm Beach, Florida



265 Sandpiper Drive



257 Sandpiper Drive



249 Sandpiper Drive
Streetscape



233 Sandpiper Drive
Streetscape



264 Sandpiper Drive
Streetscape



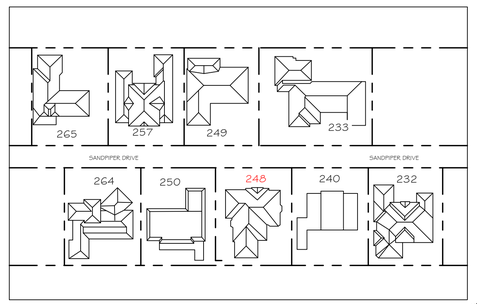
250 Sandpiper Drive
Streetscape



240 Sandpiper Drive
Streetscape



232 Sandpiper Drive
Streetscape



Photography Key
SCALE: N.T.S.

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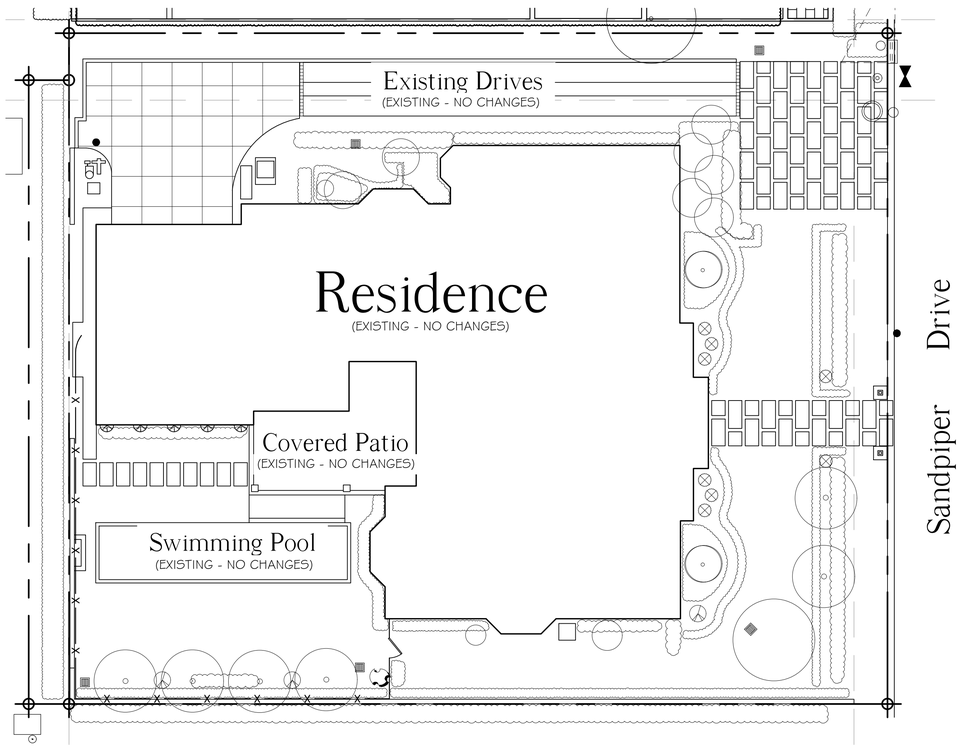
SCALE

N.T.S.

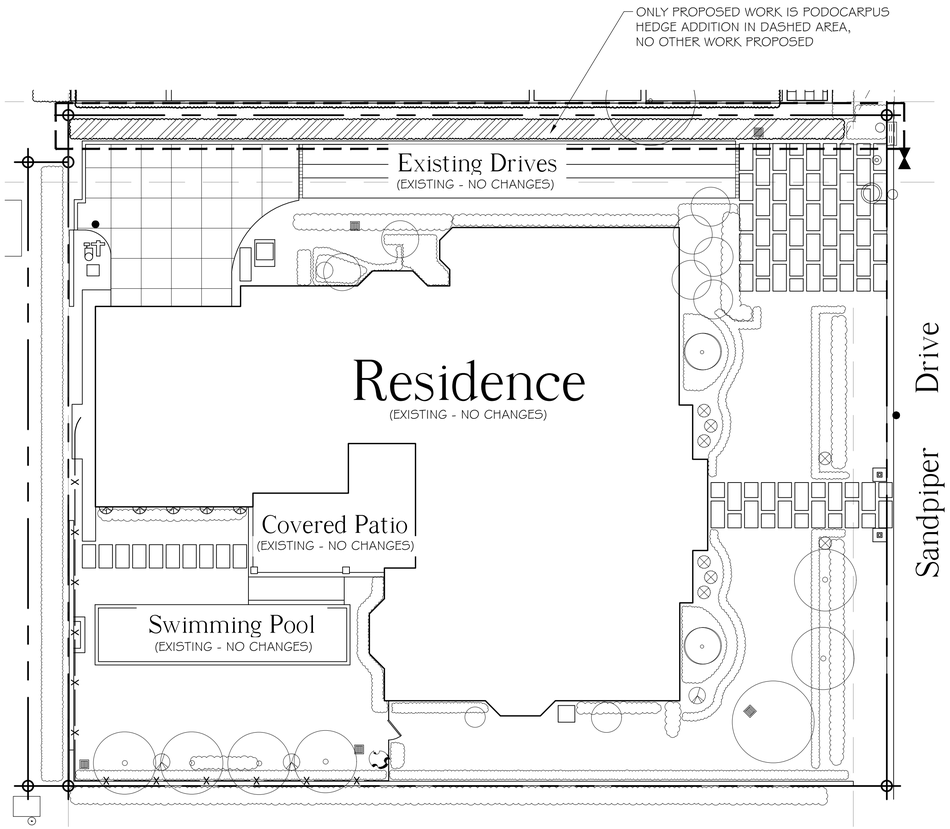
SHEET

Adjacent Area Photographs

L0.4A



CURRENT CONDITION
SITE PLAN SCALE: 3/16" = 1'-0"



PROPOSED CONDITION
SITE PLAN SCALE: 3/16" = 1'-0"

ARCS-25-1529 / FINAL SUBMITTAL

Shenkman Residence

248 Sandpiper Drive, Palm Beach, Florida

N

5' 0' 10' 20'

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FL LIC*: LA6666691 NY LIC: 002927

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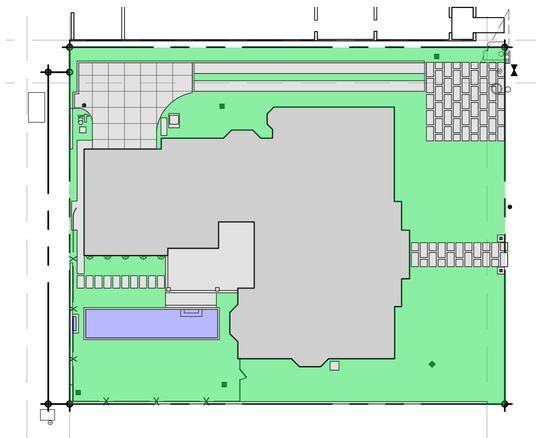
SCALE
3/16" = 1'-0"

SHEET
Site Plans, Existing and Proposed

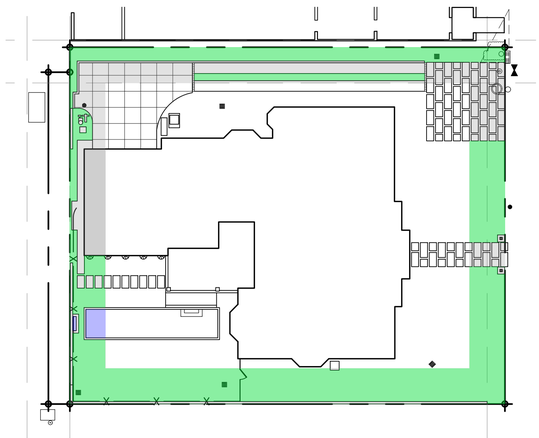
L0.5

Safety is a Priority - always Call Before You Dig
811
Know what's below. Call before you dig.

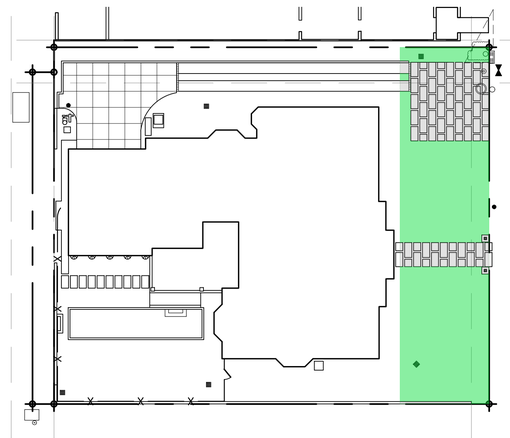
Project Description: Addition of new podocarpus hedge at west property line.
No other work proposed.



Overall Landscape
Openspace



Perimeter Landscape
Openspace



Front Yard Landscape
Openspace

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:**	248 Sandpiper Drive		
2	**Lot Area (sq. ft.):**	12,200 sf		
3		REQUIRED	EXISTING	PROPOSED
4	Landscape Open Space (LOS) (Sq Ft and %)	5,490 (45%)	4,501 (37%)	4,501 (37%), no change
5	LOS to be altered (Sq FT and %)	N/A	N/A	387 (8.60%)
6	Perimeter LOS (Sq Ft and %)	2,745 (50%)	2,597 (47.30%)	2,597 (47.30%), no change
7	Front Yard LOS (Sq Ft and %)	1,098 (40%)	1,813 (66.05%)	1,813 (66.05%), no change
8	Native Trees %	30% (# of trees)	N/A	N/A, none added
9	Native Shrubs & Vines %	30% (# of shrubs & vines)	N/A	0%, below 50% modification
10	Native Groundcover %	30% (groundcover area)	N/A	N/A, none added

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*

ARCS-25-1529 / FINAL SUBMITTAL

Shenkman Residence

248 Sandpiper Drive, Palm Beach, Florida

N

VERTESCH LANDSCAPE ARCHITECTURE
6430 Robinson Street, Jupiter, FL 33458
Telephone: 561-316-6232 Email: hello@VerteschLA.com
FL LIC#. LA6666691 NY LIC: 002927

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SCALE

N.T.S.

SHEET

Openspace Diagram

OS1

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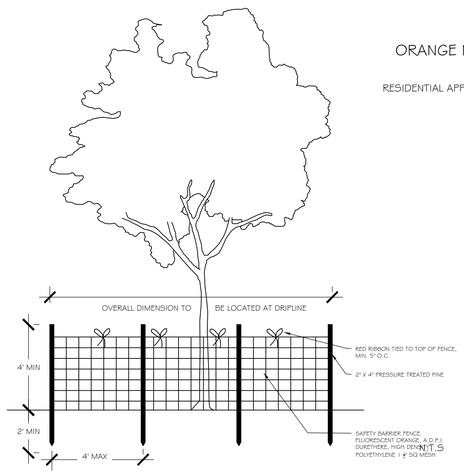
Know what's below. Call before you dig.

NOTES:

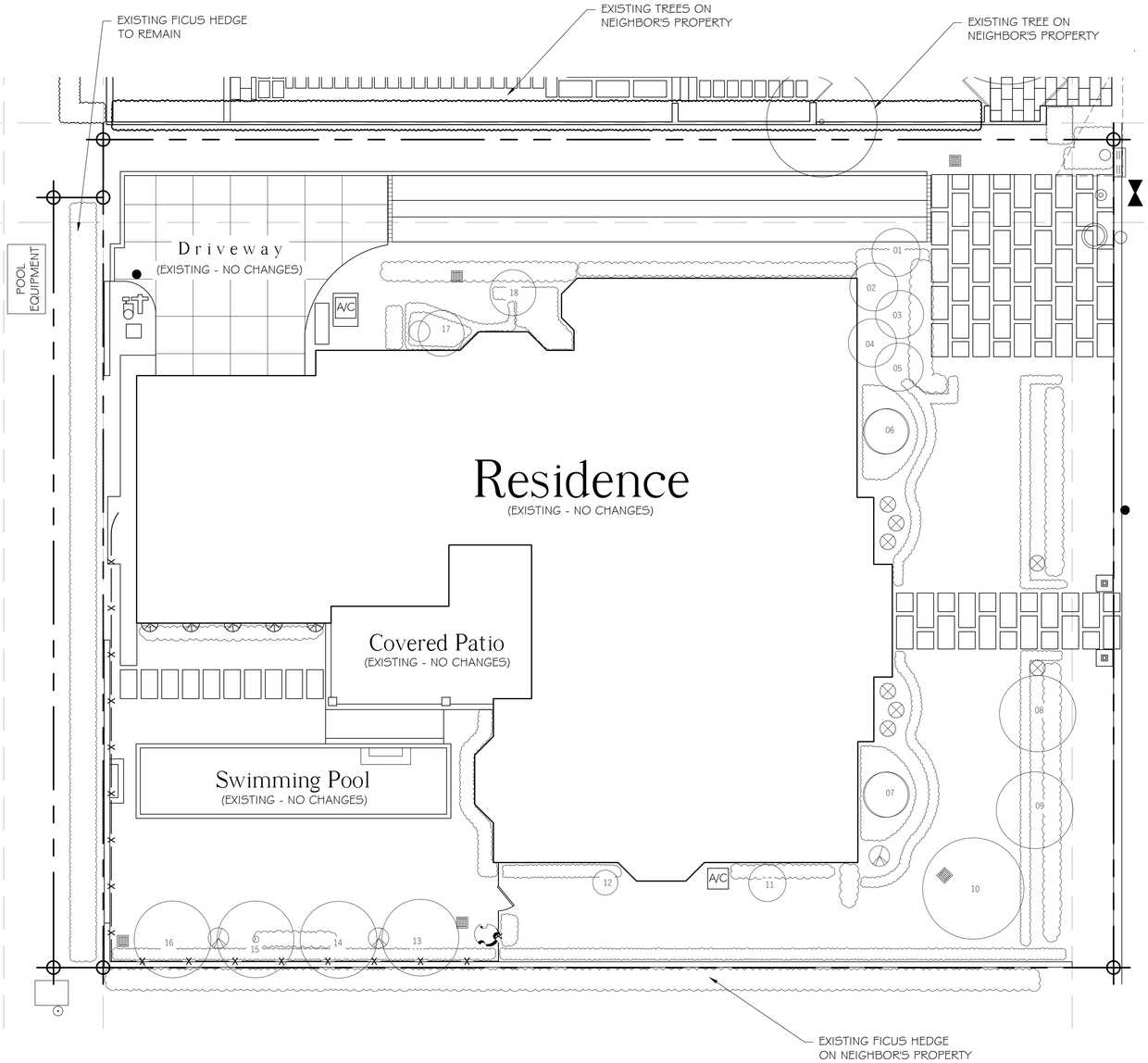
ALL EXISTING PLANTING IS TO REMAIN.

TREE DISPOSITION LIST

Item #	Scientific Name	Common Name	Height	Condition	Disposition
1	Ptychosperma elegans	Alexander Palm	23'	Good	Remain
2	Ptychosperma elegans	Alexander Palm	23'	Good	Remain
3	Ptychosperma elegans	Alexander Palm	23'	Good	Remain
4	Ptychosperma elegans	Alexander Palm	23'	Good	Remain
5	Ptychosperma elegans	Alexander Palm	23'	Good	Remain
6	Phoenix roebelenii	Pigmy Date Palm	12'	Good	Remain
7	Phoenix roebelenii	Pigmy Date Palm	12'	Good	Remain
8	Wodyetia bifurcata	Foxtail Palm	24'	Good	Remain
9	Wodyetia bifurcata	Foxtail Palm	24'	Good	Remain
10	Bismarckia nobilis	Bismarckia Palm	28'	Good	Remain
11	Phoenix roebelenii	Pigmy Date Palm	12'	Good	Remain
12	Phoenix roebelenii	Pigmy Date Palm	12'	Good	Remain
13	Wodyetia bifurcata	Foxtail Palm	23'	Good	Remain
14	Wodyetia bifurcata	Foxtail Palm	23'	Good	Remain
15	Wodyetia bifurcata	Foxtail Palm	23'	Good	Remain
16	Wodyetia bifurcata	Foxtail Palm	23'	Good	Remain
17	Vietchia merrillii	Chrisrmas Palm	21'	Good	Remain
18	Vietchia merrillii	Chrisrmas Palm	21'	Good	Remain



1 - SINGLE TRUNK TREE
PLANTING DETAIL



ARCS-25-1529 / FINAL SUBMITTAL

Shenkman Residence

248 Sandpiper Drive, Palm Beach, Florida

N

5' 20'
0' 10'

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SCALE

1/8" = 1'-0"

SHEET

Existing Conditions/
Tree Survey /Dispostion

EP1

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Know what's below.
Call before you dig.

PLANT LISTS

Qty	Scientific Name	Common Name	Planting Size	Notes	Native
61	Podocarpus macrophyllus 'Maki'	Yew Podocarpus	4.5' ht, FTB	Full to base hedge	N

Town of Palm Beach

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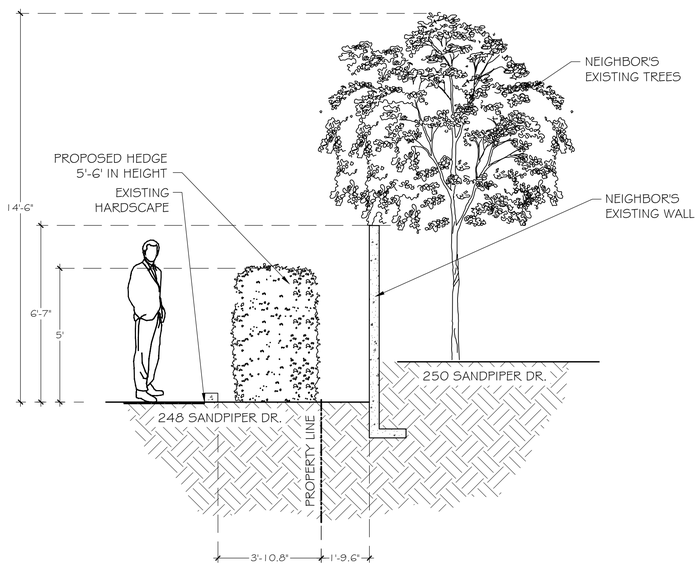
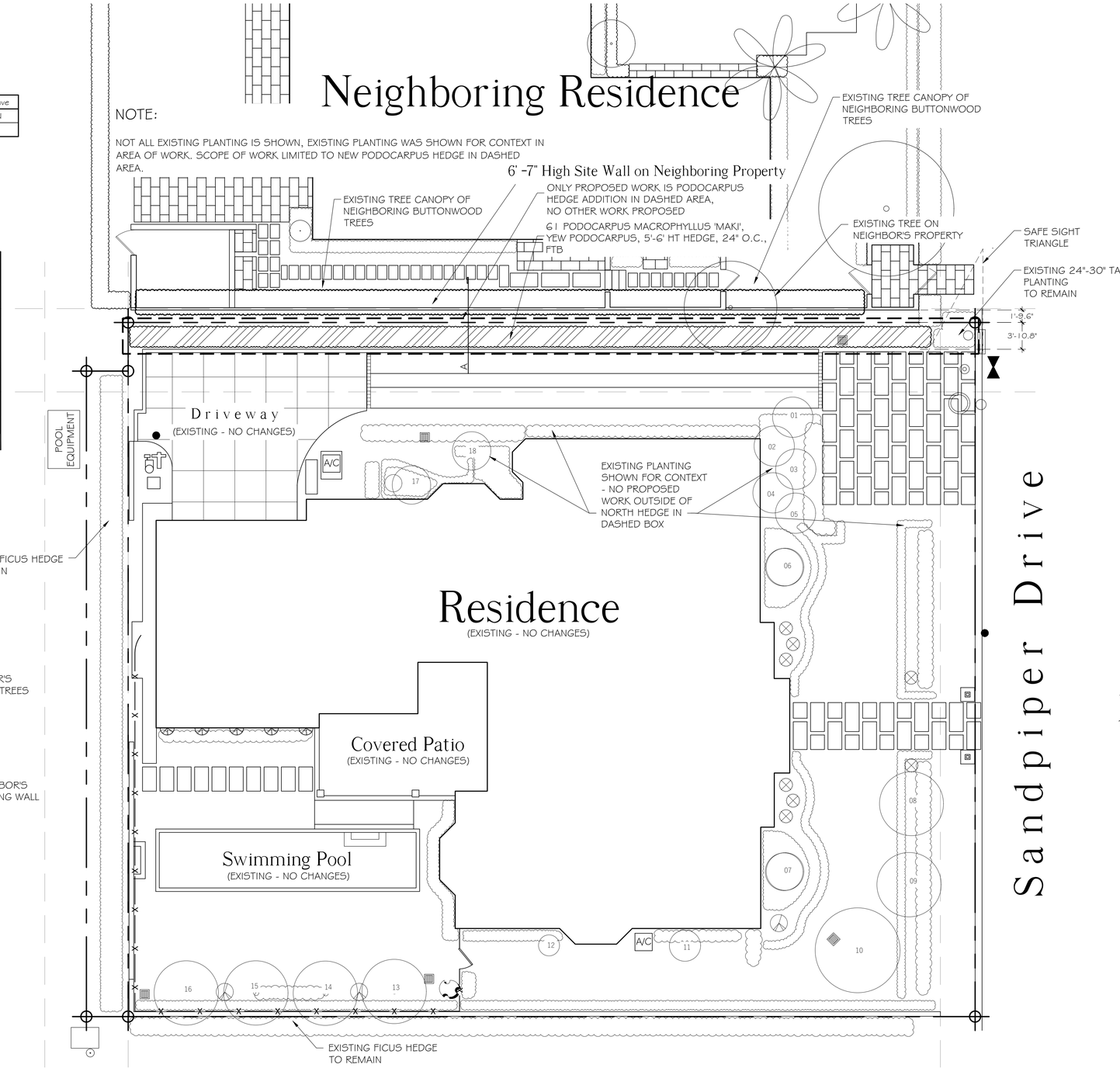


SECTION - A
PROPERTY LINE DETAIL

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

NOTE:

NOT ALL EXISTING PLANTING IS SHOWN, EXISTING PLANTING WAS SHOWN FOR CONTEXT IN AREA OF WORK. SCOPE OF WORK LIMITED TO NEW PODOCARPUS HEDGE IN DASHED AREA.



PLANTING PLAN

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

Sandpiper Drive

ARCS-25-1529 / FINAL SUBMITTAL

Shenkman Residence

248 Sandpiper Drive, Palm Beach, Florida

N

5' 20'
0' 10'

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REGISTERED LANDSCAPE ARCHITECT LA6666691 STATE OF FLORIDA

SCALE

As noted

SHEET

Site /Planting Plan

L1.1

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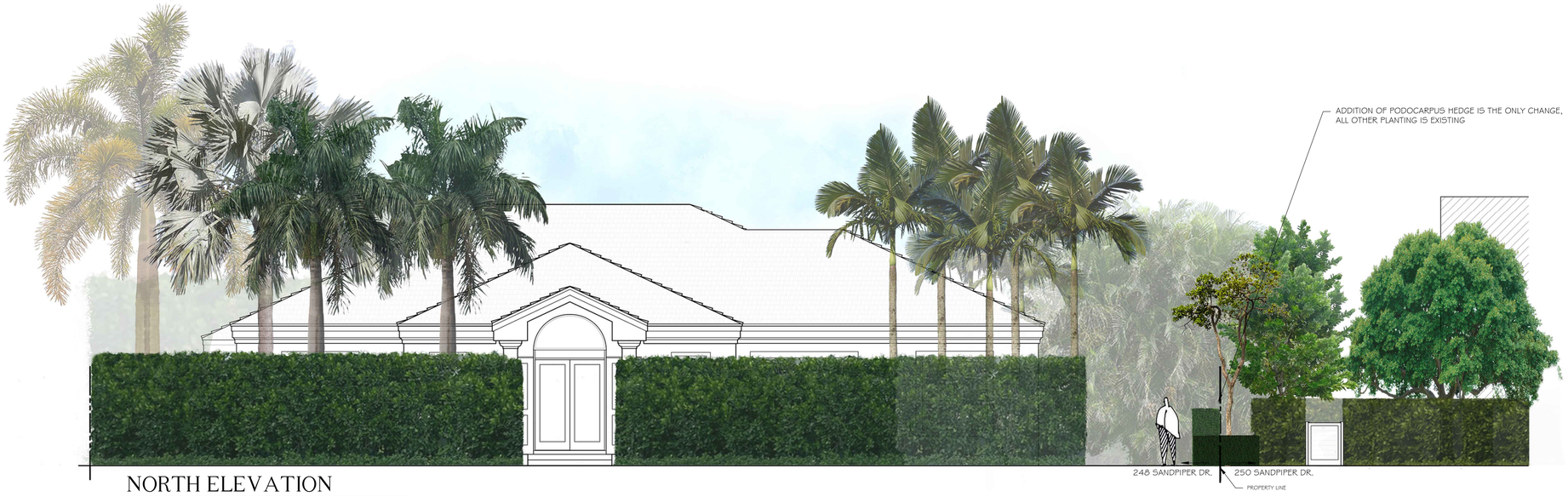
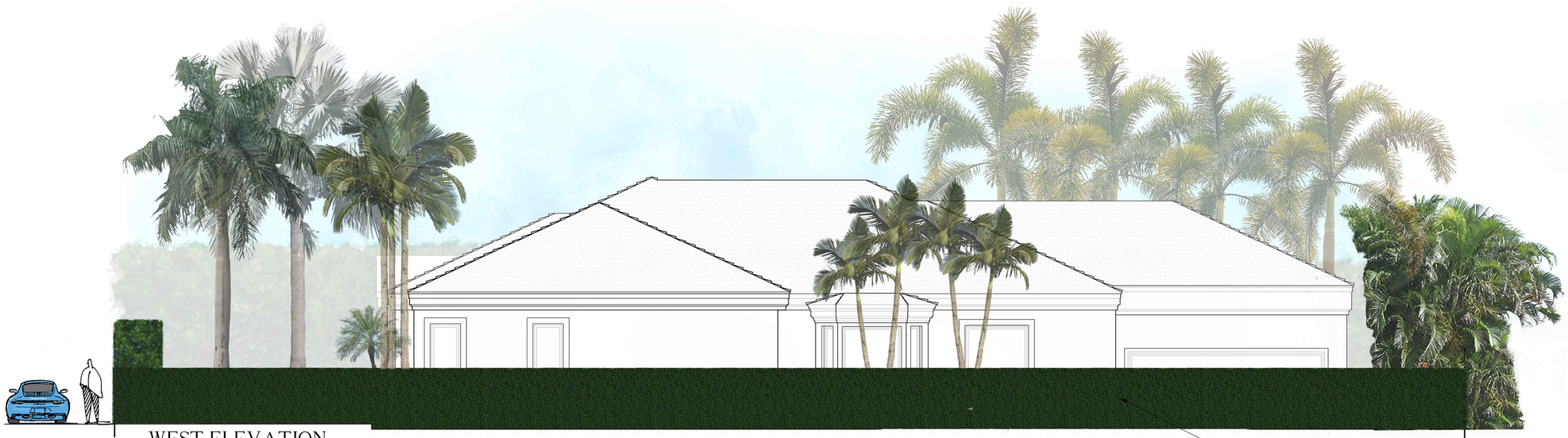


NORTH ELEVATION
248 SANDPIPER SCALE: 3/16" = 1'-0"



WEST ELEVATION
248 SANDPIPER SCALE: 3/16" = 1'-0"

0' 5' 10' 15'

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REGISTERED LANDSCAPE ARCHITECT LA6666691 STATE OF FLORIDA

SCALE

3/16" = 1'-0"

SHEET

Elevations

IL1.1

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ARCS-25-1529 / FINAL SUBMITTAL

Shenkman Residence

248 Sandpiper Drive, Palm Beach, Florida



ADDITION OF 5' TO 6' TALL PODOCARPUS HEDGE IS THE ONLY CHANGE ,
ALL OTHER PLANTING IS EXISTING

* ELEVATION ILLUSTRATION PREPARED WITH ELEVATIONS AS SUBMITTED TO ARCOM, ARC-22-056.
ILLUSTRATION PREPARED BY ENVIRONMENTAL DESIGN GROUP

VIEW OF 250 SANDPIPER DRIVE FROM
248 SANDPIPER DRIVE SCALE: 3/16" - 1'-0"



VIEW OF 248 SANDPIPER DRIVE FROM
250 SANDPIPER DRIVE SCALE: 3/16" - 1'-0"

* ELEVATION ILLUSTRATION AS SUBMITTED TO ARCOM, ARC-22-056.
ILLUSTRATION PREPARED BY ENVIRONMENTAL DESIGN GROUP

ARCS-25-1529 / FINAL SUBMITTAL

Shenkman Residence

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0' 5' 10' 15'

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REGISTERED LANDSCAPE ARCHITECT LA6666691 STATE OF FLORIDA

SCALE

3/16" = 1'-0"

SHEET

Elevations

IL1.2

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811

Know what's below.
Call before you dig.



A

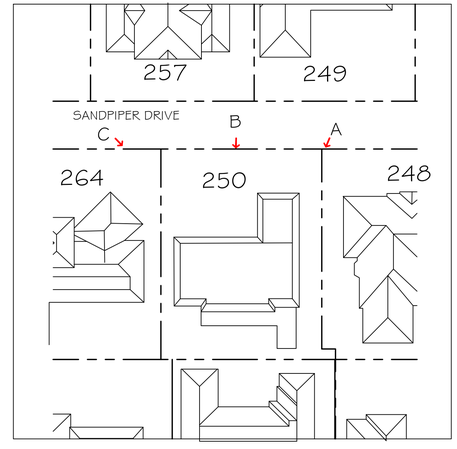


B



C

250 Sanpiper Drive



Photography Key

SCALE: N.T.S.

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SCALE

N.T.S.

SHEET

Additional Adjacent Photographs

EP1.0