ARCHITECTURAL COMMISSION MEETING

TOWN OF PALM BEACH

JUNE 24, 2026

9:00 AM

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

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

AGENDA

CALL TO ORDER AND ROLL CALL

PLEDGE OF ALLEGIANCE

MINUTES

1. Minutes of the May 27, 2026, Architectural Commission Meeting

APPROVAL OF AGENDA

ADMINISTRATION OF THE OATH

COMMENTS

2. OFFICIALS

3. STAFF

4. PUBLIC - 3 MINUTE LIMIT

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

UNFINISHED BUSINESS

5. ARC-24-0090 (ZON-24 -0046) 2720 - 2730 S OCEAN BLVD. - EDGEWATER/ AMBASSADOR SITE

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

6. ARC-26-0021 222 CHERRY LN. The applicant, 222 Cherry Lane PB LLC (Kevin Asbacher, Architect), has fi led an application requesting Architectural Commission review and approval for construction of a new, two-story, single-family residence with final hardscape, landscape and swimming pool improvements.

7. ARC-26-0024 230 PLANTATION RD. The applicants, G. Kent Kahle & Cynthia V. Kahle, have fi led an application requesting Architectural Commission review and approval for construction of a new, two-story, single-family residence with final hardscape, landscape and swimming pool improvements.

8. ARC-26-0020 1066 N OCEAN BLVD. The applicant, Creekshore LLC (Jamie Solem, Authorized Representative), has filed an application requesting Architectural Commission review and approval for complete renovation and modifications to the existing two-story single-family residence with complete hardscape and landscape redesign. ***This item has been deferred to the July 29, 2026 meeting.***

9. ARC-25-0060 259 WORTH AVE. The applicant, 259 Worth Avenue LLC (Riccardo Grazia), has filed an application requesting Architectural Commission review and approval for exterior modifications to an existing storefront including new signage, entry door and awnings. ***This application no longer requires Commission review.***

NEW BUSINESS

10. ARC-26-0027 300 COLONIAL LN. The applicant, Richard and Dragana Connaughton (Elizabeth Connaughton), has filed an application requesting Architectural Commission review and approval for modifications to a previously approved new single-family residence site plan.

11. ARC-26-0034 334 CHILEAN AVE. The applicant, Overflow Pad Too LLC (Environment Design Group), has filed an application requesting Architectural Commission review and approval for installation of a vehicular gate with gas lanterns.

ANY OTHER BUSINESS

MEETING SCHEDULE

12. The next meeting is scheduled for July 29, 2026

ADJOURNMENT

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

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

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

TOWN OF PALM BEACH

Minutes of the Architectural Commission Meeting
Held on May 27, 2026

CALL TO ORDER AND ROLL CALL

The meeting was called to order at 09:01 AM in the Town Council Chambers.

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

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

PLEDGE OF ALLEGIANCE

Mr. Smith led the Pledge of Allegiance.

MINUTES

1. Minutes of the April 29, 2026, Architectural Commission Meeting

A motion was made by Ms. Catlin and seconded by Ms. Visconti to approve the minutes of the April 29, 2026, meeting as presented. The motion was carried unanimously, 7-0.

APPROVAL OF CONSENT AGENDA

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

2. ARC-26-0018 261 NIGHTINGALE TRL. The applicant, Natalie Emerson (Albright Construction), has filed an application requesting Architectural Commission review and approval for a front door replacement on an existing single-family residence.

3. ARC-26-0026 100 WORTH AVE. The applicant, Winthrop House (Environment Design Group), has filed an application requesting Architectural Commission review and approval for landscape modifications.

4. ARC-26-0032 1265 N LAKE WAY The applicant, 1265 NORTH LAKE WAY LLC (Laberge & Menard Inc. Design Representative), has filed an application requesting Architectural Commission approval for modifications to several glass door openings on a newly constructed single-family residence.

APPROVAL OF AGENDA

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

ADMINISTRATION OF THE OATH

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

COMMENTS

5. OFFICIALS

No comments were made at this time.

6. STAFF

No comments were made at this time.

7. PUBLIC - 3 MINUTE LIMIT

Constance Holmes, of Jupiter, FL, spoke about a historic monument dedicated to the “Cowboys of the Sea,” an organization founded by Gus Jordans that recognized individuals who saved lives in the ocean. She noted that the monument was formerly located at the eastern end of Worth Avenue and encouraged consideration of incorporating its recognition into future oceanfront improvements.

GENERAL BUSINESS

UNFINISHED BUSINESS

8. ARC-25-0094 (ZON-26-0005) 1300 N OCEAN BLVD. (COMBO) The applicants, Laurence & Molly Austin, have filed an application requesting ARCOM review and approval for renovations to an existing single-family residence including replacement of windows and doors with modification and relocation of some fenestration, modification to architectural details. Site-wide landscape and hardscape renovations are proposed with landscape open space variance required. Town Council shall review the application as it pertains to zoning relief/ approval.

Mr. Falco provided staff comments on the project.

Ms. Connaughton and Messrs. Sammons and Phoenix disclosed ex parte communications.

Greg Bonner of B1 Architect presented the architectural modifications for the proposed residence, and Dustin Mizell of Environment Design Group presented the landscape and

hardscape modifications for the site.

Mr. Sammons provided design suggestions regarding the cornice proportions, recommending slight adjustments to its height and the addition of a band beneath it to create better visual balance and architectural weight above the doorway.

Mr. Karakul stated that the proposal is a significant improvement over the previous house and described the design as tasteful and visually appealing. He complimented the materials and colors and noted that refining the corner detail would further strengthen the project.

Ms. Visconti questioned why the gate design had returned to a centered location after previously being shifted off-center in response to prior Commission comments. Mr. Bonner explained that the gate was moved back to the center following additional feedback regarding the wall opening and noted the need to account for the adjacent beach cabana.

Mr. Tankersley agreed that the proportions of the cornice and parapet need further refinement, expressing concern that the parapet appears too large in relation to the doors and transoms. He suggested adjusting the proportions to create a more balanced appearance and avoid a heavy, oversized look above the openings.

Ms. Connaughton commented that the revised ocean façade is an improvement but expressed concern that the doors and entablature still appear somewhat undersized and out of proportion. She suggested further refinement to the center portion and overall proportions to create a stronger architectural relationship.

Ms. Catlin commented that the revised façade appears improved, but suggested there may be a better balance between the previous and current window configurations. She noted that slightly taller and narrower window proportions may relate better to the parapet and improve the overall fenestration composition.

Mr. Sammons suggested returning to single doors on the sides, noting that the earlier proportions appeared more successful before the door heights were lowered. Mr. Sammons suggested that the primary issue may be the continuous horizontal parapet line and recommended emphasizing the center section with greater height and prominence to restore a stronger sense of verticality in the design.

Mr. Smith observed that the center section now appears wider, likely due to the lowered and widened doors and the addition of the cornice.

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

A motion was made by Ms. Visconti and seconded by Mr. Karakul to approve the project with the following changes to return to the staff for approval in coordination with the chair: the center portion of the cornice on the front elevation will be raised, the window head heights shall be raised, the cornice detailing shall be modified, and the masonry openings will be changed to the previously proposed openings.

Mr. Phoenix expressed strong concern with the overall design, stating that the façade, windows,

parapet, colors, and architectural style appear inconsistent and unresolved. He commented that the house lacks a clear architectural identity and suggested the design requires substantial reconsideration.

The motion was carried 6-1, with Ms. Catlin dissenting.

A motion was made by Ms. Visconti and seconded by Ms. Patterson that the implementation of the proposed variances will not cause a negative architectural impact on the subject property. The motion was carried unanimously, 7-0.

9. ARC-26-0005 142 CASA BENDITA The applicant, Robert Sheft Revocable Trust Dated February 21, 2025 (Robert Sheft, Trustee), has filed an application requesting Architectural Commission review and approval for construction of new, two-story, single-family residence with final hardscape, landscape and swimming pool improvements.

Several members disclosed ex parte communications.

Mr. Falco provided staff comments on the project.

Michael Perry of MP Design and Architecture presented the architectural plans proposed for the new residence. Brian Vertesch of Vertesch Landscape Architecture presented the landscape and hardscape plans for the site.

Mr. Phoenix asked questions regarding the dimensions and materials of the proposed front door, seeking clarification on the revised design, including the reduced height and the use of bronze and glass doors with a coquina surround.

Mr. Karakul asked questions about the proposed landscaping and whether it would be substantial enough to complement and soften the house's appearance, particularly along the front elevation. Mr. Vertesch explained the planned use of mature Seagrape trees, palms, and hedging to maintain consistency and enhance the property's overall presentation.

Ms. Connaughton questioned the scale of the proposed front entry, expressing concern that the large front door and double-height entry space may feel oversized and less welcoming for visitors.

Mr. Sammons asked questions regarding the proportions and detailing of the front façade, including the size of the front door, upper windows, and trim elements. He suggested reducing the door height, widening the upper windows, and refining certain details to improve the façade’s proportions and overall appearance, while noting that the revised design was an improvement.

Mr. Tankersley suggested slightly reducing the scale of the front door, refining the upper window composition, and simplifying certain parapet details. He noted that the proposal is significantly improved from the original submission and that the revised proportions are much stronger.

Ms. Georgas stated that the house has been greatly improved and described it as a beautiful design, while noting that the front door proportions still appear somewhat oversized.

Ms. Patterson stated that the design is much improved overall and agreed with comments that the front door should be smaller. She also suggested that the coquina surround may project too far outward and appear overly heavy.

Ms. Catlin thanked the applicant for incorporating the Commission's prior comments and stated that the house has improved significantly. She specifically noted that the glass front door greatly enhances the design and commented that, with a few additional refinements, the project is on the right track.

Mr. Phoenix stated that the house has improved significantly and complimented the landscaping. He suggested enlarging and repositioning the lanterns and explored whether additional architectural detailing around the upper window could help better connect the façade elements.

Ms. Connaughton suggested exploring a more playful Mediterranean architectural element to soften the house's otherwise austere appearance, particularly in relation to the double-height entry space.

Mr. Sammons stated that the design is very close to completion and suggested a few minor refinements, including simplifying the front door surround, adjusting the proportions of the upper windows, and adding subtle detailing around the center window to improve balance and cohesion. He commented that the proposed changes are minor and that the design is nearly a "knockout."

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

A motion was made by Mr. Sammons and seconded by Ms. Patterson to approve the project with the following conditions to return for approval by staff in coordination with the chair: the overall size of the front door and surround shall be reduced, the upper windows should be widened in proportion to the front door, and the lanterns shall be increased in size. The motion was carried unanimously, 7-0.

10. ARC-26-0011 217 W INDIES DR. The applicant, 217 Capri LLC (David Canepari, Manager), has filed an application requesting Architectural Commission review and approval for construction of a new, one-story, single-family residence with final hardscape, landscape, and swimming pool improvements.

Several members disclosed ex parte communications.

Mr. Falco provided staff comments on the project.

Roger Janssen of Dailey Janssen Architects presented the architectural modifications to the proposed residence.

Mr. Sammons asked questions regarding the proposed oval windows adjacent to the front entry and discussed potential alternatives to the window treatment. He also provided design suggestions regarding the proportions and detailing of the corbel gable ends, recommending a more vertical appearance and reduced projection. Mr. Sammons concluded by stating that he found the design attractive and commented favorably on the chimney's scale.

Ms. Georgas asked about the chimney cap and stated she preferred the previously proposed cap.

Ms. Visconti asked about the two columns at the front of the site; she recommended removing them. Ms. Visconti suggested modifying the front entry color scheme by using a door color that matches the shutter color more closely to create a more subtle, cohesive appearance. Mr. Janssen indicated a willingness to adjust the color saturation and incorporate the Commission's feedback.

Mr. Karakul wondered whether the roof color had been studied; he also wondered whether it would be too dark. He recommended a lighter roof color.

Ms. Catlin expressed a preference for retaining the previously proposed Bahama shutters and suggested reconsidering the fan transom windows in favor of a more rectangular design. She also questioned the proposed blue color palette and encouraged consideration of alternative color options.

Mr. Phoenix commented on the proposed material and color selections, supporting a lighter color palette and noting concerns about the long-term appearance of a dark front door. He also discussed the proposed window treatments and roof design and expressed overall support for the project.

Ms. Connaughton expressed a preference for the previously proposed Bahama shutters and suggested refinements to several architectural details, including the entry finial, loggia columns, and pergola roof design. She also commented on the proposed color palette, questioning whether the blue front door was consistent with the home's character, while expressing support for the roof color and the overall design.

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

A motion was made by Ms. Visconti and seconded by Ms. Patterson to approve the project with the following conditions: the oval windows at the front shall revert to the Bahama shuttered windows as shown previously, the front door color shall be changed to the same blue as the shutters, sconces shall be raised, the chimney cap is to be changed to the previously proposed, and the columns in the front of the property shall be removed. The motion was carried unanimously, 7-0.

11. ARC-25-0060 259 WORTH AVE. The applicant, 259 Worth Avenue LLC (Riccardo Grazia), has filed an application requesting Architectural Commission review and approval for exterior modifications to an existing storefront including new signage, entry door and awnings. *This item has been deferred to the June 24, 2026, meeting.*

Note: This item was deferred to the meeting on June 24, 2026, upon the Approval of the Agenda.

NEW BUSINESS

12. ARC-26-0012 (ZON-26-0023) 150 DUNBAR RD & 151 ATLANTIC AVE. (COMBO) The applicants, Heavenly Partners LLC & Happy Isles Dreams LLC (Maura Ziska, Authorized Representative), have filed an application requesting Architectural

Commission review and approval for renovations and modifications, including change to architectural style, at two (2) existing structures with a second floor addition at the existing two-story residence at 150 Dunbar Road and exterior renovations to the existing one-story residence at 151 Atlantic Avenue with new hardscape and landscape design across the to-be unified parcel with lot coverage and Cubic Content variances required to achieve the scope of work. The Town Council shall review the application as it pertains to zoning relief/approval.

Several members disclosed ex parte communications.

Mr. Falco provided staff comments on the project.

Attorney Maura Ziska, on behalf of the applicant, outlined the variance requests and advocated for a positive recommendation to the Town Council. Lauren Geller, owner, introduced herself and discussed her intent to build a new home. Michael Perry of MP Design and Architecture presented the architectural plans proposed for the new residence. Keith Williams of Nievera Williams Design presented the landscape and hardscape plans for the site.

Mr. Sammons asked questions regarding the proposed enclosure of the existing courtyard and the use of a skylight over the space. He expressed concerns about potential heat gain and energy efficiency associated with the skylight and suggested considering alternative design approaches when discussing the proposed curved wall elements.

Mr. Phoenix expressed support for the project's unique architectural character and landscape design. He asked questions regarding the proportions and scale of the front elevation, particularly the relationship of the arches and circular architectural elements, and referenced precedent examples for comparison. He also noted the relationship of the design to the adjacent property and acknowledged prior discussions regarding the balconies.

Ms. Georgas asked about the proposed color for the home.

Ms. Catlin asked whether the design had been explored to avoid the second floor feeling as heavy as the first. Mr. Perry responded. Ms. Catlin thought some of the details could be studied further.

Ms. Connaughton asked questions regarding the proposed fountain niches on the front façade and guest house, the architectural influences referenced in the design, and the detailing and materials of the front balcony railings and brackets.

Ms. Georgas asked about the details of the front door, the fountain, and the niches.

Mr. Phoenix asked questions regarding the proposed fountain tile, railing design, window materials, and exterior color palette. Designer Jean Louis Denoit explained the relationship between the tile and railing details and discussed the proposed bronze-toned metal windows and trim treatments.

Ms. Visconti commented on the proposed tile design, suggesting that the tile pattern be differentiated from the railing design to avoid competing visual elements. She expressed support for the proposed color palette and encouraged the use of darker tones that would blend more

naturally with the surrounding landscape.

Mr. Karakul asked questions regarding the alignment and symmetry of architectural elements on the front façade. He expressed disappointment that a fully symmetrical design could not be achieved but acknowledged the applicant's explanation regarding site constraints and the use of landscaping to minimize the visual impact.

Mr. Tankersley expressed support for the overall design concept, site planning, and landscape integration, but recommended further refinement of the architectural composition. He commented that the façade contained too many competing design elements and lacked a clear hierarchy, suggesting that simplifying and editing certain features could strengthen the design. He also encouraged greater variation in architectural detailing and noted that the Atlantic Avenue elevation was more successful than the primary façade.

Mr. Sammons expressed concern that the architectural composition lacked refinement and that the façade's proportions, symmetry, and detailing needed further study. He stated that while the proposed direction was an improvement and the landscape and pool area design were strong, the architectural elements required greater sophistication, subtlety, and proportional refinement to successfully achieve the intended style.

Ms. Connaughton agreed with prior comments that the design felt over-designed and required significant editing. She expressed concern with the façade proportions, symmetry, number of punched openings, oversized round windows, and overall fit with the streetscape. She also questioned the use of the skylight in Florida's climate and suggested the design be reconsidered more holistically rather than as separate vignettes.

Mr. Karakul expressed support for the overall design direction and stated that the project had the potential to be highly successful. He agreed with prior comments regarding the need for additional editing and refinement of the architectural composition and encouraged further study of the relationships among the design elements.

Mr. Phoenix stated that the project contained many strong design elements but would benefit from additional editing and refinement. He suggested further study of the color palette and certain façade features, noting that simplifying some design elements would strengthen the overall composition. He expressed support for the project and stated that, with modest revisions, it would be a positive addition to the Town.

Ms. Georgas expressed support for the overall design, landscape plan, and architectural concept. She suggested reducing the scale of the upper cornice and considering greater variation in the building massing to lessen the visual bulk of the structure, while noting that she believed the project would be a beautiful home.

Mr. Tankersley encouraged the applicant to approach the architectural detailing with greater delicacy and refinement, noting that the design's success would depend on the careful execution of the French-inspired elements.

Ms. Patterson stated that she appreciated the overall design direction and referenced one of the architectural precedent images as a strong example. She agreed with prior comments that the

design appeared overly symmetrical and contained too many applied elements, but believed the project could be significantly improved through the refinements suggested by the Commission.

Mr. Smith stated that he did not believe the proposed design was compatible with Palm Beach's character. He expressed concern that the design appeared overly closed off from the street, overly heavy, and lacking the openness and architectural qualities associated with the referenced style. While complimenting the landscape design, he encouraged the applicant to reconsider the overall architectural approach and incorporate the refinements suggested by the Commission.

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

A motion was made by Ms. Catlin and seconded by Ms. Patterson to defer the project to the July 29, 2026, meeting. The motion was carried unanimously, 7-0.

13. ARC-26-0020 1066 N OCEAN BLVD. The applicant, Creekshore LLC (Jamie Solem, Authorized Representative), has filed an application requesting Architectural Commission review and approval for complete renovation and modifications to the existing two-story single-family residence with complete hardscape and landscape redesign.

Several members disclosed ex parte communications.

Mr. Falco provided staff comments on the project.

Roger Janssen of Dailey Janssen Architects presented the proposed architectural modifications to the residence. Dustin Mizell of Environment Design Group presented the landscape and hardscape plans for the site.

Mr. Sammons asked whether the applicant intended to use a glazed roof tile. Patrick Mayfield of Dailey Janssen Architects discussed the tile choice.

Mr. Karakul asked about the lack of verticality and scale in the landscaping. Mr. Mizell stated he could replace the Adenia palms and replace them with Coconut palms.

Mr. Phoenix asked questions regarding the proposed front façade, tile selection, roof color, and landscape design. He expressed support for the proposed tile color, discussed the simplicity and linearity of the fenestration pattern, and asked whether additional vertical landscape elements could be incorporated to enhance the streetscape.

Ms. Connaughton asked questions regarding the scale of the proposed landscaping, the design and intended use of the garage spaces, the garage door configuration, and the relationship between the garage and the home's elevated finished floor. She suggested that larger, more mature trees could enhance the landscape design and discussed converting garage space to accessory living and fitness uses.

Ms. Visconti asked questions regarding the proposed landscape materials and planting layout, including the placement of hibiscus trees, Clusia hedges, and pigeon plum trees. She suggested revising the landscape plan to incorporate additional vertical elements, such as coconut palms, and reducing vegetation that could obscure the architectural façade.

Ms. Georgas asked questions regarding the proposed finish and color of the garage doors and windows. She expressed concern that the mahogany stain appeared overly red in the renderings and suggested further review of the finish color.

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

Ms. Catlin stated that she was not persuaded by the proposed redesign and believed the resulting structure appeared too heavy and boxy for the surrounding neighborhood. She expressed concern that the proposed architectural style was not compatible with the area's character, noting that the existing home had greater depth and character despite needing updates. She further commented that the landscaping appeared to compensate for deficiencies in the architectural design and encouraged the applicant to reconsider the overall design direction.

Mr. Sammons expressed support for the overall design direction and stated that the proposal was a significant improvement over the existing structure. He recommended additional refinements to the façade detailing, architectural proportions, and roof treatment to soften the building’s appearance and provide greater visual interest. He noted that the loss of the originally proposed glazed roof tile diminished the design's character and suggested that other architectural details be enhanced to compensate.

Mr. Tankersley stated that the design appeared overly severe and would benefit from additional warmth and visual interest. He recommended refinements to the entry feature, window arrangement, and façade composition to create a stronger hierarchy and better balance between symmetry and asymmetry. He also suggested a further review of the garage door design to ensure consistency with the home's architectural character.

Ms. Connaughton expressed support for the overall design, stating that it was a significant improvement over the existing structure and that the box-like architectural form was successfully executed. She agreed with several of the Commission’s suggestions for refinement, particularly regarding the garage doors, which she felt appeared oversized and inconsistent with the character of the home. She also supported retaining the proposed green roof color and recommended enhancing the landscape plan with additional mature trees and plantings to better integrate the property into the neighborhood.

Ms. Patterson stated that the originally proposed blue roof was a defining design element and expressed support for retaining it, noting that it enhanced the overall character and appeal of the project.

Ms. Visconti agreed with the prior comments regarding the need to further study the garage door design. She commended the applicant for successfully reimagining and renovating existing homes rather than demolishing and rebuilding. Ms. Visconti also suggested simplifying the front landscape plan by reducing some of the proposed trees, noting that the home’s strong architectural character may benefit from greater visibility while still being anchored by appropriate shade trees.

Mr. Sammons expressed support for the garage design, stating that it was one of the project's

strongest architectural elements and that its scale and proportions were successful. He suggested incorporating aspects of the garage design into the main house to improve overall cohesion and recommended further refinement of the upper window detailing, entry feature, and landscape plan to enhance the composition and provide additional vertical emphasis.

Mr. Smith supported a glazed roof tile.

A motion was made by Ms. Visconti and seconded by Ms. Patterson to defer the project to the June 24, 2026, meeting to restudy the roof color, window patterns, front door, and landscaping. The motion was carried unanimously, 7-0.

14. ARC-26-0021 222 CHERRY LN. The applicant, 222 Cherry Lane PB LLC (Kevin Asbacher, Architect), has filed an application requesting Architectural Commission review and approval for construction of a new, two-story, single-family residence with final hardscape, landscape and swimming pool improvements.

Several members disclosed ex parte communications.

Mr. Falco provided staff comments on the project.

Kevin Asbacher, Architect, presented the architectural plans for the newly proposed residence. Dustin Mizell of Environment Design Group presented the landscape and hardscape plans for the site.

Mr. Sammons asked whether the windows on the side elevation were the same size as those on the front elevation. Mr. Asbacher confirmed that the windows were the same width.

Mr. Phoenix asked questions regarding the proposed pool design and driveway materials. Mr. Mizell indicated that the pool could be simplified to a rectangular shape and confirmed that the driveway material consisted of natural grass.

Ms. Connaughton asked questions regarding the building's floor-to-floor dimensions and the ceiling height within the loggia. Mr. Asbacher confirmed the proposed floor heights and indicated that the loggia ceiling height would be slightly greater than nine feet.

Ms. Georgas asked questions about the height and length of the proposed railing surrounding the pool area and expressed concern about visibility into the pool from the driveway. She suggested additional screening or landscaping to enhance privacy, and Mr. Mizell indicated a willingness to revise the wall and railing design accordingly.

Mr. Smith questioned the scale and prominence of the front entry, stating that it appeared disproportionately small when compared to the surrounding windows and architectural elements. He suggested that the entry feature should be given greater visual emphasis within the overall composition of the façade.

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

Mr. Tankersley expressed support for the overall massing and character of the home, describing it as casual, friendly, and well-composed. He praised the consistency of the window design but

suggested that the front entry be given greater prominence. He also recommended incorporating additional shutters, revisiting the design of certain doors that differed from the established window pattern, and refining the pool wall design to create a more cohesive appearance.

Ms. Visconti expressed support for removing the proposed railing and suggested using the existing pigeon plum trees as a vertical landscape element rather than increasing the height of the wall. She also commented that the driveway design appeared inconsistent with the architectural character of the home and recommended simplifying the paving pattern to better relate to the overall design.

Ms. Catlin expressed support for the design and stated that she found the home to be charming. However, she also expressed concern that, because the structure extends nearly from setback to setback on a narrow street, it could appear to loom over Cherry Lane despite its overall size. She noted that while the design appeared compatible with the larger homes on West Indies Drive, she remained concerned about its relationship to the scale and character of Cherry Lane.

Ms. Patterson suggested that the front entry could benefit from additional architectural emphasis or ornamentation to make it more prominent. She also expressed concern regarding the scale of the chimney, agreed with comments about simplifying the driveway and pool enclosure design, and noted that landscaping could be used to soften or break up the fence treatment. She stated that she liked the proposed pool design.

Ms. Connaughton stated that she found the home charming but expressed concern that the proposed floor-to-floor heights could result in a structure that appears larger and taller than intended. She suggested reducing the overall height to improve compatibility with neighboring homes and recommended further study of the roof design, chimney cap, front door, and loggia doors to strengthen the architectural character and cohesion of the project.

Mr. Sammons expressed concern about the home's overall scale and proportions, noting that several architectural elements appeared oversized relative to the structure. He suggested that reducing the overall height and scale of the design would improve its appearance and compatibility. He also recommended further study of the window and shutter proportions, front entry composition, loggia, garage relationship, and pool enclosure detailing, while noting that he generally supported the overall composition and direction of the project.

Ms. Georgas expressed concern that the front entry lacked sufficient prominence and could be difficult to identify from the driveway. She also commented that the home's vertical proportions, particularly the chimney, appeared overly dominant and suggested that landscaping elements such as vines or bougainvillea could help soften the appearance. She further recommended simplifying the driveway design while expressing overall support for the project.

Mr. Phoenix agreed with the comments regarding simplifying the driveway design and suggested that material changes or modifications to the driveway layout could better direct visitors to the front entry. He also recommended providing additional visual cues, such as lighting or architectural elements, to emphasize the front door. Mr. Phoenix expressed support for the shutters and noted that landscaping would likely soften the pool enclosure's appearance over time. He also raised questions about sun exposure at the pool and commented favorably on the home's overall character.

A motion was made by Ms. Catlin and seconded by Mr. Sammons to defer the project to the June 24, 2026, meeting. The motion was carried unanimously, 7-0.

15. ARC-26-0023 (ZON-26-0021) 141 SEAVIEW AVE. (COMBO) The applicant, Gozlan Property Partnership (Bartholemew & Partners – Design Representative), has filed an application requesting Architectural Commission review and approval for a one-story addition to an existing single-story residence, including variances to retain all existing nonconforming setbacks and deficient landscape open space area. The Town Council shall review the application as it pertains to zoning relief/approval.

Several members disclosed ex parte communications.

Ms. Mittner provided staff comments on the project.

Kyle Fant of Bartholemew + Partners presented the proposed architectural modifications to the residence. Dustin Mizell of Environment Design Group presented the landscape and hardscape plans for the site.

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

Mr. Sammons asked questions about the proposed replacement of the existing gravel front yard with grass, noting concerns about the turf's viability in that location and expressing support for retaining the gravel if permitted. He also asked about the pool's shape and discussed site constraints affecting its design. Mr. Sammons concluded by stating that he found the home to be charming and expressed strong support for the overall project.

Mr. Phoenix asked whether a round pool design had been considered and expressed a preference for a more curved pool configuration. The applicant explained that the proposed design was influenced by the existing pool layout, site constraints, and the owners' preference for the current concept.

Ms. Connaughton expressed support for retaining the gravel front yard, noting that grass is not always the most appropriate solution and questioning the preference for artificial turf over gravel. The applicant noted that retaining the gravel could require additional variance considerations, but stated that the overall open space on the site would still increase.

A motion was made by Ms. Visconti and seconded by Ms. Patterson to approve the project as presented, with the allowance that the applicant retain the gravel in the front yard. The motion was carried unanimously, 7-0.

A motion was made by Ms. Catlin and seconded by Ms. Connaughton that the implementation of the proposed variances will not cause a negative architectural impact on the subject property. The motion was carried unanimously, 7-0.

16. ARC-26-0024 230 PLANTATION RD. The applicants, G. Kent Kahle & Cynthia V. Kahle, have filed an application requesting Architectural Commission review and approval for construction of a new, two-story, single-family residence with final hardscape, landscape and swimming pool improvements.

Several members disclosed ex parte communications.

Mr. Falco provided staff comments on the project.

Greg Bonner of B1 Architect presented the architectural plans for the newly proposed residence. Dustin Mizell of Environment Design Group presented the landscape and hardscape plans for the site.

Ms. Visconti asked about the balcony railing.

Mr. Phoenix asked questions regarding the proposed railing color, exterior light fixtures, shutter design, and door materials and finishes. He suggested consideration of alternative lighting fixtures and a bronze-colored railing while discussing the use of cypress for the garage and front doors.

Ms. Connaughton asked questions about site planning, the placement of the garage, and the design of a small flat-roofed section. She discussed the rationale for stepping the home's massing and suggested further study of the roof and floor plan configuration to determine whether the flat-roof area could be more effectively incorporated into the overall design.

Mr. Tankersley asked about the ceiling height. Mr. Bonner responded.

Ms. Catlin questioned whether the site plan could be adjusted to better balance the front and rear yard areas, noting that the proposed home appears to occupy a significant portion of the front of the lot, leaving a limited rear yard. In response to her inquiry, Mr. Falco advised that the home could potentially be moved up to five feet into the front setback if the rear setback were increased by the same amount and ARCOM made the required findings. Mr. Bonner indicated that moving the home forward would be desirable if permitted. Ms. Catlin also requested that future streetscape exhibits include the proposed design in relation to neighboring homes to better evaluate the building's scale and height within the street's context.

Ms. Georgas requested a streetscape view of the proposed home.

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

Mr. Sammons expressed concern that the front façade appeared crowded and that several architectural elements were competing visually. He recommended further study of the front entry composition, column placement, and rear loggia design, suggesting that adjustments to the massing and proportions could enhance the home's overall cohesion and functionality. He stated that, while the concept had potential, additional refinement was needed to resolve several awkward relationships within the design.

Mr. Tankersley stated that, when viewed within the streetscape, the home appeared somewhat too tall and suggested reducing the scale of certain portions of the structure to better fit the surrounding neighborhood. He recommended further study of the massing, particularly in the garage and den wings, and suggested that lowering portions of the building could improve its overall proportions. He also commented that the proposed front door appeared stylistically too formal for the character of the home and encouraged consideration of a simpler design.

Ms. Catlin stated that she found the home to be attractive but would like to see a streetscape exhibit showing the proposed design in context with neighboring homes. She expressed concern that the home may be taller than appropriate for the street and that portions of the design, particularly along the east side, appeared overly busy. She also suggested exploring options to improve the backyard area, including repositioning the house on the lot or modifying the garage configuration to create additional rear yard space.

Ms. Connaughton stated that the design included several attractive architectural elements but expressed concern with the overall site planning, particularly the placement of the side-loading garage at the front of the property, which she believed reduced the usable backyard area. She suggested that a more creative site plan could better conceal the garage and improve the relationship between the home and the lot. She also recommended further refinement of the massing, roof plan, window proportions, and overall architectural composition to create a stronger and more cohesive design.

A motion was made by Ms. Catlin and seconded by Ms. Visconti to defer the project to the June 24, 2026, meeting.

Mr. Falco explained that moving the home forward into the front setback would require a waiver and additional public notice, which could necessitate a deferral to a future meeting. Following discussion among the Commission, it was determined that the application would proceed as presented, with the option for the applicant to request a deferral in the future should they choose to pursue a setback waiver.

The motion was carried unanimously, 7-0.

17. ARC-26-0029 (ZON-26-0025) 418 SEASPRAY AVE. (COMBO) The applicants, Mark Finerman & Anne Elizabeth Torell, have filed an application requesting Architectural Commission review and approval for construction of a new, two-story, single-family residence with final hardscape, landscape and swimming pool improvements; with a variance requested for increased equipment screening wall height. Town Council shall review the application as it pertains to zoning relief/approval.

Several members disclosed ex parte communications.

Mr. Falco provided staff comments on the project.

Tom Kirchhoff of Kirchhoff & Associates Architects presented the architectural plans for the newly proposed residence. Peter Coyle of SMI Landscape Architecture presented the landscape and hardscape plans for the site.

Mr. Sammons questioned several aspects of the building massing and roof design, including the differing widths of the primary building wings and the visual impact of a prominent flat-roofed element. He suggested that adjustments to the proportions and roof configuration could improve the overall composition and reduce the visual prominence of certain architectural features. Mr. Kirchhoff explained the rationale for the proposed room dimensions and roof configuration, noted that the flat-roofed element could be lowered, and stated that the home was already positioned near the front setback line.

Mr. Smith questioned the building height measurements shown on the plans and requested clarification regarding the methodology used to calculate the building height. Mr. Kirchhoff explained that the building height was measured in accordance with staff-directed methodology and noted that the project remained below the allowable cubic content limits. Mr. Falco explained that, under the current code, building height is measured at the eave line, and because the proposed design lacks a horizontal eave, staff used the bottom of the rafter to calculate building height.

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

Mr. Kirchhoff presented two changes to the window and roof colors.

Ms. Connaughton stated that she found the home to be charming but suggested that the proportions of the primary and secondary building wings be reconsidered to improve the overall massing, roof composition, and architectural clarity of the design. She also encouraged further study of the stair expression and front façade, including the possibility of revising the arrangement of openings on the living room elevation to strengthen the overall composition.

Ms. Georgas expressed strong support for the design, stating that she believed the home would be a beautiful addition to the neighborhood. She specifically complimented the revised double-window treatment above the front entry and indicated that she was very supportive of the overall proposal.

Mr. Karakul expressed support for the proposed design, stating that he believed the home fit well within the character of the neighborhood. He noted that the suggestions regarding the proportions of the building wings were worthy of consideration but stated that, overall, he found the project to be appropriate and well-designed.

Ms. Patterson expressed support for the proposed design, complimenting the window color selection, the revisions made above the front entry, and the landscape design. She stated that the changes were successful and enhanced the overall appearance of the home.

Mr. Tankersley expressed strong support for the Mediterranean-style design, complimenting the overall appearance, roof tile selection, and roof color. He suggested eliminating the small roof projection and recommended minor refinements to the entry detailing, including enhancements to the front door recess and surrounding materials to create a more distinctive arrival experience. He also noted a personal preference for the previous single-window arrangement above the entry but stated that his comments were minor and that he found the project to be very attractive overall.

Mr. Phoenix expressed support for the design, stating that he found the home to be charming, thoughtful, and a positive addition to the neighborhood. He supported the revised double-window treatment above the front entry and suggested enhancing the entry alcove with decorative materials such as tile. He also asked whether decorative wrought iron elements had been considered for the rear staircase area, but indicated that he was generally pleased with the overall design and architectural direction.

Ms. Catlin stated that the revised double-window treatment above the front entry significantly

improved the façade's character. She also expressed support for further enhancing the entryway with decorative elements, such as tile or color accents, to create a more distinctive and inviting entrance.

Ms. Connaughton raised additional questions regarding the second-floor massing and roof configuration, noting that a portion of the upper floor appeared to project beyond the lower-level wall to accommodate a balcony. She suggested reducing the size of that area and simplifying the adjacent bedroom and hallway to improve the roof composition and create a cleaner, more cohesive design.

Mr. Smith expressed strong support for the design and offered minor suggestions regarding the arch detailing and decorative tile treatment.

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

A motion was made by Mr. Sammons and seconded by Mr. Phoenix to approve the project, with the condition that the front living room bay be widened and that the fenestration and intercolumniation on the arcade be restudied. The motion was carried unanimously, 7-0.

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

18. ARC-26-0015 121 WOODBRIDGE RD. The applicant, Elizabeth Grau (Roofing Royale Representative), has filed an application requesting Architectural Commission review and approval for the replacement of existing barrel roof tiles with a Spanish “S” product on a single-family residence.

No ex parte communications were disclosed.

Ms. Mittner provided staff comments on the project.

Jose Costa of Roofing Royale presented the proposed roof tiles for the existing residence and discussed why he believes they are appropriate for the home.

Ms. Georgas asked about the original tile. It was stated that the original tile was a barrel tile.

Mr. Smith asked about the roof's age. Mr. Costa responded that the roof was not older than 23 years. He also stated that over 40 iguanas were found in the roof.

Mr. Tankersley asked about the proposed roof color blend. Mr. Costa responded.

Mr. Smith asked whether the proposed roof tiles had already been purchased, as it seemed they were sitting on the roof. Mr. Costa confirmed that the tiles had been purchased.

Ms. Catlin explained that the discussion regarding the S-tile roof related to evaluating the quality and appearance of the installed product and requested input from the architect members of the Commission regarding its suitability.

Mr. Smith commented that, although S-style roof tiles are not typically his preference, the proposed tile appeared to be of higher quality and better proportioned than similar products commonly used on commercial buildings.

Mr. Sammons stated that S-style roof tiles vary in quality and appearance and suggested that each product should be evaluated individually rather than subject to a blanket prohibition.

Ms. Patterson did not like the precedent of approving the tile.

Ms. Mittner stated that she believed the applicant's mistake was genuine.

Attorney Francisco reminded the Commission that material selections are evaluated on a case-by-case basis and are considered in the context of each individual property rather than under blanket standards.

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

19. ARC-26-0022 (ZON-26-0022) 329 SEABREEZE AVE. (COMBO) The applicant, 5Q Seabreeze LLC (Paul Queally, Manager), has filed an application requesting Architectural Commission review and approval to enclose an existing detached carport to create an enclosed garage, requiring variances for side and rear yard setbacks. The Town Council shall review the application as it pertains to zoning relief/approval.

Several members disclosed ex parte communications.

Ms. Mittner provided staff comments on the project.

Michael Perry of MP Design and Architecture presented the proposed architectural modifications to the residence.

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

Mr. Karakul supported the project.

Mr. Tankersley suggested reducing the number of lanterns on the building. Mr. Perry stated he would find an alternate solution.

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

A motion was made by Ms. Catlin and seconded by Ms. Patterson that the implementation of the proposed variances will not cause a negative architectural impact on the subject property. The motion was carried unanimously, 7-0.

20. ARC-26-0025 320 CHILEAN AVE. The applicant, Yazmet & Valentin

Hernandez (Environment Design Group), has filed an application requesting Architectural Commission review and approval for landscape and hardscape modifications to an existing multi-family residence.

Several members disclosed ex parte communications.

Ms. Pardue provided staff comments on the project.

Dustin Mizell of Environment Design Group presented the landscape and hardscape plans for the site.

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

Ms. Georgas asked about the product's proposed functionality. Mr. Mizell described the system, explaining that it can support regular vehicle traffic, including emergency vehicles, while providing a durable grass-covered surface.

Ms. Connaughton asked how the soil and roots would interact with the product. Mr. Mizell explained that the system minimizes soil compaction and promotes turf health, but noted that it is not counted as landscape open space under the Town's regulations.

A motion was made by Ms. Catlin and seconded by Ms. Patterson to approve the project as presented.

Ms. Connaughton questioned the gray color proposed for the limestone. Mr. Mizell stated they felt it was light and appropriate for tire marks.

The motion was carried 6-1, with Ms. Connaughton dissenting.

21. ARC-26-0028 165 SEMINOLE AVE. The applicant, Seminole Avenue Luxury Properties LLC (Environment Design Group), has filed an application requesting Architectural Commission review and approval for landscape and hardscape modifications with installation of perimeter site walls.

Several members disclosed ex parte communications.

Ms. Pardue provided staff comments on the project.

Dustin Mizell of Environment Design Group presented the landscape and hardscape plans for the site.

Ms. Visconti asked about the changes around the pool. Mr. Mizell described revisions to increase landscape open space, including additional landscaping, reduced pool decking, new planter areas, and modifications to the driveway configuration.

Mr. Sammons wondered if a shade tree could be added in the corner grass area. Mr. Mizell stated he would be happy to add a shade tree.

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

A motion was made by Mr. Sammons and seconded by Ms. Catlin to approve the project with the addition of 3 shade trees and 2 vertical elements added to frame the front door. The motion was carried unanimously, 7-0.

22. ARC-26-0030 751 ISLAND DR. The applicant, Kim B Bepler Trust (Kirchhoff & Associates), has filed an application requesting Architectural Commission review and approval for modifications to an existing single-family residence including landscape and hardscape changes.

Several members disclosed ex parte communications.

Ms. Pardue provided staff comments on the project.

Tom Kirchhoff of Kirchhoff & Associates presented the proposed architectural modifications to the residence. Mario Nievera of Nievera Williams Design presented the landscape and hardscape plans for the site.

Mr. Sammons asked questions regarding the proposed column design and glass railing. Mr. Kirchhoff explained that the columns were inspired by a historic architectural precedent within the Town and that the glass railing was proposed to preserve waterfront views while providing a barrier between the pool terrace and dock area. Mr. Sammons expressed concern about the glass railing's visibility and suggested considering alternative design solutions.

Ms. Patterson questioned whether the proposed pool was appropriately scaled for the residence, while Mr. Nievera explained that it was intended to function as a reflecting pool integrated with the overall architectural and landscape design.

Mr. Tankersley asked questions regarding the entry façade materials, lighting placement, and front door configuration. Mr. Kirchhoff explained that the proposed detailing would be stucco rather than stone veneer, that the lanterns would be mounted on the wall adjacent to the entry, and that the front door design was intended to create a wider and more inviting entrance while maintaining a single-door configuration. He also noted that the homeowner envisioned the property as a long-term residence and that the pool was intended primarily as a visual feature rather than for recreation.

Mr. Karakul questioned the proportions and appearance of the three-bay entry composition. Mr. Kirchhoff explained the design intent and proportional relationships of the openings and adjacent architectural elements.

Ms. Visconti suggested adding scallops in the corner of the water feature, making it a little more ornamental. Mr. Nievera agreed to the suggestion.

Ms. Patterson reiterated concerns regarding the three-bay entry composition, noting that the design appeared to read as three doors and could benefit from further refinement.

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

Mr. Sammons expressed concern that the revised portico was not an improvement to the design,

citing proportional issues with the columns and roof structure, and suggested reconsidering or simplifying the entry treatment.

Mr. Karakul questioned the revised front entry composition, noting that the varying widths of the openings appeared less cohesive than the previous design.

There was a discussion about the three front doors and a possible design solution.

A motion was made by Ms. Visconti and seconded by Mr. Karakul to approve the project with the condition that the front is restudied and submitted for staff approval in coordination with the chair. The motion was carried unanimously, 7-0.

23. ARC-26-0017 160 REEF RD. The applicant, Joshua & Victoria Harlan (SKA Architect + Planner), has filed an application requesting Architectural Commission review and approval for a new front door on an existing single-family residence. *This item has been withdrawn.*

Note: This item was withdrawn upon the Approval of the Agenda.

ANY OTHER BUSINESS

Ms. Churney announced that Jeffrey Smith declared a conflict of interest for ARC-25-0058, 1960 S. Ocean Blvd., at the April 28, 2026, meeting and had correctly completed the 8B form in accordance with State Law.

Ms. Churney announced that Jeffrey Smith declared a conflict of interest for ARC-26-0008, 2315 Ibis Isle Road S., at the April 28, 2026, meeting and had correctly completed the 8B form in accordance with State Law.

Ms. Churney announced that Claudia Visconti declared a conflict of interest for ARC-25-0088, 201 Onondaga Ave., at the April 28, 2026, meeting and had correctly completed the 8B form in accordance with State Law.

MEETING SCHEDULE

24. The next meeting is scheduled for June 24, 2026

ADJOURNMENT

A motion was made by Ms. Catlin and seconded by Ms. Visconti to adjourn the meeting at 02:24 PM. The motion was carried unanimously, 7-0.

Respectfully Submitted,

_____

Jeffery W. Smith, Chair

TOWN OF PALM BEACH

Information for Architectural Commission Meeting on: June 24, 2026

To: Architectural Commission

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

From: Planning, Zoning & Building

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

Date: 6/17/2026

ATTACHMENTS
- PZB Staff Report
- Letter of Intent
- Plans

STRATEGIC PLAN
Strategic Priorities:
Community Culture and Character

Strategic Focus Areas:
Quality of Life

FUNDING
No Fiscal Impact

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

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

THE PROJECT:

The applicant has submitted plans, "FINAL SUBMITTAL R4 06-08-2026 " as prepared by **OMA** and **SpinaOrourke**, received by the Town and uploaded on 04/06/2026 and two plans, D1 and D2, as prepared by Nievera Williams received by the Town and uploaded on 06/08/2026.

STAFF ANALYSIS:

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

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

At the February 25, 2026, ARCOM meeting, the status of the project's five conditions for approval were presented and updated as follows:

Status of Conditions

- Condition #1 (Landscaping): Returned to staff for final approval. The Commission directed a 10% increase in the size of the landscaping, but not the quantity.
- Condition #3 (Railings): Approved (6-1) as presented.

- The remaining conditions, Condition #2 (Stone Detailing), #4 (Rooftop Screening), & #5 (Vehicular Gates) were deferred to the March 25, 2026, meeting. The applicant had requested a one-month deferral, moving the review of the remaining items (Conditions 2, 4, and 5) to the April 2026 meeting.

At the April 29, 2026, ARCOM meeting, the status of the project's remaining three conditions for approval were presented and updated as follows:

4. The proposed rooftop mechanical screening **shall not be approved** as presented and shall be restudied to return at the June 24, 2026 ARCOM meeting. The applicant shall further refine the proposed rooftop screening, in an effort to reduce the overall height and appearance mass of the rooftop mechanical penthouse level, in a manner to be reviewed by the Commission. ***This condition has not yet been satisfied.***

5. The proposed vehicular gates **shall not be approved** as presented and shall be restudied to return at the June 24, 2026 ARCOM meeting. The applicant shall further refine the scale of the vehicular gates, dimensions, and style of gates, shall be submitted that sufficiently depict the proposed gates and locations, in a manner to be reviewed by the Commission. ***This condition has not yet been satisfied.***

The applicant has submitted plans depicting a new aluminum, powder-coated gate with a bronze finish, featuring an open, curvilinear design that echoes the architectural columns of the tower balconies.

Additionally, further refinement of the mechanical equipment screening has been studied an submitted. Through continued coordination with mechanical engineers, the rooftop equipment layouts were optimized to reduce both equipment footprints and clearance requirements. Additionally, the design was refined to mitigate the perceived mass and height of the screening. Instead of a single, uniform 11'-6" enclosure, the equipment is now divided into two overlapping volumes tailored to specific component heights. The tallest equipment is consolidated within an 11'-0" high screen, while lower-profile units are grouped inside an 8'-0" high screen. These intersecting volumes create an articulated, architecturally integrated composition that minimizes the visual impact on the rooftop.

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

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

WRB:JGM
WRB

KEITH SPINA
TAMMY O'ROURKE
JESSICA GOMES
JOE GOMES
STACEY KRATISH
KRISTIN MATERKA
COLLIN GRILL

REVIEW RESPONSE NARRATIVE

TO:	James Murphy
SUBMITTAL DATE:	06-08-2026
PROJECT NUMBER:	ZON-24-0090
PROJECT ADDRESS:	2720-2730 S. OCEAN BLVD.
MEETING DATE:	06-24-2026

See below for the Applicant's written responses to the amended conditions listed in the PZ&B development order dated 02/25/2026:

The proposed rooftop mechanical screening shall not be approved as presented and shall be restudied to return at the June 24, 2026, ARCOM meeting. The applicant shall further refine the proposed rooftop screening, including final design details, material choice, and color selection of the "screening" shall be submitted demonstrating an architecturally compatible mechanical level that sufficiently screens the equipment, in a manner to be reviewed by the Commission.

Response:
In response to the Commission's condition regarding the proposed rooftop mechanical screening, the design team has further refined the screening strategy through additional coordination of the rooftop mechanical equipment and architectural design development.

The footprint of the rooftop mechanical screening has been reduced on each building through continued coordination with the mechanical engineers. This effort allowed for more efficient equipment layouts and reduced clearance requirements. Additionally, the generator strategy was revised, eliminating one diesel generator previously located on Building 2. Buildings 1 and 2 will now share a single diesel generator located on Building 1, further reducing the overall extent of rooftop equipment and associated screening requirements.

A second refinement involved reducing the perceived mass and height of the screening enclosure. Rather than a single screening volume at a uniform height of 11'-6", the equipment has been reorganized into two distinct screening volumes based on equipment height requirements. The tallest equipment has been consolidated within a screening volume measuring 11'-0" in height, while lower-profile equipment has been grouped within a screening volume measuring 8'-0" in height. These two volumes intersect in plan, resulting in a more articulated and architecturally integrated composition that reduces the visual impact of the rooftop mechanical enclosure.

The proposed vehicular gates shall not be approved as presented and shall be restudied to return at the June 24, 2026, ARCOM meeting. The applicant shall further refine the vehicular gates, including final design details, material choice and color selection, dimensions, and style of gates, shall be submitted that sufficiently depict the proposed gates and locations, in a manner to be reviewed by the Commission.

Response:
In response to the Commission's comments, the vehicular gate design has been substantially refined with respect to its scale, proportions, materiality, and architectural expression.
The overall height of the gate has been reduced from 6'-9" to 6'-0", and the width has been reduced to 21 feet, the minimum dimension required to accommodate two-way vehicular traffic. These modifications reduce the visual presence of the gate and allow it to integrate more comfortably within the streetscape.

The design has also been reworked to incorporate a series of arches that reference and complement the architectural language of the buildings. The composition has been further articulated to break down the perceived scale of the gate, creating a lighter and more refined appearance. Additionally, the gate has been elevated further above grade, increasing visual openness and reducing the perception of the gate as a physical barrier. As a result, the gate functions more as an architectural marker identifying the vehicular entry than as a dominant enclosure element.

To further integrate the gate with the surrounding architecture, the previously proposed metal support posts have been replaced with stone-clad piers that align with and extend the adjacent site walls. The gate itself is proposed as powder-coated aluminum in a light bronze finish, selected to complement the project's architectural palette while providing durability and longevity in the coastal environment.

Ambassador

2720 S. Ocean Blvd &
2730 S. Ocean Blvd
Palm Beach, Florida 33480

GENERAL SCOPE OF WORK INCLUDES:

- DEMOLITION OF EXISTING 113,115 SF BUILDING ON 2730 SOUTH OCEAN BOULEVARD.

- DEMOLITION OF EXISTING 61,758 SF BUILDING ON 2720 SOUTH OCEAN BOULEVARD.

- CONSTRUCTION OF 2 NEW 5-STORY MULTI-UNIT RESIDENTIAL BUILDINGS TOTALING 221,661 SF ON 2730 SOUTH OCEAN BOULEVARD.

- CONSTRUCTION OF 1 NEW 5-STORY 122,917 SF MULTI-UNIT RESIDENTIAL BUILDING ON 2720 SOUTH OCEAN BOULEVARD.

- ASSOCIATED SITE INCLUDING LANDSCAPE & HARDSCAPE, BELOW GRADE PARKING, AND NEW ACCESS DRIVES ON BOTH SITES.

FINAL SUBMITTAL R4
06-08-2026

ARCOM # ARC-24-0090

ZONING # ZON-24-0046

LANDSCAPE ARCHITECT
NEVERA WILLIAMS DESIGN
625 N. FLAGLER DRIVE, SUITE 502
WEST PALM BEACH, FL 33401
T: 561 659 2820

CIVIL ENGINEER
KIMLEY-HORN
1920 WEKIVA WAY
ROYAL PALM BEACH, FL 33411
T: 561 845 0665

MECHANICAL ENGINEER
CES ENGINEERING
5300 NW 33RD AVENUE
FORT LAUDERDALE, FL 33309
T: 954 990 0556

DRAWING LIST

DWG NO.	DRAWING TITLE
G-001	COVER SHEET & DRAWING LIST
G-002	TOPOGRAPHIC SURVEY
G-003	ZONING DATA
G-004	AMBASSADOR ZONING DATA
G-005	EDGEWATER ZONING DATA
G-006	CONTEXT LOCATION PLAN
G-007	AERIAL VIEWS
G-008	EYE LEVEL VIEWS
G-009	CURRENT VS. PROPOSAL COMPARISON
G-010	EXISTING CONDITIONS - AMBASSADOR
G-011	EXISTING CONDITIONS - EDGEWATER
G-012	PROPOSED CONDITIONS - AMBASSADOR
G-013	PROPOSED CONDITIONS - EDGEWATER
G-014	AREA SUMMARY
G-014b	CUT & FILL SUMMARY
G-015	FLOOD ZONE
G-016	FLOOD ZONE
G-017	VARIANCE DIAGRAMS - AM
G-017b	VARIANCE DIAGRAMS - AM
G-018	VARIANCE DIAGRAMS - AM
G-019	VARIANCE DIAGRAMS - AM
G-020	VARIANCE DIAGRAMS - AM
G-021	VARIANCE DIAGRAMS - AM
G-022	VARIANCE DIAGRAMS - AM
G-023	VARIANCE DIAGRAMS - AM
G-023b	VARIANCE DIAGRAMS - AM
G-024	VARIANCE DIAGRAMS - AM
G-025	VARIANCE DIAGRAMS - EW
G-026	VARIANCE DIAGRAMS - EW
G-027	VARIANCE DIAGRAMS - EW
G-028	VARIANCE DIAGRAMS - EW

DWG NO.	DRAWING TITLE
A-010	SITE PLAN
A-011	MANEUVERING PLANS 1
A-012	MANEUVERING PLANS 2
A-100a	BLDG 1 & 2 LEVEL B01
A-100b	BLDG 3 LEVEL B01
A-101a	BLDG 1 & 2 GROUND FLOOR
A-101b	BLDG 3 GROUND FLOOR
A-102a	BLDG 1 & 2 LEVEL 02
A-102b	BLDG 3 LEVEL 02
A-103a	BLDG 1 & 2 TYP. LEVEL 03 & 04
A-103b	BLDG 3 TYP. LEVEL 03 & 04
A-104a	BLDG 1 & 2 LEVEL 5
A-104b	BLDG 3 LEVEL 05
A-105a	BLDG 1 & 2 ROOF LEVEL
A-105b	BLDG 3 ROOF LEVEL
A-111	BLDG 1 ROOF LEVEL
A-111.1	BLDG 1 ROOF AXON VIEW W MECHANICAL SCREEN
A-112	BLDG 2 ROOF LEVEL
A-112.1	BLDG 2 ROOF AXON VIEW W MECHANICAL SCREEN
A-113	BLDG 3 ROOF LEVEL
A-113.1	BLDG 3 ROOF AXON VIEW W MECHANICAL SCREEN
A-201	ELEVATIONS
A-201 (A)	ELEVATIONS
A-201 (B)	ELEVATIONS
A-211	ENLARGED ELEVATIONS - AM 1
A-211 (A)	ENLARGED ELEVATIONS - AM 1
A-211R	RENDERED ELEVATIONS - AM 1
A-212	ENLARGED ELEVATIONS - AM 1
A-212 (A)	ENLARGED ELEVATIONS - AM 1
A-212R	RENDERED ELEVATIONS - AM 1
A-213	ENLARGED ELEVATIONS - AM 2
A-213 (A)	ENLARGED ELEVATIONS - AM 2
A-213R	RENDRED ELEVATIONS - AM 2
A-214	ENLARGED ELEVATIONS - AM 2
A-214 (A)	ENLARGED ELEVATIONS - AM 2

DWG NO.	DRAWING TITLE
A-214R	RENDRED ELEVATIONS - AM 2
A-215	ENLARGED ELEVATIONS - EW
A-215 (A)	ENLARGED ELEVATIONS - EW
A-215R	RENDERED ELEVATIONS - EW
A-216	ENLARGED ELEVATIONS - EW
A-216 (A)	ENLARGED ELEVATIONS - EW
A-216R	RENDERED ELEVATIONS - EW
A-217 (A)	ENLARGED ELEVATIONS - EW
A-301	SECTIONS
A-311	WALL SECTION - BLDG 1 - NORTH
A-312	WALL SECTION - BLDG 2 - NORTH
A-313	WALL SECTION - BLDG 1 - SOUTH
A-314	WALL SECTION - BLDG 2 - SOUTH
A-315	WALL SECTION - BLDG 2 - WEST
A-316	WALL SECTION - BLDG 3 - NORTH POOL
A-317	WALL SECTION - BLDG 3 - NORTH
A-318	WALL SECTION - BLDG 3 - SOUTH
A-319	WALL SECTION - BLDG 3 - EAST
A-320	WALL SECTION AMBASSADOR @MOTORCOURT
A-321	WALL SECTION @ COURTYARD
A-322	WALL SECTION - BLDG 1 - REAR YARD
A-323	WALL SECTION - BLDG 2 - COURTYARD
A-324	WALL SECTION - BLDG 3 - REAR YARD
A-325	WALL SECTION - BLDG 1 - NORTH
A-326	WALL SECTION - BLDG 3 - A
A-327	WALL SECTION - BLDG 3 - B
A-602	FACADE MATERIALS
A-604	FACADE TYPICAL DETAILS
A-607	MECHANICAL SCREEN DETAILS
A_211 (B)	ENLARGED ELEVATIONS - AM 1
A_212 (B)	ENLARGED ELEVATIONS - AM 1
A_213 (B)	ENLARGED ELEVATIONS - AM 2
A_214 (B)	ENLARGED ELEVATIONS - AM 2
A_215 (B)	ENLARGED ELEVATIONS - EW
A_216 (B)	ENLARGED ELEVATIONS - EW
R-01	RENDERED VIEWS
R-02	RENDERED VIEWS
R-03	RENDERED VIEWS
R-04	RENDERED VIEWS
R-05	RENDERED VIEWS
R-06	RENDERED VIEWS
R-07	RENDERED VIEWS
R-08	RENDERED VIEWS
R-09	RENDERED VIEWS

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Submittal for:
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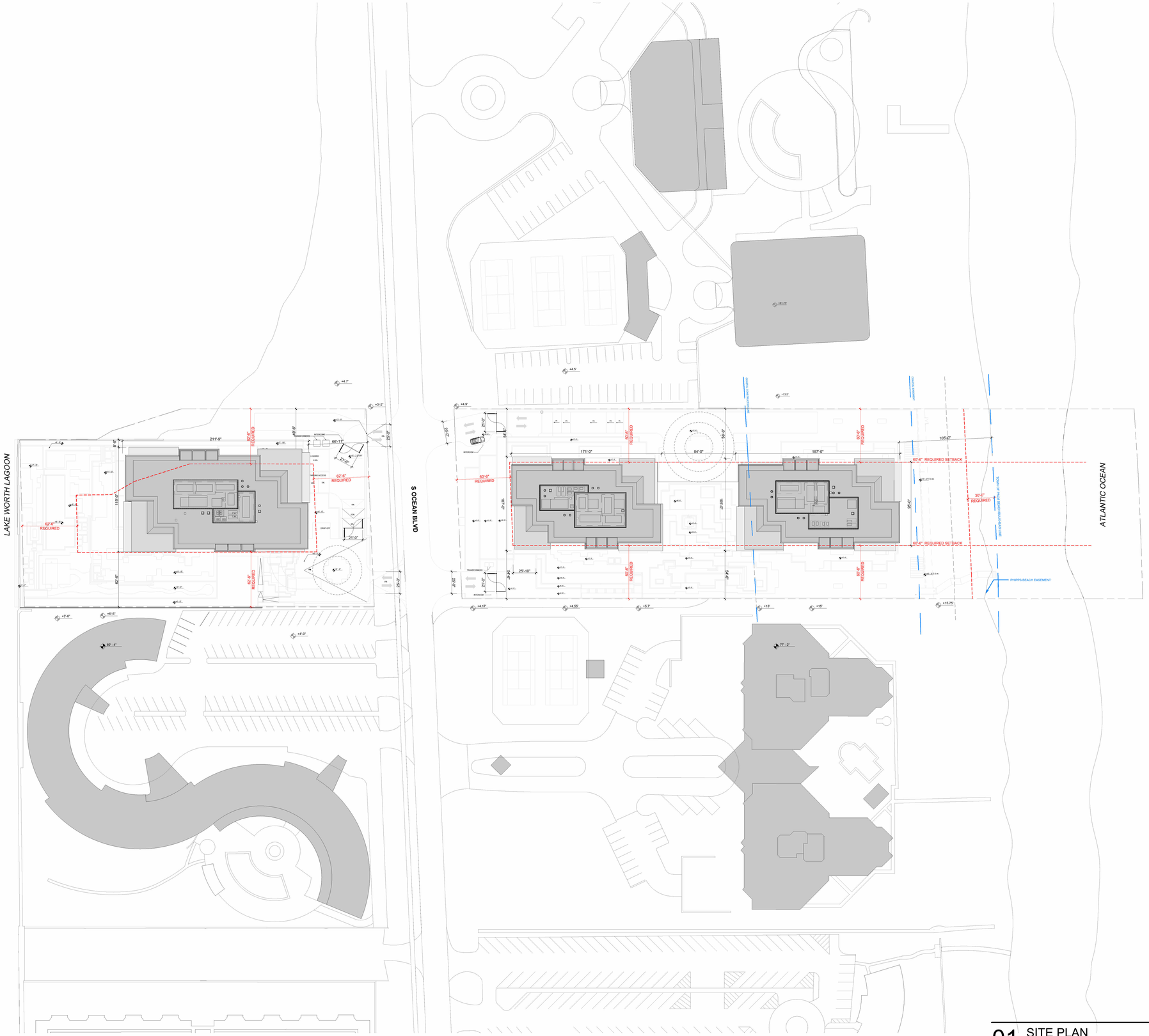
FINAL SUBMITTAL R4	06-08-2026

Project no:	22049
Date:	06-08-2026
Drawn by:	Author
Project Architect:	Checker

G-001

COVER SHEET & DRAWING LIST



01 SITE PLAN
SCALE: 1" = 50' - 0"

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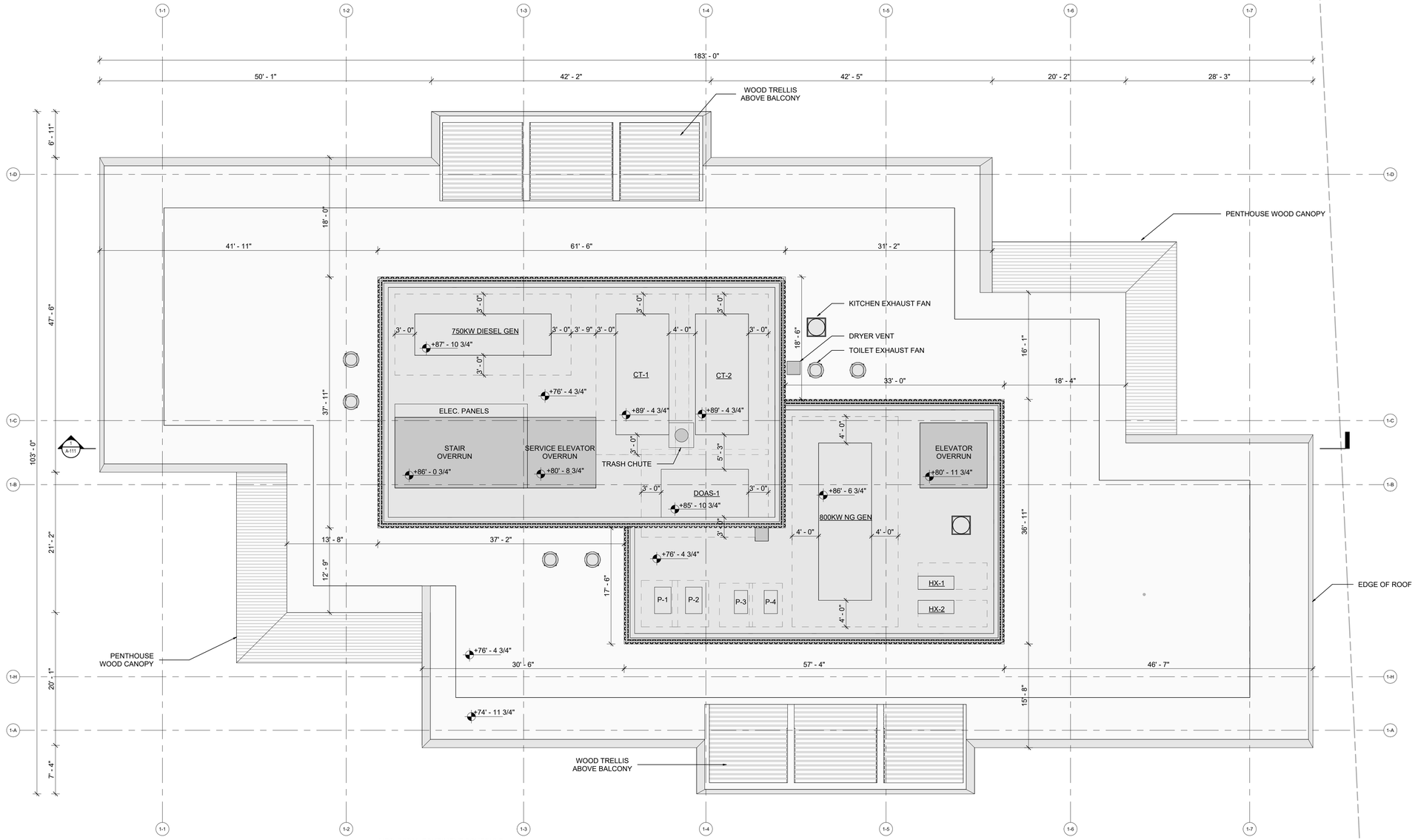
Project no:	22049
Date:	06-08-2026
Drawn by:	Author
Project Architect:	Checker

A-010
SITE PLAN



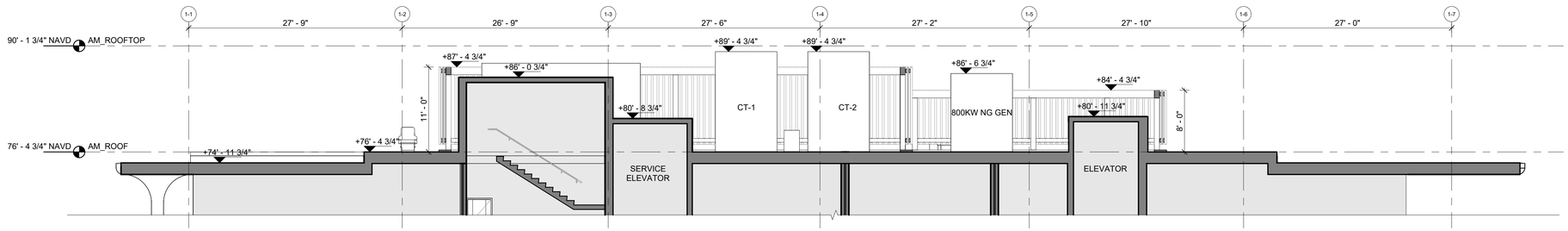
2 BLDG 1 ROOF PLAN

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

BUILDING 1
SCREENED SF = 3,975 SF
FAN SF = 38 SF
TOTAL MECH = 4,013 SF
FOOTPRINT SF = 14,457 SF
PERCENTAGE = 27.76%

MECHNICAL EQUPIMENT SCHEDULE

	L x W x H
1. NATURAL GAS GENERATOR 800kW	23'-9" x 8'-0" x 10'-2"
2. DIESEL GENERATOR 750kW	20'-7" x 6'-3" x 11'-6"
3. O/A UNIT	13'-2" x 7'-3" x 9'-6"
4. CHILLER	18'-3" x 8'-0" x 13'-0"



1 BLDG 1 ROOF SECTION

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

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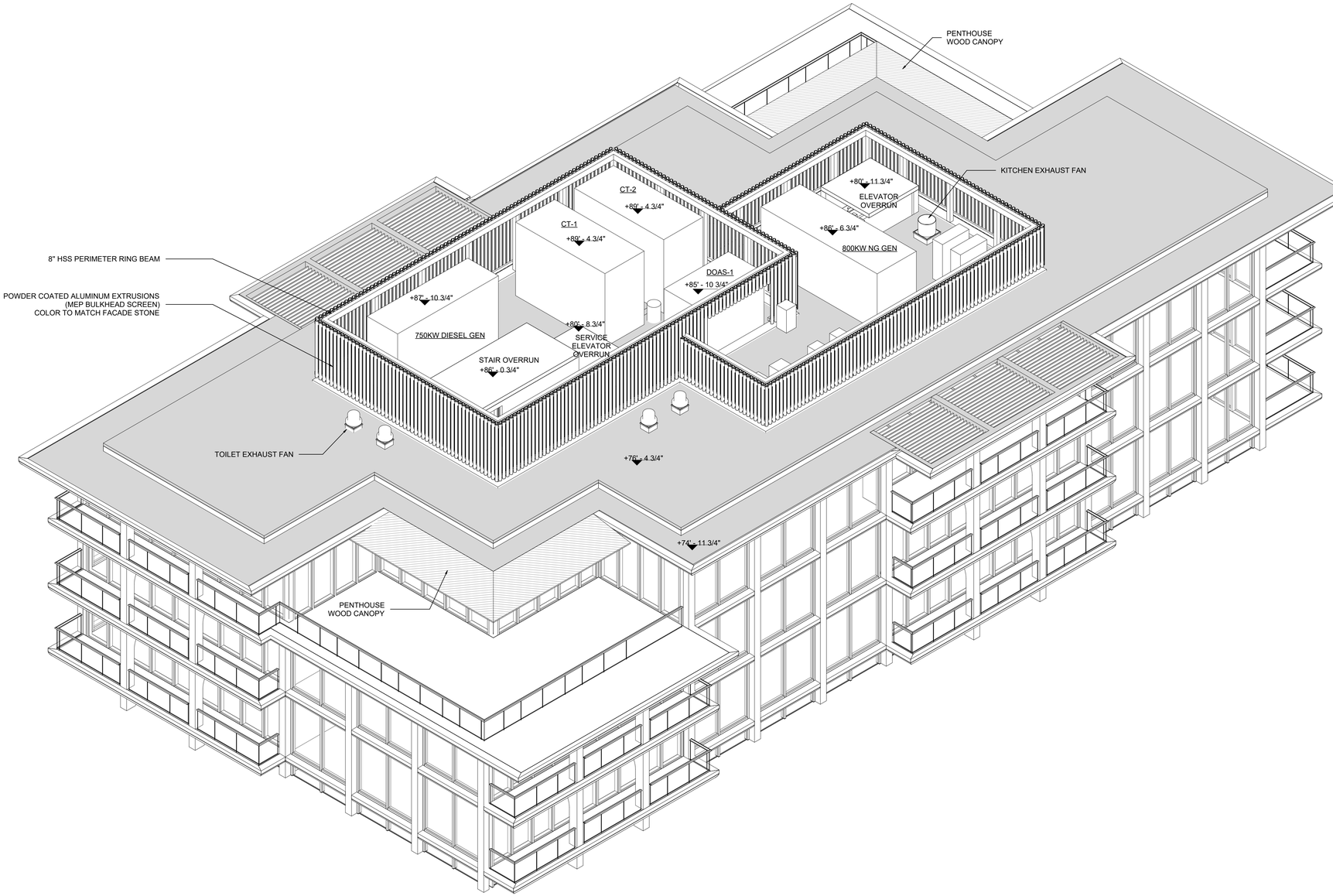
Date:	06-08-2026
Drawn by:	Author
Project Architect:	Checker

A-111

BLDG 1 ROOF LEVEL



1 BLDG 1 ROOF AXON VIEW W MECHANICAL SCREEN
SCALE:

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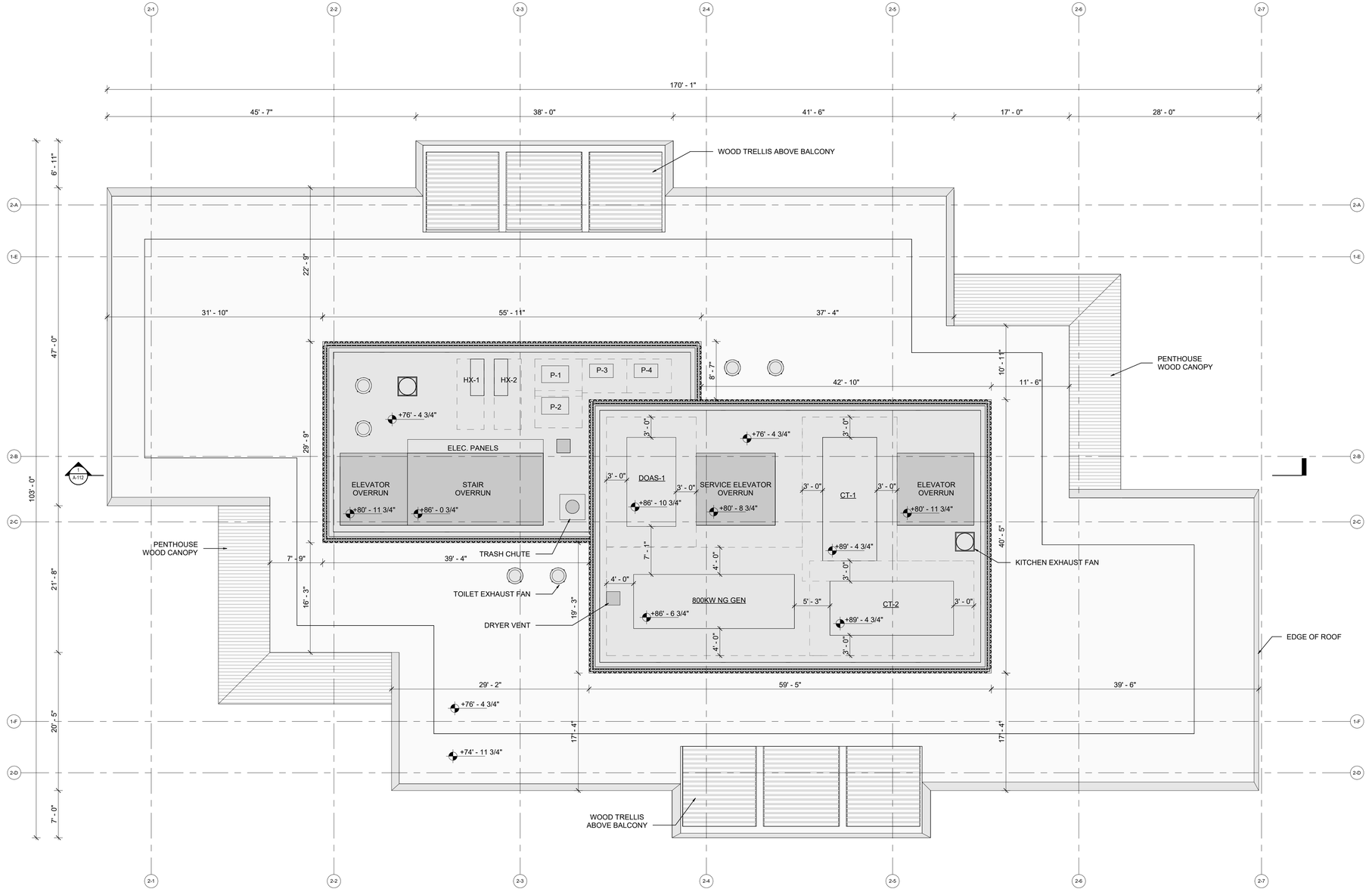
Drawn by:	Author
Project Architect:	Checker

A-111.1

BLDG 1 ROOF AXON VIEW W MECHANICAL SCREEN



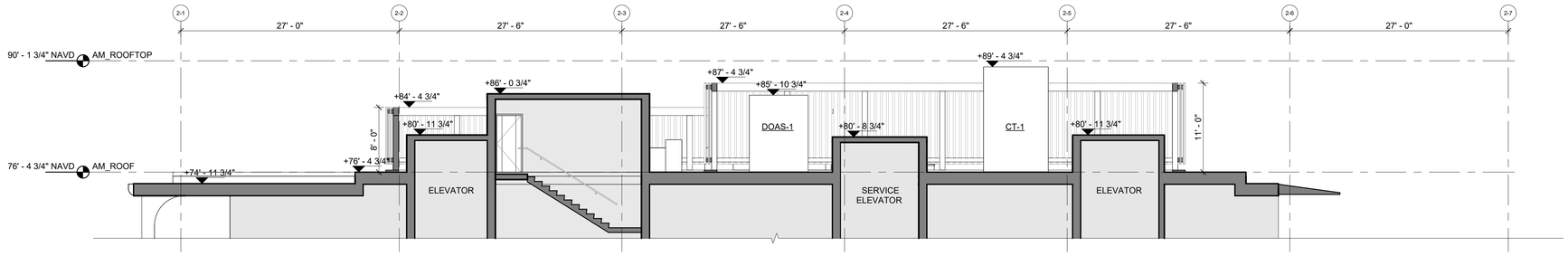
2 BLDG 2 ROOF PLAN

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

BUILDING 2
SCREENED SF = 3,713 SF
FAN SF = 18 SF
TOTAL MECH = 3,731 SF
FOOTPRINT SF = 13,420 SF
PERCENTAGE = 27.80%

MECHNICAL EQUPIMENT SCHEDULE

	L x W x H
1. NATURAL GAS GENERATOR 800kW	23'-9" x 8'-0" x 10'-2"
2. DIESEL GENERATOR 750kW	20'-7" x 6'-3" x 11'-6"
3. O/A UNIT	13'-2" x 7'-3" x 9'-6"
4. CHILLER	18'-3" x 8'-0" x 13'-0"



1 BLDG 2 ROOF SECTION

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

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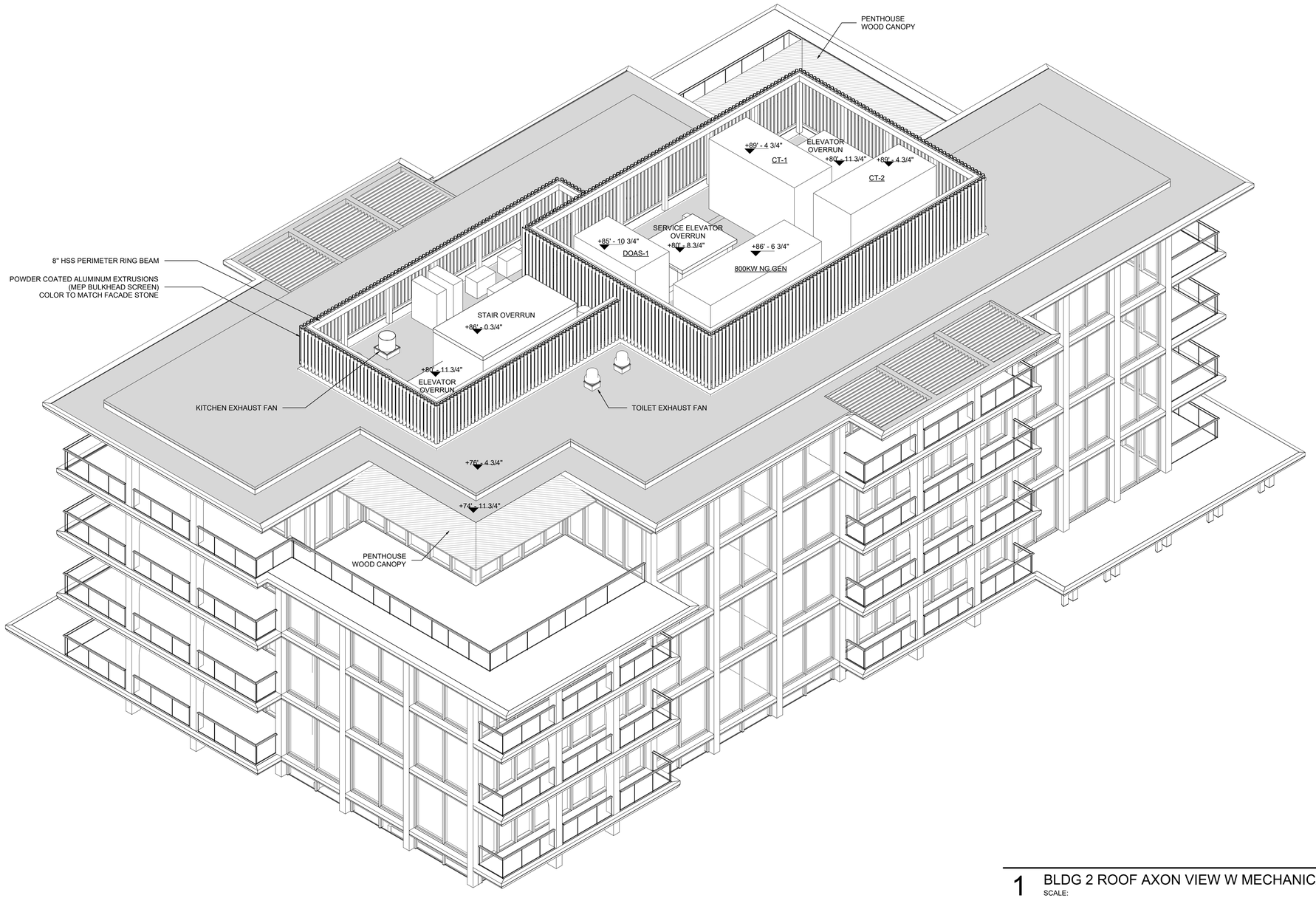
Date:	06-08-2026
Drawn by:	Author
Project Architect:	Checker

A-112

BLDG 2 ROOF LEVEL



1 BLDG 2 ROOF AXON VIEW W MECHANICAL SCREEN
SCALE:

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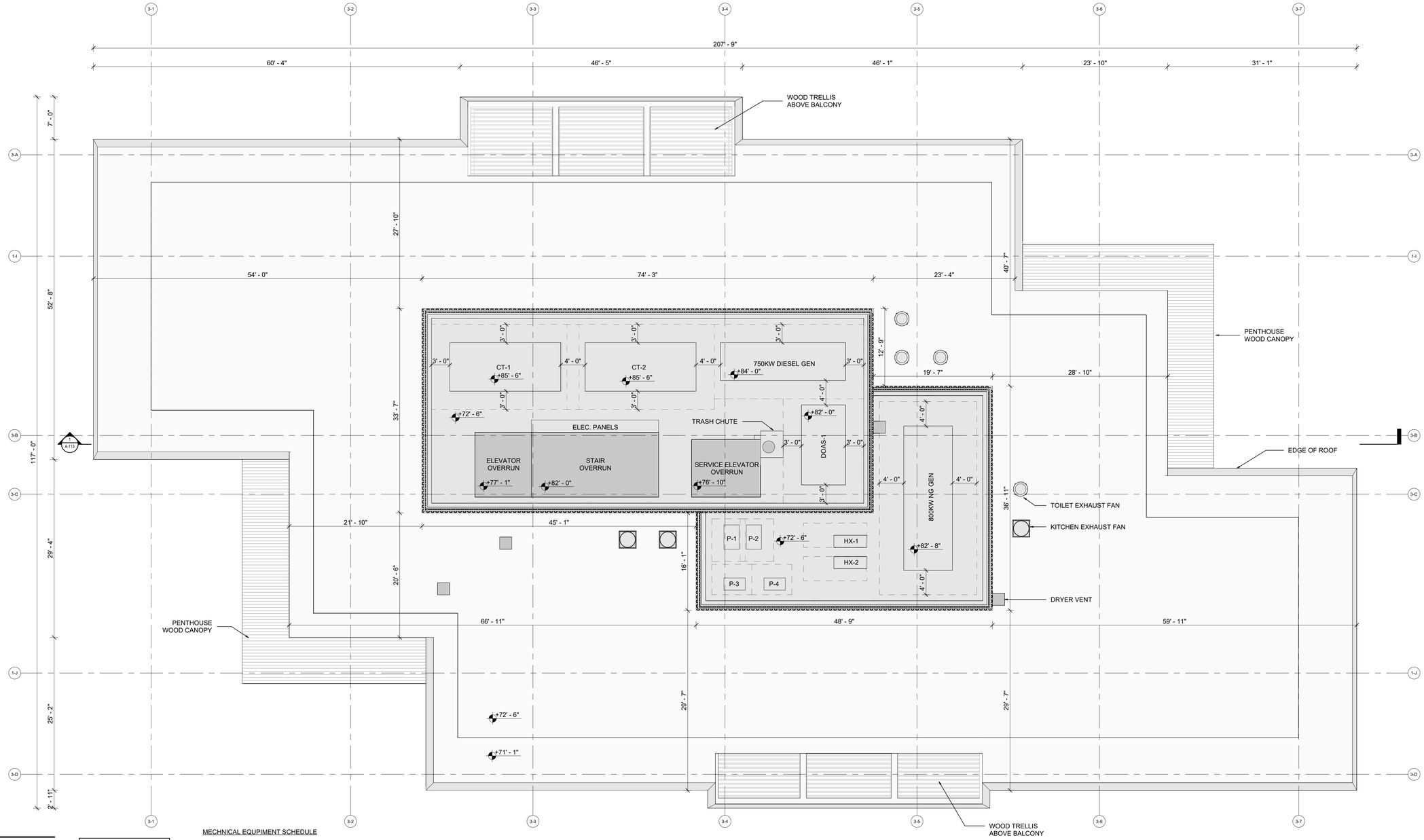
Drawn by:	Author
Project Architect:	Checker

A-112.1

BLDG 2 ROOF AXON VIEW W MECHANICAL SCREEN



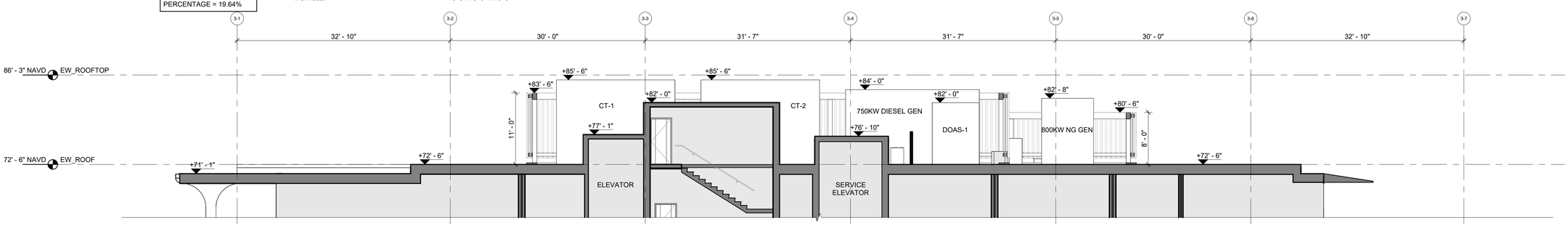
2 BLDG 3 ROOF PLAN

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

BUILDING 3
SCREENED SF = 3,685 SF
FAN SF = 54 SF
TOTAL MECH = 3,739 SF
FOOTPRINT SF = 19,033 SF
PERCENTAGE = 19.64%

MECHNICAL EQUPIMENT SCHEDULE

	L x W x H
1. NATURAL GAS GENERATOR 800kW	23'-9" x 8'-0" x 10'-2"
2. DIESEL GENERATOR 750kW	20'-7" x 6'-3" x 11'-6"
3. O/A UNIT	13'-2" x 7'-3" x 9'-6"
4. CHILLER	18'-3" x 8'-0" x 13'-0"



1 BLDG 3 ROOF SECTION

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

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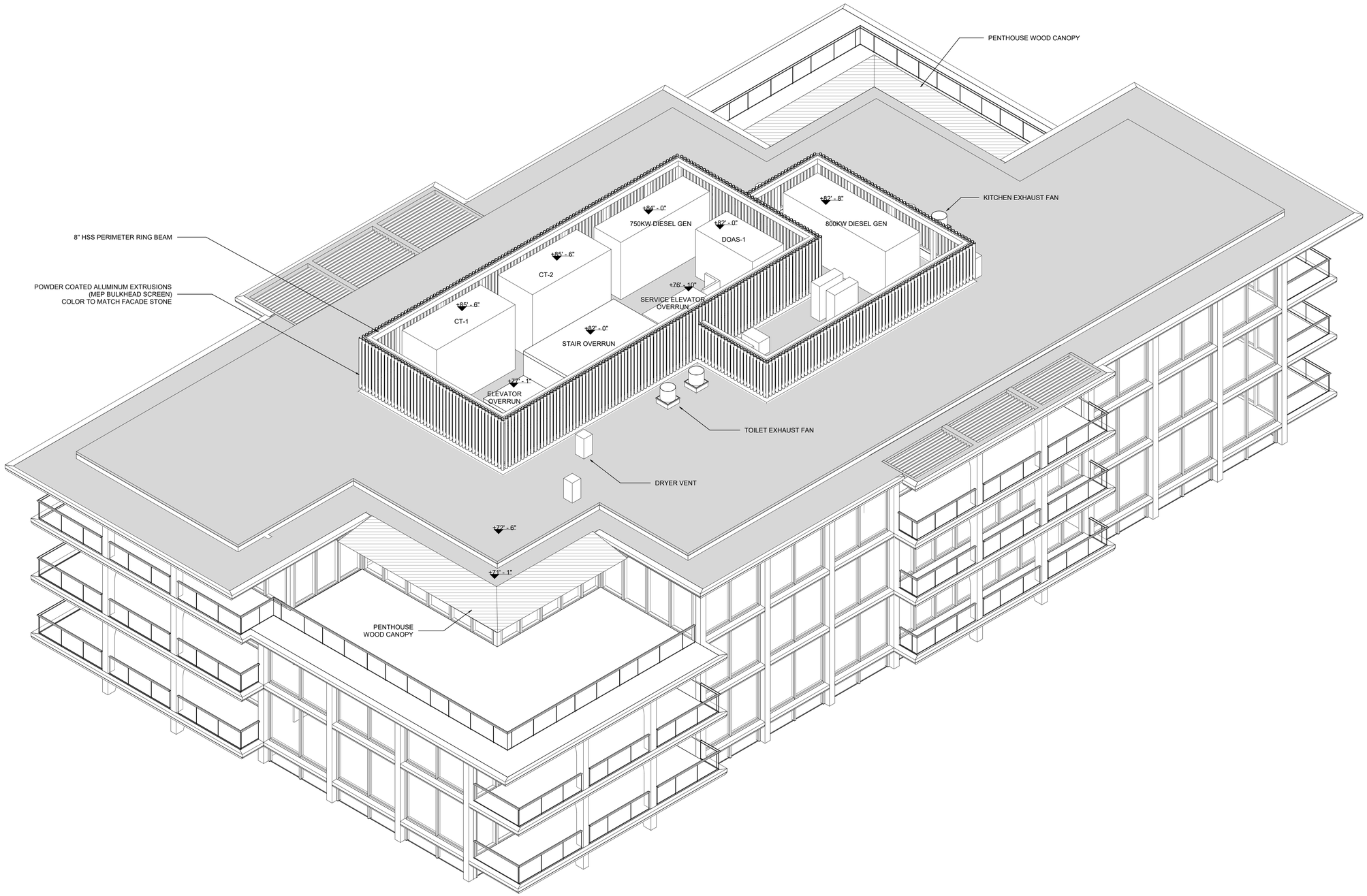
Drawn by:	Author
Project Architect:	Checker

A-113

BLDG 3 ROOF LEVEL



1 BLDG 3 ROOF AXON VIEW W MECHANICAL SCREEN
SCALE:

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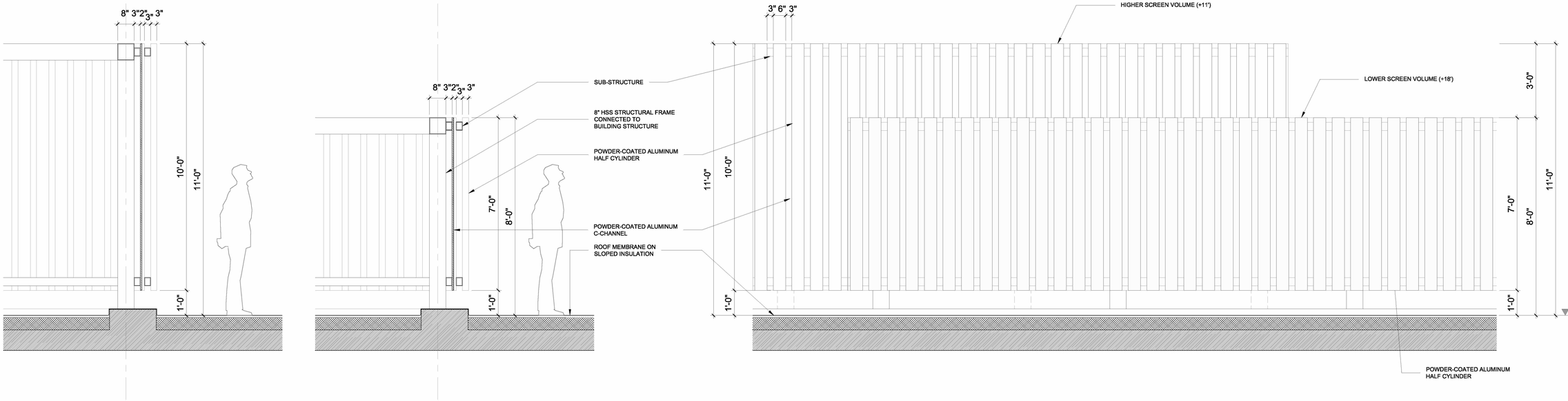
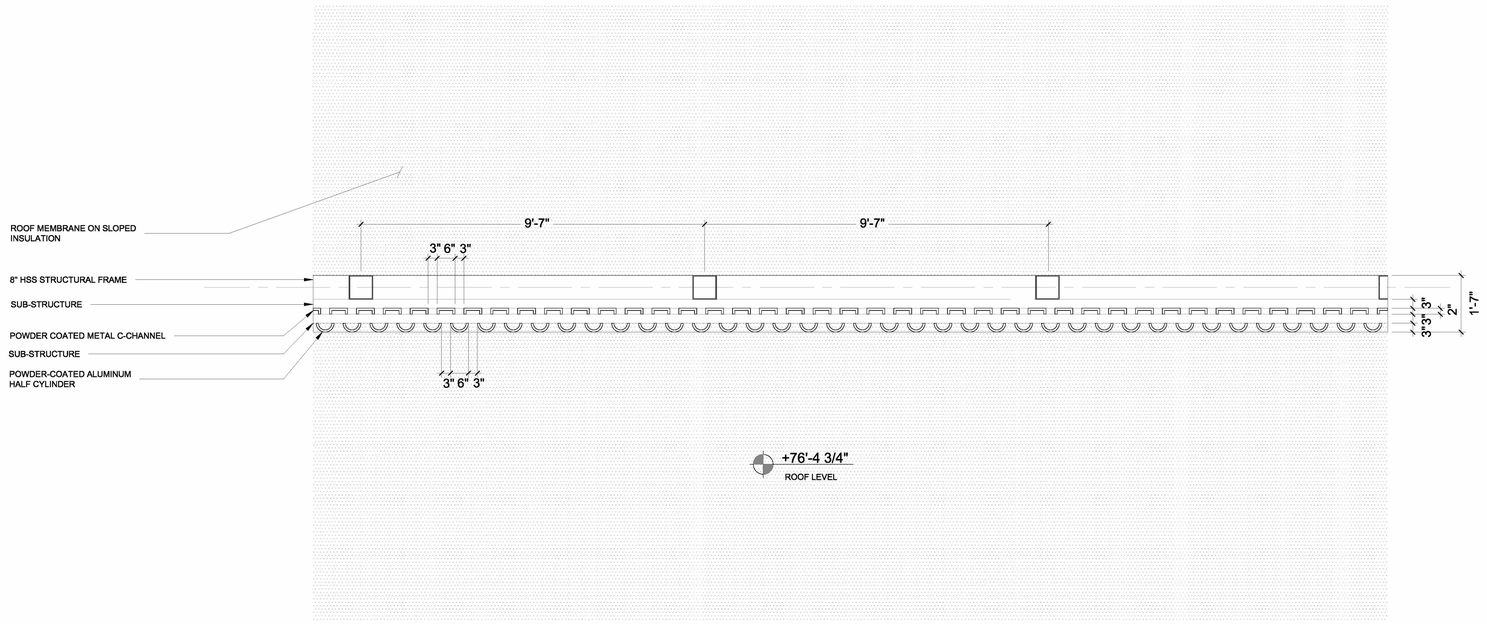
A-113.1

BLDG 3 ROOF AXON VIEW W MECHANICAL SCREEN



03 MEP BULKHEAD SECTION
SCALE: 1/2" = 1'-0"

02 MEP BULKHEAD ELEVATION
SCALE: 1/2" = 1'-0"



01 MEP BULKHEAD PARTIAL PLAN
SCALE: 1/2" = 1'-0"

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Drawn by:	Author
Project Architect:	Checker

A-607

MECHANICAL SCREEN DETAILS

TOWN OF PALM BEACH

Information for Architectural Commission Meeting on: June 24, 2026

To: Architectural Commission

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

From: Planning, Zoning & Building

Re: ARC-26-0021 222 CHERRY LN. The applicant, 222 Cherry Lane PB LLC (Kevin Asbacher, Architect), has fi led an application requesting Architectural Commission review and approval for construction of a new, two-story, single-family residence with final hardscape, landscape and swimming pool improvements.

Date: 6/17/2026

ATTACHMENTS
- PZB Staff Report
- Letter of Intent
- Plans

STRATEGIC PLAN
Strategic Priorities:
Community Culture and Character

Strategic Focus Areas:
Quality of Life

FUNDING
No Fiscal Impact

ARC-26-0021 222 CHERRY LN. The applicant, 222 Cherry Lane PB LLC (Kevin Asbacher, Architect), has filed an application requesting Architectural Commission review and approval for construction of a new, two-story, single-family residence with final hardscape, landscape and swimming pool improvements.

Applicant: 222 Cherry Lane PB LLC
Architecture: Asbacher Architecture, Inc. (Kevin Asbacher)
Landscape: Environment Design Group (Dustin Mizell)

HISTORY:

The application was originally heard at the May 27, 2026 ARCOM meeting and was deferred for one month to the June 24 meeting with comments generally directed at studying building massing/height, fenestration proportions, and architectural and site details and materials.

THE PROJECT:

The applicant has submitted plans entitled "PROPOSED RESIDENCE 222 CHERRY LANE" as prepared by **Asbacher Architecture, Inc.**, uploaded and dated to the Town 06/05/2026.

The following is the scope of work for the Project:

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

Site Data			
Zoning District	R-B	**Future Land Use**	SINGLE-FAMILY
Crown of Road	+ 4.48' NAVD	**FEMA Flood Zone**	AE-6
Lot Width	125 ft.	**Lot Depth**	80 ft.
Lot Area	10,000 sq. ft.	**Enclosed Square Footage**	2,997 sq. ft.
Lot Coverage	Permitted: 30.0 % Proposed: 29.9 %	**Cubic Content Ratio**	Permitted: 3.99 Proposed: 3.77
Finished Floor Elevation	+7.0' NAVD	**Lot Fill**	Permitted: + 0.59 ft. Proposed: + 0.59 ft.
Landscape Open Space	Required: 45% Proposed: 45.8%	**Front Yard Open Space**	Required: 40% Proposed: 52.5%
Surrounding Properties / Zoning			
North	Cherry Lane | Right-of-Way 4 Windsor Ct & 6 Windsor Ct / Residence(s) | R-B		
South	217 W Indies Dr & 225 W Indies Dr / Residence(s) | R-B		
East	212 Cherry Ln / Residence | R-B		
West	232 Cherry Ln / Residence | R-B		

STAFF ANALYSIS

The applicant is proposing construction of a new, two-story, single-family residence with final hardscape, landscape and swimming pool improvements on an existing nonconforming platted lot in the R-B zoning district. The application, as designed, appears zoning compliant and the applicant is not requesting review by Town Council.

The subject property is the third parcel east of North Ocean Boulevard on the south side of Cherry Lane. The proposed residence is designed in an island colonial style and consists of one-story and two-story masses across the width of the site, with a swimming pool proposed in the west side yard area. At 85 ft., the parcel's depth is less than the 100' required in the R-B zoning district, however, at 125' the width is more than the 100' minimum required, and the overall lot area is compliant at 10,000 square feet. The driveway is proposed with two curb cuts to create a circular drive. The west side yard serves as an outdoor living area with 'T' shape swimming pool is enclosed by a masonry site wall painted to match the residence. The east side of the property next to the two-car garage is proposed with 7' masonry site walls to contain mechanical equipment. The site perimeter planted with palms, pigeon plum, cocoplum, clusia, and green island ficus with the interior of the site sodded. Foundation plantings are proposed at the gable entry and chimney area.

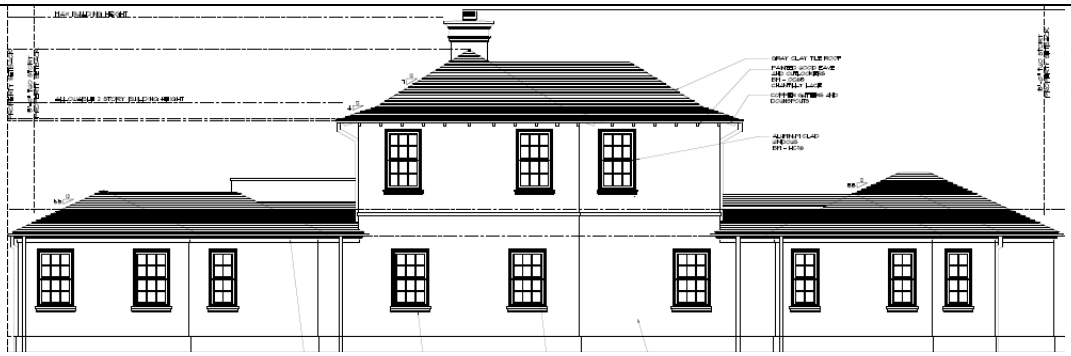
The applicant resubmitted plans in response to the comments received at the May ARCOM hearing. The overall site program and design of the structure remains similar from last month's meeting, with adjustments to the previously shown plans. Modifications include a reduction in the building's height, modified entry, resized windows with shutters added, modified loggia opening, reduced chimney height, elimination of pool wall lattice. The driveway material and pattern was simplified and the equipment yard in the east was adjusted with equipment shifted south.

Previously Proposed North (Front) Elevation at Cherry Lane.

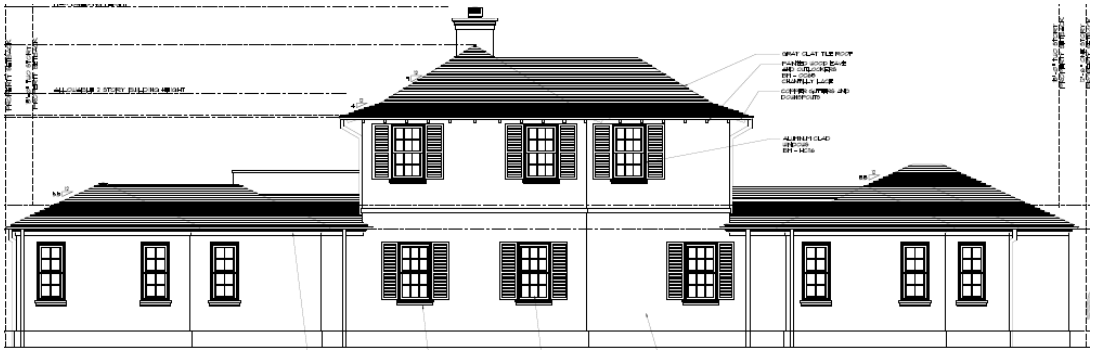
Currently Proposed North (Front) Elevation at Cherry Lane.

Previously proposed front landscape rendering.

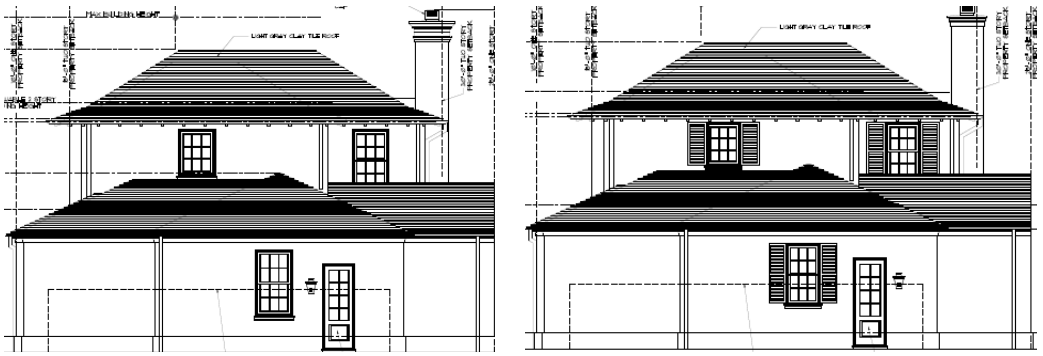
Currently proposed front landscape rendering.



Previously Proposed South (Rear) Elevation.



Currently Proposed South (Rear) Elevation



Previously Proposed (Left) and Proposed (Right) East Side Elevations.

Previously Proposed (Left) and Proposed (Right) West Side Elevations.

Color Rendering of Previously Proposed Landscape Plan.

Color Rendering of Currently Proposed Landscape Plan.

CONCLUSION

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

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

WRB:JGM:BMF
WRB

ASBACHER
ARCHITECTURE

April 10, 2026

Town of Palm Beach
Planning, Zoning and Building Department
360 South County Road
P.O. Box 2029
Palm Beach, FL 33480

RE: 222 Cherry Lane, ARC-26-0021

To Whom It May Concern:

Asbacher Architecture has been hired by Maura Ziska, registered agent for 222 Cherry Lane PB LLC to design a new two story home, pool, and landscape for the aforementioned property.

The scope of work includes the following:

- Design and build a new two-story Anglo-Caribbean style home and swimming pool.
- Landscape and hardscape design will be provided by Environmental Design Group.

I am available by phone or email (ka@asbacherarchitecture.com) if you have any questions or comments.

I appreciate your consideration of this project.

Sincerely,

Kevin Asbacher, AIA

120 SOUTH OLIVE AVENUE, SUITE 404 WEST PALM BEACH, FLORIDA 33401
FLORIDA TEL 561 203 7131
FLORIDA REGISTRATION AA26002888

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Section 18-205 - Criteria for Building Permit

1. The plan for the proposed building or structure is in conformity with good taste and design and in general contributes to the image of the town as a place of beauty, spaciousness, balance, taste, fitness, charm and high quality.
   The proposed residence reflects the Anglo-Caribbean architectural tradition, characterized by refined proportions, elevated massing and a cohesive palette of natural materials. The design emphasizes symmetry, openness, and human-scale detailing, contributing positively to the town's image as a place of beauty, spaciousness, balance, charm, and high-quality development. The integration of shaded outdoor living spaces and landscaped setbacks enhances both visual appeal and livability

2. The plan for the proposed building or structure indicates the manner in which the structures are reasonably protected against external and internal noise, vibrations, and other factors that may tend to make the environment less desirable.
   The structure incorporates impact-rated windows and doors, masonry wall assemblies, and insulated roofing systems to mitigate external noise and environmental impacts. Interior layouts strategically place quieter living spaces away from potential noise sources. Mechanical systems are designed and located to minimize vibration and sound transmission, ensuring a comfortable and desirable residential environment.

3. The proposed building or structure is not, in its exterior design and appearance, of inferior quality such as to cause the nature of the local environment to materially depreciate in appearance and value.
   The exterior design utilizes durable, high-quality materials such as stucco siding, natural wood outlookers, concrete tile roofing, and masonry elements. These materials are selected for longevity, resilience in coastal climates, and aesthetic value. The architectural detailing, craftsmanship, and finish quality ensure the structure enhances and does not detract from the surrounding neighborhood's appearance or property values

4. The proposed building or structure is in harmony with the proposed developments on land in the general area, with the comprehensive plan for the town, and with any precise plans adopted pursuant to the comprehensive plan.
   The proposed residence aligns with the scale, setbacks, and development patterns established in the surrounding area and is consistent with the Town's Comprehensive Plan. The design respects neighborhood context while introducing a cohesive Anglo-Caribbean identity that complements existing architectural diversity without disruption

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

The design avoids repetition and visual duplication within a 200-foot radius by incorporating unique facade compositions, varied window proportions, custom railing details, and distinct roofline articulations. While maintaining stylistic consistency with Anglo-Caribbean architecture, the residence features individualized elements that prevent it from appearing identical to nearby structures.

6. The proposed building or structure is not excessively dissimilar in relation to any other structure existing or for which a permit has been issued or to any other structure included in the same permit application within 200 feet of the proposed site in respect to one or more of the following features:

The building maintains compatibility with neighboring properties through careful consideration of height, massing, and proportions. Rooflines are appropriately scaled, and façade articulation reduces perceived mass from the street. Materials and colors are selected to harmonize with the surrounding palette while maintaining architectural distinction. Privacy is preserved through thoughtful window placement, landscaping buffers, and screening elements. The design achieves a balanced diversity that complements adjacent properties without appearing dissimilar.

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

Accessory structures, including garages and guest house buildings, are designed to be clearly subordinate in scale and visual prominence to the principal residence. These structures utilize simplified detailing and reduced massing while maintaining stylistic consistency.

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

The proposed residence reflects and enhances the established architectural character of the area. Its use of proportion, materials, and detailing is consistent with high-quality residential development in the vicinity, as viewed from both public rights-of-way and neighboring properties.

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

The project complies with all applicable zoning, building, and design regulations governing location, setbacks, height, and appearance. All required standards of the Town Code and related ordinances have been incorporated into the design

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

The site design preserves and enhances existing natural features, including mature landscaping and any notable vistas. Building placement and orientation are carefully considered to maintain visual corridors, maximize natural light and ventilation, and minimize disruption to the site's natural character.

120 SOUTH OLIVE AVENUE, SUITE 404 WEST PALM BEACH, FLORIDA 33401
FLORIDA TEL 561 203 7131
FLORIDA REGISTRATION AA26002888

PROPOSED RESIDENCE

222 CHERRY LANE
PALM BEACH, FLORIDA 33480

ARC-26-0021
PRESENTATION
ARCOM HEARING: June 24, 2026

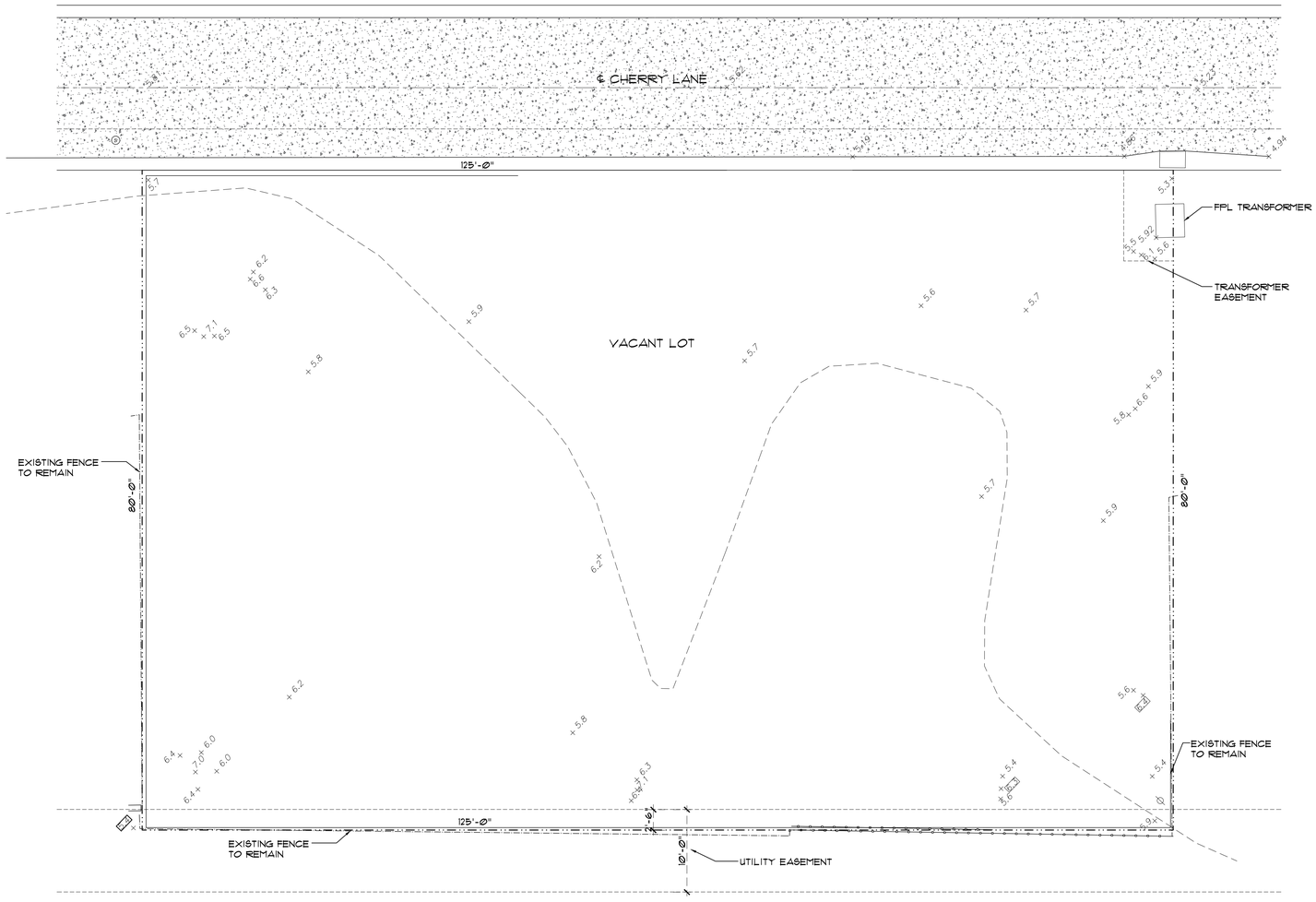
PROJECT TEAM

ARCHITECT
ASBACHER ARCHITECTURE
120 S. OLIVE AVE, SUITE 404
WEST PALM BEACH, FL 33401

LANDSCAPE ARCHITECT
ENVIRONMENT DESIGN GROUP
139 NORTH COUNTY ROAD, SUITE 20-B
PALM BEACH, FLORIDA 33480

CIVIL ENGINEER
GRUBER CONSULTING ENGINEERS
2475 MERCER AVENUE, SUITE 305
WEST PALM BEACH, FLORIDA 33401

SURVEYOR
WALLACE SURVEYING
5553 VILLAGE BOULEVARD
WEST PALM BEACH, FLORIDA 33407



1 EXISTING SITE PLAN
1/8" = 1'-0"

N
W E
S

ARCOM : 26-0021
PRE-APPLICATION: 2026-03-09

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KEVIN ASBACHER, AIA
FL LICENSE #AR95435

ASBACHER ARCHITECTURE, INC.
120 South Olive Avenue, Suite 404
West Palm Beach, FL 33401
FL (561) 203-7731
FLORIDA REGISTRATION AA26002888

222 CHERRY LANE PB LLC
222 CHERRY LANE
PALM BEACH, FL 33480

ISSUE
MARCH 26, 2026
APRIL 13, 2026
MAY 11, 2026
JUNE 8, 2026

REVISIONS	
#	DATE

DRAWN BY:	
CHECKED BY:	

SCALE: AS NOTED

EXIII.00

Town of Palm Beach

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

Line #	Zoning Legend			
1	**Property Address:**	222 Cherry Lane, Palm Beach		
2	**Zoning District:**	RB		
3	**Lot Area (sq. ft.):**	10,000 sq.ft.		
4	**Lot Width (W) & Depth (D) (ft.):**	125' X 80'		
5	**Structure Type:** (Single-Family, Multi-Family, Comm., Other)	Single Family		
6	**FEMA Flood Zone Designation:**	AE		
7	**Zero Datum for point of meas. (NAVD)**	7'-0"		
8	**Crown of Road (COR) (NAVD)**	5.81' NAVD		
9		REQ'D / PERMITTED	EXISTING	PROPOSED
10	Lot Coverage (Sq Ft and %)	30%	2,997/29.9%	2,997 / 29.9%
11	Enclosed Square Footage (1st & 2nd Fl., Basement, Accs. Structure, etc)		2,997'	2,997'
12	*Front Yard Setback (Ft.)	25' / 30'	25'-1"/31'-7"	25'-1" / 31'-7"
13	* Side Yard Setback (1st Story) (Ft.)	12.5'	14'-2"E/13'-7"W	14'-2"E/ 13'-7"W
14	* Side Yard Setback (2nd Story) (Ft.)	15.0'	45'-6"E/45'-7 1/2"W	45'-6"E / 45'-7 1/2"W
15	*Rear Yard Setback (Ft.)	10' / 15'	10'-1"/15-1"	10'-1"/ 15'-1"
16	Angle of Vision (Deg.)	105	105	105
17	Building Height (Ft.)	14' / 22'	9'-6"/20'-3"	9'-6"/19'-9"
18	Overall Building Height (Ft.)	30'-0" (37'-0"NAVD)	27'-0" (34'-0") NAVD	26'-6" (33'-6"NAVD)
19	Cubic Content Ratio (CCR) (R-B ONLY)	4.00 (40,000)	3.83 (38,248)	3.77 (37,683)
20	** Max. Fill Added to Site (Ft.)	.59'	.59'	.59'
21	Finished Floor Elev. (FFE)(NAVD)	0'-0" (7'-0"NAVD)	0'-0" (7'-0" NAVD)	0'-0" (7'-0"NAVD)
22	Base Flood Elevation (BFE)(NAVD)	6' NAVD	6' NAVD	6' NAVD
23	Landscape Open Space (LOS) (Sq Ft and %)	4500 sq ft - 45%	4,585 sq ft - 63%	4,585 sq ft - 45.8%
24	Perimeter LOS (Sq Ft and %)	2250 sq ft - 50%	2,848 sq ft - 63%	2,848 sq ft - 63%
25	Front Yard LOS (Sq Ft and %)	1250 sq ft - 40%	1,640 sq ft - 53.5%	1,640 sf ft - 52.5%
26	*** Native Plant Species %	*Please refer to TOPB Landscape Legend.*		

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

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

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

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

REV BF 20230626

NOTES

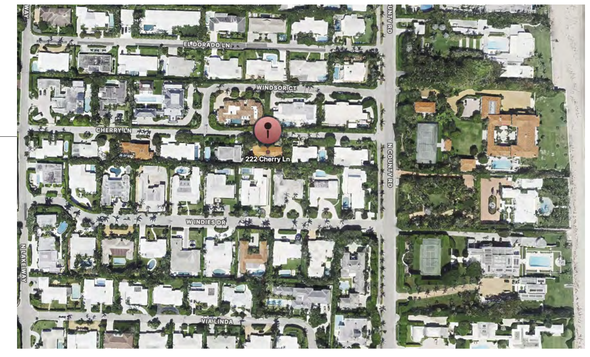
1. THIS DRAWING WAS PREPARED BASED ON A SURVEY OF THE PROPERTY PREPARED BY WALLACE SURVEYING, INC. DATED 02/16/2026.

BUILDING AREA CALCULATIONS

LOCATION	CONDITIONED	UNCONDITIONED
FIRST FLOOR INTERIOR AREA	2,149 S.F.	
GARAGES		568 S.F.
COVERED TERRACE		242 S.F.
COVERED ENTRY		38 S.F.
SECOND FLOOR INTERIOR AREA	993 S.F.	
SUB TOTAL	3,142 S.F.	848 S.F.
TOTAL	3,990 S.F.	

LOCATOR MAP (n.t.s.)

SUBJECT PROPERTY



LEGAL DESCRIPTION

LOT 3, OF CHERRY LANE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 23, PAGE 75 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

ARCOM : 26-0021
PRE-APPLICATION: 2026-03-09

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KEVIN ASBACHER, AIA
FL LICENSE #AR95435

ASBACHER ARCHITECTURE, INC.
120 South Olive Avenue, Suite 404
West Palm Beach, FL 33401
FL (561) 203-7731
FLORIDA REGISTRATION AA26002888

222 CHERRY LANE PB LLC
222 CHERRY LANE
PALM BEACH, FL 33480

ISSUE
MARCH 26, 2026
APRIL 13, 2026
MAY 11, 2026
JUNE 8, 2026

REVISIONS	
#	DATE

DRAWN BY:	
CHECKED BY:	

SCALE: AS NOTED

A111.00

4
A113

E. CHERRY LANE

REPAIR EXISTING CONCRETE CURB/APRON AND PAVED ROAD SURFACE AS REQUIRED BY REMOVAL OF THE EXISTING DRIVEWAY APRONS

LINEAR TRENCH DRAIN SEE CIVIL DRAWINGS

NEW MUD SET STONE APRON ON POURED CONCRETE SLAB

STORM WATER CATCH BASIN

FPL TRANSFORMER

TRANSFORMER EASEMENT

3'-0" ROW STREET SETBACK

3'-0 1/4"

25'-0" SITE TRIANGLE

SITE TRIANGLE

SITE TRIANGLE

SITE TRIANGLE

NEW 6'-0" SITE WALL FENCE CONCEALED IN LANDSCAPING

6'-0" TALL CMU PIERS WITH SELF CLOSING GATES

NEW 6'-0" SITE WALL FENCE CONCEALED IN LANDSCAPING

NEW 6'-0" SITE WALL FENCE CONCEALED IN LANDSCAPING

ANGLE OF VISION

ANGLE OF VISION

105.00°

5.60 NAVD

NEW MOTOR COURT

MUD SET STONE PAVERS

31'-6 3/4" 2ND STORY

25'-1" 1ST STORY

6.00 NAVD

45'-6" 2ND STORY

80'-0"

80'-0"

25'-0" ONE STORY FRONT YARD SETBACK

30'-0" TWO STORY FRONT YARD SETBACK

COVERED ENTRY

14'-2" 1ST STORY

10'-4 3/4"

5'-0"

12'-4"

3'-0"

11'-4"

CMU ENCLOSURE WALL TO BE 6'-0" ABOVE ADJACENT GRADE WITH 6'-0" TALL SELF CLOSING GATES

EXISTING FENCE TO REMAIN

22'-2"

SPA

POOL

8'-4"

COVERED TERRACE

NEW TWO STORY RESIDENCE

7'-0" N.A.V.D. FINISH FLOOR

9'-0" X 18'-0" PARKING SPACE

9'-0" X 18'-0" PARKING SPACE

NEW ONE STORY GARAGE

6'-0" N.A.V.D. FINISH FLOOR

ELEC. METER

60 KW GENERATOR TO BE MOUNTED AT +7'-0" NAVD

3
A113

5.17 NAVD

5.29 NAVD

5.58 NAVD

5.58 NAVD

3
A113

POURED CONCRETE STAIR/LANDING WITH MUD SET STONE

OUTDOOR SHOWER

10'-0" POOL SIDE YARD SETBACK

15'-0" TWO STORY SIDE YARD SETBACK

15'-0" TWO STORY SIDE YARD SETBACK

6'-8"

POOL AND SPA EQUIPMENT TO BE MOUNTED AT +7'-0" NAVD. POOL PUMP TO BE IN A SOUND ENCLOSURE

13'-7" 1ST STORY

ONE STORY SIDE YARD SETBACK

12'-6"

A/C EQUIPMENT TO BE MOUNTED AT +7'-0" NAVD

15'-0" TWO STORY REAR YARD SETBACK

16.33 NAVD

A/C EQUIPMENT TO BE MOUNTED AT +7'-0" NAVD

12'-6" ONE STORY SIDE YARD SETBACK

EXISTING FENCE TO REMAIN

10'-0" ONE STORY REAR YARD SETBACK

12'-4"

13'-6"

10'-1" 1ST STORY

10'-4"

14'-2"

EXISTING FENCE TO REMAIN

16.00 NAVD

2'-6"

125'-0"

10'-0"

UTILITY EASEMENT

N

W

E

S

PREVIOUSLY SUBMITTED

4
A113

1 PROPOSED SITE PLAN

3/16" = 1'-0"

ARCOM : 26-0021
PRE-APPLICATION: 2026-03-09

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REPAIR EXISTING CONCRETE CURB/APRON AND PAVED ROAD SURFACE AS REQUIRED BY REMOVAL OF THE EXISTING DRIVEWAY APRONS

℄ CHERRY LANE

LINEAR TRENCH DRAIN SEE CIVIL DRAWINGS

NEW MUD SET STONE APRON ON POURED CONCRETE SLAB

STORM WATER CATCH BASIN

FPL TRANSFORMER

TRANSFORMER EASEMENT

3'-0" ROW STREET SETBACK

3'-0 1/4"

25'-0" SITE TRIANGLE

SITE TRIANGLE

SITE TRIANGLE

SITE TRIANGLE

NEW 6'-0" SITE WALL FENCE CONCEALED IN LANDSCAPING

6'-0" TALL CMU PIERS WITH SELF CLOSING GATES

NEW 6'-0" SITE WALL FENCE CONCEALED IN LANDSCAPING

NEW 6'-0" SITE WALL FENCE CONCEALED IN LANDSCAPING

ANGLE OF VISION

ANGLE OF VISION

105.00°

NEW MOTOR COURT

MUD SET STONE PAVERS

31'-6 3/4" 2ND STORY

25'-1" 1ST STORY

6.00 NAVD

45'-6" 2ND STORY

80'-0"

80'-0"

25'-0" ONE STORY FRONT YARD SETBACK

14'-2" 1ST STORY

COVERED ENTRY

30'-0" TWO STORY FRONT YARD SETBACK

11'-4"

CMU ENCLOSURE WALL TO BE 6'-0" ABOVE ADJACENT GRADE WITH 6'-0" TALL SELF CLOSING GATES

EXISTING FENCE TO REMAIN

10'-4 3/4"

5'-0"

12'-4"

3'-0"

22'-2"

SPA

POOL

8'-4"

NEW TWO STORY RESIDENCE

7'-0" N.A.V.D. FINISH FLOOR

COVERED TERRACE

9'-0" X 18'-0" PARKING SPACE

9'-0" X 18'-0" PARKING SPACE

ELEC. METER

60 KW GENERATOR TO BE MOUNTED AT +7'-0" NAVD

NEW ONE STORY GARAGE

6'-0" N.A.V.D. FINISH FLOOR

5.17 NAVD

5.29 NAVD

5.58 NAVD

5.58 NAVD

3 A113

3 A113

POURED CONCRETE STAIR/LANDING WITH MUD SET STONE

OUTDOOR SHOWER

10'-0" POOL SIDE YARD SETBACK

15'-0" TWO STORY SIDE YARD SETBACK

15'-0" TWO STORY SIDE YARD SETBACK

6'-9"

POOL AND SPA EQUIPMENT TO BE MOUNTED AT +7'-0" NAVD. POOL PUMP TO BE IN A SOUND ENCLOSURE

13'-7" 1ST STORY

ONE STORY SIDE YARD SETBACK

12'-6"

A/C EQUIPMENT TO BE MOUNTED AT +7'-0" NAVD

15'-0" TWO STORY REAR YARD SETBACK

16.33 NAVD

10'-0" ONE STORY REAR YARD SETBACK

12'-4"

13'-6"

10'-1" 1ST STORY

12'-6" ONE STORY SIDE YARD SETBACK

14'-2"

10'-4"

A/C EQUIPMENT TO BE MOUNTED AT +7'-0" NAVD

EXISTING FENCE TO REMAIN

6'-0"

16.00 NAVD

125'-0"

10'-0"

UTILITY EASEMENT

EXISTING FENCE TO REMAIN

A/C EQUIPMENT TO BE MOUNTED AT +7'-0" NAVD

CURRENTLY PROPOSED

4
A113

1 PROPOSED SITE PLAN
3/16" = 1'-0"

N
W
E
S

ARCOM : 26-0021
PRE-APPLICATION: 2026-03-09

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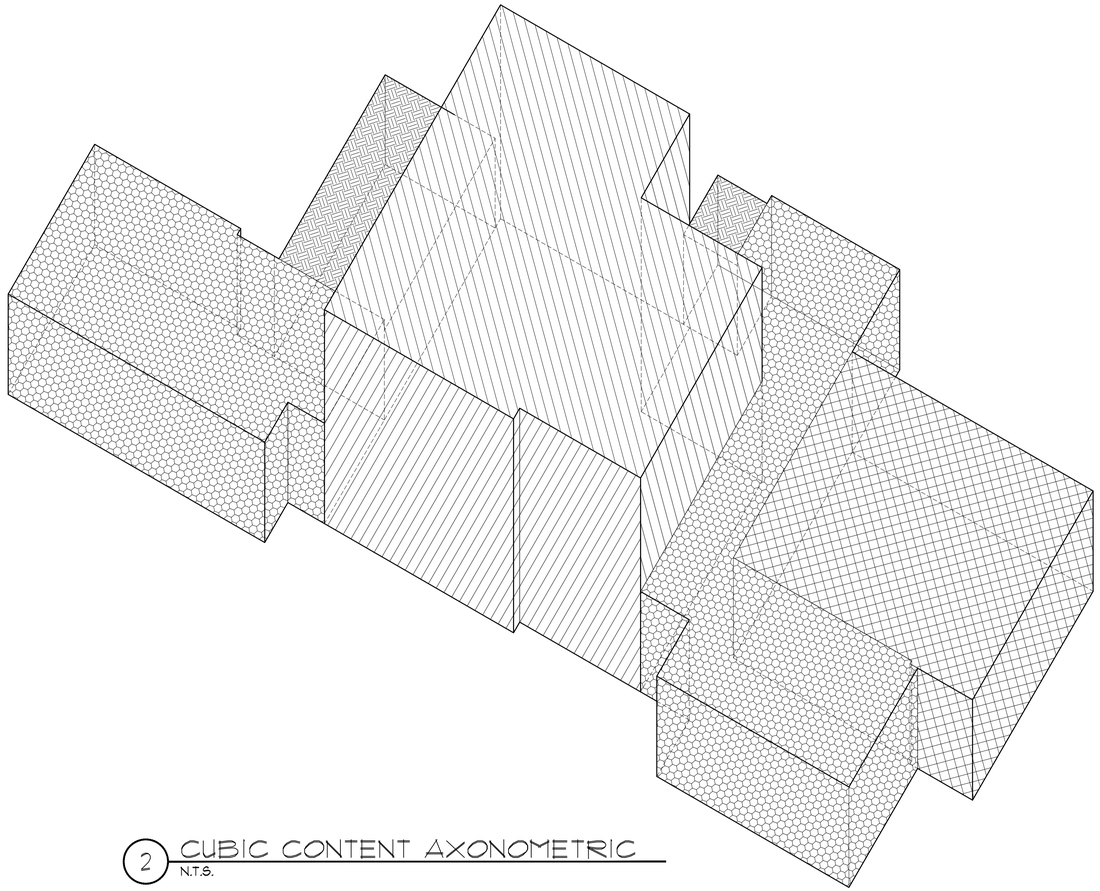
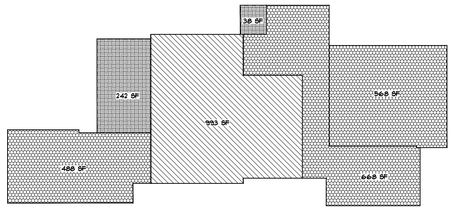


2 CUBIC CONTENT AXONOMETRIC
N.T.S.



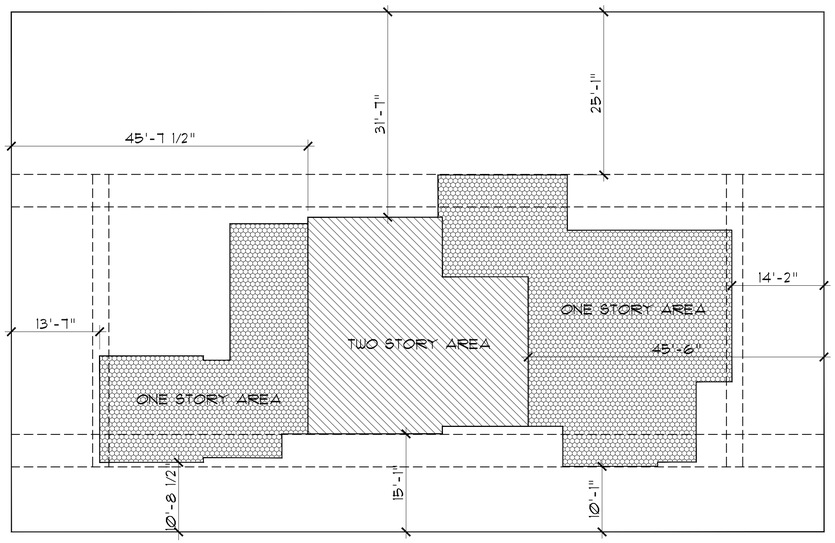
1 CUBIC CONTENT DIAGRAM
N.T.S.

PROPOSED CUBIC CONTENT CALCULATIONS

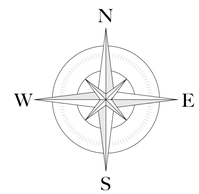
BUILDING VOLUME	SQUARE FOOTAGE	HEIGHT	VOLUME CUBIC FT.		
ONE STORY AREA	488 S.F.	9'-6"	4,636 C.F.		
ONE STORY AREA	668 S.F.	9'-6"	6,346 C.F.		
ONE STORY AREA	568 S.F.	9'-6"	5,396 C.F.		
COVERED ENTRY	38 S.F.	9'-4"	355 C.F.		
COVERED PORCH	242 S.F.	8'-8"	2,097 C.F.		
TWO STORY AREA	993 S.F.	21'-0"	20,853 C.F.		
		SUBTOTAL	39,683 C.F.		
		5 PERCENT EXEMPTION	(2,000 C.F.)		
		TOTAL	37,683 S.F.		

ALLOWABLE CUBIC CONTENT CALCULATIONS

LOT AREA	10,000 S.F.
CUBIC CONTENT RATIO	3.5 + ((60,000-10,000)/50,000)X0.5 = 4.00
ALLOWABLE CUBIC CONTENT	10,000 S.F. X 4.00 = 40,000 C.F.
EXEMPT 5% COVERED AREA	40,000 X 5% = 2,000 C.F.



3 SETBACK DIAGRAM
N.T.S.



ARCOM : 26-0021
PRE-APPLICATION: 2026-03-09

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222 CHERRY LANE
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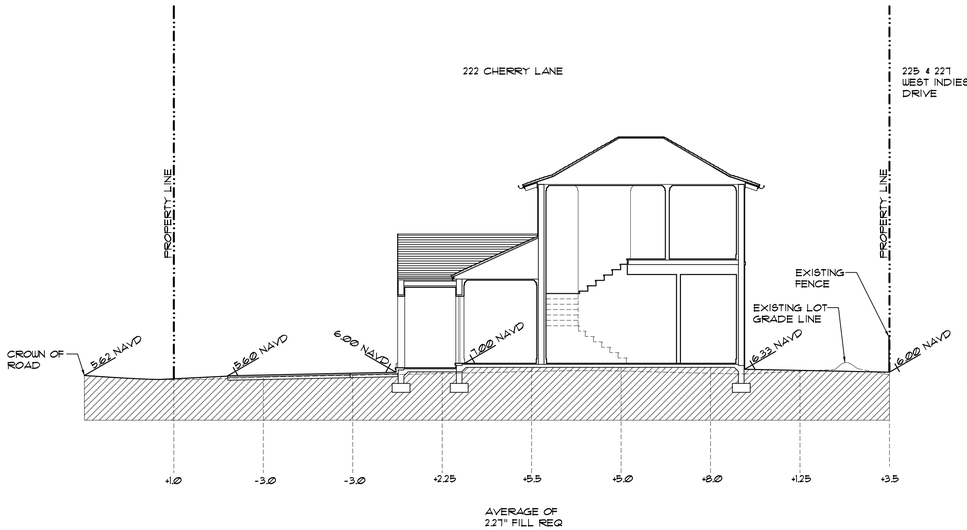
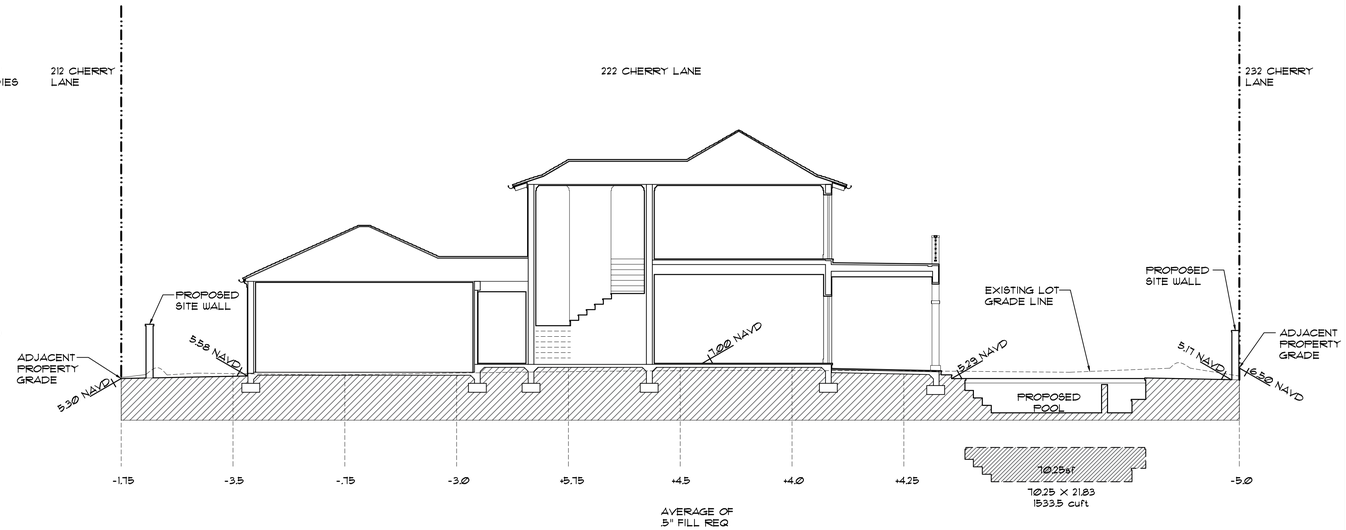
A112.00

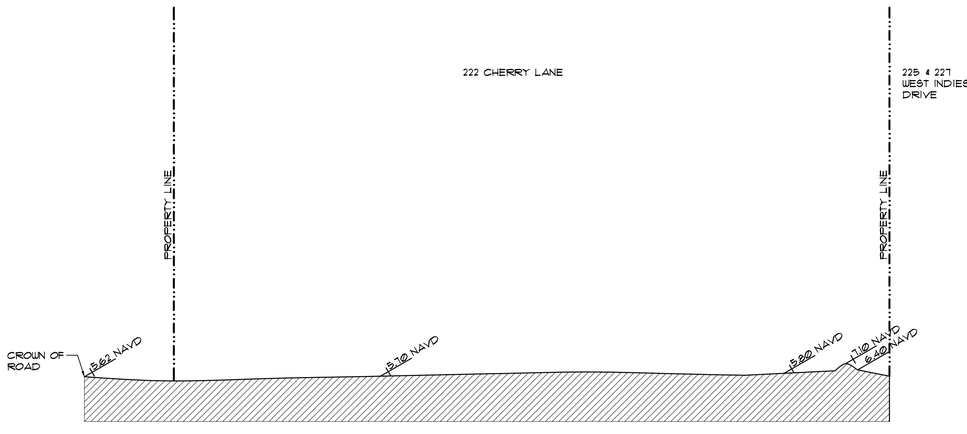


4 PROPOSED LOT SECTION NORTH - SOUTH
1/8" = 1'-0"

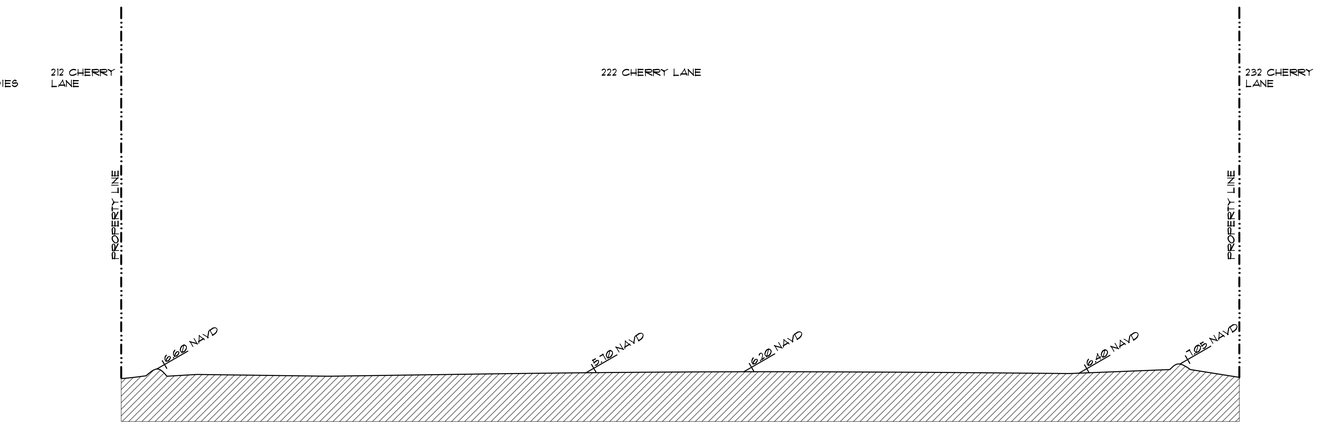


3 PROPOSED LOT SECTION EAST - WEST
1/8" = 1'-0"

LOT FILL CALC:	
ALLOWABLE FILL	PROPOSED FILL
7-00-5.81 - 1.19/2 = .595' .595 X 80' X 125' = 5950 CuFt	2.27" + 5" = 2.77" AVG REQ 2.77/12 * 80 * 125 = 2308 CuFt 2308 - 1533.5 (pool) = 774.5 CuFt 5950 ALLOWABLE ≥ 774.5 PROPOSED



2 EXISTING LOT SECTION NORTH - SOUTH
1/8" = 1'-0"



1 EXISTING LOT SECTION EAST - WEST
1/8" = 1'-0"

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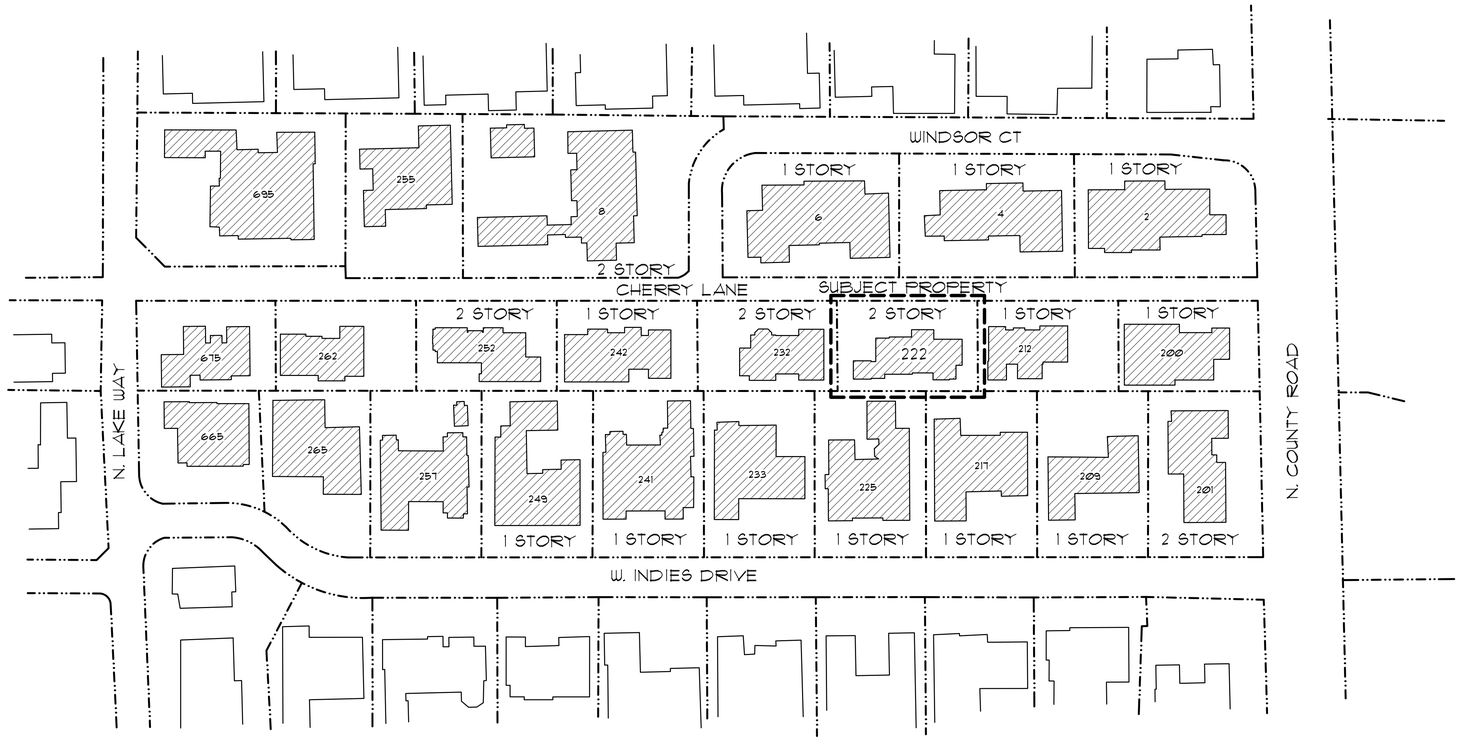
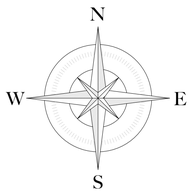
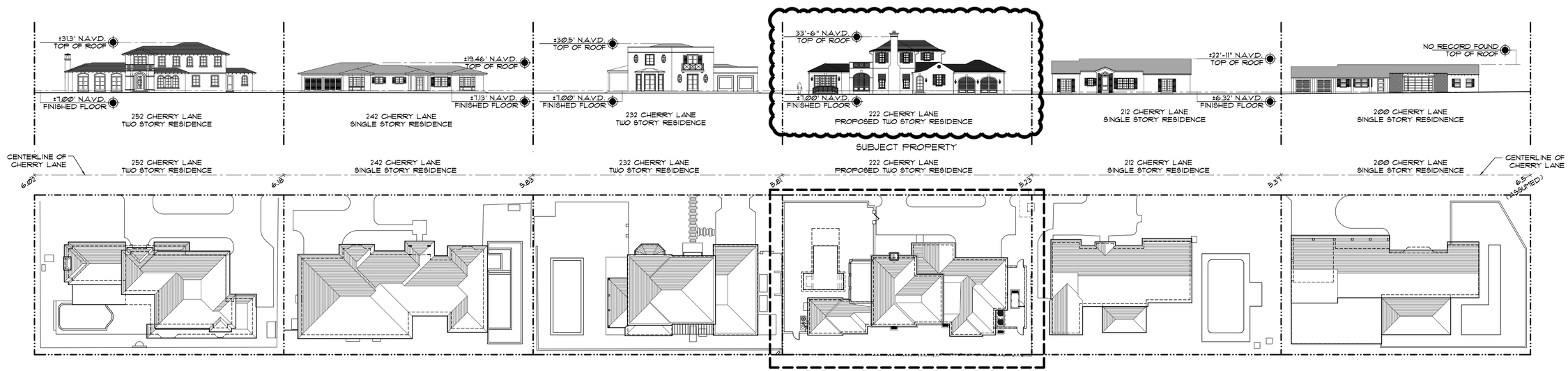


1 LOCATION MAP PLAN
NTS





2 STREETSCAPE - CHERRY LANE - VIEW LOOKING SOUTH
NTS

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VIEW LOOKING WEST ON CHERRY LANE

VIEW LOOKING EAST ON CHERRY LANE

1 EXTERIOR VIEWS
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A115.00

200 CHERRY LANE

1 EXTERIOR VIEWS
NTS

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A116.00

212 CHERRY LANE

1 EXTERIOR VIEWS
NTS

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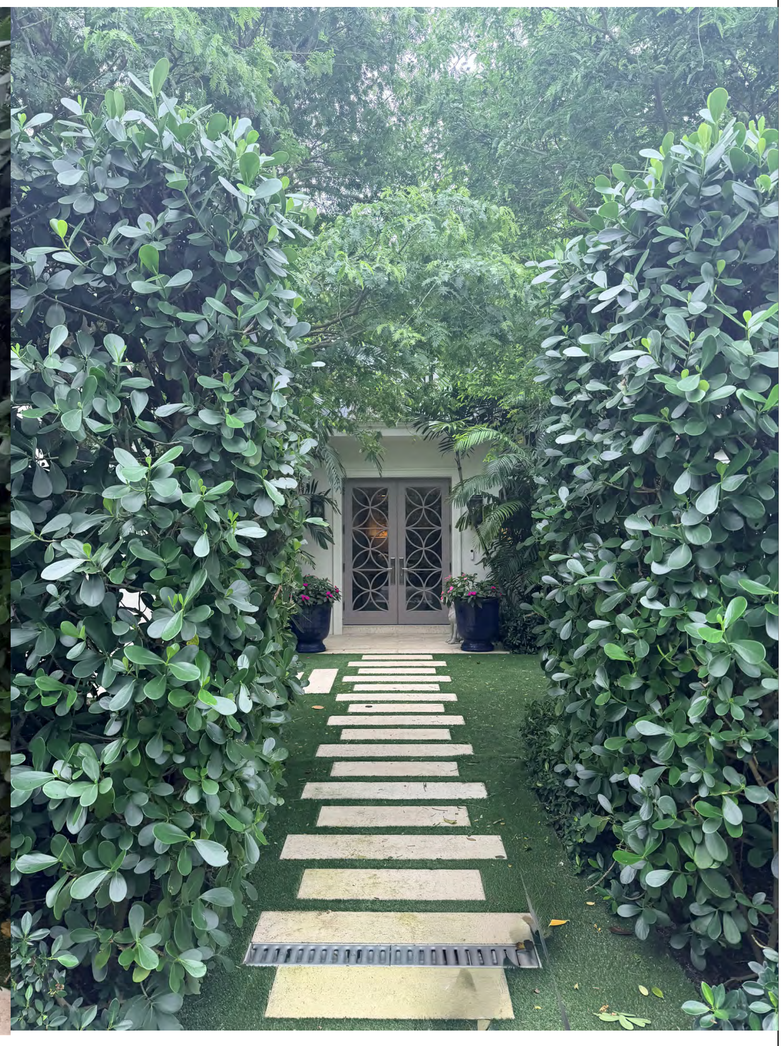

232 CHERRY LANE

1 EXTERIOR VIEWS
NTS

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A118.00

242 CHERRY LANE

1 EXTERIOR VIEWS
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A119.00

252 CHERRY LANE

262 CHERRY LANE

675 N. LAKE WAY

1 EXTERIOR VIEWS
NTS

ARCOM : 26-0021
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1 EXISTING OT VIEWS
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A121.00

PROPERTY LINE

N

W E

S

97'-3"

20'-Ø 1/2" | 12'-Ø" | 20'-Ø" | 19'-1Ø 1/2" | 25'-4"

25'-Ø" ONE STORY FRONT YARD SETBACK

30'-Ø" TWO STORY FRONT YARD SETBACK

6'-6"

1'-Ø"

12'-6" ONE STORY SIDEYARD SETBACK

15'-Ø" TWO STORY SIDE YARD SETBACK

20'-4"

44'-2 1/2"

16'-4 1/2"

COVERED TERRACE
101
11'-Ø" x 2Ø'-3"

GUEST BEDROOM 1
101
14'-3" x 14'-8"

CLO.
101

P.R.
101
7'-4" x 3'-4"

HALL
101
8'-9" x 3'-8"

HALL
101
7'-4" x 3'-8"

BATH
101
11'-9" x 5'-6"

LIN.
101

OVEN/ MICRO/ WD

LIVING/DINING ROOM
101
19'-Ø" x 21'-Ø"

KITCHEN
101
19'-Ø" x 11'-Ø"
TRASH
DW
REF.

48" RANGE

COVERED ENTRY
101

FOYER
101
5'-6" x 9'-Ø"

CLO.
101

ELEV.
101

UP

BACK HALL
101
19'-Ø" x 5'-3"

PANTRY
101
5'-8" x 6'-4"

W/D

LAUNDRY
101
8'-Ø" x 6'-4"

VEST.
101

CLO.
101

GUEST BEDROOM 2
101
12'-4" x 13'-Ø"

BATH
101
5'-8" x 11'-6"

GARAGE
101
25'-3" x 22'-8"

GUEST BEDROOM 3
101
13'-Ø" x 12'-6"

BATH
101
6'-Ø" x 12'-Ø"

8'-6"

23'-4"

44'-1Ø"

15'-Ø" TWO STORY SIDE YARD SETBACK

12'-6" ONE STORY SIDE YARD SETBACK

12'-4"

1'-2"

15'-Ø" TWO STORY REAR YARD SETBACK

6'-2"

1Ø'-Ø" ONE STORY REAR YARD SETBACK

3'-8 1/2"

15'-11 1/2" | 4'-1" | 12'-Ø" | 12'-1" | 24'-8" | 18'-6 1/2" | 14'-7" | 5'-11" | 5'-6"

97'-3"

1 FIRST FLOOR PLAN
1/4" = 1'-Ø"

PROPERTY LINE

PREVIOUSLY PROPOSED

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A211.00

PROPERTY LINE

N

W E

S

97'-3"

20'-Ø 1/2" | 12'-Ø" | 20'-Ø" | 19'-1Ø 1/2" | 25'-4"

25'-Ø" ONE STORY FRONT YARD SETBACK

30'-Ø" TWO STORY FRONT YARD SETBACK

6'-6"

1'-Ø"

12'-6" ONE STORY SIDEYARD SETBACK

15'-Ø" TWO STORY SIDE YARD SETBACK

20'-4"

44'-2 1/2"

16'-4 1/2"

COVERED TERRACE
101
11'-Ø" x 2Ø'-3"

20'-4"

15'-11 1/2"

4'-1"

12'-Ø"

GUEST BEDROOM 1
101
14'-3" x 14'-8"

CLO.
101

HALL
101
8'-9" x 3'-8"

P.R.
101
7'-4" x 3'-4"

HALL
101
7'-4" x 3'-8"

OVEN/ MICRO/ W/D

BATH
101
11'-9" x 5'-6"

LIN.
101

3'-8 1/2"

LIVING/DINING ROOM
101
19'-Ø" x 21'-Ø"

KITCHEN
101
19'-Ø" x 11'-Ø"
TRASH DW

48" RANGE

REF.

COVERED ENTRY
101

FOYER
101
5'-6" x 9'-Ø"

CLO.
101

GUEST BEDROOM 2
101
12'-4" x 13'-Ø"

ELEV.
101

UP

BATH
101
5'-8" x 11'-6"

BACK HALL
101
19'-Ø" x 5'-3"

PANTRY
101
5'-8" x 6'-4"

W/D

LAUNDRY
101
8'-Ø" x 6'-4"

VEST.
101

CLO.
101

1'-2"

15'-Ø" TWO STORY REAR YARD SETBACK

6'-2"

10'-Ø" ONE STORY REAR YARD SETBACK

GARAGE
101
25'-3" x 22'-8"

GUEST BEDROOM 3
101
13'-Ø" x 12'-6"

BATH
101
6'-Ø" x 12'-Ø"

15'-Ø" TWO STORY SIDE YARD SETBACK

12'-6" ONE STORY SIDE YARD SETBACK

23'-4"

44'-1Ø"

12'-4"

14'-7" | 5'-11" | 5'-6"

26'-Ø"

15'-11 1/2" | 12'-1" | 24'-8" | 18'-6 1/2"

97'-3"

1 FIRST FLOOR PLAN

1/4" = 1'-Ø"

PROPERTY LINE

CURRENTLY PROPOSED

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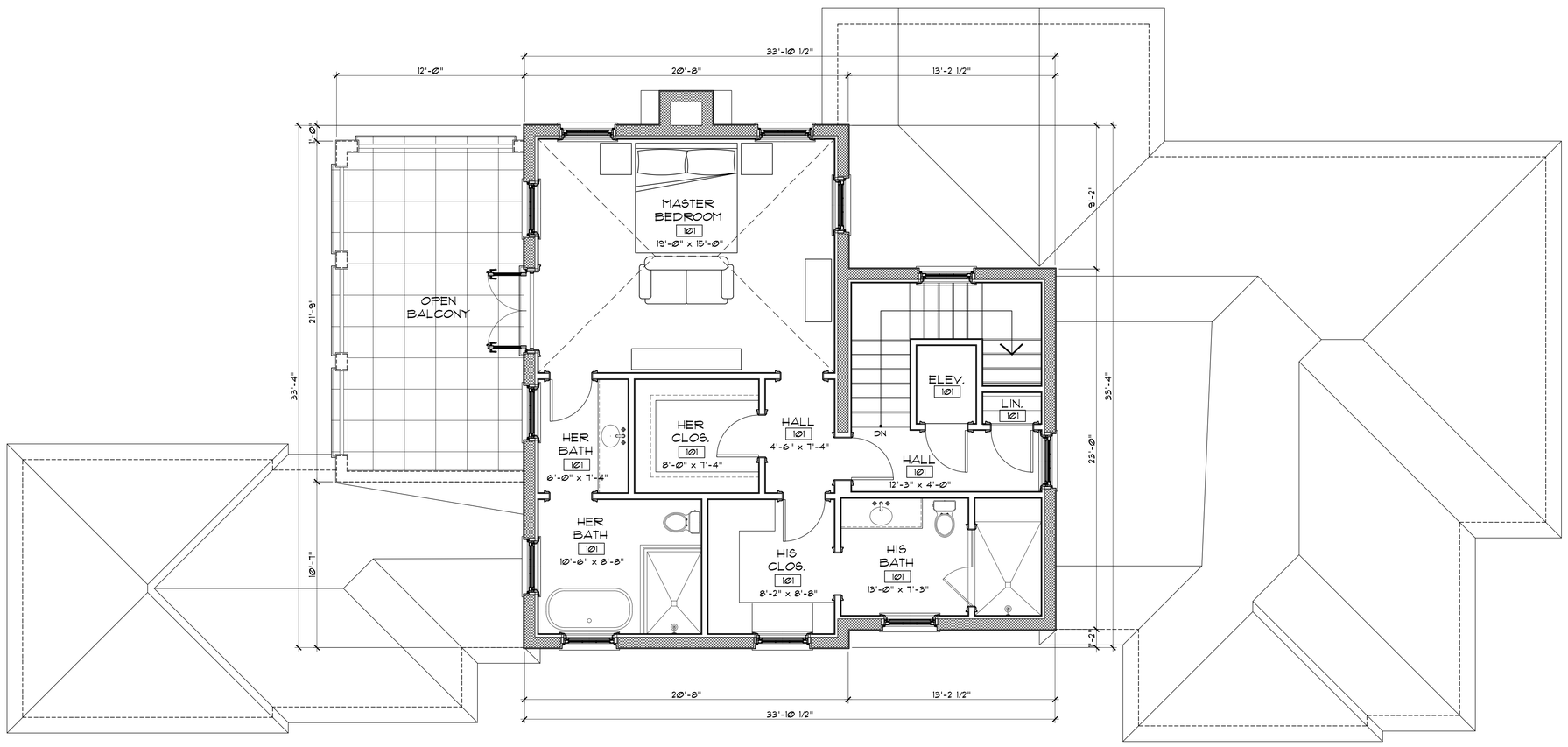

1 SECOND FLOOR PLAN
1/4" = 1'-0"

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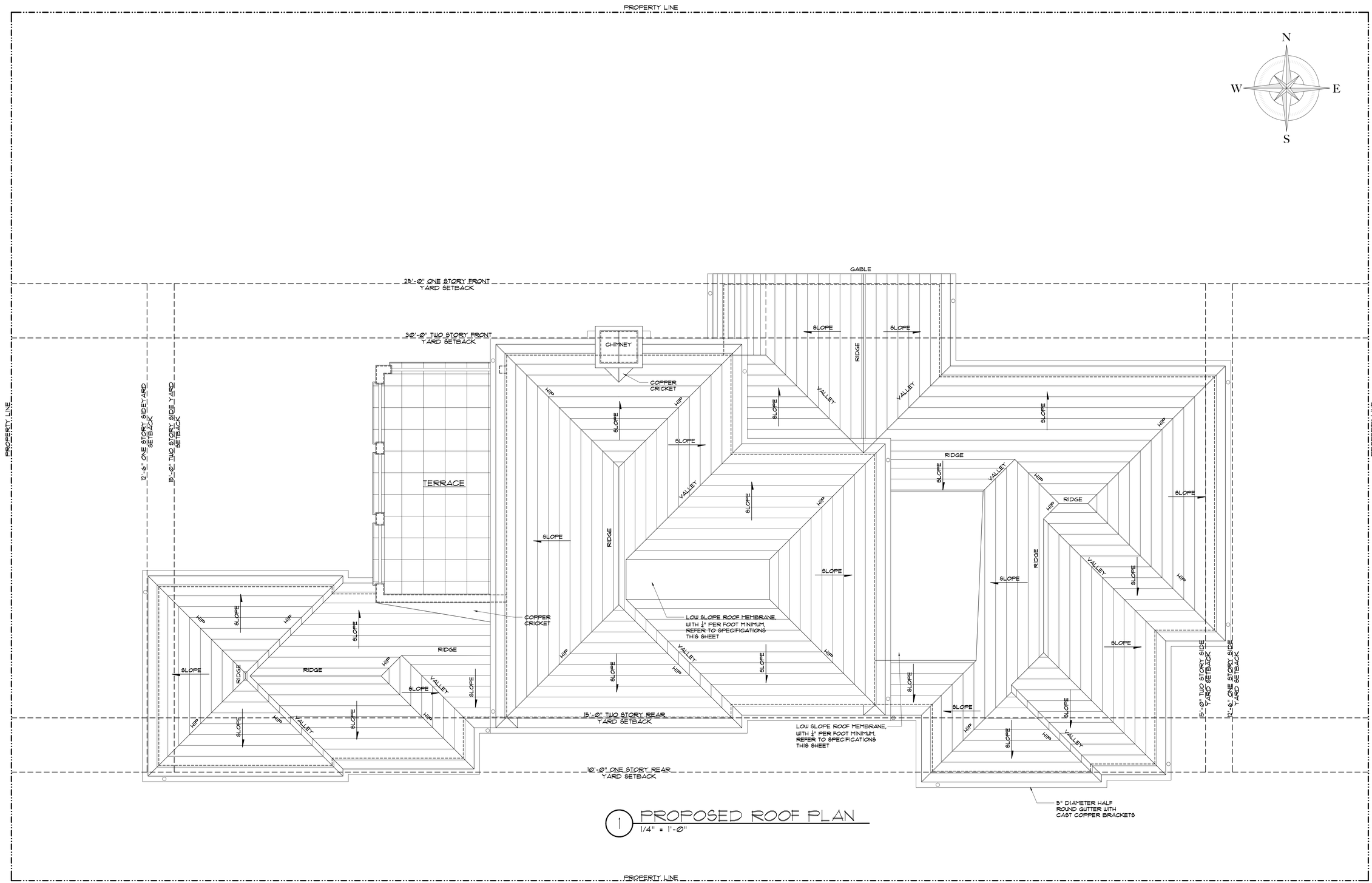

1 PROPOSED ROOF PLAN

1/4" = 1'-0"

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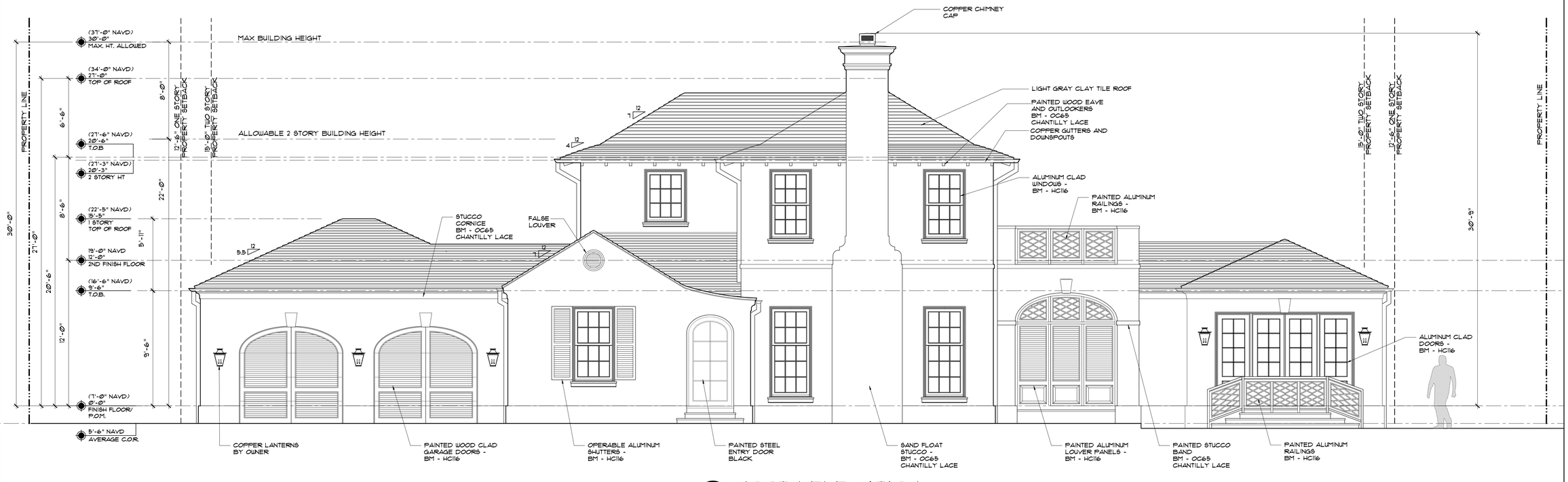
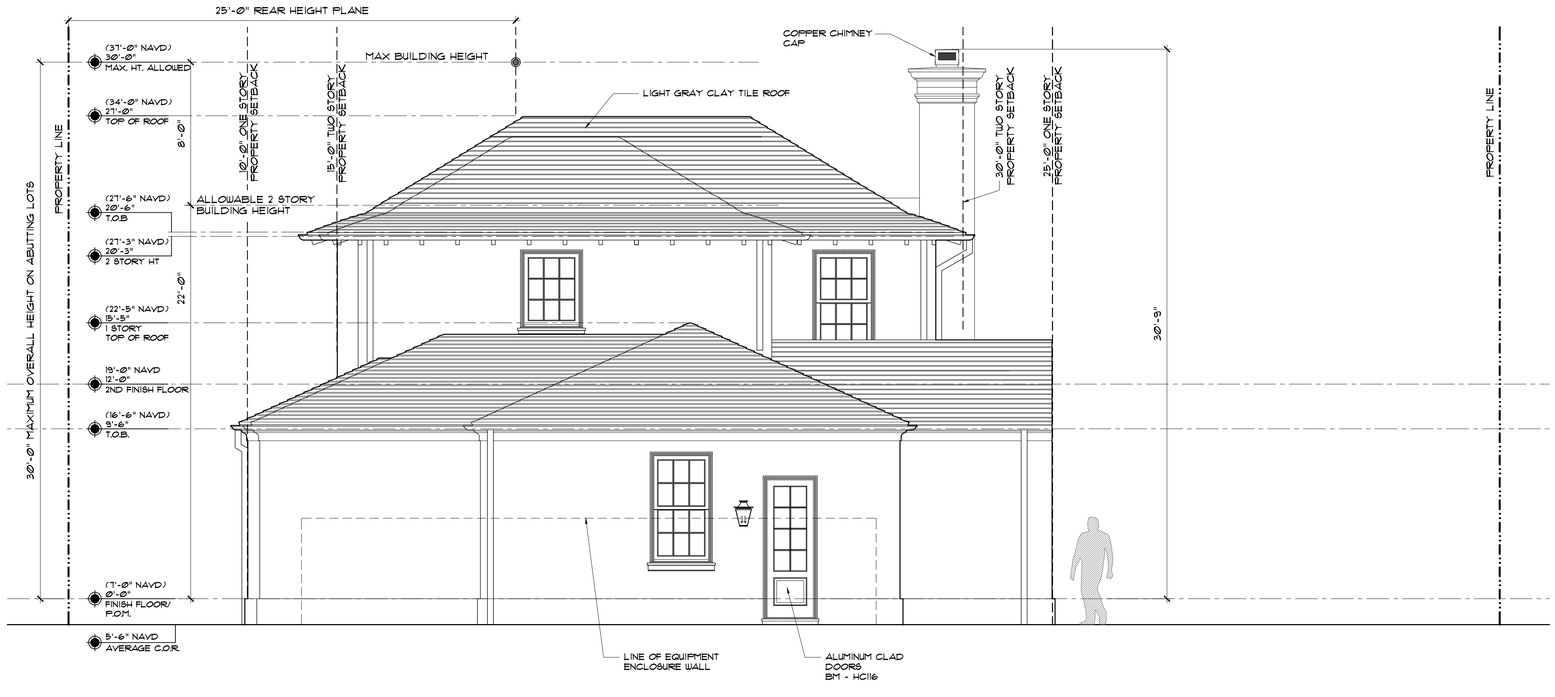


1 NORTH ELEVATION
1/4" = 1'-0"



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

PREVIOUSLY PROPOSED

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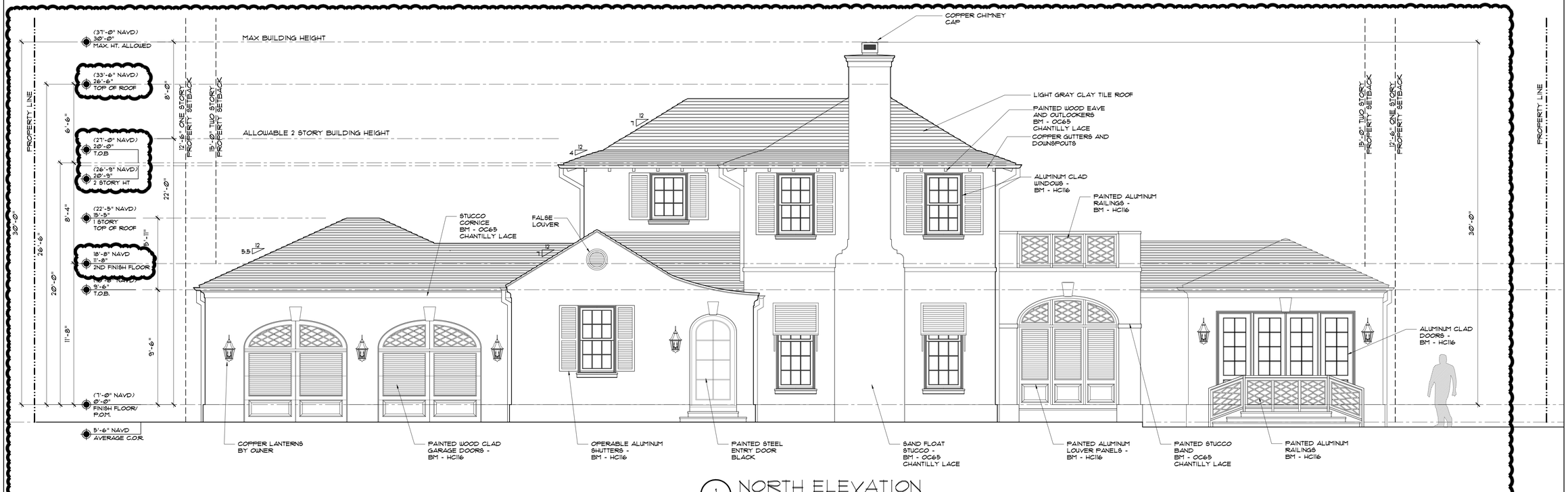
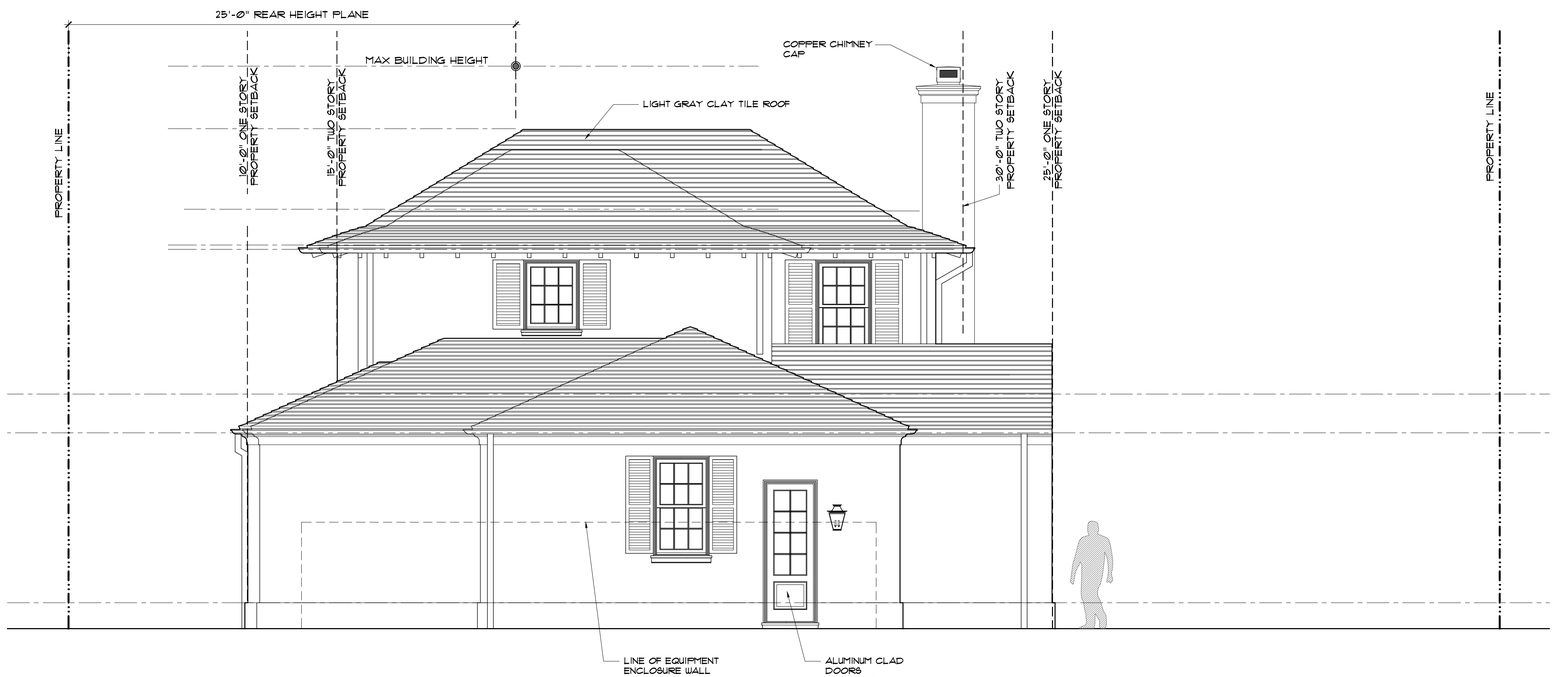


1 NORTH ELEVATION
1/4" = 1'-0"



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

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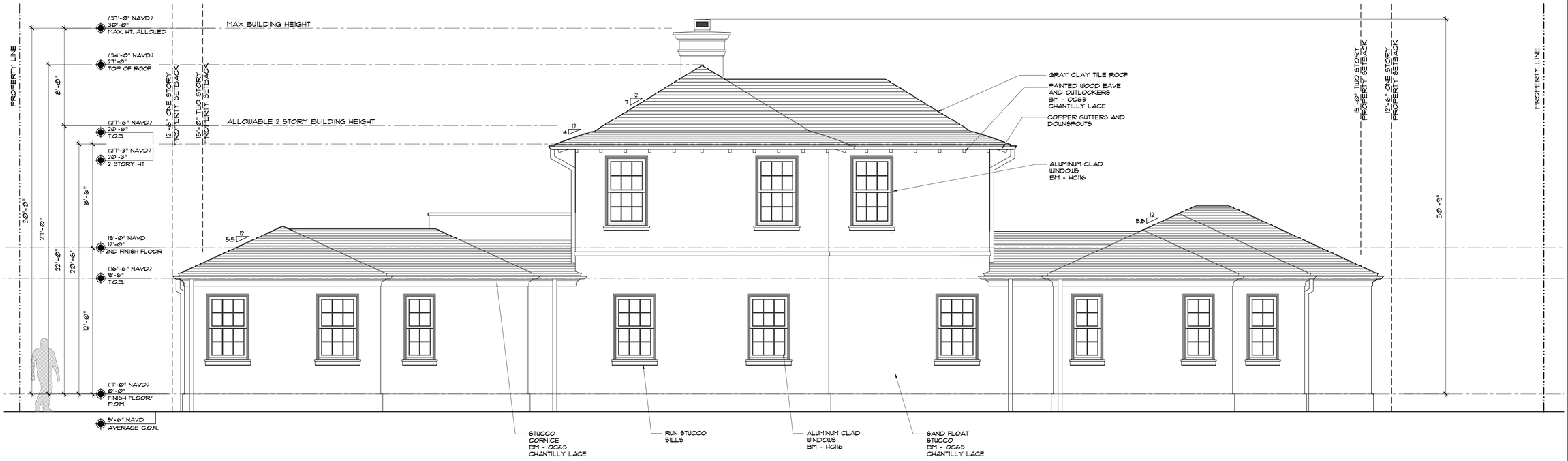
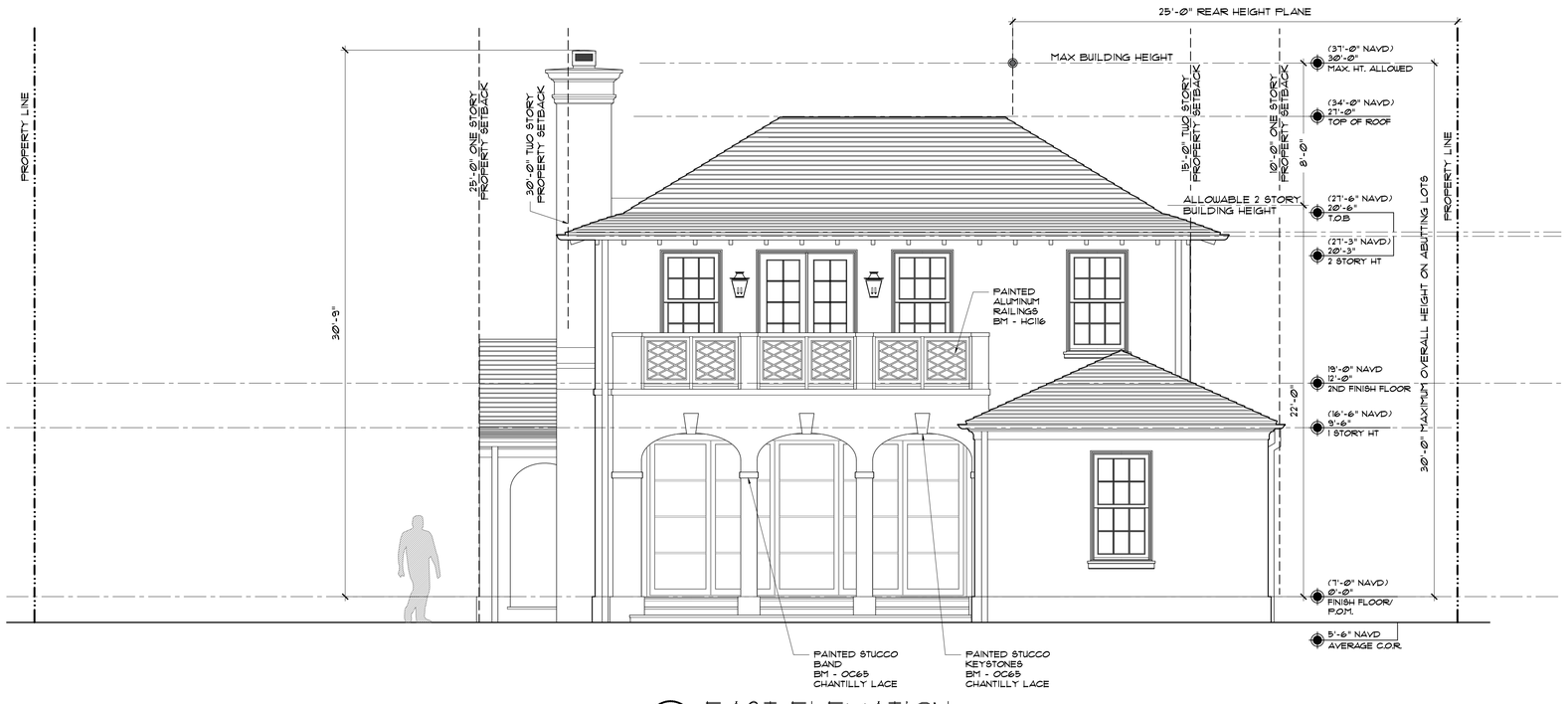
A311.00



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



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

PREVIOUSLY PROPOSED

ARCOM : 26-0021
PRE-APPLICATION: 2026-03-09

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KEVIN ASBACHER, AIA
FL LICENSE #AR95435

ASBACHER ARCHITECTURE, INC.
120 South Olive Avenue, Suite 404
West Palm Beach, FL 33401
FL (561) 203-7731
FLORIDA REGISTRATION AA26002888

222 CHERRY LANE PB LLC
222 CHERRY LANE
PALM BEACH, FL 33480

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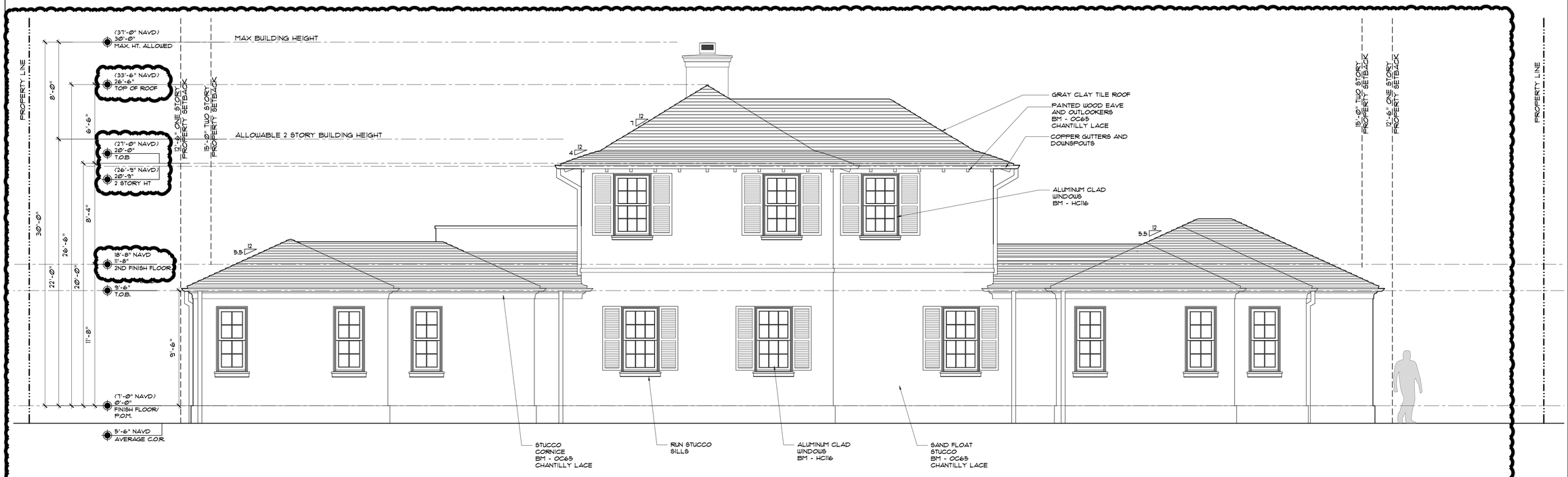
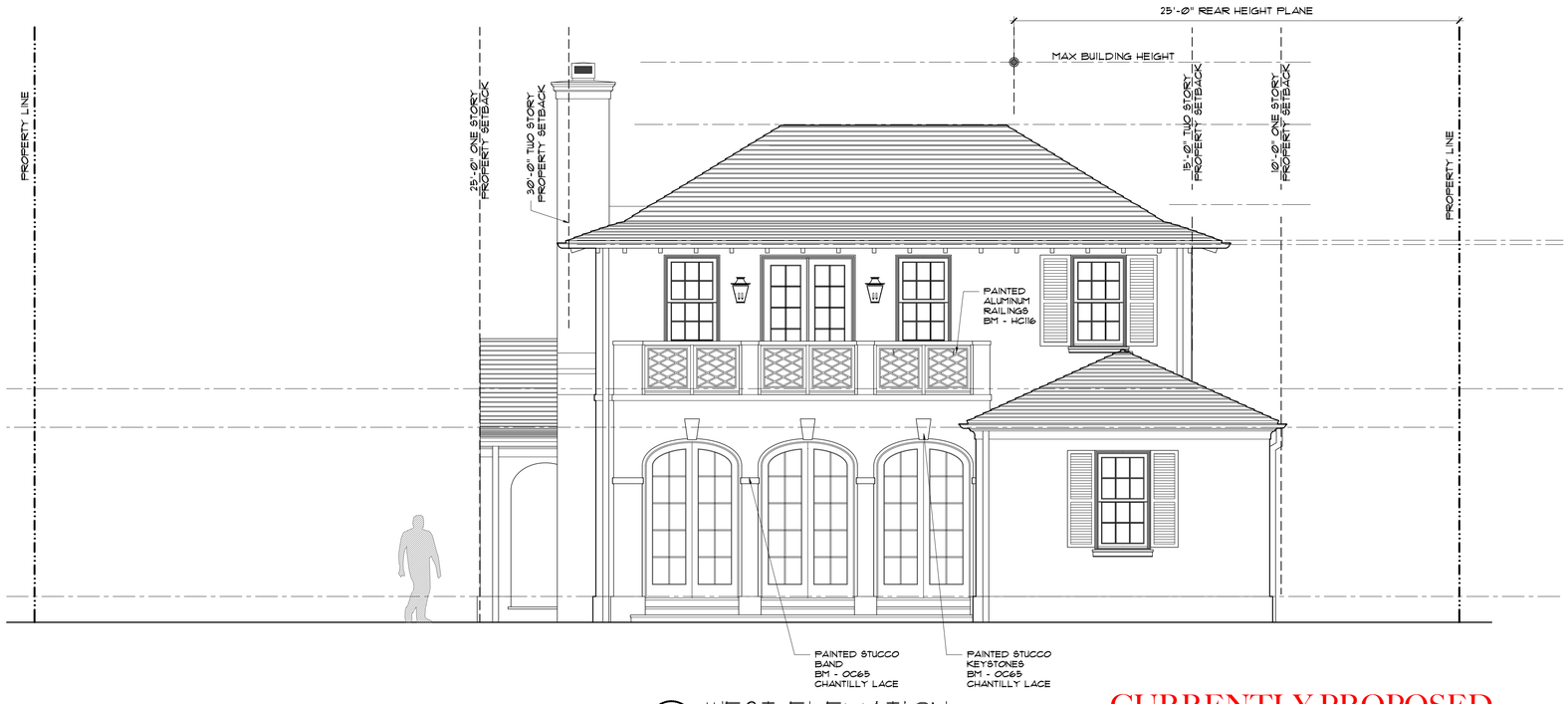
A312.00



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



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

CURRENTLY PROPOSED

ARCOM : 26-0021
PRE-APPLICATION: 2026-03-09

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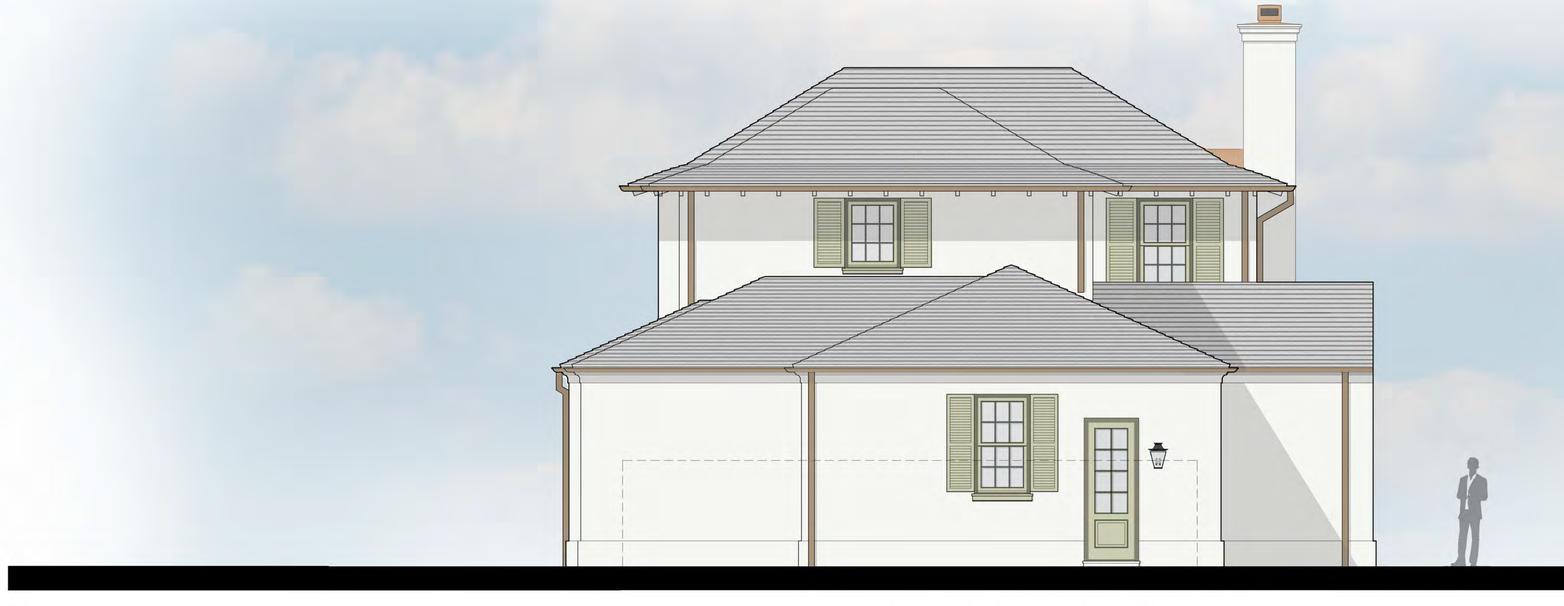
1 NORTH ELEVATION
1/4" = 1'-0"



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

Guilford Green
HC-116

Chantilly Lace
2121-70

COLOR SAMPLE
NTS

ARCOM : 26-0021
PRE-APPLICATION: 2026-03-09

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A311R.00

PREVIOUSLY SUBMITTED

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

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

Guilford Green
HC-116

Chantilly Lace
2121-70

COLOR SAMPLE
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1 SOUTH ELEVATION
1/4" = 1'-0"

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

Guilford Green
HC-116

Chantilly Lace
2121-70

COLOR SAMPLE
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COLOR SAMPLE
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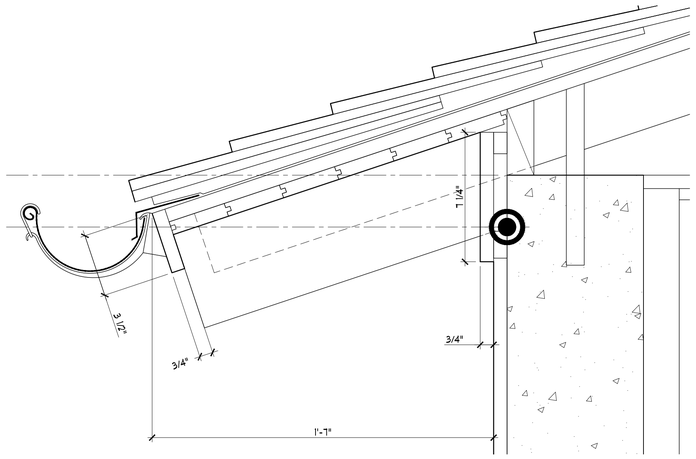
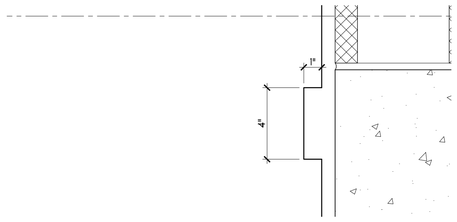
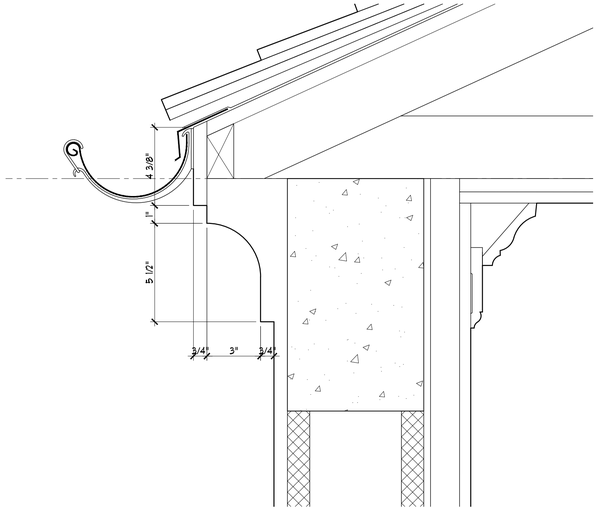


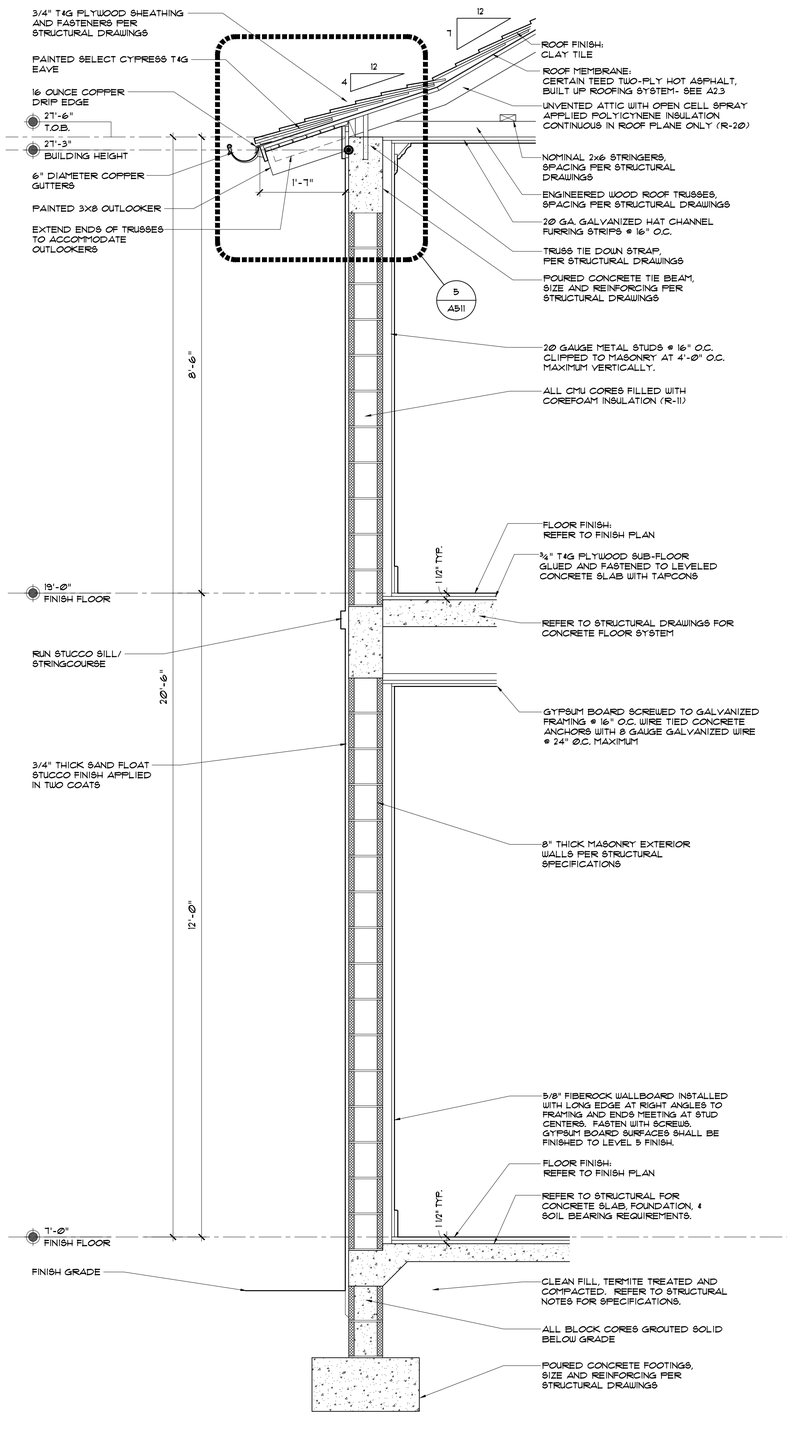
5 TYPICAL UPPER EAVE DETAIL
3" = 1'-0"



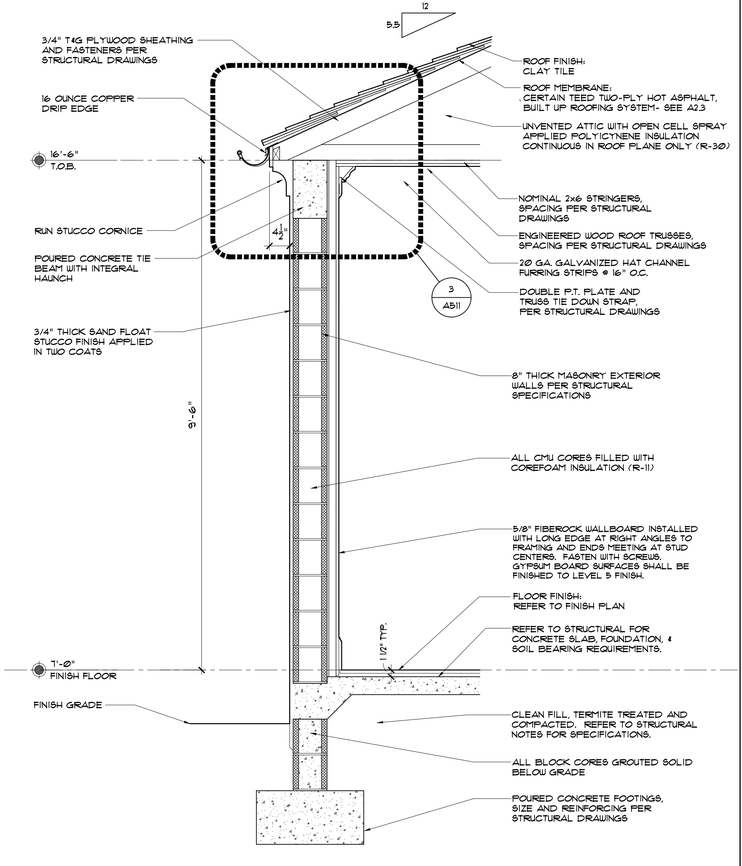
4 TYPICAL RUN STUCCO
3" = 1'-0"



3 TYPICAL LOWER EAVE DETAIL
3/4" = 1'-0"



1 TWO STORY WALL SECTION
3/4" = 1'-0"



2 ONE STORY WALL SECTION
3/4" = 1'-0"

PREVIOUSLY PROPOSED

ARCOM : 26-0021
PRE-APPLICATION: 2026-03-09

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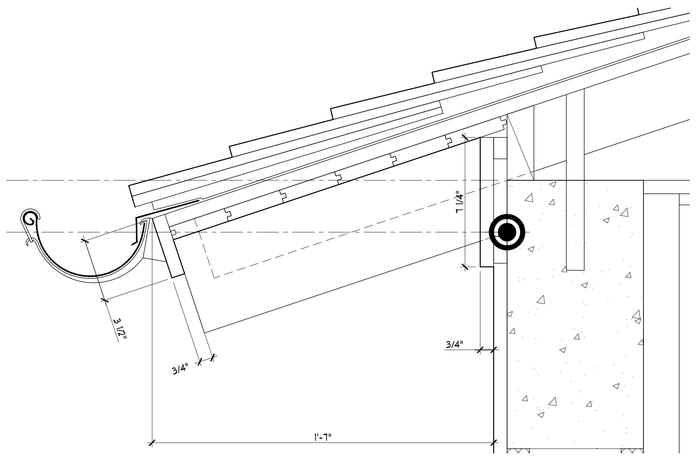
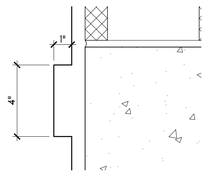
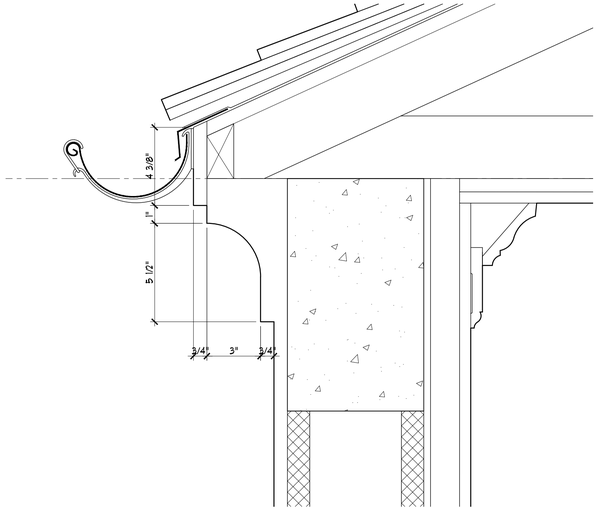


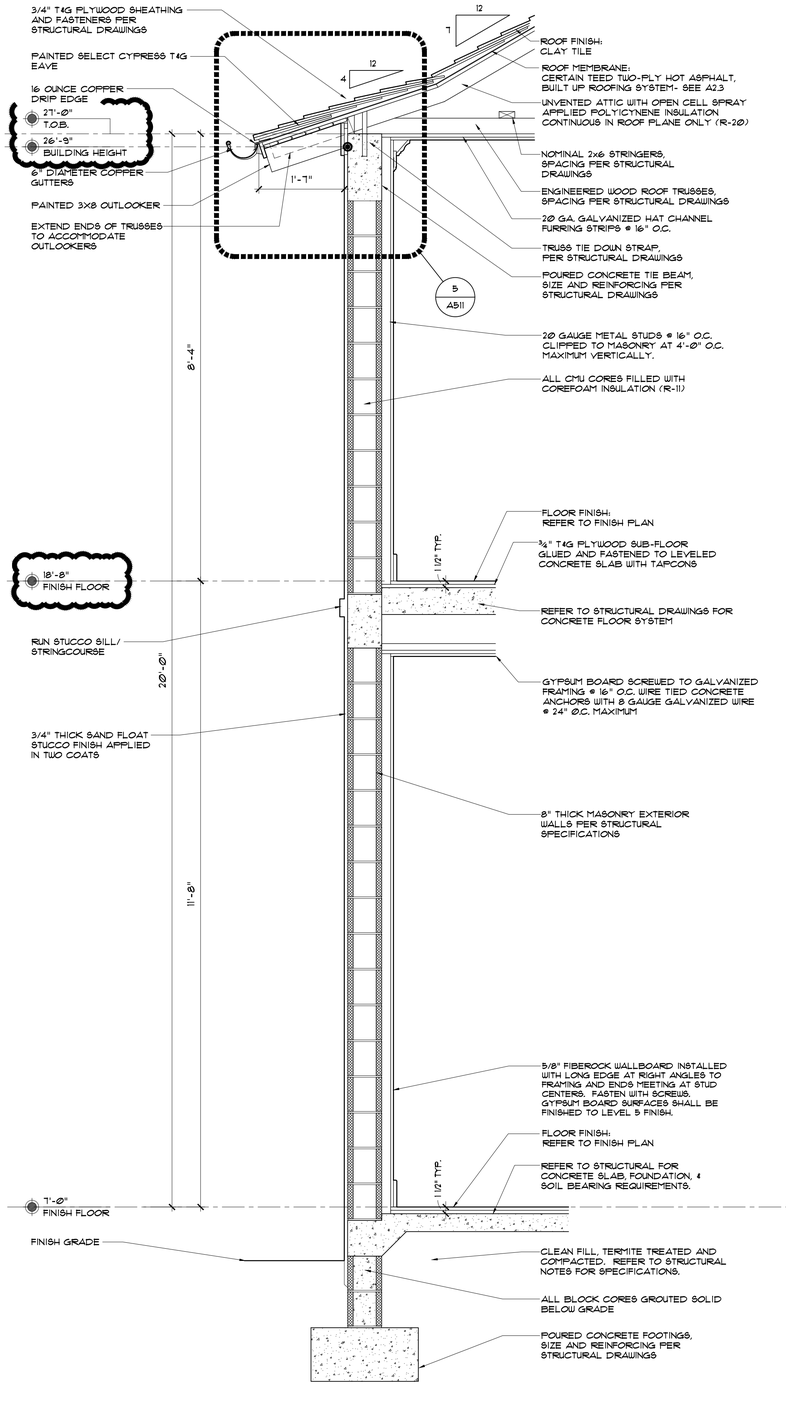
5 TYPICAL UPPER EAVE DETAIL
3" = 1'-0"



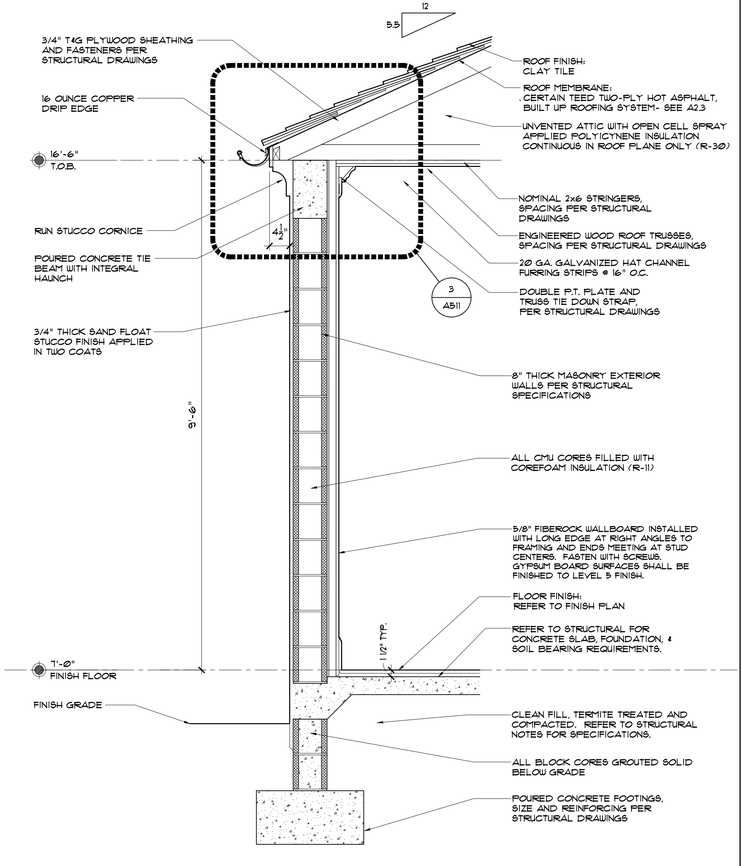
4 TYPICAL RUN STUCCO
3" = 1'-0"



3 TYPICAL LOWER EAVE DETAIL
3/4" = 1'-0"



1 TWO STORY WALL SECTION
3/4" = 1'-0"



2 ONE STORY WALL SECTION
3/4" = 1'-0"

CURRENTLY PROPOSED

ARCOM : 26-0021
PRE-APPLICATION: 2026-03-09

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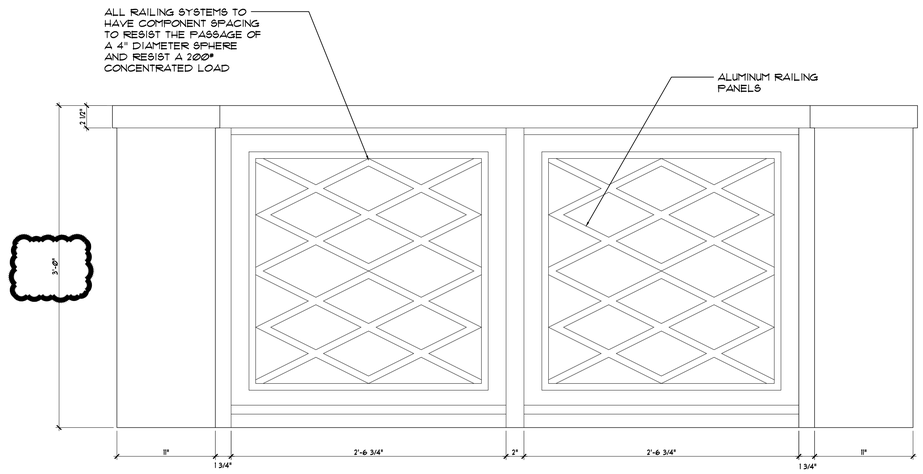
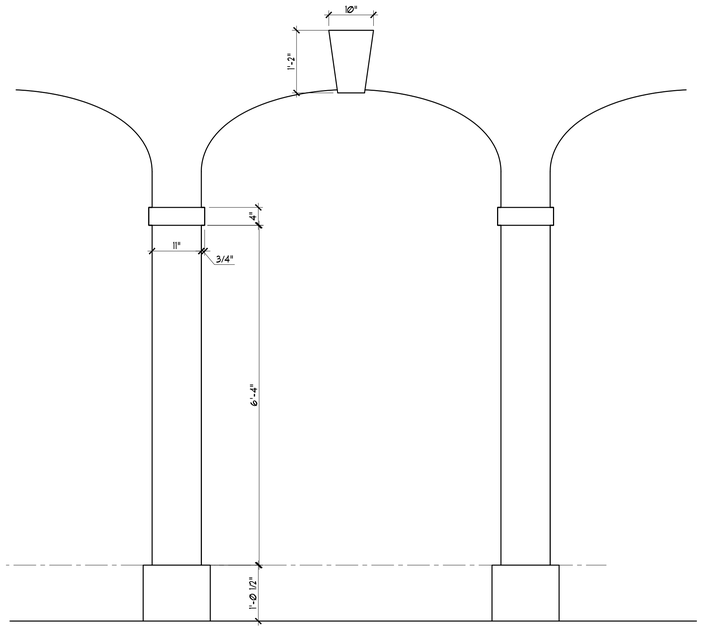
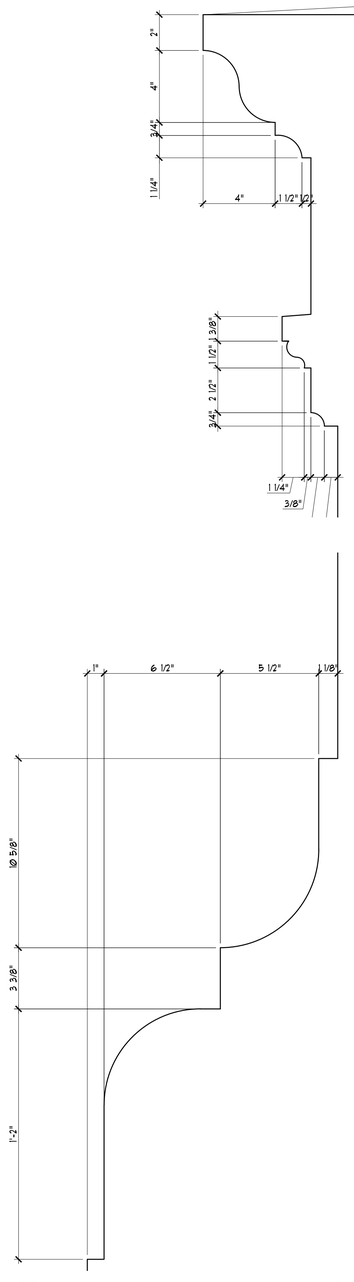


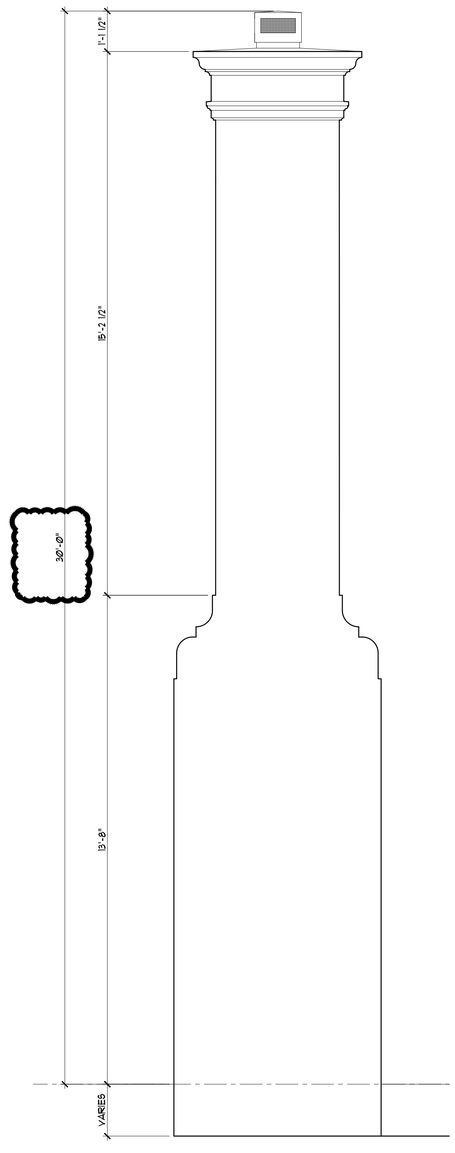
4 TYPICAL RAILING DETAIL
1 1/2" = 1'-0"



3 TYPICAL COLUMN / KEY STONE DETAIL
3/4" = 1'-0"



2 CHIMNEY PROFILES
3" = 1'-0"



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

ARCOM : 26-0021
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SCALE: AS NOTED

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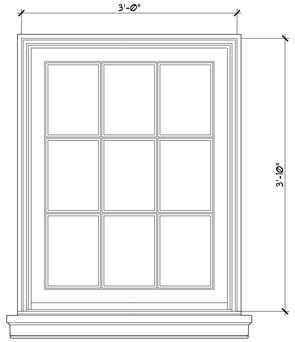
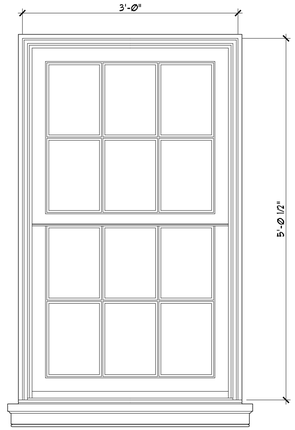
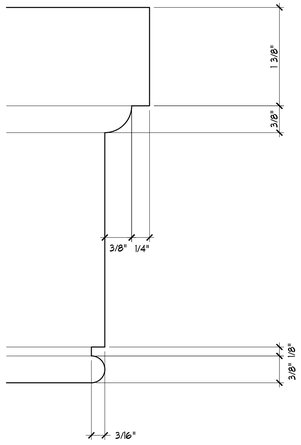
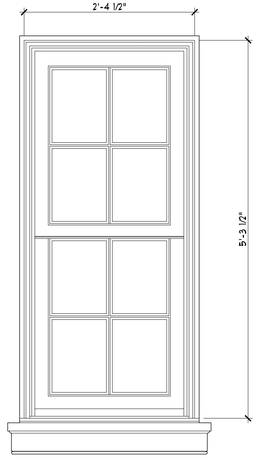




2 SECOND FLOOR WINDOWS DETAILS
1" = 1'-0"



3 TYPCIAL SILL DETAIL
1" = 1'-0"



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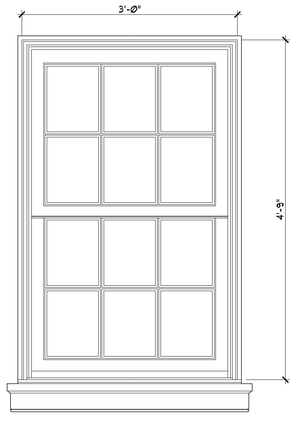

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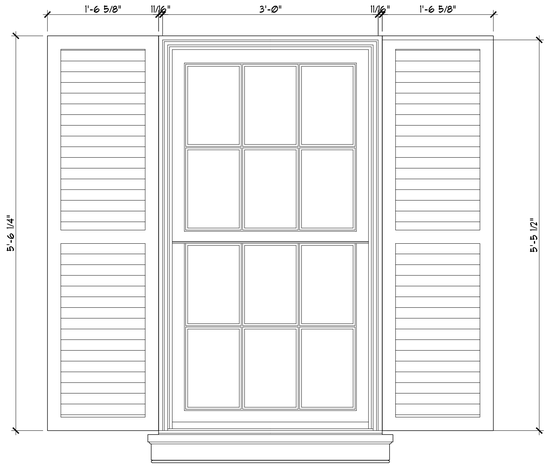

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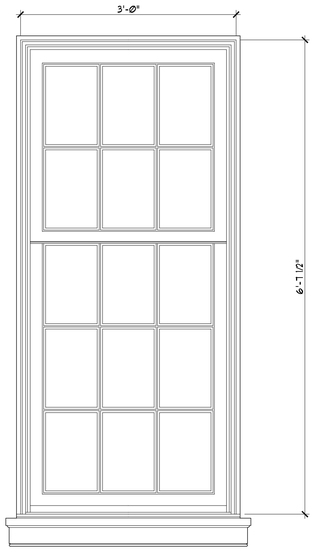

D

1 FIRST FLOOR WINDOWS DETAILS
1" = 1'-0"

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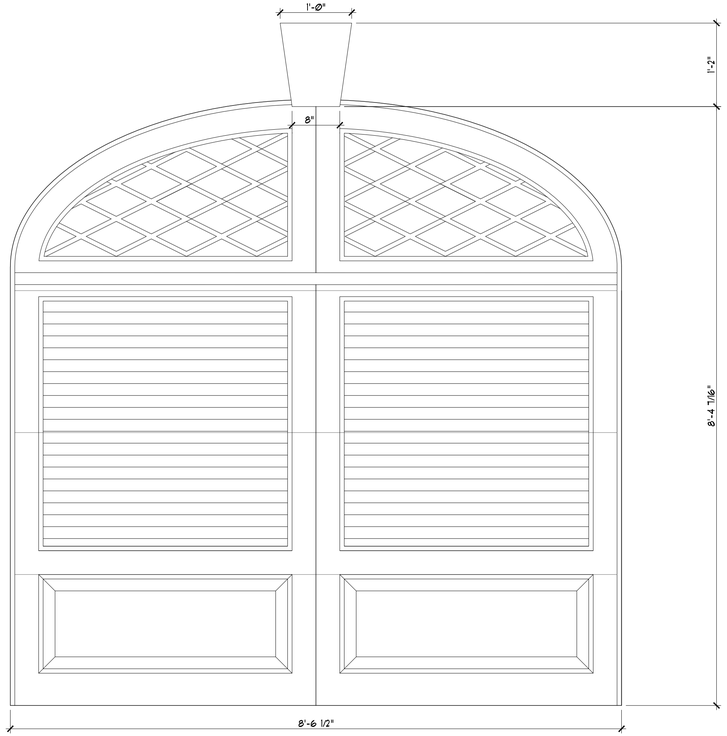
A611.00

ARCOM : 26-0021
PRE-APPLICATION: 2026-03-09



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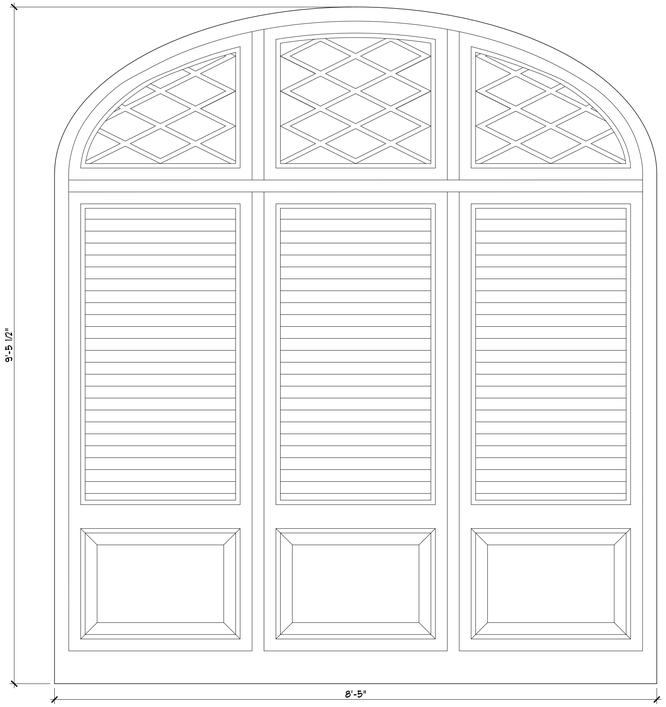

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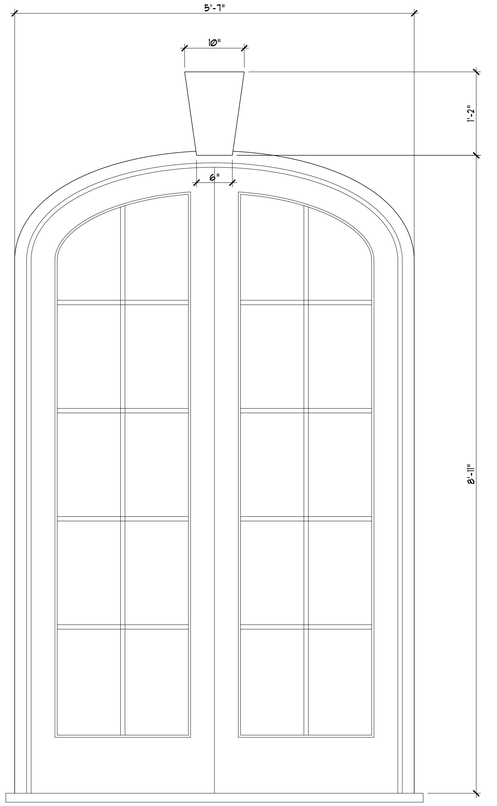

3

1 FIRST FLOOR DOOR DETAILS
1" = 1'-Ø"

ARCOM : 20-0021
PRE-APPLICATION: 2026-03-09

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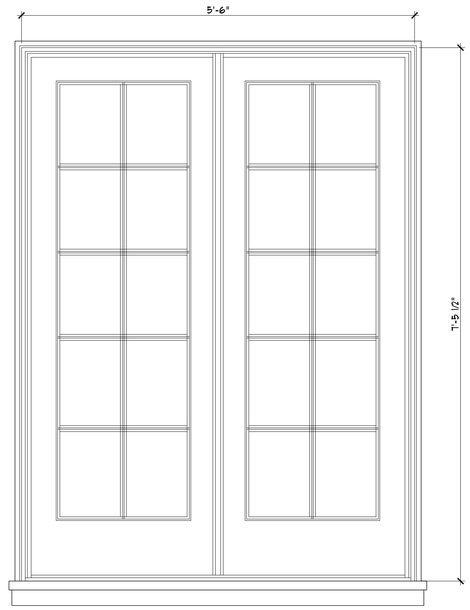
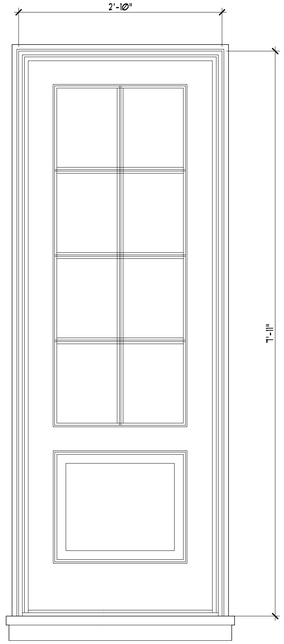


2 SECOND FLOOR DOOR DETAILS
1" = 1'-0"



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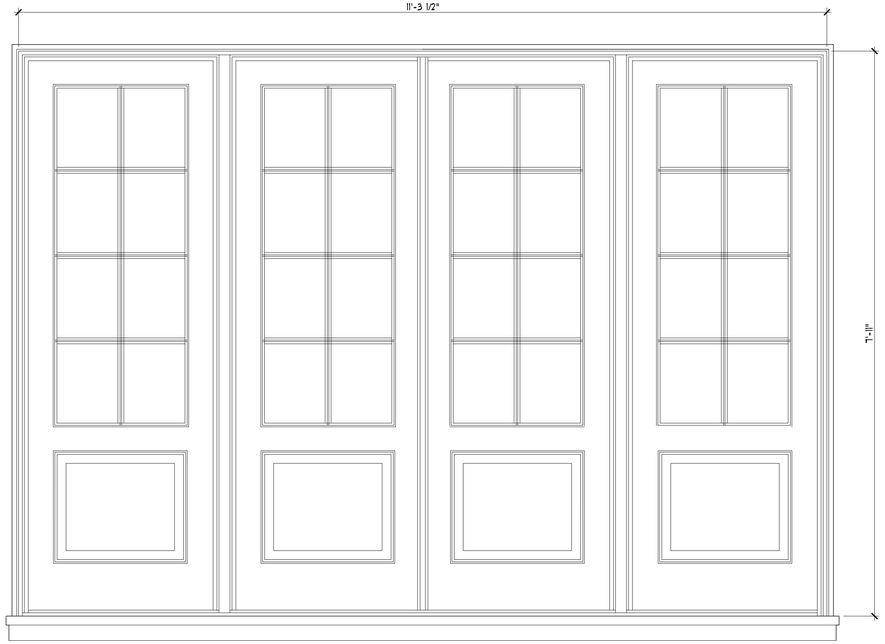

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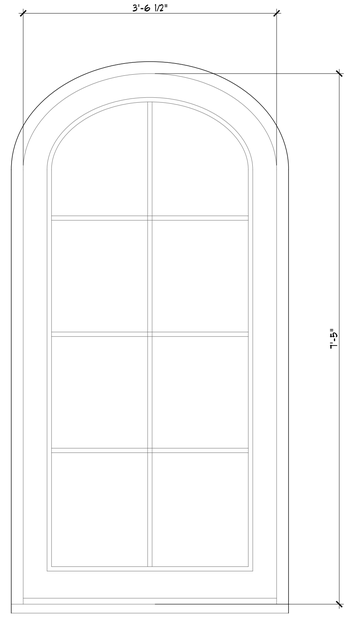

6

1 FIRST FLOOR DOOR DETAILS
1" = 1'-0"

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1 RENDERED PESPECTIVE #1
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120 South Olive Avenue, Suite 404
West Palm Beach, FL 33401
FL (561) 203-7731
FLORIDA REGISTRATION AA26002888

222 CHERRY LANE PB LLC
222 CHERRY LANE
PALM BEACH, FL 33480

ISSUE
MARCH 26, 2026
APRIL 13, 2026
MAY 11, 2026
JUNE 8, 2026

REVISIONS	
#	DATE

DRAWN BY:	
CHECKED BY:	

SCALE: AS NOTED

R-1

1 RENDERED PESPECTIVE #2
NTS

ARCOM : 26-0021
PRE-APPLICATION: 2026-03-09

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KEVIN ASBACHER, AIA
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SCALE: AS NOTED

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1 RENDERED PESPECTIVE #3
NTS

ARCOM : 26-0021
PRE-APPLICATION: 2026-03-09

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1 RENDERED PESPECTIVE #4
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ARCOM : 26-0021
PRE-APPLICATION: 2026-03-09

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R-4

1 RENDERED PESPECTIVE #5
NTS

ARCOM : 26-0021
PRE-APPLICATION: 2026-03-09

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REVISIONS	
#	DATE

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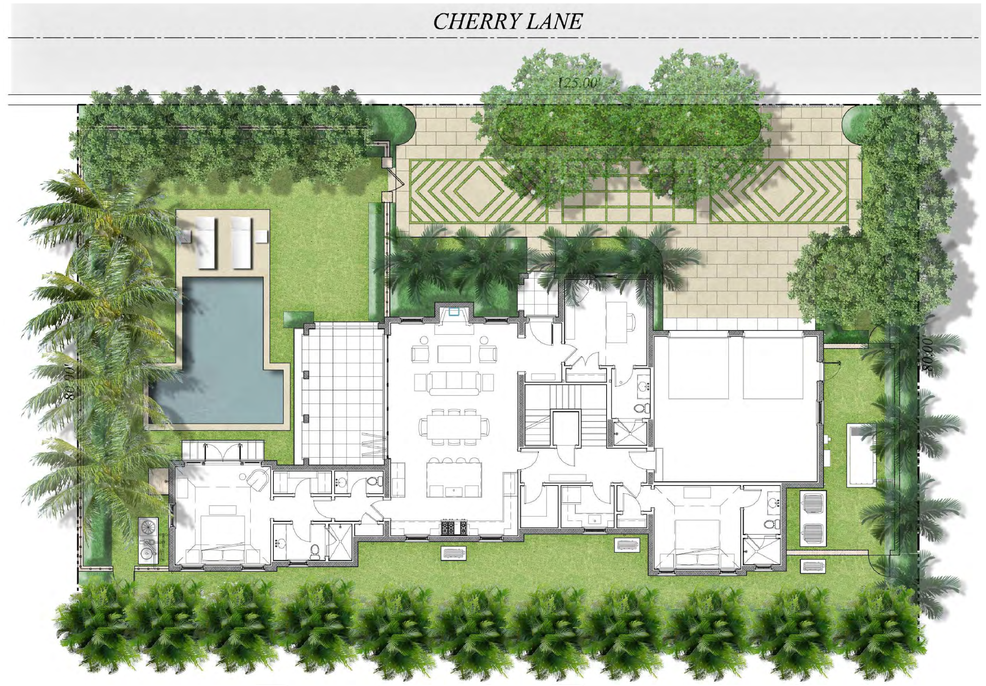
SCALE: AS NOTED

R-5



Previously Proposed

Currently Proposed

ENVIRONMENT DESIGN GROUP
139 North County Road SUITE-B Palm Beach, Fl 33480
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Landscape Architecture
Land Planning
Landscape Management
Dustin M. Mizell, MLA FLA #6666784
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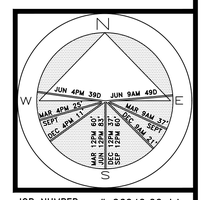

JOB NUMBER: # 26040.00 LA
DRAWN BY: Dustin Mizell

DATE: 04.06.2026

SHEET L6.0

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Rendered Landscape Plan

SCALE IN FEET 3/16"=1'-0"

Previously Proposed

Currently Proposed

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Rendered Landscape Elevations

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JOB NUMBER: # 26040.00 LA
DRAWN BY: Dios Rodriguez

DATE: 04.06.2026

SHEET L6.1

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Rendered Landscape Elevations

SCALE IN FEET

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JOB NUMBER: # 26040.00 LA
DRAWN BY: Dios Rodriguez

DATE: 04.06.2026

SHEET L6.2

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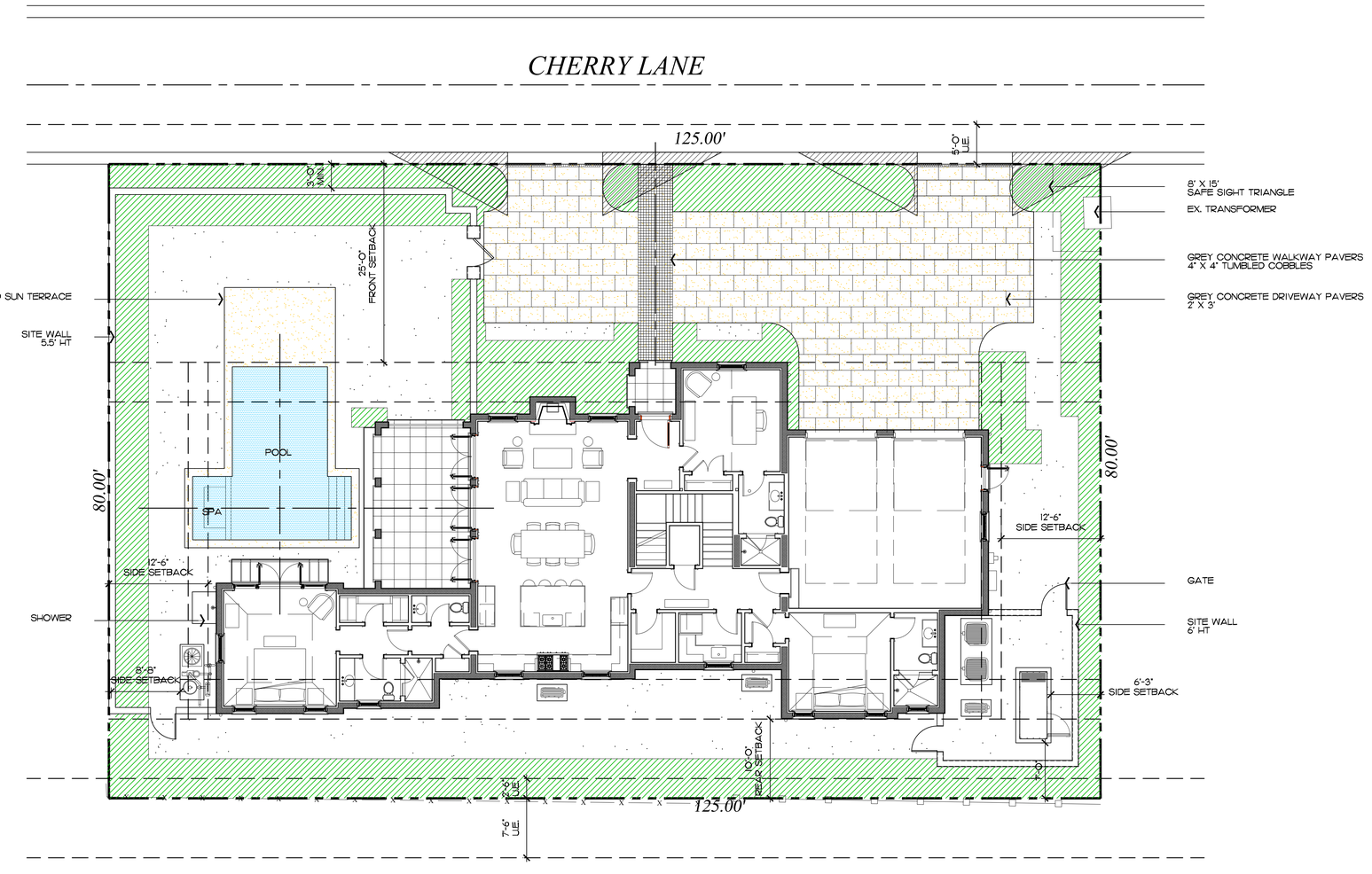
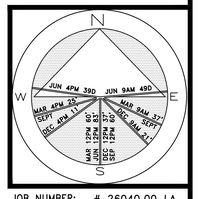
L O T 1 A

Concrete Cobble Pavers

Concrete Pavers





JOB NUMBER: # 26040.00 LA
DRAWN BY: Matt Jackman
DATE: 04.06.2026

SHEET L3.0

64 sf.
AREA IN SQ.FT.

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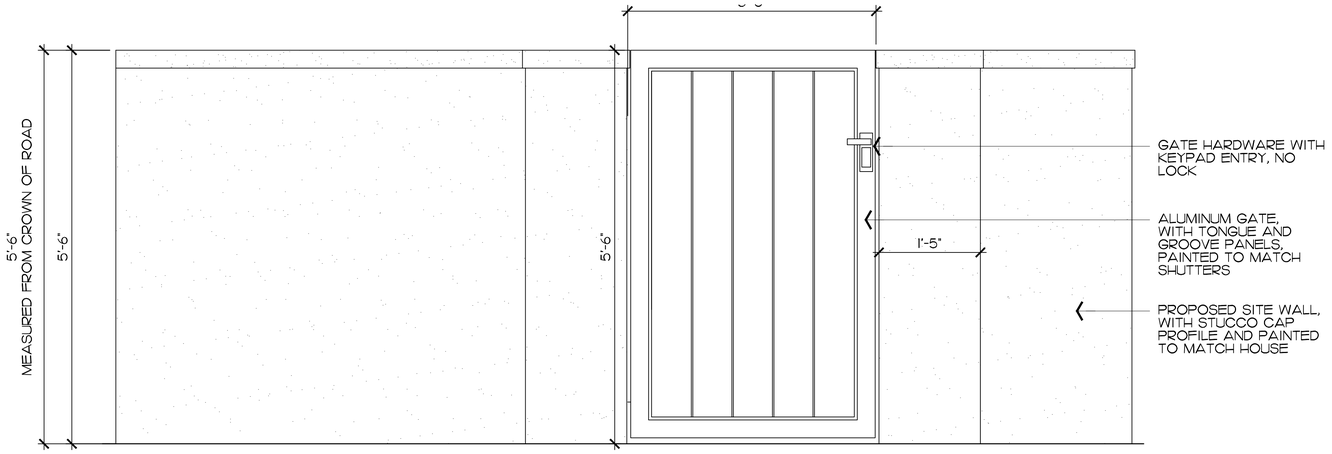
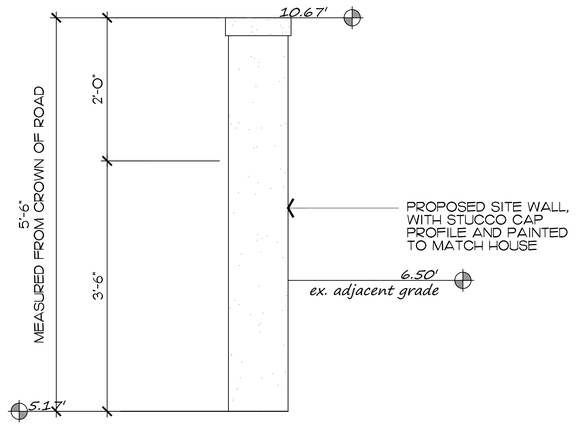
Site Plan

SCALE IN FEET 0' 8' 16' 24'



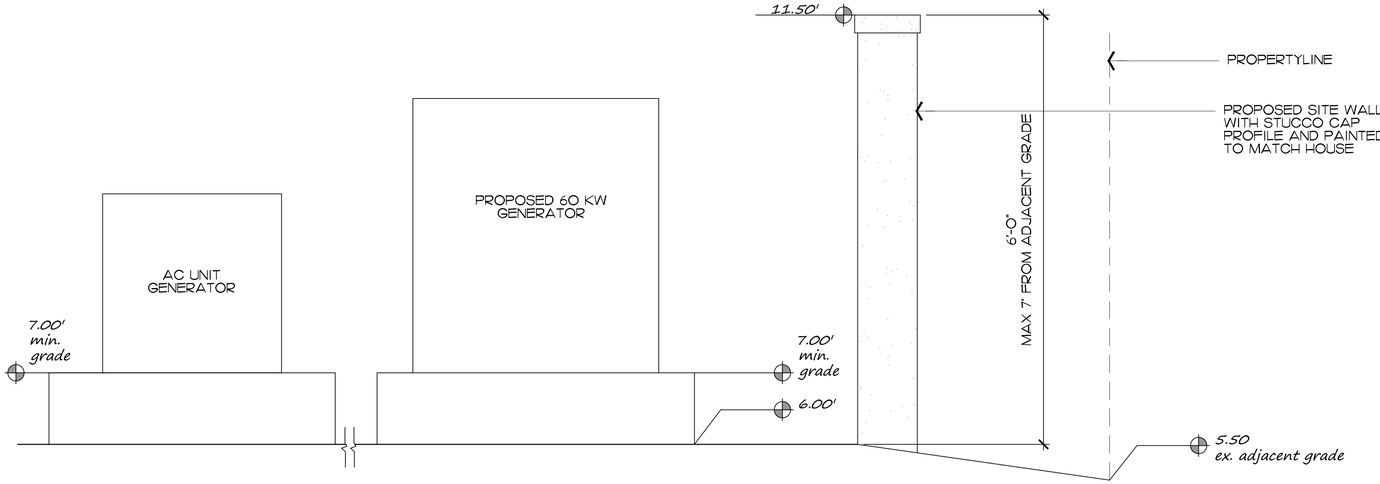
1 L3.4 Pedestrian Gate

SCALE: 1" = 1'-0"



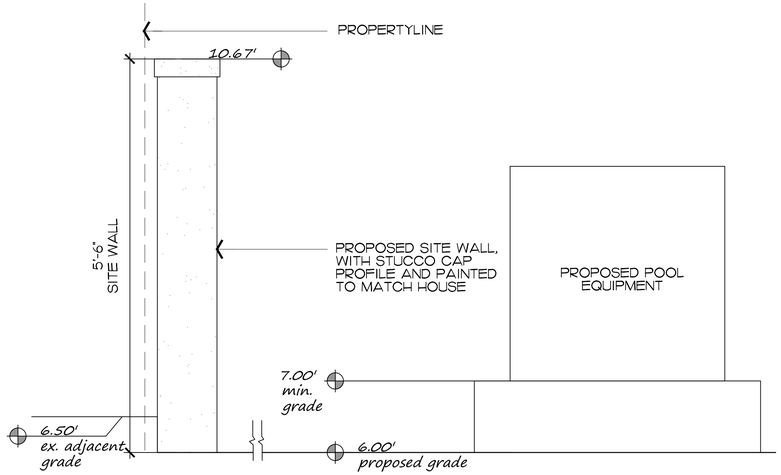
2 L3.4 Site Wall @ Pool Area

SCALE: 1" = 1'-0"



3 L3.4 Site Wall @ Equipment Area

SCALE: 1" = 1'-0"



4 L3.4 Site Wall @ Equipment Area

SCALE: 1" = 1'-0"

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FL

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DATE: 04.06.2026

SHEET L3.4

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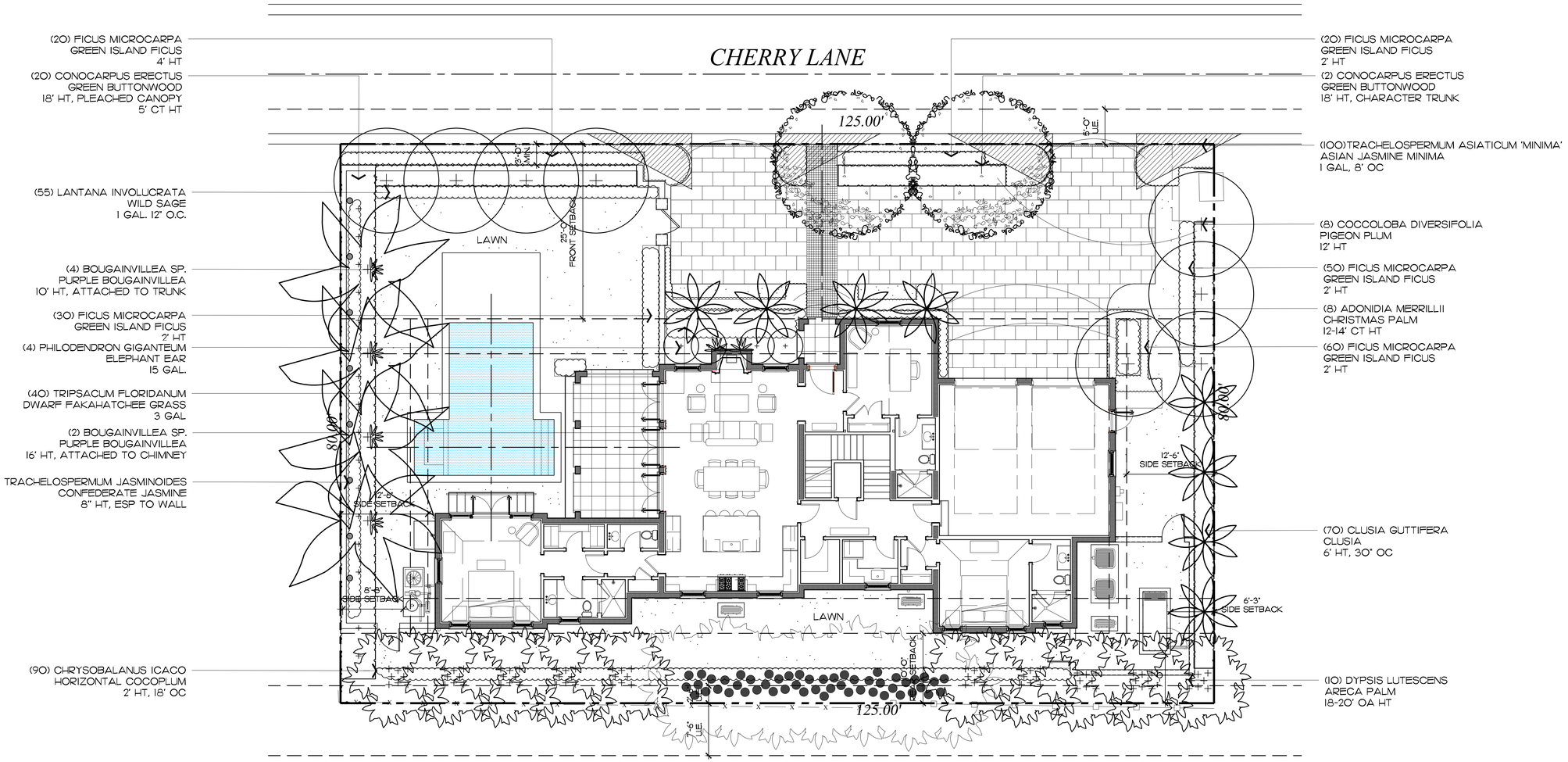
Proposed Hardscape Exhibit



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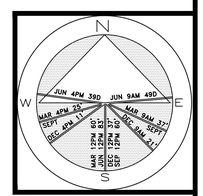

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DRAWN BY: Dustin Mizell

DATE: 04.06.2026

SHEET L4.0

64 sf.
AREA IN SQ.FT.

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Landscape Plan

SCALE IN FEET 0' 8' 16' 24'

Trees & Palms

SYMBOL	PLANT NAME	QTY.	DESCRIPTION	NATIVE
	ADONIDIA MERRILLII CHRISTMAS PALM	8	12-14' CT HT	NO
	COCCOLOBA DIVERSIFOLIA PIGEON PLUM	8	12' HT	YES
	CONOCARPUS ERECTUS GREEN BUTTONWOOD	2	18' HT, CHARACTER TRUNK	YES
	DYPSIS LUTESCENS ARECA PALM	10	18-20' OA HT	NO
	CONOCARPUS ERECTUS GREEN BUTTONWOOD	20	18' HT, PLEACHED CANOPY, 5' CT HT	YES

TOTAL TREES:	48
NATIVE SPECIES:	30 (63%)

Groundcovers

SYMBOL/KEY	PLANT NAME	QTY.	DESCRIPTION	NATIVE
	TRACHELOSPERMUM ASIATICUM 'MINIMA' JASMINE MINIMA	100	1 GAL, 8' OC	NO
	LANTANA INVOLUCRATA WILD SAGE	55	1 GAL. 12" O.C.	YES

TOTAL:	155
NATIVE SPECIES:	55 (35%)

Lawn & Mulch

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

Shrubs & Vines

SYMBOL/KEY	PLANT NAME	QTY.	DESCRIPTION	NATIVE
	BOUGAINVILLEA SPP.	4	10' HT, ATTACHED TO TRUNK	NO
	BOUGAINVILLEA SPP.	4	16' HT, ATTACHED TO CHIMNEY	NO
	CLUSIA GUTTIFERA CLUSIA HEDGE	70	6' HT, 30"	NO
	CHRYSOBALANUS ICACO HORIZONTAL COCOPLUM	90	2' HT, 18' OC	YES
	FICUS MICROCARPA GREEN ISLAND FICUS	150	2' HT, 2' OC	NO
	FICUS MICROCARPA GREEN ISLAND FICUS	10	4' HT, 2' OC	NO
	PHILODENDRON GIGANTEUM ELEPHANT EAR	4	15 GAL	NO
	TRACHELOSPERMUM JASMINOIDES CONFEDERATE JASMINE VINE	8	14' HT, ESP TO WALL	NO
	TRIPSACUM FLORIDANUM DWARF FAKAHATCHEE GRASS	50	3 GAL	YES

TOTAL:	390
NATIVE SPECIES:	140 (36%)

Landscape Legend

PROPERTY ADDRESS:	222 CHERRY LN.	
LOT AREA (SQ FT)	10,000 SF	
	REQUIRED	PROPOSED
LANDSCAPE OPEN SPACE (LOS) (SQ FT AND %)		45.8% (4,585)
LOS TO BE ALTERED (SQ FT AND %)	NA	NA
PERIMTETER LOS (SQ FT AND %)		63% (2,848)
FRONT YARD LOS (SQ FT AND %)		52.5% (1,640)
NATIVE TREES %	30% (NUMBER OF TREES)	63% (30)
	30% (NUMBER OF SHRUBS & VINES)	36% (140)
	30% (GROUNDCOVER AREA)	55% (35)

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Plant Schedule

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JOB NUMBER: # 26040.00 LA
DRAWN BY: Dustin Mizell
DATE: 04.06.2026

SHEET L4.1

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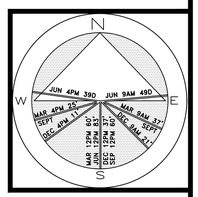

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Rendered Landscape Plan

SCALE IN FEET 3/16"=1'-0"

North Elevation

1 / L6.1

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

South Elevation

2 / L6.1

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

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Rendered Landscape Elevations

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FLORIDA

JOB NUMBER: # 26040.00 LA
DRAWN BY: Dios Rodriguez
DATE: 04.06.2026

SHEET L6.1

East Elevation

1 / L6.2

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

West Elevation

2 / L6.2

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

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Rendered Landscape Elevations

SCALE IN FEET

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JOB NUMBER: # 26040.00 LA
DRAWN BY: Dios Rodriguez

DATE: 04.06.2026

SHEET L6.2

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DRAWN BY: Dios Rodriguez

DATE: 04.06.2026

SHEET L6.3

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First Perspective

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

Private Residence
222 Cherry Lane
Town of Palm Beach
FLORIDA

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DATE: 04.06.2026

SHEET L6.4

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DATE: 04.06.2026

SHEET L6.5

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Third Perspective

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SHEET L6.6

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Fourth Perspective

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Landscape Management
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JOB NUMBER: # 26040.00 LA
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Fifth Perspective

PREVIOUS ARCOM PRESENTATION

Existing South-West Coner

Existing South Front Center

Existing North-West Corner

Existing North Rear Center

Existing North-East Corner

Existing South-East Corner

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SHEET L1.0

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Existing Site Photos Exhibit

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Dustin@environmentdesigngroup.com

Private Estate Residence
222 Cherry Lane
Town of Palm Beach
FLORIDA

212 Cherry Lane
East Adjacent Neighbor

222 Cherry Lane
Subject Property

232 Cherry Lane
West Adjacent Neighbor

JOB NUMBER: # 26040.00 LA
DRAWN BY: Dios Rodriguez

DATE: 04.06.2026

SHEET L1.1

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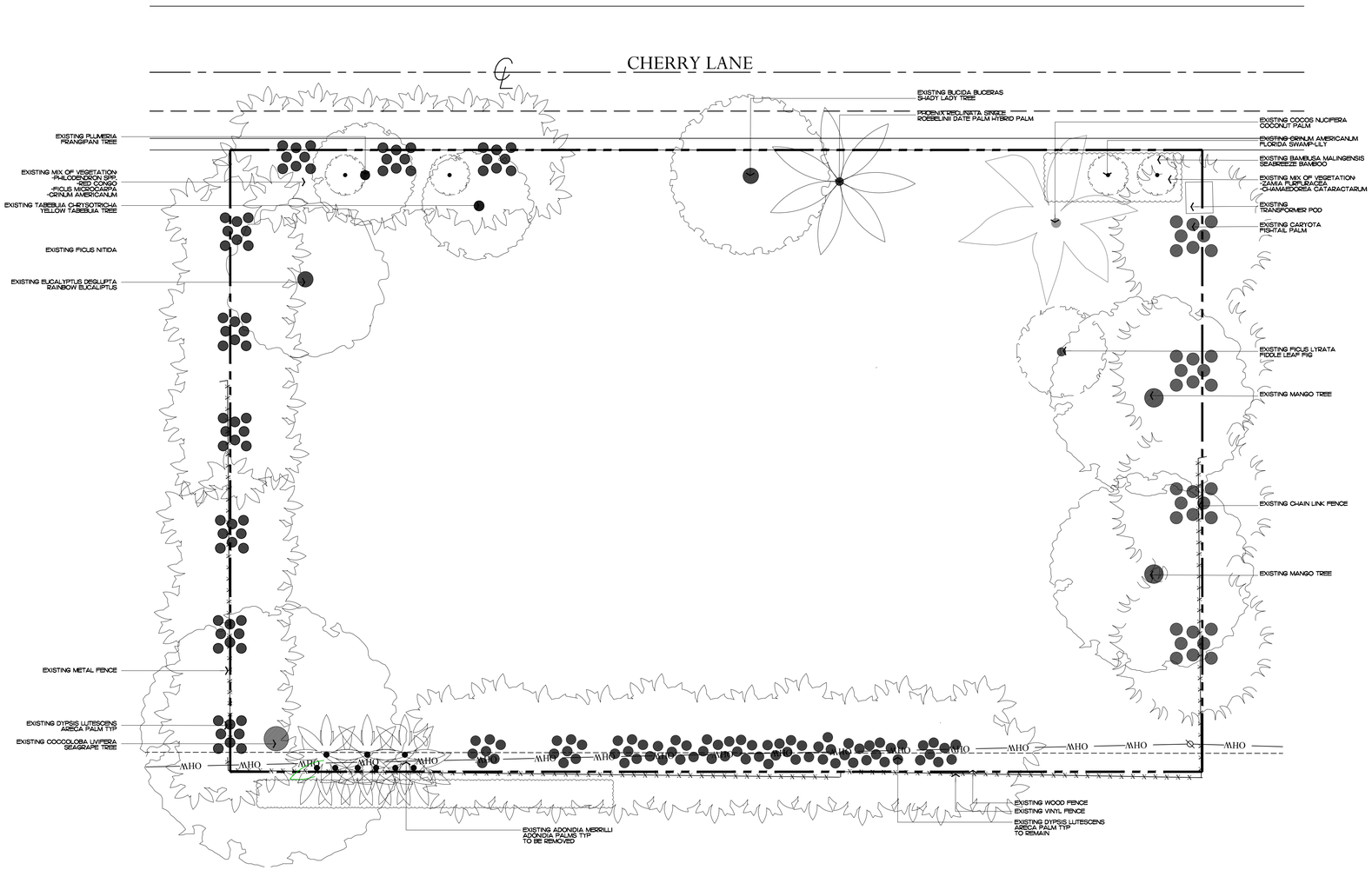
Existing Neighboring Context Exhibit



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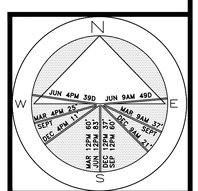

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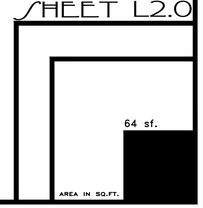
SHEET L2.0



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Existing Conditions / Inventory Plan

SCALE IN FEET 0' 8' 16' 24'

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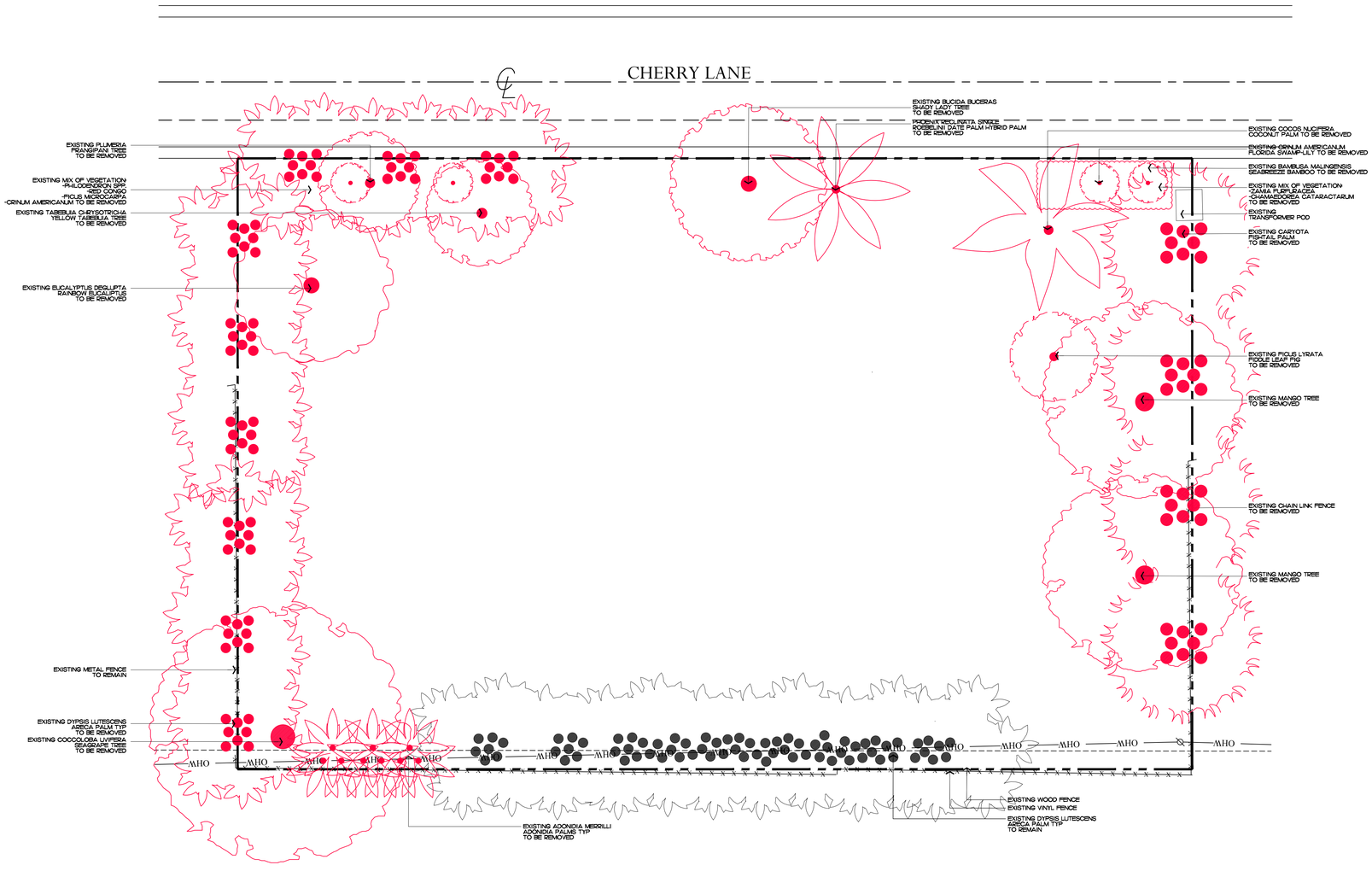

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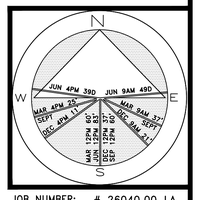

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SHEET L2.1

64 sf.
AREA IN SQ.FT.

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Demolition Plan

SCALE IN FEET 0' 8' 16' 24'

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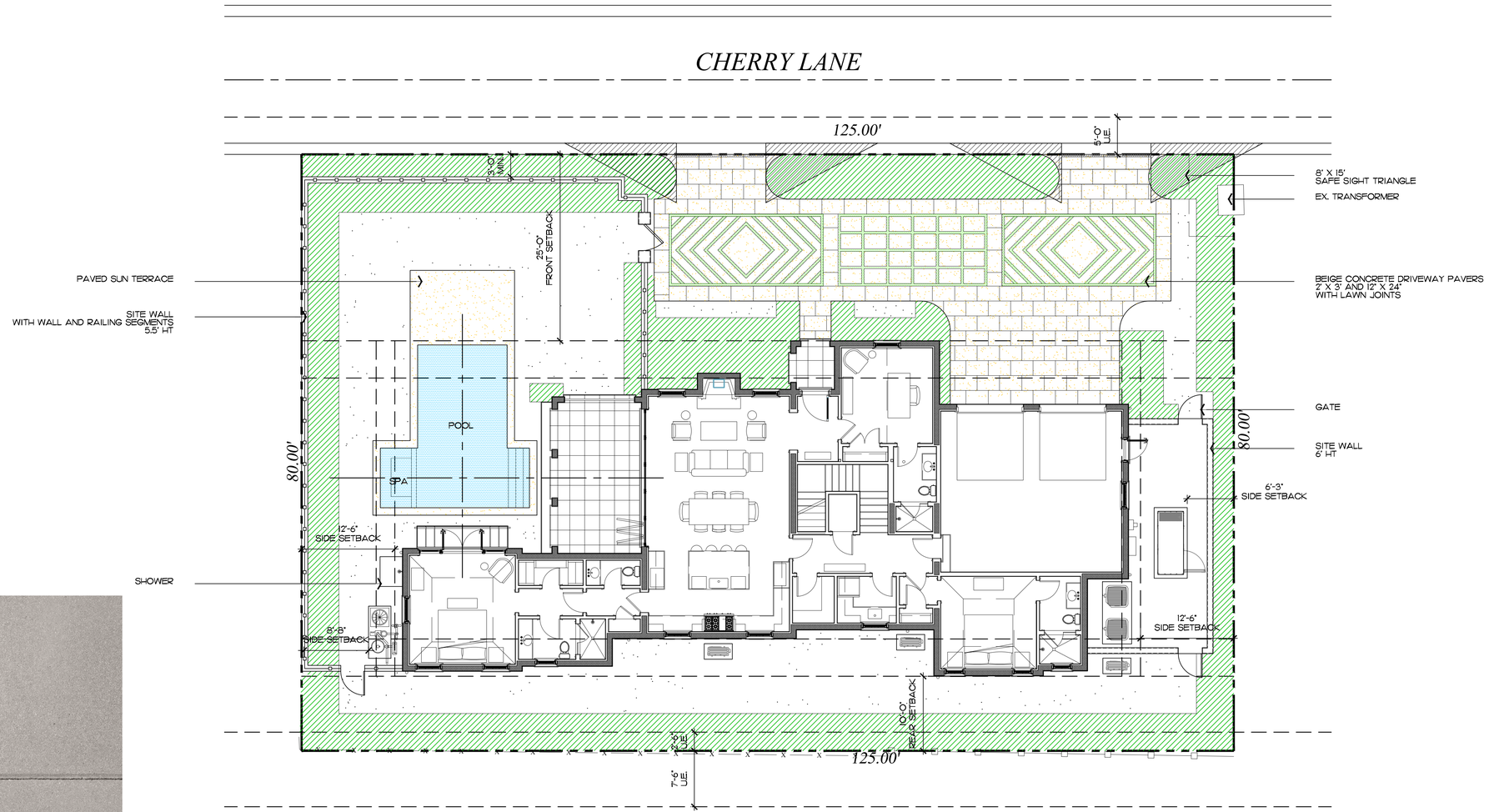
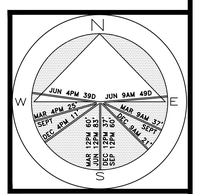


Concrete Pavers



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DRAWN BY: Matt Jackman

DATE: 04.06.2026

SHEET L3.0

64 sf.
AREA IN SQ.FT.

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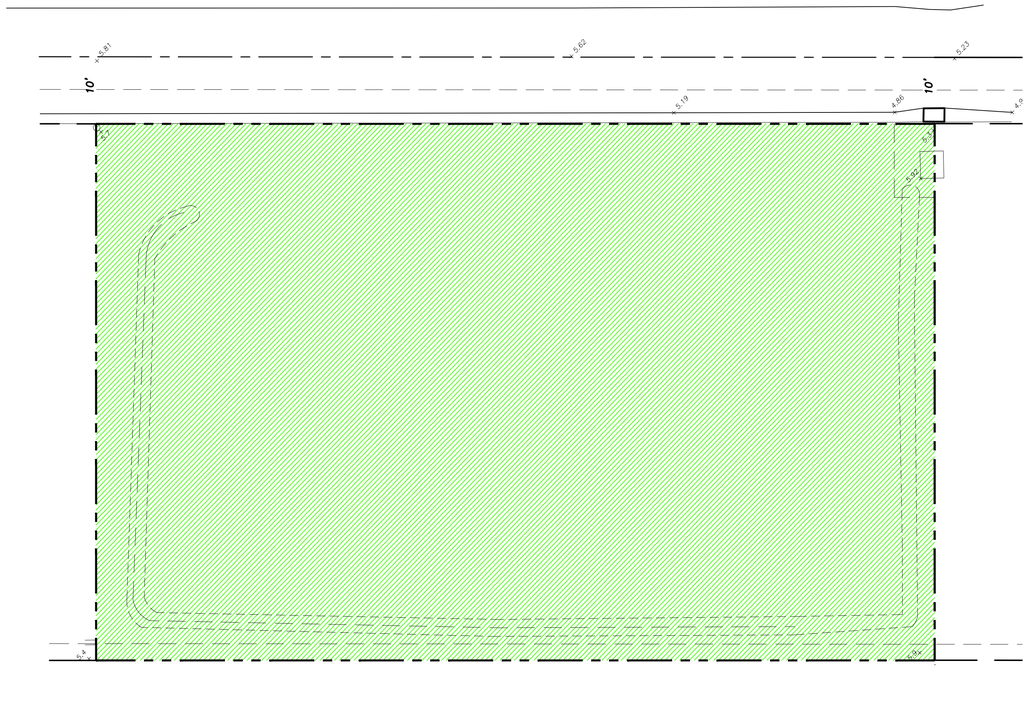
Site Plan

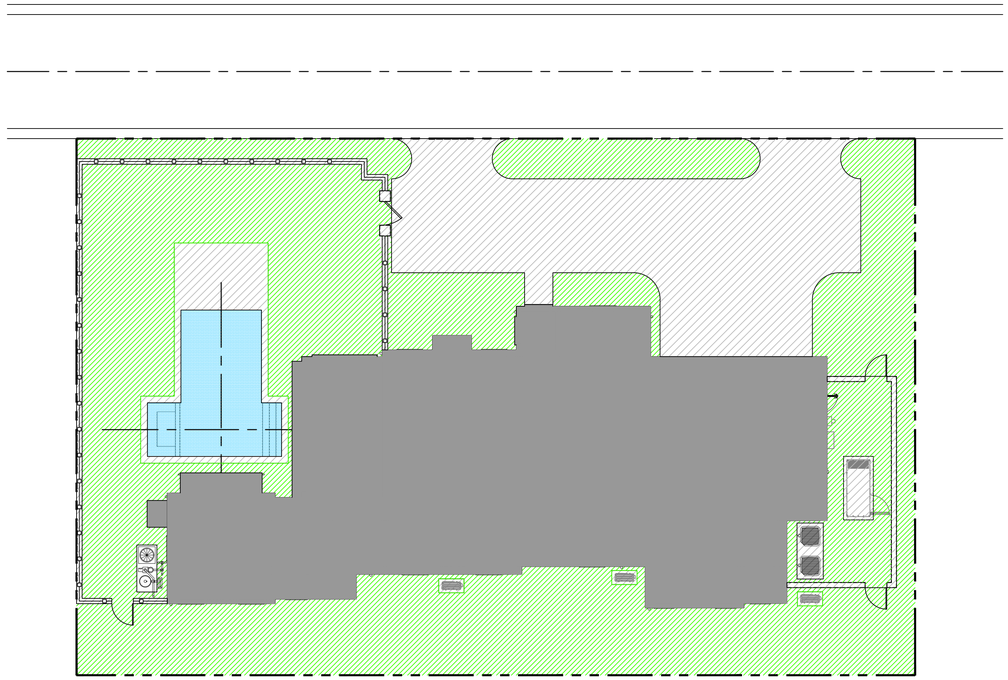
SCALE IN FEET 0' 8' 16' 24'

Legend

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



Existing Lot Coverage Graphic



BENCHMARK:

Proposed Lot Coverage Graphic

Existing Site Data

DESCRIPTION	REQUIRED		EXISTING		PROPOSED	
LOT ZONE			R-B - LOW DENSITY RESIDENTIAL		R-B - LOW DENSITY RESIDENTIAL	
LOT AREA	10,000 S.F. MINIMUM		10,000 S.F.		10,00 S.F.	
OPEN / PERMEABLE SPACE	MINIMUM 45%	4,500 S.F.	100%	10,000 S.F.	45.8%	4,585 S.F.
FRONT YARD LANDSCAPE	MINIMUM 40% OF FRONT YARD	1,250 S.F.	100%	3,126 S.F.	52.5%	1,640 S.F.
PERIMETER LANDSCAPE WITHIN 10' OF PROPERTY LINE	MINIMUM 50% OF REQ'D OPEN SPACE	2,250 S.F.	82.2%	3,700 S.F.	63%	2,848 S.F.

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Open Space Diagrams

SCALE IN FEET 0' 8' 16' 24'

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Landscape Architecture
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Dustin@environmentdesigngroup.com

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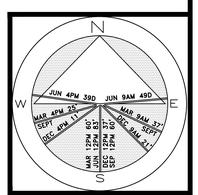
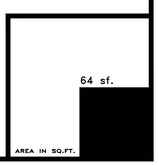
FLORIDA



JOB NUMBER: # 26040.00 LA
DRAWN BY: Matt Jackman

DATE: 04.06.2026

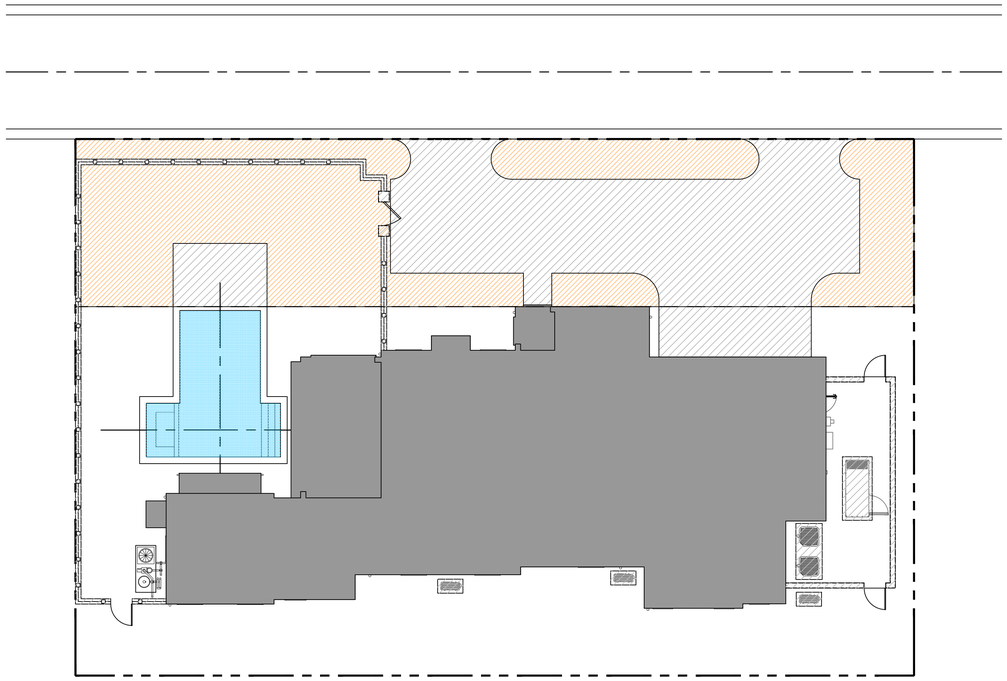
SHEET L3.1



Legend

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

Existing Lot Coverage Graphic



Proposed Lot Coverage Graphic

Existing Site Data

DESCRIPTION	REQUIRED		EXISTING		PROPOSED	
LOT ZONE			R-B - LOW DENSITY RESIDENTIAL		R-B - LOW DENSITY RESIDENTIAL	
LOT AREA	10,000 S.F. MINIMUM		10,000 S.F.		10,00 S.F.	
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Open Space Diagrams - Front Yard

SCALE IN FEET 0' 8' 16' 24'

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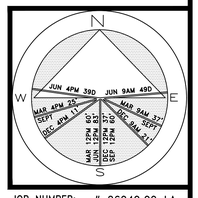

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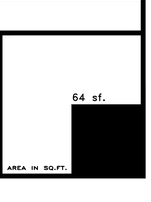
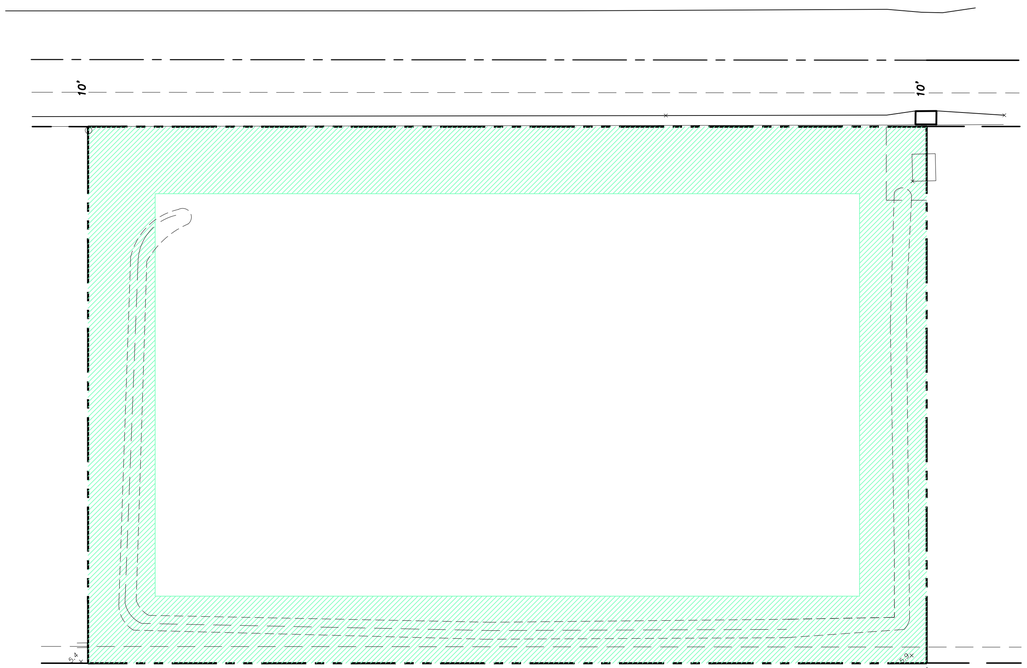
DRAWN BY: Matt Jackman
DATE: 04.06.2026

SHEET L3.2

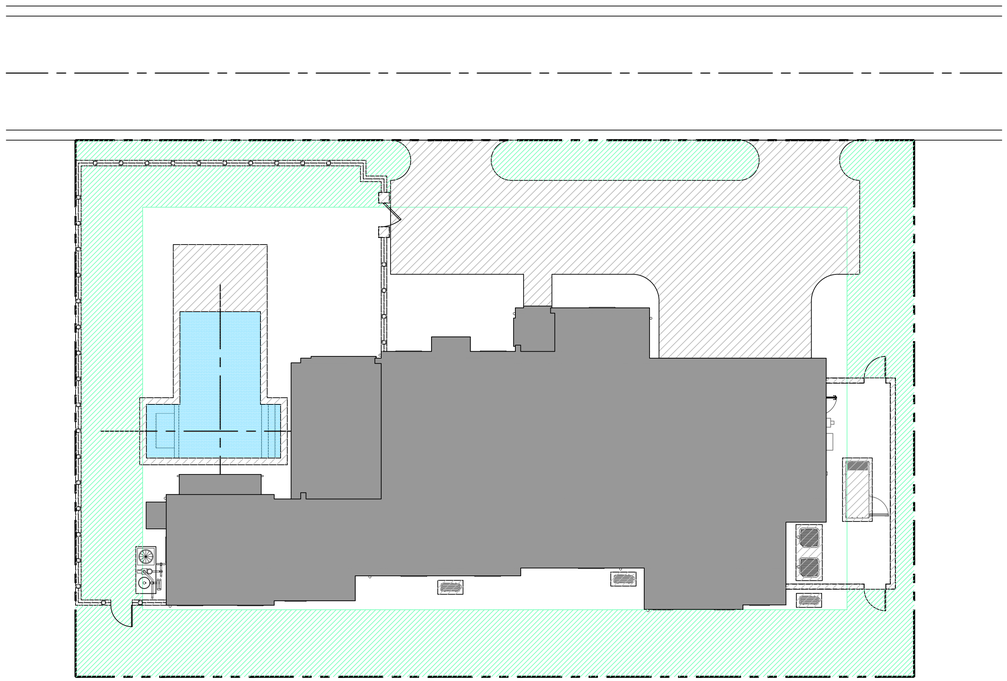


Legend

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



Existing Lot Coverage Graphic



Proposed Lot Coverage Graphic

Existing Site Data

DESCRIPTION	REQUIRED		EXISTING		PROPOSED	
LOT ZONE			R-B - LOW DENSITY RESIDENTIAL		R-B - LOW DENSITY RESIDENTIAL	
LOT AREA	10,000 S.F. MINIMUM		10,000 S.F.		10,00 S.F.	
OPEN / PERMEABLE SPACE	MINIMUM 45%	4,500 S.F.	100%	10,000 S.F.	45.8%	4,585 S.F.
FRONT YARD LANDSCAPE	MINIMUM 40% OF FRONT YARD	1,250 S.F.	100%	3,126 S.F.	52.5%	1,640 S.F.
PERIMETER LANDSCAPE WITHIN 10' OF PROPERTY LINE	MINIMUM 50% OF REQ'D OPEN SPACE	2,250 S.F.	82.2%	3,700 S.F.	63%	2,848 S.F.

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Open Space Diagrams - Perimeter

SCALE IN FEET 0' 8' 16' 24'

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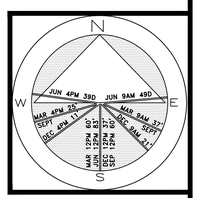
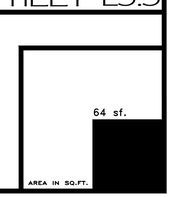
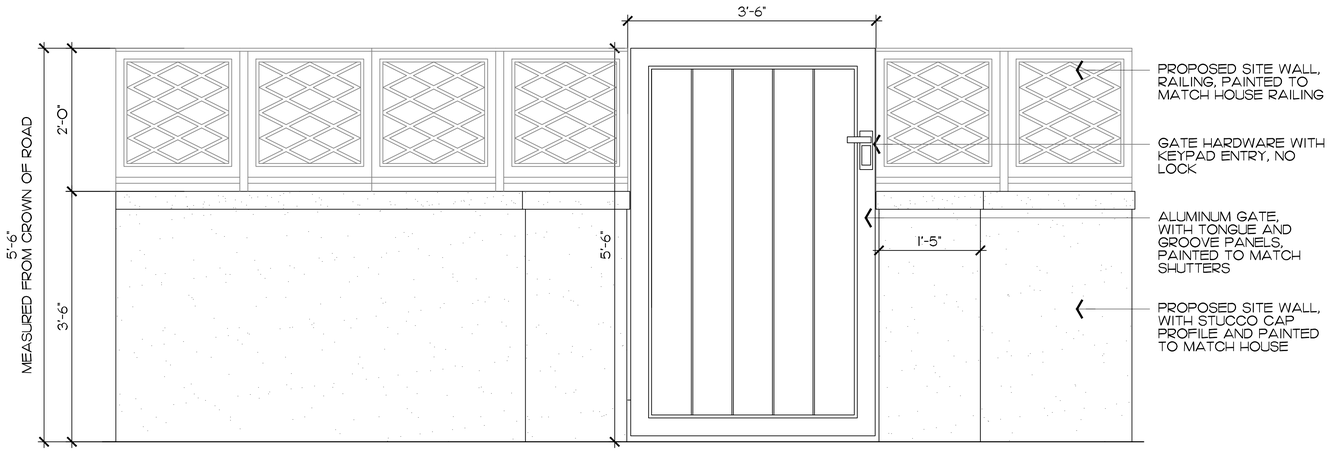


JOB NUMBER: # 26040.00 LA
DRAWN BY: Matt Jackman

DATE: 04.06.2026

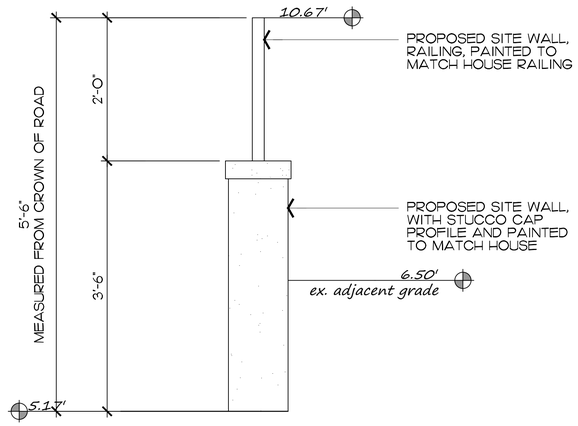
SHEET L3.3





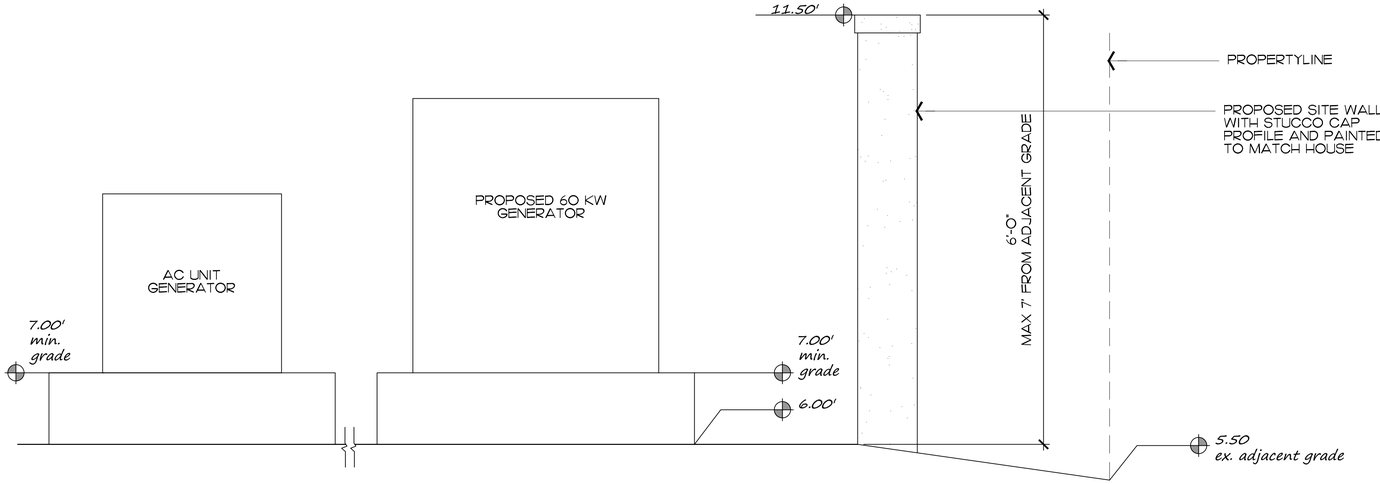
1 L3.4 Pedestrian Gate

SCALE: 1" = 1'-0"



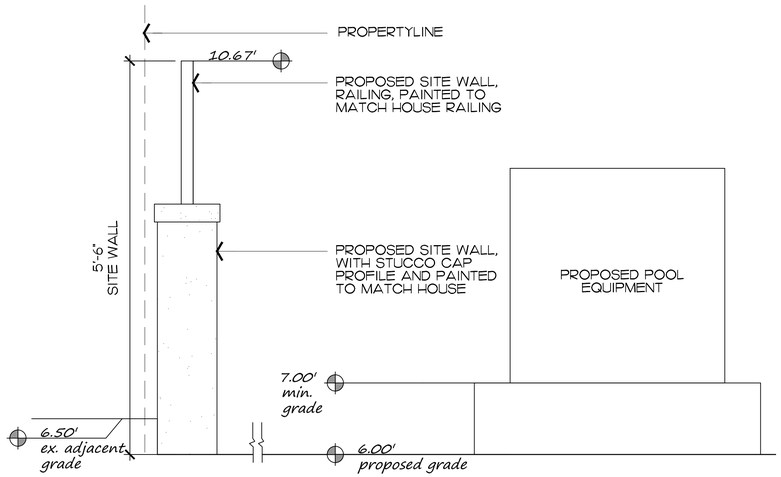
2 L3.4 Site Wall @ Pool Area

SCALE: 1" = 1'-0"



3 L3.4 Site Wall @ Equipment Area

SCALE: 1" = 1'-0"



4 L3.4 Site Wall @ Equipment Area

SCALE: 1" = 1'-0"

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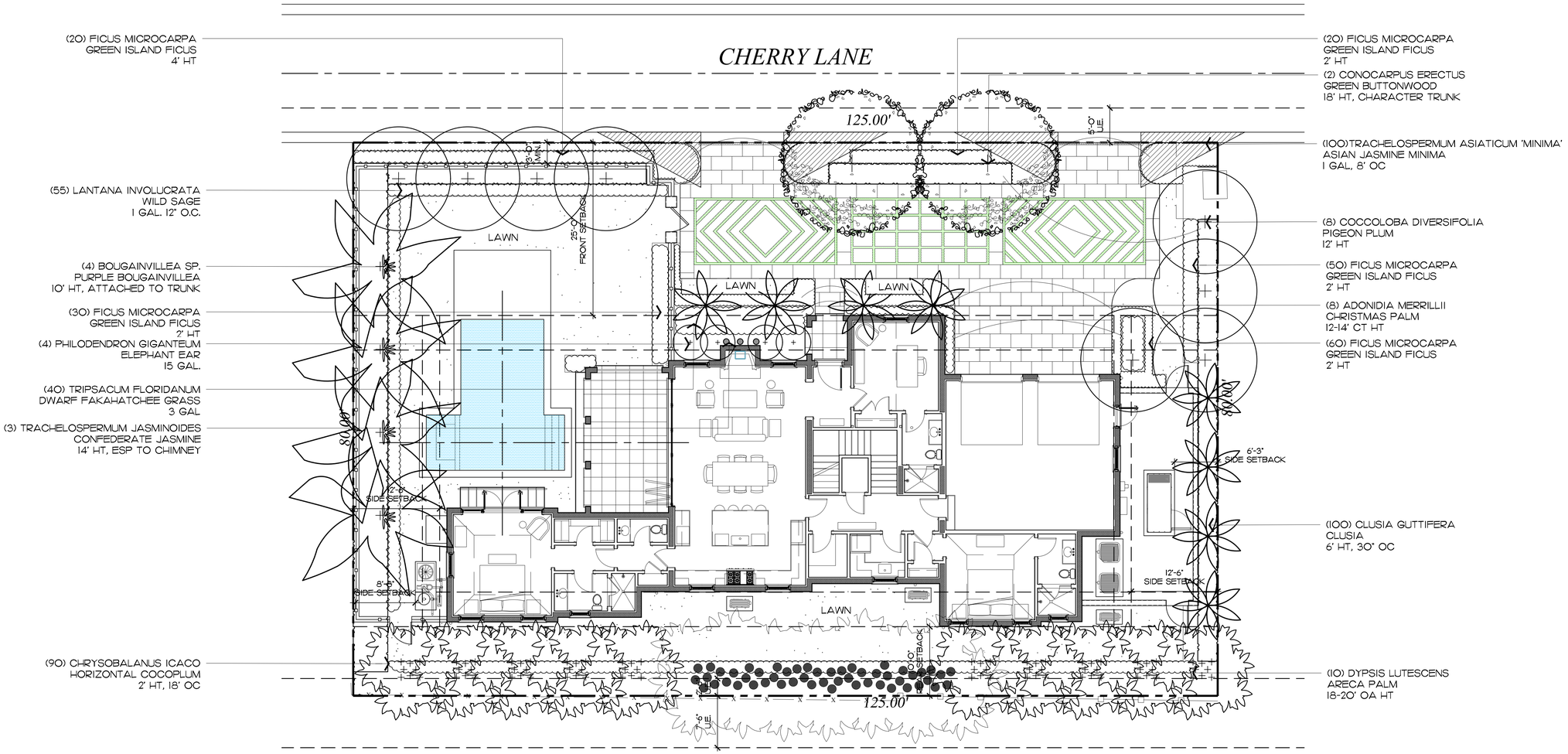
Proposed Hardscape Exhibit



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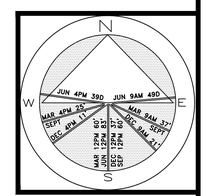

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64 sf.
AREA IN SQ.FT.

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Landscape Plan

SCALE IN FEET 0' 8' 16' 24'

Trees & Palms

SYMBOL	PLANT NAME	QTY.	DESCRIPTION	NATIVE
+	ADONIDIA MERRILLII CHRISTMAS PALM	8	12-14' CT HT	NO
+	COCCOLOBA DIVERSIFOLIA PIGEON PLUM	8	12' HT	YES
	CONOCARPUS ERECTUS GREEN BUTTONWOOD	2	18' HT, CHARACTER TRUNK	YES
	DYPSIS LUTESCENS ARECA PALM	10	18-20' OA HT	NO

TOTAL TREES:	28
NATIVE SPECIES:	10 (35%)

Shrubs & Vines

SYMBOL/KEY	PLANT NAME	QTY.	DESCRIPTION	NATIVE
	BOUGAINVILLEA SPP.	4	10' HT, ATTACHED TO TRUNK	NO
	CLUSIA GUTTIFERA CLUSIA HEDGE	100	6' HT, 30"	NO
	CHRYSOBALANUS ICACO HORIZONTAL COCOPLUM	90	2' HT, 18' OC	YES
	FICUS MICROCARPA GREEN ISLAND FICUS	150	2' HT, 2' OC	NO
	FICUS MICROCARPA GREEN ISLAND FICUS	10	4' HT, 2' OC	NO
	PHILODENDRON GIGANTEUM ELEPHANT EAR	4	15 GAL	NO
	TRACHELOSPERMUM JASMINOIDES CONFEDERATE JASMINE VINE	7	14' HT, ESP TO CHIMNEY	NO
	TRIPSACUM FLORIDANUM DWARF FAKAHATCHEE GRASS	50	3 GAL	YES

TOTAL:	415
NATIVE SPECIES:	140 (34%)

Groundcovers

SYMBOL/KEY	PLANT NAME	QTY.	DESCRIPTION	NATIVE
	TRACHELOSPERMUM ASIATICUM 'MINIMA' JASMINE MINIMA	100	1 GAL, 8' OC	NO
	LANTANA INVOLUCRATA WILD SAGE	55	1 GAL. 12" O.C.	YES

TOTAL:	155
NATIVE SPECIES:	55 (35%)

Lawn & Mulch

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

Landscape Legend

PROPERTY ADDRESS:	222 CHERRY LN.	
LOT AREA (SQ FT)	10,000 SF	
	REQUIRED	PROPOSED
LANDSCAPE OPEN SPACE (LOS) (SQ FT AND %)		45.8% (4,585)
LOS TO BE ALTERED (SQ FT AND %)	NA	NA
PERIMTETER LOS (SQ FT AND %)		63% (2,848)
FRONT YARD LOS (SQ FT AND %)		52.5% (1,640)
NATIVE TREES %	30% (NUMBER OF TREES)	42% (10)
	30% (NUMBER OF SHRUBS & VINES)	30% (135)
	30% (GROUNDCOVER AREA)	55% (35)

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DATE: 04.06.2026

SHEET L4.1

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Plant Schedule

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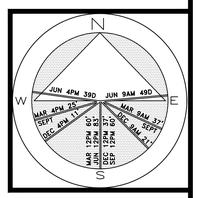

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Rendered Landscape Plan

SCALE IN FEET 3/16"=1'-0"

North Elevation

1 / L6.1

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

South Elevation

2 / L6.1

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

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Rendered Landscape Elevations

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DRAWN BY: Dios Rodriguez
DATE: 04.06.2026

SHEET L6.1

East Elevation

1
L6.2

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

West Elevation

2
L6.2

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

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Rendered Landscape Elevations

SCALE IN FEET

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DATE: 04.06.2026

SHEET L6.2

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First Perspective

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Second Perspective

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Third Perspective

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Fourth Perspective

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Fifth Perspective

NOTE:
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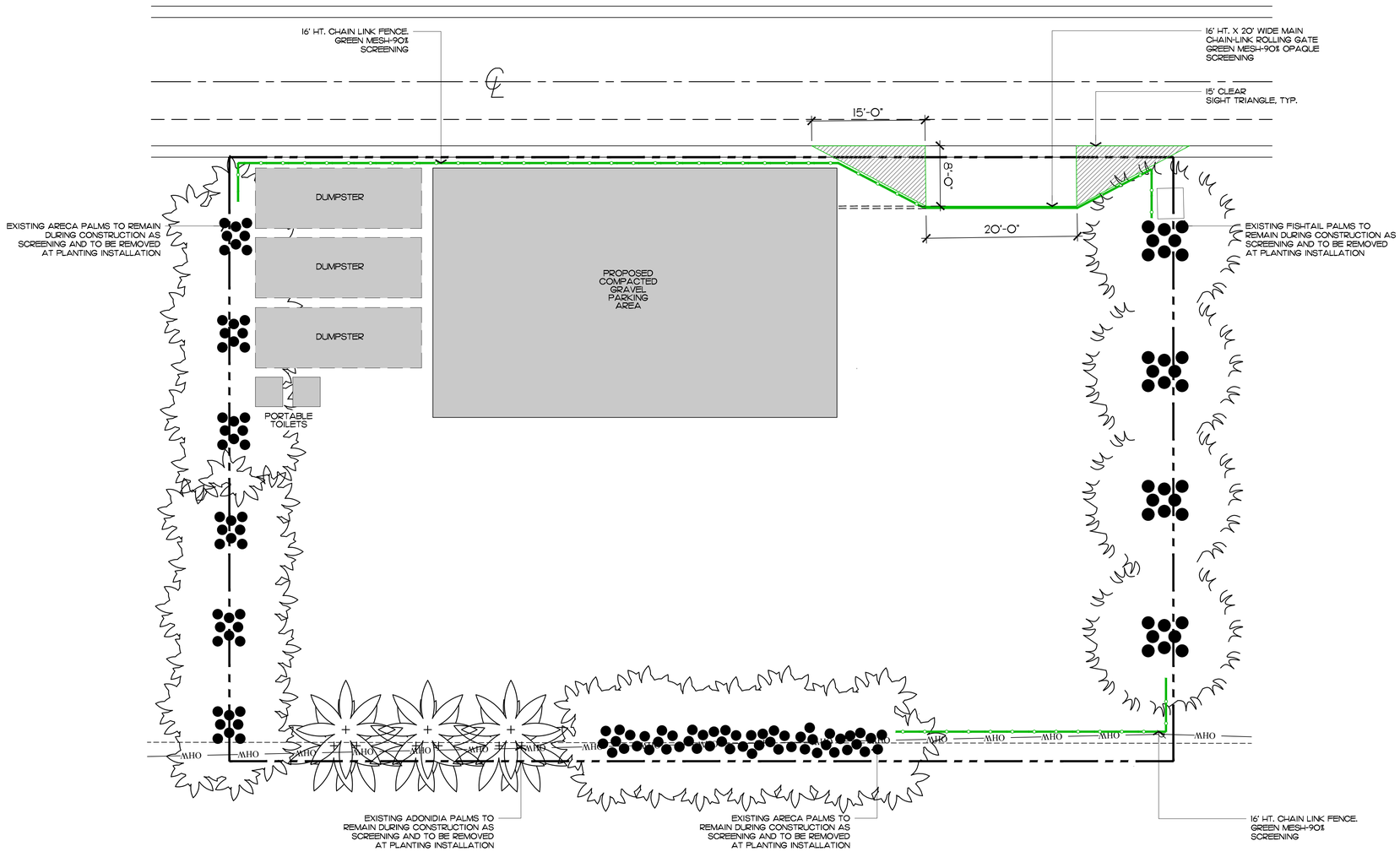

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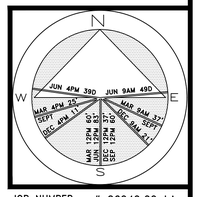

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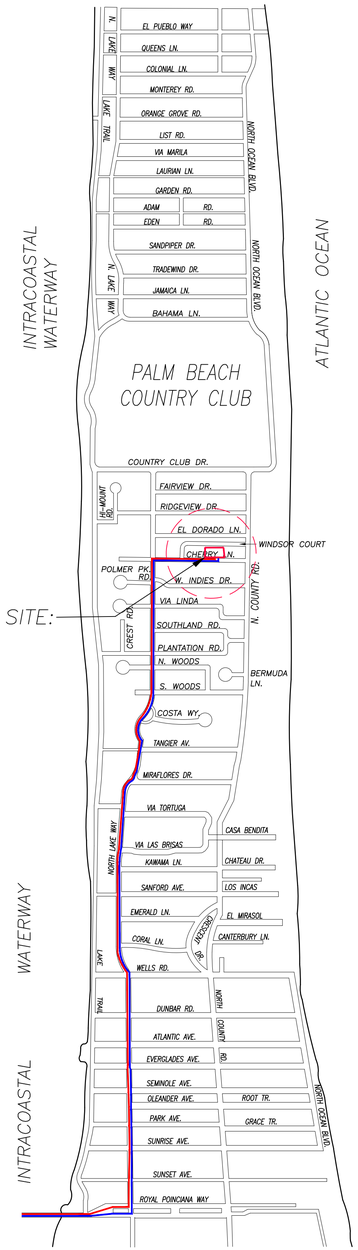
DISCLAIMER: 2026
Construction, as the term is generally understood, and that ENVIRONMENT DESIGN GROUP does not provide landscape architectural services during construction, including on-site monitoring, site visits, shop drawing review, design clarification, etc., the client agrees to indemnify and hold harmless ENVIRONMENT DESIGN GROUP from any liability arising from, acts or omissions in the performance of said services during construction by the client, and his/her agents, employees, or subcontractors.

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

NOT FOR CONSTRUCTION

Construction Screening + Staging Plan

SCALE IN FEET 0' 8' 16' 24'



CONCEPTUAL CONSTRUCTION SCHEDULE

- MAY 11TH 2026 – ARCOM MEETING
- MAY 27THTH 2026 – TOWN COUNCIL
- JUNE–OCT 2026 – SUBMIT FOR PERMIT

- 1 MONTH –JUNE 2026 – MOBILIZATION & DEMOLITION OF EXISTING STRUCTURES
- 2 MONTHS – SITE/BUILDING PREPARATION
- 1.5 MONTHS – FOUNDATION
- 2.5 MONTHS POURS – BLOCK DELIVERIES & CONC.
- 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

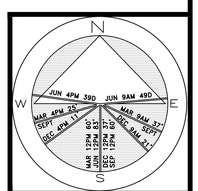
NOTE: SEE SEPARATE "CONSTRUCTION STAGING PLAN" SHEET FOR INFORMATION ON LOCATIONS FOR PARKING, MATERIAL STORAGE, DELIVERIES, DUMPSTER, PORTABLE TOILETS, TIRE CLEANING AREA, SILT FENCE, ETC.

PROPOSED INGRESS TRUCK ROUTE

PROPOSED EGRESS TRUCK ROUTE

ENVIROMENT DESIGN GROUP
139 North County Road SJ20–B Palm Beach, Fl 33480
Phone 561.832.4800 Mobile 561.313.4424
Landscape Architecture
Land Planning
Landscape Management
Dustin M. Mizell, MLA FLA #6666784
Dustin@environmentdesigngroup.com

Private Residence
222 Cherry Lane
Town of Palm Beach
FLORIDA



JOB NUMBER: # 26040.00 LA
DRAWN BY: Dios Rodriguez
DATE: 04.06.2026

SHEET L7.1

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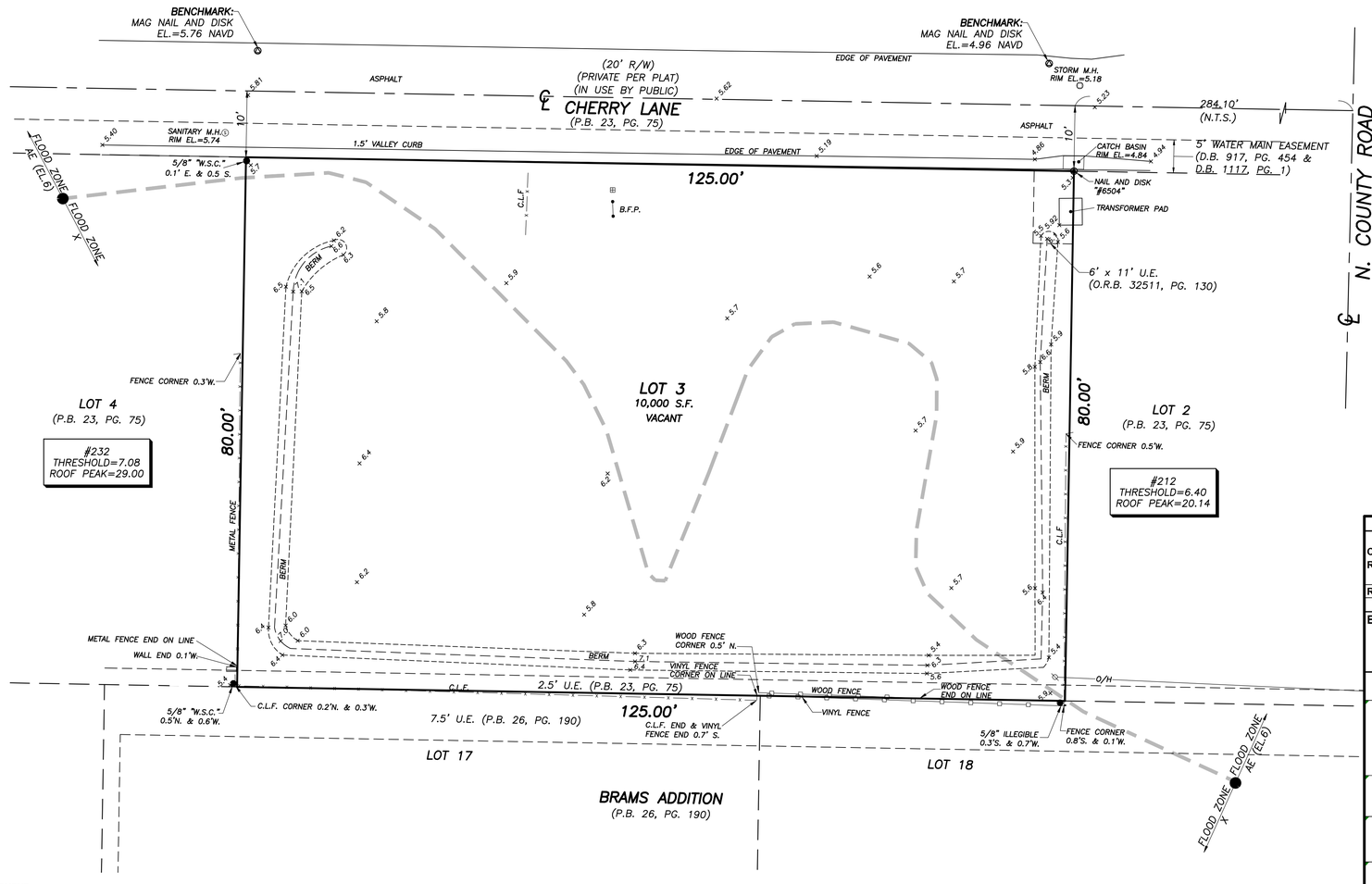
Truck Logistics Plan

SCALE: NOT TO SCALE

Boundary Survey For:

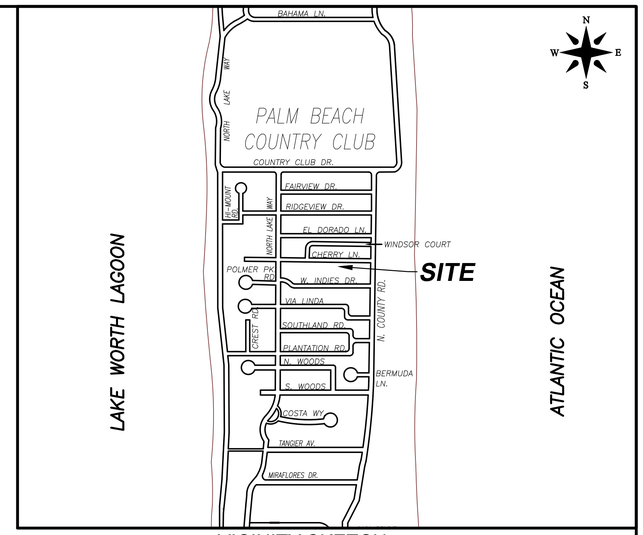
222 CHERRY LANE PB LLC, A FLORIDA LIMITED LIABILITY COMPANY



N
W E
S

0' 10' 20' 30'

SCALE: 1"=10'



VICINITY SKETCH

(NOT TO SCALE)

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

222 Cherry Lane PB LLC, a Florida limited liability company
Citizens Bank, N.A., ISAOA/ATIMA
Rabideau Klein
Kochman & Ziska PLC

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

PROPERTY ADDRESS:
222 Cherry Lane
Palm Beach, FL 33480

LEGAL DESCRIPTION:
*Lot 3, of **CHERRY LANE**, according to the Plat thereof, as recorded in Plat Book 23, Page 75, of the Public Records of Palm Beach County, Florida.*

TITLE COMMITMENT REVIEW

CLIENT: Nancy Demmon Clifford Revocable Trust dtd 06/15/2023	COMMITMENT NO. : PG582502082	EFFECTIVE DATE: April 15, 2025			
REVIEWED BY: William M. Naulty	JOB NO. : 240356-SE				
B2 ITEM NO.	**DESCRIPTION**	**AFFECTS AND PLOTTED**	**AFFECTS AND NOT PLOTTABLE**	**DOES NOT AFFECT**	**NOT A SURVEY MATTER**
1-5	Standard Exceptions				•
6	Restrictions, covenants, conditions, easements and other matters as contained on the Plat of Cherry Lane, recorded in Plat Book 23, Page 75, of the Public Records of Palm Beach County, Florida.	•			
7	Easement(s) as set forth in instrument(s) recorded in Deed Book 917, Page 454.	•			
8	Easement(s) as set forth in instrument(s) recorded in Official Records Book 32511, Page 130	•			
9	Oil, gas and mineral reservations as contained in that certain Deed recorded in Official Records Book 22918, Page 630.				•

FLOOD ZONES:
This property is located in Flood Zones X & AE (EL 6), according to F.I.R.M. (Flood Insurance Rate Map) No. 12099C0581G, dated 12/20/2024.

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 PG582502082, issued by Commonwealth Land Title Insurance Company, dated April 15, 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 this drawing, sketch, plat or map is for informational purposes only and is not valid.*
5. *This survey cannot be transferred or assigned without the specific written permission of Wallace Land Surveying, LLC. This survey is not transferable by Owners Affidavit of Survey or similar instrument.*
6. *Except as shown, underground and overhead improvements are not located. Underground foundations not located.*
7. *The survey sketch shown hereon does not necessarily contain all of the information obtained or developed by the undersigned surveyor in his field work, office work or research.*
8. *No responsibility is assumed by this surveyor for the construction of improvements, from building ties shown on this survey.*
9. *Revisions shown hereon do not represent a "survey update" unless otherwise noted.*
10. *All dates shown within the revisions block hereon are for interoffice filing use only and in no way affect the date of the field survey stated herein.*
11. *In some instances, graphic representations have been exaggerated to more clearly illustrate the relationships between physical improvements and/or lot lines. In all cases, dimensions shown shall control the location of the improvements over scaled positions.*
12. *It is a violation of Rule 5J-17 of the Florida Administrative Code to alter this survey without the express prior written consent of the Surveyor. Additions and/or deletions made to the face of this survey will make this survey invalid.*
13. *The ownership of fences, perimeter walls and/or hedges shown hereon are not known and thus are not listed as encroachments. Fences, hedges and/or perimeter walls are shown in their relative position to the boundary.*
14. *The expected horizontal accuracy of the information shown hereon is +/- 0.10'.*

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: 02/16/2026

William M. Naulty
License Number 7558
STATE OF FLORIDA
Professional Surveyor and Mapper

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

REVISIONS:

02/16/26 SURVEY & TIE-IN UPDATE J.M./S.C.W. 240356 JOE7/73
10/17/2025 TITLE COMMITMENT REVIEW W.M.N. 240356

Boundary Survey For:

222 CHERRY LANE PB LLC, A FLORIDA LIMITED LIABILITY COMPANY

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

FIELD: J.D.	JOB No.: 240356	F.B. PB368 PG. 20	
OFFICE: S.W.	DATE: 04/07/25	DWG. No.: 240356	
C'K'D.: W.N.	REF.: 240356.DWG	SHEET: 1 OF 1	

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
ESMT.	= EASEMENT
F.D.C.	= FIRE DEPARTMENT CONNECTION
FFE	= FINISHED FLOOR ELEVATION
FND.	= FOUND
H.C.S.	= HANDICAP SIGN
I.D.	= INSIDE DIAMETER
INV.	= INVERT
I.T.W.C.D.	= INDIAN TRAIL WATER CONTROL DISTRICT
L.A.E.	= LIMITED ACCESS EASEMENT
L.B.	= LICENSE BOARD
L.W.D.D.	= LAKE WORTH DRAINAGE DISTRICT
(M)	= FIELD MEASUREMENT
M.H.	= MANHOLE
M.H.W.L.	= MEAN HIGH WATER LINE
MIN.	= MINIMUM
M.L.W.L.	= MEAN LOW WATER LINE
N.A.V.D.	= NORTH AMERICAN VERTICAL DATUM
N.G.V.D.	= NATIONAL GEODETIC VERTICAL DATUM
N.P.B.C.I.D.	= NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT
N.T.S.	= NOT TO SCALE
O.A.	= OVERALL
O.D.	= OUTSIDE DIAMETER
O/H	= OVERHEAD UTILITY LINE
O.R.B.	= OFFICIAL RECORDS BOOK
O/S	= OFFSET
P	= PLANTER
(P)	= PLAT DATUM
P.B.	= PLAT BOOK
P.B.C.	= PALM BEACH COUNTY
P.C.	= POINT OF CURVATURE
P.C.C.	= POINT OF COMPOUND CURVATURE
P.E.	= POOL EQUIPMENT
PG.	= PAGE
P.I.	= POINT OF INTERSECTION
P/O	= PART OF
P.O.B.	= POINT OF BEGINNING
P.O.C.	= POINT OF COMMENCEMENT
P.R.C.	= POINT OF REVERSE CURVATURE
P.R.M.	= PERMANENT REFERENCE MONUMENT
PROP.	= PROPOSED
P.T.	= POINT OF TANGENCY
PVM'T	= PAVEMENT
(R)	= RADIAL
R	= RADIUS
RGE.	= RANGE
R.P.B.	= ROAD PLAT BOOK
R.P.Z.	= REDUCED PRESSURE ZONE
R/W	= RIGHT OF WAY
(S)	= SURVEY DATUM
S.B.	= SETBACK
SEC.	= SECTION
S/D	= SUBDIVISION
S.F.	= SQUARE FEET
S.F.W.M.D.	= SOUTH FLORIDA WATER MANAGEMENT DISTRICT
S.I.R.W.C.D.	= SOUTH INDIAN RIVER WATER CONTROL DISTRICT
S.R.	= STATE ROAD
STA.	= STATION
STY.	= STORY
S/W	= SIDEWALK
T.O.B.	= TOP OF BANK
T.O.C.	= TOP OF CURB
T.O.W.	= TOP OF WALL
TWP.	= TOWNSHIP
TYP.	= TYPICAL
U/C	= UNDER CONSTRUCTION
U.E.	= UTILITY EASEMENT
U.R.	= UNRECORDED
W.C.	= WITNESS CORNER
W.M.E.	= WATER MANAGEMENT EASEMENT
W.M.M.E.	= WATER MANAGEMENT MAINTENANCE EASEMENT
W.S.C.	= WALLACE SURVEYING CORPORATION
YD	= YARD DRAIN
℄	= BASELINE
℄	= CENTERLINE
△	= CENTRAL ANGLE/DELTA
■	= CONCRETE MONUMENT FOUND (AS NOTED)
□	= CONCRETE MONUMENT SET (LB #8598)
●	= ROD & CAP FOUND (AS NOTED)
○	= 5/8" IRON ROD & CAP SET (LB #8598)
⊛	= IRON PIPE FOUND (AS NOTED)
◕	= IRON ROD FOUND (AS NOTED)
▲	= NAIL FOUND (AS NOTED)
◉	= NAIL & DISK FOUND (AS NOTED)
◎	= MAG NAIL & DISK SET (LB #8598)
℗	= PROPERTY LINE
⊘ ⊠	= UTILITY POLE
	= FIRE HYDRANT
⊞	= WATER METER
⋈	= WATER VALVE
☼	= LIGHT POLE
(CM)	= CABLE TV RISER
(E)	= ELECTRIC BOX
(GM)	= GAS METER
(S)	= SANITARY MANHOLE
⊙	= SANITARY CLEAN OUT
	= YARD DRAIN

TOWN OF PALM BEACH

Information for Architectural Commission Meeting on: June 24, 2026

To: Architectural Commission

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

From: Planning, Zoning & Building

Re: ARC-26-0024 230 PLANTATION RD. The applicants, G. Kent Kahle & Cynthia V. Kahle, have fi led an application requesting Architectural Commission review and approval for construction of a new, two-story, single-family residence with final hardscape, landscape and swimming pool improvements.

Date: 6/17/2026

ATTACHMENTS
- PZB Staff Report
- Letter of Intent
- Plans

STRATEGIC PLAN
Strategic Priorities:
Community Culture and Character

Strategic Focus Areas:
Quality of Life

FUNDING
No Fiscal Impact

ARC-26-0024 230 PLANTATION RD. The applicants, G. Kent Kahle & Cynthia V. Kahle, have filed an application requesting Architectural Commission review and approval for construction of a new, two-story, single-family residence with final hardscape, landscape and swimming pool improvements.

Applicant: G. Kent Kahle & Cynthia V. Kahle
Architecture: B1 Architect (Gregory Bonner)
Landscape: Environment Design Group (Dustin Mizell)

HISTORY:

The application was originally heard at the May 27, 2026 ARCOM hearing and was deferred for one month by the commission for further study of scale and architectural details.

THE PROJECT:

The applicant has submitted plans entitled "A NEW RESIDENCE FOR 230 PLANTATION RD." as prepared by **B1 Architect**, uploaded and dated to the Town 06/08/2026.

The following is the scope of work for the Project:

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

Site Data			
Zoning District	R-B	**Future Land Use**	SINGLE-FAMILY
Crown of Road	+ 3.87' NAVD	**FEMA Flood Zone**	ZONE AE + 6.0' NAVD
Lot Width	105 ft.	**Lot Depth**	112 ft.
Lot Area	11,800 sq. ft.	**Enclosed Square Footage**	4,500 sq. ft.
Lot Coverage	Permitted: 30.0 % Proposed: 29.99 %	**Cubic Content Ratio**	Permitted: 3.98 Proposed: 3.97
Finished Floor Elevation	+7.0' NAVD	**Lot Fill**	Permitted: + 1.57 ft. Proposed: + 1.56 ft.
Landscape Open Space	Required: 45% Proposed: 45.16%	**Front Yard Open Space**	Required: 40% Proposed: 81.9%
Surrounding Properties / Zoning			
North	Plantation Road Right-of-Way & 225 Plantation Rd & 233 Plantation Rd / Residence(s) | R-B		
South	North Woods Road Right-of-Way & 583 N Woods Rd / Residence | R-B		
East	222 Plantation Rd / Residence | R-B		
West	238 Plantation Rd / Residence | R-B		

STAFF ANALYSIS

The applicant is proposing construction of a new, two-story, single-family residence with final hardscape, landscape and swimming pool improvements in the R-B zoning district. The application, as designed, appears zoning compliant.

The subject property is on the south side of Plantation Road, located approximately mid-block, four parcels west of North County Road and six parcels east of North Lake Way. The proposed residence is designed in an island colonial style and consists of a two-story central mass flanked by two one-story masses at the front of the structure, creating an automobile courtyard area with side-loaded garage. The site will be accessed from a centrally located driveway centered on the main entry with a pedestrian gate on the east side of the site at Plantation Road with pathway leading to the refuse and equipment yard area behind masonry wall and gate. The rear of the property features an expansive outdoor deck with living and dining area and a swimming pool in the south-west yard area. The perimeter of the site is lined with hedgerows and palms and a masonry site wall surrounds the properties along both sides and along the rear.

The application was originally heard at the May 2026 ARCOM hearing and was deferred for one month to allow for further study of scale, massing and architectural details. The applicant has resubmitted plans in response to the comments of the commission. Overall, the submittal is similar in overall design and program from the previous month's submissions, with minor modifications made to the previously presented plan and program elements. The columns of the front entry were slightly shifted, the front door design was modified, window opening sizes were adjusted, proposed sconce design was modified, balcony bracket projections were reduced, and the loggia design was modified.

Color renderings of front (upper image) and rear (lower image) of proposed structure.

Previously Proposed North (Front) Elevation at Plantation Road.

Proposed North (Front) Elevation at Plantation Road.

Previously Proposed South (Rear) Elevation.

Proposed South (Rear) Elevation.

Previously Proposed East (Side) Elevation.

Proposed East (Side) Elevation.

Previously Proposed West (Side) Elevation.

Proposed West (Side) Elevation.

Color Rendering of Previously Proposed (left) & Proposed (right) Landscape Plan.

CONCLUSION

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

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

WRB:JGM:BMF

WRB

B1 ARCHITECT
ARCHITECTURE PLANNING INTERIOR DESIGN

June 8, 2026

To: **Town of Palm Beach**
Architectural Review Board Members and Planning Department Staff

RE: **Architectural Narrative to Comments from ARCOM Committee Review:**
230 Plantation Road, Palm Beach FL 33480
ARC-26-0024

1. ARCHITECTURAL PRESENTATION

The streetscape portion of the packet has been updated to show the proposed house as it relates to the other homes along Plantation Road. The 2-story house directly to the West is taller than our proposed roof height. The proposed home is 2' below the Town's maximum allowed roof height. Our base Main Level is set at 7.0' NAVD per current FEMA directive which is higher than current home's Main Level.

We have updated the Front Entry by adjusting the columns 4" closer together from each side and 4" back towards the Front Door.

The Front door design has been changed to a simple 2/3rds Lite door with 4 rows of 2 grids and louvered lower panel. Sidelights have been updated to correspond to the new door design. The door and sidelights now complement the window grids.

The North Elevation windows flanking the Front Entry door and Upper Balcony were reduced in width by 4" and grids were changed to match the balance of the windows on the house to 2 over 2 design.

A different Exterior Light fixture has been substituted to provide a more traditional Plantation lantern design.

Upper brackets at Front Balcony have been shortened to balance the area around the doors and overhang.

2 columns have been added at the Loggia to make it feel more open and airier. The termination wall line of the Upper Lounge now lines up with the West Loggia wall allowing the Upper Terrace to interact with the columns below. The owner's wisht to retain the layout of the current Loggia for functionality.

Sincerely,

Gregory Bonner, A.I.A,
B1 Architect

A NEW RESIDENCE FOR

230 PLANTATION RD.

PALM BEACH, FL 33480

ARC-26-0024

FIRST SUBMIT 03-26-2026
SECOND SUBMIT 04-13-2026
FINAL SUBMIT 05-11-2026
MEETING DATE 06-24-2026

DRAWING INDEX

A0	COVER SHEET/ DRAWING INDEX
	SURVEY
ZL	ZONING LEGEND
VLM	VICINITY LOCATION MAP
LP	LOCATION MAP
P01	SUBJECT PROPERTY PHOTOS
P02	SUBJECT PROPERTY PHOTOS
P03	SUBJECT & SURROUNDING PROPERTY PHOTOS
P04	SURROUNDING PROPERTY PHOTOS
P05	SURROUNDING PROPERTY PHOTOS
P06	SURROUNDING PROPERTY PHOTOS
A0.3	SITESCAPE & STREETSCAPE
A0.4	PROPOSED SITE PLAN
A0.5	CCR AXONOMETRIC MASSING
A0.6	TRUCK LOGISTICS & CONSTRUCTION SCREENING PLAN
A1.2	PROPOSED FIRST FLOOR PLAN
A1.3	PROPOSED SECOND FLOOR PLAN
A1.4	PROPOSED ROOF PLAN
A2.3	PROPOSED NORTH & SOUTH ELEVATION
A2.4	PROPOSED EAST & WEST ELEVATION
A2.4a	PROPOSED EAST ELEVATION @ GARAGE & LOGGIA
A2.5	PROPOSED NORTH & SOUTH COLOR ELEVATION
A2.6	PROPOSED EAST & WEST COLOR ELEVATION
A2.7	PROPOSED NORTH & SOUTH 3D ELEVATION
A2.7A	PROPOSED NORTH COLOR 3D ELEVATION 3
A2.8	PROPOSED SOUTH COLOR 3D ELEVATION 1 & 2
A2.9	PROPOSED COLOR AERIAL 3D
A3.0	PROPOSED BUILDING SECTION
A3.1	WALL SECTION
A3.2	DOOR DETAILS
A3.3	TYPICAL DETAILS
A3.4	RAILING DETAILS
A3.5	MATERIALS

SCOPE OF WORK

PROPOSED NEW TWO STORY RESIDENCE WITH TWO CAR GARAGE, A NEW POOL, PERGOLA AND NEW HARDSCAPE.

PROJECT TEAM

ARCHITECT

B1 ARCHITECT
139 NORTH COUNTY ROAD, STE 18C
PALM BEACH, FL 33480

CONTACT: GREGORY BONNER
T 561.312.3453

LANDSCAPE ARCHITECT

ENVIRONMENT DESIGN GROUP
139 NORTH COUNTY ROAD, STE 20B
PALM BEACH, FL 33480

CONTACT: DUSTIN MIZELL
T 561.832.4600

ISSUE	DATE
PERMIT SET	00.00.00

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A NEW RESIDENCE FOR:
PRIVATE RESIDENCE
230 PLANTATION ROAD
PALM BEACH, FL 33480

GREGORY BONNER, AIA

AA26003271

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

JOB NO.	230_PLANTA
PLOT DATE	04.10.2026
SCALE	AS NOTED
DRAWN BY	gb

A0

EXHIBIT "A"

DESCRIPTION :

THAT 5 FOOT WIDE UTILITY EASEMENT DESCRIBED AS FOLLOWS:

THE SOUTH 5 FEET OF LOT 19, "EAST SHORE ADDITION", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 21, PAGE 14, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 19; THENCE N88°48'10"W ALONG THE SOUTH LINE OF SAID LOT 19, A DISTANCE OF 105.00 FEET TO THE SOUTHWEST CORNER OF LOT 19; THENCE N01°12'01'E ALONG THE WEST LINE OF LOT 19, A DISTANCE OF 5.00 FEET TO A LINE PARALLEL TO AND 5 FEET NORTH OF THE SOUTH LINE OF SAID LOT 19; THENCE S88°48'10"E ALONG A LINE PARALLEL TO AND 5.00 FEET NORTH OF THE SOUTH LINE OF SAID LOT 19, A DISTANCE OF 105.00 FEET TO THE EAST LINE OF SAID LOT 19; THENCE S01°12'01"W ALONG THE EAST LINE OF SAID LOT 19, A DISTANCE OF 5.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 525 SQUARE FEET MORE OR LESS.

CERTIFICATE:
THIS IS TO CERTIFY THAT THE SKETCH SHOWN HEREON IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS SKETCH AND LEGAL DESCRIPTION MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.07, FLORIDA STATUTES.

REGISTERED LAND SURVEYOR, FLORIDA CERTIFICATE NO.
MICHAEL J. MILLER #4034

SCALE: 1" = 20'	MILLER LAND SURVEYING	REF:	A-93/63
DRAWN BY: PICARD	1121 LAKE AVENUE LAKE WORTH, FLORIDA 33460	PREV. JOB NO'S.	Y260200
FIELD WK: J.W. / B.M.	PHONE: (561) 586-2669 - FAX: (561) 582-0151 www.millersurveying.com	JOB NO.	Y260245
DATE: 03/24/2025	e-mail: office@millersurveying.com		S - 49,736

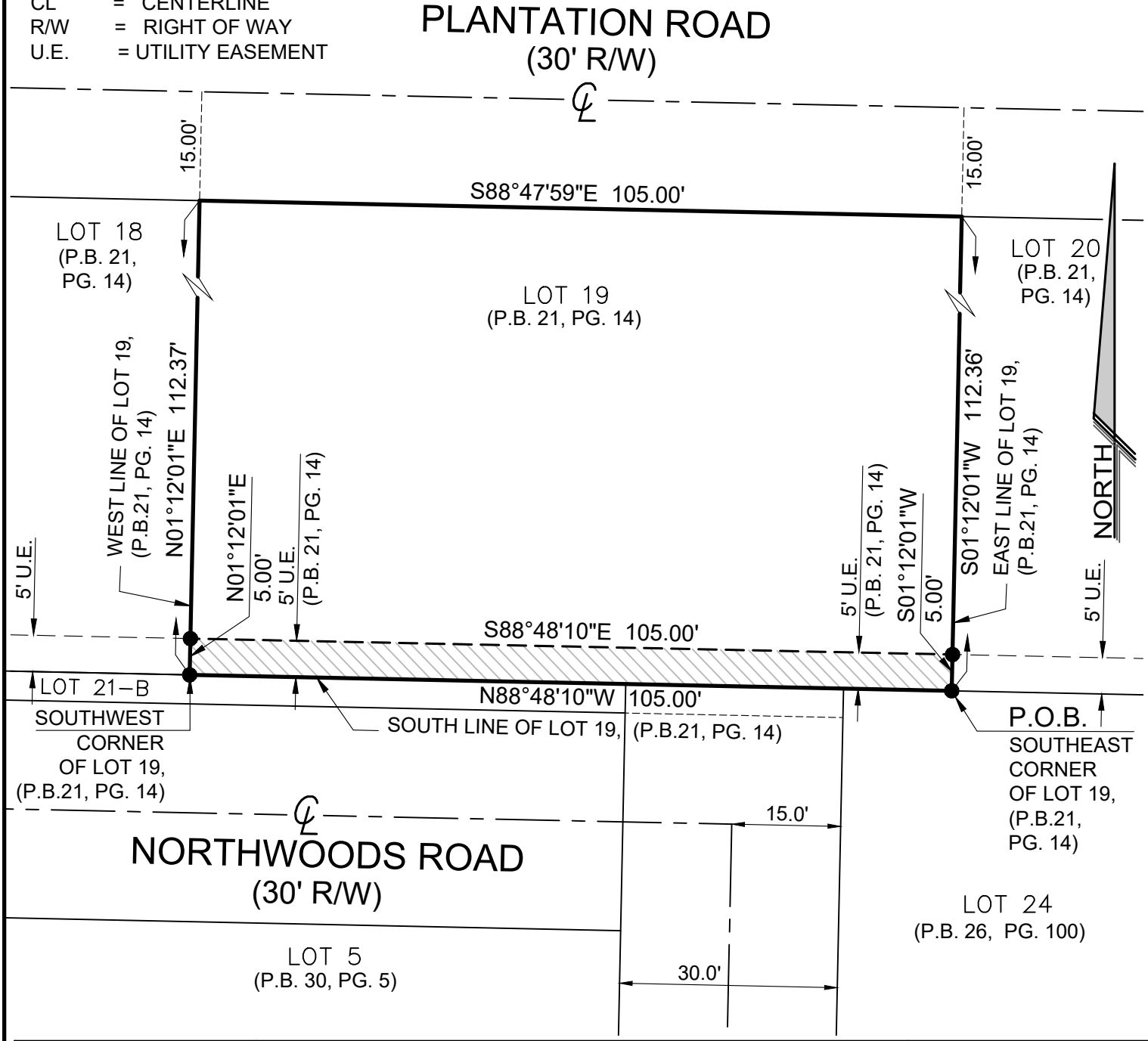
EXHIBIT "A"

20' 0 20' 40'

Scale 1" = 20'

SITE SPECIFIC LEGEND:
P.O.B. = POINT OF BEGINING
P.B. = PLAT BOOK
PG. = PAGE
CL = CENTERLINE
R/W = RIGHT OF WAY
U.E. = UTILITY EASEMENT

SKETCH OF DECRIPTION
THIS IS NOT A SURVEY



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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:**	230 Plantation Road		
2	**Zoning District:**	RB		
3	**Lot Area (sq. ft.):**	11,799		
4	**Lot Width (W) & Depth (D) (ft.):**	105' X 112.37'		
5	**Structure Type:** (Single-Family, Multi-Family, Comm., Other)	Single Family		
6	**FEMA Flood Zone Designation:**	AE		
7	**Zero Datum for point of meas. (NAVD)**	7.00'		
8	**Crown of Road (COR) (NAVD)**	3.87'		
9		REQ'D / PERMITTED	EXISTING	PROPOSED
10	Lot Coverage (Sq Ft and %)	3,540, 30%		3,539, 29.99%
11	Enclosed Square Footage (1st & 2nd Fl., Basement, Accs. Structure, etc)			4,500
12	*Front Yard Setback (Ft.)	25'-0"	25'-4"	25'-0"
13	* Side Yard Setback (1st Story) (Ft.)	12'-6"	12'7, 12'6	14'-6, 13'-6
14	* Side Yard Setback (2nd Story) (Ft.)	15'-0"		33'-10",18'-6"
15	*Rear Yard Setback (Ft.)	10-0"	10'-4"	14'-8"
16	Angle of Vision (Deg.)	100.0 degrees		96.6 degrees
17	Building Height (Ft.)	25'-4"		19'-7"
18	Overall Building Height (Ft.)	30'-0"		27'-11"
19	Cubic Content Ratio (CCR) (R-B ONLY)	49,312		49,195.92
20	** Max. Fill Added to Site (Ft.)	1.565'		1.56'
21	Finished Floor Elev. (FFE)(NAVD)	7.00'	6.20	7.00'
22	Base Flood Elevation (BFE)(NAVD)	6.0'		6.0'
23	Landscape Open Space (LOS) (Sq Ft and %)	min. 5310, 45%		5328, 45.16%
24	Perimeter LOS (Sq Ft and %)	min. 2,655 50%	NA	3,196, 80.95%
25	Front Yard LOS (Sq Ft and %)	min.1,049.6 40%	NA	2,150%, 81.90%
26	*** Native Plant Species %	*Please refer to EDG Landscape Legend.*		

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

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

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

Enter N/A if value is not applicable.

Enter N/C if value is not changing.

REV BF 20230626

ARC-26-0024

ISSUE	DATE
PERMIT SET	00.00.00

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NEW SINGLE FAMILY RESIDENCE :

PRIVATE RESIDENCE

230 PLANTATION ROAD
PALM BEACH, FL 33480

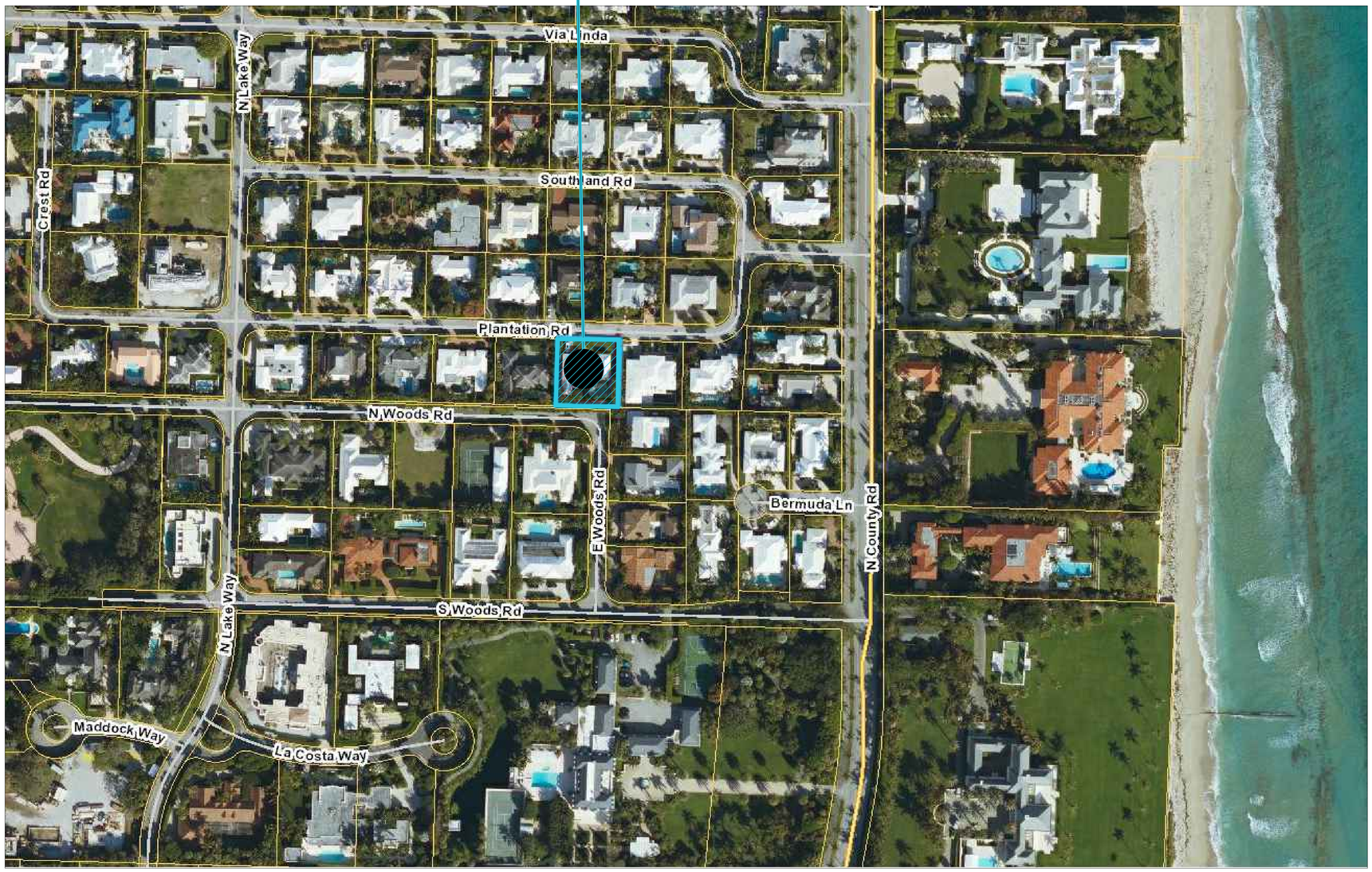
GREGORY BONNER, AIA

AA 26003271

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

JOB NO.	230_PLANTA
PLOT DATE	6.04.2026
SCALE	AS NOTED
DRAWN BY	GB

ZL



VICINITY LOCATION MAP

Scale: N.T.S.

N

ARC-26-0024

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VLM

LOCATION MAP

Scale: N.T.S.

N

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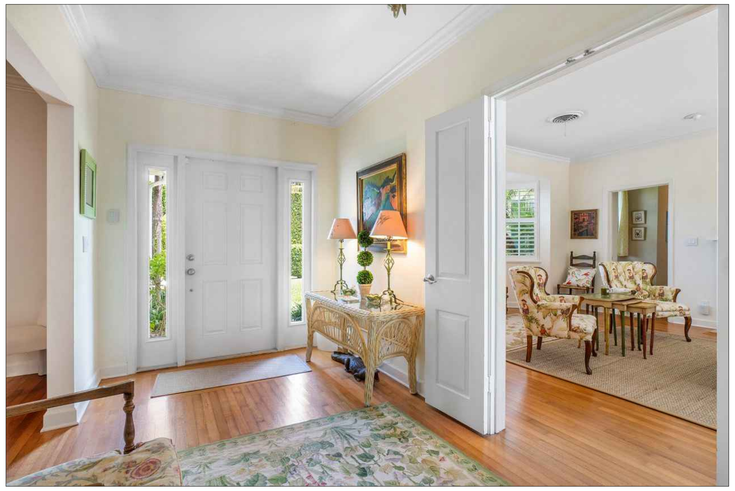
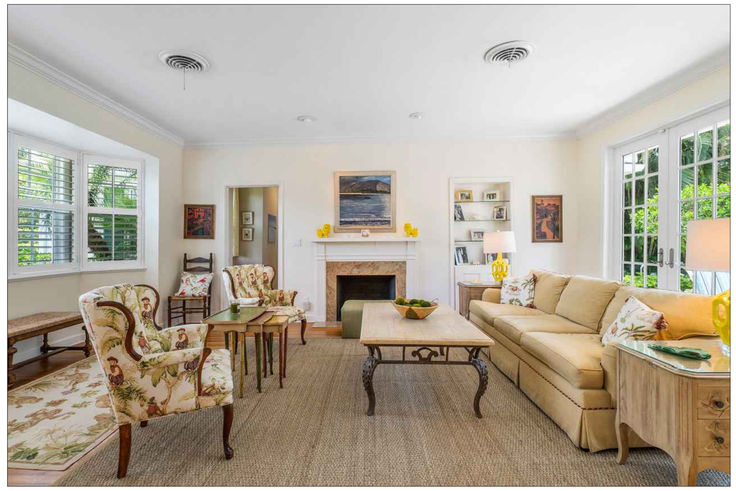
ARC-26-0024



230 PLANTATION RD
SUBJECT PROPERTY



230 PLANTATION RD
SUBJECT PROPERTY

230 PLANTATION RD
INTERIOR
SUBJECT PROPERTY

230 PLANTATION RD
INTERIOR
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P01

230 PLANTATION RD
INTERIOR
SUBJECT PROPERTY

230 PLANTATION RD
INTERIOR
SUBJECT PROPERTY

230 PLANTATION RD
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P02

230 PLANTATION RD
SUBJECT PROPERTY

230 PLANTATION RD
SUBJECT PROPERTY

244 PLANTATION RD

238 PLANTATION RD

222 PLANTATION RD

214 PLANTATION RD

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AA26003271

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SCALE	AS NOTED
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P03

202 PLANTATION RD

596 N COUNTY RD

201 PLANTATION RD

216 SOUTHLAND RD

217 PLANTATION RD

225 PLANTATION RD

ARC-26-0024

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P04

233 PLANTATION RD

241 PLANTATION RD

249 PLANTATION RD

255 PLANTATION RD

265 PLANTATION RD

271 PLANTATION RD

ARC-26-0024

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P05

595 N LAKE WAY

260 PLANTATION RD

254 PLANTATION RD

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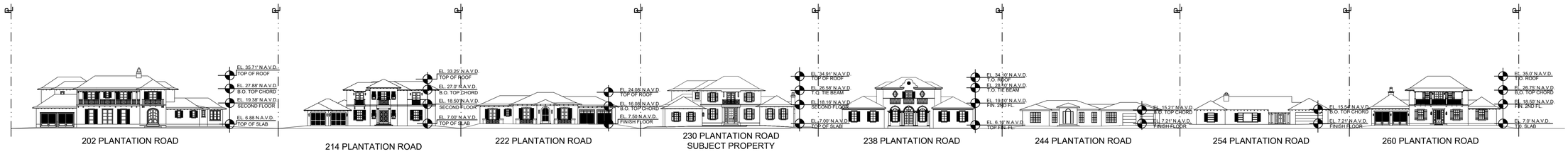
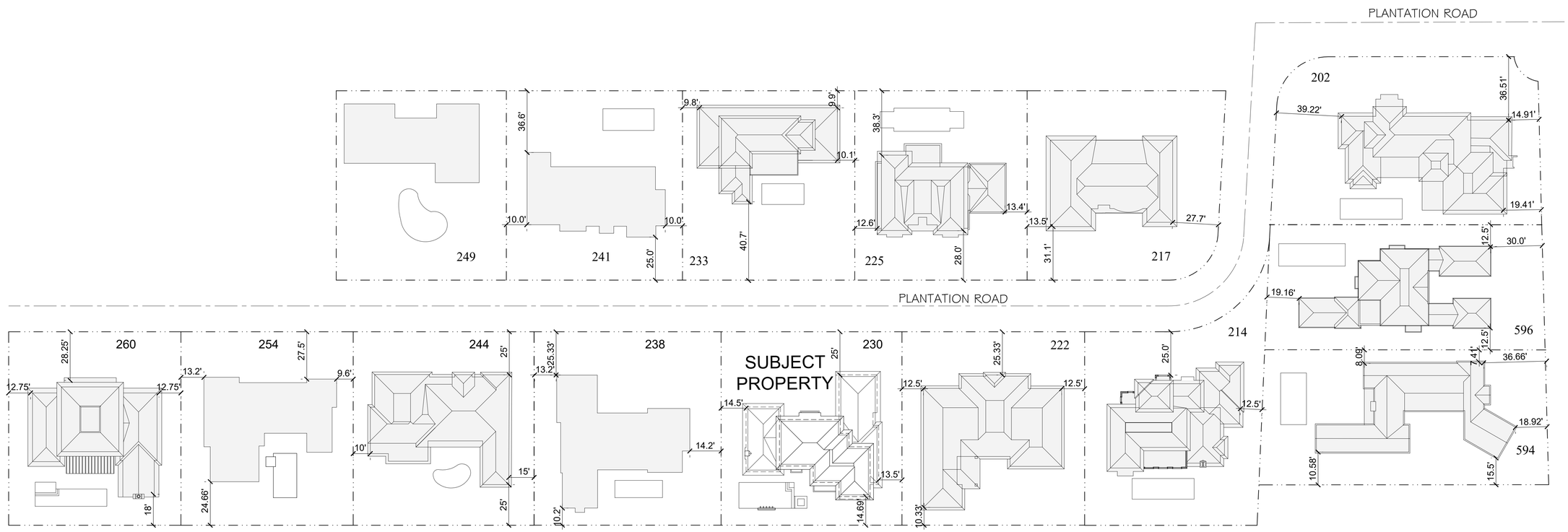
P06

ARC-26-0024



STREET SCAPE

SCALE: 1" = 30'



SITE SCAPE

SCALE: 1" = 30'

ARC-26-0024

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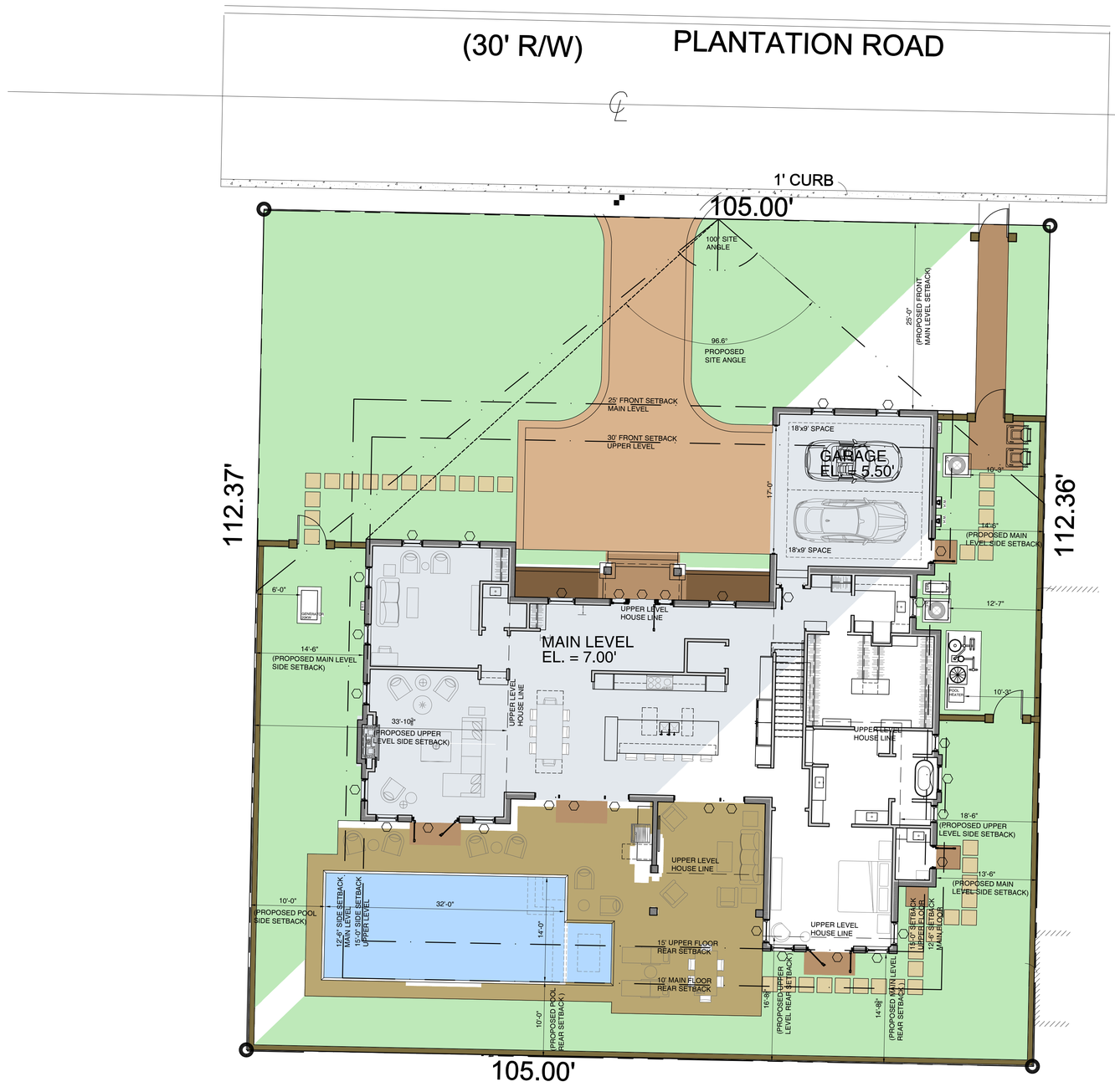
A0.3



NORTH

1 / A0.4 PROPOSED SITE PLAN LOT 19

1/8"=1'-0"

ARC-26-0024

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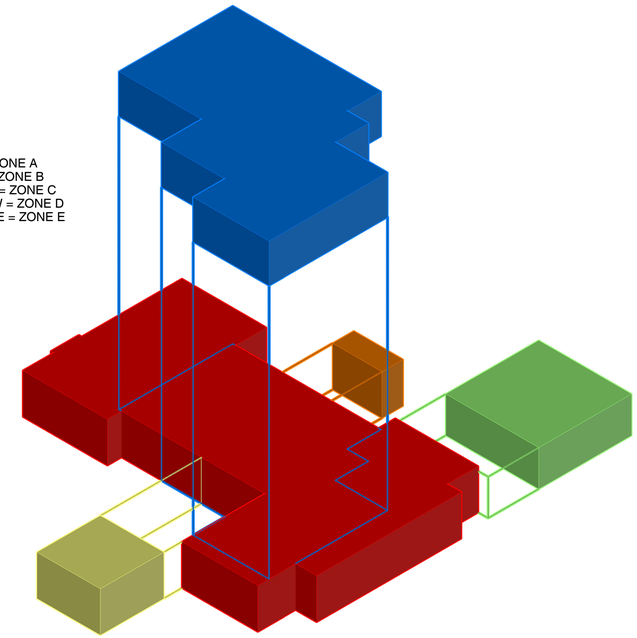
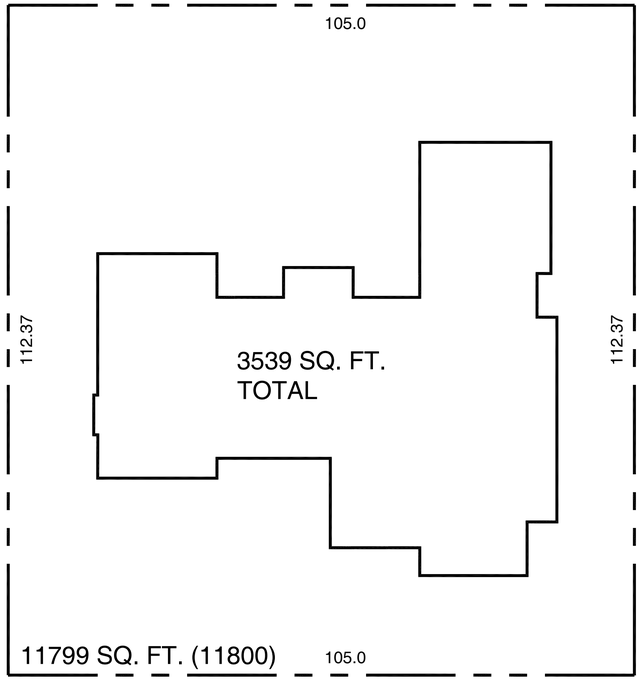
A0.4

Site Square Footage	11,799			
Max CCR (auto)	3.98			
Cubic Ft. Max. (auto)	46,960			
5% Loggia Deduction	2,348			
BUILDING DATA				
Space	Floor	SF	Height (Ft)	CU. FT.
House Main Level Zone A	Main	2,771.58	9.67	26,801.18
House Upper Level Zone B	Upper	1,646.01	9.42	15,505.41
Garage Zone C	Main	484	8.58	4,152.72
House Loggia Zone D	Main	225	9.67	2,175.75
House Entry Zone E	Main	58	9.67	560.86
TOTAL				49,195.92
5% Loggia Deduction				-2,348.00
Proposed CU.FT.				46,847.92
Proposed CCR				3.97

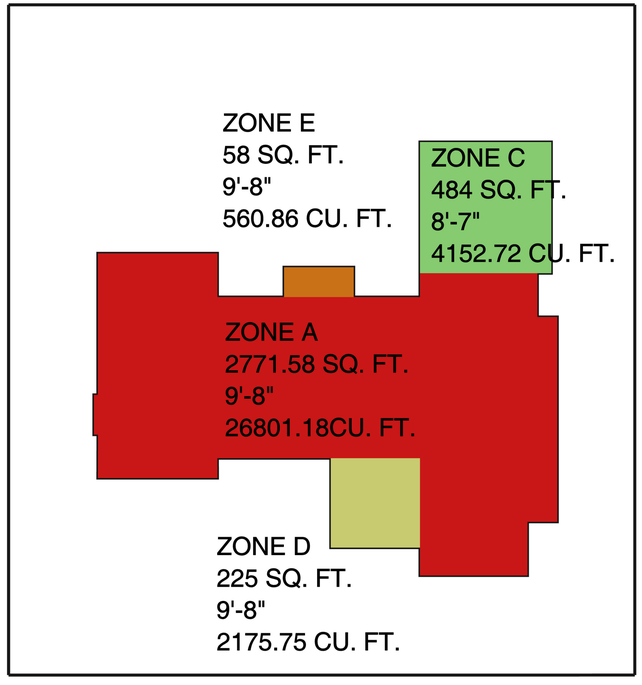
RED = ZONE A
BLUE = ZONE B
GREEN = ZONE C
YELLOW = ZONE D
ORANGE = ZONE E



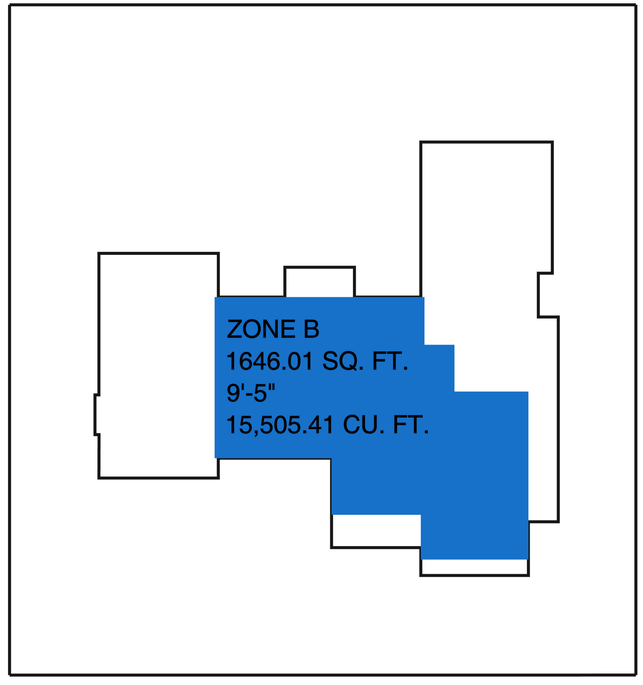
CCR AXONOMETRIC MASSING



LOT COVERAGE



MAIN LEVEL



UPPER LEVEL

1 / A0.5 PROPOSED CCR CALCULATIONS
NO SCALE

ARC-26-0024

ISSUE	DATE
PERMIT SET	00.00.00

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NEW SINGLE FAMILY RESIDENCE :

PRIVATE RESIDENCE

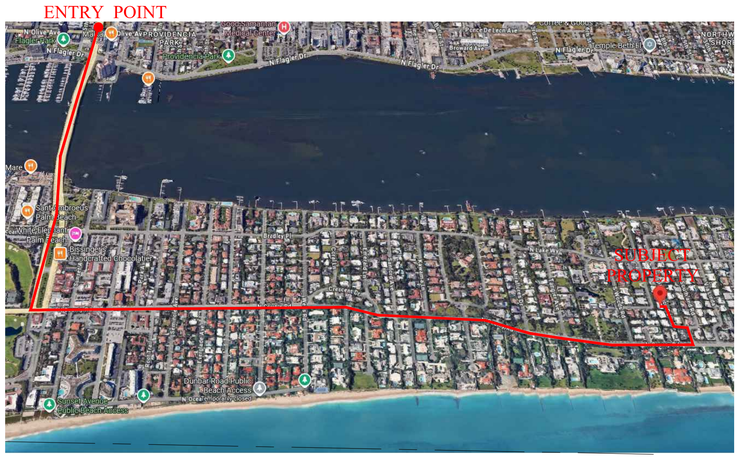
230 PLANTATION ROAD
PALM BEACH, FL 33480

GREGORY BONNER, AIA
AA 26003271

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

JOB NO.	230_PLANTA
PLOT DATE	6.04.2026
SCALE	AS NOTED
DRAWN BY	GB

A0.5



ROUTE TO PROPERTY:

ENTER THE TOWN OF PALM BEACH THRU ROYAL PONCIANA WAY OVER THE FLAGLER MEMORIAL BRIDGE. TURN LEFT ON N. COUNTY ROAD HEADING NORTH. CONTINUE HEADING NORTH TO PLANTATION ROAD & N. COUNTY ROAD REACHING SUBJECT PROPERTY.

MAX. NUMBER OF TRIPS TO SUBJECT PROPERTY:

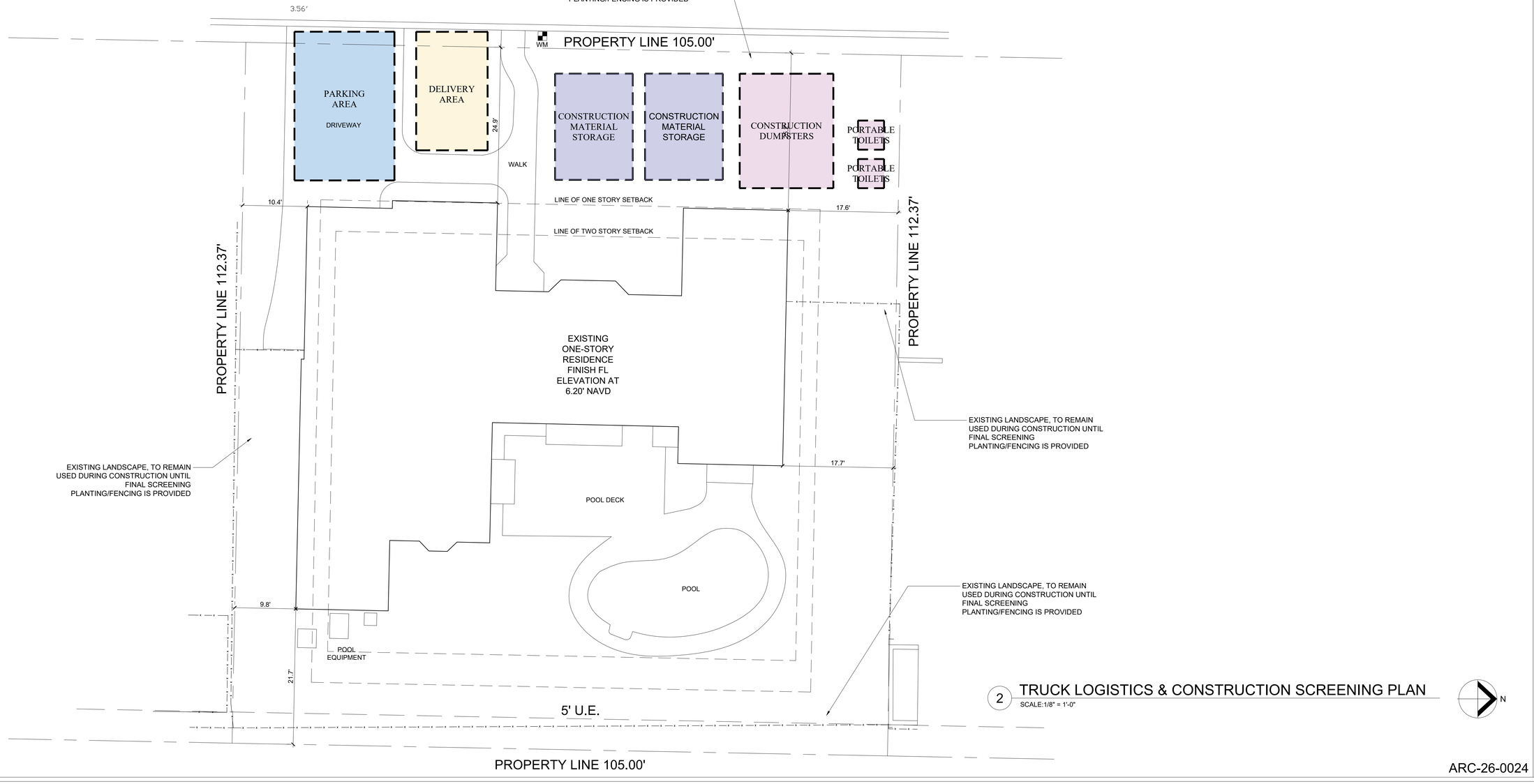
80 BUILDING MATERIAL AND DUMPSTER TRUCKS

MAXIMUM TRUCK LENGTH:

60'

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

N



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

N

ARC-26-0024

ISSUE	DATE
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A NEW RESIDENCE FOR:

PRIVATE RESIDENCE

230 PLANTATION ROAD
PALM BEACH, FL 33480

GREGORY BONNER, AIA

AA26003271

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

JOB NO.	230_PLANTA
PLOT DATE	04.10.2026
SCALE	AS NOTED
DRAWN BY	gb

A0.6

ISSUE	DATE
PERMIT SET	00.00.00

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NEW SINGLE FAMILY RESIDENCE :

PRIVATE RESIDENCE

230 PLANTATION ROAD
PALM BEACH, FL 33480

GREGORY BONNER, AIA

AA 26003271

B1 ARCHITECT
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PALM BEACH FLORIDA 33480
(561) 312-3453

JOB NO.	230_PLANTA
PLOT DATE	6.04.2026
SCALE	AS NOTED
DRAWN BY	GB

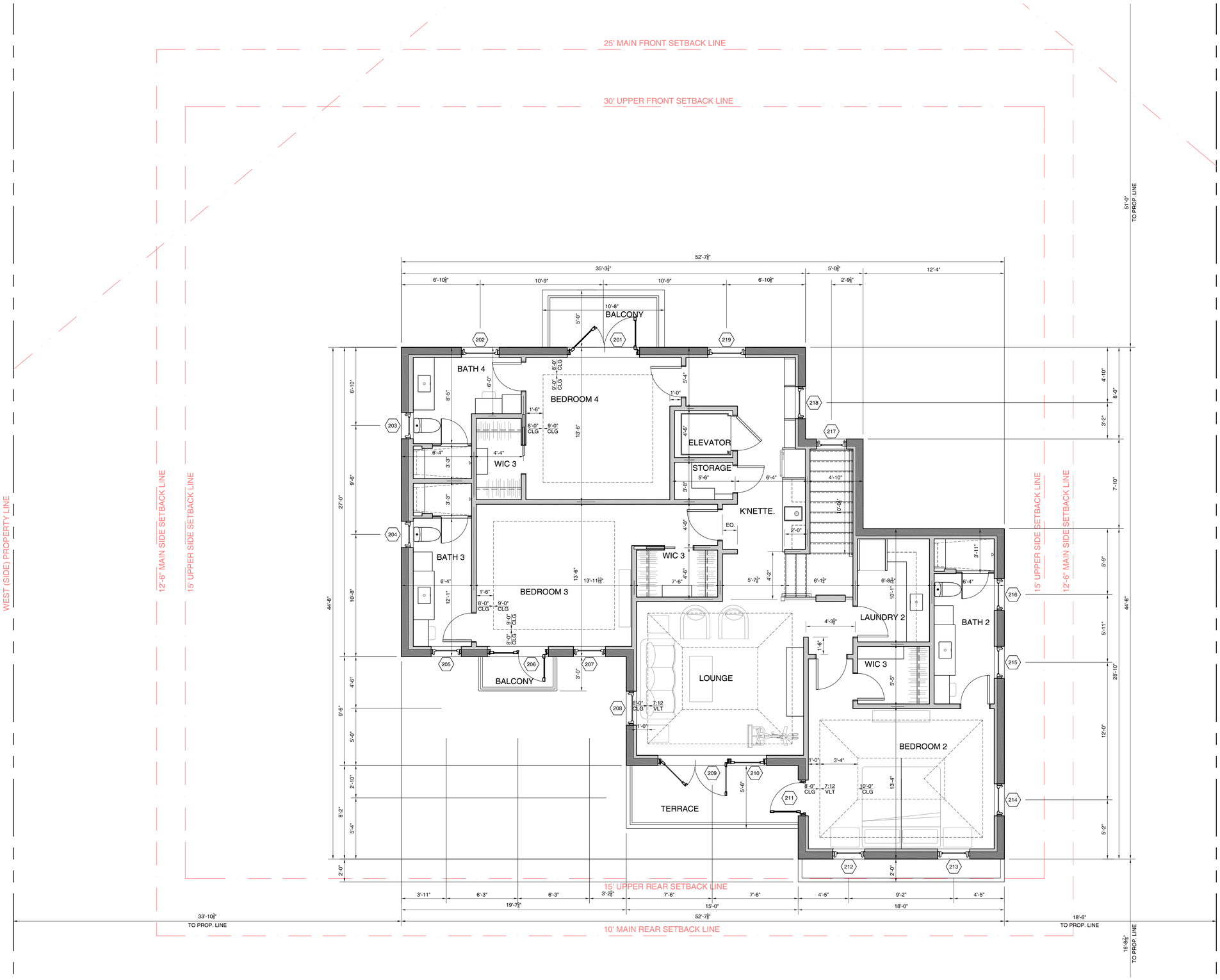
A1.2

NORTH

1 / A1.2 PROPOSED MAIN LEVEL PLAN

1/4"=1'-0"

ARC-26-0024



NORTH

1 / A1.3 PROPOSED UPPER LEVEL PLAN

1/4" = 1'-0"

ARC-26-0024

ISSUE	DATE
PERMIT SET	00.00.00

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PALM BEACH, FL 33480

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(561) 312-3453

JOB NO.	230_PLANTA
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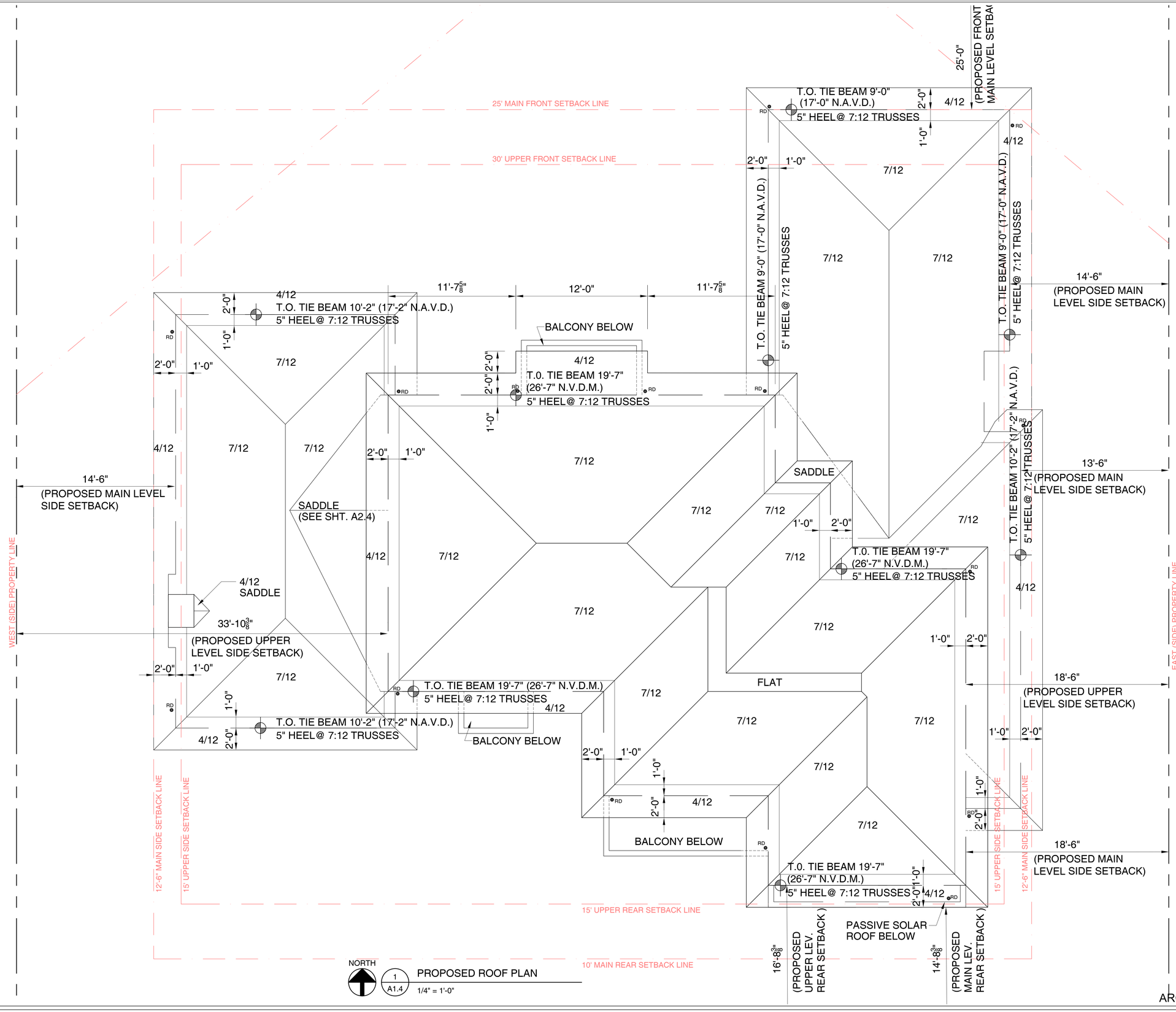
A1.3



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JOB NO.	230_PLANTA
PLOT DATE	6.04.2026
SCALE	AS NOTED
DRAWN BY	GB

A1.4

ARC-26-0024

1 / A2.31 PREVIOUS PROPOSED NORTH ELEVATION

1/4" = 1'-0"

2 / A2.31 NEW PROPOSED NORTH ELEVATION

1/4" = 1'-0"

ARC-26-0024

ISSUE	DATE
PERMIT SET	00.00.00

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NEW SINGLE FAMILY RESIDENCE :

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GREGORY BONNER, AIA

AA 26003271

B1 ARCHITECT
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PALM BEACH FLORIDA 33480
(561) 312-3453

JOB NO.	230_PLANTA
PLOT DATE	6.04.2026
SCALE	AS NOTED
DRAWN BY	GB

A2.31

1 / A2.32 PREVIOUS PROPOSED SOUTH ELEVATION

1/4" = 1'-0"

2 / A2.32 NEW PROPOSED SOUTH ELEVATION

1/4" = 1'-0"

ARC-26-0024

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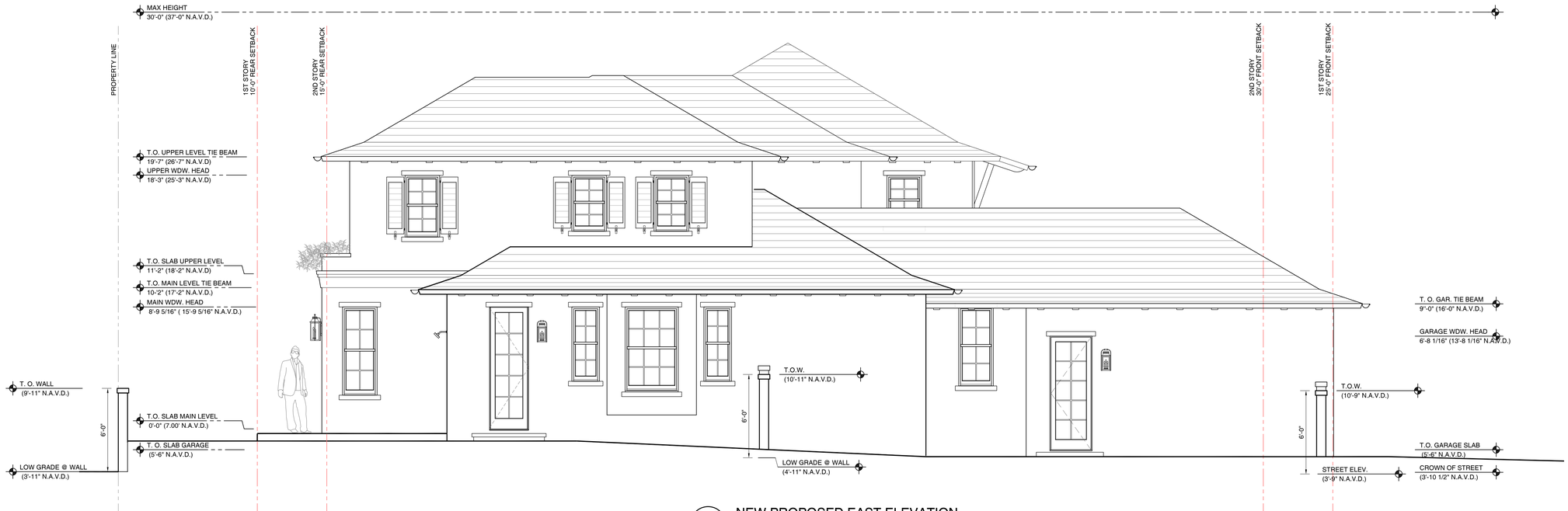
(561) 312-3453

JOB NO.	230_PLANTA
PLOT DATE	6.04.2026
SCALE	AS NOTED
DRAWN BY	GB

A2.32

1 / A2.33 PREVIOUS PROPOSED EAST ELEVATION

1/4" = 1'-0"



2 / A2.33 NEW PROPOSED EAST ELEVATION

1/4" = 1'-0"

ARC-26-0024

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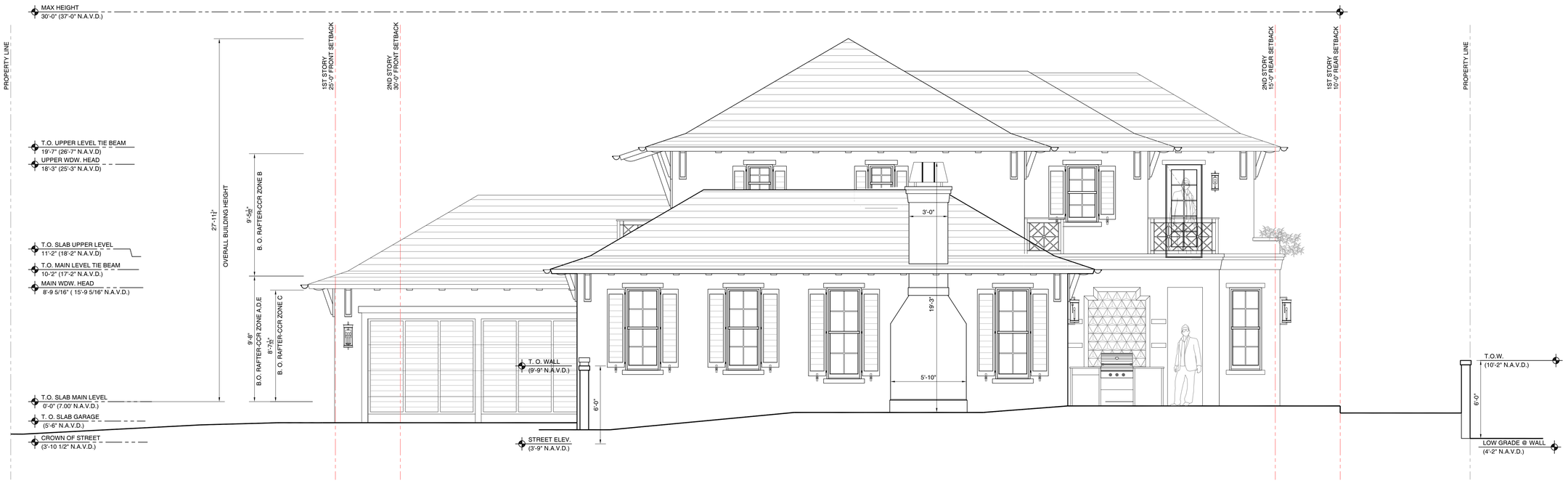
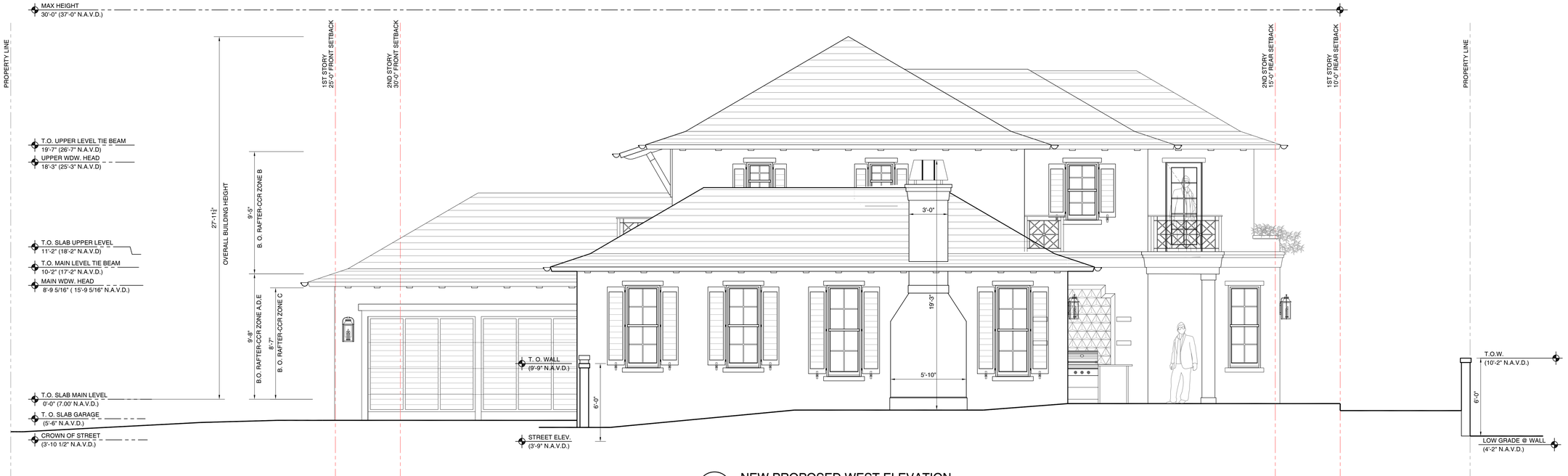
A2.33



1 A2.34 PREVIOUS PROPOSED WEST ELEVATION

1/4" = 1'-0"



2 A2.34 NEW PROPOSED WEST ELEVATION

1/4" = 1'-0"

ARC-26-0024

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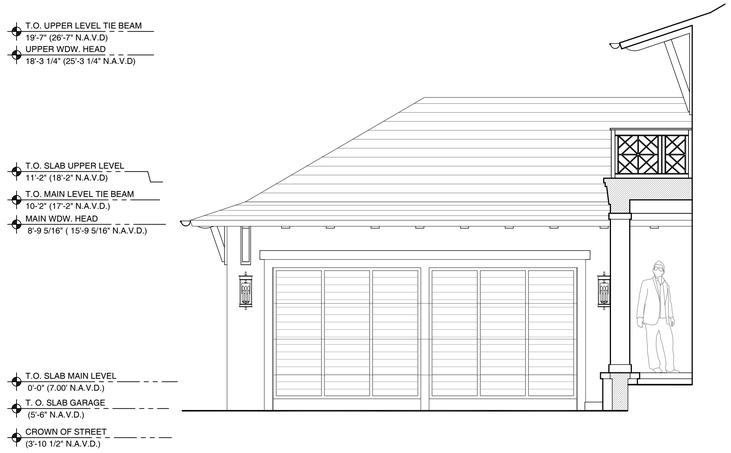
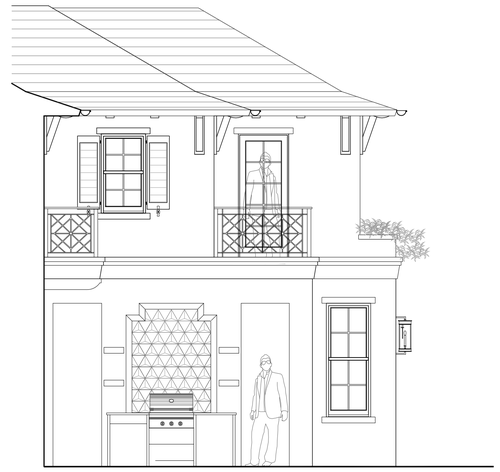
A2.34



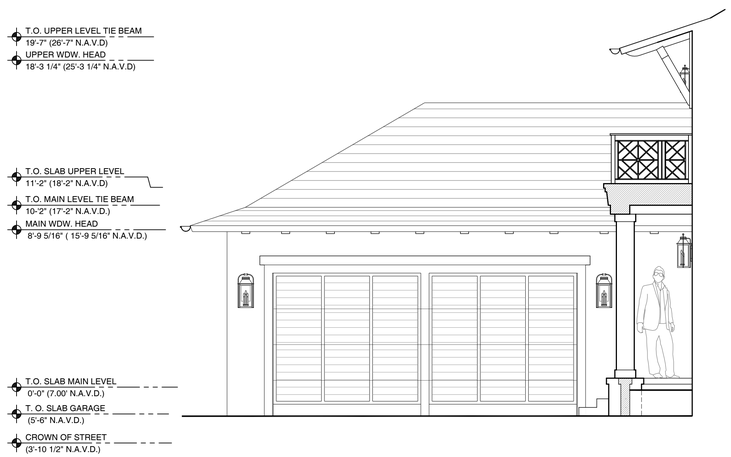
1 / A2.4a PREVIOUS PROPOSED EAST ELEVATION-@GARAGE

1/4" = 1'-0"



1 / A2.4a PREVIOUS PROPOSED EAST ELEVATION-@LOGGIA

1/4" = 1'-0"



1 / A2.4a NEW PROPOSED EAST ELEVATION-@GARAGE

1/4" = 1'-0"

1 / A2.4a NEW PROPOSED EAST ELEVATION-@LOGGIA

1/4" = 1'-0"

ISSUE	DATE
PERMIT SET	00.00.00

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NEW SINGLE FAMILY RESIDENCE :

PRIVATE RESIDENCE

230 PLANTATION ROAD
PALM BEACH, FL 33480

GREGORY BONNER, AIA

AA 26003271

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

JOB NO.	230_PLANTA
PLOT DATE	6.04.2026
SCALE	AS NOTED
DRAWN BY	GB

A2.4a

ARC-26-0024

1 A2.5 PROPOSED NORTH COLOR 2D ELEVATION

2 A2.5 PROPOSED SOUTH COLOR 2D ELEVATION

ARC-26-0024

ISSUE	DATE
PERMIT SET	00.00.00

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(561) 312-3453

JOB NO.	230_PLANTA
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SCALE	AS NOTED
DRAWN BY	GB

A2.5

1 A2.6 PROPOSED EAST COLOR 2D ELEVATION

2 A2.6 PROPOSED WEST COLOR 2D ELEVATION

ARC-26-0024

ISSUE	DATE
PERMIT SET	00.00.00

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A2.6

1 A2.7 PROPOSED NORTH COLOR 3D ELEVATION 1

2 A2.7 PROPOSED NORTH COLOR 3D ELEVATION 2

ARC-26-0024

ISSUE	DATE
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NEW SINGLE FAMILY RESIDENCE :

PRIVATE RESIDENCE

230 PLANTATION ROAD
PALM BEACH, FL 33480

GREGORY BONNER, AIA

AA 26003271

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

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A2.7

1 A2.7a PROPOSED NORTH COLOR 3D ELEVATION 3

ARC-26-0024

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A2.7A

1 A2.8 PROPOSED SOUTH COLOR 3D ELEVATION 1

2 A2.8 PROPOSED SOUTH COLOR 3D ELEVATION 2

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A2.8

2 A2.9 PROPOSED COLOR AERIAL 3D

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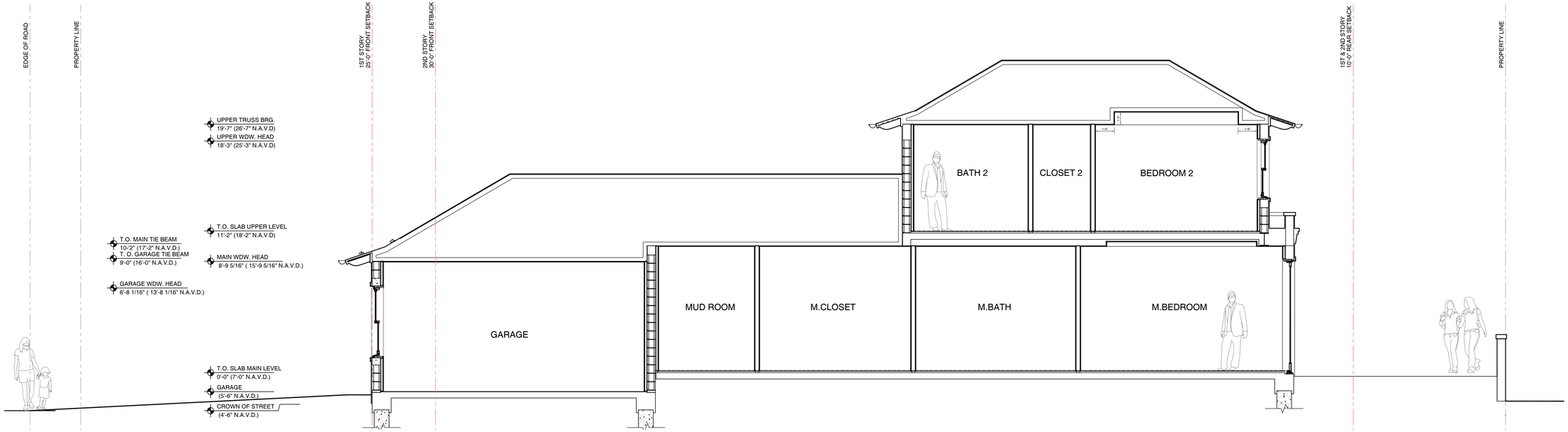
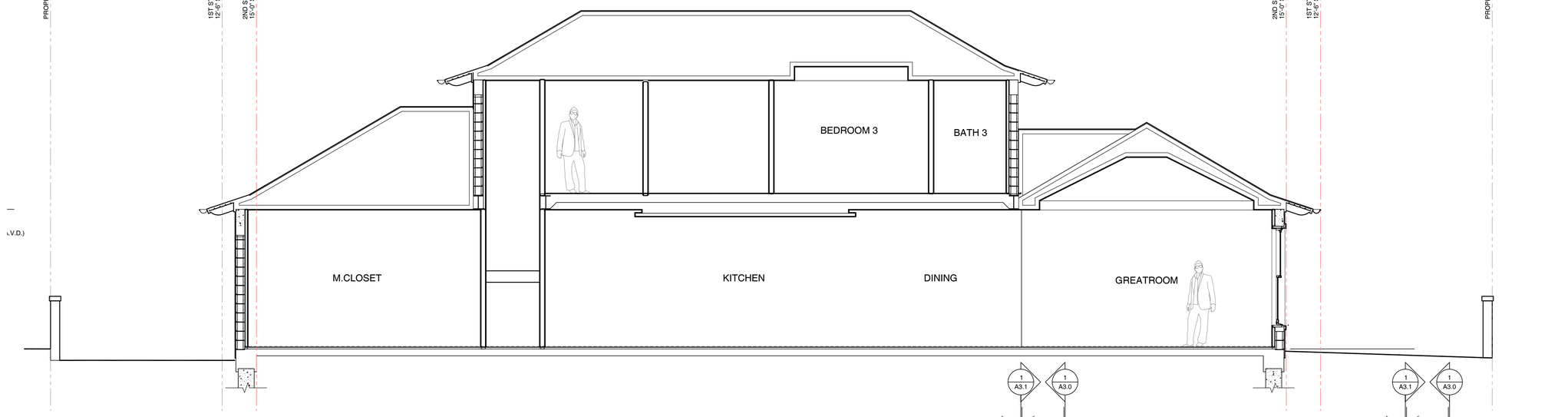
A2.9



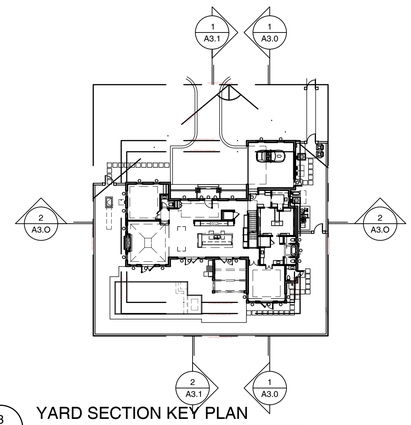
1 / A3.0 **PROPOSED SECTION A-A**

1/4" = 1'-0"



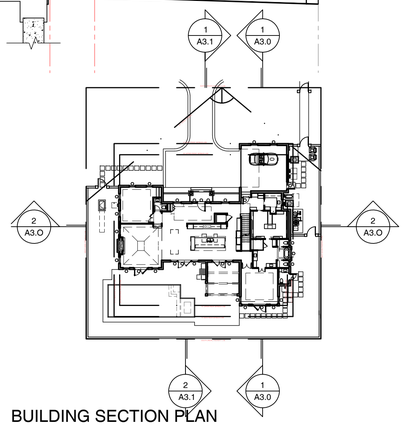
2 / A3.0 **PROPOSED SECTION B-B**

1/4" = 1'-0"



3 / A3.0 **YARD SECTION KEY PLAN**

NO SCALE



4 / A3.0 **BUILDING SECTION PLAN**

NO SCALE

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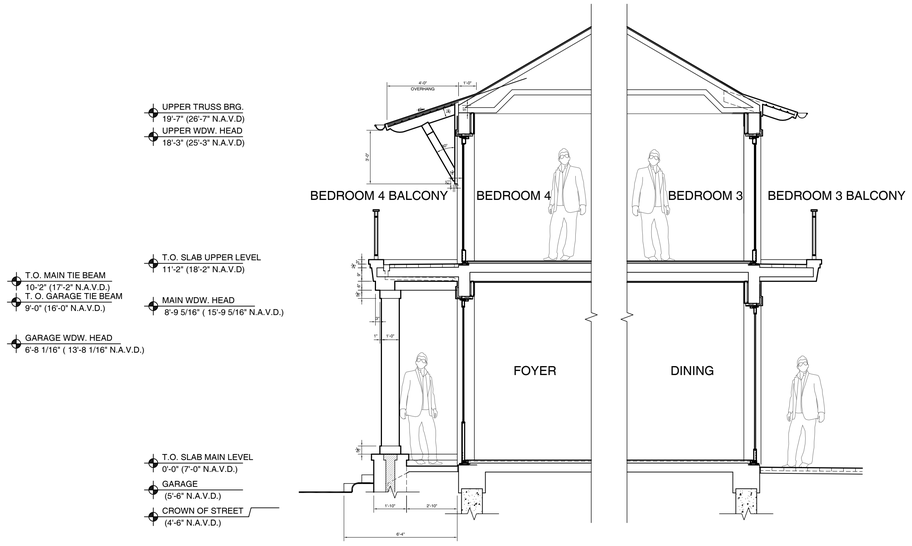
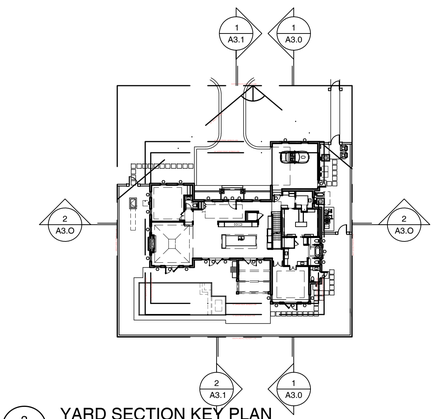
A3.0

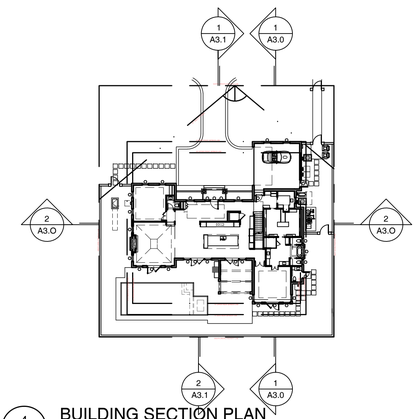


1 A3.1 SECTION @ FRONT ENTRY
1/4" = 1'-0"

2 A3.1 SECTION @BEDROOM 3 BALCONY
1/4" = 1'-0"



3 A3.1 YARD SECTION KEY PLAN
NO SCALE



4 A3.1 BUILDING SECTION PLAN
NO SCALE

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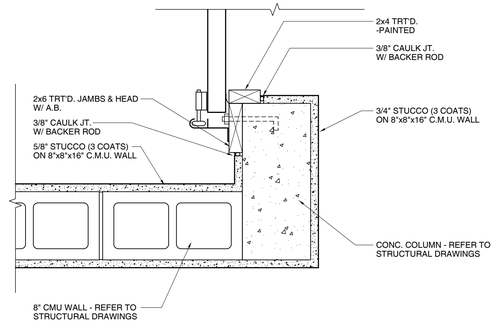
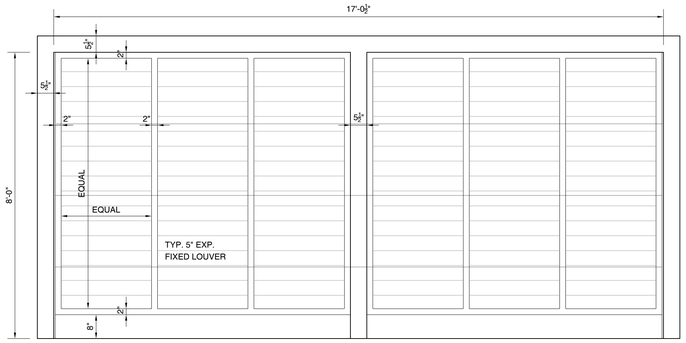
A3.1



1 A3.2 **TYP. GARAGE DOOR JAMB**

1 1/2" = 1'-0"

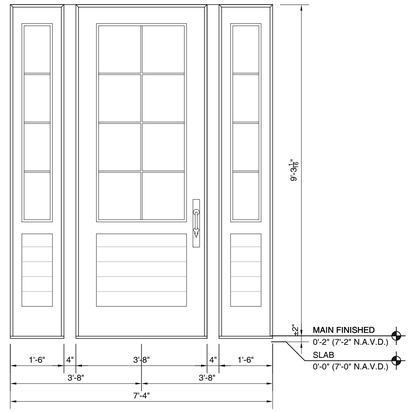


2 A3.2 **GARAGE DOOR**

1/2" = 1'-0"

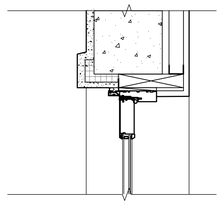
3 A3.2 **GARAGE DR. SECTION**

1/2" = 1'-0"



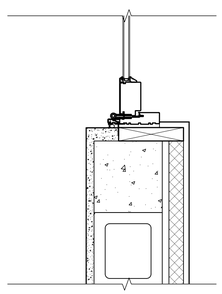
4 A3.2 **ENTRY DOOR**

1/2" = 1'-0"



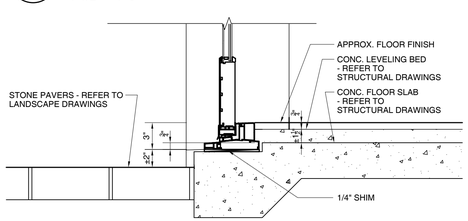
5 A3.2 **TYP. DOOR HEAD**

1 1/2" = 1'-0"



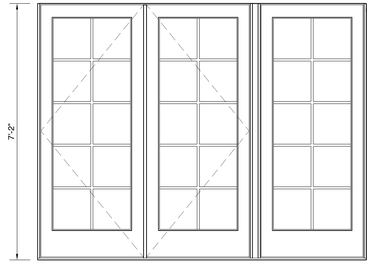
10 A3.2 **TYP. DOOR JAMB**

1 1/2" = 1'-0"



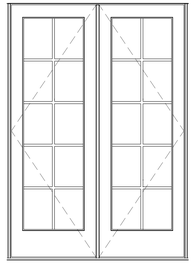
11 A3.2 **TYP. DOOR SILL**

1 1/2" = 1'-0"



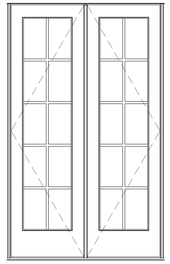
6 A3.2 **UPPER LOUNGE**

1/2" = 1'-0"



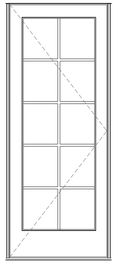
7 A3.2 **BEDROOM 2**

1/2" = 1'-0"



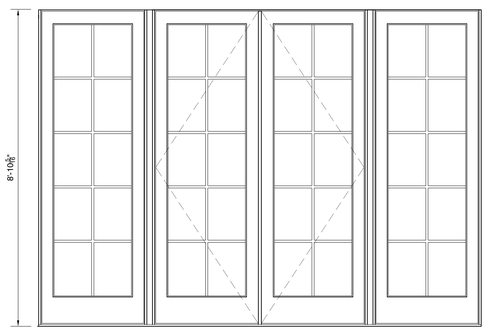
8 A3.2 **BEDROOM 3**

1/2" = 1'-0"



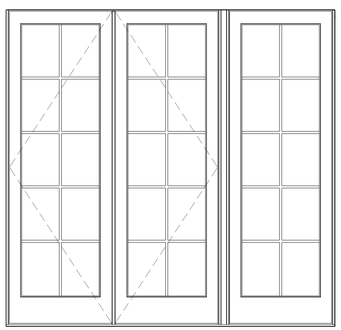
9 A3.2 **BEDROOM 4**

1/2" = 1'-0"



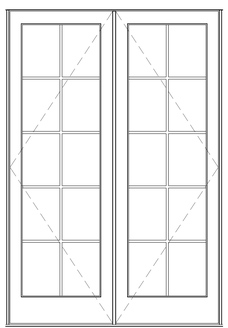
12 A3.2 **DINING/KITCHEN AREA**

1/2" = 1'-0"



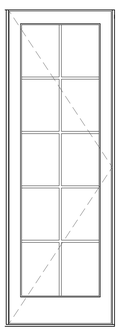
13 A3.2 **LOGGIA**

1/2" = 1'-0"



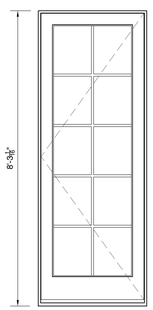
14 A3.2 **GREAT RM. & M. BEDROOM**

1/2" = 1'-0"



15 A3.2 **POOL BATH**

1/2" = 1'-0"



16 A3.2 **GARAGE**

1/2" = 1'-0"

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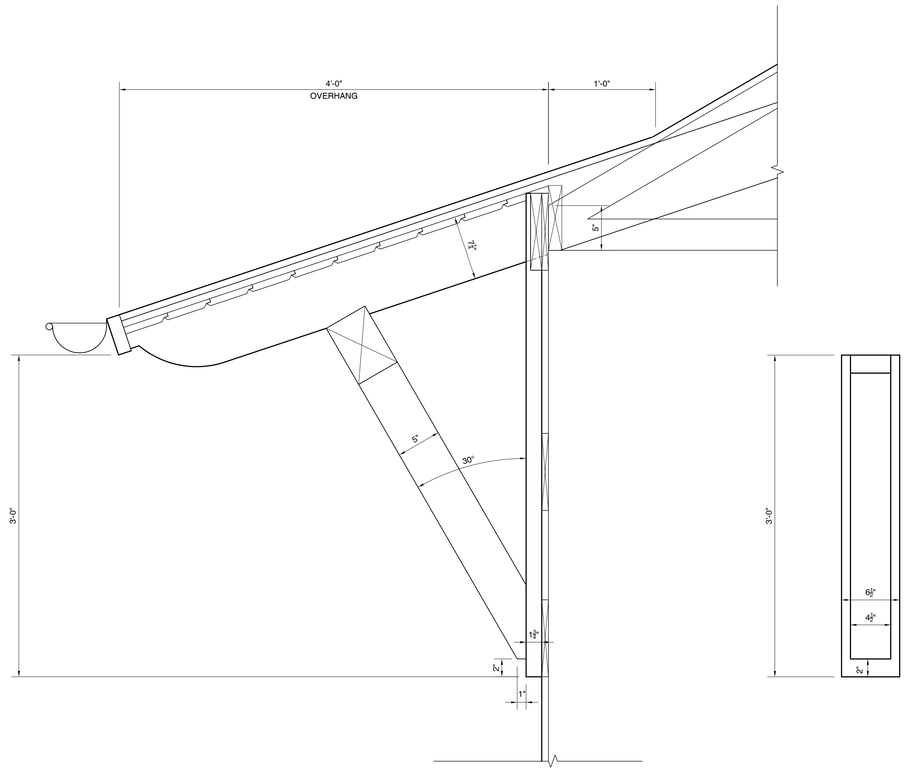
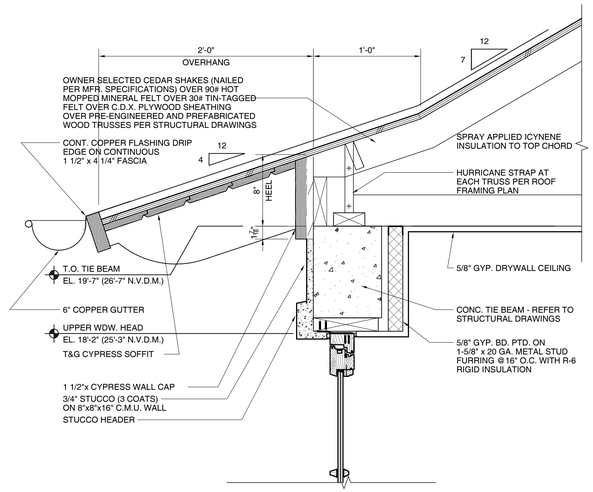


2 A3.3 BRACKET PROFILE @ EXTENDED O.H. UPPER FRONT BALCONY

1 1/2" = 1'-0"

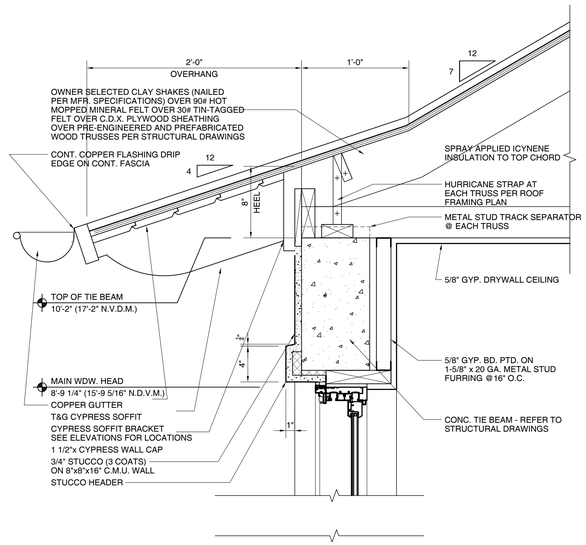
4 A3.3 FRONT VIEW OF BRACKET

1 1/2" = 1'-0"



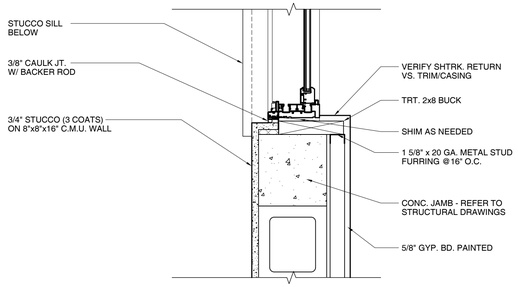
1 A3.3 TYP. UPPER O.H./WDW. HEAD

1 1/2" = 1'-0"



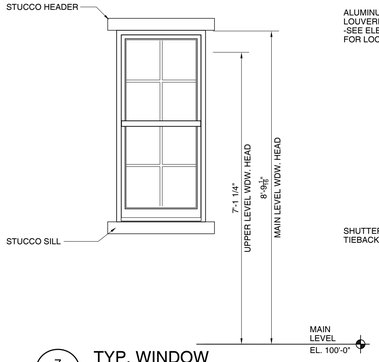
5 A3.3 TYP. MAIN O.H./ WDW. HEAD

1 1/2" = 1'-0"



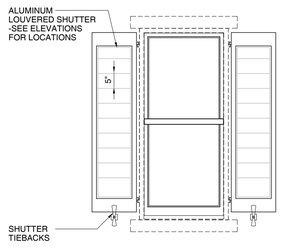
6 A3.3 TYP. WINDOW JAMB

1 1/2" = 1'-0"



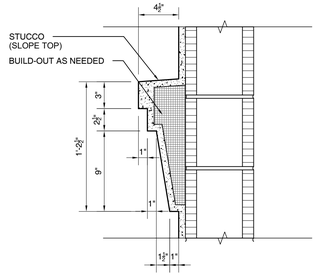
7 A3.3 TYP. WINDOW

1/2" = 1'-0"



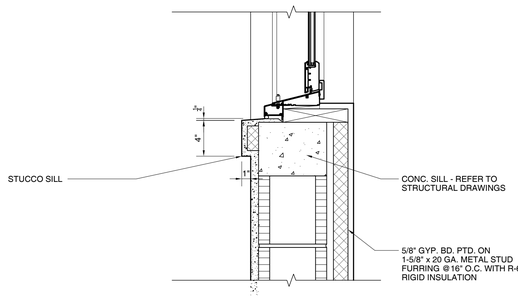
8 A3.3 TYP. SHUTTER

1/2" = 1'-0"



9 A3.3 TYP. STUCCO BAND

1/2" = 1'-0"



10 A3.3 TYP. WINDOW SILL

1 1/2" = 1'-0"

ARC-26-0024

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NEW SINGLE FAMILY RESIDENCE :

PRIVATE RESIDENCE

230 PLANTATION ROAD
PALM BEACH, FL 33480

GREGORY BONNER, AIA

AA 26003271

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

JOB NO.	230_PLANTA
PLOT DATE	6.04.2026
SCALE	AS NOTED
DRAWN BY	GB

A3.3

WALL TYPES

E1 EXTERIOR WALL
-3/4" SMOOTH STUCCO
-8" CMU WALL
-AIR SPACE
-1 5/8" METAL SUDS @ 16" O.C.
-RIGID INSUL. (R-6 MIN.)
-5/8" GYP. BD. (5/8" DUROCK @ WET WALLS)

W1 INTERIOR WALL
-5/8" GYP. BD. (5/8" DUROCK @ WET WALLS)
-3 5/8" METAL STUDS @ 16" O.C.
-5/8 GYP. BD. (5/8" DUROCK @ WET WALLS)

W2 INTERIOR WALL
-5/8" GYP. BD. (5/8" DUROCK @ WET WALLS)
-6" METAL STUDS @ 16" O.C.
-5/8 GYP. BD. (5/8" DUROCK @ WET WALLS)

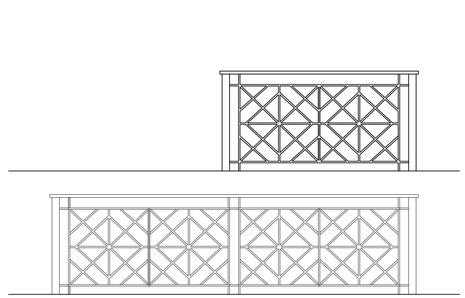
W3 INTERIOR WALL
-5/8" GYP. BD. (5/8" DUROCK @ WET WALLS)
-1 5/8 METAL STUDS @ 16" O.C.
-5/8 GYP. BD. (5/8" DUROCK @ WET WALLS)

W4 INTERIOR, SOUND INSULATED WALL
-5/8" SOUND GYP. BD. (5/8" DUROCK @ WET WALLS)
-3 5/8" METAL STUDS @ 16" O.C.
-3 1/2" SOUND ATTEN. BATT INSULATION
-5/8" SOUND GYP. BD. (5/8" DUROCK @ WET WALLS)

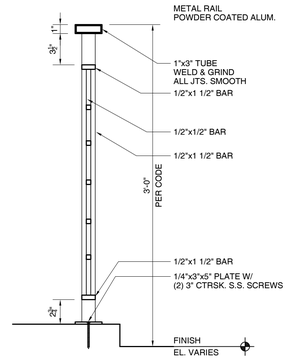
W5 INTERIOR, SOUND INSULATED WALL
-5/8" SOUND GYP. BD. (5/8" DUROCK @ WET WALLS)
-6" METAL STUDS @ 16" O.C.
-3 1/2" SOUND ATTEN. BATT INSULATION
-5/8" SOUND GYP. BD. (5/8" DUROCK @ WET WALLS)

R1 1-HOUR RATED, SOUND INSULATED WALL
-5/8" GYP. BD. (TYPE SCX) (5/8"DUROCK @ WET WALLS)
-3 5/8" METAL STUDS @ 24" O.C.
-3 1/2" SOUND ATTEN. BATT INSULATION
-5/8" GYP. BD. (TYPE SCX) (5/8" DUROCK @ WET WALLS)
-U419

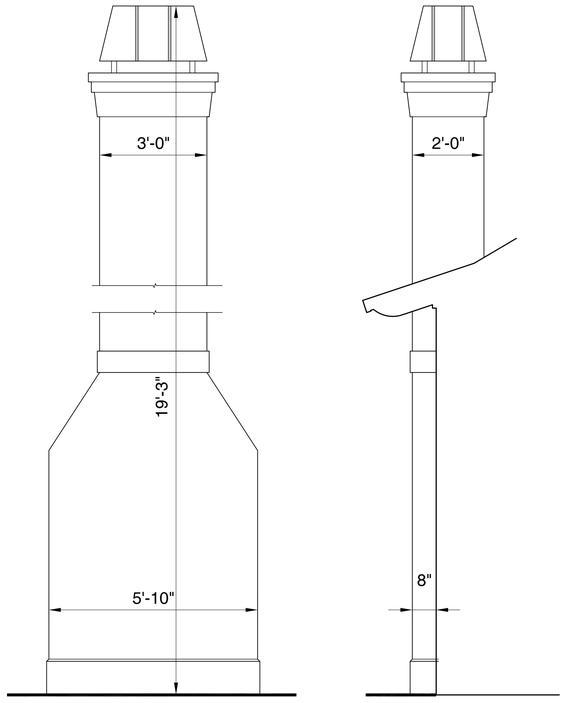
R2 1-HOUR RATED, SOUND INSULATED WALL
-5/8" GYP. BD. (TYPE SCX) (5/8"DUROCK @ WET WALLS)
-6" METAL STUDS @ 24" O.C.
-5 1/2" SOUND ATTEN. BATT INSULATION
-5/8" GYP. BD. (TYPE SCX) (5/8" DUROCK @ WET WALLS)
-U419



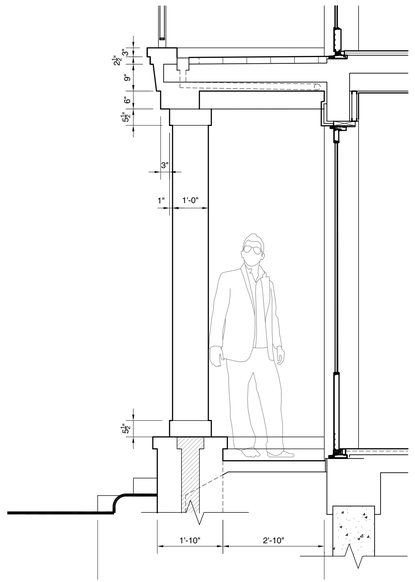
1 A3.4 TYP. EXTERIOR RAILING
1/2" = 1'-0"



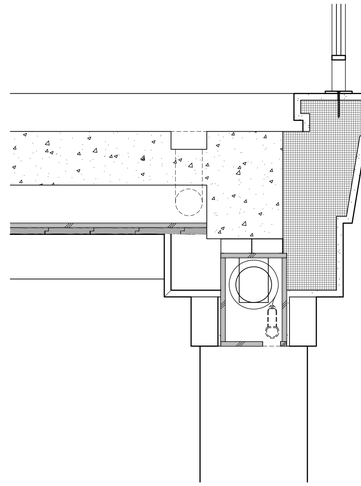
2 A3.4 TYP. EXTERIOR RAILING
1 1/2" = 1'-0"



3 A3.4 CHIMNEY CAP / CHIMNEY
1/2" = 1'-0"



4 A3.4 ENTRY COLUMN
1/2" = 1'-0"



5 A3.4 BALCONY EDGE/ LOGGIA SCREEN
1 1/2" = 1'-0"

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PALM BEACH FLORIDA 33480
(561) 312-3453

JOB NO.	230_PLANTA
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A3.4

ARC-26-0024

PAINTED STUCCO
BODY OF HOUSE, CHIMNEY, COLUMNS, LOGGIA, PERIMETER PRIVACY WALLS, WINDOW HDR. & SILLS
BENJAMIN MOORE
CLASSIC COLOR SELECTION
LINEN WHITE OC-146

DOORS,WINDOWS AND MUNTINS:
BENJAMIN MOORE
CLASSIC COLOR SELECTION
SIMPLY WHITE OC-117

ALUMINUM POWDER COATED SHUTTERS AND TERRACE, BALCONY RAILINGS, GATE DOORS:
BENJAMIN MOORE
CLASSIC COLOR SELECTION
SEACLIFF HEIGHTS #688

STONE CAPS AT WALLS, FRONT ENTRY COLUMN PEDISTALS AND PASSIVE SOLAR ROOF SILL:
AGRANDE LIMESTONE

SHUTTER BRACKETS:
ANTIQUE BRONZE

SHUTTER DOGS:
ANTIQUE BRONZE

BRACKETS, SOFFITS AND FASCIA, FRONT ENTRY DOOR AND GARAGE OH DOOR:
CYPRESS W/ LIME WASH

ROOF:
LUDOWICI -LUDO SHAKE
COLOR: WESTERN CEDAR

GUTTERS, DOWNSPOUTS AND CHIMNEY SHROUD:
COPPER

BBQ CABINETS:
PAINTED W/ S.S. BBQ
BENJAMIN MOORE
CLASSIC COLOR SELECTION
LINEN WHITE OC-146

EXTERIOR LIGHTING:
VISUAL COMFORT-
WELLSWORTH WALL LANTERN
BLACK

5 / A3.5 COLOR CONCEPT AND MATERIALS

NO SCALE

ARC-26-0024

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PALM BEACH FLORIDA 33480
(561) 312-3453

JOB NO.	230_PLANTA
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A3.5

Scope of Work

* New Driveway & Motorcourt
* New Front Entry Stairs & Landing
* New Site Walls & Gates
* New Equipment
* New Pool, Spa, & Associated Deck
* New Outdoor Shower
* New Steppingstone Paths
* New Outdoor Kitchen / BBQ
* General Landscape Improvements

Landscape Legend

PROPERTY ADDRESS:	230 PLANTATION ROAD	
LOT AREA (SQ FT)	11,799 S.F.	
	REQUIRED	PROPOSED
LANDSCAPE OPEN SPACE (LOS) (SQ FT AND %)	5,130 S.F. (MIN. 45%)	5,386 S.F. (45.65%)
LOS TO BE ALTERED (SQ FT AND %)	N/A	N/A
PERIMTETER LOS (SQ FT AND %)	2,655 S.F. (MIN. 50% LOS)	3,196 S.F. (80.95%)
FRONT YARD LOS (SQ FT AND %)	1,049.6 S.F. (MIN. 40%)	2,150 S.F. (81.90%)
NATIVE TREES %	30% (NUMBER OF TREES)	4 (100%)
NATIVE SHRUBS & VINES %	30% (NUMBER OF SHRUBS & VINES)	295 (45.67%)
NATIVE GROUNDCOVER %	30% (GROUNDCOVER AREA)	500 S.F. (65.57%)

ENVIRONMENT DESIGN GROUP
139 North County Road Suite 20-B Palm Beach, Fl 33480
Phone 561.832.4600 Mobile 561.313.4424
Landscape Architecture
Land Planning
Landscape Management
Dustin M. Mizell, MLA RLA #6666784
Dustin@environmentdesigngroup.com

Private Residence
230 Plantation Road
Palm Beach

F L O R I D A

ARC-26-0024
Deferred Resubmittal
June 8, 2026

Sheet Index

Cover Sheet
L1.0 - Existing Site Photos Exhibit
L1.1 - Existing Neighboring Context Exhibit
L2.0 - Existing Conditions / Inventory Plan
L2.1 - Demolition Plan
L3.0 - Site Plan
L3.1 - Open Space Diagram
L3.2 - Proposed Hardscape Exhibit
L3.3 - Proposed Hardscape Exhibit
L3.4 - Proposed Hardscape Exhibit
L3.5 - Proposed Hardscape Exhibit
L4.0 - Landscape Plan
L4.1 - Plant Schedule
L4.2 - Planting Details
L4.3 - Plant Images
L4.4 - Plant Images
L4.5 - Plant Images
L4.6 - Plant Images
L5.0 - Landscape Lighting Plan
L6.0 - Rendered Site Plan
L7.0 - Rendered Elevations
L7.1 - Rendered Elevations
L8.0 - Construction Screening Plan
L9.0 - Construction Staging Plan
L10.0 - Truck Logistics Plan

Design Team/Consultants

Landscape Architects
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PALM BEACH, FL 33480
561.832.4600
WWW.ENVIRONMENTDESIGNGROUP.COM

Architects
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139 N. COUNTY ROAD #18C
PALM BEACH, FL 33480
561.312.3453

Civil Engineer
GRUBER CONSULTING ENGINEERS
2475 MERCER AVE
WEST PALM BEACH, FL 33401
561.312.2041

Surveyor
MILLER LAND SURVEYING
1121 LAKE AVE
LAKE WORTH BEACH, FL 33460

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Existing View to Front Entry

Existing View to Front Entry

Existing View to West Side Yard

Existing View to East Side Yard

Existing View to Pool

Existing View to Pool

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Dustin@environmentdesigngroup.com

Private Residence
230 Plantation Road
Town of Palm Beach
LOT 1 D A
FL

JOB NUMBER: # 26021.00 LA
DRAWN BY: Lauren Freeman

DATE: 03.26.2026
04.13.2026
05.11.2026
06.08.2026

SHEET L1.0

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SUNSHINE STATE ONE CALL OF FLORIDA, INC.

ARC-26-0024

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Existing Site Photos Exhibit

222 Plantation Road
East Adjacent Neighbor

230 Plantation Road
Subject Property

238 Plantation Road
West Adjacent Neighbor

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

Private Residence
230 Plantation Road
Town of Palm Beach
FLORIDA

JOB NUMBER: # 26021.00 LA
DRAWN BY: Lauren Freeman

DATE: 03.26.2026
04.13.2026
05.11.2026
06.08.2026

SHEET L1.1

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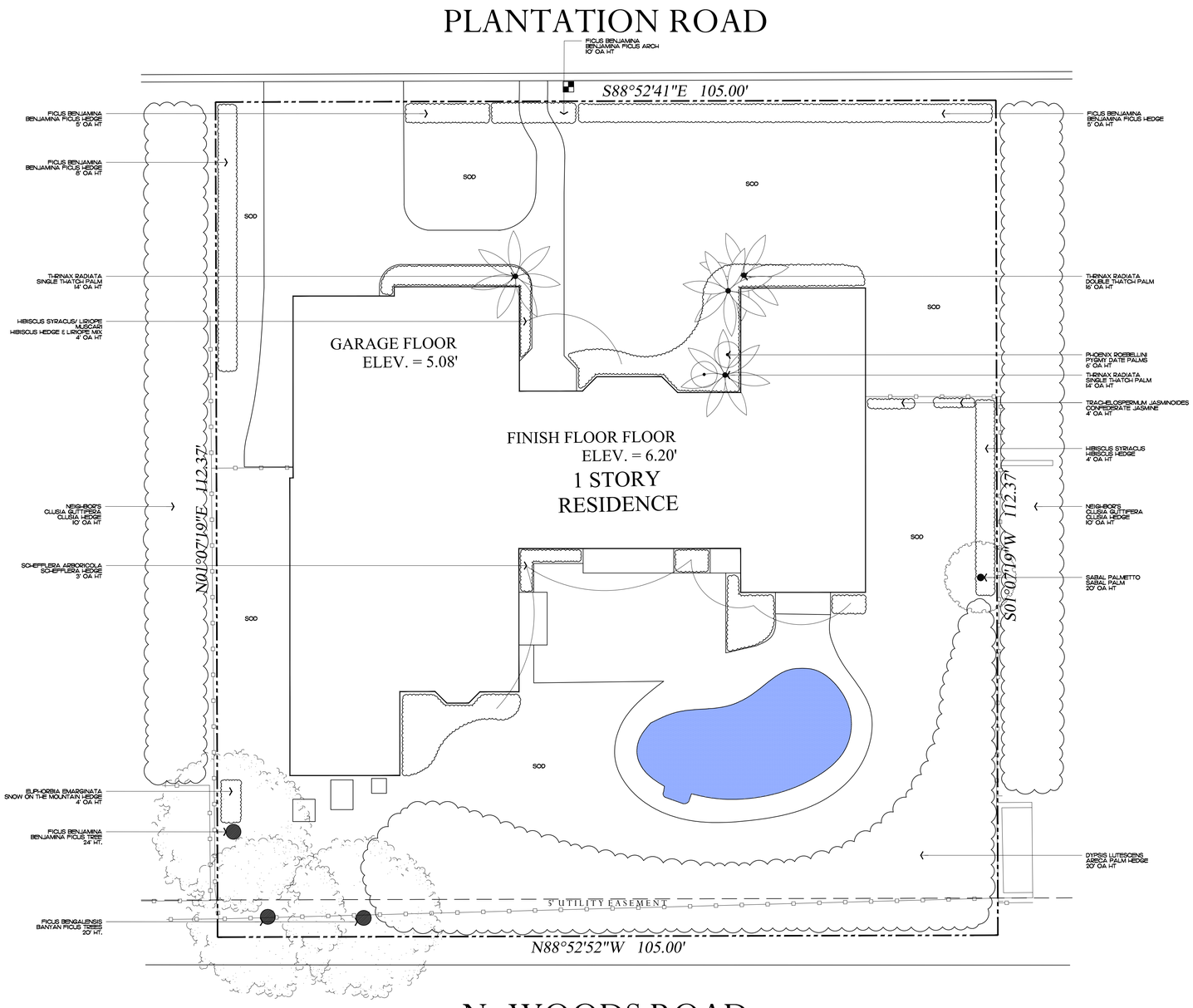
Existing Neighboring Context Exhibit



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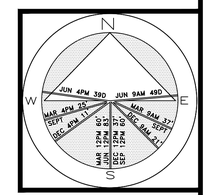

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DRAWN BY: Lauren Freeman

DATE: 03.26.2026
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05.11.2026
06.08.2026

SHEET L2.0

64 sf.
AREA IN SQ.FT.

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Existing Conditions / Inventory Plan

SCALE IN FEET 0' 8' 16' 24'

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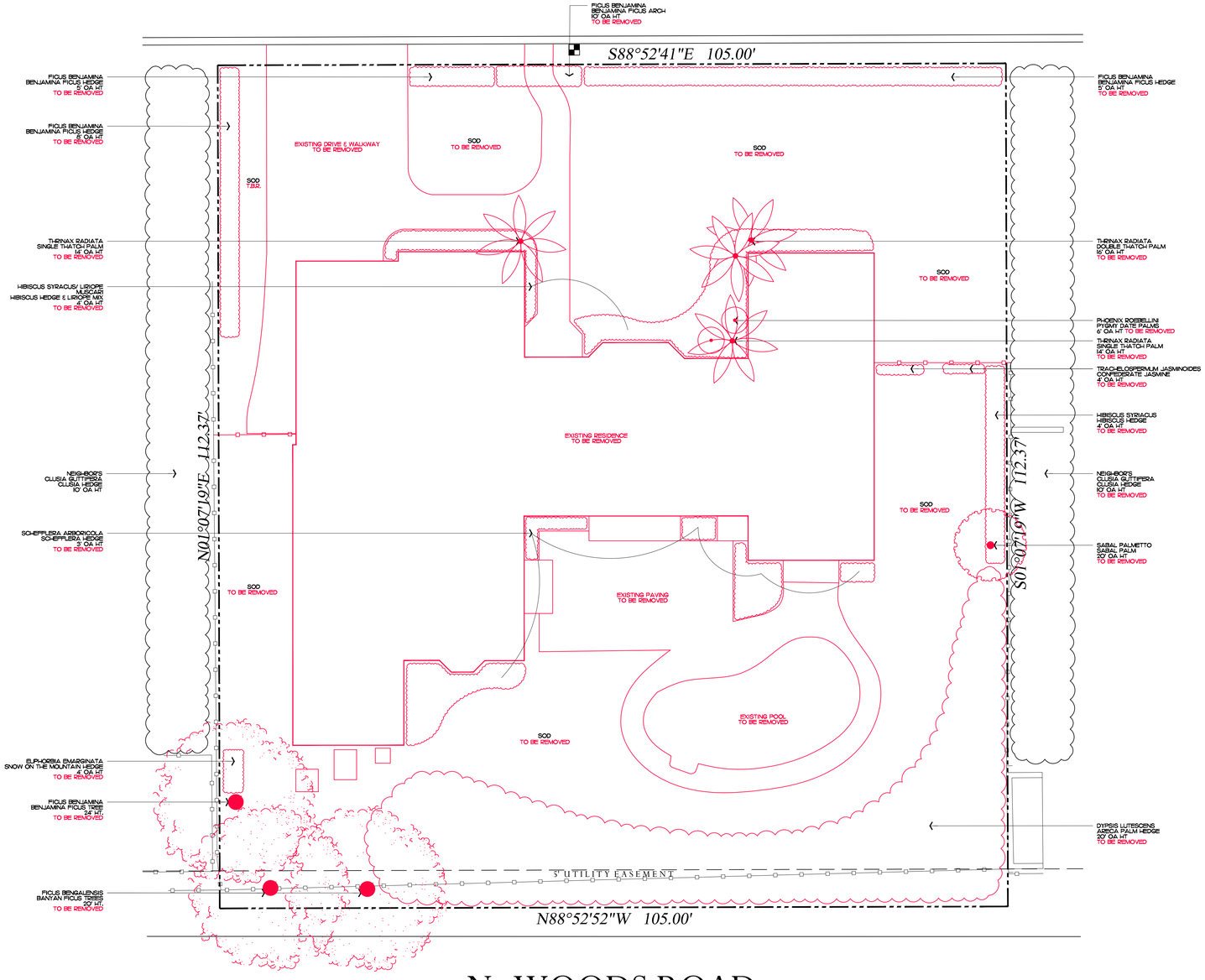
PLANTATION ROAD



N. WOODS ROAD

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230 Plantation Road
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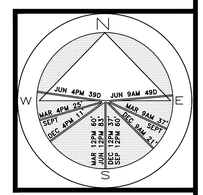
FLORIDA



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SHEET L2.1

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Demolition Plan

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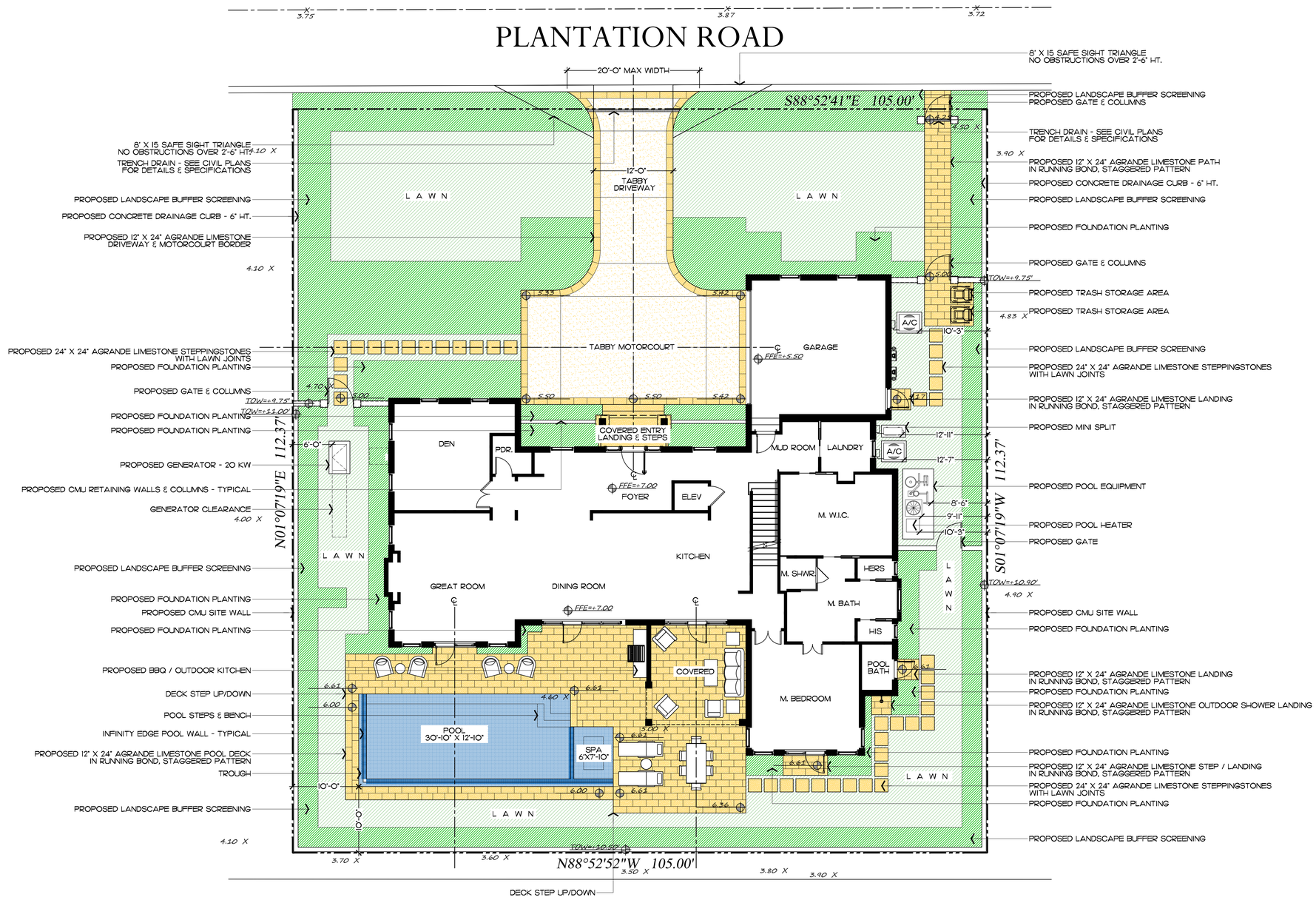

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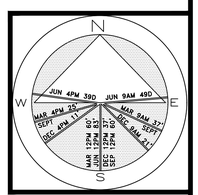

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Topographic Legend

0.00 X	EXISTING SPOT ELEVATION PER MILLER LAND SURVEYING (NAVD-88)
0.00	PROPOSED SPOT ELEVATION (NAVD-88)

Site Legend

- PROPOSED LAWN AREA
- PROPOSED LANDSCAPE / PLANTING AREA
- PROPOSED STONE
- PROPOSED TABBY
- PROPOSED POOL / WATER FEATURE

Proposed Site Data

DESCRIPTION	REQUIRED		PROPOSED	
LOT ZONE			R-B - LOW DENSITY RESIDENTIAL	
LOT AREA	10,000 S.F. MINIMUM		11,799 S.F.	
OPEN / PERMEABLE SPACE	MINIMUM 45%	5,310 S.F.	45.65%	5,386 S.F.
FRONT YARD LANDSCAPE	MINIMUM 40% OF FRONT YARD	1,049.6 S.F.	81.90%	2,150 S.F.
PERIMETER LANDSCAPE WITHIN 10' OF PROPERTY LINE	MINIMUM 50% OF REQ'D OPEN SPACE	2,655 S.F.	80.95%	3,196 S.F.

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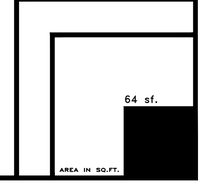
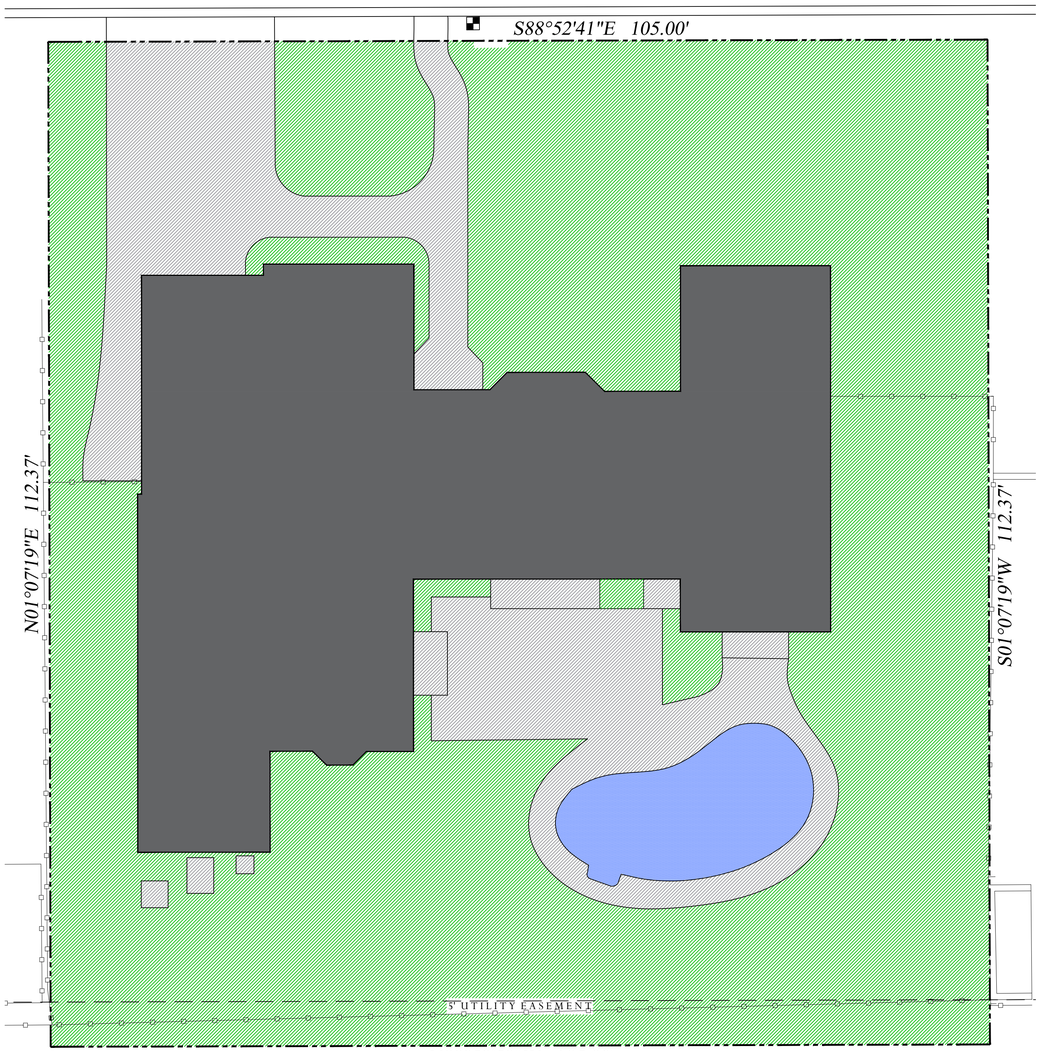
Site Plan

SCALE IN FEET 0' 8' 16' 24'

SHEET L3.0



PLANTATION ROAD



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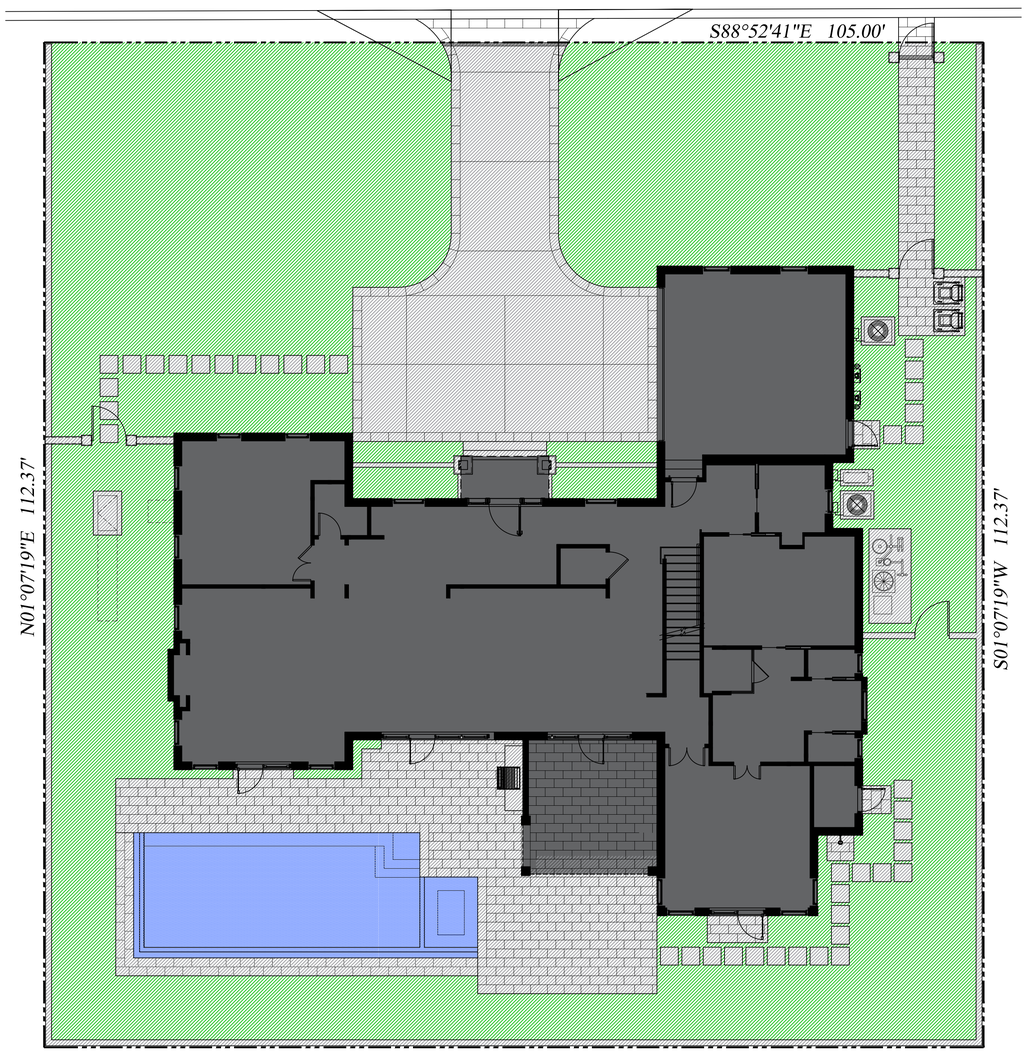

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Dustin@environmentdesigngroup.com

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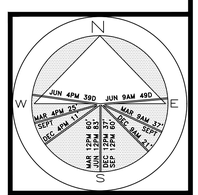

JOB NUMBER: # 26021.00 LA
DRAWN BY: Lauren Freeman

DATE: 03.26.2026
04.13.2026
05.11.2026
06.08.2026

SHEET L3.1

N. WOODS ROAD

Existing Open Space Graphic

Existing Site Data

DESCRIPTION	REQUIRED		EXISTING	
LOT ZONE			R-B - LOW DENSITY RESIDENTIAL	
LOT AREA	10,000 S.F. MINIMUM		11,799 S.F.	
OPEN / PERMEABLE SPACE	MINIMUM 45%	5,310 S.F.	55.67%	6,569 S.F.
FRONT YARD LANDSCAPE	MINIMUM 40% OF FRONT YARD	1,049.6 S.F.	75.08%	1,970 S.F.
PERIMETER LANDSCAPE WITHIN 10' OF PROPERTY LINE	MINIMUM 50% OF REQ'D OPEN SPACE	2,655 S.F.	94%	6,173 S.F.

Legend

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

N. WOODS ROAD

Proposed Open Space Graphic

Proposed Site Data

DESCRIPTION	REQUIRED		PROPOSED	
LOT ZONE			R-B - LOW DENSITY RESIDENTIAL	
LOT AREA	10,000 S.F. MINIMUM		11,799 S.F.	
OPEN / PERMEABLE SPACE	MINIMUM 45%	5,310 S.F.	45.65%	5,386 S.F.
FRONT YARD LANDSCAPE	MINIMUM 40% OF FRONT YARD	1,049.6 S.F.	81.90%	2,150 S.F.
PERIMETER LANDSCAPE WITHIN 10' OF PROPERTY LINE	MINIMUM 50% OF REQ'D OPEN SPACE	2,655 S.F.	80.95%	3,196 S.F.

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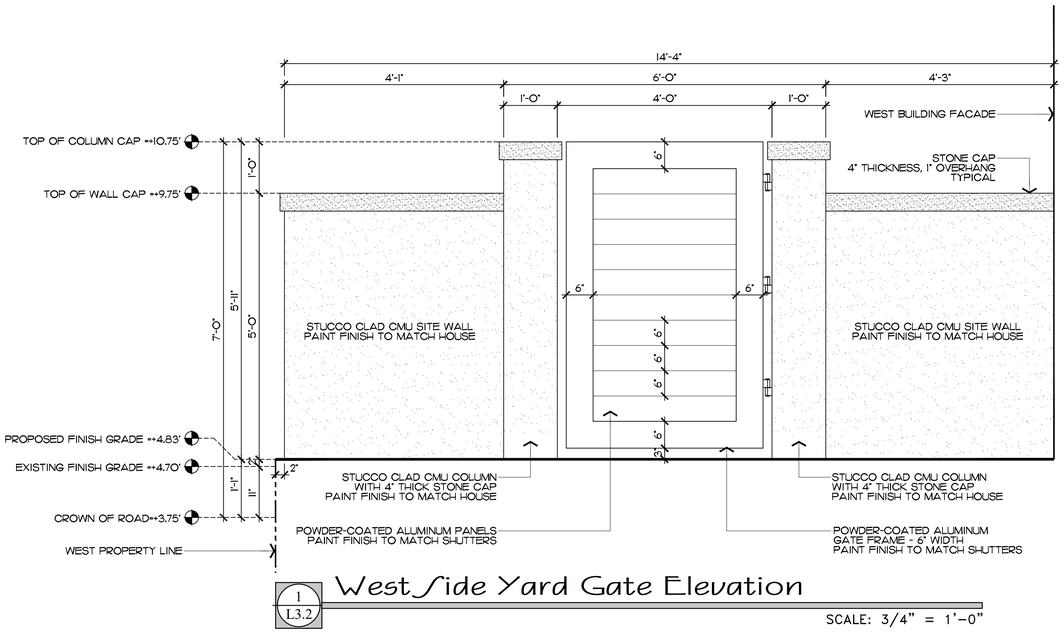
Open Space Diagrams

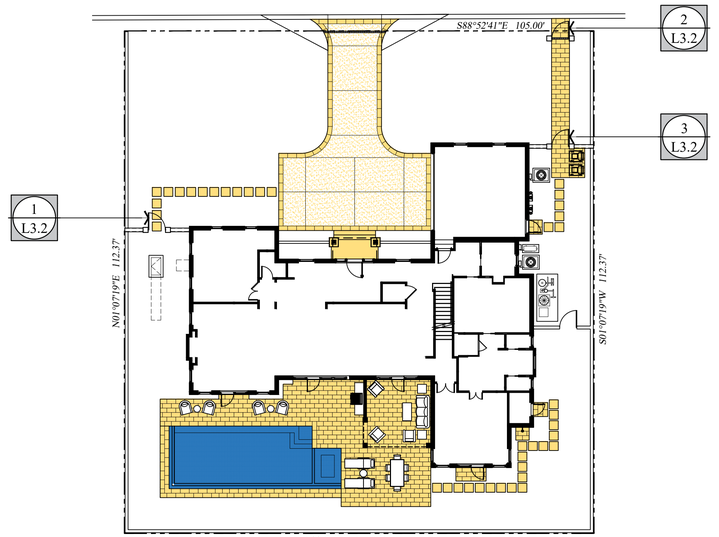
SCALE IN FEET 0' 8' 16' 24'



1 L3.2 West Side Yard Gate Elevation

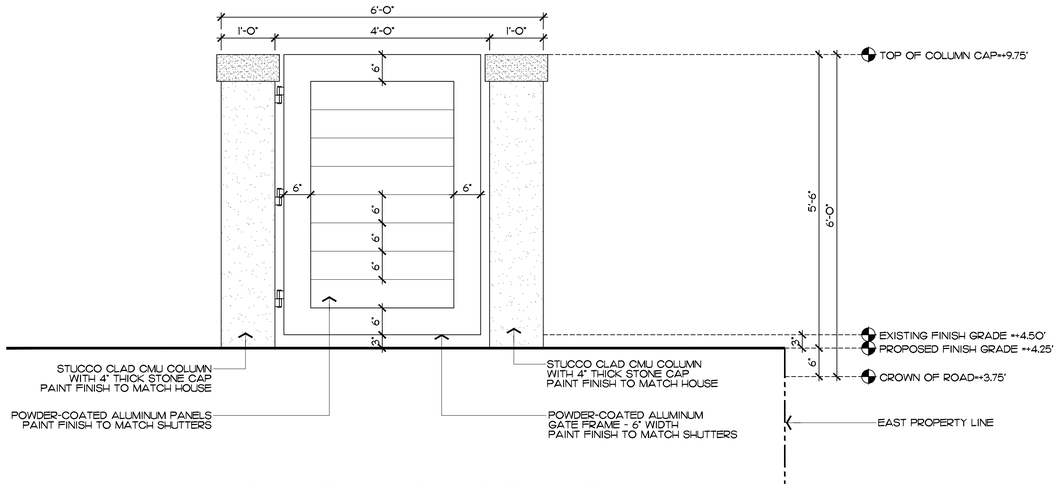
SCALE: 3/4" = 1'-0"

PLANTATION ROAD



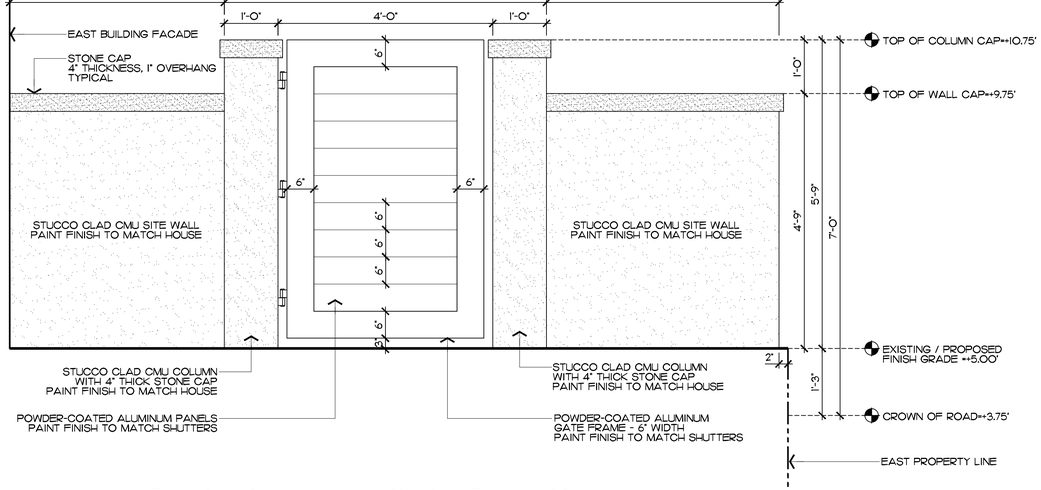
Site Plan

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



2 L3.2 East Front Yard Gate Elevation

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



3 L3.2 East Side Yard Gate Elevation

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

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JOB NUMBER: # 26021.00 LA
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DATE: 04.13.2026
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SHEET L3.2

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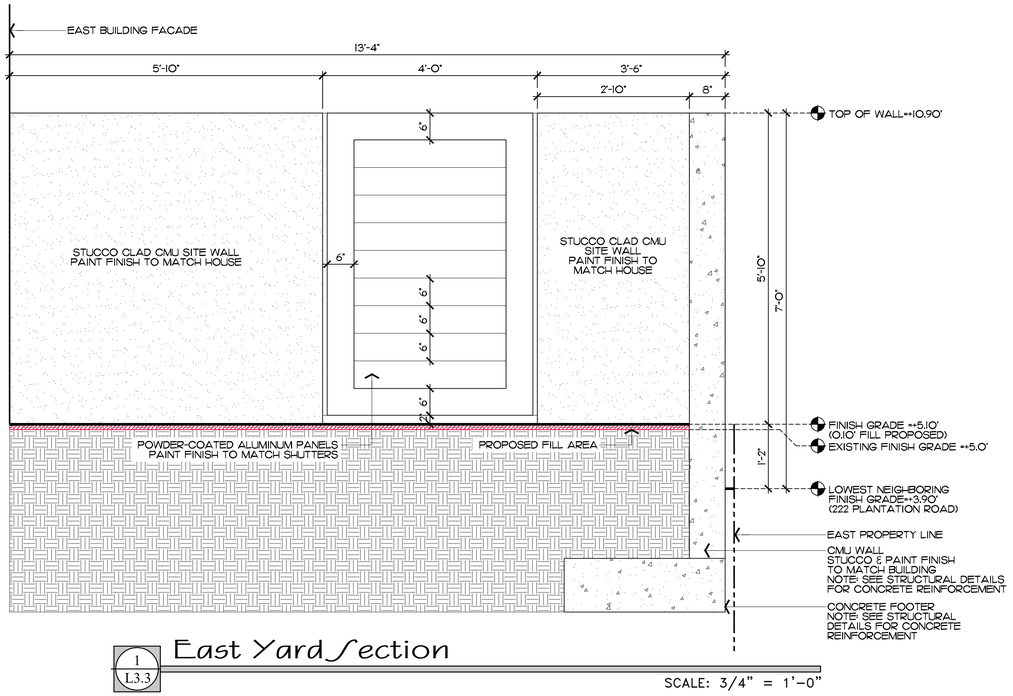
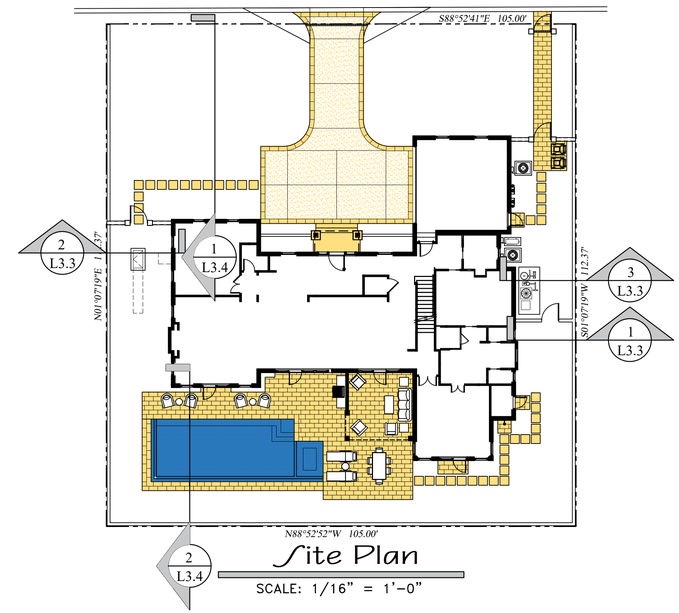
Proposed Hardscape Exhibit



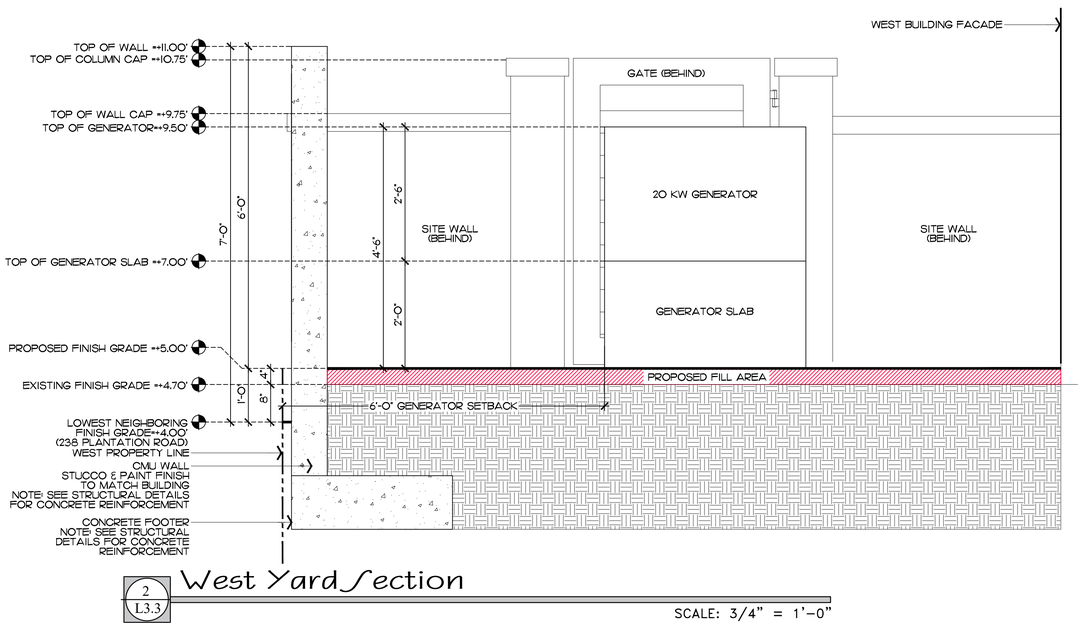
1 L3.3 East Yard Section

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



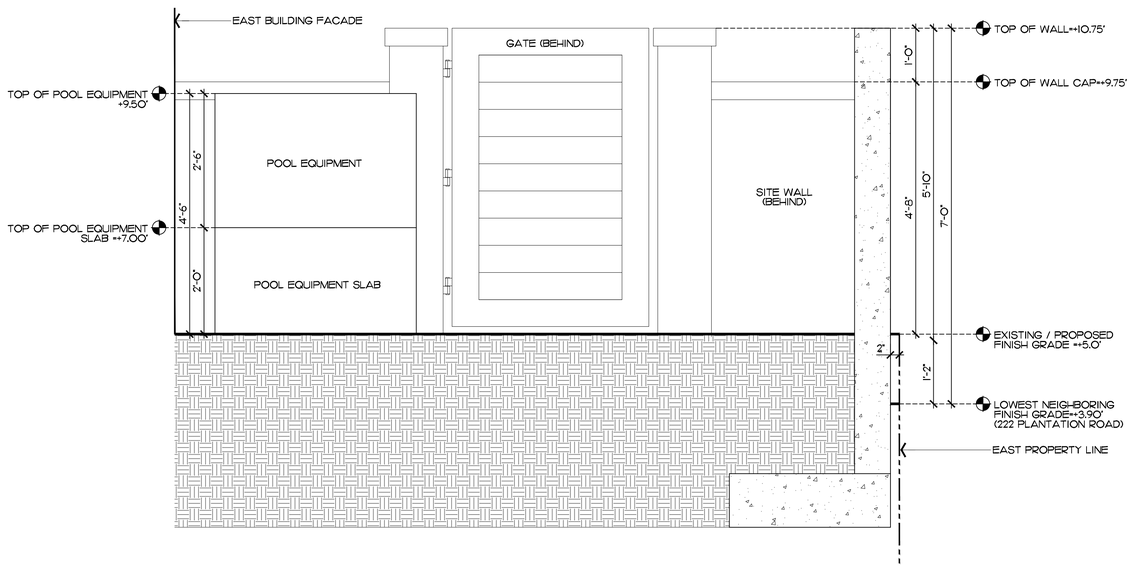
Site Plan

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



2 L3.3 West Yard Section

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



3 L3.3 East Equipment Yard Section

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

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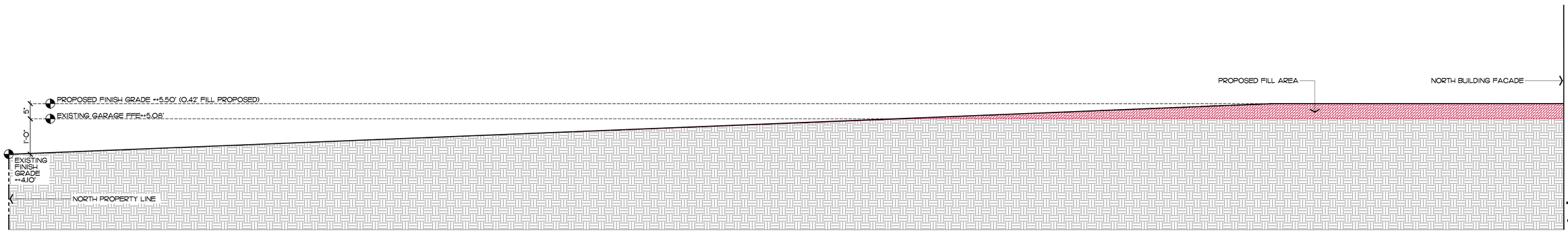
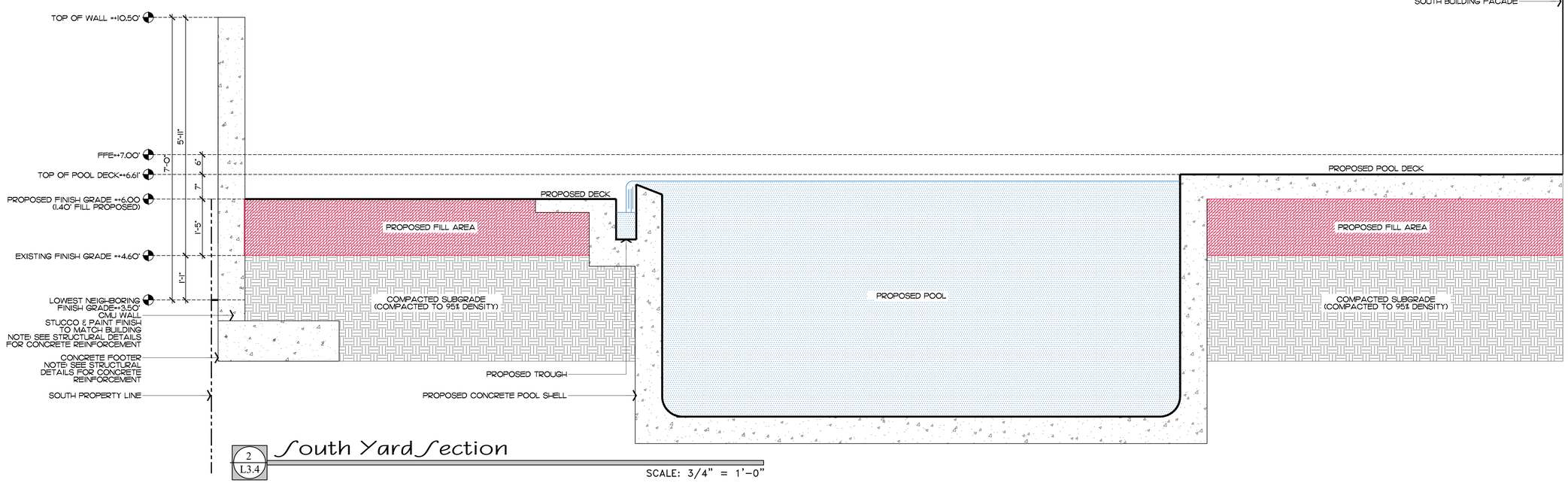


1 / L3.4 North Yard Section

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



2 / L3.4 South Yard Section

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

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Agrande Limestone

12" X 24" DRIVEWAY BORDER
12" X 24" POOL COPING & ASSOCIATED DECK
12" X 24" LANDINGS
24" X 24" STEPPINGSTONES WITH LAWN JOINTS

Tabby

DRIVEWAY INFILL

JOB NUMBER: # 26021.00 LA
DRAWN BY: Lauren Freeman

DATE: 05.11.2026
06.08.2026

SHEET L3.5

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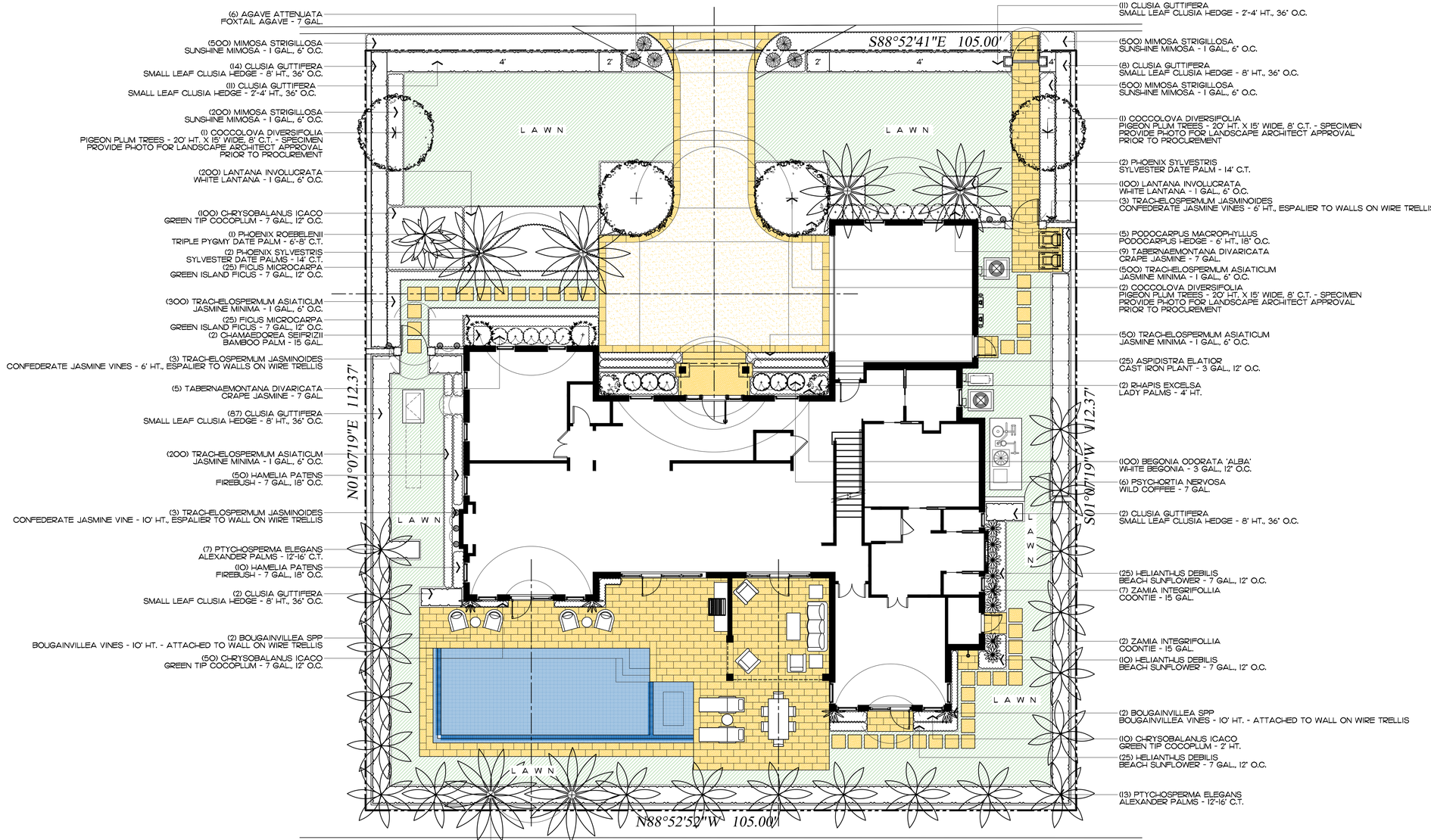
Proposed Hardscape Exhibit

PLANTATION ROAD



(6) AGAVE ATTENUATA
FOXTAIL AGAVE - 7 GAL.

(500) MIMOSA STRIGILLOSA
SUNSHINE MIMOSA - 1 GAL., 6" O.C.

(14) CLUSIA GUTTIFERA
SMALL LEAF CLUSIA HEDGE - 8' HT., 36" O.C.

(11) CLUSIA GUTTIFERA
SMALL LEAF CLUSIA HEDGE - 2'-4' HT., 36" O.C.

(200) MIMOSA STRIGILLOSA
SUNSHINE MIMOSA - 1 GAL., 6" O.C.

(1) COCCOLOVA DIVERSIFOLIA
PIGEON PLUM TREES - 20' HT., X 15' WIDE, 8' C.T. - SPECIMEN
PROVIDE PHOTO FOR LANDSCAPE ARCHITECT APPROVAL
PRIOR TO PROCUREMENT

(200) LANTANA INVOLUCRATA
WHITE LANTANA - 1 GAL., 6" O.C.

(100) CHRYSOBALANUS ICACO
GREEN TIP COCOPLUM - 7 GAL., 12" O.C.

(1) PHOENIX ROEBELENII
TRIPLE PYGMY DATE PALM - 6'-8' C.T.

(2) PHOENIX SYLVESTRIS
SYLVESTER DATE PALMS - 14' C.T.

(25) FICUS MICROCARPA
GREEN ISLAND FICUS - 7 GAL., 12" O.C.

(300) TRACHELOSPERMUM ASIATICUM
JASMINE MINIMA - 1 GAL., 6" O.C.

(25) FICUS MICROCARPA
GREEN ISLAND FICUS - 7 GAL., 12" O.C.

(2) CHAMAEDOREA SEIFRIZII
BAMBOO PALM - 15 GAL.

(3) TRACHELOSPERMUM JASMINOIDES
CONFEDERATE JASMINE VINES - 6' HT., ESPALIER TO WALLS ON WIRE TRELLIS

(5) TABERNAEMONTANA DIVARICATA
CRAPE JASMINE - 7 GAL.

(87) CLUSIA GUTTIFERA
SMALL LEAF CLUSIA HEDGE - 8' HT., 36" O.C.

(200) TRACHELOSPERMUM ASIATICUM
JASMINE MINIMA - 1 GAL., 6" O.C.

(50) HAMELIA PATENS
FIREBUSH - 7 GAL., 18" O.C.

(3) TRACHELOSPERMUM JASMINOIDES
CONFEDERATE JASMINE VINE - 10' HT., ESPALIER TO WALL ON WIRE TRELLIS

(7) PTYCHOSPERMA ELEGANS
ALEXANDER PALMS - 12'-16' C.T.

(10) HAMELIA PATENS
FIREBUSH - 7 GAL., 18" O.C.

(2) CLUSIA GUTTIFERA
SMALL LEAF CLUSIA HEDGE - 8' HT., 36" O.C.

(2) BOUGAINVILLEA SPP
BOUGAINVILLEA VINES - 10' HT. - ATTACHED TO WALL ON WIRE TRELLIS

(50) CHRYSOBALANUS ICACO
GREEN TIP COCOPLUM - 7 GAL., 12" O.C.

(2) PHOENIX SYLVESTRIS
SYLVESTER DATE PALMS - 12' C.T.
PROVIDE PHOTO FOR LANDSCAPE ARCHITECT
APPROVAL PRIOR TO PROCUREMENT

(11) CLUSIA GUTTIFERA
SMALL LEAF CLUSIA HEDGE - 2'-4' HT., 36" O.C.

(500) MIMOSA STRIGILLOSA
SUNSHINE MIMOSA - 1 GAL., 6" O.C.

(8) CLUSIA GUTTIFERA
SMALL LEAF CLUSIA HEDGE - 8' HT., 36" O.C.

(500) MIMOSA STRIGILLOSA
SUNSHINE MIMOSA - 1 GAL., 6" O.C.

(1) COCCOLOVA DIVERSIFOLIA
PIGEON PLUM TREES - 20' HT., X 15' WIDE, 8' C.T. - SPECIMEN
PROVIDE PHOTO FOR LANDSCAPE ARCHITECT APPROVAL
PRIOR TO PROCUREMENT

(2) PHOENIX SYLVESTRIS
SYLVESTER DATE PALM - 14' C.T.

(100) LANTANA INVOLUCRATA
WHITE LANTANA - 1 GAL., 6" O.C.

(3) TRACHELOSPERMUM JASMINOIDES
CONFEDERATE JASMINE VINES - 6' HT., ESPALIER TO WALLS ON WIRE TRELLIS

(5) PODOCARPUS MACROPHYLLUS
PODOCARPUS HEDGE - 6' HT., 18" O.C.

(9) TABERNAEMONTANA DIVARICATA
CRAPE JASMINE - 7 GAL.

(500) TRACHELOSPERMUM ASIATICUM
JASMINE MINIMA - 1 GAL., 6" O.C.

(2) COCCOLOVA DIVERSIFOLIA
PIGEON PLUM TREES - 20' HT., X 15' WIDE, 8' C.T. - SPECIMEN
PROVIDE PHOTO FOR LANDSCAPE ARCHITECT APPROVAL
PRIOR TO PROCUREMENT

(50) TRACHELOSPERMUM ASIATICUM
JASMINE MINIMA - 1 GAL., 6" O.C.

(25) ASPIDISTRA ELATIOR
CAST IRON PLANT - 3 GAL., 12" O.C.

(2) RHAPIS EXCELSA
LADY PALMS - 4' HT.

(100) BEGONIA ODORATA 'ALBA'
WHITE BEGONIA - 3 GAL., 12" O.C.

(6) PSYCHORTIA NERVOSA
WILD COFFEE - 7 GAL.

(2) CLUSIA GUTTIFERA
SMALL LEAF CLUSIA HEDGE - 8' HT., 36" O.C.

(25) HELIANTHUS DEBILIS
BEACH SUNFLOWER - 12" O.C.

(7) ZAMIA INTEGRIFOLLIA
COONTIE - 15 GAL.

(2) ZAMIA INTEGRIFOLLIA
COONTIE - 15 GAL.

(10) HELIANTHUS DEBILIS
BEACH SUNFLOWER - 7 GAL., 12" O.C.

(2) BOUGAINVILLEA SPP
BOUGAINVILLEA VINES - 10' HT. - ATTACHED TO WALL ON WIRE TRELLIS

(10) CHRYSOBALANUS ICACO
GREEN TIP COCOPLUM - 2' HT.

(25) HELIANTHUS DEBILIS
BEACH SUNFLOWER - 7 GAL., 12" O.C.

(13) PTYCHOSPERMA ELEGANS
ALEXANDER PALMS - 12'-16' C.T.

N. WOODS ROAD

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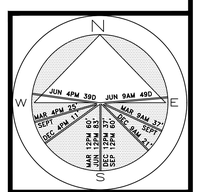

JOB NUMBER: # 26021.00 LA
DRAWN BY: Lauren Freeman

DATE: 03.26.2026
04.13.2026
05.11.2026
06.08.2026

SHEET L4.0

64 sf.
AREA IN SQ.FT.

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Landscape Plan

SCALE IN FEET 0' 8' 16' 24'

Trees

SYMBOL/KEY	PLANT NAME	QTY.	DESCRIPTION	NATIVE
	COCCOLOBA DIVERSIFOLIA PIGEON PLUM TREE	4	20' HT. X 15' WIDE, 8' C.T. - SPECIMEN PROVIDE IMAGES FOR L.A. APPROVAL	YES

TOTAL:	4
NATIVE SPECIES:	4 (100%)

Palms

SYMBOL	PLANT NAME	QTY.	DESCRIPTION
	CHAMAEDOREA SEIFRIZII BAMBOO PALM	2	15 GAL.
	PHOENIX ROEBELENII TRIPLE PYGMY DATE PALM	1	6'-8' C.T., PROVIDE IMAGE FOR L.A. APPROVAL
	PHOENIX SYLVESTRIS SYLVESTER DATE PALM	2 4	12' C.T., PROVIDE IMAGE FOR L.A. APPROVAL 14' C.T., PROVIDE IMAGE FOR L.A. APPROVAL
	PTYCHOSPERMA ELEGANS ALEXANDER PALM	20	12'-16' C.T.
	RHAPIS EXCELSA LADY PALM	2	4' HT.

Groundcovers

SYMBOL/KEY	PLANT NAME	QTY.	DESCRIPTION	NATIVE
	LANTANA INVOLUCRATA WHITE LANTANA	300	1 GAL., 6" O.C.	YES
	MIMOSA STRIGILLOSA SUNSHINE MIMOSA	1,700	1 GAL., 6" O.C.	YES
	TRACHELOSPERMUM ASIATICUM JASMINE MINIMA	1,050	1 GAL., 6" O.C.	NO

TOTAL:	3,050
NATIVE SPECIES:	2,000 (65.57%)

Lawn & Mulch

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

Shrubs & Vines

SYMBOL/KEY	PLANT NAME	QTY.	DESCRIPTION	NATIVE
	AGAVE ATTENUATA FOXTAIL AGAVE	6	7 GAL.	NO
	ASPIDISTRA ELATIOR CAST IRON PLANT	25	3 GAL., 12" O.C.	NO
	BEGONIA ODORATA 'ALBA' WHITE BEGONIA	100	3 GAL., 12" O.C.	NO
	BOUGAINVILLEA SPP BOUGAINVILLEA VINE	4	10' HT. - ESPALIER TO WALL ON WIRE TRELLIS	NO
	CHRYSOBALANUS ICACO GREEN TIP COCOPLUM	150 10	7 GAL., 12" O.C. 2' HT.	YES
	CLUSIA GUTTIFERA SMALL LEAF CLUSIA HEDGE	25 113	2'-4' HT., 36" O.C. 8" HT., 36" O.C.	NO
	FICUS MICROCARPA GREEN ISLAND FICUS	50	7 GAL., 12" O.C.	NO
	HAMELIA PATENS FIREBUSH	60	7 GAL., 18" O.C.	YES
	HELIANTHUS DEBILIS BEACH SUNFLOWER	60	7 GAL., 12" O.C.	YES
	PODOCARPUS MACROPHYLLUS PODOCARPUS HEDGE	5	6' HT., 18" O.C.	NO
	PSYCHOTRIA NERVOSA WILD COFFEE	6	7 GAL.	YES
	TABERNAEMONTANA DIVARICATA CRAPE JASMINE	14	7 GAL.	NO
	TRACHELOSPERMUM JASMINOIDES CONFEDERATE JASMINE VINE	6 3	6' HT. - ESPALIER TO WALLS 10' HT. - ESPALIER TO WALLS	NO
	ZAMIA INTEGRIFOLIA COONTIE	9	15 GAL.	YES

TOTAL:	646
NATIVE SPECIES:	295 (45.67%)

Landscape Legend

PROPERTY ADDRESS:	230 PLANTATION ROAD	
LOT AREA (SQ FT)	11,799 S.F.	
	REQUIRED	PROPOSED
LANDSCAPE OPEN SPACE (LOS) (SQ FT AND %)	5,130 S.F. (MIN. 45%)	5,386 S.F. (45.65%)
LOS TO BE ALTERED (SQ FT AND %)	N/A	N/A
PERIMTETER LOS (SQ FT AND %)	2,655 S.F. (MIN. 50% LOS)	3,196 S.F. (80.95%)
FRONT YARD LOS (SQ FT AND %)	1,049.6 S.F. (MIN. 40%)	2,150 S.F. (81.90%)
NATIVE TREES %	30% (NUMBER OF TREES)	4 (100%)
NATIVE SHRUBS & VINES %	30% (NUMBER OF SHRUBS & VINES)	295 (45.67%)
NATIVE GROUNDCOVER %	30% (GROUNDCOVER AREA)	500 S.F. (65.57%)

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JOB NUMBER: # 26021.00 LA
DRAWN BY: Lauren Freeman

DATE: 03.26.2026
04.13.2026
05.11.2026
06.05.2026

SHEET L4.1

ARC-26-0024

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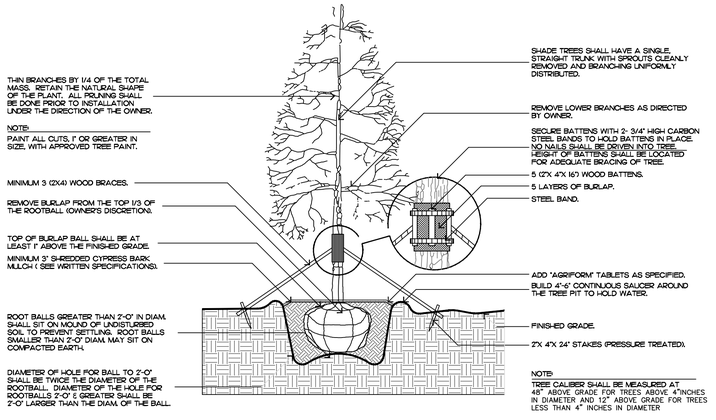
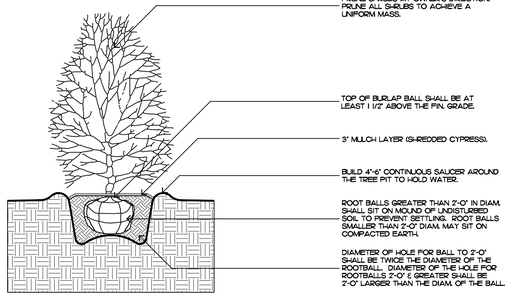
Plant Schedule



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

Tree Planting

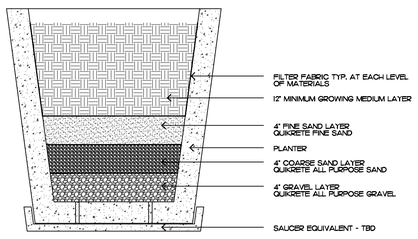


FILL MATERIAL SHALL CONSIST OF AT LEAST 1/3 NATIVE SOIL FROM THE HOLE DUG FOR THE PLANT. SEE SPECIFICATIONS FOR BACKFILL MIXTURE.

Shrub Planting

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

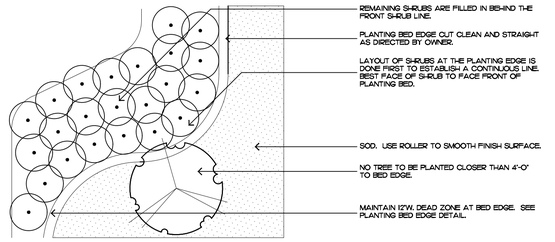
Irregular and Multi-stem Tree



Typical Planter Sediment Filtration Detail

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

Palm Tree Planting



Shrub & Groundcover Layout

Planting Notes

COMMERCIAL FERTILIZER:

FERTILIZER SHALL BE COMPLETELY ORGANIC, IT SHALL BE UNIFORM IN COMPOSITION, DRY AND FREE FLOWING. THIS FERTILIZER SHALL BE DELIVERED TO THE SITE IN THE ORIGINAL UNOPENED BAGS, EACH BEARING THE MANUFACTURER'S STATEMENT OF ANALYSIS, AND SHALL MEET THE FOLLOWING REQUIREMENTS:

SIX PERCENT (6%) NITROGEN
SIX PERCENT (6%) PHOSPHOROUS
SIX PERCENT (6%) POTASSIUM

FERTILIZER SHALL BE APPLIED TO ALL SHRUBS (1/3 LB. PER 3 GAL. POT, 1/4 LB. PER 1 GAL. POT) AND GROUNDCOVER. THE SAME FERTILIZER MIXTURE SHALL BE USED ON SOD AT A RATE OF 15 LBS. PER 1000 SQUARE FEET. A FOURTEEN PERCENT (14%) NITROGEN, FOURTEEN PERCENT (14%) PHOSPHOROUS AND FOURTEEN PERCENT (14%) POTASSIUM IS REQUIRED ON ALL TREES AND SHRUBS OVER 5'-0" IN HEIGHT (1/2 LB. PER 5'-0" OF SPREAD). AGRIFORM TABLETS WITH TWENTY PERCENT (20%) NITROGEN, TEN PERCENT (10%) PHOSPHOROUS, FIVE PERCENT (5%) POTASSIUM IN 21 GRAM SIZES SHALL BE APPLIED ALONG WITH THE FERTILIZER PROCESS (1 WITH 1 GAL PLANTS, 2 WITH 3 GAL PLANTS AND 2 TABLETS PER 1" OF TREE TRUNK CALIPER). BACK FILL HALFWAY UP THE ROOT BALL. PLACE ABOUT ONE INCH (1") FROM ROOT TIPS. MAGNESIUM SULFATE SHALL BE APPLIED TO ALL PALMS AT INSTALLATION AT A RATE OF 1/2 LB. PER INCH OF TRUNK CALIPER. MANGANESE SHALL BE APPLIED AT THE SAME RATE.

MULCH:

MULCH MATERIAL SHALL BE SHREDDED CYPRESS MULCH OR APPROVED EQUAL, MOISTENED AT THE TIME OF APPLICATION TO PREVENT WIND DISPLACEMENT. MULCH SHALL BE APPLIED TO A MINIMUM 3" DEPTH IN PLANTING BEDS.

SOD:

THE SOD SHALL BE FREE FROM WEEDS, FUNGUS, INSECTS AND DISEASES OF ANY KIND, CLEAN, STRONGLY ROOTED, UNIFORMLY SIZED STRIPS, MACHINE STRIPPED NOT MORE THAN TWENTY-FOUR (24) HOURS PRIOR TO LAYING.

SUBSTITUTIONS:

NO SUBSTITUTION OF PLANT MATERIAL TYPES OR SIZES WILL BE ALLOWED WITHOUT WRITTEN AUTHORIZATION FROM THE OWNER. CONTAINER GROWN MATERIAL WILL NOT BE ACCEPTED AS SUBSTITUTE FOR B&B MATERIAL UNLESS PREVIOUSLY APPROVED. INTENDED SUBSTITUTIONS SHALL BE SPELLED OUT IN BID.

MEASUREMENTS:

SHADE TREES: HEIGHT SHALL BE MEASURED FROM GROUND TO THE AVERAGE BRANCH HEIGHT OF CANOPY. SPREAD SHALL BE MEASURED TO THE END OF THE BRANCHING EQUALLY AROUND THE CROWN FROM THE CENTER OF THE TRUNK. MEASUREMENTS ARE NOT TO INCLUDE ANY TERMINAL GROWTH. SINGLE TRUNK TREES SHALL BE FREE OF "V" CROTCHES THAT COULD BE POINTS OF WEAK LIMB STRUCTURE OR DISEASE INFESTATION.

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

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

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

PALMS WITH MARRED OR BURNED TRUNKS WILL NOT BE ACCEPTED.

PLANTING SOIL AND BACKFILL:

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

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

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

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

PLANT MATERIALS:

PALMS, TREES, SHRUBS, GROUNDCOVERS AND VINES

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

CONTAINER GROWN STOCK:

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

WARRANTY:

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

MAINTENANCE:

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

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DRAWN BY: Lauren Freeman

DATE: 03.26.2026
04.13.2026
05.11.2026
06.08.2026

SHEET L4.2

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Planting Details & Specifications

Foxtail Agave

Frog Fruit

Green Buttonwood Hedge

Pigeon Plum Trees

Sylvester Date Palm

White Lantana

Green Island Ficus

Cast Iron Plant

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Plant Images

Crape Jasmine

Jasmine Minima

Bamboo Palm

White Begonia

Confederate Jasmine Vines

Lady Palm

Wild Coffee

Coontie

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Plant Images

Podocarpus Hedge

Alexander Palm

Firebush

Hibiscus

Bougainvillea Vine

Beach Sunflower

Triple Pygmy Date Palm

Green Cocoplum

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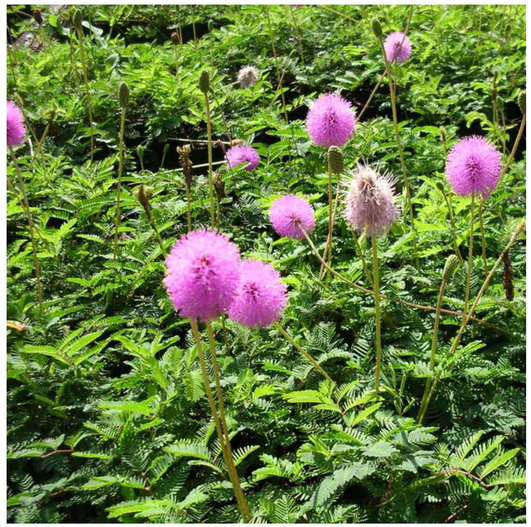
Plant Images

Clusia Hedge



Sunshine Mimosa

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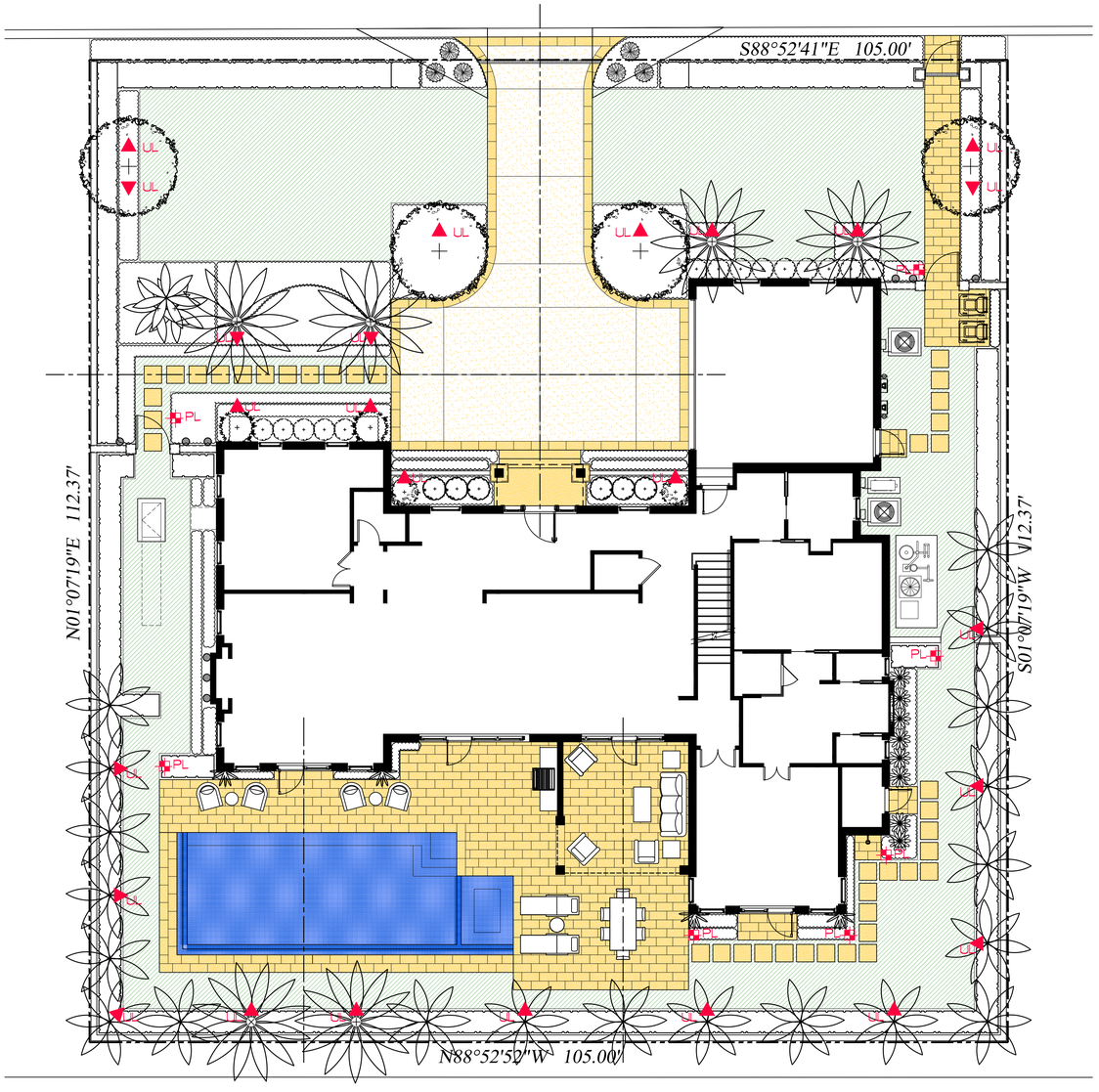
Plant Images

PLANTATION ROAD



N. WOODS ROAD

Lighting Schedule

SYMBOL	DESCRIPTION	QTY.
▲ UL	UPLIGHT - KICHLER LIGHTING - 16016AZT30 - TEXTURED ARCHITECTURAL BRONZE - 5.5 WATTS - LED 3000K	25
✚ PL	PATH LIGHT - KITCHLER LIGHTING - 15815AZT30R - TEXTURED ARCHITECTURAL BRONZE - 4.3 WATTS - LED 3000K	7

UP LIGHT

PATH LIGHT

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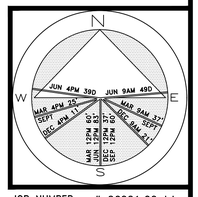

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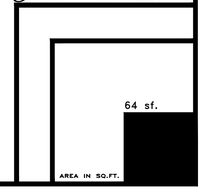
SHEET L5.0



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Landscape Lighting Plan

SCALE IN FEET 0' 8' 16' 24'

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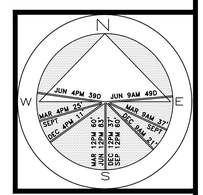

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DRAWN BY: Lauren Freeman

DATE: 03.26.2026
04.13.2026
05.11.2026
06.08.2026

SHEET L6.0

64 sf.
AREA IN SQ.FT.

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ARC-26-0024

NOT FOR CONSTRUCTION

Rendered Site Plan

SCALE IN FEET 0' 8' 16' 24'

North Elevation

South Elevation

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ARC-26-0024

NOT FOR CONSTRUCTION

Rendered Elevations

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

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
230 Plantation Road
Town of Palm Beach
FLORIDA

JOB NUMBER: # 26021.00 LA
DRAWN BY: Lauren Freeman

DATE: 03.26.2026
04.13.2026
05.11.2026
06.08.2026

SHEET L7.0

ENVIRONMENT DESIGN GROUP
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Landscape Management
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Dustin@environmentdesigngroup.com

East Elevation

West Elevation

Private Residence
230 Plantation Road
Town of Palm Beach
FLORIDA

JOB NUMBER: # 26021.00 LA
DRAWN BY: Lauren Freeman

DATE: 03.26.2026
04.13.2026
05.11.2026
06.08.2026

SHEET L7.1

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ARC-26-0024

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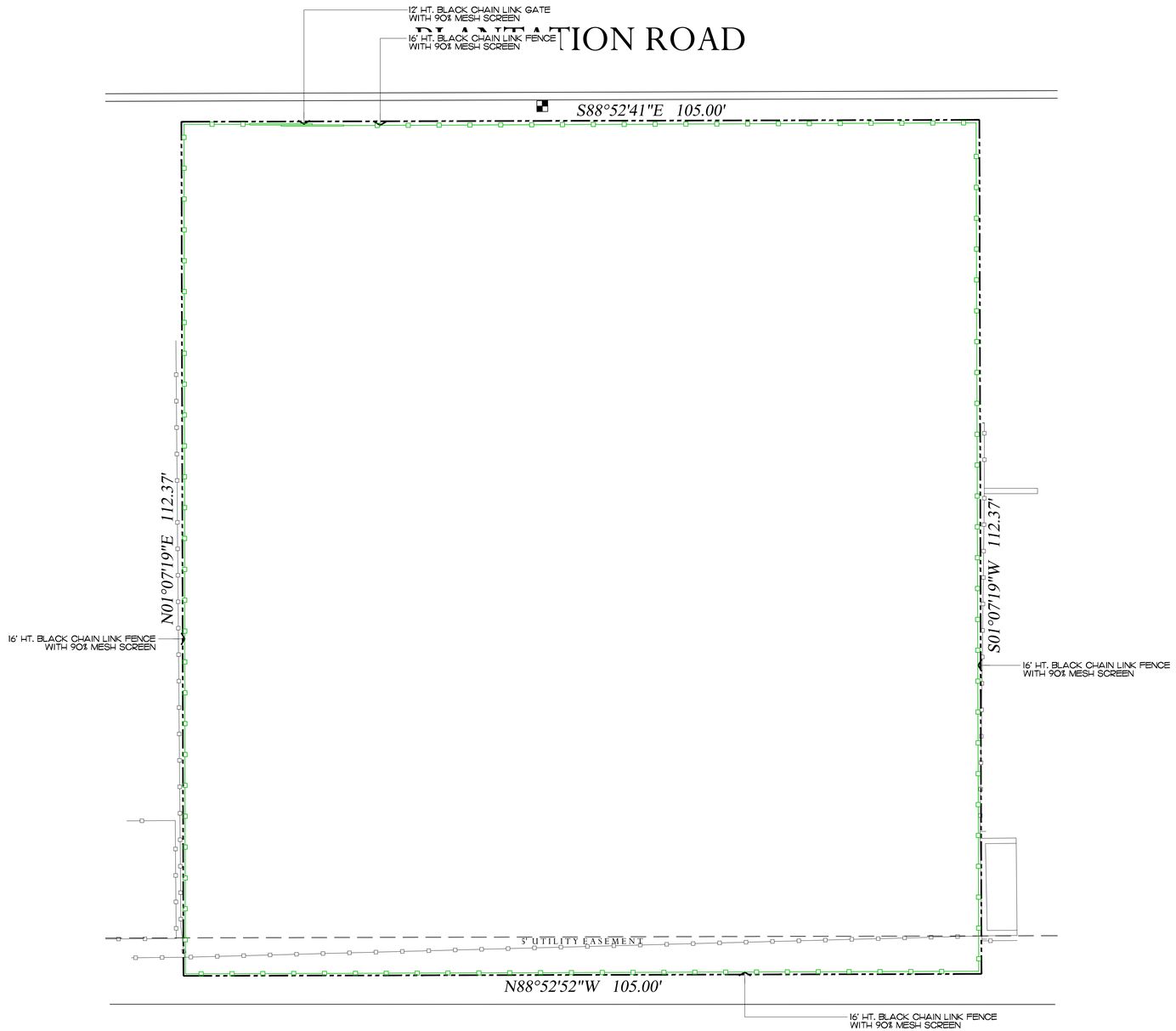
Rendered Elevations

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



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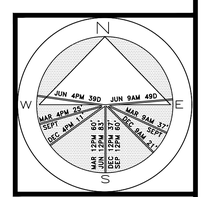

JOB NUMBER: # 26021.00 LA
DRAWN BY: Lauren Freeman

DATE: 03.26.2026
04.13.2026
05.11.2026
06.08.2026

SHEET L8.0

64 sf.
AREA IN SQ.FT.

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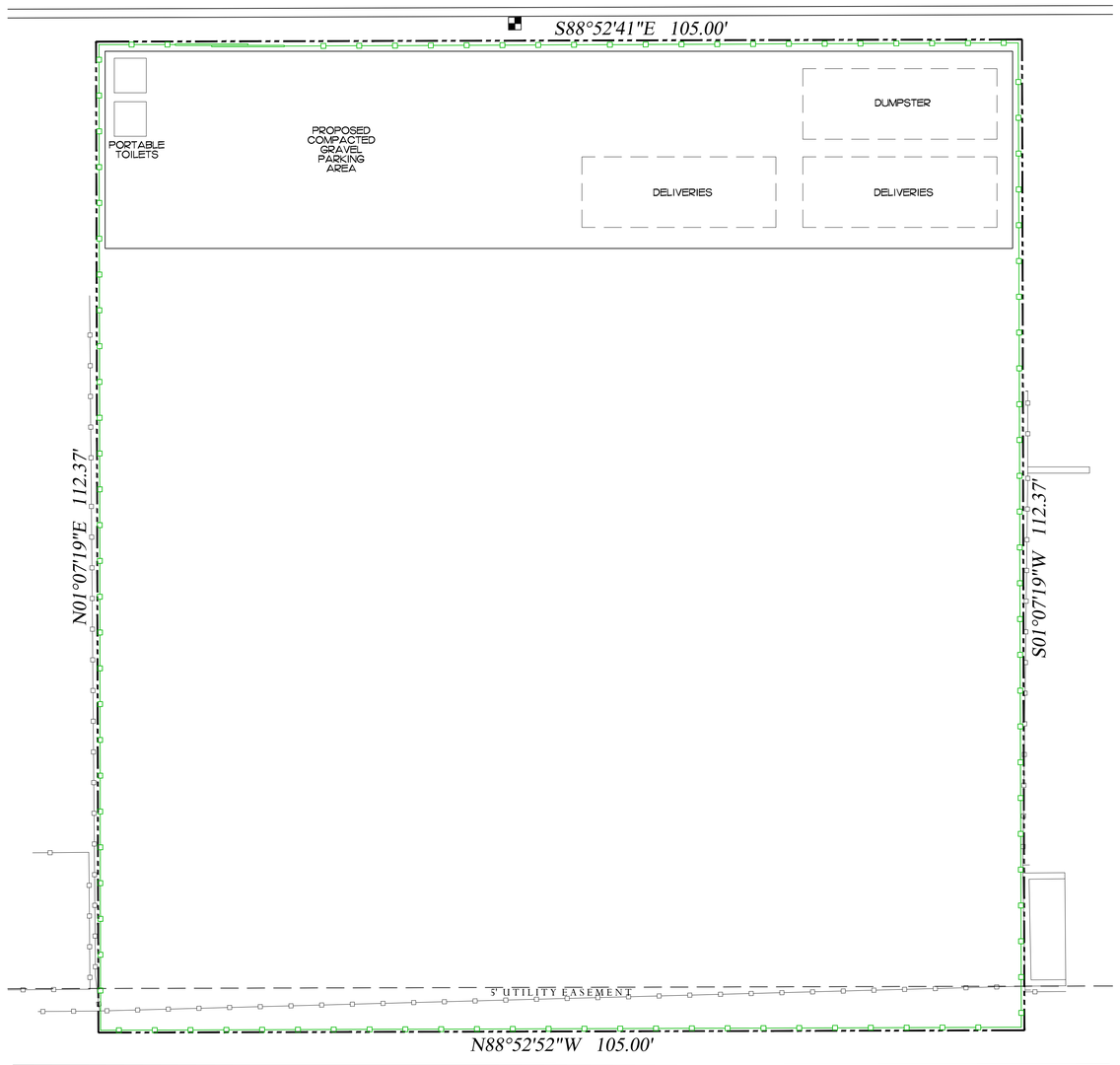
ARC-26-0024

NOT FOR CONSTRUCTION

Construction Screening Plan

SCALE IN FEET 0' 8' 16' 24'

PLANTATION ROAD



N. WOODS ROAD

ENVIRONMENT DESIGN GROUP
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Landscape Management
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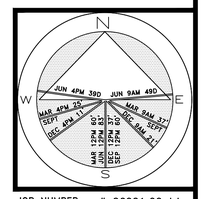
Dustin@environmentdesigngroup.com

Private Residence
230 Plantation Road
Town of Palm Beach

FLORIDA



JOB NUMBER: # 26021.00 LA
DRAWN BY: Lauren Freeman

DATE: 03.26.2026
04.13.2026
05.11.2026
06.08.2026

SHEET L9.0

ARC-26-0024

NOT FOR CONSTRUCTION

Construction Staging Plan

SCALE IN FEET 0' 8' 16' 24'

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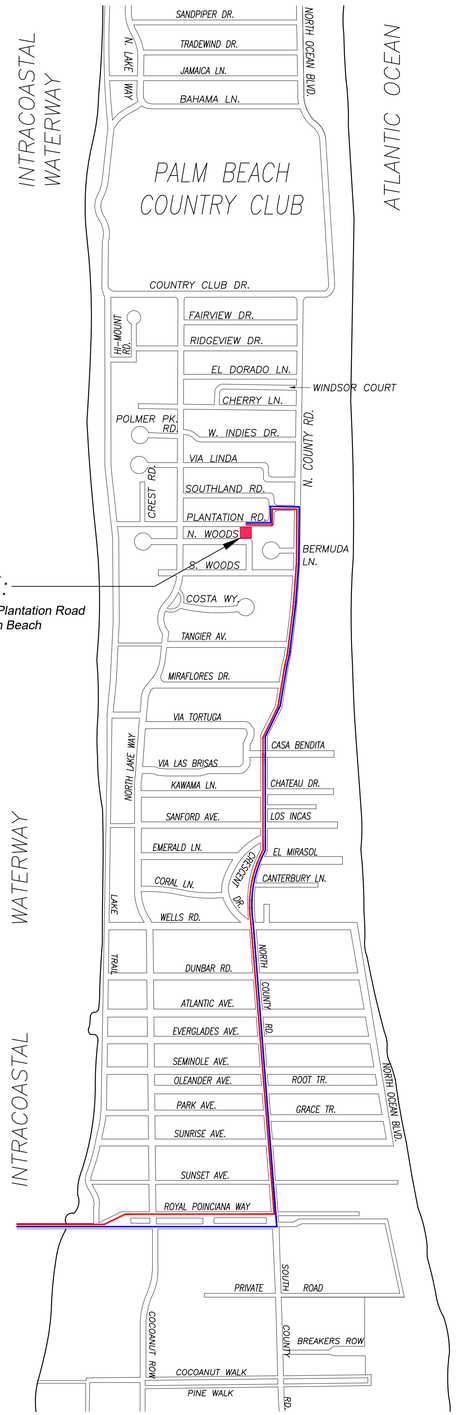

CONCEPTUAL CONSTRUCTION SCHEDULE

- JUNE 24, 2026 – ARCOM MEETING
- JULY–AUGUST 2026 – SUBMIT FOR PERMIT

- 1 MONTH –JULY 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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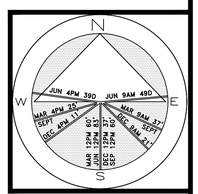

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DATE: 05.11.2026
06.08.2026

SHEET L10.0

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ARC–26–0024
NOT FOR CONSTRUCTION

Truck Logistics Plan

SCALE: NOT TO SCALE

TOWN OF PALM BEACH

Information for Architectural Commission Meeting on: June 24, 2026

To: Architectural Commission

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

From: Planning, Zoning & Building

Re: ARC-26-0027 300 COLONIAL LN. The applicant, Richard and Dragana Connaughton (Elizabeth Connaughton), has filed an application requesting Architectural Commission review and approval for modifications to a previously approved new single-family residence site plan.

Date: 6/17/2026

ATTACHMENTS
- PZB Staff Report
- Letter of Intent
- Plans

STRATEGIC PLAN
Strategic Priorities:
Community Culture and Character, Mobility and Transportation

Strategic Focus Areas:
Quality of Life

FUNDING
No Fiscal Impact

ARC-26-0027 300 COLONIAL LANE. The applicant, Richard and Dragana Connaughton (Elizabeth Connaughton), has filed an application requesting Architectural Commission review and approval for modifications to a previously approved new single-family residence site plan.

Applicants: Richard and Dragana Connaughton
Representative: Elizabeth Connaughton

HISTORY:
The new single-family residence at 300 Colonial Lane was approved by ARCOM in February 2024 under application ARC-23-052 with a unanimous vote. Construction of the residence is currently underway.

THE PROJECT:
The applicant has submitted exhibits, entitled "300 Colonial Lane" as prepared by Elizabeth Connaighton, RA, uploaded June 8, 2026.

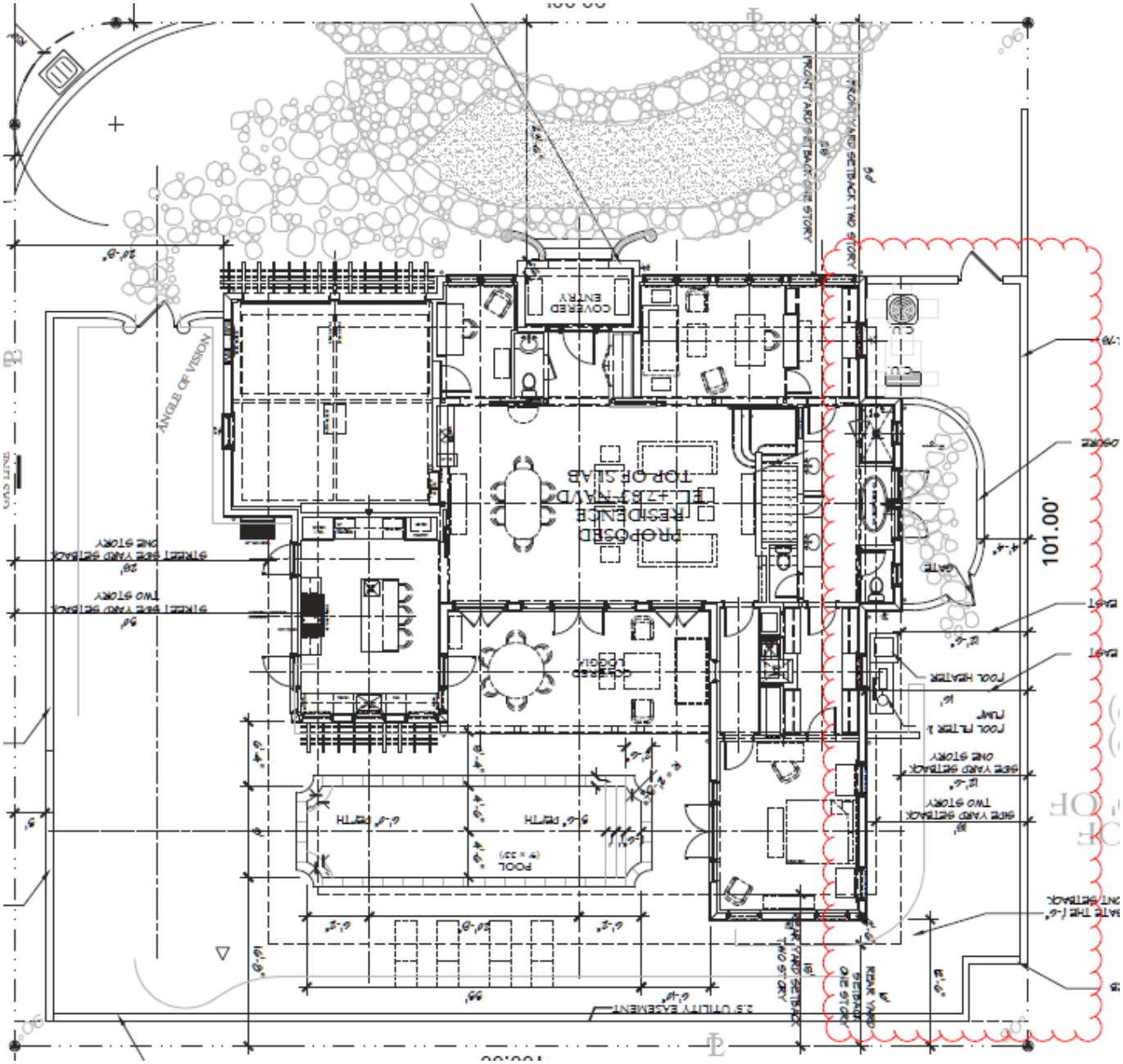
The following scope of work is proposed:

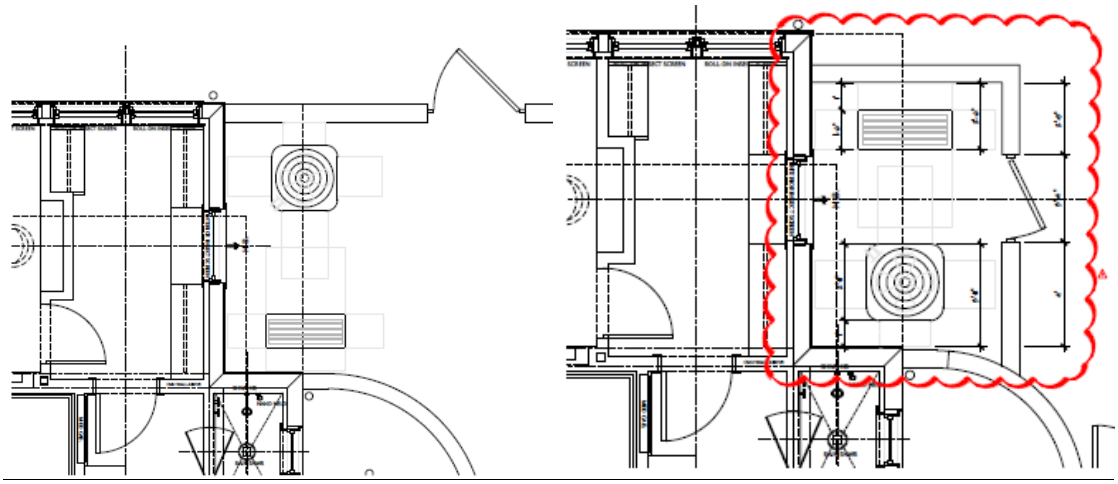
- Redesign of site wall from previously approved new single-family residence.
- Modifications to mechanical equipment enclosure.

Site Data			
Zoning District	R-B	**Future Land Use**	SINGLE FAMILY
Lot Size	Required: 10,000 SF Existing: 10,078 SF	**Lot Width** **Lot Depth**	101’ 100’
Lot Coverage	Permitted: 30% Proposed: 30%	**Landscape Open Space**	Required: 45% (4,535.1 SF) Proposed: 45.8% (4614 SF)
Front Yard Landscape Open Space	Required: 40% Proposed: 57.6%	**Perimeter Landscape Open Space**	Required: 50% (2,267.6 SF) Proposed: 76.1% (2,740 SF)
Neighboring Properties / Zoning			
North	1123 N Lake Way | Residence / R-B		
South	1105 N Lake Way | Residence / R-B		
East	292 Colonial Ln | Residence / R-B		
West	1110 N Lake Way & 1100 N Lake Way | Residence(s) / R-B		

STAFF ANALYSIS

A preliminary review of the project indicates that the application, as proposed, is consistent with the Town zoning code. The applicant is seeking to modify the approved site plan, specifically to eliminate previously approved 6' site wall along the side (east) yard to avoid disruption to an existing root system. In lieu of installing a site wall, a 6-inch drainage curb and with a black vertical picket fence will be installed. In the absence of a site wall the mechanical equipment requires to be properly screened so a new enclosure is proposed.





PREVIOUSLY APPROVED MECHNICAL EQUIPMENT AREA ***CURRENTLY PROPOSED***

CONCLUSION:

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

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

WRB:JGM:SCP

WRB

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

ARC-26-0027
LETTER OF INTENT
JUNE 8, 2026

Please see accompanying drawings for changes made to the east side yard site wall for 300 Colonial lane. The project is nearing the end of construction, and this application is an attempt to improve the original design given consideration of existing vegetation and designed footings by our structural engineer after initial ARCOM approval. We believe these changes will not only minimize impact on our neighboring vegetation, but will improve our ability for landscape buffering with proper allowable space for root balls without large eccentric site wall footings. Proposed changes are detailed below.

- We have redesigned our eastern most site wall in order to avoid conflict with exsisting vegetation, particularly a large Norfork pine root system just inside our East Neighbors property line. Instead of the previously proposed site wall at the property line, we plan to implement a drainage curb and site fence embedded in the foliage in its place.

- At the northern portion of the property where the previously approved site wall served to screen our mechanical equipment, we have designed a CMU mechanical equipment enclosure 8' from the property line and 14" further south off of our front facade. This enclosure is 13" shorter. These changes will both minimize impact to existing vegetation, and provide a more successful architectural approach to this wall at the front of the house.

- In order to provide proper space for vegetation and circulation around the property, the Master Bath outdoor shower enclosure has been pushed West, providing 5'4" from our East property line in lieu of the previously proposed 4'-4". A scalloped detail where the wall meets the house has been introduced. This wall will maintain the code required maximum 7' height within 10' of the setback. We believe this is in keeping with the architecture.

- South of the Master Bath, we plan to replace the previously proposed site wall at the property line with a drainage curb and fence embedded in the landscaping. The removal of this wall and footing not only minimize disruption to our neighbors landscape, but provides adequate space for root balls and plant buffer on our property.

- No changes have been made to landscape

We believe the architectural changes to the site walls to be in keeping with Section 18-205 and in good taste, quality, and more in keeping with the architecture of the home.

Sec. 18-205. - Criteria for building permit.
(a)The architectural commission may approve, approve with conditions, or disapprove the issuance of a building permit in any matter subject to its jurisdiction only after consideration of whether the following criteria are complied with:

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

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

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

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

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

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

a.Apparently visibly identical front or side elevations;

b.Substantially identical size and arrangement of either doors, windows, porticos or other openings or breaks in the elevation facing the street, including reverse arrangement; or

c.Other significant identical features of design such as, but not limited to, material, roof line and height of other design elements.

(6)The proposed building or structure is not excessively dissimilar in relation to any other structure existing or for which a permit has been issued or to any other structure included in the same permit application within 200 feet of the proposed site in respect to one or more of the following features:

a.Height of building or height of roof.

b.Other significant design features including, but not limited to, materials or quality of architectural design.

c.Architectural compatibility.

d.Arrangement of the components of the structure.

e.Appearance of mass from the street or from any perspective visible to the public or adjoining property owners.

f.Diversity of design that is complimentary with size and massing of adjacent properties.

g.Design features that will avoid the appearance of mass through improper proportions.

h.Design elements that protect the privacy of neighboring property.

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

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

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

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

Sincerely,
Elizabeth Connaughton

300 COLONIAL LANE
Palm Beach, FL 33480

ARC 26-0027

FINAL SUBMITTAL

FIRST SUBMITTAL 03-26-26
SECOND SUBMITTAL 05-11-26
ARCOM HEARING 06-31-26

EAST SITE WALLS

SHEET INDEX

00 - Cover Sheet
01 - Scope of Work
02 - Previously Approved Site Plan
03 - Current Proposed Site Plan
04 - North Elevation
05 - West Elevation
06 - South Elevation
07 - Proposed Equipment Enclosure Detail
08 - Structural Site Plan

ELIZABETH CONNAUGHTON, RA

SCOPE

- We have redesigned our eastern most site wall in order to avoid conflict with exsisting vegetation, particularly a large Norfork pine root system just inside our East Neighbors property line. Instead of the previously proposed site wall at the property line, we plan to implement a drainage curb and site fence embedded in the foliage in its place.

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- South of the Master Bath, we plan to replace the previously proposed site wall at the property line with a drainage curb and fence embedded in the landscaping. The removal of this wall and footing not only minimize disruption to our neighbors landscape, but provides adequate space for root balls and plant buffer on our property.zx

- No changes have been made to landscape

LOT 26
(NOT INCLUDED)

NORTH 19' OF
THE WEST 20' OF

(INCLUDED)
(INCLUDED)

NORTH 19' OF
LOT 28
(INCLUDED)

100.00'

UTILITY POLE

10'

DRAINAGE CURB

COR
4.58

2.5' UTILITY EASEMENT

BEGIN DRAINAGE CURB

12'-6"

10'
REAR YARD SETBACK ONE STORY

15'
REAR YARD SETBACK TWO STORY

6'-10"

33'

16'-8"

REAR SETBACK WILL COMPENSATE THE 1'-6" OF ENTRY FEATURE FROM FRONT SETBACK. Sec. 134-893 (b) (5) b

6'-2"

20'-8"

6'-2"

SITE WALL
T.O. WALL +10.33

POOL
(9' x 33')

4'-6"

1'-6" 1'

3'-6" DEPTH

6'-0" DEPTH

4'-6"

9'

3'

15'
SIDE YARD SETBACK TWO STORY

12'-6"
SIDE YARD SETBACK ONE STORY

R = 2'-0"

12'-6"

15'-4"

6'-4"

POOL FILTER & PUMP

16'

POOL HEATER

SITE WALL
T.O. WALL +10

COVERED LOGGIA

PROPOSED TWO-STORY EAST SIDE-YARD SETBACK

12'-6"

30'
STREET SIDE YARD SETBACK TWO STORY

PROPOSED ONE-STORY EAST SIDE-YARD SETBACK

25'
STREET SIDE YARD SETBACK ONE STORY

91.00'

GATE

101.00'

4'-4"

PROPOSED
RESIDENCE
EL. +7.83' NAVD
TOP OF SLAB

GAS LINE

NORTHLAKE WAY

20' R/W (IMPROVED)

OUTDOOR SHOWER ENCLOSURE +12.75

C.U.

C.U.

SITE WALL +12.75

ANGLE OF VISION

COVERED ENTRY

20'-8"

3.98

10'

30'
FRONT YARD SETBACK TWO STORY

25'
FRONT YARD SETBACK ONE STORY

25'-6"

R10'

90.00'

SITE PLAN - PREVIOUSLY APPROVED
SHEET 02

300 COLONIAL LANE
Palm Beach, FL 33480

ELIZABETH CONNAUGHTON
JUNE 08, 2026

LOT 26
(NOT INCLUDED)

NORTH 19' OF
THE WEST 20' OF
LOT 26
(INCLUDED)

NORTH 19' OF
LOT 28
(INCLUDED)

100.00'

90.00'

101.00'

91.16'

DRAINAGE CURB

REAR SETBACK WILL COMPENSATE THE 1'-6" OF ENTRY FEATURE FROM FRONT SETBACK. Sec. 134-893 (b) (5) b

PROPOSED TWO-STORY EAST SIDE-YARD SETBACK

PROPOSED ONE-STORY EAST SIDE-YARD SETBACK

POOL HEATER & POOL PUMP ENTIRELY OUTSIDE OF SETBACK

POOL FENCE EMBEDDED IN FOLLIAGE

DRAINAGE CURB

OUTDOOR SHOWER ENCLOSURE
T.O. WALL +13.00

MECH. EQUIP. ENCLOSURE
T.O. WALL +11.83

2.5' UTILITY EASEMENT

12'-6" REAR YARD SETBACK ONE STORY

16' REAR YARD SETBACK TWO STORY

15' SIDE YARD SETBACK TWO STORY

12'-6" SIDE YARD SETBACK ONE STORY

16'

12'-6"

12'-8"

POOL
(9' x 33')

COVERED LOGGIA

COVERED ENTRY

GATE

PROPOSED
RESIDENCE
EL. +7.83' NAVD
TOP OF SLAB

FRONT YARD SETBACK TWO STORY 30'

FRONT YARD SETBACK ONE STORY 25'

25'-6"

20'-8"

30' STREET SIDE YARD SETBACK TWO STORY

25' STREET SIDE YARD SETBACK ONE STORY

SITE WALL
T.O. WALL +10.33

SITE WALL
T.O. WALL +10

UTILITY POLE

10'

COR
4.58

3.98

R10'

GAS LINE

ANGLE OF VISION

NORTHLAKE WAY
20' R/W (IMPROVED)

SITE PLAN - CURRENTLY PROPOSED
SHEET 02

300 COLONIAL LANE
Palm Beach, FL 33480

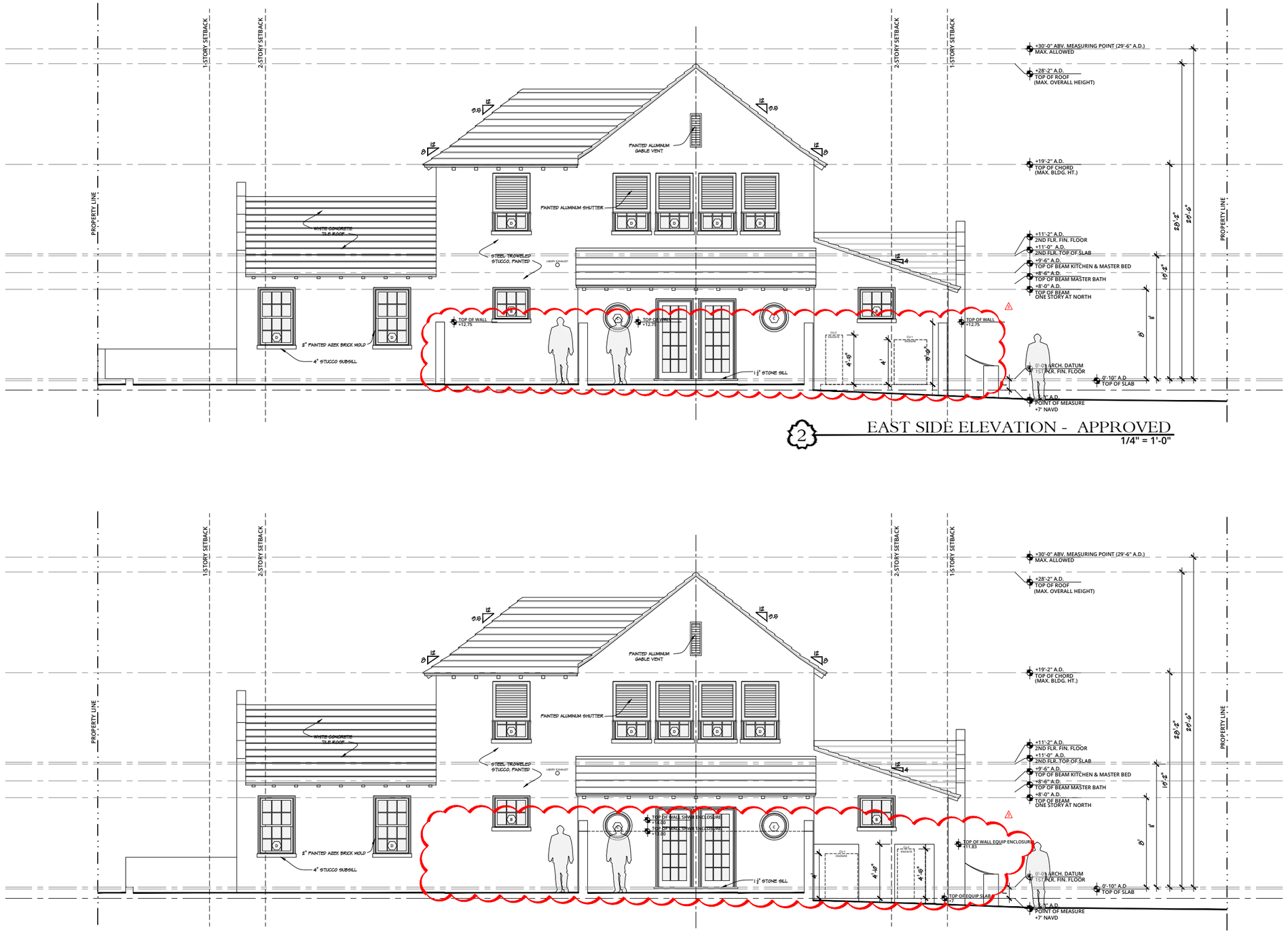
ELIZABETH CONNAUGHTON
JUNE 08, 2026

1 NORTH FRONT ELEVATION - APPROVED

1/4" = 1'-0"

2 NORTH FRONT ELEVATION - CURRENTLY PROPOSED

1/4" = 1'-0"

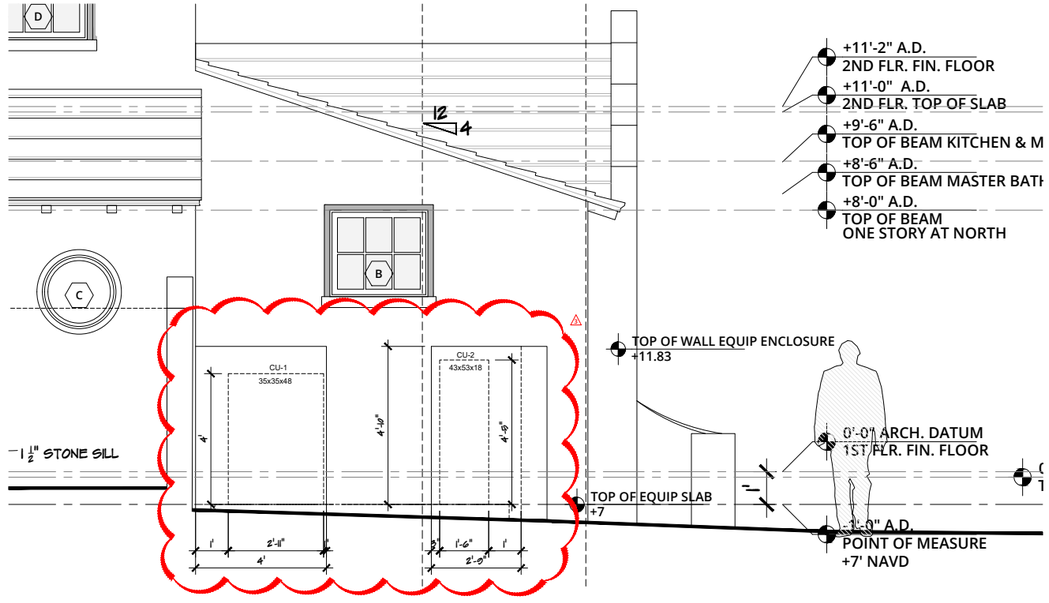


2 EAST SIDE ELEVATION - APPROVED
1/4" = 1'-0"

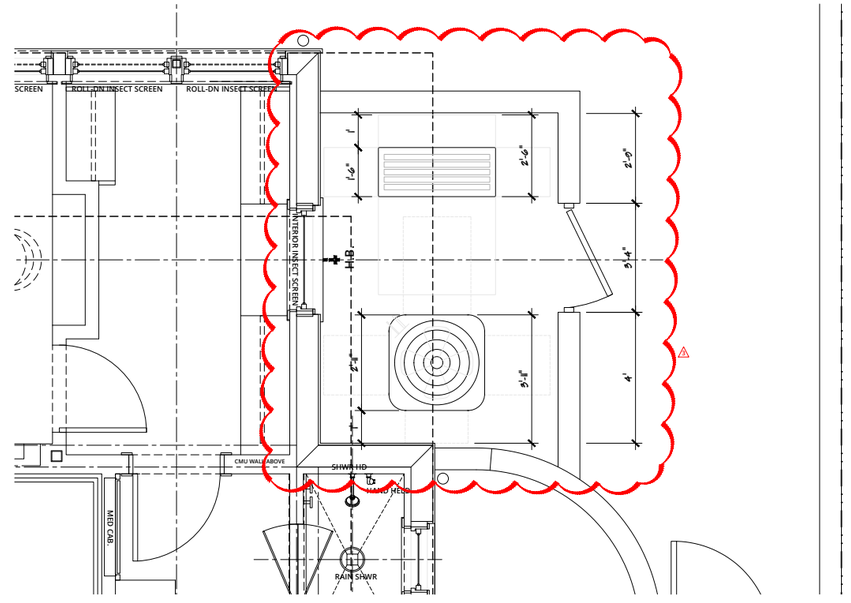
1 EAST SIDE ELEVATION - PROPOSED
1/4" = 1'-0"

1 SOUTH REAR ELEVATION - APPROVED
1/4" = 1'-0"

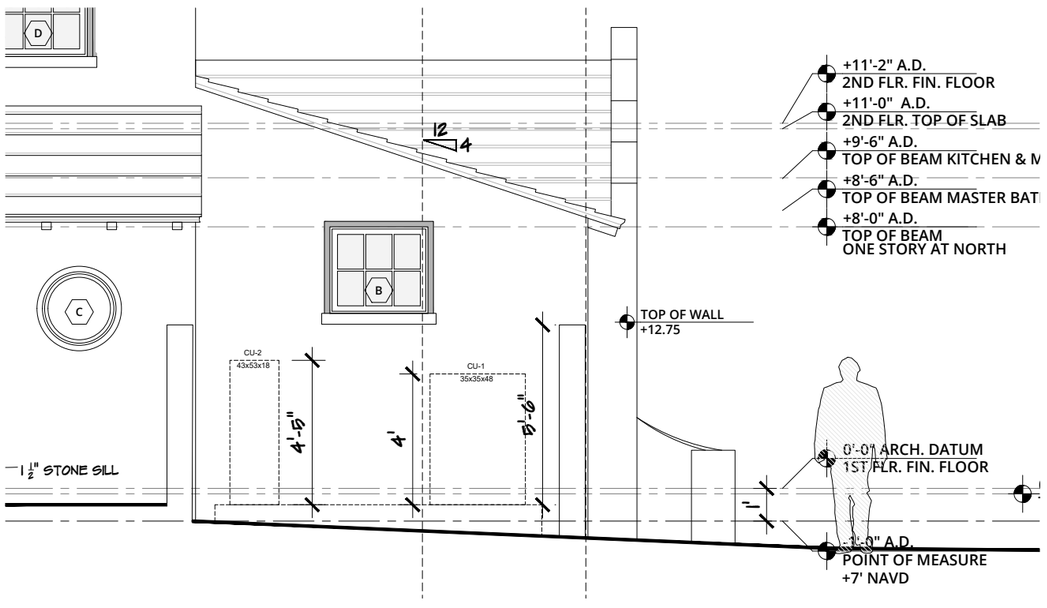
2 EAST SIDE ELEVATION - PROPOSED
1/4" = 1'-0"



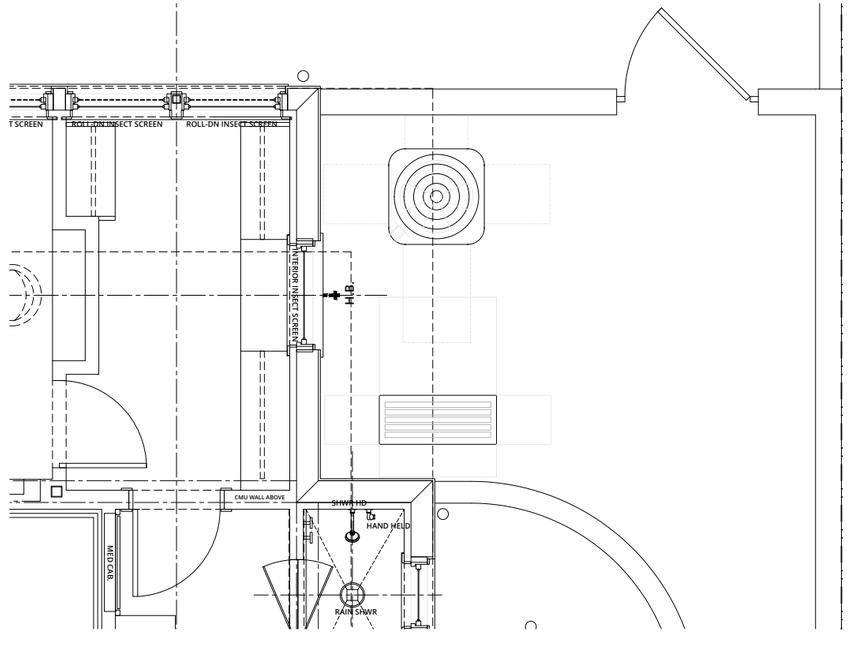
1 CURRENT PROPOSED EQUIP. WALL ELEVATION
1/4" = 1'-0"



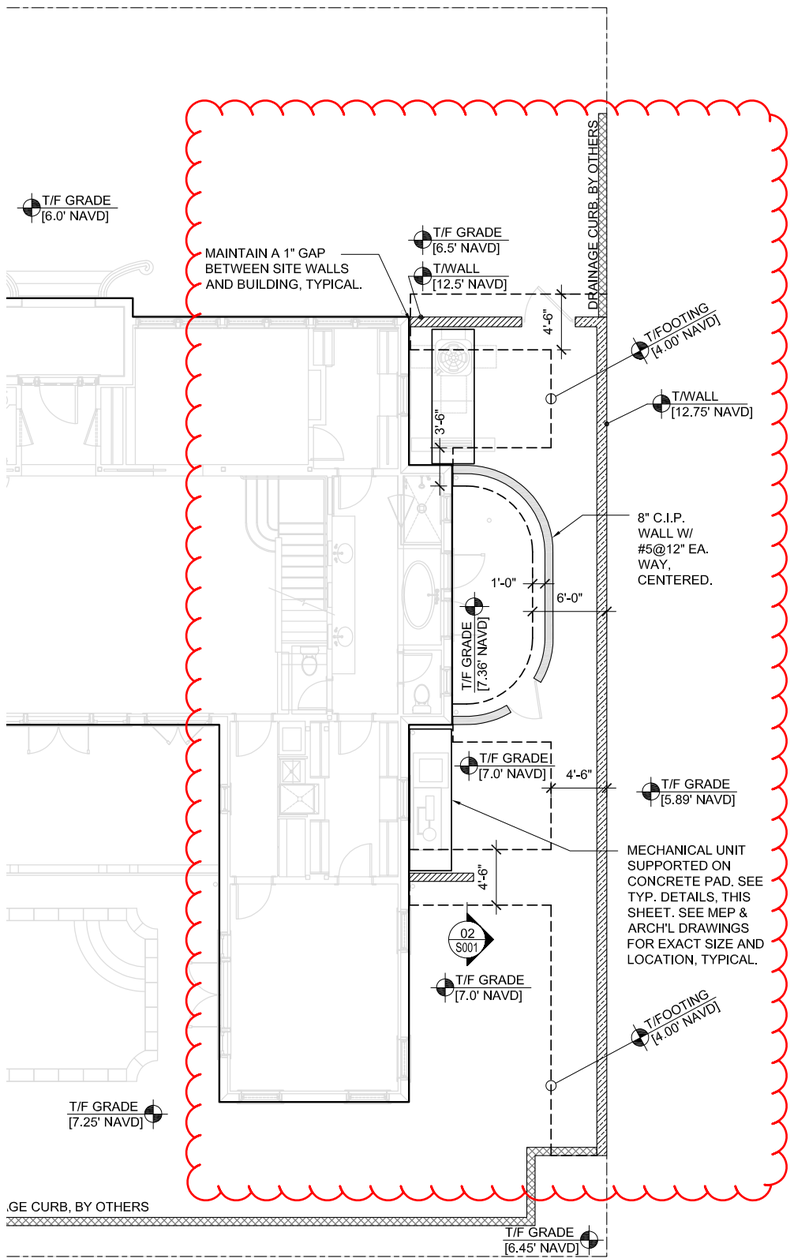
2 CURRENT PROPOSED EQUIP. YARD PLAN
1/4" = 1'-0"



3 PREVIOUSLY APPROVED EQUIP. WALL SECTION
1/4" = 1'-0"



4 PREVIOUSLY APPROVED EQUIP. YARD PLAN
1/4" = 1'-0"



Partial Structural Site Plan showing extent of previous proposed site wall/footers and conflict created with proposed and existing vegetation

TOWN OF PALM BEACH

Information for Architectural Commission Meeting on: June 24, 2026

To: Architectural Commission

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

From: Planning, Zoning & Building

Re: ARC-26-0034 334 CHILEAN AVE. The applicant, Overflow Pad Too LLC (Environment Design Group), has filed an application requesting Architectural Commission review and approval for installation of a vehicular gate with gas lanterns.

Date: 6/17/2026

ATTACHMENTS
- PZB Staff Report
- Letter of Intent
- Plans

STRATEGIC PLAN
Strategic Priorities:
Community Culture and Character

Strategic Focus Areas:
Community Preservation

FUNDING
No Fiscal Impact

ARC-26-0034 334 CHILEAN AVE. The applicant, Overflow Pad Too LLC (Environment Design Group), has filed an application requesting Architectural Commission review and approval for installation of a vehicular gate with gas lanterns.

Applicants: Overflow Pad Too LLC
Representative: Environment Design Group

HISTORY:
The property at 334 Chilean Avenue was approved in August 2021 for the construction of a new single-family residence under application B-050-2021, with a 5–2 vote. The project returned to ARCOM under application ARC-24-0004 to request several modifications, including the installation of vehicular gates and a trash enclosure. In February 2024, ARCOM approved the requested modifications with a 6–1 vote, with the exception of the vehicular gates and trash enclosure, which were not approved. Most recently, ARC-24-0097, was heard in December 2024 for changes to an existing site wall, installation of a water feature and two new A/C units. The project was approved 6-1.

THE PROJECT:
The applicant has submitted exhibits, entitled "Private Residence 334 Chilean Ave" as prepared by Environment Design Group, uploaded June 8, 2026.

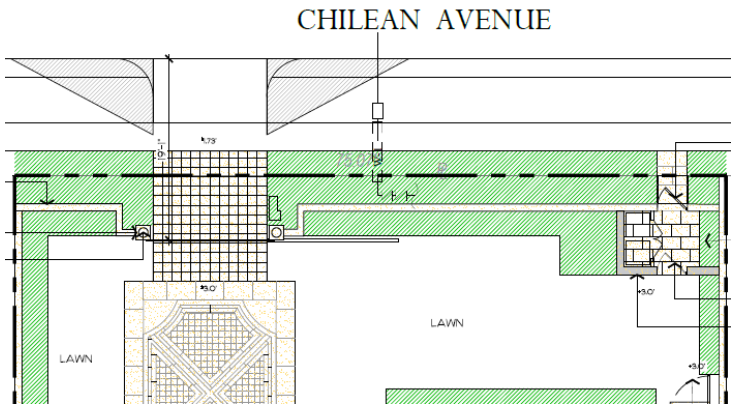
The following scope of work is proposed:
- Installation of vehicular gates.
- New trash enclosure.

Site Data			
Zoning District	R-C	**Future Land Use**	MULTI-FAMILY MODERATE DENSITY
Lot Size	9,379 SF	**Overall Landscape Open Space**	Required: 45% Prev. Approved: 45.06% Proposed: 45.06%
Front Yard Landscape Open Space	Required: 40% Proposed: 70.83%	**Perimeter Landscape Open Space**	Required: 50% Proposed: 64.88%
Neighboring Properties			
North	325 & 323 Chilean Ave | Single-Family		
South	341 & 333 Peruvian Ave | Single-Family		
East	328 Chilean Ave | Condominium		
West	354 Chilean Ave (Island House) | Single-Family & Commercial		

STAFF ANALYSIS

A preliminary review of the project indicates that the application, as proposed, is consistent with the Town Zoning Code. The applicant seeks approval to install vehicular gates, a trash enclosure located in the northeast corner of the property, and gas lanterns on the front entry piers.

As noted in this report, a prior application (ARC-24-0004) was submitted in 2024. As part of that request, the applicant also sought approval for a trash enclosure and vehicular gates. The project was ultimately approved with the condition that the trash enclosure and vehicular gates were not included. Pursuant to Section 18-203 of the Town Code, if an application is denied, the applicant must wait 12 months before reapplying for a substantially similar request. This application complies with that requirement.



The 300 block of Chilean Avenue includes four other vehicular gates. Two are located at the northwest end of the block and serve four properties/townhomes (353, 351, 349, and 347 Chilean), as shown in red below. The subject property is shown in blue in the graphic on the next page:

CONCLUSION:

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

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

WRB:JGM:SCP

WRB

ENVIRONMENT
DESIGN
GROUP

Land Planning
Landscape Architecture
Landscape Management

June 08, 2026

Town of Palm Beach
Planning, Zoning, & Building Department
360 S. County Road
Palm Beach, Florida 33480

ATTN: *ARCOM Staff*
Re: 334 Chilean Ave
ARC-26-0034

NARRATIVE RESPONSE
Response to comments received from Andrew Mufson on May 18th, 2026

ARCHITECTURAL PRESENTATION

a. Correct Cover Sheet to show application number and submittal..
   - Response: Cover sheet has been revised to reflect application umber and submittal.

b. Provided update application materials including assigned project number.
   - Response: Letter of Intent has been revised. Please refer to new attachment.

c. Missing: Vicinity Location Map
   - Response: Please refer to Sheet L1.1 for Vicinity Map.

d. Sheet L1.1 – Missing Photo above listed 354 Chilean Ave
   - Response: Photo has been updated. Please refer to sheet L1.1

e. Staff suggests front color elevations showing existing vs proposed to demonstrate the new gate with existing residence.
   - Please refer to sheet L4.1 for rendered elevations of the house with existing conditions and proposed conditions.

ZONING

a. Sheet L3.2 – Provide gate height as measured from Crown Of Road.
   - Response: Gate height from Crown of road has been provided, height is 5'-9" from crown of road. Please refer to detail 1 from sheet L3.2

The attached plan reflects the above-outlined revisions.
If there are any questions regarding this project, please feel free to reach out to our office.
Thank you for your assistance.

Dustin Mizell, MLA RLA #6666784
Environment Design Group

Paramount Building
139 North County Road, Suite 20-B
Palm Beach, FL 33480
561.832.4600 phone
Dustin@environmentdesigngroup.com

Scope of Work

* Vehicular Gate
* Addition of Gas Lanterns
* Addition of Trash Room

ENVIROAMEAT
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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
334 Chilean Avenue
Palm Beach

F L O R I D A

Application #: ARC-26-0034
Final Submittal

Submittal Date: June 08, 2026
Hearing Date: June 24,2026

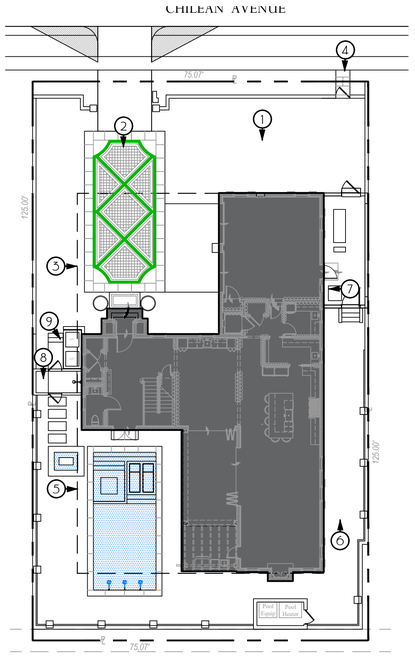
Sheet Index

Cover Sheet
Survey
L1.0 - Existing Site Photos Exhibit
L1.1 - Existing Neighboring / Context Exhibit
L2.0 - Existing Conditions Inventory Plan
L2.1 - Demolition & Landscape Alteration Plan
L3.0 -Site Plan
L3.1 - Open Space Diagram
L4.0 - Proposed Hardscape Exhibit
L4.1 - Rendered Elevation
L4.2 - Enlarged Gate Rendring
EX.1 - Existing Vehicular Gates Exhibit
EX.2 - Existing Vehicular Gates Exhibit
EX.3 - Existing Vehicular Gates Exhibit
L6.0 - Rendered Landscape Plan

Design Team/Consultants

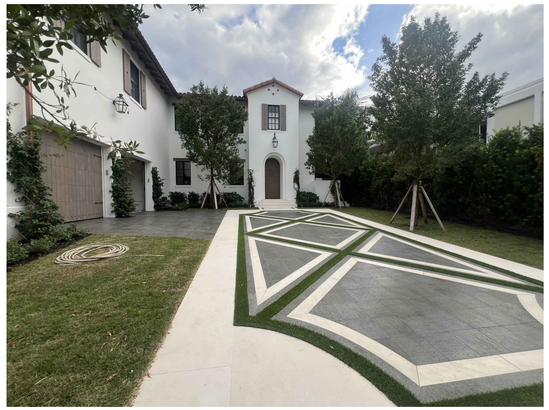
Landscape Architects
ENVIRONMENT DESIGN GROUP
139 NORTH COUNTY ROAD SUITE 20B
PALM BEACH, FL 33480
561.832.4600
WWW.ENVIRONMENTDESIGNGROUP.COM

Civil Engineer
GRUBER CONSULTING ENGINEERS
2475 MERCER AVE
WEST PALM BEACH, FL 33401
561.312.2041



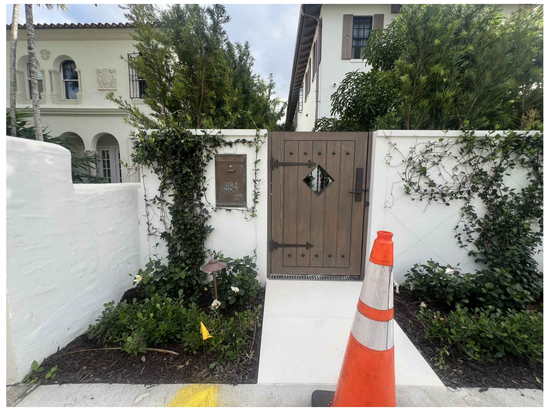
Key Plan

1 Front Facade



2 Driveway and Main Entrance

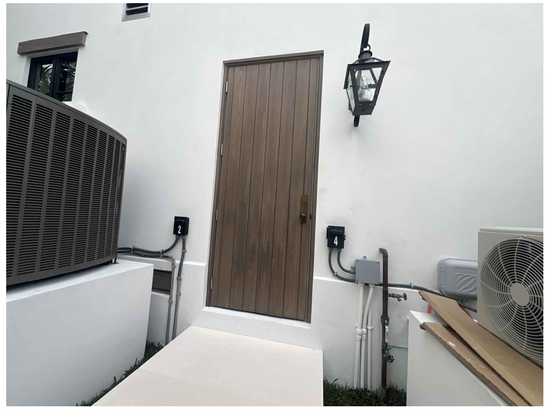
3 Driveway and Garage Doors



4 Pool View

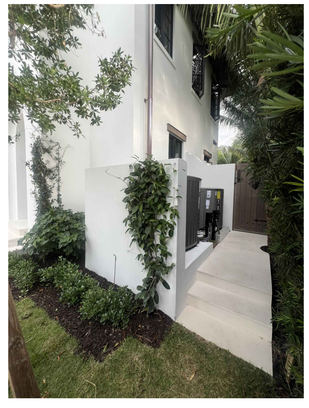
5 Pool and Loggia

6 East Buffer



7 Key Plan

8 Pedestrian Gates



9 Equipment Area on West Side

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

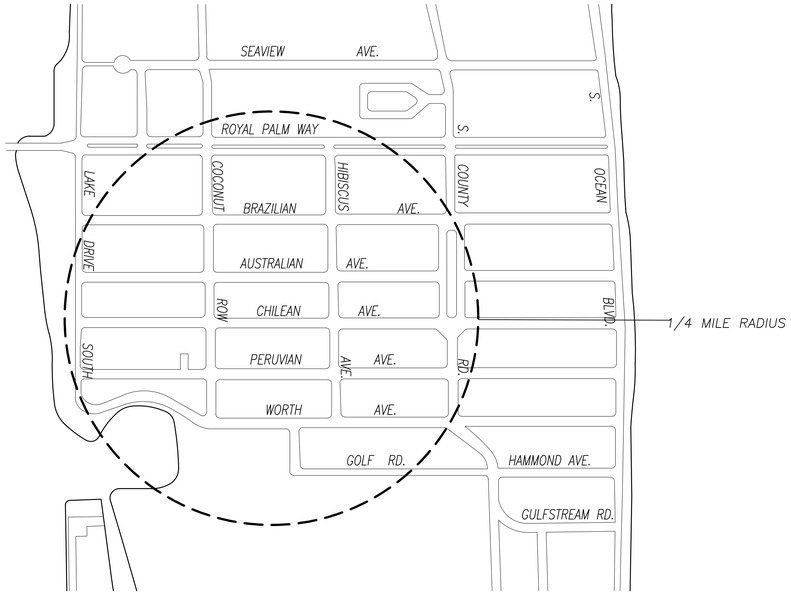
Private Residence
334 Chilean Ave
Town of Palm Beach
FLORIDA

JOB NUMBER: #22180.00 LA
DRAWN BY: Dustin Mizell

DATE: 04.23.2026 1st.Sub.
05.13.2026 2nd.Sub.
06.08.2026 Fin.Sub.

SHEET L1.0

Existing Site Photos Exhibit



Vicinity Map

326 & 328 Chilean Ave

East Adjacent Neighbor

334 Chilean Ave

Subject Property

354 Chilean Ave

West Adjacent Neighbor

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Existing Neighboring Context Exhibit

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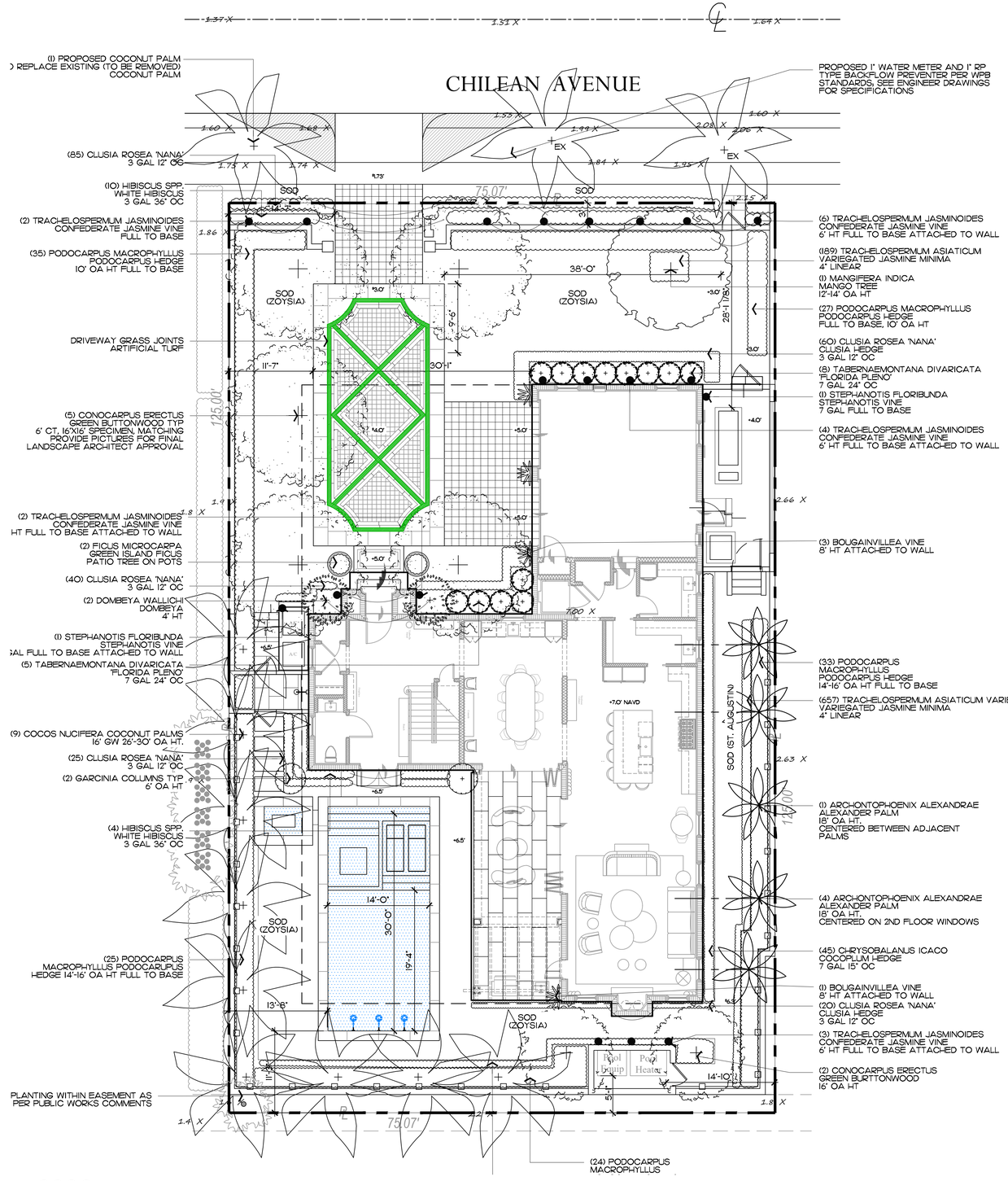
06.08.2026 Fin.Sub.

SHEET L1.1



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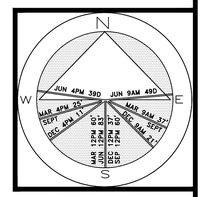

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SHEET L2.0

64 sf.
AREA IN SQ.FT.

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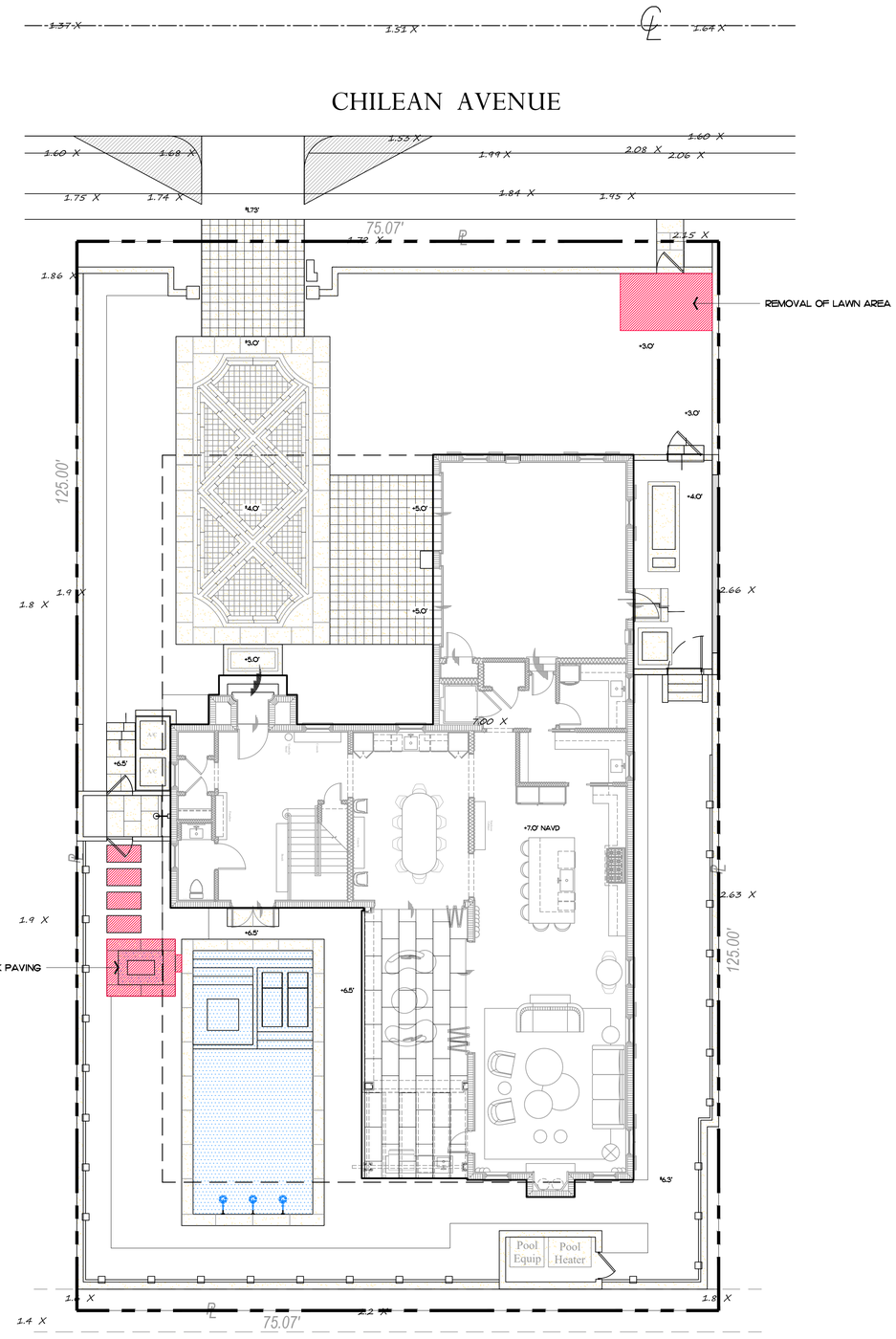
Existing Conditions / Inventory Plan

SCALE IN FEET 0' 8' 16' 24'



Legend

- EXISTING HARDSCAPE TO REMAIN UNDISTURBED
- EXISTING LANDSCAPE TO BE REMOVED

Site Improvements

SECTION 86-95 - THRESHOLD REQUIRED

TOTAL SITE AREA	9,379 SF
EX. LANDSCAPED AREA	4,307 S.F.
EX. HARDSCAPE AREA[1]	2,097I S.F.
MODIFIED AREA[1]	-REMOVAL OF LAWN AREA FOR REFUSE ENCLOSURE: 71 SF -REMOVAL OF PAVING AT POOL DECK: 87 SF
	TOTAL AREA OF IMPROVEMENTS: 158 SF (1.68 % OF TOTAL LOT)

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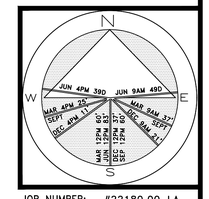

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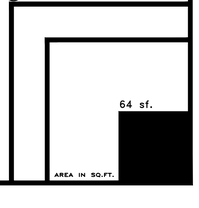
SHEET L2.1



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Demolition & Landscape Alteration Plan

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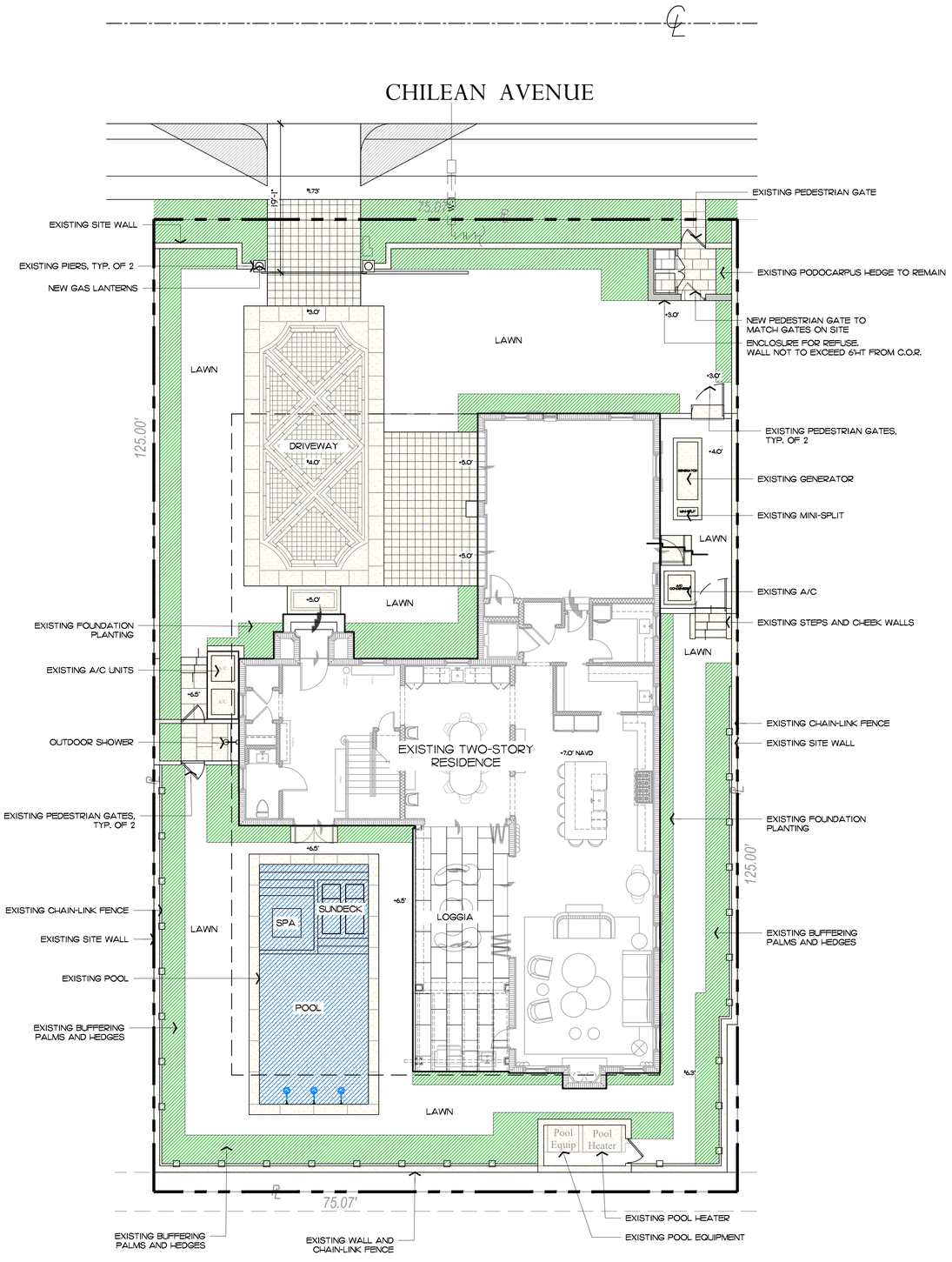

Gas Lantern

SAME LANTERN STYLE TO SCONCES IN THE PROPERTY

Cypress Gate

SAME MATERIAL AS EXISTING GATES AND FRONT DOOR

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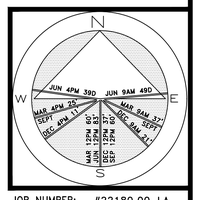

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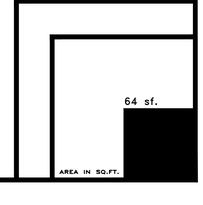
SHEET L3.0



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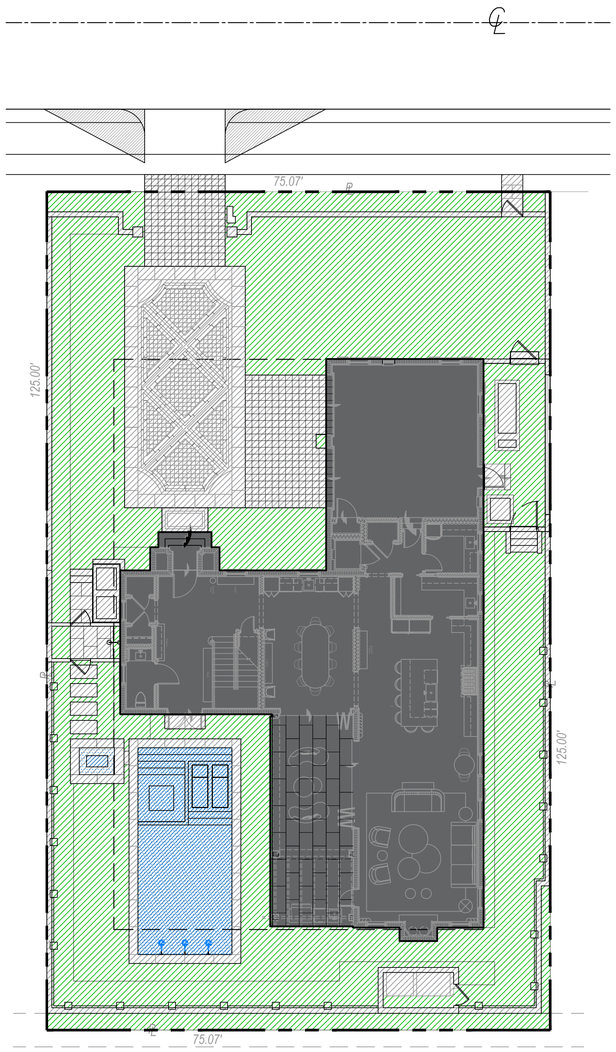
NOT FOR CONSTRUCTION

Site Plan

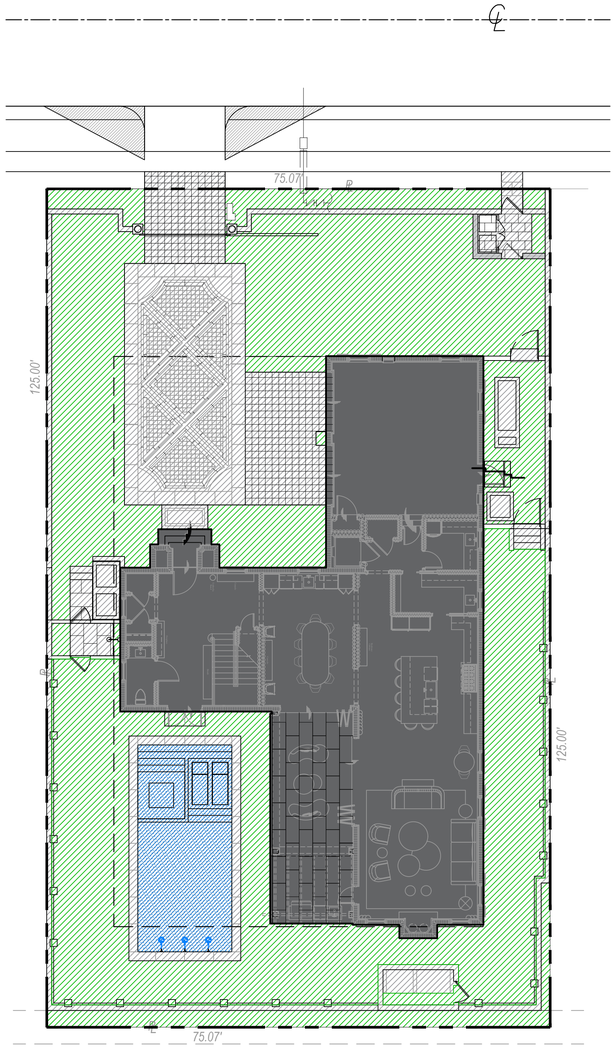
SCALE IN FEET 0' 8' 16' 24'

Legend

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



Existing Open Space Graphic



Proposed Open Space Graphic

Site Data

LOT ZONE	R-C - MEDIUM DENSITY RESIDENTIAL					
LOT AREA	9,384 S.F. (10,000 S.F. MINIMUM)					
DESCRIPTION	REQUIRED		PREVIOUSLY APPROVED		CURRENTLY PROPOSED	
OPEN / PERMEABLE SPACE	MINIMUM 45%	4,220 S.F.	45.89%	4,307 S.F.	46.0%	4,332 S.F.
FRONT YARD LANDSCAPE	MINIMUM 40% OF FRONT YARD	750 S.F.	74.16%	1,391.26 S.F.	70.37%	1,331 S.F.
PERIMETER LANDSCAPE	MINIMUM 50% OF L.O.S.	2,110 S.F.	64.54%	2,784 S.F.	68.89%	2,724 S.F.

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NOT FOR CONSTRUCTION

Open Space Diagrams

SCALE IN FEET 0' 8' 16' 24'

ENVIRONMENT DESIGN GROUP
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Landscape Management
Dustin M. Mizell, MLA FLA #6666784
Dustin@environmentdesigngroup.com

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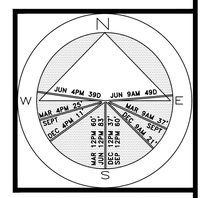
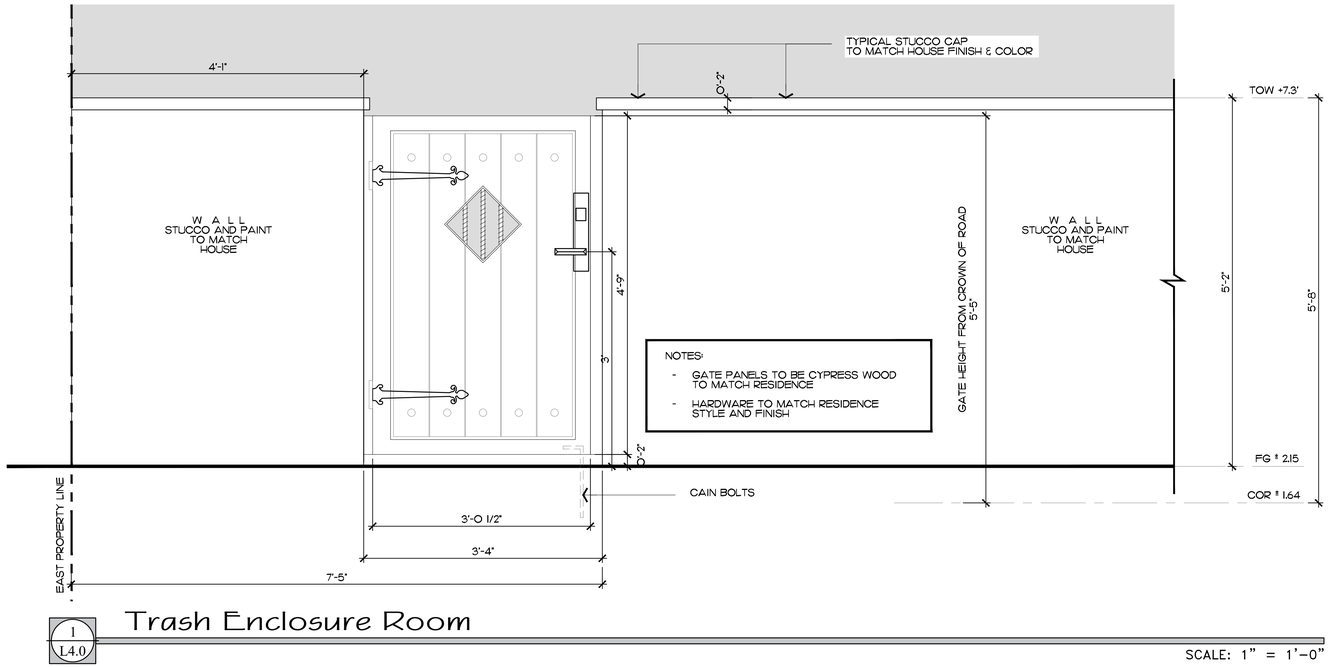


JOB NUMBER: #22180.00 LA
DRAWN BY: Dustin Mizell

DATE: 04.23.2026 1st.Sub.
05.13.2026 2nd.Sub.
06.08.2026 Fin.Sub.

SHEET L3.1

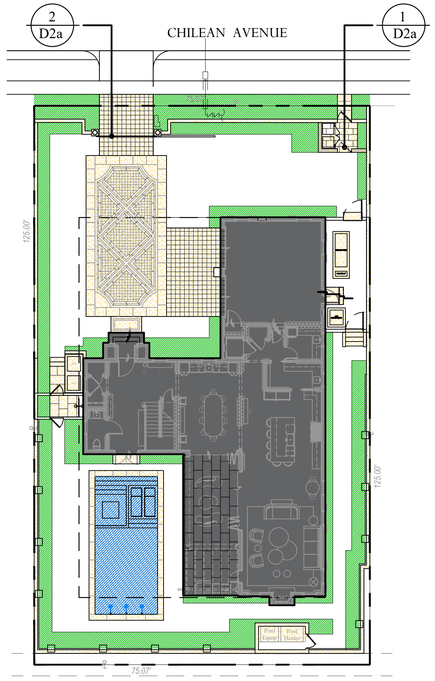
64 sf.
AREA IN SQ.FT.

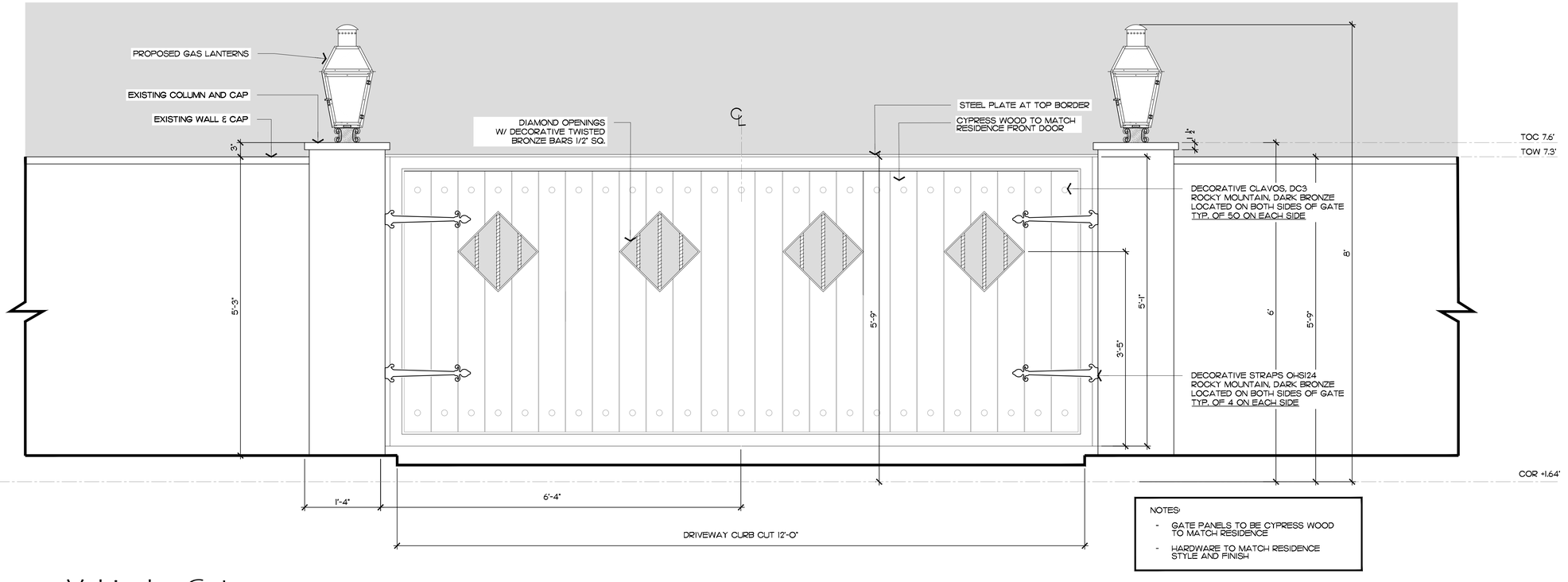


1
L4.0

Trash Enclosure Room

SCALE: 1" = 1'-0"





2
L4.0

Vehicular Gate

SCALE: 1" = 1'-0"

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Proposed Hardscape Exhibit

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SHEET L4.0

1
L4.1

Existing Street Elevation

2
L4.1

Proposed Street Elevation

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Rendered Landscape Elevations

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SHEET L4.1

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1 L4.2 Vehicular Gate Rendering

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DRAWN BY: Dustin Mizell

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SHEET L4.2

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Enlarged Gate Rendering

Key Map

3 Vehicular Gate at 306 Chilean Ave

2 Vehicular Gate at 314 Chilean Ave

3 Vehicular Gate at 325 Chilean Ave

4 Vehicular Gate at 349 & 351 Chilean Ave

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SHEET EX.1

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Existing Vehicular Gates Exhibit

Key Map

5 Vehicular Gate at 306 Chilean Ave

6 Vehicular Gate at 360 Cocoanut Row

7 Vehicular Gate at 343, 345, 347 & 349 Chilean Ave

8 Vehicular Gate at Brazilian Court Hotel

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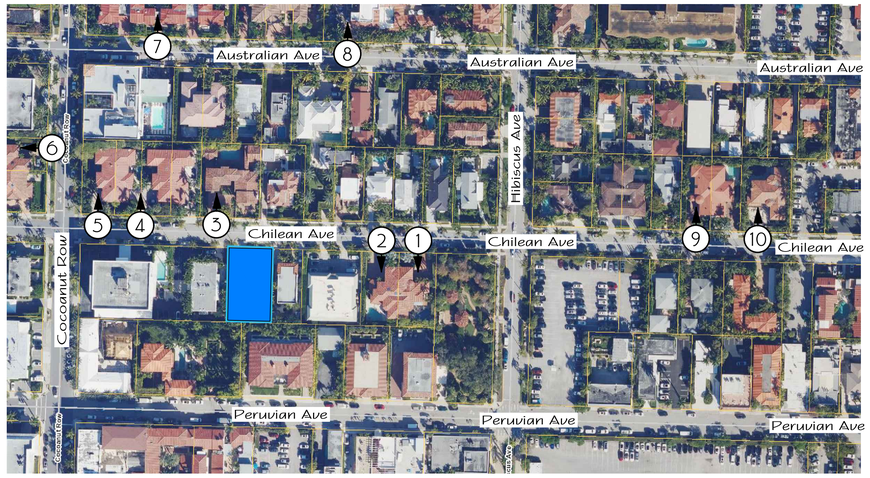
06.08.2026 Fin.Sub.

SHEET EX.2

Existing Vehicular Gates Exhibit



Key Map

9 Vehicular Gate at 229 Chilean Ave

10 Vehicular Gate at 219 Chilean Ave

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Existing Vehicular Gates Exhibit

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DRAWN BY: Dustin Mizell

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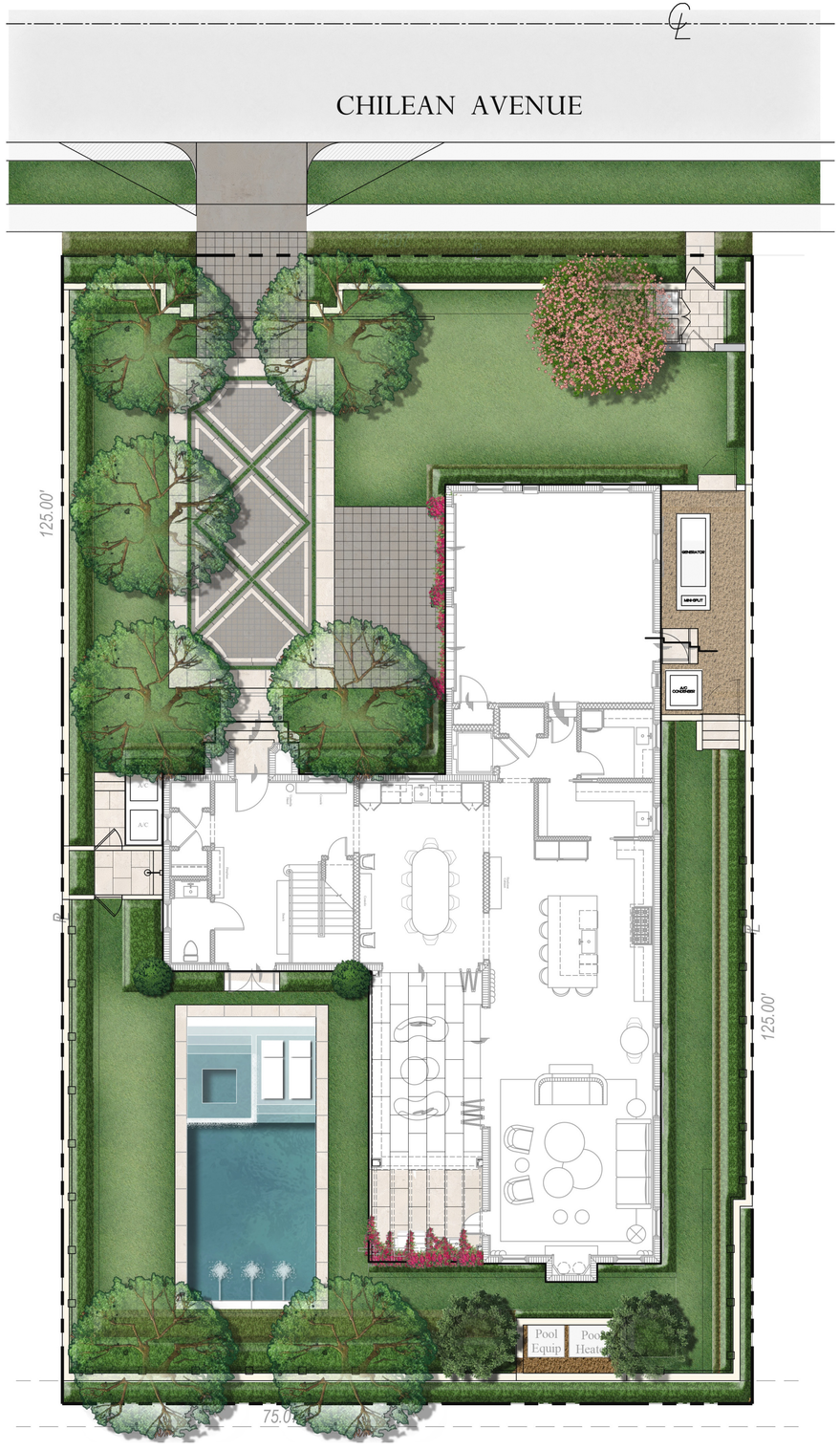
SHEET EX.3



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SHEET L6.0

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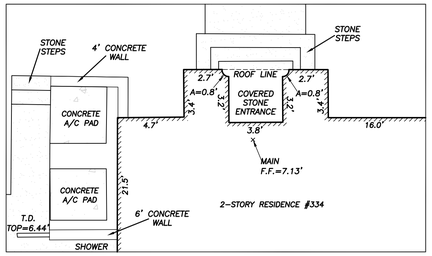
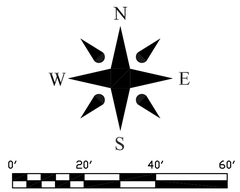
Rendered Landscape Plan

LEGEND

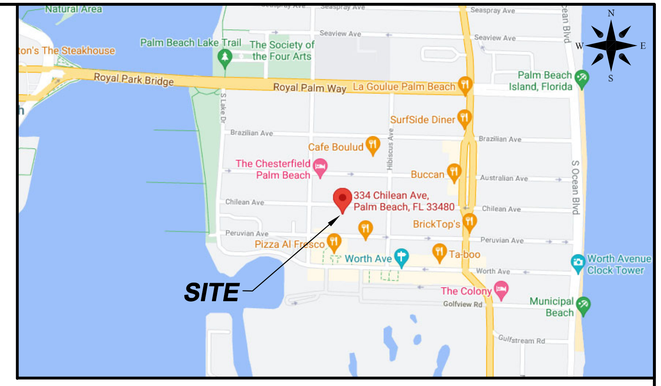
A = ARC LENGTH
A/C = AIR CONDITIONING
A.E. = ACCESS EASEMENT
A.K.A. = ALSO KNOWN AS
ASPH. = ASPHALT
BLDG. = BUILDING
B.M. = BENCHMARK
B.O.C. = BACK OF CURB
B.O.W. = BACK OF WALK
(C) = CALCULATED
CATV = CABLE ANTENNA TELEVISION
C.B. = CHORD BEARING
C.B.S. = CONCRETE BLOCK STRUCTURE
C.C.C.L. = COASTAL 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
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
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
S/W = SIDEWALK
T.D. = TRENCH DRAIN
T.O.B. = TOP OF BANK
T.O.C. = TOP OF CURB
T.O.W. = TOP OF WALL
TWP. = TOWNSHIP
TYP. = TYPICAL
U/C = UNDER CONSTRUCTION
U.E. = UTILITY EASEMENT
U.R. = UNRECORDED
W.C. = WITNESS CORNER
W.M.E. = WATER MANAGEMENT EASEMENT
W.M.M.E. = WATER MANAGEMENT MAINTENANCE EASEMENT
W.M.T. = WATER MANAGEMENT TRACT
℄ = 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
= DRAINAGE MANHOLE (DMH)
= YARD DRAIN (YD)
= GAS MATER (GM)
P = OVERHEAD POWER



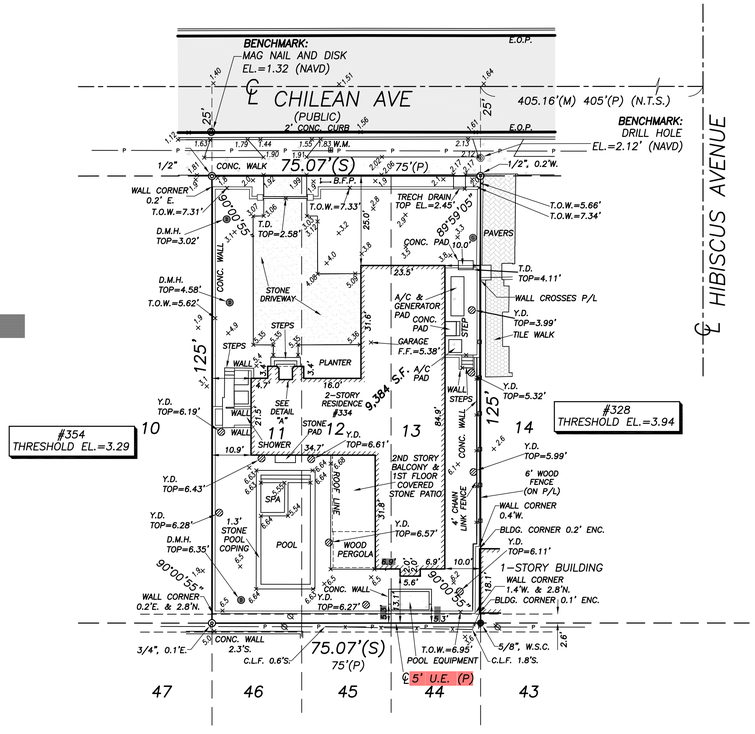
DETAIL "A"
(SCALE: 1"=5')



SCALE: 1"=20'



VICINITY SKETCH N.T.S.



BOUNDARY SURVEY FOR:
G.W. PURUCKER HOMES

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

G.W. Purucker Homes
J.V., M&T Bank, First American Title Insurance Company, Alley, Maas, Rogers Lindsay, P.A.
Horizon Title Services, Inc.

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

PROPERTY ADDRESS:
334 Chilean Avenue
Palm Beach, FL 33480

LEGAL DESCRIPTION:
Lots 11, 12 and 13, Block 11 of ***REVISED MAP OF ROYAL PARK ADDITION TO PALM BEACH, FLORIDA****, according to the Plat thereof as recorded in Plat Book 4, Page(s) 1, of the Public Records of PALM BEACH County, Florida.*

TITLE COMMITMENT REVIEW

CLIENT: 334 Chilian, LLC, a Florida limited liability company		COMMITMENT NO. : 1062-5230253	DATE: 02/20/2021		
EWED BY: Craig Wallace		JOB NO. : 07-1045.34			
B2 ITEM NO.	**DOCUMENT**	**DESCRIPTION**	**AFFECTS AND PLOTTED**	**AFFECTS AND NOT PLOTT-ABLE**	**DOES NOT AFFECT**	**NOT A SURVEY MATTER**
1 - 8	N/A	Standard Exceptions				•
9	PB 4 PG 1	Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of REVISED MAP OF ROYAL PARK ADDITION TO PALM BEACH, FLORIDA, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).	•			
10	DB 22 PG 113	Easement			•	

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. *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 1062-5230253, issued by First American Title Insurance Company, dated February 10, 2021. This office has made no search of the Public Records.*
2. *Elevations shown hereon, if any, are in feet and decimal parts thereof and are based on NAVD-88. The expected accuracy of the elevations shown hereon is 0.03' for the hard surface elevations (shown thus x 0.00) and 0.1' (shown thus x 0.0) for the soft surface elevations. Elevations shown hereon are U.S. survey feet unless otherwise noted.*
3. *Description furnished by client or client's agent.*
4. *Unless presented in digital form with electronic seal and electronic signature this survey must bear the signature and the original raised seal of a Florida licensed surveyor or mapper this drawing, sketch, plat or map is for informational purposes only and is not valid.*
5. *This survey cannot be transferred or assigned without the specific written permission of Wallace Land Surveying, LLC. This survey is not transferable by Owners Affidavit of Survey or similar instrument.*
6. *Except as shown, underground and overhead improvements are not located. Underground foundations not located.*
7. *The survey sketch shown hereon does not necessarily contain all of the information obtained or developed by the undersigned surveyor in his field work, office work or research.*
8. *No responsibility is assumed by this surveyor for the construction of improvements, from building ties shown on this survey.*
9. *Revisions shown hereon do not represent a "survey update" unless otherwise noted.*
10. *All dates shown within the revisions block hereon are for interoffice filing use only and in no way affect the date of the field survey stated herein.*
11. *In some instances, graphic representations have been exaggerated to more clearly illustrate the relationships between physical improvements and/or lot lines. In all cases, dimensions shown shall control the location of the improvements over scaled positions.*
12. *It is a violation of Rule 5J-17 of the Florida Administrative Code to alter this survey without the express prior written consent of the Surveyor. Additions and/or deletions made to the face of this survey will make this survey invalid.*
13. *The ownership of fences, perimeter walls and/or hedges shown hereon are not known and thus are not listed as encroachments. Fences, hedges and/or perimeter walls are shown in their relative position to the boundary.*
14. *The expected horizontal accuracy of the information shown hereon is +/- 0.10'.*

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 VISIT: 10/18/2025

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

REVISIONS

10/23/2025 ADDED TRENCH DRAIN & YARD INLET - C.K.
10/21/2025 FINAL TIE IN & DRAINAGE J.M. & J.T. PB 372-PG2 - C.K.
06/30/25 FORMBOARD TIE-IN B.M./S.E.W. 197585
06/26/24 POOL FORM TIE IN J.P./B.M. 197585 NP109/27
11/13/23 UNDERCONSTRUTION TIE-IN J.M./M.B. 07-1045.20 PB354/69
10/27/23 2ND FLOOR TIEBEAM & SLAB ELEVATIONS J.D./S.W. 07-1045.19 PB357/6
10/09/23 TIEBEAM & SLAB ELEVATIONS B.M./S.W. 07-1045.18 PB354/34
08/09/23 FORMBOARD TIE-IN J.D./S.W. 07-1045.17 PB352/1
05/24/23 SITE WALL TIE-IN B.M./S.W. 07-1045.13 PB350/14
05/01/23 SITE WALL FORMBOARD TIE-IN J.P./S.W. 07-1045.11 WP203/28
01/24/23 FORMBOARD TIE-IN J.C./S.W. 07-1045.7 PB341/74
09/02/21 CONVERT TO 24x36 M.B. 07-1045.5
04/27/21 ADD NEIGHBORING F.F. ELEVATIONS & TITLE REVIEW B.M./S.W. 07-1045.4 PB309/65
02/12/21 SPOT ELEVATIONS, SURVEY AND TIE-IN UPDATE B.M./S.W. 07-1045.3 PB307/38
04/08/17 SURVEY AND TIE-IN UPDATE WITH CROWN OF ROAD ELEVATIONS AND TREE LOCATIONS J.C./M.B. 07-1045.2 PB238/35
04/12/07 SPOT ELEVATIONS, B.M./K.S. PB85/64 07-1045.1

BOUNDARY SURVEY FOR:
G.W. PURUCKER HOMES

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

FIELD: B.M.	JOB NO.: 197585	F.B. PB87 PG. 26	
OFFICE: S.E.W.	DATE: 06/30/25	DWG. NO. 197585	
C'K'D: M.N.	REF: 197585-SE-1.DWG	SHEET 1 OF 1	