TOWN COUNCIL MEETING

TOWN OF PALM BEACH

MAY 13, 2026

9:30 AM

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

Danielle H. Moore, Mayor
Ted Cooney, President
Lew Crampton, President Pro Tem
Julie Araskog
Nicki McDonald
Bridget Moran

AGENDA

CALL TO ORDER AND ROLL CALL

INVOCATION AND PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

ADMINISTRATION OF THE OATH

COMMENTS

1. MAYOR AND TOWN COUNCIL MEMBERS
2. PUBLIC - 3 MINUTE LIMIT

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

PUBLIC HEARINGS

GENERAL BUSINESS

3. Presentation by Rhonda Giger, General Counsel, Palm Beach County Commission on Ethics
4. **59-2026** A Resolution Of The Town Council Of The Town Of Palm Beach, Palm Beach County, Florida, Ratifying And Confirming The Determination Of The Landmarks Preservation Commission That The Property Known As 141 Chilean Avenue Meets The Criteria Set Forth In Ordinance No. 2-84, Also Known As Chapter 54, Article IV Of The Code Of Ordinances Of The Town Of Palm Beach; And Designating Said Property As A Town Of Palm Beach Landmark Pursuant To Ordinance No. 2-84, Also Known As Chapter 54, Article IV Of The Code Of Ordinances Of The Town Of Palm Beach.
5. **60-2026** A Resolution Of The Town Council Of The Town Of Palm Beach, Palm Beach County, Florida, Ratifying And Confirming The Determination Of The Landmarks Preservation Commission That The Property Known As 333 Pendleton Lane Meets The Criteria Set Forth In Ordinance No. 2-84, Also Known As Chapter 54, Article IV Of The Code Of Ordinances Of The Town Of Palm Beach;

And Designating Said Property As A Town Of Palm Beach Landmark Pursuant To Ordinance No. 2-84, Also Known As Chapter 54, Article IV Of The Code Of Ordinances Of The Town Of Palm Beach. ***[This item shall be deferred to the December 9, 2026, Town Council meeting]***

UNFINISHED BUSINESS

6. ZON-24-0055 (COA-24-0022) 120-132 N County Road - Palm Beach Synagogue - Review of Draft Declaration of Use Agreement
[Applicant to verbally request a deferral to a certain date in the Fall.]

7. ZON-25-0091 (ARC-25-0102) 151 WORTH AVE - Clarification Hearing - Use of Vacant Lot on Peruvian Avenue

8. ZON-25-0091 (ARC-25-0102) 151 WORTH AVE - Review of Draft Declaration of Use Agreement
[Applicant to verbally request a deferral to a certain date in the Fall.]

9. ZON-26-0010 331 S COUNTY RD CAFE L'EUROPE - Review of Draft Declaration of Use Agreement

10. ZON-25-0054 (ARC-25-0058) 1960 S OCEAN BLVD. (COMBO) – SPECIAL EXCEPTION & VARIANCE(S) The application, Stephen A. Wynn Florida Revocable Trust (Stephen A. Wynn, Trustee), has filed an application requesting Town Council review and approval for a special exception and two (2) setback variances as they relate to the construction of a new beach cabana structure on the oceanside parcel of an existing residential estate. The Architectural Commission shall perform design review of the application. *[The Architectural Review Commission Recommendation: Implementation of the proposed variances will not cause a negative impact on the subject property. Carried 7-0.] [The Architectural Review Commission approved this project. Carried 7-0.]*

11. ZON-26-0001 (ARC-25-0098) 1519 N OCEAN WAY (COMBO) – VARIANCE The applicant, The Duane and Kelly Roberts Community Property Trust U/A/D May 11, 2012 (Kelly Roberts, Trustee), has filed an application requesting town council review and approval of a variance to permit four pieces of A/C equipment in a side-yard setback where a maximum of two pieces of equipment are permitted, as part of renovation and additions including hardscape and landscape changes at an existing residence. The Architectural Commission shall perform design review of the application. *[The Architectural Review Commission Recommendation: Implementation of the proposed variances will not cause a negative impact on the subject property. Carried 7-0.] [The Architectural Review Commission approved this project. Carried 7-0.]*

12. 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. [***This item shall be deferred to the June 10, 2026, Town Council meeting, pending architectural design review.]***

NEW BUSINESS

13. ZON-26-0018 320 TANGIER AVE. - VARIANCE The applicant, Trust U/A II.E of the William Pitt 1993 Living Trust u/a/d 8/19/93 (Pauline B. Pitt, Trustee), has filed an application requesting Town Council review and approval for a variance to exceed the maximum gangway width of a marine dock at a single-family residence. [***This item shall be deferred to the June 10, 2026, Town Council meeting]***

14. ZON-26-0019 (ARC-26-0016) 401 BRAZILIAN AVE. (COMBO) – VARIANCE The applicant, Marlene Perlmutter (Nievera Williams Design), has filed an application requesting Town Council review and approval of one (1) variance exceeding the allowable height of a site wall in the street

side-yard setback. The Architectural Commission shall perform design review of the application. *[The Architectural Review Commission Recommendation: Implementation of the proposed variances will not cause a negative impact on the subject property. Carried 7-0.] [The Architectural Review Commission approved this project. Carried 7-0.]*

15. ZON-26-0020 (COA-26-0010) 241 SEAVIEW AVE. (COMBO)—VARIANCE The applicant, Palm Beach Day School (Michael Murphy, Representative), has filed an application requesting Town Council review and approval of one (1) variance to exceed the maximum permitted height for rooftop air conditioning units and screening for the landmarked property. The Landmarks Preservation Commission shall perform design review of the application.

16. ZON-26-0015 (COA-26-0004) 151 ROOT TRAIL (COMBO)–VARIANCES The applicant, Julie Phillips (Brian Brady with Brady Design, Representative), has filed an application requesting Town Council review and approval of two (2) variances to reduce the east side yard and west side yard setbacks for a new second-story addition to the existing one-story residence for property under consideration to be landmarked. The Landmarks Preservation Commission shall perform design review of the application impacting the property under consideration to be landmarked. ***[This project will be deferred to the June 10th, Town Council meeting, at the applicant's request.]***

17. ZON-26-0008 (ARC-26-0004) 108 EL MIRASOL (COMBO) – SPECIAL EXCEPTION, SITE PLAN REVIEW, AND VARIANCES The applicant, 108 El Mirasol LLC (Tara B. Mulrooney, Authorized Representative), has filed an application requesting Town Council review and approval for (4) variances to exceed maximum permitted lot fill permitted within front, north side-yard, south side-yard, and east rear-yard setback areas, a special exception request for a reduced vehicle queueing space between driveway gate and edge of cul-de-sac, and site plan review for a generator over 100kW; as part of an application for construction of a new residence over 10,000 square feet. The Architectural Commission shall perform design review of the application. [***This item shall be deferred to the August 12, 2026, Town Council meeting, pending architectural design review.]***

ORDINANCES

18. SECOND READING

18.1 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 For Codification; And Providing An Effective Date.

18.2 8-2026 An Ordinance Of The Town Council Of The Town Of Palm Beach, Palm Beach County, Florida, Amending Chapter 134, Zoning, By Amending Article IX, -- Off-Street Parking And Loading, Division 2, -- Off-Street Parking, By Creating A New Section To Provide Regulations For Tandem (Stacked) Parking In A Valet Operated And Maintained Parking Lot Or Parking Garage; Providing For Severability; Providing For The Repeal Of Ordinances In Conflict; Providing For Codification; And Providing An Effective Date.

18.3 12-2026 An Ordinance Of The Town Council Of The Town Of Palm Beach, Palm Beach County, Florida, Amending The Adopted 2024 Town Of Palm Beach Comprehensive Plan, Pursuant To Chapter 163, Florida Statutes; Amending The Data & Analysis And The Goals, Objectives And Policies Of The Future Land Use Element To Create A New Policy 1.1 To Acknowledge The Comprehensive Plan As The Blueprint To Guide Growth, Development,

Resource Protection And Public Services And Facilities; To Create Policies 1.3 And 1.4 To Replace Policy 1.12 With A New Definition Of Town Resident; To Delete Policies 1.7 And 1.8 As They Are Duplicates Of Policies 2.1 And 2.2; To Amend Policy 1.13 To Change The Designation Names For Residential Categories And To Adjust The Density To Whole Numbers Based Upon An Acre; To Amend Policy 1.14 To Incorporate The Definitions Of Town Serving Commercial Establishments, To Adjust The Density To Whole Numbers Based Upon An Acre, To Update The Uses Permitted In Non-residential Uses, And To Create A New Beach Area Future Land Use Category; To Amend Policy 1.15 To Establish Floor Area Ratio (Far) As The Intensity Standard For Non-residential Uses; To Delete Policy 6.4, 6.5 And 6.6 As The Policies Are Directives That Have Now Been Addressed With The Proposed Amendment; To Amend Policy 8.1 To Replace Standards For New Planned Unit Developments (PUDs) With A List Of The Three Approved Puds; To Amend Policy 2.3 To Change The Language To Read From Zoning Ordinances To Zoning Code; Amending The Data & Analysis And The Goals, Objectives And Policies Of The Historic Preservation Element To Amend Policy 1.4 To Reflect The Continuous Monitoring Of Archaeologically Sensitive Sites And Zones In Coordination With Appropriate State And County Agencies Needed In Their Protection; Amending The Data & Analysis And The Goals, Objectives And Policies Of The Infrastructure Element To Amend Policy 3.1 To Update The Potable Water Level Of Service Standard In Accordance With The City Of West Palm Beach As The Town's Potable Water Provider; To Amend Policy 5.2 To Address The Updated 20-year Water Supply Facilities Work Plan That Is Adopted By Reference; To Amend The Adopted 2024 Comprehensive Plan Map Series To Replace The Future Land Use Map To Identify The Beach Area, To Include The Lake Worth Lagoon In The Conservation Future Land Use Designation, To Amend The Designations Of Public Buildings To Have A Public Future Land Use Designation, To Amend The Future Land Use Designations Of Park Sites Owned By Local Governmental Agencies And The Preservation Foundation Of Palm Beach To The Recreation Future Land Use Designation, To Amend The Future Land Use Of The Former U.S. Post Office Located At 95 North County Road That Is Now Privately Owned To The Commercial Future Land Use Designation, And To Establish Associated Acronyms For Each Future Land Use Designation And To Update The Archaeological Sites Map; Providing For Incorporation Of Recitals; Providing For Severability; Providing For Repeal Of Ordinances In Conflict Here Within; Providing For Codification; Providing An Effective Date. ***[This item shall be deferred to the June 10, 2026, Town Council meeting, pending responses from the state review agencies.]***

18.4 13-2026 An Ordinance Of The Town Council Of The Town Of Palm Beach, Palm Beach County, Florida, Amending The Official Zoning Map By Replacing The Existing 1974 Official Zoning Map Of The Town Of Palm Beach Last Updated September 2024 With A New 2026 Official Zoning Map; Providing For Incorporation Of Recitals; Providing For Severability; Providing For Repeal Of Ordinances In Conflict Here Within; Providing For Codification; Providing An Effective Date. ***[This item shall be deferred to the June 10, 2026, Town Council meeting, pending responses from the state review agencies.]***

18.5 14-2026 An Ordinance Of The Town Council Of The Town Of Palm Beach, Palm Beach County, Florida, Amending Chapter 134, Zoning, Article Vi, District Regulations, Division 2, R-Aa Large Estate Residential District, At Section 134-791, Accessory Structures, To Allow An Additional Accessory Structure Containing Bedrooms With Bath Facilities, Division 3, R-A Estate Residential District, At Section 134-841, Accessory Structures, To Allow An Additional Accessory Structure Containing Bedrooms With Bath Facilities, Division 4, R-B Low Density Residential District, At Section 134-891, Accessory Structures, To Allow An Additional Accessory Structure Containing Bedrooms With Bath Facilities; Providing For Severability; Providing For The Repeal Of Ordinances In Conflict; Providing For Codification; And Providing An Effective Date.

18.6 15-2026 An Ordinance Of The Town Council Of The Town Of Palm Beach, Palm Beach

County, Florida, Amending Chapter 18, Buildings And Building Regulations, Article II, Administration Of Planning, Zoning & Building, Division 5, Demolition, To Amend Section 18-112, Prohibition On Demolition By Changing The Start And Stop Dates Of The Demolition Season; Providing For Severability; Providing For The Repeal Of Ordinances In Conflict; Providing For Codification; And Providing An Effective Date.

ANY OTHER BUSINESS

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

Information for Town Council Meeting on: May 13, 2026

To: Town Council

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

From: Planning, Zoning & Building Staff

Re: A Resolution Of The Town Council Of The Town Of Palm Beach, Palm Beach County, Florida, Ratifying And Confirming The Determination Of The Landmarks Preservation Commission That The Property Known As 141 Chilean Avenue Meets The Criteria Set Forth In Ordinance No. 2-84, Also Known As Chapter 54, Article IV Of The Code Of Ordinances Of The Town Of Palm Beach; And Designating Said Property As A Town Of Palm Beach Landmark Pursuant To Ordinance No. 2-84, Also Known As Chapter 54, Article IV Of The Code Of Ordinances Of The Town Of Palm Beach.
59-2026

Date: 4/30/2026

The property located at **141 Chilean Ave.,** is before you for Landmark designation as Resolution 059-2026. The Landmarks Commission supported this recommendation, which carried 7-0. The owner of the property is in opposition of the designation.

ATTACHMENTS

Resolution No. 059-2026
Designation Report
Letter of Opposition
Excerpt from Landmark Meeting

STRATEGIC PLAN

Strategic Priorities:
Community Culture and Character

Strategic Focus Areas:
Community Preservation
Quality of Life

FUNDING

No Fiscal Impact

RESOLUTION NO. 59-2026

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF PALM BEACH, PALM BEACH COUNTY, FLORIDA, RATIFYING AND CONFIRMING THE DETERMINATION OF THE LANDMARKS PRESERVATION COMMISSION THAT THE PROPERTY KNOWN AS 141 CHILEAN AVENUE MEETS THE CRITERIA SET FORTH IN ORDINANCE NO. 2-84, ALSO KNOWN AS CHAPTER 54, ARTICLE IV OF THE CODE OF ORDINANCES OF THE TOWN OF PALM BEACH; AND DESIGNATING SAID PROPERTY AS A TOWN OF PALM BEACH LANDMARK PURSUANT TO ORDINANCE NO. 2-84, ALSO KNOWN AS CHAPTER 54, ARTICLE IV OF THE CODE OF ORDINANCES OF THE TOWN OF PALM BEACH.

WHEREAS, pursuant to the provisions of Ordinance No. 2-84, (Chapter 54, Article IV, Code of Ordinances of the Town of Palm Beach) the Landmarks Preservation Commission of the Town of Palm Beach held a public hearing and recommended to the Town Council that certain landmarked property described herein be designated as a landmark as described in said Ordinance and Code; and

WHEREAS, after due notice to the property owner(s) affected, a public hearing was held at which all parties interested were given an opportunity to be heard and express their views and opinions with respect to the property and its designation as a landmark; and

WHEREAS, the Town Council does hereby find and determine that the property described herein meets the criteria required by the Ordinance to designate a landmark, and shall be designated as a landmark.

NOW, THEREFORE BE IT RESOLVED BY THE TOWN COUNCIL of the Town of Palm Beach, Palm Beach County, Florida, as follows:

Section 1: The foregoing recitals are hereby ratified and confirmed.

Section 2: The recommendation and determination of the Landmarks Preservation Commission as to the property hereinafter described in Section 3 of this Resolution, being designated as a landmark is hereby ratified, approved, and confirmed.

Section 3: The landmark herein amended, pursuant to the provisions of Ordinance No. 2-84, and the provisions of the Town Code described herein, is known as 141 Chilean Avenue and the property to be landmarked is legally described as follows: The East 10 feet of Lot 21, all of Lots 22 and 23, and the West 20 feet of the North 50 feet and the West 17 feet of the South 75 feet of Lot 24, Block 8, ROYAL PARK ADDITION, to the Town of Palm Beach, Florida, according to the plat thereof on file in the office of the Clerk of the Circuit in and for Palm Beach County, Florida, in Plat Book 4, Page 1.

Section 4: Within thirty (30) days from the date of adoption of this Resolution, the Landmarks Preservation Commission shall cause to be filed in the Office of the Recorder of Deeds in and for Palm Beach County, Florida, a certificate that the above-described property comprises a landmark, as described above and as defined in and subject to the provisions of Ordinance No. 2-84 and the Code of Ordinances of the Town of Palm Beach, Florida.

PASSED AND ADOPTED in a regular, adjourned session of the Town Council of the Town of Palm Beach assembled on this 13th day of May, 2026.

Danielle H. Moore, Mayor

Edward A. Cooney, Town Council President

Lewis S.W. Crampton, Council President Pro Tem

Julie Araskog, Town Council Member

ATTEST:

Nicki McDonald, Town Council Member

Kelly Churney, CMC, Town Clerk

Bridget Moran, Town Council Member

141 Chilean Avenue



DESIGNATION REPORT

January 21, 2026

Landmark Preservation Commission

Palm Beach, Florida

DESIGNATION REPORT

141 Chilean Avenue

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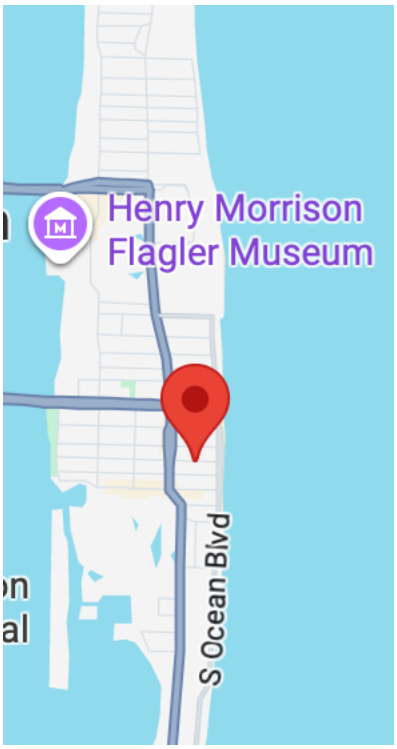
Report produced by Murphy Stillings, LLC

I. General Information

Location:	141 Chilean Avenue Palm Beach, Florida
Date of Construction:	Circa 1910-1915
Historic Name:	Casa Pescadero
Architect:	Not Listed; Likely Contractor Designed and Built
Builder/Contractor:	Unknown
Original Owner:	George A. Neumann
Present Owner:	Chant (Palm Beach) Corp.
Present Use:	Single Family Dwelling
Present Zoning:	R-B
Palm Beach County Tax Folio Number:	50-43-43-23-05-008-0210
Legal Description:	The East 10 feet of Lot 21, all of Lots 22 and 23, and the West 20 feet of the North 50 feet and the West 17 feet of the South 75 feet of Lot 24, Block 8, Royal Park Addition, to the Town of Palm Beach, Florida, according to the Plat thereof, as recorded in Plat Book 4, Page 1, of the Public Records of Palm Beach County, Florida.

II. Location Map

141 Chilean Avenue





III. Architectural Information

The residence at 141 Chilean Avenue was constructed between 1910 and 1915 in the Bungalow style with Prairie style influences.[1] This interpretation of the Bungalow style is also called a Prairie Bungalow. The dwelling and the detached accessory structure are located on the north side of Chilean Avenue between South County Road and South Ocean Boulevard in the Royal Park subdivision just east of the Town's government center and two blocks north of Worth Avenue's famous shopping district.



The Bungalow style of architecture was a dominant style of houses built throughout the United States during the early decades of the twentieth century. The Bungalow design originated as shelter for British travelers in India during the eighteenth and nineteenth centuries.[2] By the time it reached the United States in the late-nineteenth century, the Bungalow had gained design features from both Japanese architecture and the English Arts and Crafts movement. The American version of the Craftsman-type Bungalow originated in Southern California primarily through the work of the Greene Brothers. Central to the Bungalow's popularity was the idea that simplicity and artistry could work together and still be an affordable home. The style's popularity

[1] There is no original building permit on file for 141 Chilean Avenue.

[2] The term "Bungalow" was inspired by the British Colonial experience in India at the turn of the century. Derived from either the Hindu name "Bania" that was used to describe a house built for the English Civil Service by native Indian labor, or the Indian word "Bangle" which was a small, thatched hut that the English adapted with wide, covered verandas and an open floor plan to facilitate cross ventilation and protection in the hot dusty Indian climate. Despite which derivation the word "Bungalow" comes from, the inspiration of the style is from India.

spread quickly throughout the United States when plans were published in pattern books and popular magazines as well as prefabricated kit homes. Between 1910 and the mid-1920s Bungalows became the most popular style of middle-class architecture in south Florida. Principal characteristics of the Bungalow style are a simple design with a low-pitched gable or hip roofs and a quintessential front porch to provide additional living space. The roof generally has a wide unenclosed eave overhang to shield the house from the sun and exposed rafter tails. Windows are most often double-hung sash with simple wood trim and are frequently found in contiguous bands. Many Bungalow porches have a supporting-post construction with short square upper posts resting on massive piers. Other Bungalow characteristics include the use of natural materials, dormers and exterior chimneys.

The residence at 141 Chilean Avenue's Bungalow design incorporates influences from the Prairie style of architecture in the home's layout, horizontality and roof design. The Prairie style was originated by a group of architects in Chicago at the turn of the twentieth century and became synonymous with world renowned architect Frank Llyod Wright. The style was inspired by the lines of the American Midwest's prairie terrain through the use of strong horizontal lines and an integration with nature. Prairie style buildings, which were mostly constructed between 1900 – 1920, are generally two stories and feature low-pitched roofs with wide overhanging eaves, one-story porches, facade detailing that emphasizes horizontal lines, and the use of natural materials. One of the subtypes of the style, the gabled roof type, often features both front facing and side facing gable roofs as is seen in the dwelling at 141 Chilean Avenue.[3]



[3] Virginia Savage McAlester. A Field Guide to American Houses: The Definitive Guide to Identifying and Understanding America's Domestic Architecture. Alfred A. Knopf, New York, 2015.

141 Chilean Avenue is a two-story wood frame residence covered with wood shingles. It features an asymmetrical plan and gabled roof design with an off-center front porch that wraps the southeast corner of the structure. The structure's multiple gabled roofs consist of front-facing gables over the one-story elements and a side-facing gable over the two-story portion of the house. The roofs are varying low-pitched gables, surfaced with asphalt shingles, and have wide overhanging eaves with exposed rafter tails and brackets. The front facade includes two sets of three multi-light casement windows on the first floor and two pairs of multi-light casement windows with a centered multi-light sash window on the second floor. A stucco finished chimney is located on the west façade of the residence.

The entrance to the house is through the enclosed front porch that wraps the southeast corner of the residence. A landing highlighted by a stone pier leads to the entrance from a semi-circular pebble driveway. The porch features tall stone piers that are topped with wood beams and a low-pitch front-facing gable roof. A six-panel wood door, flanked by half-light side lights with wood panels below, is located on the west façade of the porch. Tall single light, sliding windows enclose the porch on the south and east facades.



A pebble driveway leads to the two-story accessory structure at the rear, northeast corner, of the property. The accessory structure was likely constructed at same the time as the residence and features a side facing asphalt shingle gable roof with wide overhanging eaves and exposed rafter tails, wood shingles as the siding, a two-car garage door, and single-light sash windows.[4]

[4] Both the dwelling and accessory structure are shown on the 1919 Sanborn Fire Insurance Map.

Over its approximately 110-year history the residence been well maintained and retains a high degree of historic and architectural integrity. Exterior alterations to the dwelling over the years have included window, door and roofing replacements.[5] At an unknown date the porch was enclosed for additional interior living space. While enclosed, the porch's original design is evident, and it continues to be a character defining feature of the residence.



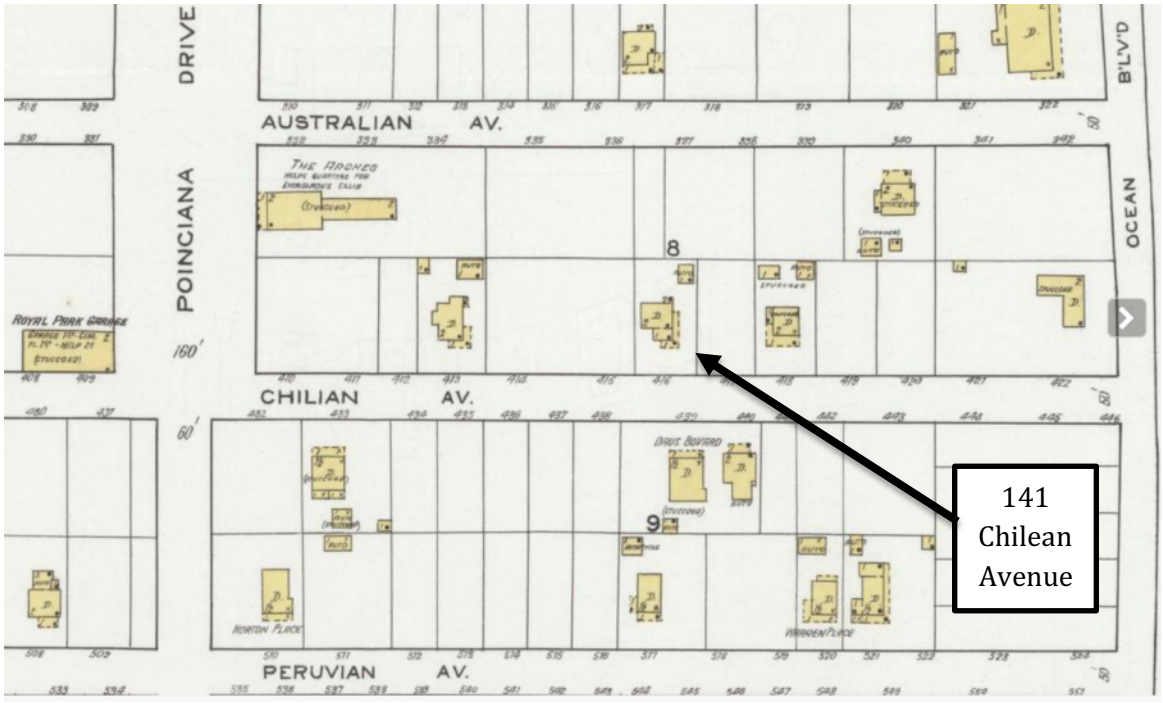
Historic Photograph, unknown date
Courtesy of The Preservation Foundation of Palm Beach

IV. Historical Information

The residence at 141 Chilean Avenue is a very early Town of Palm Beach dwelling. It was constructed circa 1910-1915 in the Royal Park subdivision. The development of Royal Park was a tremendous undertaking planned by early Palm Beach pioneers. As winter residents arrived in increasing numbers each year, there was a need for desirable home sites in the resort and in 1908 the Palm Beach Improvement Company was organized by Harvey Geer, George W. Jonas, Cap E. N. Dimick, and Otto Kublin to buy land and develop the Royal Park subdivision.[6] This subdivision, which in 1908 was mostly jungle, sand, and muck, included 160 acres of land from approximately present-day Royal Palm Way south to Worth Avenue, and from the Atlantic Ocean to Lake Worth. Over a half million yards of fill were dredged for three years to complete the work and start the first real estate development in Palm Beach outside of the Flagler Hotel properties**.** After the dredging, it was

[5] Building permit records on file with the Town of Palm Beach.
[6] Cap Elisha N. Dimick became the first mayor of Palm Beach and Harvey Geer served on the Palm Beach Town Council for many years including serving as president.

decided that the area was to be developed in its entirety, so a sea wall was built, areas of the land were filled in and graded, and the streets and sidewalks were constructed. Lighting, water mains, electricity and telephone lines were installed. In 1911 a bridge was constructed to connect Royal Park to West Palm Beach at Royal Palm Way. The first houses in the new development were mostly single-family frame dwellings built by individual owners and small developers. 141 Chilean Avenue had been constructed by 1916 and shortly after its construction Palm Beach saw the beginning of significant growth. [7]



1919 Palm Beach Sanborn Fire Insurance Map

The end of World War I began a remarkable decade of growth and prosperity throughout the country and the boom years quickly followed in Palm Beach.[8] Like much of Palm Beach, Royal Park was booming in the 1920s with both residential and commercial construction. After completion of the new Palm Beach Town Hall and Fire Station at the end of 1925, the area became the new governmental center.

The Royal Park subdivision saw a change in development during the second half of the 20th century due to a controversial 1947 zoning change. As one of

[7] The 1916 Palm Beach City Directory lists the property with the name of its earliest known owner, George A. Neumann.

[8] Railroad and road construction had significantly increased, and Florida became much more accessible to northerners wishing to spend the winter months in the state.

the earliest subdivisions in Palm Beach, Royal Park featured many of the Town's earliest dwellings which were typically wood frame cottages and bungalows. Prior to 1947 the area had mostly residential Zone A classification. The 1947 zoning law changed much of the land to Zone C classification which permitted hotels and apartment buildings. This rezoning created a building boom that endured for decades with houses and small hotels being replaced with apartments and co-ops and later by condominiums. A *New York Times* article titled "Growing Pains in Palm Beach" referenced this trend when it stated, "Many apartment buildings, especially in the 12- to 24-unit range have risen in the area between Royal Palm Way and Worth Avenue. The trend has been to tear down groups of cottages and replace them with a multi-unit structure."[9] Fortunately, 141 Chilean Avenue was spared from demolition and continues to represent Palm Beach's early history. The property was recognized by Palm Beach historic preservation advocate Barbara Hoffstot in her book Landmark Architecture of Palm Beach.

141 Chilean Avenue was likely built for its earliest known owners George A. Neumann and Eda (Glokner) Neumann who named the residence Casa Pescadero. The Neumann's were from New York City and began wintering in Palm Beach in 1911. While there is no original building permit on file, the Neumann's were occupying 141 Chilean Avenue during the winter season by at least 1916. George Neumann owned several parcels of land in the Royal Park subdivision during its early years, later selling parcels in the early 1920s as the land boom began. The Neumann's were involved in many civic and cultural associations in Palm Beach. They were active members of the Royal Poinciana Chapel and George Neumann was the Chapel's head usher and treasurer for many years. Eda Neumann was a founder and charter member of the Animal Rescue League of the Palm Beaches, assisted with fundraising for the YWCA and Good Samaritan Hospital, was a charter member of the Palm Beach Women's Civic Association, and belonged to the Palm Beach Art League and Palm Beach Round Table. Following George Nuemann's passing in 1940, Eda Neumann continued to spend the winter at 141 Chilean Avenue until her death in 1955. A Palm Beach Post article on her passing noted that "Her residence at 141 Chilean Avenue is reputed to have been the ninth dwelling erected in Palm Beach."[10]

[9] "Growing Pains in Palm Beach." *The New York Times*. December 6, 1970.
[10] Palm Beach Post, January 30, 1955, page 24.

Over the dwelling's approximately 110-year history there have been only four owners, three of which owned the property for more than thirty years. Following the Neumann's almost 40 years of ownership, the house was purchased by Robert and Leah Dahn who owned the property from 1956 until 1959, shortly after Robert Dahn death. The third owners, Edgar and Ingrid Gren, owned the property for thirty-three years (1959-1992) and the current owner, Chant (Palm Beach) Corporation, purchased the property thirty-three years ago in 1992. These long-time property owners have been wonderful stewards of one of Palm Beach's early residences.

V. Architect's Biography

There is no building permit on file for the construction of 141 Chilean Avenue and the original architect for the dwelling could not be determined. Like many of Palm Beach's early houses, it was likely designed and constructed by a local builder.

VI. Statement of Significance

The residence located at 141 Chilean Avenue is a distinctive example of the Bungalow style of architecture with Prairie influences in Palm Beach. Constructed circa 1910-1915, during the Town's early years and prior to the 1920s land and housing boom in the Royal Park subdivision, the dwelling is representative of Palm Beach's early architecture and history. As many of the early single-family houses in Royal Park were demolished to make room for larger multi-family buildings, those that have endured are particularly important to preserve the historic architectural composition of Palm Beach through the years.

VII. Criteria For Designation

Section 54-161 of the Town of Palm Beach Landmarks Preservation Ordinance outlines the criteria for designation of a landmark or landmark site and suggests that at least one criterion must be met to justify the designation. Listed below are the criteria which relate to this property and justification for designation:

(1) "Exemplifies or reflects the broad cultural, political, economic or social history of the nation, state, county or town."

The residence at 141 Chilean Avenue, constructed circa 1910-1915, represents the broad cultural, economic and social history of the Town of Palm Beach during the Town's early years and prior to the Florida Boom Time Era of the 1920s. The Royal Park subdivision was an immense undertaking by the Palm Beach Improvement Company to provide home sites for the growing number of northerners wishing to make Palm Beach their winter home. Many of the houses constructed in Royal Park during the first half of the 1900s were replaced during the second half of the century after a zoning change allowed for higher density buildings. As one of the few residences constructed prior to the 1920s remaining in the area, the dwelling at 141 Chilean Avenue continues to represent the history and architecture of Palm Beach during its formative years.

(3) "Embodies distinguishing characteristics of an architectural type or is a specimen inherently valuable for the study of a period, style, method of construction or use of indigenous materials or craftsmanship."

The house at 141 Chilean Avenue is a distinctive example of the Bungalow style of architecture with influences from the Prairie style. It features distinguishing characteristics of the style and is an example that is valuable for study. Prairie Bungalow characteristics include the wood frame construction surfaced with wood shingles, multiple low-pitched front and side facing gable roofs with wide overhanging eaves and exposed rafter tails, an off-center front porch with stone piers topped with wood beams, and a horizontality to its design. In addition, this circa 110-year-old dwelling is one of the few remaining Palm Beach Bungalows constructed during Palm Beach's early years which makes it additionally significant for study.

VIII. Selected Bibliography

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Murphy Stillings, LLC. Town of Palm Beach Landmark Designation Reports, 2013-2025.

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Excerpt from the April 22, 2026, Landmarks Preservation Commission Meeting Minutes

ANY OTHER BUSINESS

15. 141 CHILEAN AVE DESIGNATION HEARING
Owner(s): CHANT (PALM BEACH) CORP

Several members disclosed ex parte communications.

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

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

Ms. Mittner provided confirmation of proof of publication.

A motion was made by Mr. Ives and was seconded by Ms. Lindsay-Scott to make the designation report for 141 Chilean Avenue part of the record. The motion was carried unanimously, 7-0.

Ms. Damgard called for public comment.

Attorney Maura Ziska, representing the property owner, spoke in opposition to the proposed landmark designation, arguing the property lacks sufficient historical or architectural significance, has been substantially altered, and does not meet applicable criteria. She also raised concerns regarding potential economic impacts and property value, and introduced Kyle Fant, an expert witness, to provide additional testimony.

Architect Kyle Fant of Bartholemew Partners and testifying as an expert for the property owner, opposed the landmark designation, comparing the subject property to well-preserved bungalow examples in the Town and stating that the structure has been significantly altered over time, lacks architectural integrity, and does not meet the standards for designation. He also described various modifications and additions to the property, asserting that the current condition does not reflect a meaningful historic resource.

Ms. Ziska reiterated opposition to the landmark designation, summarizing expert testimony that the property does not meet the applicable criteria and emphasizing the extent of alterations, the property's lack of historical significance, and economic concerns. She also noted the owner's strong objection and contrasted the property with recent landmark designations involving more significant or preserved structures.

Aimee Sunny of the Preservation Foundation of Palm Beach spoke in support of the landmark designation, stating that despite alterations, the property retains key character-defining features and continues to convey its historical and architectural significance. She noted its importance as an early example of pre-1920s development and bungalow-style architecture, and asserted that it meets the applicable designation criteria.

Ms. Ziska asked Ms. Sunny if the bungalow-style homes that they presented were landmarked with the owner's consent. Ms. Sunny stated she was unable to comment on them since she was seeing them for the first time. Ms. Mittner stated that the home at 357 Seabreeze Avenue, which was shown, was not a landmarked residence.

Mr. Ives asked about the 100 block of Chilean and asked how many homes, particularly Bungalow-style

homes, were designated. Ms. Stillings discussed another landmarked home in the area, on Brazilian Avenue. Mr. Ives noted that prior landmark designations have included properties with additions and enclosed features, and sought confirmation that such modifications do not preclude designation. Mr. Ives sought clarification regarding the reference to the property as the "ninth building," questioning the timeframe of that designation, and Ms. Stillings responded that a 1955 article described the residence as reputed to have been the ninth dwelling constructed in Palm Beach. Mr. Ives asked if Mr. Fant had more examples in the Royal Park area, to which he said he did not. Mr. Ives wasn't sure if it was the greatest example of the bungalow style. Mr. Ives acknowledged elements of the designation report but expressed that the property is not a strong example of the bungalow style and stated he does not support its preservation or landmark designation.

Ms. Lindsay-Scott stated she was conflicted, noting the property's charm and remaining bungalow features, but expressed concern that significant alterations may prevent it from meeting the designation criteria.

Mr. Segraves expressed reservations about the designation, stating the property is not a strong or exemplary representation of the bungalow style and questioning its historical and architectural significance.

Ms. Kellogg expressed support for the designation, stating that despite alterations, the property retains its original massing and key character-defining features. She noted that changes to materials such as roofing and windows are common and do not detract from its significance, and concluded that the structure remains a substantially intact example of early bungalow architecture with Prairie-style influences.

Ms. Brooker cautioned that alterations, poor maintenance, or the absence of a notable architect should not, alone, be reasons to deny designation, noting that such conditions can be remedied. She discussed similar situations with her own home, which she renovated and restored. She emphasized that the decision should be based on the property's architectural merit and rarity, and encouraged careful consideration of the Commission's reasoning.

Ms. Herzig-Desnick expressed support for the designation, noting the structure's massing remains intact and its style is sufficiently distinct to warrant designation, and added that landmark status could encourage more sensitive future renovations.

Ms. Damgard expressed support for the designation, emphasizing the importance of preserving the Town's historical character and noting the property's rarity and age. She stated that prior landmarked properties have been successfully restored and have not diminished in value, and concluded that the property aligns with the Commission's preservation goals.

A motion was made by Ms. Herzig-Desnick and was seconded by Ms. Kellogg to recommend 141 Chilean Avenue to the Town Council for designation as a Landmark of the Town of Palm Beach based on criteria 1 and 3 in Section 54-161, and with the acknowledgment that the owner opposed the designation. The motion was carried 4-3, with Messrs. Ives, Segraves, and Ms. Lindsay-Scott dissenting.

From: Chant Palm Beach <chantpb@aol.com>
Sent: Monday, January 12, 2026 9:59 AM
To: Friederike Mittner <fmittner@TownOfPalmBeach.com>
Cc: Maura Ziska <MZiska@floridawills.com>; Kyle Fant <kyle@bartholemewpartners.com>
Subject: 141 Chilean Avenue, 33480 Palm Beach FL

******STOP: This email was sent from a source external to the Town of Palm Beach. Links or attachments should not be accessed unless expected from a trusted source. Additionally, all requests for information or changes to Town records should be verified for authenticity.******

Dear Friederike,

Thank you again for meeting with me and for your courtesy. I truly appreciate the time you took to share the report, the rationale for the review, and the relevant rules and process.

Following our discussion, I would like to confirm my position clearly. While I understand the Town's desire to landmark my property at 141 Chilean, after consulting my architect and attorney, **I am not in favor of the designation**. I plan to oppose any attempt to designate 141 Chilean Avenue as a landmark. I have no plans to tear down my house, however my priority is to maintain maximum flexibility with future renovations and resale. I don't believe my Property meets the Town's criteria as there is no known architect and the house has undergone many changes over the years that were not architecturally cohesive.

I would kindly ask that the property be removed from the "under consideration/under review" status. I am available to discuss this at your convenience. Also, should it be necessary, I am happy to coordinate a call with my legal counsel, Maura Ziska, and my architect, Kyle Fant, who will assist me on this matter going forward.

Thank you again, and I look forward to your guidance.

Kind regards,

Francesco Calabro Menghini

Please be advised that under Florida law, e-mails and e-mail addresses are public records. If you do not want your e-mail address released in response to a public records request, do not send electronic mail to this entity. Instead, contact the Town of Palm Beach by phone at (561) 838-5400, or in writing: 360 S. County RD, Palm Beach, FL 33480.
Please be advised that under Florida law, e-mails and e-mail

addresses are public records. If you do not want your e-mail address released in response to a public records request, do not send electronic mail to this entity. Instead, contact the Town of Palm Beach by phone at (561) 838-5400, or in writing: 360 S. County RD, Palm Beach, FL 33480.
<141 Chilean Avenue Designation Report.pdf>

Please be advised that under Florida law, e-mails and e-mail addresses are public records. If you do not want your e-mail address released in response to a public records request, do not send electronic mail to this entity. Instead, contact the Town of Palm Beach by phone at (561) 838-5400, or in writing: 360 S. County RD, Palm Beach, FL 33480.

TOWN OF PALM BEACH

Information for the Town Council Meeting on May 13, 2026

To: Mayor and Town Council Members

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

Cc: Kirk Blouin, Town Manager & James Murphy, Asst. Director of PZB

Re: Clarification Hearing – 151 Worth Avenue - Use of the Vacant Lot on Peruvian Avenue

Date: May 4, 2026

DISCUSSION:

151 Worth Avenue was reviewed for redevelopment and approved by Arcom and by Town Council. At the February 11, 2026 Town Council meeting, the redevelopment plan, which included new retail spaces and a second-floor restaurant, was approved with the condition that the vacant lot, located behind the old Neiman Marcus building and accessed by Peruvian Avenue, would remain as green space.

A permit was issued for interior demolition last year. Work stopped for the winter season then recommenced on May 1, 2026. The vacant lot on Peruvian Avenue was cleared of sod and many plants and lined with gravel, and received a construction gate, dumpster and portable toilets. On Saturday, May 2, work resumed on the vacant lot, with calls from neighbors to the Police Department and to elected officials. Staff was contacted to find out how this work could be happening and to stop it.

On Monday, May 4, staff spoke with the contractor, Batten Construction, and with the owner's representative, Jamie Crowley. It seems that this active construction staging yard was shown on a landscape plan page as part of the set approved by Arcom and by Town Council. Staff did not notice the use of this vacant lot during our reviews.

The contractor was asked to cease using the lot until the owner could present the need for the use of this lot in conjunction with their large redevelopment project. The contractor agreed to stop all activities on the lot until the outcome of this clarification hearing is rendered. The applicant will remove the gravel and restore the lot to its original condition if needed.

Staff scheduled this "clarification hearing" under 134-173(5), text attached. It is worth noting that since the applicant did not disclose the intended use of the vacant lot during

their earlier public hearings and the fact that the intended use was only shown on one page of a voluminous plan set, with LOI, that the neighbors probably also had no idea of the expected use of the lot. Had staff known of the intended use of the lot this matter would have been highlighted for discussion with both Arcom and Town Council.

Sec. 134-173. - Deferral request; denial of application; duration of approval; time extension; clarification.

(1) An initial deferral request received by the town more than seven days prior to scheduled town council hearing date may be granted for one month only or the next succeeding regular town council meeting, if that should occur on a different date. Any deferred action request received seven days or less from the scheduled meeting date shall be made in person at the town council meeting at the time the action item appears on the agenda. The applicant must explain or justify the request, which the town council may approve or deny. A second request for deferral shall be made in person at the town council meeting at the time the item appears on the agenda. The applicant must explain or justify the request, which the town council may approve or deny. A third request for deferral shall be denied unless the applicant can demonstrate to the town council that a compelling reason exists. Any deferral which is required due to a case being deferred by the architectural commission or landmark preservation commission shall be an exception to the regulation above. In no case shall a deferral exceed six months.

(2) An application request seeking substantially the same relief cannot be accepted for consideration after it has been denied by the town council until after 12 months have elapsed from the date of denial.

(3) The work or use authorized under an approved variance or special exception application must be commenced within 24 months from the date of the rendered development order or written decision, and if not so commenced the special exception or variance shall be null and void. Commencement shall be considered at the issuance of a building permit for the work related to the application or a business tax receipt if no building permit is required. In addition, all authorized work under the building permit for said approved

special exception or variance must be completed within the timeframe set forth in Chapter 18 of this Code or said special exception or variance shall expire.

(4) A request for a time extension from any of the requirements in subsection (3) may be granted or denied by the town council for just cause. Said time extension request shall be submitted in writing to the planning, zoning and building department at least one month prior to the expiration date or said special exception or variance approval shall expire.

(5) Should a question arise as to compliance with the conditions as outlined by the town council actions, a clarification hearing before the town council may be called at the request of the director of the planning, zoning and building department, or by the applicant, and placed upon the next available agenda.

(Ord. No. 08-2021, § 1(Exh. A), 6-9-21; Ord. No. 014-2025, § 4, 10-15-25)

Editor's note— (Ord. No. 08-2021, § 1(Exh. A), adopted June 9, 2021, repealed the former 134-173, and enacted a new 134-173 as set out herein. The former 134-173 pertained to judicial remedy by circuit court and derived from Ord. No. 2-74, § 10.50, 3-26-74; Ord. No. 7-82, § 8(f), 3-31-82.

TOWN OF PALM BEACH

Planning, Zoning & Building Department

TOWN COUNCIL DEVELOPMENT ORDER

File: ZON-25-0091 (ARC-25-0102)
Property: 151 WORTH AVE
Meeting Date: FEBRUARY 11, 2026
Applicant: 151 Worth Avenue Owner LLC

At the FEBRUARY 11, 2026 meeting, the Town Council, after hearing all testimony, approved (5-0) the following Special Exception(s) (#1, #2 and #3) in accordance with Section 134-229 and Site Plan Review in accordance with Section 134-329:

- **SPECIAL EXCEPTION #1** A special exception request for restaurants for 183 seats (121 indoors, 14 coffee bar, and 48 outdoor). *Subject to future special exception review and approved for future restaurant operator.*
- **SPECIAL EXCEPTION #2** A special exception request for outdoor cafe seating for 48 seats (private property). *Subject to future special exception review and approved for future restaurant operator.*
- **SPECIAL EXCEPTION #3** A special exception request for shared parking.
- **SITE PLAN REVIEW** Site Plan Review.

The following condition(s) to be included as part of this Development Order:

- That the applicant submit a Declaration of Use Agreement for review and approval by Town Council outlining conditions of the modification to the former Neiman Marcus building; one of the conditions shall be that the parcel fronting Peruvian Avenue shall remain as green space.

Additionally, the Town Council approved (5-0) the Variance(s) (#1-#2), in accordance with Sec. 134-201(a):

- **VARIANCE#1** A variance request to allow tandem (stacked) parking in valet-only garage.
- **VARIANCE#2** A variance request to remove one loading space where two were previously approved.

Provided, the applicant build substantially in accordance with the approved plans, entitled "Revitalization for TZ Capital 151 WORTH AVENUE" as prepared by **Bartholemew + Partners**, uploaded to the Town January 26, 2026, as approved by Town Council, as determined by staff.

Approval of this application by the Town Council does not relieve the owner and/or applicant from obtaining additional Town approvals as may be required, such as design review approvals and the necessary building permits. A building permit for the work authorized under this approval must be obtained within two years (24 months) from the date of the rendered order or said approval will expire. When requesting a building permit, the plans submitted to the Town for permit are required to be consistent with the plans approved by the Town Council and modified in accordance with the conditions of approval that must be satisfied prior to permit issuance, as set forth in this Development Order.

This Development Order shall serve as the written finding of the Town Council.

Dated this 12th day of February, 2026.

Sincerely,

Wayne Bergman, Director of Planning, Zoning and Building, on behalf of
TOWN COUNCIL

cc: James G. Murphy, AICP, Assistant Director of Planning, Zoning and Building
Zf

Council Member Araskog asked about the hardship for the variance. Attorney Maura Ziska discussed the hardship of supporting the request.

Council Member Moran asked staff if the change was coming to FAR. Mr. Murphy responded that, in the commercial districts incorporated into the zoning code changes, FAR is used to measure the intensity of commercial development. R-B zoning district is the sole district that has CCR.

Council President Lindsay called for public comment. No one indicated a desire to speak.

A motion was made by Council Member Cooney and seconded by Council President Pro Tem Crampton that Variance No. ZON-25-0088, 140 Brazilian Avenue shall be granted and find, in support thereof, that all the criteria applicable to this application as set forth in Section 134-201 (a), items 1 through 7, have been met. The motion was carried 4-1, with Council Member Araskog dissenting.

A motion was made by Council Member Araskog and seconded by Council President Pro Tem Crampton to amend the agenda by moving the first and second reading of the ordinances to be heard prior to the 2 p.m. time certain. The motion was carried unanimously, 5-0.

22. ZON-25-0091 (ARC-25-0102) 151 WORTH AVE (COMBO)—SPECIAL EXCEPTIONS WITH SITE PLAN REVIEW AND VARIANCES. The applicant, 151 Worth Avenue Owner LLC, has filed an application requesting Town Council review and approval for (1) a Special Exception for a restaurant use, (2) a Special Exception for outdoor café seating in association with a restaurant use and (3) a Special Exception for shared parking between the restaurant and retail uses, site plan review and two (2) Variances (1) to permit tandem (stacked) parking in the valet-only parking garage, and (2) to eliminate an existing on-site loading space, in association with alterations to existing the former Neiman Marcus three-story building in the C-WA zoning district. The Architectural Commission shall perform design review of the application.

Council Members Araskog, Cooney, Moran, Council President Pro Tem Crampton, Council Member Lindsay, and Mayor Moore disclosed ex parte communications.

Mr. Murphy provided staff comments on the project.

Council Member Moran asked about the loading space standard ratio, and Mr. Murphy said they were granted a variance for three. Eric Czerniejewski of the Corradino Group thought it was sufficient, though it would need to be restricted to certain hours to avoid disrupting a very prominent corridor while remaining operationally sufficient.

Council President Pro Tem Crampton asked about shared and tandem parking. Mr. Murphy explained that all valet garages use tandem parking.

Attorney Jamie Crowley, on behalf of the applicant, introduced the project team, and he discussed the project, talking specifically about the loading bay.

Tyler Tanenbaum, the applicant, discussed the project's details. He noted that the restaurant would be vital to make the project work.

Kyle Fant of Bartholemew + Partners, shared what would be presented to ARCOM. He showed images of how the project would look, including landscaping elements.

Council Member Araskog asked for a recommendation from the Architectural Commission before allowing seating and parking.

Council Member Moran asked if the applicant would charge for parking. Mr. Crowley said that is the plan. Council Member Moran expressed concern about reducing the loading bays to one.

Council President Pro Tem Crampton loved the project. He suggested that the applicant consider the number of seats in case the Town Council asked them to reduce the number.

Please note: Mayor Moore left the meeting at 5:19 p.m.

Council President Lindsay called for public comment.

Anita Seltzer, 44 Cocoanut Row, urged the Town Council to consider shared parking for the Paramount, which will return in March, and asked whether a variance would be required.

Mr. Murphy noted that the prior project included 48,000 square feet of retail space, which required three loading spaces under the code, as properties between 40,001 and 60,000 square feet must provide three loading berths. The current proposal reduced the total gross leasable area to approximately 30,000 square feet, including the restaurant. Under the code, properties between 25,001 and 40,000 square feet only require two loading spaces.

Council Member Araskog wondered if the details would be outlined in the declaration of use agreement. Mr. Crowley stated that they were asking for the maximum number of seats.

A motion was made by Council Member Cooney and seconded by Council President Pro Tem Crampton that Special Exception and Site Plan Review No. ZON-25-0091, 151 Worth Avenue meets the criteria set forth in sections 134-229 and 134-329, respectively, of the Town Code and finds that approval of the Site Plan will not adversely affect the public interest, that all zoning requirements governing the use have been met, and that satisfactory provision and arrangement has been made concerning items (1) through (11) of section 134-329, have been met, with the conditions of a mutually agreed upon declaration of use agreement and that the Peruvian parcel remains green space. The motion was carried 5-0.

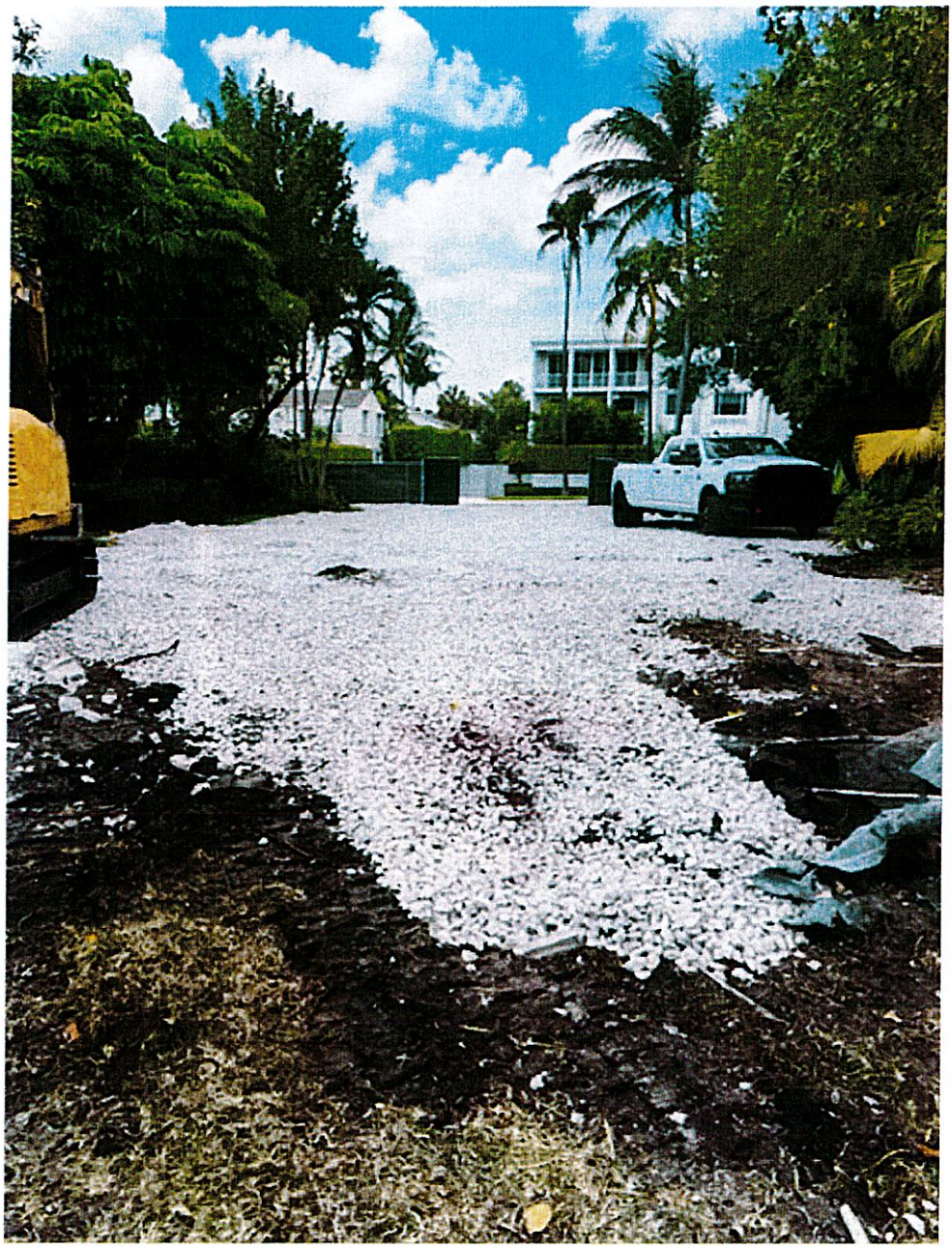
A motion was made by Council Member Cooney and seconded by Council President Pro Tem Crampton that Variance No. ZON-25-0091, 151 Worth Avenue shall be granted and find, in support thereof, that all the criteria applicable to this application as set forth in Section 134-201 (a), items 1 through 7. The motion was carried 5-0.

ORDINANCES

23. FIRST READING

23.1 3-2026 An Ordinance Of The Town Council Of The Town Of Palm Beach, Palm Beach County, Florida, Amending Chapter 134, Zoning, Section 134-2,

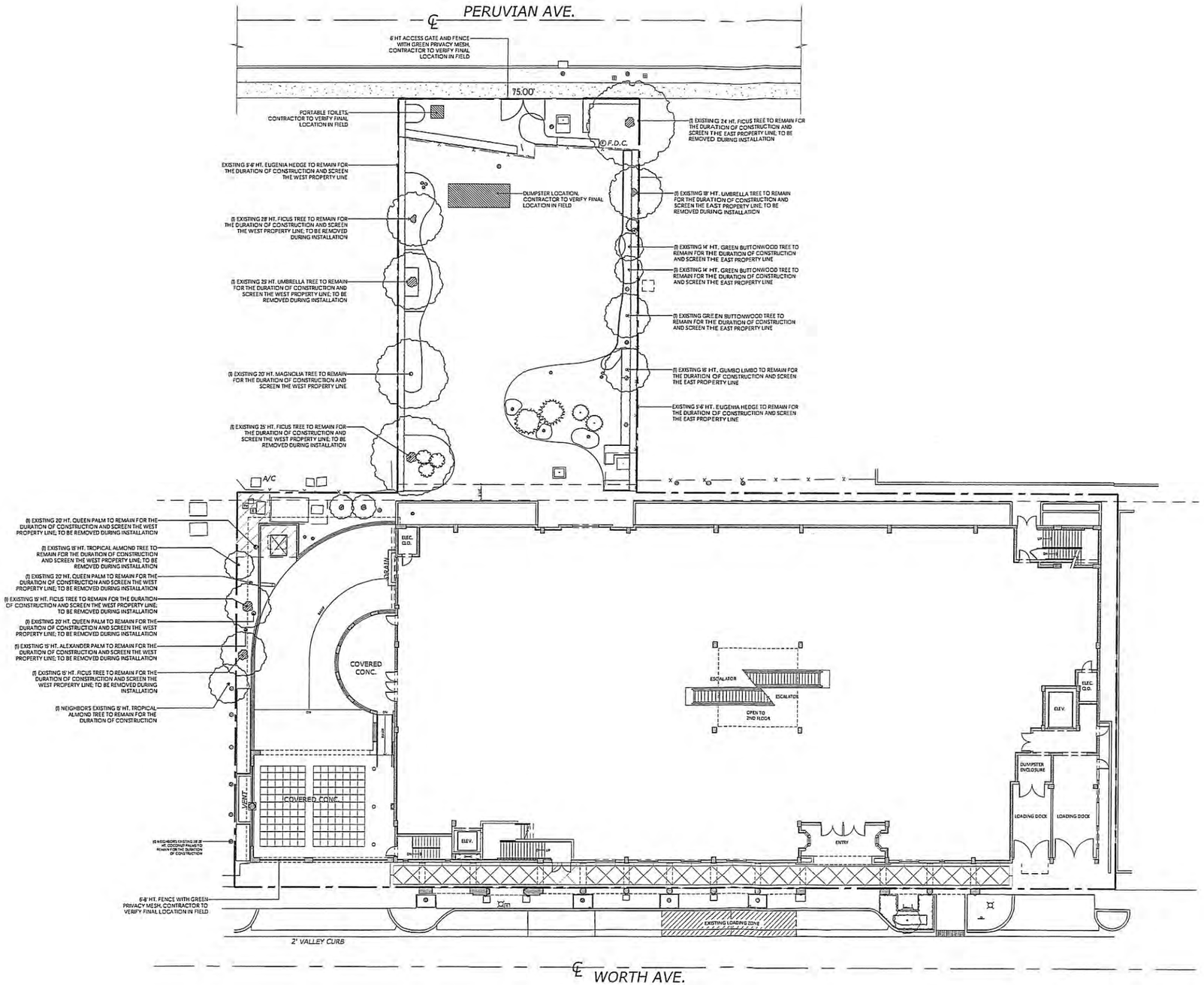
ATTACHMENT 4: PHOTOS







ATTACHMENT 5: PLAN



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

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S

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

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

CONSTRUCTION STAGING PLAN

151 WORTH AVENUE

151 WORTH AVENUE, PALM BEACH, FL.

26 JANUARY 2026 - FINAL SUB
29 DECEMBER 2025 - SEC SUB
11 DECEMBER 2025 - FIRST SUB
03 DECEMBER 2025 - PRE APP

NIEVERA WILLIAMS
DESIGN

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

NIEVERAWILLIAMS.COM

CSP

ARC-25-0102

TOWN OF PALM BEACH

Information for Town Council Meeting on: May 13, 2026

To: Town Council

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

From: Planning, Zoning & Building

Re: ZON-26-0010 331 S COUNTY RD CAFE L'EUROPE - Review of Draft Declaration of Use Agreement

Date: 5/6/2026

ATTACHMENTS

Draft Declaration of Use Agreement
Valet Exhibit
Seating Exhibit - forthcoming

STRATEGIC PLAN

Strategic Priorities:
Community Culture and Character, Mobility and Transportation

Strategic Focus Areas:
Quality of Life
Community Preservation
On-island Mobility

FUNDING

No Fiscal Impact

DECLARATION OF USE AGREEMENT

by

THE TOWN OF PALM BEACH

and

331 SOUTH COUNTY ROAD LLC

and

CAFÉ L'EUROPE

_____, 2026

Prepared by and return to:
Maura Ziska, Esq.
Kochman & Ziska PLC
222 Lakeview Avenue, Suite 1500
West Palm Beach, FL 33401

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DECLARATION OF USE AGREEMENT

THIS DECLARATION OF USE AGREEMENT ("Agreement") is made and entered into this _____ day of _____, 2026 by and between the **TOWN OF PALM BEACH**, a Florida municipal corporation, 360 South County Road, Palm Beach, Florida 33480 (hereinafter called "Town") and **CAFÉ L'EUROPE**, 331 South County Road, Palm Beach, Florida 33480 (hereinafter called the "Restaurant") which terms "Town," and "Restaurant," (collectively referred to hereinafter as the "Parties") will include and bind the successors and assigns of the parties, wherever the context so requires or admits.

WITNESSETH:

WHEREAS, the land described in Exhibit "A" attached hereto and made a part hereof (hereinafter referred to as the "Land" or "Property") is located within the municipal limits of the Town; and

WHEREAS, the Property falls within the Town's C-TS Zoning District and Commercial Future Land Use Designation; and

WHEREAS, the Property is located within the Town Hall Square Historic District; and
WHEREAS, the Restaurant has operated on the Property for 31 years; and

WHEREAS, after the establishment of the Restaurant, the Town's Zoning Code was amended to make a restaurant use a special exception use in the C-TS Zoning District; and

WHEREAS, Owner has requested approval of zoning application number ZON-26-0010 (the "Application"), seeking a Special Exception to authorize expanded hours of operation for the restaurant use on the Property; and

WHEREAS, the Town Council conditionally approved the Application on April 15, 2026; and

WHEREAS, all of the representations made herein are true and accurate and the approval of the Special Exception is conditioned upon the representations made herein and all of the conditions herein imposed; and

NOW, THEREFORE, in consideration of the mutual promises set forth herein, it is agreed as follows:

ARTICLE I
RECITALS

The recitals set forth above are true and correct and are incorporated herein and made a part hereof.

ARTICLE II
REPRESENTATION OF OWNERSHIP

The Parties have full right to enter into this Agreement and to bind the Land and itself to the terms hereof. There are no covenants, restrictions or reservations of record that will prevent

the use of the Land in accordance with the terms and conditions of this Agreement. No consent to execution, delivery and performance hereunder is required from any person, partner, limited partner, creditor, investor, judicial or administrative body, governmental authority or other party other than any such consent which already has been unconditionally given or referenced herein. The execution of this Agreement or the consummation of the transactions contemplated herein will not violate any restriction, court order or agreement to which the Restaurant or Land are subject.

ARTICLE III
RESTAURANT USE

The lunch hours for the restaurant use that is the subject of this Agreement shall be as set forth in the application submitted to the Town as ZON-26-0010 and approved by the Town Council on April 15, 2026, as the same may be amended from time to time (hereinafter referred to as the "Approval").

ARTICLE IV
CONDITIONS

The approval shall be based upon the following conditions:

1) The lunch hours of operation shall be 11:30 a.m. to 2:30 p.m. Saturday to Thursday [NOTE: RESTAURANT WOULD LIKE TO REVISIT THE FRIDAY DISCUSSION AND ADD BACK FRIDAY].

2) The main entrance to the Restaurant shall be through the front entrance facing South County Road.

3) The maximum seating shall not exceed 62 seats including not more than 34 seats on South County Road during the lunch hours of 11:30 a.m. to 2:30 p.m. These operations shall be conducted in strict accordance with the proposed lunch seating plan, which is attached hereto and incorporated herein as **Exhibit B**.

4) The Restaurant shall make available valet parking from 11:30 a.m. until the end of lunch service. The daytime valet stand shall be located within the parking lot adjacent to the east of the Restaurant. These operations shall be conducted in strict accordance with the proposed valet plan, which is attached hereto and incorporated herein as **Exhibit C**.

5) No daytime/lunch Restaurant employees shall be allowed to park in the Property parking lot but shall park off site at another parking lot either on island or off island.

6) All trash shall be stored inside the Property. No trash shall be taken out between 10:00 p.m. and 8:00 a.m.

7) All deliveries to the Restaurant shall be done using Brazilian Avenue. Delivery trucks shall arrive prior to 11:00 a.m. or during non-business hours to minimize the impact to the site.

8) The Restaurant shall return to the Town Council after 3 months of operation during the period from November 1 through April 30 to review the list of conditions and compliance.

9) To maximize parking availability during peak hours, the Applicant is required to cancel all daytime parking contracts within the existing surface lot. No off-site or third-party daytime parking shall be permitted, ensuring the entirety of the lot is available for lunch patrons (JGM

ARTICLE V
VOLUNTARY AGREEMENT AND HOLD HARMLESS

Owner and Restaurant agree to be bound by the terms and conditions in this Agreement and waive any legal objection it might otherwise have to said terms and conditions or parts thereof.

ARTICLE VI
REMEDIES FOR VIOLATION

1. Upon determination by anyone with authority that there is a violation of conditions of approval, this Agreement, or other provisions of the Town Code of Ordinances, the Town shall provide written notice to Restaurant and their representative of said violation and the date upon which said violation(s) shall be corrected. If Restaurant fails to correct the violation(s) within the timeframe set forth, the violation(s) shall be referred to the Town Code Enforcement Board for adjudication. Restaurant, their successors and assigns, agree that they shall pay the Town a liquidated amount of $2,000.00 per day for each adjudicated violation until corrected; however, Restaurant, their successors and assigns, further agree and acknowledge that the Code Enforcement Board may levy fines of up to $5,000 per day for each adjudicated violation until corrected if the Code Enforcement Board finds the violation to be irreparable or irreversible in nature after due notice and hearing, pursuant to Fla. Stat. § 162.09. In addition to all remedies provided in the Town Code, in the event Restaurant fails to correct the violation(s) within the time provided, this Agreement may be reconsidered by the Town Council upon 30 days' written notice. The Town Council shall have the authority to revise or rescind the approval of the use.

2. The Parties shall have all remedies available at law and equity in order to enforce the terms of this Amended Agreement including but not limited to (a) the Town's code enforcement procedures; (b) all remedies otherwise offered in the Town's Code of Ordinances; and (c) injunction, specific performance, and any and all other equitable relief through the civil courts in and for Palm Beach County for the State of Florida. In the event the Town is required to seek injunctive relief, it shall not be required to post bond. In the event of any litigation involving this Amended Agreement, or any of its covenants, agreements, terms or conditions, the prevailing party shall be entitled to reasonable attorney's fees and court costs from the non-prevailing party.

ARTICLE VII
PROVISIONS TO RUN WITH THE RESTAURANT

This Agreement shall NOT run with the Land and shall be binding upon the Restaurant only and shall terminate upon the termination of the Restaurant's business tax receipt for operation

of a restaurant, or rescission of the Approval. This Agreement shall be recorded by the Restaurant in the Official Records of Palm Beach County, Florida upon full execution by the parties hereto.

ARTICLE VIII
ENTIRE AGREEMENT

This Agreement represents the entire agreement between the parties as to its subject matter and it may not be amended except by written agreement executed by both parties.

ARTICLE IX
EFFECTIVE DATE

The Effective Date of this Agreement shall be the day upon which this Agreement is executed by the last party to sign the Agreement.

ARTICLE X
MISCELLANEOUS

Wherever the word "laws" appears in this Agreement, it shall be deemed to include all ordinances, rules and regulations as well as laws of the appropriate governmental authorities.

All references in this Agreement to times of a day are stated in terms of Eastern Time, i.e. whichever of Eastern Standard Time or Eastern Daylight Time may be in effect at the time. The word "day" in this Agreement means any period beginning when the time of day is midnight and ending on the next later occasion when the time of day is midnight.

This Agreement may not be amended except by written instrument signed by all parties hereto.

Paragraph headings are inserted for convenience only and shall not be read to enlarge, construe, restrict or modify the provisions hereof. All references to numbered or lettered paragraphs, subparagraphs and exhibits refer (unless the context indicates otherwise) to paragraphs and subparagraphs of this Agreement and to exhibits attached hereto, which exhibits are by this reference made a part hereof.

In the event of the invalidity of any provision of this Agreement, same shall be deemed stricken from this Agreement shall continue in full force and effect as if such invalid provision were never a part hereof.

This Agreement shall be governed by and construed in accordance with the laws of the State of Florida.

IN WITNESS WHEREOF the parties have hereunto set their hands and seals the day and year first above.

Signed, sealed and delivered
In the presence of:

THE TOWN OF PALM BEACH:

_____
Print Name: _____

By:_____
Danielle Hickox Moore, Mayor

_____
Print Name: _____

_____
Print Name: _____

By:_____
Edward Cooney, Town Council President

_____
Print Name: _____

_____
Print Name: _____

By:_____
Kirk Blouin, Town Manager

_____
Print Name: _____

RESTAURANT:

CAFÉ L'EUROPE

_____
Print Name: _____

By:_____
Its:_____

_____
Print Name: _____

STATE OF FLORIDA

COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this ____ day of _____2026, by Danielle Hickox Moore, the Mayor of the Town of Palm Beach, a Florida municipal corporation, on behalf of the corporation. She is personally known to me and she did not take an oath.

_____
Signature of Notary Public

_____
Printed Name of Notary Public
Commission Expires:_____

STATE OF FLORIDA

COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this ____ day of _____2026, by Edward Cooney, the President of the Town Council of the Town of Palm Beach, a Florida municipal corporation, on behalf of the corporation. She is personally known to me and she did not take an oath.

_____
Signature of Notary Public

_____
Printed Name of Notary Public
Commission Expires:_____

STATE OF FLORIDA

COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this ____ day of _____2026, by Kirk Blouin, the Town Manager of the Town of Palm Beach, a Florida municipal corporation, on behalf of the corporation. He is personally known to me and he did not take an oath.

_____
Signature of Notary Public

_____
Printed Name of Notary Public
Commission Expires:_____

STATE OF FLORIDA

COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this ____ day of _____2026, by _____, on behalf of Café L'Europe. He/she is personally known to me and he/she did not take an oath.

_____
Signature of Notary Public

_____
Printed Name of Notary Public

Commission Expires:_____

APPROVED AS TO FORM AND LEGAL SUFFICIENCY FOR THE TOWN OF PALM BEACH

By:_____
Joanne O'Connor, Esquire

EXHIBIT "A"

LEGAL DESCRIPTION

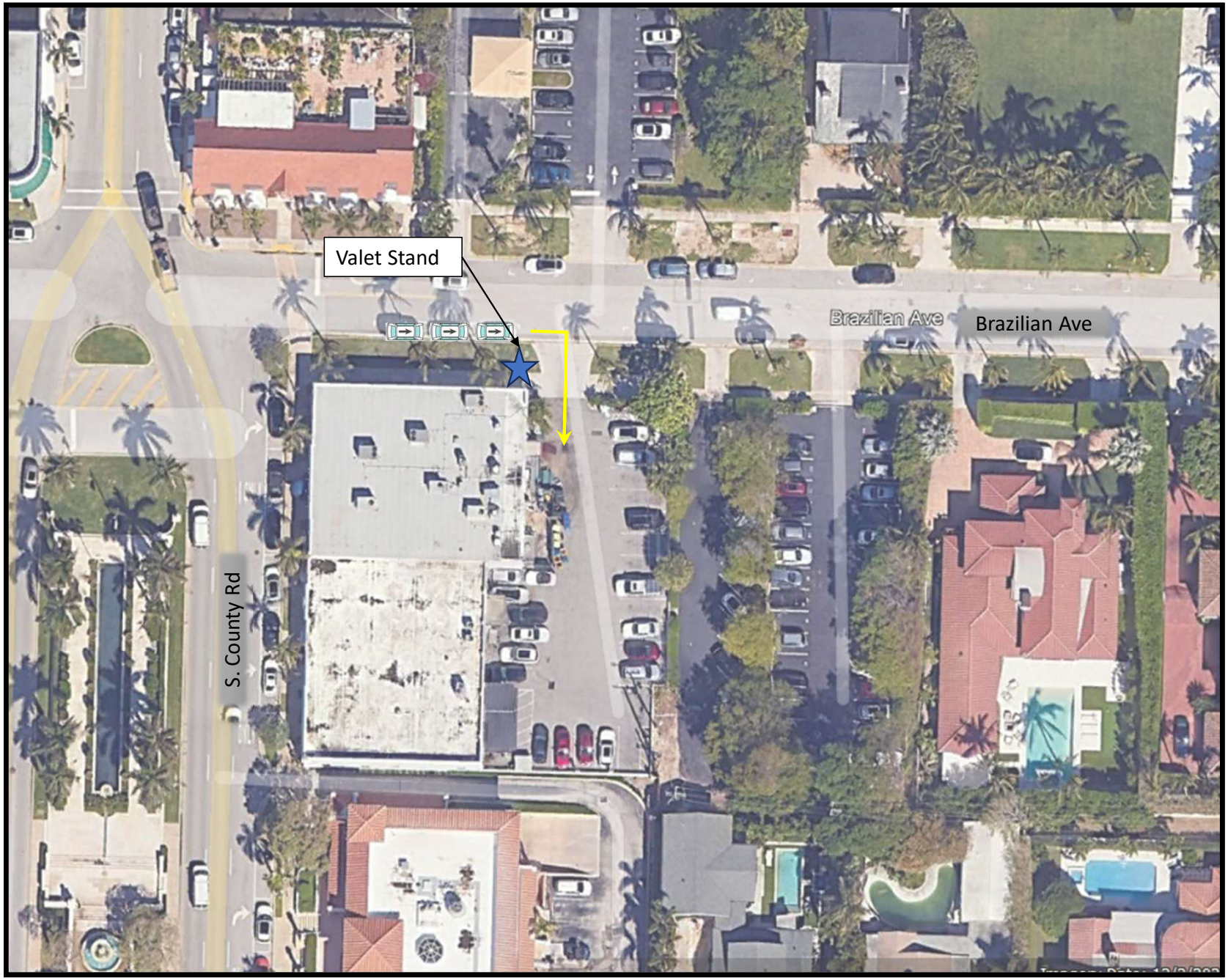
TRACT 1:

All that certain plot, piece or parcel of land situate, lying and being in the County of Palm Beach and State of Florida, shown and designated as the East 19 Feet of Lot 35, FLORAL PARK ADDITION NO. 1, according to the plat thereof on file in the Office of the Clerk of the Circuit Court in and for Palm Beach County, Florida, in Plat Book 5, Page 28, AND the East 19 feet of Lot 65 and the East 4 feet of the West 6 feet of the North 15.5 feet of Lot 65; all of Lots 66, 67, 68, 69, 70, 71, 72, and 73, LESS the East 15 feet of said lots of FLORAL PARK, according to the plat thereof on file in the Office of the Clerk of the Circuit Court in and for Palm Beach County, Florida, in Plat Book 2, Page 6.

TRACT 2:

Parcel 1: Lots 63 and 64 and the West 6 feet of Lot 65 LESS the North 15.5 feet of the East 4 feet, FLORAL PARK, according to the Plat thereof on file in the Office of the Clerk of the Circuit Court in and for Palm Beach County, Florida, in Plat Book 2, Page 6.

Parcel 2: The East 17.75 feet of Lot 32, all of Lots 33 and 34, the West 6 feet of Lot 35, FLORAL PARK ADDITION NO. 1, according to the Plat thereof on file in the Office of the Clerk of the Circuit Court in and for Palm Beach County, Florida, in Plat Book 5, Page 28.

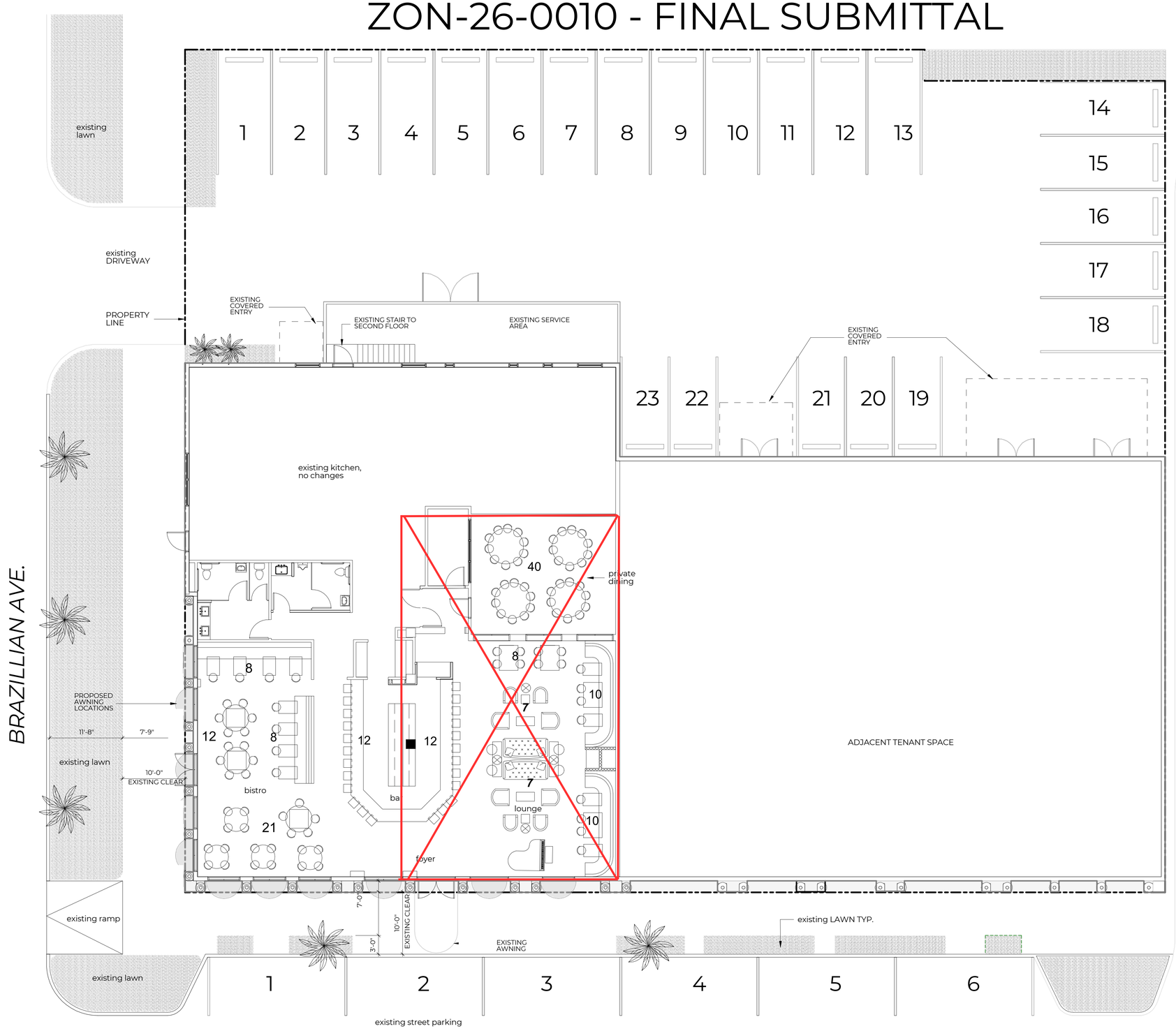


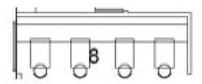
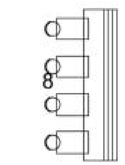
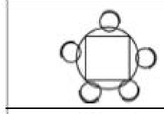
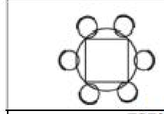
Valet Circulation
331 S. County Road
Project # 26-048

SIMMONS & WHITE
CIVIL & TRAFFIC ENGINEERING

ZON-26-0010 - FINAL SUBMITTAL

KOCHMAN & ZISKA PLC



SEATING LEGEND		
SYMBOL	TYPE OF SEATING	TOTAL AMOUNT
	Round barstool with booth seating on opposite side	4 barstools; 4 booth seats (8 seats total)
	Round barstool with booth seating on opposite side	4 barstools; 4 booth seats (8 seats total)
	Square barstool	12 total
	Four-top table	4 (16 seats total)
	Five-top table	1 (5 seats total)
	Six-top table	2 (12 seats total)
TOTAL AMOUNT OF SEATS		61

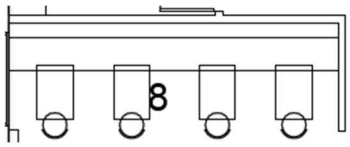
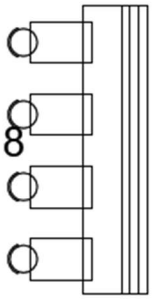
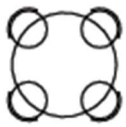
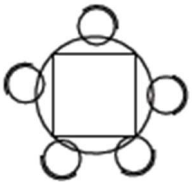
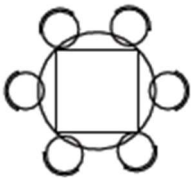
CAFE L'EUROPE
331 S. COUNTY ROAD
Palm Beach, FL 33480

E
N S
W

1 SITE PLAN
LS.5 Scale: 1/8" = 1'-0"

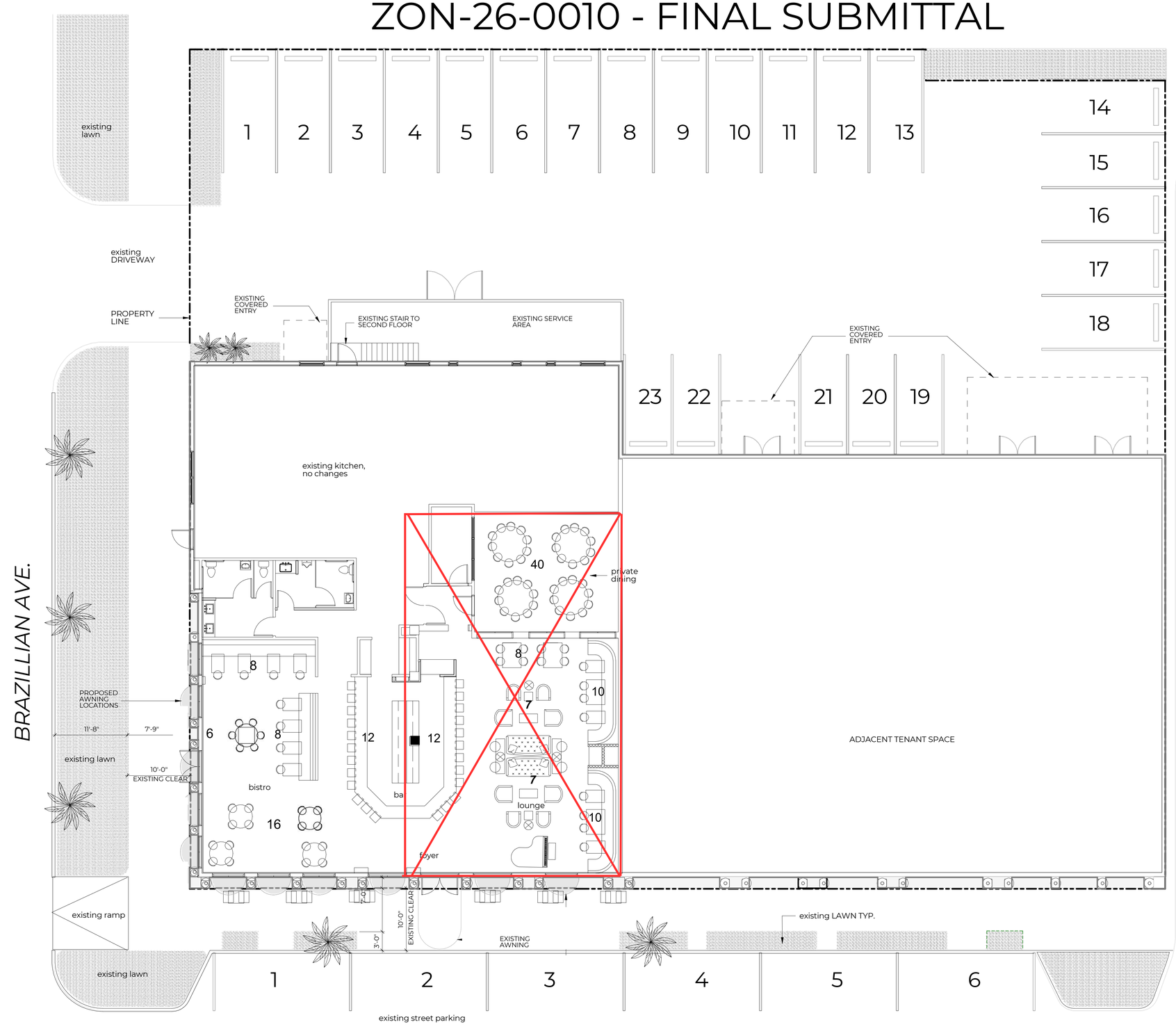
LUNCH SEATING PLAN

SITE PLAN

SEATING LEGEND		
SYMBOL	**TYPE OF SEATING**	**TOTAL AMOUNT**
	Round barstool with booth seating on opposite side	4 barstools; 4 booth seats (8 seats total)
	Round barstool with booth seating on opposite side	4 barstools; 4 booth seats (8 seats total)
	Square barstool	12 total
	Four-top table	4 (16 seats total)
	Five-top table	1 (5 seats total)
	Six-top table	2 (12 seats total)
TOTAL AMOUNT OF SEATS		**61**

ZON-26-0010 - FINAL SUBMITTAL

KOCHMAN & ZISKA PLC



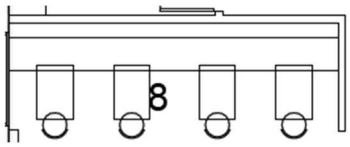
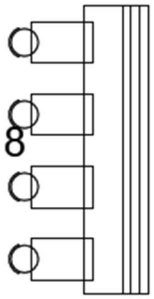
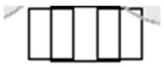
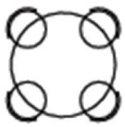
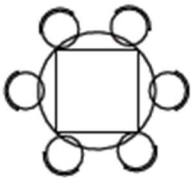
SEATING LEGEND		
SYMBOL	TYPE OF SEATING	TOTAL AMOUNT
	Round barstool with booth seating on opposite side	4 barstools; 4 booth seats (8 seats total)
	Round barstool with booth seating on opposite side	4 barstools; 4 booth seats (8 seats total)
	Square barstool	12 total
	Two-top table	6 (12 seats total)
	Four-top table	4 (16 seats total)
	Six-top table	1 (6 seats total)
TOTAL AMOUNT OF SEATS		62

1 SITE PLAN
LS.5 Scale: 1/8" = 1'-0"

LUNCH SEATING PLAN

CAFE L'EUROPE
331 S. COUNTY ROAD
Palm Beach, FL 33480

SITE PLAN

SEATING LEGEND		
SYMBOL	**TYPE OF SEATING**	**TOTAL AMOUNT**
	Round barstool with booth seating on opposite side	4 barstools; 4 booth seats (8 seats total)
	Round barstool with booth seating on opposite side	4 barstools; 4 booth seats (8 seats total)
	Square barstool	12 total
	Two-top table	6 (12 seats total)
	Four-top table	4 (16 seats total)
	Six-top table	1 (6 seats total)
TOTAL AMOUNT OF SEATS		**62**

TOWN OF PALM BEACH

Information for Town Council Meeting on: May 13, 2026

To: Town Council

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

From: Planning, Zoning, & Building Staff

Re: ZON-25-0054 (ARC-25-0058) 1960 S OCEAN BLVD. (COMBO) – SPECIAL EXCEPTION & VARIANCE(S) The application, Stephen A. Wynn Florida Revocable Trust (Stephen A. Wynn, Trustee), has filed an application requesting Town Council review and approval for a special exception and two (2) setback variances as they relate to the construction of a new beach cabana structure on the oceanside parcel of an existing residential estate. The Architectural Commission shall perform design review of the application. *[The Architectural Review Commission Recommendation: Implementation of the proposed variances will not cause a negative impact on the subject property. Carried 7-0.] [The Architectural Review Commission approved this project. Carried 7-0.]*

Date: 4/30/2026

ATTACHMENTS

Staff Report
Letter of Intent
Architectural Plans

STRATEGIC PLAN

Strategic Priorities:
Community Culture and Character

Strategic Focus Areas:
Quality of Life

FUNDING

No Fiscal Impact

ZON-25-0054 (ARC-25-0058) 1960 S OCEAN BLVD (COMBO) – SPECIAL EXCEPTION & VARIANCE(S). The applicant, Stephen A. Wynn Florida Revocable Trust (Stephen A. Wynn, Trustee), has filed an application requesting Town Council review and approval for a special exception and two (2) setback variances as they relate to the construction of a new beach cabana structure on the oceanside parcel of an existing residential estate. The Architectural Commission shall perform design review of the application.

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.

Applicant:	Stephen A. Wynn Florida Revocable Trust
Professional:	Smith Architectural Group
Representative:	Maura Ziska

HISTORY:

- August 12, 2020: Site Plan Review application (Z-20-00266) was approved by Town Council for the installation of an 180kW generator in a 525 square foot building on the main parcel.
- October 14, 2020: Special Exception application (Z-20-00286) was approved by Town Council for the construction of a padel court in the northwest corner of the main parcel.
- April 26, 2026: ARCOM combo application (ARC-25-0058) corresponding to the subject application was approved (7-0) and variances were found not have negative impact on design (7-0).

THE PROJECT:

The applicant has submitted plans, entitled "Beach Cabana for 1960 S. Ocean Blvd" as prepared by **Smith Architectural Group** date uploaded to the Town, April 13, 2026.

The following is the scope of work:

- The construction of a new, one-story beach cabana and deck on the beach front parcel.

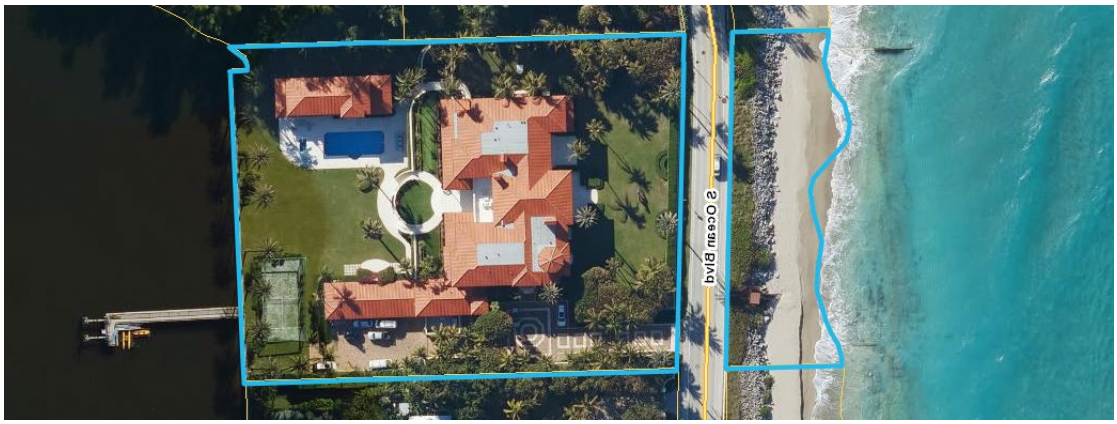
The following Special Exception with Site Plan Review and Variances are required to complete the project:

- SPECIAL EXCEPTION: Section 134-1473(a)(1): Special exception for one (1) beach cabana in the Beach Area (B-A) zoning district.
- VARIANCE 1: Section 134-1476(b): A variance for a beach cabana with a 6 FT setback from the west street property line, in lieu of the 10 FT minimum setback required.
- VARIANCE 2: Section 134-1702: A variance for a beach cabana with a 40.54 FT setback from the ocean bulkhead line, in lieu of the 150' minimum setback required.

Site Data			
Zoning District	Beach Area (BA) and R-AA	**Future Land Use**	Single-Family
BA Lot depth	53'-3"	**BA Lot width**	274'-0"
Crown of Road	16.93'	**Cabana Size**	333 Sq. Ft.
FEMA Flood Zone	Zone X / Zone VE +14' NAVD	**Finished Floor Elevation**	+19.10' NAVD
Surrounding Properties / Zoning			
North	Vacant Beach Parcel at 1950 S Ocean Blvd / BA (Beach Area)		
South	Vacant Beach Parcel at 1980 S Ocean Blvd / BA (Beach Area)		
East	Atlantic Ocean		
West	South Ocean Blvd Right-of-Way & Main Parcel at 1960 S Ocean Blvd (subject property) / R-AA (Large Estate)		

STAFF ANALYSIS

The ocean-to-lakefront estate is located two parcels north of Sloan's Curve in the R-AA Large Estate & Beach Area zoning districts. The property is bifurcated by South Ocean Boulevard with the main parcel and residence on the west side of the roadway and the vacant beach parcel located on the east side. The application seeks to improve the vacant eastern parcel with a beach cabana. The residence was built in 2003 with property records indicating that the current owner purchased the property in 2019, who has since completed renovations and additions to the structure and site, including installation of a 180kW which was granted site plan review and approval by Town Council in 2020 and the construction of a padel game court which was granted special exception approval by Town Council in 2020.



The applicant is currently proposing the construction of a new beach cabana on the vacant beachfront parcel across South Ocean Boulevard, opposite of the main parcel. Construction of beach cabanas in the Beach Area district require a special exception to be granted by town council. In addition to the special exception request, the application requires two (2) variances to achieve the scope. The beachfront parcel contains revetment, a composition of riprap (rock) designed to protect the coastline from erosion by dissipating wave energy. Currently, there is a wooden deck and steps leading to the beach over the revetment towards the northern end of beachfront parcel. The applicant is proposing to build a new cabana in approximately the same location as the deck and stairs on the beach parcel.

The design of the cabana and associated landscaping was approved by ARCOM, who also found that the variance requests did not result in negative architectural impact.

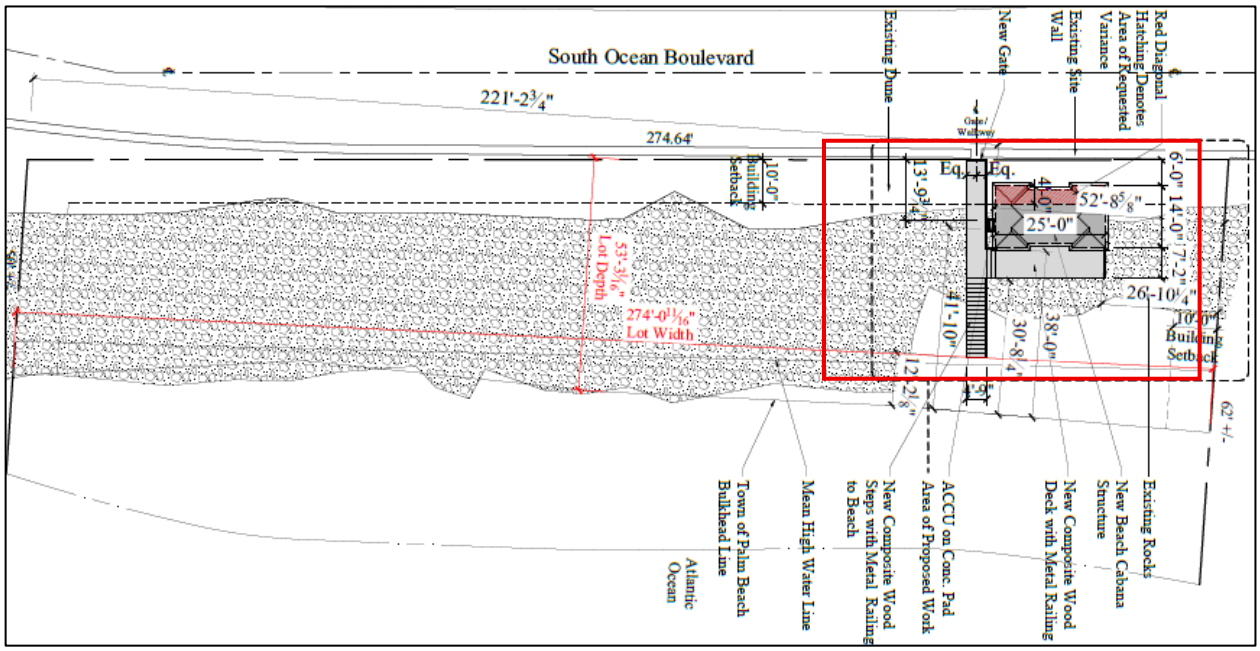
Staff will note that if Town Council has any concerns regarding the cabana's impact during review of this application, that there might be an opportunity to lower the cabana's finished floor elevation and height and/or to shift the cabana east of its ARCOM approved location. Lowering the cabana would require FDOT approval for any impact on the existing revetment, however, if the applicant can demonstrate that the project will enhance the fortification and protection of South Ocean Boulevard, the project could be received favorably by the state. The finished floor of the cabana as proposed is higher than crown of road and does not have a minimum finished floor elevation in Zone X. Adjustments to the cabana could place it within the VE zone, however, the minimum finished floor elevation within that zone is about 5' lower than the proposed finished floor elevation. Shifting the cabana east would exacerbate the variance request relative to the ocean bulkhead line, but would offer relief to the other variance request as it pertains to the reduced South Ocean Boulevard setback.

In the immediate vicinity, the two parcels to the north of the subject property, 1900 S Ocean Boulevard and 1906 S Ocean Boulevard, have beach cabanas constructed on similar land configurations with shallow land conditions and beach rock revetments. The revetment runs north from the subject property for slightly over a mile (±5,925') until the beachfront properties have hardened seawalls.



Aerial Of Subject Property and Other Beach Cabanas in Neighborhood.

SIMILAR SE BEACH CABANA APPROVALS W / VARIANCES & EXISTING CABANAS	
1906 S Ocean Blvd	SE 3-2015 with Variance approved 02/11/2015 SE for beach cabana and a variance for north side setback and to reduce the required ocean bulkhead line setback.
1900 S Ocean Blvd	SE 3-2014 with Variance approved 04/09/14 SE 29-2015 with Variance SE for beach cabana and a variance to reduce the required ocean bulkhead line setback.
1820 S Ocean Blvd	ZON-22-060 approved 05/11/22 SE for beach cabana and Variances (1) to reduce the required side (west) setback and (2) to reduce the required ocean bulkhead line setback.
1740 S Ocean Blvd	*Platform deck only*
1540 S Ocean Blvd	ZON-23-033 (SE-14-79) approved 05/10/23 SE for beach cabana and variance (1) to the minimum frontage and variance (2) to the established ocean bulkhead line setback.
1520 S Ocean Blvd	ZON-21-008 approved 12/15/21 SE for beach cabana and a variance to reduce the required setback from the bulkhead line.



Proposed Site Plan



Proposed West (S Ocean Blvd) Elevation



Proposed East (Oceanfront) Elevation



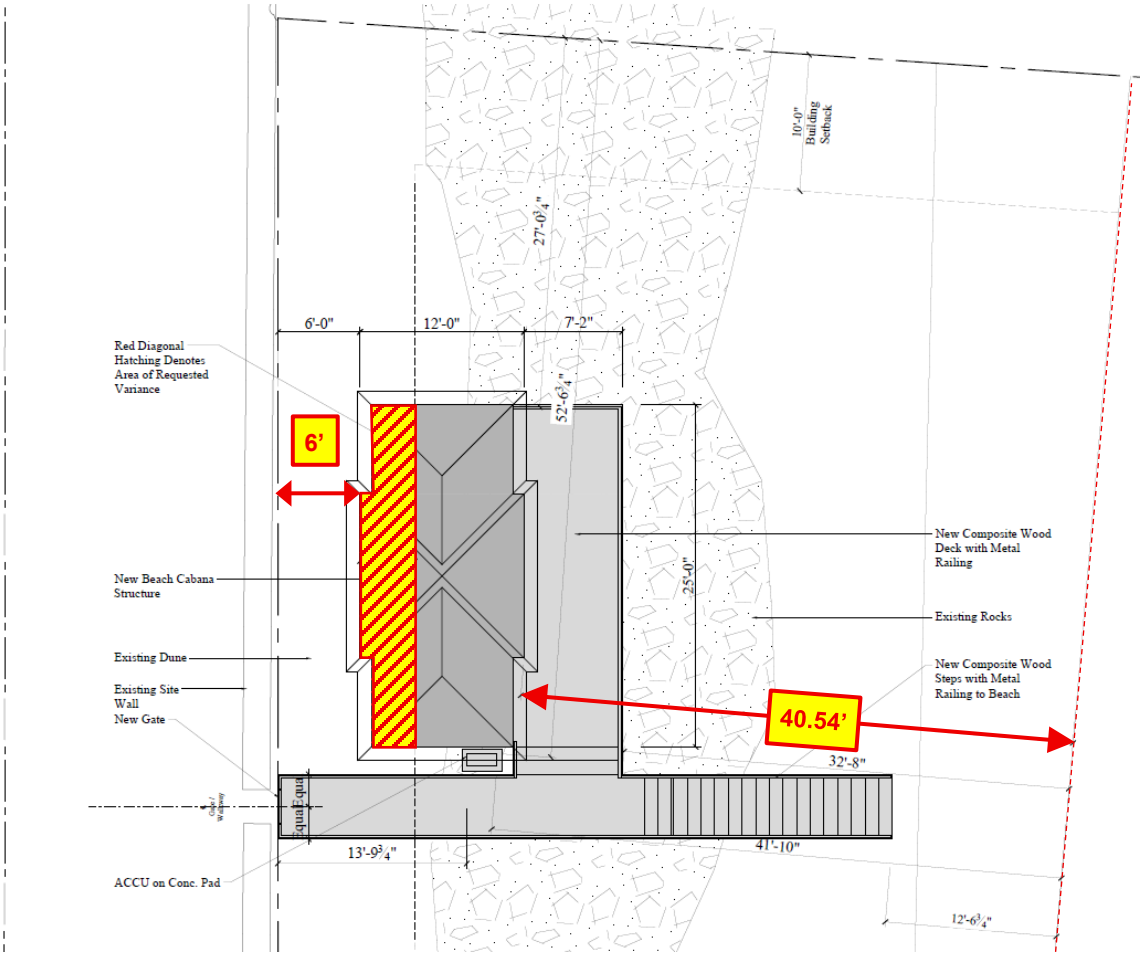
Rendering of Proposed Landscape Plan



Proposed Ocean Vista Diagram

Town Council

One special exception with site plan review and two variances are required for the application. The special exception is a requirement for all accessory beach house structures proposed in the Beach Area zoning district. The variances pertain to proposed east (Town of Palm Beach Bulkhead Line) and west (South Ocean Blvd) setbacks of the cabana. The zoning code requires 10' setback from South Ocean Boulevard and the applicant is proposing 6' setback. On the east, a 40.5' setback is proposed from the ocean bulkhead line where a 150' minimum setback is required by zoning.



Variance Diagram

CODE SECTION	REQUIRED	PROPOSED	VARIANCE
VARIANCE 1: Sec. 134-1476(b)	**10'** S Ocean Blvd (West) Setback	**6'** S Ocean Blvd (West) Setback	**-4'**
VARIANCE 2: Sec.134-1702	**150'** Ocean Bulkhead Line (East) Setback	**40.54'** Ocean Bulkhead Line (East) Setback	**-109.46'**

In the immediate vicinity, the two parcels to the north of the subject property, 1900 S Ocean Boulevard and 1906 S Ocean Boulevard, have beach cabanas constructed on similar land configurations with shallow land conditions and beach rock revetments. The revetment runs north from the subject property for slightly over a mile (±5,925') until the beachfront properties have hardened seawalls.

PUBLIC WORKS

- FDOT Permission for the proposed improvements over revetment required.
- Stormwater Management System designed to treat the initial stormwater runoff for the site needs to be uploaded without "Comment Bubbles" cover the plans / text. What is the elevation and location of the proposed treatment trench. More specifically, confirmation that the system will not adversely affect the revetment during major stormwater events, i.e. causing a "Blow Out!" will be required.
- One sewer connection per parcel. Applicant will need to convey the sanitary sewer waste to the main property. An Agreement for private utilities within the right-of-way will be required.
- VE Elevation 14 NAVD, Panel 12099C0593G eff. 12/20/2024. Proposed FF and Pile Foundation meets requirements. Geotechnical information supporting all design requirements shall be required at time of permitting.

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

(1) for final determination of approval or denial of the (2) variances 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, and;

(2) For Special Exception request for one (1) beach cabana in the Beach Area (B-A) zoning district and meets the criteria set forth in Section 134-229 and finding that the approval of the Site Plan will not adversely affect the public interest, that all zoning requirements governing the use have been met and that satisfactory provision and arrangement has been made.

WRB:JGM:BMF
WRB

SMITH
ARCHITECTURAL
GROUP, INC.

April 6, 2026

Planning, Zoning and Building Department
Town of Palm Beach
360 South County Road
Palm Beach, FL 33480

RE: 1960 South Ocean Boulevard
Palm Beach, FL 33480
LETTER OF INTENT

Dear Mr. Bergman, Mr. Murphy and Town Staff,

We are the Architect of Record representing the owners of 1960 South Ocean Boulevard (the "Applicant"). Please allow this to serve as the Letter of Intent in connection with our application for ARCOM and Town Council review for the construction of a new one-story **333** SF Beach Cabana with **202** SF deck at the beach parcel.

Property Description: This ocean-to-lakefront property is located on the west side of South Ocean Boulevard just North of Sloane's Curve. The main residence was built in 2003 and the current owners purchased the property in 2019. The property is located in the R-AA large estate residential district and the proposed Beach Cabana is in the B-A district.

A. Landmarks Preservation Commission Review in accordance with Section 54-122 and/or Section 18-306 and/or Section 54-125.
    1. Not applicable.

B. Architectural Review in accordance with Section 18-205.
    1. The proposed one-story Beach Cabana is in conformity with good taste and design and is in keeping with the charm and quality exemplified throughout the Town. The design is consistent with and complementary to the main residence.
    2. The proposed Beach Cabana has been designed in a manner in which the structures are reasonably protected from factors which can make the environment less desirable.
    3. The highest quality materials are being proposed for the Beach Cabana. The exterior design and appearance are in keeping with the quality of the main residence and surrounding built environment.

206 PHIPPS PLAZA, PALM BEACH, FLORIDA 33480
TEL: (561) 832-0202 FAX: (561) 832-3443

4. The design of the Beach Cabana is in harmony with the main residence, surrounding land developments and comprehensive plan for the Town.
5. The proposed Beach Cabana is not excessively similar to any other structure within 200 feet.
6. The proposed Beach Cabana is not excessively dissimilar to any other structure within 200 feet. The height and massing are in keeping with Beach Cabanas in the surrounding area.
7. The proposed Beach Cabana is subservient to the style and massing of the principal structure.
8. The proposed Beach Cabana is appropriate in relation to the established character of other structures in the immediate area and throughout the Town.
9. The proposed Beach Cabana is not in conformity with the Town code in the following ways:
   a. The proposed West property line setback is 6'-0" in lieu of 10'-0" required per Sec. 134-1476(b).
   b. The proposed setback from the ocean bulkhead line is **30'-8-1/4"** to the deck and **38'-0"** to the cabana in lieu of 150'-0" required as per Sec. 134-1702.
10. The size of the Beach Cabana allows for over 90% of open ocean vista. The siting of the Beach Cabana is over **26'** from the North property line and the neighboring property to the North.

C. Special Exception in accordance with Section 134-229.
   1. A Beach Cabana is a Special Exception use permitted in the R-AA/B-A Zoning District.
   2. The proposed Beach Cabana will not adversely impact the public or neighborhood as it is consistent with other beach cabanas along South Ocean Boulevard and smaller in size than what is allowed by Code.
   3. The proposed Beach Cabana will not cause substantial injury to the value of other property in the neighborhood as it creates an amenity for the owner.
   4. The proposed Beach Cabana will be compatible with the neighborhood as other residences have similar cabanas in this area of the Town.
   5. The proposed Beach Cabana will comply with all requirements set forth in Article IV of the Zoning Code, if applicable.
   6. The proposed Beach Cabana will comply with the comprehensive plan, if applicable.
   7. The proposed Beach Cabana will not result in substantial economic, noise, glare or odor impacts on adjoining properties and properties generally in the district.
   8. Current ingress, egress, parking and loading areas are unchanged with the proposed Beach Cabana.
   9. Proposed exterior lighting will be compatible and in harmony with properties in the R-AA Zoning District. No signage is proposed.
   10. Utility service to the proposed Beach Cabana will be connected from the main residence across the street.

11. Refuse and service areas will remain unchanged thus there will be no negative impact on automotive and pedestrian safety and convenience, traffic flow and control, or access in case of fire or catastrophe.
12. Not applicable.
13. There are no historic/specimen trees in the beach area where the proposed Beach Cabana is sited.
14. The proposed Beach Cabana will not place a greater burden on police or fire protection services as the use will be by the applicant's family and guests only.

D. Site Plan Review Approval in accordance with Section 134-329.
    1. Not applicable.

E. Variances 134-201.

Variance #1: 134-1476(b) A variance to provide a proposed West property line setback of 6'-0" in lieu of 10'-0" required.

The findings for granting the variance are set forth below.

1. The original designed location of the rock in the beach area has migrated to the West over time, thereby becoming a special condition that is peculiar to the land. The reduced setback will allow the Beach Cabana to the landward of the rock as much as possible.
2. The applicant was not the cause of the special condition of the property.
3. The granting of the variance will not confer on the applicant any special privilege that is denied to neighboring properties. There are cabanas in the surrounding area that have been granted similar variances.
4. Literal interpretation of the Zoning Code would deprive the applicant of a cabana that is enjoyed by other properties in the R-AA Zoning District.
5. The variance is the minimum variance that will make possible the reasonable use of the land.
6. Not applicable.
7. The granting of the variance will not be injurious to the surrounding properties.

Variance #2: 134-1702 A variance to provide a proposed setback from the ocean bulkhead line of **30'-8-1/4"** to the deck and **38'-0"** to the cabana in lieu of 150'-0" required.

The findings for granting the variance are set forth below.

1. The original designed location of the rock in the beach area has migrated to the West over time, thereby becoming a special condition that is peculiar to the land. The reduced setback will allow the Beach Cabana to the landward of the rock as much as possible.
2. The applicant was not the cause of the special condition of the property.
3. The granting of the variance will not confer on the applicant any special privilege that is denied to neighboring properties. There are cabanas in the surrounding area that have been granted similar variances.

4. Literal interpretation of the Zoning Code would deprive the applicant of a cabana that is enjoyed by other properties in the R-AA Zoning District.
5. The variance is the minimum variance that will make possible the reasonable use of the land.
6. Not applicable.
7. The granting of the variance will not be injurious to the surrounding properties.

In conclusion, on behalf of our client, we are seeking Architectural Commission and Town Council approvals as we believe that the Beach Cabana has met the criteria set forth in the Town Code.

Respectfully submitted,



Sophia Bacon
Smith Architectural Group, Inc.

Beach Cabana for

1960 S. Ocean Blvd.

1960 S. Ocean Blvd.
Palm Beach, FL 33480

ARC-25-0058

Zon-25-0054

Final Submittal-Rev. 2 April 06, 2026

ARCOM: April 29, 2026
Town Council: May 13, 2026

Scope of Work:

- New One-Story 333 SF Enclosed Beach Cabana Structure.
- New Gate in Existing Location, Steps, Deck, and Railing.
- Special Exception: A Beach Cabana is a Special Exception use Permitted in the R-AA/B-A Zoning Distrct.
- Variance #1: 134-1476(b) A Variance to Provide a Proposed West Property Line Setback of 6'-0" in lieu of 10'-0" Required.
- Variance #2: 134-1702 A Variance to Provide a Proposed Setback from the Ocean Bulkhead Line of 30'-8¼" to the deck and 38'-0" to the Cabana in lieu of 150'-0" Required.



Vicinity Map
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N
W E
S

Project Team

CONSULTANT	CONTACT INFORMATION
Architect	Smith Architectural Group 205 Phipps Plaza Palm Beach, Florida (561) 832-0202
Structural Engineer	Carmo Engineering Associates 814 N. Dixie Hwy. Lantana, FL 33462 (561) 586-1111

Drawing Sheet Index

NO.	DESCRIPTION	SCALE
Cover	Cover Sheet / Index	No Scale
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A001	Streetscape Elevations	1:30
A002	Existing Nearby Beach Structures East of S. Ocean Blvd.	
A003	Existing Subject Property Photos	
A003.1	Existing Main Residence Photos	
A004	Current Proposed Site Plan	1/16"=1'-0"
A005	Previously Proposed Site Plan	1/16"=1'-0"
A006	Existing Site Plan	1/16"=1'-0"
A007	Currently Proposed Enlarged Partial Site Plan	¼"=1'-0"
A008	Previously Proposed Enlarged Partial Site Plan	¼"=1'-0"
A009	Current and Previously Proposed Ocean Vista Diagram	⅛"=1'-0"
A100	Current and Previously Proposed Floor and Roof Plans	⅜"=1'-0"
A200	Current and Previously Proposed South Elevations	⅜"=1'-0"
A201	Current and Previously Proposed North Elevations	⅜"=1'-0"
A202	Current and Previously Proposed East Elevations	⅜"=1'-0"
A203	Current and Previously Proposed West Elevations	⅜"=1'-0"
A204	Existing Elevations	⅜"=1'-0"
A205	Current and Previously Colored Renderings Looking North	
A206	Current and Previously Colored Renderings Looking South	
A207	Current and Previously Colored Renderings Looking East	
A208	Current and Previously Colored Renderings Looking West	
A209	Inspiration Imagery from Main Residence West of S.O.B.	
A300	Details and Materials	
L0	Previously Proposed Landscape Plan	¼"=1'-0"
L0	Currently Proposed Landscape Plan	¼"=1'-0"
EL1	Previous and Currently Proposed Landscape West Elevations	¼"=1'-0"
LP1	Previously Landscape Planting Plan	¼"=1'-0"
LP1	Currently Landscape Planting Plan	¼"=1'-0"
LP1.1	Currently Landscape Enlarged Planting Plan	¼"=1'-0"
LP2	Previously Landscape Planting Details	¼"=1'-0"
LP2	Currently Landscape Planting Details	¼"=1'-0"
	Conceptual Paving, Drainage, Water and Wastewater Plan	1"=1'-0"
	Truck Logistics Plan	
	Construction Screening Plan	
	Survey	

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Beach Cabana at
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1960 South Ocean Boulevard

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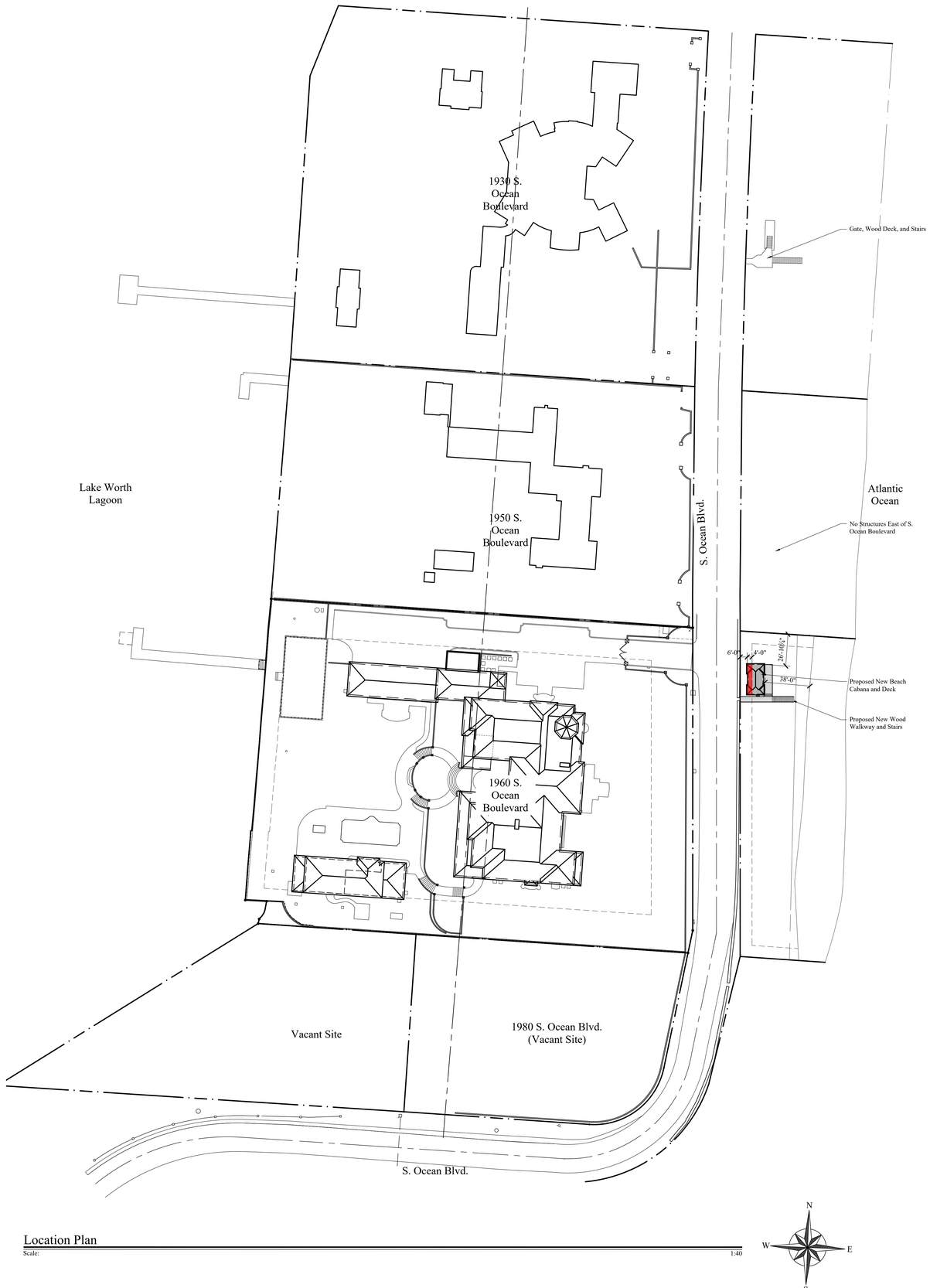
Cover Sheet

ARC-25-0058 / ZON-25-0054



Location Plan

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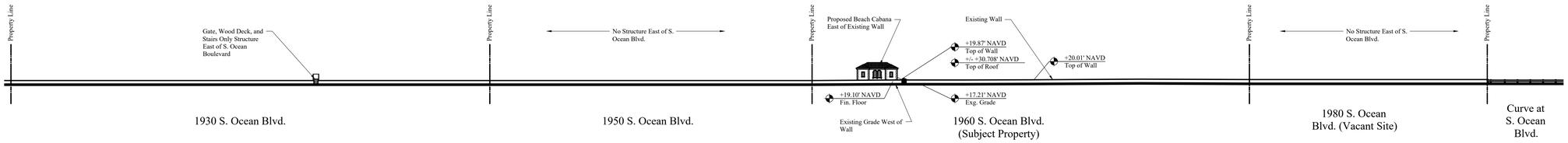

Streetscape Elevations - Looking East from S. Ocean Bloulevard

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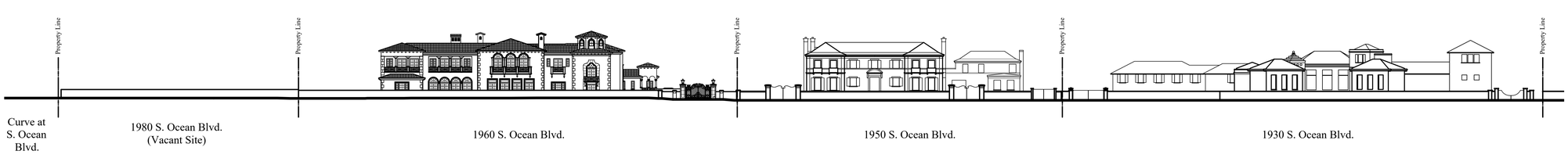

Streetscape Elevations - Looking West from S. Ocean Bloulevard

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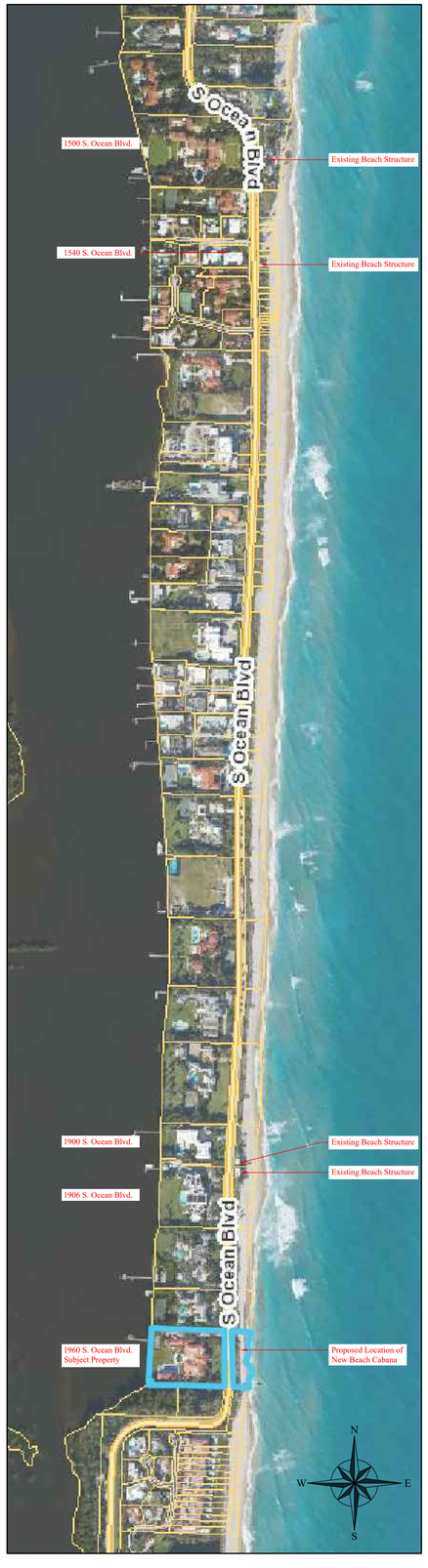

Aerial of Nearby Beach Structures

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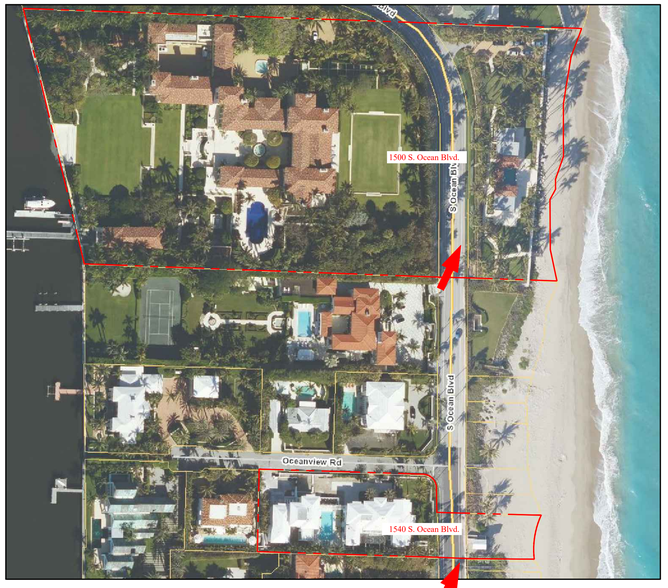

Aerial of 1500 and 1540 S. Ocean Blvd. Beach Structures

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Aerial of 1900 and 1906 S. Ocean Blvd. Beach Structures

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Aerial of 1960 S. Ocean Blvd.

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Looking NE from 1500 S. Ocean Blvd.

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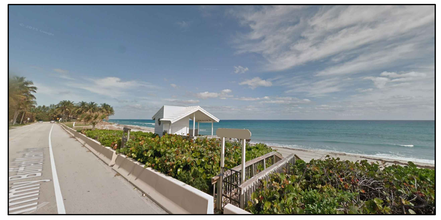

Looking NE from 1540 S. Ocean Blvd.

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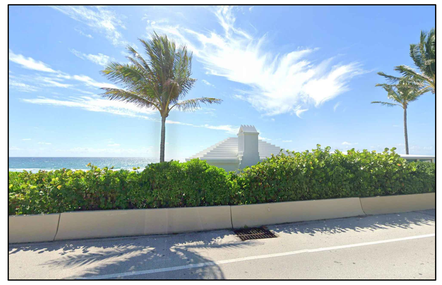

Looking SE from 1900 S. Ocean Blvd.

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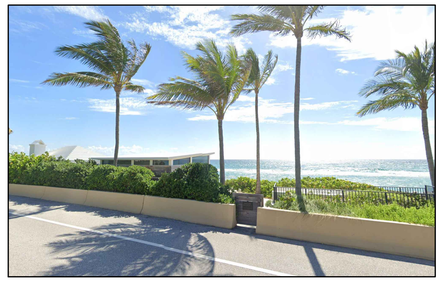

Looking NE from 1906 S. Ocean Blvd.

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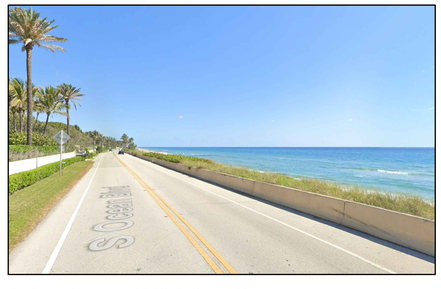

Looking NE from 1960 S. Ocean Blvd.

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Existing Wood Deck and Stairs Facing West Towards S. Ocean Boulevard
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Existing Wood Deck and Stairs Facing East Towards Beach
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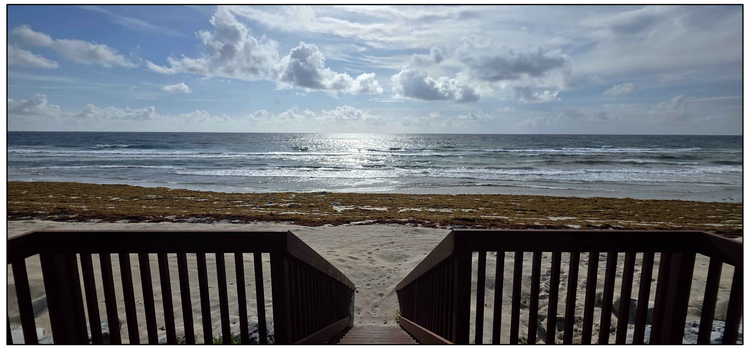

Existing Wood Stairs Leading to Beach
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Existing Dune Looking South From Wood Deck
Scale:



Existing Dune Looking North from Wood Deck
Scale:



Existing Wood Deck and Stairs Viewed from Beach Looking West
Scale:

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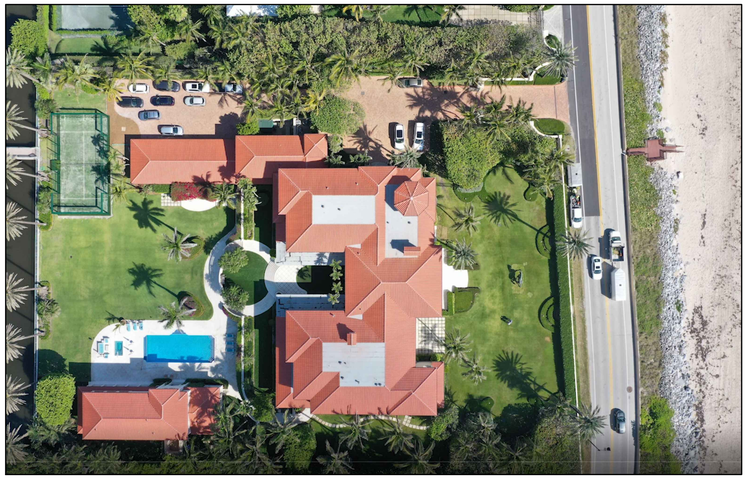

Existing Main Residence - Aerial

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Existing Main Residence - Aerial North Elevation

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Existing Main Residence - Aerial East Elevation

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Existing Main Residence - East Elevation

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Existing Main Residence - Aerial West Elevation

Scale:



Existing Main Residence - West Elevation

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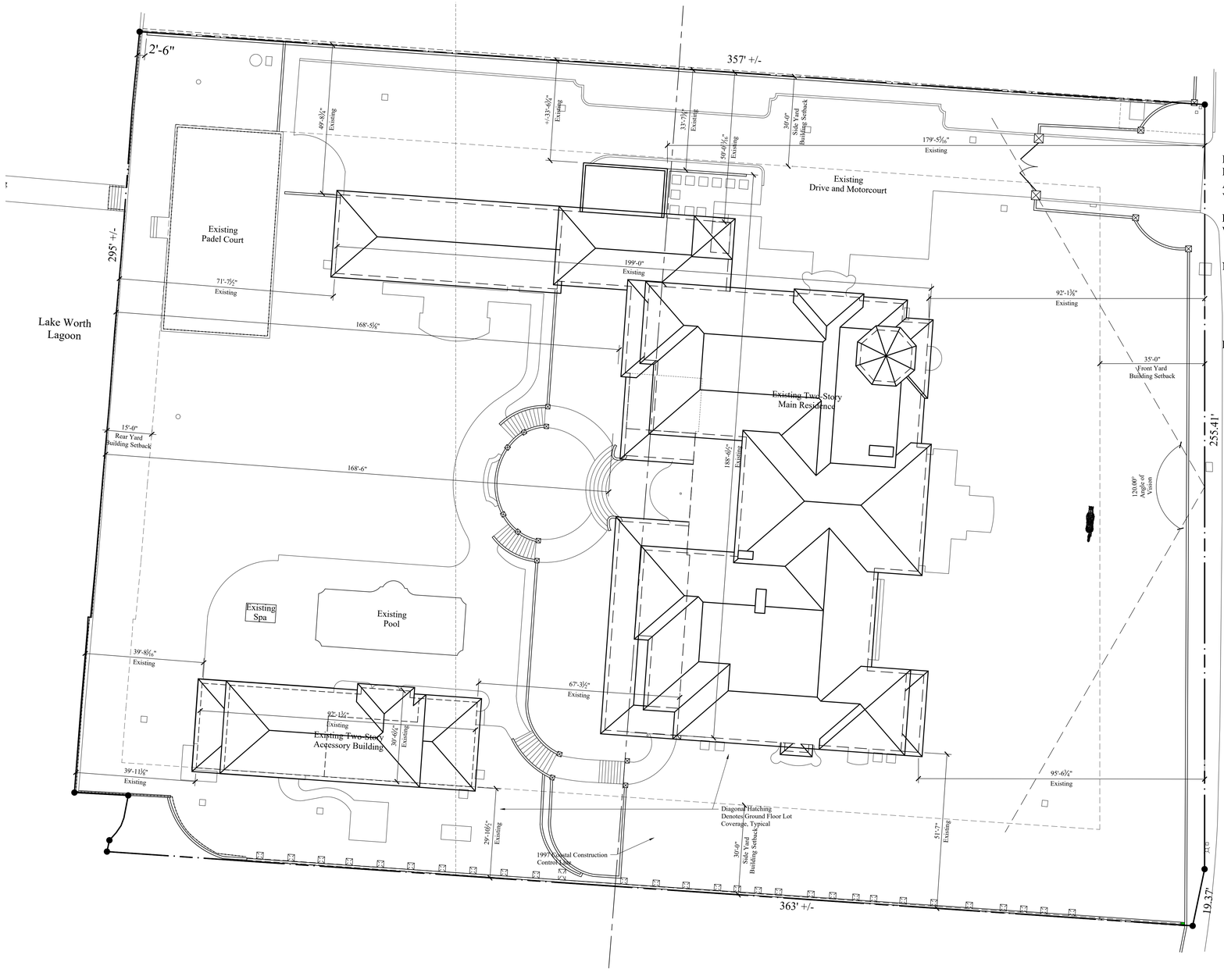

Currently Proposed Site Plan

Scale: 1/16" = 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:**	1960 S. Ocean Boulevard		
2	**Zoning District:**	B-A (Beach Area)		
3	**Lot Area (sq. ft.):**			
4	**Lot Width (W) & Depth (D) (ft.):**	240'-0 11/16" (W) x 53'-3 1/16" (D)		
5	**Structure Type:** (Single-Family, Multi-Family, Comm., Other)	Beach Cabana		
6	**FEMA Flood Zone Designation:**	VE		
7	**Zero Datum for point of meas. (NAVD)**	17.1' NAVD (Highest Point of Rocks)		
8	**Crown of Road (COR) (NAVD)**	18.49' Highest Crown of Road		
9		REQ'D / PERMITTED	EXISTING	PROPOSED
10	Lot Coverage (Sq Ft and %)			
11	Enclosed Square Footage (1st & 2nd Fl., Basement, Accs. Structure, etc)	500		333
12	*Front Yard Setback (Ft.)			38'-0" (Cabana)
13	* Side Yard Setback (~~1st Story~~) (Ft.)	10' (North)		26'-10 1/4"
14	* Side Yard Setback (~~2nd Story~~) (Ft.)	10' (South)		221'-2 3/4"
15	*Rear Yard Setback (Ft.)	10' (West)		6'-0"
16	Angle of Vision (Deg.)	NA		
17	Building Height (Ft.)	See #18		
18	Overall Building Height (Ft.)	16'-0"		13'-7 1/4"
19	Cubic Content Ratio (CCR) (R-B ONLY)			
20	** Max. Fill Added to Site (Ft.)			
21	Finished Floor Elev. (FFE)(NAVD)			19.1' NAVD
22	Base Flood Elevation (BFE)(NAVD)	12.0' NAVD		19.1' NAVD
23	Landscape Open Space (LOS) (Sq Ft and %)	NA		
24	Perimeter LOS (Sq Ft and %)	NA		
25	Front Yard LOS (Sq Ft and %)	NA		
26	*** Native Plant Species %	*Please refer to TOPB Landscape Legend.*		

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Beach Cabana at
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1960 South Ocean Boulevard

STATE OF FLORIDA
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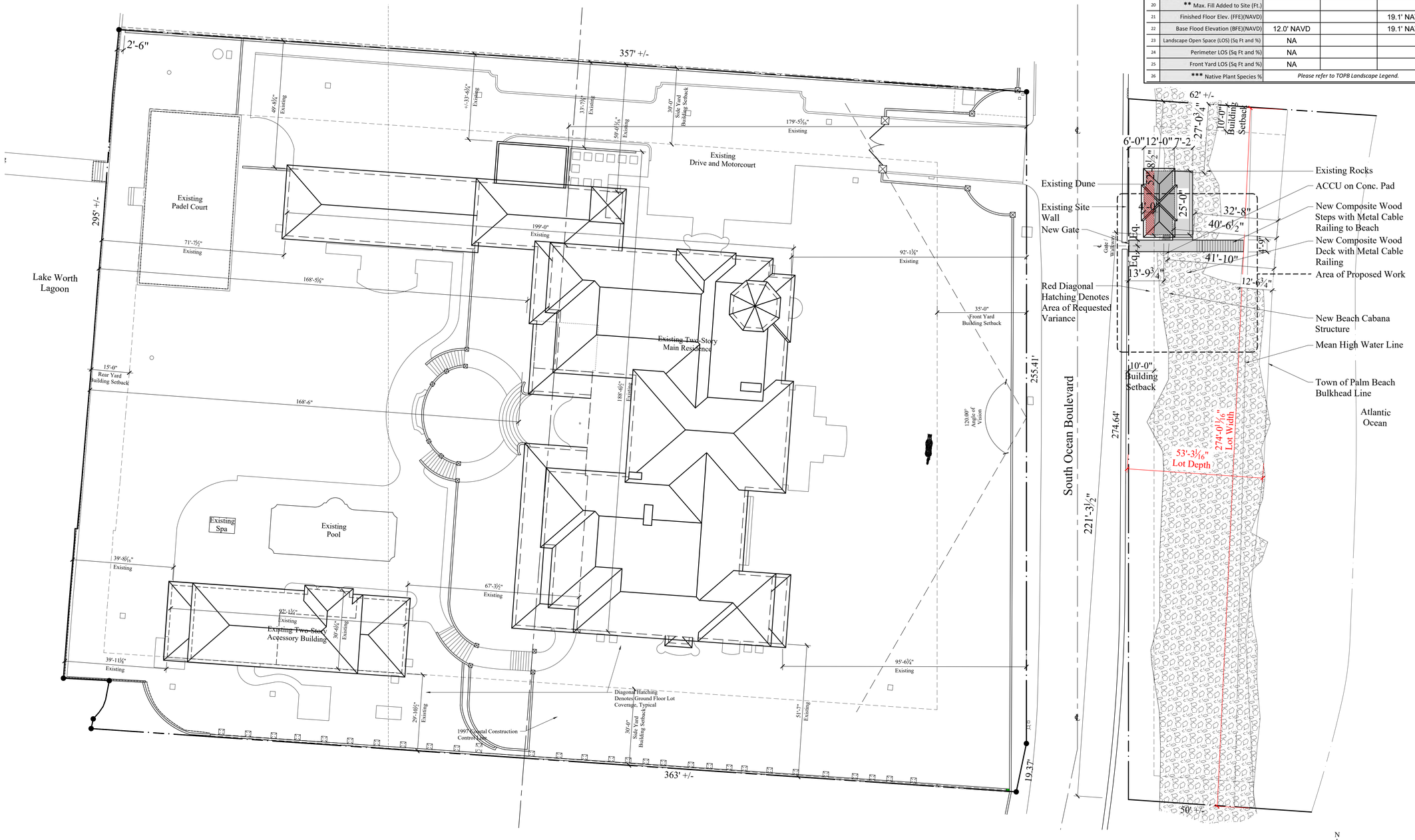
ARC-25-0058 / ZON-25-0054



Previously Proposed Site Plan

Scale: 1/16" = 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:**	1960 S. Ocean Boulevard		
2	**Zoning District:**	B-A (Beach Area)		
3	**Lot Area (sq. ft.):**			
4	**Lot Width (W) & Depth (D) (ft.):**	240'-0 11/16" (W) x 53'-3 1/16" (D)		
5	**Structure Type:** (Single-Family, Multi-Family, Comm., Other)	Beach Cabana		
6	**FEMA Flood Zone Designation:**	VE		
7	**Zero Datum for point of meas. (NAVD)**	17.1' NAVD (Highest Point of Rocks)		
8	**Crown of Road (COR) (NAVD)**	18.49' Highest Crown of Road		
9		REQ'D / PERMITTED	EXISTING	PROPOSED
10	Lot Coverage (Sq Ft and %)			
11	Enclosed Square Footage (1st & 2nd Fl., Basement, Accs. Structure, etc)	500		278
12	*Front Yard Setback (Ft.)			40'-6 1/2" (Cabana)
13	* Side Yard Setback (1st Story) (Ft.)	10' (North)		27'-0 3/4"
14	* Side Yard Setback (2nd Story) (Ft.)	10' (South)		221'-3 1/2"
15	*Rear Yard Setback (Ft.)	10' (West)		6'-0"
16	Angle of Vision (Deg.)	NA		
17	Building Height (Ft.)	See #18		
18	Overall Building Height (Ft.)	16'-0"		13'-6 1/4"
19	Cubic Content Ratio (CCR) (R-B ONLY)			
20	** Max. Fill Added to Site (Ft.)			
21	Finished Floor Elev. (FFE)(NAVD)			19.1' NAVD
22	Base Flood Elevation (BFE)(NAVD)	12.0' NAVD		19.1' NAVD
23	Landscape Open Space (LOS) (Sq Ft and %)	NA		
24	Perimeter LOS (Sq Ft and %)	NA		
25	Front Yard LOS (Sq Ft and %)	NA		
26	*** Native Plant Species %	*Please refer to TOPB Landscape Legend.*		

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561-832-0202

Beach Cabana at
1960 S. Ocean Blvd.
Palm Beach, FL 33480
1960 South Ocean Boulevard

JEFFERY W. SMITH
AR9772
STATE OF FLORIDA
REGISTERED ARCHITECT

SHEET NO.
A005

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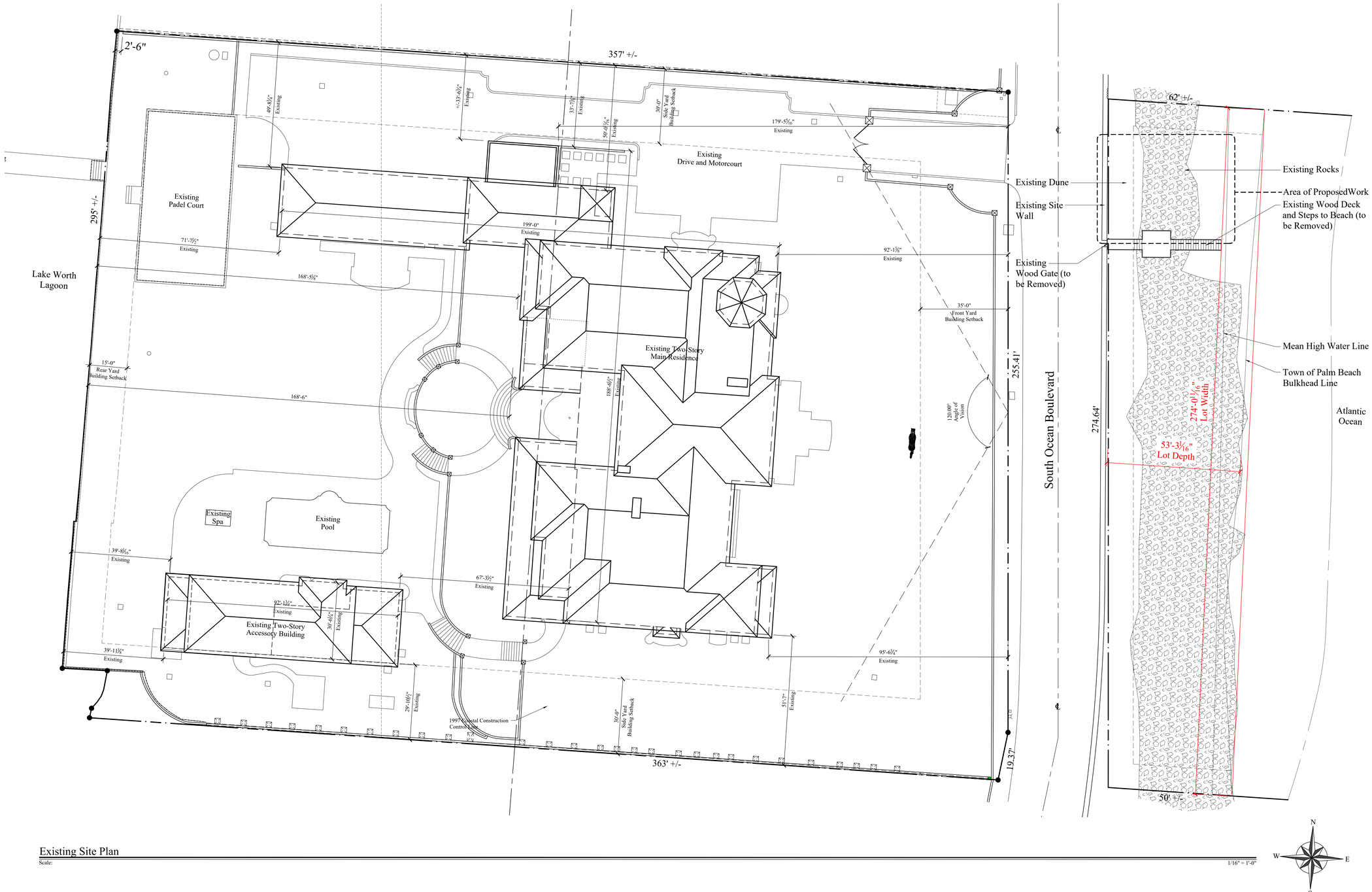

Existing Site Plan

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

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A006

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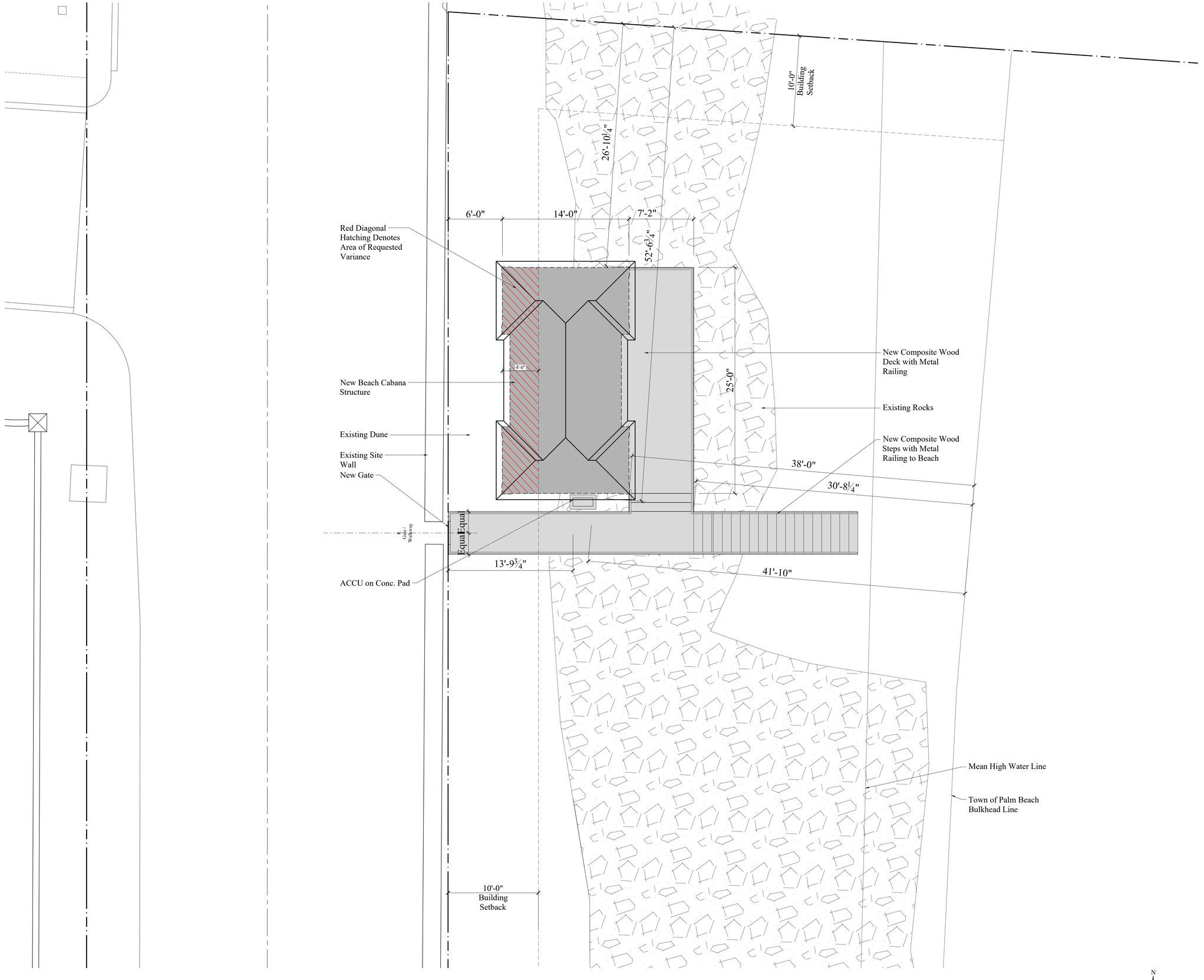

Currently Proposed Enlarged Partial Site Plan

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

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A007

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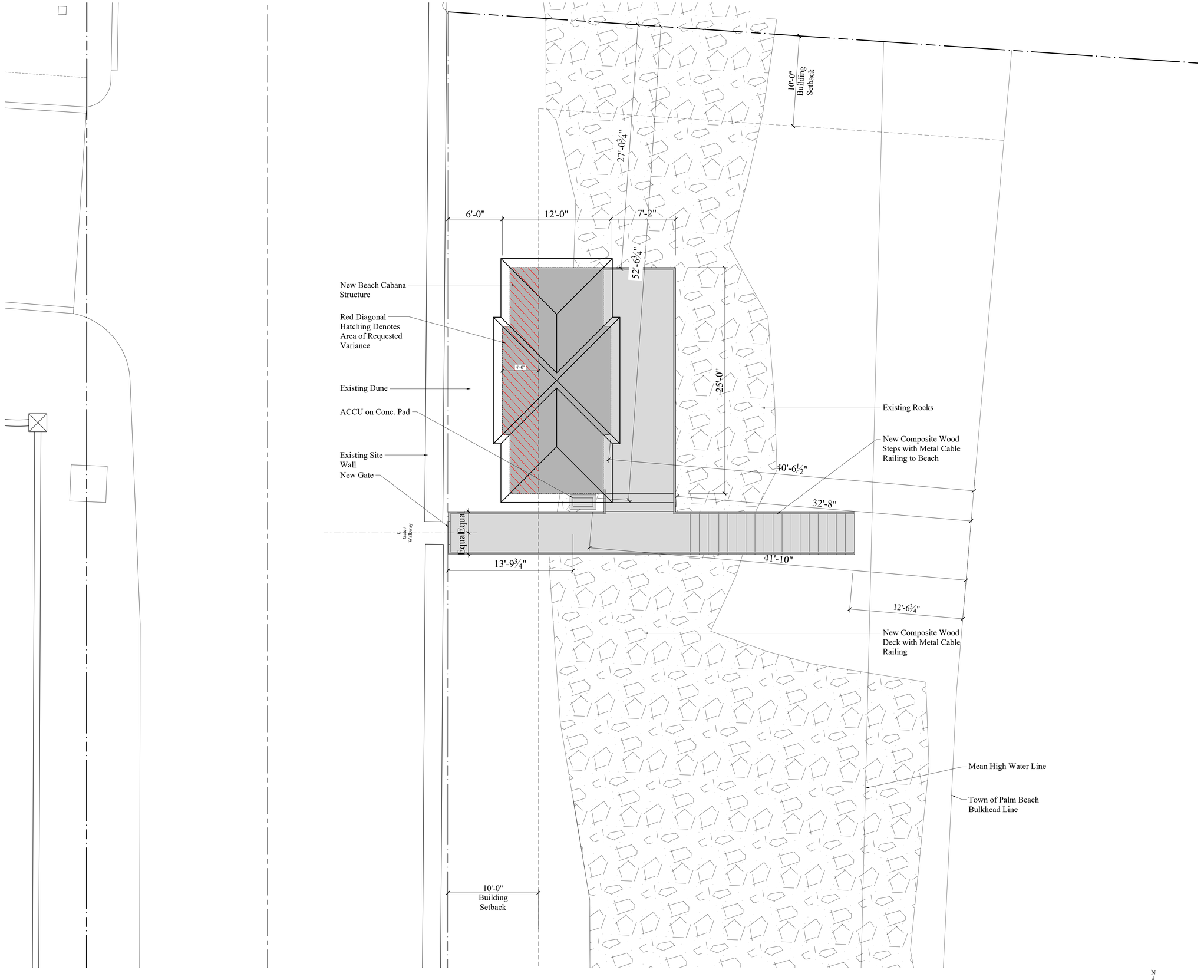

Previously Proposed Enlarged Partial Site Plan

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

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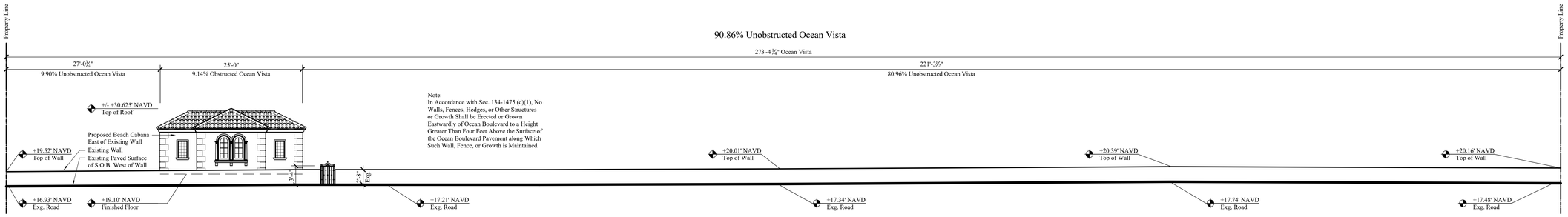
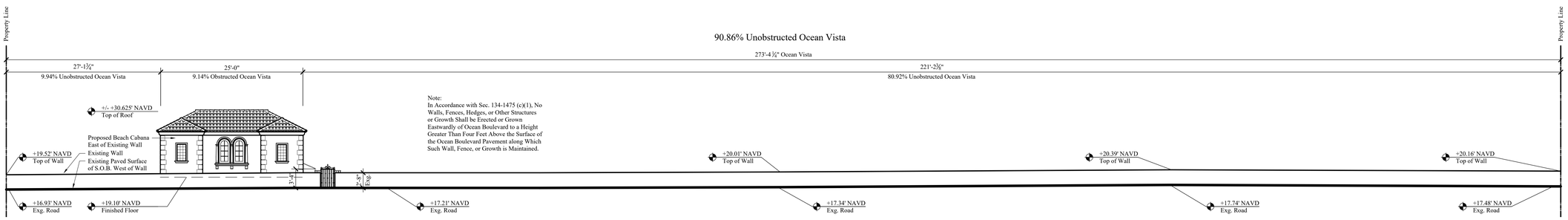
A008

ARC-25-0058 / ZON-25-0054



Previously Proposed Ocean Vista Diagram

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



Currently Proposed Ocean Vista Diagram

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

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Beach Cabana at
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SHEET NO.
A009

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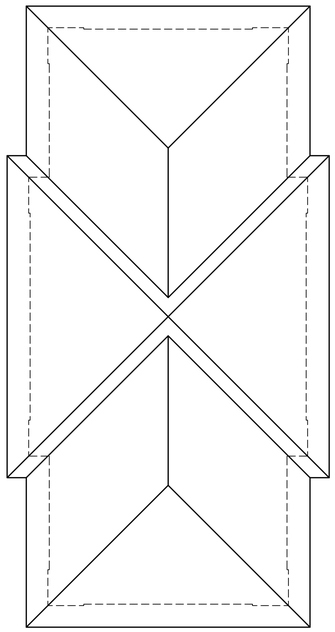
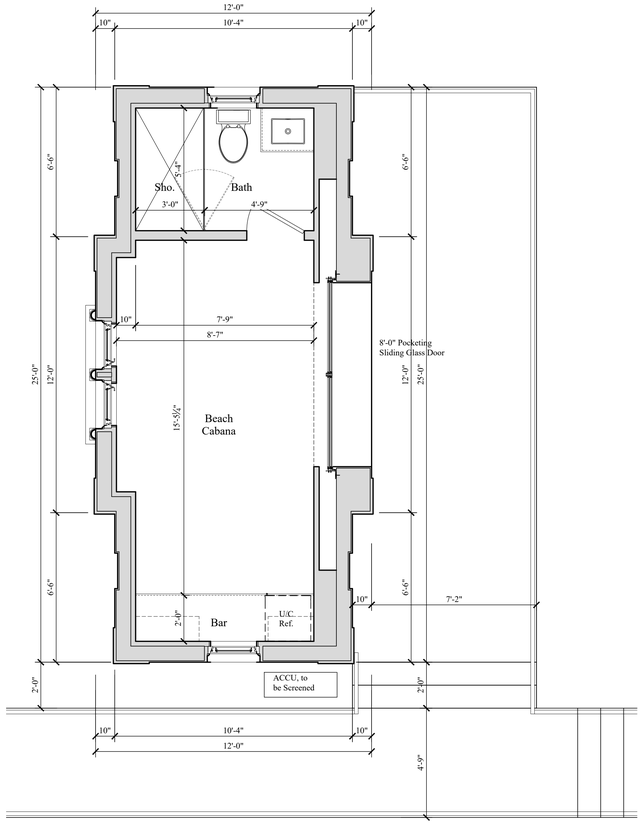


Previously Proposed Roof Plan

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



Previously Proposed Floor Plan

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

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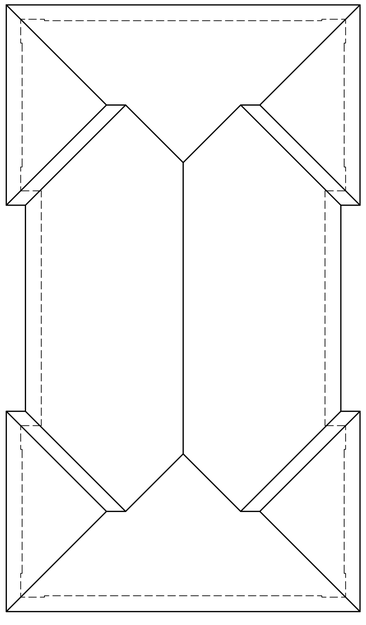
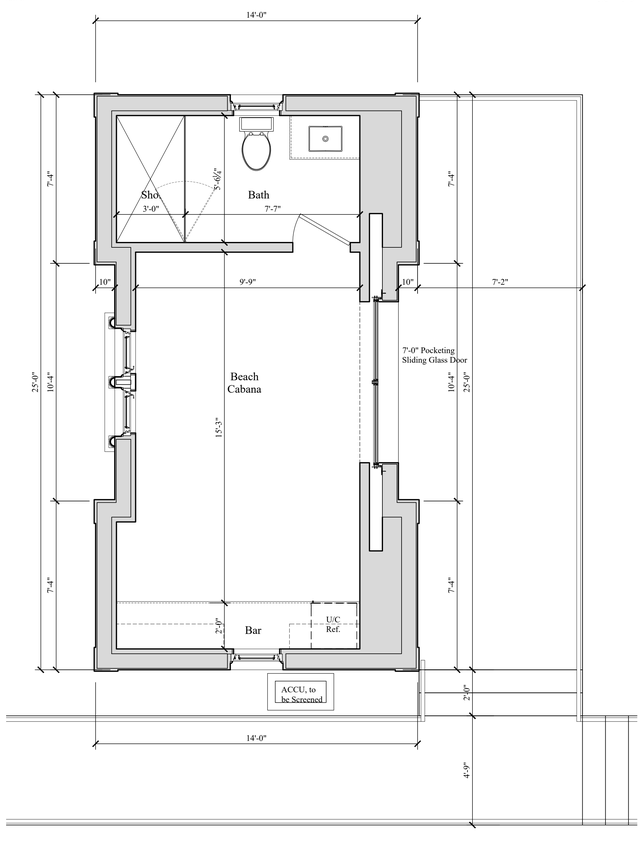
Area Calculations:

Beach Cabana	278 SF
Wood Deck	190 SF
Total	468 SF



Currently Proposed Roof Plan

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



Currently Proposed Floor Plan

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

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Area Calculations:

Beach Cabana	333 SF
Wood Deck	202 SF
Total	535 SF

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A100

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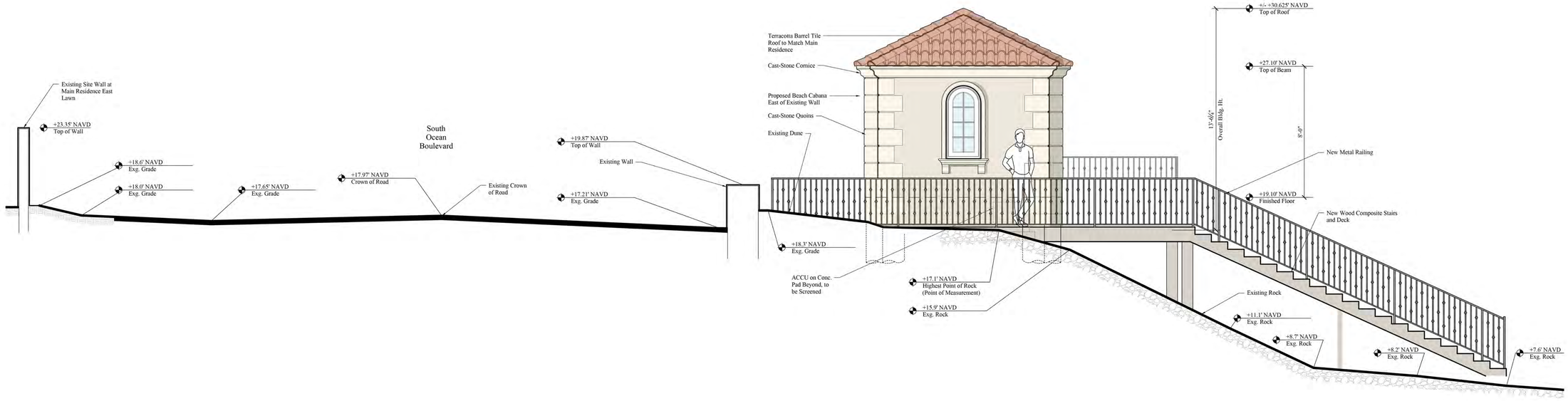
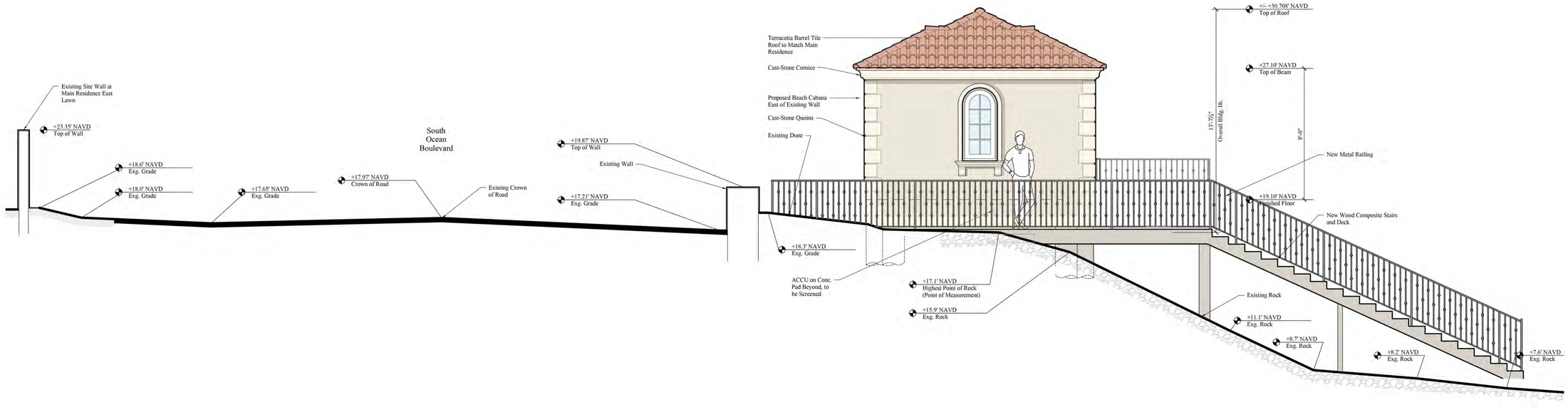


Previously Proposed South Elevation at Beach Cabana / Site Section

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



Currently Proposed South Elevation at Beach Cabana / Site Section

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

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Beach Cabana at
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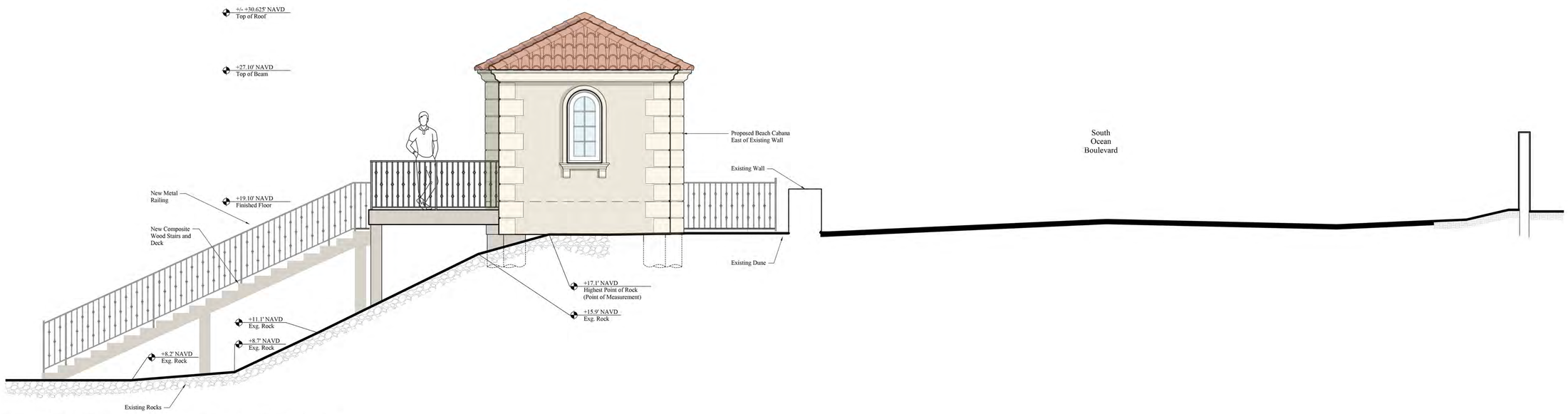
JEFFERY W. SMITH AR9772 STATE OF FLORIDA REGISTERED ARCHITECT

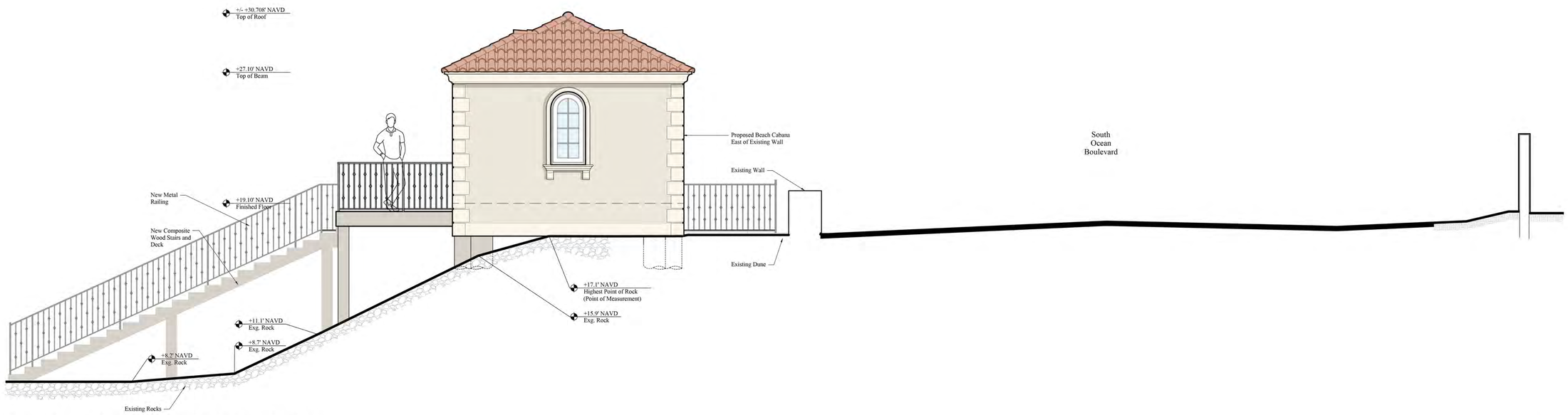
SHEET NO.
A200

ARC-25-0058 / ZON-25-0054



Previously Proposed North Elevation at Beach Cabana / Site Section

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



Currently Proposed North Elevation at Beach Cabana / Site Section

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

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Beach Cabana at
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A201

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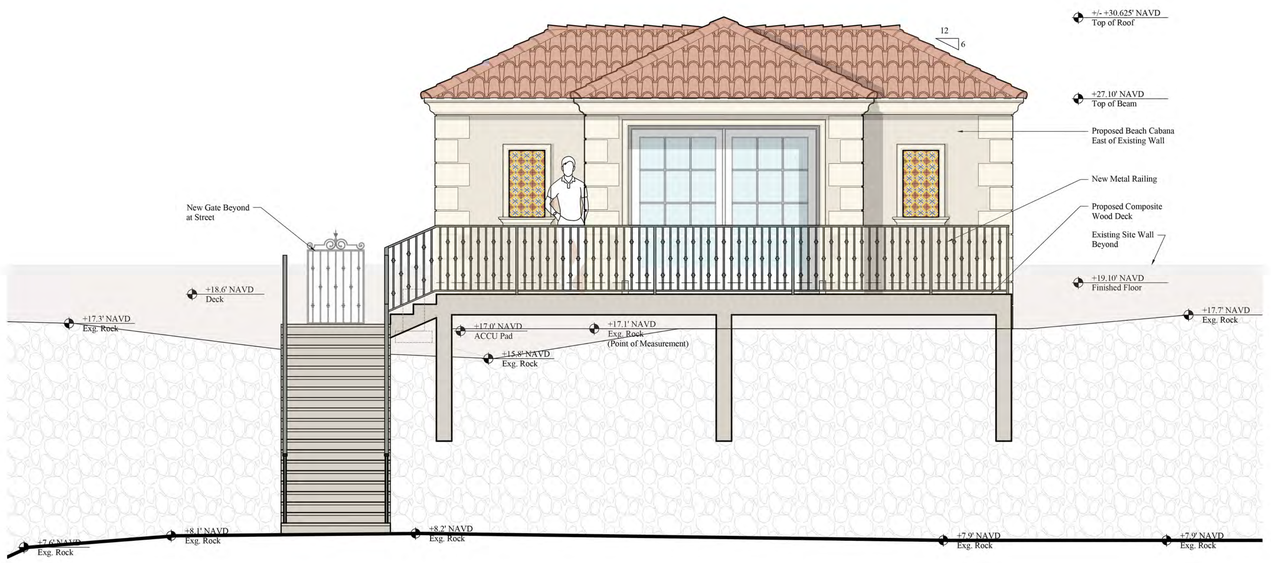
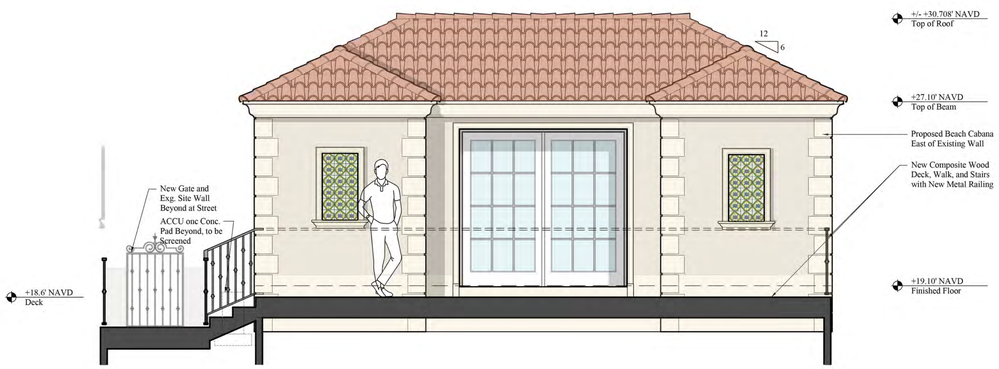
Previously Proposed East Elevation at Beach Cabana (without Railing)

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



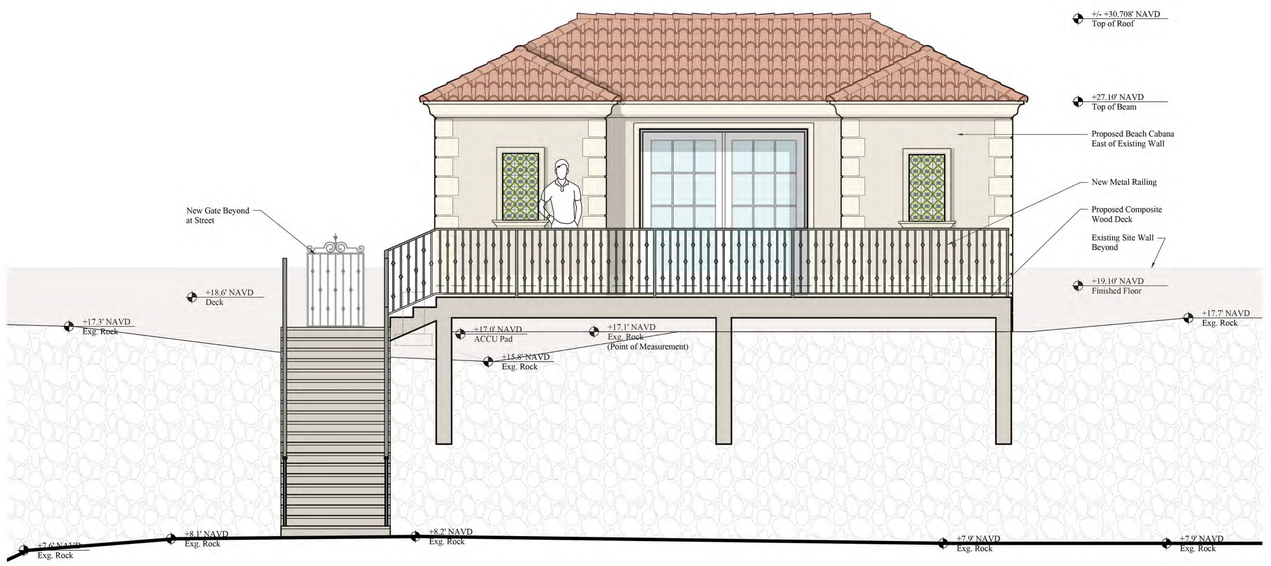
Previously Proposed East Elevation at Beach Cabana (with Railing)

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



Currently Proposed East Elevation at Beach Cabana (without Railing)

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



Currently Proposed East Elevation at Beach Cabana (with Railing)

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

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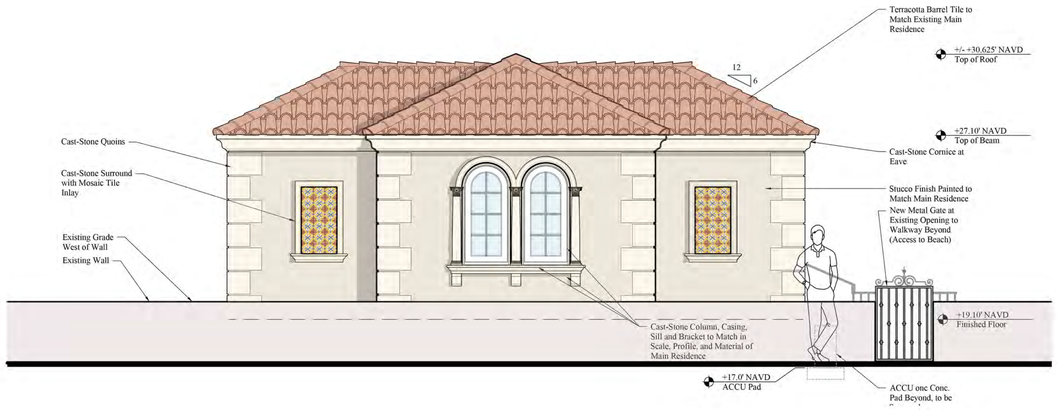
REGISTERED ARCHITECT

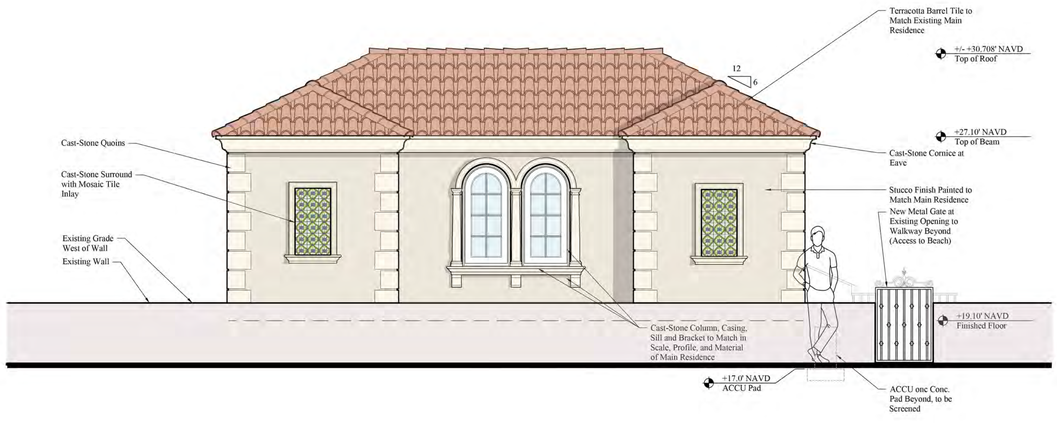
SHEET NO.
A202

ARC-25-0058 / ZON-25-0054



Previously Proposed West Elevation at Beach Cabana

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



Currently Proposed West Elevation at Beach Cabana

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

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Beach Cabana at
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STATE OF FLORIDA
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SHEET NO.
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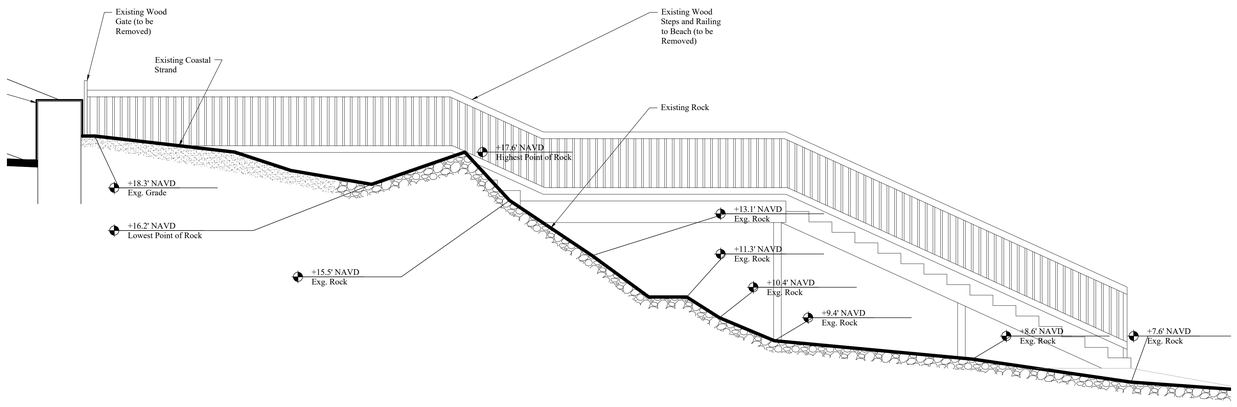
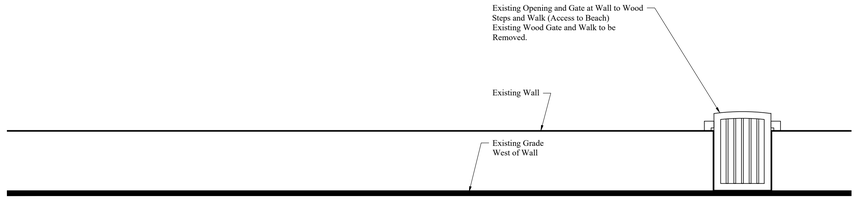


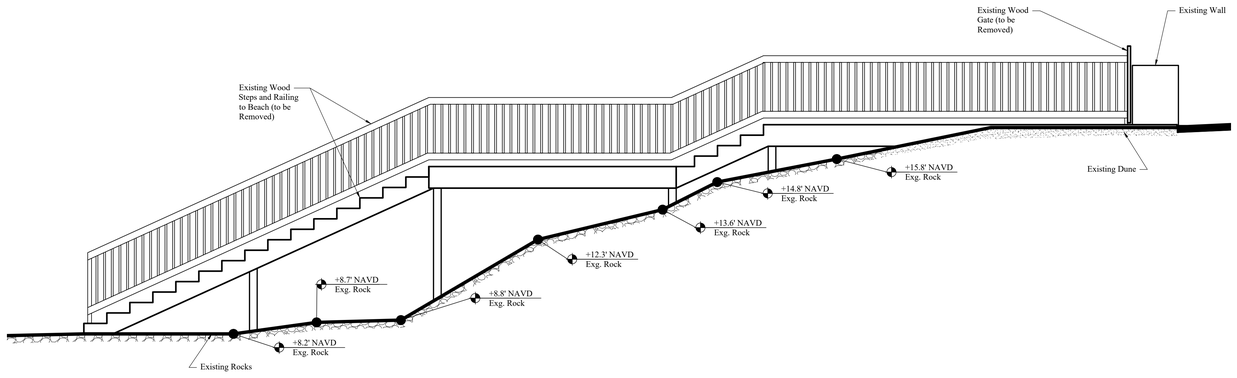
Existing South Elevation

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



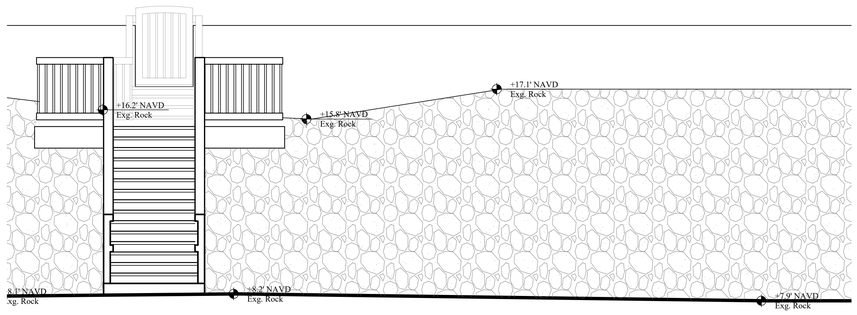
Existing West Elevation

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



Existing North Elevation

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



Existing East Elevation

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

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Previous Rendering - Looking North From South Ocean Boulevard

Scale:



Current Rendering - Looking North From South Ocean Boulevard

Scale:

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Beach Cabana at
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STATE OF FLORIDA
JEFFERY W. SMITH
AR9772
REGISTERED ARCHITECT

SHEET NO.
A205

ARC-25-0058 / ZON-25-0054



Previous Rendering - Looking South From South Ocean Boulevard

Scale:



Current Rendering - Looking South From South Ocean Boulevard

Scale:

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Beach Cabana at
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Palm Beach, FL 33480

JEFFERY W. SMITH
AR9772

SHEET NO.
A206

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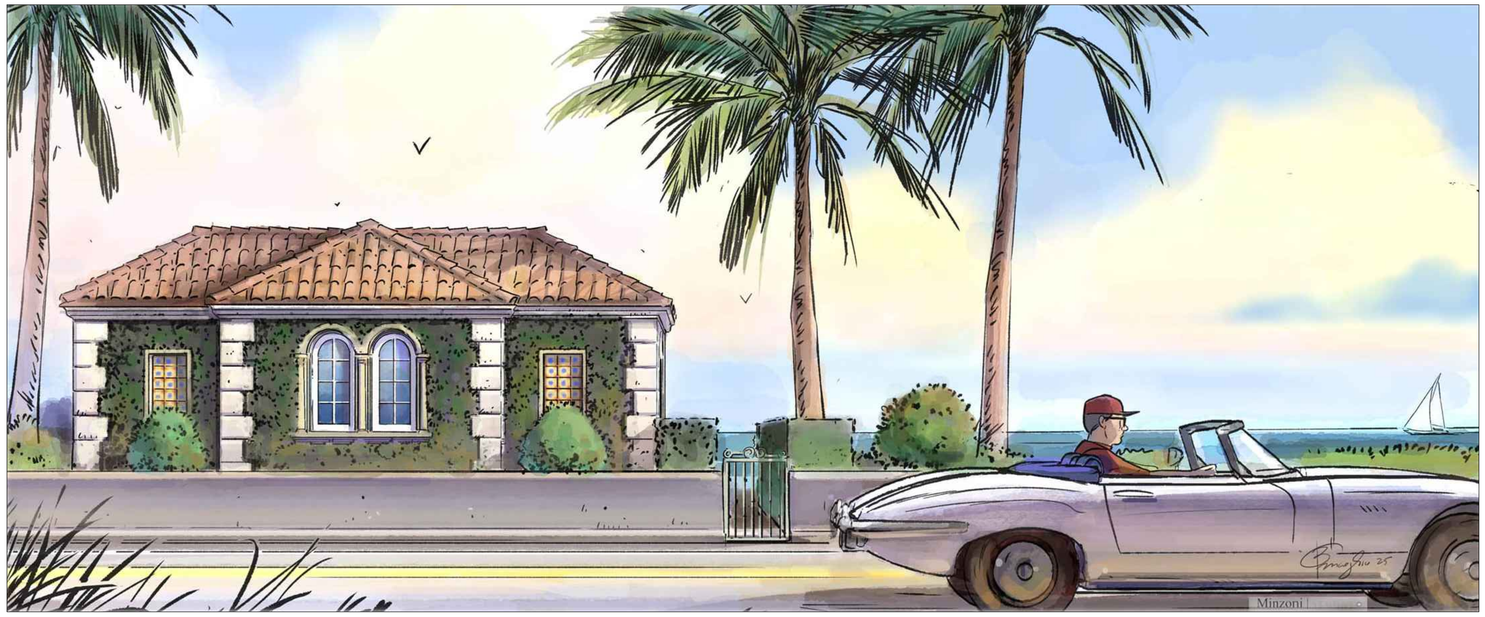
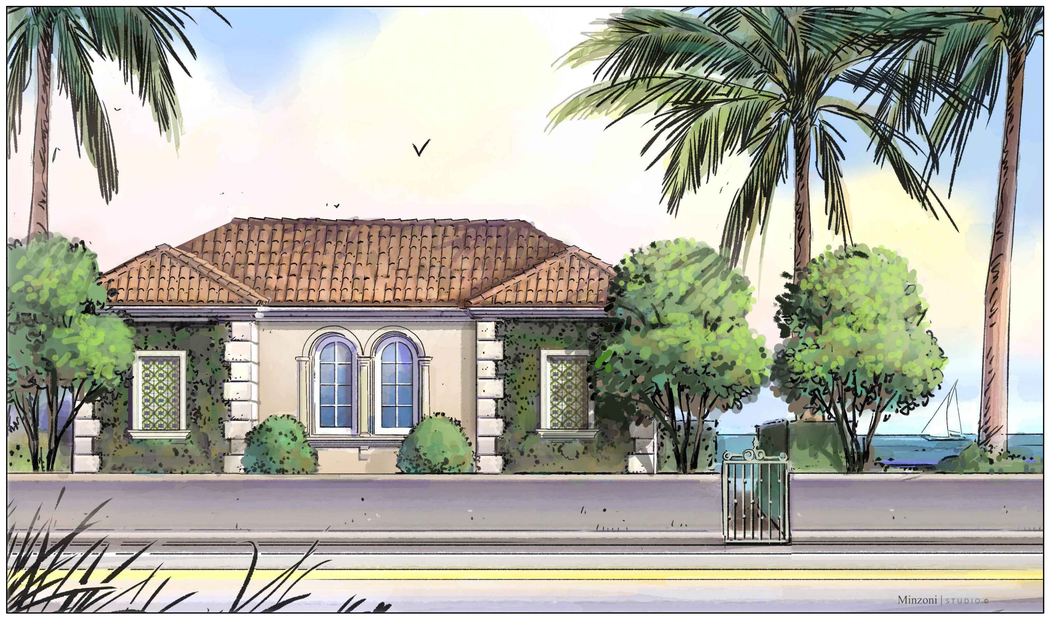


Previous Rendering - Looking East From South Ocean Boulevard

Scale:



Current Rendering - Looking East From South Ocean Boulevard

Scale:

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JEFFERY W. SMITH
AR9772
REGISTERED ARCHITECT

SHEET NO.
A207

ARC-25-0058 / ZON-25-0054



Previous Rendering - Looking West from the Beach

Scale:



Current Rendering - Looking West from the Beach

Scale:

THE AMERICAN INSTITUTE OF ARCHITECTS

COMM. NO.
25002

PHASE
-

ISSUED

REVISIONS

NO.	MODIFICATION	DATE
1		
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16		

SMITH ARCHITECTURAL GROUP, INC.
205 PHIPPS PLAZA
PALM BEACH, FL 33480
561-832-0202

Beach Cabana at
1960 S. Ocean Blvd.
Palm Beach, FL 33480
1960 South Ocean Boulevard

REGISTERED ARCHITECT
JEFFERY W. SMITH
AR9772

SHEET NO.
A208

ARC-25-0058 / ZON-25-0054



Tile Mosaic to be Similar to Existing

Scale:



Cornice to be Similar to Existing

Roof Tile to Match Existing

Scale:



Stone Sill, Surround, and Bracket to Match Existing

Scale:



Window, Door, and Stucco Colors to Match Existing

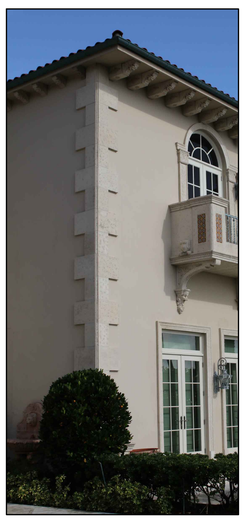
Scale:

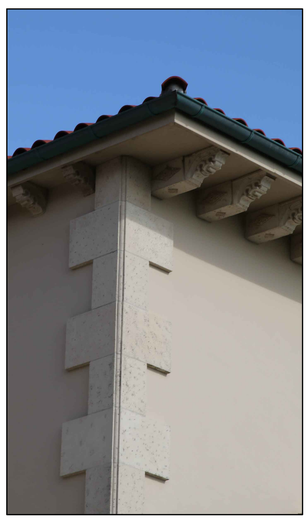




Railing and Gate to be Similar to Existing

Scale:





Stone Quoins to be Similar to Existing

Scale:



Columns to be Similar to Existing

Scale:

THE AMERICAN INSTITUTE OF ARCHITECTS

SMITH ARCHITECTURAL GROUP, INC.
205 PHIPPS PLAZA
PALM BEACH, FL 33480
561-832-0202

COMM. NO.
25002

PHASE
-

ISSUED

REVISIONS

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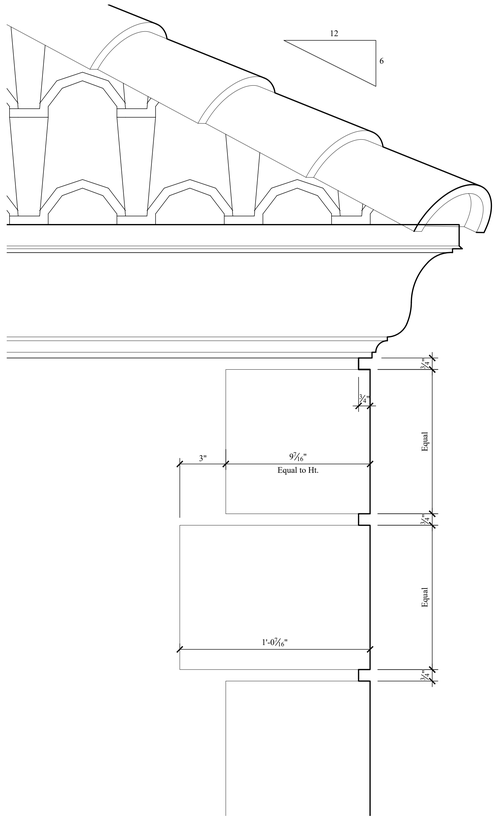
Beach Cabana at
1960 S. Ocean Blvd.
Palm Beach, FL 33480
1960 South Ocean Boulevard

REGISTERED ARCHITECT
JEFFERY W. SMITH
AR9772
STATE OF FLORIDA

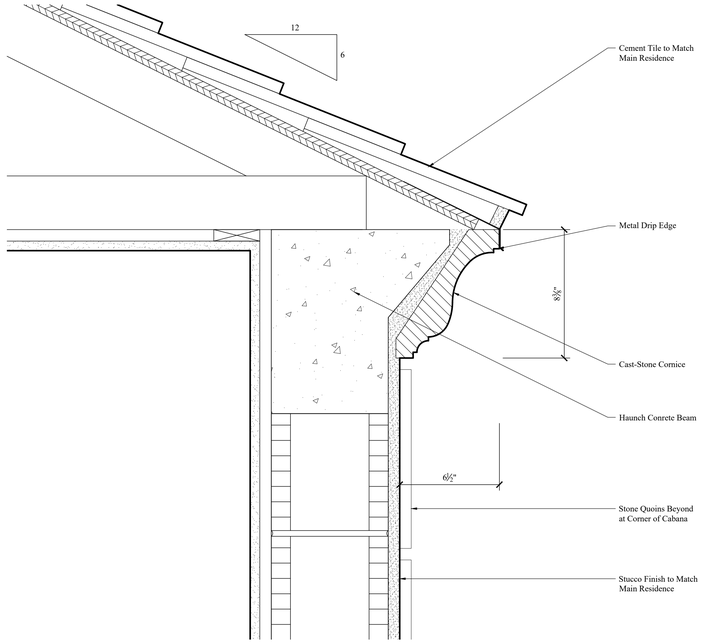
SHEET NO.
A209

ARC-25-0058 / ZON-25-0054



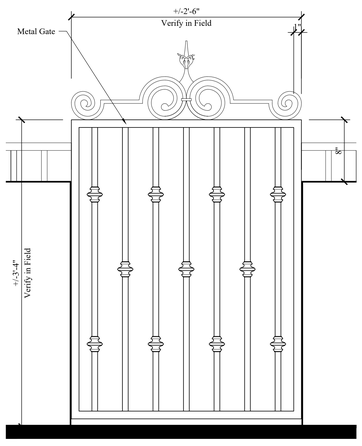
Typical Quoin Detail

Scale: 3" = 1'-0"



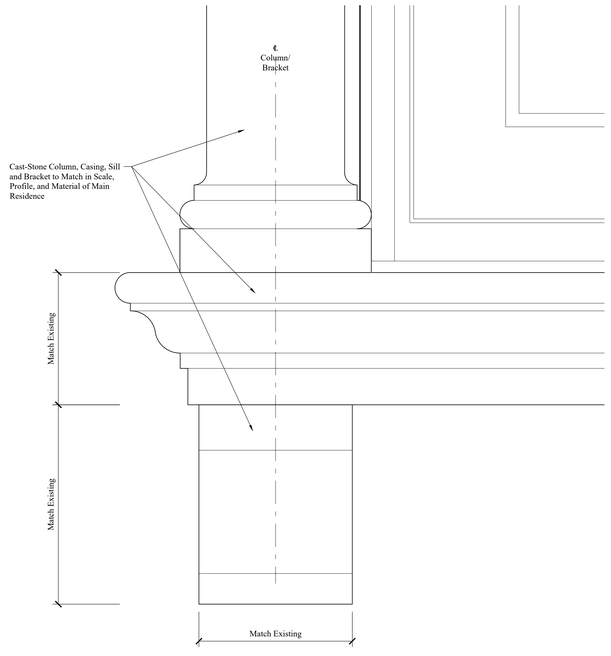
Typical Overhang Detail

Scale: 3" = 1'-0"



Proposed Gate

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



Cast-Stone Sill and Bracket

Scale: Half Scale

THE AMERICAN INSTITUTE OF ARCHITECTS

COMM. NO.
25002

PHASE
-
ISSUED

REVISIONS

NO.	MODIFICATION	DATE
1		
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SMITH ARCHITECTURAL GROUP, INC.
205 PHIPPS PLAZA
PALM BEACH, FL 33480
561-832-0202

Beach Cabana at
1960 S. Ocean Blvd.
1960 South Ocean Boulevard
Palm Beach, FL 33480

STATE OF FLORIDA
JEFFERY W. SMITH
AR9772
REGISTERED ARCHITECT

SHEET NO.
A300

ARC-25-0058 / ZON-25-0054



PREVIOUSLY PRESENTED

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

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

OVERALL SITE PLAN

1960 SOUTH OCEAN BLVD

PALM BEACH, FL.

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

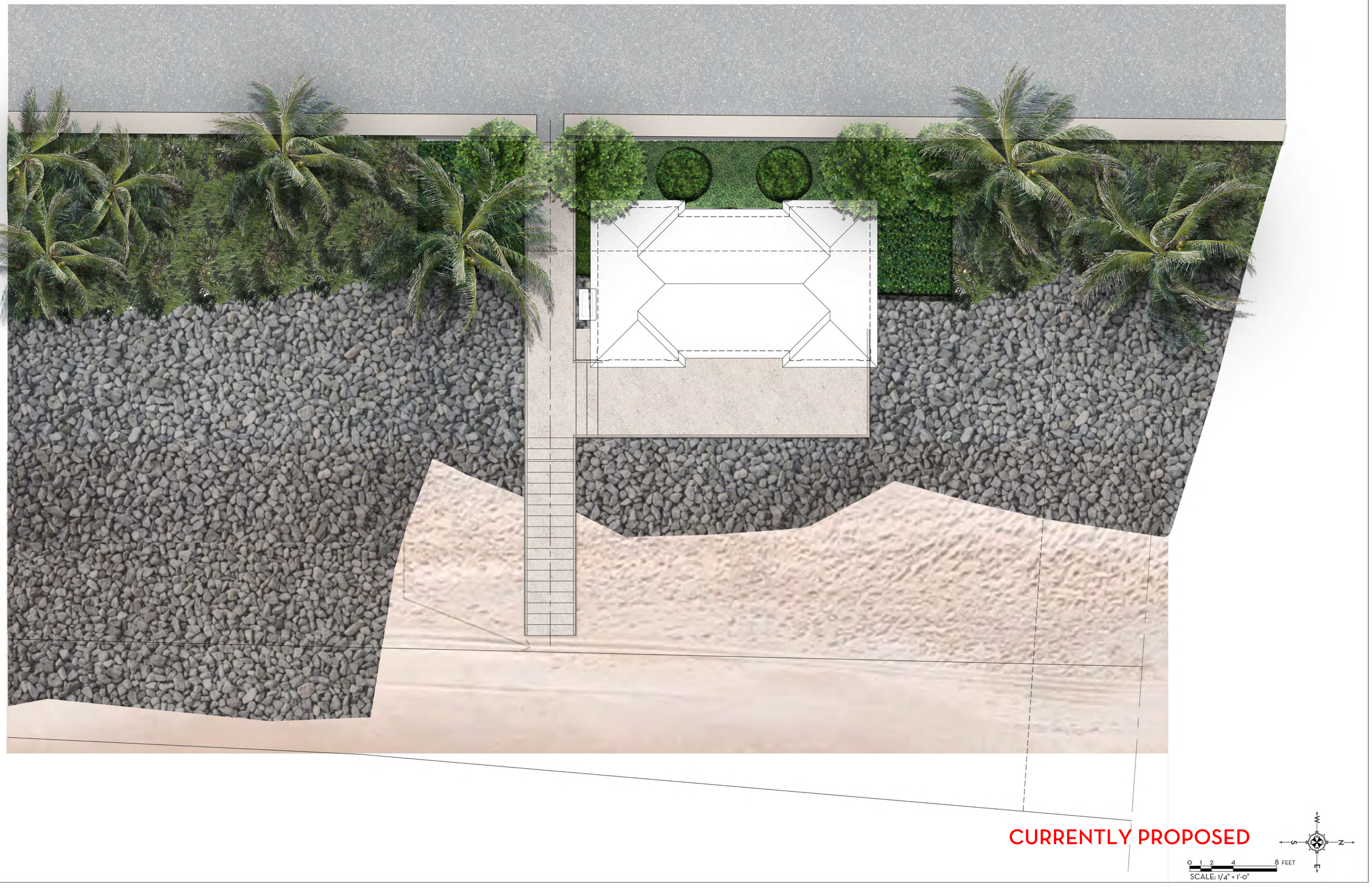
03 NOVEMBER 2025

NIEVERA WILLIAMS
DESIGN

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

NIEVERAWILLIAMS.COM

Lo



CURRENTLY PROPOSED

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

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

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

OVERALL SITE PLAN

1960 SOUTH OCEAN BLVD

PALM BEACH, FL.

31 MARCH 2026
10 DECEMBER 2025
17 NOVEMBER 2025
03 NOVEMBER 2025

NIEVERA WILLIAMS
DESIGN

625 N. Flagler Drive
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Lo



PREVIOUSLY PRESENTED



CURRENTLY PROPOSED

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

OVERALL SITE PLAN

1960 SOUTH OCEAN BLVD

PALM BEACH, FL.

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

17 NOVEMBER 2025
03 NOVEMBER 2025

NIEVERA WILLIAMS
DESIGN

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West Palm Beach, FL 33401
P: 561-659-2820
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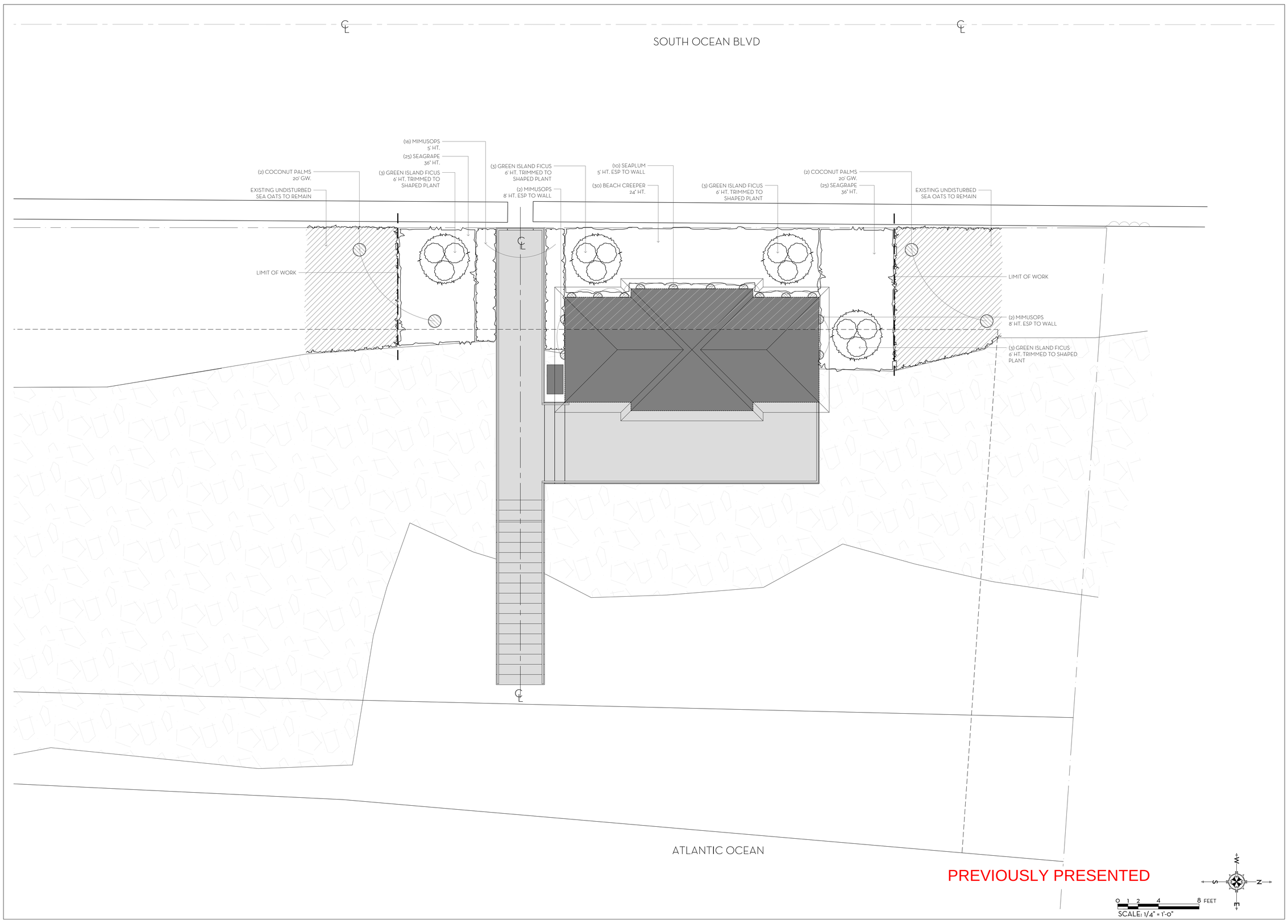
EL1



MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

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

BEACH CABANA ENLARGEMENT

1960 SOUTH OCEAN BLVD

PALM BEACH, FL.

17 NOVEMBER 2025
03 NOVEMBER 2025

NIEVERA WILLIAMS
DESIGN

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Suite 502
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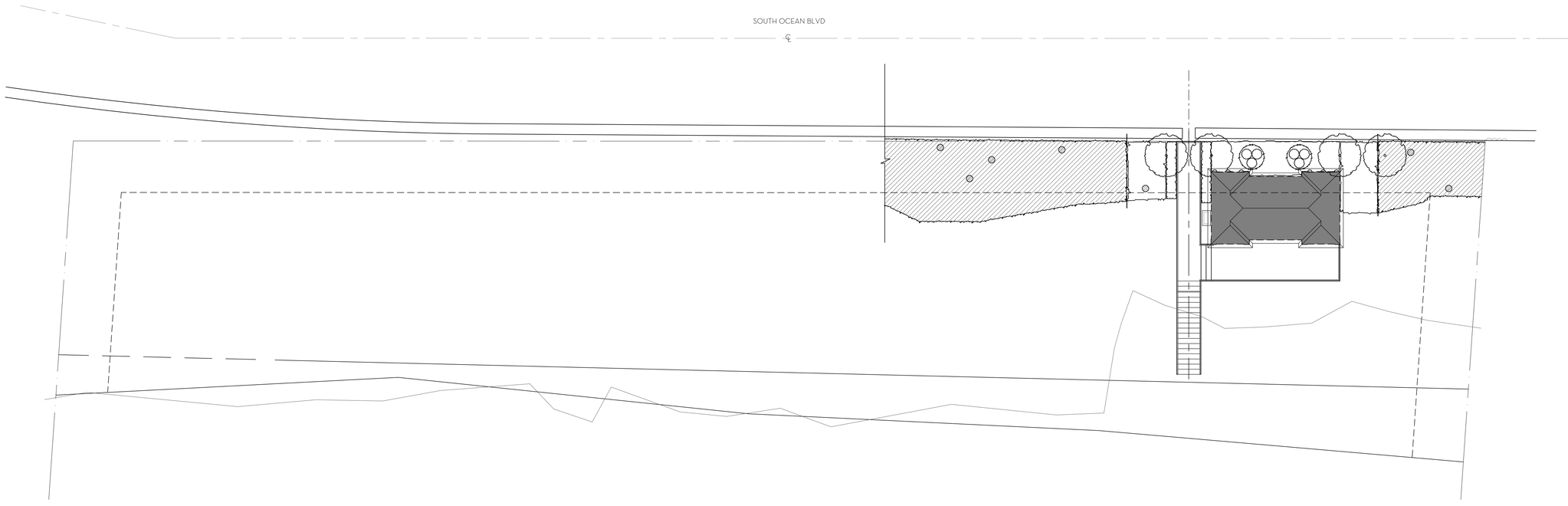
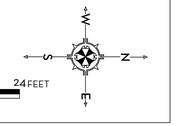
LP1



CURRENTLY PROPOSED



0 2 4 8 16 24 FEET

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

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

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

BEACH CABANA

1960 SOUTH OCEAN BLVD

PALM BEACH, FL.

31 MARCH 2026
10 DECEMBER 2025
17 NOVEMBER 2025
03 NOVEMBER 2025

NIEVERA WILLIAMS
DESIGN

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LP1

SOUTH OCEAN BLVD

COCONUT PALMS
(1) 20' HT. GW.
(2) 15' HT. GW.
(3) 10' HT. GW.

LIMIT OF WORK

EXISTING UNDISTURBED
SEA OATS TO REMAIN

(16) MIMUSOPS
5' HT.

(4) SEAGRAPE TREES
12'-14' HT.

(25) SEAGRAPE
36" HT.

(30) BEACH CREEPER
24" HT.

(6) SEAPLUM
5' HT. ESP TO WALL

(6) GREEN ISLAND FICUS
6' HT. TRIMMED TO
SHAPED PLANT

(25) SEAGRAPE
36" HT.

(2) COCONUT PALMS
16-20' GW.

EXISTING UNDISTURBED
SEA OATS TO REMAIN

LIMIT OF WORK

ATLANTIC OCEAN

CURRENTLY PROPOSED

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

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

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

BEACH CABANA ENLARGEMENT

1960 SOUTH OCEAN BLVD

PALM BEACH, FL.

31 MARCH 2026
10 DECEMBER 2025
17 NOVEMBER 2025
03 NOVEMBER 2025

NIEVERA WILLIAMS
DESIGN

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Suite 502
West Palm Beach, FL 33401
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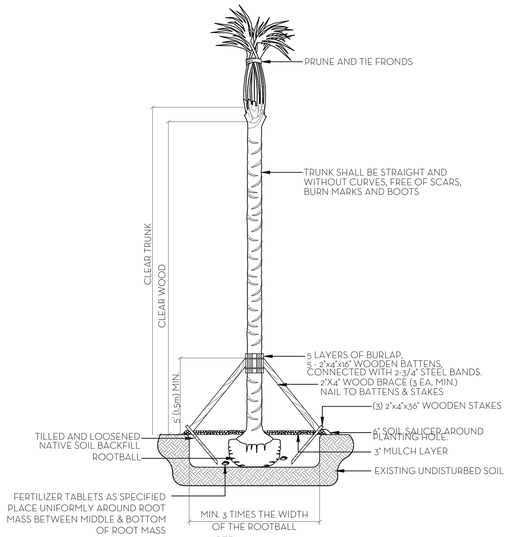
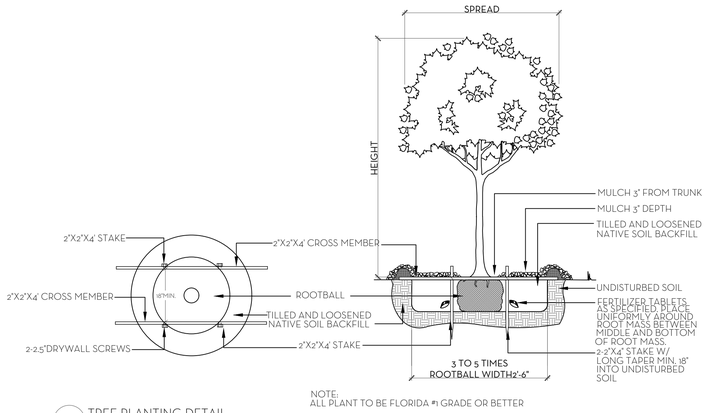
LP1.1



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

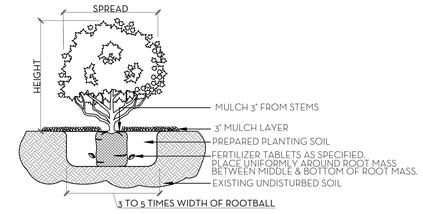
PALM PLANTING DETAIL
N.T.S.

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



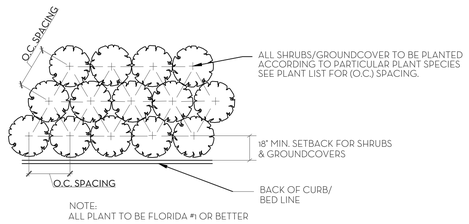
NOTE:
ALL PLANT TO BE FLORIDA #1 GRADE OR BETTER

TREE PLANTING DETAIL
N.T.S.



NOTE:
ALL MATERIAL TO BE FLORIDA #1 OR BETTER

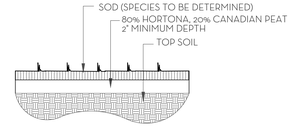
SHRUB & GROUNDCOVER PLANTING DETAIL
N.T.S.



NOTE:
ALL PLANT TO BE FLORIDA #1 OR BETTER

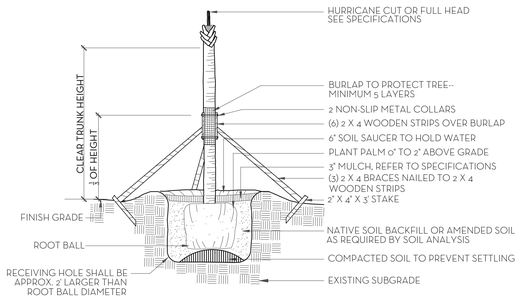
PLANT SPACING DETAIL
N.T.S.

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



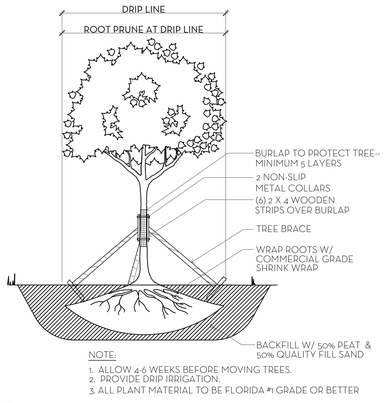
SOD PLANTING DETAIL
N.T.S.

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



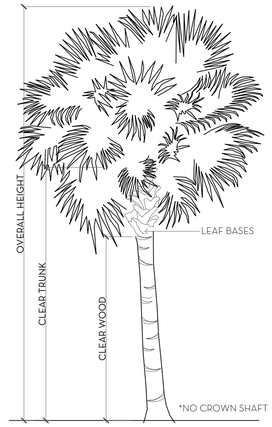
NOTES: STAKING & GUYING REQUIRED FOR PALMS, IF NECESSARY, OR AS DIRECTED BY THE LANDSCAPE ARCHITECT. ALL PLANT TO BE FLORIDA #1 OR BETTER

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



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

TREE ROOT PRUNING DETAIL
N.T.S.



PALM SPECIFICATION DETAIL
N.T.S.

FERTILIZATION

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

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

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

NIEVERA WILLIAMS DESIGN

1960 SOB Beach Cabana

November 17, 2025

Landscape Material Schedule

Item No.	Common Name	Botanical Name	Quantity	Specification	Native
1	PALMS				
2	Coconut Palm	Cocos nuifera	4	20' GW	
3			4		
4	SHRUBS AND VINES				
5	Seagrape	Coccoloba uvifera	50	36" HT.	*
6	Mimusops	Mimusops roxburghiana	16	5' HT.	
7	Seaplum	Coccoloba x hybrida 'Sea Plum'	10	5' HT, Esp. to Wall	*
8	Beach Creeper	Ernodea littoralis	30	15 GAL	*
9	Green Island Ficus	Ficus macrophylla 'Green Island'	12	6' HT., Trimmed to Shape	
10	Mimusops	Mimusops roxburghiana	4	8' HT. Esp. to Wall	
11			122		74%

Line #	Landscape Legend		
1	**Property Address:**		
2	**Lot Area (sq. ft.):**	N/A	
3	[redacted]	REQUIRED	PROPOSED
4	ndscape Open Space (LOS) (Sq Ft and %)	N/A	N/A
5	LOS to be altered (Sq FT and %)	N/A	N/A
6	Perimeter LOS (Sq Ft and %)	N/A	N/A
7	Front Yard LOS (Sq Ft and %)	N/A	N/A
8	Native Trees %	30% (number of trees)	N/A
9	Native Shrubs & Vines %	30% (number of shrubs & vines)	74%
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 BY 20230727*

PREVIOUSLY PRESENTED

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

PLANT LIST AND DETAILS

1960 SOUTH OCEAN BLVD

PALM BEACH, FL.

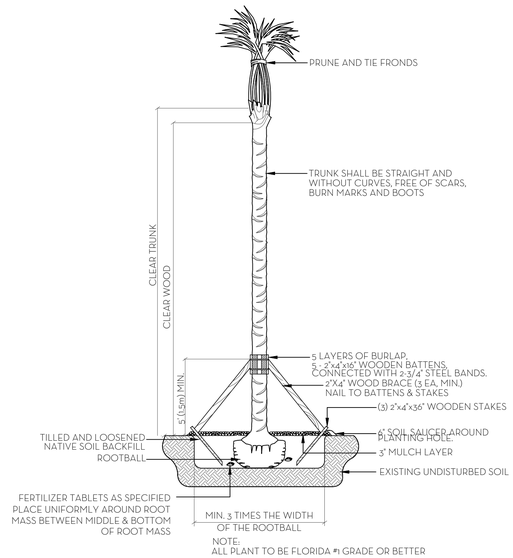
17 NOVEMBER 2025
03 NOVEMBER 2025

NIEVERA WILLIAMS
DESIGN

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

NIEVERAWILLIAMS.COM

LP2



PALM PLANTING DETAIL
N.T.S.

NOTES:
1. ALL WOOD SHALL BE SPRUCE OR PINE-NOT PRESSURE TREATED.
2. CROSS TIES SHALL NOT CROSS OVER WOODY ROOTS.
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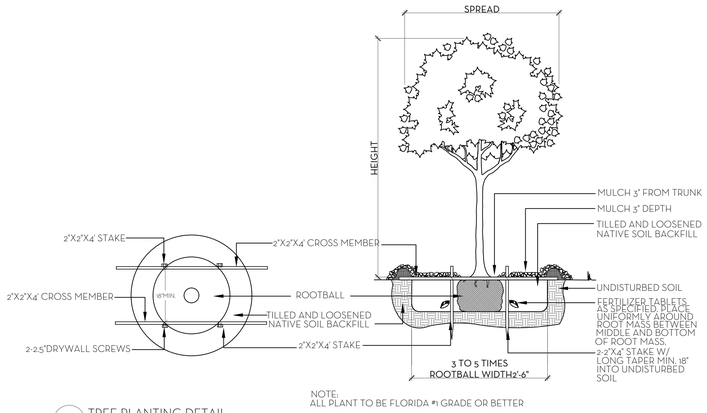

TREE PLANTING DETAIL
N.T.S.

SHRUB & GROUNDCOVER PLANTING DETAIL
N.T.S.

PLANT SPACING DETAIL
N.T.S.

SOD NOTES:
1. ROUGH GRADE PROVIDED BY CONTRACTOR 4"-5" BELOW GRADE
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SOD PLANTING DETAIL
N.T.S.

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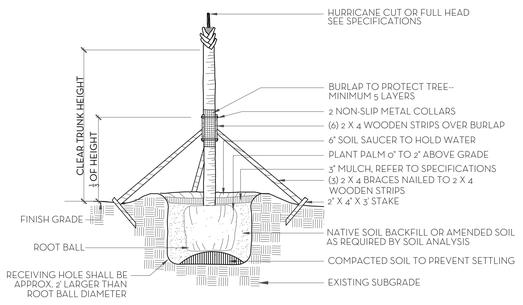
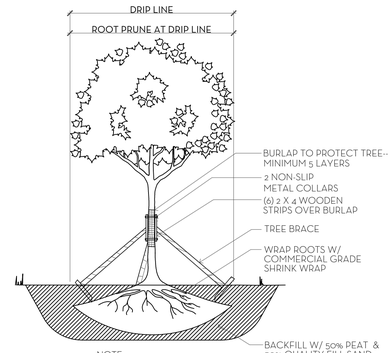


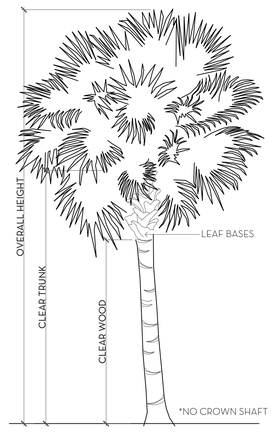
NOTES: STAKING & GUYING REQUIRED FOR PALMS, IF NECESSARY, OR AS DIRECTED BY THE LANDSCAPE ARCHITECT. ALL PLANT TO BE FLORIDA #1 OR BETTER

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



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

TREE ROOT PRUNING DETAIL
N.T.S.



PALM SPECIFICATION DETAIL
N.T.S.

FERTILIZATION

SHRUBS AND TREES
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NIEVERA WILLIAMS DESIGN

1960 SOB Beach Cabana

March 24, 2026

Landscape Material Schedule

Item No.	Common Name	Botanical Name	Quantity	Specification	Native
1	TREES				
2	Seagrape	Coccoloba uvifera	4	12-14' HT.	*
3			4		100%
4	PALMS				
5	Coconut Palm	Cocos nuifera	2	16-20' GW	
6	Coconut Palm	Cocos nuifera	1	20' GW	
7	Coconut Palm	Cocos nuifera	2	15' GW	
8	Coconut Palm	Cocos nuifera	3	10' GW	
9			8		
10	SHRUBS AND VINES				
11	Seagrape	Coccoloba uvifera	50	36" HT.	*
12	Mimusops	Mimusops roxburghiana	16	5' HT.	
13	Seaplum	Coccoloba x hybrida 'Sea Plum'	6	5' HT. Esp. to Wall	*
11	Beach Creeper	Ernodea littoralis	30	15 GAL	*
12	Green Island Ficus	Ficus macrophylla 'Green Island'	6	6' HT., Trimmed to Shape	
14			108		80%

Line #	Landscape Legend		
1	Property Address:		
2	Lot Area (sq. ft.):	N/A	
3		REQUIRED	PROPOSED
4	ndscape Open Space (LOS) (Sq Ft and %)	N/A	N/A
5	LOS to be altered (Sq FT and %)	N/A	N/A
6	Perimeter LOS (Sq Ft and %)	N/A	N/A
7	Front Yard LOS (Sq Ft and %)	N/A	N/A
8	Native Trees %	30% (number of trees)	100%
9	Native Shrubs & Vines %	30% (number of shrubs & vines)	80%
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 *REVBF 20230727*

CURRENTLY PROPOSED

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

PLANT LIST AND DETAILS

1960 SOUTH OCEAN BLVD

PALM BEACH, FL.

31 MARCH 2026
10 DECEMBER 2025
17 NOVEMBER 2025
03 NOVEMBER 2025

NIEVERA WILLIAMS DESIGN

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

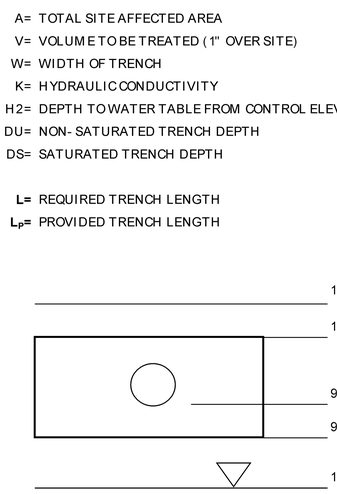
NIEVERAWILLIAMS.COM

LP2

EXFILTRATION TRENCH LENGTH CALCULATION

$$L = \frac{V}{K(H_2W + 2H_2D_U - D_U^2 + 2H_2D_S) + (1.39 \times 10^{-4})WD_U}$$

A=	TOTAL SITE AFFECTED AREA	0.005739	AC
V=	VOLUME TO BE TREATED (1" OVER SITE)	0.005739	AC-IN
W=	WIDTH OF TRENCH	2	FT
K=	HYDRAULIC CONDUCTIVITY	0.071248	CFS/SF-FT
H2=	DEPTH TO WATER TABLE FROM CONTROL ELEVATION	2.0	FT
DU=	NON-SATURATED TRENCH DEPTH	2	FT
DS=	SATURATED TRENCH DEPTH	0	FT
L=	**REQUIRED TRENCH LENGTH**	**0.01**	**FT**
L_P=	**PROVIDED TRENCH LENGTH**	**5.00**	**FT**



Stormwater Retention Calculations

A.) SITE INFORMATION

Total Developed Area	=	250	s.f.
Draiange Area Impervious Surface	=	250	s.f.
Drainage Area Pervious Surface	=		s.f.

B.) ESTIMATED STORMWATER RETENTION VOLUME (Q=CIA)

The retention volume is estimated by using the Rational Method:

C (impervious surface)	=	1.0	
C (pervious surface)	=	0.2	
I (to bring to Town's LOS)	=	1.0	in/hr
Impervious Surface Runoff Volume	=	20.83	c.f.
Pervious Surface Runoff Volume	=	0.00	c.f.
Total Volume to be Retained	=	20.83	c.f.
	=	0.01	ac-in

C.) SUMMARY:

Refer to exfiltration spreadsheet for provided volume based on length of 2' x 2' trench

Required:	0.01 ac-in	Provided	2.85 ac-in
	0.01 L.F.		5 L.F.

NOTE: ALL ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM (N.A.V.D.) OF 1988 BASED ON A SURVEY PREPARED BY WALLACE SURVEYING, CORP. (561) 640-4551.

NOTES:

1.) THIS DESIGN IS CONCEPTUAL AND SUBJECT TO CHANGE BASED ON FINAL DESIGN.

2.) ALL WATER AND WASTEWATER CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE TOWN PALM BEACH AND THE PALM BEACH COUNTY HEALTH DEPARTMENT.

3.) CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF ALL DEMOLITION MATERIAL IN ACCORDANCE WITH ALL APPLICABLE GOVERNING AGENCY STANDARDS.

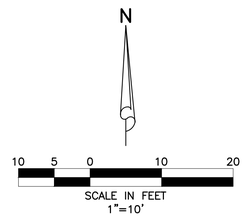
4.) LOCATIONS OF WATER AND SANITARY SEWER SERVICES, DRAINAGE STRUCTURES AND PIPES AND OTHER STRUCTURES TO BE COORDINATED WITH LANDSCAPE DESIGN DURING PREPARATION OF FINAL CIVIL ENGINEERING PLANS.

5.) CONSTRUCTION AND DEMOLITION TO COMPLY WITH N.F.P.A. 241.

6.) FIRE DEPARTMENT LOCKING CAPS WILL BE REQUIRED ON THE FIRE DEPARTMENT CONNECTION.

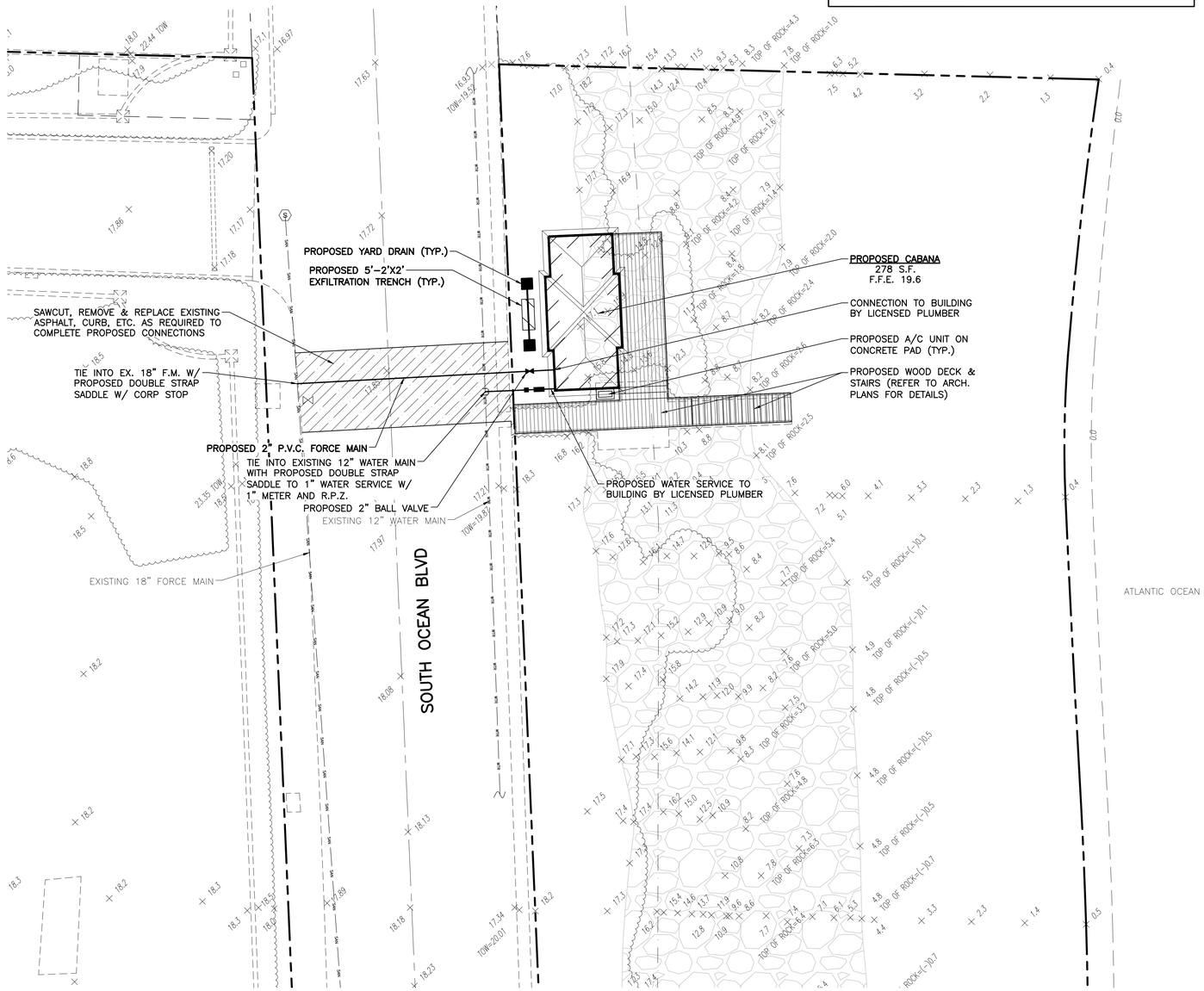


LOCATION MAP
NOT TO SCALE



LEGEND

- EXISTING GRADE ELEVATION
- WOOD DECK/STAIRS
- SAWCUT, REMOVE, & REPLACE EXISTING PAVEMENT, CONCRETE, CURB, ETC.
- WATER SERVICE & R.P.Z. (REFER TO POTABLE WATER SERVICE SINGLE METER INSTALLATION DETAIL.)



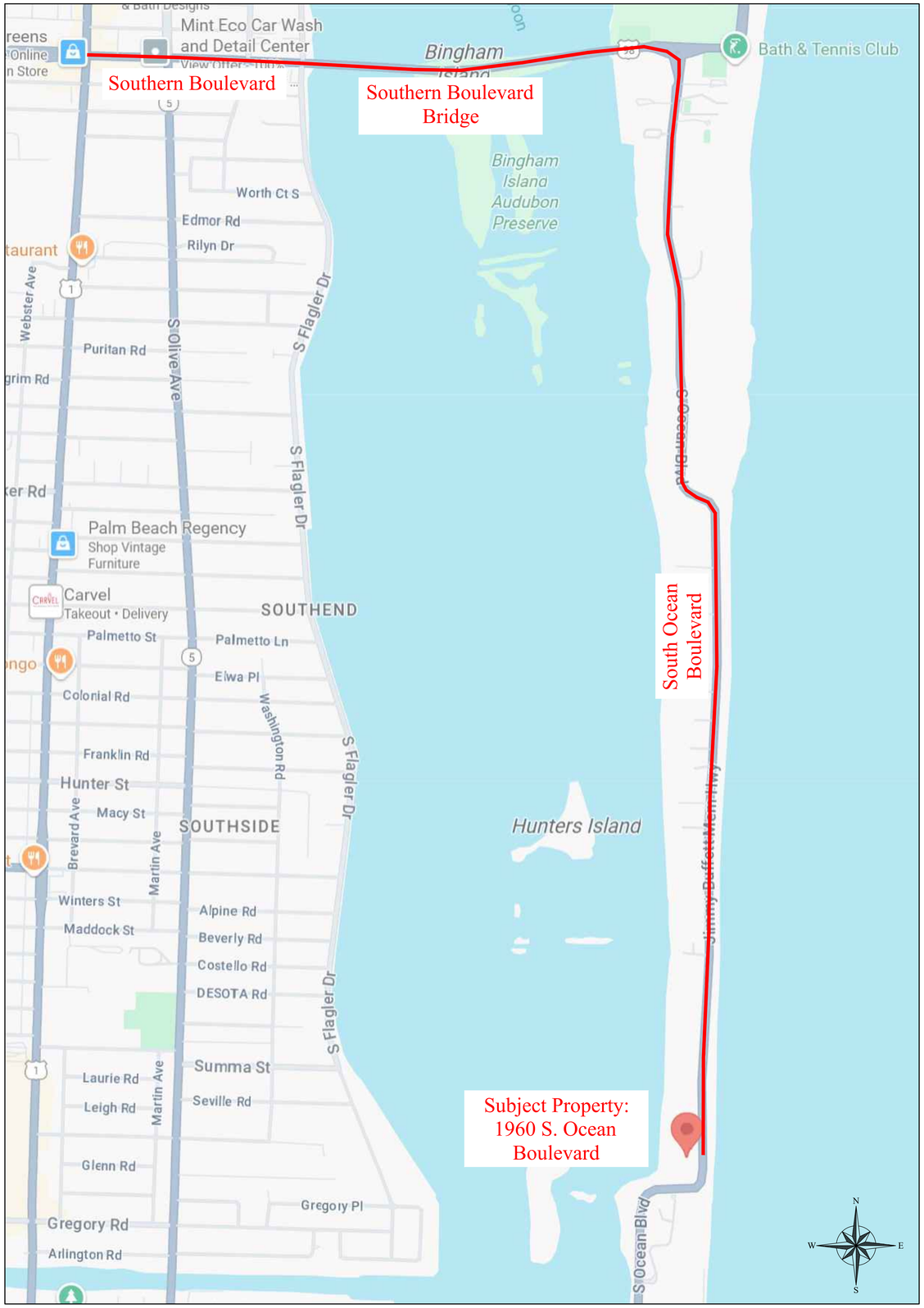
10/30/2025

REVISIONS	DESIGN N.G.	DRAWN C.O.	CHECKED	APPROVED	DATE	

SIMMONS & WHITE
2581 Metrocentre Blvd West, Ste 3 | West Palm Beach, FL 33407
Authorization # 3452 | 561.478.7848

1960 SOUTH OCEAN BOULEVARD
SECTION 11, TOWNSHIP 44S., RANGE 43E.
TOWN OF PALM BEACH, FLORIDA
CONCEPTUAL PAVING, DRAINAGE, WATER AND WASTEWATER PLAN

JOB NO.	DRAWING NO.	SHEET	OF
25-130	25130C01	1	1



Maximum Truck Size: 60 Feet

Estimated Number of Large Truck Trips: 30

Route to Subject Property:
East Southern Boulevard, Over Southern Boulevard Bridge. South on South Ocean Boulevard to Subject Property 1960 South Ocean Boulevard.

Truck Logistics Plan
Scale:

THE AMERICAN INSTITUTE OF ARCHITECTS

COMM. NO.
25002

PHASE
-
ISSUED

REVISIONS

NO.	MODIFICATION	DATE
1		
2		
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11		
12		
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14		
15		
16		

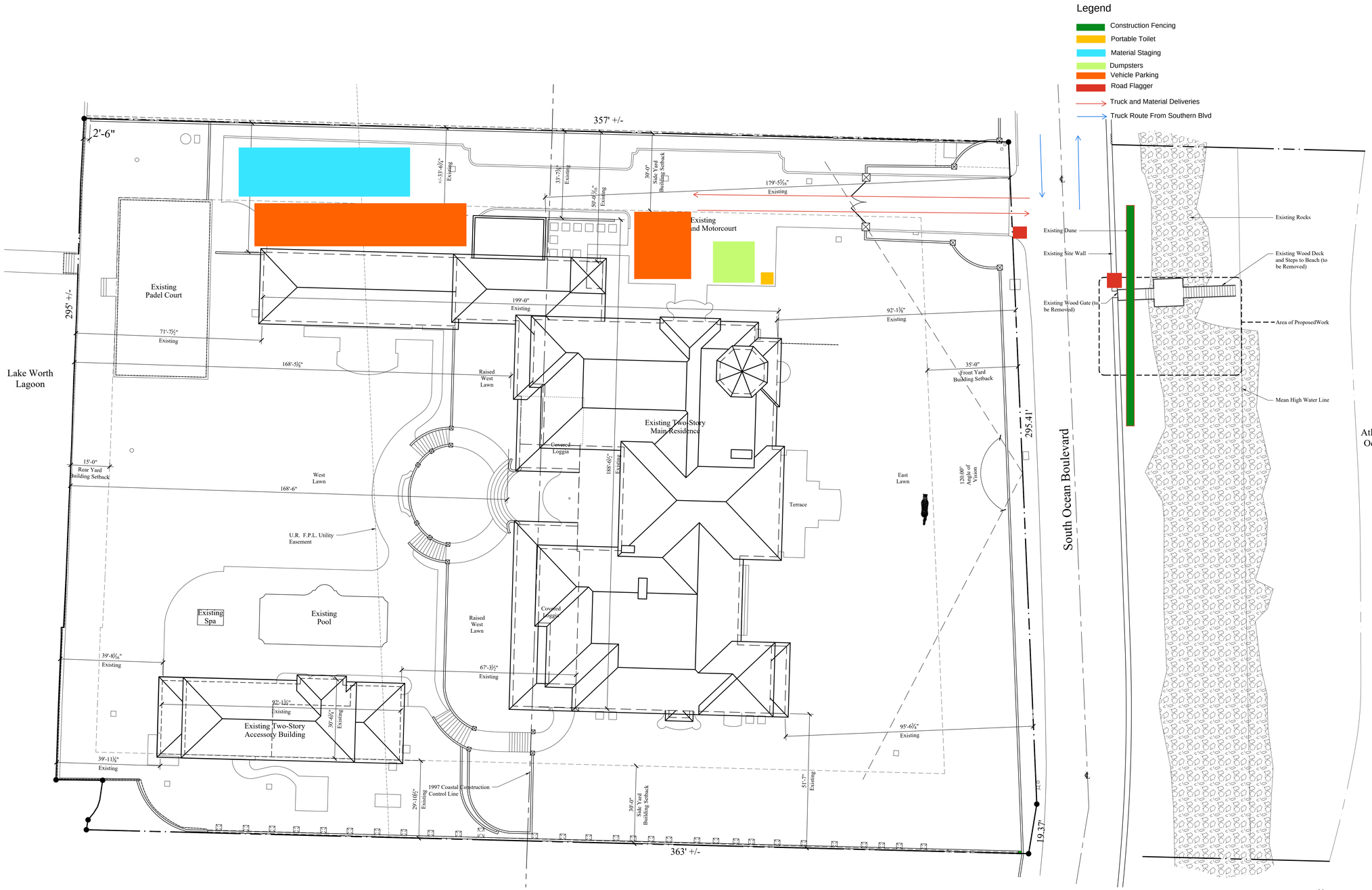
SMITH ARCHITECTURAL GROUP, INC.
205 PHIPPS PLAZA
PALM BEACH, FL 33480
561-832-0202

Beach Cabana at
1960 S. Ocean Blvd.
1960 South Ocean Boulevard
Palm Beach, FL 33480

STATE OF FLORIDA
JEFFERY W. SMITH
AR9772
REGISTERED ARCHITECT

SHEET NO.
Truck Logisitics

ARC-25-0058 / ZON-25-0054



Existing Site Plan

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

THE AMERICAN INSTITUTE OF ARCHITECTS

COMM. NO.
22101

PHASE
-

ISSUED

REVISIONS

NO.	MODIFICATION	DATE
1		
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16		

SMITH ARCHITECTURAL GROUP, INC.
205 PHIPPS PLAZA
PALM BEACH, FL 33480
561-832-0202

Beach Cabana at
Casa Riviera
1960 South Ocean Boulevard
Palm Beach, FL 33480

AAC001849

Jeffery W. Smith
AR9772

SHEET NO.

Construction Screening Plan

BOUNDARY SURVEY FOR: STEPHEN A. WYNN

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

Stephen A. Wynn

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
BLDG.	= BUILDING
B.M.	= BENCHMARK
B.O.C.	= BACK OF CURB
B.O.W.	= BACK OF WALK
(C)	= CALCULATED
CATV	= CABLE ANTENNA TELEVISION
C.B.	= CHORD BEARING
C.B.S.	= CONCRETE BLOCK STRUCTURE
C.C.C.L.	= COASTAL CONSTRUCTION CONTROL LINE
CH	= CHORD
C.L.F.	= CHAIN LINK FENCE
CLR.	= CLEAR
C.M.P.	= CORRUGATED METAL PIPE
CONC.	= CONCRETE
(D)	= DESCRIPTION DATUM
D.B.	= DEED BOOK
D.E.	= DRAINAGE EASEMENT
D.H.	= DRILL HOLE
E.B.	= ELECTRIC BOX
EL.	= ELEVATION
ENC.	= ENCROACHMENT
E.O.P	= EDGE OF PAVEMENT
E.O.W.	= EDGE OF WATER
ESMT	= EASEMENT
F.F.	= FINISH FLOOR
FND.	= FOUND
GEN	= GENERATOR
I.D.	= INSIDE DIAMETER
INV.	= INVERT
I.T.W.C.D.	= INDIAN TRAIL WATER CONTROL DISTRICT
L.A.E.	= LIMITED ACCESS EASEMENT
L.B.	= LICENSE BOARD
L.W.D.D.	= LAKE WORTH DRAINAGE DISTRICT
(M)	= FIELD MEASUREMENT
M.H.	= MANHOLE
M.H.W.L.	= MEAN HIGH WATER LINE
M.L.W.L.	= MEAN LOW WATER LINE
N.A.V.D.	= NORTH AMERICAN VERTICAL DATUM
N.G.V.D.	= NATIONAL GEODETIC VERTICAL DATUM
N.P.B.C.I.D.	= NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT
N.T.S.	= NOT TO SCALE
O.A.	= OVERALL
O.D.	= OUTSIDE DIAMETER
O/H	= OVERHEAD UTILITY LINE
O.R.B.	= OFFICIAL RECORD BOOK
O/S	= OFFSET
(P)	= PLAT DATUM
P.B.	= PLAT BOOK
P.B.C.	= PALM BEACH COUNTY
P.C.	= POINT OF CURVATURE
P.C.C.	= POINT OF COMPOUND CURVATURE
P.C.P.	= PERMANENT CONTROL POINT
PG.	= PAGE
P.I.	= POINT OF INTERSECTION
P/O	= PART OF
P.O.B.	= POINT OF BEGINNING
P.O.C.	= POINT OF COMMENCEMENT
P.R.C.	= POINT OF REVERSE CURVATURE
P.R.M.	= PERMANENT REFERENCE MONUMENT
PROP.	= PROPOSED
P.T.	= POINT OF TANGENCY
PVM'T	= PAVEMENT
(R)	= RADIAL
R	= RADIUS
RGE.	= RANGE
R.P.B.	= ROAD PLAT BOOK
R/W	= RIGHT OF WAY
(S)	= SURVEY DATUM
S.B.	= SETBACK
SEC.	= SECTION
S/D	= SUBDIVISION
S.F.	= SQUARE FEET
S.F.W.M.D.	= SOUTH FLORIDA WATER MANAGEMENT DISTRICT
S.I.R.W.C.D.	= SOUTH INDIAN RIVER WATER CONTROL DISTRICT
S.R.	= STATE ROAD
STA.	= STATION
STY.	= STORY
TH	= THRESHOLD ELEVATION
TOC	= TOP OF COLUMN
TOW	= TOP OF WALL ELEVATION
TWP.	= TOWNSHIP
TYP.	= TYPICAL
U/C	= UNDER CONSTRUCTION
U.E.	= UTILITY EASEMENT
U.R.	= UNRECORDED
W.C.	= WITNESS CORNER
W.M.E.	= WATER MANAGEMENT EASEMENT
W.M.M.E.	= WATER MANAGEMENT MAINTENANCE EASEMENT
W.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
*	= DENOTES CONTRACTOR SUPPLIED INFORMATION

PROPERTY ADDRESS:
1960 South Ocean Boulevard
Palm Beach, FL 33480

LEGAL DESCRIPTION:
Lot 108 and the North 74 feet of Lot 109, ***PALM BEACH ESTATES****, according to the map or plat thereof as recorded in Plat Book 8, Page 3, Public Records of Palm Beach County, Florida, also known as the property legally described as follows:*

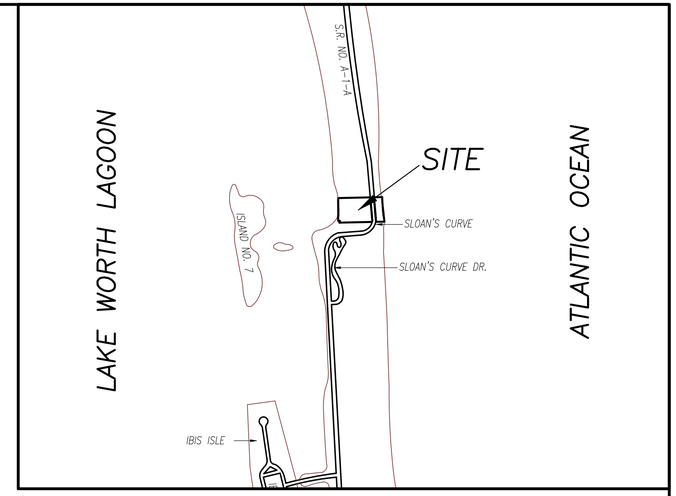
PARCEL 1: *Bounded on the East by the Atlantic Ocean and on the West by the waters of Lake Worth, being a part of Government Lot 2, Section 11, Township 44 South of Range 43 East, and being a portion of the lands conveyed to Ocean Boulevard Land Company, a Florida corporation, on December 30th, 1931, as shown by deed recorded in the Public Records of Palm Beach County, Florida, on the 17th day of February 1932 in Deed Book 476 at page 423, commencing at the waters' edge of the Atlantic Ocean at a line parallel to and 4211 feet distant South measured at right angles from the North line of said Section 11, also being 1121.66 feet North of the South line of said Section 11, and being two hundred (200) feet South of the South line of an eight hundred (800) foot ocean front Lot conveyed by Bula E. Croker and her husband, Richard Croker, to Martha E. Walton according to deed recorded in Public Records of Palm Beach County, Florida, in Deed Book 118 at page 343; running thence West on a line parallel to South line of said land conveyed by Bula E. Croker and her husband, Richard Croker, to Martha E. Walton to the waters of Lake Worth; thence South meandering the waters' edge of Lake Worth two hundred twenty (220) feet when reduced to a straight line at right angles with the North line; thence East on a line parallel to the North line of the Atlantic Ocean; thence North with the Atlantic Ocean two hundred twenty (220) feet when reduced to a straight line at right angles to the North line to the* ***POINT OF BEGINNING****; also described as Lot 108 and the North twenty (20) feet of Lot 109 of the* ***PLAT OF PALM BEACH ESTATES*** *recorded in the Public Records of Palm Beach County, Florida, in Plat Book 8, Page 3, together with all riparian and littoral rights thereunto appertaining, excepting however the right-of-way in that public highway, known as Ocean Boulevard as now laid out and established.*

PARCEL 2: *Bounded on the East by the Atlantic Ocean and on the West by the waters of Lake Worth, being a part of Government Lot 2, Section 11, Township 44 South Range 43 East, and being a portion of the lands conveyed to Ocean Boulevard Land Company, a Florida corporation, on December 30th, 1931, as shown by deed recorded in the Public Records of Palm Beach County, Florida, on the 17th day of February 1932 in Deed Book 476 at page 423, and in Deed Book 476 at Page 425, commencing at the waters' edge of the Atlantic Ocean at a line parallel to and 4431 feet distant South measured at right angles from the North line of said Section 11, also being 901.66 feet North of the South line of said Section 11 and being four hundred twenty (420) feet South of the South line of an eight hundred (800) foot ocean front Lot conveyed by Bula E. Croker and her husband, Richard Croker, to Martha E. Walton according to deed recorded in Public Records of Palm Beach County, Florida, in Deed Book 118 at page 343; running thence West on a line parallel to South line of said land conveyed by Bula E. Croker and her husband, Richard Croker, to Martha E. Walton to the waters of Lake Worth; thence South meandering the waters' edge of Lake Worth thirty-five (35) feet when reduced to a straight line at right angles with the North line; thence East on a line parallel to the North line to the Atlantic Ocean; thence North with the Atlantic Ocean thirty-five (35) feet when reduced to a straight line at right angles to the North line to a* ***POINT OF BEGINNING****; also described as thirty-five (35) feet of Lot One Hundred Nine (109) of the* ***PLAT OF PALM BEACH ESTATES*** *recorded in Public Records of Pam Beach County, Florida, in Plat Book 8, Page 3, lying contiguous to and immediately South of the North twenty (20) feet of said Lot One Hundred Nine (109) heretofore, on May 23, 1935, conveyed by Ocean Boulevard Land Company, a corporation, to Wolcott Blair, recorded in the Public Records of Palm Beach County in Deed Book 512 at Page 489, together with all riparian and littoral rights thereunto appertaining, excepting however, the right-of-way in that public highway known as Ocean Boulevard, as now laid out and established.*

PARCEL 3: *Bounded on the East by the Atlantic Ocean and on the West by the waters of Lake Worth, being a part of Government Lot 2, Section 11, Township 44 South Range 43 East, and being a portion of the lands conveyed to Ocean Boulevard Land Company, a Florida corporation, on February 16, 1932, as shown by deed recorded in the Public Records of Palm Beach County, Florida, on the 17th day of February 1932 in Deed Book 476 at page 425; commencing at the waters' edge of the Atlantic Ocean at a line parallel to and 4466 feet distant South measured at right angles from the North line of Section 11, also being 866.66 feet North of the South line of said Section 11, and being 455 feet South of the South line of and 800 foot ocean front Lot conveyed by Bula E. Croker and her husband, Richard Croker, to Martha E. Walton, according to the deed recorded in the Public Records of Palm Beach County, Florida, in Deed Book 118 at Page 343; running thence West on a line parallel to the South line of the said lands conveyed by Bula E. Croker and her husband, Richard Croker, to Martha E. Walton, to the waters of Lake Worth; thence South meandering the waters' edge of Lake Worth nineteen (19) feet when reduced to a straight line at right angles with the North line; thence East on a line parallel to the North line to the Atlantic Ocean; thence North with the Atlantic Ocean nineteen (19) feet when reduced to a straight line at right angles to the* ***POINT OF BEGINNING****; also described as the nineteen (19) feet of Lot 109 of* ***PALM BEACH ESTATES****, according to the map or plat thereof as recorded in the Public Records of Palm Beach County, Florida, in Plat Book 8, Page 3, lying contiguous to and immediately South of a thirty-five (35) foot parcel ocean front property conveyed by the Ocean Boulevard Land Company to Wolcott Blair by deed bearing date the 28th day of June, 1935, and recorded in the Public Records of Palm Beach County, Florida, on the 1st day of July, 1935, in Deed Book 514, at Page 378, together with all riparian and littoral rights thereunto appertaining excepting however, the right-of-way in that public highway known as Ocean Boulevard, as now laid out and established.*

FLOOD ZONES:
This property is located in Flood Zones VE (EL.9), AE (EL.8), X & VE (EL.14), according to F.I.R.M. (Flood Insurance Rate Map) No. 12099C 0593G, dated 12/20/24.

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 7827008, issued by Fidelity National Title Insurance Company, dated July 22, 2019. This office has made no search of the Public Records.*
2. *Elevations shown hereon, if any, are in feet and decimal parts thereof and are based on NAVD-88. The expected accuracy of the elevations shown hereon is 0.03' for the hard surface elevations (shown thus x 0.00) and 0.1' (shown thus x 0.0) for the soft surface elevations. Elevations shown hereon are U.S. survey feet unless otherwise noted and are based upon N.A.V.D. 1988.*
3. *Description furnished by client or client's agent.*
4. *Unless presented in digital form with electronic seal and electronic signature this survey must bear the signature and the original raised seal of a Florida licensed surveyor or mapper this drawing, sketch, plat or map is for informational purposes only and is not valid.*
5. *This survey cannot be transferred or assigned without the specific written permission of Wallace Surveying Corporation. This survey is not transferable by Owners Affidavit of Survey or similar instrument.*
6. *Except as shown, underground and overhead improvements are not located. Underground foundations not located.*
7. *The survey sketch shown hereon does not necessarily contain all of the information obtained or developed by the undersigned surveyor in his field work, office work or research.*
8. *No responsibility is assumed by this surveyor for the construction of improvements, from building ties shown on this survey.*
9. *Revisions shown hereon do not represent a "survey update" unless otherwise noted.*
10. *All dates shown within the revisions block hereon are for interoffice filing use only and in no way affect the date of the field survey stated herein.*
11. *In some instances, graphic representations have been exaggerated to more clearly illustrate the relationships between physical improvements and/or lot lines. In all cases, dimensions shown shall control the location of the improvements over scaled positions.*
12. *It is a violation of Rule 5J-17 of the Florida Administrative Code to alter this survey without the express prior written consent of the Surveyor. Additions and/or deletions made to the face of this survey will make this survey invalid.*
13. *The ownership of fences, perimeter walls and/or hedges shown hereon are not known and thus are not listed as encroachments. Fences, hedges and/or perimeter walls are shown in their relative position to the boundary.*
14. *The expected horizontal accuracy of the information shown hereon is +/- 0.10'.*
15. *Distances shown hereon are ground unless shown otherwise. The scale factor from ground to grid is 1.000052136.*
16. *Coordinates shown hereon are based upon Datum - NAD 83 1999 adjustment. Zone - Florida East, Linear Unit - US Traverse Mercator Projection.*
17. *This survey falls within the suburban category as classified in Chapter 5J-17.051 and 5J-17.052, Florida Administrative Code. All field measurements exceeded the accuracy requirements for this classification.*
18. *The real-time GPS positional information shown hereon was collected with a Topcon Hiperlite System. The information was translated to conform to the Coastal Construction Control Line, permanent reference monuments as recorded in Plat Book 80, Page 137, Public Records of Palm Beach County, Florida. The horizontal positional accuracy was plus/minus 0.07 of a foot based upon the published information for the permanent reference monuments.*



VICINITY SKETCH
(NOT TO SCALE)

TITLE COMMITMENT REVIEW

CLIENT:	1960, LLC DOUGLAS CRESCENT DISBURSEMENTS,	COMMITMENT NO. : 7827008	DATE: JULY 22, 2019			
REVIEWED BY:	CRAIG L. WALLACE	JOB NO. : 04-1148.5				

B2 ITEM NO.	DOCUMENT	DESCRIPTION	AFFECTS AND PLOTTED	AFFECTS AND NOT PLOTTABLE	DOES NOT AFFECT	NOT A SURVEY MATTER
1 TO 5	N/A	Standard Exceptions				●
6	PB 8, PG 3	Plat of PALM BEACH ESTATES	●			
7	RPB 4, PG 82 RPB 5, PG 60 TO 65	Right of Way maps for SR A-1-A	●			
8	ORB 695, PG 696	Certificate of Approval for Establishment of Bulkhead line		●		
9	ORB 4800, PG 997	Revetment Easement for the State of Florida	●			
10a	ORB 5753, PG 1551	Declaration of Easement	●			
10b	ORB 5875, PG 225	affected by Amended Declaration of Easement	●			
11	ORB 12146, PG 344	Agreement with the Town of Palm Beach	●			
12	ORB 12894, PG 1846	Easement in favor of Florida Power & Light Company	●			
13	ORB 14831, PG 1165	Agreement with the Town of Palm Beach				●
14	ORB 15028, PG 1882	Maintenance Agreement with the Town of Palm Beach				●
15	ORB 18396, PG 310	Terms and Conditions as contained in Owner's Affirmation				●
16a	PB 36, PG 91	Coastal Construction Control Line (superceded)			●	
16b	ORB 9951, PG 85	affected by	●			
16c	PB 80, PG 137	Palm Beach County Coastal Control Line Map	●			
17	N/A	Riparian Rights				●
18	N/A	no insurance to any lands lying below the mean or ordinary high water line	●			
19	N/A	Rights of the United States to artificially filled in lands	●			
20	N/A	Rights of the public to use the land				●

CERTIFICATION:

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

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

DATE OF LAST FIELD SURVEY: 01/30/2025

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

REVISIONS:
03/06/25 ADDTIONAL BURIED RIPRAP ELEVATIONS J.M./S.W. 230494 JOE3/8
01/30/25 62B UPDATE WITH SPOT ELEVATIONS J.M./S.W. 230494 JOE3/8
08/19/20 SPOT ELEVATIONS J.O./S.W. 04-1148.8
08/19/20 ADD APPLICATION NUMBER M.B. 04-1148.12
09/30/20 SPOT ELEVATIONS J.O./S.W. 04-1148.13
12/21/20 TIE-IN PADEL COURT WITH ELEVATIONS C.E./S.W. 04-1148.19 PB302/74

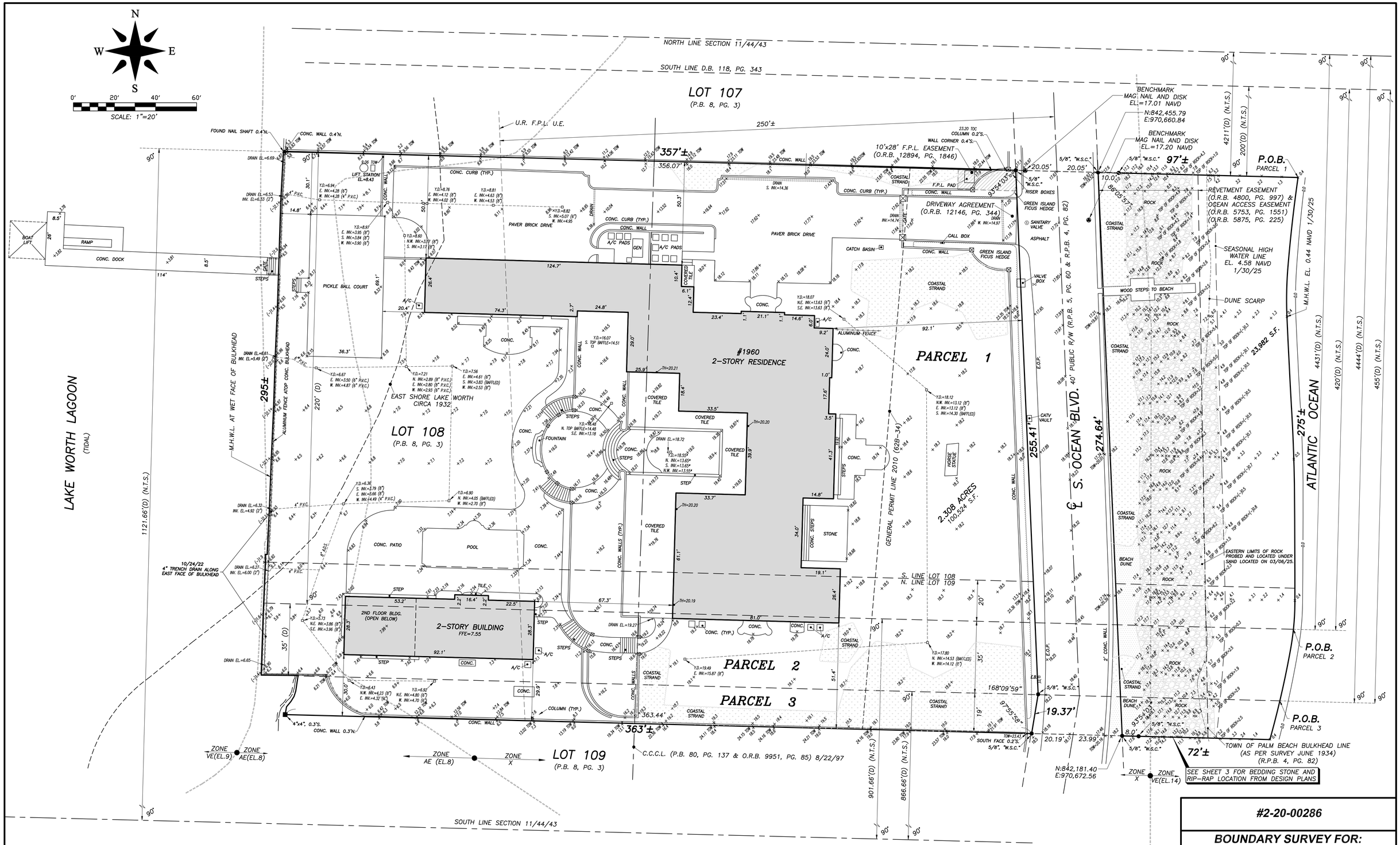
#2-20-00286

BOUNDARY SURVEY FOR:

STEPHEN A. WYNN

WALLACE SURVEYING
A DIVISION OF LANDTEC CONSTRUCTION SURVEYING, LLC, LB #8598
5553 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 * (561) 640-4551

FIELD:	J.O.	JOB NO.:	04-1148.11	F.B. PB298	PG. 39
OFFICE:	M.B.	DATE:	7/27/20	DWG. NO.	04-1148-8
C'K'D:	C.W.	REF:	04-1148-62B-8.DWG	SHEET	1 OF 3



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C'K'D:	C.W.	REF:	04-1148-62B-8.DWG	SHEET	2 OF 3

W
S N
E

0′ 30′ 60′ 90′

SCALE: 1"=30′

LAKE WORTH LAGOON

180°55'49"
90°
13.61′
C.C.C.L. (P.B. 80, PG. 137) 8/22/97
746.46′ (N.T.S.)
89°27'20"
274.01′
1.71′
179°28'40"
5.07′
90°32'40"
90°
C.C.C.L. (P.B. 80, PG. 137) 8/22/97

#1
SLOANS CURVE DR.
2–STORY RESIDENCE

#1960 S. OCEAN BLVD
2–STORY RESIDENCE

#1950
S. OCEAN BLVD
3–STORY RESIDENCE

203.75′
148.9′
114.2′
97.7′
90.8′
193.33′
176.02′
179.15′

POOL

GENERAL PERMIT LINE 2010 (62B–34)

R–117
R–116

S. OCEAN BLVD.

35.62′
6.51′
93 89 A12
8.44′
86°55'05"
274.39′
TRAVERSE LINE
35.72′
86°56'48"
983.40′ (N.T.S.)
B–315
4.37′

N:842,181.40
E:970,672.56

N:842,455.79
E:970,660.84

BEDDING STONE
WOOD STEPS TO BEACH
32.1′±
TOWN OF PALM BEACH BULKHEAD LINE
(AS PER SURVEY JUNE 1934)
(R.P.B. 4, PG. 82)
SEASONAL HIGH WATER LINE
EL. 4.58 NAVD 1/30/25
RIP–RAP RUBBLE
FROM PLANS
FDOT PROJECT
NO.93060–3542
JUNE 6, 1985
M.H.W.L. EL. 0.44 NAVD 1/30/25

ATLANTIC OCEAN

#2-20-00286

BOUNDARY SURVEY FOR:
STEPHEN A. WYNN

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

FIELD: J.O.	JOB NO.: 04–1148.11	F.B. PB298 PG. 39	
OFFICE: M.B.	DATE: 7/27/20	DWG. NO. 04–1148–8	
C'K'D: C.W.	REF: 04–1148–62B–8.DWG	SHEET 3 OF 3	

TOWN OF PALM BEACH

Information for Town Council Meeting on: May 13, 2026

To: Town Council

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

From: Planning, Zoning & Building Staff

Re: ZON-26-0001 (ARC-25-0098) 1519 N OCEAN WAY (COMBO) – VARIANCE
The applicant, The Duane and Kelly Roberts Community Property Trust U/A/D May 11, 2012 (Kelly Roberts, Trustee), has filed an application requesting town council review and approval of a variance to permit four pieces of A/C equipment in a side-yard setback where a maximum of two pieces of equipment are permitted, as part of renovation and additions including hardscape and landscape changes at an existing residence. The Architectural Commission shall perform design review of the application. *[The Architectural Review Commission Recommendation: Implementation of the proposed variances will not cause a negative impact on the subject property. Carried 7-0.] [The Architectural Review Commission approved this project. Carried 7-0.]*

Date: 4/30/2026

ATTACHMENTS
Staff Report
Letter of Intent
Plans

STRATEGIC PLAN
Strategic Priorities:
Community Culture and Character

Strategic Focus Areas:
Quality of Life
Community Preservation

FUNDING
No Fiscal Impact

ZON-26-0001 (ARC-25-0098) 1519 N OCEAN WAY (COMBO) – VARIANCE. The applicant, The Duane and Kelly Roberts Community Property Trust U/A/D May 11, 2012 (Kelly Roberts, Trustee), has filed an application requesting town council review and approval of a variance to permit four pieces of A/C equipment in a side-yard setback where a maximum of two pieces of equipment are permitted, as part of renovation and additions including hardscape and landscape changes at an existing residence. The Architectural Commission shall perform design review of the application.

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.

Applicant:	The Duane and Kelly Roberts Community Property Trust U/A/D May 11, 2012 (Kelly Roberts, Trustee)
Architecture:	SKA Architect + Planner (Patrick Segraves)
Landscape:	Environment Design Group (Dustin Mizell)

HISTORY:

- April 29, 2026: ARCOM combo application (ARC-25-0098) corresponding to this application was approved (7-0) by ARCOM and the variance was found to not have negative architectural impact (7-0).

THE PROJECT:

The applicant has submitted plans entitled "PROPOSED RENOVATIONS FOR: The Duane and Kelly Roberts Community Property Trust" as prepared by **SKA Architect + Planner**, uploaded and dated to the Town 02/09/2025.

The following is the scope of work for the Project:

- Renovations and additions to an existing two-story, single-family residence.
- New hardscape and landscape.

The following Town Council relief is needed to achieve the scope of work:

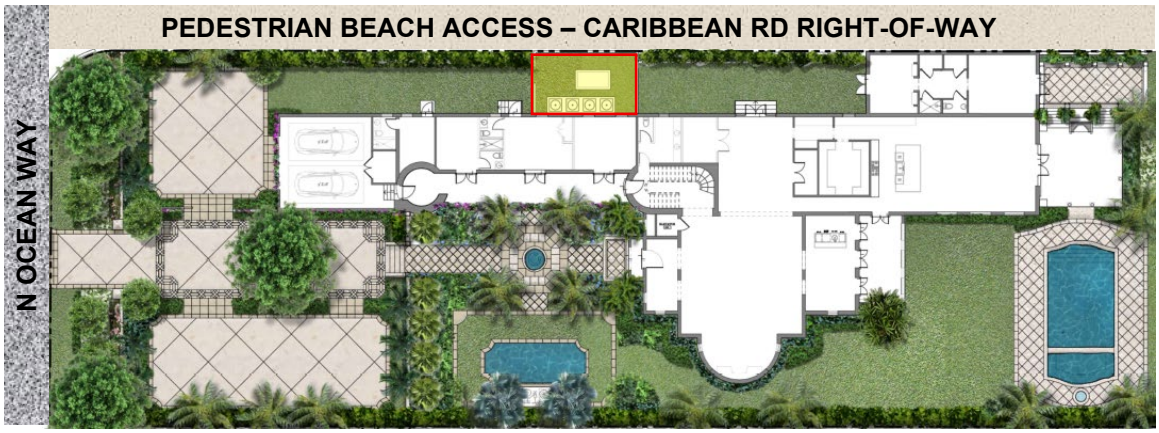
- **VARIANCE 1: Section 134-1728(a)(3):** A variance to permit four (4) pieces of A/C equipment in the north side-yard setback where a maximum of two (2) pieces is permitted.

Site Data			
Zoning District	R-A	**Future Land Use**	SINGLE-FAMILY
Crown of Road	+6.05' NAVD	**FEMA Flood Zone**	ZONE X, ZONE VE
Lot Width	79.11'	**Lot Depth**	308'
Lot Area	19,271.5 SF	**Enclosed Square Footage**	10,797 SF
Surrounding Properties / Zoning			
North	1545 N Ocean Way / Residence | R-A		
South	1515 N Ocean Way / Residence | R-A		
East	Atlantic Ocean		
West	1520 N Ocean Way / Residence | R-B		

STAFF ANALYSIS

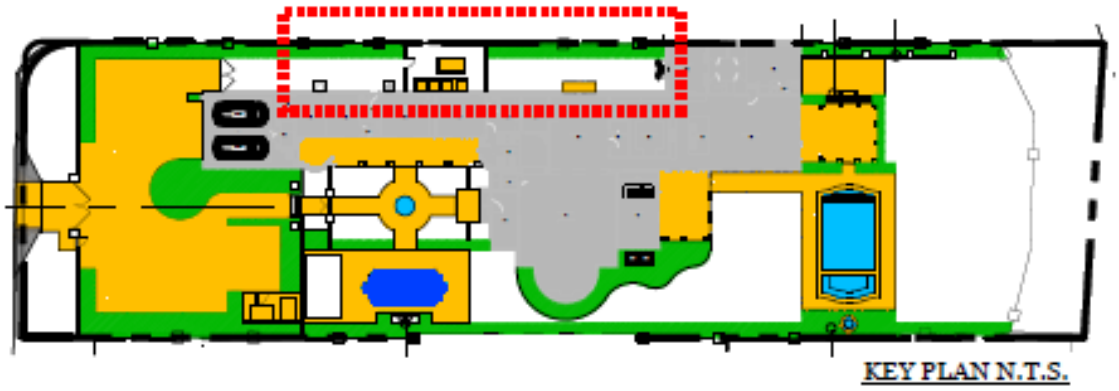
The applicant proposes renovations and additions to an existing two-story oceanfront residence located at the far north end of Palm Beach, just south of Caribbean Road and North Ocean Way. As approved by ARCOM, the scope includes enclosing rear loggias, partial rear demolition with new first- and second-floor loggias, and a two-story front addition with a new two-car garage. The project also includes removal of an encroachment into the Caribbean Road beach access right-of-way. Site improvements include new hardscape and landscape, two swimming pools, and a new interior vehicular gate. The Mediterranean style will be maintained, including arched openings, a barrel tile roof, window grilles, and cream stucco. The overall site plan remains unchanged; however, landscape and hardscape revisions increase open space and achieve compliance with minimum requirements.





VARIANCE

The applicant is seeking a variance to retain nonconforming equipment in the north side yard area. Four pieces of A/C equipment are proposed within the north side-yard area where a maximum of two pieces is permitted. The equipment exists in this yard area; however, the applicant is proposing to relocate all units 15' to the west and rearrange the equipment in this setback area and therefore would be required to bring the equipment into compliance with code. The existing conditions will be improved by collecting this equipment into a central equipment yard which will be surrounded on all sides by masonry walls. The remaining equipment on site is compliant with zoning as proposed.



ZONING CODE	PERMITTED	PROPOSED	VARIANCE
VARIANCE 1: Section 134-1728(a)(3)	TWO (2) pieces of A/C equipment in required setback.	FOUR (4) pieces of A/C equipment in required setback	**+2 A/C Units**



Photo of existing north side-yard area.

CONCLUSION

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

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

WRB:JGM:BMF
WRB

Date: 04.06.26
Address: 1519 N Ocean Way
Re: LOI
Case #: ARC-25-0098
ZON-26-0001

SKA
SKA ARCHITECT + PLANNER
OFFICE 561-655-1116 FAX 561-832-7828
249 PERUVIAN AVE., SUITE F-2, PALM BEACH, FL 33480

Letter of Intent

This Letter of Intent outlines a full renovation, addition, and landscape redesign for the residence at 1519 North Ocean Way, located in the R-A Zoning District. The project is scheduled for ARCOM review on February 25, 2026.

The design goal is to update the home while maintaining the Mediterranean Revival / Deco Mediterranean architectural character. The work results in an increase of 1,848 SF of enclosed area and a reduction of 1,161 SF to the existing loggia. Lot coverage increases from 22.2% to 24.4%.

As part of the proposed scope of work, the project includes a request for the following variance:

> Section 134-1728: Request for a variance to allow four (4) air conditioning units within the north side yard setback in lieu of the two (2) allowed by the Code.

Section 134-201 – Findings prior to authorization.

1. The special conditions and circumstances related to the subject property is that four air conditioning units already exist within the north side yard setback and the owner is proposing only to move them slightly to the west.
2. The special conditions and circumstances are not the result of the applicant as the four air conditioning units existed and were situated within the side yar setback upon acquisition of the property and all four units are necessary to air condition the house.
3. Granting of the variance requested will not confer any special privilege that is denied to the neighboring properties as the owner is seeking to simply move the existing air conditioning units to the west and slightly farther from the north property line as they are currently situated.
4. The hardship, which runs with the land, is that the four air conditioning units were located within the side yard setback at the time the owner acquired the property and

due to the configuration of the house, the units cannot reasonably be relocated outside of the setback. Further, the owner is proposing to move the units farther from the north property line than they are currently situated.

5. The variances requested are the minimum necessary to make reasonable use of the land as the proposed location of the four air conditioning units is actually farther from the north property line than they are currently situated.
6. The granting of the variances will not be injurious to the neighborhood. The four air conditioning units will be farther from the north property line than they are currently situated and there is a significant buffer between the subject property and the neighboring house to the north as the property immediately north adjacent to the the subject property is not a privately owned property, but a strip of land owned by the public.

Respectfully submitted,

Erik Broberg

Project Manager

SKA Architect + Planner

PROPOSED RENOVATIONS FOR:

The Duane and Kelly Roberts Community Property Trust

1519 N OCEAN WAY,
PALM BEACH FL, 33480



SHEET LIST:

CVR	COVER
-	NARRATIVE OF CHANGES
SVY	SURVEY
C-1	CONCEPTUAL SITE GRADING AND DRAINAGE
C-2	CONCEPTUAL SITE GRADING AND DRAINAGE
ZL	ZONING LEGEND
PH-1	PHOTOS
PH-1	PHOTOS
PH-1	PHOTOS
PH-1	PHOTOS
PR-1	VISCINITY LOCATION MAP
PR-2	CONTEXTUAL SITE PLAN
PR-3	STREETSCAPES
PR-4	HEIGHT PLANE DIAGRAM
PR-5	VARIANCE DIAGRAM
SP-0	EXISTING SITE PLAN
SP-0.0	EXISTING SITE PLAN
SP-1	PROPOSED SITE PLAN
SP-1.0	PROPOSED SITE PLAN
A-1.0	EXISTING FIRST FLOOR PLAN
A-1.1	EXISTING SECOND FLOOR PLAN
A-1.2	EXISTING ROOF PLAN
A-1.3	DEMO FIRST FLOOR PLAN
A-1.4	DEMO SECOND FLOOR PLAN
A-1.5	DEMO ROOF PLAN
A-2.0	PROPOSED FIRST FLOOR PLAN
A-2.1	PROPOSED SECOND FLOOR PLAN
A-2.2	PROPOSED ROOF PLAN
A-3.0	COMPARISON ELEVATIONS
A-3.01	
A-3.1	
A-3.11	
A-3.2	
A-3.3	
A-3.4	
A-3.5	
A-4.0	DEMOLITION WEST ELEVATION
A-4.01	DEMOLITION WEST ELEVATION + WEST ELEVATION SECTION
A-4.1	DEMOLITION EAST ELEVATION
A-4.11	DEMOLITION EAST ELEVATION + EAST ELEVATION SECTION
A-4.2	DEMOLITION SOUTH ELEVATION - LEFT
A-4.3	DEMOLITION SOUTH ELEVATION - RIGHT
A-4.4	DEMOLITION NORTH ELEVATION - LEFT
A-4.5	DEMOLITION NORTH ELEVATION - RIGHT
A-5.0	PROPOSED SECTIONS
A-5.1	PROPOSED SECTIONS
A-5.2	PROPOSED SECTIONS
A-6.0	DETAILS
A-6.1	MATERIAL SHEET
A-7.0	RENDERED ELEVATIONS
A-7.1	RENDERED ELEVATIONS
A-7.2	RENDERED ELEVATIONS
A-7.3	MATERIALS AND FINISHES
A-7.5	RENDERINGS
A-7.5	RENDERINGS
A-7.6	RENDERINGS

SCHEDULE OF SUBMISSIONS:
PRE APP: 11.05.25
FIRST SUBMISSION: 11.24.25
SECOND SUBMISSION: 01.12.26
FINAL SUBMISSION: 02.09.26
ARCOM MEETING: 2.25.26
ARCOM RESUBMISSION: 04.06.26
ARCOM MEETING 2: 04.29.26

PROJECT DESCRIPTION:

1519 North Ocean Way, Palm Beach, FL 33480 (R-A Zoning District): Full renovation and addition to an existing single-family residence, including landscape modifications, designed in the Mediterranean Revival / Deco Mediterranean style on a 28,438 SF lot. The project adds 1364 SF to the total enclosed area, along with a reduction of 862 SF of loggia, increasing the lot coverage from 22.4% to 24.4%. This proposal is compliant with the R-A district requirements and as part of the proposed scope of work, the project includes a request for the following variance: Sec. 134-1728 – Request a variance to allow four (4) air conditioning units within the east side yard setback in lieu of the two (2) allowed per Code.

SKA ARCHITECT + PLANNER
249 PERUVIAN AVE, SUITE F2, PALM BEACH, FL, 33480 PHONE: 561.655.1116

A.A. #001345
A.R.#10,181

PROPOSED RENOVATIONS FOR:
PRIVATE RESIDENCE
1519 N OCEAN BLVD, PALM BEACH, FL 33480

CONSULTANT:

REVISIONS:

All designs, drawings, and arrangements are the exclusive property of SKA Architect + Planner. Plans and renderings are for reference only and subject to modification based on field conditions and professional discretion. Unauthorized use or reproduction is prohibited.

PROJECT NO:
ARC-25-0098
ZON-26-0001

SHEET NO.
CVR

04.06.26

SKA
ARCHITECT + PLANNER

ARC-25-0098 1519 N OCEAN WAY_RESUBMITTAL 04-07-26

NARRATIVE OF CHANGES FROM JANUARY ARCOM MEETING

1) Removed columns at top of Tower and made arched opening to match Tower opening; lower openings at the Tower
2) Revised Garage from one to two garage doors; added 6' 0" wall with two gates to Garage court from main motor court
3) Added balustrade to front wall at Motor Court and front court , total 6' 0" high from Motor Court
4) Revised roof plan per drawings-there will be no flat section on main roof
5) Revised roof to hip at front entry
6) Revised Loggia and Balcony at Gallery and Master Bedroom
7) Redesigned Ocean Loggia and Ocean Balcony

LANDSCAPING

1) Redesigned Motor Court and Garage Court, including redesign of front water feature
2) Changed Hardscape material
3) Added landscaping

ARCOM NARRATIVE OF CHANGES PER MEETING COMMENTS ON 2/25/25

SKA ARCHITECT + PLANNER
249 PERUVIAN AVE, SUITE F2, PALM BEACH, FL, 33480 PHONE: 561.655.1116

A.A. #001345
A.R.#10,181

PROPOSED RENOVATIONS FOR:
PRIVATE RESIDENCE
1519 N OCEAN BLVD, PALM BEACH, FL 33480

CONSULTANT:

REVISIONS:
△
△
△
△

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PROJECT NO:

SHEET NO.

04.06.26

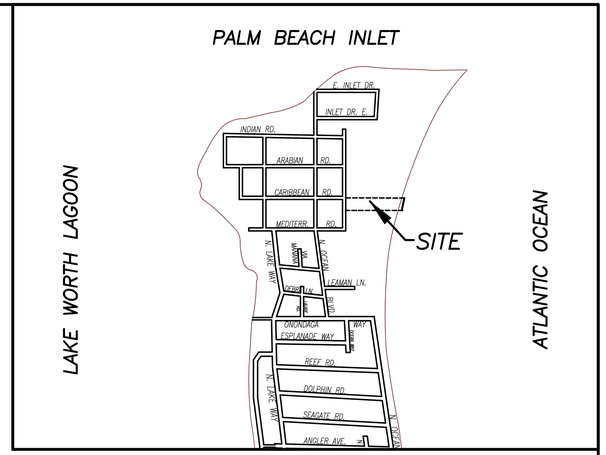
BOUNDARY SURVEY FOR:

KELLY J. ROBERTS, AS TRUSTEE OF THE DUANE AND KELLY ROBERTS COMMUNITY PROPERTY U/A/D MAY 11, 2012

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

Kelly J. Roberts, as Trustee of The Duane and Kelly Roberts Community Property Trust U/A/D May 11, 2012
Kochman & Ziska, PLC
Wells Fargo Bank, N.A., Its successors and/or assigns
Old Republic National Title Insurance Company
Rabideau Klein

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



VICINITY SKETCH N.T.S.

PROPERTY ADDRESS:
1519 N. Ocean Way
Palm Beach, FL 33480

LEGAL DESCRIPTION:
PARCEL 1:
*Lot 8, Less the South 5 feet thereof, **Boca Ratone Company's Inlet Subdivision**, according to the map or plat thereof as recorded in Plat Book 12, Page 15, Public Records of Palm Beach County, Florida, AND LESS that parcel conveyed in O.R. Book 6877, Page 948, described as follows:*

***COMMENCING** at the Southwest corner of Lot 8, **Boca Ratone Company's Inlet Subdivision**, according to the map or plat thereof as recorded in Plat Book 12, Page 15, Public Records of Palm Beach County, Florida;*

*thence North 00 degrees 24' 00" East along the West line of said Lot 8, also being the East right-of-way line of North Ocean Way, a distance of 5.00 feet to the **POINT OF BEGINNING**;*
thence continue North 00 degrees 24' 00" East a distance of 37.00 feet;
thence South 90 degrees 00' 00" East a distance of 138.00 feet;
thence South 00 degrees 24' 00" West a distance of 27.00 feet;
thence South 90 degrees 00' 00" East a distance of 148.91 feet;
thence North 00 degrees 24' 00" East a distance of 70.00 feet;
thence South 90 degrees 00' 00" East a distance of 215.00 feet, more or less, along a line 10.00 feet South of and parallel with the North line of Lot 8, to the mean high water line of the Atlantic Ocean;
thence Southerly along the said mean high water line a distance of 80.00 feet, more or less, intersecting a line 5.00 feet North of and parallel with the South line of said Lot 8;
*thence North 90 degrees 00' 00" West a distance of 503.00 feet, more or less, intersecting the West line of said Lot 8 and the **POINT OF BEGINNING**.*

PARCEL 2:
***COMMENCING** at the Southwest corner of Lot 8, **Boca Ratone Company's Inlet Subdivision**, according to the map or plat thereof as recorded in Plat Book 12, Page 15, Public Records of Palm Beach County, Florida; thence North 00 degrees 24' 00" East along the West line of said Lot 8, also being the East right-of-way line of North Ocean Way, a distance of 5.00 feet to the **POINT OF BEGINNING**;*
thence continue North 00 degrees 24' 00" East a distance of 37.00 feet;
thence South 90 degrees 00' 00" East a distance of 138.00 feet;
thence South 00 degrees 24' 00" West a distance of 27.00 feet;
thence South 90 degrees 00' 00" East a distance of 148.91 feet;
thence North 00 degrees 24' 00" East a distance of 70.00 feet;
thence South 90 degrees 00' 00" East a distance of 215.00 feet, more or less, along a line 10.00 feet South of and parallel with the North line of Lot 8, to the mean high water line of the Atlantic Ocean;
thence Southerly along the said mean high water line a distance of 80.00 feet, more or less, intersecting a line 5.00 feet North of and parallel with the South line of said Lot 8;
*thence North 90 degrees 00' 00" West a distance of 503.00 feet, more or less, intersecting the West line of said Lot 8 and the **POINT OF BEGINNING***

FLOOD ZONES:
This property is located in Flood Zones AE (EL 6), X & VE (EL 10), according to F.I.R.M. (Flood Insurance Rate Map) No. 12099C 0393G, 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 policy number 25028327, issued by Old Republic National Title Insurance Company, dated Feb. 20, 2025. This office has made no search of the Public Records.*
2. *Elevations shown hereon, if any, are in feet and decimal parts thereof and are based on NAVD-88. The expected accuracy of the elevations shown hereon is 0.03' for the hard surface elevations and 0.1' for the soft surface elevations. Elevations shown hereon are U.S. survey feet unless otherwise noted.*
3. *Description furnished by client or client's agent.*
4. *Unless 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 Surveying Corporation. This survey is not transferable by Owners Affidavit of Survey or similar instrument.*
6. *Except as shown, underground and overhead improvements are not located. Underground foundations not located.*
7. *The survey sketch shown hereon does not necessarily contain all of the information obtained or developed by the undersigned surveyor in his field work, office work or research.*
8. *No responsibility is assumed by this surveyor for the construction of improvements, from building ties shown on this survey.*
9. *Revisions shown hereon do not represent a "survey update" unless otherwise noted.*
10. *All dates shown within the revisions block hereon are for interoffice filing use only and in no way affect the date of the field survey stated herein.*
11. *In some instances, graphic representations have been exaggerated to more clearly illustrate the relationships between physical improvements and/or lot lines. In all cases, dimensions shown shall control the location of the improvements over scaled positions.*
12. *It is a violation of Rule 5J-17 of the Florida Administrative Code to alter this survey without the express prior written consent of the Surveyor. Additions and/or deletions made to the face of this survey will make this survey invalid.*
13. *The ownership of fences, perimeter walls and/or hedges shown hereon are not known and thus are not listed as encroachments. Fences, hedges and/or perimeter walls are shown in their relative position to the boundary.*
14. *The expected horizontal accuracy of the information shown hereon is +/- 0.10'.*

LEGEND

A	= ARC LENGTH
A/C	= AIR CONDITIONING
A.E.	= ACCESS EASEMENT
A.K.A.	= ALSO KNOWN AS
B.F.P.	= BACKFLOW PREVENTER
BLDG.	= BUILDING
B.M.	= BENCHMARK
B.O.C.	= BACK OF CURB
B.O.W.	= BACK OF WALK
(C)	= CALCULATED
CATV	= CABLE ANTENNA TELEVISION
C.B.	= CHORD BEARING
C.B.S.	= CONCRETE BLOCK STRUCTURE
C.C.C.L.	= COASTAL CONSTRUCTION CONTROL LINE
CH	= CHORD
C.L.F.	= CHAIN LINK FENCE
CLR.	= CLEAR
C.M.P.	= CORRUGATED METAL PIPE
CONC.	= CONCRETE
(D)	= DESCRIPTION DATUM
D.B.	= DEED BOOK
D.E.	= DRAINAGE EASEMENT
D.H.	= DRILL HOLE
D/W	= DRIVEWAY
EL.	= ELEVATION
ENC.	= ENCROACHMENT
E.O.P	= EDGE OF PAVEMENT
E.O.W.	= EDGE OF WATER
ESMT	= EASEMENT
F.F.	= FINISH FLOOR
FND.	= FOUND
FTN	= FOUNTAIN
GEN	= GENERATOR
G.M.	= GAS METER
INV.	= INVERT
L.A.E.	= LIMITED ACCESS EASEMENT
L.B.	= LICENSE BOARD
L.W.D.D.	= LAKE WORTH DRAINAGE DISTRICT
(M)	= FIELD MEASUREMENT
M.H.	= MANHOLE
M.H.W.L.	= MEAN HIGH WATER LINE
M.L.W.L.	= MEAN LOW WATER LINE
N.A.V.D.	= NORTH AMERICAN VERTICAL DATUM
N.G.V.D.	= NATIONAL GEODETIC VERTICAL DATUM
N.P.B.C.I.D.	= NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT
N.T.S.	= NOT TO SCALE
O.A.	= OVERALL
O.D.	= OUTSIDE DIAMETER
O/H	= OVERHEAD UTILITY LINE
O.R.B.	= OFFICIAL RECORD BOOK
O/S	= OFFSET
(P)	= PLAT DATUM
P.B.	= PLAT BOOK
P.B.C.	= PALM BEACH COUNTY
P.C.	= POINT OF CURVATURE
P.C.C.	= POINT OF COMPOUND CURVATURE
P.E.	= POOL EQUIPMENT
PG.	= PAGE
P.I.	= POINT OF INTERSECTION
P/O	= PART OF
P.O.B.	= POINT OF BEGINNING
P.O.C.	= POINT OF COMMENCEMENT
P.R.C.	= POINT OF REVERSE CURVATURE
P.R.M.	= PERMANENT REFERENCE MONUMENT
PROP.	= PROPOSED
P.T.	= POINT OF TANGENCY
PVM'T	= PAVEMENT
(R)	= RADIAL
R	= RADIUS
RGE.	= RANGE
R.P.B.	= ROAD PLAT BOOK
R/W	= RIGHT OF WAY
(S)	= SURVEY DATUM
S.B.	= SETBACK
SEC.	= SECTION
S/D	= SUBDIVISION
S.F.	= SQUARE FEET
S.F.W.M.D.	= SOUTH FLORIDA WATER MANAGEMENT DISTRICT
S.I.R.W.C.D.	= SOUTH INDIAN RIVER WATER CONTROL DISTRICT
S.R.	= STATE ROAD
STA.	= STATION
STY.	= STORY
S/W	= SIDEWALK
T.O.B.	= TOP OF BANK
TOW	= TOP OF WALL ELEVATION
TWP.	= TOWNSHIP
TYP.	= TYPICAL
U/C	= UNDER CONSTRUCTION
U.E.	= UTILITY EASEMENT
U.R.	= UNRECORDED
W.C.	= WITNESS CORNER
W.M.E.	= WATER MANAGEMENT EASEMENT
W.M.M.E.	= WATER MANAGEMENT MAINTENANCE EASEMENT
W.M.T.	= WATER MANAGEMENT TRACT
℄	= BASELINE
℄	= CENTERLINE
△	= 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

TITLE COMMITMENT REVIEW

CLIENT: Duane Roberts and Kelly Roberts as Trustees of the Duane and Kelly Roberts Community Property Trust dated May 11, 2012		COMMITMENT NO. : 25028327	DATE: February 20, 2025			
REVIEWED BY: WILLIAM M. NAULTY		JOB NO. : 202820-SE				
B2 ITEM NO.	**DOCUMENT**	**DESCRIPTION**	**AFFECTS AND PLOTTED**	**AFFECTS AND NOT PLOTT-ABLE**	**DOES NOT AFFECT**	**NOT A SURVEY MATTER**
1-7	N/A	Standard Exceptions.				●
8	PB 12, PG 15	All matters contained on the Plat of Boca Ratone Company's Inlet Subdivision.	●			
8a	ORB 18601, PG 1686	As affected by Certificate of Records Research.	●			
9	DB 22, PG 125	Right-of-way granted to West Palm Beach Telephone Company contained in instrument recorded April 30, 1912.			●	
9a	DB 124, PG 430	Now held by Southern Bell Telephone and Telegraph Company.				●
10	ORB 6271, PG 25	Removal Agreement between Donna Ward and the Town of Palm Beach regarding concrete driveway.	●			
11	ORB 6877, PG 951	Easement contained in Designation of Homestead recorded July 2, 1991.				●
12	ORB 33938, PG 403	Temporary Construction Easement Agreement with the Town of Palm Beach recorded November 7, 2022.		●		
12a	ORB 35193, PG 1641	As affected by Temporary Construction Easement Extension Agreement recorded August 7, 2024.		●		
13-16	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: 9/4/2024

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

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

JAMES G PEDEN JR Digitally signed by JAMES G PEDEN JR Date: 2025.09.19 14:05:41 -04'00'

REVISIONS:
05/08/25 ADDRESS TITLE COMMITMENT WMN 202820
09/04/24 SURVEY AND TIE-IN UPDATE B.M./M.B. 202820
03/28/24 SHOW BASEMENT AND CRAWLSPACE WITH ELEVATIONS B.M./S.W. 202820 PB362/10
10/17/20 SPOT ELEVATIONS & CONTOURS B.M./S.W. 18-1649.6 PB300/2
09/21/20 SURVEY AND TIE-IN UPDATE WITH 62-5 REQUIREMENTS L.E./M.B. 18-1649.6 PB300/2
09/09/19 TITLE REVIEW M.B. 18-1649.2 RECERTIFY S.W. 18-1649.1

BOUNDARY SURVEY FOR:

KELLY J. ROBERTS, AS TRUSTEE OF THE DUANE AND KELLY ROBERTS COMMUNITY PROPERTY U/A/D MAY 11, 2012

WALLACE SURVEYING A DIVISION OF LANDTEC CONSTRUCTION SURVEYING, LLC, LB#8598
5553 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 * (561) 640-4551

FIELD: B.M.	JOB NO.: 18-1649	F.B. PB271 PG. 11	
OFFICE: M.B.	DATE: 12/21/18	DWG. NO. 18-1649-2	
C'K'D: C.W.	REF: 18-1649-2.DWG	SHEET 1 OF 3	

SKA ARCHITECT + PLANNER
249 PERUVIAN AVE, SUITE F2, PALM BEACH, FL, 33480 PHONE: 561.655.1116

A.A. #001345
A.R.#10,181

PROPOSED RENOVATIONS FOR:

PRIVATE RESIDENCE

1519 N OCEAN BLVD, PALM BEACH, FL 33480

CONSULTANT:

REVISIONS:

△
△
△
△

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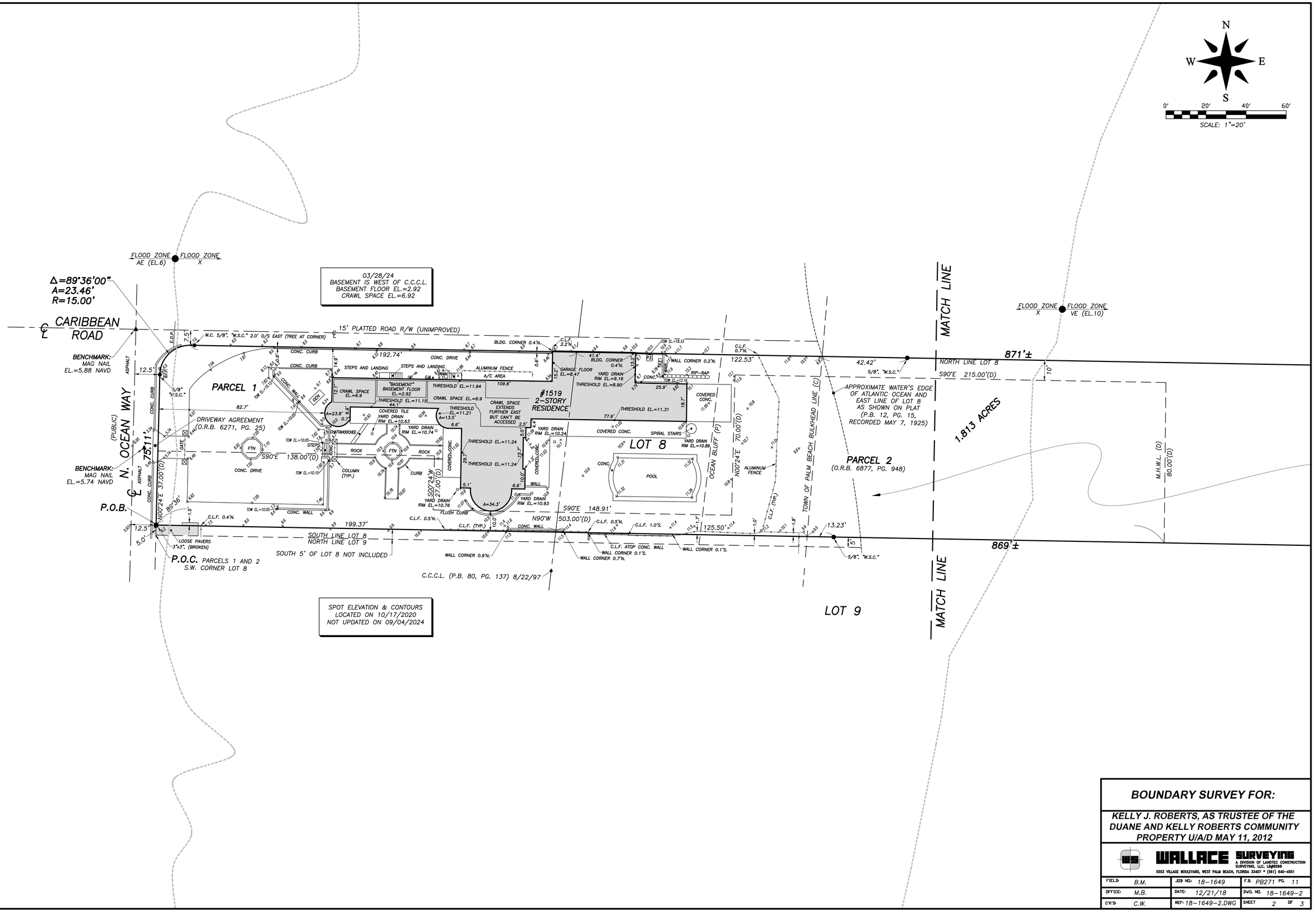
PROJECT NO:

SHEET NO.

SVY

11.24.25



BOUNDARY SURVEY FOR:

KELLY J. ROBERTS, AS TRUSTEE OF THE DUANE AND KELLY ROBERTS COMMUNITY PROPERTY U/A/D MAY 11, 2012

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

FIELD:	B.M.	JOB NO.: 18-1649	F.B. PB271 PG. 11
OFFICE:	M.B.	DATE: 12/21/18	DWG. NO. 18-1649-2
CK'D:	C.W.	REF: 18-1649-2.DWG	SHEET 2 OF 3

SKA
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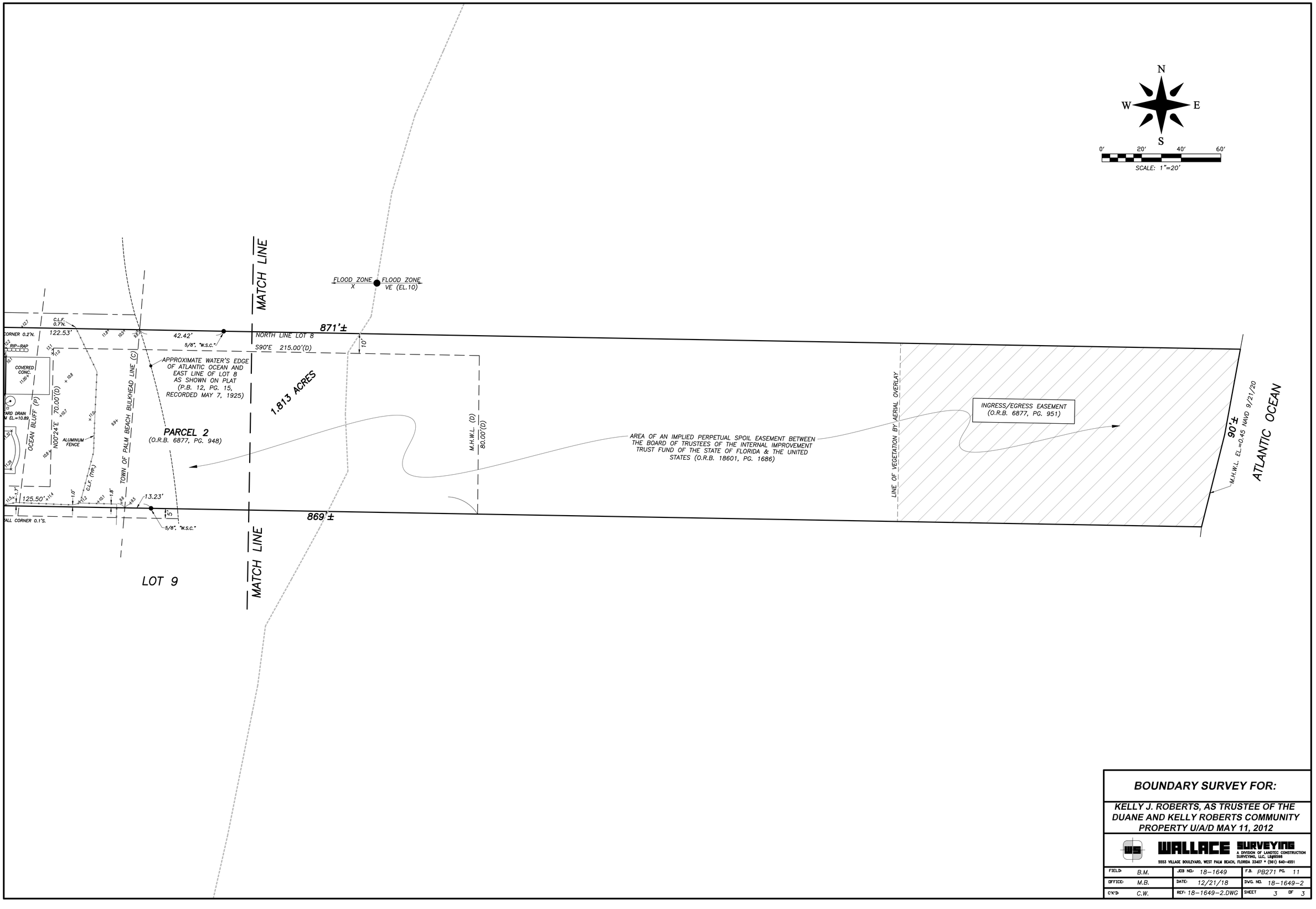
SVY

11.24.25



BOUNDARY SURVEY FOR:

KELLY J. ROBERTS, AS TRUSTEE OF THE DUANE AND KELLY ROBERTS COMMUNITY PROPERTY U/A/D MAY 11, 2012

WALLACE SURVEYING
A DIVISION OF LANDTEC CONSTRUCTION SURVEYING, LLC, LB#8098
5553 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 • (561) 640-4551

FIELD: B.M.	JOB NO.: 18-1649	F.B. PB271 PG. 11
OFFICE: M.B.	DATE: 12/21/18	DWG. NO. 18-1649-2
C'K'D: C.W.	REF: 18-1649-2.DWG	SHEET 3 OF 3

SKA
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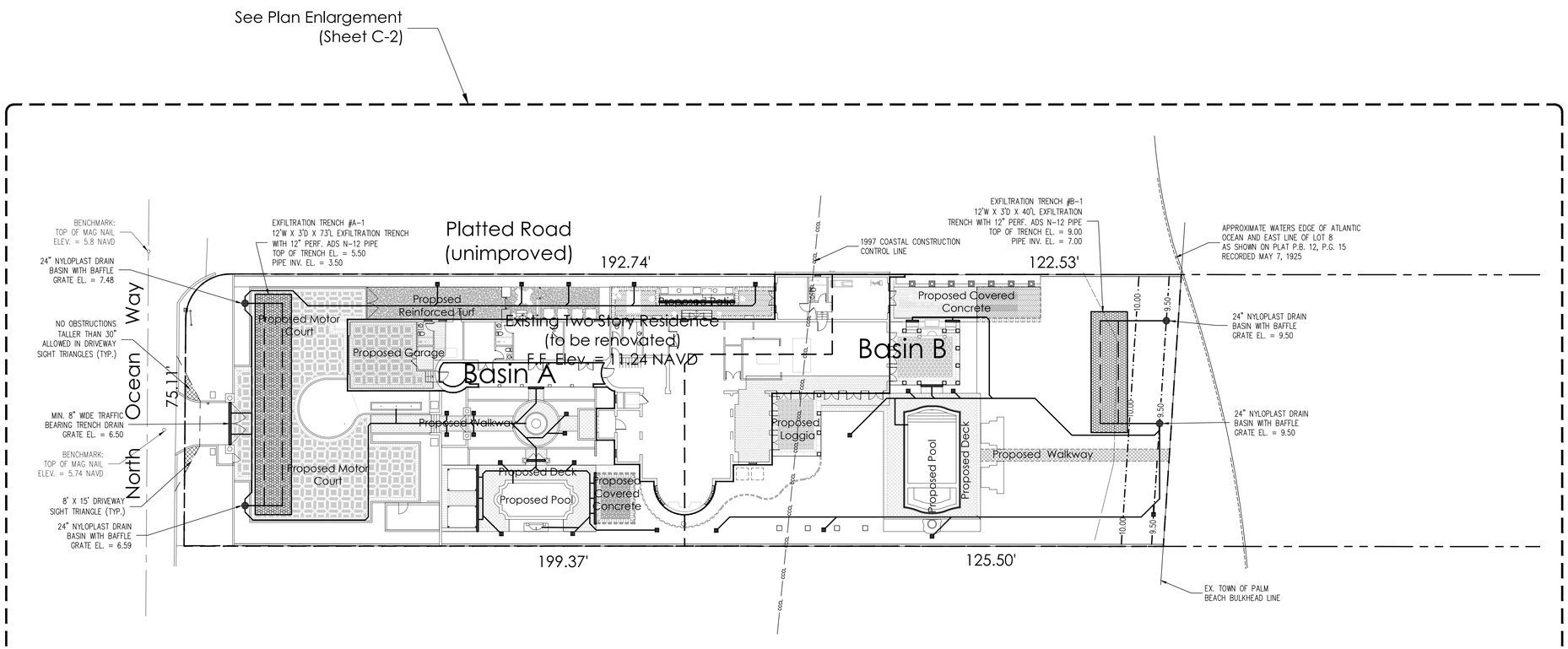
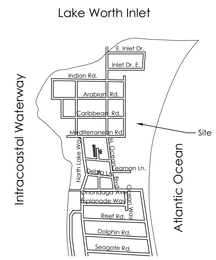
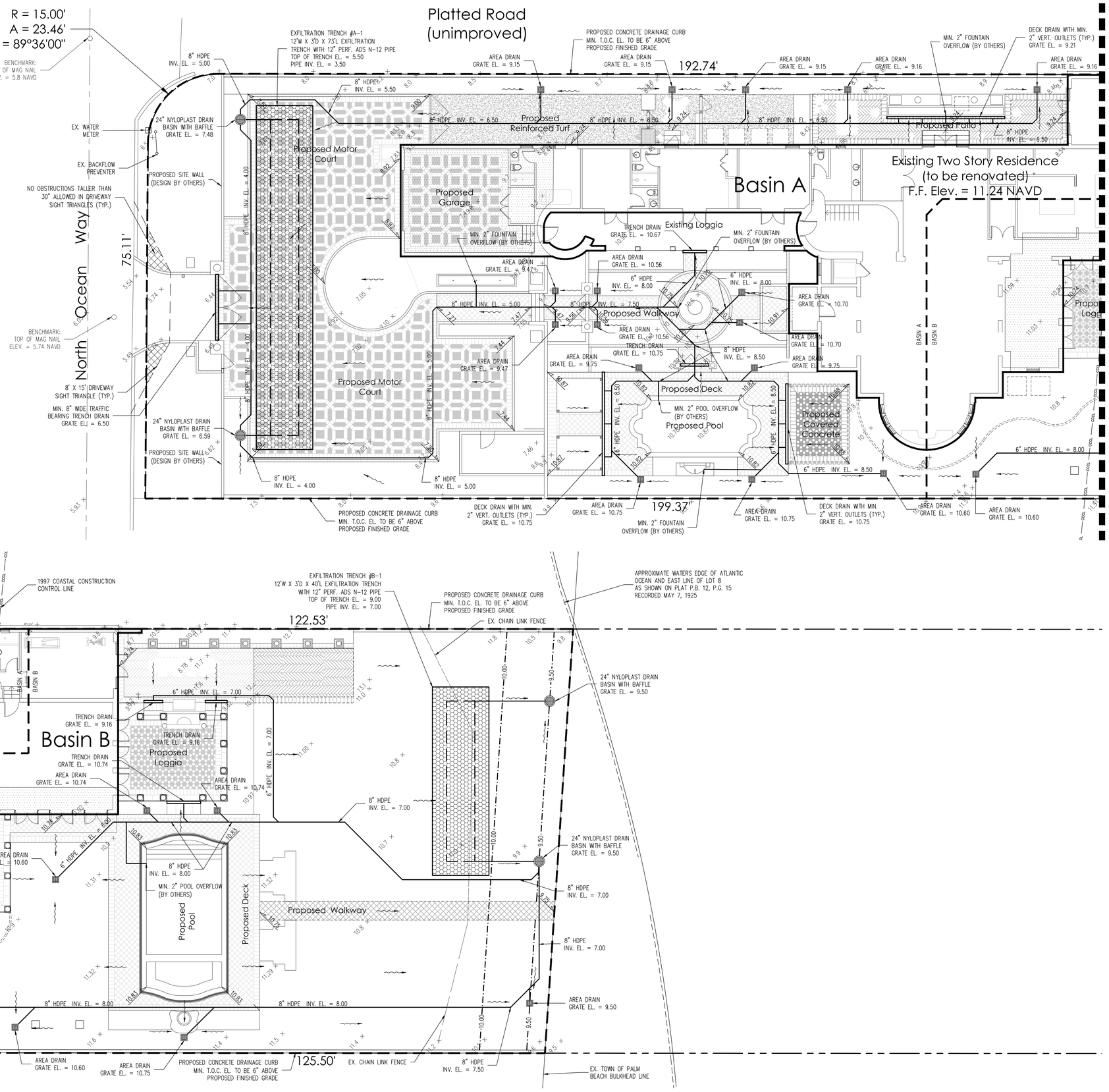
11.24.25



Lake Worth Inlet


S. Inlet Dr.
Inlet Dr. E.
Indian Rd.
Arabian Rd.
Caribbean Rd.
Mediterranean Rd.
Site
Seaspray Ln.
Sea Spray Ln.
Sea Spray Ln.
Sea Sp


R = 15.00'
A = 23.46'
Δ = 89°36'00"
BENCHMARK: TOP OF MAG NAIL ELEV. = 5.8 NAVD
BENCHMARK: TOP OF MAG NAIL ELEV. = 5.74 NAVD
North Ocean Way
75.11'
Platted Road (unimproved)
192.74'
199.37'
122.53'
125.50'
Matchline (This Sheet)
Matchline (See This Sheet)
Basin A
Basin B
Existing Two Story Residence (to be renovated)
F.F. Elev. = 11.24 NAVD
Existing Loggia
Proposed Garage
Proposed Motor Court
Proposed Reinforced Turf
Proposed Patio
Proposed Walkway
Proposed Deck
Proposed Pool
Proposed Covered Concrete
Proposed Loggia
BASIN A
BASIN B
EXFILTRATION TRENCH #A-1
12'W X 3'D X 73'L EXFILTRATION TRENCH WITH 12" PERF. ADS N-12 PIPE
TOP OF TRENCH EL. = 5.50
PIPE INV. EL. = 3.50
EXFILTRATION TRENCH #B-1
12'W X 3'D X 40'L EXFILTRATION TRENCH WITH 12" PERF. ADS N-12 PIPE
TOP OF TRENCH EL. = 9.00
PIPE INV. EL. = 7.00
PROPOSED CONCRETE DRAINAGE CURB
MIN. T.O.C. EL. TO BE 6" ABOVE
PROPOSED FINISHED GRADE
1997 COASTAL CONSTRUCTION CONTROL LINE
APPROXIMATE WATERS EDGE OF ATLANTIC OCEAN AND EAST LINE OF LOT 8 AS SHOWN ON PLAT P.B. 12, P.G. 15 RECORDED MAY 7, 1925
EX. CHAIN LINK FENCE
EX. TOWN OF PALM BEACH BULKHEAD LINE
EX. WATER METER
EX. BACKFLOW PREVENTER
PROPOSED SITE WALL (DESIGN BY OTHERS)
NO OBSTRUCTIONS TALLER THAN 30" ALLOWED IN DRIVEWAY SIGHT TRIANGLES (TYP.)
8' X 15' DRIVEWAY SIGHT TRIANGLE (TYP.)
MIN. 8" WIDE TRAFFIC BEARING TRENCH DRAIN GRATE EL. = 6.50
24" NYLOPLAST DRAIN BASIN WITH BAFFLE GRATE EL. = 7.48
24" NYLOPLAST DRAIN BASIN WITH BAFFLE GRATE EL. = 6.59
24" NYLOPLAST DRAIN BASIN WITH BAFFLE GRATE EL. = 9.50
AREA DRAIN GRATE EL. = 9.15
AREA DRAIN GRATE EL. = 9.16
AREA DRAIN GRATE EL. = 9.47
AREA DRAIN GRATE EL. = 10.56
AREA DRAIN GRATE EL. = 10.70
AREA DRAIN GRATE EL. = 9.75
AREA DRAIN GRATE EL. = 10.75
AREA DRAIN GRATE EL. = 10.74
AREA DRAIN GRATE EL. = 10.60
TRENCH DRAIN GRATE EL. = 10.67
TRENCH DRAIN GRATE EL. = 9.16
TRENCH DRAIN GRATE EL. = 10.74
MIN. 2" FOUNTAIN OVERFLOW (BY OTHERS)
MIN. 2" POOL OVERFLOW (BY OTHERS)
DECK DRAIN WITH MIN. 2" VERT. OUTLETS (TYP.) GRATE EL. = 9.21
DECK DRAIN WITH MIN. 2" VERT. OUTLETS (TYP.) GRATE EL. = 10.75
8" HDPE INV. EL. = 4.00
8" HDPE INV. EL. = 5.00
8" HDPE INV. EL. = 5.50
8" HDPE INV. EL. = 6.50
8" HDPE INV. EL. = 7.50
8" HDPE INV. EL. = 8.50
6" HDPE INV. EL. = 8.00
6" HDPE INV. EL. = 7.00
6" HDPE INV. EL. = 8.50
24" NYLOPLAST DRAIN BASIN WITH BAFFLE GRATE EL. = 9.50
8" HDPE INV. EL. = 7.00
8" HDPE INV. EL. = 7.50
AREA DRAIN GRATE EL. = 9.50
AREA DRAIN GRATE EL. = 10.60
AREA DRAIN GRATE EL. = 10.75
6" HDPE INV. EL. = 8.00
6" HDPE INV. EL. = 7.00
6" HDPE INV. EL. = 8.50
8" HDPE INV. EL. = 8.00
8" HDPE INV. EL. = 7.00
8" HDPE INV. EL. = 7.50
8" HDPE INV. EL. = 4.00
8" HDPE INV. EL. = 5.00
8" HDPE INV. EL. = 6.50
8" HDPE INV. EL. = 8.50
8" HDPE INV. EL. = 9.50
8" HDPE INV. EL. = 7.50
8" HDPE INV. EL. = 8.00
8" HDPE INV. EL. = 7.00
8" HDPE INV. EL. = 8.00
8" HDPE INV. EL. = 8.00
8" HDPE INV. EL. = 7.50
8" HDPE INV. EL. = 6.50
8" HDPE INV. EL. = 6.50
8" HDPE INV. EL. = 6

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:**	1519 N Ocean Way, Palm Beach, Fl 33480		
2	**Zoning District:**	R-A—ESTATE RESIDENTIAL (50-PALM BEACH)		
3	**Lot Area (sq. ft.):**	19,271.5 SF		
4	**Lot Width (W) & Depth (D) (ft.):**	79.11' X 308' (TO BULKHEAD)		
5	**Structure Type:** (Single-Family, Multi-Family, Comm., Other)	Single-Family		
6	**FEMA Flood Zone Designation:**	ZONE X , ZONE VE		
7	**Zero Datum for point of meas. (NAVD)**	7.55 N.A.V.D.		
8	**Crown of Road (COR) (NAVD)**	6.05 N.A.V.D.		
9		REQ'D / PERMITTED	EXISTING	PROPOSED
10	Lot Coverage (Sq Ft and %)	25%	22.4%	24.4%
11	Enclosed Square Footage (1st & 2nd Fl., Basement, Accs. Structure, etc)		9,463 SF	10,827 SF
12	*Front Yard Setback (Ft.)	35 FT	82'-11"	54'-1 1/2"
13	* Side Yard Setback (1st Story) (Ft.)	15 FT	-4 1/2" (N)	0' (N) 2
14	* Side Yard Setback (2nd Story) (Ft.)	15 FT	14'-10" (N), 10'-0" (S)	N/C
15	*Rear Yard Setback (Ft.)	15 FT	65'-10" (TO BULKHEAD LINE)	67"0" (TO BULKHEAD LINE)
16	Angle of Vision (Deg.)	100 DEG	32 DEG	41.94 DEG
17	Building Height (Ft.)	25'-0"	25'-1"	N/C
18	Overall Building Height (Ft.)	35'-0"	31'-3"	N/C
19	Cubic Content Ratio (CCR) (R-B ONLY)			
20	** Max. Fill Added to Site (Ft.)		N/A	2.6'
21	Finished Floor Elev. (FFE)(NAVD)	11.25 N.A.V.D.	N/C	N/C
22	Base Flood Elevation (BFE)(NAVD)	ZONE X = 0' N.A.V.D., ZONE AE: 15.9' N.A.V.D.	N/C	N/C
23	Landscape Open Space (LOS) (Sq Ft and %)	14,075 sqft; 50% min	14,075 sqft; 47.81%	14721 sqft; 50%
24	Perimeter LOS (Sq Ft and %)			
25	Front Yard LOS (Sq Ft and %)	1389 sqft; 45%min	1620 sqft; 52.47%	1522 sqft; 49%
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 ZONING LEGEND

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

Line #	Zoning Legend			
1	**Property Address:**	1519 N Ocean Way, Palm Beach, Fl 33480		
2	**Zoning District:**	R-A—ESTATE RESIDENTIAL (50-PALM BEACH)		
3	**Lot Area (sq. ft.):**	19,271.5 SF		
4	**Lot Width (W) & Depth (D) (ft.):**	79.11' X 308' (TO BULKHEAD)		
5	**Structure Type:** (Single-Family, Multi-Family, Comm., Other)	Single-Family		
6	**FEMA Flood Zone Designation:**	ZONE X , ZONE VE		
7	**Zero Datum for point of meas. (NAVD)**	7.55 N.A.V.D.		
8	**Crown of Road (COR) (NAVD)**	6.05 N.A.V.D.		
9		REQ'D / PERMITTED	EXISTING	PROPOSED
10	Lot Coverage (Sq Ft and %)	25%	22.4%	24.4%
11	Enclosed Square Footage (1st & 2nd Fl., Basement, Accs. Structure, etc)		9,463 SF	10,797 SF
12	*Front Yard Setback (Ft.)	35 FT	82'-11"	54'-1 1/2"
13	* Side Yard Setback (1st Story) (Ft.)	15 FT	-4 1/2" (N)	0' (N)
14	* Side Yard Setback (2nd Story) (Ft.)	15 FT	14'-10" (N), 10'-0" (S)	N/C
15	*Rear Yard Setback (Ft.)	15 FT	65'-10" (TO BULKHEAD LINE)	65'-0" TO BULKHEAD
16	Angle of Vision (Deg.)	100 DEG	32 DEG	41.94 DEG
17	Building Height (Ft.)	25'-0"	25'-1"	N/C
18	Overall Building Height (Ft.)	35'-0"	31'-3"	N/C
19	Cubic Content Ratio (CCR) (R-B ONLY)			
20	** Max. Fill Added to Site (Ft.)		N/A	2.6'
21	Finished Floor Elev. (FFE)(NAVD)	11.25 N.A.V.D.	N/C	N/C
22	Base Flood Elevation (BFE)(NAVD)	ZONE X = 0' N.A.V.D., ZONE AE: 15.9' N.A.V.D.	N/C	N/C
23	Landscape Open Space (LOS) (Sq Ft and %)	14,719 sf (50% min)	14,075 sf (47.81%)	15,605 sf (53.1%)
24	Perimeter LOS (Sq Ft and %)			
25	Front Yard LOS (Sq Ft and %)	1389 sqft; 45%min	1,620 sf (52.47% min)	1,775 sf (56.7% min)
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 ZONING LEGEND

SKA
SKA ARCHITECT + PLANNER
249 PERUVIAN AVE, SUITE F2, PALM BEACH, FL. 33480 PHONE: 561.655.1116

A.A. #001345
A.R.#10,181

PROPOSED RENOVATIONS FOR:
PRIVATE RESIDENCE
1519 N OCEAN BLVD, PALM BEACH, FL 33480

CONSULTANT:

REVISIONS:
1
2
3
4

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PROJECT NO:

SHEET NO.
ZL

04.06.26



1497 N OCEAN WAY



1495 N OCEAN WAY



1533 N OCEAN WAY



1515 N OCEAN WAY

SKA

SKA ARCHITECT + PLANNER
249 PERUVIAN AVE, SUITE F2, PALM BEACH, FL, 33480 PHONE: 561.655.1116

A.A. #001345
A.R.#10,181

PROPOSED RENOVATIONS FOR:

PRIVATE RESIDENCE

1519 N OCEAN BLVD, PALM BEACH, FL 33480

CONSULTANT:

REVISIONS:

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PROJECT NO:

SHEET NO.

PH-1

11.24.25



1497 N OCEAN WAY



1497 N OCEAN WAY



N OCEAN WAY LOOK NORTHEAST



N OCEAN WAY LOOKING NORTHWEST

SKA

SKA ARCHITECT + PLANNER
249 PERUVIAN AVE, SUITE F2, PALM BEACH, FL, 33480 PHONE: 561.655.1116

A.A. #001345
A.R.#10,181

PROPOSED RENOVATIONS FOR:

PRIVATE RESIDENCE

1519 N OCEAN BLVD, PALM BEACH, FL 33480

CONSULTANT:

REVISIONS:

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PROJECT NO:

SHEET NO.

PH-1

11.24.25















SKA

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△

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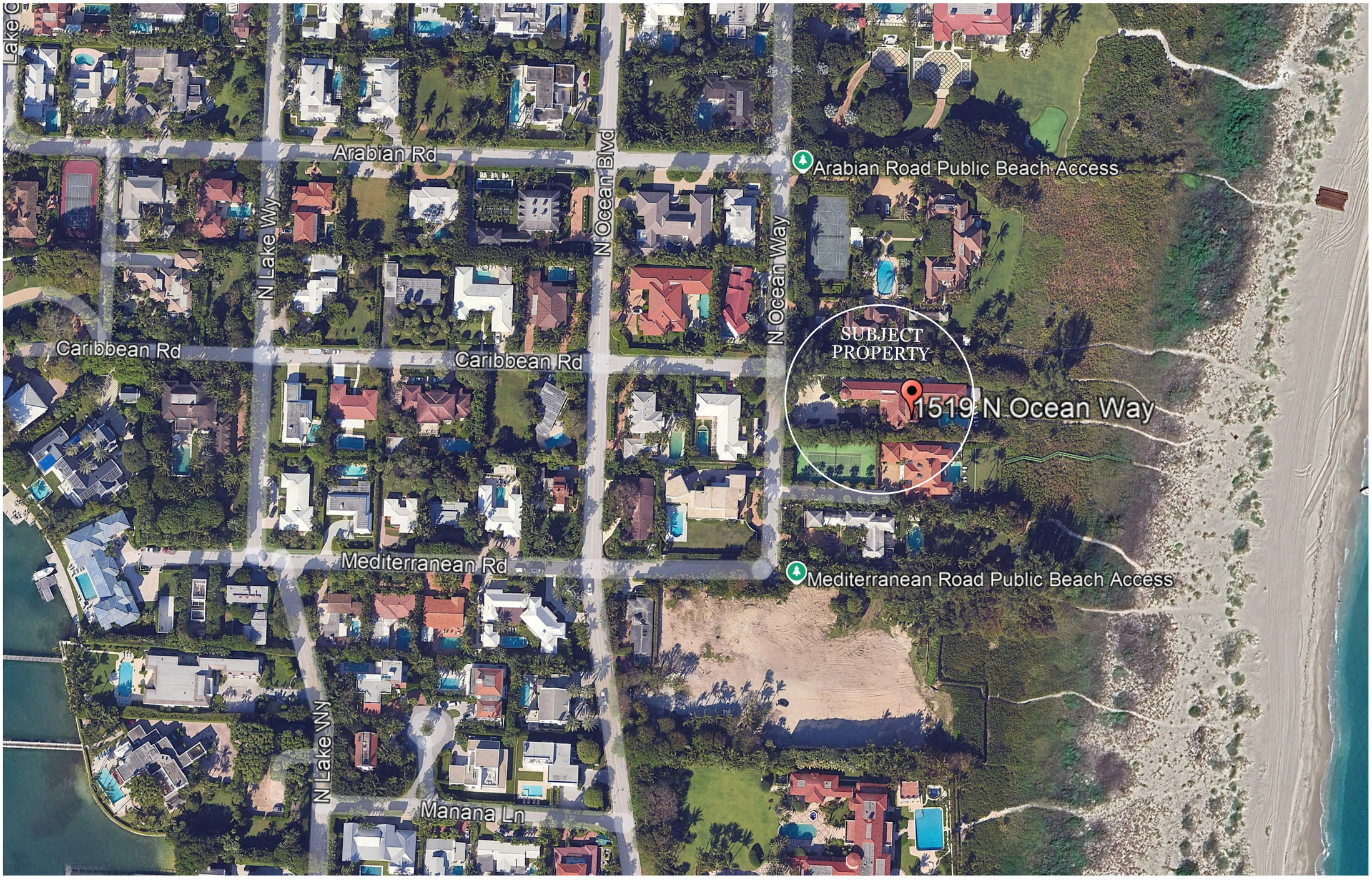
PROJECT NO:

SHEET NO.

PH-1

11.24.25



VICINITY LOCATION MAP

SKA
SKA ARCHITECT + PLANNER
249 PERUVIAN AVE, SUITE F2, PALM BEACH, FL. 33480 PHONE: 561.655.1116

A.A. #001345
A.R.#10,181

PROPOSED RENOVATIONS FOR:

PRIVATE RESIDENCE

1519 N OCEAN BLVD, PALM BEACH, FL. 33480

CONSULTANT:

REVISIONS:

△
△
△
△

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PROJECT NO:

SHEET NO.

PR-1

11.24.25



CONTEXTUAL SITE PLAN

SCALE: 1:50

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SKA ARCHITECT + PLANNER
249 PERUVIAN AVE, SUITE F2, PALM BEACH, FL. 33480 PHONE: 561.655.1116

A.A. #001345
A.R.#10,181

PROPOSED RENOVATIONS FOR:

PRIVATE RESIDENCE

1519 N OCEAN BLVD, PALM BEACH, FL. 33480

CONSULTANT:

REVISIONS:

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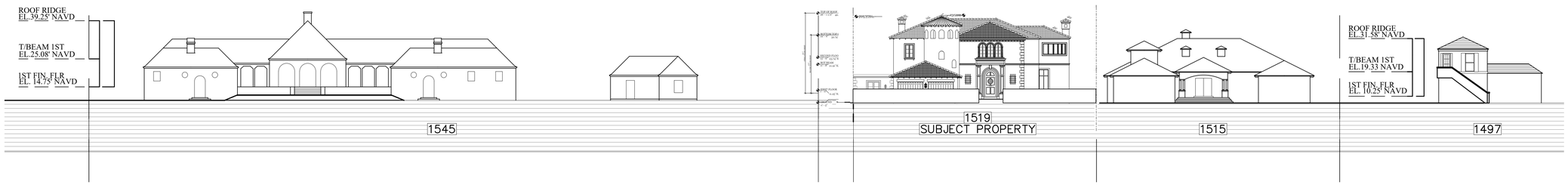
PROJECT NO:

SHEET NO.

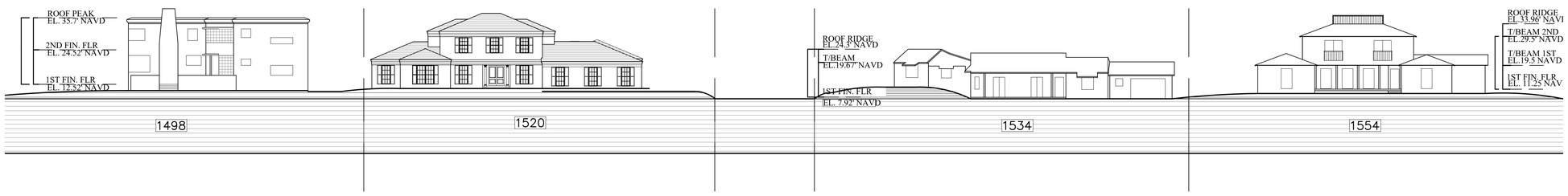
PR-2

11.24.25



STREESCAPE A

SCALE: 1:20



STREESCAPE B

SCALE: 1:20

SKA
SKA ARCHITECT + PLANNER
249 PERUVIAN AVE, SUITE F2, PALM BEACH, FL. 33480 PHONE: 561.655.1116

A.A. #001345
A.R.#10,181

PROPOSED RENOVATIONS FOR:

PRIVATE RESIDENCE

1519 N OCEAN BLVD, PALM BEACH, FL. 33480

CONSULTANT:

REVISIONS:

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PROJECT NO:

SHEET NO.

PR-3

11.24.25



HEIGHT PLANE DIAGRAM
SCALE: 1/4" -1'-0"

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A.A. #001345
A.R.#10,181

PROPOSED RENOVATIONS FOR:

PRIVATE RESIDENCE

1519 N OCEAN BLVD, PALM BEACH, FL 33480

CONSULTANT:

REVISIONS:

2 TOPB SECOND SUB COMMENTS: 12.19.25

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PROJECT NO:

SHEET NO.

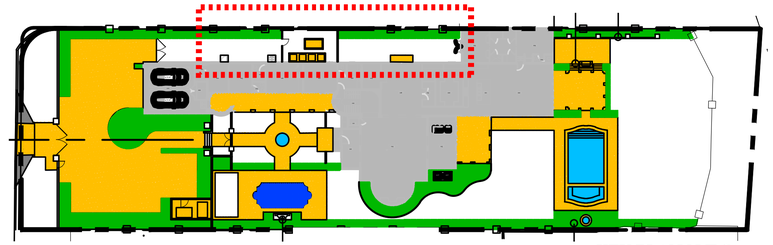
PR-4

02.09.26

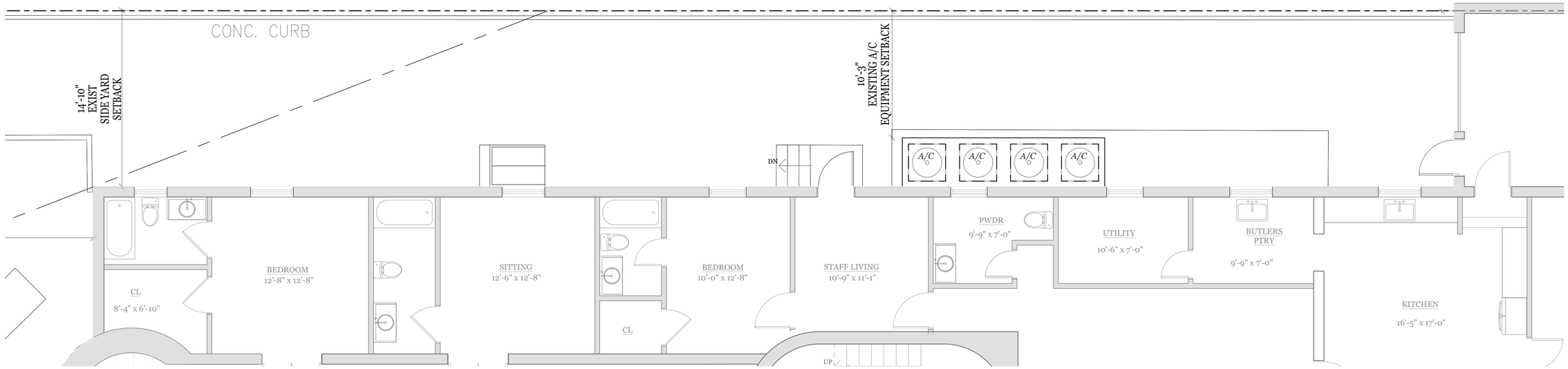
VARIANCE REQUEST - SECTION 134-1728:
A/C UNIT SETBACK VARIANCE - NORTH SIDE YARD

Existing Condition:
Four (4) air conditioning units currently located within the north side yard setback.

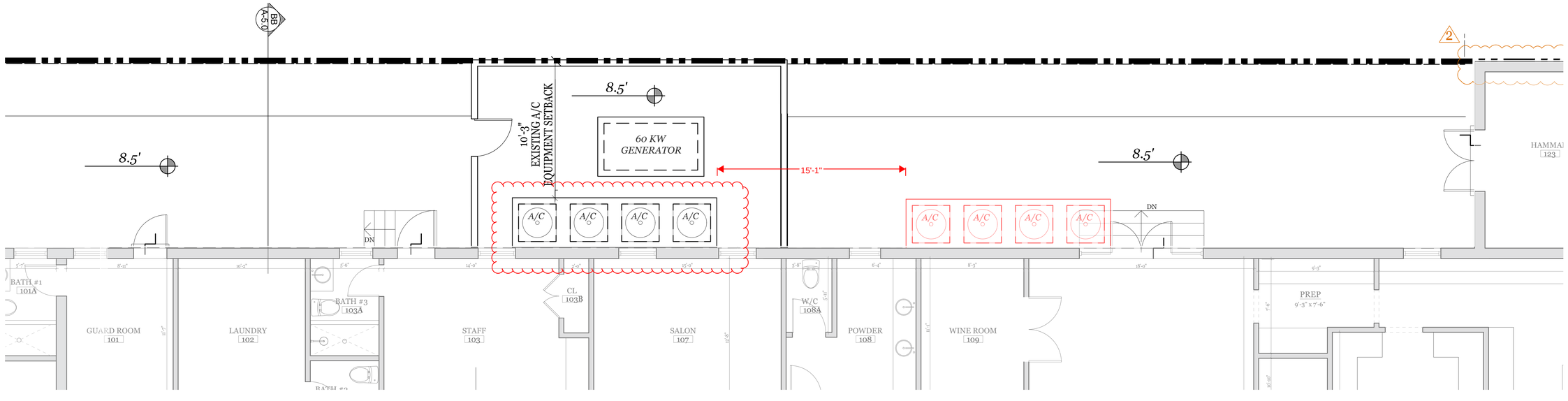
Proposed Condition:
Four (4) A/C units relocated westward along the same 10'-3" setback plane from north property line, maintaining setback distance but shifting west from existing locations



KEY PLAN N.T.S.



EXISTING NORTH SIDE YARD AC CONDENSER CONFIGURATION
SCALE: 1/4" -1'-0"



PROPOSED SIDE YARD AC CONDENSER CONFIGURATION
SCALE: 1/4" -1'-0"

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249 PERUVIAN AVE. SUITE F2, PALM BEACH
561.655.1114
A.A. #001345
A.R.#10,181

PROPOSED RENOVATIONS FOR:
PRIVATE RESIDENCE
1519 N OCEAN BLVD, PALM BEACH, FL 33480

CONSULTANT:

REVISIONS:
2 TOPB SECOND SUB COMMENTS: 12.19.25

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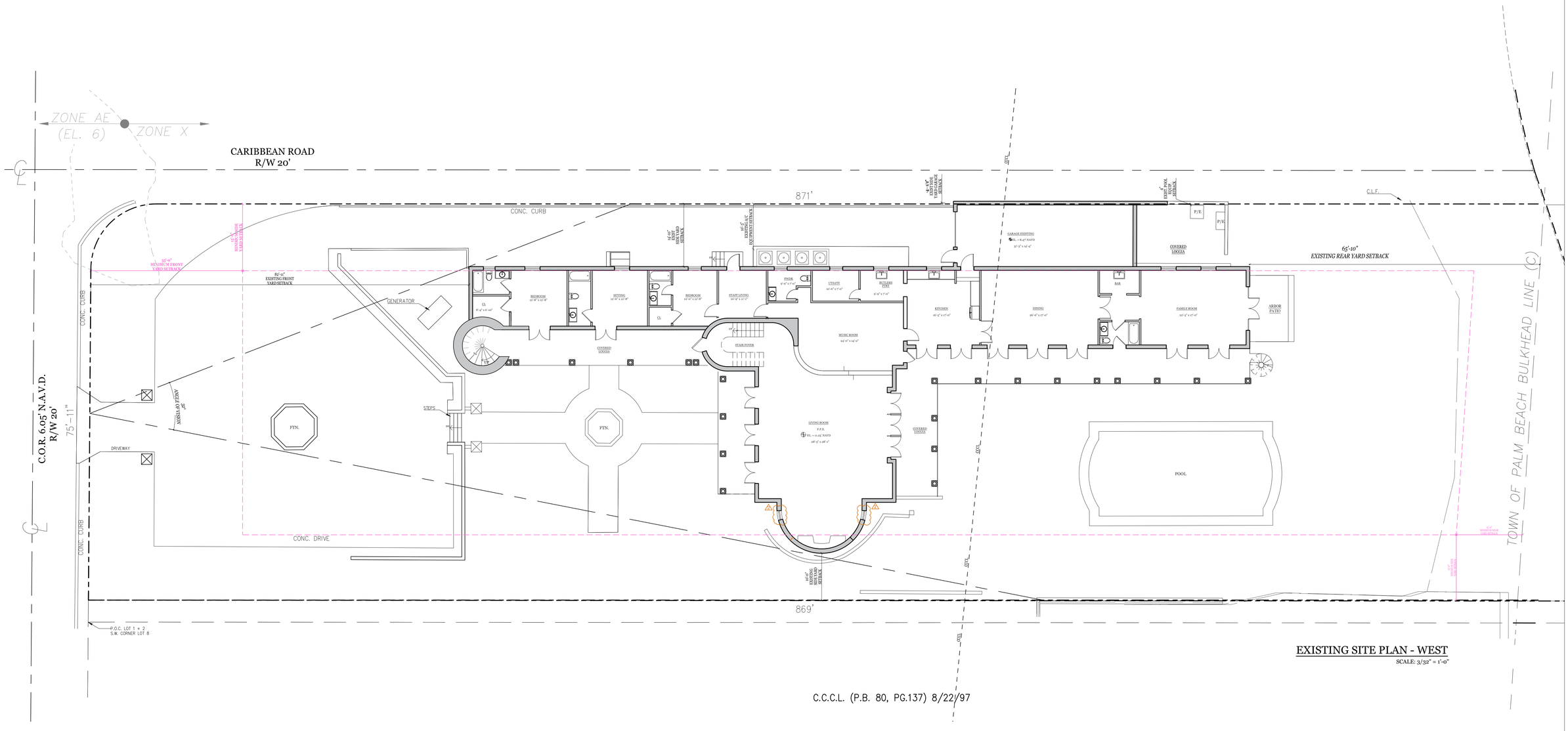
PROJECT NO:

SHEET NO.
PR-5

02.09.26

VARIANCE DIAGRAM



EXISTING SITE PLAN - WEST

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

SKA

SKA ARCHITECT + PLANNER
249 PERUVIAN AVE. SUITE F2, PALM BEACH
REACH FL 33480 PHONE: (561) 655-1114

A.A. #001345
A.R.#10,181

PROPOSED RENOVATIONS FOR:

PRIVATE RESIDENCE

1519 N OCEAN BLVD, PALM BEACH, FL 33480

CONSULTANT:

REVISIONS:

2 TOPB SECOND SUB COMMENTS: 12.19.25

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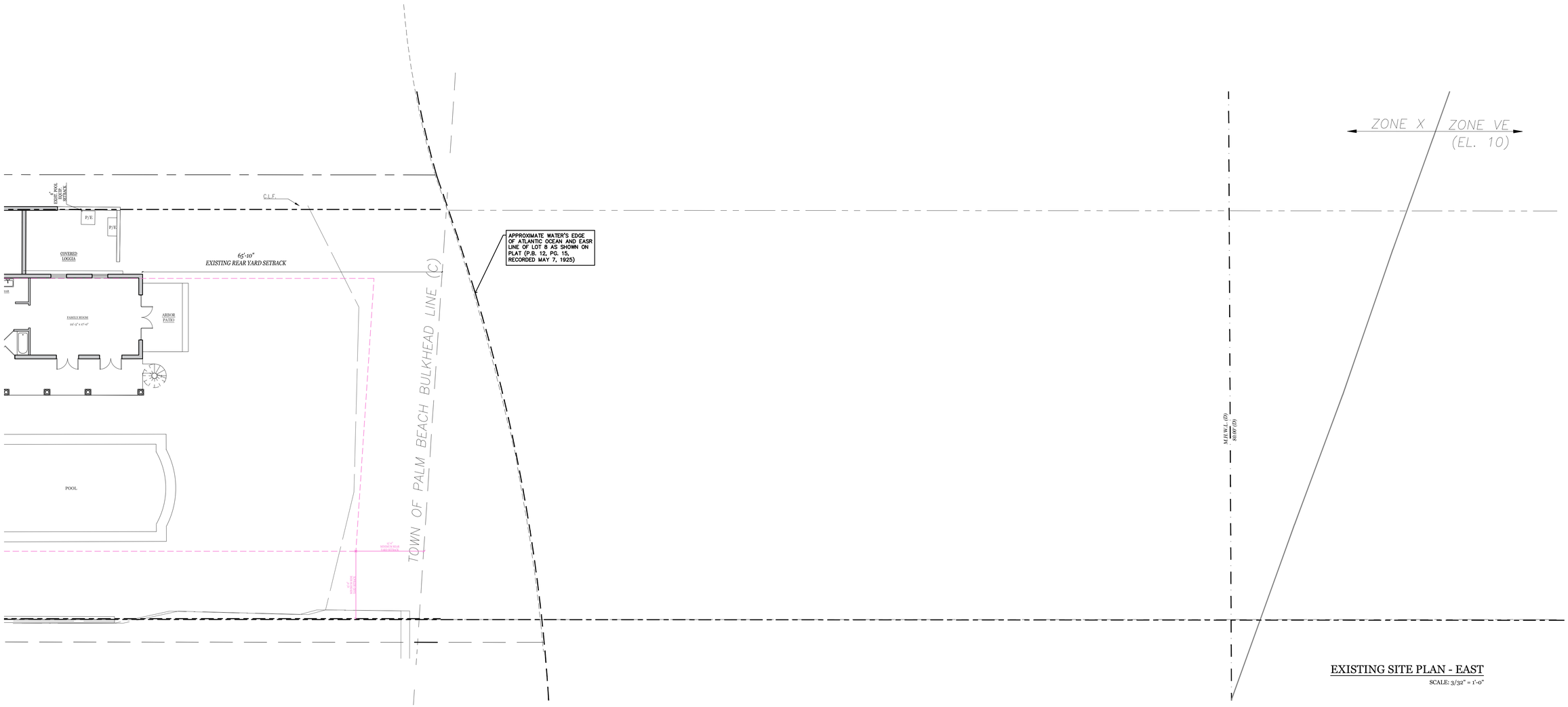
PROJECT NO:

SHEET NO.

SP-0

02.09.26



EXISTING SITE PLAN - EAST

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

SKA

SKA ARCHITECT + PLANNER
249 PERUVIAN AVE. SUITE F2, PALM BEACH, FL. 33480 PHONE: 561.655.1116

A.A. #001345
A.R.#10,181

PROPOSED RENOVATIONS FOR:

PRIVATE RESIDENCE

1519 N OCEAN BLVD, PALM BEACH, FL 33480

CONSULTANT:

REVISIONS:

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△

△

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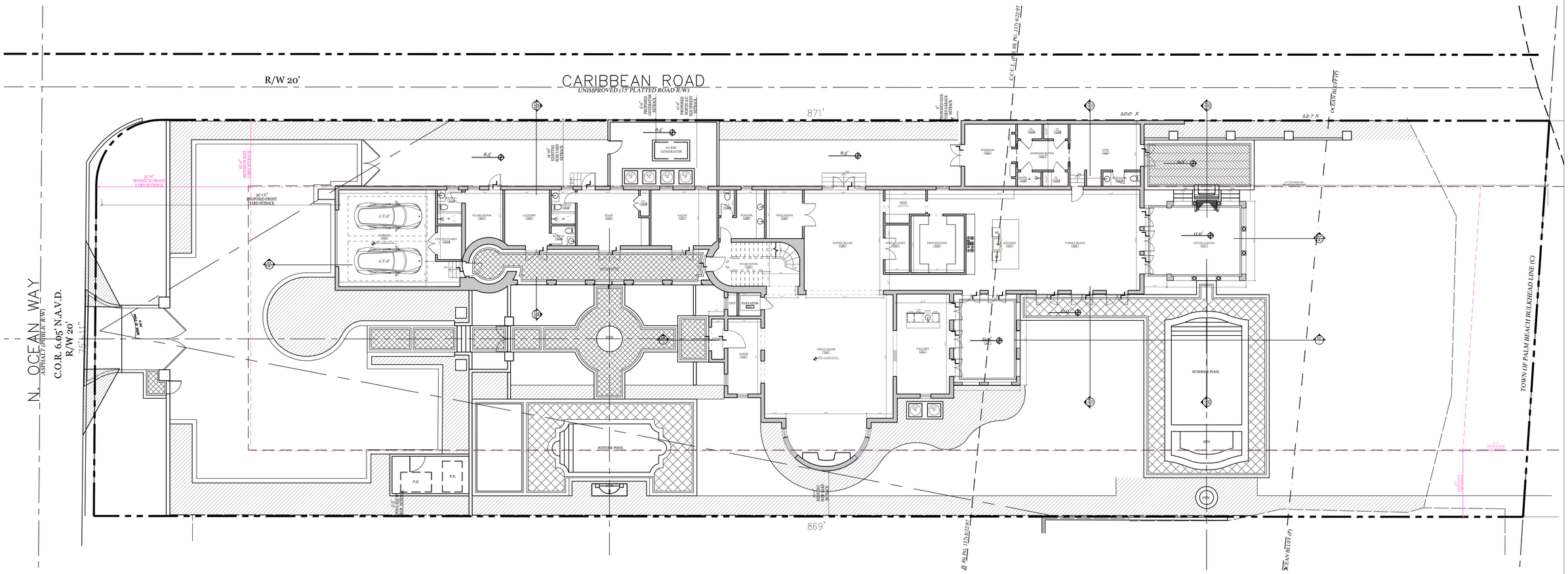
PROJECT NO:

SHEET NO.

SP-0.0

02.09.26



PREVIOUSLY PROPOSED SITE PLAN - WEST

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

SKA
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249 PERUVIAN AVE. SUITE F2, PALM BEACH, FL. 33480 PHONE: 561.655.1116

A.A. #001345
A.R.#10,181

PROPOSED RENOVATIONS FOR:

PRIVATE RESIDENCE

1519 N OCEAN BLVD, PALM BEACH, FL 33480

CONSULTANT:

REVISIONS:

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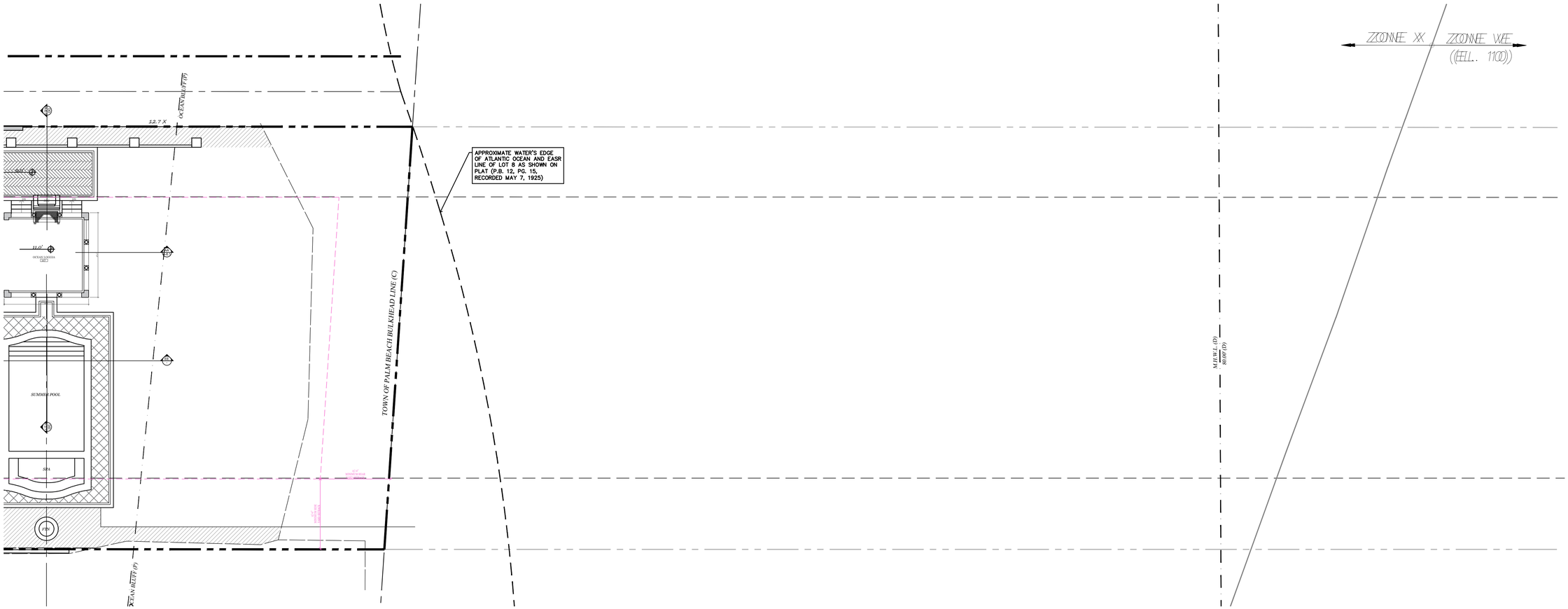
PROJECT NO:

SHEET NO.

SP-1.0

02.09.26



PREVIOUSLY PROPOSED SITE PLAN - EAST

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

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SKA ARCHITECT + PLANNER
249 PERUVIAN AVE. SUITE F2, PALM BEACH, FL. 33480 PHONE: 561.655.1116

A.A. #001345
A.R.#10,181

PROPOSED RENOVATIONS FOR:

PRIVATE RESIDENCE

1519 N OCEAN BLVD, PALM BEACH, FL 33480

CONSULTANT:

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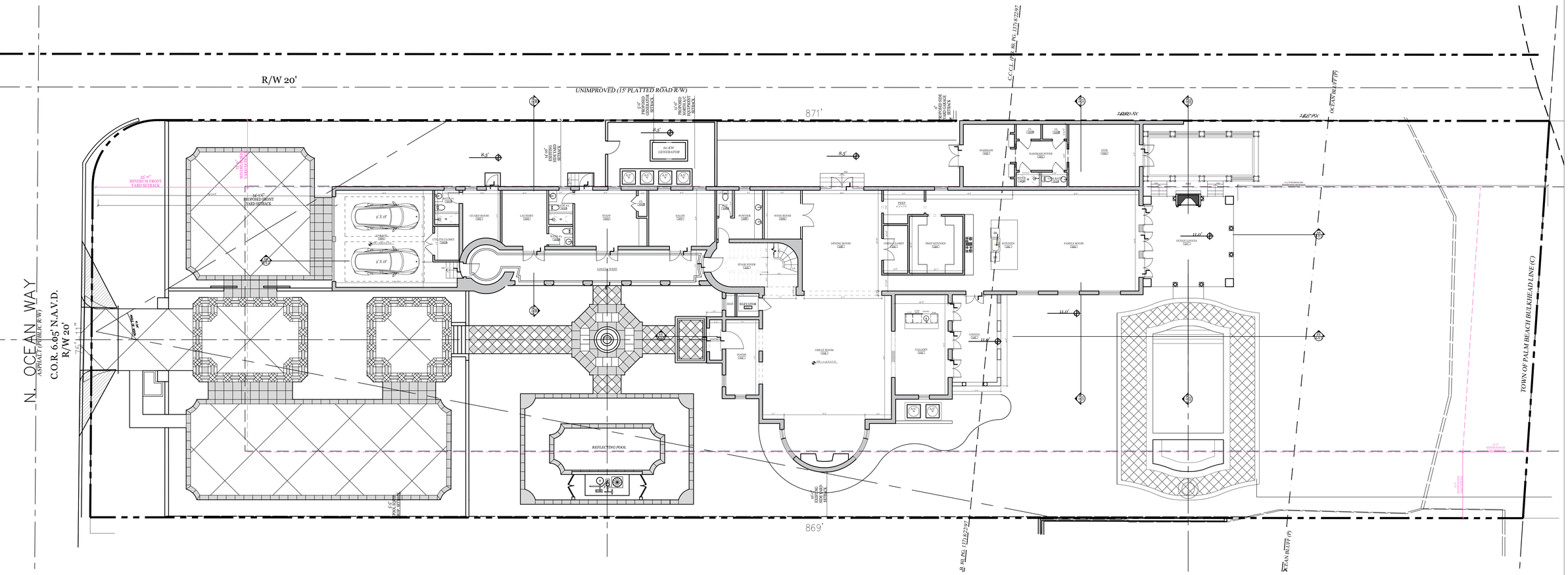
PROJECT NO:

SHEET NO.

SP-1.1

02.09.26



PROPOSED SITE PLAN - WEST

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

SKA ARCHITECT + PLANNER
249 PERUVIAN AVE. SUITE F2, PALM BEACH, FL. 33480 PHONE: 561.655.1116

A.A. #001345
A.R.#10,181

PROPOSED RENOVATIONS FOR:

PRIVATE RESIDENCE

1519 N OCEAN BLVD, PALM BEACH, FL 33480

CONSULTANT:

REVISIONS:

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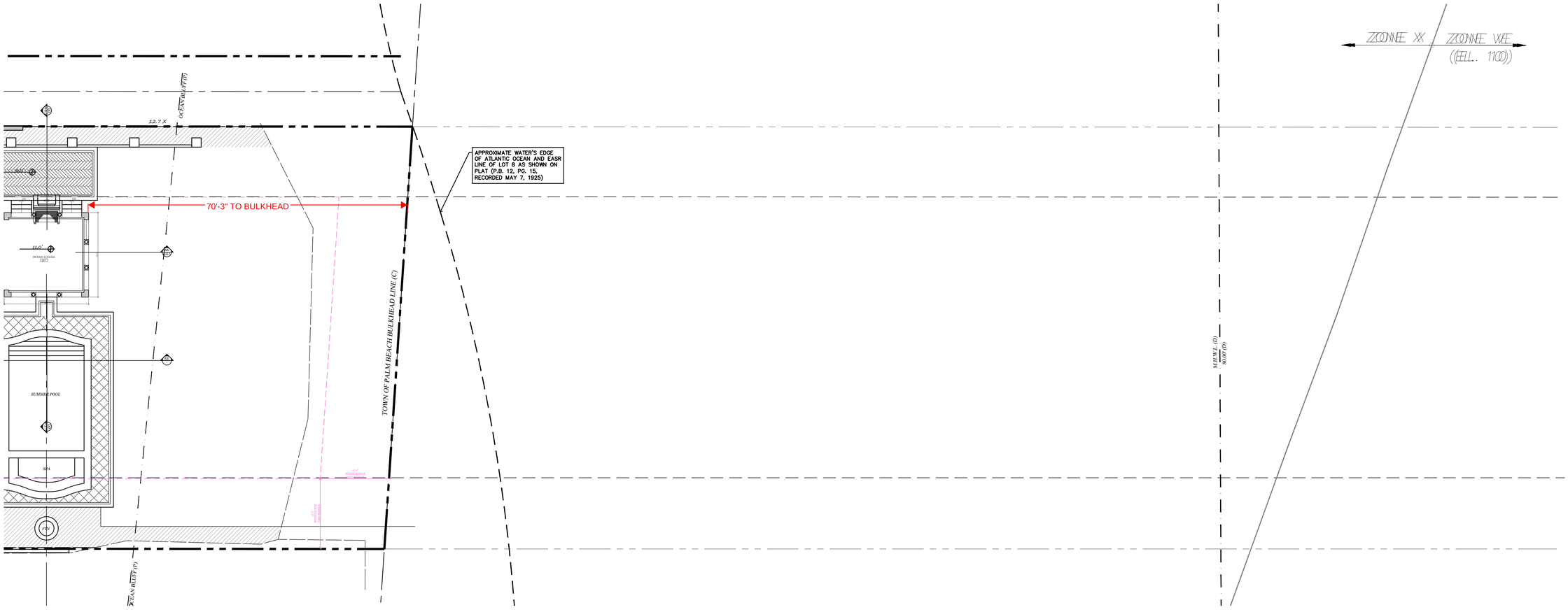
PROJECT NO:

SHEET NO.

SP-2.0

03.30.26



CURRENTLY PROPOSED SITE PLAN - EAST

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

N

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249 PERUVIAN AVE, SUITE F2, PALM BEACH, FL 33480 PHONE: 561.655.1116

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A.R.#10,181

PROPOSED RENOVATIONS FOR:

PRIVATE RESIDENCE

1519 N OCEAN BLVD, PALM BEACH, FL 33480

CONSULTANT:

REVISIONS:

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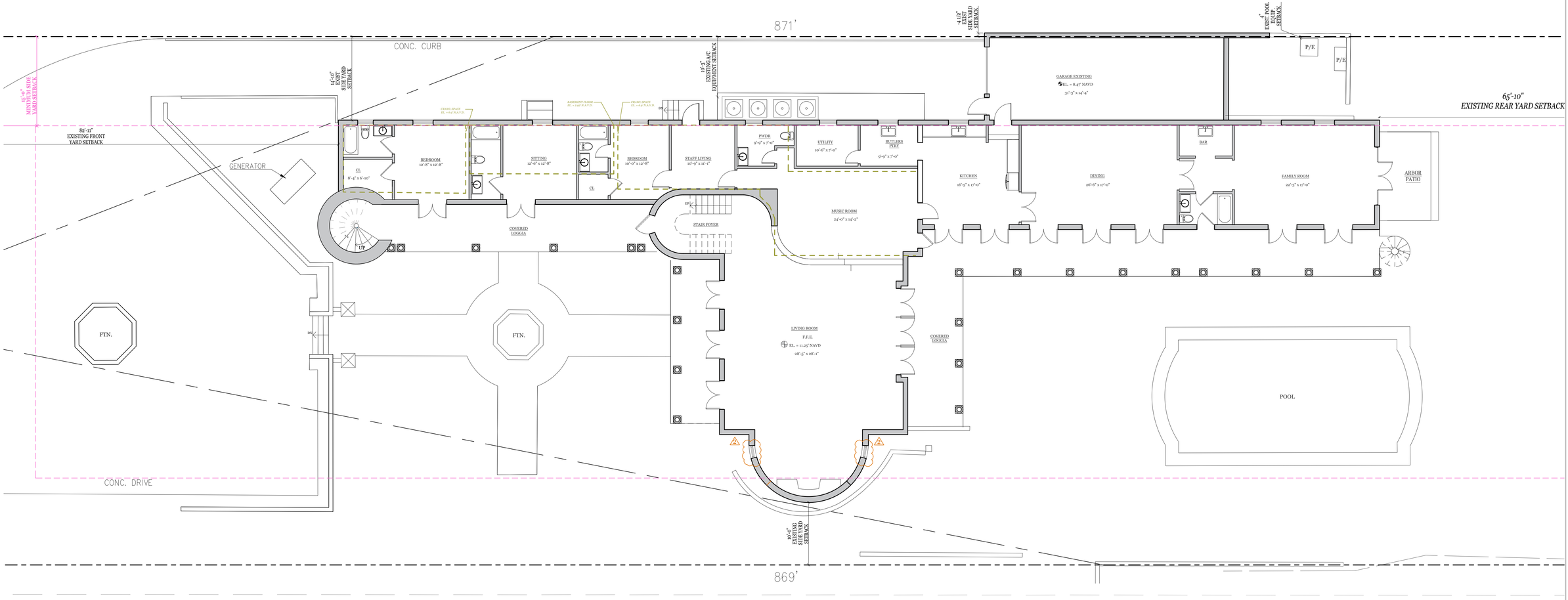
PROJECT NO:

SHEET NO.

SP-2.1

04.06.26



EXISTING FIRST FLOOR PLAN

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

SKA
SKA ARCHITECT + PLANNER
249 PERUVIAN AVE. SUITE F2, PALM BEACH
REACH FL 33480 PHONE 561.655.1114
A.A. #001345
A.R.#10,181

PROPOSED RENOVATIONS FOR:

PRIVATE RESIDENCE

1519 N OCEAN BLVD, PALM BEACH, FL 33480

CONSULTANT:

REVISIONS:

2 TOPB SECOND SUB COMMENTS: 12.19.25

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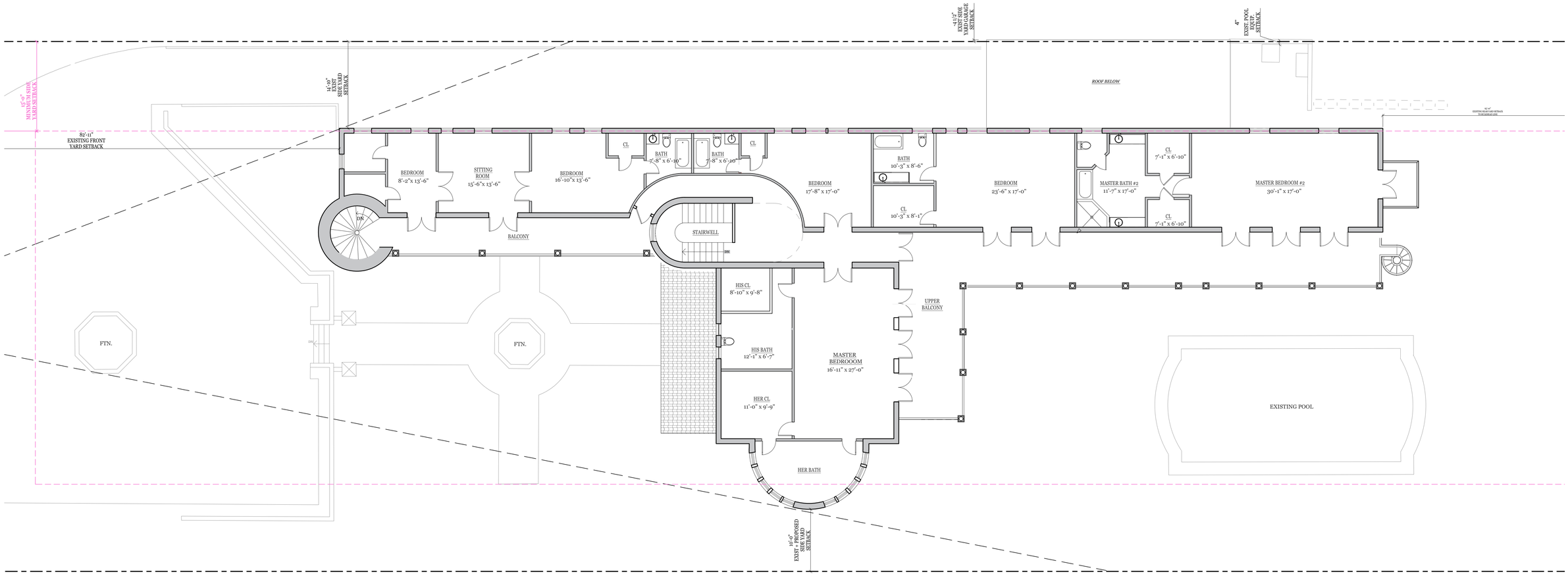
PROJECT NO:

SHEET NO.

A-1.0

02.09.26



EXISTING SECOND FLOOR PLAN

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

SKA
SKA ARCHITECT + PLANNER
249 PERUVIAN AVE. SUITE F2, PALM BEACH
REACH FL 33480 PHONE: 561.655.1114

A.A. #001345
A.R.#10,181

PROPOSED RENOVATIONS FOR:

PRIVATE RESIDENCE

1519 N OCEAN BLVD, PALM BEACH, FL 33480

CONSULTANT:

REVISIONS:

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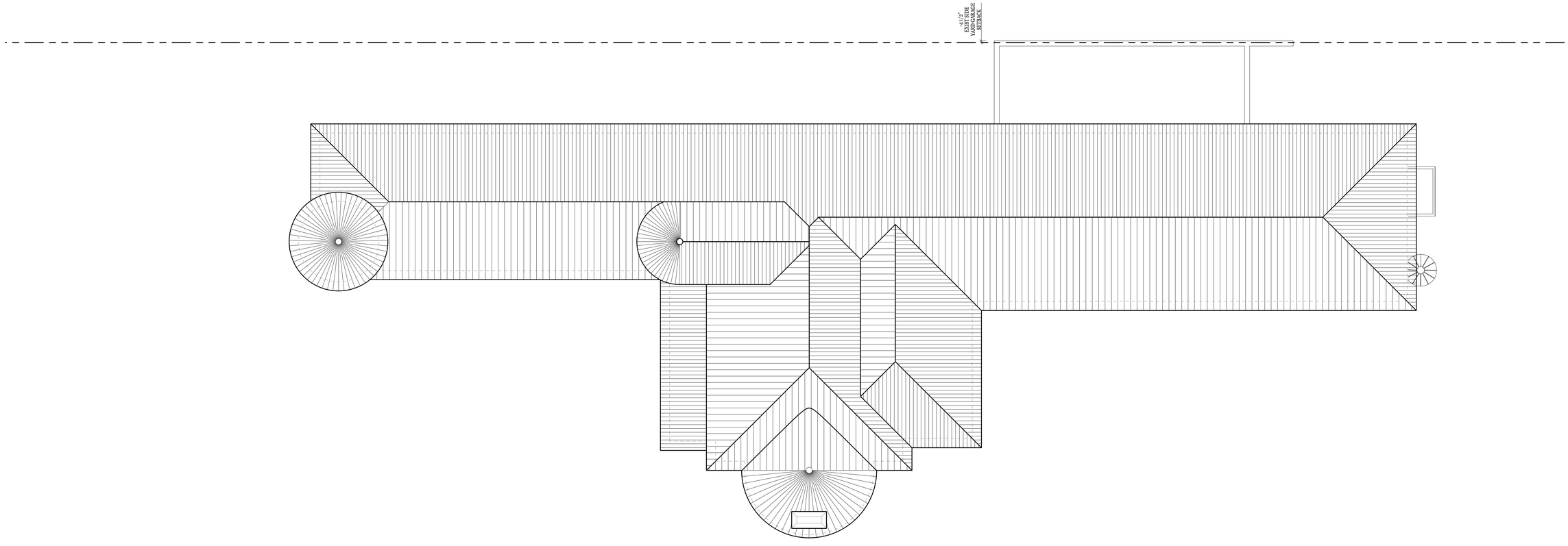
PROJECT NO:

SHEET NO.

A-1.1

02.09.26



EXISTING ROOF PLAN

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

SKA

SKA ARCHITECT + PLANNER
249 PERUVIAN AVE. SUITE F2, PALM
BEACH FL 33480 PHONE 561.655.1114

A.A. #001345
A.R.#10,181

PROPOSED RENOVATIONS FOR:

PRIVATE RESIDENCE

1519 N OCEAN BLVD, PALM BEACH, FL 33480

CONSULTANT:

REVISIONS:

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PROJECT NO:

SHEET NO.

A-1.2

02.09.26

NOTE: FOOTPRINT REDUCED FROM PREVIOUSLY PROPOSED APPLICATION

PRELIMINARY DEMOLITION NOTES:

1. DEMOLITION SCOPE: LIMITED DEMOLITION AS SHOWN IS PROPOSED TO ACCOMMODATE NEW DESIGN WORK AND IMPROVEMENTS.

2. EXTENT OF WORK: ONLY SELECT PORTIONS OF THE EXISTING STRUCTURE AND SITE FEATURES ARE PROPOSED FOR REMOVAL; THE MAJORITY OF THE EXISTING BUILDING AND SITE IMPROVEMENTS ARE TO REMAIN UNLESS OTHERWISE NOTED.

3. HISTORIC REVIEW: WHERE APPLICABLE, DEMOLITION IS SUBJECT TO TOWN OF PALM BEACH ARCHITECTURAL AND LANDMARKS COMMISSION REVIEW AND APPROVAL PRIOR TO PERMITTING.

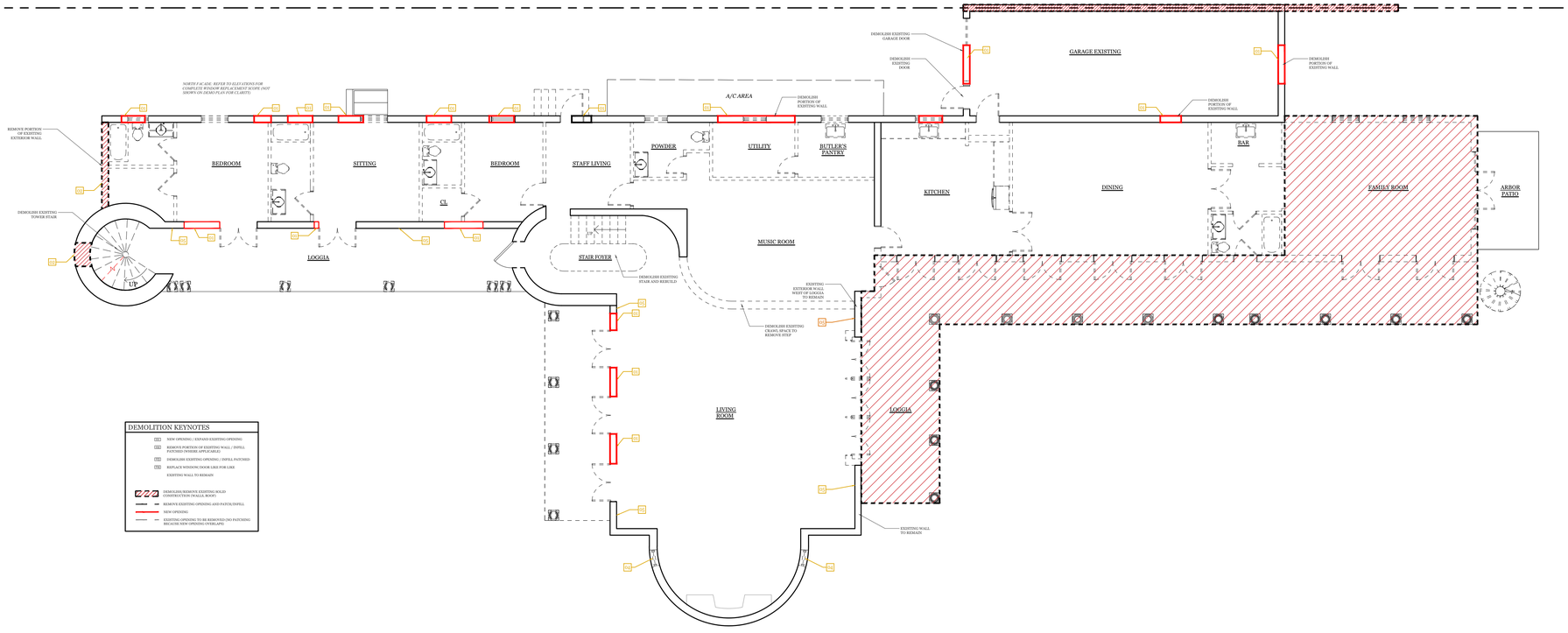
4. TOWN REVIEW: ALL DEMOLITION WORK WILL COMPLY WITH TOWN OF PALM BEACH DEVELOPMENT REVIEW REQUIREMENTS AND BUILDING DIVISION PERMITTING PRIOR TO COMMENCEMENT.

5. UTILITIES AND SITE FEATURES: EXISTING UTILITY CONNECTIONS, PAVING, LANDSCAPE ELEMENTS, AND SITE WALLS SHOWN DASHED ARE PROPOSED FOR REMOVAL OR MODIFICATION AS PART OF THE DESIGN INTENT.

6. LANDSCAPE AND TREE PRESERVATION: EXISTING TREES AND VEGETATION SHOWN TO REMAIN WILL BE PROTECTED DURING ANY DEMOLITION ACTIVITY IN ACCORDANCE WITH TOWN STANDARDS.

7. NEIGHBORING PROPERTIES: WORK WILL RESPECT ADJACENT PROPERTY LINES, ACCESS, AND DRAINAGE CONDITIONS. NO CHANGE TO EXISTING GRADE OR DRAINAGE PATTERN IS PROPOSED AT THIS TIME.

8. INTENT: DRAWINGS ILLUSTRATE CONCEPTUAL SCOPE AND LIMITS OF DEMOLITION FOR DESIGN REVIEW PURPOSES ONLY. CONSTRUCTION DOCUMENTATION TO FOLLOW UNDER SEPARATE PERMIT.



DEMOLITION KEYNOTES

- [01] NEW OPENING / EXPAND EXISTING OPENING
- [02] REMOVE PORTION OF EXISTING WALL / INFILL - PATCHED (WHERE APPLICABLE)
- [03] DEMOLISH EXISTING OPENING / INFILL PATCHED
- [04] REPLACE WINDOW/DOOR LIKE FOR LIKE
- EXISTING WALL TO REMAIN
- DEMOLISH/REMOVE EXISTING SOLID CONSTRUCTION (WALLS, ROOF)
- REMOVE EXISTING OPENING AND PATCH/INFILL
- NEW OPENING
- EXISTING OPENING TO BE REMOVED (NO PATCHING BECAUSE NEW OPENING OVERLAPS)

DEMOLITION FIRST FLOOR PLAN

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

SKA
SKA ARCHITECT + PLANNER
249 PERUVIAN AVE. SUITE P2 PALM BEACH FL 33480 PHONE 561.655.1114
A.A. #001345
A.R.#10,181

PROPOSED RENOVATIONS FOR:

PRIVATE RESIDENCE

1519 N OCEAN BLVD, PALM BEACH, FL 33480

CONSULTANT:

REVISIONS:

2 TOPB SECOND SUB COMMENTS: 12.19.25

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PROJECT NO:

SHEET NO.

A-1.3

02.09.26

NOTE: FOOTPRINT REDUCED FROM PREVIOUSLY PROPOSED APPLICATION

PRELIMINARY DEMOLITION NOTES:

1. DEMOLITION SCOPE: LIMITED DEMOLITION AS SHOWN IS PROPOSED TO ACCOMMODATE NEW DESIGN WORK AND IMPROVEMENTS.

2. EXTENT OF WORK: ONLY SELECT PORTIONS OF THE EXISTING STRUCTURE AND SITE FEATURES ARE PROPOSED FOR REMOVAL; THE MAJORITY OF THE EXISTING BUILDING AND SITE IMPROVEMENTS ARE TO REMAIN UNLESS OTHERWISE NOTED.

3. HISTORIC REVIEW: WHERE APPLICABLE, DEMOLITION IS SUBJECT TO TOWN OF PALM BEACH ARCHITECTURAL AND LANDMARKS COMMISSION REVIEW AND APPROVAL PRIOR TO PERMITTING.

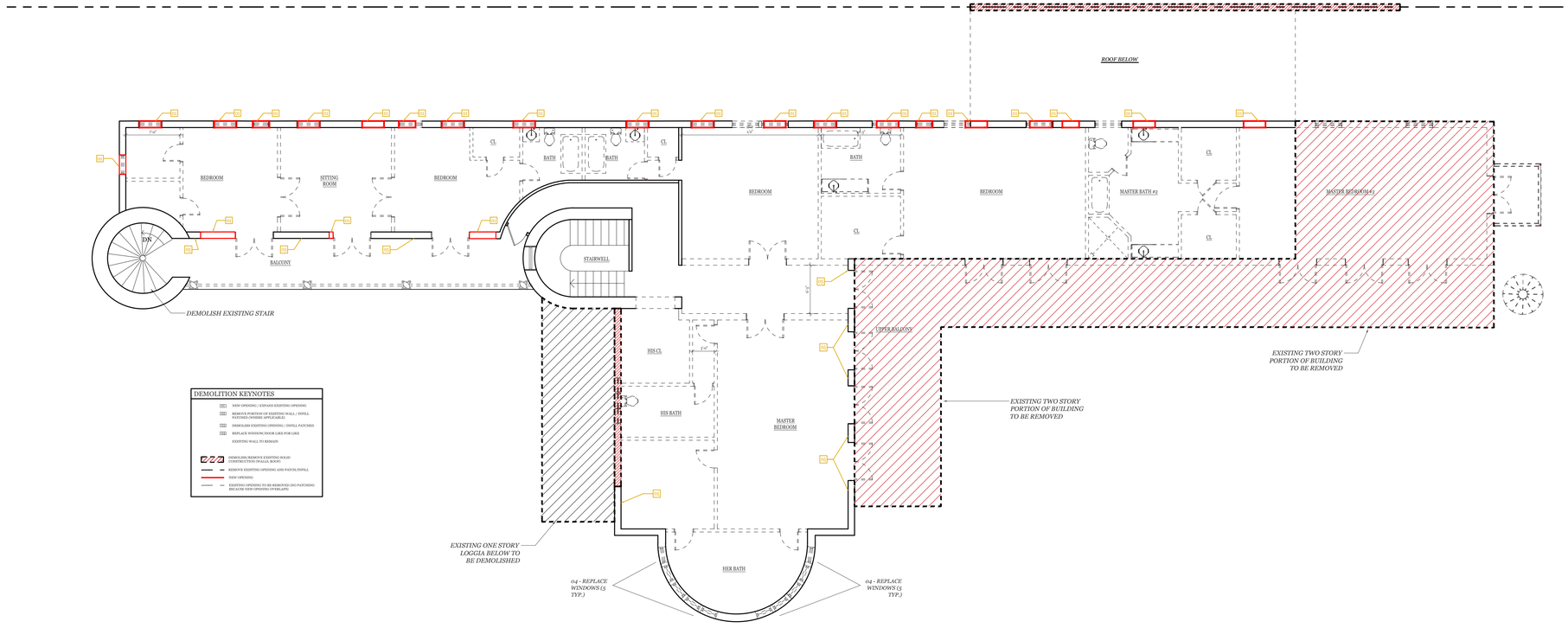
4. TOWN REVIEW: ALL DEMOLITION WORK WILL COMPLY WITH TOWN OF PALM BEACH DEVELOPMENT REVIEW REQUIREMENTS AND BUILDING DIVISION PERMITTING PRIOR TO COMMENCEMENT.

5. UTILITIES AND SITE FEATURES: EXISTING UTILITY CONNECTIONS, PAVING, LANDSCAPE ELEMENTS, AND SITE WALLS SHOWN DASHED ARE PROPOSED FOR REMOVAL OR MODIFICATION AS PART OF THE DESIGN INTENT.

6. LANDSCAPE AND TREE PRESERVATION: EXISTING TREES AND VEGETATION SHOWN TO REMAIN WILL BE PROTECTED DURING ANY DEMOLITION ACTIVITY IN ACCORDANCE WITH TOWN STANDARDS.

7. NEIGHBORING PROPERTIES: WORK WILL RESPECT ADJACENT PROPERTY LINES, ACCESS, AND DRAINAGE CONDITIONS. NO CHANGE TO EXISTING GRADE OR DRAINAGE PATTERN IS PROPOSED AT THIS TIME.

8. INTENT: DRAWINGS ILLUSTRATE CONCEPTUAL SCOPE AND LIMITS OF DEMOLITION FOR DESIGN REVIEW PURPOSES ONLY. CONSTRUCTION DOCUMENTATION TO FOLLOW UNDER SEPARATE PERMIT.



DEMOLITION KEYNOTES

- 01 — NEW OPENING / EXPAND EXISTING OPENING
- 02 — REMOVE PORTION OF EXISTING WALL / INFILL PATCHED (WHERE APPLICABLE)
- 03 — DEMOLISH EXISTING OPENING / INFILL PATCHED
- 04 — REPLACE WINDOW/ DOOR LIKE FOR LIKE
- EXISTING WALL TO REMAIN
- DEMOLISH/REMOVE EXISTING SOLID CONSTRUCTION (WALLS, ROOF)
- REMOVE EXISTING OPENING AND PATCH/INFILL
- NEW OPENING
- EXISTING OPENING TO BE REMOVED (NO PATCHING BECAUSE NEW OPENING OVERLAPS)

DEMOLITION SECOND FLOOR PLAN

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

SKA
SKA ARCHITECT + PLANNER
249 PERUVIAN AVE. SUITE F2, PALM BEACH
REACH FL 33480 PHONE 561.655.1114

A.A. #001345
A.R.#10,181

PROPOSED RENOVATIONS FOR:

PRIVATE RESIDENCE

1519 N OCEAN BLVD, PALM BEACH, FL 33480

CONSULTANT:

REVISIONS:

2 TOPB SECOND SUB COMMENTS: 12.19.25

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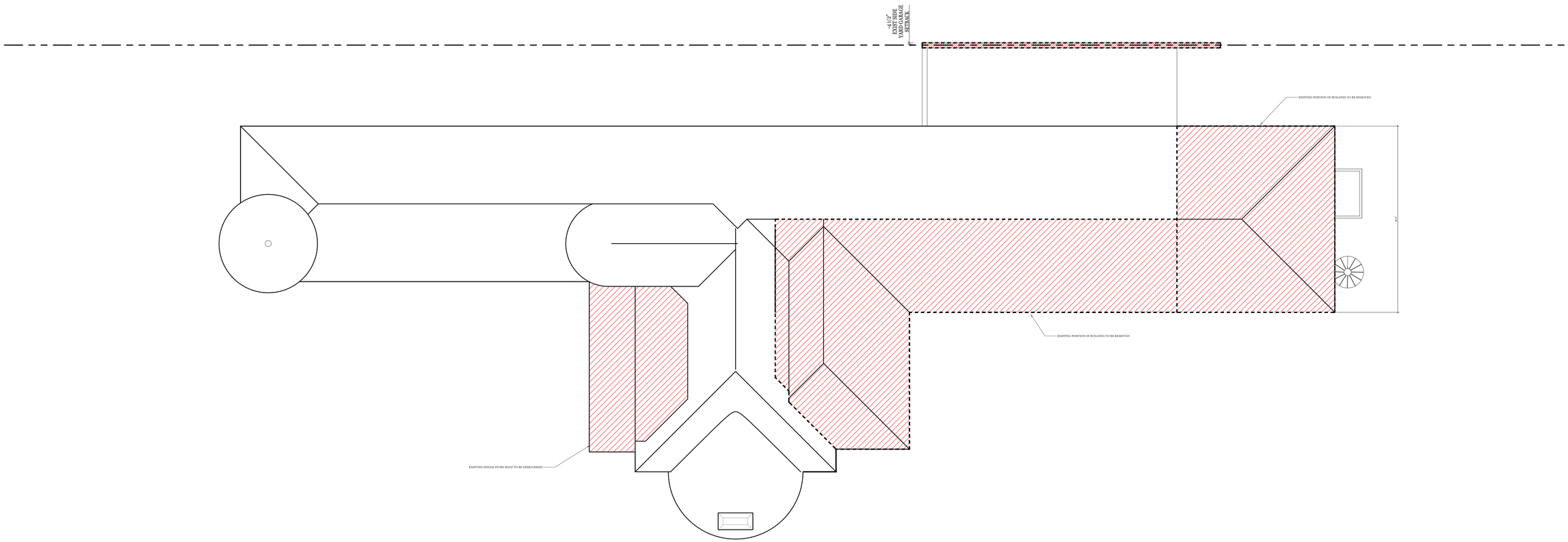
PROJECT NO:

SHEET NO.

A-1.4

02.09.26



39%: 2626 SQ. FT. OF 6697 SQ. FT. TOTAL

DEMOLITION ROOF PLAN

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

SKA
SKA ARCHITECT + PLANNER
249 PERUVIAN AVE. SUITE F2, PALM BEACH, FL. 33480 PHONE: 561.655.1116

A.A. #001345
A.R.#10,181

PROPOSED RENOVATIONS FOR:

PRIVATE RESIDENCE

1519 N OCEAN BLVD, PALM BEACH, FL 33480

CONSULTANT:

REVISIONS:

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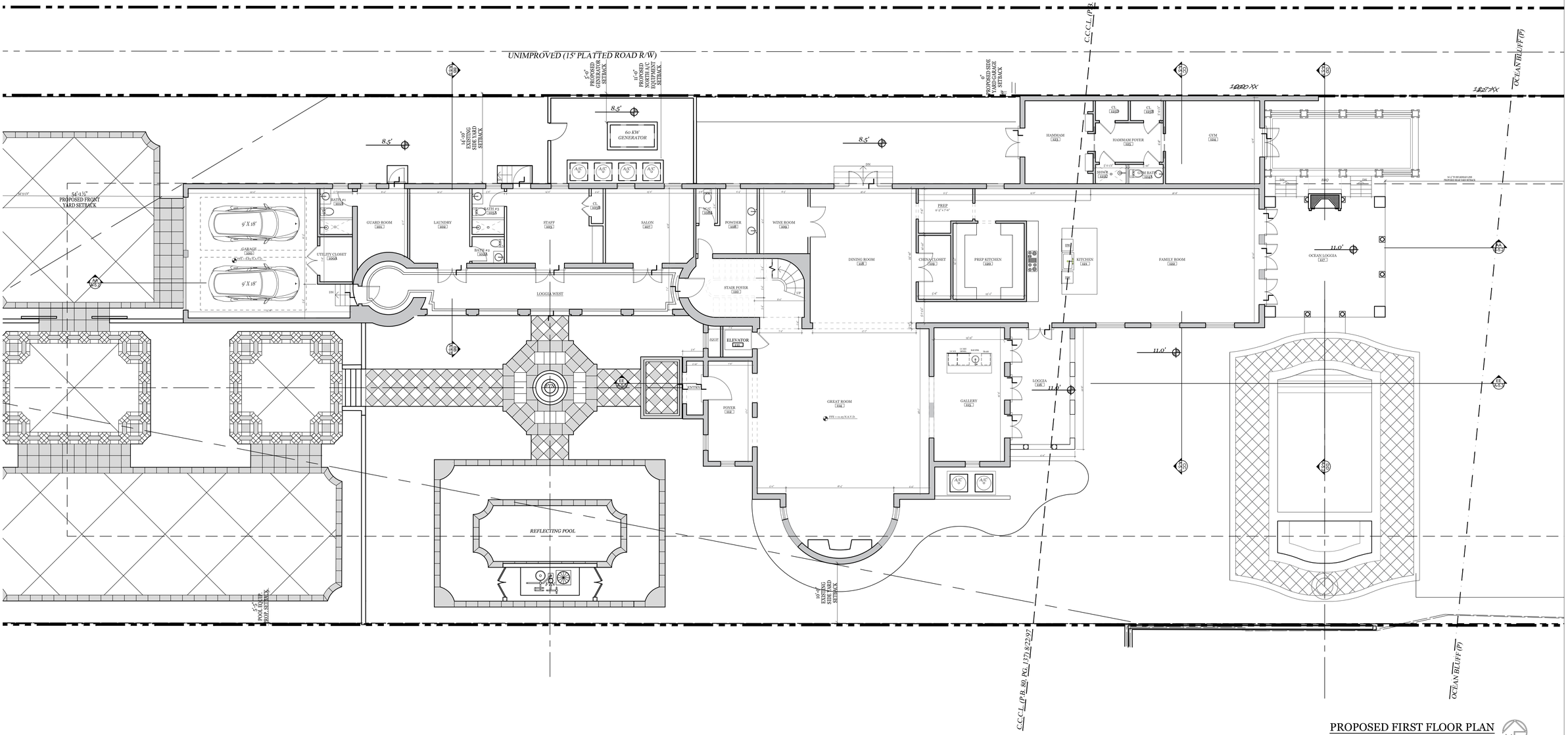
PROJECT NO:

SHEET NO.

A-1.5

02.09.26



PROPOSED FIRST FLOOR PLAN

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

SKA ARCHITECT + PLANNER
249 PERUVIAN AVE. SUITE F2, PALM BEACH, FL. 33480 PHONE: 561.655.1116

A.A. #001345
A.R.#10,181

PROPOSED RENOVATIONS FOR:

PRIVATE RESIDENCE

1519 N OCEAN BLVD, PALM BEACH, FL 33480

CONSULTANT:

REVISIONS:

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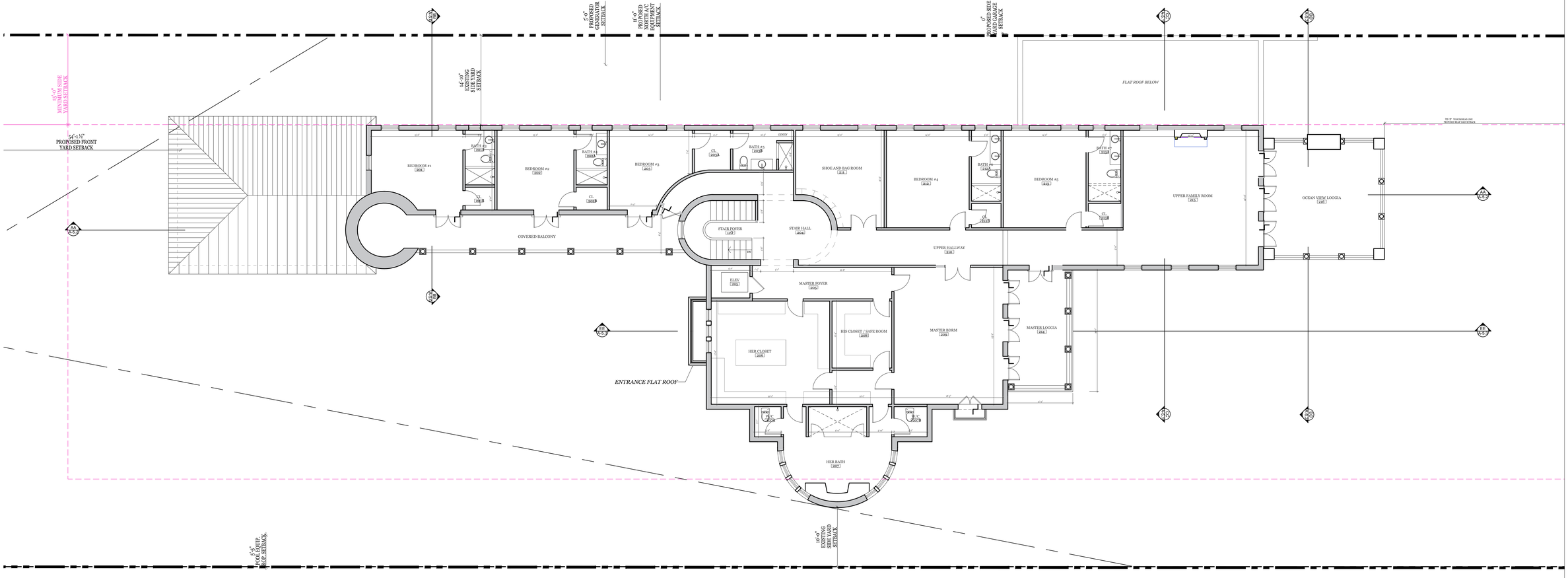
PROJECT NO:

SHEET NO.

A-2.0

04.06.26



CURRENTLY PROPOSED SECOND FLOOR PLAN

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

SKA
SKA ARCHITECT + PLANNER
249 PERUVIAN AVE. SUITE F2, PALM BEACH
REACH: FL 33480 PHONE: (561) 655-1114

A.A. #001345
A.R.#10,181

PROPOSED RENOVATIONS FOR:

PRIVATE RESIDENCE

1519 N OCEAN BLVD, PALM BEACH, FL 33480

CONSULTANT:

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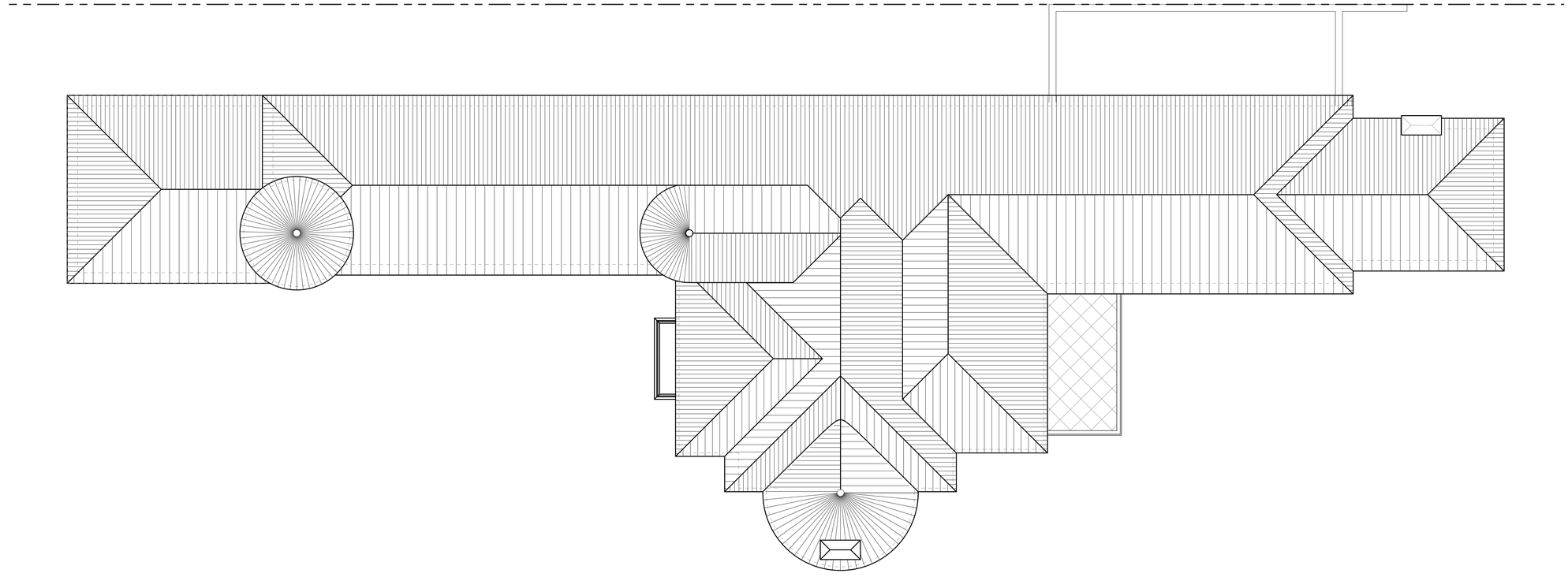
PROJECT NO:

SHEET NO.

A-2.1

04.06.26



PROPOSED ROOF PLAN

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

SKA

SKA ARCHITECT + PLANNER
249 PERUVIAN AVE, SUITE F2, PALM BEACH, FL. 33480 PHONE: 561.655.1116

A.A. #001345
A.R.#10,181

PROPOSED RENOVATIONS FOR:

PRIVATE RESIDENCE

1519 N OCEAN BLVD, PALM BEACH, FL 33480

CONSULTANT:

REVISIONS:

△

△

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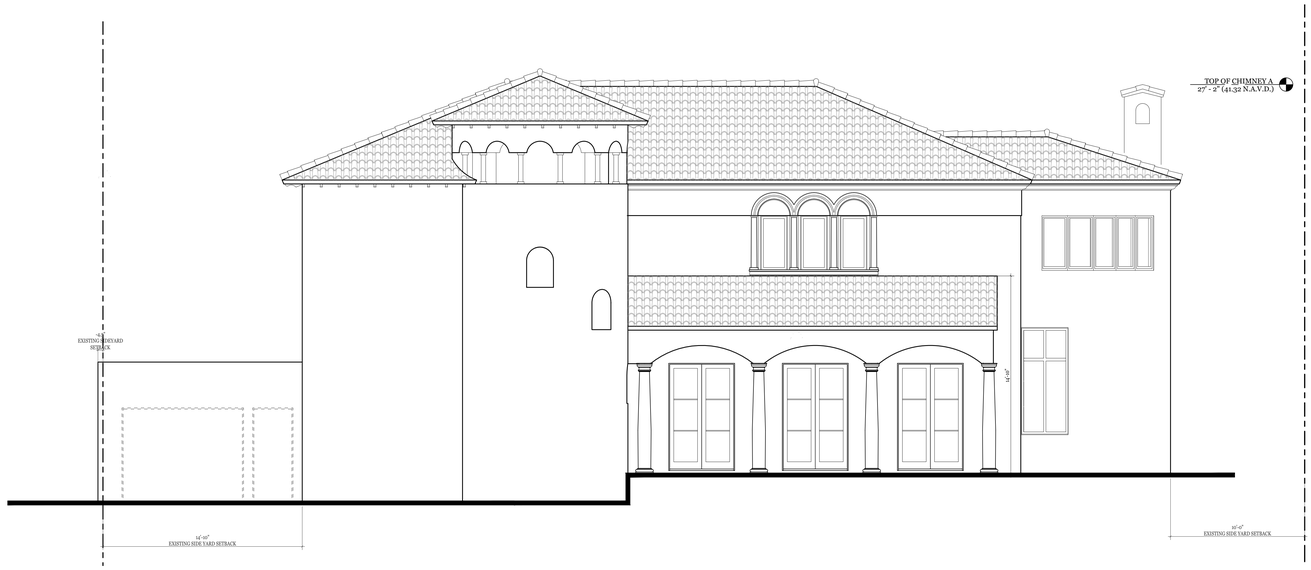
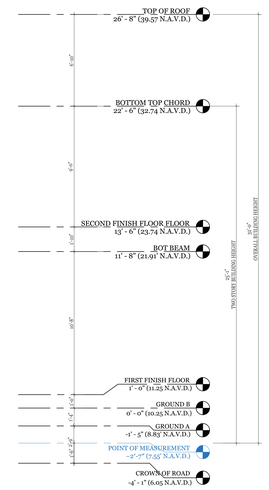
PROJECT NO:

SHEET NO.

A-2.2

04.06.26





EXISTING FRONT ELEVATION

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

PREVIOUSLY PROPOSED FRONT ELEVATION

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

CURRENTLY PROPOSED FRONT ELEVATION

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

SKA
SKA ARCHITECT + PLANNER
249 PERUVIAN AVE, SUITE F2, PALM BEACH, FL. 33480 PHONE: 561.655.1116

A.A. #001345
A.R.#10,181

PROPOSED RENOVATIONS FOR:

PRIVATE RESIDENCE

1519 N OCEAN BLVD, PALM BEACH, FL 33480

CONSULTANT:

REVISIONS:

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A-3.0

04.06.26



EXISTING REAR ELEVATION

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



PREVIOUSLY PROPOSED REAR ELEVATION

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



CURRENTLY PROPOSED REAR ELEVATION

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

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A.R.#10,181

PROPOSED RENOVATIONS FOR:

PRIVATE RESIDENCE

1519 N OCEAN BLVD, PALM BEACH, FL 33480

CONSULTANT:

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PROJECT NO:

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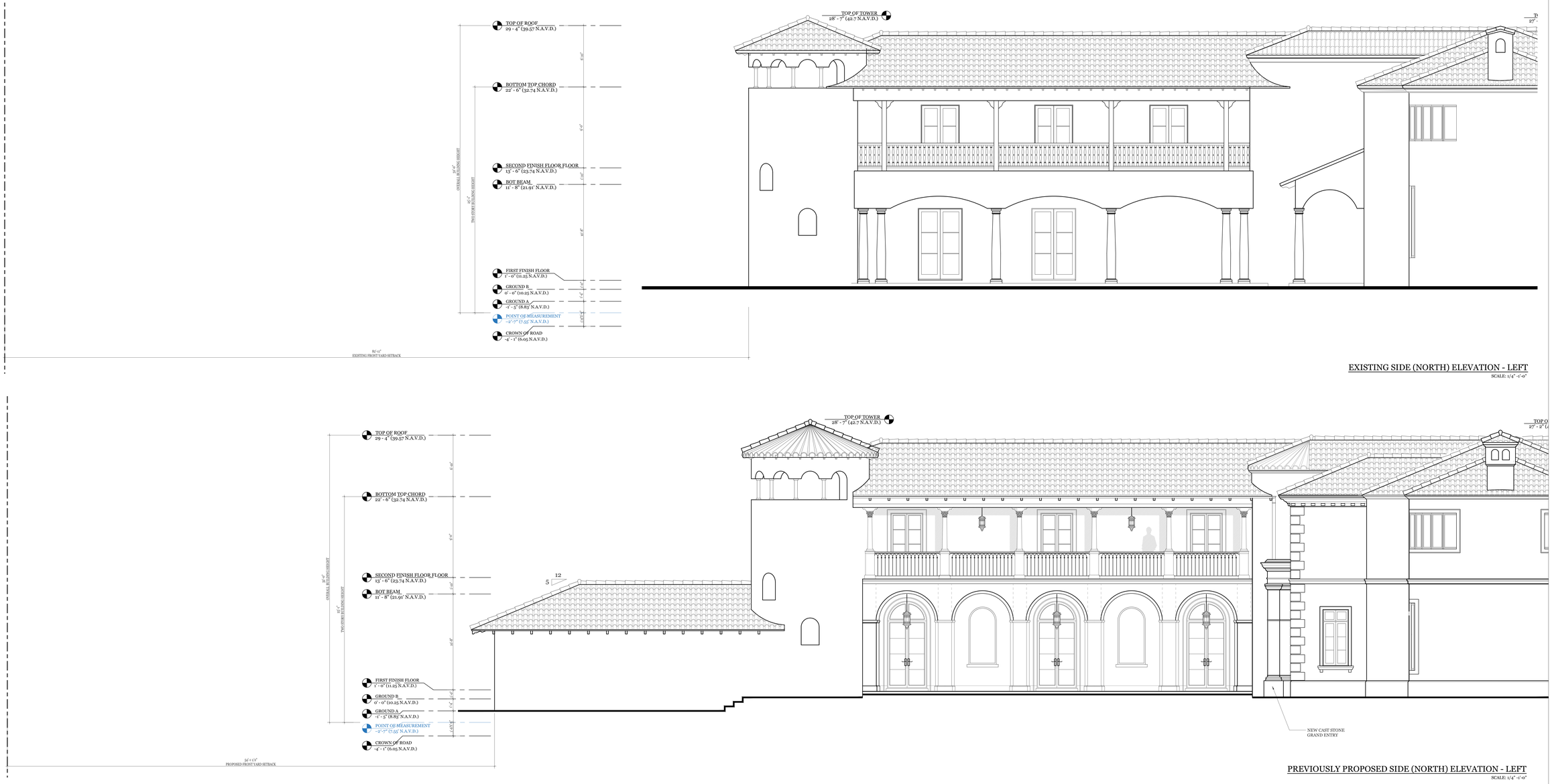
A-3.1

04.06.26

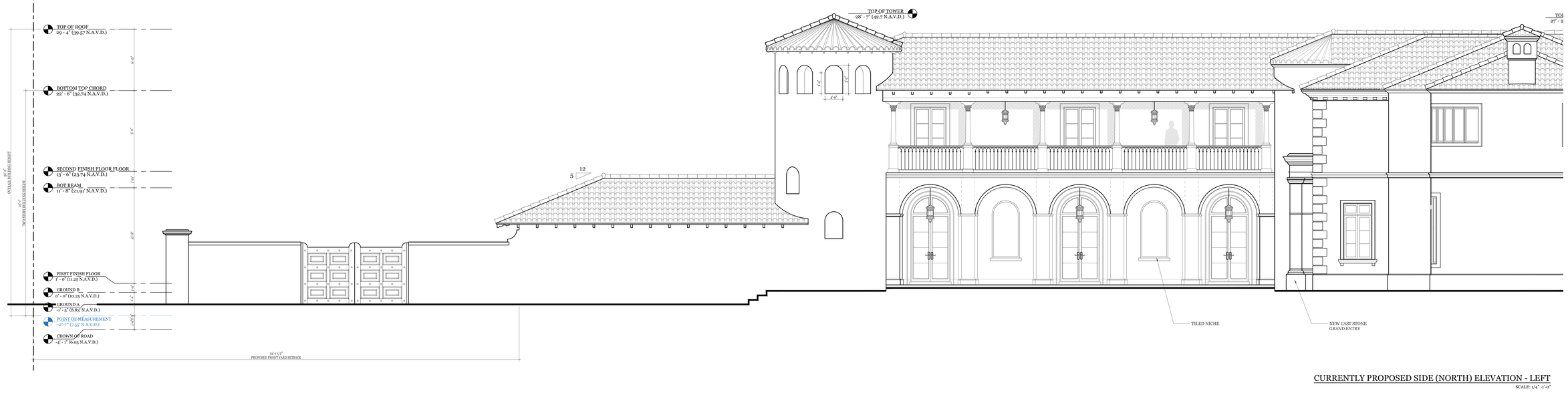


EXISTING SIDE (NORTH) ELEVATION - LEFT

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

PREVIOUSLY PROPOSED SIDE (NORTH) ELEVATION - LEFT

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



CURRENTLY PROPOSED SIDE (NORTH) ELEVATION - LEFT

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

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A.A. #001345
A.R.#10,181

PROPOSED RENOVATIONS FOR:

PRIVATE RESIDENCE

1519 N OCEAN BLVD, PALM BEACH, FL 33480

CONSULTANT:

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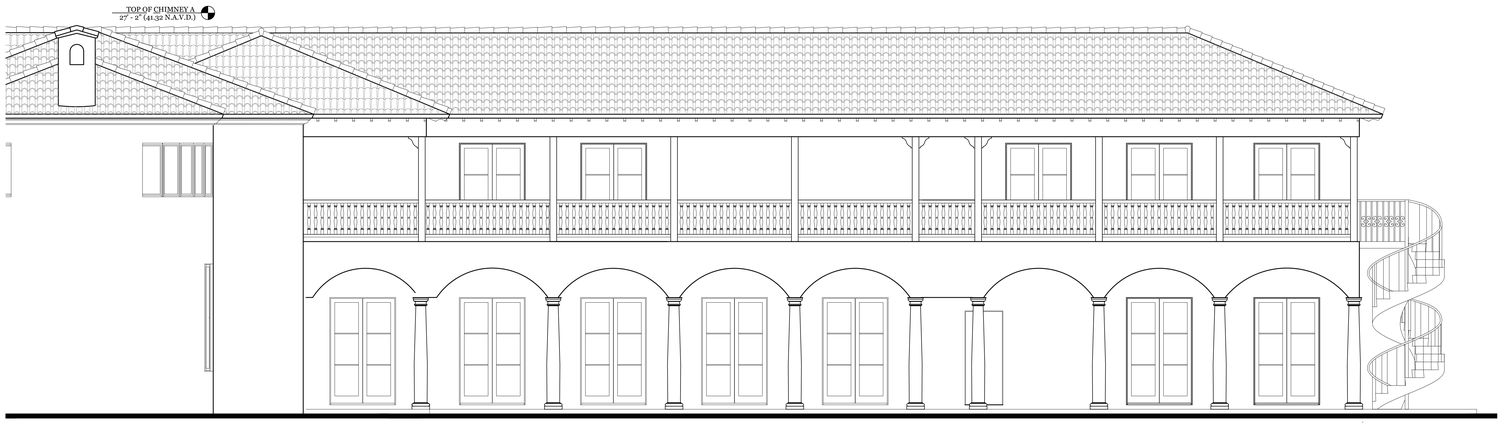
A-3.2

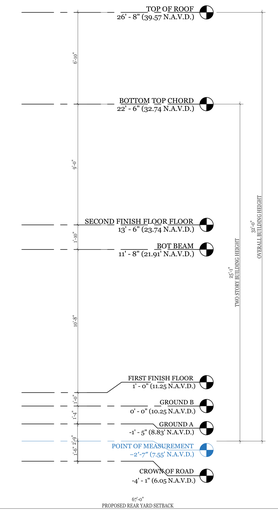
04.06.26



EXISTING SIDE (NORTH) ELEVATION - RIGHT

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

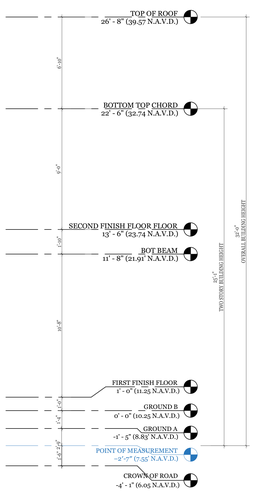




PREVIOUSLY PROPOSED SIDE (NORTH) ELEVATION - RIGHT

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





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PROPOSED RENOVATIONS FOR:

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PROJECT NO:

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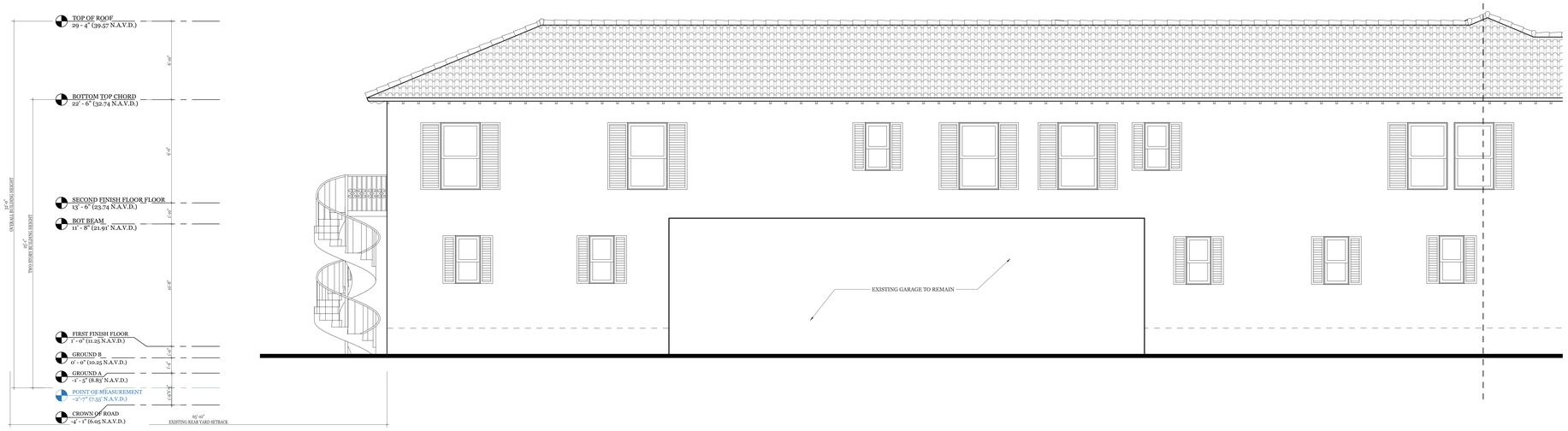
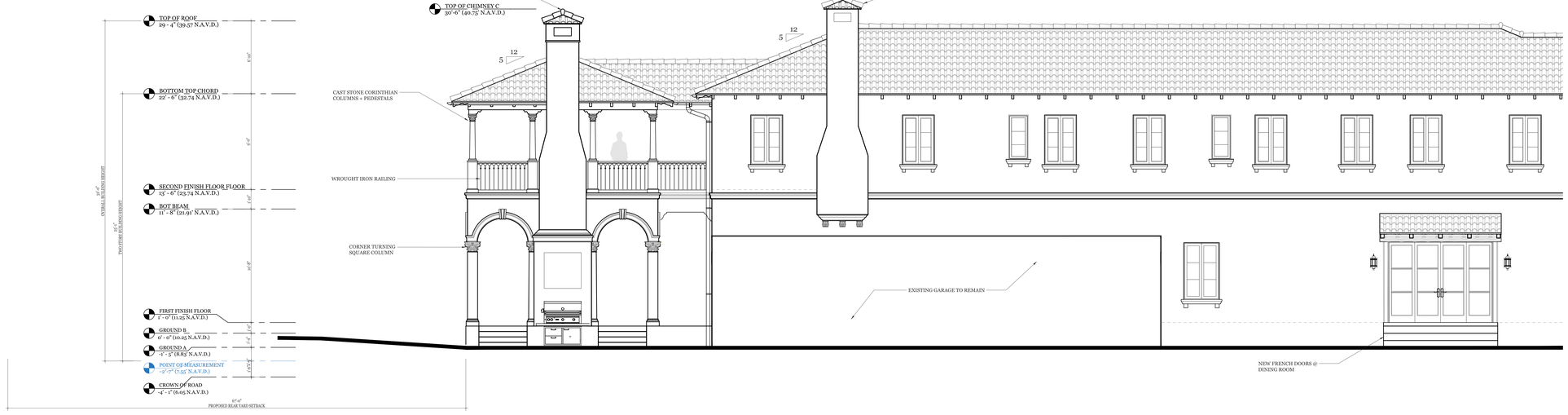
A-3.3

04.06.26



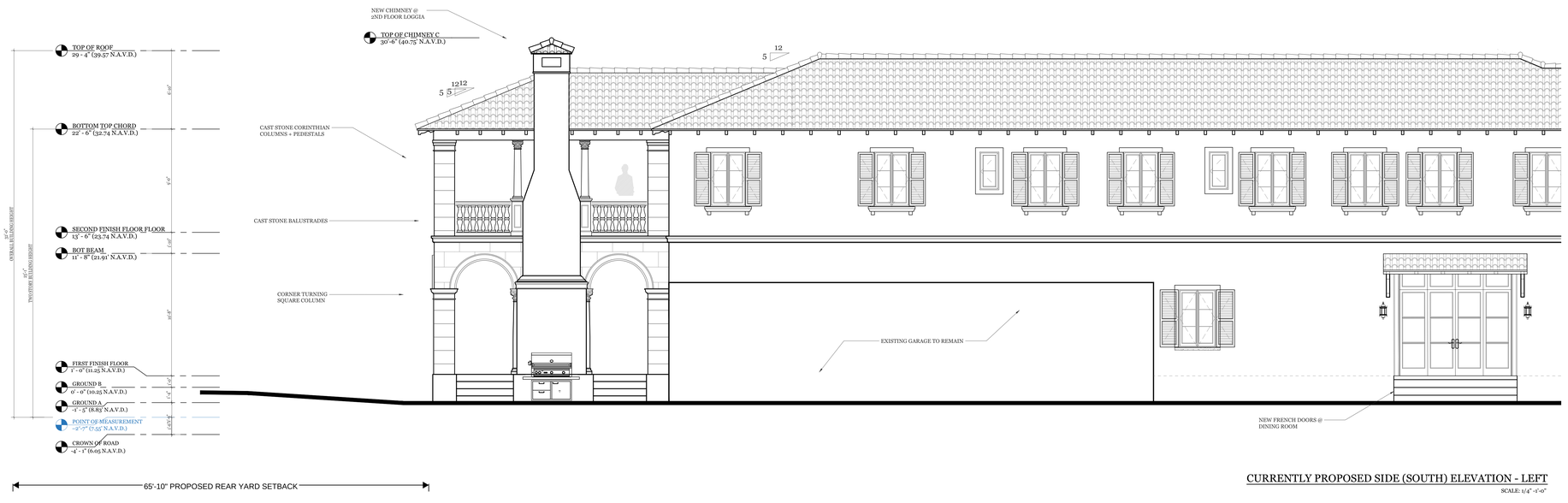
EXISTING SIDE (SOUTH) ELEVATION - LEFT

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



PREVIOUSLY PROPOSED SIDE (SOUTH) ELEVATION - LEFT

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



CURRENTLY PROPOSED SIDE (SOUTH) ELEVATION - LEFT

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

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A.A. #001345
A.R.#10,181

PROPOSED RENOVATIONS FOR:

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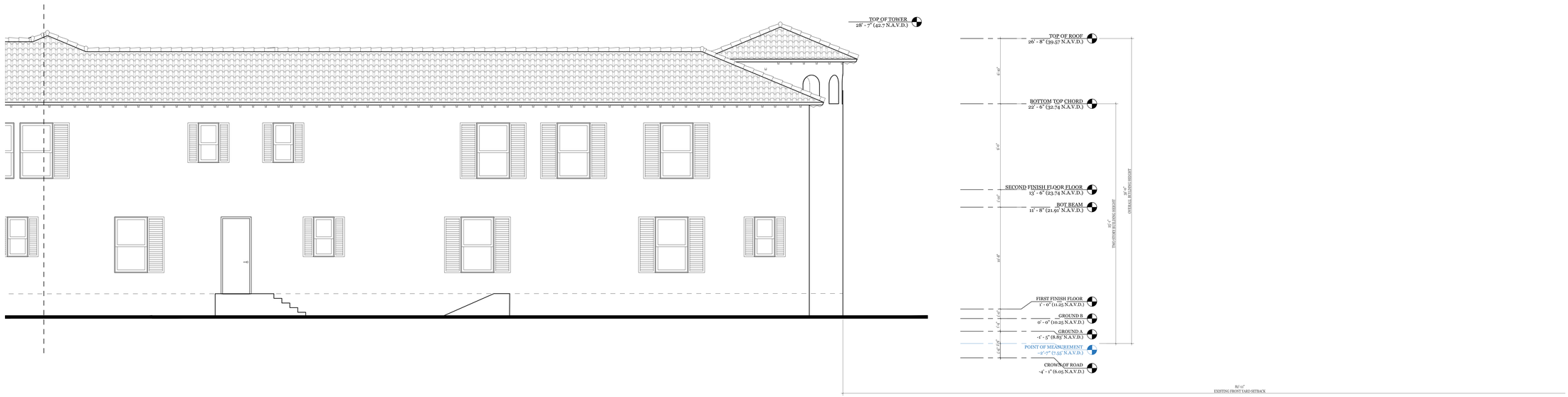
PROJECT NO:

SHEET NO.

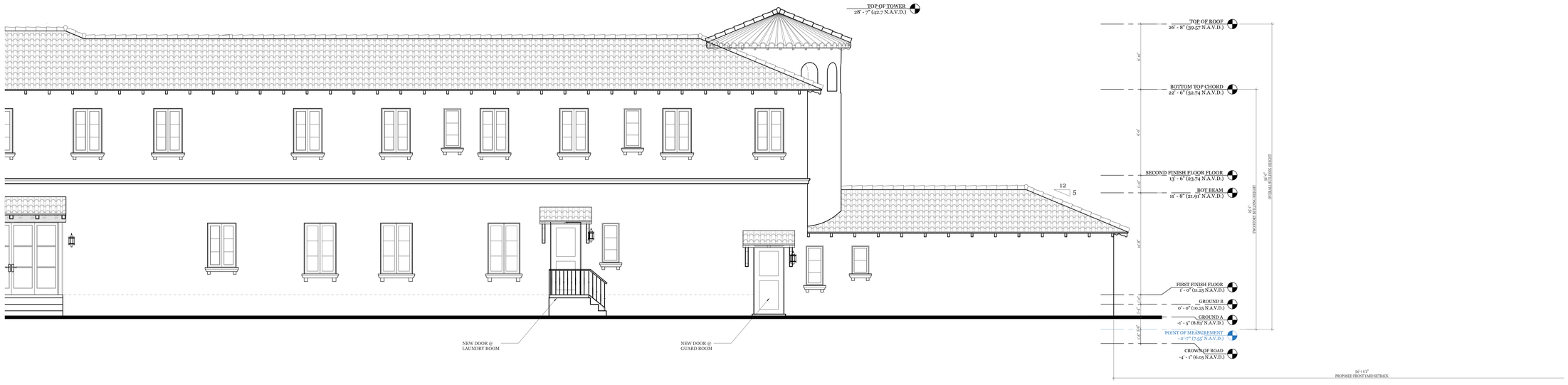
A-3.4

04.06.26



EXISTING SIDE (SOUTH) ELEVATION - RIGHT

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



PREVIOUSLY PROPOSED FRONT ELEVATION - RIGHT

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



CURRENTLY PROPOSED FRONT ELEVATION - RIGHT

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

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249 PERUVIAN AVE, SUITE F2, PALM BEACH, FL. 33480 PHONE: 561.655.1116

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PROPOSED RENOVATIONS FOR:

PRIVATE RESIDENCE

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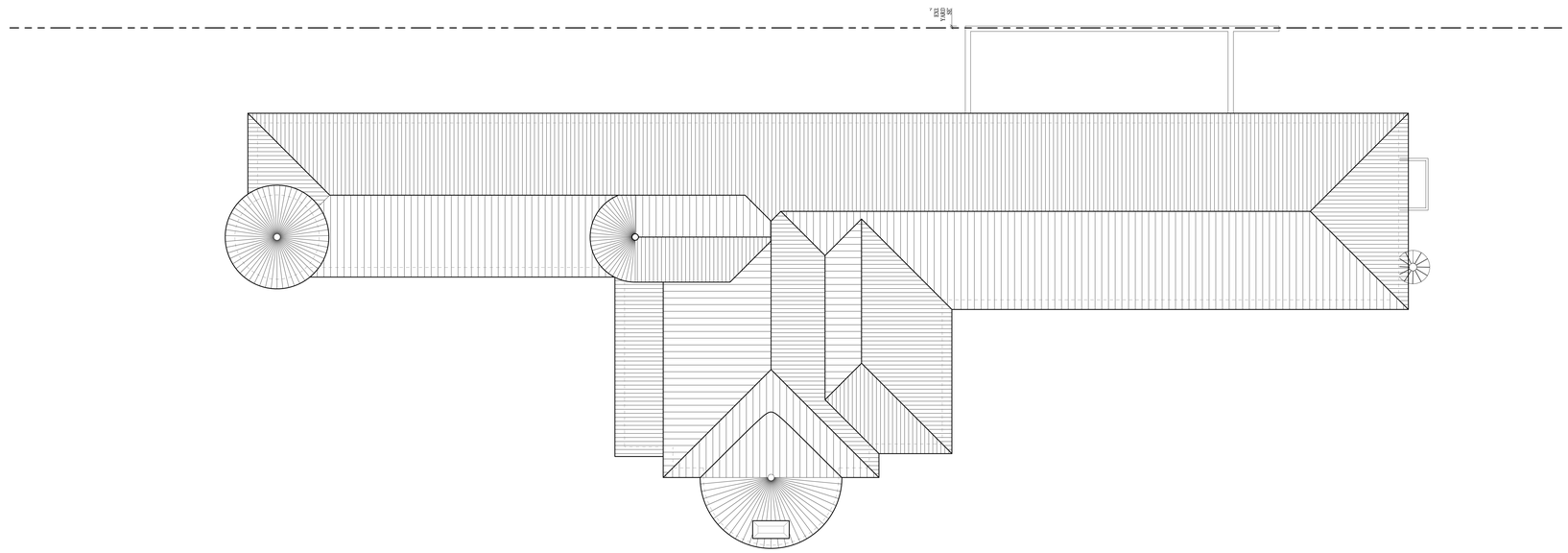
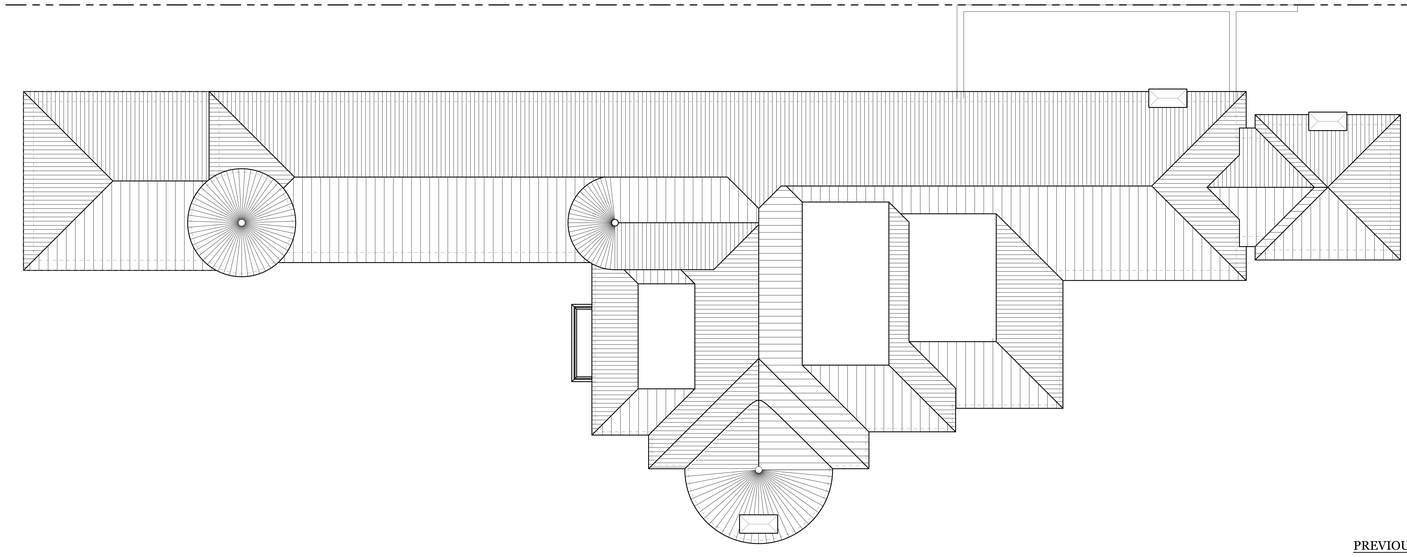
A-3.5

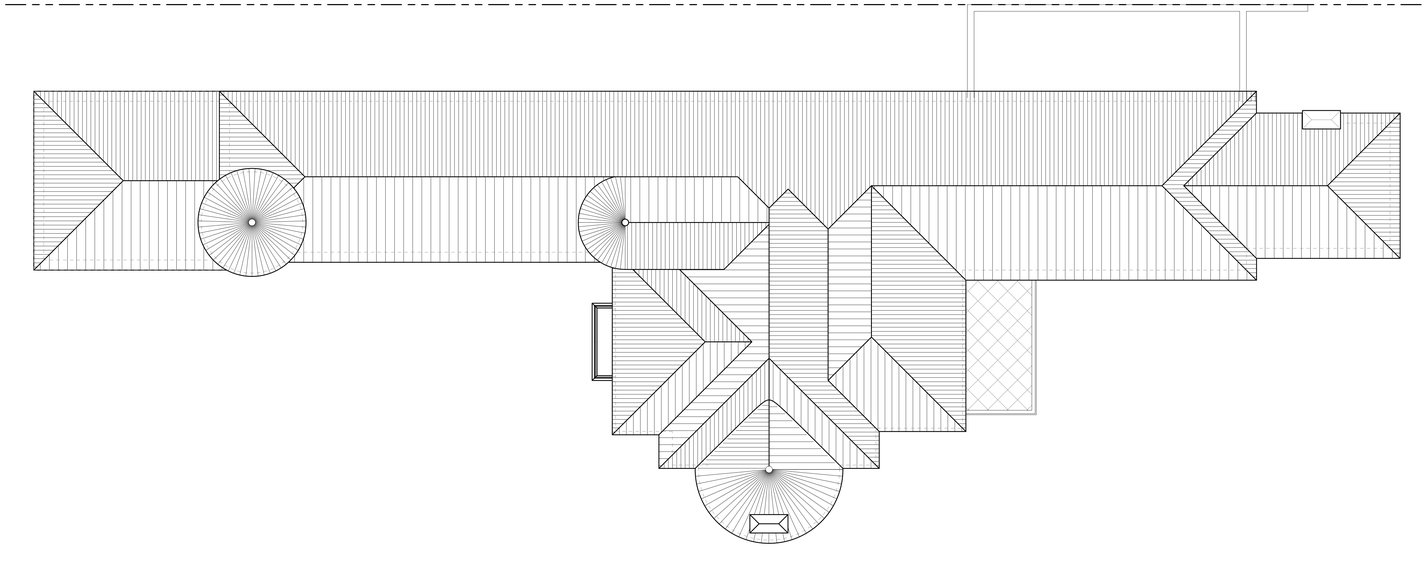
04.06.26



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



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



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

SKA
SKA ARCHITECT + PLANNER
249 PERUVIAN AVE, SUITE F2, PALM BEACH, FL. 33480 PHONE: 561.655.1116

A.A. #001345
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PROPOSED RENOVATIONS FOR:

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SHEET NO.

A-3.6

04.06.26



EXISTING WEST ELEVATION

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

DEMOLITION KEYNOTES

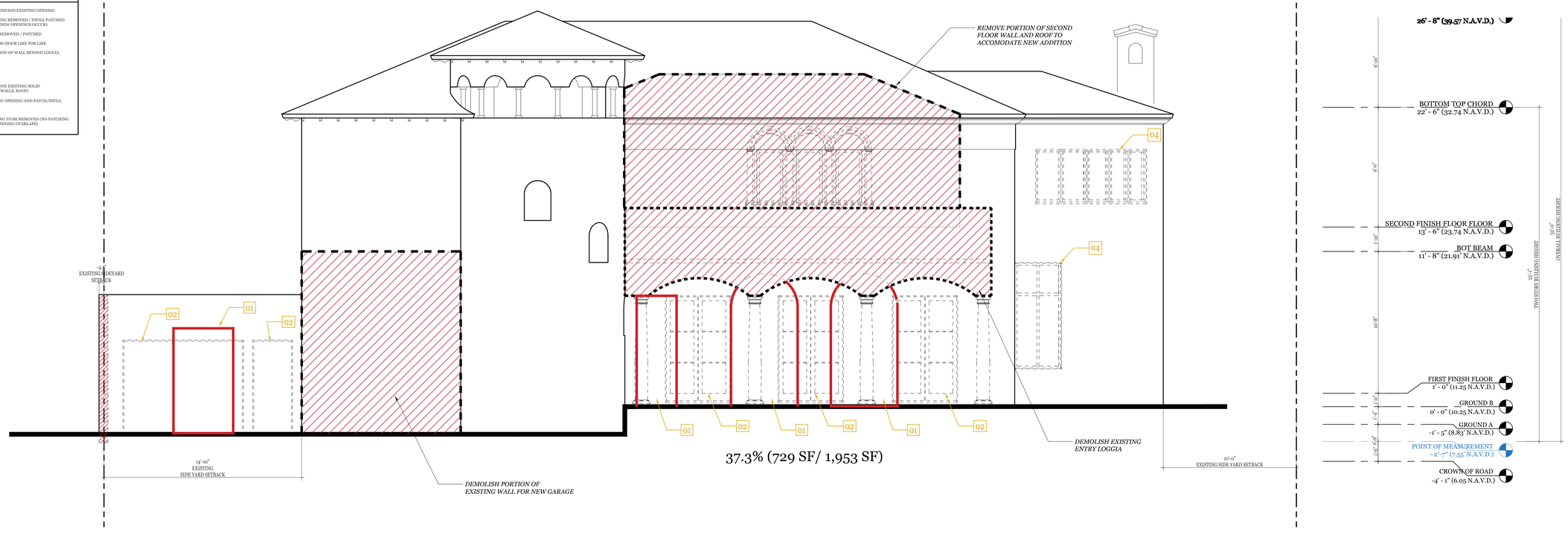
- 01 NEW OPENING / EXPAND EXISTING OPENING
- 02 OPERABLE OPENING REMOVED / INFILL PATCHED (EXCEPT WHERE NEW OPENINGS OCCUR)
- 03 FIXED OPENING REMOVED / PATCHED
- 04 REPLACE WINDOW/DOOR LIKE FOR LIKE
- 05 DEMOLISH PORTION OF WALL BEYOND LOGGIA

DEMOLISH/REMOVE EXISTING SOLID CONSTRUCTION (WALLS, ROOF)

REMOVE EXISTING OPENING AND PATCH/INFILL

NEW OPENING

EXISTING OPENING TO BE REMOVED (NO PATCHING BECAUSE NEW OPENING OVERLAPS)



DEMOLITION WEST ELEVATION

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

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SKA ARCHITECT + PLANNER
249 PERUVIAN AVE. SUITE F2, PALM BEACH, FL 33480
REACH: PH (561) 655-7117

A.A. #001345
A.R.#10,181

PROPOSED RENOVATIONS FOR:

PRIVATE RESIDENCE

1519 N OCEAN BLVD, PALM BEACH, FL 33480

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PROJECT NO:

SHEET NO.

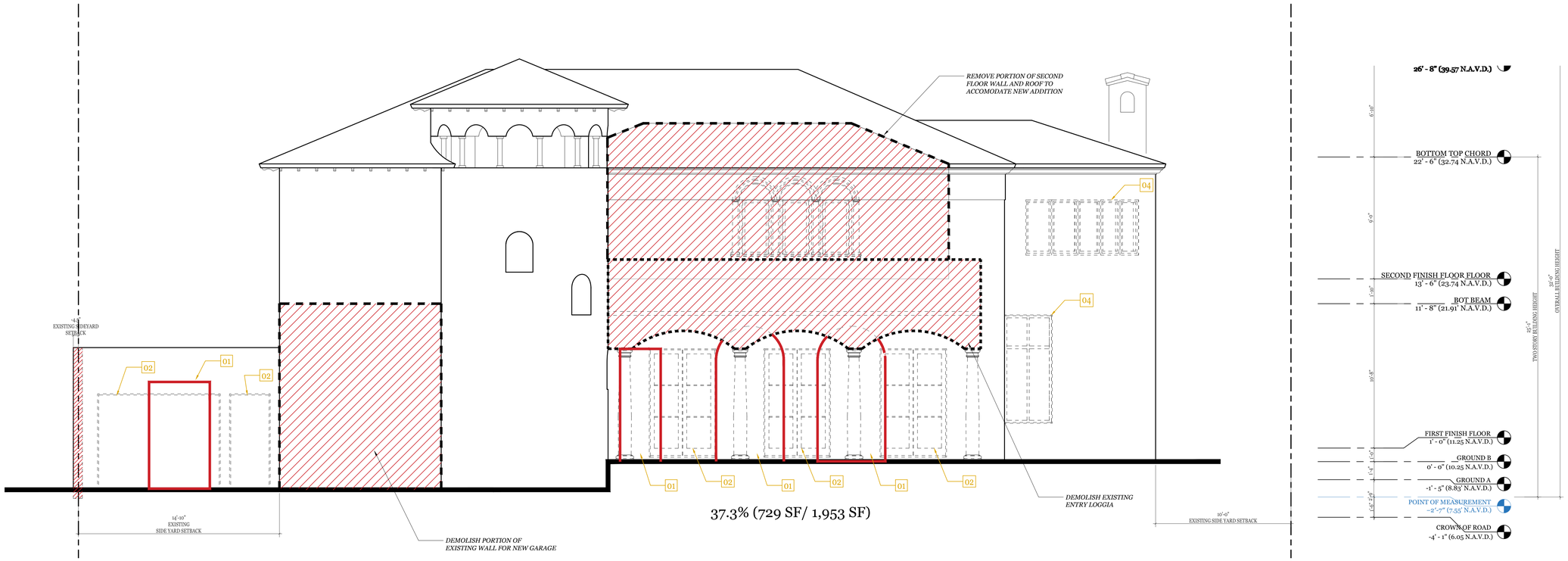
A-4.0

02.09.26

DEMOLITION KEYNOTES

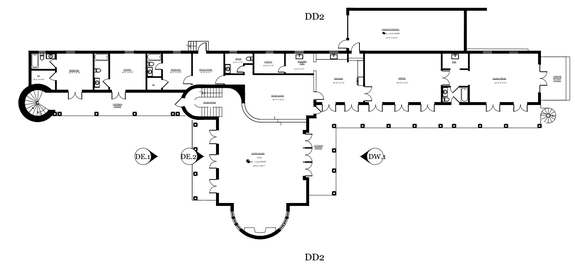
- 01 NEW OPENING / EXPAND EXISTING OPENING
- 02 OPERABLE OPENING REMOVED / INFILL PATCHED (EXCEPT WHERE NEW OPENINGS OCCUR)
- 03 FIXED OPENING REMOVED / PATCHED
- 04 REPLACE WINDOW/DOOR LIKE FOR LIKE
- 05 DEMOLISH PORTION OF WALL BEYOND LOGGIA

- DEMOLISH/REMOVE EXISTING SOLID CONSTRUCTION (WALLS, ROOF)
- REMOVE EXISTING OPENING AND PATCH/INFILL
- NEW OPENING
- EXISTING OPENING TO BE REMOVED (NO PATCHING BECAUSE NEW OPENING OVERLAPS)



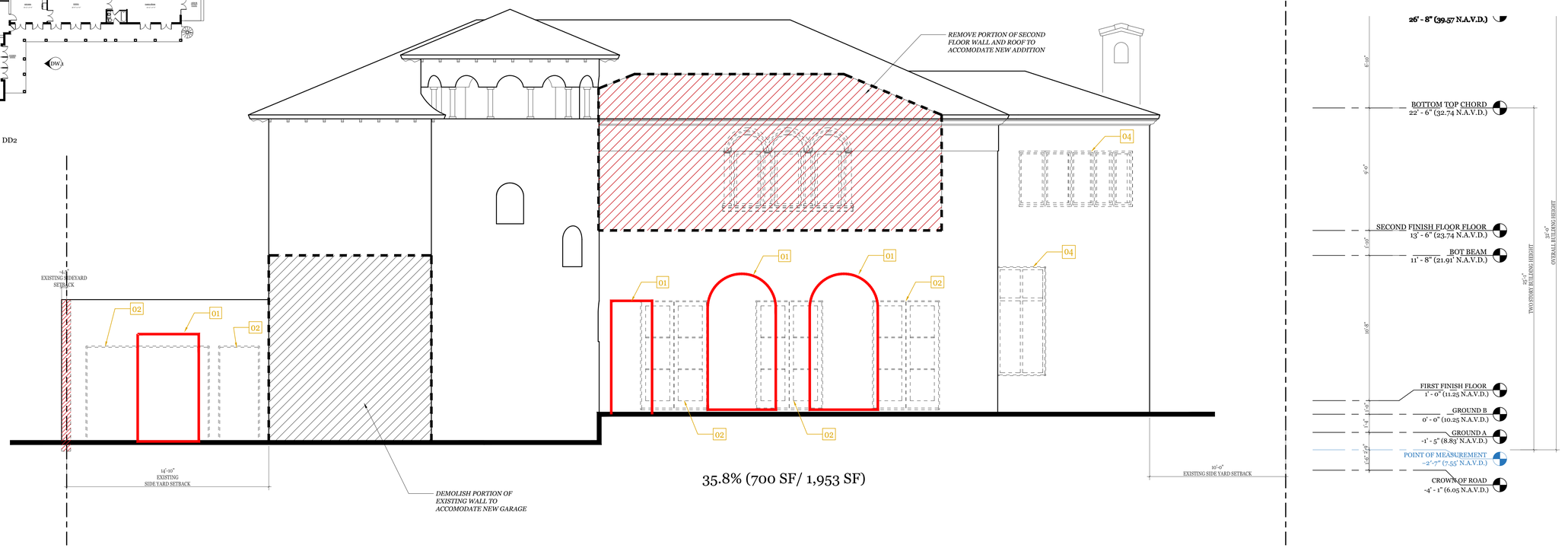
DE.1 : DEMOLITION WEST ELEVATION

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



DEMO SECTION KEY PLAN

SCALE = N.T.S.



DE.2: DEMOLITION WEST ELEVATION WITH PORCH REMOVED

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

SKA

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249 PERUVIAN AVE, SUITE F2, PALM BEACH, FL 33480 PHONE: 561.655.1116

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A.R.#10,181

PROPOSED RENOVATIONS FOR:

PRIVATE RESIDENCE

1519 N OCEAN BLVD, PALM BEACH, FL 33480

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PROJECT NO:

SHEET NO.

A-4.01

02.09.26



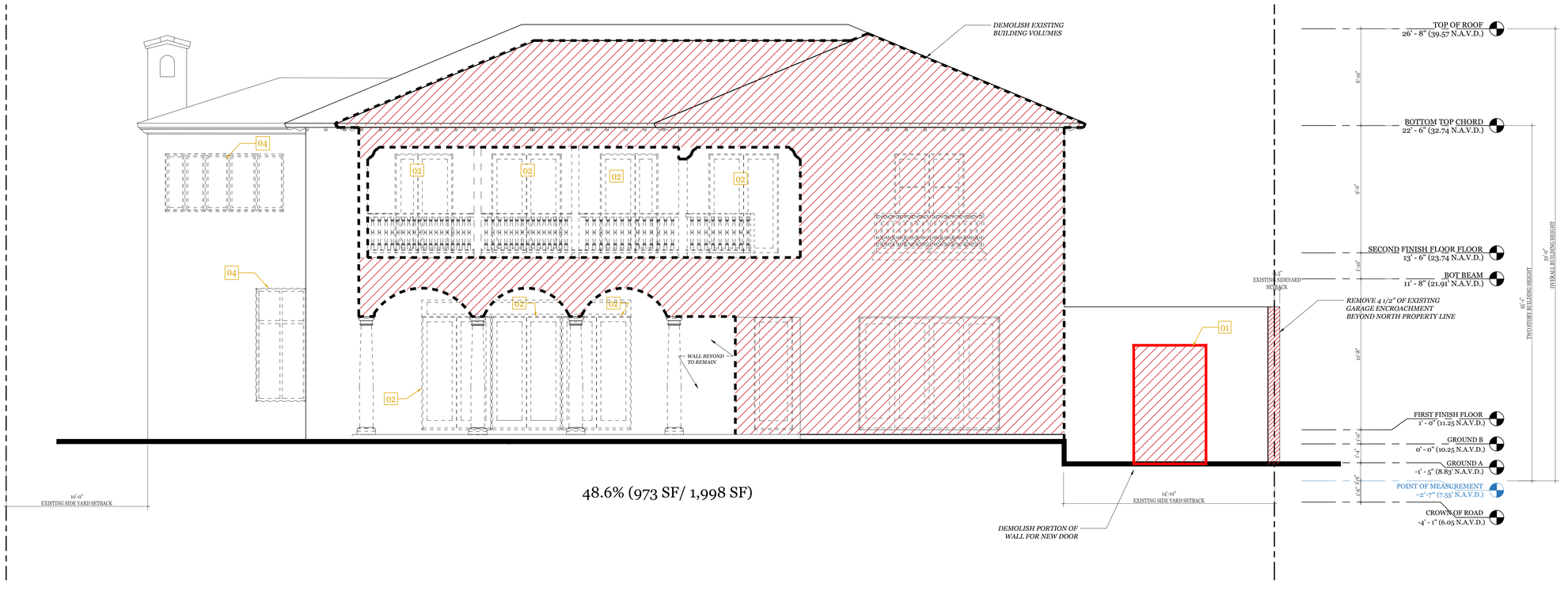
EXISTING EAST ELEVATION

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

DEMOLITION KEYNOTES

- 01 NEW OPENING / EXPAND EXISTING OPENING
- 02 OPERABLE OPENING REMOVED / INFILL PATCHED (EXCEPT WHERE NEW OPENINGS OCCUR)
- 03 FIXED OPENING REMOVED / PATCHED
- 04 REPLACE WINDOW/DOOR LIKE FOR LIKE
- 05 DEMOLISH PORTION OF WALL BEYOND LOGGIA

- DEMOLISH/REMOVE EXISTING SOLID CONSTRUCTION (WALLS, ROOF)
- REMOVE EXISTING OPENING AND PATCH/INFILL
- NEW OPENING
- EXISTING OPENING TO BE REMOVED (NO PATCHING BECAUSE NEW OPENING OVERLAPS)



48.6% (973 SF/ 1,998 SF)

OVERALL DEMOLITION EAST ELEVATION

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

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PROPOSED RENOVATIONS FOR:

PRIVATE RESIDENCE

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A-4.1

02.09.26

DEMOLITION KEYNOTES

01 NEW OPENING / EXPAND EXISTING OPENING

02 OPERABLE OPENING REMOVED / INFILL PATCHED (EXCEPT WHERE NEW OPENINGS OCCUR)

03 FIXED OPENING REMOVED / PATCHED

04 REPLACE WINDOW/DOOR LIKE FOR LIKE

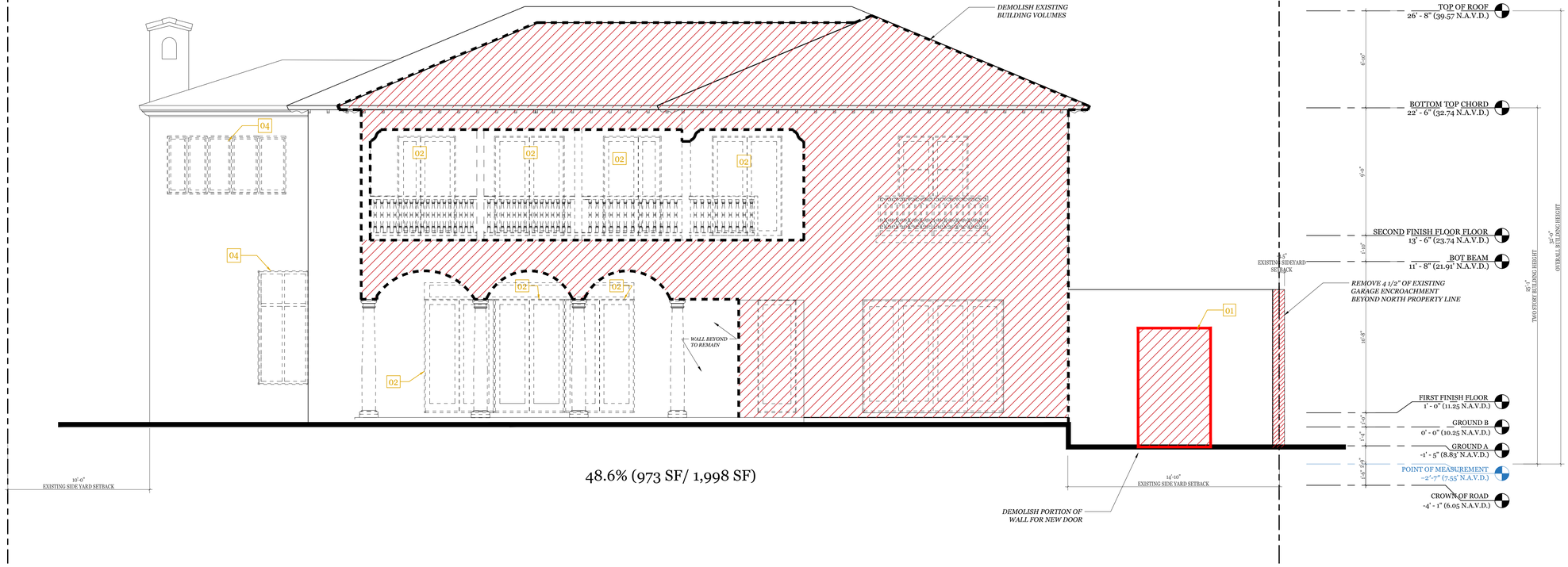
05 DEMOLISH PORTION OF WALL BEYOND LOGGIA

DEMOLISH/REMOVE EXISTING SOLID CONSTRUCTION (WALLS, ROOF)

REMOVE EXISTING OPENING AND PATCH/INFILL

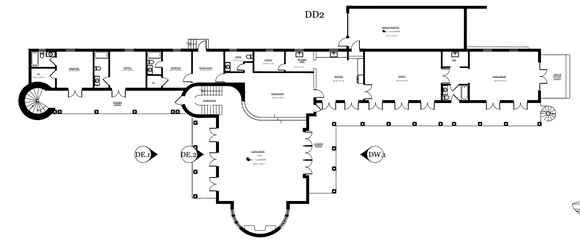
NEW OPENING

EXISTING OPENING TO BE REMOVED (NO PATCHING BECAUSE NEW OPENING OVERLAPS)



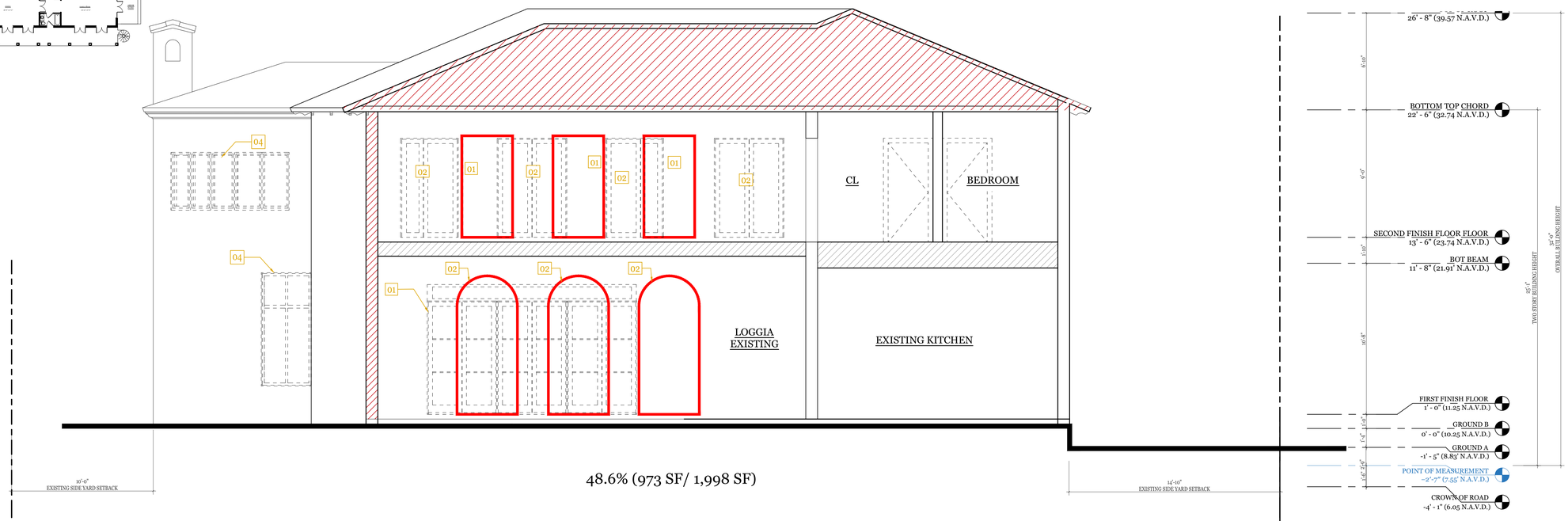
DW.1: DEMOLITION EAST ELEVATION

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



DEMO SECTION KEY PLAN

SCALE = N.T.S.



DD2: DEMOLITION EAST SECTION / ELEVATION

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

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REACH FL 33480 PHONE 561.655.1114
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A.R.#10,181

PROPOSED RENOVATIONS FOR:

PRIVATE RESIDENCE

1519 N OCEAN BLVD, PALM BEACH, FL 33480

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PROJECT NO:

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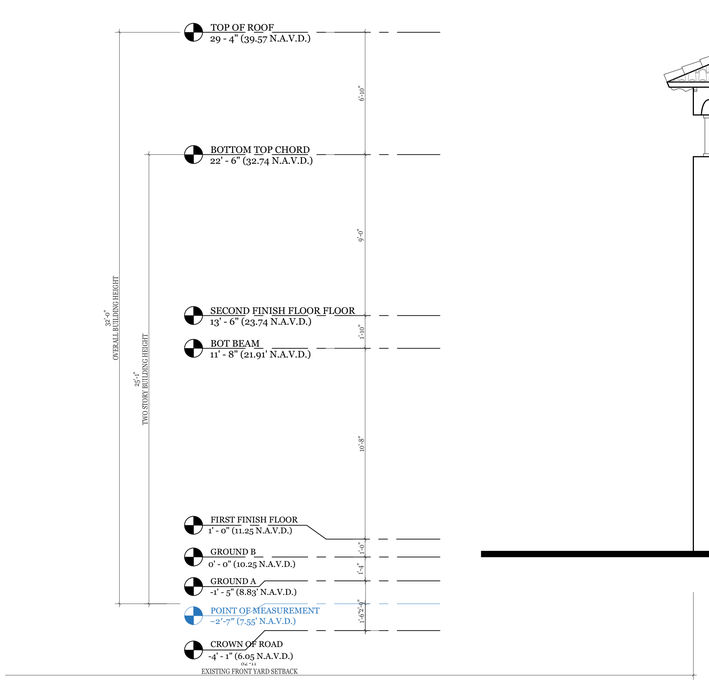
A-4.11

02.09.26





EXISTING SOUTH ELEVATION - LEFT

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

DEMOLITION KEYNOTES

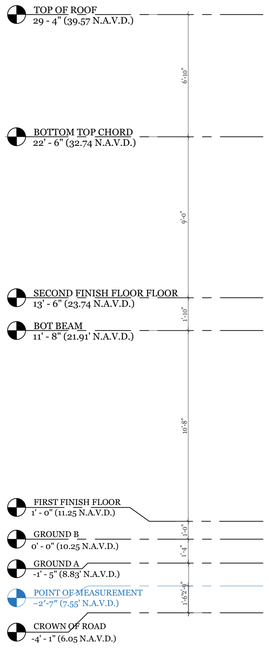
- 01 NEW OPENING / EXPAND EXISTING OPENING
- 02 OPERABLE OPENING REMOVED / INFILL PATCHED (EXCEPT WHERE NEW OPENINGS OCCUR)
- 03 FIXED OPENING REMOVED / PATCHED
- 04 REPLACE WINDOW/DOOR LIKE FOR LIKE
- 05 DEMOLISH PORTION OF WALL BEYOND LOGGIA

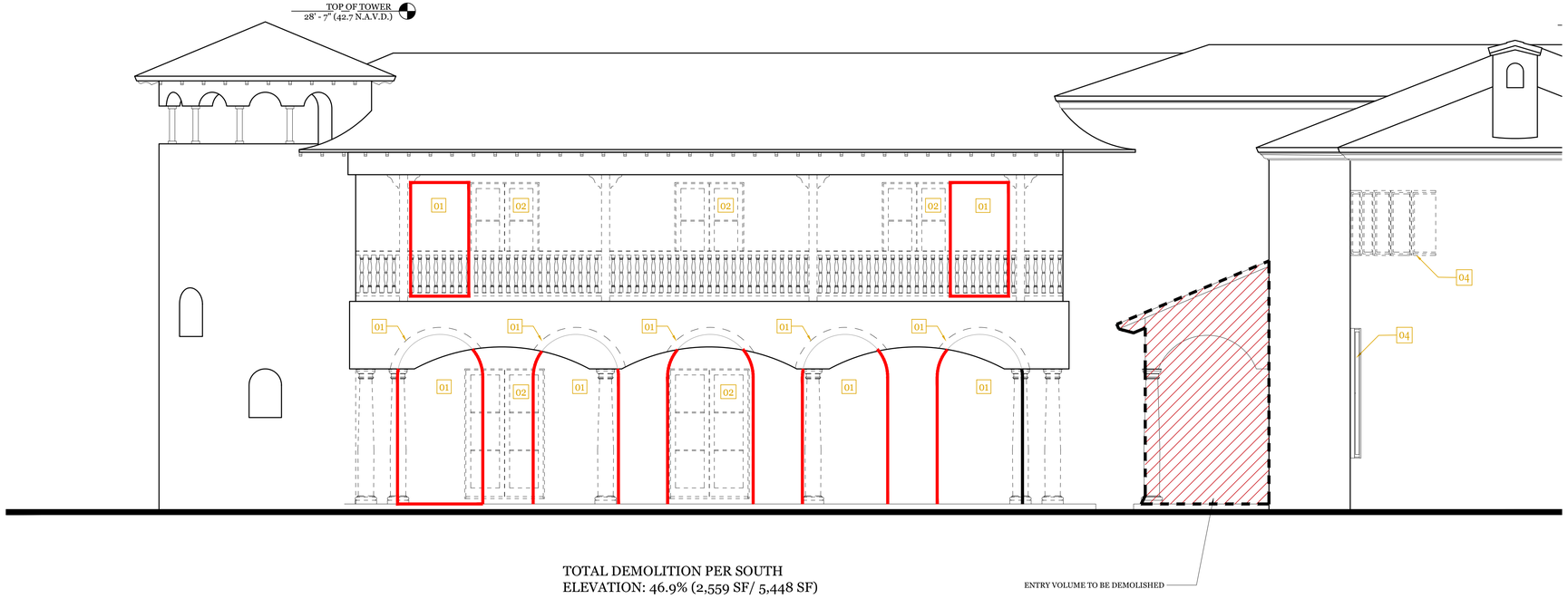
DEMOLISH/REMOVE EXISTING SOLID CONSTRUCTION (WALLS, ROOF)

REMOVE EXISTING OPENING AND PATCH/INFILL

NEW OPENING

EXISTING OPENING TO BE REMOVED (NO PATCHING BECAUSE NEW OPENING OVERLAPS)





TOTAL DEMOLITION PER SOUTH ELEVATION: 46.9% (2,559 SF/ 5,448 SF)

DEMOLTION SOUTH ELEVATION - LEFT

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

SKA
SKA ARCHITECT + PLANNER
249 PERUVIAN AVE. SUITE F2, PALM BEACH
REACH FL 33480 PHONE: (561) 655-7117

A.A. #001345
A.R.#10,181

PROPOSED RENOVATIONS FOR:

PRIVATE RESIDENCE

1519 N OCEAN BLVD, PALM BEACH, FL 33480

CONSULTANT:

REVISIONS:

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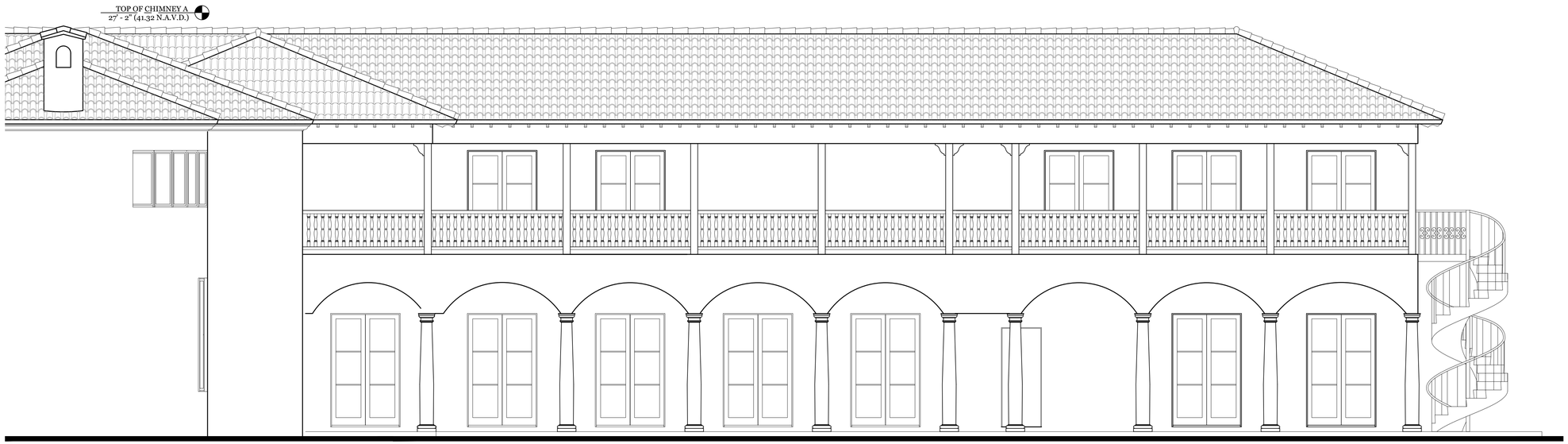
A-4.2

02.09.26



65'-10"
EXISTING REAR YARD SETBACK

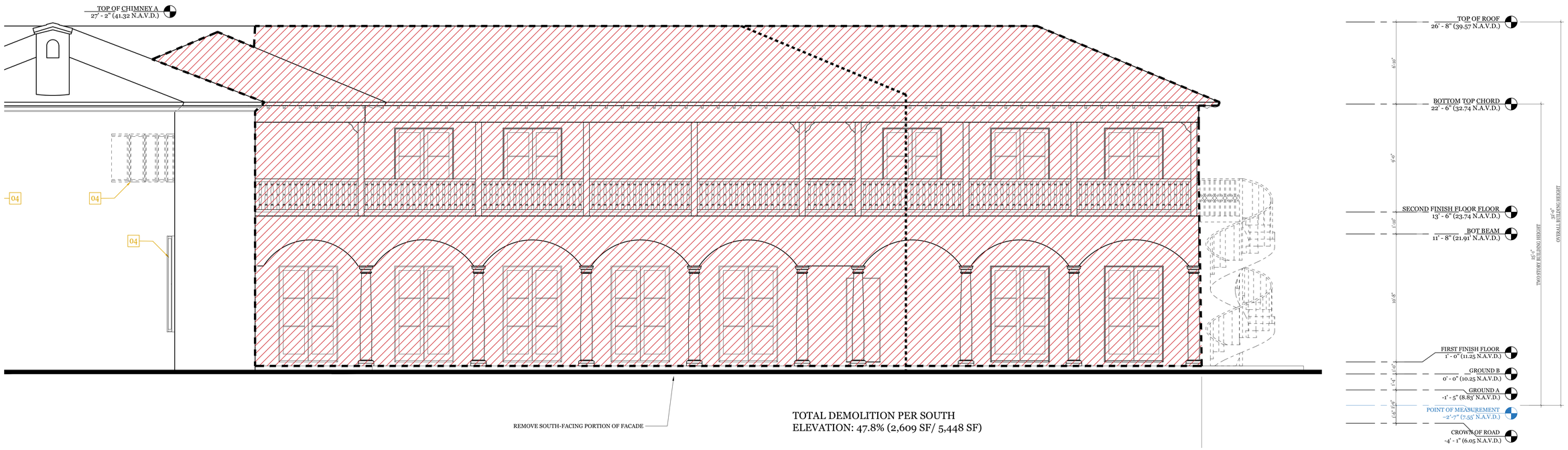
EXISTING SOUTH ELEVATION - RIGHT

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

DEMOLITION KEYNOTES

- 01 NEW OPENING / EXPAND EXISTING OPENING
- 02 OPERABLE OPENING REMOVED / INFILL PATCHED (EXCEPT WHERE NEW OPENINGS OCCUR)
- 03 FIXED OPENING REMOVED / PATCHED
- 04 REPLACE WINDOW/DOOR LIKE FOR LIKE
- 05 DEMOLISH PORTION OF WALL BEYOND LOGGIA

- DEMOLISH/REMOVE EXISTING SOLID CONSTRUCTION (WALLS, ROOF)
- REMOVE EXISTING OPENING AND PATCH/INFILL
- NEW OPENING
- EXISTING OPENING TO BE REMOVED (NO PATCHING BECAUSE NEW OPENING OVERLAPS)



TOTAL DEMOLITION PER SOUTH ELEVATION: 47.8% (2,609 SF/ 5,448 SF)

DEMOLITION SOUTH ELEVATION - RIGHT

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

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SKA ARCHITECT + PLANNER
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A.A. #001345
A.R.#10,181

PROPOSED RENOVATIONS FOR:

PRIVATE RESIDENCE

1519 N OCEAN BLVD, PALM BEACH, FL 33480

CONSULTANT:

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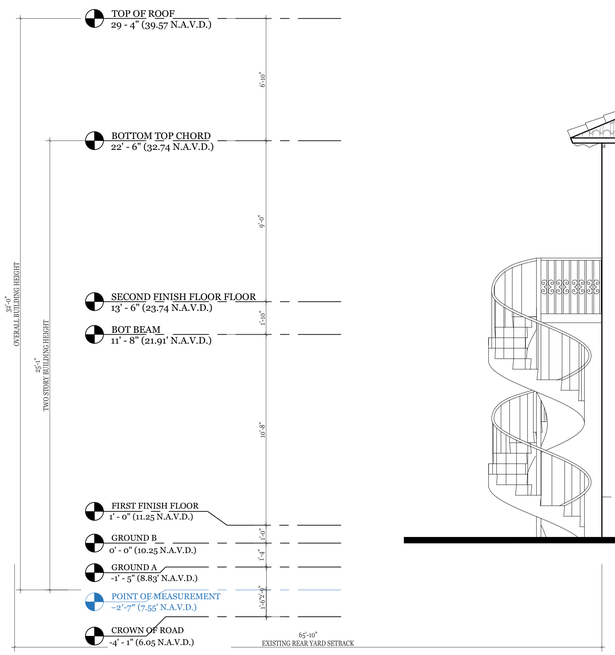
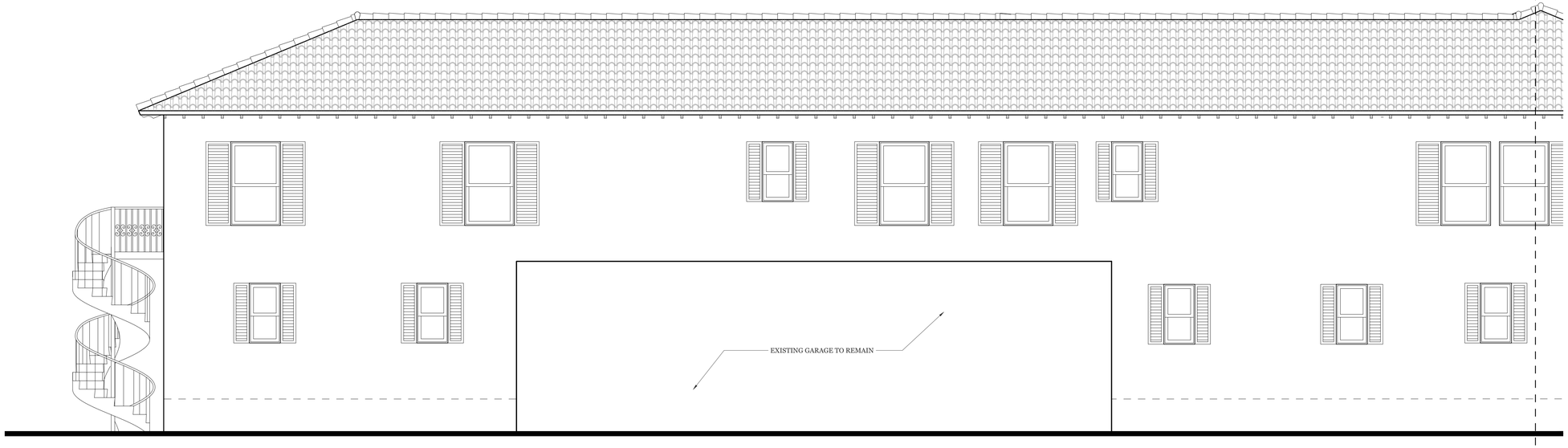




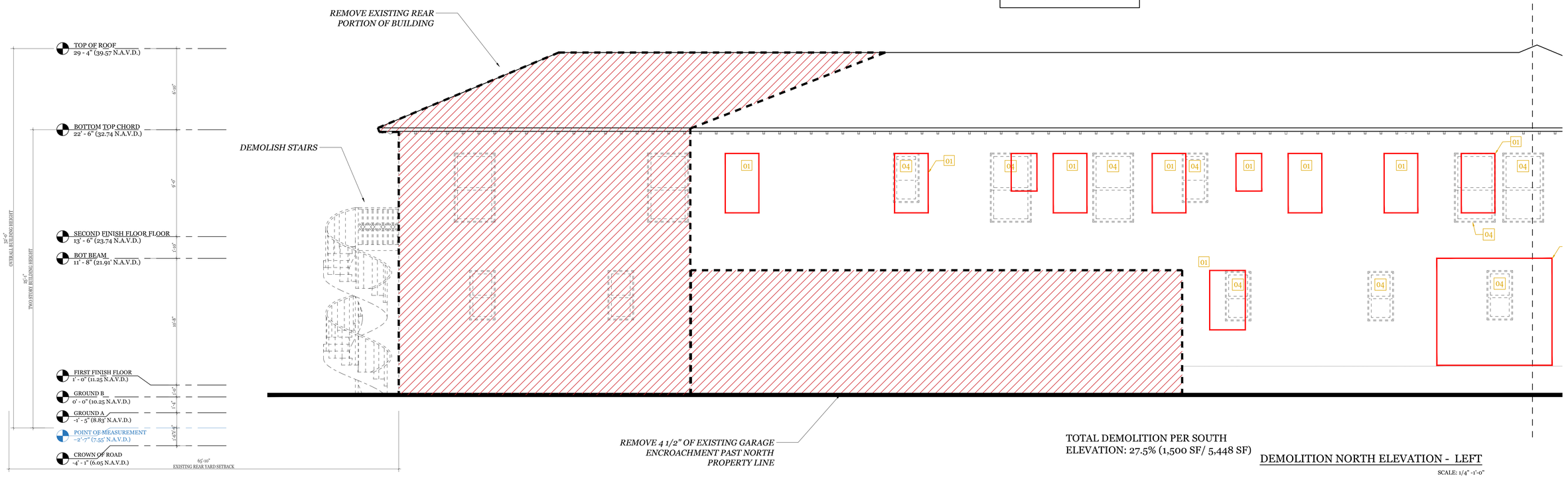
DEMOLITION KEYNOTES

01 NEW OPENING / EXPAND EXISTING OPENING
02 OPERABLE OPENING REMOVED / INFILL PATCHED (EXCEPT WHERE NEW OPENINGS OCCUR)
03 FIXED OPENING REMOVED / PATCHED
04 REPLACE WINDOW/DOOR LIKE FOR LIKE
05 DEMOLISH PORTION OF WALL BEYOND LOGGIA

DEMOLISH/REMOVE EXISTING SOLID CONSTRUCTION (WALLS, ROOF)
REMOVE EXISTING OPENING AND PATCH/INFILL
NEW OPENING
EXISTING OPENING TO BE REMOVED (NO PATCHING BECAUSE NEW OPENING OVERLAPS)

EXISTING NORTH ELEVATION - LEFT

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



TOTAL DEMOLITION PER SOUTH ELEVATION: 27.5% (1,500 SF/ 5,448 SF)

DEMOLITION NORTH ELEVATION - LEFT

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

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249 PERUVIAN AVE, SUITE F2, PALM BEACH, FL 33480 PHONE: 561.655.1116

A.A. #001345
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PROPOSED RENOVATIONS FOR:

PRIVATE RESIDENCE

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CONSULTANT:

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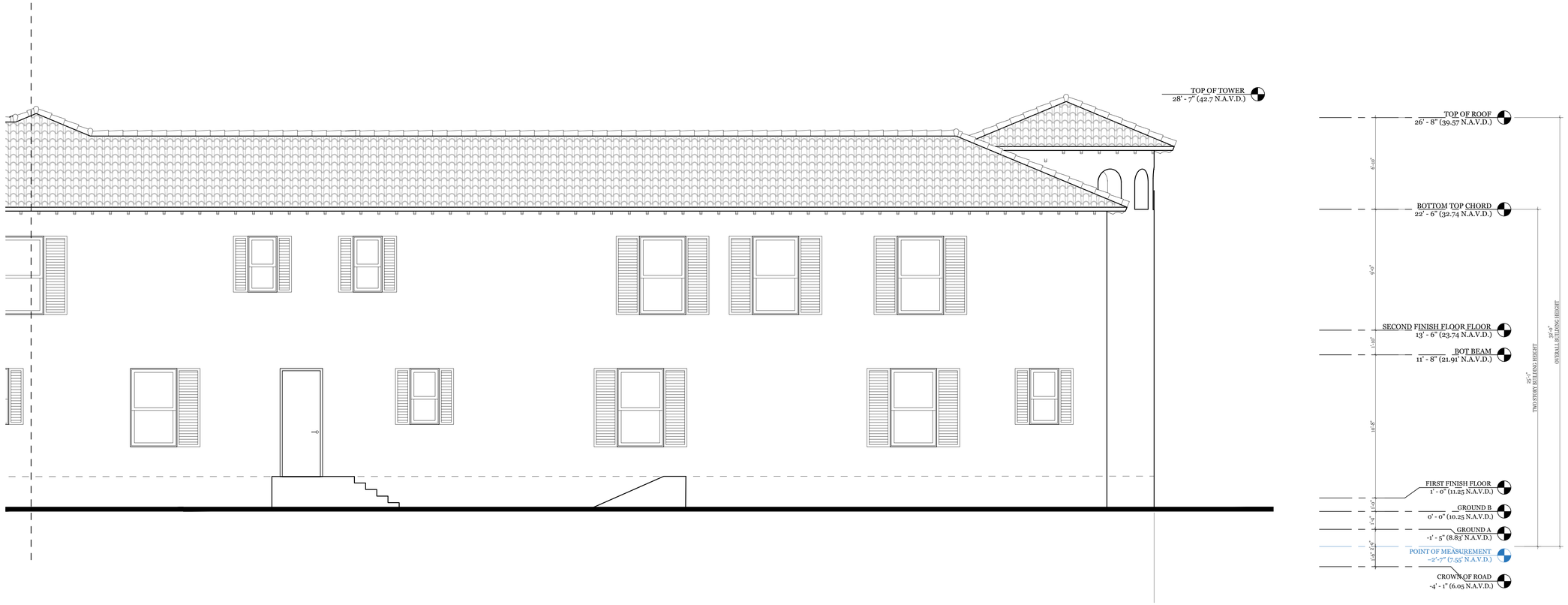


EXISTING NORTH ELEVATION - RIGHT

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

DEMOLITION KEYNOTES

01 NEW OPENING / EXPAND EXISTING OPENING

02 OPERABLE OPENING REMOVED / INFILL PATCHED (EXCEPT WHERE NEW OPENINGS OCCUR)

03 FIXED OPENING REMOVED / PATCHED

04 REPLACE WINDOW/DOOR LIKE FOR LIKE

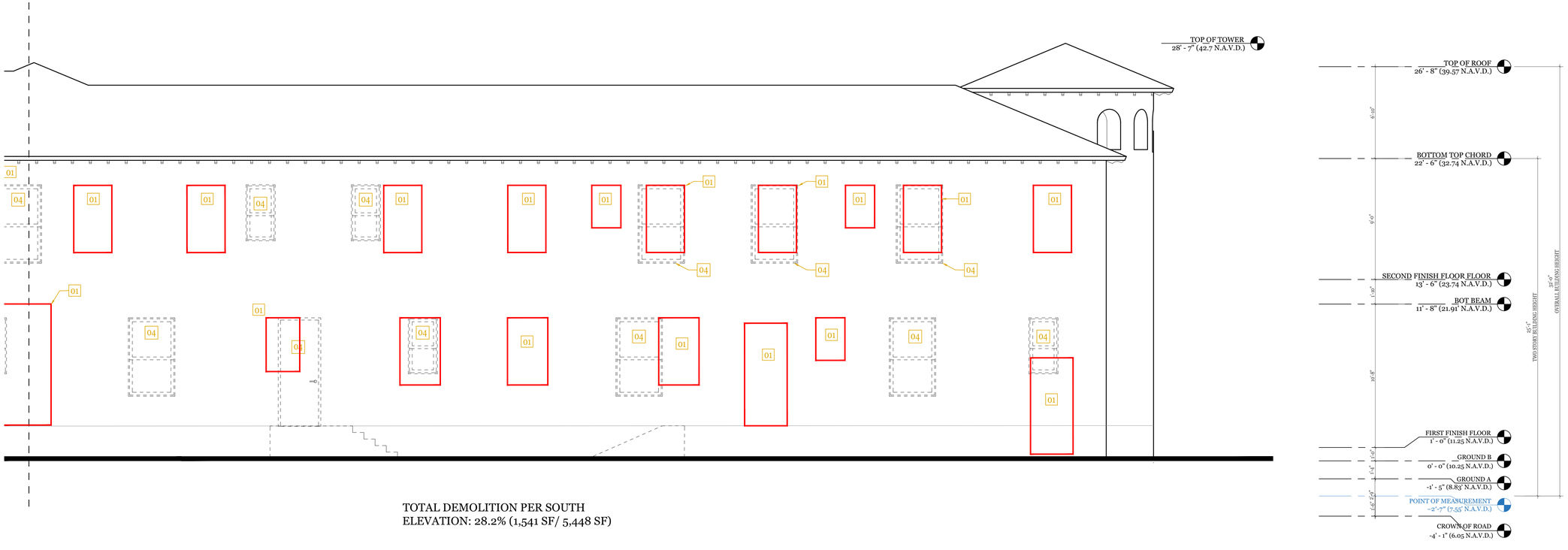
05 DEMOLISH PORTION OF WALL BEYOND LOGGIA

DEMOLISH/REMOVE EXISTING SOLID CONSTRUCTION (WALLS, ROOF)

REMOVE EXISTING OPENING AND PATCH/INFILL

NEW OPENING

EXISTING OPENING TO BE REMOVED (NO PATCHING BECAUSE NEW OPENING OVERLAPS)



TOTAL DEMOLITION PER SOUTH ELEVATION: 28.2% (1,541 SF/ 5,448 SF)

DEMOLITION NORTH ELEVATION - RIGHT

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

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PROPOSED RENOVATIONS FOR:

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A-4.5

02.09.26

DEMOLITION KEYNOTES

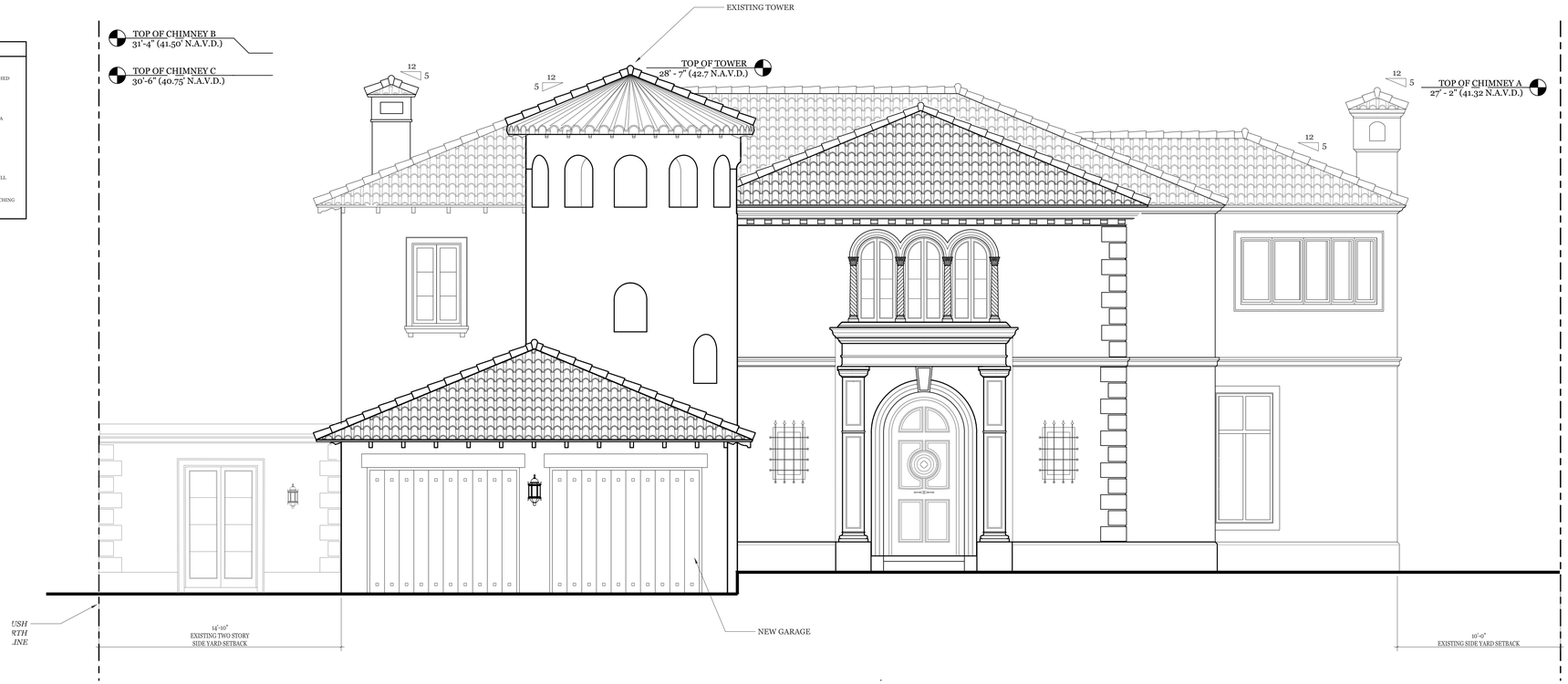
- [01] NEW OPENING / EXPAND EXISTING OPENING
- [02] OPERABLE OPENING REMOVED / INFILL PATCHED (EXCEPT WHERE NEW OPENINGS OCCUR)
- [03] FIXED OPENING REMOVED / PATCHED
- [04] REPLACE WINDOW/DOOR LIKE FOR LIKE
- [05] DEMOLISH PORTION OF WALL BEYOND LOGGIA

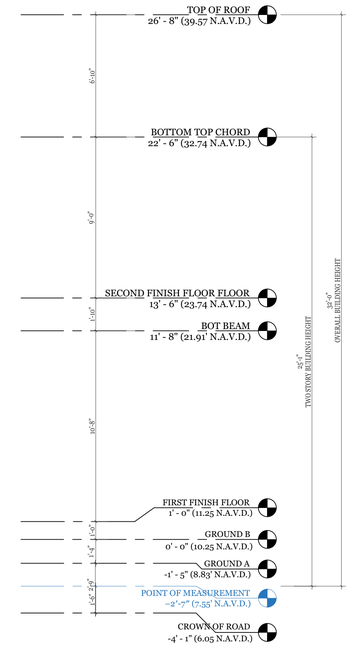
DEMOLISH/REMOVE EXISTING SOLID CONSTRUCTION (WALLS, ROOF)

REMOVE EXISTING OPENING AND PATCH/INFILL

NEW OPENING

EXISTING OPENING TO BE REMOVED (NO PATCHING BECAUSE NEW OPENING OVERLAPS)

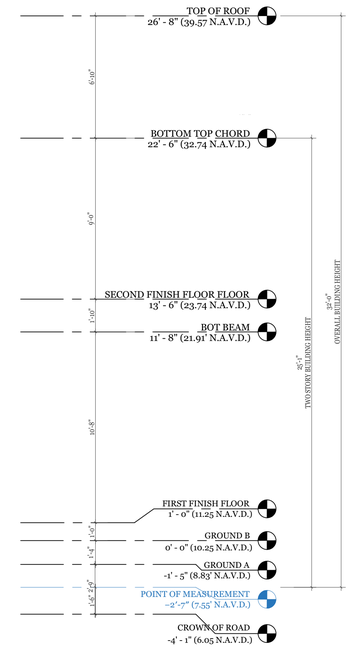




PROPOSED WEST ELEVATION

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





PROPOSED WEST SECTION BB / ELEVATION

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

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A.R.#10,181

PROPOSED RENOVATIONS FOR:

PRIVATE RESIDENCE

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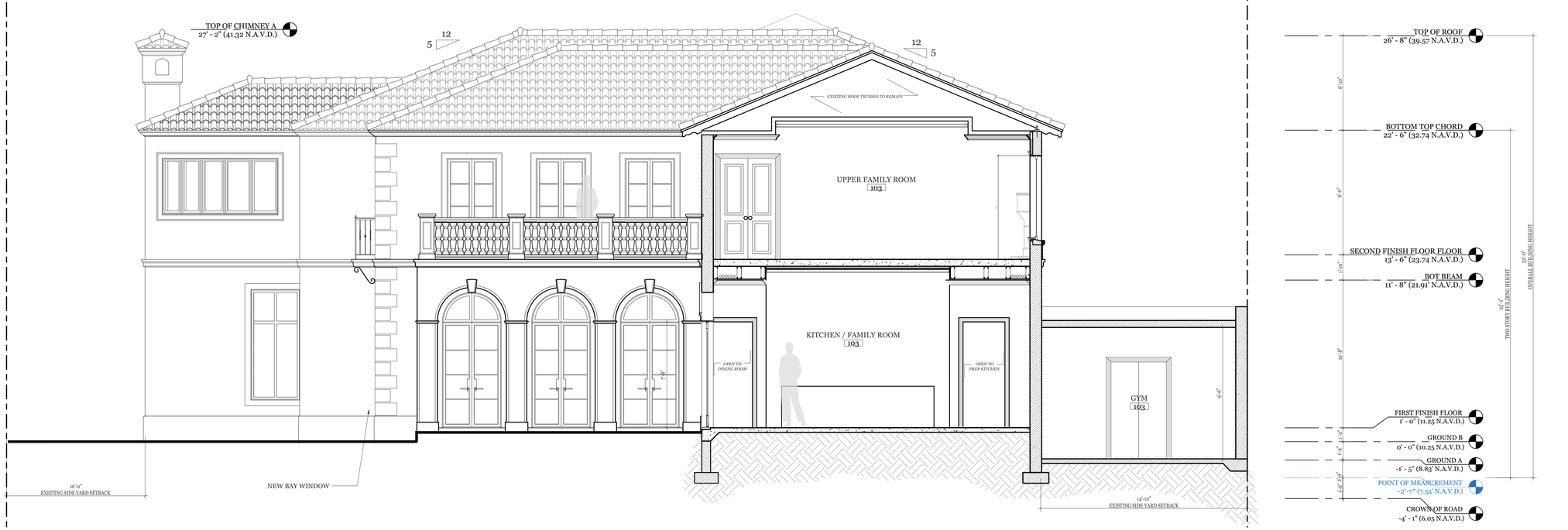
A-5.0

04.06.26



PROPOSED EAST ELEVATION

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



PROPOSED WEST SECTION CC/ ELEVATION

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

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PROPOSED RENOVATIONS FOR:

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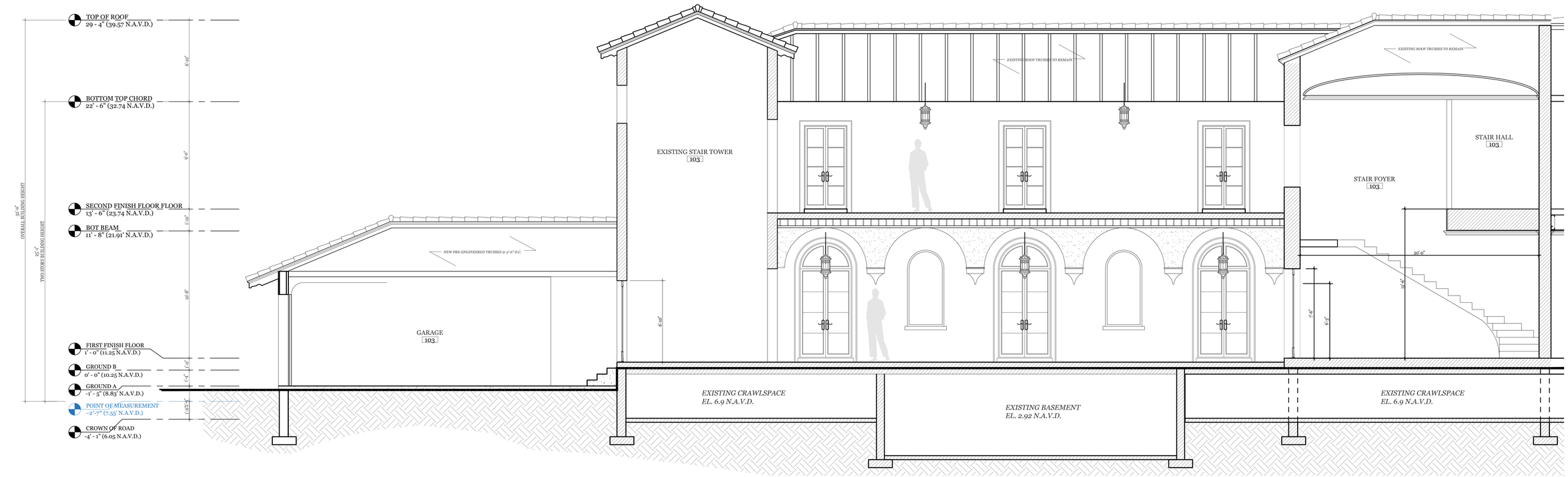
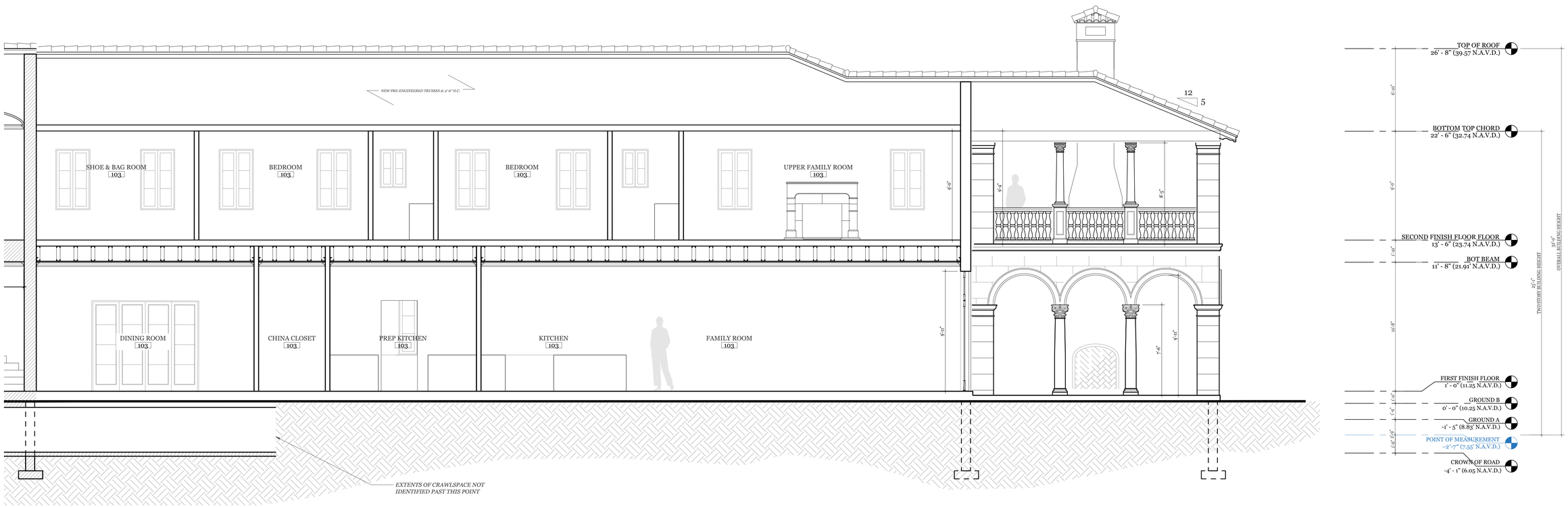
A-5.1

04.06.26



PROPOSED NORTH SECTION AA - LEFT

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



PROPOSED NORTH SECTION AA - RIGHT

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

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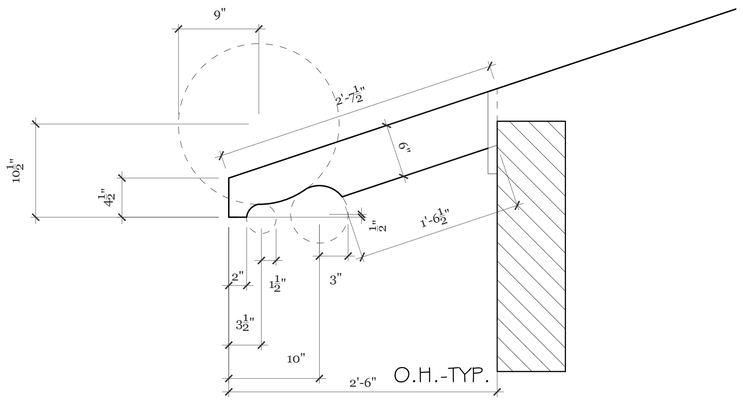
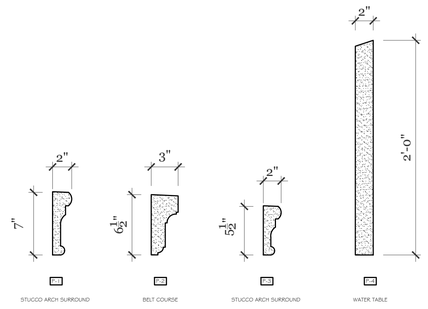
04.06.26



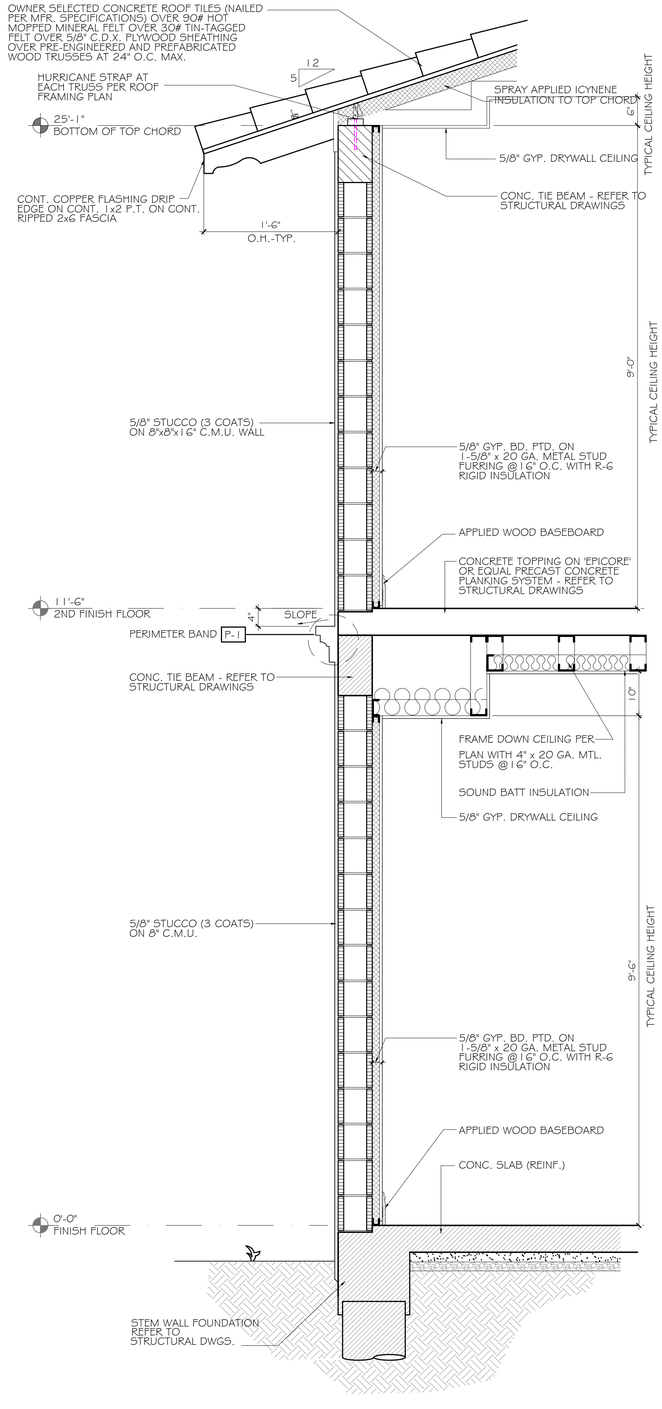
RAFTER TAIL DETAIL

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



PULLED STUCCO PROFILES

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



TYP. ROOF / WALL SECTION

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

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A.A. #001345
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CONSULTANT:

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PROJECT NO:

SHEET NO.

A-6.0

02.09.26

MATERIALS



Exterior Paint

FARROW & BALL
White Tie



Smooth Stucco Walls



Ludowici Barrel Tile Roof



Mahogany Front Door

Limestone Entrance, Trim, Sills, and Quoins





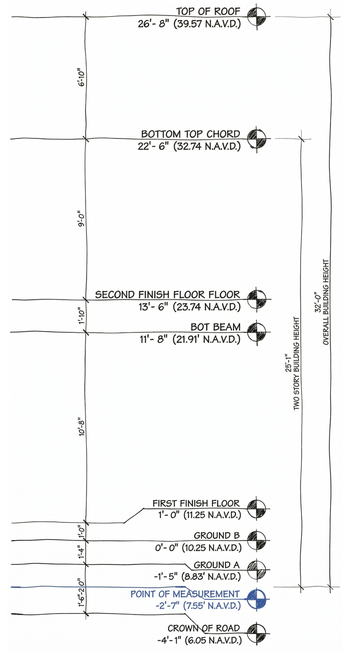
Mahogany Window Frames

Iron Railings



REFERENCE PALETTE





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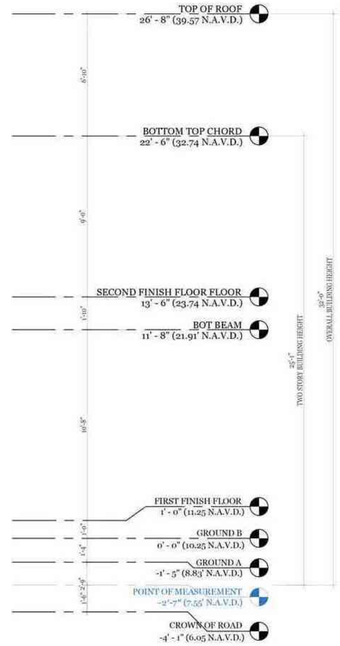
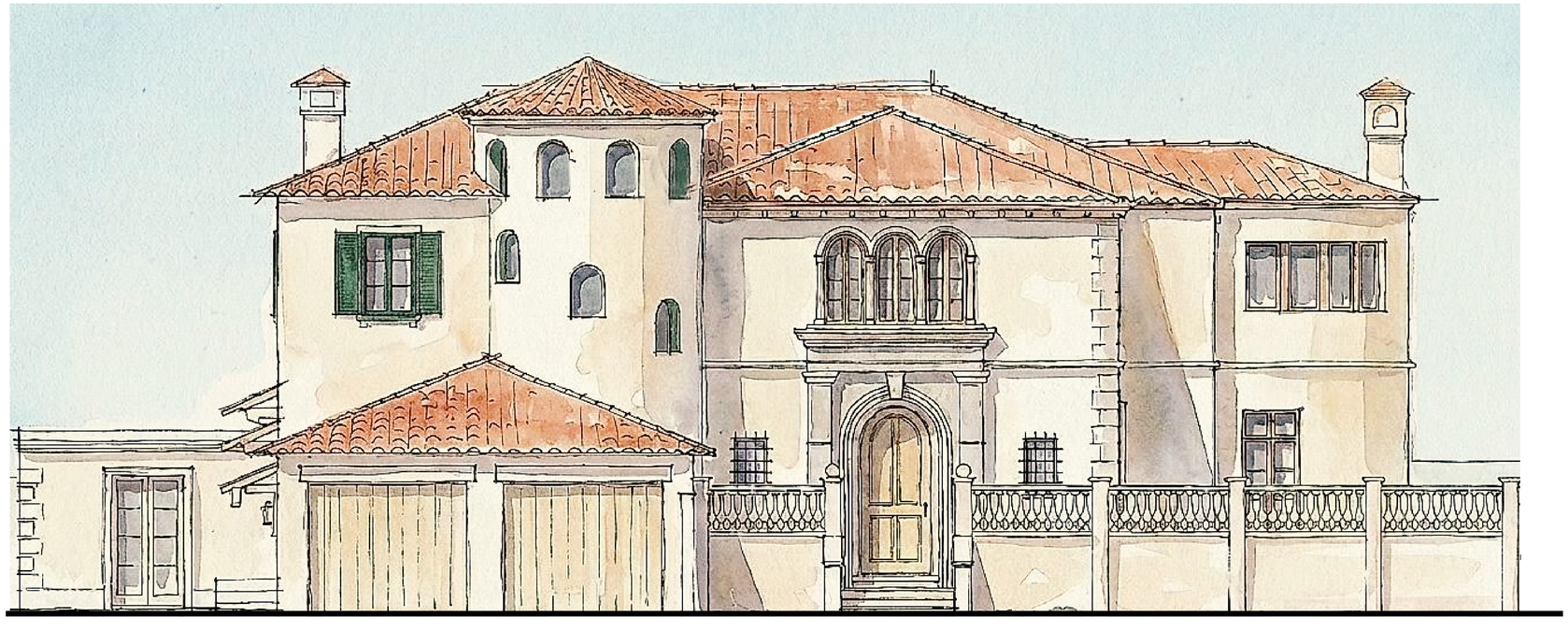
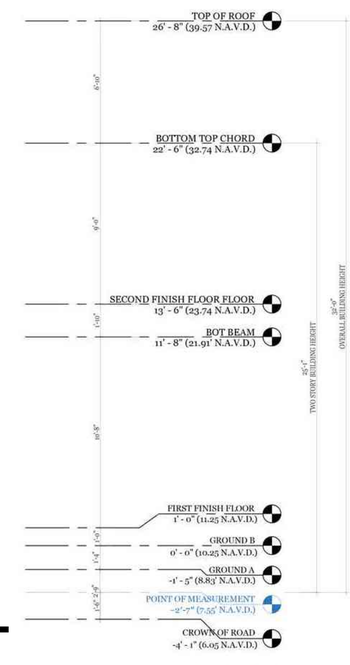


PROPOSED EAST ELEVATION

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





PROPOSED WEST ELEVATION

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

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249 PERUVIAN AVE. SUITE F2, PALM BEACH
REACH FL 33480 PHONE: 561.655.1114

A.A. #001345
A.R.#10,181

PROPOSED RENOVATIONS FOR:

PRIVATE RESIDENCE

1519 N OCEAN BLVD, PALM BEACH, FL 33480

CONSULTANT:

REVISIONS:

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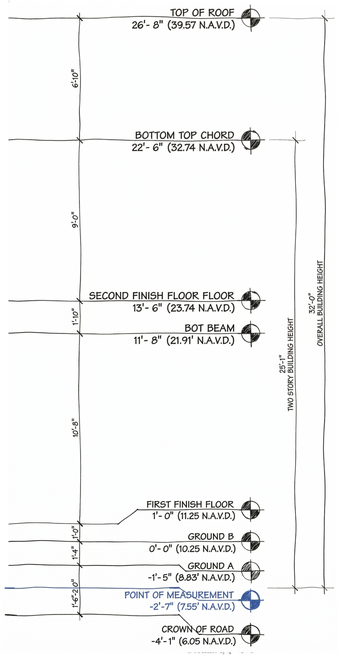
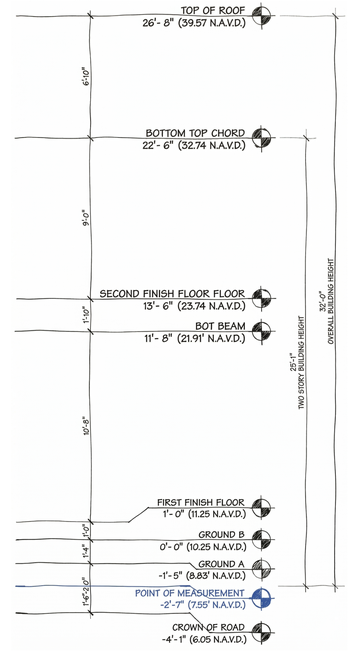
A-7.0

04.06.26









PROPOSED SOUTH ELEVATION - RIGHT

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

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249 PERUVIAN AVE, SUITE F2, PALM BEACH, FL 33480 PHONE: 561.655.1116

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PROPOSED RENOVATIONS FOR:

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1519 N OCEAN BLVD, PALM BEACH, FL 33480

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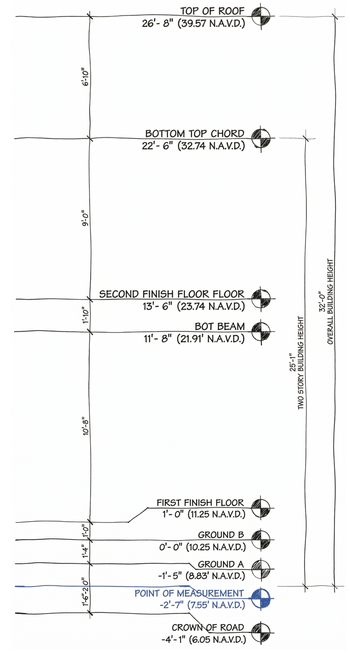
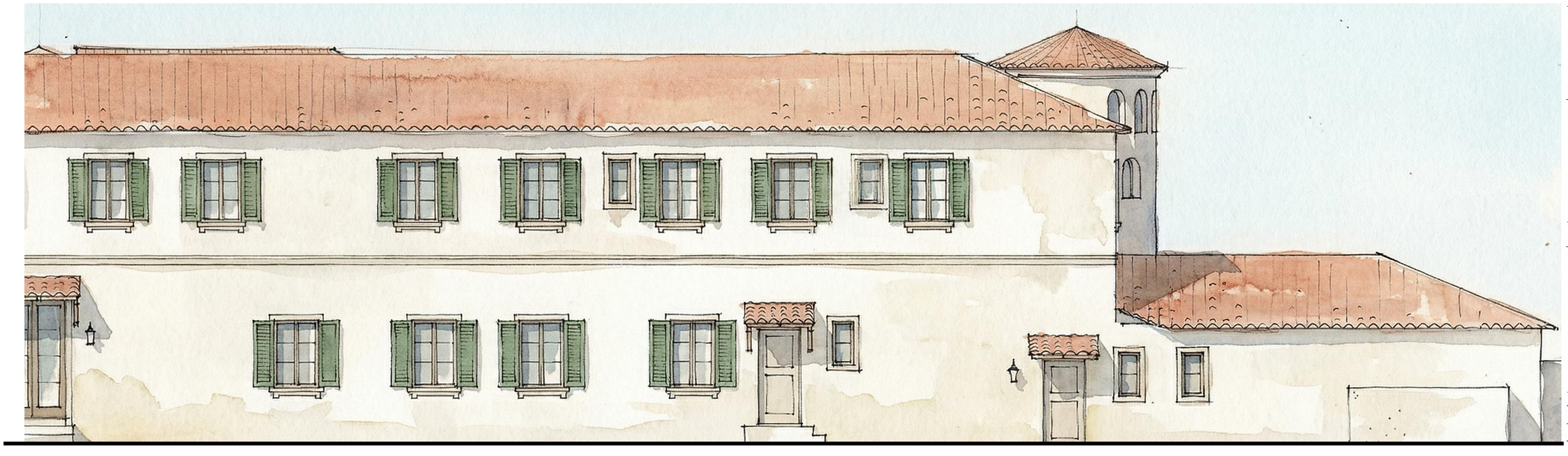
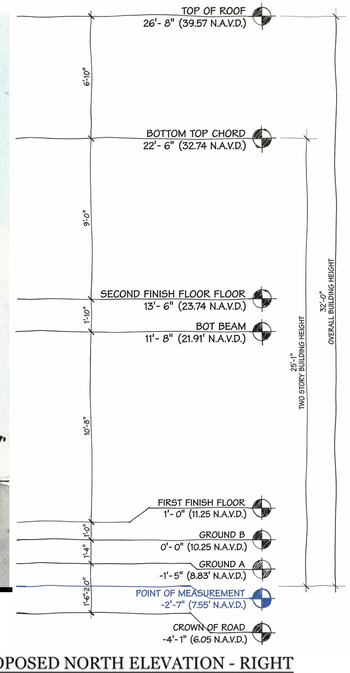


PROPOSED NORTH ELEVATION - LEFT

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





PROPOSED NORTH ELEVATION - RIGHT

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

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249 PERUVIAN AVE. SUITE PALM
BEACH FL 33480 PHONE: 561.655.1114

A.A. #001345
A.R.#10,181

PROPOSED RENOVATIONS FOR:

PRIVATE RESIDENCE

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CONSULTANT:

REVISIONS:

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RENDERED NORTH ELEVATION

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A.R.#10,181

PROPOSED RENOVATIONS FOR:

PRIVATE RESIDENCE

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CONSULTANT:

REVISIONS:

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A-7.4

04.06.26



ENTRY COURTYARD:
LOOKING EAST PERSPECTIVE

SKA
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249 PERUVIAN AVE, SUITE F2, PALM BEACH, FL 33480 PHONE: 561.655.1116

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A.R.#10,181

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PRIVATE RESIDENCE

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PROJECT NO:

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A-7.4

04.06.26



ENTRY COURTYARD:
LOOKING NORTH PERSPECTIVE

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PROPOSED RENOVATIONS FOR:
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A-7.4

04.06.26



REAR COURTYARD:
LOOKING NORTHWEST

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A.A. #001345
A.R.#10,181

PROPOSED RENOVATIONS FOR:

PRIVATE RESIDENCE

1519 N OCEAN BLVD, PALM BEACH, FL 33480

CONSULTANT:

REVISIONS:

△
△
△
△

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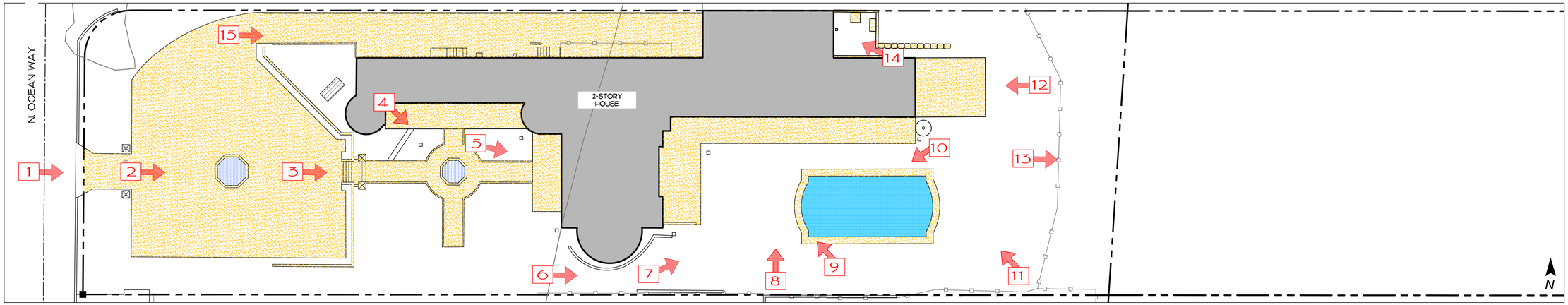
PROJECT NO:

SHEET NO.

A-7.5

04.06.26



Index Plan

scale: 1' =1/16"































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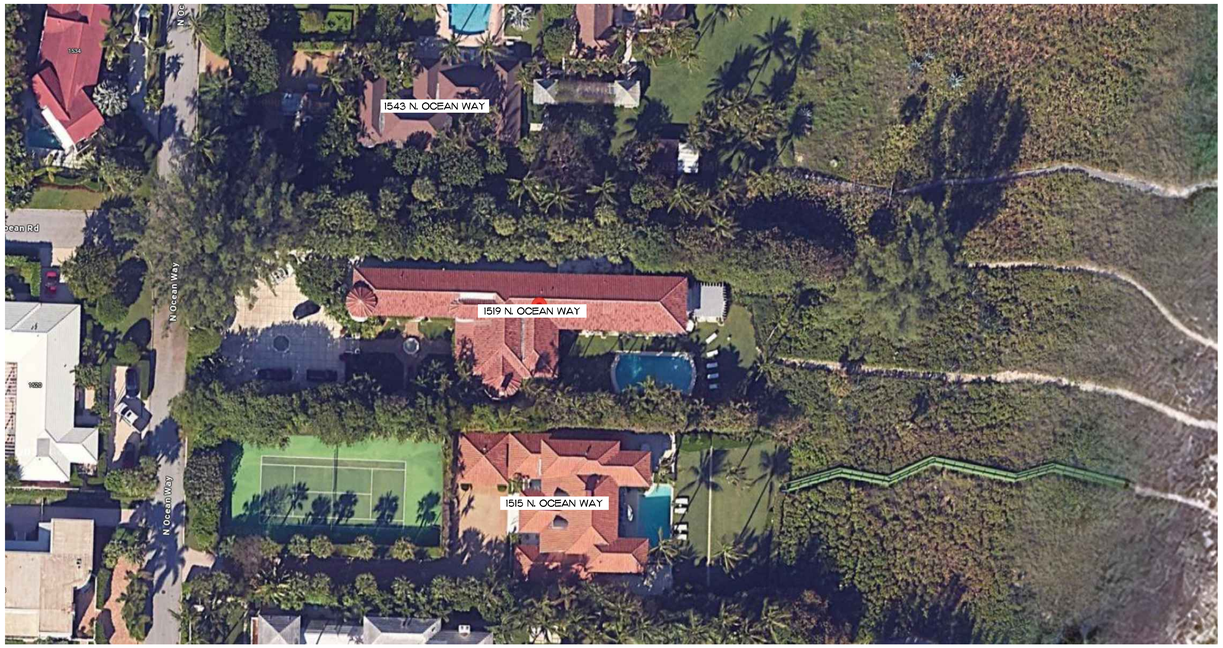
ENVIRONMENT DESIGN GROUP
139 North County Road SJ20-B Palm Beach, Fl 33480
Phone 561.832.4600 Mobile 561.313.4424
Landscape Architecture
Land Planning
Landscape Management
Dustin M. Mizell, MLA FLA #6666784
Dustin@environmentdesigngroup.com

Private Residence
1519 North Ocean Way
Town of Palm Beach
FLORIDA

JOB NUMBER: # 25100.00 LA
DRAWN BY: Dios Rodriguez
DATE: 04.06.2026

SHEET L1.0

Existing Site Photos Exhibit



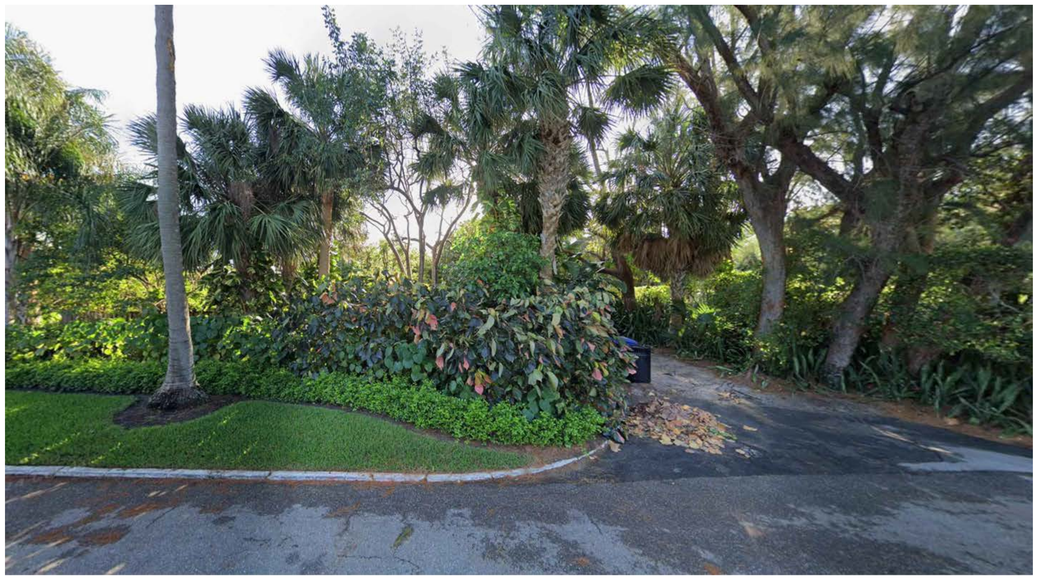
Aerial Context Map

n.t.s.



1519 N. Ocean Way

Subject Property



1543 N. Ocean Way

North Adjacent Neighbor



1515 N. Ocean Way

South Adjacent Neighbor

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Existing Neighboring Context Exhibit

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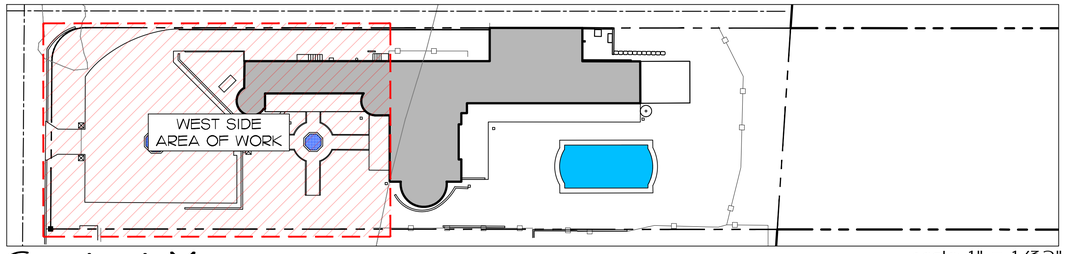
JOB NUMBER: # 25100.00 LA
DRAWN BY: Dios Rodriguez

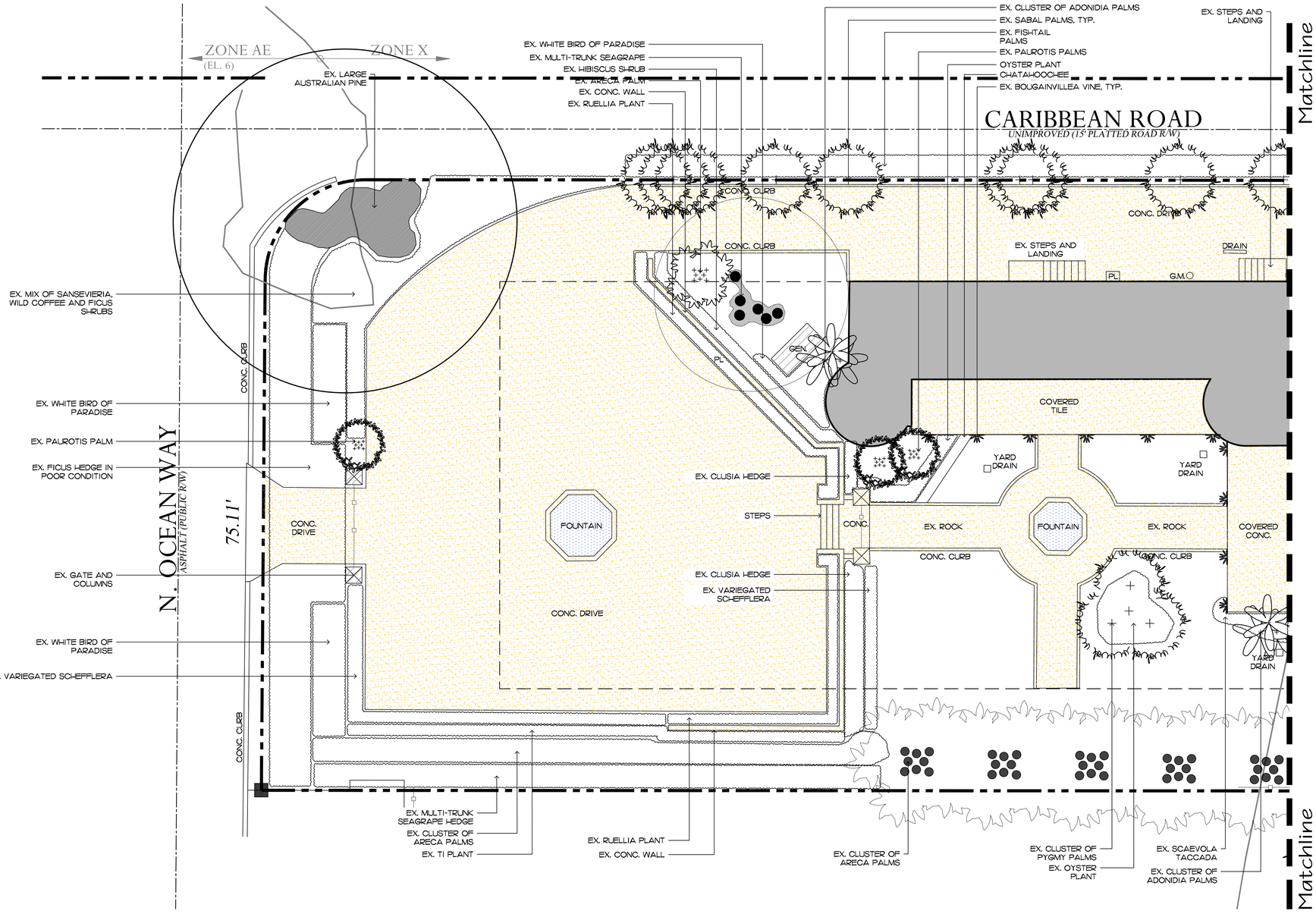
DATE: 04.06.2026

SHEET L1.1



Context Map

scale: 1" = 1/32"



Existing Conditions / Inventory Plan (West)

SCALE IN FEET 0' 8' 16' 24'

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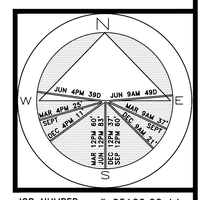

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DRAWN BY: Dios Rodriguez

DATE: 04.06.2026

SHEET L2.0

64 sf.

AREA IN SQ.FT.

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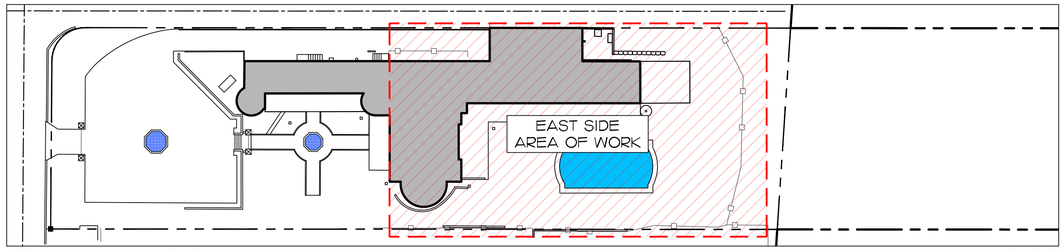
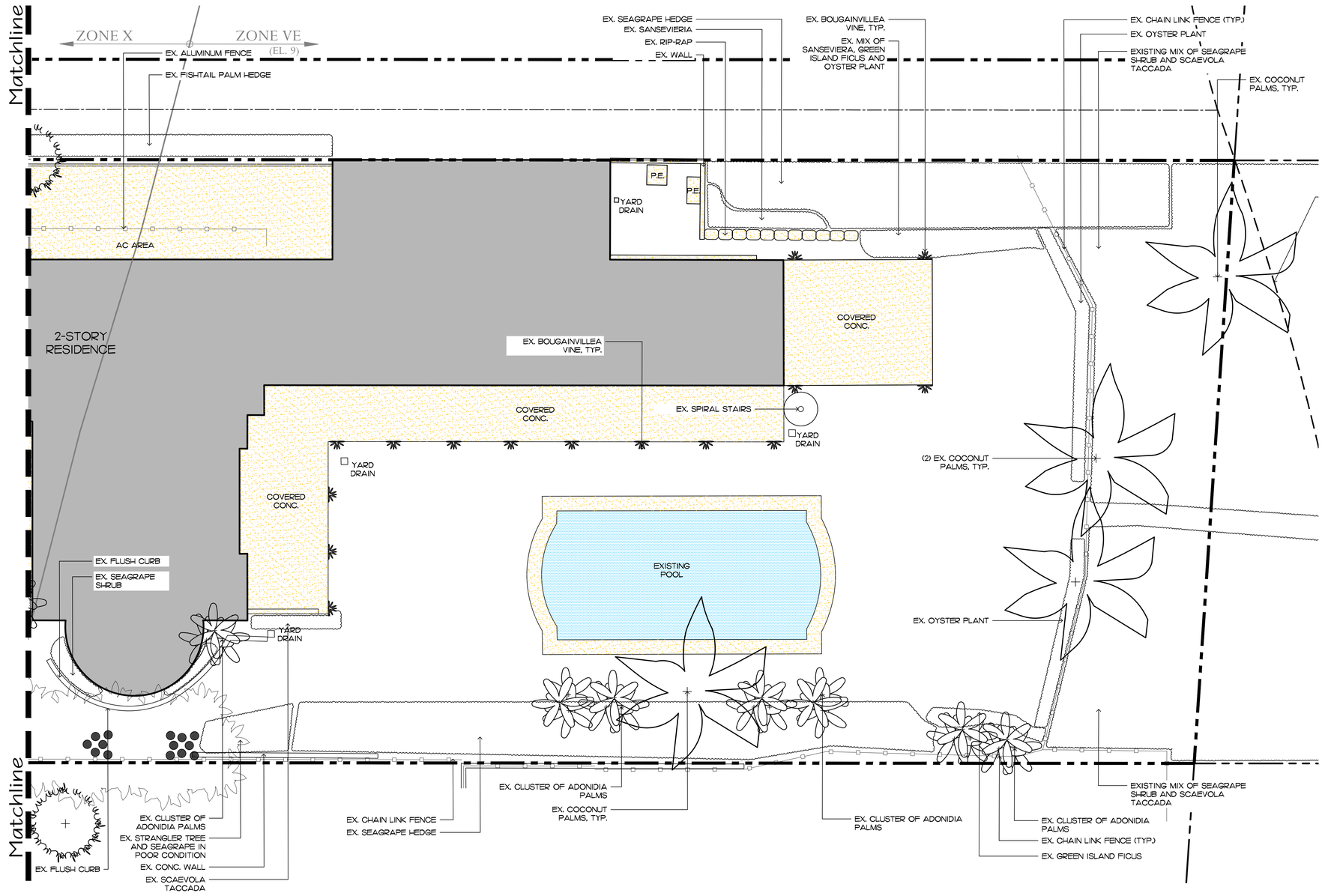


Context Map

scale: 1" = 1/32"



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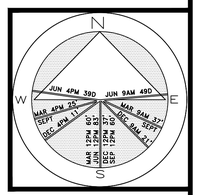

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SHEET L2.1

64 sf.

AREA IN SQ.FT.

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Existing Conditions / Inventory Plan (East)

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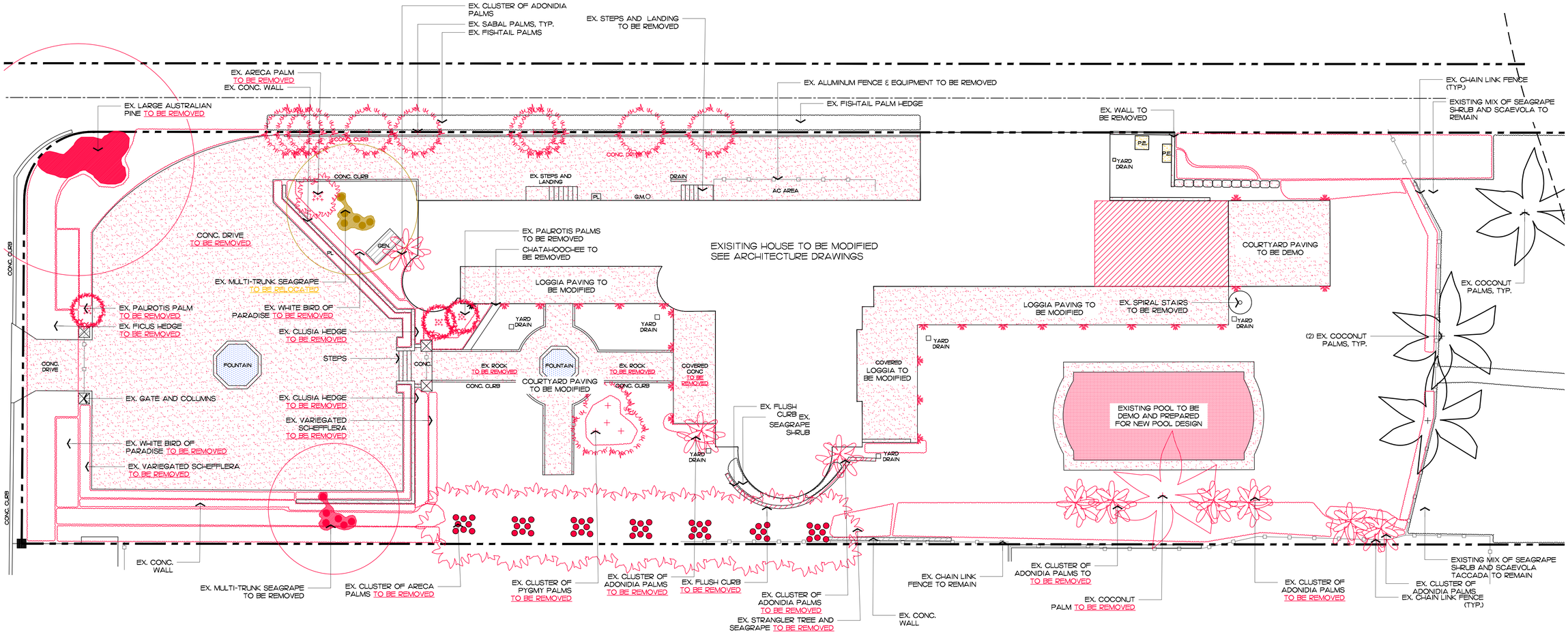
ALL LOWER VEGETATION SHADED IN RED (SHRUBS, GROUNDCOVERS, VINES AND LAWN) TO BE REMOVED

REFER TO ARCHITECTURAL DRAWINGS FOR BUILDING MODIFICATIONS



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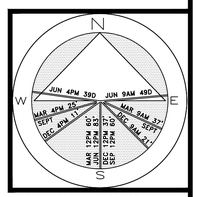

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DRAWN BY: Dustin Mizell

DATE: 04.06.2026

SHEET L2.2

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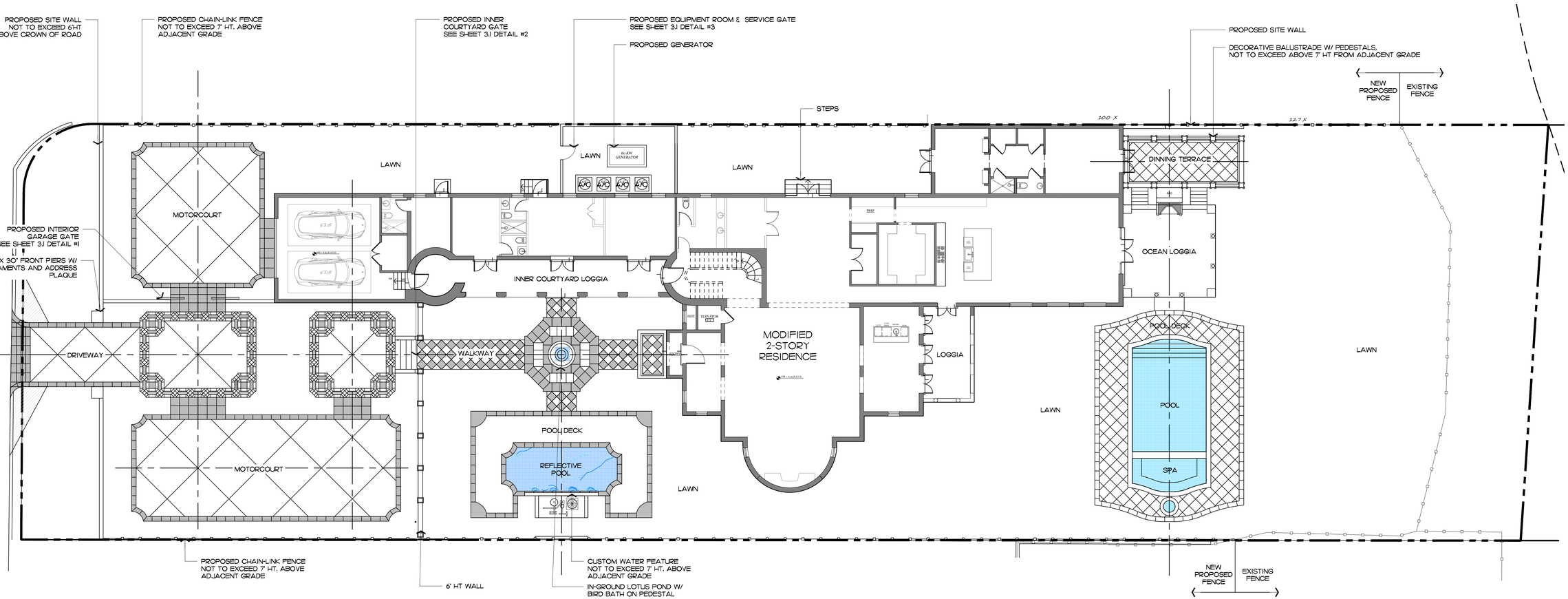
NOT FOR CONSTRUCTION

Demolition Plan

SCALE IN FEET 0' 8' 16' 24'

64 sf.
AREA IN SQ.FT.



Proposed Site Requirements

DESCRIPTION	REQUIRED		EXISTING		PROPOSED	
LOT ZONE	RA - (50 - PALM BEACH)		RA - (50 - PALM BEACH)		RA - (50 - PALM BEACH)	
LOT AREA	20,000 S.F. MINIMUM		29,438 S.F.		29,438 S.F.	
OPEN / PERMEABLE SPACE	MINIMUM 50%	14,719 S.F.	47.81%	14,075 S.F.	53.1%	15,605 S.F.
FRONT YARD LANDSCAPE	MINIMUM 45% OF FRONT YARD	1,389 S.F.	52.47%	1,620 S.F.	56.7%	1,775 S.F.

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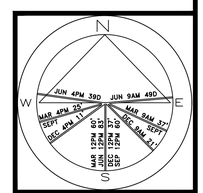

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SHEET L3.0

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Site Plan

SCALE: 3/32" = 1'-0" 0' 10' 20' 30'



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H2 BEIGE LIMESTONE PAVER
DRIVEWAY BANDING

H1 TABBY - BEACH BEIGE
TABBY FIELD

H1 TABBY - BEACH BEIGE
DRIVEWAY FIELD - CONTROLLED JOINT

H2 BEIGE LIMESTONE PAVER
DRIVEWAY CUSTOM BANDING - COLOR 1

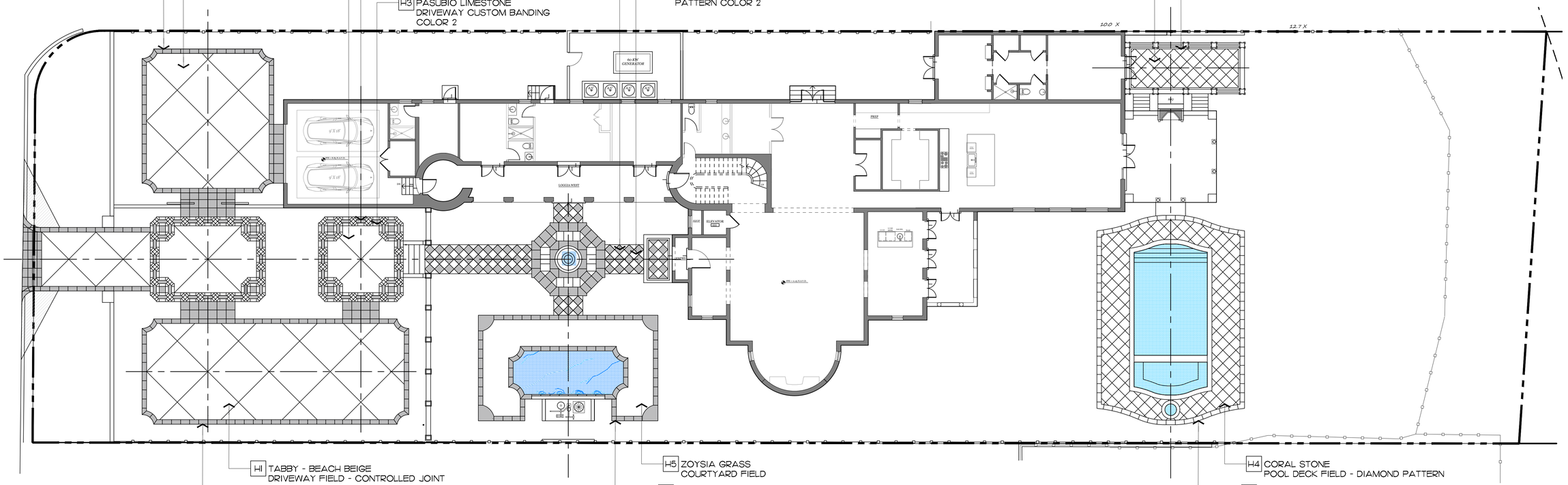
H3 PASUBIO LIMESTONE
DRIVEWAY CUSTOM BANDING
COLOR 2

H2 BEIGE LIMESTONE PAVER
COURTYARD CHECKERBOARD PATTERN
COLOR 1

H3 PASUBIO LIMESTONE
COURTYARD CHECKERBOARD
PATTERN COLOR 2

H4 CORAL STONE
DINING TERRACE BANDING

H4 CORAL STONE
DINING TERRACE FIELD -
DIAMOND PATTERN



H1 TABBY - BEACH BEIGE
DRIVEWAY FIELD - CONTROLLED JOINT

H2 BEIGE LIMESTONE PAVER
DRIVEWAY BANDING

H5 ZOYSIA GRASS
COURTYARD FIELD

H2 BEIGE LIMESTONE PAVER
COURTYARD BANDING

H4 CORAL STONE
POOL DECK FIELD - DIAMOND PATTERN

H4 CORAL STONE
POOL DECK BANDING



H1 TABBY - BEACH BEIGE



H2 BEIGE LIMESTONE PAVER



H3 PASUBIO LIMESTONE



H4 CORAL STONE



H5 ZOYSIA GRASS

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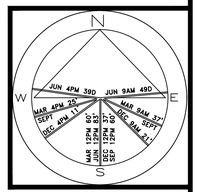

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SHEET L3.01

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AREA IN SQ.FT.

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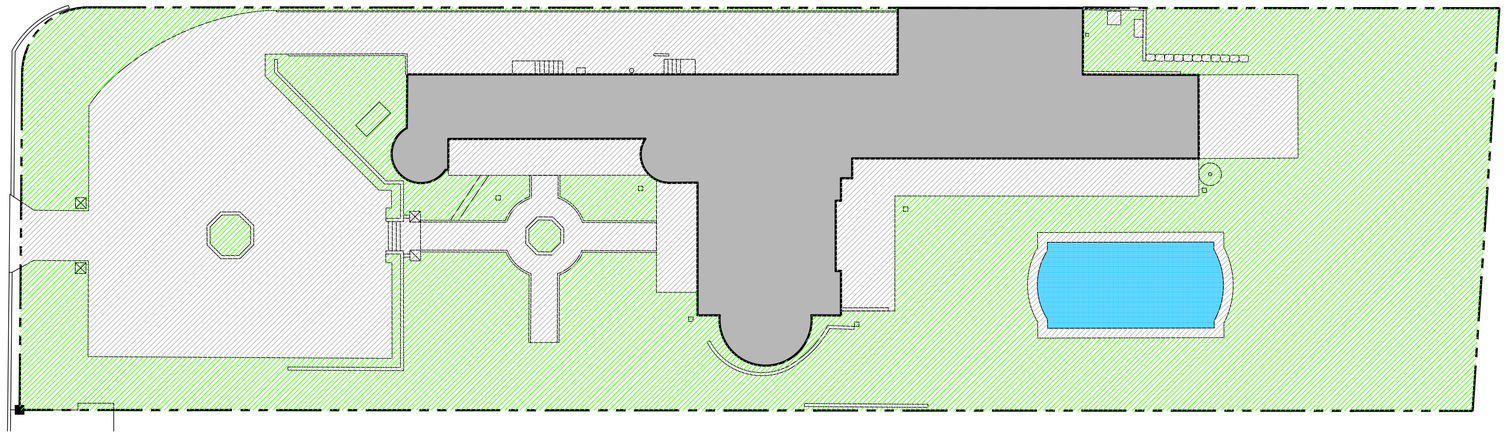
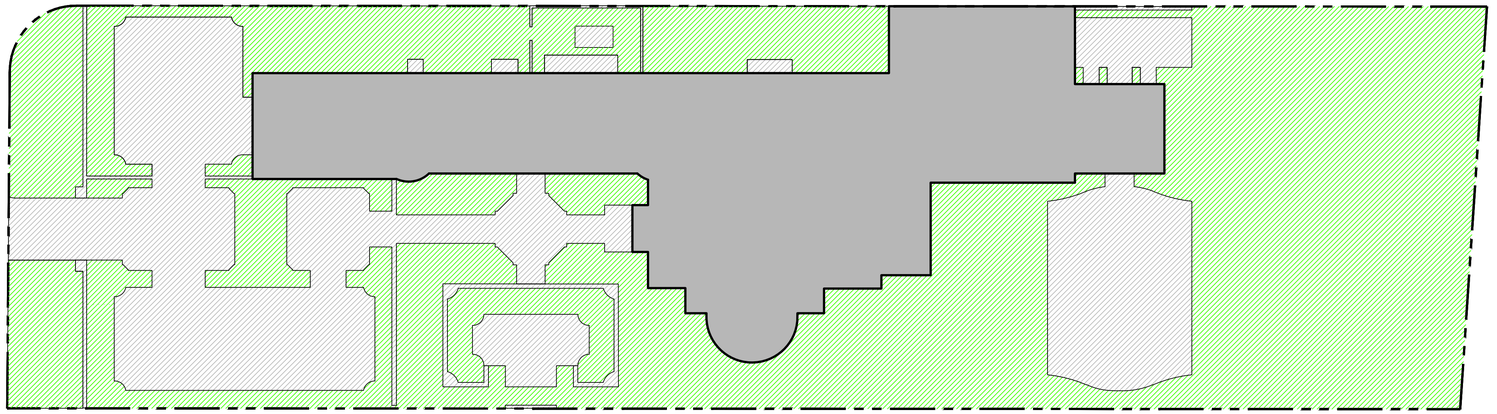
Hardscape Material Plan

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

0' 10' 20' 30'



Existing Lot Coverage Graphic



Proposed Lot Coverage Graphic

Legend

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

Proposed Site Requirements

DESCRIPTION	REQUIRED		EXISTING		PROPOSED	
LOT ZONE	RA - (50 - PALM BEACH)		RA - (50 - PALM BEACH)		RA - (50 - PALM BEACH)	
LOT AREA	20,000 S.F. MINIMUM		29,438 S.F.		29,438 S.F.	
OPEN / PERMEABLE SPACE	MINIMUM 50%	14,719 S.F.	47.81%	14,075 S.F.	53.1%	15,605 S.F.
FRONT YARD LANDSCAPE	MINIMUM 45% OF FRONT YARD	1,389 S.F.	52.47%	1,620 S.F.	56.7%	1,775 S.F.

Existing Site Requirements

DESCRIPTION	REQUIRED		EXISTING		PROPOSED	
LOT ZONE	RA - (50 - PALM BEACH)		RA - (50 - PALM BEACH)		RA - (50 - PALM BEACH)	
LOT AREA	20,000 S.F. MINIMUM		29,438 S.F.		29,438 S.F.	
OPEN / PERMEABLE SPACE	MINIMUM 50%	14,719 S.F.	47.81%	14,075 S.F.	50.00%	14,721 S.F.
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Open Space Diagrams

SCALE IN FEET 0' 16' 32' 48'

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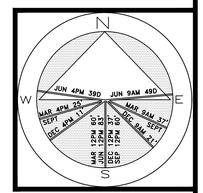
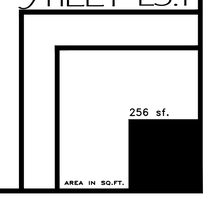
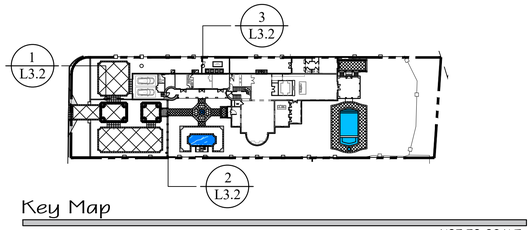


JOB NUMBER: # 25100.00 LA
DRAWN BY: Dios Rodriguez

DATE: 04.06.2026

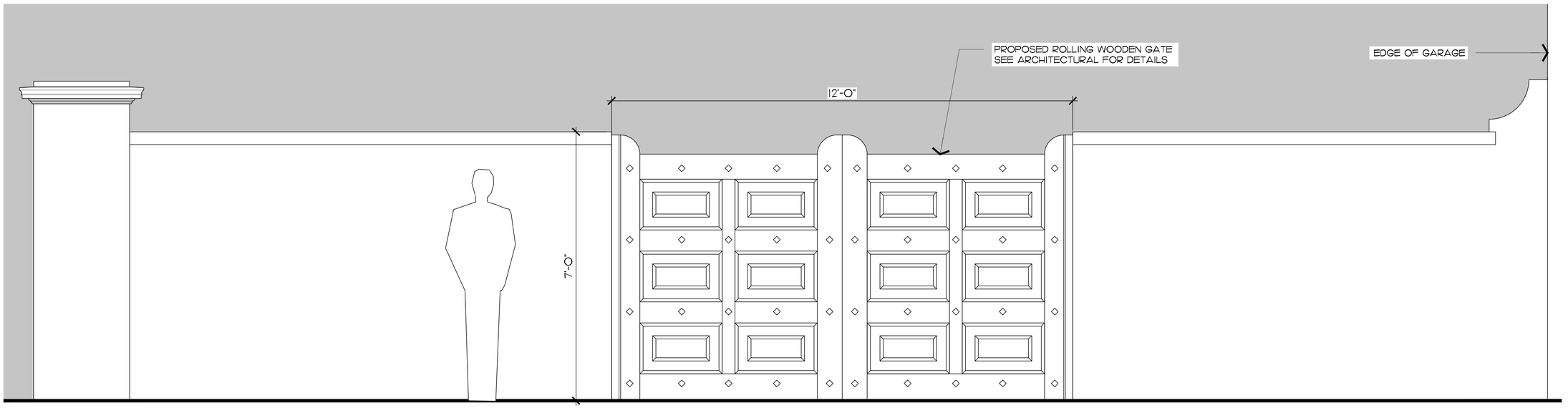
SHEET L3.1





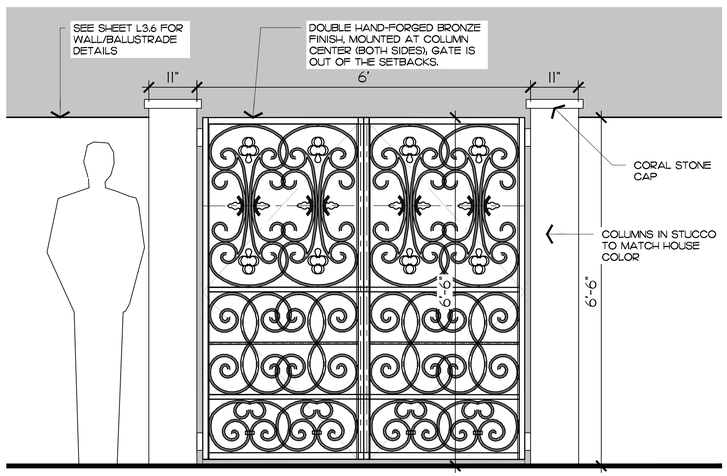
Key Map

NOT TO SCALE



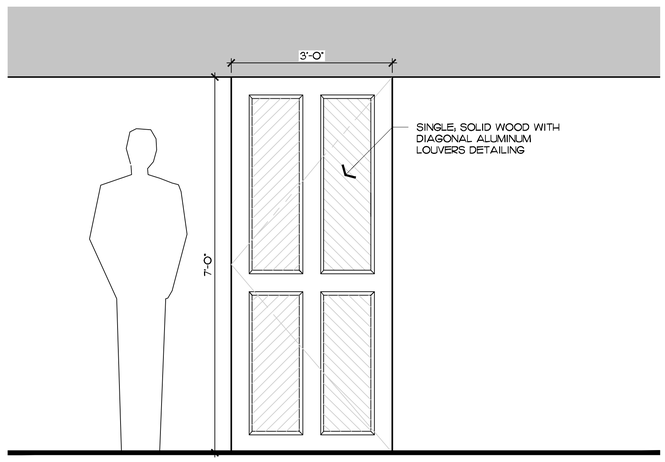
1 L3.2 Interior Garage Gate Detail

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



2 L3.2 Interior Garden Courtyard Gate

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



3 L3.2 Equipment Room & Service Gate

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

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Gate Details

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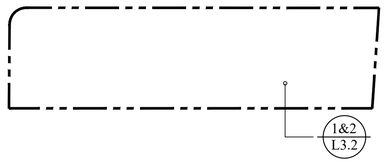
Land Planning
Landscape Management
Dustin M. Mizell, MLA FLA #6666784
Dustin@environmentdesigngroup.com

Private Residence
1519 North Ocean Way
Town of Palm Beach
FLORIDA

JOB NUMBER: # 25100.00 LA
DRAWN BY: Valeria Drake

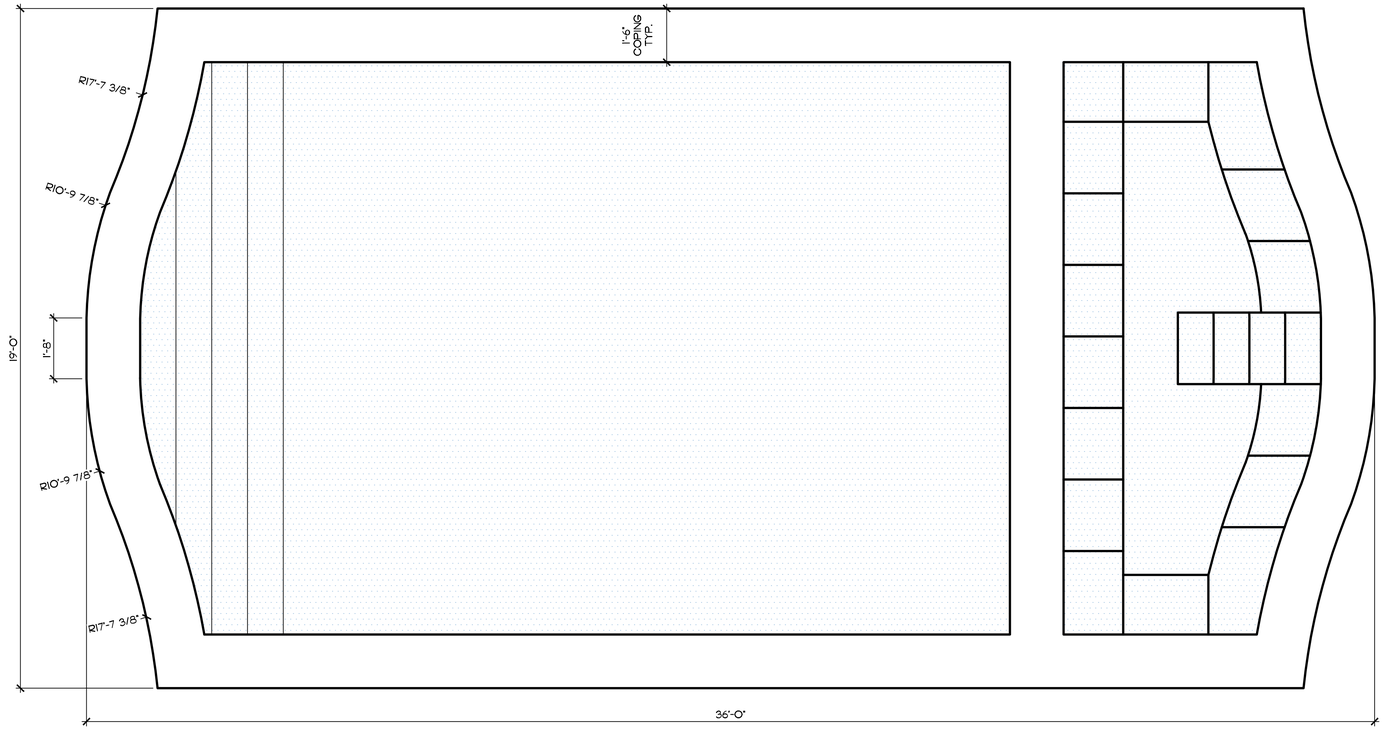
DATE: 04.06.2026

SHEET L3.2



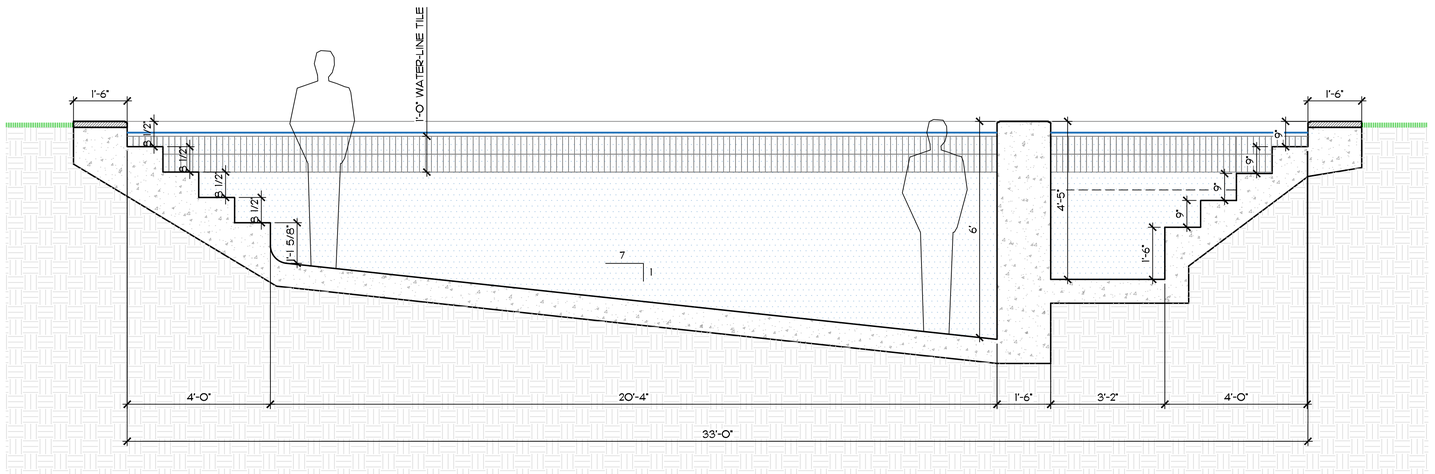
Key Map

NOT TO SCALE



1 L3.2 Summer Pool - Plan View

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



3 L3.2 Summer Pool - Section

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

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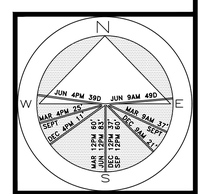

JOB NUMBER: # 25100.00 LA
DRAWN BY: Dios Rodriguez

DATE: 04.06.2026

SHEET L3.3

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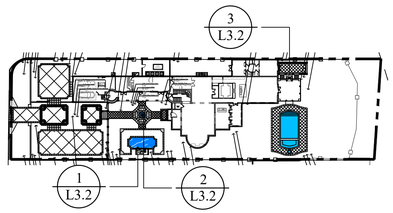
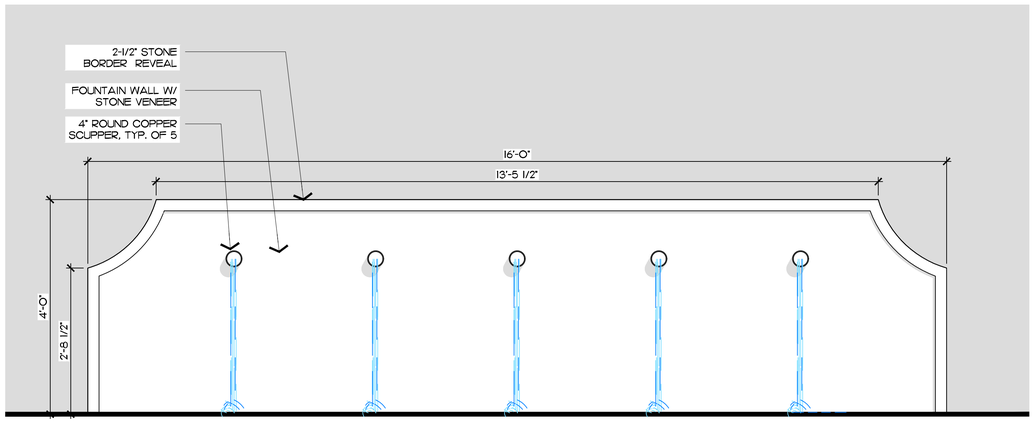
Summer Pool Details



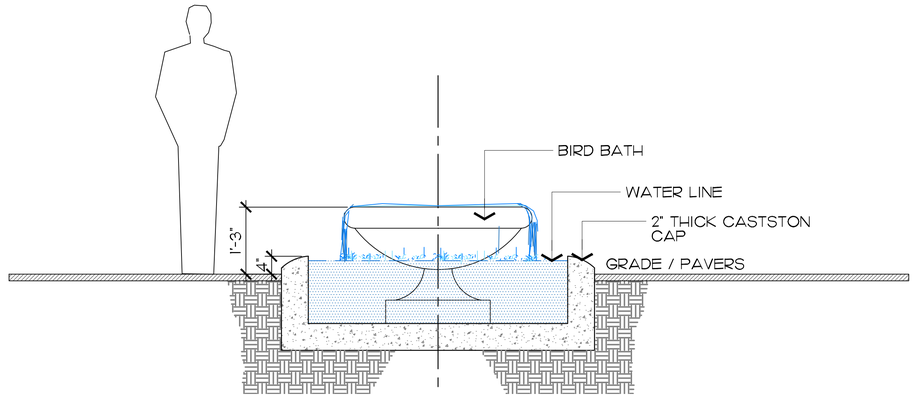
Key Map

NOT TO SCALE



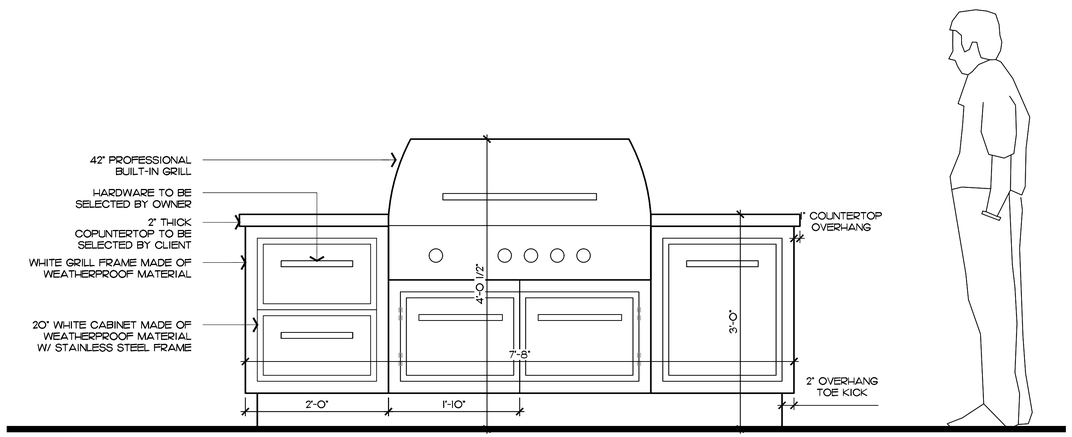
1 L3.2 Courtyard Garden Fountain/Reflective Pool

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



2 L3.2 Courtyard Walkway Fountain

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



3 L3.2 Outdoor Grill

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

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SHEET L3.5

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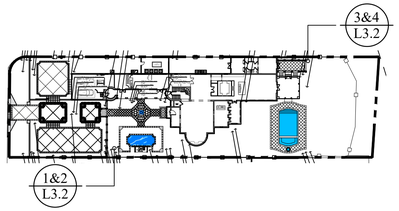
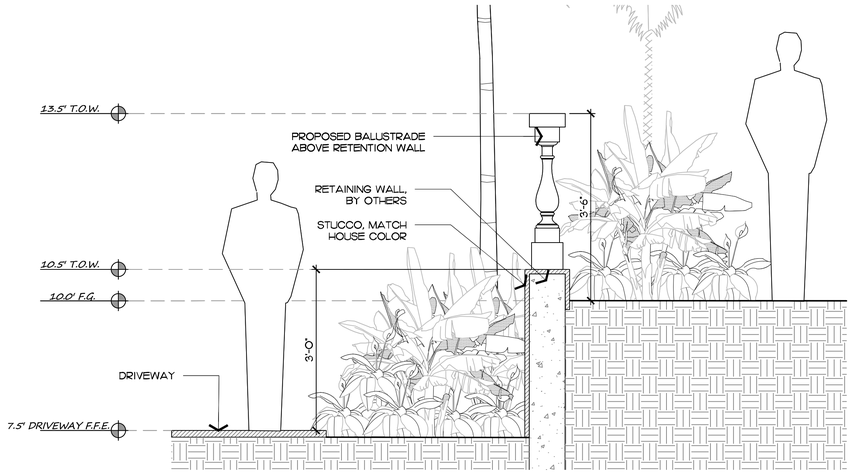
Garden Elements Details



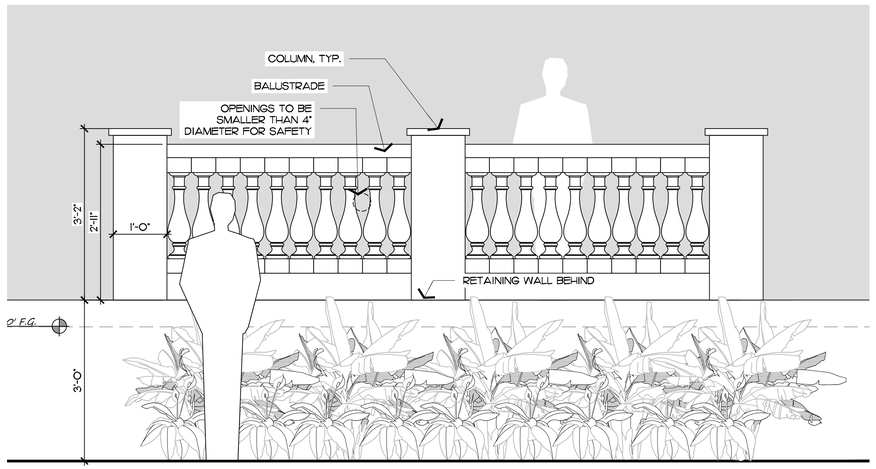
Key Map

NOT TO SCALE



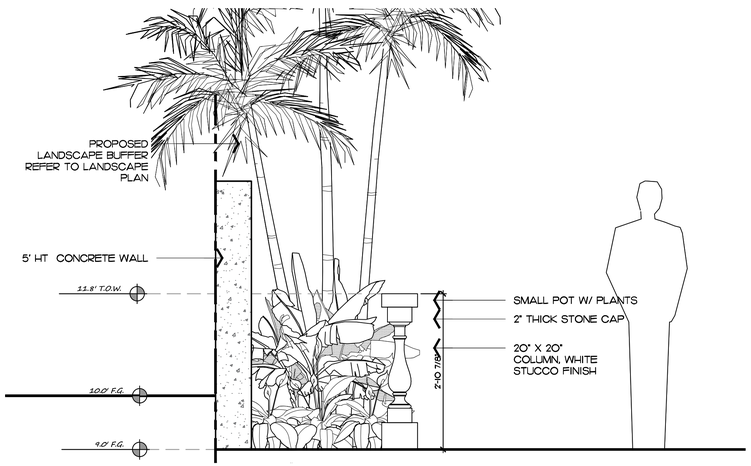
1 L3.2 Balustrade at Courtyard - Section

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



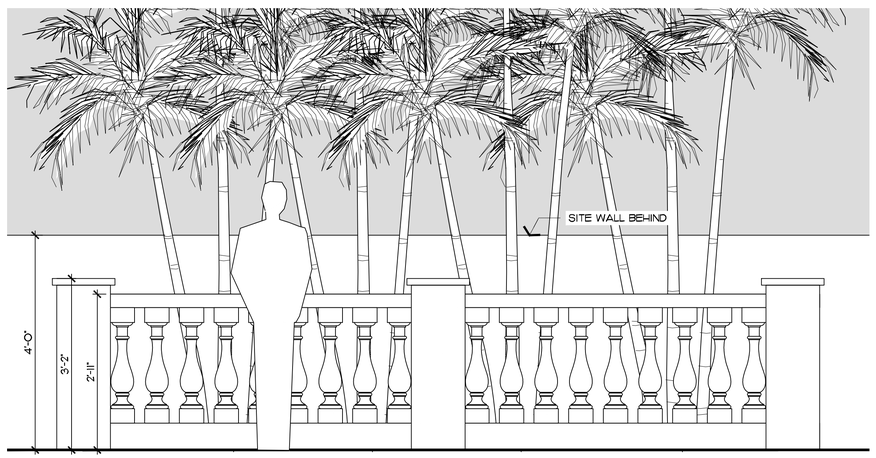
2 L3.2 Balustrade at Courtyard - Elevation

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



3 L3.2 Balustrade at Dining Terrace - Section

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



4 L3.2 Balustrade at Dining Terrace - Elevation

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

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SHEET L3.6

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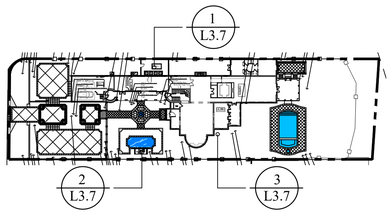
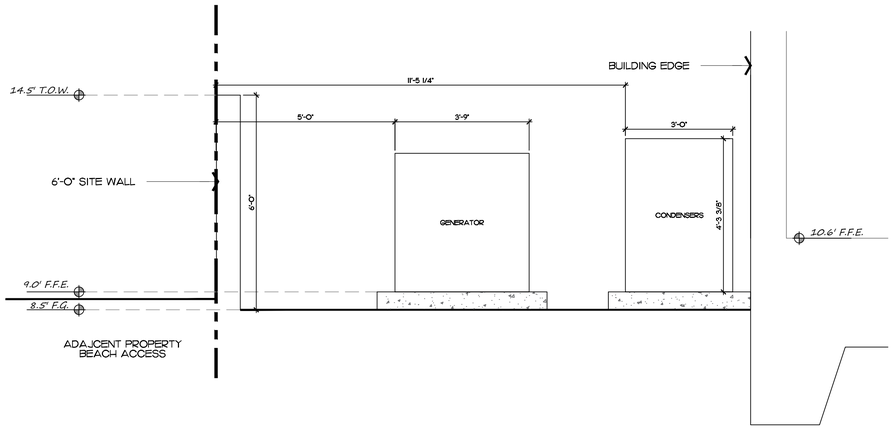
Balustrade Details



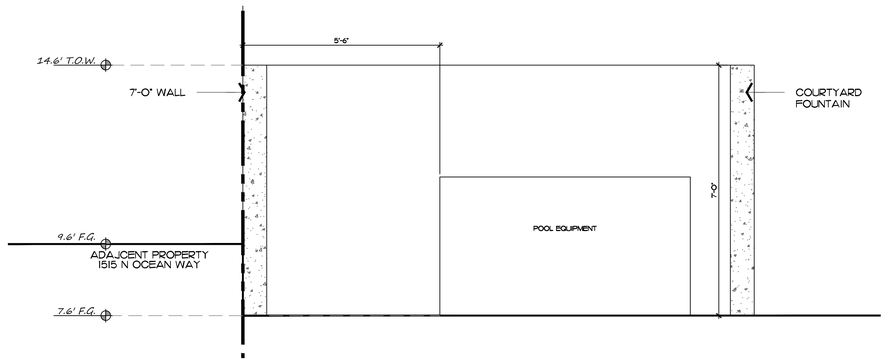
Key Map

NOT TO SCALE



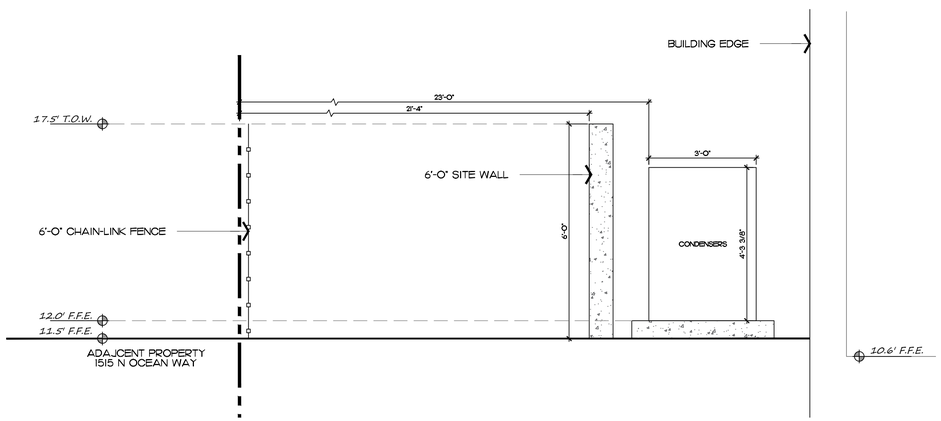
1 L3.7 North Equipment Room Detail

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



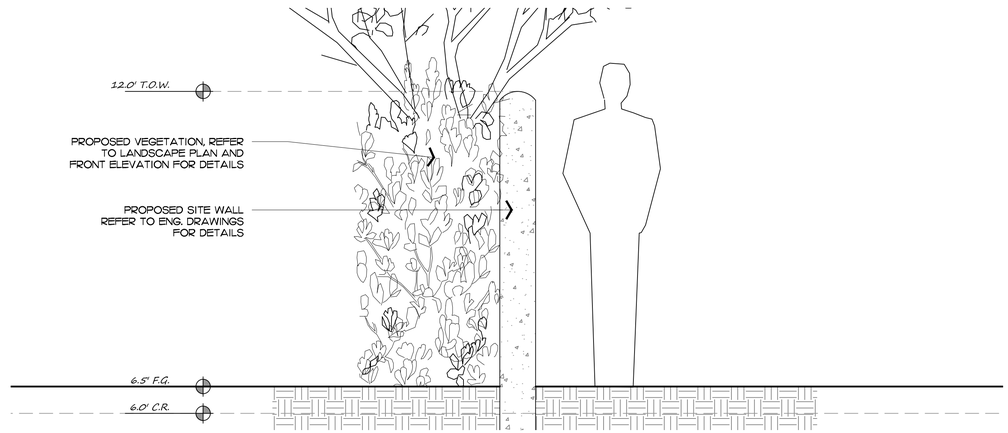
2 L3.7 Pool Equipment Room Detail

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



3 L3.7 South A/C Equipment Details

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



4 L3.2 Street Site Wall

SCALE: 1" = 1'-0"

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DATE: 04.06.2026

SHEET L3.7

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Dustin@environmentdesigngroup.com

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(162) Horizontal Coco Plum
3 gal.
(1) Seagrape Tree
Existing
(132) White Begonia
3 gal.
(16) Cocoplum
7 gal.
(5) Alexander Palm
14' C.T.
(18) Tropical Mix
3 gal.
(1) Coconut Palm
18' G.W.
(38) Green Buttonwood
14' Ht. F.T.B.
(2) Autograph Tree
16' HT.
(4) Barbara Karst Bougainvillea
8' Ht., ESP to wall
(142) Horizontal Coco Plum
3 gal.
(2) Golden Torch Parrot Heliconia
7 gal.
(6) Barbara Karst Bougainvillea
8' Ht., ESP to wall
(12) White Begonia
3 gal.
(5) Golden Torch Parrot Heliconia
7 gal.
(34) Tropical Mix
3 gal.
(4) Seaplum Vine
8' Ht., ESP to wall
(146) Green Island Ficus
3 gal.
(8) Lady Palm
6' Ht.
(33) Tropical Mix
3 gal.
(6) Seaplum Vine
8' Ht., ESP to wall
(2) Coconut Palm
25' G.W.
(25) Dwarf Pink Ixora
3 gal.
CC-CL/P 8.00 PVL 137.83'NW
OCEAN BLVD (A1A)
TOWN OF PALM BEACH CITY BULKHEAD LINE (C)
60 KW GENERATOR
ELEVATOR
(23) Barbara Karst Bougainvillea
8' Ht., ESP to wall
(1) Gumbo Limbo
25' x 25'
(2) Golden Torch Parrot Heliconia
7 gal.
(76) Dwarf Pink Ixora
3 gal.
(4) Coconut Palm
23' G.W.
(12) Plam
7 gal.
(232) Blue Daze Vine
3 gal.
(26) Tropical Mix
3 gal.
(2) Adonidia Palm
12'-14' Ht., Triple Trunk
CC-CL/P 8.00 PVL 137.83'NW
KEANN BLVD (A1A)
(1) Screwpine
16' O.A. HT.
(160) Seaplum Vine
1 gal.
(20) Tropical Mix
3 gal.
(2) Golden Torch Parrot Heliconia
7 gal.
(2) Coconut Palm
25' G.W.
(47) Tropical Mix
3 gal.
(26) Green Buttonwood
14' Ht. F.T.B.
(3) Coconut Palm
18' G.W.
(7) Japanese Blueberry Tree
12' Ht.
(17) Miami Supreme Gardenia
3' Ht.
(12) Cocoplum
7 gal.
(28) Pink Hibiscus
7 gal.
(1) Seagrape Tree
Match Relocated Seagrape
(87) Tropical Mix
3 gal.
(26) Cocoplum
7 gal.
(5) Florida Thatch Palm
10' Ht.
(26) Tropical Mix
3 gal.
(3) King Alexander Palm
16' O.A. HT.
(4) Lady Palm
6' Ht.
(272) Green Island Ficus
3 gal.
(49) Cocoplum
7 gal.
(117) Green Island Ficus
3 gal.
(2) Coconut Palm
25' G.W.
(24) Tropical Mix
3 gal.
(2) Autograph Tree
16' HT.
(71) Green Buttonwood
14' Ht. F.T.B.
(2) Blue Latan Palm
6' C.T.

N
W E
S
JUN 4PM 39D JUN 9AM 49D
MAR 4PM 25' MAR 9AM 37'
SEPT 4PM 11' SEPT 9AM 24'
DEC 4PM 11' DEC 9AM 24'
MAR 12PM 61' MAR 5PM 61'
JUN 12PM 85' JUN 5PM 85'
SEPT 12PM 61' SEPT 5PM 61'
DEC 12PM 37' DEC 5PM 37'

JOB NUMBER: # 25100.00 LA
DRAWN BY: Dios Rodriguez
DATE: 04.06.2026

SHEET L4.0

64 sf.
AREA IN SQ.FT.

Landscape Plan
SCALE: 3/32" = 1'-0" 0' 10' 20' 30'

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PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	NATIVE	QTY	REMARKS
TREES						
	GUMBO L	*Bursera simaruba* / Gumbo Limbo	25' x 25'	Yes	2	
	CLU AUT	*Clusia rosea* / Autograph Tree	16' HT.	Yes	4	
	UPI UV2	*Coccoloba uvifera* / Seagrape Tree	Match Relocated Seagrape	Yes	1	
	ELA API	*Elaeocarpus apiculatus* / Japanese Blueberry Tree	12` Ht.	No	7	
PALMS						
	ADO MNI	*Adonidia merrillii* / Adonidia Palm	12'-14' Ht., Triple Trunk	No	2	
	ARC DR2	*Archontophoenix alexandrae* / Alexander Palm	14' C.T.	No	5	
	ARC DR	*Archontophoenix alexandrae* / King Alexander Palm	16' O.A. HT.	No	3	
	COC NU3	*Cocos nucifera* / Coconut Palm	18' G.W.	No	4	
	COC NUC	*Cocos nucifera* / Coconut Palm	23' G.W.	No	4	
	COC NU2	*Cocos nucifera* / Coconut Palm	25' G.W.	No	6	
	LAT LOD	*Latania loddigesii* / Blue Latan Palm	6' C.T.	No	2	
	PAN TEC	*Pandanus tectorius* / Screwpine	16' O.A. HT.	No	1	
	RHA EXC	*Rhapis excelsa* / Lady Palm	6` Ht.	No	12	
	THR RAD	*Thrinax radiata* / Florida Thatch Palm	10` Ht.	Yes	5	
RELOCATED TREES						
	UPI UVI	*Coccoloba uvifera* / Seagrape Tree	Existing	Yes	1	
SHRUBS						
	DIO PLA	*Dioon planifolium* / Dioon	7 gal.	No	12	
	GAR MIA	*Gardenia augusta 'Miami Supreme'* / Miami Supreme Gardenia	3` Ht.	No	17	
	HEL HEL	*Heliconia psittacorum 'Golden Torch'* / Golden Torch Parrot Heliconia	7 gal.	No	11	
	HIB SE3	*Hibiscus rosa-sinensis 'Seminole Pink'* / Pink Hibiscus	7 gal.	No	28	
VINE/ESPALIER						
	BOU KAR	*Bougainvillea x 'Barbara Karst'* / Barbara Karst Bougainvillea	8' Ht., ESP to wall	No	33	
	COC UDI	*Coccoloba uvifera x diversifolia* / Seaplum Vine	8' Ht., ESP to wall	Yes	12	

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	NATIVE	SPACING	QTY	REMARKS
SHRUB AREAS							
	BEG ALB	*Begonia grandis 'Alba'* / White Begonia	3 gal.	No	18" o.c.	144	
	CH	*Chrysobalanus icaco 'Horizontalis'* / Horizontal Coco Plum	3 gal.	Yes	12" o.c.	304	
	CHR ICA	*Chrysobalanus icaco* Red Tip / Cocoplum	7 gal.	Yes	24" o.c.	103	
	CON ERE	*Conocarpus erectus* / Green Buttonwood	14' Ht. F.T.B.	Yes	36" o.c.	135	
	FIC MIC	*Ficus microcarpa* / Green Island Ficus	3 gal.	No	14" o.c.	538	
	IXO DW2	*Ixora x 'Dwarf Pink'* / Dwarf Pink Ixora	3 gal.	No	18" o.c.	101	
	ABI ALB	Tropical Mix	3 gal.	No	24" o.c.	315	Heliconias Monstera Dwarf Elephant Ear Macho Fern
GROUND COVERS							
	COC UD2	*Coccoloba uvifera x diversifolia* / Seaplum Vine	1 gal.	Yes	6" o.c.	160	
	EVO BL2	*Evolvulus glomeratus 'Blue Daze'* / Blue Daze Vine	3 gal.	No	12" o.c.	232	

Native Landscape Legend

DESCRIPTION	REQUIRED	PROPOSED
NATIVE TREES	30% (4 REQUIRED)	57% (8 NATIVE TREES PROVIDED) *14 TOTAL TREES
NATIVE SHRUBS + VINES	30% (516 REQUIRED)	32.1% (554 NATIVE SHRUBS PROVIDED) *1,723 TOTAL SHRUBS AND VINES
NATIVE GRONDCOVERS	30% (117 REQUIRED)	40% (160 NATIVE GROUNDCOVERS) *392 TOTAL SHRUBS AND VINES

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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

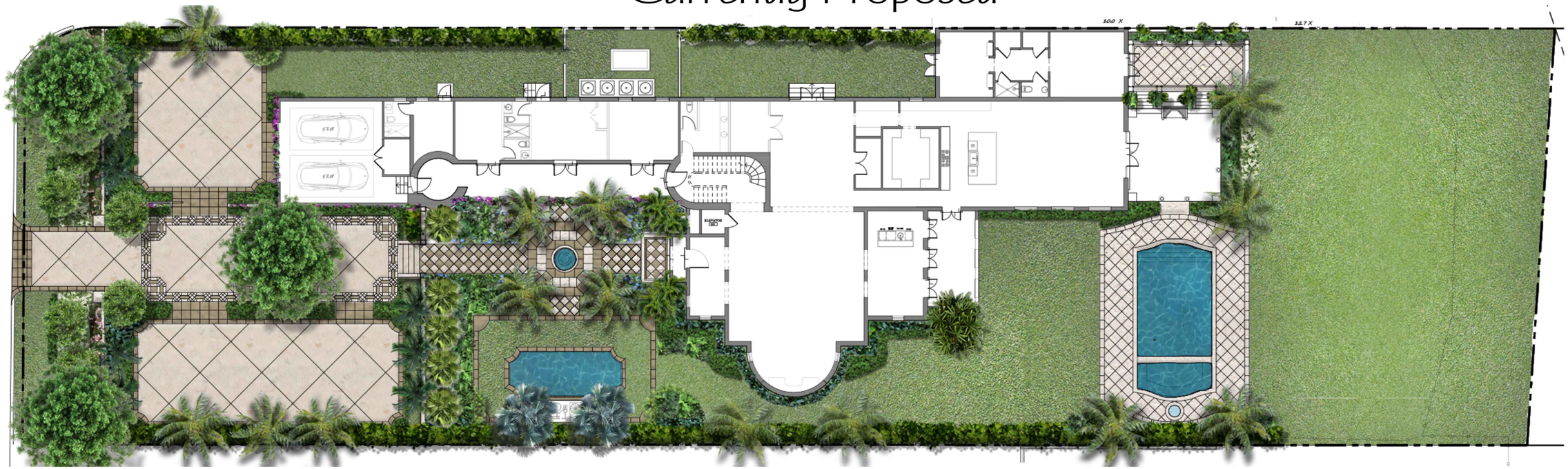
Private Residence
1519 North Ocean Way
Town of Palm Beach
FLORIDA

JOB NUMBER: # 25100.00 LA
DRAWN BY: Dios Rodriguez
DATE: 04.06.2026

SHEET L5.0

Planting Schedule

Currently Proposed



Previously Proposed



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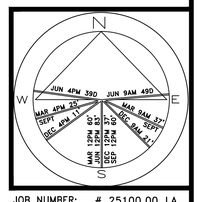

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SHEET L4.0

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CALL TOLL FREE
1-800-432-4770
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NOT FOR CONSTRUCTION

Rendered Landscape Plan

SCALE IN FEET 0' 8' 16' 24'



Front (West) Elevation

1
L4.1

NOT TO SCALE



Rear (East) Elevation

2
L4.1

NOT TO SCALE

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Rendered Landscape Elevations

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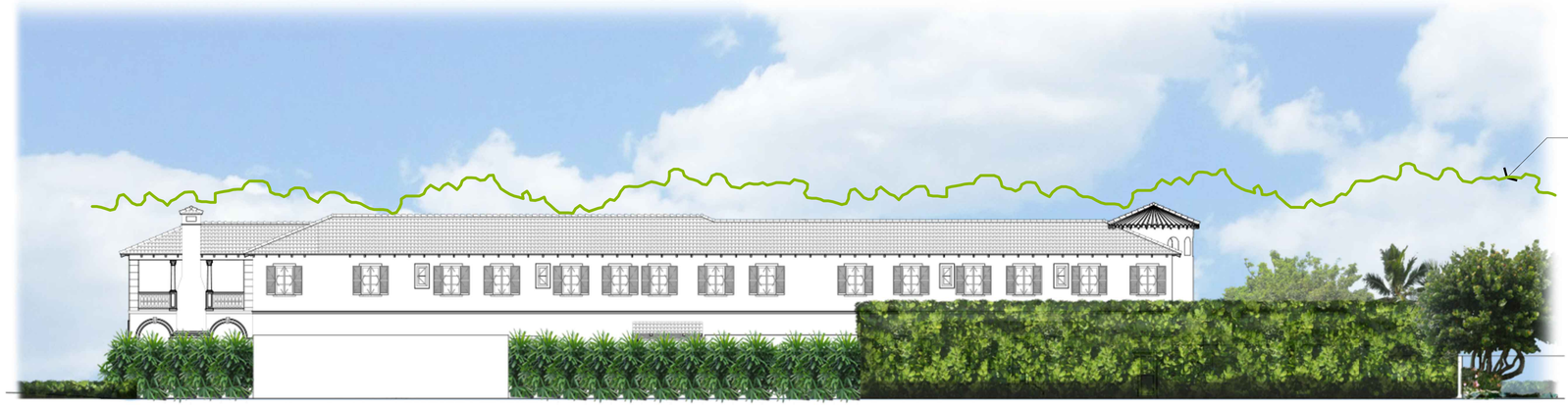
FLORIDA

JOB NUMBER: # 25100.00 LA
DRAWN BY: Dios Rodriguez

DATE: 04.06.2026

SHEET L4.1



1 L4.2 North Elevation

NOT TO SCALE



2 4.2 South Elevation

NOT TO SCALE

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NOT FOR CONSTRUCTION

Rendered Landscape Elevations

SCALE IN FEET

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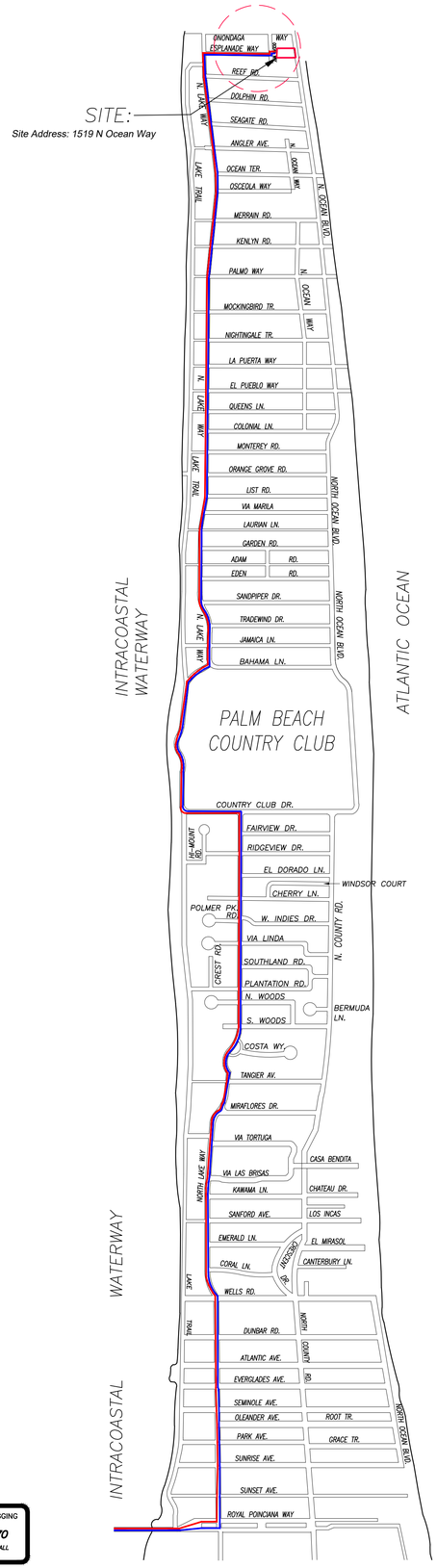
DATE: 04.06.2026

SHEET L4.2



CONCEPTUAL CONSTRUCTION SCHEDULE

- JAN 28TH 2026 – ARCOM MEETING
- FEB 15TH 2026 – TOWN COUNCIL
- FEB–MAR 2026 – SUBMIT FOR PERMIT

- 1 MONTH –APR 2026 – MOBILIZATION & DEMOLITION OF EXISTING STRUCTURES
- 2 MONTHS – SITE/BUILDING PREPARATION
- 1.5 MONTHS – FOUNDATION
- 2.5 MONTHS – BLOCK DELIVERIES & CONC. POURS
- 1 MONTH – ROOF TRUSS DELIVERY AND SET TRUSSES
- 1.5 MONTHS – WINDOW/DOOR DELIVERIES AND INSTALLATION
- .5 MONTH – DRY–IN
- 1.5 MONTHS – INTERIOR FRAMING
- 2 MONTHS – ROUGH–IN
- .5 MONTH – DRY WALL
- 6 MONTHS – FINISHES
- 2 MONTHS – LANDSCAPE & HARDSCAPE INSTALLATION
- 2 MONTHS – FINAL INSPECTIONS

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

1 PROPOSED TRUCK INGRESS / EGRESS ROUTES MAP

SCHEDULE:

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

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

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

PROPOSED INGRESS TRUCK ROUTE

PROPOSED EGRESS TRUCK ROUTE

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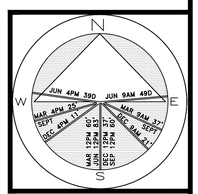
Town of Palm Beach
FL
LOT D



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DRAWN BY: Dios Rodriguez

DATE: 04.06.2026

SHEET L6.0

64 sf.
AREA IN SQ.FT.

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Truck Logistics Plan

SCALE: NOT TO SCALE

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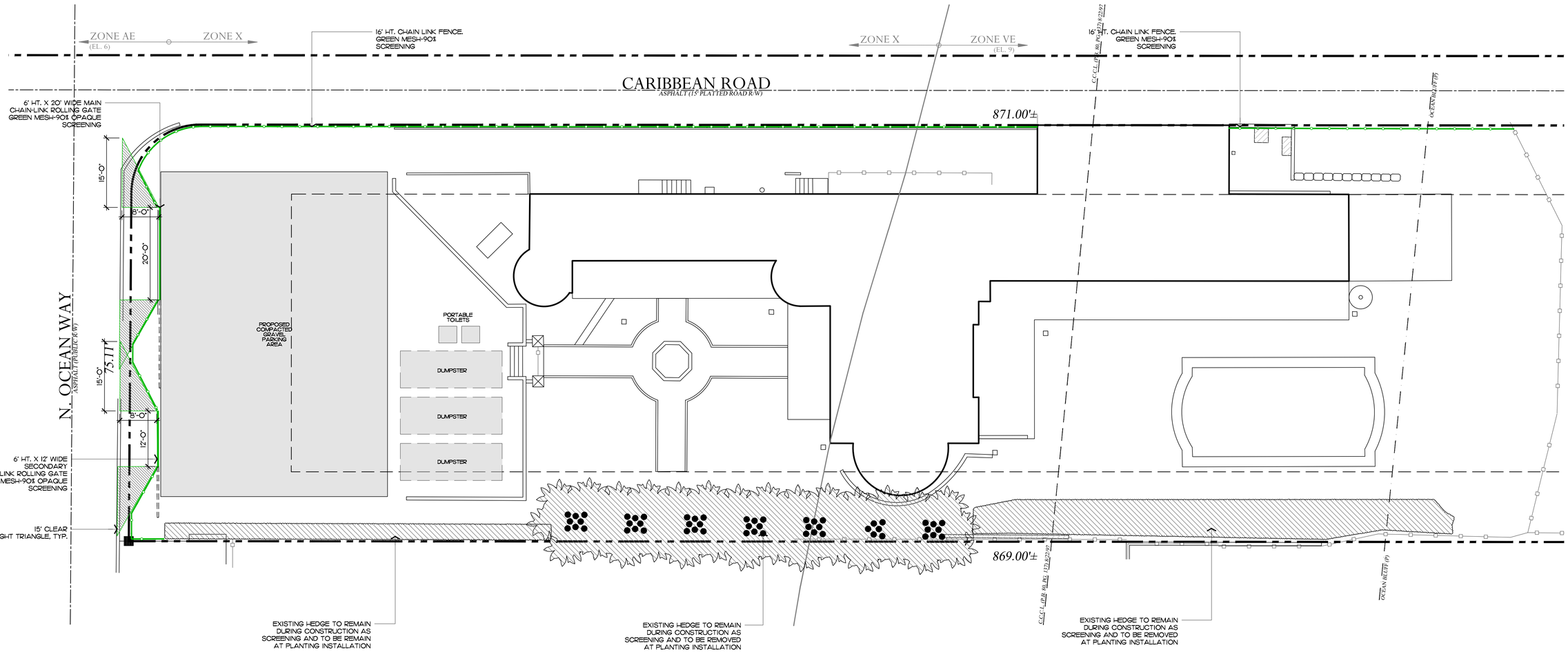
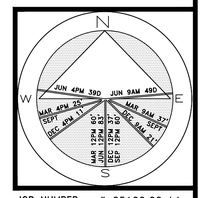


NOTE:
INTERIOR TREES AND PALMS WILL BE REMOVED WHEN NECESSARY FOR SITE UTILIZATION AND CONSTRUCTION DEVELOPMENT. A CONSTRUCTION SCREEN WILL BE ADDED IN THESE AREAS UNTIL SITE WALLS, NEW FENCING, OR NEW LANDSCAPING IS INSTALLED. AT NO TIME SHALL THE SITE BE OPEN TO ADJACENT PROPERTIES WITHOUT ANY PERMANENT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



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DRAWN BY: Dios Rodriguez

DATE: 04.06.2026

SHEET L7.0

113.7 sf.
AREA IN SQ.FT.

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Construction Screening + Logistics Plan

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

TOWN OF PALM BEACH

Information for Town Council Meeting on: May 13, 2026

To: Town Council

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

From: Planning, Building, & Zoning Staff

Re: ZON-26-0019 (ARC-26-0016) 401 BRAZILIAN AVE. (COMBO) – VARIANCE
The applicant, Marlene Perlmutter (Nievera Williams Design), has filed an application requesting Town Council review and approval of one (1) variance exceeding the allowable height of a site wall in the street side-yard setback. The Architectural Commission shall perform design review of the application. *[The Architectural Review Commission Recommendation: Implementation of the proposed variances will not cause a negative impact on the subject property. Carried 7-0.] [The Architectural Review Commission approved this project. Carried 7-0.]*

Date: 5/1/2026

ATTACHMENTS
Staff Report
Letter of Intent
Plans

STRATEGIC PLAN
Strategic Priorities:
Community Culture and Character

Strategic Focus Areas:
Quality of Life
Community Preservation

FUNDING
No Fiscal Impact

ZON-25-0019 (ARC-25-0016) 401 BRAZILIAN AVE (COMBO) – VARIANCE. The applicant, Marlene Perlmutter (Nievera Williams Design), has filed an application requesting Town Council review and approval of one (1) variance exceeding the allowable height of a site wall in the street side-yard setback. The Architectural Commission (ARCOM) shall perform design review of the application.

ARC-26-0016 (ZON-26-0019) 401 BRAZILIAN AVE (COMBO). The applicant, Marlene Perlmutter (Nievera Williams Design), has filed an application requesting Architectural Commission review and approval for construction of equipment screening wall with a variance wall height. Town Council shall review the application as it pertains to zoning relief/approval.

Applicant: Marlene Perlmutter

Landscape: Nievera Williams Design

HISTORY:

- May 14, 2025: Town Council combo application ZON-25-0013 (ARC-24-0090) was approved by the Town Council for three (3) variances; (1) a variance to reduce the street side setback for a generator, (2) a variance to reduce the street side setback for pool equipment, and (3) a variance to reduce the overall landscape open space.
- Renovations to site began in 2025, and the applicant found that the previously approved equipment screening wall height would be insufficient to screen the equipment; this combo application was subsequently filed for review by ARCOM and Town Council.
- April 29, 2026: ARCOM combo application ARC-26-0016 (ZON-26-0019) corresponding to the current Town Council application was approved (7-0) and ARCOM found that the variance would not cause negative impact to design (7-0).

THE PROJECT:

The applicant has submitted plans entitled "Private Residence" as prepared by **Nievera Williams Design**, uploaded and dated to the Town 04/09/2026.

The following is the scope of work for the Project:

- Modification to height of equipment screening wall.

The following Town Council relief is needed to achieve the scope of work:

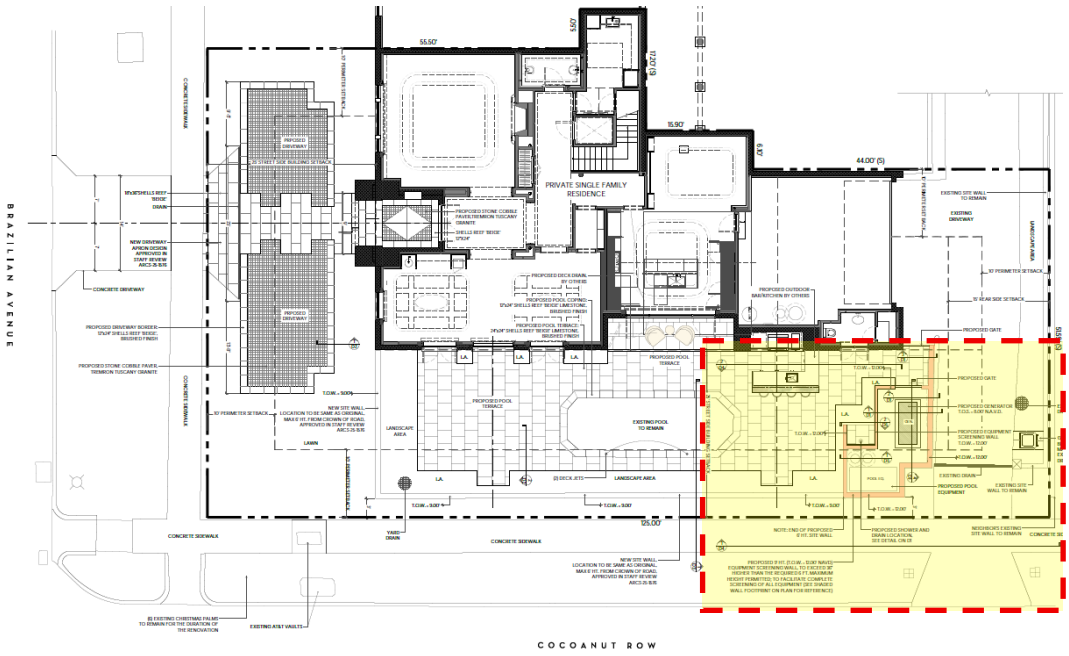
- **VARIANCE 1: Sec. 134-1667(a)**: A variance for site walls in the street side-yard setback area with a height of 9 ft., in lieu of the 6 ft. maximum height permitted; to facilitate complete screening of equipment.

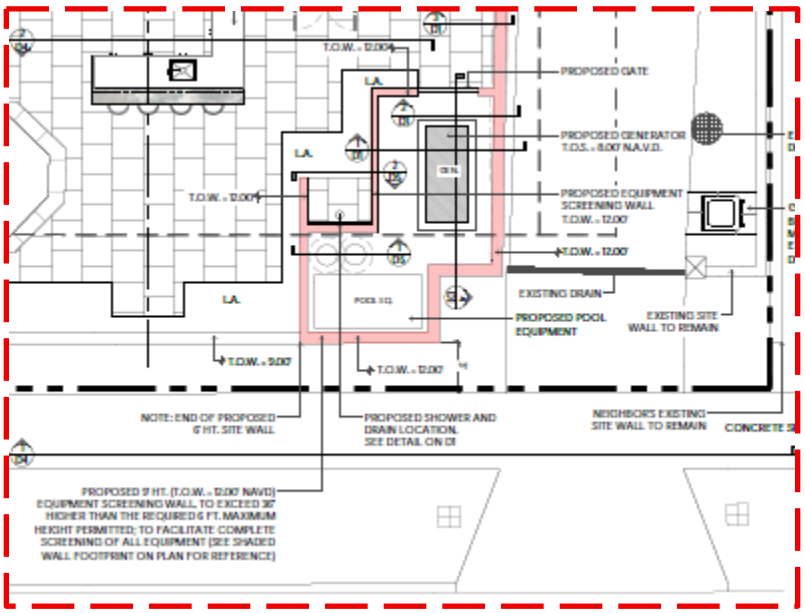
Site Data			
Zoning District	R-C	**Future Land Use**	SINGLE-FAMILY
Lot Depth	125’	**Lot Width**	70’
Crown of Road	+3.13’ NAVD	**FEMA**	Zone AE +7’ NAVD

Surrounding Properties / Zoning	
North	308 Cocoanut Row | Residence / R-C
South	330 Cocoanut Row | Residences / R-C
East	315 Cocoanut Row | Residence / R-C
West	403 Brazilian Ave | Residence / R-C

STAFF ANALYSIS

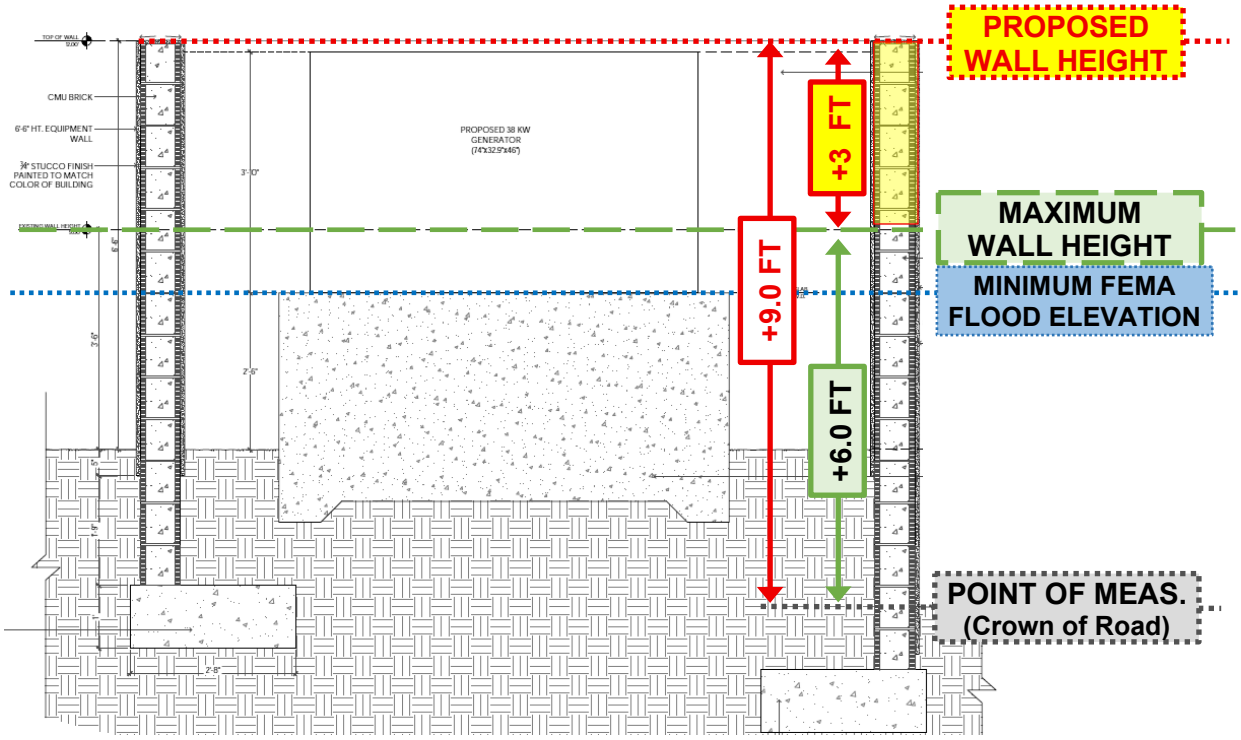
The proposed application seeks to modify a portion of the previously approved equipment screening wall to accommodate FEMA requirements for the installation of a generator.



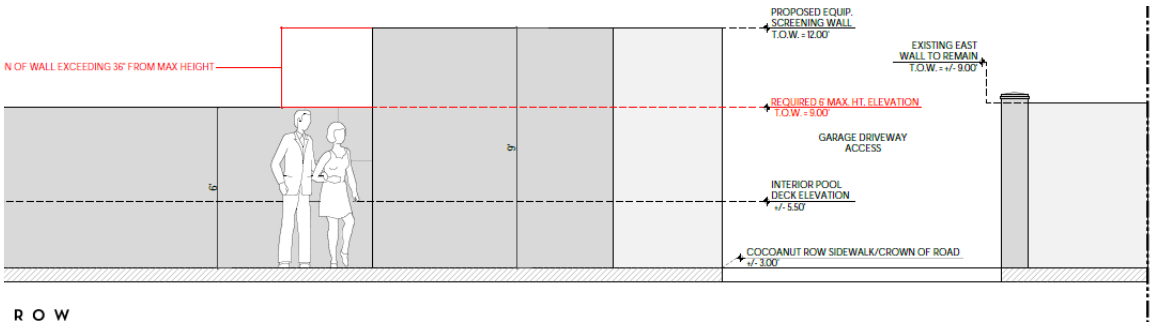


VARIANCE REQUEST

A preliminary review of the project indicates that the proposed application does not comply with the Town's zoning code and requires one (1) variance to proceed as submitted. As noted in history the property was already granted three (3) variances, two of which pertained to the relocation of pool equipment and installation of a generator. With work being done in the field it was discovered the generator height would be higher than the previously approved wall. The applicant now seeks to raise only the portion of the wall surrounding the equipment to 9 feet.



ZONING CODE	PERMITTED	PROPOSED	VARIANCE
VARIANCE 1: Sec. 134-1667(a)	Max. +6' Site Wall in Street Setback	+9' Site Wall in Street Setback for Equipment Screening	**+3' (36") ABOVE MAX.**





CURRENTLY PROPOSED -EAST ELEVATION ALONG COCOANUT ROW

Approval of the proposal will put the nine-foot high wall three-feet from the Cocoanut Row Sidewalk which will be screened by the previously approved sixteen-foot high Clusia hedge.

CONCLUSION

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:BMF

WRB

NIEVERA WILLIAMS
DESIGN

401 Brazilian Avenue

03.19.2026

Letter of Intent

- <u>Hardscape:</u>
  - Minor hardscape change to the driveway. Angled driveway entry pavers to allow for easier accessibility. Previous ARCOM approved ARC-25-0008 had this area squared off
  - Requesting variance for equipment wall height to exceed the maximum six in height within street sideback. Seeking a variance for the equipment screening wall within the street side yard setback area with a nine-foot wall, in lieu of the six-foot maximum height permitted, to facilitate complete screening of equipment.
    - This is due to the generator slab needing to be at +8.00 NAVD
  - Minor wall extension of 36" west to create privacy from pool terrace.
- <u>Landscape:</u>
  - Landscape changes to the front entry streetscape along Brazilian Avenue
    - Minor plant material changes on landscape plan (LP1) from pervious approved ARCOM Submittal ARC-25-0008
  - 10' height clusia hedge to be shared along west property line between 401 and 403 Brazilian neighbor
  - Minor landscape adjustments along Cocoanut Row and North property line.
    - Plant material along Cocoanut Row changed to 16'-18' height Clusia hedge in lieu of the previously approved ARCOM plans ARC-25-0008 had 16-18' height green buttonwood. All plant material and native calculations have been updated accordingly.
    - Minor change on the north property line from 16' ht. green buttonwood in previously approved ARCOM plans to 4'-6' height green buttonwood.

Keaton Cox
Nievera Williams Design
625 North Flagler Drive, Suite 502
West Palm Beach, FL 33401

SCHEDULED HEARING DATES:

PRE-APPLICATION SUBMITTAL DATE: 02.03.25
FIRST SUBMITTAL DATE: 02.20.25
SECOND SUBMITTAL DATE: 03.10.25
FINAL DROP OFF: 04.07.25
MEETING DATE: 04.23.25

PRIVATE RESIDENCE

401 BRAZILIAN AVENUE, PALM BEACH, FL.

FINAL SUBMITTAL

ARC-25-0008

SCOPE OF WORK:

HARDSCAPE

1A. HARDSCAPE MODIFICATIONS TO FRONT YARD AND DRIVEWAY

1B. HARDSCAPE MODIFICATIONS TO EAST SIDE YARD

1C. REQUESTING VARIANCE FOR POOL EQUIPMENT AND GENERATOR LOCATIONS, GIVEN THE 25' STREET SIDE YARD SETBACK

LANDSCAPE

2A. LANDSCAPE MODIFICATIONS TO FRONT AND EAST SIDE YARD, SEE PAGE LP1

2B. PLANTING MATERIAL REVISED, SEE PAGE LP2

SHEET LEGEND:

SURVEY
EX-EXISTING CONDITIONS PLAN
EX2-EXISTING LANDSCAPE PHOTOS
LAD-LANDSCAPE ALTERATION DIAGRAM
SITE PLAN RENDERING
RENDERED ELEVATIONS
L0-OVERALL SITE PLAN
L1-HARDSCAPE PLAN
LP1-LANDSCAPE PLAN
LP2-LANDSCAPE PLANT SCHEDULE AND PLANTING DETAILS
D1- SITE DETAILS
OS1-OPEN SPACE DIAGRAM
OS2- NATIVE VEGETATION DIAGRAM
CSP-CONSTRUCTION SCREENING DIAGRAM

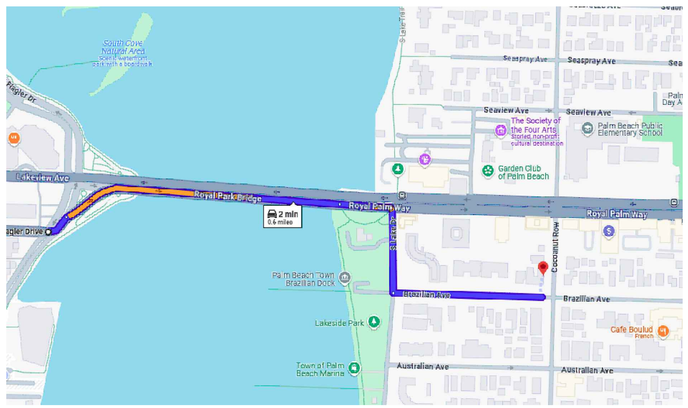


TRUCK LOGISTICS PLAN

MAXIMUM TRUCK SIZE: 30 FEET

BEST ROUTE TO PROPERTY:
ROYAL PARK BRIDGE TO SOUTH LAKE DRIVE, EAST ON BRAZILIAN AVENUE, LEFT TO SUBJECT PROPERTY

ESTIMATED NUMBER OF LARGE TRUCK TRIPS: 20



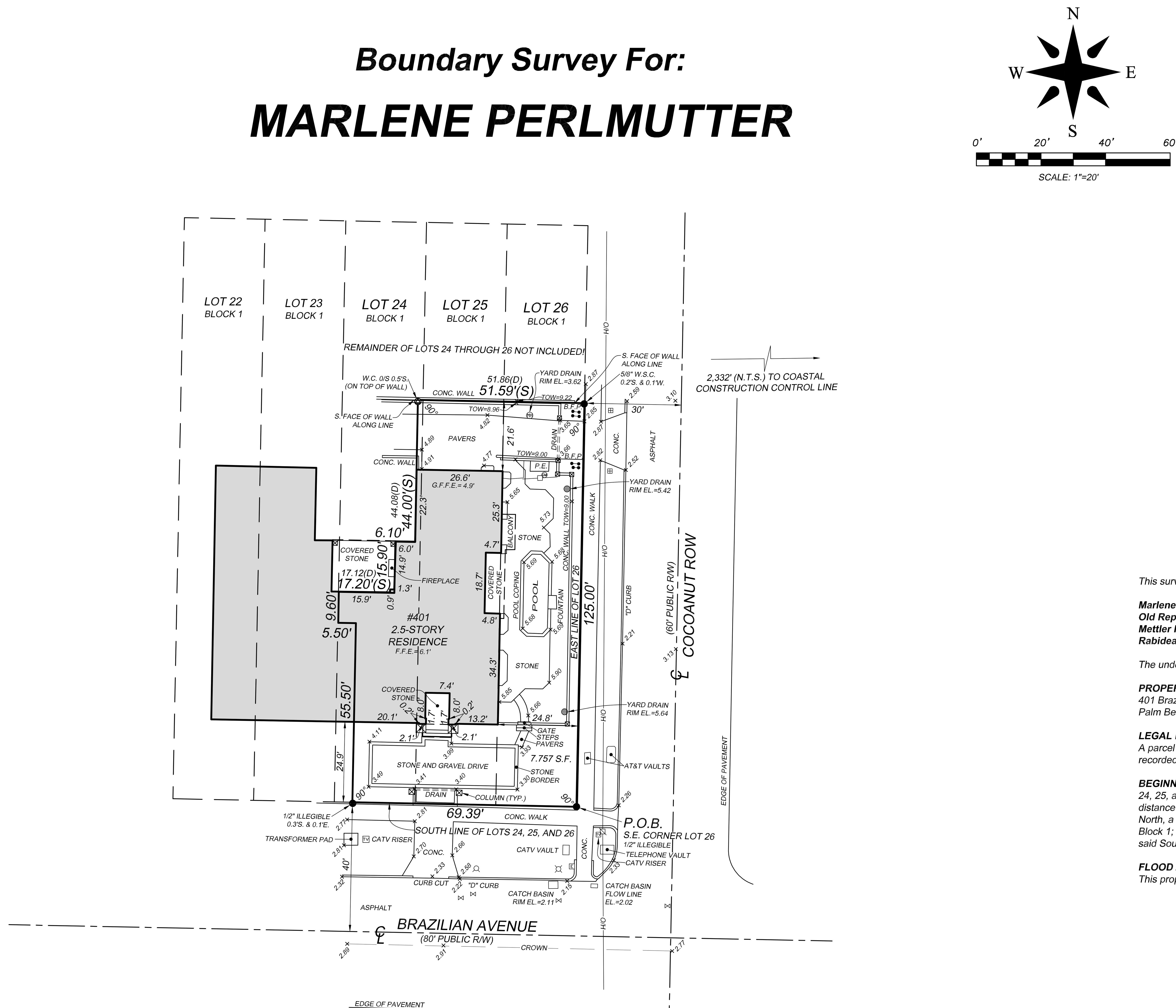
LANDSCAPE ARCHITECT
NIEVERA WILLIAMS DESIGN

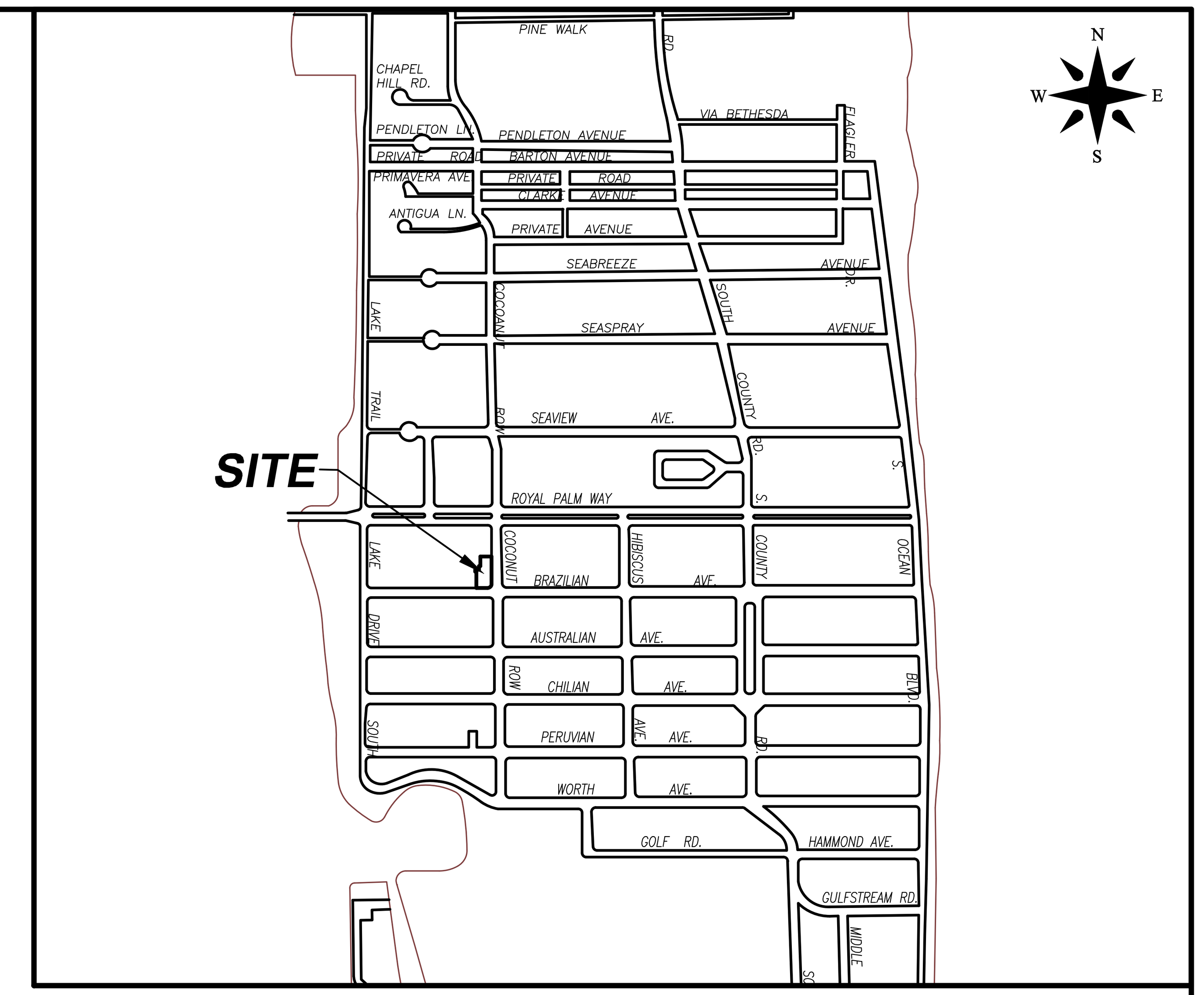
NIEVERA WILLIAMS
DESIGN

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

Boundary Survey For:

MARLENE PERLMUTTER





VICINITY SKETCH
(NOT TO SCALE)

LEGEND

A = ARC LENGTH
A/C = AIR CONDITIONING
A.E. = ACCESS EASEMENT
A.K.A. = ALSO KNOWN AS
ASPH. = ASPHALT
B.F.P. = BACKFLOW PREVENTOR
BLDG. = BUILDING
B.M. = BENCHMARK
B.O.C. = BACK OF CURB
B.O.W. = BACK OF WALK
(C) = CALCULATED
CATV = CABLE ANTENNA TELEVISION
C.B. = CHORD BEARING
C.B.S. = CONCRETE BLOCK STRUCTURE
C.C.C.L. = COASTAL CONSTRUCTION CONTROL LINE
CH = CHORD
C.L.F. = CHAIN LINK FENCE
CLR. = CLEAR
C.M.P. = CORRUGATED METAL PIPE
CONC. = CONCRETE
(D) = DESCRIPTION DATUM
D.B. = DEED BOOK
D.C.D.A. = DOUBLE CHECK DETECTOR ASSEMBLY
D.E. = DRAINAGE EASEMENT
D.H. = DRILL HOLE
D/W = DRIVEWAY
EL. = ELEVATION
ENC. = ENCROACHMENT
E.O.P = EDGE OF PAVEMENT
E.O.W. = EDGE OF WATER
ESM'T = EASEMENT
F.D.C. = FIRE DEPARTMENT CONNECTION
F.F.E. = FINISHED FLOOR ELEVATION
FND. = FOUND
F.O.C. = FACE OF CURB
G.F.F.E. = GARAGE FINISH FLOOR ELEVATION
INV. = INVERT
I.T.W.C.D. = INDIAN TRAIL WATER CONTROL DISTRICT
L.A.E. = LIMITED ACCESS EASEMENT
L.B. = LICENSE BOARD
L.W.D.D. = LAKE WORTH DRAINAGE DISTRICT
(M) = FIELD MEASUREMENT
M.H. = MANHOLE
M.H.W.L. = MEAN HIGH WATER LINE
MIN. = MINIMUM
M.L.W.L. = MEAN LOW WATER LINE
N.A.V.D. = NORTH AMERICAN VERTICAL DATUM
N.G.V.D. = NATIONAL GEODETIC VERTICAL DATUM
N.P.B.C.I.D. = NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT
N.T.S. = NOT TO SCALE
O.A. = OVERALL
O.D. = OUTSIDE DIAMETER
O/H = OVERHEAD UTILITY LINE
O.R.B. = OFFICIAL RECORDS BOOK
O/S = OFFSET
P = PLANTER
(P) = PLAT DATUM
P.B. = PLAT BOOK
P.B.C. = PALM BEACH COUNTY
P.C. = POINT OF CURVATURE
P.C.C. = POINT OF COMPOUND CURVATURE
P.E. = POOL EQUIPMENT
PG. = PAGE
P.I. = POINT OF INTERSECTION
P/O = PART OF
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
P.R.C. = POINT OF REVERSE CURVATURE
P.R.M. = PERMANENT REFERENCE MONUMENT
PROP. = PROPOSED
P.T. = POINT OF TANGENCY
PVM'T = PAVEMENT
(R) = RADIAL
R = RADIUS
RGE. = RANGE
R.P.B. = ROAD PLAT BOOK
R.P.Z. = REDUCED PRESSURE ZONE
R/W = RIGHT OF WAY
(S) = SURVEY DATUM
S.B. = SETBACK
SEC. = SECTION
S/D = SUBDIVISION
S.F. = SQUARE FEET
S.F.W.M.D. = SOUTH FLORIDA WATER MANAGEMENT DISTRICT
S.I.R.W.C.D.= SOUTH INDIAN RIVER WATER CONTROL DISTRICT
S.R. = STATE ROAD
STA. = STATION
STY. = STORY
S/W = SIDEWALK
T.O.B. = TOP OF BANK
T.O.C. = TOP OF CURB
TOW = TOP OF WALL ELEVATION
TWP. = TOWNSHIP
TYP. = TYPICAL
U/C = UNDER CONSTRUCTION
U.E. = UTILITY EASEMENT
U.R. = UNRECORDED
W.C. = WITNESS CORNER
W.M.E. = WATER MANAGEMENT EASEMENT
W.M.M.E. = WATER MANAGEMENT MAINTENANCE EASEMENT
W.S.C. = WALLACE SURVEYING CORPORATION
YD = YARD DRAIN
BL = BASELINE
CL = 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)
PL = 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

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

Marlene Perlmutter, as Trustee of the Amended and Restated Marlene Perlmutter Living Trust U/A/D March 23, 2018, as amended
Old Republic National Title Insurance Company
Mettler Randolph Massey Ferguson Carroll & Sterlacci, P.L.
Rabideau Klein

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

PROPERTY ADDRESS:
401 Brazilian Avenue
Palm Beach, FL 33480

LEGAL DESCRIPTION:
A parcel of land lying in Lots 24, 25, and 26, Block 1, **REVISED MAP OF ROYAL PARK ADDITION TO PALM BEACH, FLORIDA,** as recorded in Plat Book 4, Page 1, Palm Beach County, Florida. Being more particularly described as follows:

BEGINNING at the Southeast corner of Lot 26, Block 1; thence South 90 degrees 00 minutes, 00 seconds West along the South line of Lots 24, 25, and 26, Block 1, a distance of 69.39 feet; thence North, a distance of 55.50 feet; thence West a distance of 5.50 feet; thence North a distance of 9.6 feet; thence East a distance of 17.2 feet; thence North a distance of 15.9 feet; thence East a distance of 6.10 feet; thence North, a distance of 44.08 feet; thence North 90 degrees 00 minutes 00 seconds East, a distance of 51.86 feet to the East line of said Lot 26, Block 1; thence South 00 degrees 00 minutes 50 seconds West along the said East line of Lot 26, Block 1, a distance of 125.00 feet to the said Southeast corner of the aforesaid Lot 26, Block 1 and the **POINT OF BEGINNING.**

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

NOTES:

1. No title policy or commitment affecting title or boundary to the subject property has been provided. It is possible there are deeds and easements, recorded or unrecorded, which could affect this survey and boundaries. This office has made no search of the Public Records.
2. Elevations shown hereon, if any, are in feet and decimal parts thereof and are based on NAVD-88. The expected accuracy of the elevations shown hereon is 0.03' for the hard surface elevations and 0.1' for the soft surface elevations. Elevations shown hereon are U.S. survey feet unless otherwise noted.
3. Description furnished by client or client's agent.
4. Unless presented in digital form with electronic seal and electronic signature this survey must bear the signature and the original raised seal of a Florida licensed surveyor or mapper this drawing, sketch, plat or map is for informational purposes only and is not valid.
5. This survey cannot be transferred or assigned without the specific written permission of Wallace Surveying Corporation. This survey is not transferable by Owners Affidavit of Survey or similar instrument.
6. Except as shown, underground and overhead improvements are not located. Underground foundations not located.
7. The survey sketch shown hereon does not necessarily contain all of the information obtained or developed by the undersigned surveyor in his field work, office work or research.
8. No responsibility is assumed by this surveyor for the construction of improvements, from building ties shown on this survey.
9. Revisions shown hereon do not represent a "survey update" unless otherwise noted.
10. All dates shown within the revisions block hereon are for interoffice filing use only and in no way affect the date of the field survey stated herein.
11. In some instances, graphic representations have been exaggerated to more clearly illustrate the relationships between physical improvements and/or lot lines. In all cases, dimensions shown shall control the location of the improvements over scaled positions.
12. It is a violation of Rule 5J-17 of the Florida Administrative Code to alter this survey without the express prior written consent of the Surveyor. Additions and/or deletions made to the face of this survey will make this survey invalid.
13. The ownership of fences, perimeter walls and/or hedges shown hereon are not known and thus are not listed as encroachments. Fences, hedges and/or perimeter walls are shown in their relative position to the boundary.
14. The expected horizontal accuracy of the information shown hereon is +/- 0.10'.

CERTIFICATION:

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

DATE OF LAST FIELD SURVEY: 03/12/2025

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

REVISIONS:

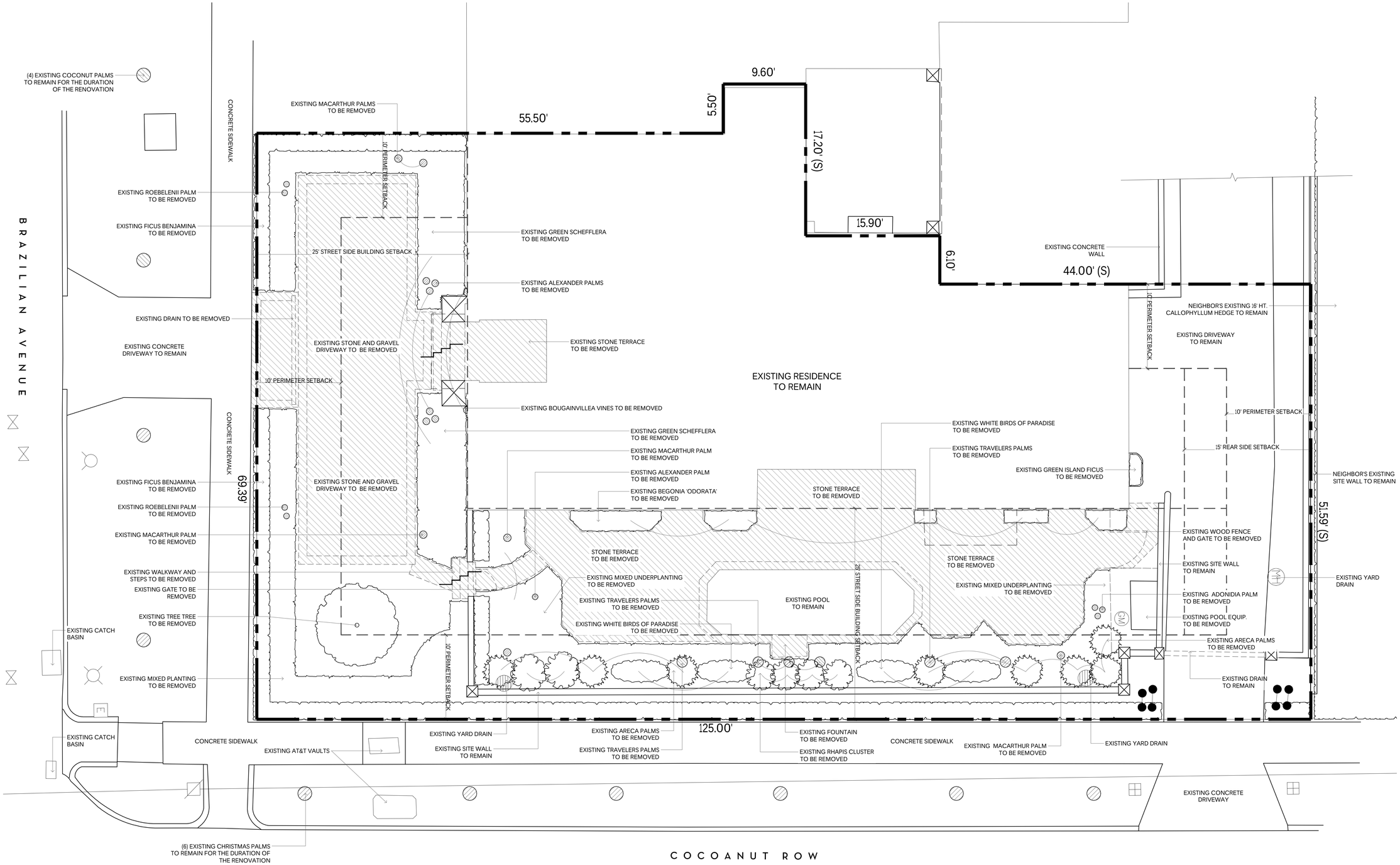
03/12/25 SURVEY UPDATE B.M./S.W. 199736 PB/18

Boundary Survey For:

MARLENE PERLMUTTER

WALLACE SURVEYING
A DIVISION OF LANDTEC CONSTRUCTION SURVEYING, LLC, LB #8598
5553 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 * (561) 640-4551

FIELD: J.D.	JOB No.: 22-1387.2	F.B. PB348 PG. 18
OFFICE: S.W.	DATE: 05/26/23	DWG. No.: 22-1387
C'K'D.: C.W.	REF.: 22-1387.DWG	SHEET: 1 OF 1



OVERALL R-C SITE CALCULATIONS:

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MINIMUM LANDSCAPE:			
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EXISTING =	2,087	SQ FT	26.9%
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FRONT SETBACK SITE CALCULATIONS:

25' SETBACK AREA =	1,738	SQ FT	100%
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10' PERIMETER SITE CALCULATIONS:

PERIMETER AREA =	3,547	SQ FT	
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(50% OF 3,547 SF) = 1,747 REQUIRED			
EXISTING =	1,683	SQ FT	47.4%
PROPOSED =	2,030	SQ FT	57.2%

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

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

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

EXISTING CONDITIONS PLAN
PRIVATE RESIDENCE

401 BRAZILIAN AVENUE, PALM BEACH, FL.

07 APRIL 2025 - FINAL SUB
10 MARCH 2025 - SECOND SUB
20 FEB 2025 - FIRST SUB
03 FEB 2025 - PRE-APP

NIEVERA WILLIAMS
DESIGN

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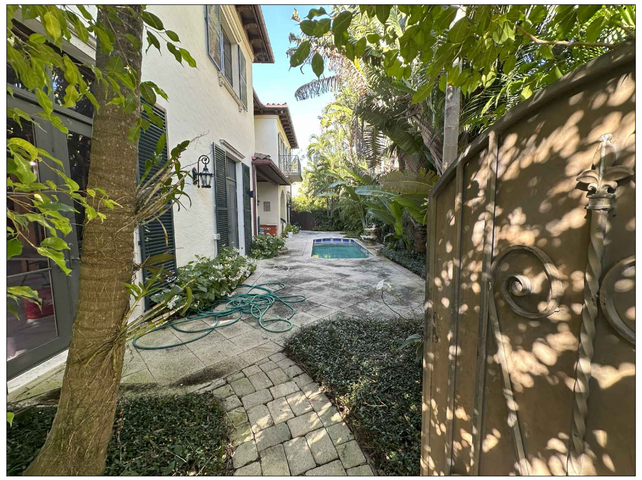
West Palm Beach, FL 33401
P: 561-659-2820
F: 561-659-2113

NIEVERAWILLIAMS.COM

EX

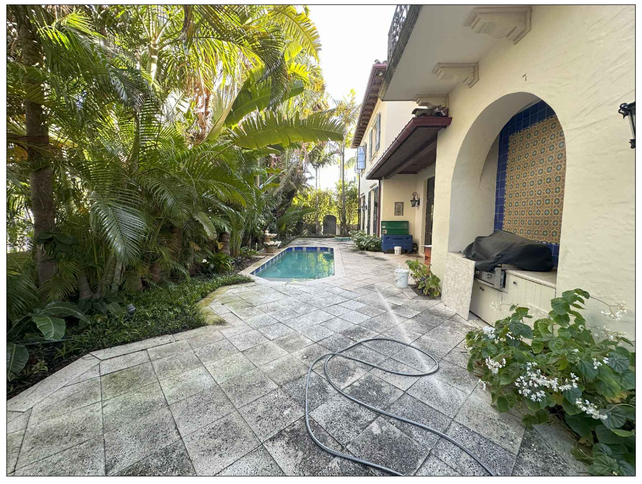
ARC-25-0008







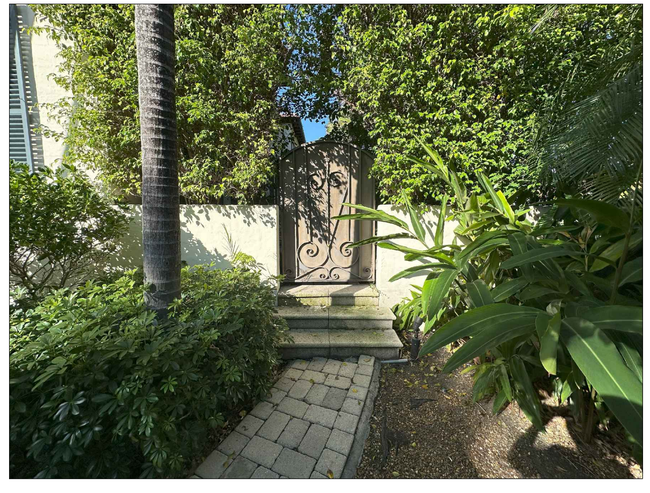












MARIO F. NIEVERA

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EXISTING CONDITIONS PHOTOS

PRIVATE RESIDENCE

401 BRAZILIAN AVENUE, PALM BEACH, FL.

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EX2

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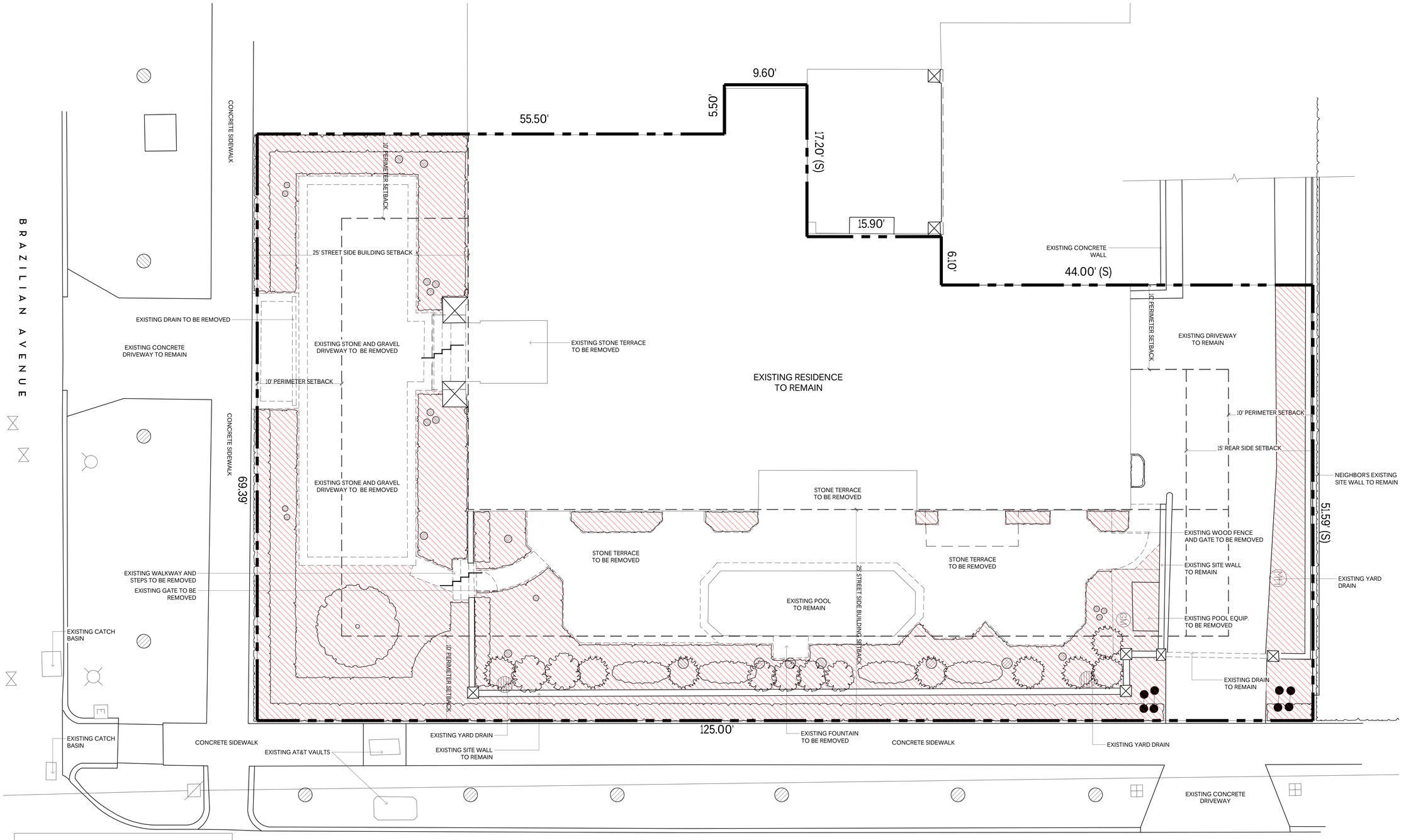

Town of Palm Beach
Planning Zoning and Building
360 S County Rd
Palm Beach, FL 33480
www.townofpalmbeach.com

Line #	Landscape Legend		
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Ord 003-2023 *REV 9F 20230727*

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LANDSCAPE ALTERATION LEGEND
LANDSCAPE ALTERED AREA

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

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

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

LANDSCAPE ALTERATION DIAGRAM
PRIVATE RESIDENCE

401 BRAZILIAN AVENUE, PALM BEACH, FL.
LOT 9 SUB

07 APRIL 2025 - FINAL SUB
10 MARCH 2025 - SECOND SUB
20 FEB 2025 - FIRST SUB
03 FEB 2025 - PRE-APP

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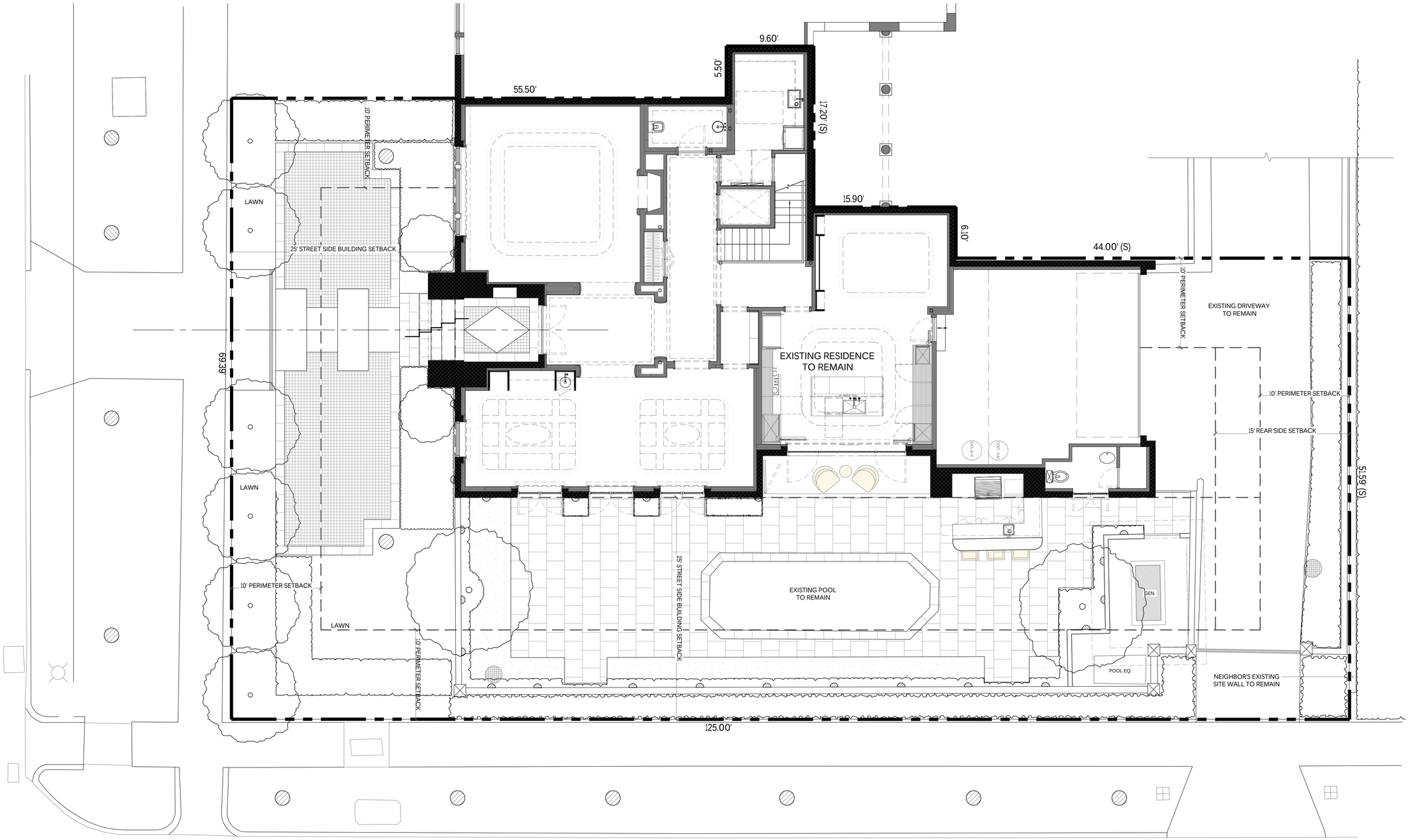
0 1 2 4 8 12 FEET
SCALE: 3/16" = 1'-0"



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





Town of Palm Beach
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See Ord. 003-2023 *REV BY 20230727*

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

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

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

OVERALL SITE PLAN

PRIVATE RESIDENCE

401 BRAZILIAN AVENUE, PALM BEACH, FL.

07 APRIL 2025 - FINAL SUB
10 MARCH 2025 - SECOND SUB
20 FEB 2025 - FIRST SUB
03 FEB 2025 - PRE-APP

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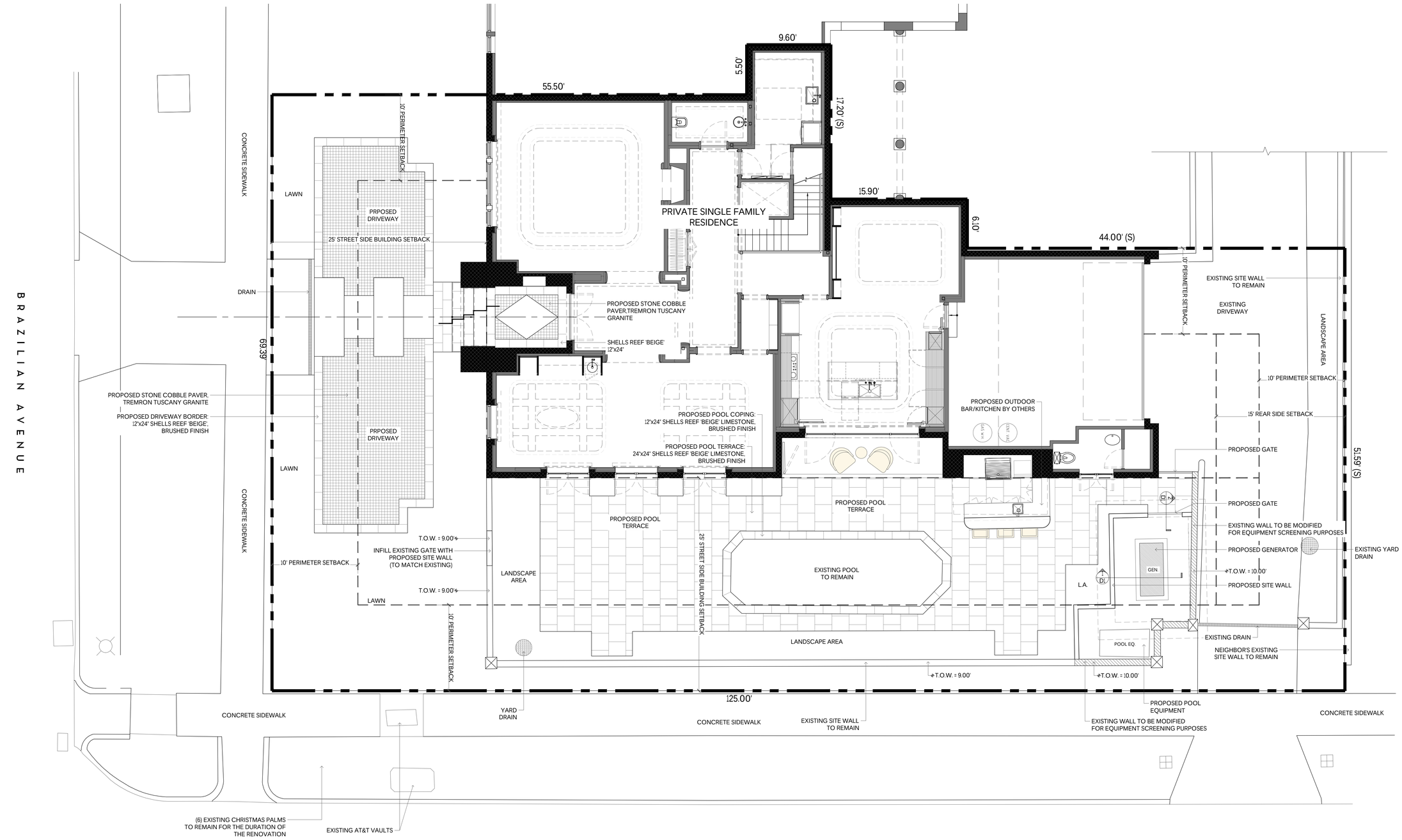



SHELL REEF BEIGE LIMESTONE



TREMRON TUSCANY GRANITE COBBLE STONE

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

N
W E
S

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

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

HARDSCAPE PLAN
PRIVATE RESIDENCE

401 BRAZILIAN AVENUE, PALM BEACH, FL.
LOT 3 & 4 BLOCK 3 PALM BEACH FARMS CO PLAT NO. 3 SUB

07 APRIL 2025 - FINAL SUB
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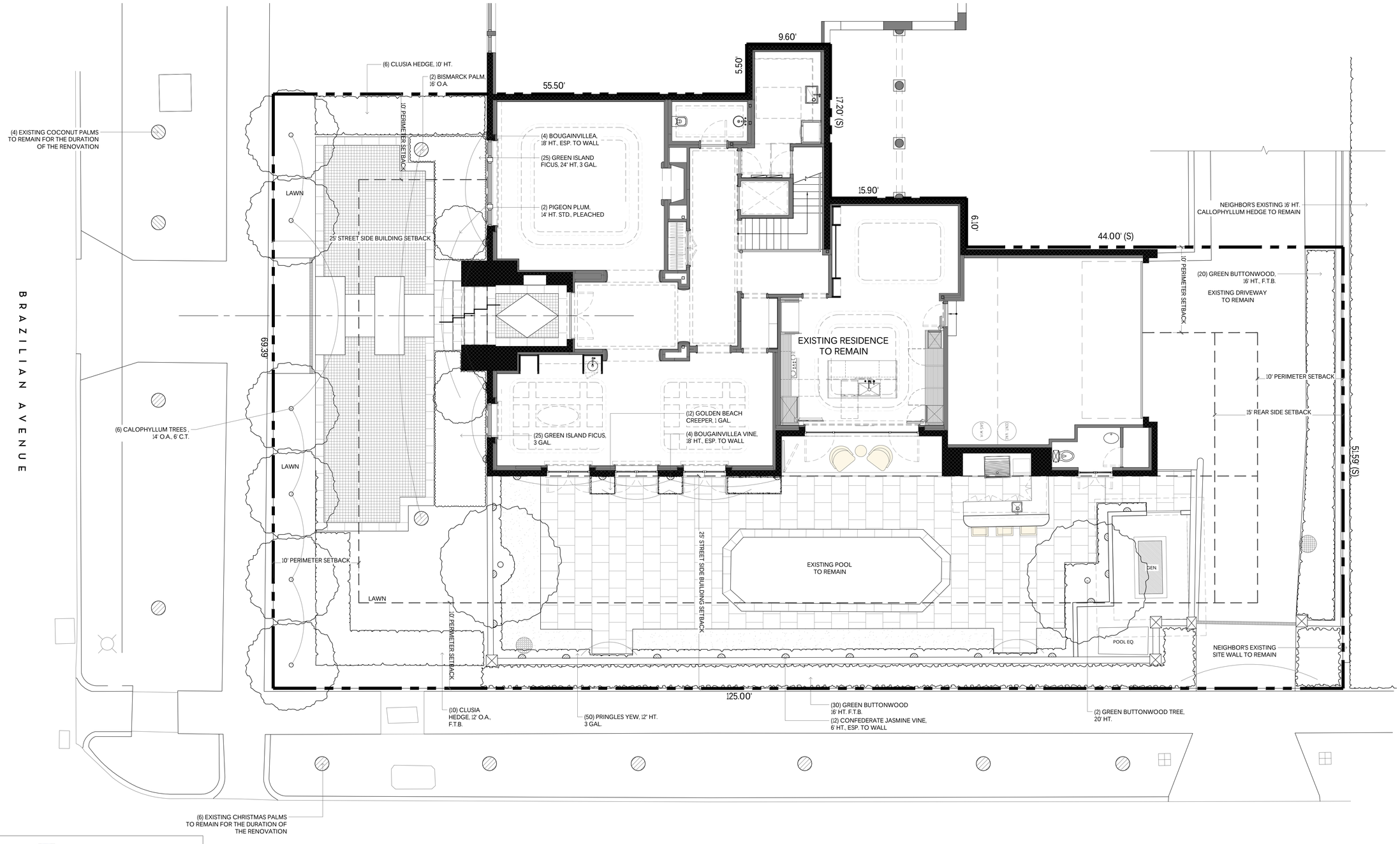

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Ord. 003-2023 *REV BF 20230727*

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State of Florida
Landscape Architect
Registration No.
6666856

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LANDSCAPE PLAN
PRIVATE RESIDENCE

401 BRAZILIAN AVENUE, PALM BEACH, FL.

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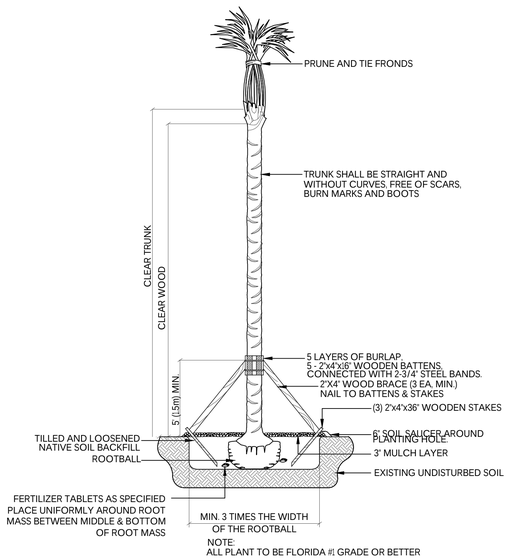
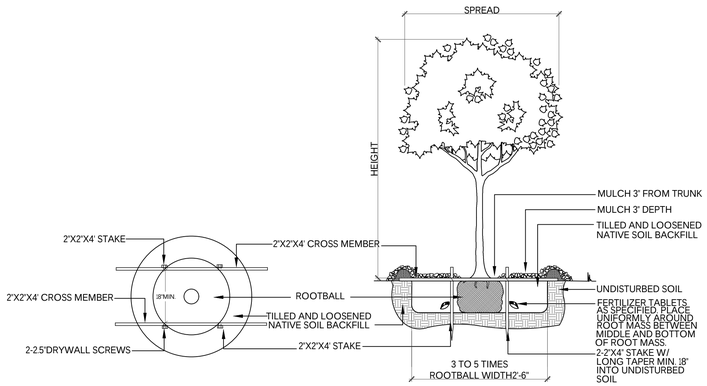


NOTE:
ALL PLANT TO BE FLORIDA #1 GRADE OR BETTER

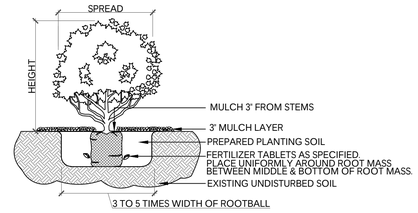
PALM PLANTING DETAIL
N.T.S.

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



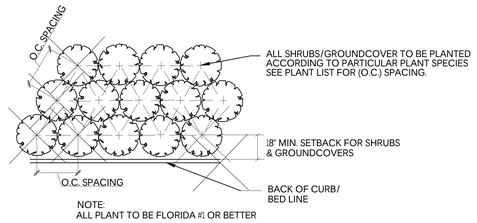
NOTE:
ALL PLANT TO BE FLORIDA #1 GRADE OR BETTER

TREE PLANTING DETAIL
N.T.S.



NOTE:
ALL MATERIAL TO BE FLORIDA #1 OR BETTER

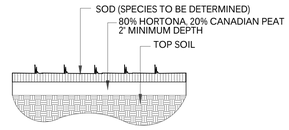
SHRUB & GROUNDCOVER PLANTING DETAIL
N.T.S.



NOTE:
ALL PLANT TO BE FLORIDA #1 OR BETTER

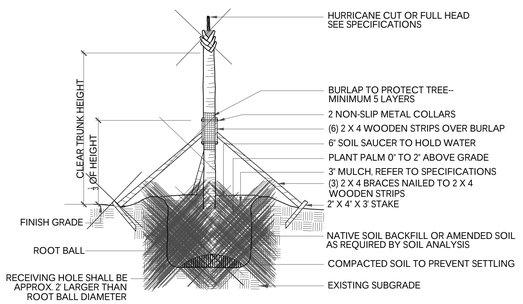
PLANT SPACING DETAIL
N.T.S.

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



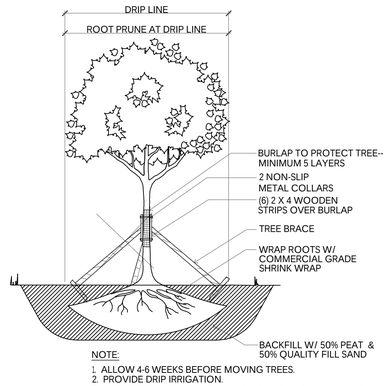
SOD PLANTING DETAIL
N.T.S.

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



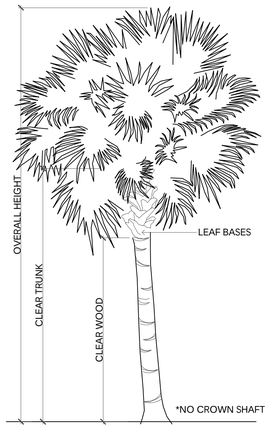
NOTES: STAKING & GUYING REQUIRED FOR PALMS, IF NECESSARY, OR AS DIRECTED BY THE LANDSCAPE ARCHITECT. ALL PLANT TO BE FLORIDA #1 OR BETTER

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



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

TREE ROOT PRUNING DETAIL
N.T.S.



PALM SPECIFICATION DETAIL
N.T.S.

FERTILIZATION

SHRUBS AND TREES
ALL TREES AND SHRUBS SHALL BE FERTILIZED WITH "AGRIFORM" 20-10-5 PLANTING TABLETS AT TIME OF INSTALLATION AND PRIOR TO COMPLETION OF PIT BACKFILLING. TABLETS SHALL BE PLACED UNIFOMLY AROUND THE ROOT MASS OF A DEPTH THAT IS BETWEEN THE MIDDLE AND BOTTOM OF THE ROOT MASS.
APPLICATION RATE:
1 GALLON CAN: 1 - 21 GRAM TABLET
3 GALLON CAN: 2 - 21 GRAM TABLETS
5 GALLON CAN: 3 - 21 GRAM TABLETS
7 GALLON CAN: 4 - 21 GRAM TABLETS
TREES: 3 - 21 GRAM TABLETS EACH 1/2" OF CALIPER
PALMS: 7 - 21 GRAM TABLETS

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

NIEVERA WILLIAMS DESIGN

401 BRAZILIAN, Palm Beach, FL
4.7.2025

Landscape Material Schedule

ITEM NO.	COMMON NAME	BOTANICAL NAME	QTY	NATIVE	SPECIFICATION
	TREES				
1	GREEN BUTTONWOOD	Conocarpus erectus	2	*	20' HT., STD.
2	CALOPHYLLUM	Calophyllum brasiliense	6		14' OA, 6' C.T.
3	PIGEON PLUM	Coccoloba diversifolia	2	*	14' HT. STD.
	PALMS				
4	SILVER BISMARCK	Bismarckia nobilis	2		16' OA.
	HEDGE/SHRUB				
5	CLUSIA	Clusia rosea	6		10' HT.
6	CLUSIA	Clusia rosea	10		12' O.A, F.T.B.
7	GREEN ISLAND FICUS	Ficus microcarpa	50		3 GAL.
8	PRINGLES	Podocarpus macrophyllus ' Pringles Dwarf'	50		3 GAL. 12" HT.
9	GREEN BUTTONWOOD	Conocarpus erectus	50	*	16' HT., F.T.B.
	GROUND COVERS/VINES				
10	BOUGAINVILLEA VINE	Bougainvillea 'barbara karst'	8		18" HT. ESP. TO WALL
11	CONFEDERATE JASMINE VINE	Trachelospermum jasminoides	12		6" HT. ESP. TO WALL
12	GOLDEN BEACH CREEPER	Ernodea littoralis	12	*	1 GAL.
	SOD				
13	Diamond Zoysia Sod	Zoysia japonica			

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:**	401 Brazilian Avenue	
2	**Lot Area (sq. ft.):**	7,764 Sq. Ft.	
3		REQUIRED	PROPOSED
4	Landscape Open Space (LOS) (Sq Ft and %)	3,494 Sq. Ft. (45%)	2,119 Sq. Ft. (27.3%
5	LOS to be altered (Sq FT and %)	N/A	2096 Sq Ft. (27%)
6	Perimeter LOS (Sq Ft and %)	1,747 Sq. Ft. (50%)	2,030 Sq. Ft. (57.2%)
7	Front Yard LOS (Sq Ft and %)	695 Sq Ft. (40%)	985 Sq Ft. (56.7%)
8	Native Trees %	30% (number of trees)	40%
9	Native Shrubs & Vines %	30% (number of shrubs & vines)	31%
10	Native Groundcover %	30% (groundcover area)	38.7%

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

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

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

See Ord. 003-2023 *REV BF 20230727*

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

PLANT LIST AND DETAILS

PRIVATE RESIDENCE

401 BRAZILIAN AVENUE, PALM BEACH, FL.

07 APRIL 2025 - FINAL SUB
10 MARCH 2025 - SECOND SUB
20 FEB 2025 - FIRST SUB
03 FEB 2025 - PRE-APP

NIEVERA WILLIAMS
DESIGN

625 N. Flagler Drive
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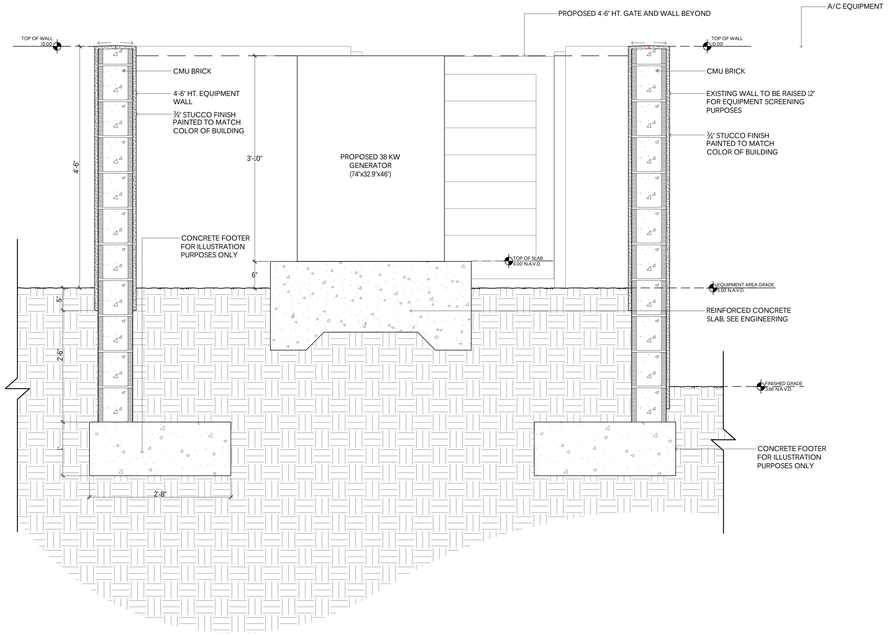
F: 561-659-2113

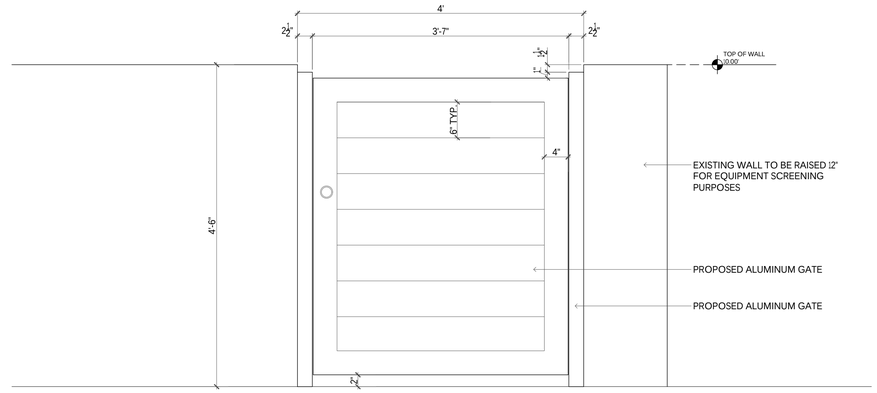
NIEVERAWILLIAMS.COM

LP2

ARC-25-0008



1
D1
EQUIPMENT YARD - SECTION
SCALE: 3/4"=1'-0"



2
D1
GATE - SECTION DETAIL
SCALE: 1"=1'-0"

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DETAILS

PRIVATE RESIDENCE

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D1

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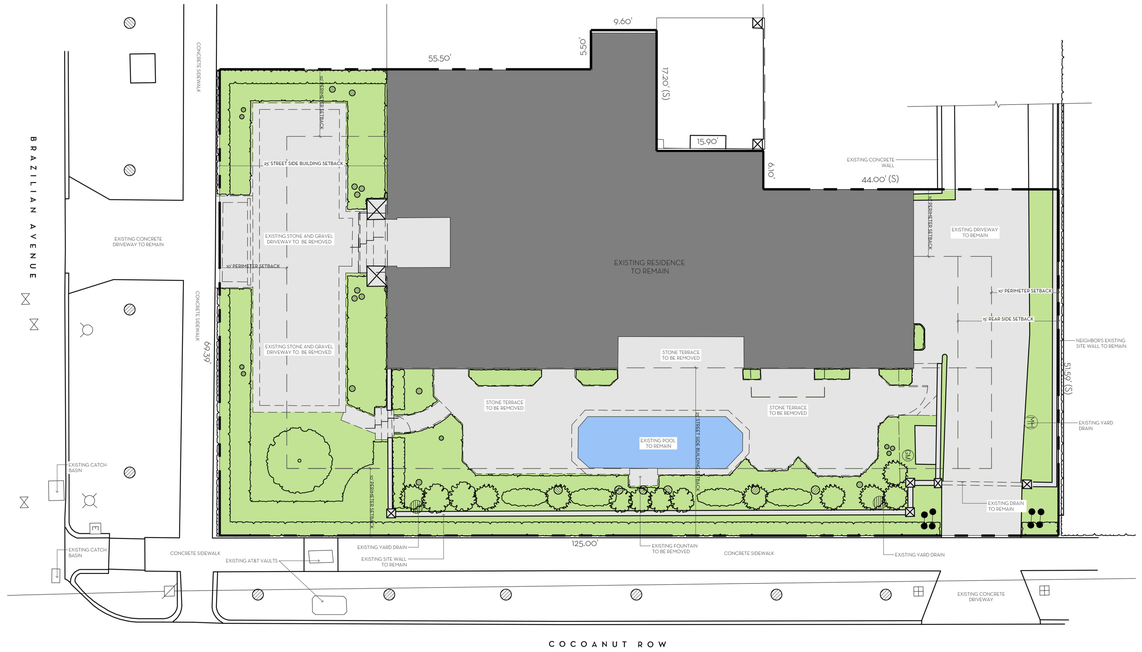

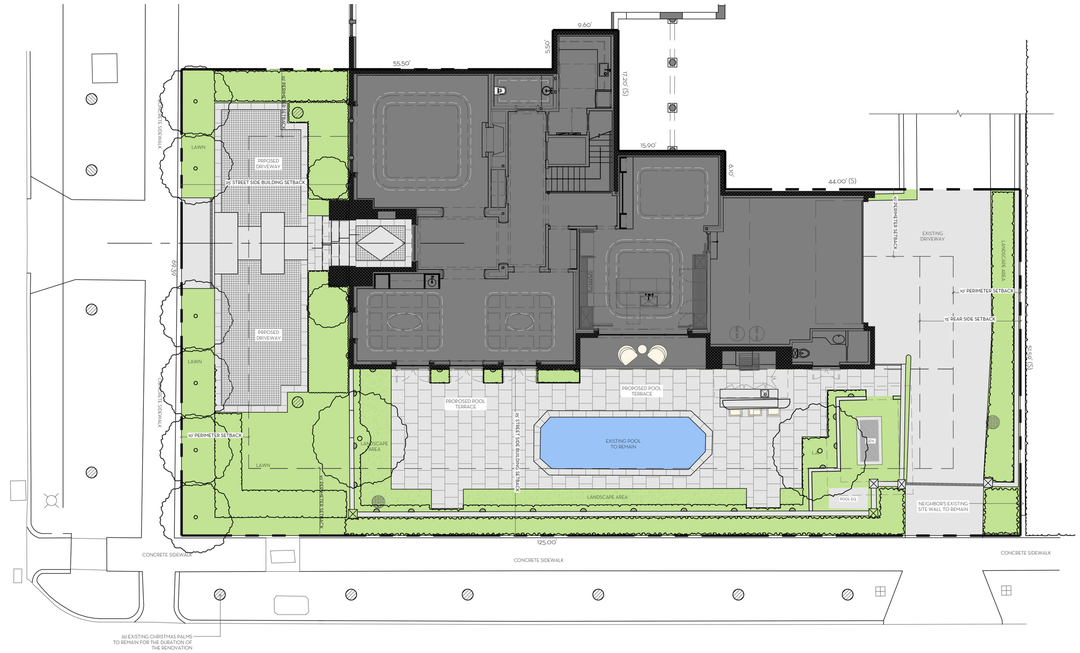

OVERALL R-C SITE CALCULATIONS:

SITE AREA =	7,764	SQ FT	100%
MINIMUM LANDSCAPE:			
REQUIRED =	3,494	SQ FT	45%
EXISTING =	2,087	SQ FT	26.9%
PROPOSED =	2,119	SQ FT	27.3%

FRONT SETBACK SITE CALCULATIONS:

25' SETBACK AREA =	1,738	SQ FT	100%
MINIMUM LANDSCAPE:			
REQUIRED =	695	SQ FT	40%
EXISTING =	938	SQ FT	54%
PROPOSED =	985	SQ FT	56.7%

10' PERIMETER SITE CALCULATIONS:

PERIMETER AREA =	3,547	SQ FT	
MINIMUM LANDSCAPE:			
(50% OF 3,547 SF) = 1,747 REQUIRED			
EXISTING =	1,683	SQ FT	47.4%
PROPOSED =	2,030	SQ FT	57.2%

OVERALL R-C SITE CALCULATIONS:

SITE AREA =	7,764	SQ FT	100%
MINIMUM LANDSCAPE:			
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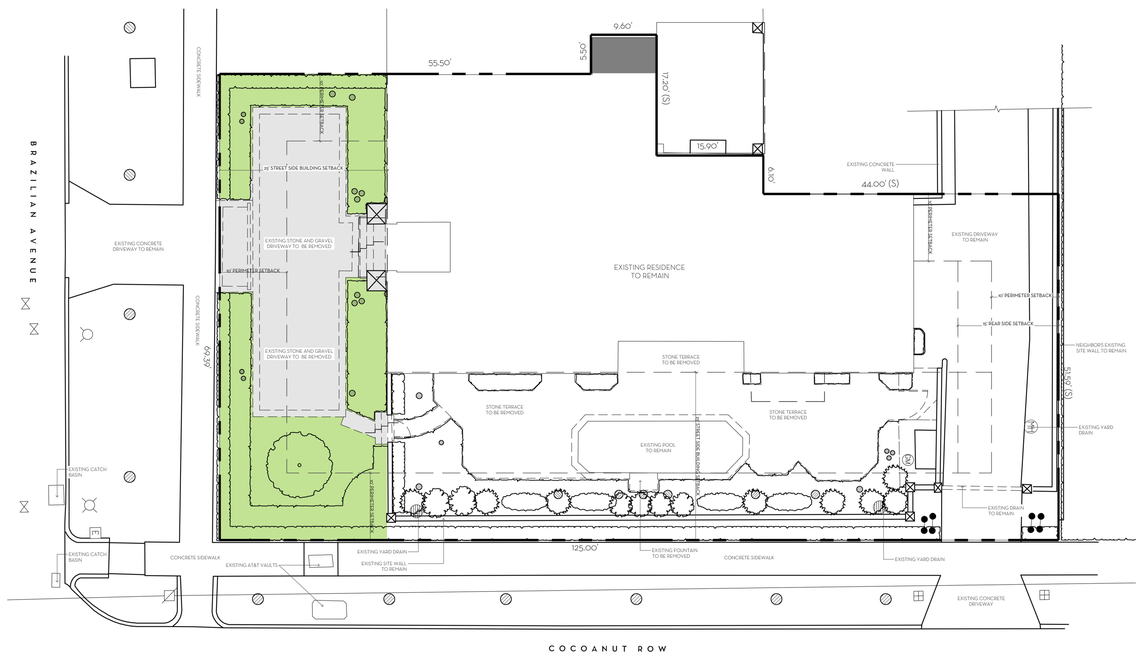

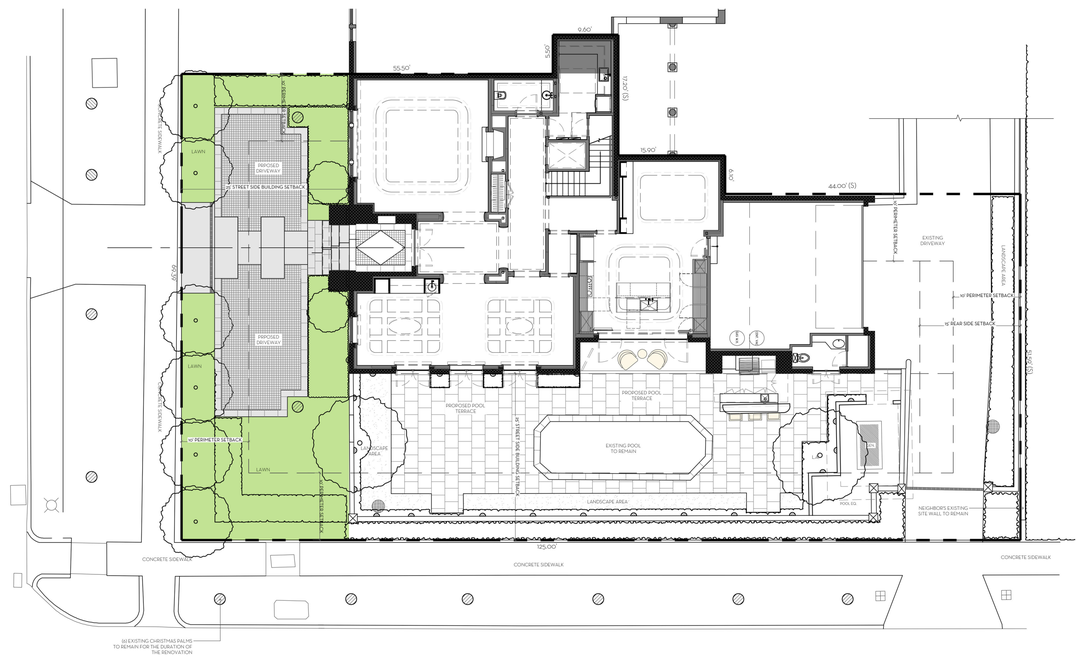

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Landscape Architect
Registration No.
6666856

OPEN SPACE DIAGRAM

PRIVATE RESIDENCE

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

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OS1

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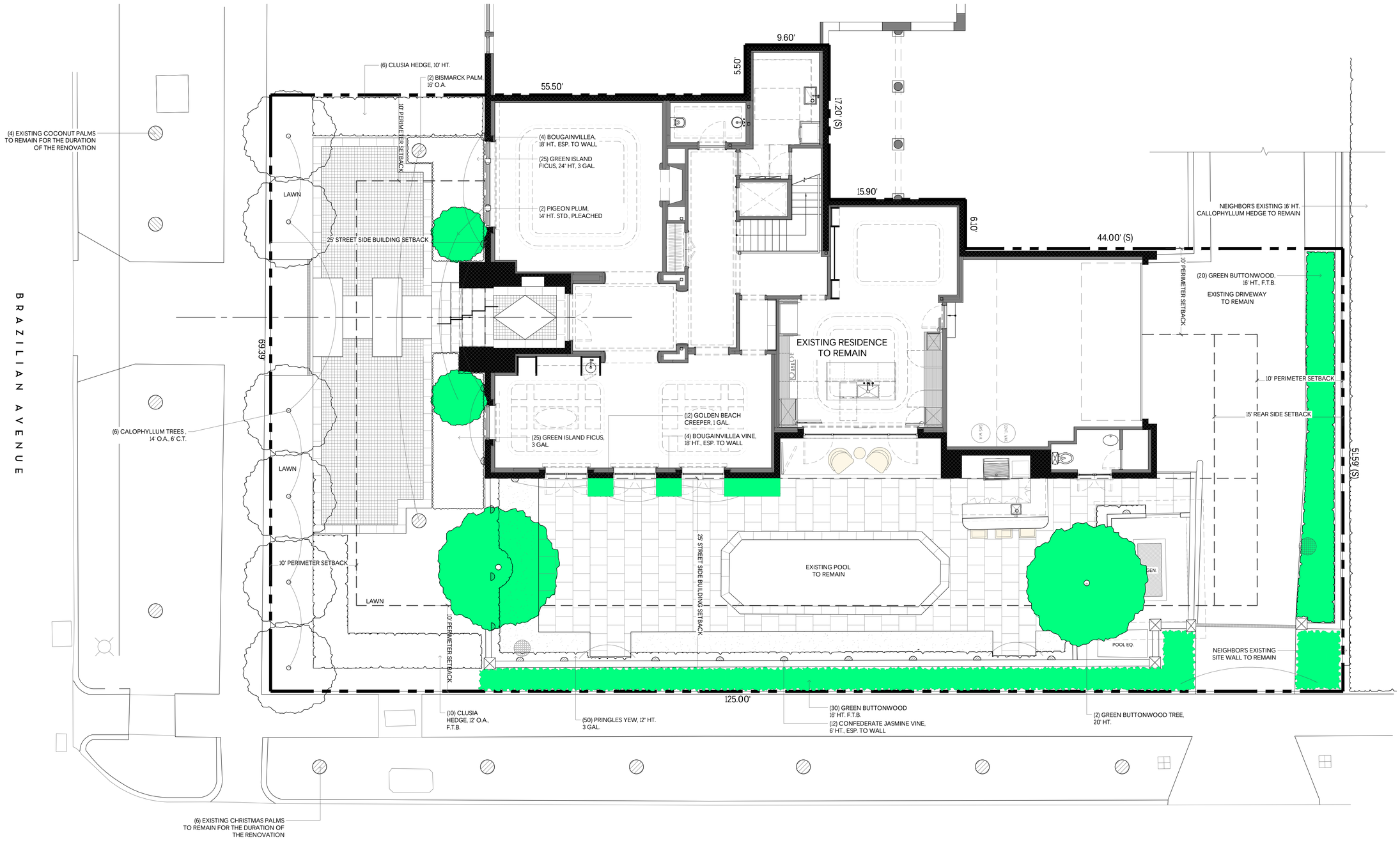

OVERALL R-C SITE CALCULATIONS:

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MINIMUM LANDSCAPE:			
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PROPOSED =	2,030	SQ FT	57.2%

NATIVE VEGETATION REQUIREMENT

SEE PAGE: LP2

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

W N S E

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

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

NATIVE VEGETATION DIAGRAM
PRIVATE RESIDENCE

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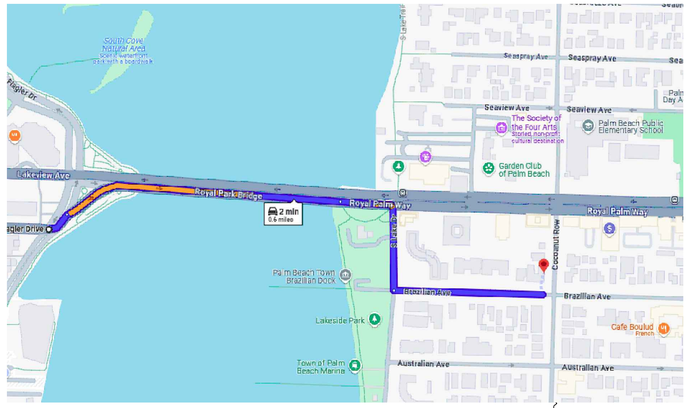
ARC-25-0008

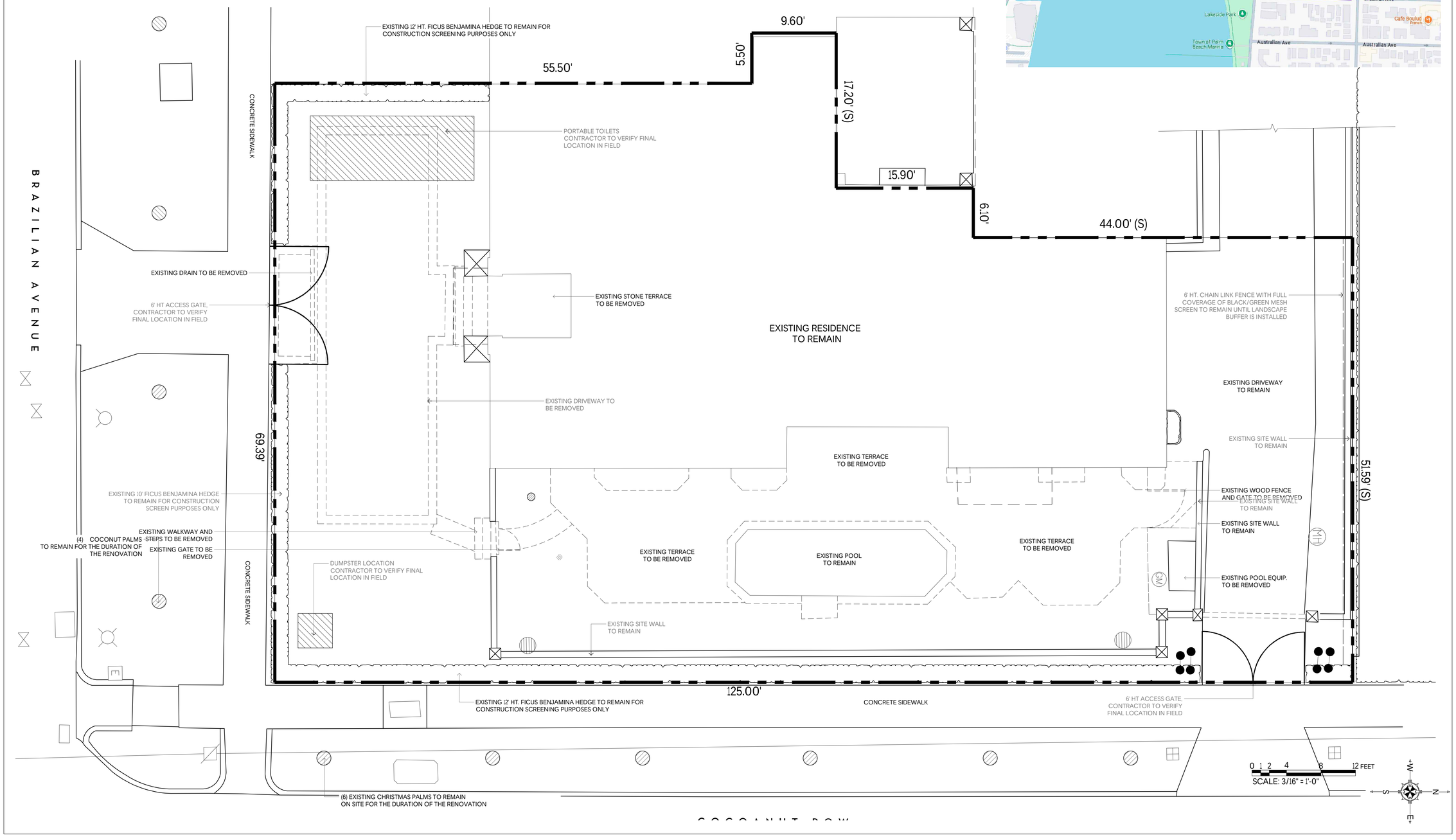
TRUCK ROUTE MAP

MAXIMUM TRUCK SIZE: 30 FEET

BEST ROUTE TO PROPERTY:
ROYAL PARK BRIDGE TO SOUTH LAKE DRIVE, EAST ON BRAZILIAN AVENUE, LEFT TO SUBJECT PROPERTY

ESTIMATED NUMBER OF LARGE TRUCK TRIPS: 20





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

CONSTRUCTION SCREENING / STAGING PLAN

PRIVATE RESIDENCE

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TOWN OF PALM BEACH

Information for Town Council Meeting on: May 13, 2026

To: Town Council

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

From: Planning, Zoning, & Building Staff

Re: ZON-26-0020 (COA-26-0010) 241 SEAVIEW AVE. (COMBO)—VARIANCE The applicant, Palm Beach Day School (Michael Murphy, Representative), has filed an application requesting Town Council review and approval of one (1) variance to exceed the maximum permitted height for rooftop air conditioning units and screening for the landmarked property. The Landmarks Preservation Commission shall perform design review of the application.

Date: 5/5/2026

ATTACHMENTS
Staff Report
Letter of Intent
Plans
Brochure - Rooftop Screening

STRATEGIC PLAN
Strategic Priorities:
Community Culture and Character

Strategic Focus Areas:
Quality of Life
Community Preservation

FUNDING
No Fiscal Impact

ZON-26-0020 (COA-26-0010) 241 SEAVIEW AVE (COMBO)—VARIANCE. The applicant, Palm Beach Day School (Michael Murphy, Representative), has filed an application requesting Town Council review and approval of one (1) variance to exceed the maximum permitted height for rooftop air conditioning units and screening for the landmarked property. The Landmarks Preservation Commission shall perform design review of the application.

COA-26-0010 (ZON-26-0020) 241 SEAVIEW AVE (COMBO). The applicant, Palm Beach Day School (Michael Murphy, Representative), has filed an application requesting a Certificate of Appropriateness for the review and approval of new rooftop air conditioning units and screening, requiring a variance to exceed the maximum permitted height for rooftop mechanical equipment and screening for the landmarked property. This is a combination project that shall also be reviewed by the Town Council as it pertains to zoning relief/approval.

Property Owner: Palm Beach Day School
Representative: Michael Murphy

HISTORY:
The Art-Moderne school building was designed by Marion Syms Wyeth and constructed in 1931. The property was landmarked in 1991. As stated in the designation report: *"The Palm Beach Private School is the finest example of the Art Moderne style found in Palm Beach. The building employs a fantastic entrance decorated with fluting, "modern" lettering, angular eagle sculptures and decorative wrought iron gates..."*

THE PROJECT:
The applicant has submitted plans, entitled "PALM BEACH DAY ACADEMY – PHASE 2 EXTERIOR", as prepared by **PGAL**, uploaded 05/04/26.

The following is the scope of work for the application:

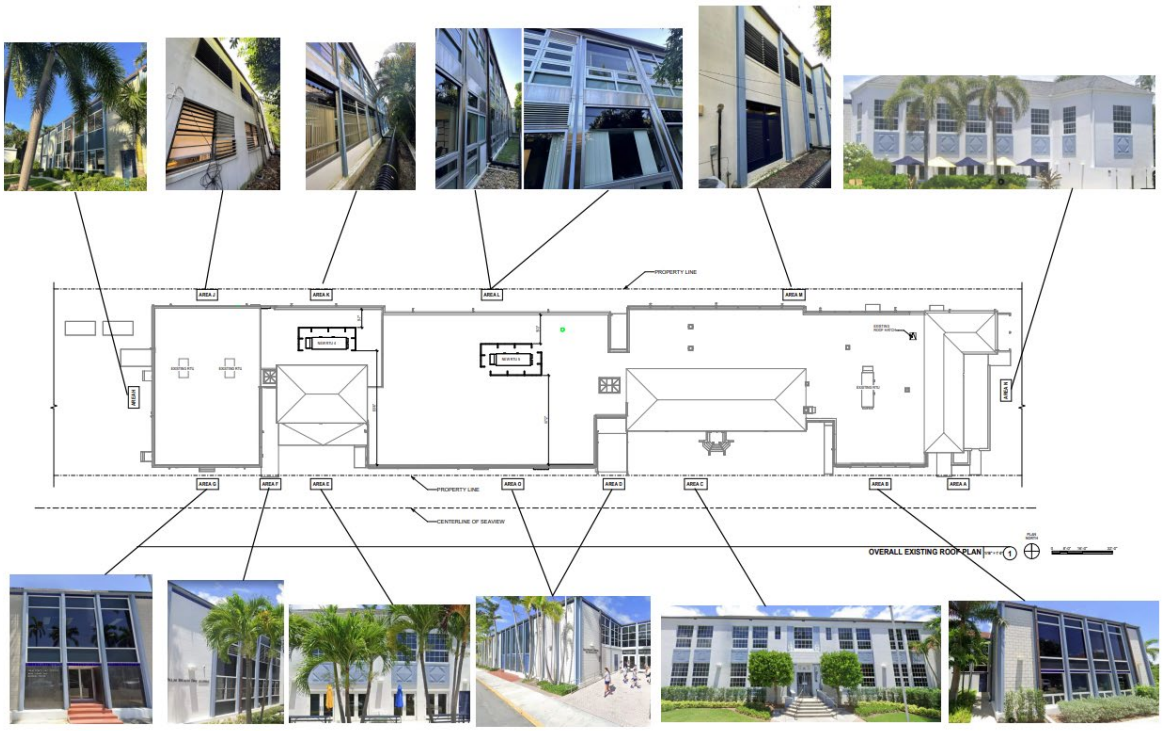
- Installation of two (2) new rooftop air conditioning units and screening.

The following Variance is required to complete the project, and shall be reviewed by Town Council:

- **Variance 1:** Section 134-896(a): A variance to exceed the maximum permitted height for rooftop mechanical equipment and screening.

Site Data			
Zoning District	R-B	**Future Land Use**	PRIVATE GROUP USE
Lot Size (SF)	113,168 SF	**Top of Equipment/ Mech. Screen**	Permitted: 4'-0" Proposed: 7'-5"
Year of Construction	1931	**Architect**	Wyeth

Surrounding Properties / Zoning	
North	350, 346, 332, 330, 322, 318, 256, 252, 246, 242, 238, 234, 230, 228, 222, 218, and 212 Seaspray Ave / R-B
South	239 Cocoanut Row and 340 Seaview Ave / R-B 215, 209, and 206 Phipps Plaza / R-C
East	213 Seaview Ave / C-TS
West	231 and 235 Cocoanut Row / R-B

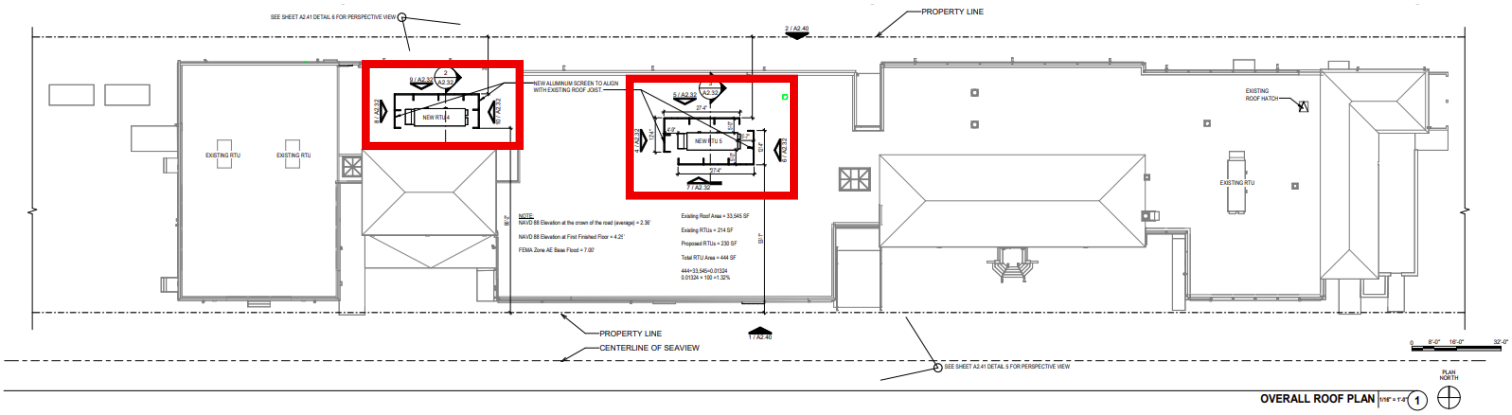


Existing conditions.

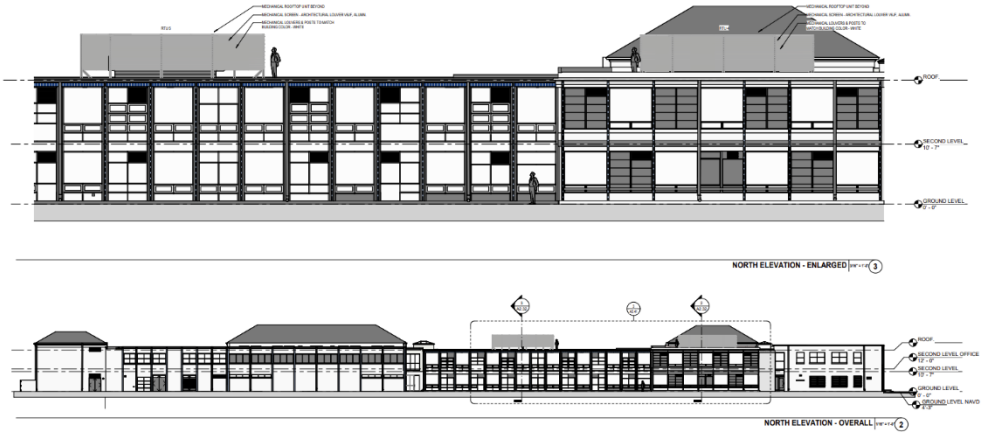
STAFF ANALYSIS:

The application seeks a Certificate of Appropriateness (COA) review and approval for screening of new rooftop mechanical equipment.

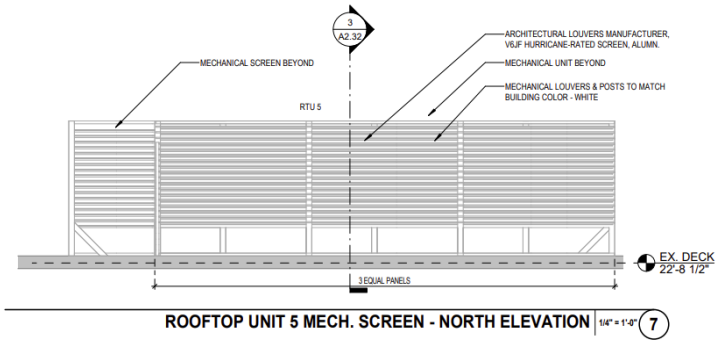
Overall roof plan with areas of new rooftop mechanical equipment and screening outlined in red.



Aluminum louvered screens and posts are proposed. These elements will have a white finish to match the building's exterior.



Proposed North Elevation (Enlarged and Overall).



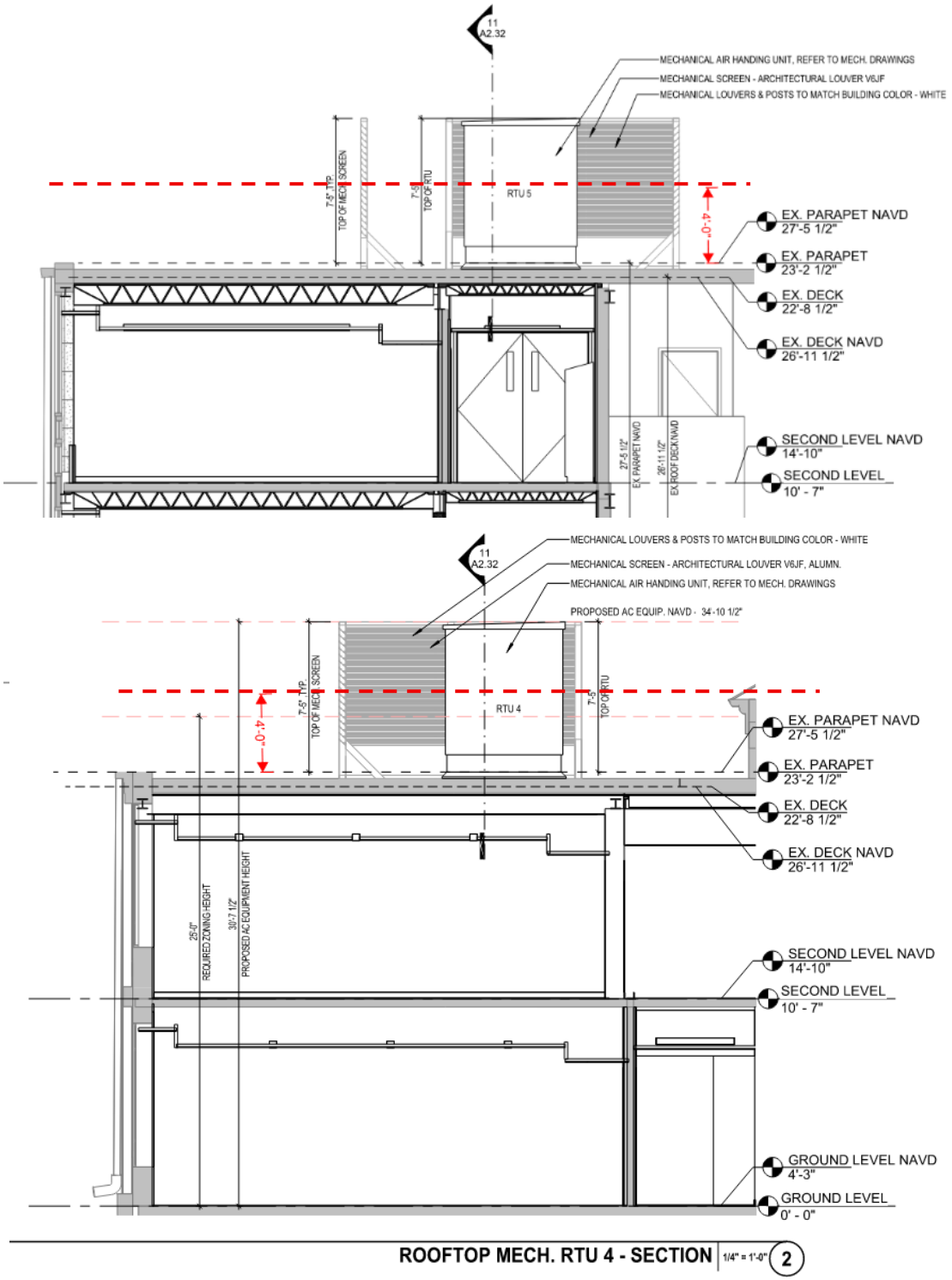
Rooftop screening elevation detail.

Variance Analysis

Per Sec. 134-896(a) *The permitted exceptions to height limitations in sections 134-1606 and 134-1607* ***in the R-B low density district*** *are skylights not exceeding three feet above the roof,* ***air conditioning equipment not exceeding four feet above the minimum building requirement for elevated stands on a roof****, radio and television antennas for reception purposes only. Flagpoles and chimneys may be erected to a height not to exceed 40 percent above the building height limit for this district. Flagpoles in excess of this height may be permitted by special exception on properties of greater than five acres provided the flagpole is not in excess of 70 feet in height and is setback at least 120 feet from any lot line.* ***However, such structures located upon the roof shall not cover in the aggregate a roof area greater than ten percent of the ground floor area of such building or structure****. Radio and television antennas,* ***air conditioning equipment, or similar equipment to operate and maintain a building which are permitted on the roof shall be sight screened insofar as possible****. Solar [material] shall be permitted on the roof provided said material is approved by the Architectural Commission or Landmark Preservation Commission.*

The applicant has submitted a variance request to increase the allowable height of rooftop mechanical equipment and the associated screening to 7'-5" above the top of the existing parapet in lieu of the 4'-0" permitted. The variance request will allow the installation of two (2) new rooftop air-conditioning units.

Building sections delow depicting the rooftop mechanical equipment and screening, with the allowable 4'-0" height maximum shown in red.



CODE SECTION	PERMITTED	PROPOSED	VARIANCE
VARIANCE 1: Sec. 134-896(a):	**4'-0"**	7'-5"	**+3'-5"**

It is important to note that Ord. No. 009-2025, adopted on October 15, 2025, increased the height exception for rooftop mechanical equipment and the associated screening to 10 feet which would have covered the request herein. However, during Town Council discussions at second reading, the ordinance was revised to exclude R-B and other single-family districts from the modifications to rooftop equipment height exceptions. As a result, a variance is required to increase the allowable height of rooftop mechanical equipment and the associated screening because the educational building is located within the R-B zoning district.

The applicant has submitted multiple perspectives to document the visibility of the rooftop screening from the right-of-way and neighboring properties. Additionally, a letter of intent was submitted describing the project and the reasons for requesting the variance.

CONCLUSION:

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

1. for final determination of approval or denial of the (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.

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

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

WRB:JGM:ALF
WRB

Letter of Intent

241 Seaview Avenue

Certificate of Appropriateness and Variance

Certificate of Appropriateness

Palm Beach Day Academy is continuing the phased renovation of its campus at 241 Seaview Ave in order to improve its facilities for the benefit, health, and comfort of its students, faculty, and staff. As part of the current phase of work submitted for approval, the School proposes replacement of the existing HVAC system serving the building.

The existing system consists of through-wall units located along the window perimeter of the classrooms. While this system may have been appropriate at the time of original installation, it presents significant challenges in providing the ventilation, temperature control, and humidity control now required by applicable code and expected under current best practices for educational facilities. The proposed replacement system is intended to remedy these deficiencies through the addition of supply and return ductwork served by new rooftop units ("RTUs").

As part of this change the submitted plans call for new screening to be installed on four sides of the RTU from the roof to even with the top of the unit. The screens are prefinished aluminum horizontal louvered panels engineered to withstand the code required lateral wind loads. The screens are to be factory finished in Bone White to match existing exterior building components.

Variance

Palm Beach Day Academy is continuing the phased renovation of its campus at 261 Seaview Avenue in order to improve its facilities for the benefit, health, and comfort of its students, faculty, and staff. As part of the current phase of work submitted for approval, the School proposes replacement of the existing HVAC system serving the building.

The existing system consists of through-wall units located along the window perimeter of the classrooms. While this system may have been appropriate at the time of original installation, it presents significant challenges in providing the ventilation, temperature control, and humidity control now required by applicable code and expected under current best practices for educational facilities. The proposed replacement system is intended to remedy these deficiencies through the addition of supply and return ductwork served by new rooftop units ("RTUs"). This upgraded system will increase fresh air ventilation, improve control of temperature and humidity, and provide more effective and consistent air distribution throughout the building, all of which are important to maintaining a healthy and comfortable learning environment.

Because the existing building was originally designed for through-wall HVAC equipment, the available interior space for new ductwork and interior air-handling equipment is extremely limited. As a result, locating the new mechanical equipment on the roof is the most practical, functional, and least disruptive solution. The proposed rooftop placement is therefore not a matter of convenience, but a necessary design response to the constraints of the existing structure and the need to provide a code-compliant modern HVAC system.

Due to the size of the school and the volume of outside air required to properly ventilate the building, the proposed RTUs are necessarily larger than the type of equipment typically found in a low-density residential setting. As a result, strict compliance with the current allowable height exception for rooftop equipment, as presently interpreted by the Town, is not feasible without compromising the performance and code compliance of the system. Accordingly, this request represents the minimum variance necessary to accommodate equipment capable of meeting the building's ventilation and conditioning needs.

We respectfully ask the Town to consider that, under the zoning requirements governing allowable height, a new structure in the R-B Low Density Residential district with a flat roof is permitted a maximum height of 25’-0”. In addition, the code allows a 4’-0” height exception for rooftop equipment, together with the additional height required for the equipment stand or curb necessary to comply with applicable mechanical and structural code requirements. The minimum curb height required by code is 8 inches, and in some cases additional height is required to satisfy structural considerations associated with local wind-load requirements. Based on this reading, it is our position that rooftop equipment may reasonably extend to 29’-8” above grade, assuming a minimum 8-inch curb.

The existing Palm Beach Day Academy building height at the flat roof portion where the new RTU is to be located is 23’-2 1/2”. Based on the Town’s interpretation of the zoning requirements, the minimum 8-inch curb plus the 4’-0” rooftop equipment exception would permit the top of the RTU to reach 27’-10 1/2”. Our interpretation, however, is that the 8-inch curb and the 4’-0” rooftop equipment allowance should be measured from the maximum permitted roof height of 25’-0”, rather than from the height of an existing roof that is already below the maximum height otherwise permitted by zoning. Put differently, the property should not be penalized because the existing roof height is lower than what the zoning code would allow for a new structure. Under this interpretation, if the 29’-8” elevation described above is accepted, the proposed RTU height of 30’-7 1/2” would exceed that amount by only 11 1/2 inches.

We also respectfully request that the Town give substantial weight to the limited visual impact of the proposed installation. The RTU will be screened on all four sides by a louvered mechanical screen extending to the top of the unit. In addition, the equipment will be set back from both the front and rear building elevations so that it will not be visible at eye level from the public right-of-way. As such, the requested relief will not materially alter the appearance of the building or create an adverse visual impact on the surrounding neighborhood.

For all of these reasons, Palm Beach Day Academy respectfully requests approval of this limited variance. The request is reasonable, necessary to allow installation of a code-compliant and properly functioning HVAC system, and designed to have minimal visibility from the public realm. We respectfully submit that the requested relief is the minimum necessary to achieve these objectives while supporting the continued improvement of the School’s facilities for the benefit of its students and campus community.

Please feel free to reach out with any questions.

Sincerely,



Maura Ziska

PALM BEACH DAY ACADEMY - PHASE 2
CLASSROOM INTERIOR RENOVATION

241 SEAVIEW AVE
PALM BEACH, FL 33480

Parcel No: 50-43-43-22-08-000-6040





VICINITY LOCATION MAP

ROOFTOP MECHANICAL EQUIPMENT IS BEING REVIEWED UNDER SEPARATE PERMIT CALT-26-00616 AND IS NOT PART OF THIS PERMIT SUBMISSION. CURRENT SCOPE OF WORK EXCLUDES ROOFTOP AC MODIFICATIONS.

ROOFTOP AC EQUIPMENT WILL REQUIRE LANDMARK PRESERVATION COMMISSION (LPC) ADMINISTRATIVE REVIEW AND A ZONING VARIANCE FOR HEIGHT IN ACCORDANCE WITH SEC. 134-896(a). REFER TO CASE NOS. LPCS-26-0067 AND ZON-26-0020.

RESUBMITTAL - 05/04/2026

OWNER

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241 Seaview Ave
West Palm Beach, FL 33487
561.655.1188 (EXT. 122)
WWW.PBDAY.ORG
Contact: Michael Murphy
Email: Mmurphy@pbday.org

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ZUBATKIN OWNER REPRESENTATION LLC
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Email: Sudharma.wijegunawardana@cmta.com

SHEET INDEX

GENERAL
G0.00 - COVER SHEET

ARCHITECTURAL
A2.30A - OVERALL ROOF PLAN & EXISTING ELEVATION PHOTOS
A2.30B - OVERALL EXISTING ROOF PLAN & EXISTING ELEVATION PHOTOS
A2.31 - OVERALL ROOF PLAN & EXISTING ROOF PHOTOS
A2.32 - OVERALL ROOF PLAN, ELEVATIONS, & SECTIONS
A2.40 - EXISTING BUILDING ELEVATIONS & PERSPECTIVES
A2.41 - BUILDING ELEVATIONS & PERSPECTIVES

STRUCTURAL
S0.00 - COVER SHEET
S0.01 - GENERAL NOTES
S1.00 - ROOF LVL FRAMING PLAN
S2.00 - DETAILS

Scope of Work:

- Install new rooftop units (RTU-4 & RTU-5)
- Provide aluminum mechanical screens (louvered enclosures) around units
- Modify roof to support new RTUs
- Add curbs and openings for mechanical systems

Hearing Dates:

- Town Council Meeting - May 13th
- Land Marks Preservation Commision Meeting - May 20

PGAL
ARCHITECTURE
ENGINEERING
INTERIORS
PLANNING

BOCA RATON

REGISTRATION
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DRAWING HISTORY

№	DATE	DESCRIPTION
	03/20/2025	PRICING SET
1	09/18/2025	REVISION 3
2	02/06/2026	PERMIT SET
3	03/30/2026	RTU FIRST SUBMITTAL

PROJECT NAME
PALM BEACH DAY ACADEMY - PHASE 2 CLASSROOM INTERIOR RENOVATION

PROJECT LOCATION
241 SEAVIEW AVE
PALM BEACH, FL 33480

PROJECT NUMBER
1007412

SHEET TITLE
COVER SHEET

SHEET NUMBER
G0.00

FILE NAME: C:\@Revit\Locals\PBDA_ARCH-R24_PHASE II_JAndrews2R7YA.rvt
DATE STAMP: 5/4/2026 1:23:37 PM













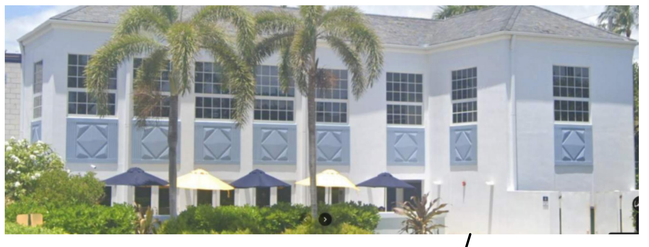



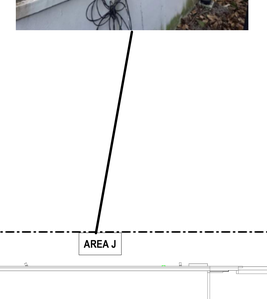

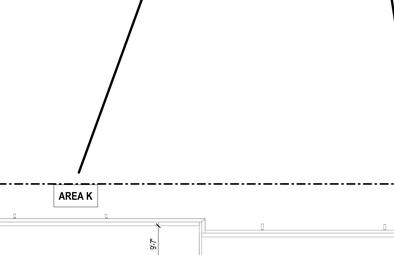

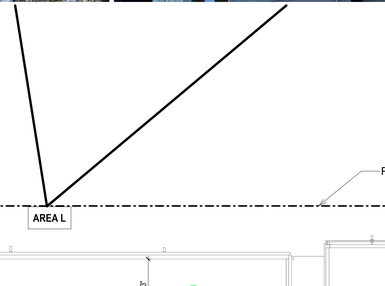

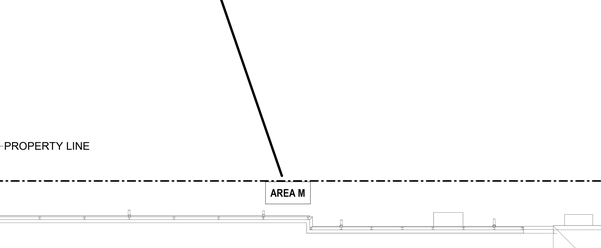

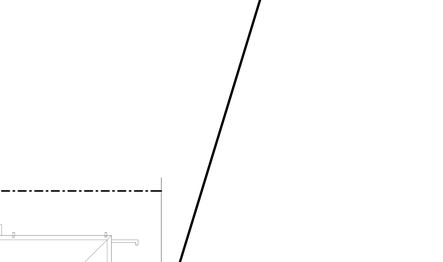

OVERALL EXISTING ROOF PLAN 1/16" = 1'-0" (1)

CLIENT

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	03/20/2025	PRICING SET
1	07/15/2025	BID SET
2	02/06/2026	PERMIT SET
3	02/20/2026	ASI #1
4	03/30/2026	RTU FIRST SUBMITTAL

02/06/2026: PERMIT SET

PROJECT NAME

PALM BEACH DAY ACADEMY - PHASE 2 CLASSROOM INTERIOR RENOVATION

PROJECT LOCATION

241 SEAVIEW AVE
PALM BEACH, FL 33480

PROJECT NUMBER

1007412

SHEET TITLE

OVERALL ROOF PLAN & EXISTING ELEVATION PHOTOS

SHEET NUMBER

A2.30A



VIEW FROM HOUSE 252



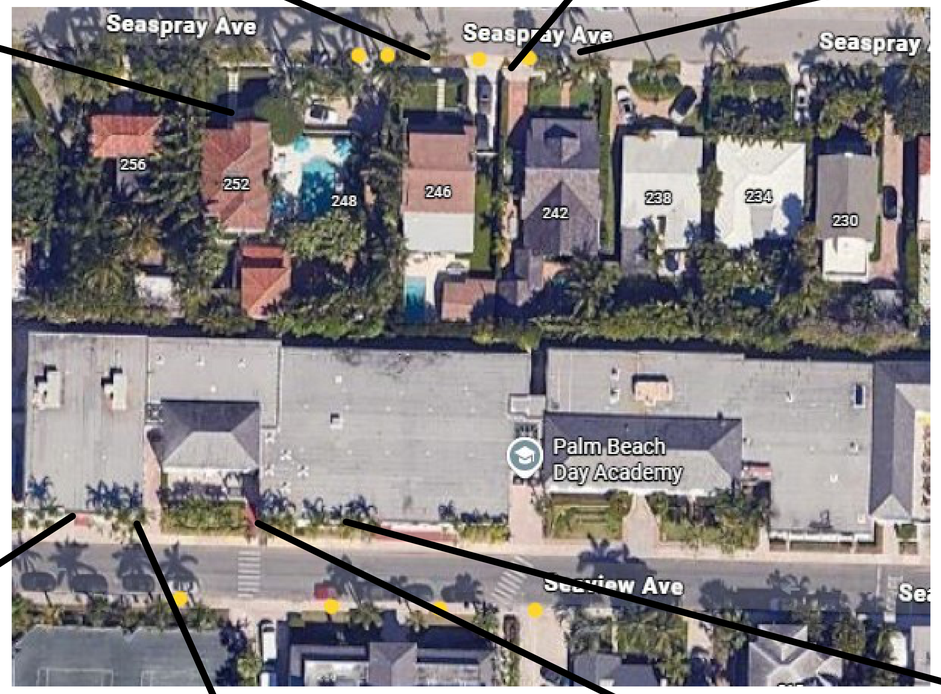
VIEW FROM HOUSE 246



VIEW FROM HOUSE 246 & 242



VIEW FROM HOUSE 242



PLAN NORTH









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02/06/2026: PERMIT SET

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241 SEAVIEW AVE
PALM BEACH, FL 33480

PROJECT NUMBER

1007412

SHEET TITLE

OVERALL EXISTING ROOF PLAN & EXISTING ELEVATION PHOTOS

SHEET NUMBER

A2.30B



EXISTING PHOTO -
EAST VIEW



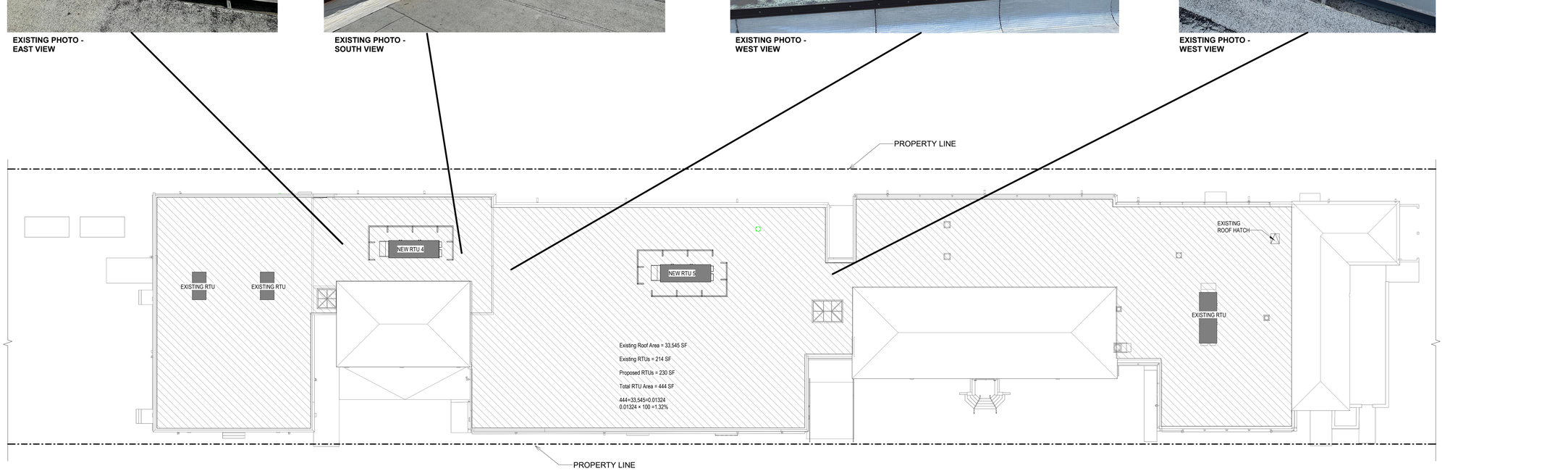
EXISTING PHOTO -
SOUTH VIEW



EXISTING PHOTO -
WEST VIEW



EXISTING PHOTO -
WEST VIEW



OVERALL EXISTING ROOF 1/16" = 1'-0" (1)

PLAN NORTH

0 8'-0" 16'-0" 32'-0"

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4	03/30/2026	RTU FIRST SUBMITTAL

02/06/2026: PERMIT SET

PROJECT NAME

PALM BEACH DAY ACADEMY - PHASE 2 CLASSROOM INTERIOR RENOVATION

PROJECT LOCATION

241 SEAVIEW AVE
PALM BEACH, FL 33480

PROJECT NUMBER

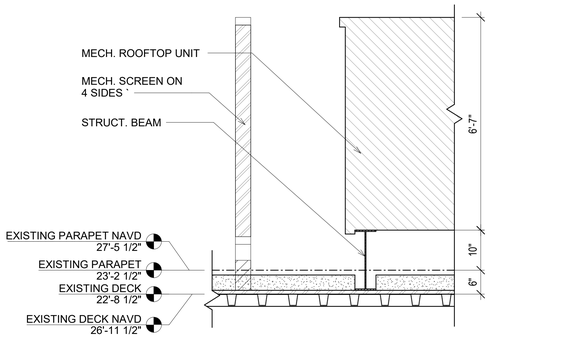
1007412

SHEET TITLE

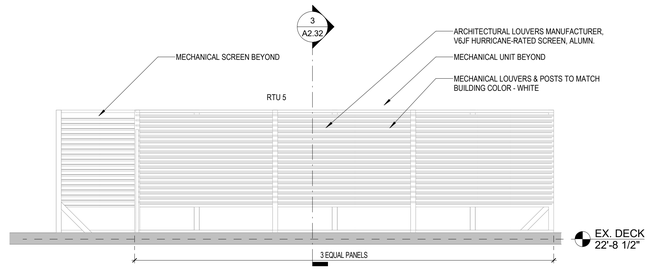
OVERALL ROOF PLAN & EXISTING ROOF PHOTOS

SHEET NUMBER

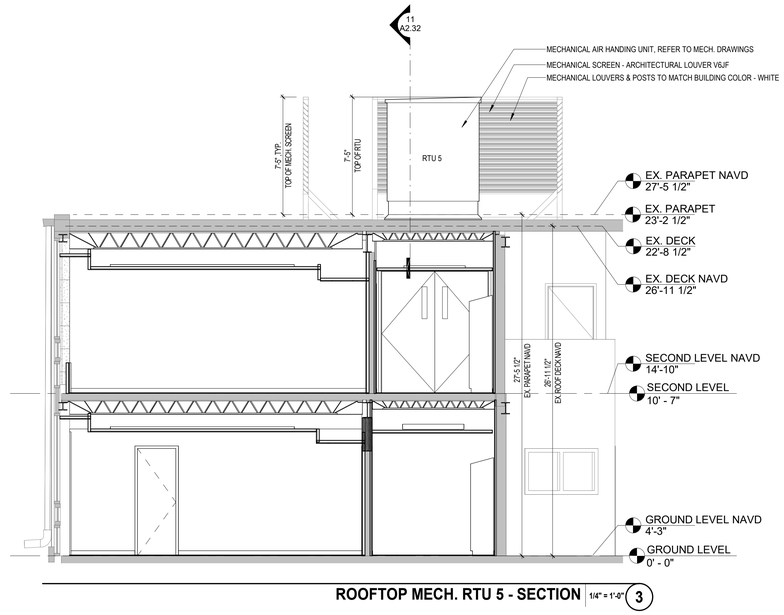
A2.31



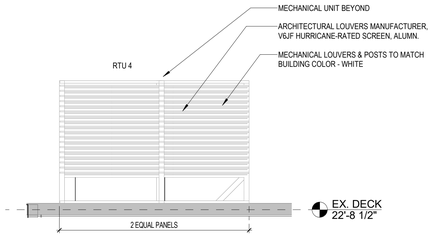
RTU SCREEN AND SUPPORT DETAIL @ EXISTING ROOF | 3/4" = 1'-0" | 11



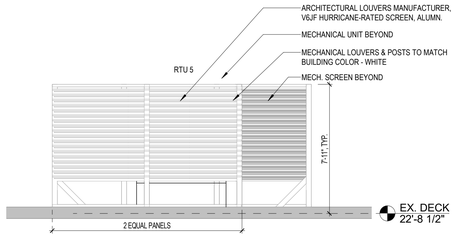
ROOFTOP UNIT 5 MECH. SCREEN - NORTH ELEVATION | 1/4" = 1'-0" | 7



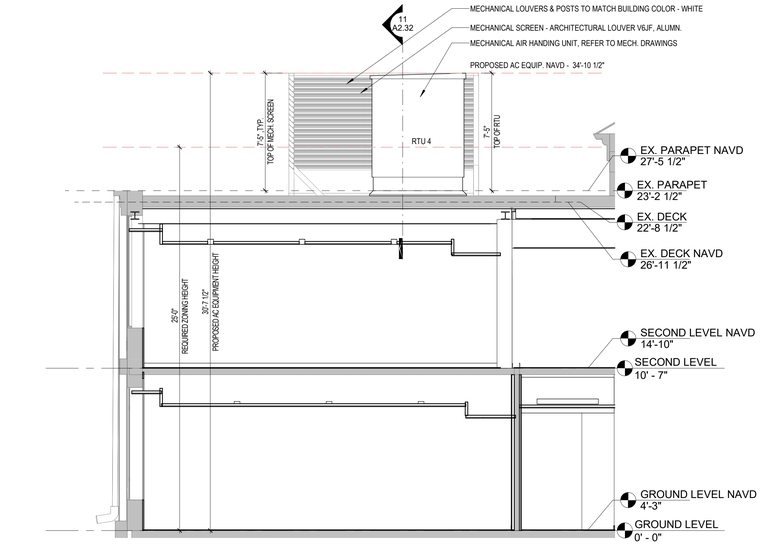
ROOFTOP MECH. RTU 5 - SECTION | 1/4" = 1'-0" | 3



ROOFTOP UNIT 4 MECH. SCREEN - EAST ELEVATION | 1/4" = 1'-0" | 10



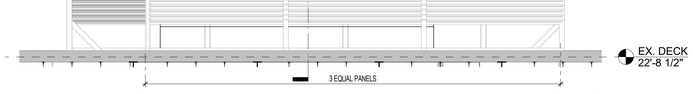
ROOFTOP UNIT 5 MECH. SCREEN - EAST ELEVATION | 1/4" = 1'-0" | 6



ROOFTOP MECH. RTU 4 - SECTION | 1/4" = 1'-0" | 2



ROOFTOP UNIT 4 MECH. SCREEN - SOUTH ELEVATION | 1/4" = 1'-0" | 9



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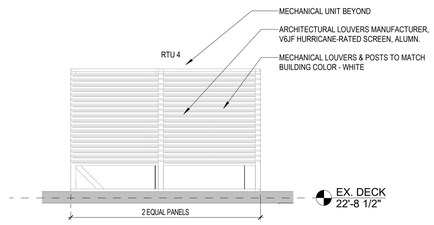
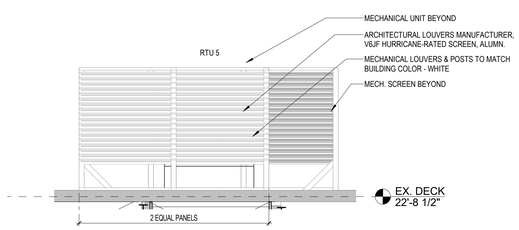


ROOFTOP UNIT 4 MECH. SCREEN - WEST ELEVATION | 1/4" = 1'-0" | 8



ROOFTOP UNIT 5 MECH. SCREEN - WEST ELEVATION | 1/4" = 1'-0" | 4

OVERALL ROOF PLAN | 1/16" = 1'-0" | 1

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2	02/06/2026	PERMIT SET
3	02/20/2026	ASI #1
4	03/30/2026	RTU FIRST SUBMITTAL

02/06/2026: PERMIT SET

PROJECT NAME

PALM BEACH DAY ACADEMY - PHASE 2 CLASSROOM INTERIOR RENOVATION

PROJECT LOCATION

241 SEAVIEW AVE
PALM BEACH, FL 33480

PROJECT NUMBER

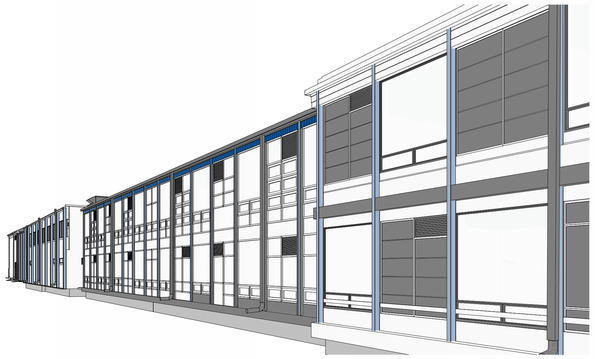
1007412

SHEET TITLE

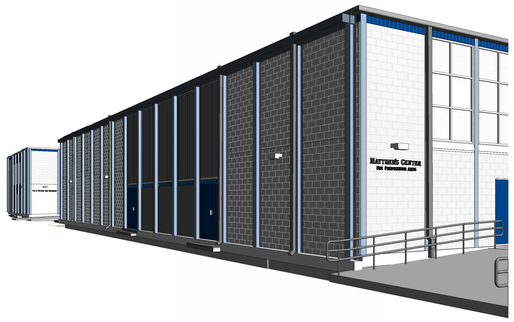
OVERALL ROOF PLAN, ELEVATIONS, & SECTIONS

SHEET NUMBER

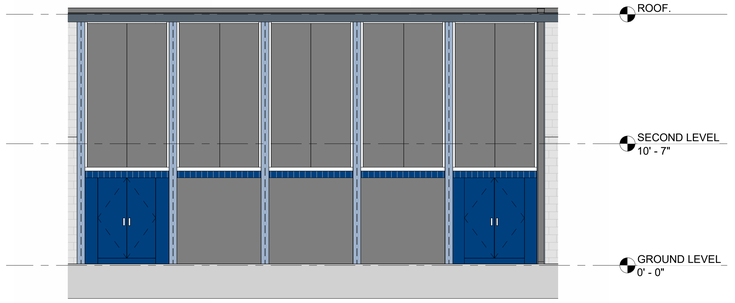
A2.32



EXISTING SOUTH BUILDING PERSPECTIVE - NEIGHBORS VIEW 6



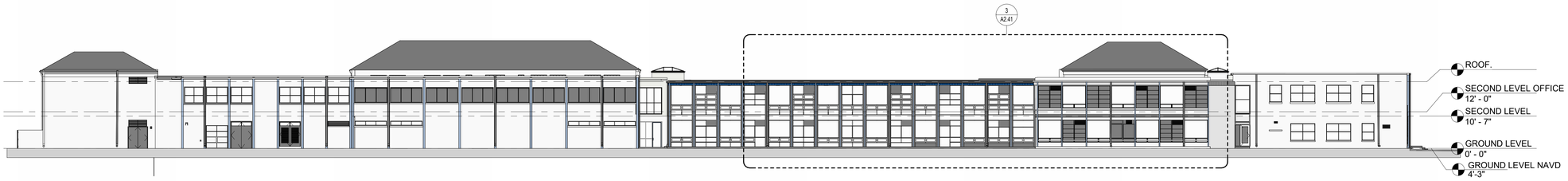
EXISTING NORTH BUILDING PERSPECTIVE - STREET VIEW 5



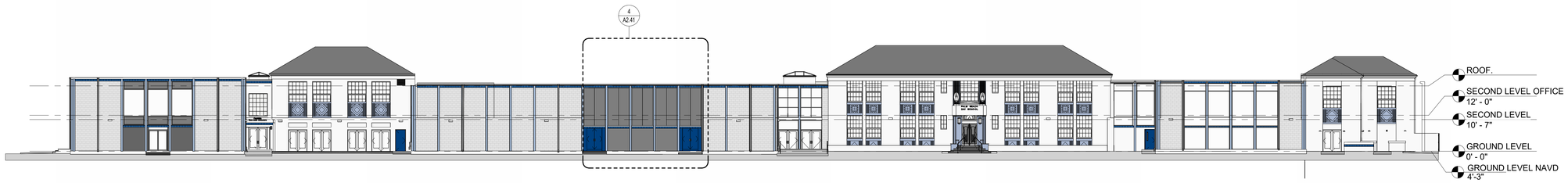
EXISTING SOUTH ELEVATION - ENLARGED 3/16" = 1'-0" 4



EXISTING NORTH ELEVATION - ENLARGED 3/16" = 1'-0" 3



EXISTING NORTH ELEVATION - OVERALL 1/16" = 1'-0" 2



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

CLIENT

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2	02/06/2026	PERMIT SET
3	02/20/2026	ASI #1
4	03/30/2026	RTU FIRST SUBMITTAL

02/06/2026: PERMIT SET

PROJECT NAME

PALM BEACH DAY ACADEMY - PHASE 2 CLASSROOM INTERIOR RENOVATION

PROJECT LOCATION

241 SEAVIEW AVE
PALM BEACH, FL 33480

PROJECT NUMBER

1007412

SHEET TITLE

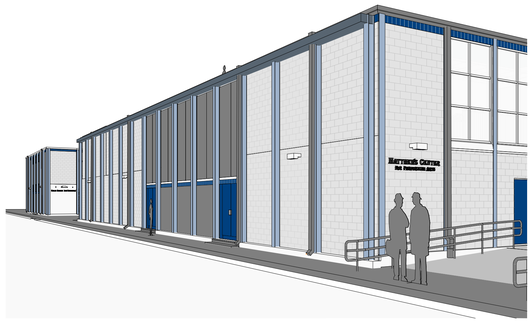
EXISTING BUILDING ELEVATIONS & PERSPECTIVES

SHEET NUMBER

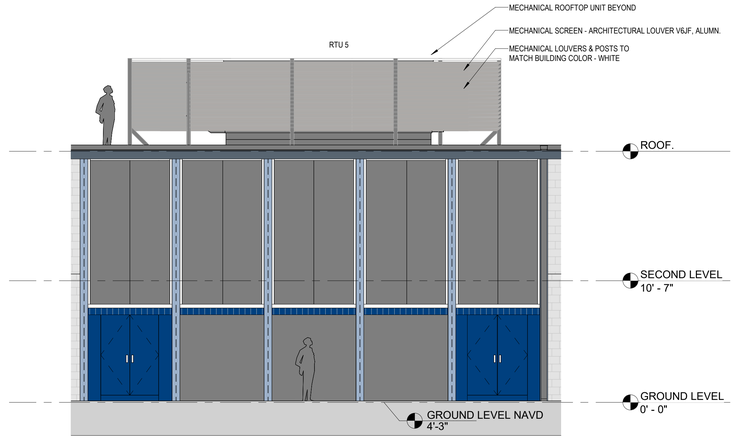
A2.40



SOUTH BUILDING PERSPECTIVE - NEIGHBORS VIEW 6



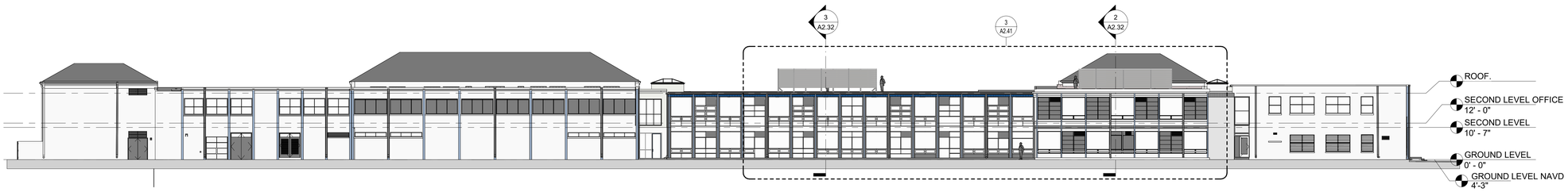
NORTH BUILDING PERSPECTIVE - STREET VIEW 5



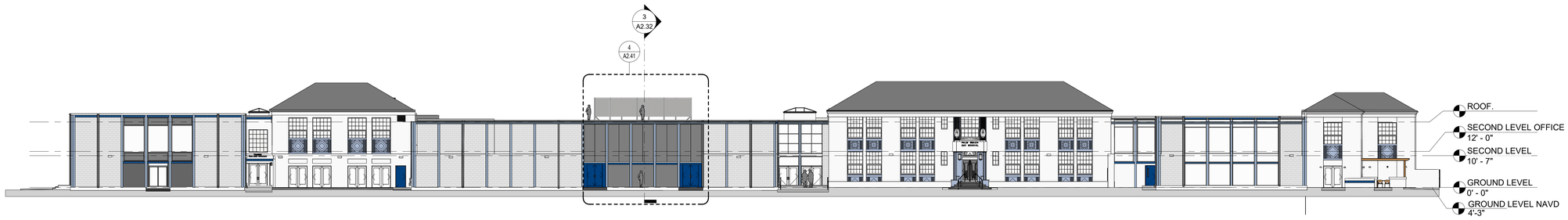
SOUTH ELEVATION - ENLARGED 3/16" = 1'-0" 4



NORTH ELEVATION - ENLARGED 3/16" = 1'-0" 3



NORTH ELEVATION - OVERALL 1/16" = 1'-0" 2



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

CLIENT

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DRAWING HISTORY

№	DATE	DESCRIPTION
	03/20/2025	PRICING SET
1	07/15/2025	BID SET
2	02/06/2026	PERMIT SET
3	02/20/2026	ASI #1
4	03/30/2026	RTU FIRST SUBMITTAL

02/06/2026: PERMIT SET

PROJECT NAME

PALM BEACH DAY ACADEMY - PHASE 2 CLASSROOM INTERIOR RENOVATION

PROJECT LOCATION

241 SEAVIEW AVE
PALM BEACH, FL 33480

PROJECT NUMBER

1007412

SHEET TITLE

BUILDING ELEVATIONS & PERSPECTIVES

SHEET NUMBER

A2.41

McNAMARA · SALVIA

STRUCTURAL ENGINEERS

PALM BEACH DAY ACADEMY - PHASE 2
CLASSROOM INTERIOR RENOVATION

Sheet List		
Sheet No	Sheet Name	Submission Permit Set
S0.00	COVER SHEET	•
S0.01	GENERAL NOTES	•
S1.00	ROOF LVL FRAMING PLAN	•
S2.00	DETAILS	•

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TO THE BEST OF THE ENGINEER'S KNOWLEDGE, THE STRUCTURAL PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODE AND FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY IN ACCORDANCE WITH THIS SECTION AND 633 FLORIDA STATUTE.

MCSAL PROYECT NO. 2023195.000

DRAWING HISTORY

№	DATE	DESCRIPTION

SEAL

CHAD I. CASSETT
STATE OF FLORIDA
No. 80449
PROFESSIONAL ENGINEER

CHAD I. CASSETT
PE No. 80449

07/15/2025: BID SET

PROJECT NAME

PALM BEACH DAY ACADEMY - PHASE 2 CLASSROOM INTERIOR RENOVATION

PROJECT LOCATION

241 SEAVIEW AVE
PALM BEACH, FL 33480

PROJECT NUMBER

1007412

SHEET TITLE

COVER SHEET

SHEET NUMBER

S0.00

GENERAL NOTES:

1. ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE 2023 FLORIDA BUILDING CODE.
2. VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD PRIOR TO COMMENCING WORK. WHERE DIMENSIONS AND ELEVATIONS OF EXISTING CONSTRUCTION COULD AFFECT THE NEW CONSTRUCTION, IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAKE FIELD MEASUREMENTS IN TIME FOR THEIR INCORPORATION IN THE SHOP DRAWINGS. NOTIFY THE ARCHITECT AND ENGINEER OF ANY DISCREPANCIES THAT MAY EXIST.
3. SEE ARCHITECTURAL DRAWINGS FOR FLOOR ELEVATIONS, SLOPES, LOCATIONS OF DEPRESSED FLOOR AREAS, AND FLOOR OPENINGS. COMPARE THE STRUCTURAL DRAWINGS WITH THE ARCHITECTURAL DRAWINGS AND REPORT ANY DISCREPANCY TO THE ARCHITECT AND ENGINEER PRIOR TO CONSTRUCTION.
4. PRINCIPAL OPENINGS THROUGH THE FRAMING ARE SHOWN ON THESE DRAWINGS. EXAMINE THE STRUCTURAL, ARCHITECTURAL AND MECHANICAL DRAWINGS FOR THE REQUIRED OPENINGS AND VERIFY SIZE AND LOCATION OF ALL OPENINGS WITH THE MECHANICAL CONTRACTOR. PROVIDE ALL OPENINGS REQUIRED BY THE MECHANICAL, ELECTRICAL, OR PLUMBING TRADES, WHETHER SHOWN OR NOT SHOWN IN THE STRUCTURAL DRAWINGS. ANY DEVIATION FROM THE OPENINGS SHOWN ON THE STRUCTURAL DRAWINGS SHALL BE BROUGHT TO THE ENGINEER'S ATTENTION FOR REVIEW.
5. FURNISH AND PLACE ALL SUPPORTS, TEMPORARY AND PERMANENT, WHETHER SHORING, BRACING, NEEDLING, UNDERPINNING, OR SHEET PILING, NECESSARY TO BRACE EXISTING WALLS OR FRAMING TO REMAIN, SO THAT NO HORIZONTAL OR VERTICAL SETTLEMENT OCCURS TO THE EXISTING STRUCTURES. MAINTAIN TEMPORARY SUPPORTS IN PLACE UNTIL PERMANENT SUPPORTS ARE INSTALLED. DESIGN OF THESE SUPPORTS SHALL BE BY A REGISTERED STRUCTURAL ENGINEER IN THE STATE OF FLORIDA IN THE EMPLOY OF THE CONTRACTOR.
6. ALTERNATE CONNECTION DETAILS MAY BE APPROVED IF SUCH DETAILS ARE SUBMITTED TO THE ENGINEER FOR REVIEW AND ACCEPTANCE IS GRANTED. HOWEVER, THE ENGINEER SHALL BE THE SOLE JUDGE OF ACCEPTABILITY AND THE CONTRACTOR'S BID SHALL ANTICIPATE THE USE OF THOSE SPECIFIC DETAILS SHOWN ON THE DRAWINGS. RETAIN A REGISTERED STRUCTURAL ENGINEER TO BE RESPONSIBLE FOR THE DESIGN OF ANY PROPOSED ALTERNATE DETAILS.
7. INCLUDE WORK NOT INDICATED ON A PART OF THE DRAWINGS BUT REASONABLY IMPLIED TO BE SIMILAR TO THAT SHOWN AT CORRESPONDING PLACES.
8. THE SAFETY OF ADJACENT STRUCTURES, PROPERTY, HIS WORKMEN, AND THE PUBLIC, AS AFFECTED BY THE CONSTRUCTION OF THIS PROJECT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
9. ALL CONTRACTORS ARE REQUIRED TO EXAMINE THE DRAWINGS AND SPECIFICATIONS CAREFULLY, VISIT THE SITE AND FULLY INFORM THEMSELVES AS TO ALL EXISTING CONDITIONS AND LIMITATIONS, PRIOR TO AGREEING TO PERFORM THE WORK. FAILURE TO VISIT THE SITE AND FAMILIARIZE THEMSELVES WITH THE EXISTING CONDITIONS AND LIMITATIONS WILL IN NO WAY RELIEVE THE CONTRACTOR FROM FURNISHING ANY MATERIALS OR PERFORMING ANY WORK IN ACCORDANCE WITH DRAWINGS AND SPECIFICATIONS WITHOUT ADDITIONAL COST TO THE OWNER.
10. STRUCTURAL DRAWINGS MAY REPRESENT CONSTRUCTION WITH A REFERENCE SCALE. DUE TO THE INHERENT PROCESS OF DRAWING DEVELOPMENT AND PRESENTATION NOT ALL WORK MAY BE SHOWN "EXACT" IN THAT SCALE. DO NOT "SCALE" DRAWINGS TO OBTAIN ANY MISSING INFORMATION OR TO INTERPRET ANY INFORMATION NOT SPECIFICALLY DIMENSIONED FOR "EXACT" DETAILING OR CONSTRUCTION PURPOSES.
11. THE CONTRACT DOCUMENTS REPRESENT FINAL CONDITIONS. STABILITY OF THE STRUCTURE DURING CONSTRUCTION AND MEANS AND METHODS THAT IMPOSE TEMPORARY LOADING CONDITIONS ON THE INCOMPLETE STRUCTURE IS THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR. THIS RESPONSIBILITY INCLUDES, BUT IS NOT LIMITED TO, THE DESIGN AND FURNISH OF ANY TEMPORARY SUPPORTS, SHORING, AND/OR BRACING REQUIRED FOR THE SAFETY AND STABILITY OF THE STRUCTURE DURING CONSTRUCTION

SUBMITTAL REVIEW:

1. REVIEW OF CONTRACTOR SUBMITTALS SUCH AS SHOP DRAWINGS, PRODUCT DATA AND SAMPLES IS FOR THE LIMITED PURPOSE OF CHECKING FOR CONFORMANCE WITH INFORMATION GIVEN AND THE DESIGN CONCEPT EXPRESSED IN THE CONTRACT DOCUMENTS. REVIEW OF SUCH SUBMITTALS IS NOT FOR THE PURPOSE OF DETERMINING THE ACCURACY AND COMPLETENESS OF OTHER INFORMATION SUCH AS DIMENSIONS, QUANTITIES, AND INSTALLATION OR PERFORMANCE OF EQUIPMENT OR SYSTEMS, WHICH ARE THE CONTRACTOR'S RESPONSIBILITY. OUR REVIEW SHALL NOT CONSTITUTE APPROVAL OF SAFETY PRECAUTIONS OR, UNLESS OTHERWISE SPECIFICALLY STATED IN THE CONTRACT DOCUMENTS, OF ANY CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES. APPROVAL OF A SPECIFIC ITEM SHALL NOT INDICATE APPROVAL OF AN ASSEMBLY OF WHICH THE ITEM IS A COMPONENT.
2. SUBMITTALS AND SHOP DRAWINGS ARE THE PROPERTY OF THE CONTRACTOR.
3. SUBMITTALS WILL NOT BE REVIEWED UNLESS FIRST REVIEWED BY THE CONTRACTOR AND INDICATED AS SUCH ON THE SUBMITTAL.
4. REVIEW IS LIMITED ONLY TO THOSE ELEMENTS LISTED ON THE TRANSMITTAL THAT ARE INDICATED AS BEING SUBMITTED FOR APPROVAL, EVEN IF OTHER ELEMENTS ARE INCLUDED (E.G., A FABRICATOR'S MODEL OR ERECTION PLAN). CHANGES TO PREVIOUSLY REVIEWED ELEMENTS ARE NOT REVIEWED UNLESS REQUESTED AS REVISE AND RESUBMIT OR UNLESS A DESIGN CHANGE BULLETIN CREATES A CHANGE TO THE ELEMENT. IN THE EVENT OF A CHANGE BULLETIN, ONLY THOSE ELEMENTS AFFECTED BY THAT BULLETIN AND WHICH ARE CLEARLY INDICATED AS A CHANGE BY CLOUDS, OR SIMILAR DISTINGUISHING MEANS, ARE REVIEWED.
5. SUBMITTALS SENT "FOR RECORD" OR "FOR FIELD USE" ARE NOT REVIEWED.
6. STRUCTURAL SUBMITTALS ARE ELEMENTS DESIGNED BY THE ENGINEER OF RECORD AND SHOWN IN THE CONTRACT DOCUMENTS AND THEY ARE REVIEWED IN ACCORDANCE WITH NOTE 1
7. STRUCTURAL DELEGATED DESIGN SUBMITTALS ARE REVIEWS OF ELEMENTS WHERE THE CONTRACT DOCUMENTS SPECIFICALLY REQUIRE THE CONTRACTOR TO PROVIDE PROFESSIONAL DESIGN SERVICES OR CERTIFICATIONS BY A DESIGN PROFESSIONAL RELATED TO SYSTEMS, MATERIALS OR EQUIPMENT AND THE CONTRACT DOCUMENTS SPECIFY THE APPROPRIATE PERFORMANCE AND DESIGN CRITERIA THAT SUCH SERVICES MUST SATISFY. SUBMITTALS AND SHOP DRAWINGS THAT BEAR THE DELEGATED PROFESSIONAL'S SEAL AND SIGNATURE WILL BE REVIEWED FOR CONFORMANCE WITH THE DESIGN CRITERIA. THE ENGINEER SHALL BE ENTITLED TO RELY UPON THE ADEQUACY, ACCURACY AND COMPLETENESS OF THE SERVICES, CERTIFICATIONS AND APPROVALS PERFORMED OR PROVIDED BY THE DELEGATED DESIGN PROFESSIONAL.

DRILLED-IN CONCRETE ANCHORS:

1. MECHANICAL ANCHORS: WEDGE TYPE WITH CURRENT ICBO APPROVAL AND PUBLISHED IN ICC ESR CODE REPORT AND CONFORMING TO ICC ES AC193. COMPLETE WITH REQUIRED NUTS, WASHERS, AND MANUFACTURER'S INSTALLATION INSTRUCTIONS. SIZE AND MANUFACTURER AS INDICATED ON DRAWINGS. WHERE ANCHOR MANUFACTURER IS NOT INDICATED, SUBJECT TO COMPLIANCE WITH REQUIREMENTS AND ACCEPTANCE BY ARCHITECT, PROVIDE ONE OF THE FOLLOWING, FOR CRACKED AND UN-CRACKED CONCRETE (UNLESS OTHERWISE NOTED): SEE TABLE BELOW.
2. CHEMICAL ANCHORS: THREADED CARBON STEEL OR STAINLESS STEEL ROD COMPLETE WITH REQUIRED NUTS, WASHERS, ADHESIVE SYSTEM AND MANUFACTURER'S INSTALLATION INSTRUCTIONS, CURRENT ICBO APPROVAL AND PUBLISHED ICC ESR CODE REPORT REQUIRED AND CONFORMING TO ICC ES AC308. SIZE AND MANUFACTURER AS INDICATED ON DRAWINGS. WHERE ANCHOR MANUFACTURER IS NOT INDICATED, SUBJECT TO COMPLIANCE WITH REQUIREMENTS AND ACCEPTANCE BY THE ARCHITECT PROVIDE ONE OF THE FOLLOWING FOR CRACKED & UNCRACKED CONC (UNLESS OTHERWISE NOTED). SEE TABLE BELOW.
3. AT LOCATIONS WHERE POST INSTALLED ANCHORS ARE BEING USED IN CONCRETE, A SURVEY SHALL BE PERFORMED TO LOCATE EXISTING REBAR USING GROUND PENETRATING RADAR. SURVEY RESULTS ARE TO BE COORDINATED WITH SHOP DRAWINGS. ALTERNATIVELY, ANCHOR RODS ARE TO BE INSTALLED AFTER WHICH A TEMPLATE IS TO BE CREATED FOR USE BY THE FABRICATOR IN THE SHOP DRAWINGS. NOTIFY ENGINEER OF RECORD IF AS-INSTALLED LOCATION VARIES MORE THAN 1/2" FROM THEORETICAL.

POST INSTALLED ANCHOR MATERIAL TABLE

Manufacture	Anchor Type	Name	Comments
Hilti	Mechanical	Kwik Bolt 3	
Hilti	Chemical	HIT-HY 200 SAFE SET	1 1/4"Ø max. for both cracked and un-cracked concrete. Note: for embedment greater than 15" use HIT-RE 500 SD due to the quick setting time of the 200 SAFE SET.

SPECIALTY ENGINEERING NOTES:

1. THE SPECIALTY ENGINEER IS TO BE RETAINED BY THE SUPPLIER OF THE SPECIALTY ITEM OR MAY BE AN EMPLOYEE OF THAT SUPPLIER.
2. ALL COSTS CONNECTED WITH THE USE OF A SPECIALTY ENGINEER SHALL BE INCLUDED IN THE BID PRICE OF THE SUPPLIER FOR THE ITEM IN QUESTION.
3. THE FOLLOWING DESIGN RESPONSIBILITIES ARE ASSIGNED TO SPECIALTY ENGINEERS. IN ALL CASES, CALCULATIONS, WORKING DRAWINGS, ETC. ARE TO BE SENT TO THE ENGINEER OF RECORD. THE SPECIALTY ENGINEER MUST BE REGISTERED AS A PROFESSIONAL ENGINEER IN THE STATE OF FLORIDA AND ALL WORK MUST BE IN ACCORDANCE WITH FLORIDA BUILDING CODE LOADS, AND BE SIGNED AND SEALED.
   A. HANDRAIL, GUARDRAIL, STAIR RAIL, ETC.
   B. FORM WORK, SHORING, ETC.
   C. STEEL STAIR AND ALL CONNECTIONS REQUIRED FOR THEM.
   D. ALL MATERIAL TESTING REQUIRED BY THE SPECIAL INSPECTION PLAN AND BUILDING CODES SUCH AS CONC CYLINDER TESTS, SLUMP TESTS, MASONRY GROUT TEST & ANY OTHER SPECIAL TESTS REQ'D.
   E. CRANE AND OTHER HEAVY EQUIPMENT, INCLUDING FOUNDATION AND SHORING. (A SPECIALTY ENGINEER SHALL BE EMPLOYED BY THE CONTRACTOR FOR ALL WORK ASSOCIATED WITH TOWER CRANES, INCLUDING FOUNDATION, BRACING, HOLES IN STRUCTURE SHORING, ETC. THIS ALSO APPLIES TO ANY HEAVY EQUIPMENT THAT IS TO BE ATTACHED TO/OR LOADED ON THE STRUCTURE. COMPLETE CALCULATIONS, IN ACCORDANCE WITH THE FLORIDA BUILDING CODE WIND LOADS OF ALL ELEMENTS ARE TO BE SUBMITTED TO THE ENGINEER OF RECORD, AS WELL AS SIGNED AND SEALED DRAWINGS IF APPLICABLE).
   F. LIGHT GAUGE AND COLD-FORMED STEEL FRAMING.
   G. CURTAINWALL AND STOREFRONT SYSTEMS AND ALL CONNECTIONS TO SUPERSTRUCTURE REQUIRED FOR THEM.
   H. MECHANICAL TIE-DOWNS TO SUPERSTRUCTURE, MECHANICAL SUPPORT CURBS, MECHANICAL DUCT SUPPORT, PIPING SUPPORTERS, HANGING EQUIPMENT SUPPORTS, AND ALL ASSOCIATED CONNECTIONS TO THE SUPERSTRUCTURE.
   I. ENTRANCE CANOPIES AND CONNECTIONS TO SUPERSTRUCTURE.
   J. FAÇADE PANELS, SOFFIT BEAMS, JOISTS, LINTELS AND ALL CONNECTIONS TO SUPERSTRUCTURE REQUIRED FOR THEM.
4. THE SPECIALTY ENGINEER RESPONSIBLE FOR ITS PARTICULAR DESIGN DISCIPLINE SHALL INSPECT ALL PHASES OF IT TO INSURE COMPLIANCE WITH HIS DESIGN.
5. PRODUCTS OR CONSTRUCTION SYSTEMS THAT REQUIRE PRODUCT APPROVALS:
   (A) EXTERIOR DOORS, MULLIONS & ROOF HATCHES.
   (B) WINDOWS & MULLIONS
   (C) PANEL WALLS: STOREFRONTS, CURTAIN WALLS, WALL LOUVERS & EFIS SYSTEMS.
   (D) ROOFING PRODUCTS AND ASSEMBLIES, ROOF TOP VENTILATORS
   (E) PRE-ENGINEERED A/C STANDS

INSPECTION - POST INSTALLED INSERTS:

1. THE TESTING AGENCY SHALL INSPECT SELF-EXPANDING, DRILLED-INS INSERTS SHOWN ON THE STRUCTURAL DRAWINGS AS FOLLOWS:
   A. SELF-EXPANDING INSERTS: PRIOR TO INSTALLATION THE TESTING AGENCY SHALL DETERMINE THAT THE INSTALLING CONTRACTOR HAS THE PROPER MATERIALS AND EQUIPMENT FOR DRILLING HOLES IN THE RECEIVING SURFACE OF REQUIRED DIAMETER AND LENGTH.
   B. EPOXY-BONDED INSERTS: THE TESTING AGENCY SHALL BE PRESENT AT THE SITE TO OBSERVE THE INSTALLATION OF THE FIRST 10 INSERTS PLACED. SUCH OBSERVATION SHALL BE TO ENSURE THAT DRILLED HOLES ARE OF REQUIRED DIAMETER AND DEPTH, HOLES ARE PROPERLY CLEANED PRIOR TO INSTALLATION OF THE INSERT, AND THAT HOLES ARE COMPLETELY FILLED WITH PROPERLY MIXED EPOXY AFTER INSTALLATION.
2. INSPECT ALL INSERTS VISUALLY AFTER INSTALLATION TO ENSURE THAT THEY HAVE BEEN INSTALLED PERPENDICULAR TO THE RECEIVING SURFACE AND TO THE PROPER DEPTH.

SUBMITTALS:

1. SUBMIT STRUCTURAL STEEL SHOP DRAWINGS. CLEARLY INDICATE PROFILES, SIZES, SPACING AND LOCATIONS OF STRUCTURAL MEMBERS, CONNECTIONS ATTACHMENTS, ANCHORAGES, FRAMED OPENINGS, SIZE AND TYPE OF FASTENERS.
   CAMBERS, AND CLEARANCES. INDICATE WELDED CONNECTIONS USING STANDARD AWS WELDING SYMBOLS. CLEARLY INDICATE NET WELD LENGTHS, SIZES, AND WELDING SEQUENCES. CLEARLY IDENTIFY ALL HIGH STRENGTH BOLTS NOT REQUIRED TO BE TENSIONED (INSTALLED " SNUG TIGHT " AS IDENTIFIED BY AISC).
2. SUBMIT SHOP DRAWINGS FOR FABRICATION, BENDING AND PLACEMENT OF CONCRETE REINFORCEMENT. COMPLY WITH
   ACI DETAILING MANUAL (SP 66). PROVIDE ¼" SCALE ELEVATIONS OF ALL WALLS WITH REINFORCING SHOWN.
3. SUBMIT LIGHT GAUGE STEEL FRAMING SHOP DRAWINGS AND CALCULATIONS. CLEARLY INDICATE PROFILES, SIZES, SPACING AND LOCATIONS OF MEMBERS, CONNECTIONS ATTACHMENTS, ANCHORAGES, FRAMED OPENINGS, SIZE AND TYPE
   OF FASTENERS. INDICATE WELDED CONNECTIONS USING STANDARD AWS WELDING SYMBOLS.

STRUCTURAL STEEL:

1. Structural steel design conforms to Specification for structural steel Building (AISC, Fourteenth Edition).
2. Structural steel rolled shapes, plates, and bars shall conform to ASTM designations, see Steel Material Table
3. All steel exposed to the weather in the completed building shall be hot-dip galvanized. All steel to receive spray freproofing shall not be shop primed. Interior steel not spray freproofed shall be shop primed with a primer compatible with ithe finish.
4. Shop connections unless otherwise noted, shal be made by welding, or by using snug tight 3/4"@ high strengith bolts, minimum.
5. All shop and field welds shall be made by certified welders, and shal conform to "Structural Welding Code - Steel" (AWS D1.1. 2010).
6. Electrodes for allfield and shop welding shall conform to AWS E-70 Series.
7. Bolted field connections shall be made with 3/4" diameter A325 bolts, minimum, unless other wise noted.
8. A325 bolts installed with the bolt tension (pre-tensioned) specified in Table J3.1 of the AISC LRFD Fourteenth Edition Specification, shall be used for all connections
9. All rectangular HSS members to be orientated long side vertical u.n.o.
10. Details and connections completely detailed in the Contract Drawings may not be altered without written approval by the Engineer. Where approved, altered connections shallbe completely detailed by the fabricator's engineer clearly on the shop drawings
11. Alterations of schematic connection details may impact architectural concept and shall not be made without prior written approval of the Engineer.
12. Minimum connection plate thickness shallbe 3/8", unless otherwise indicated in the Contract Drawings.
13. Splicing of structural members where not detailed on the drawings is prohibited without prior approval of the Structural Engineer.
14. Provide welded stifener plates on both sides of the web of beams at points of concentrated loads including beams supporting columns or running over the tops of columns or other beams. Minimum stiffener plate thickness shall be 5/8" or flange thickness of column above or below, whichever is greater.
15. Cuts, holes, coping, etc. required for work of other trades shall be shown on the shop d rawings and made in the shop. Cuts or burning of holes in structural steel members in the field will not be permitted , unless specifically approved in each case by the Structural Engineer.
16. All HSS shapes except diagonal bracing members (round, square rectangular, etc:.) are to have a 1/4" cap plate at all exposed ends. Cap plates to be seal welded all around,u.n.o
17. All weld sizes not shown in detailis herein shall be the minimum required size based on thickness of thinner part as per AISC, Tables J2.3 & J2.4. Exception: At member splices, welds or bolts shall develop ful strength of the member or components being connected,
18. All around welds indicated herein shall be discontinuous at the flange tips of open sections
19. All structural steel, including base plates and tops of anchor bolts, to be exposed to soil are to be coated with an approved coal tar epoxy. 16 mils minimum thickness.
20. Any alteration made by the detailer on the structural steel shop drawings to schematic or completely detailed connections shown on the contract drawings must be clearly identified by clouding or by direct note on the shop drawing by the detailer prior to submission to the engineer.
21. Any member sizes shown on the plans , and currently listed in the AISC Manual of Steel Construction, Fourteenth Edition, which are not currently available must be brought to the Architect and Structural Engineers attention prior to award of steel contract. No claim for additional cost will be accepted after the award, for member/built up member substitutions for these sizes.

SPECIALTY ENGINEERING NOTES:

1. The Specialty Engineer is to be retained by the supplier of the specialty item or may be an employee of that supplier.
2. All costs connected with the use of a Specialty Engineer shall be included in the bid price of the supplier for the item in question.
3. The following design responsibilities are assigned to specialty engineers. In all cases, calculations, working drawings, etc. are to be sent to the Engineer of Record. The specialty Engineer must be registered as a Professional Engineer in the state of Florida and all work must be in accordance with Florida Building Code loads, and be signed and sealed.
   a) Handrail, guardrail, stair rail, etc.
   b) Form work, shoring, etc.
   c) Steel stair and all connections required for them.
   d) All material testing required by the special inspection plan and building codes such as concrete cylinder tests, slump tests, masonry grout test and any other special tests required.
   e) Crane and other heavy equipment, including foundation and shoring. (A specialty Engineer shall be employed by the contractor for all work associated with tower cranes, including foundation, bracing, holes in structure shoring, etc. This also applies to any heavy equipment that is to be attached to/or loaded on the structure. Complete calculations, in accordance with the Florida Building Code wind loads of all elements are to be submitted to the Engineer of Record, as well as signed and sealed drawings if applicable).
   f) Light gaugeCold-formed steel framing.
   g) Curtainwall and storefront systems and all connections to superstructure required for them.
   h) Mechanical tie-downs to superstructure, mechanical support curbs, mechanical duct support, piping supporters, hanging equipment supports, and all associated connections to the superstructure.
   i) Entrance canopies and connections to superstructure.
   j) Precast concrete elements. Precast concrete façade panels, soffit beams, joists, headers and all connections to superstructure required for them.
   k) Aluminum trellises, screens, canopies, and other aluminum structures noted on the architectural drawings and connections to the superstructure.
   j) Light or fabric canopies and connections to superstructure not otherwise detailed on the drawings
   k) Skylights and all connections to superstructure
   l) Paver systems and roofing systems, and all connecitons to the superstructure.
   m) Window washing davits and related accessories and connections to the superstructure.
   n) Post tensioning cables. See "Post Tensioned Concrete" sections.
4. The Specialty Engineer responsible for its particular design discipline shall inspect all phases of it to insure compliance with his design.

REINFORCING:

1. DETAILING OF CONCRETE REINFORCEMENT AND ACCESSORIES SHALL BE IN ACCORDANCE WITH ACI 315 - "MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES," LATEST EDITION.
2. REINFORCEMENT SHALL BE CONTINUOUS THROUGH ALL CONSTRUCTION JOINTS UNLESS OTHERWISE NOTED ON DRAWINGS.
3. PROVIDE AND SCHEDULE WITH THE SHOP DRAWINGS, ALL NECESSARY ACCESSORIES TO HOLD REINFORCING SECURELY IN POSITION. MINIMUM REQUIREMENTS SHALL BE: HIGH CHAIRS...4'-0" OC, SLAB BOLSTERS....4'-0" OC. SUPPORT BARS FOR HIGH CHAIRS SHALL BE #5 MIN.
4. ALL CONTINUOUS REINFORCEMENT SHALL HAVE A MINIMUM LAP AS REQUIRED FOR A CLASS B SPLICE (AC1 318) UNLESS NOTED OTHERWISE.
5. WWR SHALL BE PROVIDED IN FLAT SHEETS. ALL LAPS IN WWR SHALL BE ONE MESH PLUS TWO INCHES AT SPLICES.
6. CONCRETE PROTECTION FOR REINFORCEMENT INCLUDING WWR SHALL BE PROVIDED AS FOLLOWS UNLESS OTHERWISE SHOWN ON THE DRAWINGS:
7. ALL HOOKS SHOWN ON DRAWINGS SHALL BE STANDARD HOOKS UNLESS NOTED OTHERWISE.
8. WHERE CONTINUOUS BARS ARE CALLED FOR, THEY SHALL RUN CONTINUOUSLY AROUND CORNERS AND BE LAPPED AT NECESSARY SPLICES, OR HOOKED AT DISCONTINUOUS ENDS. LAP LENGTHS SHALL BE AS GIVEN IN THE SPLICE AND DEVELOPMENT TABLE. LAP BEAM TOP BARS AT MID-SPAN AND BEAM BOTTOM BARS AT SUPPORTS, UNLESS OTHERWISE NOTED.

GN - REINFORCING MATERIAL TABLE

Reinforcing element	ASTM	Grade, Fy (ksi)	Comments
Reinforcing bars less than #11	A615	60	
Reinforcing bars #11 and greater	A615	75	
Welded reinforcing	A 706	60	Reinforcing bars may not be welded without prior approval of the Structural Engineer.
Slab on grade (6x6 - W2.9 x W2.9)	A185	65	
Around structural members encased in concrete (4x4 - W1.4 x W1.4), plus (1)-#5 spacer bar each corner	A185	65	
In middle of concrete fill for stairs (2x2 - W1.4 x W1.4)	A185	65	Fibermesh at 1 1/2#/cu. yd. may be substituted for WWF in stairs.

CONCRETE COVER TABLE (UNO)

Condition		Cover
Surfaces cast against earth		3 inches
Formed surfaces exposed to earth or weather:	#6 bars and larger	2 inches
	#5 bars and smaller	1 1/2 inches
Formed surfaces not exposed to earth or weather. Slabs, walls, joists:	#11 bars and smaller	3/4 inches
	#14 - #18	1 1/2 inches
	beams, columns	1 1/2 inches
Slabs on grade (from top of slab)		1 1/2 inches
Slabs on metal deck	Top	3/4 inches
	Bottom	3/4 inches
Slabs on metal deck (Parking Levels or Parking Ramps)	Top	1 1/2 inches
	Bottom	3/4 inches

GN - TABLE 1 - STEEL MATERIAL

Steel Element	ASTM/Type	Fy (ksi)	Fu (ksi)	Comments
Anchor rods in masonry	F1554 GR 36, F1554 GR 55, or A307 Grade A/C	36	58	Weldable, STD Hex Head
AS Hooked (Gravity)	F1554 GR 55	55	75	Weldable
AS Straight w/ plate washer (Lateral)	F1554 GR 105	105	125	Weldable, Heavy hex headed
Baseplates ≤ 4in	A572	50	65	
Bolts	A325 or F1852	-	120	Bolts are 3/4"Ø UNO, use tension-controlled where possible
Deformed Bar Anchor	A496	70	80	-
Other shapes	A36	36	58	
Pipe	A53 GR B	35	60	-
Plates, UNO	A36	36	58	-
Rect HSS	A500 GR B	46	58	-
Round HSS	A500 GR B	42	58	-
Shear Connectors (Headed Anchor Stud)	A108	51	65	Studs are 3/4"Ø UNO
Welding electrodes, thickness of thinner part <= 0.1 inches (12 GA)	E60 or E70	-	-	Per AWS
Welding electrodes, thickness of thinner part > 0.1 inches (12 GA)	E70	-	-	Per AWS
Wide flanges, WT (UNO)	A992	50	65	-

GENERAL NOTES AND SPECIFICATIONS FOR STRUCTURAL DEMOLITION

- ALL STRUCTURAL DEMOLITION SHALL BE PERFORMED IN ACCORDANCE WITH THE FLORIDA BUILDING CODE (LATEST ADOPTED EDITION), OSHA REGULATIONS, AND ALL OTHER APPLICABLE LOCAL, STATE, AND FEDERAL REQUIREMENTS.
- THE CONTRACTOR SHALL REVIEW ALL STRUCTURAL, ARCHITECTURAL, MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS PRIOR TO STARTING ANY DEMOLITION WORK TO COORDINATE LOCATIONS OF EXISTING UTILITIES AND STRUCTURAL ELEMENTS.
- THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS IN THE FIELD PRIOR TO COMMENCING DEMOLITION. ANY DISCREPANCIES BETWEEN DRAWINGS AND FIELD CONDITIONS SHALL BE IMMEDIATELY REPORTED TO THE ENGINEER FOR REVIEW PRIOR TO PROCEEDING.
- CONTRACTOR SHALL PROVIDE TEMPORARY SHORING, BRACING, AND SUPPORT AS REQUIRED TO MAINTAIN STABILITY OF ALL REMAINING STRUCTURAL ELEMENTS DURING DEMOLITION OPERATIONS. SHORING DESIGN SHALL BE PERFORMED AND SEALED BY A LICENSED PROFESSIONAL ENGINEER EXPERIENCED IN TEMPORARY STRUCTURAL DESIGN.
- NO STRUCTURAL MEMBER OR SUPPORT ELEMENT SHALL BE REMOVED OR CUT WITHOUT PRIOR REVIEW OF ITS FUNCTION IN THE EXISTING STRUCTURAL SYSTEM AND APPROVAL BY THE ENGINEER OF RECORD.
- THE SEQUENCE OF DEMOLITION SHALL BE PLANNED AND SUBMITTED BY THE CONTRACTOR PRIOR TO START OF WORK. DEMOLITION SEQUENCE SHALL PREVENT UNINTENDED COLLAPSE OR OVERSTRESSING OF REMAINING STRUCTURE.
- THE CONTRACTOR SHALL LOCATE, IDENTIFY, AND PROTECT ALL EXISTING UTILITIES, SERVICES, AND EQUIPMENT. COORDINATE WITH THE OWNER AND UTILITY COMPANIES AS REQUIRED BEFORE DISCONNECTING OR REMOVING ANY UTILITIES.
- EXISTING STRUCTURAL ELEMENTS TO REMAIN SHALL BE PROTECTED FROM DAMAGE. ANY DAMAGE TO EXISTING STRUCTURE SHALL BE REPORTED IMMEDIATELY AND REPAIRED IN A MANNER ACCEPTABLE TO THE ENGINEER OF RECORD.
- IN THE EVENT OF DAMAGE OCURRING TO EXISTING STURCTURES TO REMAIN, CONTRACTOR SHALL CONTACT ENGINEER OF RECORD FOR GUIDANCE PRIOR TO CONTINUING DEMOLITION OPERATIONS.
- SAW CUTTING OR CHIPPING OF CONCRETE SHALL BE PERFORMED IN A CONTROLLED MANNER TO AVOID OVERCUTTING OR DAMAGE TO REINFORCEMENT AND ADJACENT STRUCTURE. USE WET-CUTTING METHODS TO MINIMIZE DUST.
- CONTRACTOR SHALL SCAN CONCRETE SLABS, WALLS, AND COLUMNS PRIOR TO CUTTING OR CORING TO LOCATE EXISTING REINFORCEMENT, POST-TENSIONING, OR EMBEDDED UTILITIES. GPR SCAN REPORTS SHALL BE PROVIDED TO THE ENGINEER FOR REVIEW. WHERE APPLICABLE.
- EXPLOSIVE DEMOLITION IS NOT PERMITTED UNLESS SPECIFICALLY APPROVED BY THE OWNER AND AUTHORITIES HAVING JURISDICTION.
- ALL DEBRIS SHALL BE REMOVED IN A MANNER THAT DOES NOT CAUSE DAMAGE TO REMAINING STRUCTURE OR CREATE EXCESSIVE IMPACT LOADS ON FLOORS OR FOUNDATIONS.
- DEMOLITION OPERATIONS SHALL BE SUPERVISED AT ALL TIMES BY A QUALIFIED SITE SUPERINTENDENT WITH EXPERIENCE IN STRUCTURAL DEMOLITION. DEMOLITION TO INCLUDE CONTINGENCY IN BID FOR REMOVAL OF DEBRIS FROM SITE.
- ANY TEMPORARY OPENINGS IN FLOORS OR WALLS SHALL BE PROVIDED WITH GUARDS OR TEMPORARY RAILINGS IN ACCORDANCE WITH OSHA REQUIREMENTS.
- PRIOR TO SAW CUTTING OR REMOVAL OF ANY STRUCTURAL ELEMENT, CONTRACTOR SHALL VERIFY THAT EXISTING LOADS HAVE BEEN TRANSFERRED TO ALTERNATE LOAD PATHS OR TEMPORARY SUPPORTS. WHERE APPLICABLE.
- THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL REQUIRED PERMITS AND INSPECTIONS RELATED TO DEMOLITION WORK.
- IF UNFORESEEN CONDITIONS ARE ENCOUNTERED, SUCH AS DETERIORATED STRUCTURAL MEMBERS, VOIDED SLABS, OR DIFFERENT MATERIALS THAN SHOWN ON PLANS, STOP WORK IMMEDIATELY AND NOTIFY THE ENGINEER BEFORE PROCEEDING.
- DEMOLITION OF STRUCTURAL ELEMENTS SHALL BE PERFORMED ONLY UNDER DIRECT SUPERVISION OF QUALIFIED PERSONNEL. CUTTING OR BURNING OF STRUCTURAL STEEL SHALL BE COORDINATED WITH THE ENGINEER PRIOR TO EXECUTION.
- ALL SHORING AND TEMPORARY STRUCTURES SHALL REMAIN IN PLACE UNTIL THE ENGINEER OF RECORD HAS VERIFIED THAT THE NEW STRUCTURAL ELEMENTS ARE IN PLACE AND SUFFICIENTLY CURED OR STABILIZED. WHERE APPLICABLE.

CLIENT

PALM BEACH DAY ACADEMY FOUNDED 1921

Palm Beach Day Academy

241 Seaview Ave
Palm Beach, FL 33480
PBDAY.ORG

ARCHITECT

PGAL

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www.MSEcorp.com FL CoA# 26616

TO THE BEST OF THE ENGINEER'S KNOWLEDGE, THE STRUCTURAL PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODE AND FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY IN ACCORDANCE WITH THIS SECTION AND 633 FLORIDA STATUTE.

MCSAL PROYECT NO. 2023195.000

DRAWING HISTORY

№	DATE	DESCRIPTION

SEAL

CHAD I. CASSETT LIC. ENSE No. 80449 STATE OF FLORIDA PROFESSIONAL ENGINEER

CHAD I. CASSETT
PE No. 80449

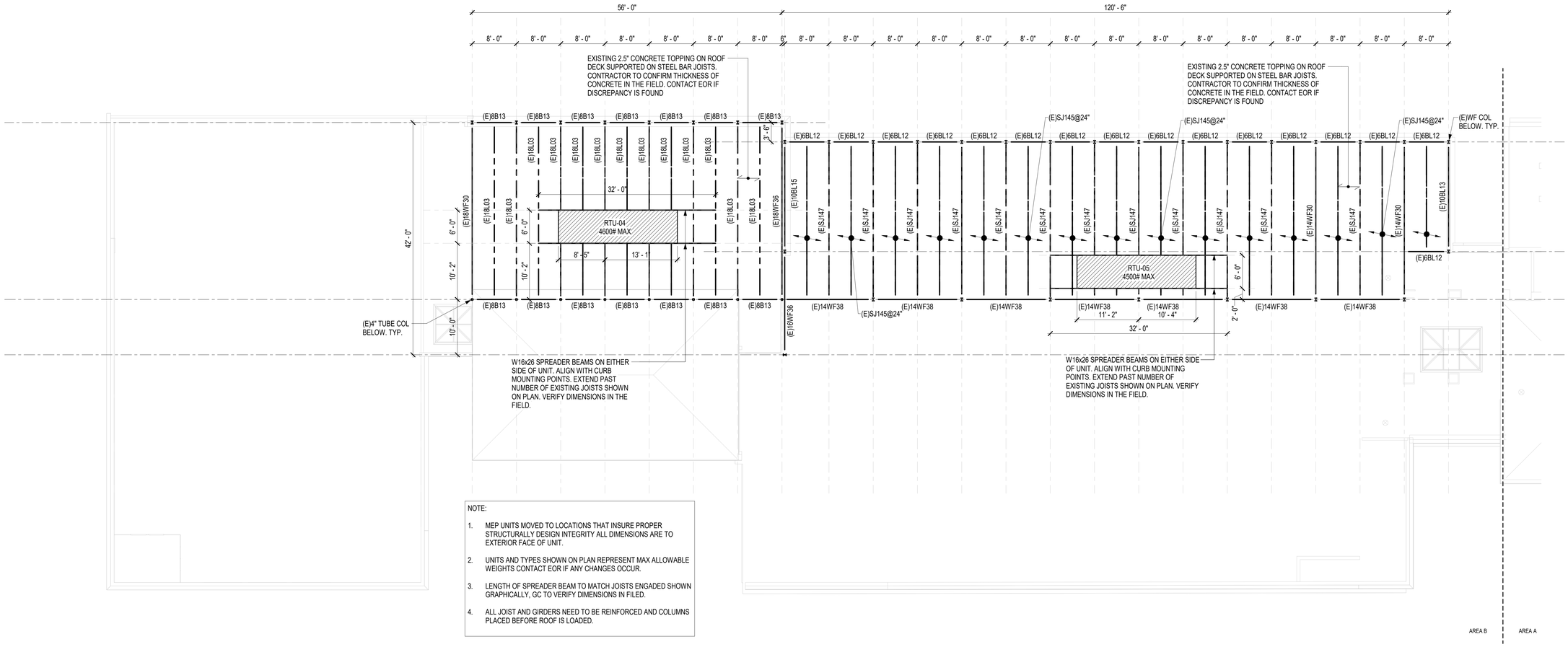
07/15/2025: BID SET

PROJECT NAME

PALM BEACH DAY ACADEMY - PHASE 2 CLASSROOM INTERIOR RENOVATION

PROJECT LOCATION

241 SEAVIEW AVE
PALM B



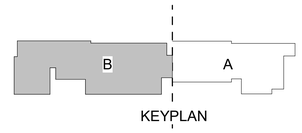
NOTE:

1. MEP UNITS MOVED TO LOCATIONS THAT INSURE PROPER STRUCTURALLY DESIGN INTEGRITY ALL DIMENSIONS ARE TO EXTERIOR FACE OF UNIT.
2. UNITS AND TYPES SHOWN ON PLAN REPRESENT MAX ALLOWABLE WEIGHTS CONTACT EOR IF ANY CHANGES OCCUR.
3. LENGTH OF SPREADER BEAM TO MATCH JOISTS ENGADED SHOWN GRAPHICALLY, GC TO VERIFY DIMENSIONS IN FILED.
4. ALL JOIST AND GIRDERS NEED TO BE REINFORCED AND COLUMNS PLACED BEFORE ROOF IS LOADED.

ROOF LVL FRAMING PLAN - PHASE B

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

NOTE: SEE S0.03 FOR PLAN NOTES AND DETAILS



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PROFESSIONAL ENGINEER
No. 80449

CHAD I. CASSETT
PE No. 80449

07/15/2025: BID SET

PROJECT NAME

PALM BEACH DAY ACADEMY - PHASE 2 CLASSROOM INTERIOR RENOVATION

PROJECT LOCATION

241 SEAVIEW AVE
PALM BEACH, FL 33480

PROJECT NUMBER

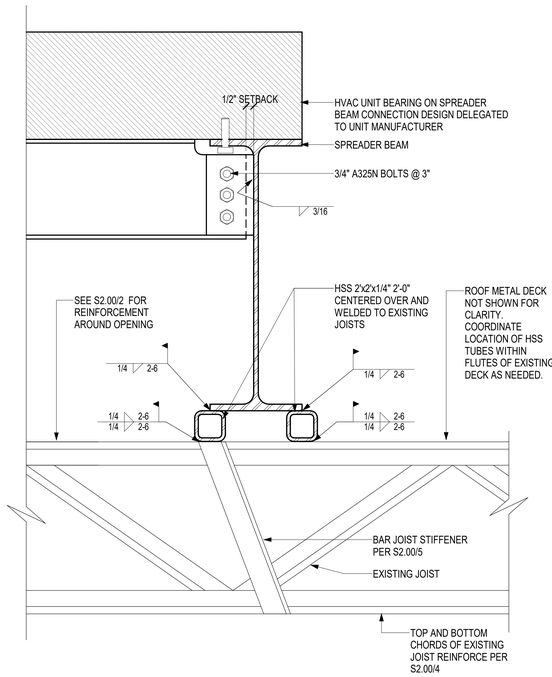
1007412

SHEET TITLE

ROOF LVL FRAMING PLAN

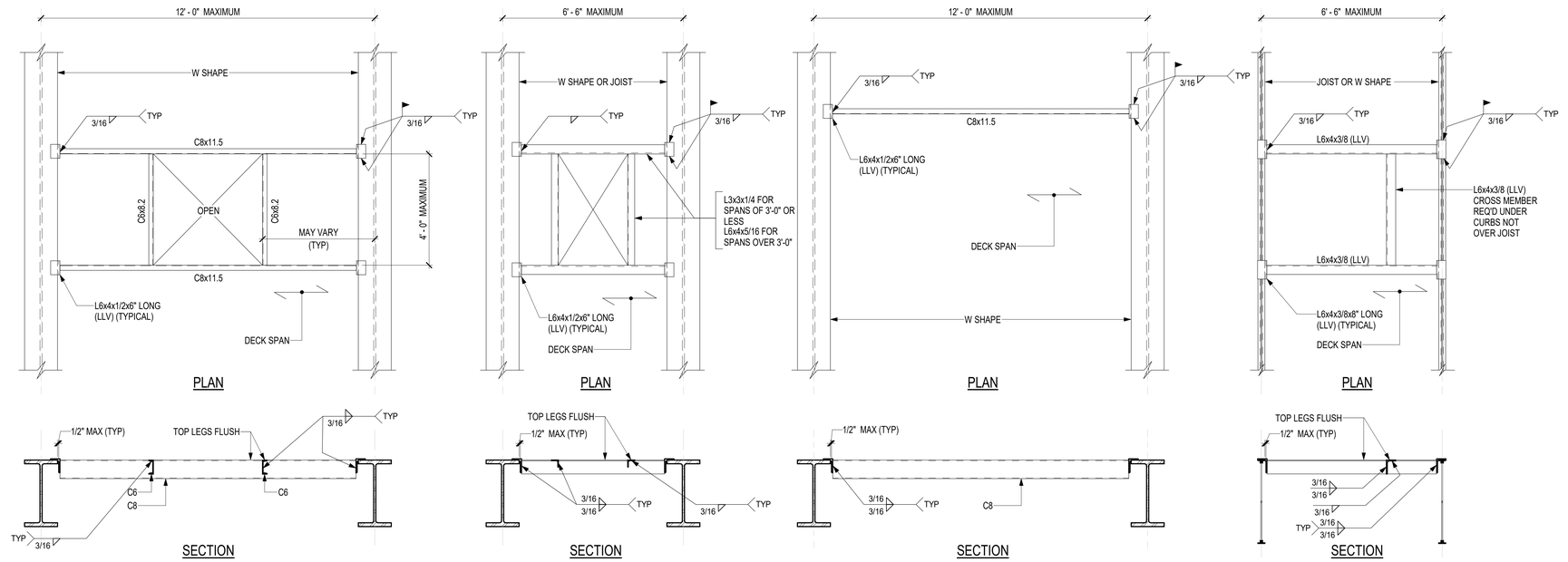
SHEET NUMBER

S1.00



1 SPREADER BEAM TO JOIST CONNECTION

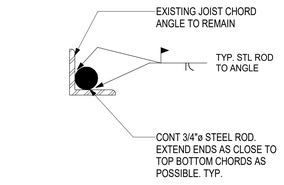
SCALE: 3" = 1'-0"



TYPICAL DROP-IN FRAME MEMBER UNDER CURB OF ROOF TOP MECH UNITS

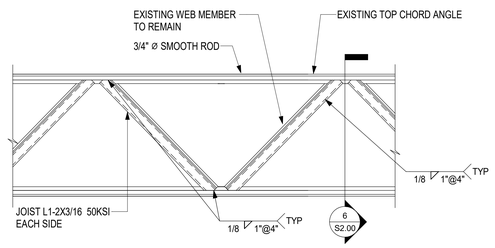
2 TYPICAL DROP-IN FRAMES AT MISCELLANEOUS ROOF OPENINGS

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



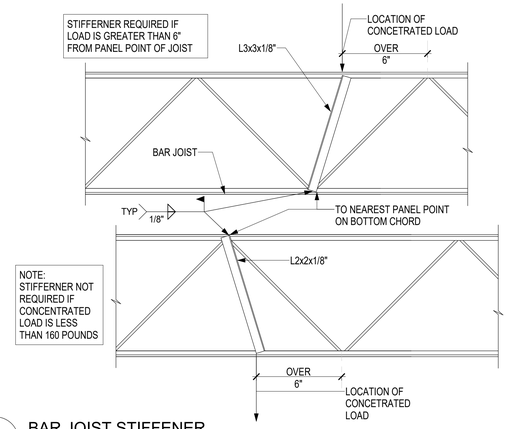
3 EXISTING REINFORCEMENT

SCALE: 6" = 1'-0"



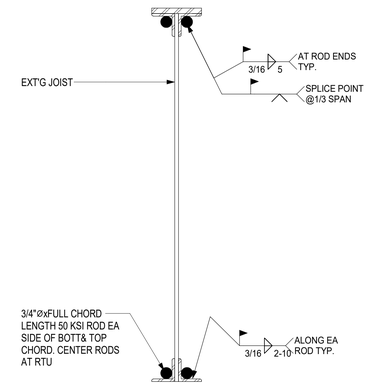
4 JOIST REINFORCEMENT

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



5 BAR JOIST STIFFENER

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



6 EXISTIN JOIST REINFORCEMENT

SCALE: 3" = 1'-0"

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MCSAL PROYECT NO. 2023195.000

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CHAD I. CASSETT LICENSED No. 80449 STATE OF FLORIDA PROFESSIONAL ENGINEER

CHAD I. CASSETT
PE No. 80449

07/15/2025: BID SET

PROJECT NAME

PALM BEACH DAY ACADEMY - PHASE 2 CLASSROOM INTERIOR RENOVATION

PROJECT LOCATION

241 SEAVIEW AVE
PALM BEACH, FL 33480

PROJECT NUMBER

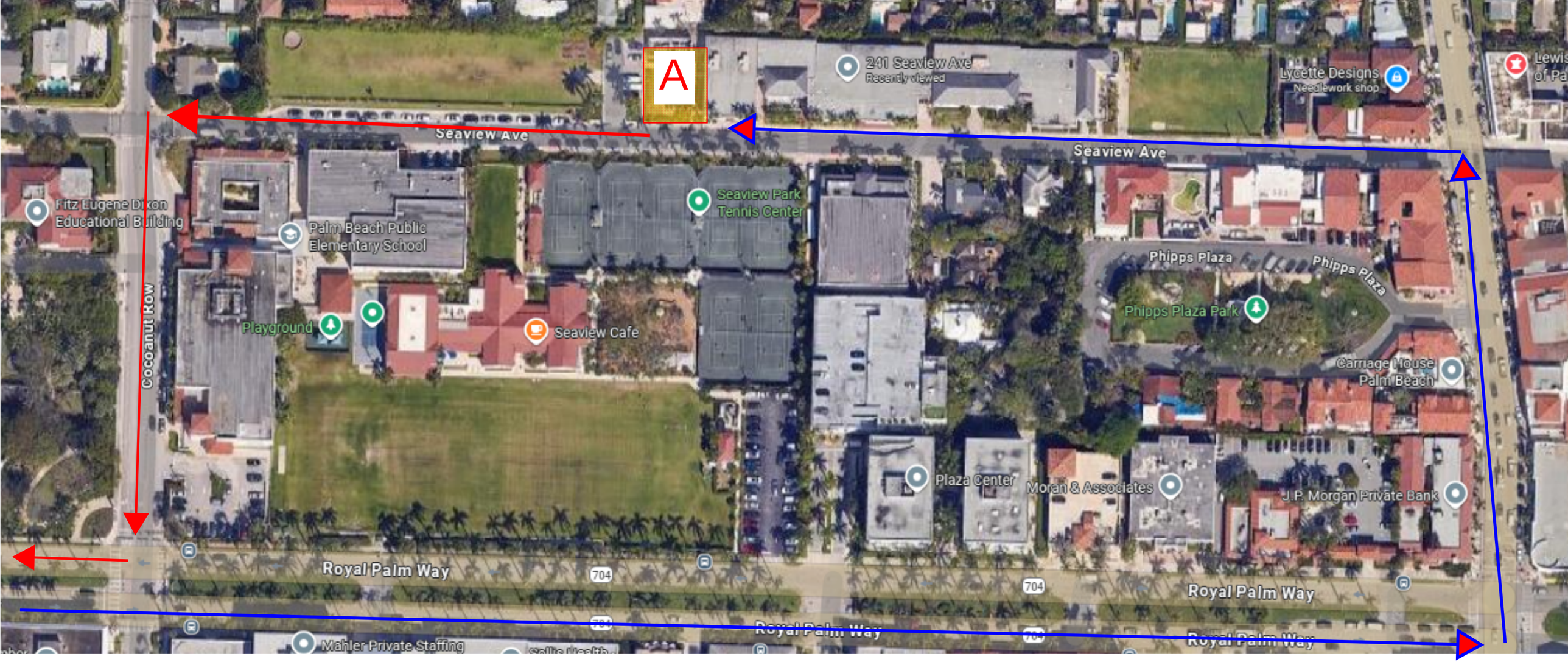
1007412

SHEET TITLE

DETAILS

SHEET NUMBER

S2.00



A - Dumpster Staging Area. 3 Dumpsters MAX

2F Allocation of 20 dumpsters, ~7 swaps.
241 Seaview Ave to SWA round trip, 120 minutes.
(Including arrival, drive to SWA, unloading, and return for pickup)

BOUNDARY SURVEY FOR:

PALM BEACH DAY SCHOOL

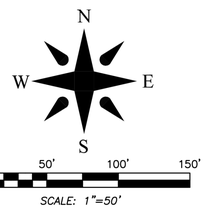
This survey is made specifically and only for the following parties for the purpose of a closing on the surveyed property.

PALM BEACH DAY SCHOOL

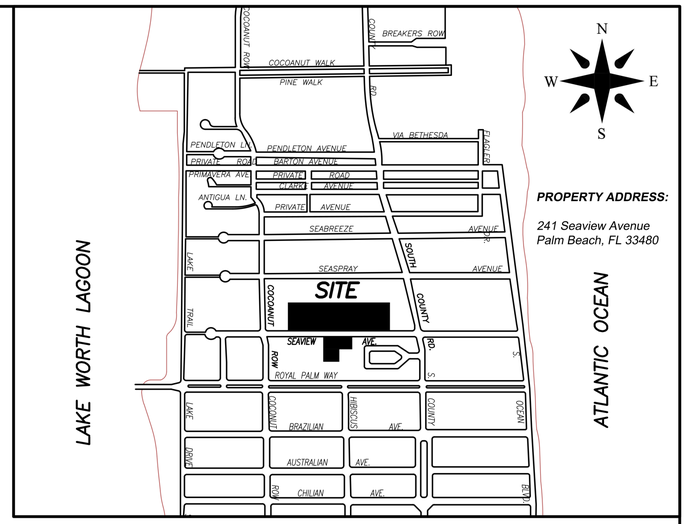
The undersigned surveyor assumes no responsibility or liability for any other purpose or to any other party other than stated above.

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.E.	= DRAINAGE EASEMENT
D.H.	= DRILL HOLE
D/W	= DRIVEWAY
EL.	= ELEVATION
ENC.	= ENCROACHMENT
E.O.P.	= EDGE OF PAVEMENT
E.O.W.	= EDGE OF WATER
ESM'T	= EASEMENT
F.F.	= FINISH FLOOR
FND.	= FOUND
F.O.C.	= FACE OF CURB
I.D.	= INSIDE DIAMETER
INV.	= INVERT
I.T.W.C.D.	= INDIAN TRAIL WATER CONTROL DISTRICT
L.A.E.	= LIMITED ACCESS EASEMENT
L.B.	= LICENSE BOARD
L.W.D.D.	= LAKE WORTH DRAINAGE DISTRICT
(M)	= FIELD MEASUREMENT
M.H.	= MANHOLE
M.H.W.L.	= MEAN HIGH WATER LINE
MIN.	= MINIMUM
M.L.W.L.	= MEAN LOW WATER LINE
N.A.V.D.	= NORTH AMERICAN VERTICAL DATUM
N.P.B.C.I.D.	= NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT
N.T.S.	= NOT TO SCALE
O.A.	= OVERALL
O.D.	= OUTSIDE DIAMETER
O/H	= OVERHEAD UTILITY LINE
O.R.B.	= OFFICIAL RECORD BOOK
O/S	= OFFSET
P	= PLANTER
(P)	= PLAT DATUM
P.B.	= PLAT BOOK
P.B.C.	= PALM BEACH COUNTY
P.C.	= POINT OF CURVATURE
P.C.C.	= POINT OF COMPOUND CURVATURE
P.C.P.	= PERMANENT CONTROL POINT
PG.	= PAGE
P.I.	= POINT OF INTERSECTION
P/O	= PART OF
P.O.B.	= POINT OF BEGINNING
P.O.C.	= POINT OF COMMENCEMENT
P.R.C.	= POINT OF REVERSE CURVATURE
P.R.M.	= PERMANENT REFERENCE MONUMENT
PROP.	= PROPOSED
P.T.	= POINT OF TANGENCY
PVM'T	= PAVEMENT
(R)	= RADIAL
R	= RADIUS
RGE.	= RANGE
R.P.B.	= ROAD PLAT BOOK
R/W	= RIGHT OF WAY
(S)	= SURVEY DATUM
S.B.	= SETBACK
SEC.	= SECTION
S/D	= SUBDIVISION
S.F.	= SQUARE FEET
S.F.W.M.D.	= SOUTH FLORIDA WATER MANAGEMENT DISTRICT
S.I.R.W.C.D.	= SOUTH INDIAN RIVER WATER CONTROL DISTRICT
S.R.	= STATE ROAD
STA.	= STATION
STY.	= STORY
S/W	= SIDEWALK
T.O.B.	= TOP OF BANK
T.O.C.	= TOP OF CURB
T.O.W.	= TOP OF WALL
TWP.	= TOWNSHIP
TYP.	= TYPICAL
U/C	= UNDER CONSTRUCTION
U.E.	= UTILITY EASEMENT
U.R.	= UNRECORDED
YD	= YARD DRAIN
W.C.	= WITNESS CORNER
W.M.E.	= WATER MANAGEMENT EASEMENT
W.M.M.E.	= WATER MANAGEMENT MAINTENANCE EASEMENT
W.M.T.	= WATER MANAGEMENT TRACT
℄	= BASELINE
℄	= CENTERLINE
△	= CENTRAL ANGLE/DELTA
■	= CONCRETE MONUMENT FOUND (AS NOTED)
□	= CONCRETE MONUMENT SET (LB #8598)
●	= ROD & CAP FOUND (AS NOTED)
○	= 5/8" 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
▩	= YARD DRAIN
E	= ELECTRIC BOX



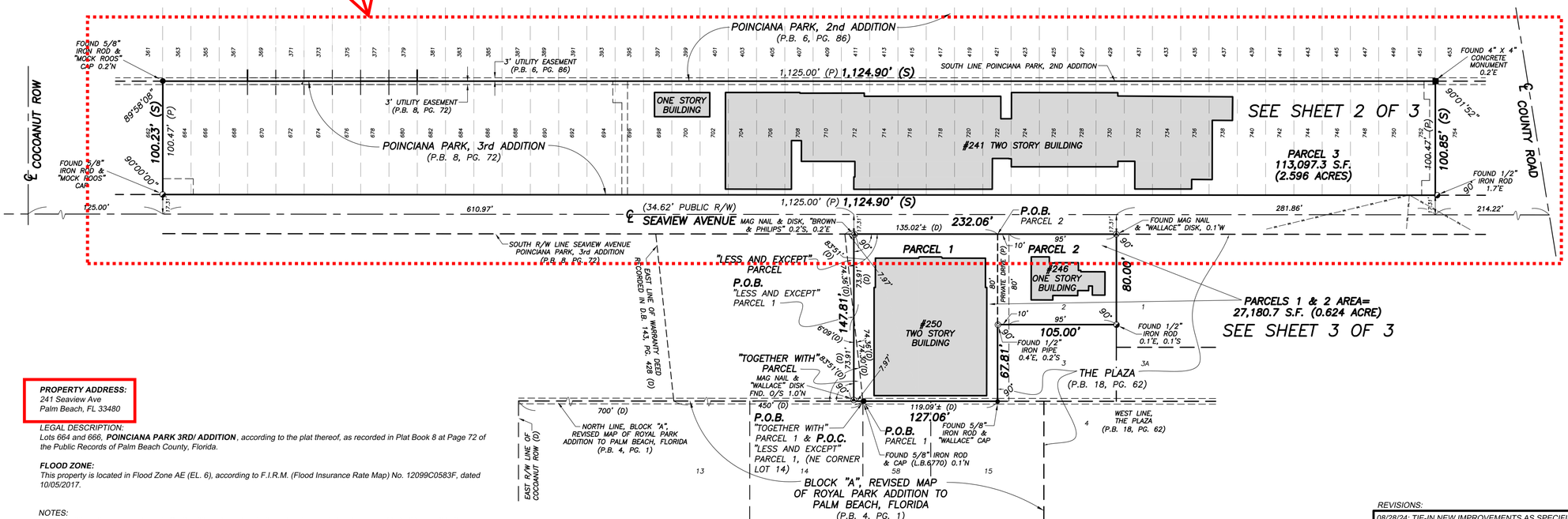
NOTE:
THIS BOUNDARY SURVEY CONSITS OF 3 SHEETS AND IS NOT VALID WITHOUT ALL 3 SHEETS FORMING A COMPLETE SET.



PROPERTY ADDRESS:
241 Seaview Avenue
Palm Beach, FL 33480

VICINITY SKETCH N.T.S.

SEE CURRENT SETBACK REQUIREMENTS THIS AREA, NEXT PAGE.



PROPERTY ADDRESS:
241 Seaview Ave
Palm Beach, FL 33480

LEGAL DESCRIPTION:
Lots 664 and 666, ***POINCIANA PARK 3RD/ ADDITION****, according to the plat thereof, as recorded in Plat Book 8 at Page 72 of the Public Records of Palm Beach County, Florida.*

FLOOD ZONE:
This property is located in Flood Zone AE (EL. 6), according to F.I.R.M. (Flood Insurance Rate Map) No. 12099C0583F, dated 10/05/2017.

NOTES:

1. *No title policy or commitment affecting title or boundary to the subject property has been provided. It is possible there are deeds and easements, recorded or unrecorded, which could affect this survey and boundaries. This office has made no search of the Public Records.*
2. *Elevations shown hereon, if any, are in feet and decimal parts thereof and are based on NAVD-88. The expected accuracy of the elevations shown hereon is 0.03' for the hard surface elevations (shown thus x 0.00) and 0.1' (shown thus x 0.0) for the soft surface elevations. Elevations shown hereon are U.S. survey feet unless otherwise noted.*
3. *Description furnished by client or client's agent.*
4. *Unless presented in digital form with electronic seal and electronic signature this survey must bear the signature and the original raised seal of a Florida licensed surveyor or mapper this drawing, sketch, plat or map is for informational purposes only and is not valid.*
5. *This survey cannot be transferred or assigned without the specific written permission of Wallace Surveying Corporation. Certificate of Authorization Number LB8598.*
6. *Except as shown, underground and overhead improvements are not located. Underground foundations not located.*
7. *The survey sketch shown hereon does not necessarily contain all of the information obtained or developed by the undersigned surveyor in his field work, office work or research.*
8. *No responsibility is assumed by this surveyor for the construction of improvements, from building ties shown on this survey.*
9. *Revisions shown hereon do not represent a "survey update" unless otherwise noted.*
10. *All dates shown within the revisions block hereon are for interoffice filing use only and in no way affect the date of the field survey stated herein.*
11. *In some instances, graphic representations have been exaggerated to more clearly illustrate the relationships between physical improvements and/or lot lines. In all cases, dimensions shown shall control the location of the improvements over scaled positions.*
12. *It is a violation of Rule 5J-17 of the Florida Administrative Code to alter this survey without the express prior written consent of the Surveyor. Additions and/or deletions made to the face of this survey will make this survey invalid.*
13. *The ownership of fences, perimeter walls and/or hedges shown hereon are not known and thus are not listed as encroachments. Fences, hedges and/or perimeter walls are shown in their relative position to the boundary.*
14. *The expected horizontal accuracy of the information shown hereon is +/- 0.10'.*

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

DATE OF LAST FIELD SURVEY: 11/22/2023

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

REVISIONS:

08/28/24; TIE-IN NEW IMPROVEMENTS AS SPECIFIED BY CLIENT B.M./B.M.; SURPASS; 194642-SE-1
11/22/23 SURVEY & TIE-IN UPDATE WITH SPOT ELEVATIONS B.M./S.W. PB356/43 13-1092.2
07/10/18 SVY/UD, T-I/UD, TOPO, B.M./R.C., PB262/51, 13-1092.1

BOUNDARY SURVEY FOR:

PALM BEACH DAY SCHOOL

WALLACE SURVEYING CORP. LICENSED BUSINESS #8598
5553 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 * (561) 640-4551

FIELD: B.M.	JOB NO.: 194642	F.B.: PB 149 PG.: 27
OFFICE: A.Z./R.C.	DATE: 3/18/13	DWG. NO.: 194642-SE-1
C'K'D: J.P.	REF: 13-1092	SHEET 1 OF 3

ACCESS DENIED TO PROPERTY

FOUND 5/8" IRON ROD & "MOCK ROOS" CAP 0.2'N

C.B.S. WALL (CLEAR)

6' VINYL GATE

CONC. A/C

SOUTH LINE POINCIANA PARK, 2ND ADDITION

STONE (ALONG LINE)

BALCONY

STONE

CONC. WALL

P.E.

6' WOOD FENCE AT ℄ OF 0.7' WOOD RETENTION WALL

ROOF OVERHANG (CLEAR)

CORNER OF 0.7' WIDE ALUMINUM RETAINING WALL 0.3'S. OF P/L

WOOD FENCE (CLEAR)

0.7' WIDE ALUMINUM RETAINING WALL

1,124.90' (S)

4' C.L.F.

O.E.B.

8" C.L.F.

WOOD FENCE ABUTTS 8' TALL CONC. SLAT WALL (BELIEVED TO BE ADJOINER'S)

3' U.E. (P.B. 8, PG. 72)

3.0' U.E. (P)

0.7' WOOD RETENTION WALL AT SOUTH FACE OF WOOD FENCE

0.7' WOOD RETENTION WALL WITH 8' WOOD FENCE AT ℄ OF WALL

CATCH BASIN RIM EL. 2.41 (INVERTS IN ACCESSIBLE)

FPL PAD

CONCRETE CURB

ONE STORY BUILDING

F.F. EL.=3.25 (CONC.)

ASPHALT

CONCRETE SIDEWALK

YARD DRAIN (TYP.)

MATCH LINE

POINCIANA PARK ADDITION No.3

(P.B. 8, PG. 72)

434.7'

100.23' (S)

SIDE 30'

WEST PLAY FIELD

12' FPL EASEMENT (O.R.B.×10625, PG. 127)

1.0' WIDE HEADER

CATCH BASIN RIM EL. 2.50 (INVERTS IN ACCESSIBLE)

CATCH BASIN

CONCRETE SIDEWALK

STEPS

CONCRETE

WALL AND FENCE SUBJECT TO DECLARATION OF USE AGREEMENT (O.R.B. 11866, PG. 671)

CATCH BASIN RIM EL. 2.95 S. INV. EL. (-)2.65 TOP OF WEIR EL. 2.00

CATCH BASIN RIM EL. 2.41 (INVERTS IN ACCESSIBLE)

CATCH BASIN (TYP.)

6' PARKING EASEMENT (O.R.B. 12034, PG. 165)

TRANSFORMER PAD

3' WOOD FENCE & PLASTIC GATE

U.E. (O.R.B. 32631, PG. 1612)

5' C.L.F.

CONCRETE CURB

B.F.P.

CONCRETE SIDEWALK

12" R.C.P.

CURB INLET F.L. EL. 0.82 N. INV. EL. (-)1.83

NORTH R/W LINE SEAVIEW AVENUE

FOUND 5/8" IRON ROD

"D" CURB

BENCHMARK #1

MAG NAIL & "WALLACE" DISK EL.=2.10 NAVD

℄ SEAVIEW AVENUE

(34.62' PUBLIC R/W)

1.8' WIDE CONCRETE CURB

PARKING AREA AGREEMENT (O.R.B. 11866, PG. 671)

ASPHALT

BENCHMARK #2

MAG NAIL & "WALLACE" DISK EL.=1.69 NAVD

U.E. (O.R.B. 31872, PG. 1514)

"D" CURB

CATCH BASIN

H2O VAULT

1,124.90' (S)

CONCRETE

PLANTER

PAVERS

58.4'

47.3'

18.3'

8.8'

43.0'

MATCH LINE

REAR - 10' FIRST FLOOR

REAR -15' SECOND FLOOR

FRONT - 30' SECOND FLOOR

FRONT - 25' FIRST FLOOR

#241 TWO STORY BUILDING

FENCE (CLEAR)

0.7' WIDE ALUMINUM RETAINING WALL

1,124.90' (S)

4' C.L.F.

ROOF OVERHANG (CLEAR)

A/C PAD

GAS METER

6' WOOD FENCE

6' WOOD FENCE 0.2'S

3' TALL C.B.S. WALL/W 3' C.L.F. (CLEAR)

5' C.L.F. N. OF P/L

ELECTRIC BOX

4' ALUMINUM FENCE

SOUTH LINE POINCIANA PARK, 2ND ADDITION

CONC. (CLEAR)

UTILITY VAULT

C.B.S. WALL

FOUND 4" X 4" CONCRETE MONUMENT 0.2'E

DETAIL (N.T.S.)

6' C.L.F.

4"x4" 0.9' 0.2'E

YARD DRAIN (TYP.)

CONC.

VAULT

A/C PADS

CATCH BASIN RIM EL.=3.08

ELECTRIC PANEL

C.B.S DUMPSTER ENCLOSURE

0.7' WIDE ALUMINUM RETAINING WALL

CATCH BASIN RIM EL.=3.83

TELEPHONE BOX

TRANSFORMER PAD

SIDE 30'

THRESHOLD=3.58

CONCRETE

ASPHALT

100.85' (S)

10' C.L.F.

U.E. (O.R.B. 31872, PG. 1514)

FIBER OPTIC VAULT

TELEPHONE VAULT

0.7' CONC. WALL (U/C)

6' C.L.F.

FENCE END 3.5'N, 2.0'W

3.5' CONC. FOOTER

3.5' CONCRETE FOOTER

CONCRETE SIDEWALK

FOUND 1/2" IRON ROD 1.7'E

NORTH R/W LINE SEAVIEW AVENUE

BENCHMARK #3

MAG NAIL & "WALLACE" DISK EL.=3.39 NAVD

GUY ANCHOR

TRANSFORMER PAD

℄ SEAVIEW AVENUE

(34.62' PUBLIC R/W)

MAG NAIL & DISK "BROWN & PHILIPS" 0.2'S, 0.2'E

FOUND DRILL HOLE 0.3'S, 0.7'E

232.06'

FOUND MAG NAIL & "WALLACE" DISK 0.1'W, 0.1'S

CATCH BASIN

1.8' WIDE CONCRETE CURB

SOUTH R/W LINE SEAVIEW AVENUE

FOUND MAG NAIL & "WALLACE" DISK 0.1'W

127.06'

95.00'

10'

UTILITY VAULT

PAVER

PAVERS

COVERED

SEE SHEET 3 OF 3

NOTE: ALL PROPOSED AT EXTERIOR MODIFICATIONS FOR THIS PERMIT ARE ROOF TOP AND DO NOT FAIL WITHIN THE SETBACKS SHOWN.

N

W E

S

0' 20' 40' 60'

SCALE: 1"=20'

NOTE:
THIS BOUNDARY SURVEY CONSITS OF 3 SHEETS AND IS NOT VALID WITHOUT ALL 3 SHEETS FORMING A COMPLETE SET.

BOUNDARY SURVEY FOR:

PALM BEACH DAY SCHOOL

WALLACE SURVEYING CORP. LICENSED BUSINESS #6598
5553 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 * (561) 640-4551

FIELD: B.M.	JOB NO.: 194642	F.B.: PB 149 PG.: 27
OFFICE: A.Z./R.C.	DATE: 3/18/13	DWG. NO.: 194642-SE-1
C'K'D: J.P.	REF: 13-1092	SHEET 2 OF 3

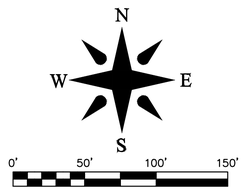
BOUNDARY SURVEY FOR:

PALM BEACH DAY SCHOOL

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

PALM BEACH DAY SCHOOL

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



SCALE: 1"=50'

NOTE:
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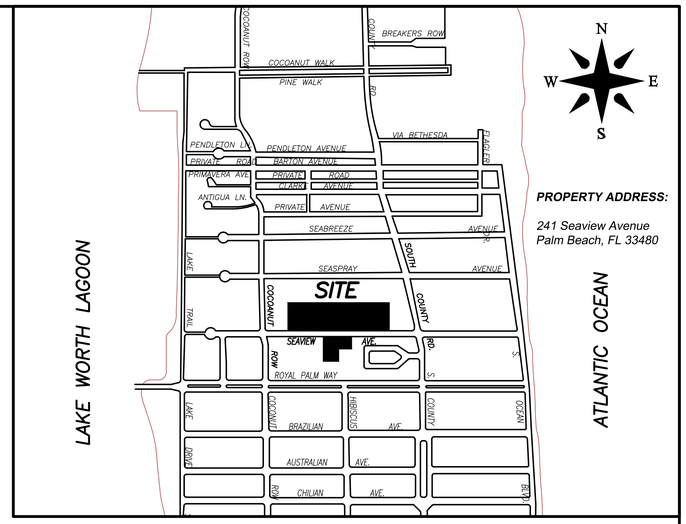
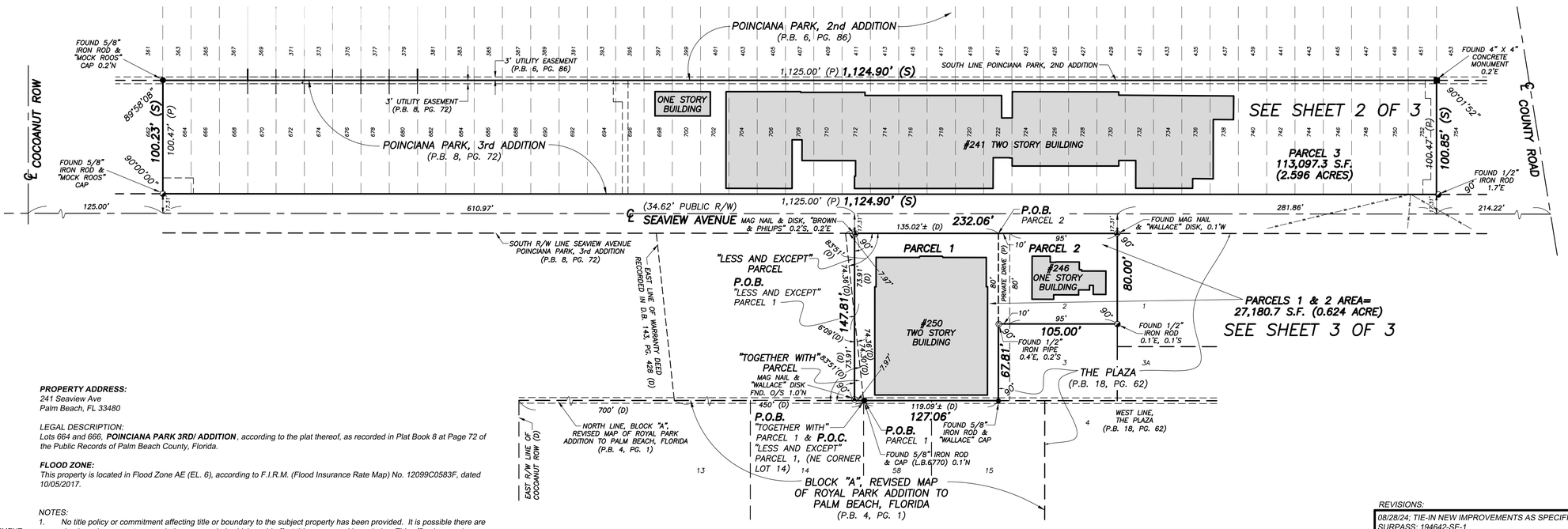


VICINITY SKETCH N.T.S.

PROPERTY ADDRESS:
241 Seaview Avenue
Palm Beach, FL 33480



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.E.	= DRAINAGE EASEMENT
D.H.	= DRILL HOLE
D/W	= DRIVEWAY
EL.	= ELEVATION
ENC.	= ENCROACHMENT
E.O.P.	= EDGE OF PAVEMENT
E.O.W.	= EDGE OF WATER
ESM'T	= EASEMENT
F.F.	= FINISH FLOOR
FND.	= FOUND
F.O.C.	= FACE OF CURB
I.D.	= INSIDE DIAMETER
INV.	= INVERT
I.T.W.C.D.	= INDIAN TRAIL WATER CONTROL DISTRICT
L.A.E.	= LIMITED ACCESS EASEMENT
L.B.	= LICENSE BOARD
L.W.D.D.	= LAKE WORTH DRAINAGE DISTRICT
(M)	= FIELD MEASUREMENT
M.H.	= MANHOLE
M.H.W.L.	= MEAN HIGH WATER LINE
MIN.	= MINIMUM
M.L.W.L.	= MEAN LOW WATER LINE
N.A.V.D.	= NORTH AMERICAN VERTICAL DATUM
N.P.B.C.I.D.	= NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT
N.T.S.	= NOT TO SCALE
O.A.	= OVERALL
O.D.	= OUTSIDE DIAMETER
O/H	= OVERHEAD UTILITY LINE
O.R.B.	= OFFICIAL RECORD BOOK
O/S	= OFFSET
P	= PLANTER
(P)	= PLAT DATUM
P.B.	= PLAT BOOK
P.B.C.	= PALM BEACH COUNTY
P.C.	= POINT OF CURVATURE
P.C.C.	= POINT OF COMPOUND CURVATURE
P.C.P.	= PERMANENT CONTROL POINT
PG.	= PAGE
P.I.	= POINT OF INTERSECTION
P/O	= PART OF
P.O.B.	= POINT OF BEGINNING
P.O.C.	= POINT OF COMMENCEMENT
P.R.C.	= POINT OF REVERSE CURVATURE
P.R.M.	= PERMANENT REFERENCE MONUMENT
PROP.	= PROPOSED
P.T.	= POINT OF TANGENCY
P/V/M'T	= PAVEMENT
(R)	= RADIAL
R	= RADIUS
RGE.	= RANGE
R.P.B.	= ROAD PLAT BOOK
R/W	= RIGHT OF WAY
(S)	= SURVEY DATUM
S.B.	= SETBACK
SEC.	= SECTION
S/D	= SUBDIVISION
S.F.	= SQUARE FEET
S.F.W.M.D.	= SOUTH FLORIDA WATER MANAGEMENT DISTRICT
S.I.R.W.C.D.	= SOUTH INDIAN RIVER WATER CONTROL DISTRICT
S.R.	= STATE ROAD
STA.	= STATION
STY.	= STORY
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
YD	= YARD DRAIN
W.C.	= WITNESS CORNER
W.M.E.	= WATER MANAGEMENT EASEMENT
W.M.M.E.	= WATER MANAGEMENT MAINTENANCE EASEMENT
W.M.T.	= WATER MANAGEMENT TRACT
℄	= BASELINE
℄	= CENTERLINE
△	= CENTRAL ANGLE/DELTA
■	= CONCRETE MONUMENT FOUND (AS NOTED)
□	= CONCRETE MONUMENT SET (LB #8598)
●	= ROD & CAP FOUND (AS NOTED)
○	= 5/8" 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
▭	= YARD DRAIN
E	= ELECTRIC BOX

PROPERTY ADDRESS:
241 Seaview Ave
Palm Beach, FL 33480

LEGAL DESCRIPTION:
Lots 664 and 666, ***POINCIANA PARK 3RD/ ADDITION****, according to the plat thereof, as recorded in Plat Book 8 at Page 72 of the Public Records of Palm Beach County, Florida.*

FLOOD ZONE:
This property is located in Flood Zone AE (EL. 6), according to F.I.R.M. (Flood Insurance Rate Map) No. 12099C0583F, dated 10/05/2017.

NOTES:

1. *No title policy or commitment affecting title or boundary to the subject property has been provided. It is possible there are deeds and easements, recorded or unrecorded, which could affect this survey and boundaries. This office has made no search of the Public Records.*
2. *Elevations shown hereon, if any, are in feet and decimal parts thereof and are based on NAVD-88. The expected accuracy of the elevations shown hereon is 0.03' for the hard surface elevations (shown thus x 0.00) and 0.1' (shown thus x 0.0) for the soft surface elevations. Elevations shown hereon are U.S. survey feet unless otherwise noted.*
3. *Description furnished by client or client's agent.*
4. *Unless presented in digital form with electronic seal and electronic signature this survey must bear the signature and the original raised seal of a Florida licensed surveyor or mapper this drawing, sketch, plat or map is for informational purposes only and is not valid.*
5. *This survey cannot be transferred or assigned without the specific written permission of Wallace Surveying Corporation. Certificate of Authorization Number LB8598.*
6. *Except as shown, underground and overhead improvements are not located. Underground foundations not located.*
7. *The survey sketch shown hereon does not necessarily contain all of the information obtained or developed by the undersigned surveyor in his field work, office work or research.*
8. *No responsibility is assumed by this surveyor for the construction of improvements, from building ties shown on this survey.*
9. *Revisions shown hereon do not represent a "survey update" unless otherwise noted.*
10. *All dates shown within the revisions block hereon are for interoffice filing use only and in no way affect the date of the field survey stated herein.*
11. *In some instances, graphic representations have been exaggerated to more clearly illustrate the relationships between physical improvements and/or lot lines. In all cases, dimensions shown shall control the location of the improvements over scaled positions.*
12. *It is a violation of Rule 5J-17 of the Florida Administrative Code to alter this survey without the express prior written consent of the Surveyor. Additions and/or deletions made to the face of this survey will make this survey invalid.*
13. *The ownership of fences, perimeter walls and/or hedges shown hereon are not known and thus are not listed as encroachments. Fences, hedges and/or perimeter walls are shown in their relative position to the boundary.*
14. *The expected horizontal accuracy of the information shown hereon is +/- 0.10'.*

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

DATE OF LAST FIELD SURVEY: 11/22/2023

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Professional Surveyor and Mapper
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07/10/18 SVY/UD, T-I/UD, TOPO, B.M./R.C., PB262/51, 13-1092.1

BOUNDARY SURVEY FOR:

PALM BEACH DAY SCHOOL

WALLACE SURVEYING CORP. LICENSED BUSINESS #6598
5553 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 • (561) 640-4551

FIELD: B.M.	JOB NO.: 194642	F.B.: PB 149 PG.: 27
OFFICE: A.Z./R.C.	DATE: 3/18/13	DWG. NO.: 194642-SE-1
C'K'D: J.P.	REF: 13-1092	SHEET 1 OF 3

ACCESS DENIED TO PROPERTY

FOUND 5/8" IRON ROD & "MOCK ROOS" CAP 0.2'N

C.B.S. WALL (CLEAR)

6' VINYL GATE

CONC. WALL

A/C

SOUTH LINE POINCIANA PARK, 2ND ADDITION

STONE (ALONG LINE)

BALCONY

STONE

P.E.

8' WOOD FENCE AT ℄ OF 0.7' WOOD RETENTION WALL

3' U.E. (P.B. 8, PG. 72)

WOOD FENCE ABUTTS 8' TALL CONC SLAT WALL (BELIEVED TO BE ADJOINER'S)

0.7' WOOD RETENTION WALL AT SOUTH FACE OF WOOD FENCE

8' C.L.F.

4' C.L.F.

100.23' (S)

POINCIANA PARK ADDITION No.3

(P.B. 8, PG. 72)

434.7'

WEST PLAY FIELD

WALL AND FENCE SUBJECT TO DECLARATION OF USE AGREEMENT (O.R.B. 11866, PG. 671)

TRANSFORMER PAD

3' WOOD FENCE & PLASTIC GATE

U.E. (O.R.B. 32631, PG. 1612)

5' C.L.F.

FOUND 5/8" IRON ROD

"D" CURB

BENCHMARK #1

MAG NAIL & "WALLACE" DISK

EL.=2.10 NAVD

℄ SEAVIEW AVENUE

(34.62' PUBLIC R/W)

1.8' WIDE CONCRETE CURB

PARKING AREA AGREEMENT (O.R.B. 11866, PG. 671)

ASPHALT

6' PARKING EASEMENT (O.R.B. 12034, PG. 165)

CONCRETE CURB

CONCRETE SIDEWALK

12" R.C.P.

CURB INLET

F.L. EL. 0.82

N. INV. EL. (-)1.83

CATCH BASIN RIM EL. 2.95

S. INV. EL. (-)2.65

TOP OF WEIR EL. 2.00

CATCH BASIN (TYP.)

CATCH BASIN RIM EL. 2.41 (INVERTS IN-ACCESSIBLE)

B.F.P.

NORTH R/W LINE SEAVIEW AVENUE

BENCHMARK #2

MAG NAIL & "WALLACE" DISK

EL.=1.69 NAVD

U.E. (O.R.B. 31872, PG. 1514)

ROOF OVERHANG (CLEAR)

CORNER OF 0.7' WIDE ALUMINUM RETAINING WALL 0.3'S. OF P/L

E.B.

FPL PAD

CATCH BASIN RIM EL. 2.41 (INVERTS IN-ACCESSIBLE)

4' C.L.F.

CONCRETE CURB

ASPHALT

0.7' WOOD RETENTION WALL WITH 8' WOOD FENCE AT ℄ OF WALL

1.0' WIDE HEADER

CATCH BASIN RIM EL. 2.50 (INVERTS IN-ACCESSIBLE)

CATCH BASIN

12' FPL EASEMENT (O.R.B.×10625, PG. 127)

GATE

CONCRETE SIDEWALK

ONE STORY BUILDING

48.9'

21.4'

F.F. EL.=3.25 (CONC.)

CONCRETE

STEPS

CONCRETE SIDEWALK

WOOD FENCE (CLEAR)

0.7' WIDE ALUMINUM RETAINING WALL

1,124.90' (S)

4' C.L.F.

YARD DRAIN (TYP.)

65.8'

CONC.

MATCH LINE

86.0'

8.8'

18.3'

47.3'

PLANTER

CONCRETE

43.0'

PAVERS

CATCH BASIN

58.4'

STEPS

P P

5.0'

5.1'

5.0'

B.F.P.

1,124.90' (S)

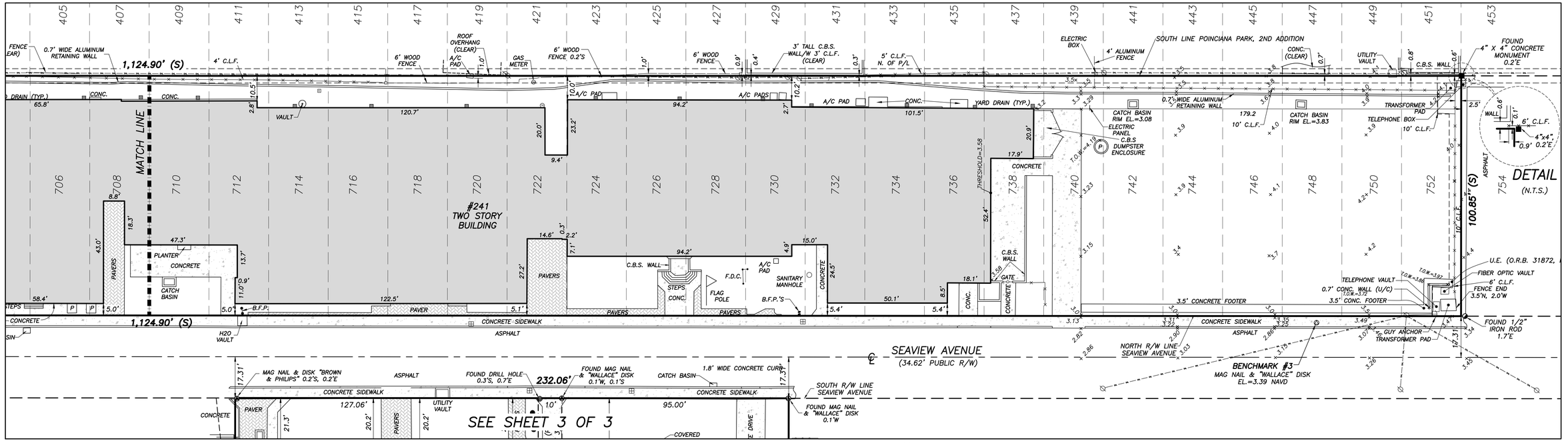
CONCRETE

CONCRETE SIDEWALK

"D" CURB

CATCH BASIN

H2O VAULT



N

W E

S

0' 20' 40' 60'

SCALE: 1"=20'

NOTE:
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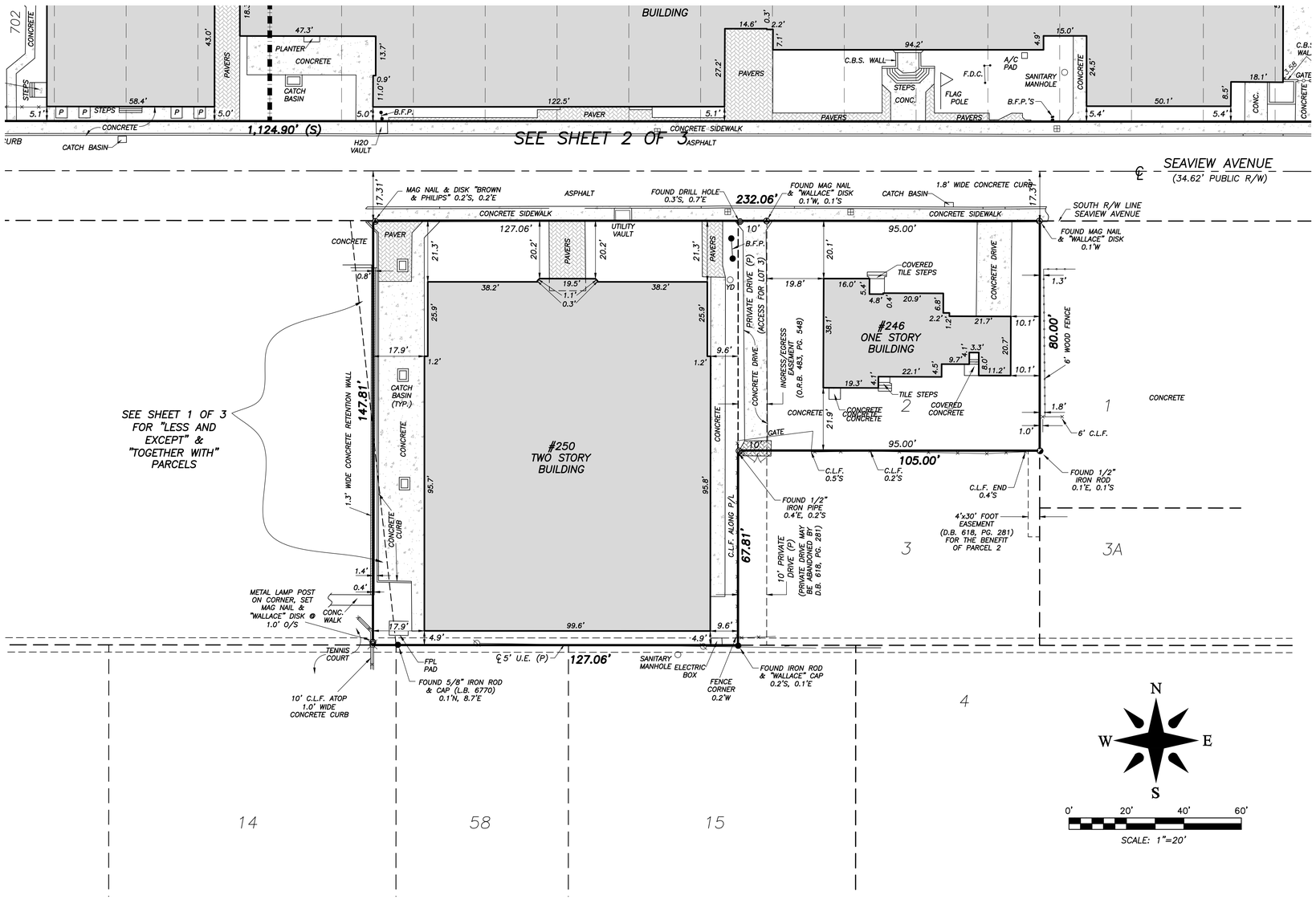

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PALM BEACH DAY SCHOOL

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C'K'D: J.P.	REF: 13-1092	SHEET 3 OF 3

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:**	241 SEAVIEW AVE PALM BEACH, FL 33480		
2	**Zoning District:**	R-B Low Density District		
3	**Lot Area (sq. ft.):**	113,097.3 sq. ft.		
4	**Lot Width (W) & Depth (D) (ft.):**	1,124.90 Width (W) & 100.85' Depth (D)		
5	**Structure Type:** (Single-Family, Multi-Family, Comm., Other)	Institutional		
6	**FEMA Flood Zone Designation:**	Flood Zone AE		
7	**Zero Datum for point of meas. (NAVD)**			
8	**Crown of Road (COR) (NAVD)**			
9		REQ'D / PERMITTED	EXISTING	PROPOSED
10	Lot Coverage (Sq Ft and %)	22.5%	53%	N/A
11	Enclosed Square Footage (1st & 2nd Fl., Basement, Accs. Structure, etc)		60,429 sq. ft.	N/A
12	*Front Yard Setback (Ft.)	25'-0" S	5'-0" S	N/A
13	* Side Yard Setback (1st Story) (Ft.)	30'-0" W	434'-7" W	N/A
14	* Side Yard Setback (2nd Story) (Ft.)	30'-0" E	179'-2" E	N/A
15	*Rear Yard Setback (Ft.)	10'-0" N	10'-0" N	N/A
16	Angle of Vision (Deg.)			N/A
17	Building Height (Ft.)	25'-0"	22'-8 1/2"	30'-1 1/2"
18	Overall Building Height (Ft.)	25'-0"	23'-2 1/2"	30'-7 1/2"
19	Cubic Content Ratio (CCR) (R-B ONLY)			N/A
20	** Max. Fill Added to Site (Ft.)			N/A
21	Finished Floor Elev. (FFE)(NAVD)		4.25'	N/A
22	Base Flood Elevation (BFE)(NAVD)	7.00'	4.25'	N/A
23	Landscape Open Space (LOS) (Sq Ft and %)			N/A
24	Perimeter LOS (Sq Ft and %)			N/A
25	Front Yard LOS (Sq Ft and %)			N/A
26	*** Native Plant Species %	*Please refer to TOPB Landscape Legend.*		

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

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

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

Enter N/A if value is not applicable.

Enter N/C if value is not changing.

REV BF 20230626

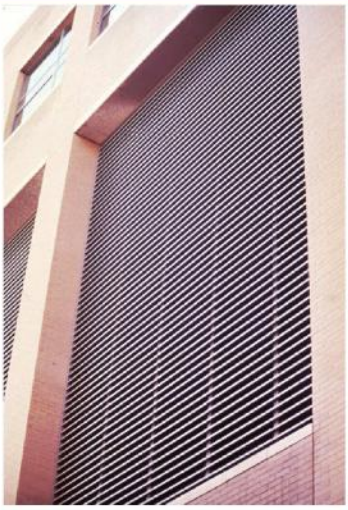
ARCHITECTURAL LOUVERS

LOUVER PRODUCTS CATALOG

Attractive Ventilation: Architectural Louvers combines functionality with unequaled design capability. Use your ventilation requirements to add a memorable design element to your building.







Special shapes, face trim, and various blade types offer a full range of possibilities. Whether you are trying to ventilate an attic space, bring in fresh air, or add decoration to your building, Architectural Louvers can help.

Available finishes include baked enamel, anodized, and high resin content fluoropolymer paint. Standard colors in each of these finish types is available, or select your own color and we will computer match our louver finish to your needs.

Select from our full range of louver products:

Wall Louvers

Blade Type	Performance	Model	Frame Depth	Free Area	Water Pen. Rating[1]
Standard J	Standard	E2JS	2.0"	48.7%	5648 CFM
Standard J	Standard	E4JS	4.0"	50.4%	7157 CFM
Standard J	High	E4JP	4.0"	58.4%	8970 CFM
Standard J	High	E6JP	6.0"	57.3%	10298 CFM
Standard J	High	E6JN	6.0"	69.1%	9011 CFM
Baffle K	Standard	E2KS	2.0"	48.7%	5648 CFM
Baffle K	Standard	E4KS	4.0"	50.4%	7157 CFM
Baffle K	High	E4KP	4.0"	58.4%	7686 CFM
Baffle K	High	E6KP	6.0"	57.3%	10298 CFM
Drainable	Standard	E2DS	2.0"	49.4%	7032 CFM
Drainable	Standard	E4DS	4.0"	56.0%	8333 CFM
Drainable	High	E4DP	4.0"	59.3%	8826 CFM
Drainable	High	E6DP	6.0"	57.7%	9655 CFM
Chevron	Wind/Rain	E2WV	2.0"	53.8%	50 mph 8" rainfall
Chevron	Wind/Rain	E4WH	4.0"	50.6%	50 mph 8" rainfall
Drainable	Wind/Rain	E4WS	4.0"	56.0%	29 mph 3" rainfall
Chevron	Wind/Rain	E6WH	6.0"	50.3%	50 mph 8" rainfall

[1] - Water penetration is listed as total CFM capability from testing of a 48" Wide x 48" High sample. The total CFM is the louver free area (in square feet) multiplied by the first point of water penetration. Wind driven rain louvers are listed by wind speed and rainfall rate.

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Standard Blade Louvers — Standard Performance

Standard blade, standard performance series offers a clean appearance at a low cost. Ideal applications include decorative, low air velocity, air exhaust, or special shape louvers.

E2JS



Frame Depth	2.0"
Blade Spacing	2.0"
Blade Angle	45°
Free Area[1]	**48.7%**
First Point Water[2]	725 fpm
Resistance to Air[3]	0.07"

E4JS



Frame Depth	4.0"
Blade Spacing	5.0"
Blade Angle	45°
Free Area[1]	**50.4%**
First Point Water[2]	888 fpm
Resistance to Air[3]	0.15"

Standard Blade Louvers — High Performance

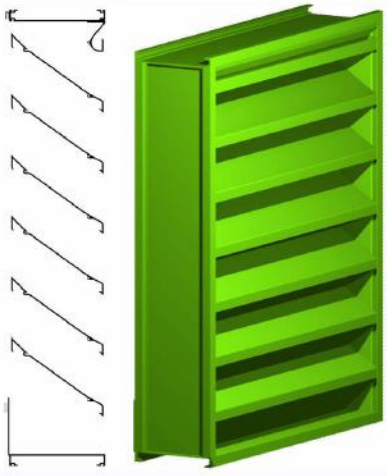
High performance series offers higher free areas at reduced resistance to airflow. Used for higher velocities or where high free areas are required.

E4JP



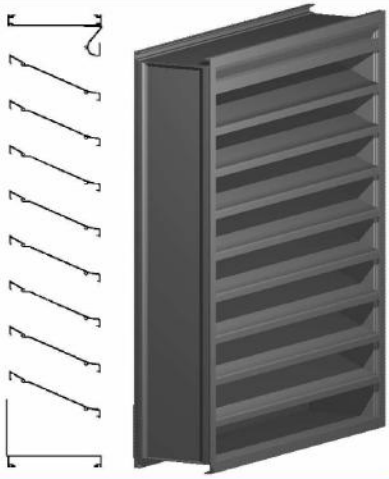
Frame Depth	4.0"
Blade Spacing	3.0"
Blade Angle	35°
Free Area[1]	**58.4%**
First Point Water[2]	960
Resistance to Air[3]	0.13"

E6JP



Frame Depth	6.0"
Blade Spacing	4.0"
Blade Angle	35°
Free Area[1]	**57.3%**
First Point Water[2]	1123
Resistance to Air[3]	0.18"

E6JN



Frame Depth	6.0"
Blade Spacing	3.0"
Blade Angle	25°
Free Area[1]	**69.1%**
First Point Water[2]	815
Resistance to Air[3]	0.12"

[1] - Free Area is the space between frame and blades divided by the overall wall opening size (based on a size 48" Wide by 48" High)

[2] - First point at which the louver entrains water, based on air intake free area velocities (0.01 oz. of water per square foot)

[3] - Pressure drop of airflow across the louver at the first point of water penetration, expressed in inches water gauge

Baffle Blade Louvers — Standard Performance

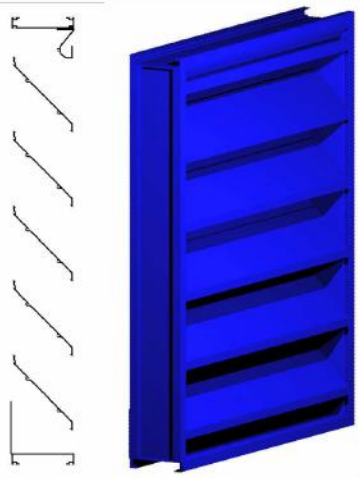
Baffle blade, standard performance utilizes a baffle to help stop water infiltration. Ideal applications include decorative, low air velocity, air exhaust, or special shape louvers.

E2KS



Frame Depth	2.0"
Blade Spacing	2.0"
Blade Angle	45°
Free Area[1]	**48.7%**
First Point Water[2]	725 fpm
Resistance to Air[3]	0.07"

E4KS



Frame Depth	4.0"
Blade Spacing	5.0"
Blade Angle	45°
Free Area[1]	**50.4%**
First Point Water[2]	888 fpm
Resistance to Air[3]	0.15"

Baffle Blade Louvers — High Performance

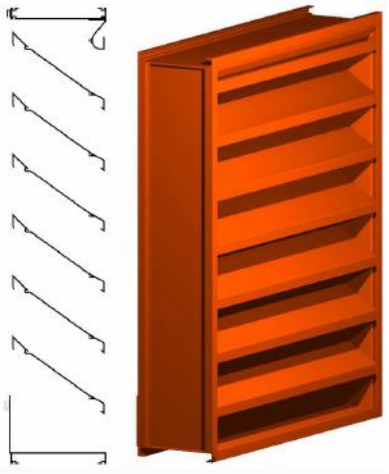
High performance series offers higher free areas at reduced resistance to airflow. Used for higher velocities or where high free areas are required.

E4KP



Frame Depth	4.0"
Blade Spacing	3.0"
Blade Angle	35°
Free Area[1]	**58.4%**
First Point Water[2]	960
Resistance to Air[3]	0.13"

E6KP



Frame Depth	6.0"
Blade Spacing	4.0"
Blade Angle	35°
Free Area[1]	**57.3%**
First Point Water[2]	1123
Resistance to Air[3]	0.18"

[1] - Free Area is the space between frame and blades divided by the overall wall opening size (based on a size 48" Wide by 48" High)

[2] - First point at which the louver entrains water, based on air intake free area velocities (0.01 oz. of water per square foot)

[3] - Pressure drop of airflow across the louver at the first point of water penetration, expressed in inches water gauge

Drainable Blade Louvers — Standard Performance

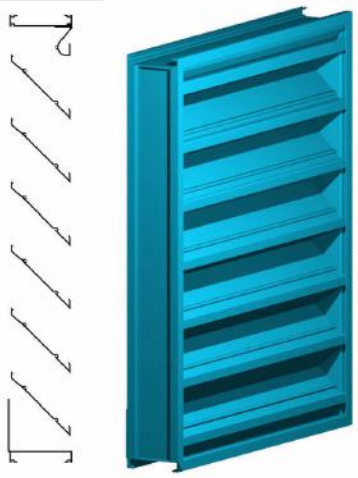
Drainable Blade, standard performance louvers have a drain channel integral with the blade and frame to channel water away. Ideal applications include air intake where free area and velocity are low, or open ventilation areas where water entrainment is a concern.

E2DS



Frame Depth	2.0"
Blade Spacing	2.0"
Blade Angle	45°
Free Area[1]	**49.4%**
First Point Water[2]	889 fpm
Resistance to Air[3]	0.12"

E4DS



Frame Depth	4.0"
Blade Spacing	4.25"
Blade Angle	45°
Free Area[1]	**56.0%**
First Point Water[2]	930 fpm
Resistance to Air[3]	0.13"

Drainable Blade Louvers — High Performance

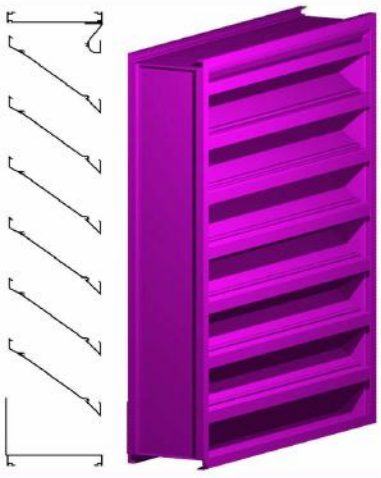
High performance series offers higher free areas at reduced resistance to airflow. Used for higher velocities or where high free areas are required.

E4DP



Frame Depth	4.0"
Blade Spacing	3.0"
Blade Angle	35°
Free Area[1]	**59.3%**
First Point Water[2]	930
Resistance to Air[3]	0.12"

E6DP



Frame Depth	6.0"
Blade Spacing	4.0"
Blade Angle	35°
Free Area[1]	**57.7%**
First Point Water[2]	1046
Resistance to Air[3]	0.13"

[1] - Free Area is the space between frame and blades divided by the overall wall opening size (based on a size 48" Wide by 48" High)

[2] - First point at which the louver entrains water, based on air intake free area velocities (0.01 oz. of water per square foot)

[3] - Pressure drop of airflow across the louver at the first point of water penetration, expressed in inches water gauge

Wind Driven Rain Louvers

Best Performance

Typical louvers may not be enough to stop the effects of severe weather. The Wind Driven Rain series offers added protection against water infiltration into your building when high winds and rain combine.

E2WV



Frame Depth	2.0"
Blade Spacing	0.75"
Blade Angle	45°
Free Area[1]	**53.8%**
Rain Resistance[2]	99% at 866 fpm
Resistance to Air[3]	0.25"

E4WH



Frame Depth	4.0"
Blade Spacing	2.0"
Blade Angle	45°
Free Area[1]	**50.6%**
Rain Resistance[2]	99% at 1250 fpm
Resistance to Air[3]	0.54"

Wind Driven Rain Louvers

Best Performance

Combining exceptional rain resistance, low resistance to airflow, and respectable free areas. These louvers will withstand the forces of mother nature to provide the utmost protection for your building interior.

E4WS



Frame Depth	4.0"
Blade Spacing	4.25"
Blade Angle	45°
Free Area[1]	**56.0%**
Rain Resistance[2]	95% at 356 fpm
Resistance to Air[3]	0.02"

E6WH



Frame Depth	6.0"
Blade Spacing	4.25"
Blade Angle	45°
Free Area[1]	**50.3%**
Rain Resistance[2]	99% at 1250 fpm
Resistance to Air[3]	0.58"

[1] - Free Area is the space between frame and blades divided by the overall wall opening size (based on a size 48" Wide by 48" High)

[2] - Rain Resistance is measured in effectiveness at various air intake louver core velocities. See Technical Literature for more details.

[3] - Pressure drop of airflow across the louver at the velocity shown, expressed in inches water gauge

Wall Louvers are available with a number of accessories and options to meet the design requirements for your project. Listed below are the most common, but not all of our available options. We have the capability to modify our products further to meet you needs.

Option	Standard	Available
Wind Load:	30 pounds per square foot	Up to 150 pounds per square foot
Finishes:	Mill Finish Aluminum	Clear Anodized Aluminum Color Anodized Aluminum Baked Enamel Paint Finish Kynar Flouropolymer Paint Finish Primer Coat for field painting
Frame Style:	Channel Frame	Flange Frame (1-1/2" wide) Glazing Channel (for storefront systems) J-Channel Frame (for siding or stucco)
Interior Screen:	3/4" Mesh Bird Screen	Insect Screen Variety of other screens
Shapes:	Square or Rectangular	Trianglar, Rounded, Arched, and others
Mullions:	Exposed (visible at exterior)	Hidden (mullions hidden at exterior)

Exposed Mullion Construction Shown Right



Hidden Mullion Construction Shown Right



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TOWN OF PALM BEACH

Information for Town Council Meeting on: May 13, 2026

To: Town Council

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

From: Planning, Zoning & Building Staff

Re: 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 For Codification; And Providing An Effective Date.
6-2026

Date: 4/30/2026

ATTACHMENTS

Ordinance No. 006-2026
Business Impact Statement

STRATEGIC PLAN

Strategic Priorities:
Community Culture and Character

Strategic Focus Areas:
Community Preservation
Quality of Life

FUNDING

No Fiscal Impact

ORDINANCE NO. 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 FOR CODIFICATION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Town of Palm Beach, Florida ("Town") is a duly constituted municipality having such power and authority conferred upon it by the Florida Constitution and Chapter 166, Florida Statutes; and

WHEREAS, the Town Council of the Town of Palm Beach, pursuant to the authority granted to it in Chapters 163 and 166, Florida Statutes, is authorized and empowered to consider changes to its land development regulations; and

WHEREAS, the Town's Planning and Zoning Commission considered the Quick Fixes Tranche 4 at its meeting of March 2, 2026, and recommended adoption of Quick Fix No. 20 to Town Council.

NOW, THEREFORE BE IT ORDAINED BY THE TOWN COUNCIL of the Town of Palm Beach, Palm Beach County, Florida, as follows:

Section 1. The recitations set forth above are true and correct and incorporated herein as legislative findings of the Town Council.

Section 2: Chapter 134, Zoning, Article XI, Signs, Division 1, Generally, Section 134-2373, is hereby amended as follows:

Sec. 134-2373. General regulations and definitions applicable to permitted signs.

Under this article, the following shall apply to all signs:

***

(10) No sign, including numerals, lettering, illustrations, logos or characters, shall be painted or installed on any awning visible from public or private streets unless a waiver is granted for signs on the valance as provided in Sec. 134-2451.

***

Section 3: Chapter 134, Zoning, Article XI, Signs, Division 3, Commercial Districts, adding Section 134-2451, as follows:

Sec. 134-2451. Signs on the valance of an awning.

(a) Definition. For purposes of this section, a valance means the vertical portion of the awning that extends down from the front edge of the awning and hangs down past the structural brace.

(b) Applicability. A sign located on the valance of an awning shall require approval of a waiver by the architectural commission or landmarks preservation commission, as applicable.

(c) Approval standards. A waiver may be approved only upon a determination that the proposed sign complies with all of the following:

(1) The signage is visually compatible with the buildings and environment with which it is visually related.

(2) The signage is painted or sewn directly on the awning and does not utilize disparate color and font style for the lettering that conflicts with the established visual hierarchy of the immediate area.

(3) The signage does not contribute to a cumulative concentration of signage.

(4) The signage length does not exceed 25 percent of the length of a single awning and complies with the allowable total sign area for an individual business identification sign in a building, as calculated under section 134-2438.

(d) Conditions of approval. The architectural commission or landmarks preservation commission, as applicable, may impose conditions necessary to ensure compliance with the standards of this section.

(e) Architectural commission or landmarks preservation commission action; town council ratification of commission action on applications involving waivers for signs on the valance of an awning.

(1) Decisions to be placed on town council consent agenda. Decisions of the architectural commission or landmarks preservation commission, as applicable, to approve, approve with conditions, or deny applications for development approval involving *waivers for signs on the valance of an awning* shall be placed on the consent agenda of the first available meeting of the town council after the decision.

(2) Removal of decisions from consent agenda. Decisions that are placed on the town council consent agenda pursuant to subsection 1, may be removed from the consent agenda and placed on the regular agenda at the request of a member of the town council.

(f) Notice of commission public hearing. Waivers for signs on the valance of an awning shall be noticed in accordance with section 18-202(d) or 54-93(4), as applicable.

(g) Duration of approval and time extensions.

(1) The applicant's approval will expire in accordance with the provisions of section 18-203(1) or 54-94(1), as applicable.

(2) Time extensions shall be granted in accordance with the provisions of section 18-203(2) or 54-94(2), as applicable.

(h) Appeals. The applicant or any interested party may file an appeal to the town council on any ruling by the architectural commission or landmarks preservation commission in accordance with section 18-177 or 54-41, as applicable.

Section 4. Severability.
If any provision of this Ordinance or the application thereof is held invalid, such invalidity shall not affect the other provisions or applications of this Ordinance which can be given effect without the invalid provisions or applications, and to this end the provisions of this Ordinance are hereby declared severable.

Section 5. Repeal of Ordinances in Conflict.
All other ordinances of the Town of Palm Beach, Florida, or parts thereof which conflict with this or any part of this Ordinance are hereby repealed.

Section 6. Codification.
This Ordinance shall be codified and made a part of the official Code of Ordinances of the Town of Palm Beach.

Section 7. Effective Date.
This Ordinance shall take effect immediately upon its passage and approval, as provided by law.

PASSED AND ADOPTED in a regular, adjourned session of the Town Council of the Town of Palm Beach on first reading this 15th day of April, 2026, and for second and final reading this 13th day of May, 2026.

Danielle H. Moore, Mayor

Edward A. Cooney, Town Council President

Lewis S.W. Crampton, Council President Pro Tem

Julie Araskog, Town Council Member

ATTEST:

Nicki McDonald, Town Council Member

Kelly Churney, CMC, Town Clerk

Bridget Moran, Town Council Member

TOWN OF PALM BEACH

Business Impact Estimate

TITLE OF ORDINANCE:

ORDINANCE NO. 006-2026

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 A WAIVER; DIVISION 3, COMMERCIAL DISTRICTS, ADDING SECTION 134-2451, SIGNS ON THE VALANCE OF AN AWNING, CREATING A WAIVER FOR SIGNAGE ON AWNINGS; PROVIDING FOR SEVERABILITY; PROVIDING FOR THE REPEAL OF ORDINANCES IN CONFLICT; PROVIDING FOR CODIFICATION; AND PROVIDING AN EFFECTIVE DATE.

The Business Impact Estimate is provided in accordance with section 166.041(4), Florida Statutes. According to Section 166.041(4)(c) of the Florida Statutes, if one or more boxes are checked below, state law **does not** require a business impact estimate for the proposed ordinance. This Business Impact Estimate may be revised following its initial posting.

☐The proposed ordinance is required for compliance with Federal or State law or regulation;

☐The proposed ordinance relates to the issuance or refinancing of debt;

☐The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;

☐The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant or other financial assistance accepted by the municipal government;

☐The proposed ordinance is an emergency ordinance;

☐The ordinance relates to procurement; or

☐The proposed ordinance is enacted to implement the following:

a. Development orders and development permits, as those terms are defined in s. 163.3164, and development agreements, as authorized by the Florida Local Government Development Agreement Act under ss. 163.3220 - 163.3243.
b. Comprehensive plan amendments and land development regulation amendments initiated by an application by a private party other than the municipality.
c. Sections 190.005 and 190.046, Florida Statutes, regarding community development districts.
d. Section 553.73, Florida Statutes, relating to the Florida Building Code; or
e. Section 633.202, Florida Statutes, relating to the Florida Fire Prevention

In accordance with the provisions of controlling law, the Town of Palm Beach hereby publishes the following information:

1. Summary of the proposed ordinance (must include a statement of the public purpose, such as serving the public health, safety, morals, and welfare):

The proposed ordinance amends Chapter 134 (Zoning), Article XI (Signs), to allow signage on the valance portion of awnings in commercial districts, subject to approval through a waiver process. The current code prohibits all signage on awnings; this amendment creates a narrowly tailored exception by establishing new Section 134-2451, which provides design standards and review procedures for such signage.

All proposed valance signage must be reviewed by the Architectural Commission (ARCOM) or the Landmarks Preservation Commission (LPC), as applicable, and must meet specific criteria related to visual compatibility, proportionality, and avoidance of excessive sign concentration. Final decisions are subject to Town Council ratification through the consent agenda process.

The public purpose of this ordinance is to promote high-quality design, maintain the aesthetic character of the Town, and provide limited flexibility for business identification signage in a manner that protects the public health, safety, welfare, and visual environment.

2. An estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the Town, if any:
    a) An estimate of direct compliance costs that businesses may reasonably incur;

The proposed ordinance does not impose mandatory compliance requirements on existing businesses. Participation is voluntary, as businesses may choose whether to pursue signage on awning valances.

Businesses electing to install such signage may incur typical costs associated with design, fabrication, and installation of signage, as well as application preparation costs (e.g., drawings or renderings). These costs are expected to be minimal to moderate and consistent with existing signage review processes.

    b) Any new charge or fee imposed by the proposed ordinance or for which businesses will be financially responsible; and

No new fees are created by this ordinance. Any applications for waivers will be subject to existing application and review fees already established in the Town's fee schedule.

    c) An estimate of the Town of Palm Beach's regulatory costs, including estimated revenues from any new charges or fees to cover such costs.

The ordinance is not expected to materially increase regulatory costs to the Town. Reviews will be conducted by existing boards (ARCOM or LPC) as part of their normal meeting schedules. Any minor administrative impacts are anticipated to be absorbed within existing staffing and operational budgets. No new revenue sources are created.

3. Good faith estimate of the number of businesses likely to be impacted by the proposed ordinance:

The ordinance primarily affects businesses located in commercial zoning districts that utilize awnings. While the total number of such businesses is limited, only a subset is expected to pursue valance signage through the waiver process. Accordingly, the number of businesses directly impacted is anticipated to be low to moderate.

4. Additional information the governing body deems useful (if any):

The ordinance introduces additional flexibility in the Town's sign regulations while maintaining strict design oversight to ensure compatibility with the Town's architectural character. The waiver-based approach ensures that signage is evaluated on a case-by-case basis, preventing adverse visual impacts or excessive signage proliferation.

The proposed changes were developed following direction from the Town Council and review by ARCOM and LPC, both of which emphasized the importance of contextual design appropriateness. The ordinance reflects that guidance by focusing on architectural integration rather than variance-based hardship criteria.

This form should be included in the agenda packet for the item under which the proposed ordinance is to be considered and must be posted on the Town of Palm Beach's website by the time notice of the proposed enactment of the ordinance is published.

TOWN OF PALM BEACH

Information for Town Council Meeting on: May 13, 2026

To: Town Council

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

From: Planning, Zoning & Building Staff

Re: An Ordinance Of The Town Council Of The Town Of Palm Beach, Palm Beach County, Florida, Amending Chapter 134, Zoning, By Amending Article IX, -- Off-Street Parking And Loading, Division 2, -- Off-Street Parking, By Creating A New Section To Provide Regulations For Tandem (Stacked) Parking In A Valet Operated And Maintained Parking Lot Or Parking Garage; Providing For Severability; Providing For The Repeal Of Ordinances In Conflict; Providing For Codification; And Providing An Effective Date.
8-2026

Date: 5/1/2026

ATTACHMENTS

Ordinance No. 008-2026
Business Impact Statement

STRATEGIC PLAN

Strategic Priorities:
Community Culture and Character, Mobility and Transportation

Strategic Focus Areas:
Community Preservation
Quality of Life
On-island Mobility

FUNDING

No Fiscal Impact

ORDINANCE NO. 8-2026

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF PALM BEACH, PALM BEACH COUNTY, FLORIDA, AMENDING CHAPTER 134, ZONING, BY AMENDING ARTICLE IX, -- OFF-STREET PARKING AND LOADING, DIVISION 2, -- OFF-STREET PARKING, BY CREATING A NEW SECTION TO PROVIDE REGULATIONS FOR TANDEM (STACKED) PARKING IN A VALET OPERATED AND MAINTAINED PARKING LOT OR PARKING GARAGE; PROVIDING FOR SEVERABILITY; PROVIDING FOR THE REPEAL OF ORDINANCES IN CONFLICT; PROVIDING FOR CODIFICATION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Town of Palm Beach, Florida ("Town") is a duly constituted municipality having such power and authority conferred upon it by the Florida Constitution and Chapter 166, Florida Statutes; and

WHEREAS, the Town Council of the Town of Palm Beach, pursuant to the authority granted to it in Chapters 163 and 166, Florida Statutes, is authorized and empowered to consider changes to its land development regulations; and

WHEREAS, at the January 14, 2026, Town Council Development Review meeting, staff was directed to amend the zoning code to create provisions to promote efficient use of land and parking resources within its zoning districts to support economic vitality and orderly development;

WHEREAS, tandem (stacked) parking arrangements, when properly managed, can increase parking capacity without requiring additional impervious surface or structural expansion;

WHEREAS, exclusive valet-operated and maintained parking systems ensure that tandem parking spaces are accessed and managed exclusively by trained personnel, thereby mitigating potential operational and safety concerns;

WHEREAS, the adoption of tandem parking provisions aligns with the Town's goals to encourage innovative parking solutions that reduce congestion and improve accessibility for residents, businesses, and visitors;

WHEREAS, the Town has determined that allowing tandem parking in valet-operated and maintained garages will not adversely affect traffic circulation, pedestrian safety, or emergency access when implemented in accordance with established standards;

WHEREAS, the Planning, Zoning, and Building Department has reviewed best practices and recommends incorporating tandem parking provisions into the zoning ordinance to provide flexibility for property owners while maintaining compliance with overall parking requirements;

WHEREAS, public input and professional analysis support the conclusion that tandem parking, exclusively under valet control, is a practical and beneficial option for certain commercial and mixed-use developments;

WHEREAS, the Town's Planning and Zoning Commission considered the Quick Fixes Tranche 4 at its meeting of April 7, 2026, and recommended adoption of Quick Fix No. 23 to Town Council.

NOW, THEREFORE BE IT ORDAINED BY THE TOWN COUNCIL of the Town of Palm Beach, Palm Beach County, Florida, as follows:

Section 1. The recitations set forth above are true and correct and incorporated herein as legislative findings of the Town Council.
Section 2: Chapter 134, Zoning Article IX, OFF-STREET PARKING AND LOADING, DIVISION 2, SEC. 134-134-2172 Size of spaces and access is hereby amended as follows:

Sec. 134-2172. - Size of spaces and access.

An off-street automobile parking space shall consist of a parking space having minimum dimensions of nine feet in width and 18 feet in length for the parking of each automobile, exclusive of access drives or aisles thereto. Minimum width of an access drive shall be ten feet for one-way traffic. Minimum width of an aisle designed and intended for the maneuvering into a 90-degree parking space shall be 25 feet; 20 feet into a 60-degree parking space; and 15 feet into a 45 degree parking space. Minimum width of an aisle designed and intended for the maneuvering of an automobile into a parking space shall be in conformance with the illustration set forth in section 134-2171. ~~The parking plan must be so arranged that each automobile may be placed and removed from the parking space assigned thereto and taken to and from the property without the necessity of moving any other automobile to complete the maneuver.~~ The parking plan shall be designed to ensure that each automobile can be placed in and removed from its assigned parking space and maneuvered to and from the property without requiring the movement of another vehicle, except as permitted for tandem (stacked) parking in compliance with Sec. 134-2183.

Sec. 134 -2183. Tandem (Stacked) Parking – Valet Operations

A. Purpose.
The purpose of this section is to allow tandem (stacked) parking configurations in limited circumstances where continuous exclusive valet services are provided in a valet operated and maintained parking garage, in order to increase operational efficiency while ensuring safe circulation, fire access, and functional site design.

B. Special Exception Required.
Tandem (stacked) parking shall be permitted only upon approval by the Town Council as a Special Exception with Site Plan review in accordance with Sec. 134-328 and Sec.134-329 of this Code.

C. Applicability.
Tandem parking shall be allowed within a parking garage that is operated exclusively by a full-time valet service and only in compliance with the conditions set forth herein.

D. Definition.
For purposes of this section, *tandem (stacked) parking* shall mean two (2) or more parking spaces arranged end-to-end such that one vehicle must be moved to allow another vehicle to exit.

E. Conditions of Approval.
In addition to meeting all the requirements for granting a special exception use under Sec. 134-229, the following additional criteria must also be met:

1. Valet Operation Required.
The parking facility shall be operated exclusively by a continuous, onsite valet service during all hours the principal use is open to the public.

2. Operational Plan.
A valet management plan shall be submitted and reviewed and approved, including staffing levels, vehicle stacking procedures, peak-hour operations, queuing analysis, internal circulation diagrams, and emergency access provisions.

3. Dimensional Compliance.
Each individual space within a tandem configuration meets the minimum dimensional standards for parking spaces established by this Code.

4. Accessible Parking.
Accessible parking spaces required by the Americans with Disabilities Act (ADA) and applicable state law shall not be configured in tandem.

5.Maximum Percentage.
The total number of tandem spaces provided shall not exceed 20% of the total parking structure capacity.

6. Use of Tandem Spaces
Tandem parking spaces shall be permitted exclusively for the approved uses on the subject property.

7. Recorded Restriction.
A declaration or restrictive covenant, in a form approved by the Town Attorney, shall be submitted and recorded in the public records of the County, requiring the continued operation of valet service as a condition for utilizing tandem (stacked) parking spaces toward satisfaction of required off-street parking. Failure to maintain valet operations in accordance with the approved Special Exception shall render such tandem spaces ineligible to count toward required parking minimums.

8. Loss of Valet Service.
If exclusive valet service ceases for any reason, no tandem parking will be allowed for that period of time. If exclusive valet service ceases for more than thirty (30) consecutive days, the property owner shall remedy the deficiency within a time frame established by the Town. Tandem spaces do not count toward required parking minimums.

9. Public Safety and Circulation.
The tandem arrangement will not adversely impact traffic circulation, emergency access, fire lanes, or public rights-of-way.The Director of Planning. Zoning and Building or designee may require additional maneuvering space, internal circulation modifications, or traffic management measures to ensure safe ingress and egress.

10. Requirement for Future Review.
The applicant, or subsequent owner/operator, shall submit a written report to the Planning Department and Town Council on an annual basis to review the operations of the approved use. The first review shall occur twelve (12) months from the date of the issuance of the Certificate of Occupancy or commencement of operations, and annually thereafter or at the request of the Town Council.

Secs. 134-21834—134-2210. - Reserved.

Section 3. Severability.
If any provision of this Ordinance or the application thereof is held invalid, such invalidity shall not affect the other provisions or applications of this Ordinance which can be given effect without the invalid provisions or applications, and to this end the provisions of this Ordinance are hereby declared severable.

Section 4: Repeal of Ordinances in Conflict.
All other ordinances of the Town of Palm Beach, Florida, or parts thereof which conflict with this or any part of this Ordinance are hereby repealed.

Section 5. Codification.
This Ordinance shall be codified and made a part of the official Code of Ordinances of the Town of Palm Beach.

Section 6. Effective Date.
This Ordinance shall take effect immediately upon its passage and approval, as provided by law.

PASSED AND ADOPTED in a regular, adjourned session of the Town Council of the Town of Palm Beach on first reading this 15th day of April 2026, and for second and final reading this13th day of May 2026.

Danielle H. Moore, Mayor

Edward A. Cooney, Town Council President

Lewis S.W. Crampton, Council President Pro Tem

Julie Araskog, Town Council Member

ATTEST:

Nicki McDonald, Town Council Member

Kelly Churney, CMC, Town Clerk

Bridget Moran, Town Council Member

TOWN OF PALM BEACH

Business Impact Estimate

TITLE OF ORDINANCE:

ORDINANCE NO. 008-2026

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF PALM BEACH, PALM BEACH COUNTY, FLORIDA, AMENDING CHAPTER 134, ZONING, BY AMENDING ARTICLE IX, -- OFF-STREET PARKING AND LOADING, DIVISION 2, -- OFF-STREET PARKING, BY CREATING A NEW SECTION TO PROVIDE REGULATIONS FOR TANDEM (STACKED) PARKING IN A VALET OPERATED AND MAINTAINED PARKING GARAGE; PROVIDING FOR SEVERABILITY; PROVIDING FOR THE REPEAL OF ORDINANCES IN CONFLICT; PROVIDING FOR CODIFICATION; AND PROVIDING AN EFFECTIVE DATE.

The Business Impact Estimate is provided in accordance with section 166.041(4), Florida Statutes. According to Section 166.041(4)(c) of the Florida Statutes, if one or more boxes are checked below, state law **does not** require a business impact estimate for the proposed ordinance. This Business Impact Estimate may be revised following its initial posting.

☐The proposed ordinance is required for compliance with Federal or State law or regulation;

☐The proposed ordinance relates to the issuance or refinancing of debt;

☐The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;

☐The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant or other financial assistance accepted by the municipal government;

☐The proposed ordinance is an emergency ordinance;

☐The ordinance relates to procurement; or

☐The proposed ordinance is enacted to implement the following:

a. Development orders and development permits, as those terms are defined in s. 163.3164, and development agreements, as authorized by the Florida Local Government Development Agreement Act under ss. 163.3220 - 163.3243.
b. Comprehensive plan amendments and land development regulation amendments initiated by an application by a private party other than the municipality.
c. Sections 190.005 and 190.046, Florida Statutes, regarding community development districts.
d. Section 553.73, Florida Statutes, relating to the Florida Building Code; or
e. Section 633.202, Florida Statutes, relating to the Florida Fire Prevention

In accordance with the provisions of controlling law, the Town of Palm Beach hereby publishes the following information:

1. Summary of the proposed ordinance (must include a statement of the public purpose, such as serving the public health, safety, morals, and welfare):

The proposed ordinance amends Chapter 134 (Zoning), Article IX (Off-Street Parking and Loading), to create new provisions allowing tandem (stacked) parking within valet-operated and maintained parking garages, subject to approval through a Special Exception with Site Plan review.

Currently, the Town's code requires that each vehicle be able to enter and exit a parking space independently. This amendment introduces a narrowly tailored exception to allow tandem parking arrangements when managed by a continuous valet service and when specific operational, safety, and design standards are satisfied. The ordinance establishes criteria including valet operation requirements, submission of a valet management plan, limitations on the percentage of tandem spaces, prohibition on tandem accessible parking, and ongoing operational oversight.

The public purpose of this ordinance is to promote efficient land use, enhance parking capacity in constrained areas, support economic vitality, and maintain safe and orderly traffic circulation, while protecting the public health, safety, and welfare through strict regulatory controls

2. An estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the Town, if any:
    a) An estimate of direct compliance costs that businesses may reasonably incur;

The proposed ordinance does not impose mandatory requirements on existing businesses or developments. Participation is voluntary and applies only to applicants seeking to utilize tandem parking configurations.

Businesses electing to pursue tandem parking may incur costs associated with:

- Preparation of a valet management and operational plan
- Design and engineering modifications to parking layouts
- Implementation and ongoing operation of valet services
- Legal costs associated with recording restrictive covenants

These costs are expected to vary depending on the size and complexity of the project but are offset by the potential benefit of increased parking capacity and improved site efficiency.

    b) Any new charge or fee imposed by the proposed ordinance or for which businesses will be financially responsible; and

The ordinance does not establish any new fees. Applications for Special Exception and Site Plan review will be subject to existing fees already adopted in the Town's fee schedule.

    c) An estimate of the Town of Palm Beach's regulatory costs, including estimated revenues from any new charges or fees to cover such costs.

The ordinance is not anticipated to result in a significant increase in regulatory costs. Reviews will occur through existing development review processes, including Planning & Zoning, and Town Council consideration. Any additional administrative or review efforts are expected to be minimal and absorbed within existing staffing and operational resources. No new revenue sources are created.

3. Good faith estimate of the number of businesses likely to be impacted by the proposed ordinance:

The ordinance applies to properties with structured parking garages and is most relevant to commercial and mixed-use developments with valet operations. The number of businesses or property owners likely to utilize tandem parking is expected to be limited. Accordingly, the number of directly impacted businesses is anticipated to be low.

4. Additional information the governing body deems useful (if any):

The ordinance provides an alternative regulatory pathway (Special Exception) in place of a variance, reducing the burden on applicants by eliminating the need to demonstrate a "unique physical hardship," while still maintaining a high level of scrutiny and public oversight.

The inclusion of operational safeguards—such as mandatory valet service, annual reporting, recorded restrictions, and limitations on tandem parking percentages—ensures that the flexibility provided does not result in adverse impacts to traffic circulation, emergency access, or surrounding properties.

The proposed amendment reflects best practices in urban parking management and was developed following Town Council direction and professional planning analysis to support efficient and context-sensitive development within the Town.

This form should be included in the agenda packet for the item under which the proposed ordinance is to be considered and must be posted on the Town of Palm Beach's website by the time notice of the proposed enactment of the ordinance is published.

TOWN OF PALM BEACH

Information for Town Council Meeting on: May 13, 2026

To: Town Council

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

From: Planning, Zoning, & Building Staff

Re: An Ordinance Of The Town Council Of The Town Of Palm Beach, Palm Beach County, Florida, Amending Chapter 134, Zoning, Article Vi, District Regulations, Division 2, R-Aa Large Estate Residential District, At Section 134-791, Accessory Structures, To Allow An Additional Accessory Structure Containing Bedrooms With Bath Facilities, Division 3, R-A Estate Residential District, At Section 134-841, Accessory Structures, To Allow An Additional Accessory Structure Containing Bedrooms With Bath Facilities, Division 4, R-B Low Density Residential District, At Section 134-891, Accessory Structures, To Allow An Additional Accessory Structure Containing Bedrooms With Bath Facilities; Providing For Severability; Providing For The Repeal Of Ordinances In Conflict; Providing For Codification; And Providing An Effective Date.
14-2026

Date: 5/1/2026

ATTACHMENTS

Ordinance No. 014-2026
Business Impact Statement

STRATEGIC PLAN

Strategic Priorities:
Community Culture and Character

Strategic Focus Areas:
Quality of Life

FUNDING

No Fiscal Impact

ORDINANCE NO. 14-2026

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF PALM BEACH, PALM BEACH COUNTY, FLORIDA, AMENDING CHAPTER 134, ZONING, ARTICLE VI, DISTRICT REGULATIONS, DIVISION 2, R-AA LARGE ESTATE RESIDENTIAL DISTRICT, AT SECTION 134-791, ACCESSORY STRUCTURES, TO ALLOW AN ADDITIONAL ACCESSORY STRUCTURE CONTAINING BEDROOMS WITH BATH FACILITIES, DIVISION 3, R-A ESTATE RESIDENTIAL DISTRICT, AT SECTION 134-841, ACCESSORY STRUCTURES, TO ALLOW AN ADDITIONAL ACCESSORY STRUCTURE CONTAINING BEDROOMS WITH BATH FACILITIES, DIVISION 4, R-B LOW DENSITY RESIDENTIAL DISTRICT, AT SECTION 134-891, ACCESSORY STRUCTURES, TO ALLOW AN ADDITIONAL ACCESSORY STRUCTURE CONTAINING BEDROOMS WITH BATH FACILITIES; PROVIDING FOR SEVERABILITY; PROVIDING FOR THE REPEAL OF ORDINANCES IN CONFLICT; PROVIDING FOR CODIFICATION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Town of Palm Beach, Florida ("Town") is a duly constituted municipality having such power and authority conferred upon it by the Florida Constitution and Chapter 166, Florida Statutes; and

WHEREAS, the Town Council of the Town of Palm Beach, pursuant to the authority granted to it in Chapters 163 and 166, Florida Statutes, is authorized and empowered to consider changes to its land development regulations; and

WHEREAS, at the February 11, 2026, Town Council Development Review meeting, staff was directed to amend the zoning code to allow additional guest houses based on lot area

NOW, THEREFORE BE IT ORDAINED BY THE TOWN COUNCIL of the Town of Palm Beach, Palm Beach County, Florida, as follows:

Section 1. The recitations set forth above are true and correct and incorporated herein as legislative findings of the Town Council.

Section 2: Chapter 134, Zoning, Article VI, District Regulations, Division 2, R-AA Large Estate Residential District, Section 134-791, is hereby amended as follows:

Sec. 134-791. Accessory structures.

***

5. Nothing contained in this section shall prohibit the construction of one (1) ~~an~~ enclosed accessory building containing bedrooms with bath facilities to be used in connection with and as a part of the main residence within the building lines as provided in this chapter. One (1) additional enclosed accessory building is permitted

when the lot area has a minimum of 60,000 square feet, and a variance is not needed to accommodate such additional enclosed building. Such enclosed accessory building(s) shall be used only for occupancy of nonpaying guests of the owners of the main residence or bona fide members of the family or ~~servants~~ household staff, and no kitchen or cooking facilities shall be constructed or used therein except by submission of a written agreement with the town stating that such accessory structure(s) will be used only by family members, nonpaying guests, or household staff and approval of the planning, zoning and building director or his designee.

***

Section 3: Chapter 134, Zoning, Article VI, District Regulations, Division 3, R-A Estate Residential District, Section 134-841, is hereby amended as follows:

Sec. 134-841. Accessory structures.

***

(5) Nothing contained in this section shall prohibit the construction of one (1) ~~an~~ enclosed accessory building containing bedrooms with bath facilities to be used in connection with and as a part of the main residence within the building lines as provided in this chapter. One (1) additional enclosed accessory building is permitted when the lot area has a minimum of 60,000 square feet, and a variance is not needed to accommodate such additional enclosed building. Such enclosed accessory building(s) shall be used only for occupancy of nonpaying guests of the owners of the main residence or bona fide members of the family or ~~servants~~ household staff, and no kitchen or cooking facilities shall be constructed or used therein except by submission of a written agreement with the town stating that such accessory structure(s) will be used only by family members, nonpaying guests, or household staff and approval of the planning, zoning and building director or his designee.

***

Section 4: Chapter 134, Zoning, Article VI, District Regulations, Division 4, R-B Low Density Residential District, Section 134-891, is hereby amended as follows:

Sec. 134-891. Accessory structures.

***

5. In the R-B district, nothing contained in this section shall prohibit the construction of ~~an~~one (1) enclosed accessory building containing bedrooms with bath facilities to be used in connection with and as a part of the main residence within the building lines as provided in this chapter. One (1) additional enclosed accessory building is permitted when the lot area has a minimum of 60,000 square feet, and a variance is not needed to accommodate such additional enclosed building. Such enclosed accessory building(s) shall be used only for the occupancy of nonpaying guests of the owners of the main residence or bona fide members of the family or

~~servants~~household staff, and no kitchen or cooking facilities shall be constructed or used therein except by submission of a written agreement with the town stating that such accessory structure(s) will be used only by family members, nonpaying guests, or household staff and approval of the planning, zoning and building director or his designee.

***

Section 5. Severability.
If any provision of this Ordinance or the application thereof is held invalid, such invalidity shall not affect the other provisions or applications of this Ordinance which can be given effect without the invalid provisions or applications, and to this end the provisions of this Ordinance are hereby declared severable.

Section 6. Repeal of Ordinances in Conflict.
All other ordinances of the Town of Palm Beach, Florida, or parts thereof which conflict with this or any part of this Ordinance are hereby repealed.

Section 7. Codification.
This Ordinance shall be codified and made a part of the official Code of Ordinances of the Town of Palm Beach.

Section 8. Effective Date.
This Ordinance shall take effect immediately upon its passage and approval, as provided by law.

PASSED AND ADOPTED in a regular, adjourned session of the Town Council of the Town of Palm Beach on first reading this 15th day of April 2026, and for second and final reading this 13th day of May 2026.

Danielle H. Moore, Mayor

Edward A. Cooney, Town Council President

Lewis S.W. Crampton, Council President Pro Tem

Julie Araskog, Town Council Member

ATTEST:

Nicki McDonald, Town Council Member

Kelly Churney, CMC, Town Clerk

Bridget Moran, Town Council Member

TOWN OF PALM BEACH

Business Impact Estimate

TITLE OF ORDINANCE:

ORDINANCE NO. 014-2026

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF PALM BEACH, PALM BEACH COUNTY, FLORIDA, AMENDING CHAPTER 134, ZONING, ARTICLE VI, DISTRICT REGULATIONS, DIVISION 2, R-AA LARGE ESTATE RESIDENTIAL DISTRICT, AT SECTION 134-791, ACCESSORY STRUCTURES, DIVISION 3, R-A ESTATE RESIDENTIAL DISTRICT, AT SECTION 134-841, ACCESSORY STRUCTURES, AND DIVISION 4, R-B LOW DENSITY RESIDENTIAL DISTRICT, AT SECTION 134-891, ACCESSORY STRUCTURES, TO ALLOW ONE (1) ADDITIONAL ACCESSORY STRUCTURE CONTAINING BEDROOMS WITH BATH FACILITIES UNDER CERTAIN CIRCUMSTANCES; PROVIDING FOR SEVERABILITY; PROVIDING FOR THE REPEAL OF ORDINANCES IN CONFLICT; PROVIDING FOR CODIFICATION; AND PROVIDING AN EFFECTIVE DATE.

The Business Impact Estimate is provided in accordance with section 166.041(4), Florida Statutes. According to Section 166.041(4)(c) of the Florida Statutes, if one or more boxes are checked below, state law **does not** require a business impact estimate for the proposed ordinance. This Business Impact Estimate may be revised following its initial posting.

☐The proposed ordinance is required for compliance with Federal or State law or regulation;

☐The proposed ordinance relates to the issuance or refinancing of debt;

☐The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;

☐The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant or other financial assistance accepted by the municipal government;

☐The proposed ordinance is an emergency ordinance;

☐The ordinance relates to procurement; or

☐The proposed ordinance is enacted to implement the following:

a. Development orders and development permits, as those terms are defined in s. 163.3164, and development agreements, as authorized by the Florida Local Government Development Agreement Act under ss. 163.3220 - 163.3243.
b. Comprehensive plan amendments and land development regulation amendments initiated by an application by a private party other than the municipality.
c. Sections 190.005 and 190.046, Florida Statutes, regarding community development districts.
d. Section 553.73, Florida Statutes, relating to the Florida Building Code; or
e. Section 633.202, Florida Statutes, relating to the Florida Fire Prevention

In accordance with the provisions of controlling law, the Town of Palm Beach hereby publishes the following information:

1. Summary of the proposed ordinance (must include a statement of the public purpose, such as serving the public health, safety, morals, and welfare):

The proposed ordinance amends Chapter 134 (Zoning), Article VI (District Regulations), to allow one (1) additional accessory structure containing bedrooms and bathroom facilities (guest house) for properties located in the R-AA, R-A, and R-B residential zoning districts, provided the lot area is equal to or greater than the minimum required in the R-AA district (60,000 square feet).

The ordinance establishes that such additional accessory structures are permitted only when no zoning relief is requested and limits their use to nonpaying guests, family members, or household staff. Kitchen facilities may be allowed only upon approval and subject to a recorded agreement restricting use.

The public purpose of the ordinance is to promote the health, safety, and welfare of the community by providing reasonable flexibility in residential property use for large lots, while maintaining appropriate controls to preserve neighborhood character and prevent over-intensification.

2. An estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the Town, if any:
    a) An estimate of direct compliance costs that businesses may reasonably incur;

The ordinance is not expected to impose new compliance costs on private, for-profit businesses. The amendment is permissive in nature and allows, but does not require, the construction of an additional accessory structure under specified conditions. Any costs incurred would be voluntary and associated with property owners electing to construct such structures.

    b) Any new charge or fee imposed by the proposed ordinance or for which businesses will be financially responsible; and

The ordinance does not establish any new fees or charges. Existing application and permitting fees, including those associated with variance requests where applicable, remain unchanged.

    c) An estimate of the Town of Palm Beach's regulatory costs, including estimated revenues from any new charges or fees to cover such costs.

The ordinance is not expected to materially increase regulatory costs to the Town. Review of accessory structures will continue as part of existing permitting processes. No new revenue is anticipated from this ordinance.

3. Good faith estimate of the number of businesses likely to be impacted by the proposed ordinance:

The number of businesses impacted is expected to be minimal. While contractors, architects, and related design professionals may be indirectly affected through potential new construction activity, the ordinance applies only to qualifying large residential properties and does not directly regulate business activity.

4. Additional information the governing body deems useful (if any):

The ordinance provides additional flexibility for certain large residential properties while maintaining regulatory safeguards, including minimum lot size requirements and restrictions on use

This form should be included in the agenda packet for the item under which the proposed ordinance is to be considered and must be posted on the Town of Palm Beach's website by the time notice of the proposed enactment of the ordinance is published.

TOWN OF PALM BEACH

Information for Town Council Meeting on: May 13, 2026

To: Town Council

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

From: Planning, Zoning, & Building Staff

Re: An Ordinance Of The Town Council Of The Town Of Palm Beach, Palm Beach County, Florida, Amending Chapter 18, Buildings And Building Regulations, Article II, Administration Of Planning, Zoning & Building, Division 5, Demolition, To Amend Section 18-112, Prohibition On Demolition By Changing The Start And Stop Dates Of The Demolition Season; Providing For Severability; Providing For The Repeal Of Ordinances In Conflict; Providing For Codification; And Providing An Effective Date.
15-2026

Date: 5/1/2026

ATTACHMENTS

Ordinance No. 015-2026
Business Impact Statement

STRATEGIC PLAN

Strategic Priorities:
Community Culture and Character, Mobility and Transportation

Strategic Focus Areas:
Quality of Life
On-island Mobility

FUNDING

No Fiscal Impact

ORDINANCE NO. 15-2026

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF PALM BEACH, PALM BEACH COUNTY, FLORIDA, AMENDING CHAPTER 18, BUILDINGS AND BUILDING REGULATIONS, ARTICLE II, ADMINISTRATION OF PLANNING, ZONING & BUILDING, DIVISION 5, DEMOLITION, TO AMEND SECTION 18-112, PROHIBITION ON DEMOLITION BY CHANGING THE START AND STOP DATES OF THE DEMOLITION SEASON; PROVIDING FOR SEVERABILITY; PROVIDING FOR THE REPEAL OF ORDINANCES IN CONFLICT; PROVIDING FOR CODIFICATION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Town of Palm Beach, Florida ("Town") is a duly constituted municipality having such power and authority conferred upon it by the Florida Constitution and Chapter 166, Florida Statutes; and

WHEREAS, the Town has recently amended the start and stop dates of the summer and winter construction seasons; and

WHEREAS, the Town desires to align the demolition season to match the recent changes to the construction seasons.

NOW, THEREFORE BE IT ORDAINED BY THE TOWN COUNCIL of the Town of Palm Beach, Palm Beach County, Florida, as follows:

Section 1. The recitations set forth above are true and correct and incorporated herein as legislative findings of the Town Council.

Section 2: Chapter 18, Buildings and Building Regulations, Article II, Administration of Planning, Zoning & Building, Division 5, Demolition, Section 18-112, is amended by changing the start and stop dates for the demolition season:

"Sec. 18-112. - Prohibition on demolition.
During the period of the year commencing ~~on the Monday prior to Thanksgiving~~ November 1 of each year and ending ~~March 31~~ April 30 of the following year, ~~including Good Friday~~, demolition of structures shall be prohibited and no permits for demolition of structures shall be issued by the Town during said periods. Demolitions of the interiors of structures are not prohibited during this time provided the demolition and the removal of debris from said demolition is completed in three days or less. Exceptions may be allowed by the town council for the demolition of accessory structures, when demolition shall be determined by the town council not to create a nuisance to surrounding properties, or in circumstances determined an emergency by the town council. In the event of an application for waiver to this prohibition on demolition, notice shall be filed with the town at least 45 days prior to the town council meeting at which such application is to be considered and notice shall be given to all property owners as listed with the property appraiser's office

within 300 feet of the property lines on which the demolition is proposed to occur."

Section 3. Severability.
If any provision of this Ordinance or the application thereof is held invalid, such invalidity shall not affect the other provisions or applications of this Ordinance which can be given effect without the invalid provisions or applications, and to this end the provisions of this Ordinance are hereby declared severable.

Section 4. Repeal of Ordinances in Conflict.
All other ordinances of the Town of Palm Beach, Florida, or parts thereof which conflict with this or any part of this Ordinance are hereby repealed.

Section 5. Codification.
This Ordinance shall be codified and made a part of the official Code of Ordinances of the Town of Palm Beach.

Section 6. Effective Date.
This Ordinance shall take effect immediately upon its passage and approval, as provided by law.

PASSED AND ADOPTED in a regular, adjourned session of the Town Council of the Town of Palm Beach on first reading this15th day of April 2026, and for second and final reading this 13th day of May 2026.

Danielle H. Moore, Mayor

Edward A. Cooney, Town Council President

Lewis S.W. Crampton, Council President Pro Tem

Julie Araskog, Town Council Member

ATTEST:

Nicki McDonald, Town Council Member

Kelly Churney, CMC, Town Clerk

Bridget Moran, Town Council Member

TOWN OF PALM BEACH

Business Impact Estimate

TITLE OF ORDINANCE:

ORDINANCE NO. 015-2026

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF PALM BEACH, PALM BEACH COUNTY, FLORIDA, AMENDING CHAPTER 18, BUILDINGS AND BUILDING REGULATIONS, ARTICLE II, ADMINISTRATION OF PLANNING, ZONING & BUILDING, DIVISION 5, DEMOLITION, TO AMEND SECTION 18-112, PROHIBITION ON DEMOLITION BY CHANGING THE START AND STOP DATES OF THE DEMOLITION SEASON; PROVIDING FOR SEVERABILITY; PROVIDING FOR THE REPEAL OF ORDINANCES IN CONFLICT; PROVIDING FOR CODIFICATION; AND PROVIDING AN EFFECTIVE DATE.

The Business Impact Estimate is provided in accordance with section 166.041(4), Florida Statutes. According to Section 166.041(4)(c) of the Florida Statutes, if one or more boxes are checked below, state law **does not** require a business impact estimate for the proposed ordinance. This Business Impact Estimate may be revised following its initial posting.

☐The proposed ordinance is required for compliance with Federal or State law or regulation;

☐The proposed ordinance relates to the issuance or refinancing of debt;

☐The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;

☐The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant or other financial assistance accepted by the municipal government;

☐The proposed ordinance is an emergency ordinance;

☐The ordinance relates to procurement; or

☐The proposed ordinance is enacted to implement the following:

a. Development orders and development permits, as those terms are defined in s. 163.3164, and development agreements, as authorized by the Florida Local Government Development Agreement Act under ss. 163.3220 - 163.3243.
b. Comprehensive plan amendments and land development regulation amendments initiated by an application by a private party other than the municipality.
c. Sections 190.005 and 190.046, Florida Statutes, regarding community development districts.
d. Section 553.73, Florida Statutes, relating to the Florida Building Code; or
e. Section 633.202, Florida Statutes, relating to the Florida Fire Prevention

In accordance with the provisions of controlling law, the Town of Palm Beach hereby publishes the following information:

1. Summary of the proposed ordinance (must include a statement of the public purpose, such as serving the public health, safety, morals, and welfare):

The proposed ordinance amends Chapter 18 (Buildings and Building Regulations), specifically Section 18-112, to modify the start and end dates of the Town's annual demolition prohibition period. The amendment revises the demolition season to begin on November 1 and end on April 30, aligning it with the Town's updated construction season schedule.

The ordinance maintains existing provisions related to interior demolitions, exceptions, and waiver procedures.

The public purpose of the ordinance is to protect the health, safety, and welfare of the community by minimizing disruptions associated with demolition activities during peak seasonal periods, ensuring consistency with construction regulations, and preserving the quality of life for residents and visitors.

2. An estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the Town, if any:
    a) An estimate of direct compliance costs that businesses may reasonably incur;

The ordinance is not expected to impose significant new compliance costs. However, contractors, property owners, and developers may experience scheduling adjustments due to the revised demolition season dates. These impacts may affect project timing but are not expected to materially increase overall project costs.

    b) Any new charge or fee imposed by the proposed ordinance or for which businesses will be financially responsible; and

The ordinance does not establish any new fees or charges. Existing permitting and application fees remain unchanged.

    c) An estimate of the Town of Palm Beach's regulatory costs, including estimated revenues from any new charges or fees to cover such costs.

The ordinance is not expected to increase regulatory costs to the Town. Administration and enforcement will continue as part of existing operations, and no additional staffing or resources are anticipated. No new revenue is expected as a result of this ordinance.

3. Good faith estimate of the number of businesses likely to be impacted by the proposed ordinance:

The number of businesses impacted is expected to be limited. Affected entities may include contractors, demolition firms, and related construction professionals operating within the Town. Impacts will occur only when demolition activities are proposed and subject to seasonal restrictions.

4. Additional information the governing body deems useful (if any):

The ordinance aligns demolition regulations with recently updated construction season dates, providing greater consistency and predictability for project planning. This alignment may assist

contractors and property owners in coordinating construction and demolition activities more efficiently while maintaining the Town's seasonal protections.

This form should be included in the agenda packet for the item under which the proposed ordinance is to be considered and must be posted on the Town of Palm Beach's website by the time notice of the proposed enactment of the ordinance is published.