LANDMARKS PRESERVATION COMMISSION MEETING

TOWN OF PALM BEACH

JULY 22, 2026

9:30 AM

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

Brittain Damgard, Chair
Kim Coleman, Vice Chair
Catherine Brooker, Member
Julie Herzig Desnick, Member
Alexander Ives, Member
Kristin Kellogg, Member
Patrick Segraves, Member
Katherine Bryan, Alternate Member
Henry Ittleson, Alternate Member
Jane Lindsay-Scott, Alternate Member

AGENDA

CALL TO ORDER AND ROLL CALL

PLEDGE OF ALLEGIANCE

MINUTES

1. Minutes of the June 17, 2026, Landmarks Preservation 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. COA-26-0005 (ZON-26-0016) 1047 S OCEAN BLVD. (COMBO) The applicant, Maura Ziska (Trustee of 1047 South Ocean Boulevard Trust), has filed an application requesting a Certificate of Appropriateness for the review and approval of a two-story addition on the east side

(rear) of the residence as well as landscape improvements, requiring a landmark adjustment to decrease the side yard (south) and rear yard (east) setbacks, and a variance to increase lot coverage for the landmarked property. This is a combination project that shall also be reviewed by the Town Council as it pertains to zoning relief/approval.

6. COA-26-0012 102 FOUR ARTS PLZ – THE SOCIETY OF THE FOUR ARTS The applicant, Society of the Four Arts Inc. (Harvey E. Oyer, III, Representative), has filed an application requesting a Certificate of Appropriateness for review and approval of removal of four (4) statues on the landmarked property.
[This item has been deferred to the August 19, 2026, LPC meeting]

NEW BUSINESS

7. COA-26-0015 260 N OCEAN BLVD. The applicants, Anthony Lomangino and Lynda Lomangino, Trustees of the Anthony Lomangino Revocable Trust (Mario Nievera, Nievera Williams Design, Representative), have filed an application requesting a Certificate of Appropriateness for review and approval of landscape and hardscape improvements including a new 60KW generator, cooling tower, pergola, and vehicular gates for the landmarked property.

8. COA-26-0016 70 MIDDLE RD. The applicant, Jennifer Naegele (Jacqueline Albarran, SKA Architect + Planner, Representative), has filed an application requesting a Certificate of Appropriateness for review and approval of demolition and reconstruction of portions of the exterior walls and front door replacement, requiring a landmark adjustment to maintain existing nonconforming street side (south) setback and building height for the landmarked property.

9. HSB-26-0004 (ZON-26-0026) 335 COCOANUT ROW (COMBO) The applicant, 335 Cocoanut Row Trust (Dustin Mizell, Environment Design Group, Representative), has filed an application requesting the review and approval of landscape and hardscape modifications including a new pool which requires a variance to reduce the side (north) yard setback for the property containing two (2) historically significant buildings. This is a combination project that shall also be reviewed by the Town Council as it pertains to zoning relief/approval.

10. HSB-26-0006 242 PARK AVE. The applicant, Dr. Rhonda Nasser (Richard Sammons, Fairfax and Sammons, LLC, Representative), has filed an application requesting review and approval of exterior alterations including window and door replacement for the historically significant building. ***[A variance from the floodplain requirement from Chapter 50, Floods, to maintain the existing primary structure at a finished floor elevation below the current FEMA requirement has been requested.]***

ANY OTHER BUSINESS

MEETING SCHEDULE

11. The next meeting is scheduled for August 19, 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 Landmarks Preservation Commission Meeting
Held on June 17, 2026

CALL TO ORDER AND ROLL CALL

The meeting was called to order at 09:30 AM in the Town Council Chambers.

Members Present: Catherine Brooker, Brittain Damgard, Jane Lindsay-Scott, Kim Coleman, Alexander Ives (arrived at 9:33 a.m.), Patrick Segraves, Kristin Kellogg, and Katherine Bryan

Members Absent: Julie Herzig Desnick, Henry Ittleson

Staff Present: Friederike Mittner, Abraham Fogel, Kelly Churney, and Town Attorney Lainey Francisco

PLEDGE OF ALLEGIANCE

Chair Damgard led the Pledge of Allegiance.

MINUTES

1. Minutes of the May 20, 2026, Landmarks Preservation Commission Meeting

A motion was made by Mr. Segraves and seconded by Ms. Coleman to approve the minutes of the May 20, 2026, meeting as presented. The motion was carried unanimously, 7-0.

CONSENT AGENDA

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

2. ZON-26-0036 217 CLARKE AVE. The applicant, Southern Mark, LLC (Lessor), (Michael Marquart and Winifred Marquart (Lessee), has filed an application requesting a variance from the floodplain requirement from Chapter 50, Floods, to maintain the existing primary structure at a finished floor elevation below the current FEMA requirement for the landmarked property.

APPROVAL OF AGENDA

A motion was made by Ms. Coleman and seconded by Mr. Segraves 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

3. OFFICIALS

No comments were heard.

4. STAFF

Ms. Mittner indicated that 18 administrative approvals have been completed over the last month. Ms. Mittner provided an overview of the Town's floodplain management regulations, explaining the substantial improvement threshold and compliance requirements for properties in FEMA flood hazard areas. She highlighted that landmark and historically significant properties may apply for a floodplain variance, which can allow qualifying structures to remain at their existing elevations and serves as an important benefit of landmark designation.

Ms. Churney announced that Mr. Segraves declared a conflict of interest for HSB-26-0003, 125 Brazilian Avenue, at the May 20, 2026, meeting, and had correctly completed the 8B form in accordance with State Law. Ms. Churney also reminded the commission that their Form 1 is due by July 1, 2026.

5. PUBLIC - 3 MINUTE LIMIT

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

GENERAL BUSINESS

6. ITEMS PULLED FROM CONSENT

UNFINISHED BUSINESS

7. COA-26-0005 (ZON-26-0016) 1047 S OCEAN BLVD. (COMBO) The applicant, Maura Ziska (Trustee of 1047 South Ocean Boulevard Trust), has filed an application requesting a Certificate of Appropriateness for the review and approval of a two-story addition on the east side (rear) of the residence as well as landscape improvements, requiring a landmark adjustment to decrease the side yard (south) and rear yard (east) setbacks, and a variance to increase lot coverage for the landmarked property. This is a combination project that shall also be reviewed by the Town Council as it pertains to zoning relief/approval.
This item has been deferred to the July 22, 2026, Landmarks Preservation Commission

meeting

Note: This item was deferred to July 22, 2026, upon the approval of the agenda.

8. COA-26-0004 (ZON-26-0015) 151 ROOT TRAIL (COMBO) The applicant, Julie Phillips (Brian Brady with Brady Design, Representative), has filed an application requesting a Certificate of Appropriateness for the review and approval of a new second-story addition to the existing one-story residence, requiring a landmark adjustment to maintain existing nonconforming setbacks (front, side, and rear yards) and lot coverage of the one-story residence, requiring a landmark adjustment to decrease the rear yard setback for the second-story addition, and requiring variances to reduce the side yard setbacks of the second-story addition for the property under consideration to be landmarked. This is a combination project that shall also be reviewed by the Town Council as it pertains to zoning relief/approval.

Several members disclosed ex parte communications.

Mr. Fogel reviewed the revisions made in response to the Commission's previous comments, including replacing the proposed fiber-cement siding with wood siding, submitting a landscape plan, providing additional information on privacy screening, and clarifying window materials. He noted that the applicant had also provided exhibits demonstrating existing landscaping conditions and screening between neighboring properties. The applicant's architect, Brian Brady, presented the revised plans and materials, explaining modifications to the window trim and the dormer detailing to better reflect the home's historic character. He discussed the proposed roofing material, landscape improvements, and existing vegetation screening the rear-facing window from adjacent properties. Commission members generally expressed appreciation for the revisions and the applicant's responsiveness to prior comments. Discussion focused on the appropriateness of the siding and roofing materials, the privacy concerns associated with the rear second-floor window, and the adequacy of existing landscaping as a visual buffer. Several commissioners commented favorably on retaining the original window proportions and preserving the structure's historic character. Additional suggestions included consideration of a galvalume roof finish and potential screening measures, such as interior treatments or shutters, if future privacy concerns arose. Chair Damgard called for public comment. No one indicated a desire to speak.

A motion was made by Ms. Coleman and seconded by Ms. Kellogg to approve COA-26-0004 located at 151 Root Trail, finding that the overall design of the project meets the criteria set forth in Sections 54-122 and 54-123, subject to the following conditions: the roof shingles shall have a galvalume finish, wood siding shall be utilized, and all windows shall also be wood. The motion was carried unanimously, 7-0.

A motion was made by Ms. Brooker and seconded by Mr. Ives that the implementation of the proposed variances for COA-26-0004, 151 Root Trail, will not cause a negative architectural impact on the subject property. The motion was carried unanimously, 7-0.

A motion was made by Ms. Brooker and seconded by Mr. Ives to approve COA-26-0004, 151 Root Trail, for a landmark adjustment related to the side and rear yard setbacks as it meets the criteria set forth in Sec. 134-237(2)(a), items 1 through 3, and Sec 134-237(2)(b). The motion was carried unanimously, 7-0.

NEW BUSINESS

9. COA-26-0012 102 FOUR ARTS PLZ – THE SOCIETY OF THE FOUR ARTS. The applicant, Society of the Four Arts Inc. (Harvey E. Oyer, III, Representative), has filed an application requesting a Certificate of Appropriateness for review and approval of removal of four (4) statues on the landmarked property.

Several members disclosed ex parte communications.

Ms. Mittner introduced the item. Attorney Harvey Oyer presented the request to remove the Four Seasons statues from the Society of the Four Arts campus. He summarized the historical research conducted by the applicant team and stated that the statues were not identified as contributing features in the property's historic designation reports, were relocated to their current location in 1984 as part of a landscaping project, and were not originally associated with the historic buildings on the campus. He explained that the approved building expansion and related site improvements necessitated their relocation and noted that a private party had expressed interest in accepting the statues for display elsewhere in Town.

Dr. Philip Rylands discussed the condition, history, and artistic significance of the statues. He stated that they were not part of the Four Arts' accessioned art collection, had experienced significant deterioration, and did not align with the institution's long-term goals for the campus sculpture program. He supported their removal and relocation to another property within the Town.

Commissioners questioned the applicant regarding the history of the statues, their significance to the site, potential relocation options, and the approved Four Arts expansion plans. Several commissioners observed that, regardless of artistic merit, the statues had been part of the property for many decades and contributed to the site's historical evolution and character. Discussion also addressed whether the statues had acquired significance through their longstanding association with the Four Arts campus, the effects of their deteriorated condition, and the practicality of retaining them given the approved site improvements and loading dock configuration.

A motion was made by Mr. Ives and seconded by Ms. Coleman to defer the project to July 22, 2026, for restudy. The motion was carried unanimously, 7-0.

10. COA-26-0013 480 S OCEAN BLVD. The applicant, E AND A PROPERTY HOLDINGS LLC (Maura Ziska, Representative), has filed an application requesting a Certificate of Appropriateness and Ad Valorem Tax Exemption for the review and approval of relocation of the two-story residence within the property, renovation, exterior alterations, selective demolition, one and two-story additions, construction of a basement and a new two-story accessory structure, as well as landscape and hardscape improvements including a new pool and generator, requiring a landmark adjustment to maintain existing nonconforming side (south) and rear (west) setbacks for the landmarked property.

Several members disclosed ex parte communications.

Ms. Mittner introduced the application for a Certificate of Appropriateness, landmark adjustments, and an ad valorem tax exemption for the landmarked Marion Sims Wyeth residence at 480 South Ocean Boulevard. Staff noted concerns regarding the extent of demolition, the treatment of the pavilion, and the use of shingles on the historic portions of the residence.

The applicant team from Fairfax & Sammons presented plans to relocate portions of the residence within the site, renovate and expand the home, construct a guest house and basement, and implement extensive landscape improvements. The applicant emphasized the goal of preserving and rehabilitating the historic residence while adapting it for contemporary family use, and presented revisions that incorporate wood shingles on the historic structure.

Zack Ciomek, a neighboring property owner, expressed concerns regarding privacy, the proposed garage orientation, and the adequacy of the landscape buffer along the north property line.

Commissioners generally expressed appreciation for the owners' commitment to preserving and restoring the landmarked residence. Discussion focused on the extent of demolition, treatment of the pavilion, landscape buffering, and the use of shingles on the historic portions of the structure. Several commissioners supported the proposal, finding that it appropriately balanced historic preservation with modern living needs while maintaining the property's historic character and integrity.

A motion was made by Mr. Ives and seconded by Ms. Coleman to approve COA-26-0013 located at 480 S. Ocean Blvd., finding that the overall design of the project meets the criteria set forth in Sections 54-122 and 54-123, subject to the following condition that the shingles presented at the meeting as the second option by the architect shall be utilized. The motion was carried unanimously, 7-0.

A motion was made by Mr. Ives and seconded by Ms. Lindsay Scott to approve COA-26-0013, 480 S. Ocean Blvd., for a landmark adjustment related to the setbacks as it meets the criteria set forth in Sec. 134-237(2)(b). The motion was carried unanimously, 7-0.

A motion was made by Ms. Coleman and seconded by Ms. Kellogg to approve COA-26-0013, 480 S. Ocean Blvd., finding that the overall design of the project meets the Secretary of the Interior Standards for rehabilitation and the criteria set forth in Sections 54-122, 54-123, and 54-198, incorporating the plans that were presented with the second option relating to the building shingles. The motion was carried 6-1, with Mr. Ives dissenting.

ANY OTHER BUSINESS

No other business was discussed at this time.

MEETING SCHEDULE

11. The next meeting is scheduled for July 22, 2026

ADJOURNMENT

A motion was made by Mr. Ives and seconded by Mr. Segraves to adjourn the meeting at 11:53 AM. The motion was carried unanimously, 7-0.

Respectfully Submitted,

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Brittain Damgard, Chair

TOWN OF PALM BEACH

Information for Landmarks Preservation Commission Meeting on: July 22, 2026

To: Landmarks Preservation Commission

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

From: Planning, Zoning & Building

Re: COA-26-0005 (ZON-26-0016) 1047 S OCEAN BLVD. (COMBO) The applicant, Maura Ziska (Trustee of 1047 South Ocean Boulevard Trust), has filed an application requesting a Certificate of Appropriateness for the review and approval of a two-story addition on the east side (rear) of the residence as well as landscape improvements, requiring a landmark adjustment to decrease the side yard (south) and rear yard (east) setbacks, and a variance to increase lot coverage for the landmarked property. This is a combination project that shall also be reviewed by the Town Council as it pertains to zoning relief/approval.

Date: 7/15/2026

ATTACHMENTS

- Staff Report
- Letter of Intent
- Narrative of Changes
- Plans
- Designation Report

STRATEGIC PLAN

Strategic Priorities:
Community Culture and Character

Strategic Focus Areas:
Quality of Life
Community Preservation

FUNDING

No Fiscal Impact

COA-26-0005 (ZON-26-0016) 1047 S OCEAN BLVD (COMBO). The applicant, Maura Ziska (Trustee of 1047 South Ocean Boulevard Trust), has filed an application requesting a Certificate of Appropriateness for the review and approval of a two-story addition on the east side (rear) of the residence as well as landscape improvements, requiring a landmark adjustment to decrease the side yard (south) and rear yard (east) setbacks, and a variance to increase lot coverage for the landmarked property. This is a combination project that shall also be reviewed by the Town Council as it pertains to zoning relief/approval.

ZON-26-0016 (COA-26-0005) 1047 S OCEAN BLVD (COMBO)–VARIANCE. The applicant, Maura Ziska (Trustee of 1047 South Ocean Boulevard Trust), has filed an application requesting Town Council review and approval for one (1) variance to increase lot coverage associated with a two-story addition for the landmarked property. The Landmarks Preservation Commission shall perform design review of the application.

Applicant: Maura Ziska | Trustee of 1047 South Ocean Boulevard Trust
Professional: Roger P. Janssen | Dailey Janssen Architects

HISTORY:
The subject property was built in 1935. It was designed by John Volk in an Art Moderne architectural style. In 2013, the property was landmarked. As stated in the designation report:

- 1047 South Ocean Boulevard was designed for James Moffett Jr. and his wife, Adeline Moffett.
- James Moffett Jr. was the vice president of Standard Oil of New Jersey before becoming the first Federal Housing Administrator from 1934-1935.
- It has asymmetrical massing and was designed in a U-shape around a patio on the west side between the garage and entrance.
- Volk designed the rear façade with a curved second-floor balcony with a metal railing overlooking the Atlantic Ocean.
- Since 2007, the curved balcony on the rear façade was removed and replaced with small metal balconies.

Rear (East) Façade with Curvilinear Balcony
Courtesy of the John L. Volk Foundation

At the June 17, 2020, Landmarks Preservation Commission (LPC) meeting, COA #021-2020 was approved to remove two (2) rear ocean-facing 2nd-floor cantilevered balconies and to reconstruct the original John Volk-designed 2nd-floor curvilinear balcony. The associated variance to increase lot coverage (Z-20-00258) was supported by LPC, and approved at the July 15, 2020, Town Council (TC) meeting.

At the March 17, 2021, LPC meeting, COA #018-2021 was approved to construct two (2) second-floor additions over existing one-story portions of the residence and reconstruct an existing staircase on the south side of the residence. The associated variances to reduce the side (north) yard setback, side (south) yard setback, and increase lot coverage (Z-21-00335) were supported by LPC, and approved at the April 14, 2021, Town Council (TC) meeting.

In 2025, the applicant returned seeking a new COA and associated variances, which combined the scope of work of the previously approved projects since the improvements were not constructed, apart from the landscaping. COA-25-0008 was approved at the May 21, 2025, LPC meeting, and ZON-25-0014 was approved at the June 11, 2025, TC meeting.

At the May 20, 2026, LPC meeting, the project was deferred to re-study the massing of the addition on the southeast corner to be less imposing to the rear of the property.

The applicant submitted a narrative response indicating how the Commissioners' comments have been addressed.

THE PROJECT:

The applicant has submitted plans, entitled "PROPOSED TWO STORY POOL CABANA ADDITION TO RESIDENCE AT: 1047 SOUTH OCEAN BLVD", as prepared by **Dailey Janssen Architects**, uploaded on June 26, 2026.

The following is the scope of work:

- Construction of a new two-story addition.
- Site improvements.
- **LANDMARK ADJUSTMENT #1:** Sec. 134-237(2)(a.): Decrease the side yard (south) setback to 7.25', in lieu of 15' minimum required.
- ~~**LANDMARK ADJUSTMENT #2:** Sec. 134-237(2)(a.): Decrease the rear yard (east) setback.~~ *Rear setback is zoning compliant*.

The following VARIANCE is required to achieve the scope of work:

- **VARIANCE #1:** Sec. 134-843(a)(11): Increase the maximum lot coverage to 45.06% (5,722 SF), whereas a variance was previously approved for 43.22% (5,488 SF), in lieu of 25.00% (3,174.5 SF) maximum permitted.

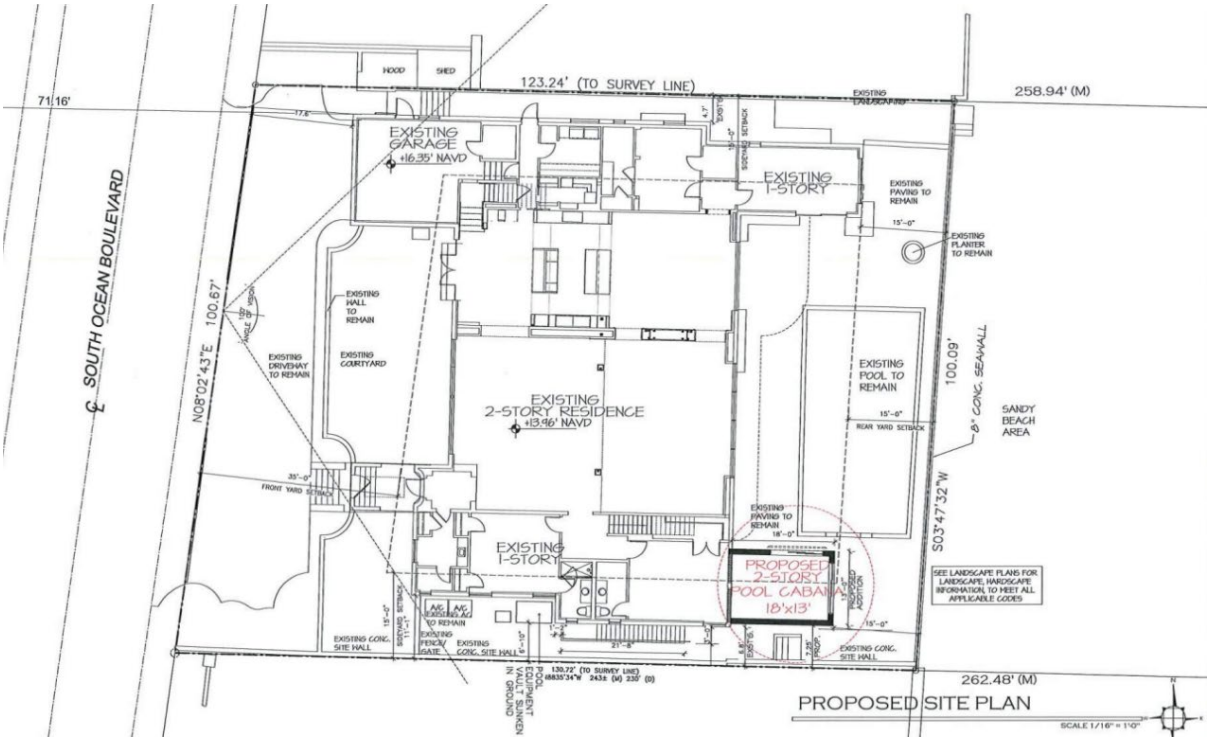
Site Data			
Zoning District	R-A	**Future Land Use**	SINGLE-FAMILY
Architect	Volk	**Year of Construction**	1935
Lot Size	Parcel 1:12,698 SF Parcel 2: 11,192 SF	**FEMA Flood Zone**	X & VE 11
Enclosed Square Footage	Existing: 7,317 SF Proposed: 7,785 SF	**Finished Floor**	Existing: 13.38' NAVD Proposed: 13.38' NAVD

Lot Coverage	Maximum: 25.00% (3,174.5 SF)	Existing*: 43.22% (5,488 SF)	Proposed: 45.06% (5,722 SF)
Landscape Open Space	Minimum: 50.00% (13,106.5 SF)	Existing: 63.34% (16,604 SF)	Proposed: 62.68% (16,478 SF)

**Per variance ZON-25-0014.*

Surrounding Properties	
North	1045 S Ocean Blvd / R-A
South	1057 S Ocean Blvd / R-A
East	Atlantic Ocean
West	1048 S Ocean Blvd / R-A

Proposed Site Plan.



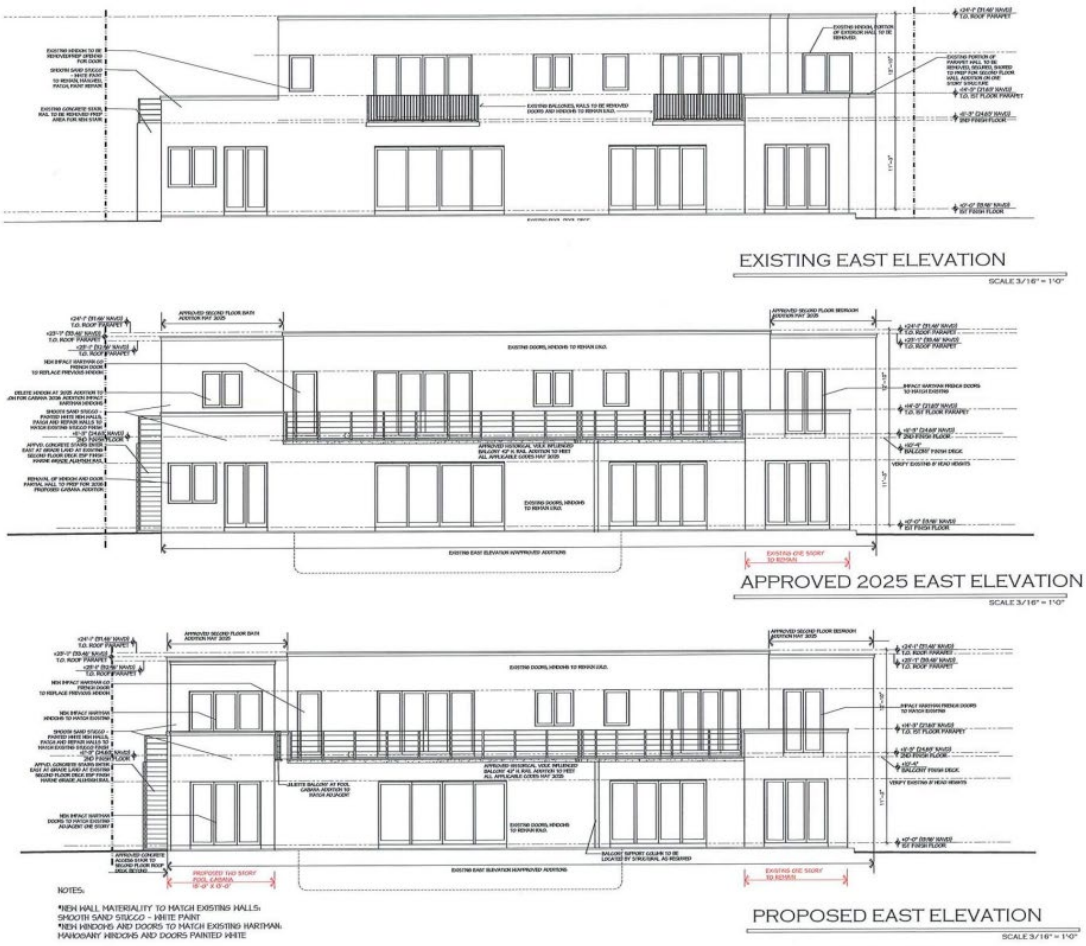
STAFF ANALYSIS:

The application seeks a Certificate of Appropriateness review and approval for a new two-story rear addition as well as site improvements. To achieve a scope of work, a landmark adjustment and variance will be required.

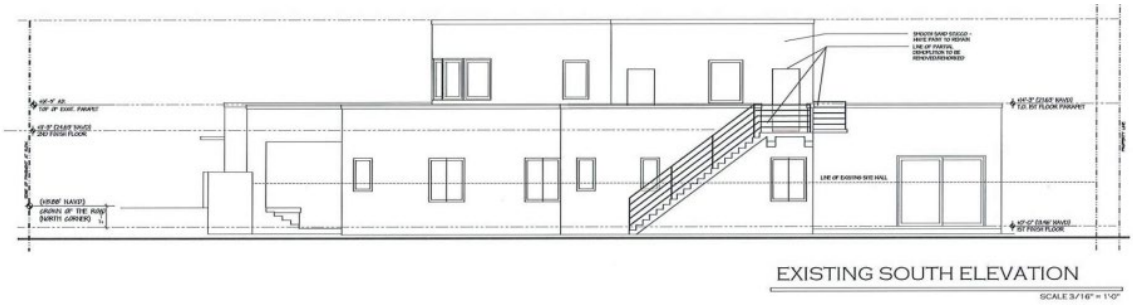
The new addition will feature a parapet roof design that is consistent with the existing structure yet differentiated by its lower height. The exterior walls will be a smooth white stucco, the new windows and doors will be Mahogany painted white, to match the existing residence. The addition is designed with a reveal line from the south wall to further

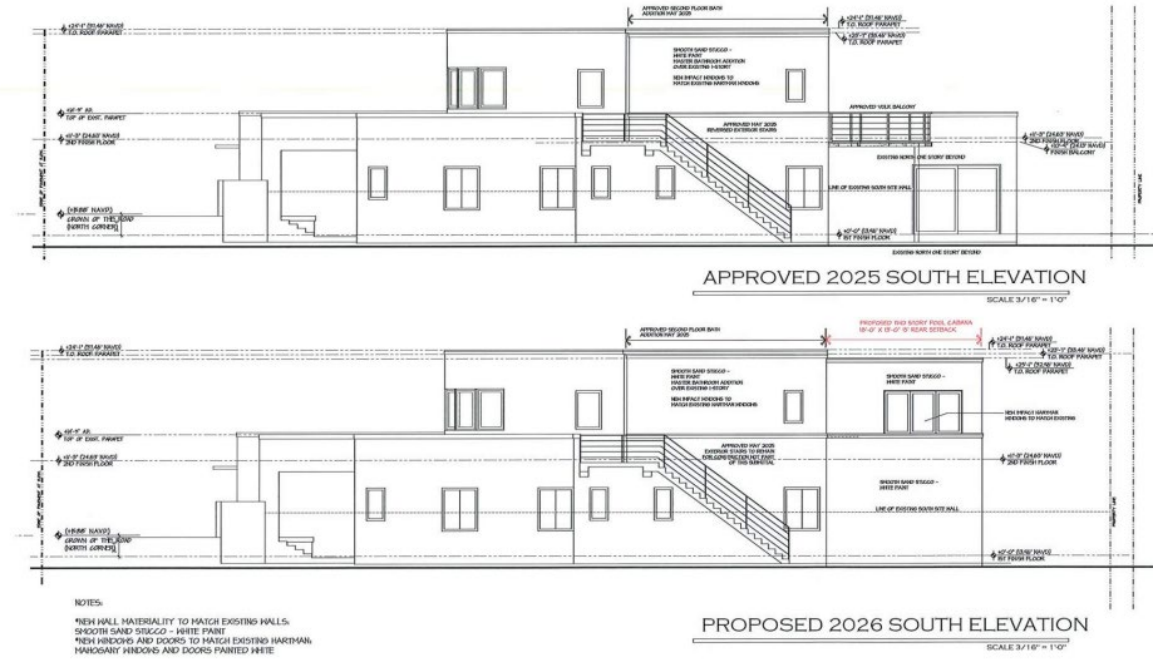
differentiate the "old" from the "new". The north façade of the addition features a Juliette balcony that is sufficiently separated from the reconstructed Volk second-floor curvilinear balcony.

Existing, Previously Approved and Proposed East Elevations.



Existing, Previously Approved and Proposed South Elevations.





Landmark Adjustment

Per Sec. 134-843(a)(8), the minimum side yard setback for a property zoned R-A is 15 feet. The south side of the landmarked structure has a non-conforming side (south) yard setback and an exterior staircase that further encroaches into this setback. Furthermore, the previously approved project was granted a variance (ZON-25-0014) that allowed construction of a second-story addition over an existing one-story portion of the residence in this location. In addition, the existing staircase was approved to be demolished and reconstructed further west with a mirrored configuration. The current project proposes a setback of 7.25'.

Code Section	Minimum	Existing	Proposed	Relief
Landmark Adjustment #1: Sec. 134-237(2)(a.)	15'	6.8'	7.25'	**7.75'**

Per Sec. 134-237(2)(a.) *Reduced side and rear yard setbacks may be approved for the expansion of landmark buildings, or the addition of permissible new buildings, on a lot which contains a landmark building if all of the following are demonstrated:*

1. *The setback does not violate any of the following conditions:*

    A. Side and rear: The resulting yard setback is not less than any existing nonconforming yard setback of the principal structure; provided, however, that the side and rear yard setback shall not be less than five feet.

B. Side and rear street: The resulting street yard setback is not less than any existing nonconforming street yard setback of the principal structures located on property immediately abutting either side of the property for which the landmark adjustment is requested; provided, however, that the street yard setback shall not be less than ten feet.

2. The new addition(s) shall be compatible and subservient compared to the massing, size, and scale of the existing landmarked building.

3. The proposed portion of building or structure between the required setback and the reduced setback does not compromise the historic character of the landmark building, due to one or more of the following:

A. The architecture and design of the additional building or structure between the required setback and the reduced setback:

i. Is complimentary to the architecture of the landmark building, while neither replicating the architecture nor fundamentally departing from it;

ii. Is such that the additional building or structure appears subordinate to those parts of the landmark building that materially contribute to its landmark status;

iii. Does not block public views of those parts of the landmarked building that materially contribute to its landmark status;

iv. Allows for future removal of the additional building or structure, restoration of the landmark building to its existing design, and differentiation; and

v. Does not damage, remove, or destroy historic materials and character-defining features of the landmarked building.

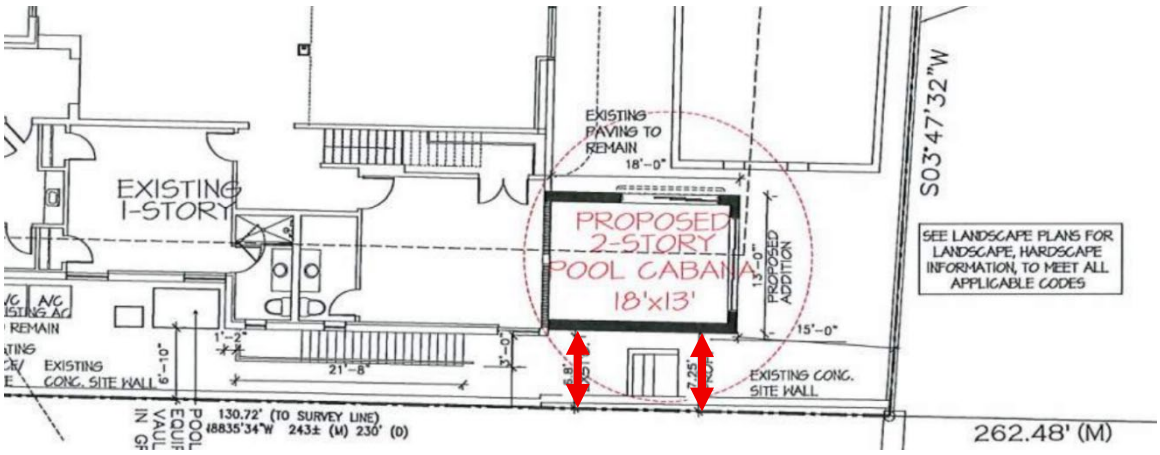
B. The volume and footprint of the portion of the building or structure between the required setback and the reduced setback is de minimis, and the character of the proposed building or structure does not tend to distract the eye from the principal landmark building.

C. The portion of the additional building or structure between the required setback and the reduced setback is completely screened from view from public rights-of-way by existing topography, existing walls, and/or existing landscaping that do not interfere with the historic character of the landmark building.

D. Reasonable alternative designs that are permitted by the strict requirements of the underlying zoning district would detract from the landmark character of the building.

The requested Landmark Adjustment does not further reduce the existing non-conforming south setback. The addition is compatible and subservient to the landmarked structure, and its design complies with the applicable Landmark Adjustment criteria specific to setback reductions for expansion of landmark buildings.

Snippet of Proposed Site Plan.



Proposed East Elevation.

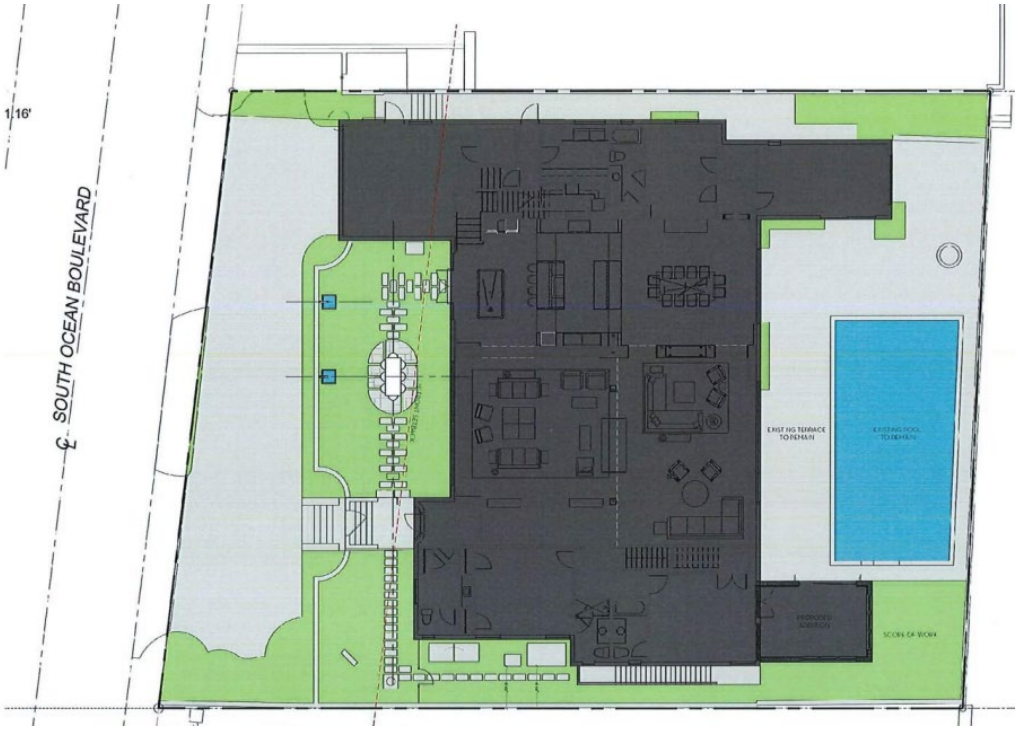
Variance

The existing site has a non-conforming lot coverage of 43.22% which was approved per variance ZON-25-0014, whereas the code allows a maximum of 25%. The current proposal would further increase lot coverage by 1.84% (284 SF).

Code Section	Required	Proposed	Variance
Variance #1: Sec. 134-843(a)(11)	25% (3,174.5 SF)	45.06%* (5,722 SF)	**20.06%** **(2,547.5 SF)**

** 43.22% (5,488 SF) previously approved per ZON-25-0014.*

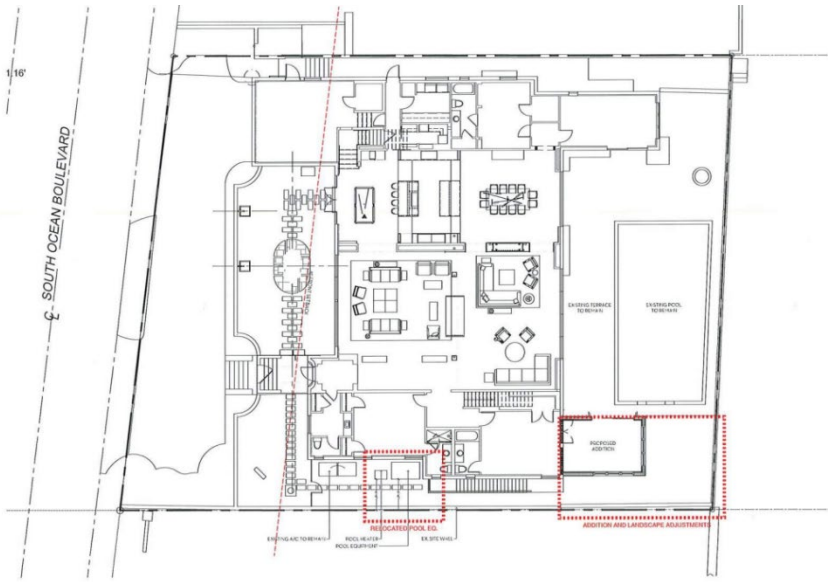
Open Space Diagram.



Site Modifications

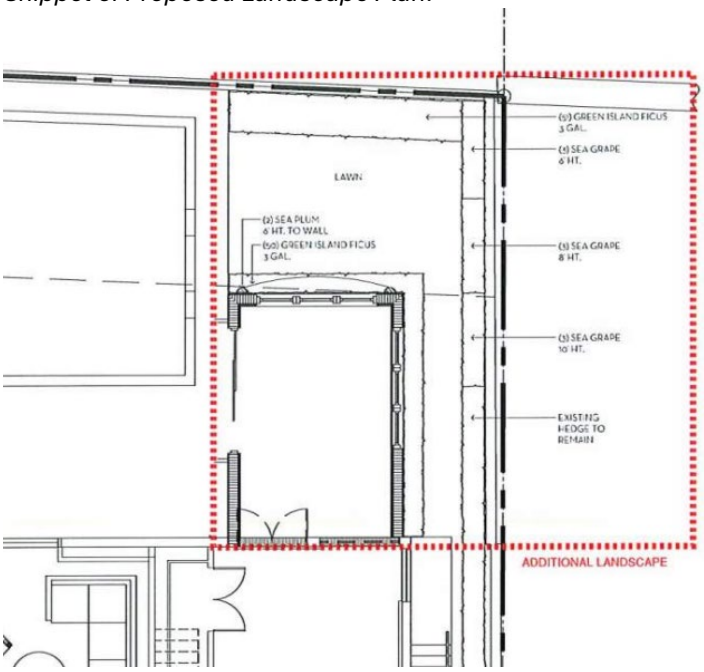
The scope of work also includes selective demolition of a fountain, spa, and hardscape on the southeast corner of the property. Additionally, the existing pool vault and equipment will be relocated to the side (south) yard.

Proposed Hardscape Plan.

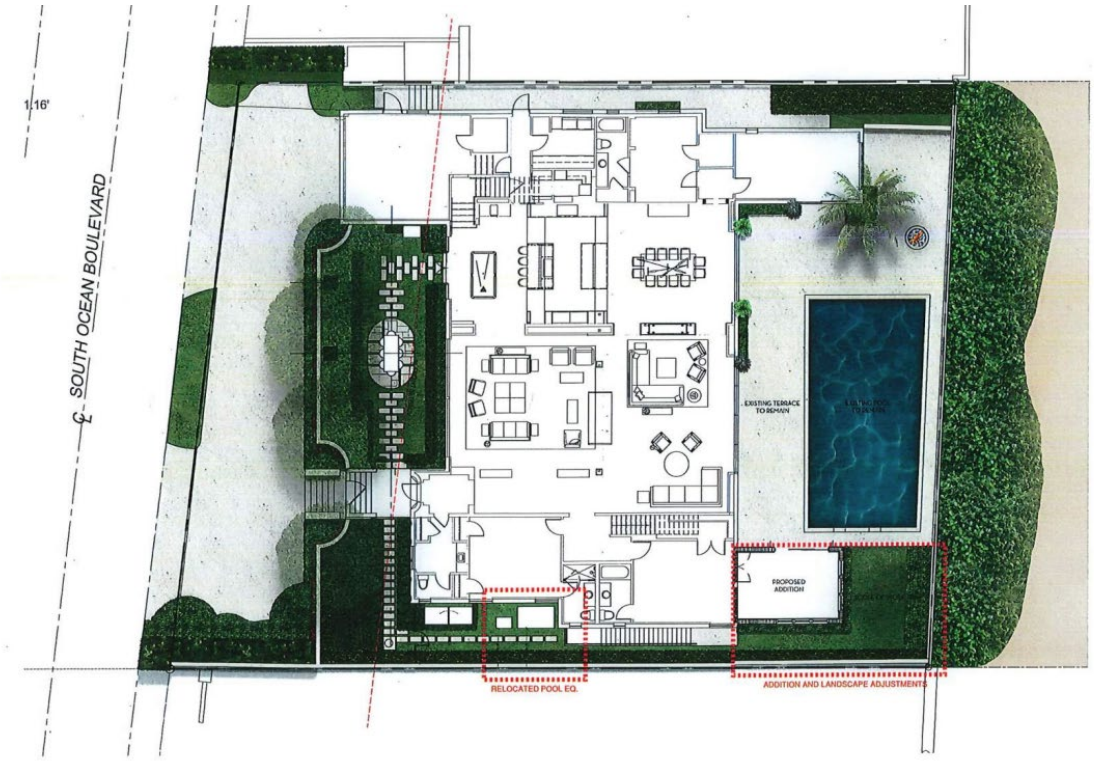


Minor landscape changes are proposed on the southeast corner of the property with Sea Plum, Seagrape, and Green Island Ficus.

Snippet of Proposed Landscape Plan.



Rendered Landscape Plan.



CONCLUSION:

The application is presented to the Commission to consider whether all the criteria in Sections 54-122 and 54-123 have been met. Approval of the project will require three (3) separate motions to be made by the Landmarks Preservation Commission:

1. for the overall design of the project in accordance with the aforementioned criteria, subject to any imposed conditions, and
2. for final determination of approval or denial of the Landmark Adjustment for a setback reduction for the expansion of a Landmarked building, and that the Landmark Adjustment **shall or shall not** be granted that all of the criteria applicable to this application as set forth in Sec. 134-237(2)(a.), items 1 through 3, have been met, and
3. that the implementation of the proposed variance **will** or **will not** cause negative architectural impacts to the subject property.

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

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

WRB: JGM: FHM: ALF WRB

DJA DAILEY JANSSEN ARCHITECTS, P.A.

ROGER PATTON JANSSEN, A.I.A.

MARCH 31, 2026

LETTER OF INTENT - SECOND SUBMITTAL – COA-26-0005, ZON-26-0016
1047 South Ocean Blvd. Palm Beach

The current residence at 1047 South Ocean Blvd. was designed by John Volk in 1935 for James and Adeline Moffett, in an Art Moderne style of architecture. Mr. Moffett was the Federal Housing Administrator in 1935. The home was influenced by the National Housing Act and the "Modeltown and Modernization Magic" exhibit at the 1935 Exposition in San Diego. The Moffett's named the residence "White Caps". The residence was landmarked in 2013.
The current owners were granted approval to replace the Volk balcony on the east side of the house, structural improvements, and 2 second floor small additions in May 2025. While working on the permit plans, Landmarks drafted, approved and published Ordinance No. 030-2025 later in 2025. The Owners would like to request review and approval of a two-story pool cabana building in response to the revised ordinance, enhancing their property.

A. LANDMARK PRESERVATION COMMISSION

1. Proposed request for review and approval of selective demolition in a small area of the southeast corner of the property, removing an existing fountain, spa and hardscape to allow for a proposed two-story pool cabana. Proposed cabana to be off-set but attached to southeast one-story portion of the historical existing residence. Existing one-story east bedroom wall to be modified, and existing door and window to be removed, to allow for the addition. Proposed sliding doors, casement windows, white stucco finish and flat roof with parapet to match the existing residence.
Per Section 54-125 Alterations to historically significant buildings (B) Partial and selective demolition will be minimal to maintain the architecture and the historical integrity of the existing historical residence. Per section 54-122 New Construction The following aspects of new construction shall be visually compatible with the building and environment with which the new construction is visually related. The pool cabana addition is designed with the appropriate height differentiation and off-set from the existing residence. (1) The height, the gross volume, and the proportion between width and height of the façade; (2) The proportions and relationships between doors and windows;(3) the rhythm of solids and voids created by openings in the façade; (4) The material used in the façade; (5) The texture inherent in the façade; (6) The colors, pattern and trim used in the façade; and (7) The design of the roof. (b) Existing rhythm

created by existing building masses and space between them should be preserved. Respect of and attention to, all of these aspects have been addressed in the proposed addition. (e) Architectural details should be incorporated as necessary to relate the new with the old and to preserve and enhance the inherent architectural characteristics of the area. The Volk approved balcony remains separate from the proposed addition and respected as an important historical feature of the project.

B. ARCOM

Not applicable, special exceptions not required at this time.

C. SPECIAL EXCEPTION

Not applicable, special exceptions not required at this time.

D. SITE PLAN REVIEW

Not applicable, site plan review not required at this time.

E. VARIANCES

Variance request required per Section 134-843 (a)(11)(b): to increase lot coverage, less than 10%, associated with landmarked property to allow for proposed two-story pool cabana addition. The criteria justifying the variance is as follows:

1)The special conditions and circumstances peculiar to the land, structure or building which are not applicable to other lands, structures or buildings in the same zoning district is that the residence was built in 1935 and is currently non-conforming to today's code.

2)The applicant was not the cause of the special conditions and circumstances of the property as the applicant purchased the property with existing non-conformities.

3)The granting of the variance will not confer on the applicant a special privilege that is denied by this ordinance to other lands, buildings or structures in the same zoning district because many residences in this district are historic and have non-conformities.

4)The hardship that runs with the land is that the house was built in 1935 and is currently non-conforming to today's code which would require variances to make any modifications or additions to bring this residence up to today's living standards. Furthermore, the property is a Town of Palm Beach Historic Landmark and there are appropriate "adjustments" allowed to incentive owning landmarked properties.

5)The variance requested is the minimum necessary to make reasonable use of the land, building or structure considering the need to add this additional square footage to improve the livability of the family's needs and taking advantage of Ordinance 030-2025 adjustments.

6)Granting the variance will be in harmony with the general intent and purpose of this chapter and will not be injurious to the area or otherwise detrimental to the public welfare because the addition is minor in size.

7) The Side and Rear yard setbacks of the proposed two-story addition are eligible for a landmark adjustment based on Landmark review criteria.

(2) Description of landmark adjustments

a. 1. A. Side and Rear: the resulting yard setback is not less than any existing non - conforming setback of the principal structure and is not less than 5 feet.

2. The new proposed addition is compatible and subservient compared to the massing, size, and scale of the existing landmarked building.

3. The proposed portion of the building or structure between the required setback and the reduced setback does not compromise the historic character of the landmark building due to one or more of the following:

A. The architecture and design of the additional building or structure between the required setback and the reduced setback:

i. The addition is complementary to the architecture of the landmark building, while neither replicating the architecture no fundamentally departing from it.

ii. Is such that the additional building or structure appears subordinate to those parts of the landmark building that materially contribute to its landmark status;

iii Does not block public views of those parts of the landmarked building that materially contribute to it landmark status;

v. Does not damage, remove, or destroy historic materials and character-defining features of the landmarked building.

B. The volume and footprint of the portion of the building or structure between the required setback and the reduced setback is de minimus, and the character of the proposed building or structure does not tend to distract the eye from the principal landmark building.

Please let us know if you need additional information.

Respectfully Submitted

Roger P. Janssen, AIA
Dailey Janssen Architects, P.A.

DJA DAILEY JANSSEN ARCHITECTS, P.A.

ROGER PATTON JANSSEN, A.I.A.

JUNE 29, 2026

Town of Palm Beach Planning, Zoning and Building Department

ARCHITECTURAL RESPONSE NARRATIVE

Response to LPC HEARING Meeting Minutes issued, May 20, 2026.

Draft Notice:
COA-26-0005 (ZON-26-0016) 1047 S OCEAN BLVD (COMBO)
ZON-26-0016 (COA-26-0005) 1047 S OCEAN BLVD (COMBO)-VARIANCE

Revised Presentation for two story pool cabana addition at 1047 So. Ocean Blvd.

Per our review of the meeting minutes and comments we respectfully present our written response to our revised presentation for consideration.

-Lot coverage allowance as stated in Ordinance as it relates to this property. Working with the Town to understand the new Ordinance, we reviewed with staff the current square footage of the residence that included the 2025 approved additions, noting and discussing that the existing residence is over on Lot Coverage. It was discussed that the Ordinance was created to help historical, older properties with existing codes and requirements. Ordinance states of 10% of allowable lot coverage, 10% of 3,174.5s.f. for this property is 317.45s.f.. The proposed footprint/lot coverage is 234s.f., well under 317s.f.. Square footage of fountain and equipment vault to be removed is 157s.f. +/-. The proposed addition is 2'-6" from south end of pool coping over previous fountain location. Current fountain to be removed for the addition, is 10" +/- from pool coping. See SD-1.01 and SP-1.01.

-Clarification of building setback and historical step back from existing structure. Proposed addition steps back from existing building on south side and pool side. Addition steps down in building height from approved addition and existing residence. Proposed addition respects east 15' setback.

400 CLEMATIS STREET, SUITE 200 WEST PALM BEACH, FLORIDA 33401 LICENSE NO. AA-C001974
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-More information required on the existing, approved, proposed plans and elevations. Existing, approved and proposed plans have been added to the presentation as requested. Existing, 2025 approved and proposed exterior elevations have been provided on one sheet, each elevation as requested.

-More renderings required of views, renderings and perspectives of existing, approved, proposed, specifically east, ocean side of property. Additional, views, renderings, perspectives, existing, approved 2025 and proposed have been added as requested.

Respectfully Submitted,

Roger P. Janssen, AIA
Dailey Janssen Architects, P.A.

PROPOSED TWO STORY POOL CABANA ADDITION TO RESIDENCE AT:

1047 SOUTH OCEAN BLVD

TOWN OF PALM BEACH — PALM BEACH COUNTY, FLORIDA

COA-26-0005 ZON-26-0016

FIRST SUBMITTAL, 02.19.2026
SECOND SUBMITTAL 03.09.2026, PRESENTATION SUBMITTAL 06.29.2026
MEETING DATES: LPC 07.22.2026 TOWN COUNCIL 08.12.2026

SCOPE OF WORK

SELECTIVE DEMOLITION OF FOUNTAIN, SPA AND HARDSCAPE SOUTHEAST CORNER OF PROPERTY, EXISTING POOL AND POOL DECK TO REMAIN.

SELECTIVE DEMOLITION OF EXISTING EAST WINDOW AND DOOR ON EXISTING SOUTH ONE-STORY. PREP WALL FOR ADDITION.

CONSTRUCTION OF ATTACHED TWO-STORY POOL CABANA TO EXISTING RESIDENCE AND APPROVED 2025 ADDITIONS

INDEX OF DRAWINGS

	ARCHITECTURAL
SV-1.01	NEIGHBORHOOD PROPERTIES MAP
SD-1.02	AERIAL CONTEXT MAP
P-0	1047 AERIAL OCEAN VIEW
REN. 1	WEST EXISTING ENTRY PERSPECTIVE
REN. 2	EAST EXISTING PERSPECTIVE
REN. 3	PREVIOUSLY APPROVED EAST PERSPECTIVE
REN. 4	PROPOSED EAST PERSPECTIVE
REN. 5	EXISTING EAST AERIAL
REN. 6	PREVIOUSLY APPROVED EAST AERIAL
REN. 7	PROPOSED EAST AERIAL
A0.01	NEIGHBORING PHOTOS
A0.02	NEIGHBORING PHOTOS
A0.03	NEIGHBORING PHOTOS
A0.04	1047 PROPERTY PHOTOS
A0.05	1047 PROPERTY PHOTOS
A0.06	1047 PROPERTY PHOTOS
A-1.000 REF	EXISTING, PREVIOUSLY APPROVED SITE PLANS
SD-1.01	SELECTIVE DEMOLITION PLAN
SP-1.01	PROPOSED SITE PLANS
A-001	ZONING LEGEND, CALCS., DIAGRAM
D-1.01	SELECTIVE DEMO EXISTING FIRST FLOOR PLAN
A-1.01 PA	PREV. APPROVED FIRST FLOOR PLAN 2025
A-1.01	PROPOSED FIRST FLOOR PLAN
D-1.02	SELECTIVE DEMO EXISTING FIRST FLOOR PLAN
A-1.02 PA	PREV. APPROVED SECOND FLOOR PLAN 2025
A-1.02	PROPOSED SECOND FLOOR PLAN
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A-1.03	PROPOSED ROOF PLAN

INDEX OF DRAWINGS

	ARCHITECTURAL CONT.
A-2.01	EXISTING,APPROVED PROPOSED EAST ELEVATION
RN-EAST	RENDERED ELEVATION EAST
A-2.02	EXISTING,APPROVED PROPOSED NORTH
RN-NORTH	RENDERED ELEVATION NORTH
A-2.03	EXISTING,APPROVED PROPOSED WEST ELEVATION
RN-WEST	RENDERED ELEVATION WEST
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REF. 3	EAST BALCONY COMPARISON

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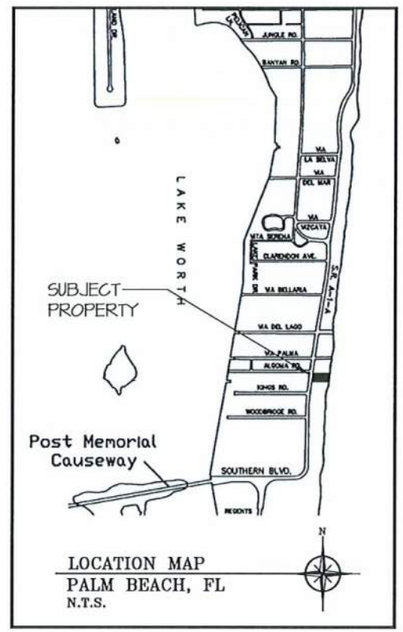
L 0	RENDERED OVERALL SITE PLAN
EL1	SOUTH ELEVATION
EL2	EAST ELEVATION
L1	OVERALL SITE PLAN
L2	HARDSCAPE PLAN
LP2	LANDSCAPE PLAN
LP3	PLANT LIST, DETAILS
OS 1	OVERALL SITE PLAN - RENDERED
D1	SITE DETAILS
EX	LANDSCAPE PLAN PARTIAL
1 OF 1	SURVEY



DAILEY JANSSEN ARCHITECTS, P.A.

400 CLEMATIS STREET, SUITE 200 WEST PALM BEACH, FLORIDA 33401 TEL: 561-833.4707

POOL CABANA ADDITION TO RESIDENCE AT:
1047 S. OCEAN BLVD.
PALM BEACH COUNTY
TOWN OF PALM BEACH

DAILEY JANSSEN ARCHITECTS
400 CLEMATIS STREET, SUITE 200, WEST PALM BEACH FLORIDA 33401, TEL. 561-833-4707, LICENSE #AA-C00714

DATE: 02.04.2026
DRAWN: KJS
REVISIONS:
- 02.04.2026 POOL CABANA ADDITION FOR PRE-APP
- 02.19.2026 FIRST SUBMIT POOL CABANA ADDITION
- 03.09.2026 SECOND SUBMITTAL POOL CABANA ADDITION
- 03.31.2026 FINAL SUBMITTAL POOL CABANA ADDITION
- 06.29.2026 DEFERRED SUBMITTAL CABANA ADDITION

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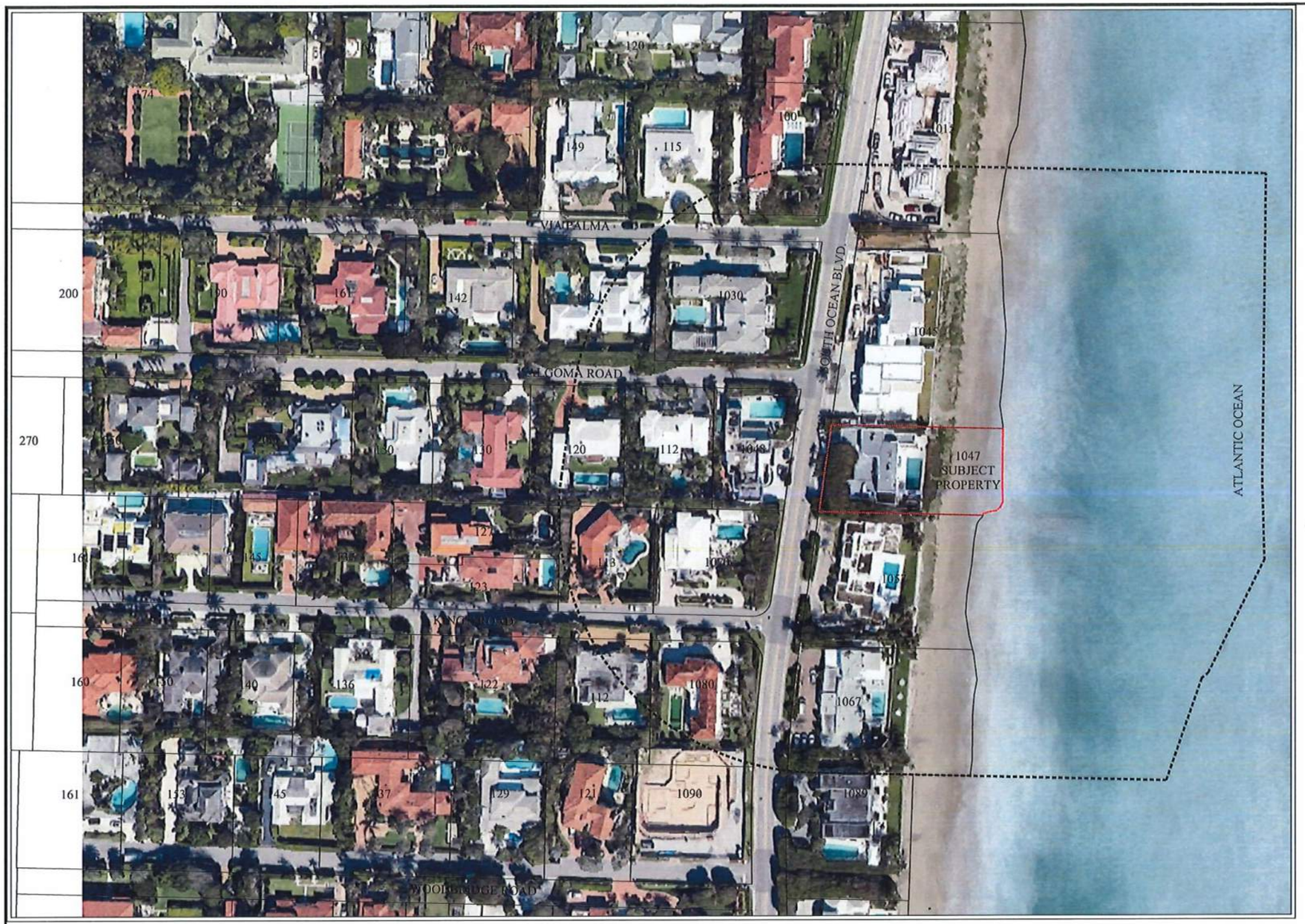
SEAL
STATE OF FLORIDA ROGER PATTON JANSSEN REGISTERED ARCHITECT AR0014785

ROGER P. JANSSEN AR-14186

COA-26-0005
ZON-26-0016

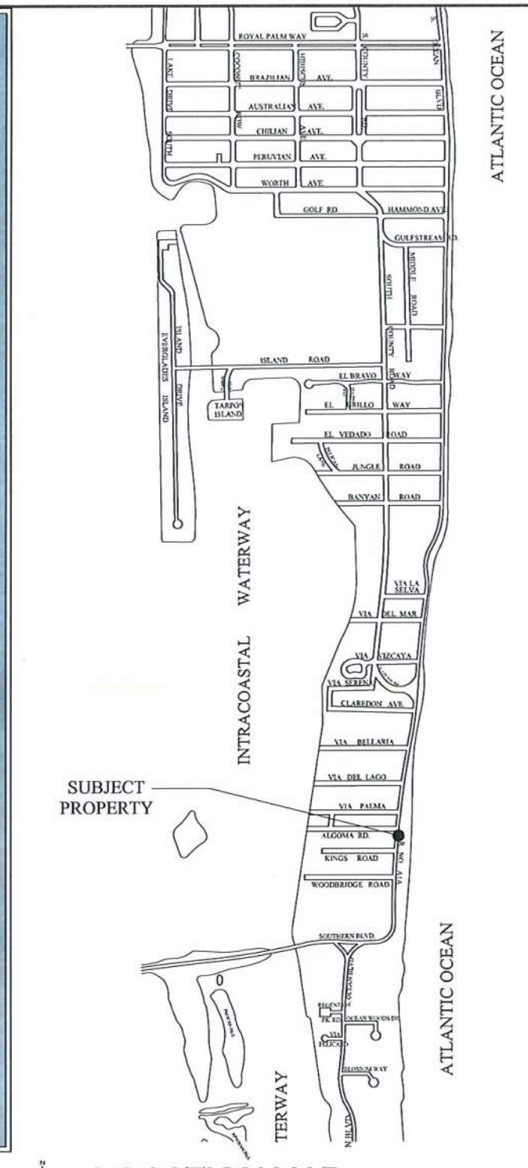
DRAWING NO.
A–0.0

JOB NUMBER: 25-105

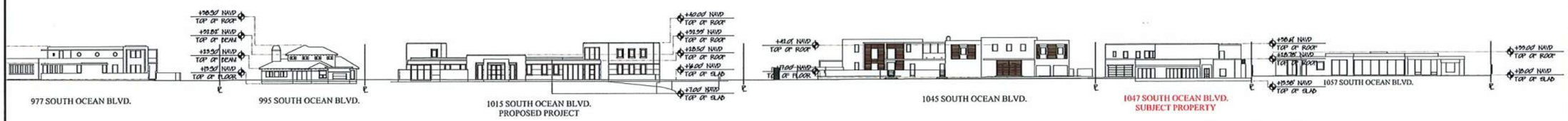


CONTEXT MAP

SCALE 1/64" = 1'-0"



LOCATION MAP



SOUTH OCEAN BLVD STREETSCAPE

SCALE 1/32" = 1'-0"

POOL CABANA ADDITION TO RESIDENCE AT:

1047 S. OCEAN BLVD.

PALM BEACH COUNTY

TOWN OF PALM BEACH

DAILEY JANSSEN ARCHITECTS
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DATE: 02.04.2026

DRAWN: MJS

REVISIONS:

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- 02.11.2026 FIRST SUBMIT POOL CABANA ADDITION
- 03.04.2026 SECOND SUBMITTAL POOL CABANA ADDITION

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AR0014785

ROGER P. JANSSEN AR-14185

COA-26-0005
ZON-26-0016

DRAWING NO.

SV-102

JOB NUMBER: 25-105

EXIST. 1-STORY RESIDENCE
115 VIA PALMA
EXIST. DRIVE

2-STORY RESIDENCE
100 VIA DEL LAGO

EXIST. DRIVE

VIA PALMA (PRIVATE ROAD)

142
(NOT SHOWN)

EXIST. DRIVE
EXIST. POOL
EXIST. DECK
EXISTING
2-STORY RESIDENCE
135 VIA PALMA
EXIST. DRIVE

APPROVED DRIVE
APPROVED POOL
APPROVED 2-STORY RESIDENCE
1030 SOUTH OCEAN BLVD.

SOUTH OCEAN BLVD.

APPROVED POOL
APPROVED DRIVE
APPROVED
2-STORY
ADDITION

1045 S. OCEAN BLVD
2-STORY RESIDENCE

EXIST. DRIVE

ALGOMA ROAD (PRIVATE ROAD)

150
SHOWN)

130
(NOT SHOWN)

EXISTING
2-STORY RESIDENCE
120 ALGOMA ROAD
EXIST. POOL

EXIST. DRIVE
EXISTING
2-STORY RESIDENCE
112 ALGOMA ROAD
EXIST. DECK
EXIST. POOL

EXIST. DRIVE
EXIST. POOL
EXIST. DECK
EXISTING
2-STORY
RESIDENCE
1048 SOUTH
OCEAN BLVD.
EXIST. DRIVE

EXIST. DRIVE
1047 S. OCEAN BLVD
2-STORY RESIDENCE
SUBJECT PROPERTY
EXIST. POOL
PROPOSED TWO
STORY POOL
CABANA ADDITION

127
(NOT SHOWN)

EXIST. DRIVE
113 KINGS RD
2- STORY RESIDENCE
EXIST. POOL

1070 S. OCEAN BLVD
2-STORY RESIDENCE
EXIST. POOL
EXIST. DRIVE

1037 S. OCEAN BLVD
2-STORY
RESIDENCE
EXIST. DRIVE
EXIST.
POOL

123(NOT SHOWN)

KING'S ROAD

122
(NOT SHOWN)

EXIST. DRIVE
112 KINGS RD
2-STORY RESIDENCE
EXIST. POOL

1080 S. OCEAN BLVD
2-STORY RESIDENCE
EXIST.
POOL
EXIST. DRIVE

1067 S. OCEAN BLVD 2-STORY
RESIDENCE
EXIST. DRIVE
EXIST.
POOL

ATLANTIC OCEAN

NEIGHBORING PROPERTIES

SCALE 1/32" = 1'-0"

N
W
E
S

POOL CABANA ADDITION TO RESIDENCE AT:

1047 S. OCEAN BLVD.

PALM BEACH COUNTY — TOWN OF PALM BEACH

DAILEY JANSSEN ARCHITECTS
400 CLEMATIS STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401, TEL. 561-833-4101, LICENSE #AA-C000774

DATE: 02.04.2026
DRAWN: MJS
REVISIONS:
- 02.04.2026 POOL CABANA ADDITION FOR PRE-APP
- 02.11.2026 FIRST SUBMIT POOL CABANA ADDITION
- 03.04.2026 SECOND SUBMITTAL POOL CABANA ADDITION

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STATE OF FLORIDA
ROGER PATTON JANSSEN
AR0014785
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ROGER P. JANSSEN AR-14785

COA-26-0005
ZON-26-0016

DRAWING NO.

SV-101

JOB NUMBER: 25-105

1047 S OCEAN BLVD AERIAL VIEW

POOL CABANA ADDITION TO RESIDENCE AT:

1047 S. OCEAN BLVD.

PALM BEACH COUNTY TOWN OF PALM BEACH

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DATE: 02.04.2026
DRAWN: HJS
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ROGER P. JANSSEN AR-14785

COA-26-0005
ZON-26-0016

DRAWING NO.

P-0

JOB NUMBER: 25-105

1047 SOUTH OCEAN BLVD

06.23.2026

DAILEY JANSSEN ARCHITECTS, P.A.
400 CLEMATIS STREET, STE 200 WEST PALM BEACH, FLORIDA 33401

ENTRY PERSPECTIVE

WESTERN FACADE

1047 SOUTH OCEAN BLVD

06.23.2026

DAILEY JANSSEN ARCHITECTS, P.A.
400 CLEMATIS STREET, STE 200 WEST PALM BEACH, FLORIDA 33401

EXISTING PERSPECTIVE

EASTERN FACADE

1047 SOUTH OCEAN BLVD

06.23.2026

DAILEY JANSSEN ARCHITECTS, P.A.
400 CLEMATIS STREET, STE 200 WEST PALM BEACH, FLORIDA 33401

PREVIOUSLY APPROVED PERSPECTIVE

EASTERN FACADE

1047 SOUTH OCEAN BLVD

06.23.2026

DAILEY JANSSEN ARCHITECTS, P.A.
400 CLEMATIS STREET, STE 200 WEST PALM BEACH, FLORIDA 33401

PROPOSED PERSPECTIVE

EASTERN FACADE

1047 SOUTH OCEAN BLVD

06.23.2026

DAILEY JANSSEN ARCHITECTS, P.A.
400 CLEMATIS STREET, STE 200 WEST PALM BEACH, FLORIDA 33401

EXISTING AERIAL

FROM NE CORNER

1047 SOUTH OCEAN BLVD

06.23.2026

DAILEY JANSSEN ARCHITECTS, P.A.
400 CLEMATIS STREET, STE 200 WEST PALM BEACH, FLORIDA 33401

PREVIOUSLY APPROVED AERIAL

FROM NE CORNER

1047 SOUTH OCEAN BLVD

06.23.2026

DAILEY JANSSEN ARCHITECTS, P.A.
400 CLEMATIS STREET, STE 200 WEST PALM BEACH, FLORIDA 33401

PROPOSED AERIAL

FROM NE CORNER

1015 S Ocean Blvd

1045 S Ocean Blvd

1047 S Ocean Blvd

1057 S Ocean Blvd

1067 S Ocean Blvd

1080 S Ocean Blvd

NEIGHBORING PROPERTIES

POOL CABANA ADDITION TO RESIDENCE AT:

1047 S. OCEAN BLVD.

PALM BEACH COUNTY TOWN OF PALM BEACH

DAILEY JANSSEN ARCHITECTS
400 CLEMATIS STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401, TEL: 561-833-4101, LICENSE #AA-C001714

DATE: 02.04.2026

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- 03.04.2026 SECOND SUBMITTAL POOL CABANA ADDITION

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SEAL:

STATE OF FLORIDA
ROGER PATTON JANSSEN
AR0014785
REGISTERED ARCHITECT

ROGER P. JANSSEN AR-14785

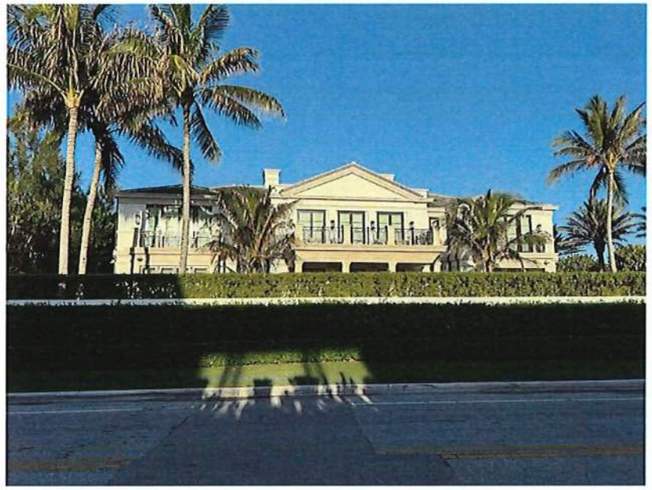
COA-26-0005
ZON-26-0016

DRAWING NO.

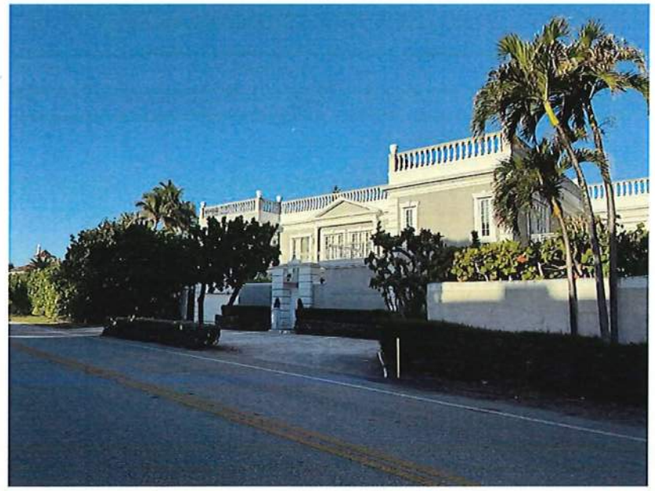
A0.01

JOB NUMBER: 25-105

1070 S Ocean Blvd



1030 S Ocean Blvd



1048 S Ocean Blvd

100 Via Del Lago

115 Via Palma

112 Via Palma

NEIGHBORING PROPERTIES

POOL CABANA ADDITION TO RESIDENCE AT:

1047 S. OCEAN BLVD.

PALM BEACH COUNTY

TOWN OF PALM BEACH

DAILEY JANSSEN ARCHITECTS
400 CLEMATIS STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401, TEL: 561-655-4107, LICENSE #AA-C00714

DATE: 02.04.2026

DRAWN: MJS

REVISIONS:

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- 03.04.2026 SECOND SUBMITTAL POOL CABANA ADDITION

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SEAL

STATE OF FLORIDA
ROGER PATTON JANSSEN
AR0014785
REGISTERED ARCHITECT

ROGER P. JANSSEN AR-14185

COA-26-0005
ZON-26-0016

DRAWING NO.

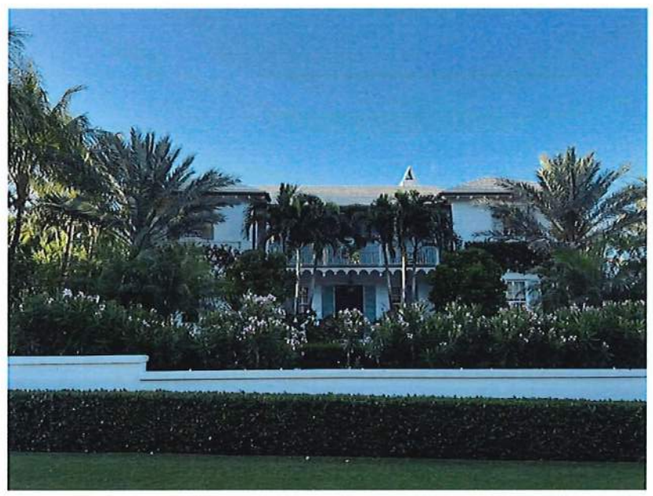
A0.02

JOB NUMBER: 25-105

112 Algoma Road

113 King's Road

112 King's Road



120 Algoma Road

POOL CABANA ADDITION TO RESIDENCE AT:

1047 S. OCEAN BLVD.

PALM BEACH COUNTY

TOWN OF PALM BEACH

DAILEY JANSSEN ARCHITECTS
400 CLEMATIS STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401, TEL: 561-833-4101, LICENSE #AA-C001774

DATE: 02.04.2026

DRAWN: MJB

REVISIONS:

- 02.04.2026 POOL CABANA ADDITION FOR PRE-APP
- 02.11.2026 FIRST SUBMIT POOL CABANA ADDITION
- 03.09.2026 SECOND SUBMITTAL POOL CABANA ADDITION

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SEAL

STATE OF FLORIDA
ROGER PATTON JANSSEN
AR0014785
REGISTERED ARCHITECT

ROGER P. JANSSEN AR-14785

COA-26-0005
ZON-26-0016

DRAWING NO.

A0.03

JOB NUMBER: 25-105

1047 S Ocean Blvd

1047 S Ocean Blvd

1047 S Ocean Blvd

1047 S Ocean Blvd

EXISTING CONDITIONS

POOL CABANA ADDITION TO RESIDENCE AT:

1047 S. OCEAN BLVD.

PALM BEACH COUNTY TOWN OF PALM BEACH

DAILEY JANSSEN ARCHITECTS
400 CLEMATIS STREET, SUITE 200, WEST PALM BEACH FLORIDA 33401, TEL. 561-833-1071, LICENSE #AA-C000714

DATE: 02.04.2026
DRAWN: MJS
REVISIONS:
- 02.04.2026 POOL CABANA ADDITION FOR PRE-APP
- 02.11.2026 FIRST SUBMIT POOL CABANA ADDITION
- 03.01.2026 SECOND SUBMITTAL POOL CABANA ADDITION

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STATE OF FLORIDA
ROGER PATTON JANSSEN
AR0014785
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ROGER P. JANSSEN AR-14185

COA-26-0005
ZON-26-0016

DRAWING NO.

A0.04

JOB NUMBER: 25-105

1047 S Ocean Blvd

1047 S Ocean Blvd

1047 S Ocean Blvd

1047 S Ocean Blvd

1047 S Ocean Blvd

1047 S Ocean Blvd

PROPOSED POOL
CABANA LOCATION

EXISTING CONDITIONS

POOL CABANA ADDITION TO RESIDENCE AT:

1047 S. OCEAN BLVD.

PALM BEACH COUNTY

TOWN OF PALM BEACH

DAILEY JANSSEN ARCHITECTS
400 CLEMATIS STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401, TEL. 561-833-1107, LICENSE #AA-C00774

DATE: 02.04.2026

DRAWN: MJS

REVISIONS:

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STATE OF FLORIDA
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AR0014785
REGISTERED ARCHITECT

ROGER P. JANSSEN AR-14785

COA-26-0005
ZON-26-0016

DRAWING NO.

A0.05

JOB NUMBER: 25-105

1047 S Ocean Blvd

1047 S Ocean Blvd

1047 S Ocean Blvd

1047 S Ocean Blvd

PROPOSED POOL
CABANA LOCATION

EXISTING CONDITIONS

POOL CABANA ADDITION TO RESIDENCE AT:

1047 S. OCEAN BLVD.

PALM BEACH COUNTY

TOWN OF PALM BEACH

DAILEY JANSSEN ARCHITECTS
400 GILPATIS STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401, TEL: 561-833-1107, LICENSE #AA-C00714

DATE: 02.04.2026

DRAWN: MJS

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03.04.2026 SECOND SUBMITTAL POOL CABANA ADDITION

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STATE OF FLORIDA
ROGER PATTON JANSSEN
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REGISTERED ARCHITECT

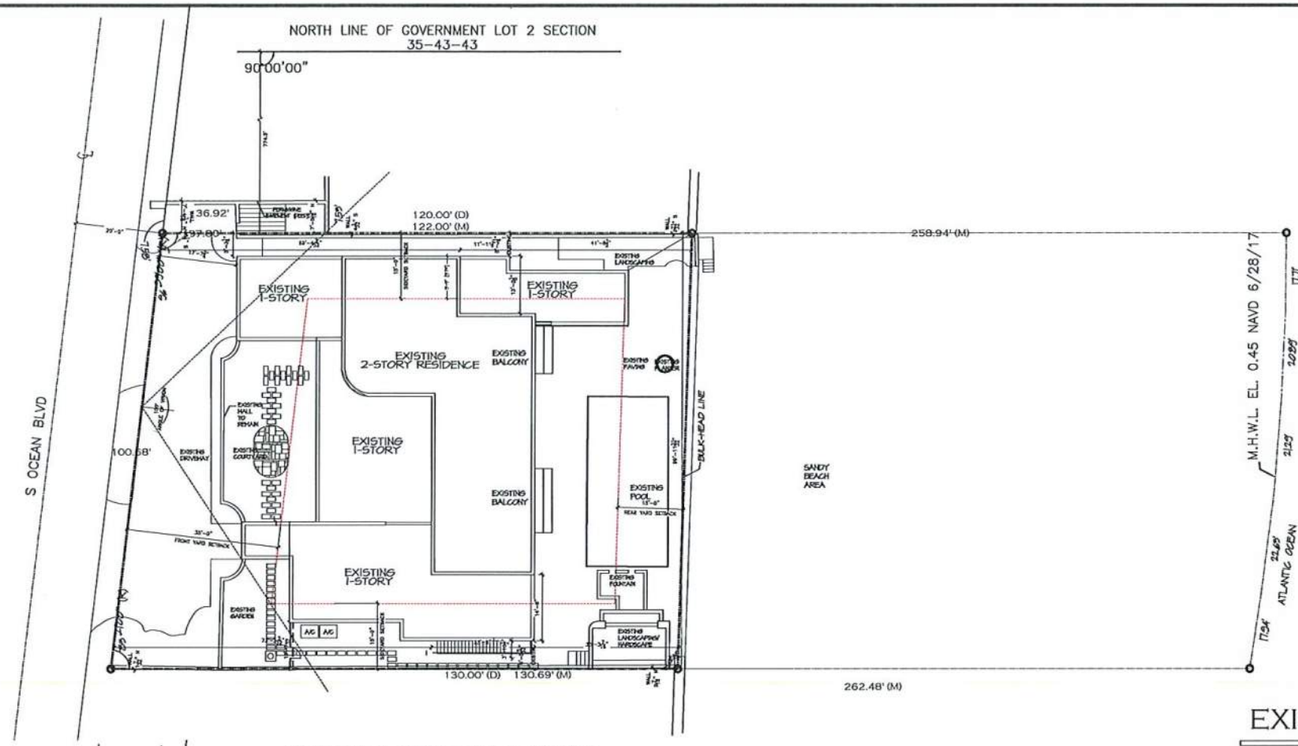
ROGER P. JANSSEN AR-14185

COA-26-00005
ZON-26-0016

DRAWING NO.

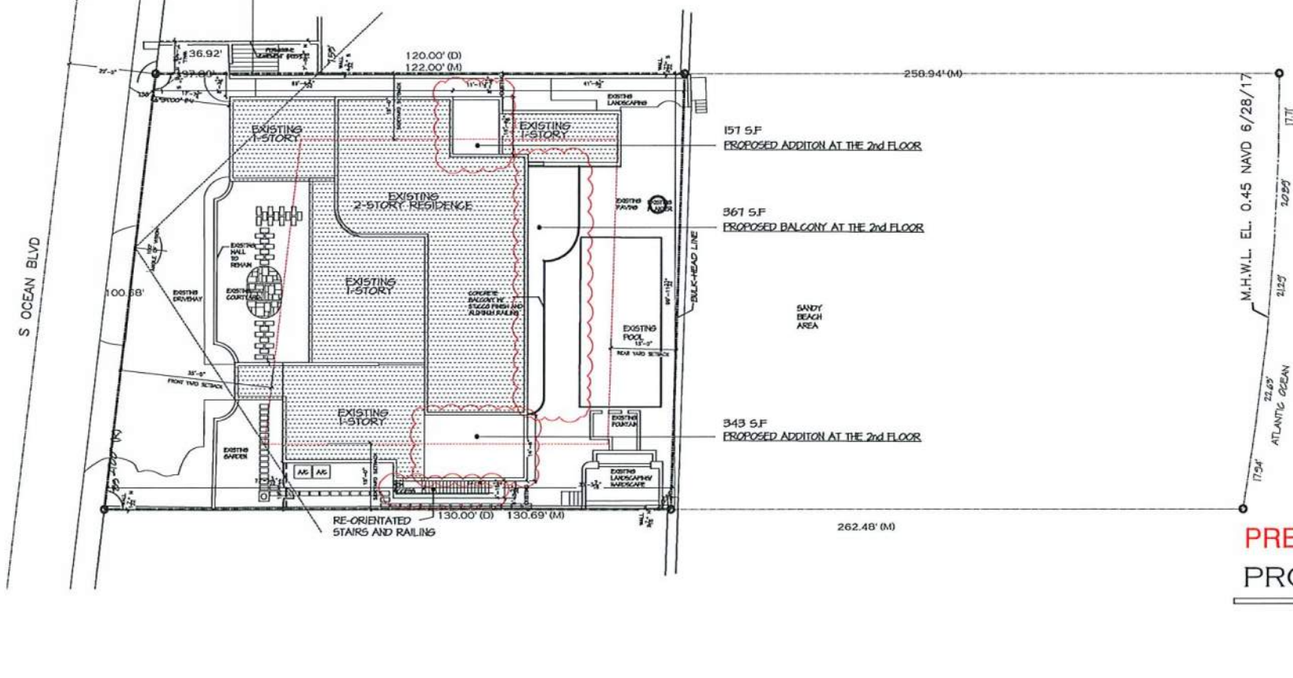
A0.06

JOB NUMBER: 25-105



EXISTING SITE PLAN

SCALE 1/16" = 1'-0"



PREVIOUSLY APPROVED 2025

PROPOSED SITE PLAN

SCALE 1/16" = 1'-0"

N
W
E
S

1047 S. OCEAN BLVD.

ADDITIONS, ALTERATIONS, MODIFICATIONS TO RESIDENCE A.T.

PALM BEACH COUNTY

TOWN OF PALM BEACH

DAILEY JANSSEN ARCHITECTS
400 CLEMATIS STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401, TEL: 561-833-4107, LICENSE #AA-C001714

DATE: 2025.04.28

DRAWN:

REVISIONS:

- FIRST SUBMITTAL 2025.03.20
- SECOND SUBMITTAL 2025.04.01
- FINAL SUBMITTAL 2025.04.28
- DEFERRED SUBMITTAL 06.29.2026

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STATE OF FLORIDA
ROGER PATTON JANSSEN
AR0014785
REGISTERED ARCHITECT

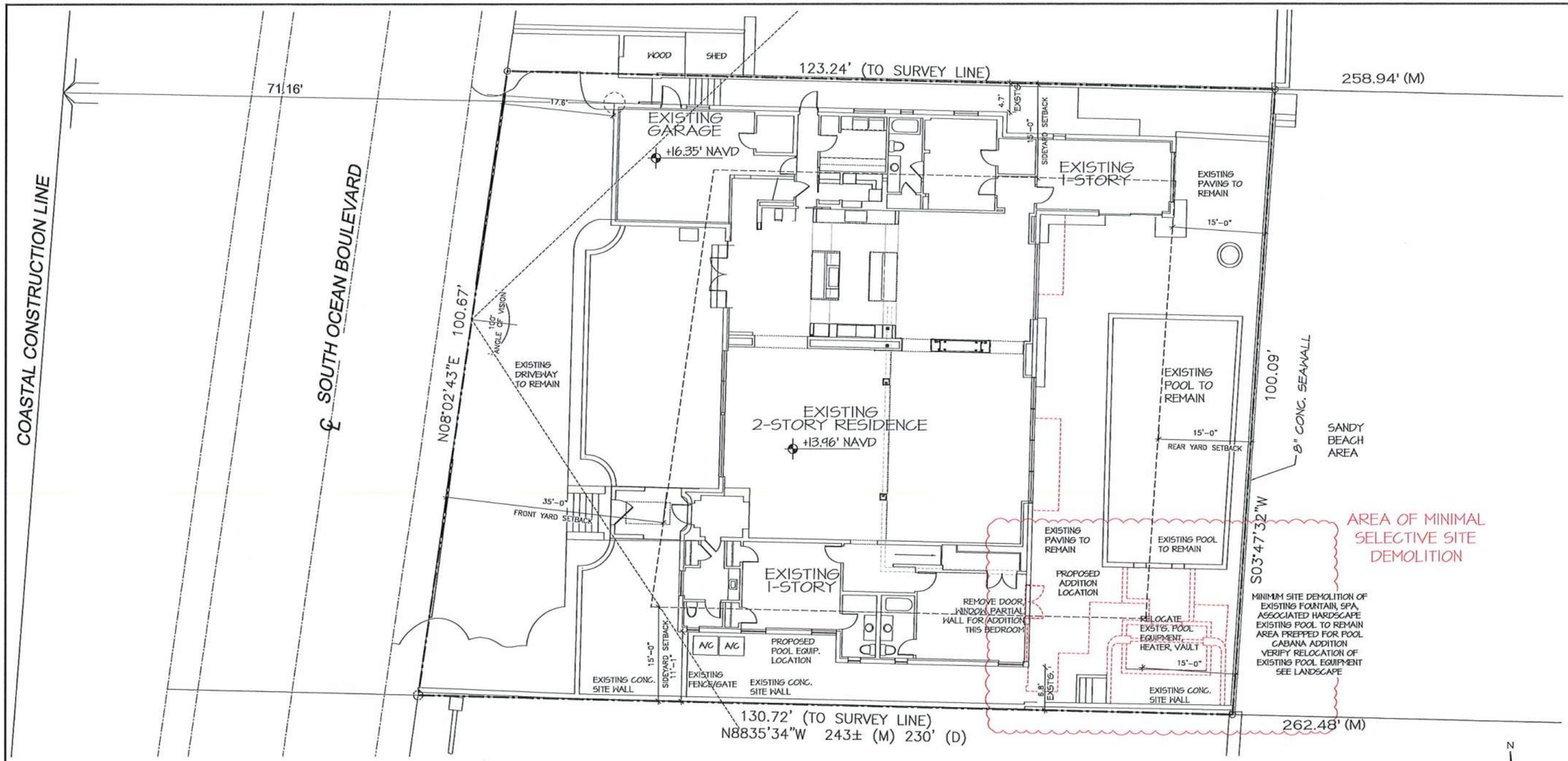
ROGER P. JANSSEN AR-14785

COA-25-0008
TC # ZON-25-0014

DRAWING NO.

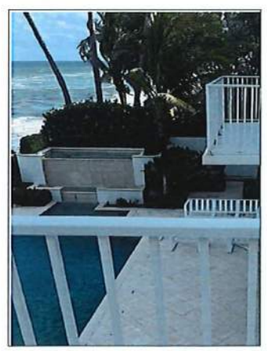
A1.000
REFERENCE

JOB NUMBER: 25-105



SELECTIVE SITE DEMOLITION

SCALE 1/16" = 1'-0"



EXISTING EQUIPMENT IN VAULT BELOW FOUNTAIN TO BE RELOCATED SOUTH SIDE

EXISTING POOL EQUIPMENT IN VAULT TO BE RELOCATED

PROPOSED AREA FOR POOL EQUIP. ADJACENT EXISTING AC SOUTH SIDE

POOL CABANA ADDITION TO RESIDENCE AT:

1047 S. OCEAN BLVD.

TOWN OF PALM BEACH

PALM BEACH COUNTY

DAILEY JANSSEN ARCHITECTS
400 CLEMATIS STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401, TEL: 561-655-4707, LICENSE #AA-C000774

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- 06.24.2026 DEFERRED SUBMITTAL CABANA ADDITION

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STATE OF FLORIDA ★ ROGER PATTON JANSSEN ★ AR0014785 REGISTERED ARCHITECT

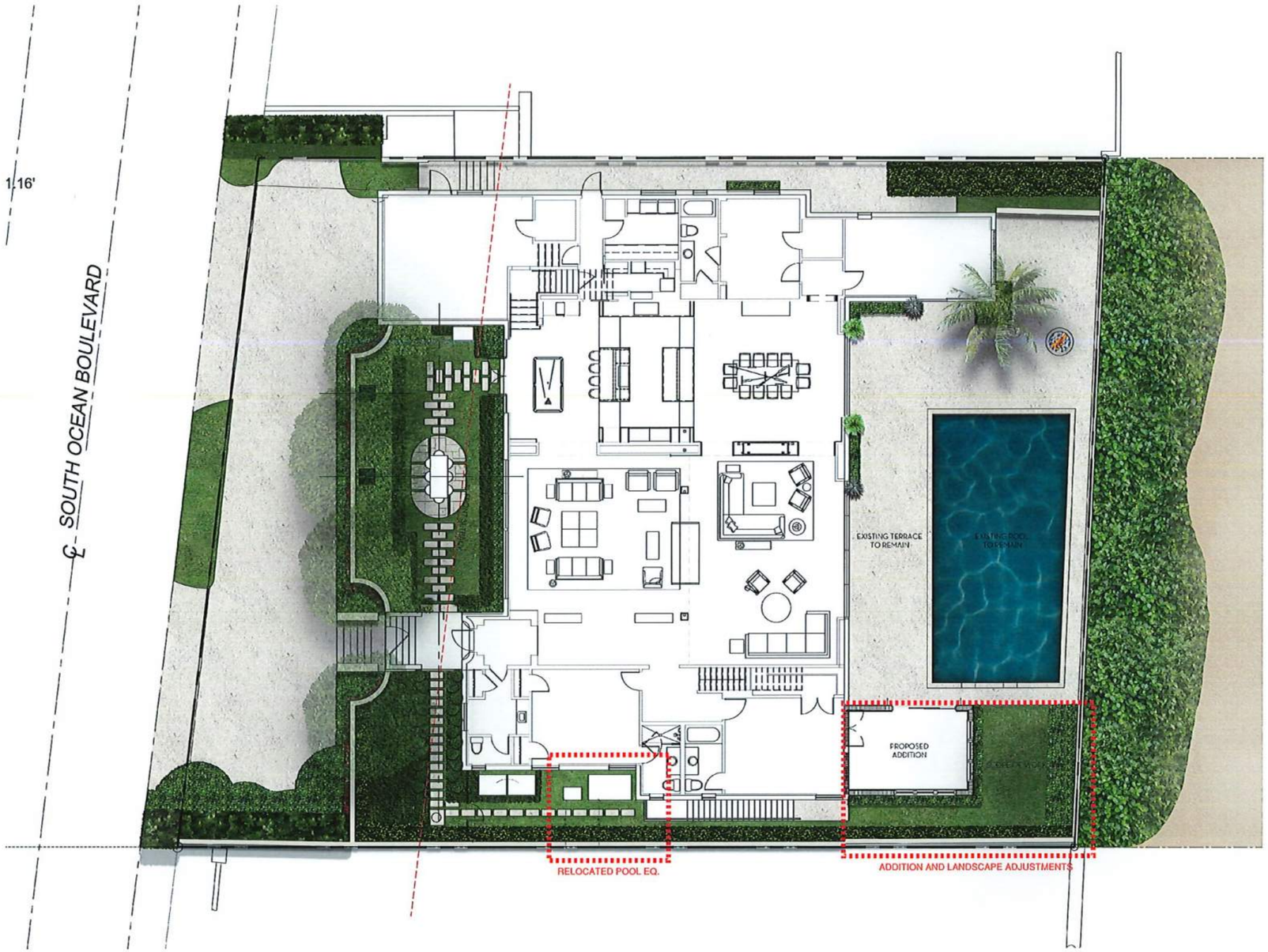
ROGER P. JANSSEN AR-14785

COA-26-0005
ZON-26-0016

DRAWING NO.

SD.1.01

JOB NUMBER: 25-105



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

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

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

OVERALL SITE PLAN

RESIDENCE

1047 SOUTH OCEAN BLVD, PALM BEACH, FL

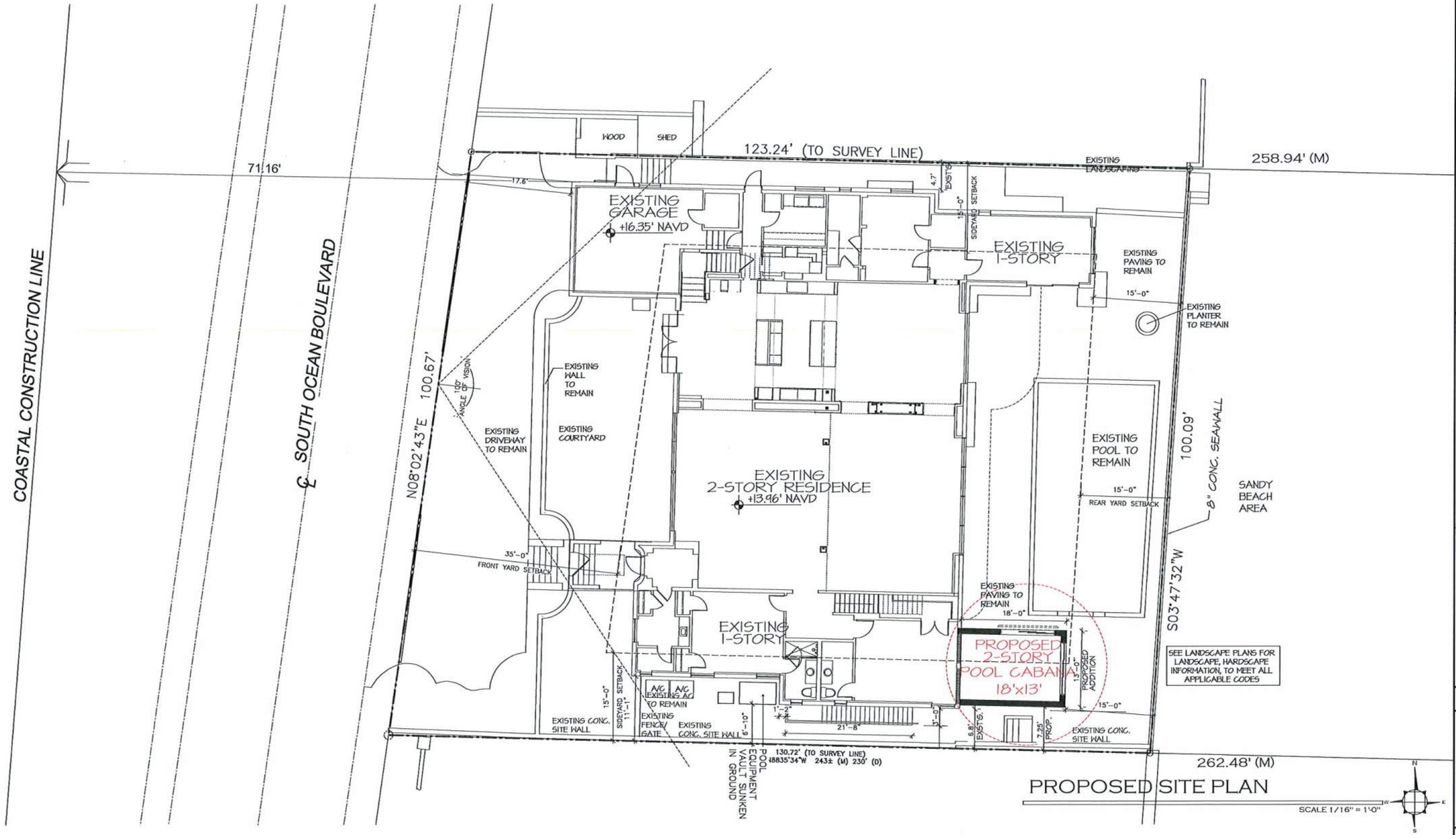
03 MARCH 2026
18 FEBRUARY 2026

NIEVERA WILLIAMS
DESIGN

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

NIEVERAWILLIAMS.COM

Lo



POOL CABANA ADDITION TO RESIDENCE AT:

1047 S. OCEAN BLVD.

TOWN OF PALM BEACH

PALM BEACH COUNTY

DAILEY JANSSEN ARCHITECTS
400 CLEMATIS STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401, TEL: 561-833-1171, LICENSE #AA-C000714

DATE: 02.04.2026

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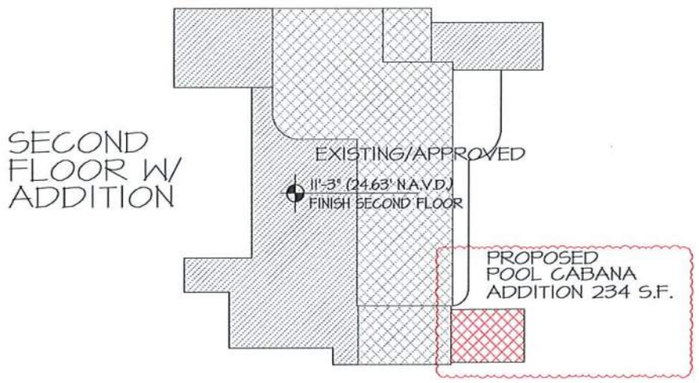
ROGER P. JANSSEN AR-14185

COA-26-0005
ZON-26-0016

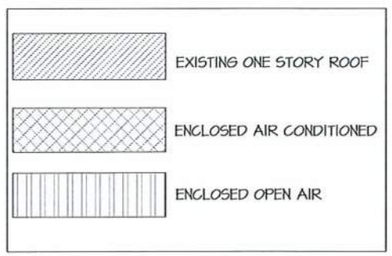
DRAWING NO.

SP-1.01

JOB NUMBER: 25-105



AREA DIAGRAM



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:	1047 South Ocean Boulevard		
2	Zoning District:	R-A ESTATE RESIDENTIAL		
3	Lot Area (sq. ft.):	26,213 S.F. +/-		
4	Lot Width (W) & Depth (D) (ft.):	100.68' (W) +/- 122', 258.94' and 130.69', 262.48' (L)		
5	Structure Type: (Single-Family, Multi-Family, Comm., Other)	2-Story Pool Cabana Addition to Existing 2 Story Landmark Single-Family Residence		
6	FEMA Flood Zone Designation:	X, VE 11		
7	Zero Datum for point of meas. (NAVD)	13.38' N.A.V.D.		
8	Crown of Road (COR) (NAVD)	15.88' N.A.V.D.		
9		REQ'D / PERMITTED	EXISTING	PROPOSED
10	Lot Coverage (Sq Ft and %)	PARCEL 1	5,488	5,722
11	Enclosed Square Footage (1st & 2nd Fl., Basement, Accs. Structure, etc)		7,317	7,785
12	*Front Yard Setback (Ft.)	35'	17'-8"	17'-8"
13	* Side Yard Setback (1st Story) (Ft.)	15'	9'-9"	9'-9"
14	* Side Yard Setback (2nd Story) (Ft.)	15'	8'-7"	8'-7"
15	*Rear Yard Setback (Ft.)	15'	15-0"	15'-0"
16	Angle of Vision (Deg.)	N/A	100°	100°
17	Building Height (Ft.)	25'	21'-8"	21-8"
18	Overall Building Height (Ft.)	35'	24'-1"	24'-1"
19	Cubic Content Ratio (CCR) (R-B ONLY)	N/A	N/A	N/A
20	** Max. Fill Added to Site (Ft.)	N/A	N/A	N/A
21	Finished Floor Elev. (FFE)(NAVD)		13.38' N.A.V.D.	13.38 N.A.V.D.
22	Base Flood Elevation (BFE)(NAVD)	N/A	VE 11	VE 11
23	Landscape Open Space (LOS) (Sq Ft and %)	13,106.5 (50%)	16,604 (62.57%)	16,478 (62.86%)
24	Perimeter LOS (Sq Ft and %)	N/A	N/A	N/A
25	Front Yard LOS (Sq Ft and %)	1,584 (45%)	1,612 (45.78%)	1,612 (45.78%)
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)

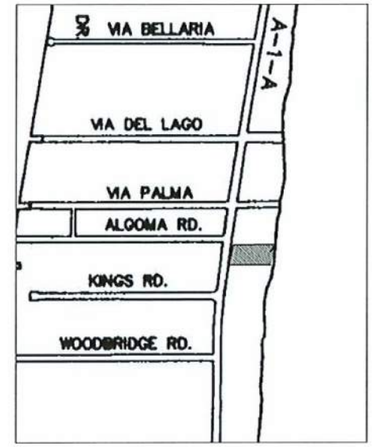
*** Provide Native plant species info per category as requited by Ord. 003-2023 on separate TOPB Landscape Legend

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

COORD. LA
06.29.2026

REV BF 20230626

ZONING LEGEND



LOCATION MAP

SITE DATA

ZONING DISTRICT:	R-A
LOT AREA: PARCEL I, II:	24,171 SQ. FT.
LOT AREA: PARCEL I:	12,698 SQ.FT.
ALLOW. LOT COVERAGE 25% OF 12,698 = 3,174.5 S.F.	
ALLOW. LOT COVERAGE 10% OF 3,174.5 S.F. = 317 S.F. PROPOSED POOL CABANA FIRST FLOOR = 234 S.F.	
LOT COVERAGE (APPROVED):	5,488 SQ. FT. *
LOT COVERAGE (PROPOSED):	5,722 SQ. FT. *
EXISTING	
1ST FLOOR A/C (EXISTING TO REMAIN):	4,655 SQ. FT. *
2ND FLOOR A/C (EXISTING, APPROVED):	2,662 SQ. FT.
TOTAL A/C FLOOR AREA:	7,317 SQ. FT.
1ST FLOOR ENTRY (EXISTING TO REMAIN):	95 SQ. FT. *
1ST FLOOR 2-CAR GARAGE (EXISTING TO REMAIN):	467 SQ. FT. *
EXTERIOR STAIRCASE APPROVED	109 SQ. FT. *
2ND FLOOR BALCONY (APPROVED):	367 SQ. FT.
AREA OVER 2' ALLOW. BALC.:	211 SQ.FT. *
PROPOSED POOL CABANA FIRST FLOOR	= 234 S.F. *
PROPOSED POOL CABANA SECOND FLOOR	= 234 S.F.
TOTAL A/C FLOOR AREA (APPROVED):	7,317 SQ. FT.
PROPOSED AC POOL CABANA TOTAL S.F. +468 S.F.	= 7,785 SQ.FT.

ALL EXISTING LANDSCAPE / HARDSCAPE TO REMAIN

+ EXTERIOR STAIRCASE @ 109 SQ. FT./ 0.86%

AREA CALCULATIONS

PROPOSED ZONING, DIAGRAMS

POOL CABANA ADDITION TO RESIDENCE AT:

1047 S. OCEAN BLVD.

PALM BEACH COUNTY — TOWN OF PALM BEACH

DAILEY JANSSEN ARCHITECTS
400 CLEMATIS STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401, TEL: 561-833-4707, LICENSE #AA-C001714

DATE: 02.04.2026
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SEAL

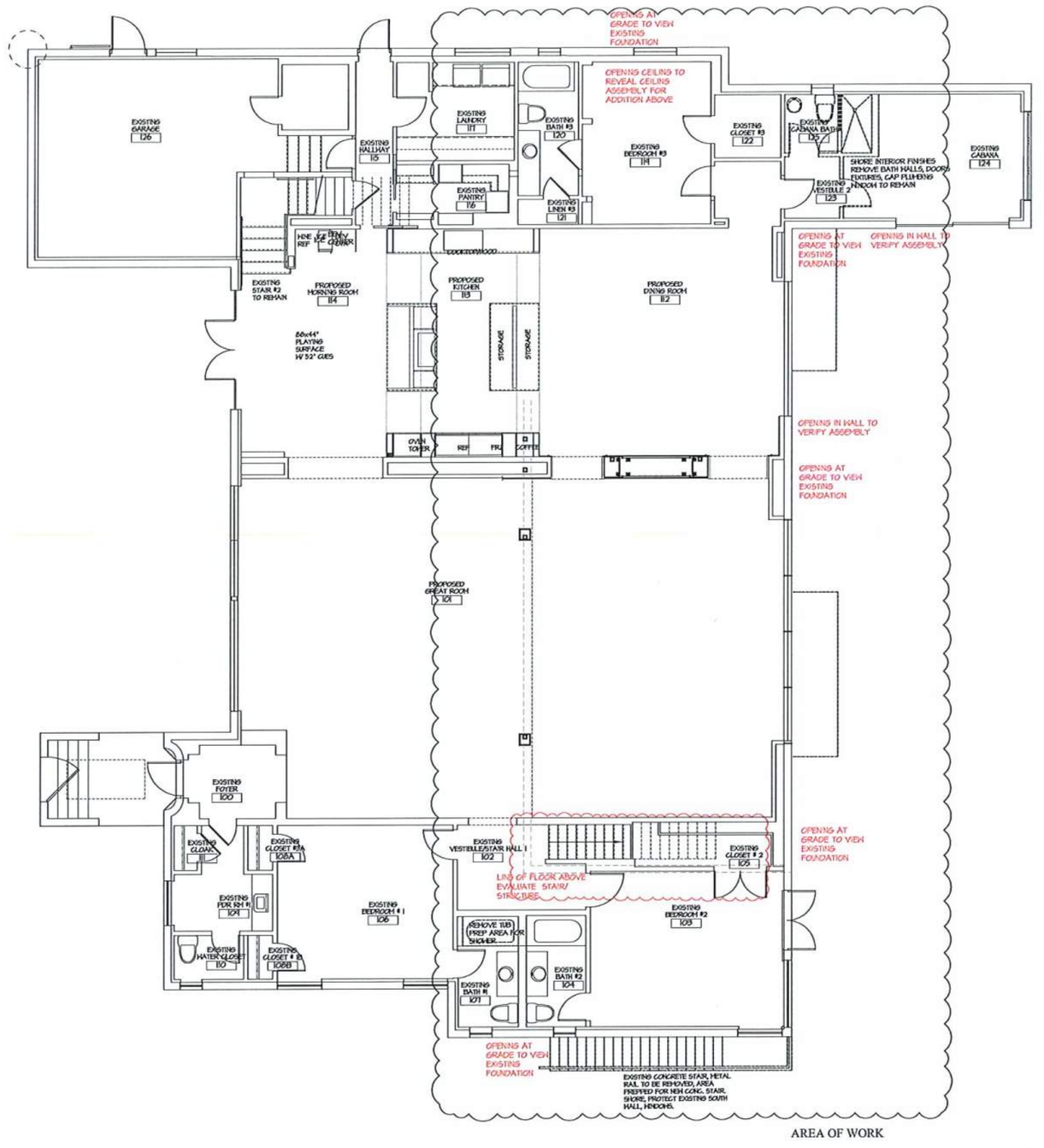
ROGER P. JANSSEN AR-14185

COA-26-0005
ZON-26-0016

DRAWING NO.

A-001

JOB NUMBER: 25-105



AREA OF WORK

SELECTIVE DEMOLITION
EXISTING FIRST FLOOR PLAN

SCALE 3/16" = 1'-0"

N
W
E
S

POOL CABANA ADDITION TO RESIDENCE AT:

1047 S. OCEAN BLVD.

PALM BEACH COUNTY

TOWN OF PALM BEACH

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SEAL

STATE OF FLORIDA
ROGER PATTON JANSSEN
AR0014785
REGISTERED ARCHITECT

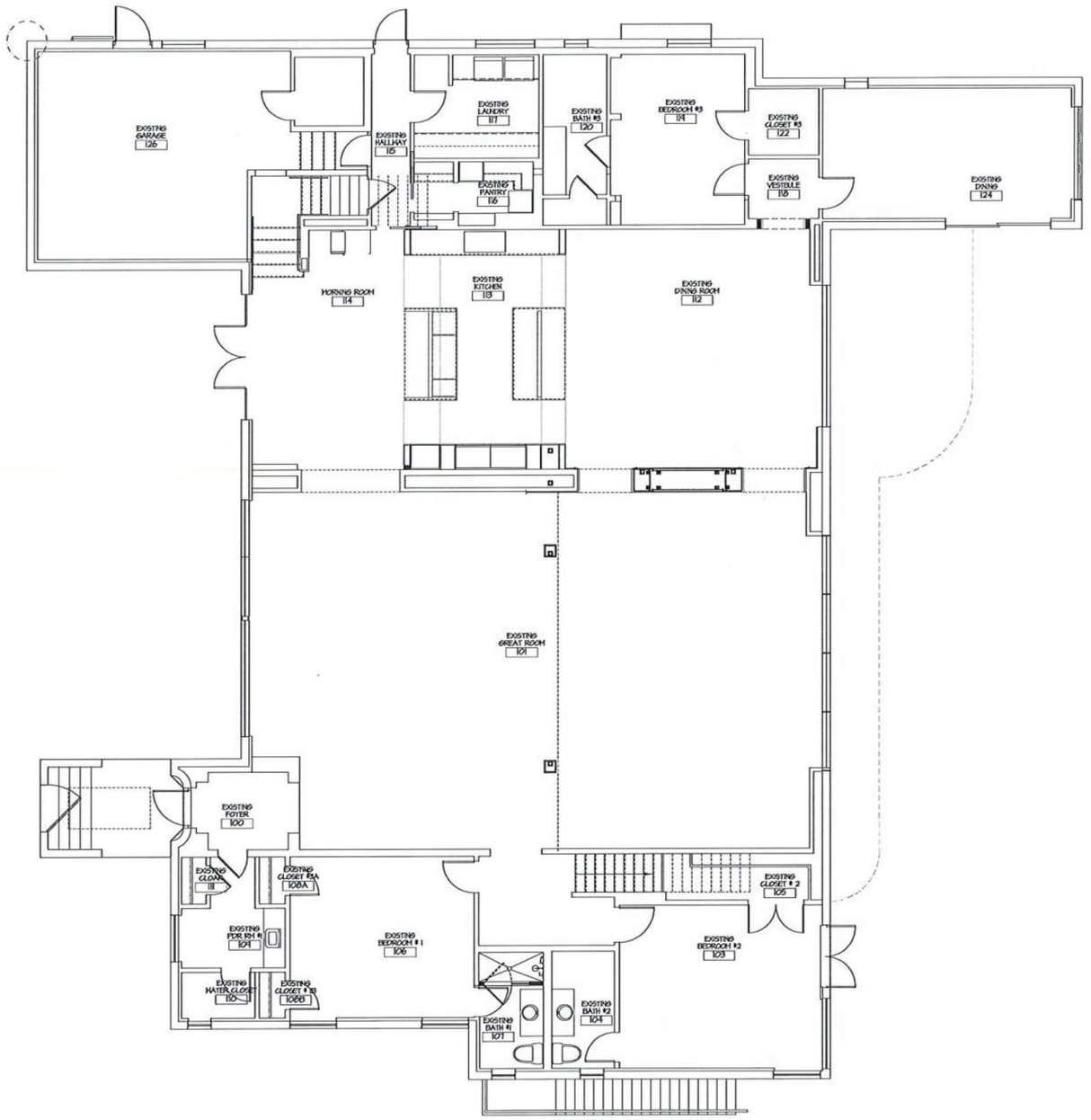
ROGER P. JANSSEN AR-14785

COA-26-0005
ZON-26-0016

DRAWING NO.

D-1.01

JOB NUMBER: 25-105



PREVIOUSLY APPROVED 2025
FIRST FLOOR PLAN

SCALE 3/16" = 1'-0"

N W E S

POOL CABANA ADDITION TO RESIDENCE AT:

1047 S. OCEAN BLVD.

PALM BEACH COUNTY

TOWN OF PALM BEACH

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400 CLEMATIS STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401, TEL. 561-833-4107, LICENSE #AA-C001774

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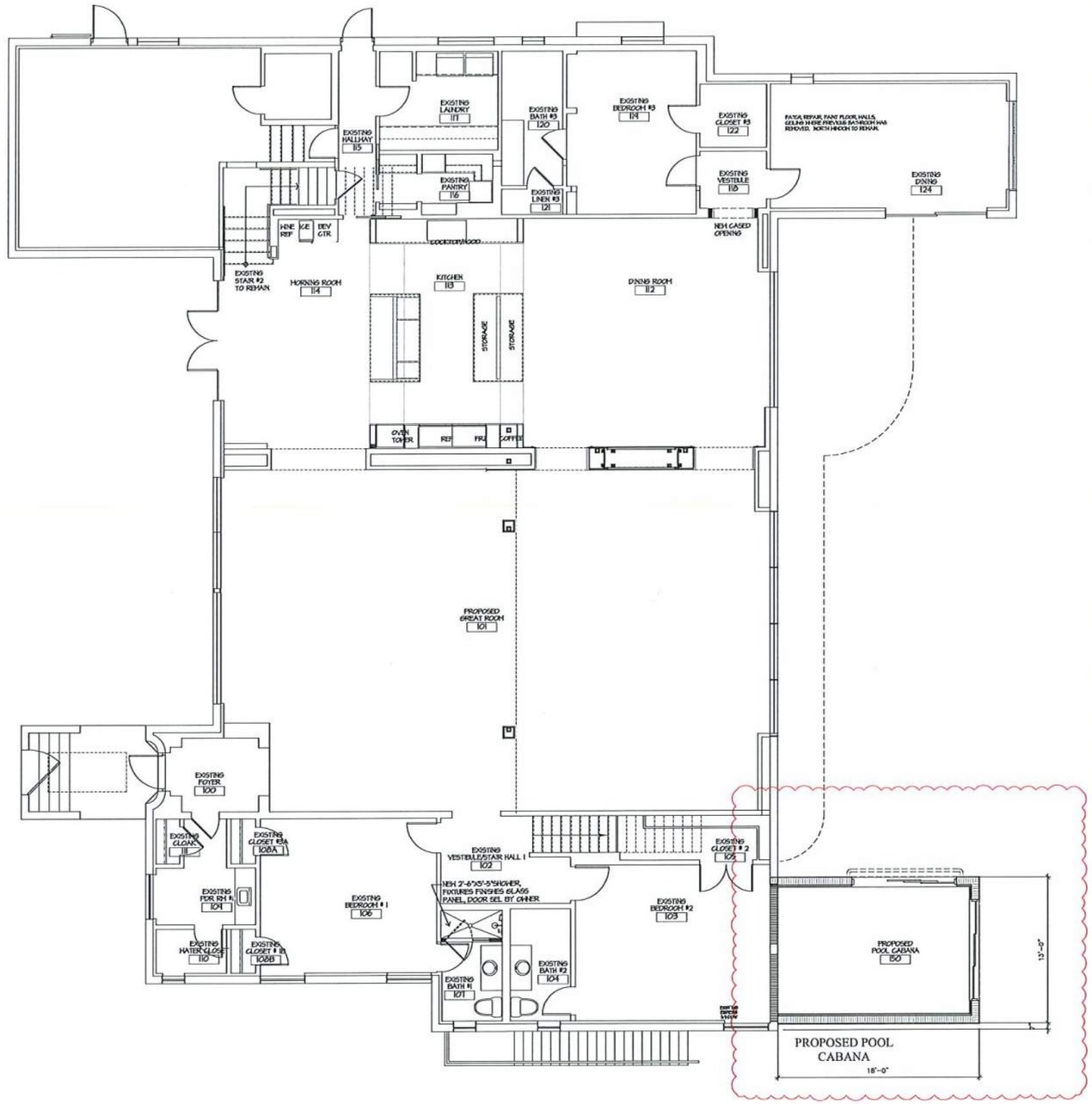

PROPOSED FIRST FLOOR PLAN

SCALE 3/16" = 1'-0"

N W E S

POOL CABANA ADDITION TO RESIDENCE AT:

1047 S. OCEAN BLVD.

TOWN OF PALM BEACH

PALM BEACH COUNTY

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ROGER P. JANSSEN AR-14785

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DRAWING NO.

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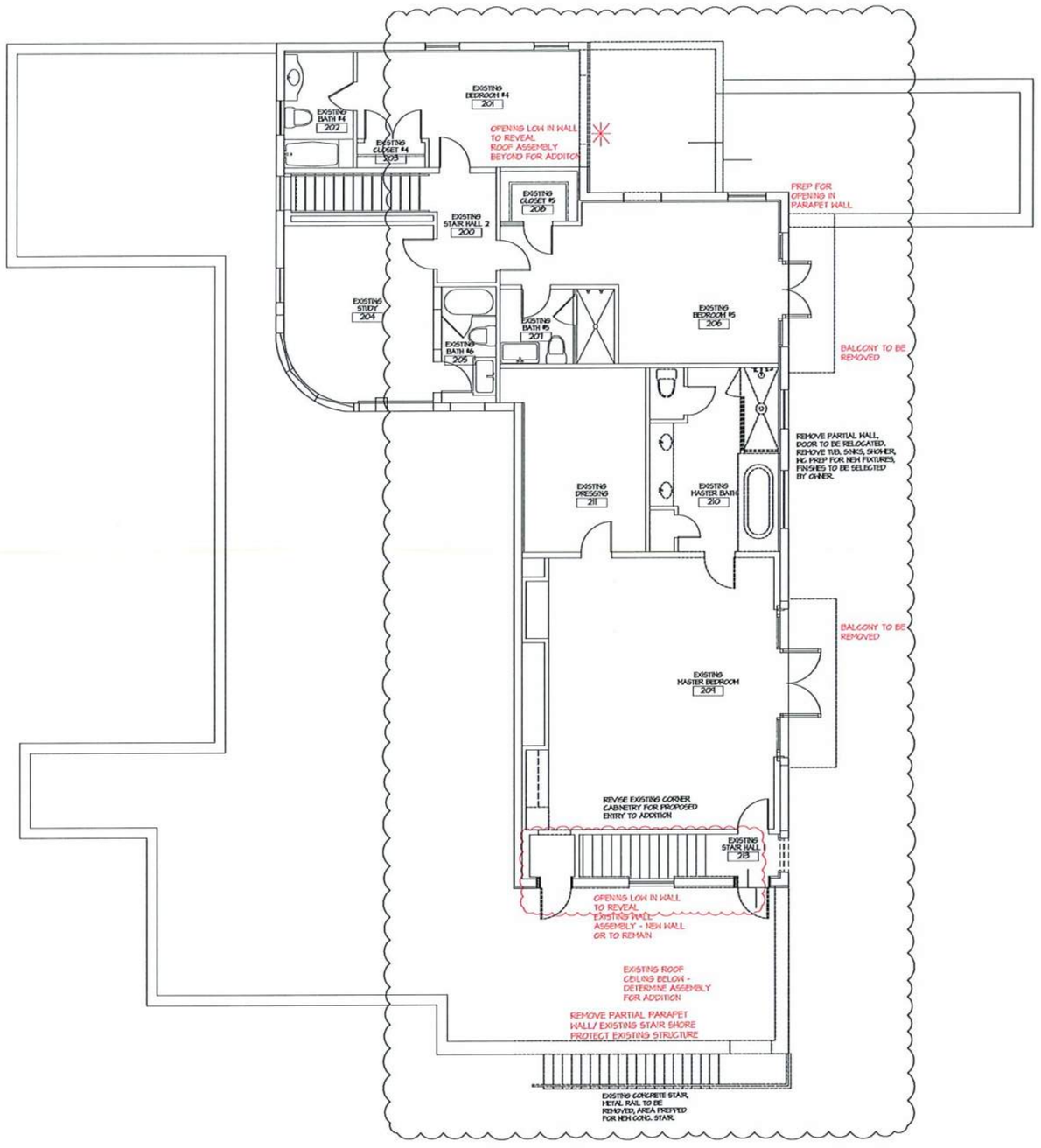

AREA OF WORK

PREVIOUSLY APPROVED 2025 PARTIAL SELECTIVE DEMOLITION EXISTING SECOND FLOOR PLAN

SCALE 3/16" = 1'-0"

N W E S

POOL CABANA ADDITION TO RESIDENCE AT:

1047 S. OCEAN BLVD.

PALM BEACH COUNTY

TOWN OF PALM BEACH

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- 06.24.2026 DEFERRED SUBMITTAL CABANA ADDITION

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SEAL

STATE OF FLORIDA ★ ROGER PATTON JANSSEN ★ AR0014785 REGISTERED ARCHITECT

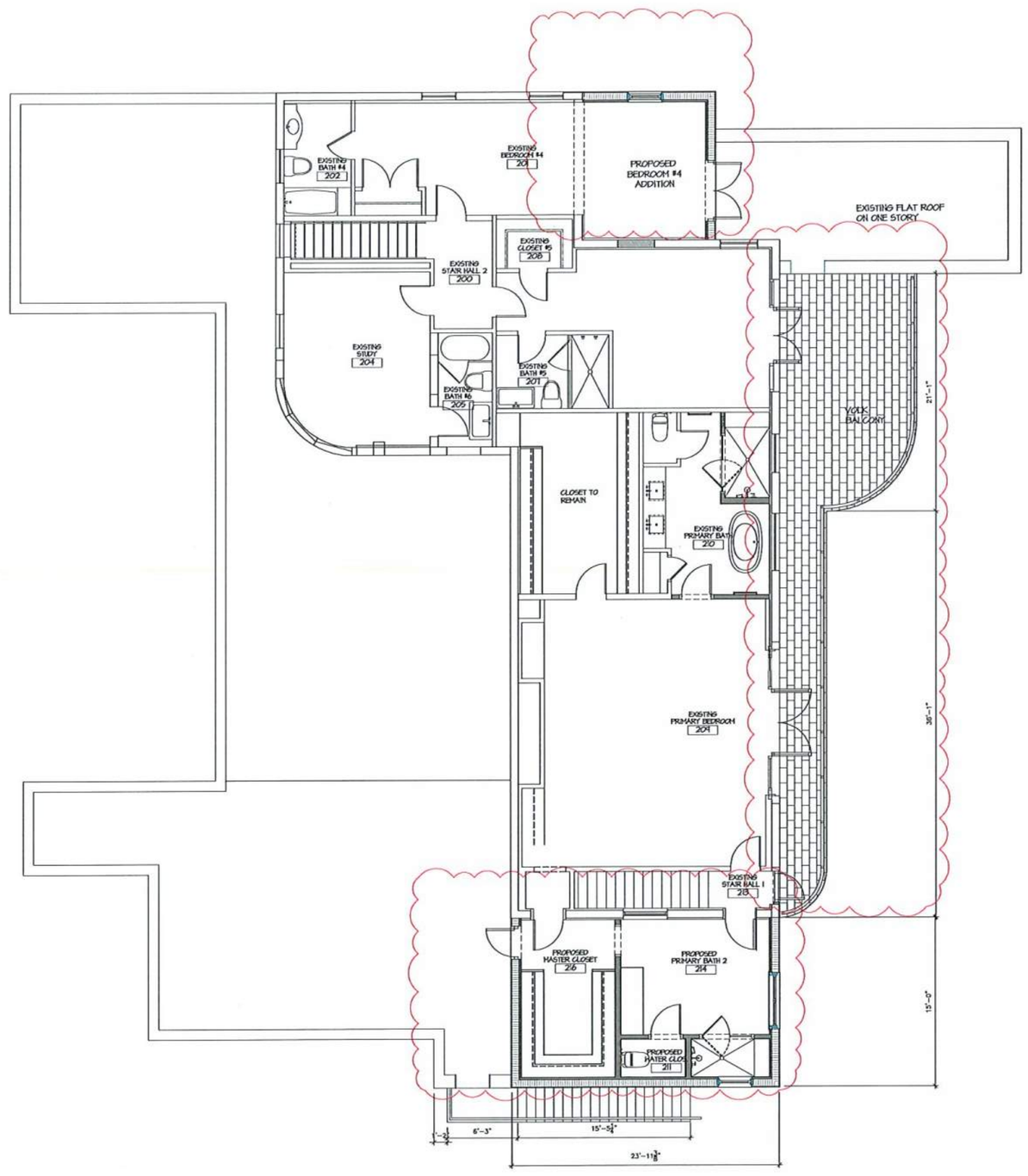
ROGER P. JANSSEN AR-14105

COA-26-0005
ZON-26-0016

DRAWING NO.

D-1.02

JOB NUMBER: 25-105



PREVIOUSLY APPROVED SECOND FLOOR PLAN 2025

SCALE 3/16" = 1'-0"

N
W
E
S

POOL CABANA ADDITION TO RESIDENCE AT:

1047 S. OCEAN BLVD.

PALM BEACH COUNTY

TOWN OF PALM BEACH

DAILEY JANSSEN ARCHITECTS
400 CLEMATIS STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401, TEL: 561-833-4171, LICENSE #AA-C001714

DATE: 02.04.2026

DRAWN: MJB

REVISIONS:

- 02.04.2026 POOL CABANA ADDITION FOR PRE-APP
- 02.11.2026 FIRST SUBMIT POOL CABANA ADDITION
- 03.04.2026 SECOND SUBMITTAL POOL CABANA ADDITION
- 03.31.2026 FINAL SUBMITTAL POOL CABANA ADDITION
- 06.24.2026 DEFERRED SUBMITTAL CABANA ADDITION

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SEAL

STATE OF FLORIDA
ROGER PATTON JANSSEN
AR0014785
REGISTERED ARCHITECT

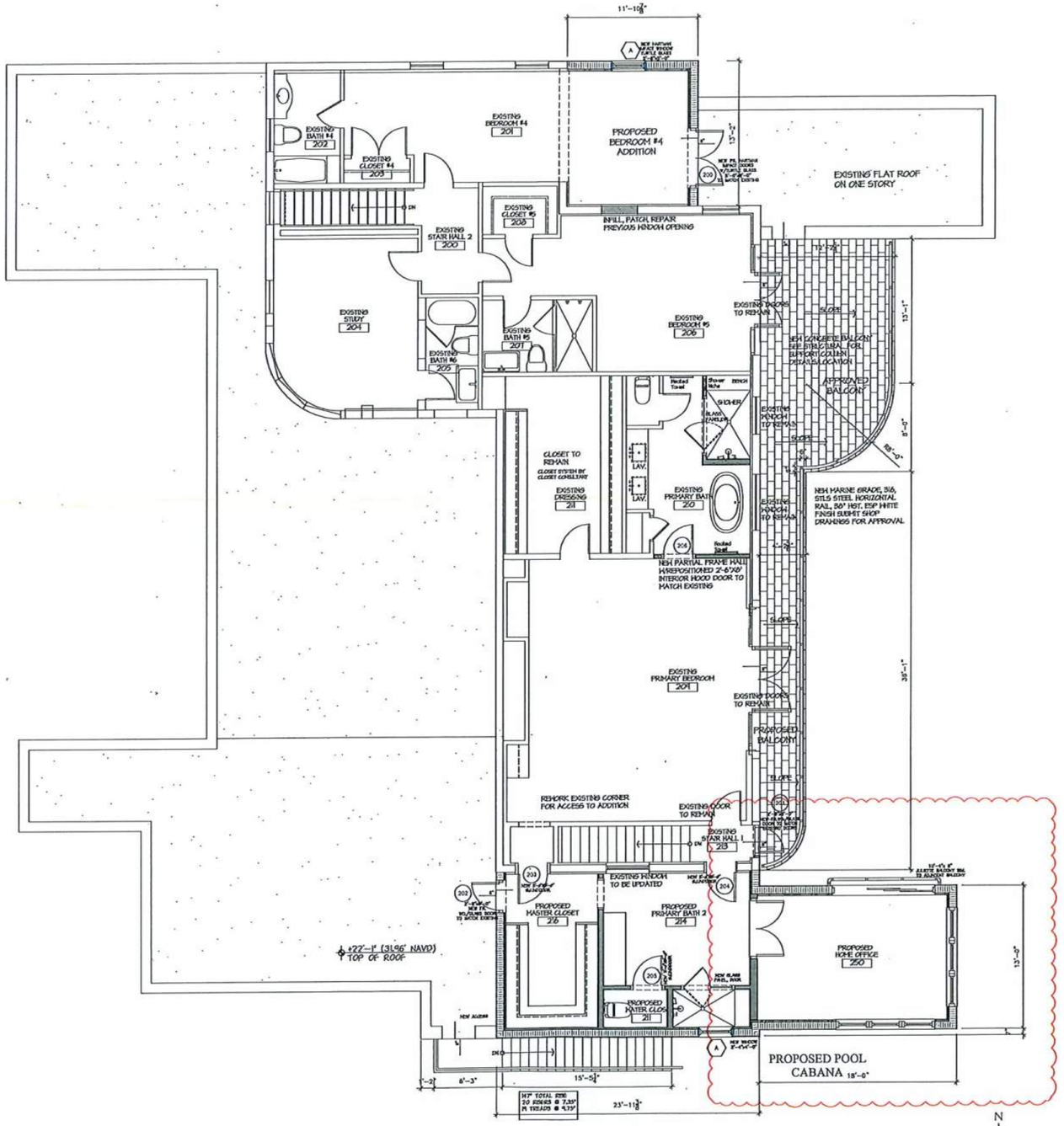
ROGER P. JANSSEN AR-14185

COA-26-0005
ZON-26-0016

DRAWING NO.

A–1.02

JOB NUMBER: 25-105



PROPOSED SECOND FLOOR PLAN

SCALE 3/16" = 1'-0"

POOL CABANA ADDITION TO RESIDENCE AT:

1047 S. OCEAN BLVD.

TOWN OF PALM BEACH

PALM BEACH COUNTY

DAILEY JANSSEN ARCHITECTS

400 CLEVIATIS STREET, SUITE 220, WEST PALM BEACH, FLORIDA 33401, TEL: 561-833-4101, LICENSE #AA-C000714

DATE: 02.04.2026

DRAWN: MJS

REVISIONS:

- 02.04.2026 POOL CABANA ADDITION FOR PRE-APP
- 02.11.2026 FIRST SUBMIT POOL CABANA ADDITION
- 03.01.2026 SECOND SUBMITTAL POOL CABANA ADDITION
- 03.31.2026 FINAL SUBMITTAL POOL CABANA ADDITION
- 06.24.2026 DEFERRED SUBMITTAL CABANA ADDITION

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SEAL

STATE OF FLORIDA · ROGER PATTON JANSSEN · AR0014785 · REGISTERED ARCHITECT

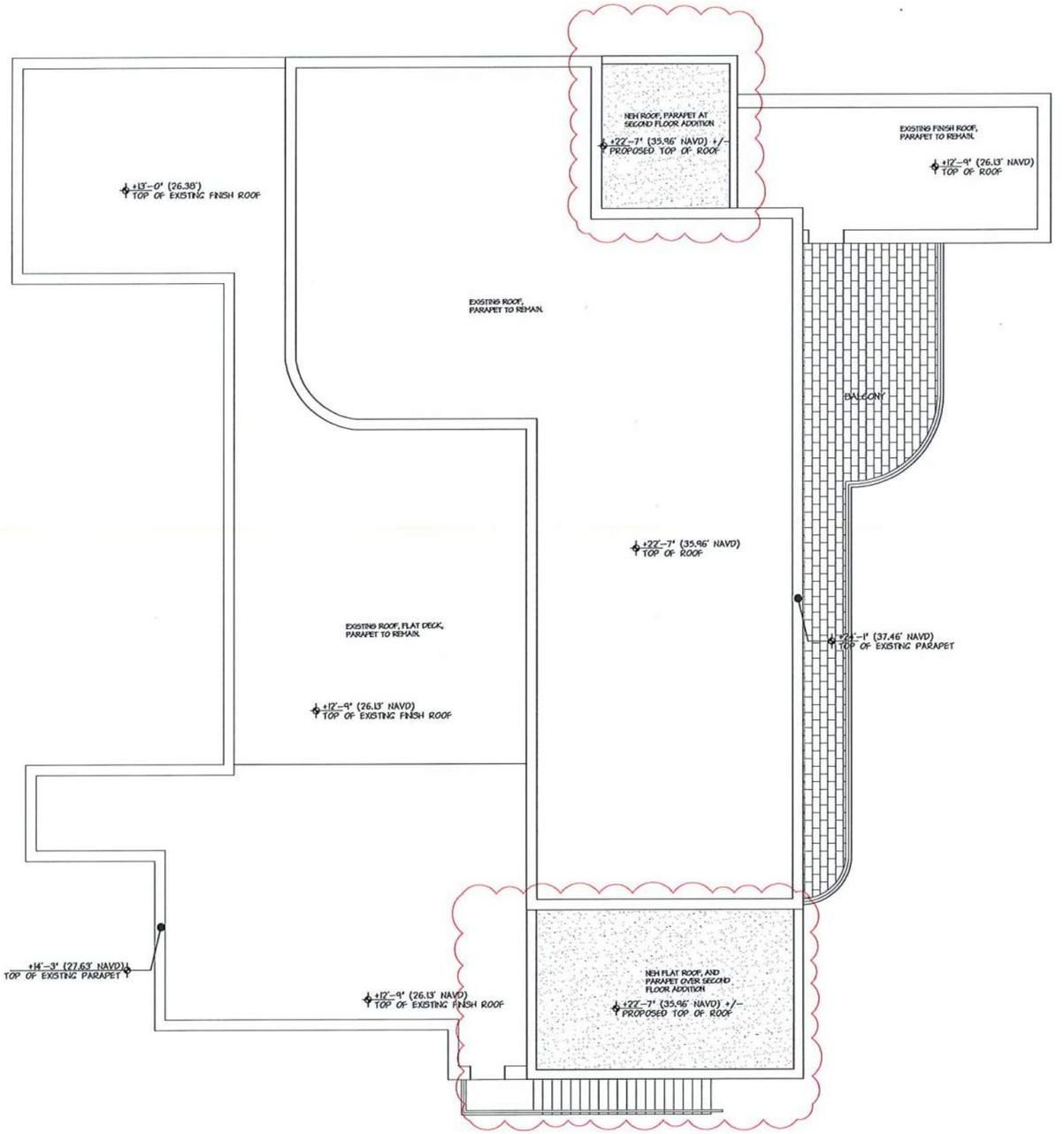
ROGER P. JANSSEN AR-14785

COA-26-0005
ZON-26-0016

DRAWING NO.

A-1.02

JOB NUMBER: 25-105



PREVIOUSLY APPROVED ROOF PLAN 2025

SCALE 3/16" = 1'-0"

POOL CABANA ADDITION TO RESIDENCE AT:

1047 S. OCEAN BLVD.

PALM BEACH COUNTY

TOWN OF PALM BEACH

DAILEY JANSSEN ARCHITECTS

400 CLEMATIS STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401, TEL. 561-833-4107, LICENSE #AA-C001714

DATE: 02.04.2026

DRAWN: HJS

REVISIONS:

- 02.04.2026 POOL CABANA ADDITION FOR PRE-APP
- 02.11.2026 FIRST SUBMIT POOL CABANA ADDITION
- 03.01.2026 SECOND SUBMITTAL POOL CABANA ADDITION
- 03.31.2026 FINAL SUBMITTAL POOL CABANA ADDITION
- 06.24.2026 DEFERRED SUBMITTAL CABANA ADDITION

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SEAL

STATE OF FLORIDA
ROGER PATTON JANSSEN
AR0014785
REGISTERED ARCHITECT

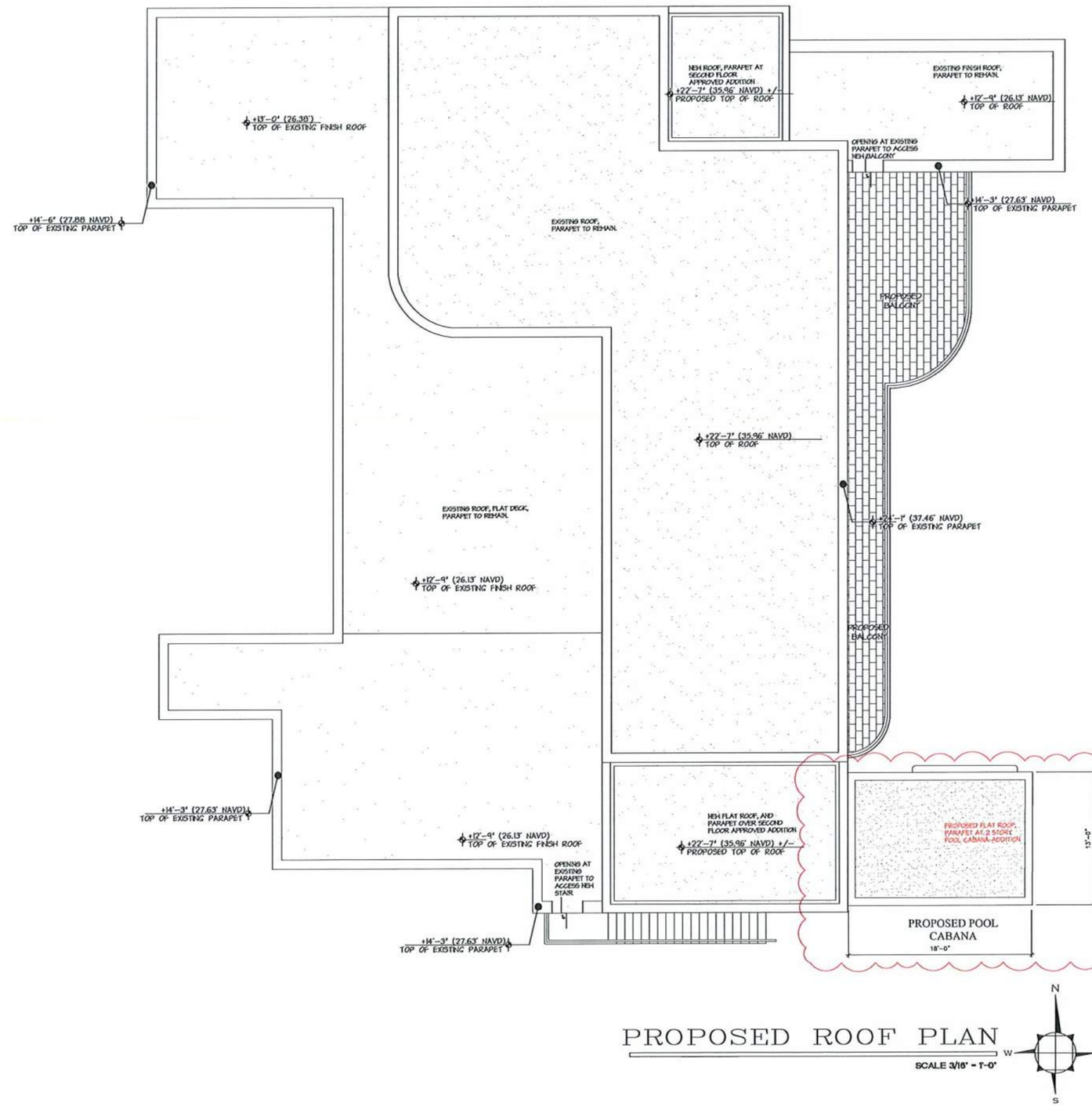
ROGER P. JANSSEN AR-14185

COA-26-0005
ZON-26-0016

DRAWING NO.

A-1.03

JOB NUMBER: 25-105



PROPOSED ROOF PLAN

SCALE 3/16" = 1'-0"

POOL CABANA ADDITION TO RESIDENCE AT:

1047 S. OCEAN BLVD.

PALM BEACH COUNTY

TOWN OF PALM BEACH

DAILEY JANSSEN ARCHITECTS
400 CLEMATIS STREET, SUITE 220, WEST PALM BEACH, FLORIDA 33401, TEL: 561-833-4071, LICENSE #AA-C001714

DATE: 02.04.2026

DRAWN: HJS

REVISIONS:

- 02.04.2026 POOL CABANA ADDITION FOR PRE-APP
- 02.11.2026 FIRST SUBMIT POOL CABANA ADDITION
  03.09.2026 SECOND SUBMITTAL POOL CABANA ADDITION
- 03.31.2026 FINAL SUBMITTAL POOL CABANA ADDITION
- 06.24.2026 DEFERRED SUBMITTAL CABANA ADDITION

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SEAL

STATE OF FLORIDA
ROGER PATTON JANSSEN
AR0014785
REGISTERED ARCHITECT

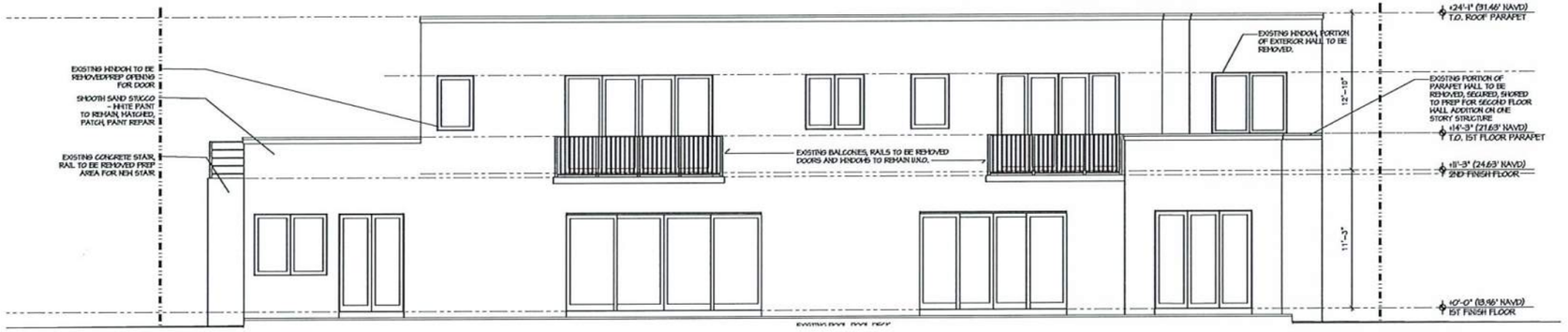
ROGER P. JANSSEN AR-14785

COA-26-0005
ZON-26-0016

DRAWING NO.

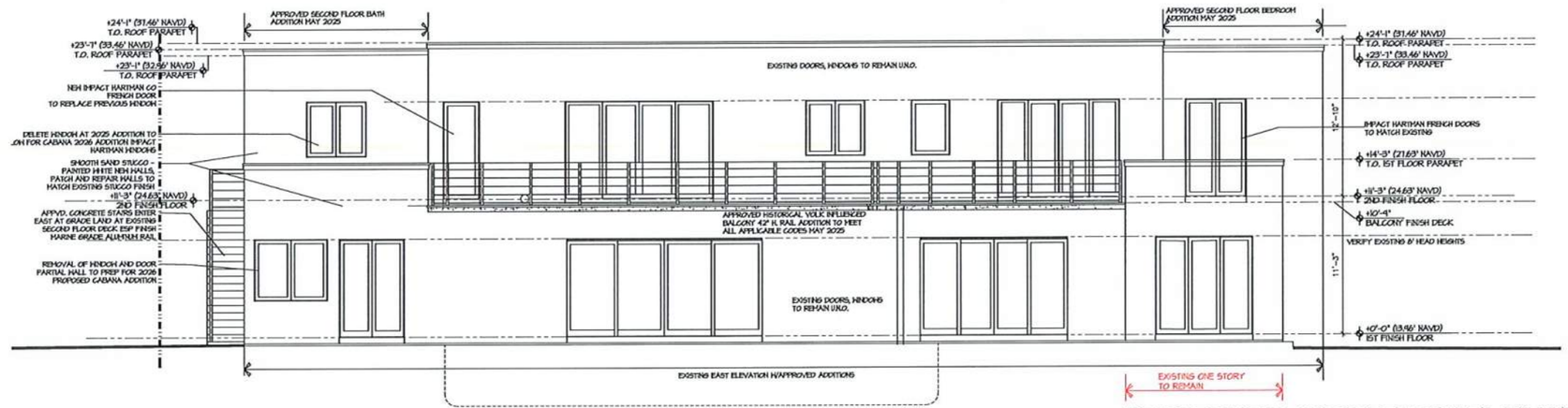
A-1.03

JOB NUMBER: 25-105



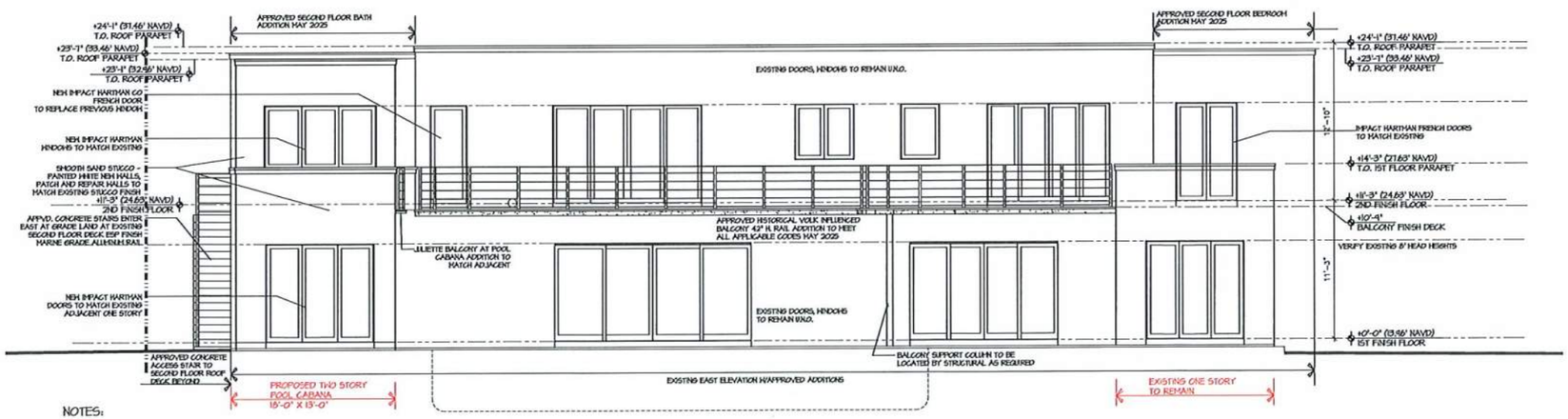
EXISTING EAST ELEVATION

SCALE 3/16" = 1'-0"



APPROVED 2025 EAST ELEVATION

SCALE 3/16" = 1'-0"



PROPOSED EAST ELEVATION

SCALE 3/16" = 1'-0"

NOTES:

*NEW WALL MATERIALITY TO MATCH EXISTING WALLS:
SMOOTH SAND STUCCO - WHITE PAINT
*NEW WINDOWS AND DOORS TO MATCH EXISTING HARTMAN:
MAHOGANY WINDOWS AND DOORS PAINTED WHITE

POOL CABANA ADDITION TO RESIDENCE AT:

1047 S. OCEAN BLVD.

PALM BEACH COUNTY

TOWN OF PALM BEACH

DAILEY JANSSEN ARCHITECTS
400 CLEMATIS STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401, TEL. 561-833-1707, LICENSE #AA-C001714

DATE: 02.04.2026
DRAWN: MJS
REVISIONS:
- 02.04.2026 POOL CABANA ADDITION FOR PRE-APP
- 02.11.2026 FIRST SUBMIT POOL CABANA ADDITION
- 03.01.2026 SECOND SUBMITTAL POOL CABANA ADDITION
- 03.31.2026 FINAL SUBMITTAL POOL CABANA ADDITION
- 06.24.2026 DEFERRED SUBMITTAL CABANA ADDITION

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SEAL

STATE OF FLORIDA
ROGER PATTON JANSSEN
AR0014785
REGISTERED ARCHITECT

ROGER P. JANSSEN AR-14785

COA-26-0005
ZON-26-0016

DRAWING NO.

A-2.01

JOB NUMBER: 25-105

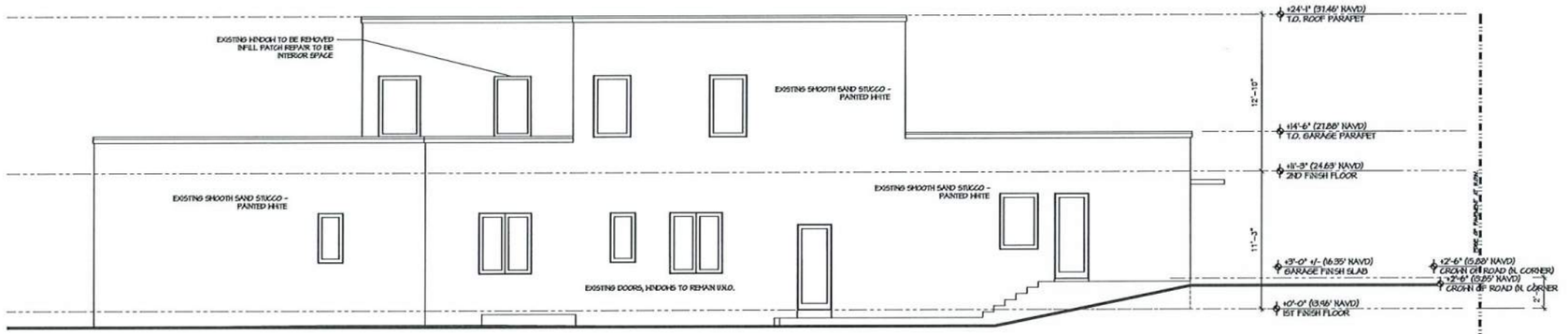
1047 SOUTH OCEAN BLVD

06.23.2026

DAILEY JANSSEN ARCHITECTS, P.A.
400 CLEMATIS STREET, STE 200 WEST PALM BEACH, FLORIDA 33401

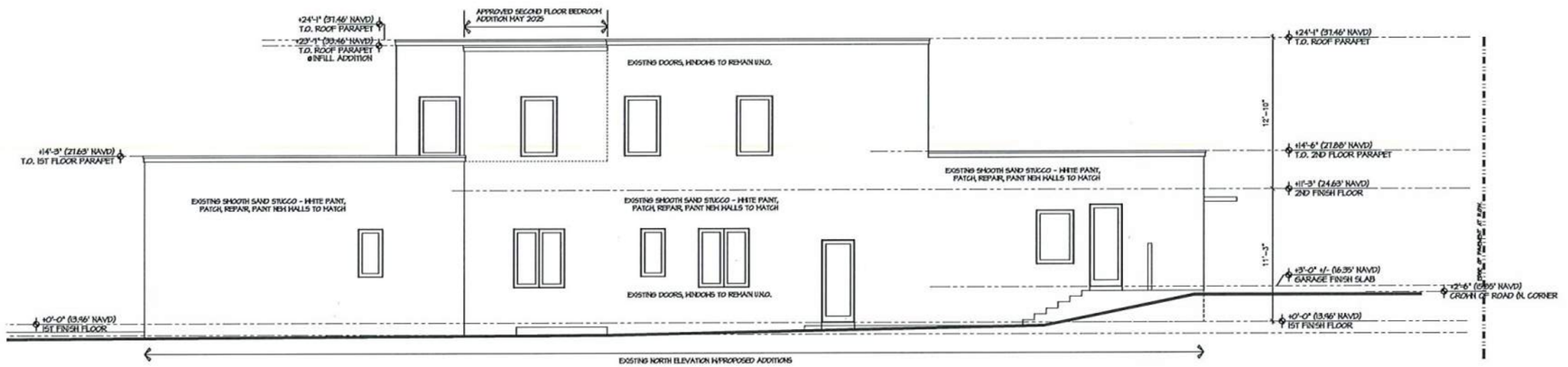
PROPOSED EAST FACADE

COLORED ELEVATION



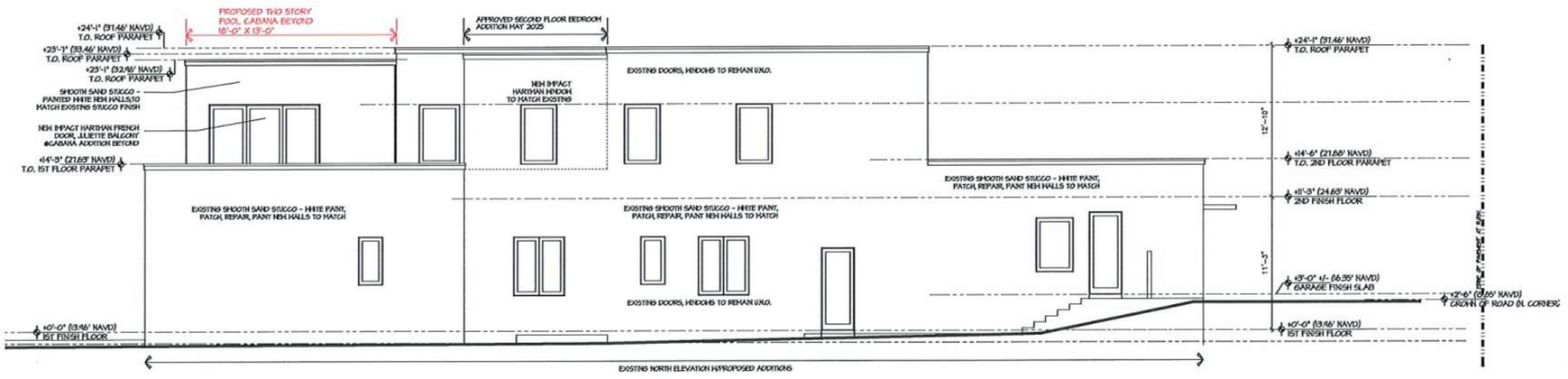
EXISTING NORTH ELEVATION

SCALE 3/16" = 1'-0"



APPROVED 2025 NORTH ELEVATION

SCALE 3/16" = 1'-0"



NOTES:

*NEW WALLS TO MATCH EXISTING WALLS: SMOOTH SAND STUCCO - WHITE PAINT
*NEW WINDOWS AND DOORS TO MATCH EXISTING HARTMAN: MAHOGANY WINDOWS AND DOORS PAINTED WHITE
*NEW FLAT ROOF, PARAPET TO MATCH EXISTING

PROPOSED 2026 NORTH ELEVATION

SCALE 3/16" = 1'-0"

1047 S. OCEAN BLVD.

POOL CABANA ADDITION TO RESIDENCE AT:

PALM BEACH COUNTY

TOWN OF PALM BEACH

DAILEY JANSSEN ARCHITECTS
400 CLEMATIS STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401, TEL: 561-833-4107, LICENSE #AA-C001174

DATE: 02.04.2026

DRAWN: HJS

REVISIONS:

- 02.04.2026 POOL CABANA ADDITION FOR PRE-APP
- 02.11.2026 FIRST SUBMIT POOL CABANA ADDITION
- 03.03.2026 SECOND SUBMITTAL POOL CABANA ADDITION
- 03.31.2026 FINAL SUBMITTAL POOL CABANA ADDITION
- 06.29.2026 DEFERRED SUBMITTAL CABANA ADDITION

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SEAL

STATE OF FLORIDA
ROGER PATTON JANSSEN
AR0014785
REGISTERED ARCHITECT

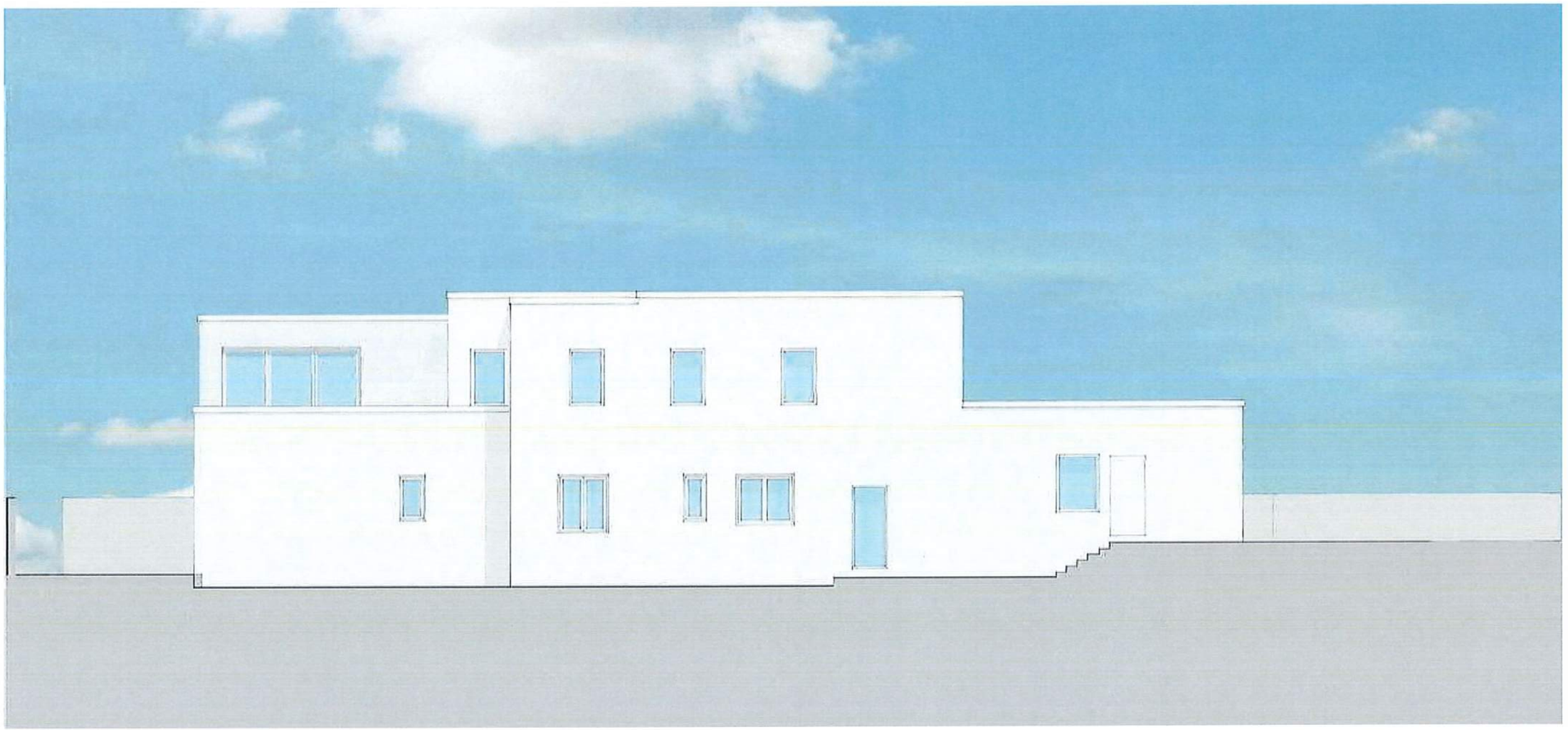
ROGER P. JANSSEN AR-14785

COA-26-0005
ZON-26-0016

DRAWING NO.

A-2.02

JOB NUMBER: 25-105



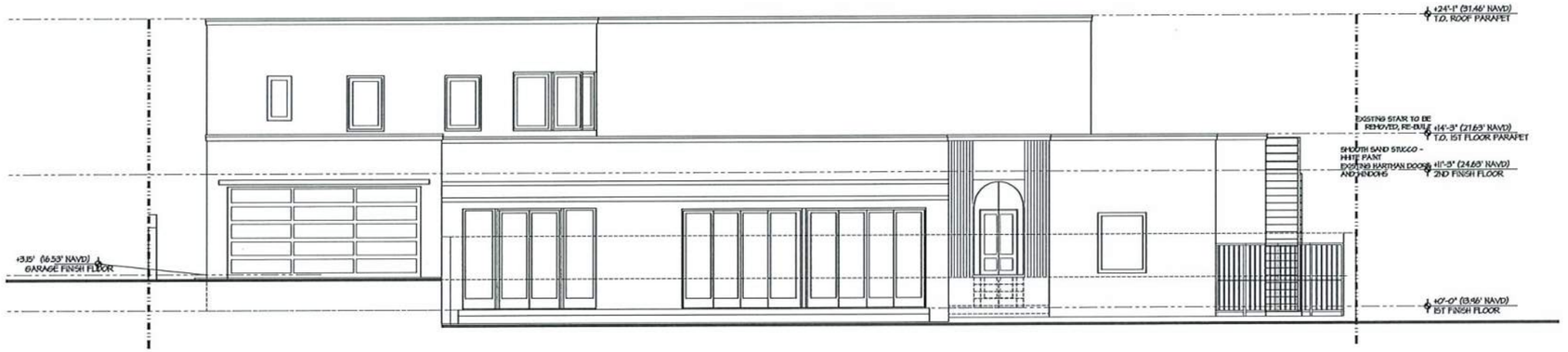
1047 SOUTH OCEAN BLVD

06.23.2026

DAILEY JANSSEN ARCHITECTS, P.A.
400 CLEMATIS STREET, STE 200 WEST PALM BEACH, FLORIDA 33401

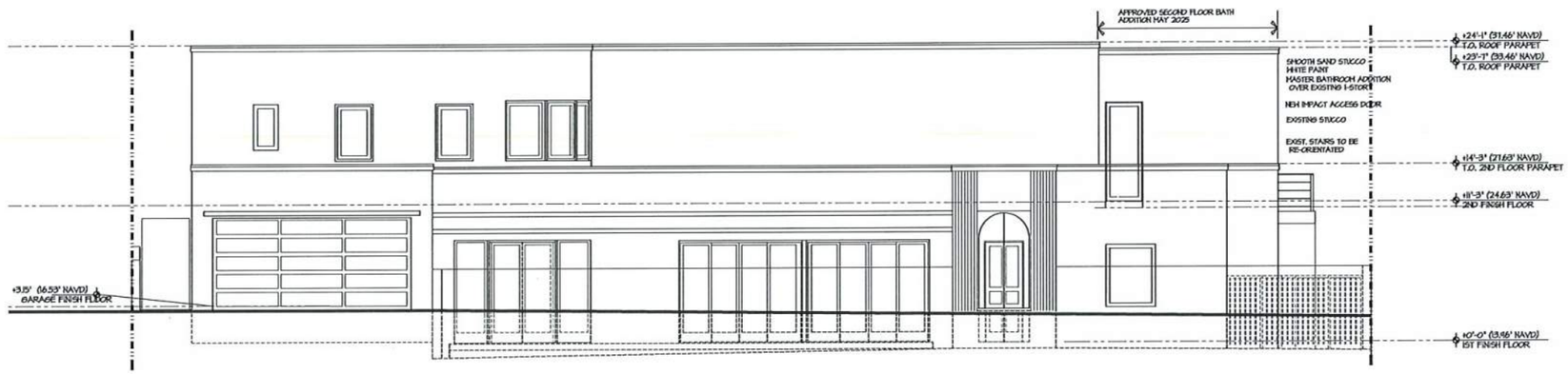
PROPOSED NORTH FACADE

COLORED ELEVATION



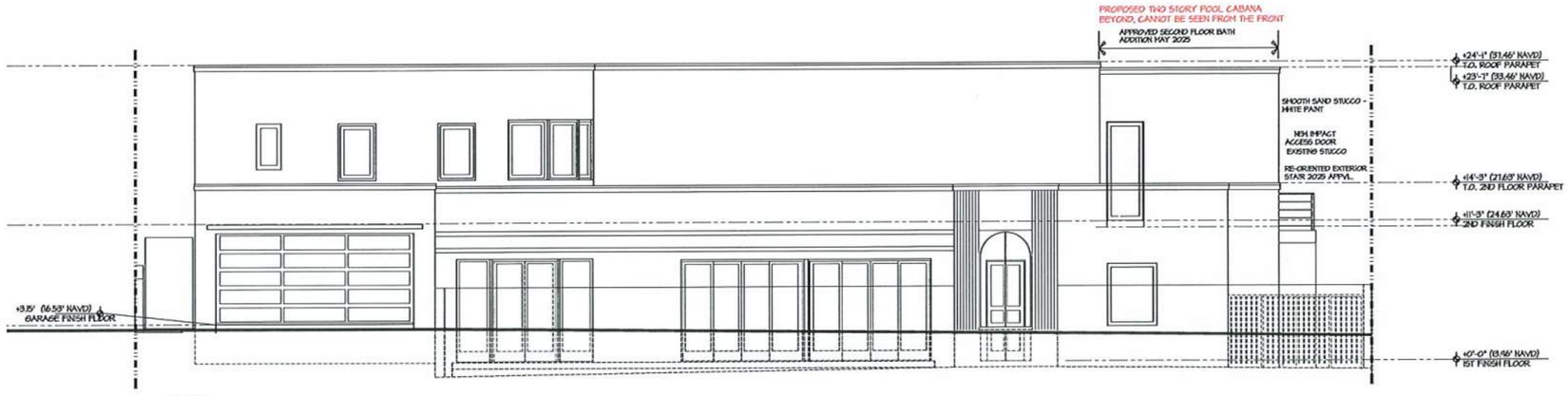
EXISTING WEST ELEVATION

SCALE 3/16" = 1'-0"



APPROVED 2025 WEST ELEVATION

SCALE 3/16" = 1'-0"



NOTES:

*NEW WALL MATERIALITY TO MATCH EXISTING WALLS: SMOOTH SAND STUCCO - WHITE PAINT
*NEW WINDOWS AND DOORS TO MATCH EXISTING HARTMAN: MAHOGANY WINDOWS AND DOORS PAINTED WHITE

PROPOSED 2026 WEST ELEVATION

SCALE 3/16" = 1'-0"

POOL CABANA ADDITION TO RESIDENCE AT:

1047 S. OCEAN BLVD.

PALM BEACH COUNTY

TOWN OF PALM BEACH

DAILEY JANSSEN ARCHITECTS
400 CLEMATIS STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401, TEL. 561-833-4707, LICENSE #AA-C001714

DATE: 02.04.2026
DRAWN: MJS
REVISIONS:
- 02.04.2026 POOL CABANA ADDITION FOR PRE-APP
- 02.11.2026 FIRST SUBMIT POOL CABANA ADDITION
- 03.03.2026 SECOND SUBMITTAL POOL CABANA ADDITION
- 03.31.2026 FINAL SUBMITTAL POOL CABANA ADDITION
- 06.23.2026 DEFERRED SUBMITTAL CABANA ADDITION

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SEAL

STATE OF FLORIDA
ROGER PATTON JANSSEN
AR0014785
REGISTERED ARCHITECT

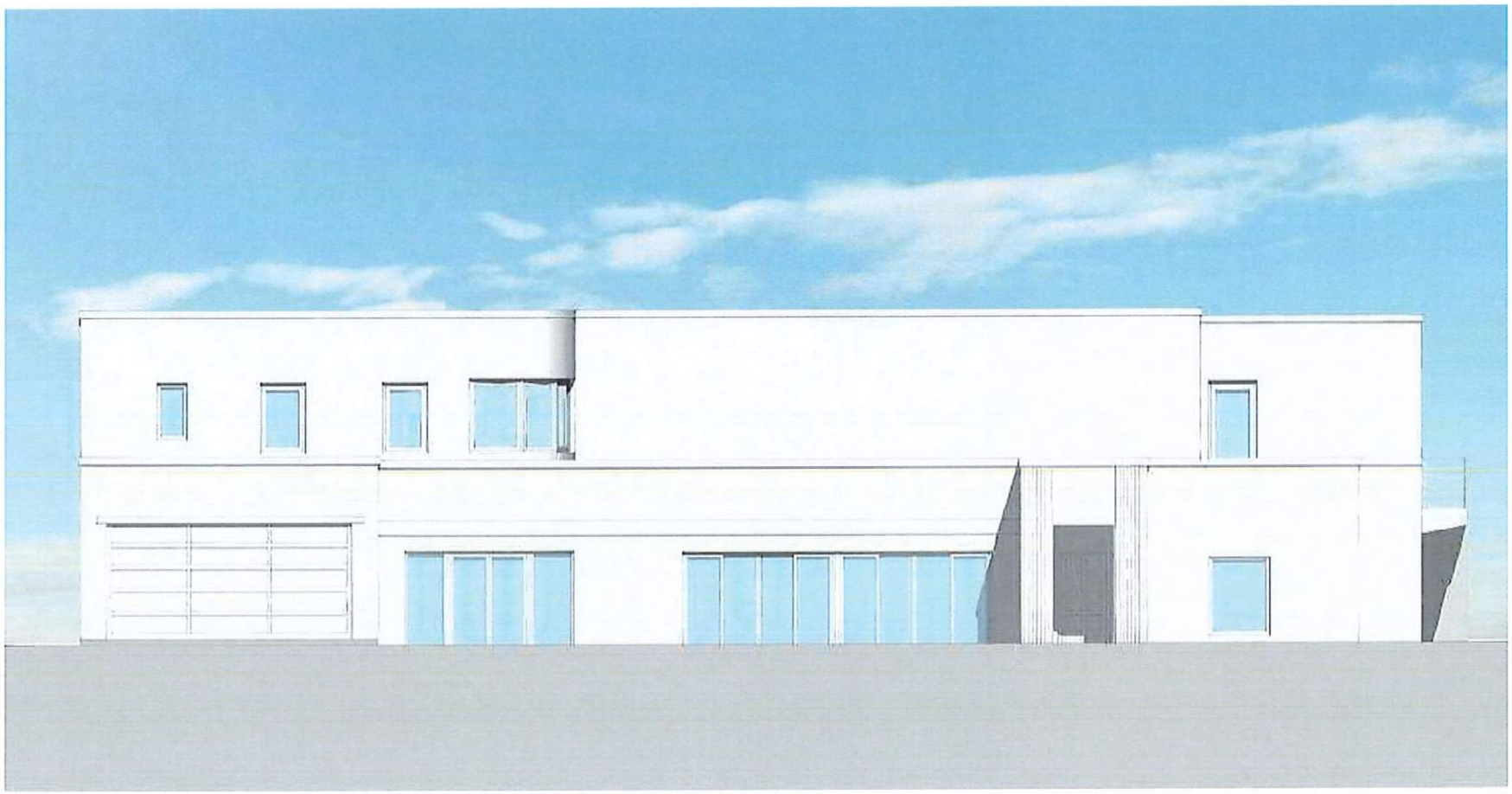
ROGER P. JANSSEN AR-14785

COA-26-0005
ZON-26-0016

DRAWING NO.

A-2.03

JOB NUMBER: 25-105



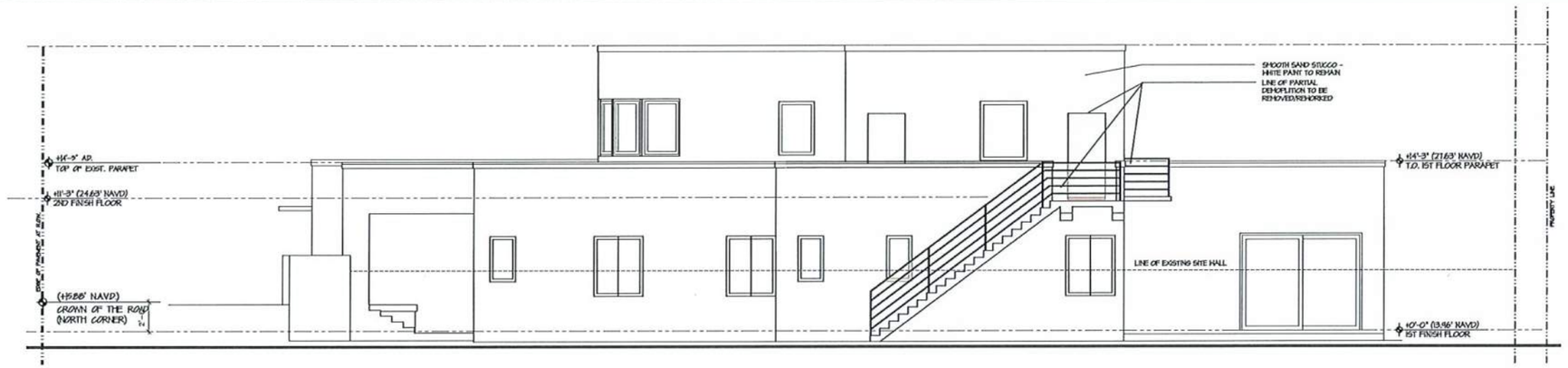
1047 SOUTH OCEAN BLVD

06.23.2026

DAILEY JANSSEN ARCHITECTS, P.A.
400 CLEMATIS STREET, STE 200 WEST PALM BEACH, FLORIDA 33401

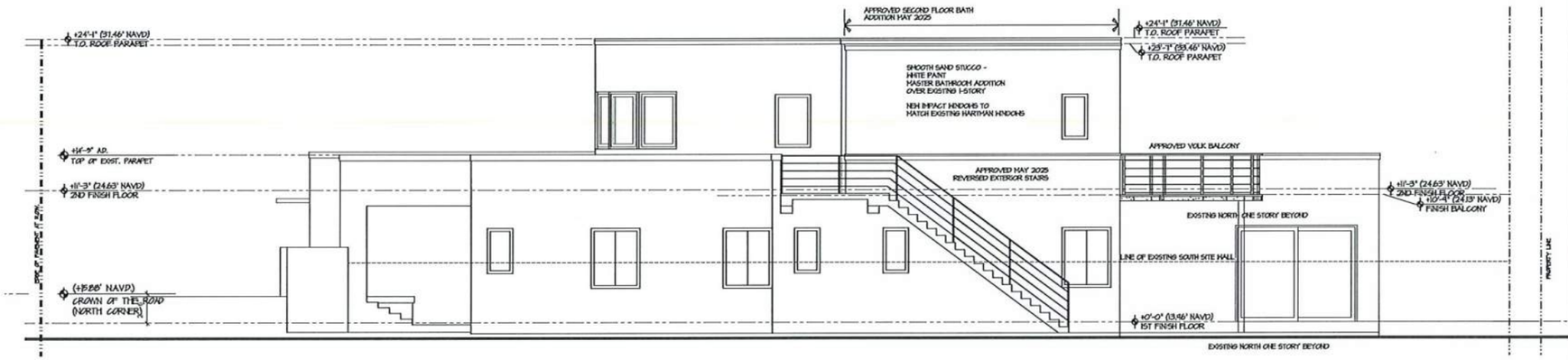
PROPOSED WEST FACADE

COLORED ELEVATION



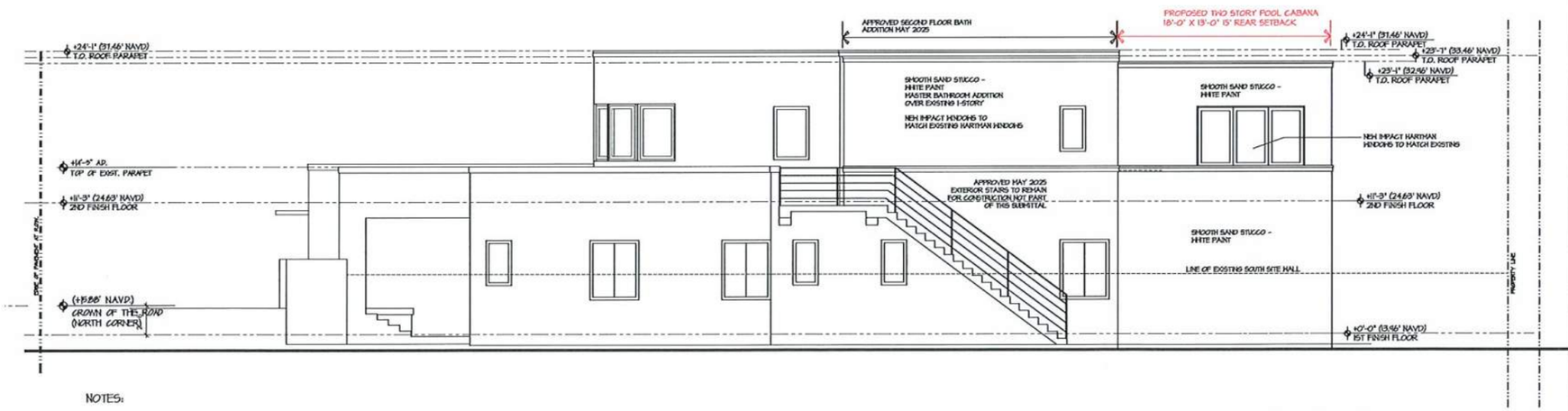
EXISTING SOUTH ELEVATION

SCALE 3/16" = 1'-0"



APPROVED 2025 SOUTH ELEVATION

SCALE 3/16" = 1'-0"



PROPOSED 2026 SOUTH ELEVATION

SCALE 3/16" = 1'-0"

NOTES:

*NEW WALL MATERIALITY TO MATCH EXISTING WALLS:
SMOOTH SAND STUCCO - WHITE PAINT
*NEW WINDOWS AND DOORS TO MATCH EXISTING HARTMAN:
MAHOGANY WINDOWS AND DOORS PAINTED WHITE

POOL CABANA ADDITION TO RESIDENCE AT:

1047 S. OCEAN BLVD.

PALM BEACH COUNTY

TOWN OF PALM BEACH

DAILEY JANSSEN ARCHITECTS
400 CLEMATIS STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401, TEL: 561-833-7127, LICENSE #AA-C001174

DATE: 02.04.2026
DRAWN: MJS
REVISIONS:
- 02.04.2026 POOL CABANA ADDITION FOR PRE-APP
- 02.11.2026 FIRST SUBMIT POOL CABANA ADDITION
- 03.31.2026 SECOND SUBMITTAL POOL CABANA ADDITION
- 05.31.2026 FINAL SUBMITTAL POOL CABANA ADDITION
- 06.24.2026 DEFERRED SUBMITTAL CABANA ADDITION

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SEAL

STATE OF FLORIDA
ROGER PATTON JANSSEN
AR0014785
REGISTERED ARCHITECT

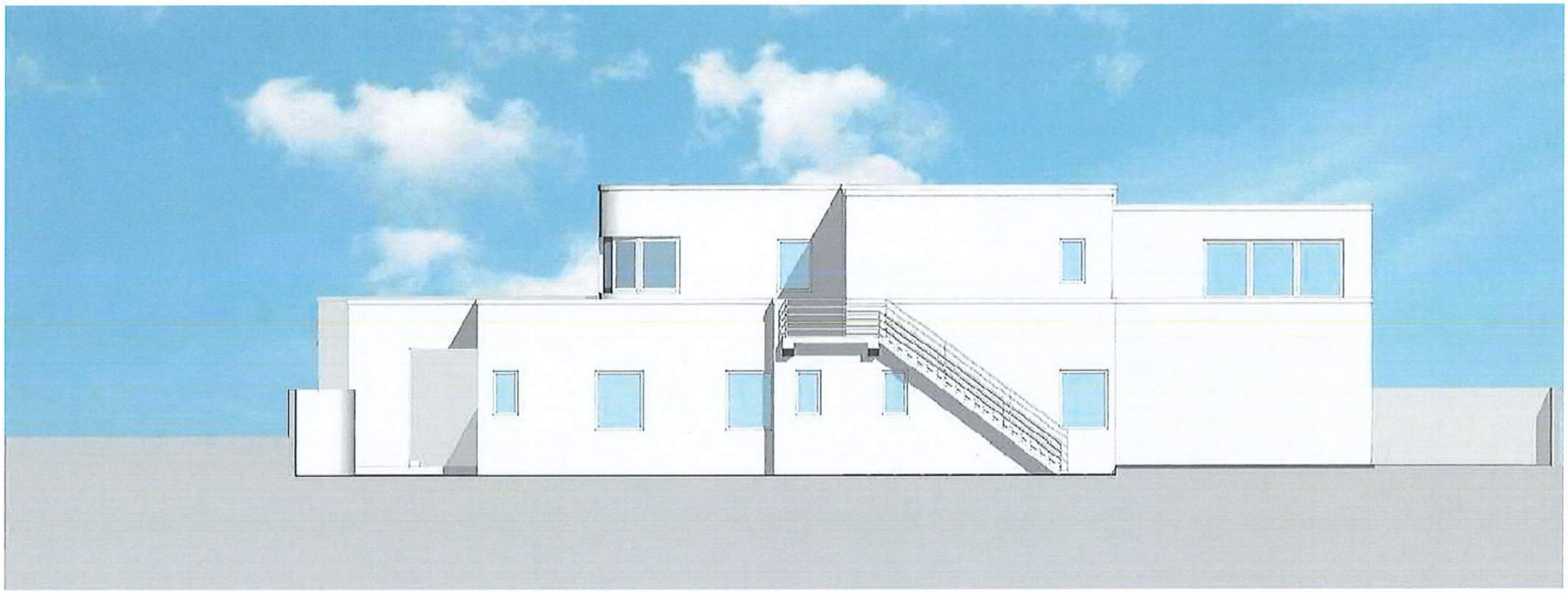
ROGER P. JANSSEN AR-14185

COA-26-0005
ZON-26-0016

DRAWING NO.

A-2.04

JOB NUMBER: 25-105



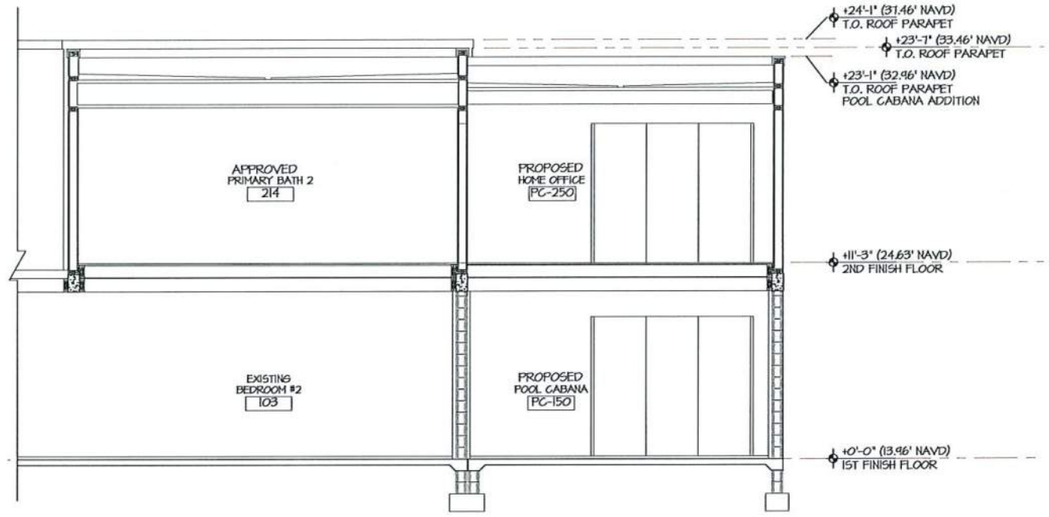
1047 SOUTH OCEAN BLVD

06.23.2026

DAILEY JANSSEN ARCHITECTS, P.A.
400 CLEMATIS STREET, STE 200 WEST PALM BEACH, FLORIDA 33401

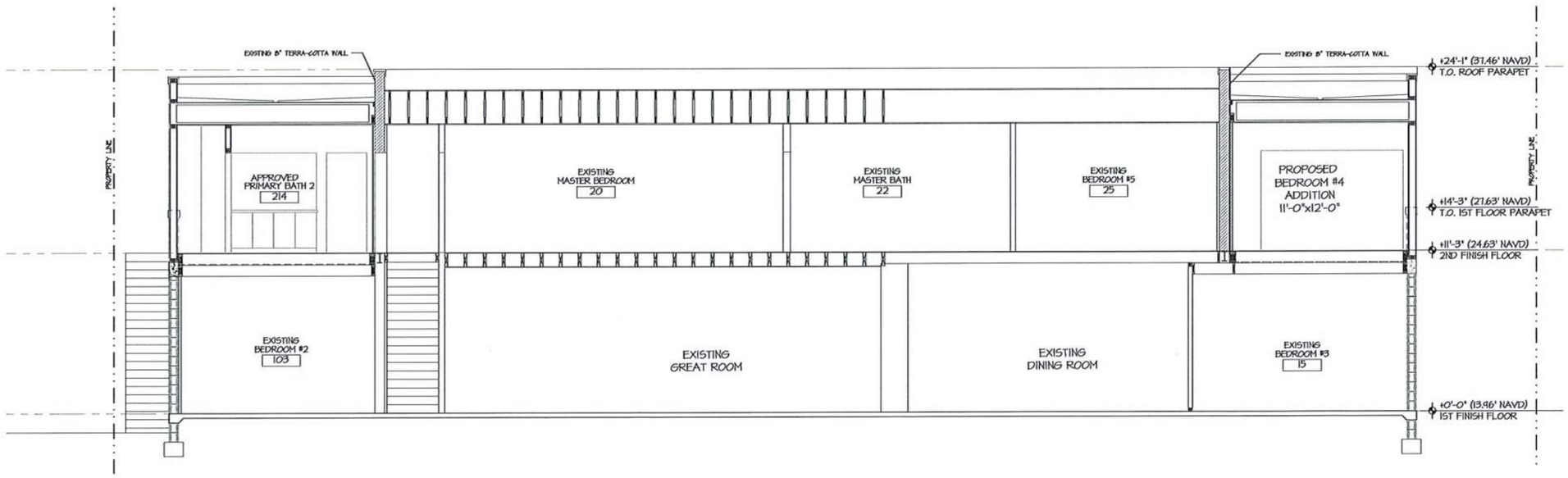
PROPOSED SOUTH FACADE

COLORED ELEVATION



PROPOSED EAST/WEST SECTION @CABANA ADDITION

SCALE 1/4" = 1'-0"



PROPOSED NORTH/SOUTH SECTION

SCALE 1/4" = 1'-0"

POOL CABANA ADDITION TO RESIDENCE AT:

1047 S. OCEAN BLVD.

PALM BEACH COUNTY

TOWN OF PALM BEACH

DAILEY JANSSEN ARCHITECTS
400 CLEMATIS STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401, TEL 561-833-4121, LICENSE #AA-C00174

DATE: 02.04.2026

DRAWN: MJB

REVISIONS:

- 02.04.2026 POOL CABANA ADDITION FOR PRE-APP
- 02.11.2026 FIRST SUBMIT POOL CABANA ADDITION

03.09.2026 SECOND SUBMITTAL POOL CABANA ADDITION

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SEAL

STATE OF FLORIDA
ROGER PATTON JANSSEN
AR0014785
REGISTERED ARCHITECT

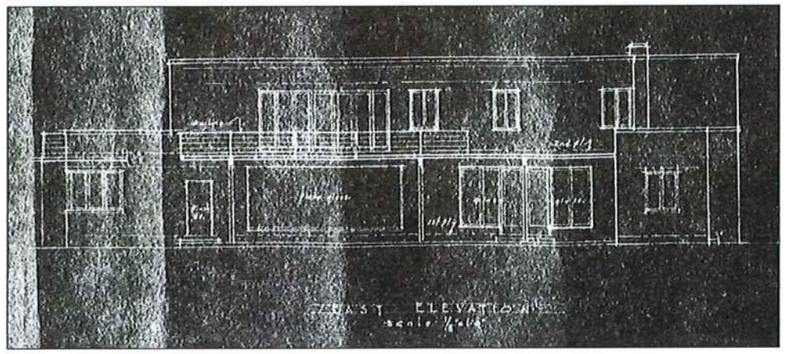
ROGER P. JANSSEN AR-14785

COA-26-0005
ZON-26-0016

DRAWING NO.

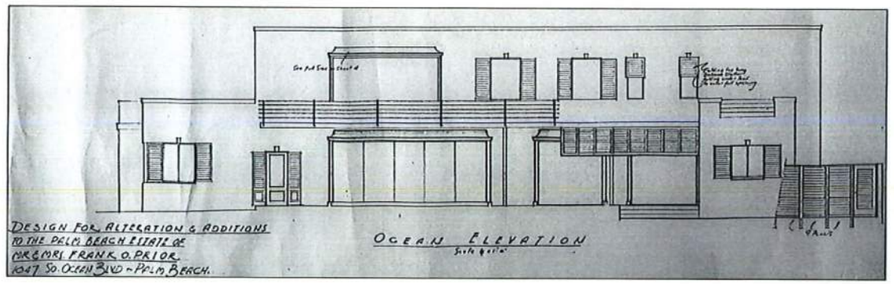
A3.01

JOB NUMBER: 25-105



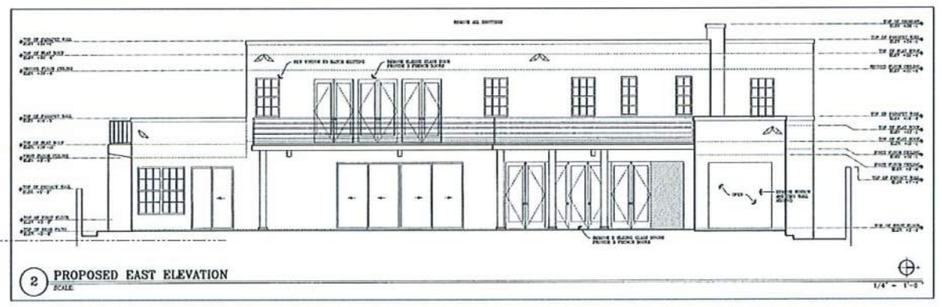
1935 EAST ELEVATION - JOHN VOLK

SCALE 1/8" = 1'-0"



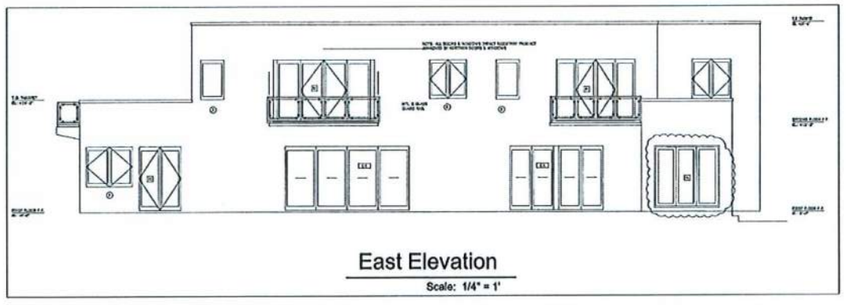
1962 EAST ELEVATION - GEORGE VOTAW

SCALE 1/8" = 1'-0"



2007 EAST ELEVATION - BROWER ARCHITECTURAL ASSOCIATES, INC.

SCALE 1/8" = 1'-0"



2008 EAST ELEVATION - BLUE MINGES

SCALE 1/8" = 1'-0"

ARCHIVED ELEVATIONS

POOL CABANA ADDITION TO RESIDENCE AT:

1047 S. OCEAN BLVD.

PALM BEACH COUNTY

TOWN OF PALM BEACH

DAILEY JANSSEN ARCHITECTS
400 CLEMATIS STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401, TEL 561-833-4707, LICENSE #AA-C001714

DATE: 02.04.2026

DRAWN: HJB

REVISIONS:

- 02.04.2026 POOL CABANA ADDITION FOR PRE-APP
- 02.11.2026 FIRST SUBMIT POOL CABANA ADDITION
- 03.03.2026 SECOND SUBMITTAL POOL CABANA ADDITION
- 03.31.2026 FINAL SUBMITTAL POOL CABANA ADDITION
- 06.24.2026 DEFERRED SUBMITTAL CABANA ADDITION

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SEAL

STATE OF FLORIDA
ROGER PATTON JANSSEN
AR0014785
REGISTERED ARCHITECT

ROGER P. JANSSEN AR-14785

COA-26-0005
ZON-26-0016

DRAWING NO.

HISTORICAL RECORD REF-1

JOB NUMBER: 25-105

Rear (East) Façade with Curvilinear Balcony
Courtesy of the John L. Volk Foundation

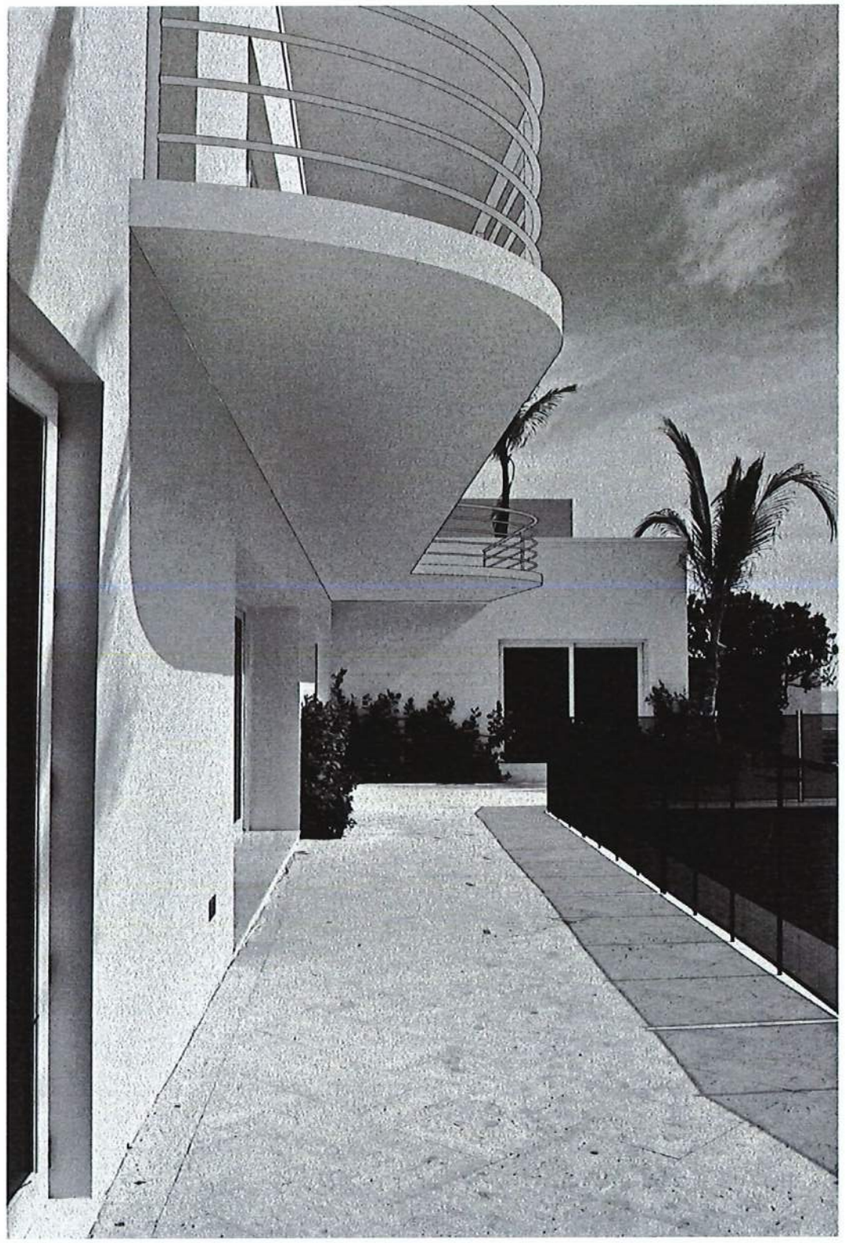
1047 SOUTH OCEAN BLVD

05.21.2025

DAILEY JANSSEN ARCHITECTS, P.A.
400 CLEMATIS STREET, STE 200 WEST PALM BEACH, FLORIDA 33401

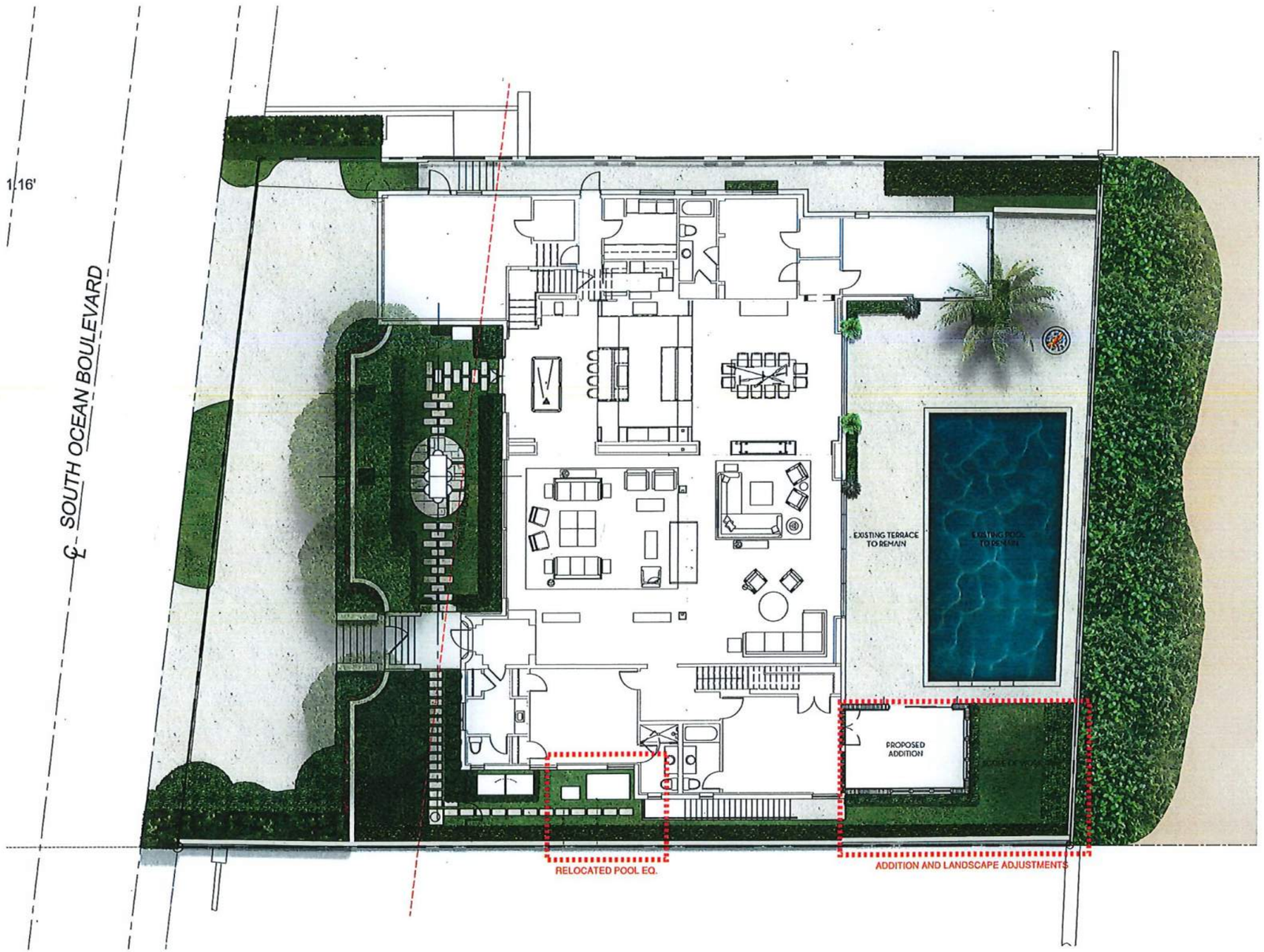
SKETCH BY JOHN VOLK
1953 MOFFETT RESIDENCE

Rear (East) Façade with Curvilinear Balcony
Courtesy of the John L. Volk Foundation



1047 SOUTH OCEAN BLVD

05.21.2025



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

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

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

OVERALL SITE PLAN

RESIDENCE

1047 SOUTH OCEAN BLVD, PALM BEACH, FL.

03 MARCH 2026
18 FEBRUARY 2026

NIEVERA WILLIAMS
DESIGN

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

NIEVERAWILLIAMS.COM

Lo

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

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

SOUTH ELEVATION

RESIDENCE

1047 SOUTH OCEAN BLVD, PALM BEACH, FL.

03 MARCH 2026
18 FEBRUARY 2026

NIEVERA WILLIAMS
DESIGN

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EL1

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

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

EAST ELEVATION

RESIDENCE

1047 SOUTH OCEAN BLVD, PALM BEACH, FL.

03 MARCH 2026
18 FEBRUARY 2026

NIEVERA WILLIAMS
DESIGN

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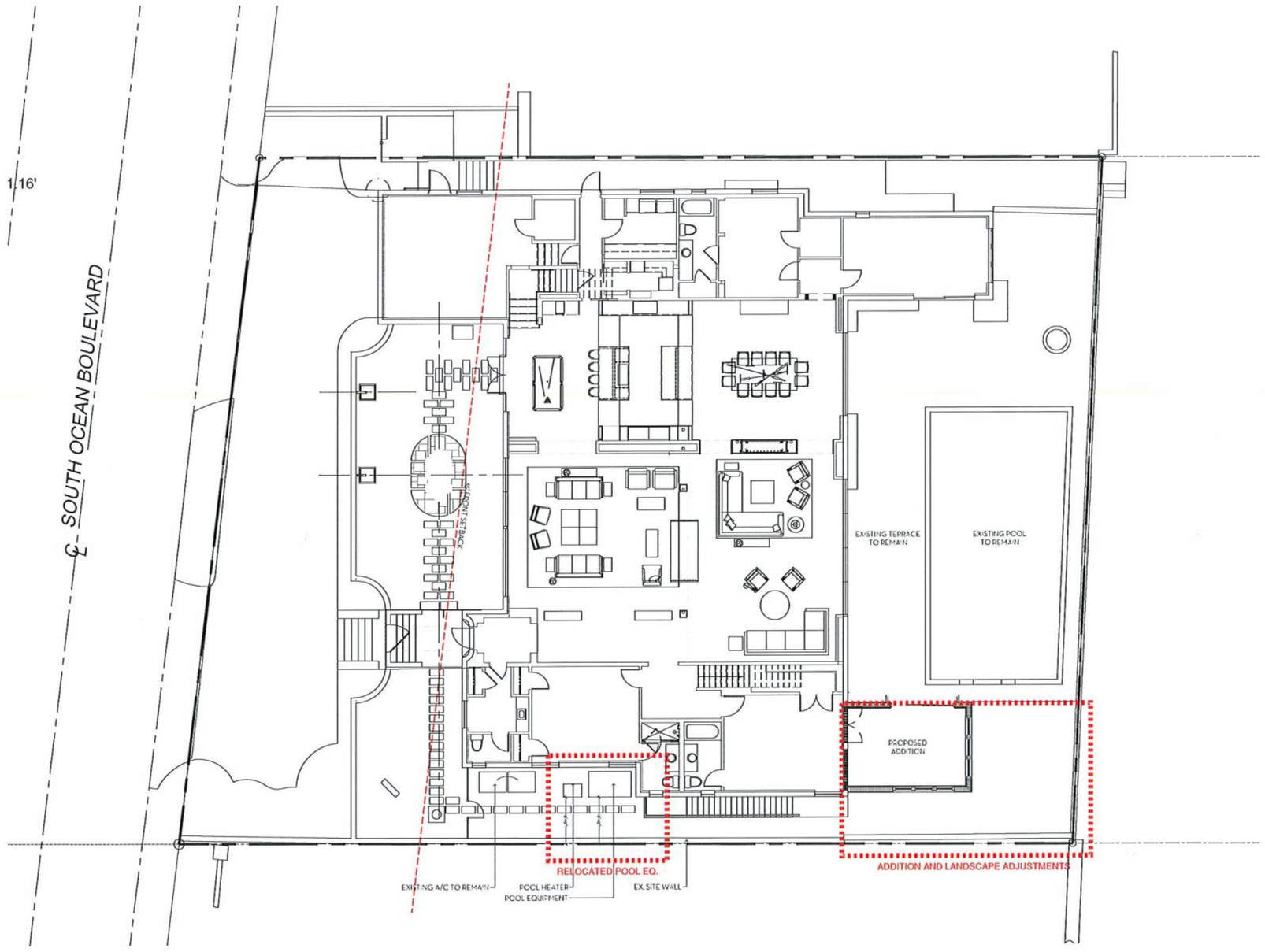
EL2



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

N
W E
S

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

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

OVERALL SITE PLAN

RESIDENCE

1027 SOUTH OCEAN BLVD, PALM BEACH, FL.

31 MARCH 2026
18 FEBRUARY 2026

NIEVERA WILLIAMS
DESIGN

625 N. Flagler Drive
Suite 502
West Palm Beach, FL 33401
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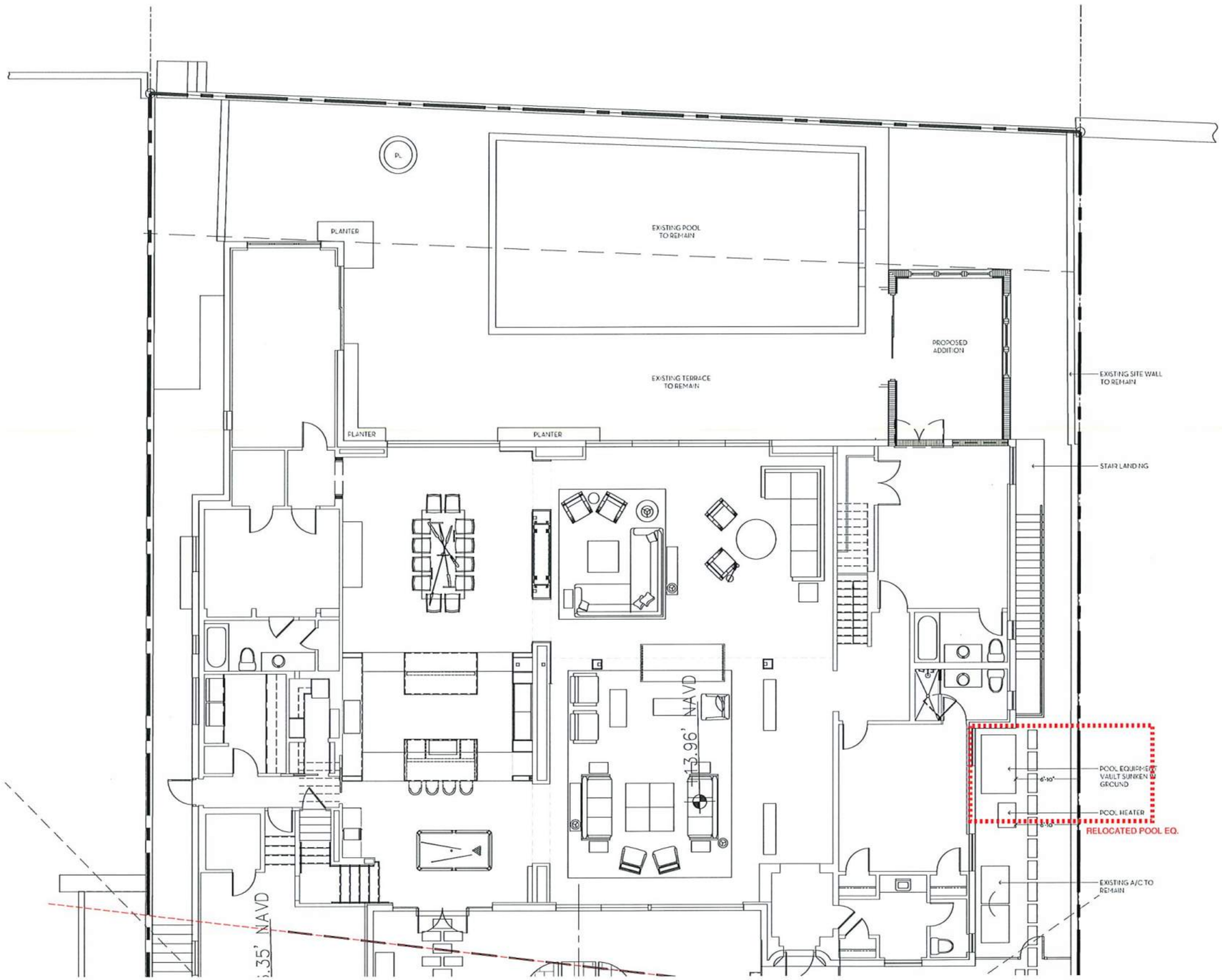
L1



OVERALL R-A SITE CALCULATIONS:

	26,213	SQ FT	100%
MINIMUM LANDSCAPE:			
REQUIRED =	13,106.5	SQ FT	50%
EXISTING =	16,404	SQ FT	62.57%
PROPOSED =	16,428	SQ FT	62.66%

FRONT SETBACK SITE CALCULATIONS:

35' SETBACK AREA =	3,511	SQ FT	100%
MINIMUM LANDSCAPE:			
REQUIRED =	1,584	SQ FT	45%
EXISTING =	1,612	SQ FT	45.78%
PROPOSED =	1,612	SQ FT	45.78%

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

N

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

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

HARDSCAPE PLAN
RESIDENCE
1047 SOUTH OCEAN BLVD, PALM BEACH, FL

31 MARCH 2026
18 FEBRUARY 2026

NIEVERA WILLIAMS
DESIGN

625 N. Flagler Drive
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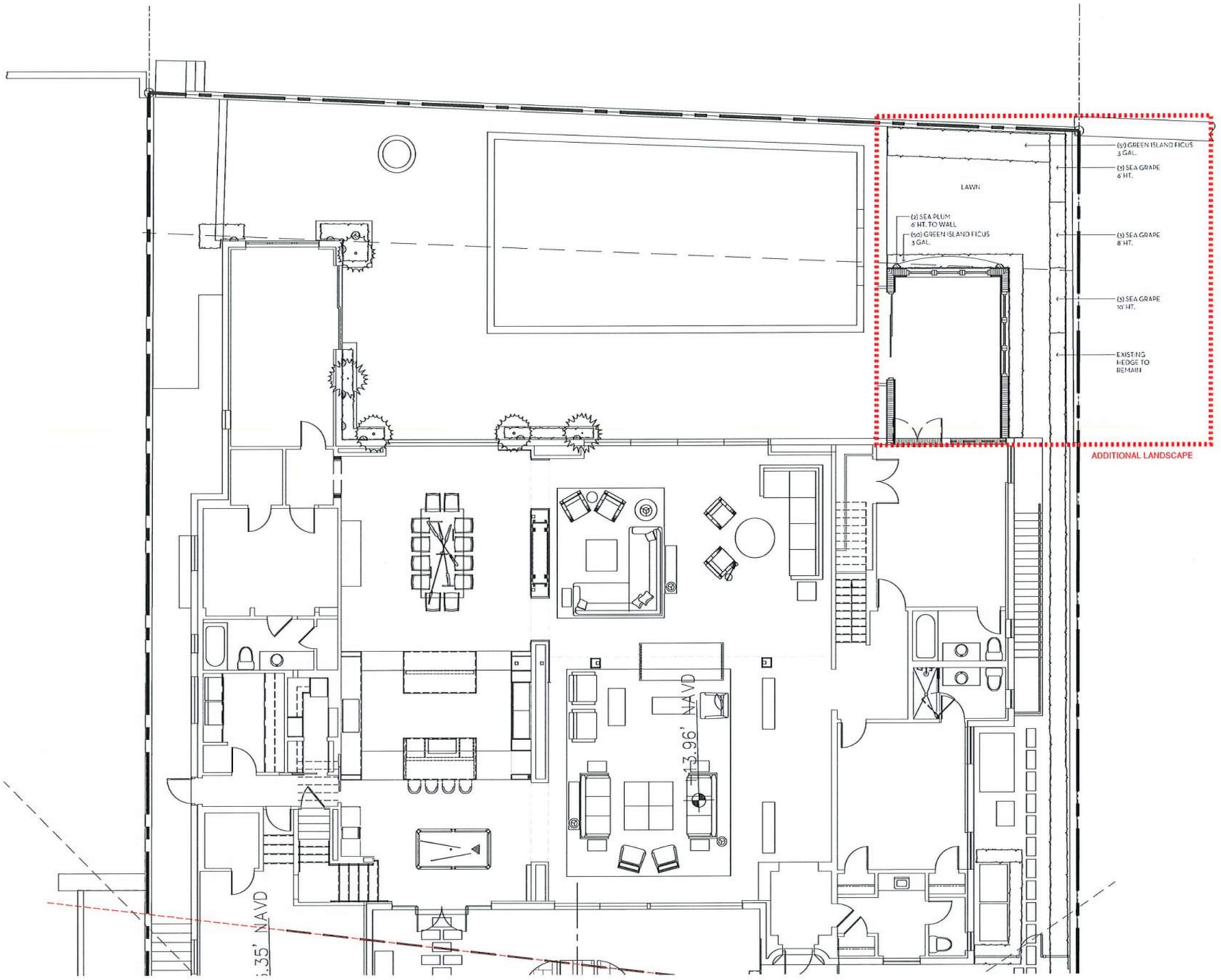
L2
COA-26-0005



MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

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

LANDSCAPE PLAN

RESIDENCE

1047 SOUTH OCEAN BLVD, PALM BEACH, FL.

31 MARCH 2026
18 FEBRUARY 2026

NIEVERA WILLIAMS
DESIGN

625 N. Flagler Drive
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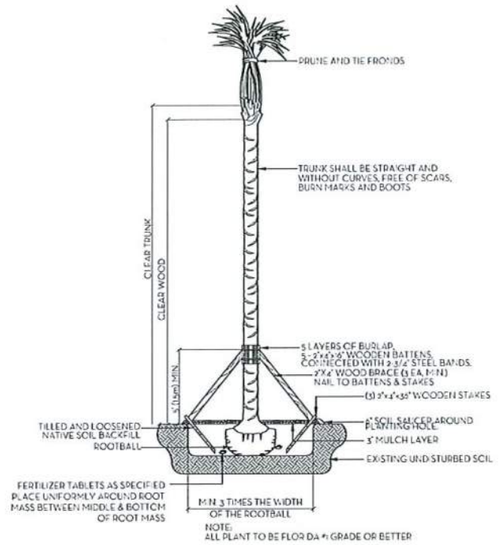
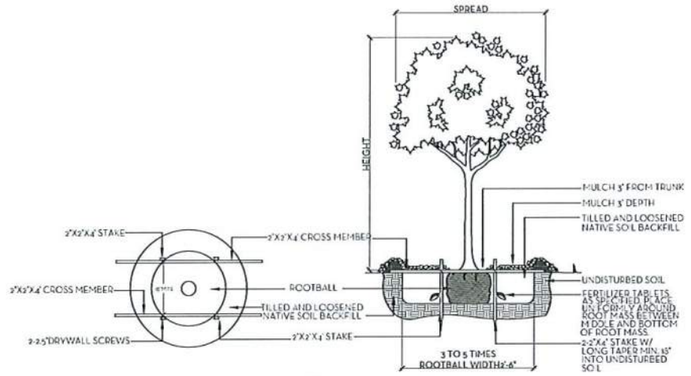
LP2



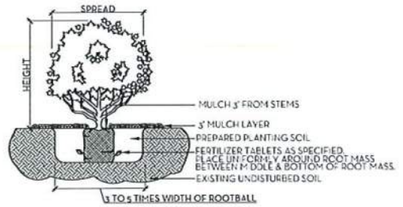
PALM PLANTING DETAIL
NTS

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



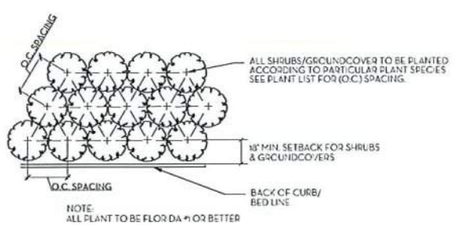
NOTE:
ALL PLANT TO BE FLORIDA #1 GRADE OR BETTER

TREE PLANTING DETAIL
NTS



NOTE:
ALL MATERIAL TO BE FLORIDA #1 OR BETTER

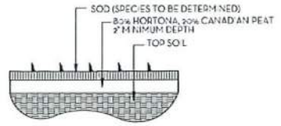
SHRUB & GROUNDCOVER PLANTING DETAIL
NTS



NOTE:
ALL PLANT TO BE FLORIDA #1 OR BETTER

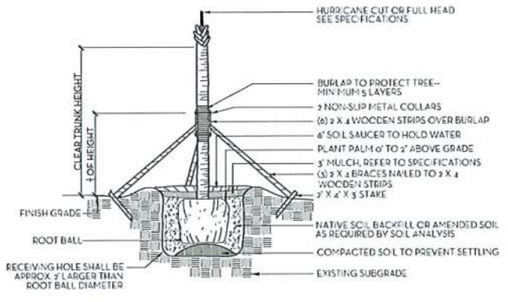
PLANT SPACING DETAIL
NTS

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



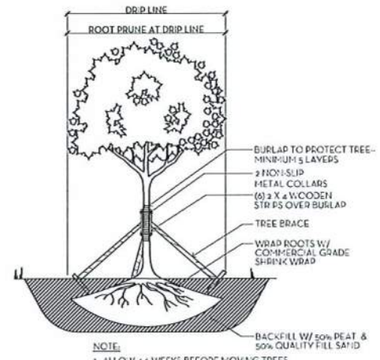
SOD PLANTING DETAIL
NTS

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



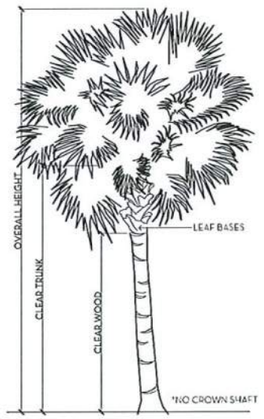
NOTES: STAKING & GUYING REQUIRED FOR PALMS, IF NECESSARY, OR AS DIRECTED BY THE LANDSCAPE ARCHITECT. ALL PLANT TO BE FLORIDA #1 OR BETTER

PALM TREE PLANTING AND STAKING DETAIL
NTS



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

TREE ROOT PRUNING DETAIL
NTS



PALM SPECIFICATION DETAIL
NTS

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

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

NIEVERA WILLIAMS DESIGN

1047 South Ocean Blvd.
02/18/2026

Landscape Material Schedule

Item No.	Common Name	Botanical Name	Quantity	Specification	Native
1	HEDGE/SHRUB				
2	Sea Plum	Coccoloba X diversifolia	2	3 GAL	✔
3	Seagrape	Coccoloba Uvifera	3	10' HT.	✔
4	Seagrape	Coccoloba Uvifera	3	8' HT.	✔
5	Seagrape	Coccoloba Uvifera	3	6' HT.	✔
6			11		100%
7	GROUND COVER/VINES				
8	Green Island Ficus	Ficus macrophylla 'Green Island'	101	3 GAL	
9			101		0%
10	SOD				
11	St. Augustine 'Palmetto'				

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

Line #	Landscape Legend		
1	Property Address:	1047 SOUTH OCEAN BLVD.	
2	Lot Area (sq. ft.):	26,213	
3		REQUIRED	PROPOSED
4	Landscape Open Space (LOS) (Sq Ft and %)	50%	16,478 SF (62.86%)
5	LOS to be altered (Sq FT and %)	N/A	3.23%
6	Perimeter LOS (Sq Ft and %)	N/A	N/A
7	Front Yard LOS (Sq Ft and %)	45%	1,612 SF (45.78%)
8	Native Trees %	30% (number of trees)	N/A
9	Native Shrubs & Vines %	30% (number of shrubs & vines)	100%
10	Native Groundcover %	30% (groundcover area)	0%

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

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

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

See Ord. 003-2023 REV BY 20230727

EXISTING
16,404 SF (62.57%)

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

PLANT LIST AND DETAILS
RESIDENCE
1047 SOUTH OCEAN BLVD, PALM BEACH, FL.

03 MARCH 2026
18 FEBRUARY 2026

NIEVERA WILLIAMS DESIGN
625 N. Flagler Drive
Suite 502
West Palm Beach, FL 33401
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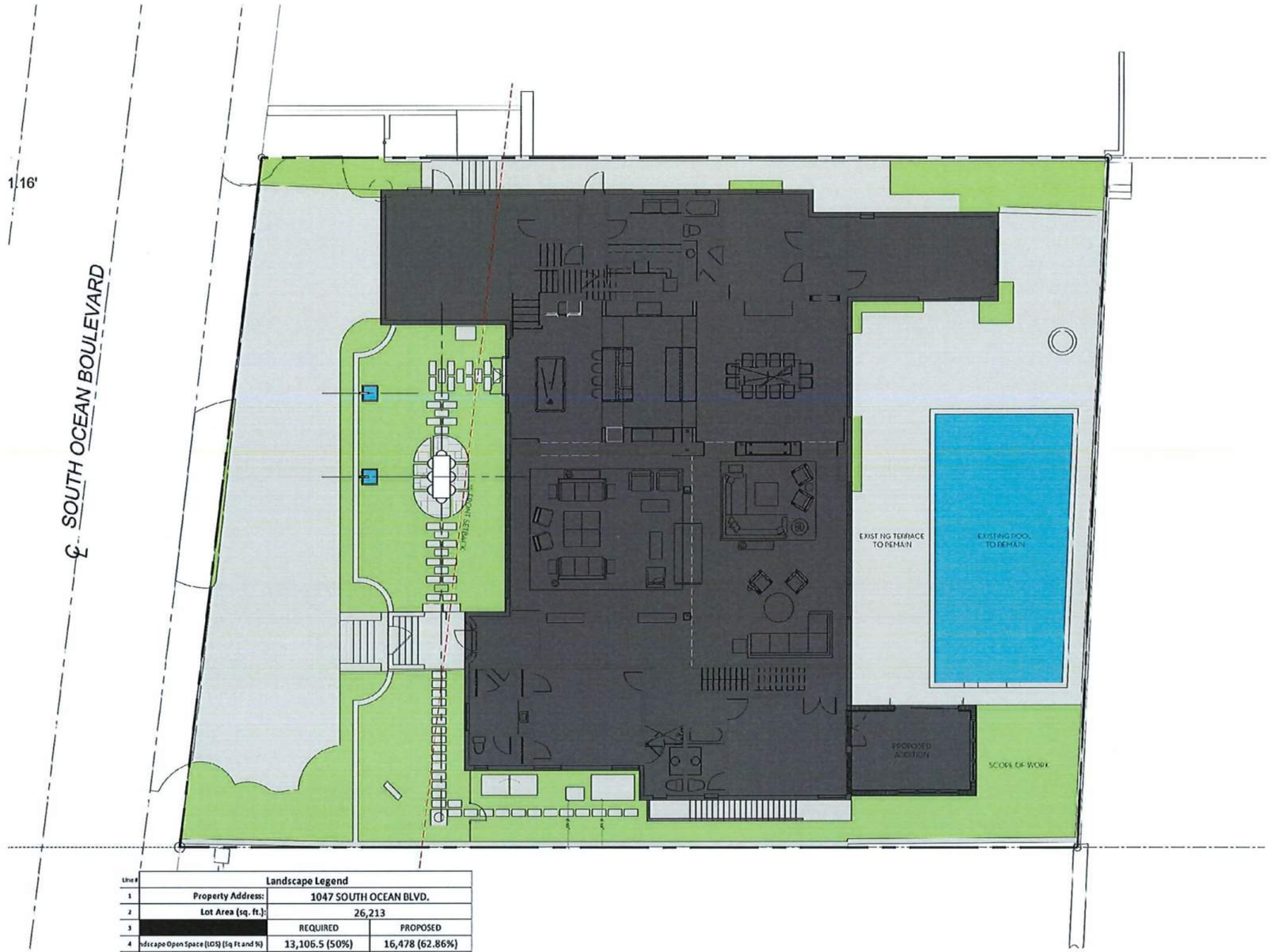
F: 561-659-2113
NIEVERAWILLIAMS.COM

LP3



Unit #	Landscape Legend		
1	Property Address:	1047 SOUTH OCEAN BLVD.	
2	Lot Area (sq. ft.):	26,213	
3		REQUIRED	PROPOSED
4	dscape Open Space (LOS) (Sq Ft and %)	13,106.5 (50%)	16,478 (62.86%)
5	LOS to be altered (Sq FT and %)	N/A	3.23%
6	Perimeter LOS (Sq Ft and %)	N/A	N/A
7	Front Yard LOS (Sq Ft and %)	1,584 (45%)	1,612 (45.78%)
8	Native Trees %	30% (number of trees)	N/A
9	Native Shrubs & Vines %	30% (number of shrubs & vines)	100%
10	Native Groundcover %	30% (groundcover area)	0%

To determine qualifying native vegetation use either:
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This table shall be included on the landscape species index sheet as prepared by a licensed landscape architect and landscape openspace data shall be incorporated on to corresponding zoning legend.

See Ord 603-2023 REVISED 20230727

OVERALL R-A SITE CALCULATIONS:

	26,213	SQ FT	100%
MINIMUM LANDSCAPE:			
REQUIRED =	13,106.5	SQ FT	50%
EXISTING =	16,404	SQ FT	62.57%
PROPOSED =	16,478	SQ FT	62.86%

FRONT SETBACK SITE CALCULATIONS:

35' SETBACK AREA =	3,521	SQ FT	100%
MINIMUM LANDSCAPE:			
REQUIRED =	1,584	SQ FT	45%
EXISTING =	1,612	SQ FT	45.78%
PROPOSED =	1,612	SQ FT	45.78%

OPEN SPACE LEGEND
- LANDSCAPE
- HARDSCAPE
- WATER FEATURE
- BUILDING

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

N W E S

MARIO F. NIEVERA
State of Florida
Landscape Architect
Registration No.
6666056

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

OVERALL SITE PLAN

RESIDENCE

1047 SOUTH OCEAN BLVD. PALM BEACH, FL.

03 MARCH 2026
18 FEBRUARY 2026

NIEVERA WILLIAMS
DESIGN

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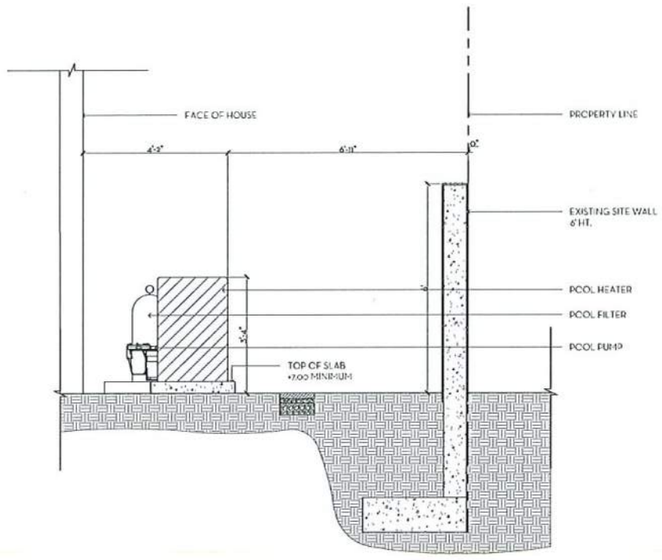
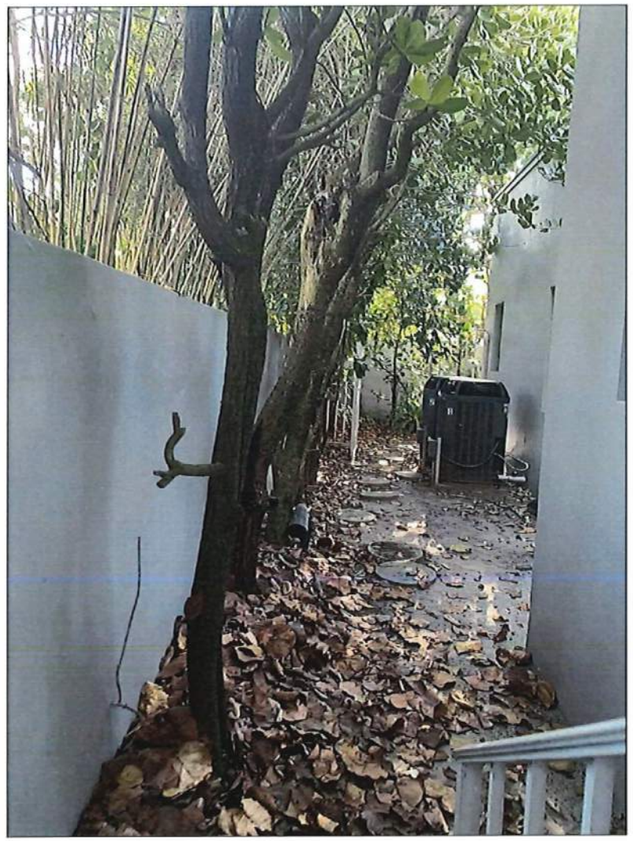
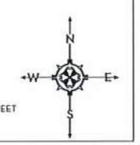
OS1



1 / D1 POOL EQUIPMENT DETAIL
SCALE: 3/4"=1'-0"



2 / D1 EXISTING SITE WALL PHOTO
SCALE: NTS



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

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

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

SITE DETAILS
RESIDENCE
1047 SOUTH OCEAN BLVD, PALM BEACH, FL.

31 MARCH 2026
18 FEBRUARY 2026

NIEVERA WILLIAMS
DESIGN

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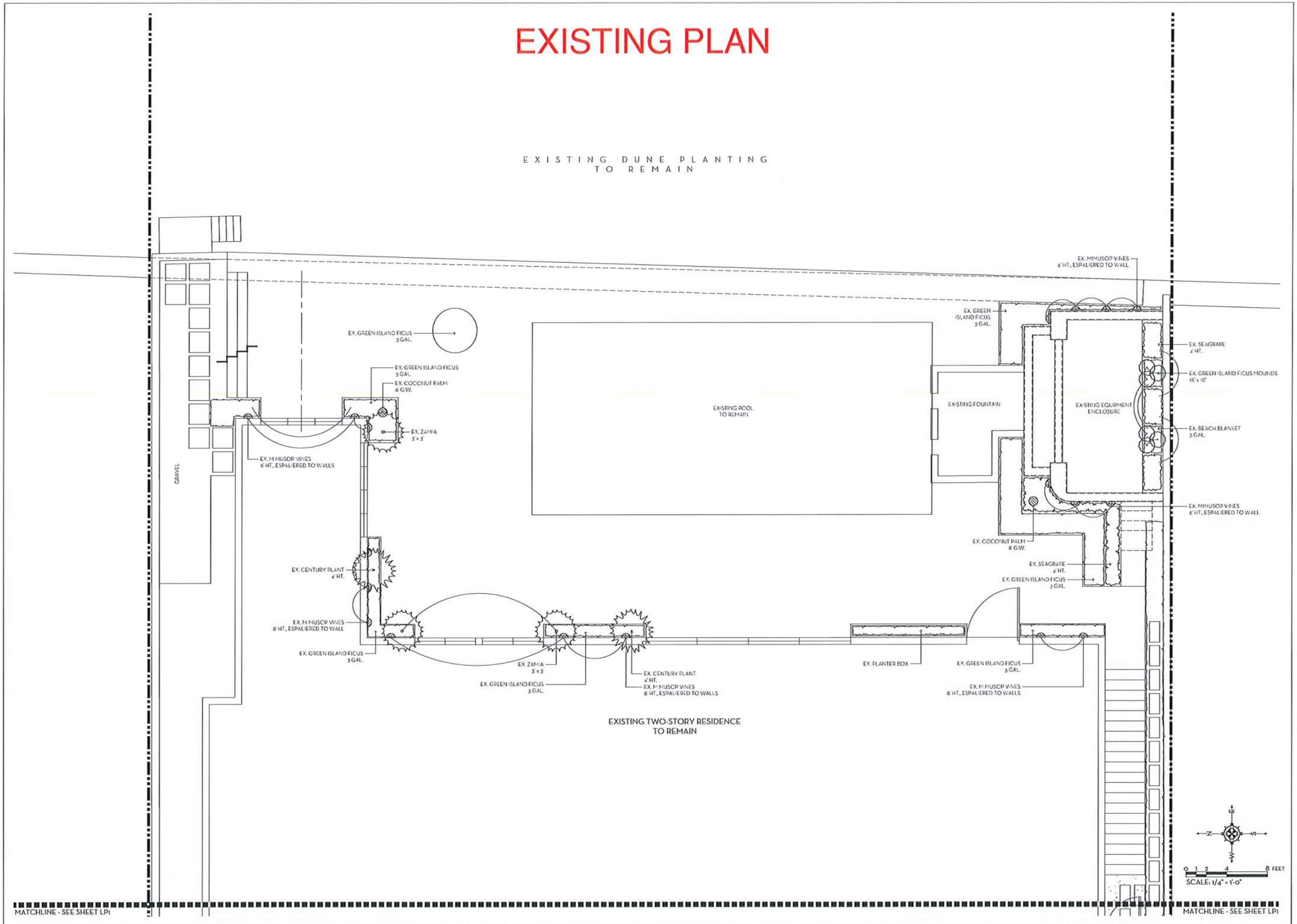
D1

EXISTING PLAN



MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

LANDSCAPE PLAN - PARTIAL

1047 SOUTH OCEAN BLVD.

PALM BEACH, FLORIDA

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

04 APRIL 2025

NIEVERA WILLIAMS
DESIGN

223 Sunset Avenue
Suite 150
Palm Beach, Florida 33480
P: 561-659-2820
F: 561-659-2113

NIEVERAWILLIAMS.COM

EX

LOCATION MAP N.T.S.

NORTH

20 0 20 40 60

Scale 1" = 20'

REVISIONS:
5/8/25 add survey notes

P.I.

P.C. STA. 50+30.65 ★
N 654100.329
E 971033.494

R-204 PALM BEACH COUTY RANGE MONUMENT
P U LISHED POSITION NOT FOUND

NORTH LINE OF GOV. LOT 2

ALGOMA ROAD
℄

S88°58'43"E ★ 240.53'

"1045 SOUTH OCEAN BOULEVARD"
P.C.N. 50-43-43-35-00-002-0140
(O.R.B. 29679, PG. 668)
BEING A PORTION
OF
GOVERNMENT LOT 2,
SECTION 35,
TOWNSHIP 43 S,
RANGE 43 E,

N 853561.6674
E 971019.9592
SET 1/2"
IRON ROD
& CAP
(#6338)

parcel II
P.O.B.
PARCEL II
PERMISSIVE EASEMENT
(DEED)

N88°35'34"W 36.92'
S01°24'26"W 7.53)

N 853558.6407
E 971143.1659
SET P.K.*
NAIL & DISK
(#6338)

CONC. WALL
(TO MEAN HIGH WATER LINE)

SOUTH OCEAN BOULEVARD
(A/K/A A-1-A)
(40' R/W) ★
(22' PAVED)

COASTAL CONSTRUCTION CONTROL LINE
(P.B. 84, PG. 137, 2020)
S04°24'29"W 691.54'

N08°02'43"E 100.07'

EAST LINE OF OCEAN BOULEVARD ★

SITE BENCHMARK #1
PK NAIL & WASHER
EL.= 16.13

GARAGE
F.F.EL.=
16.35

CONC. DRIVE

CONC. RETAINING WALL

ENTRY

parcel I

2 STORY
RESIDENCE
F.F.EL.=13.96
LOW
F.F.EL.= 13.65

POOL

SPA

WATER FEATURE

FIRE PIT
TILE DECK

TILE

WOOD

SHED

A/C

CONC. DRIVE

COASTAL STRAND

SOUTH LINE OF SURVEY LINE

130.72' (TO SURVEY LINE)
130.00'± (FROM "SHORELINE" (D) ±)

(TO MEAN HIGH WATER LINE) N8835'34"W 243± (M) 230' (D)

NORTH LINE OF ☒

CONC. WALL

N 853558.7732
E 971136.5464
SET P.K.*
NAIL & DISK
(#6338)
ALSO
FOUND P.K.
NAIL & WASHER
(0.13'W, 0.14'N)

Road centerline

food zone line

1795.25'

VEGETATION LINE

TREATED SHORELINE WATERS OF THE ATLANTIC OCEAN (DEED)
0.75' WIDE CONC. SEAWALL

SEASONAL HIGH WATER LINE ELEV.= 4.7'

SAND BEACH

parcel I

SAND BEACH

Transect line

MEAN HIGH WATER LINE (04/09/2025) ELEV. = 0.44'

"ZERO CONTOUR" LINE (04/09/2025)

ATLANTIC OCEAN

P.O.B.
INTERSECTION OF THE
"SHORE OF THE ATLANTIC OCEAN
BEING 1,765.25' NORTH OF THE
TOWNSHIP LINE BETWEEN
TOWNSHIP 43 AND 44 SOUTH
RANGE 43 E.

NORTH LINE OF "BOULEVARD ESTATES"
★ (P.B. 21, PG. 56)

N88°38'49"W ★ 30.14'

"1057 SOUTH OCEAN BOULEVARD"
P.C.N. 50-43-43-35-00-002-0430
(O.R.B. 11742, PG. 1444)
BEING A PORTION
OF
GOVERNMENT LOT 2,
SECTION 35,
TOWNSHIP 43 S,
RANGE 43 E,

SET 1/2"
IRON ROD
& CAP
(#6338)

N 853761.5933
E 971005.8694

LOT 1
"BOULEVARD ESTATES"
(P.B. 21, PG. 56)

105.17'

N01°40'21"E 1364.81' ★ (M.R.)

1295.09'

KINGS ROAD
℄
(60' R/W)

N88°35'34"W ★

P.T. STA. 45+24.54 ★
N 853384.802
E 970948.627

P.I.

N09°48'37"E 1303.81' (M.R.)

R-204 PALM BEACH COUTY RANGE MONUMENT
P U LISHED POSITION NOT FOUND

S88°35'56"E (ESTIMATED) ★

SOUTH LINE OF SECTION 35, TOWNSHIP 43 S, RANGE 43 E,
NORTH LINE OF SECTION 2, TOWNSHIP 44 S, RANGE 43 E,

SITE SPECIFIC LEGEND
★ = FER FLORIDA DEPARTMENT OF TRANSPORTATION
STATE HIGHWAY RIGHT OF WAY MAP
STATE ROAD A - 1 - A, ITEM / SEGMENT NO. 229749-1
SECTION NO. 93050-2526.
☒ = LAND DEEDED BY GEORGE M. OSBORN AND HIS WIFE
TO JESSE W. DONAHUE BY DEED DATED MARCH 31, 1925
(DEED BOOK 268, PG. 173)
= GAS METER
TOSW = TOP OF SEAWALL

CERTIFIED TO: 1047 SOUTH OCEAN BOULEVARD TRUST MAURA A ZISKA TRPROPERTY ADDRESS: 1047 S Ocean Boulevard , Palm Beach , FL 33480FLOOD ZONE: x & VE (FIRM 120220 - 12099C0591G 12/20/2024)

Parcel I:
Beginning at a point on the shore of the Atlantic Ocean-1765.25 feet North of the Township line between Townships 43 and 44 South, Range 43 East, Palm Beach County, Florida, said point being in the North line of land Deeded by George M. Osborn and wife to Jessie W. Donahue by Deed dated March 31, 1925, and recorded in the Public Records of Palm Beach County, Florida, in Deed Book 268, at Page 173; thence Westerly along said North line of land of said Donahue a distance of 130 feet, more or less, to the East line of the Ocean Boulevard, as now laid out and in use; thence Northerly along the said East line of the Ocean Boulevard to a point in a line parallel to and 100 feet North of, measured at right angles to the North line of the land of said Donahue; thence Easterly parallel to and 100 feet North of the North line of land of said Donahue, a distance of 120 feet, more or less, to the waters of the Atlantic Ocean; thence Southerly, along the water of the Atlantic Ocean, a distance of 100 feet, more or Less, to the Point of Beginning.

Parce ii:
A permissive easement over, across, in and upon the following described property:
Beginning at a point in the East Right-of-Way line of Ocean Boulevard 774.S feet South of and measured at right angles to the North line of Government Lot 2, Section 35, Township 43 South, Range 43 East, Town of Palm Beach, Palm Beach County, Florida; thence run Easterly parallel to the said North line of Government Lot 2 for a distance of 37.60 feet to a point; thence Northerly at right angles to the preceding course for a distance of 7.53 feet to a point; thence run Westerly parallel to said North line of Government L-0t 2 for a distance of 36.92 feet to a point in the Easterly Right-of-Way line of Ocean Boulevard, thence Southerly along said Right-of-Way line for a distance of 7.58 feet to the Point of Beginning. Easement is for the purpose of maintaining and operating the air conditioning equipment and covering structure, as well as the pump and pump house now located upon said premises for so long as said equipment is located upon said area and is used for said purpose

SURVEY NOTES:

1.) Lands shown hereon were prepared without the benefit of a title search for easements, rights of way, or other matters of record.
2.) Parcle 1: Area of subject property lying westerly of the seawall = 12,698 square feet (0.2915 acres).
parcel 2 area = 281 square feet (0.0065 ACRES).
Area lying East of the seawall to the Mean High Water Line = 11,192 square feet (0.2569 acres)
TOTAL AREA = 24,171 SQUARE FEET (0.5548 ACRES).

3.) Elevations shown hereon are based on North American Vertical Datum of 1988 (NAVD 88).
a) Originating benchmark = Leica Global Positioning System.
b) $\times^{00.00}$ = existing elevation (NAVD 88 typical).

4.) No underground improvements located.
5.) Bearings shown hereon are State Plane Grid (NAD 83/90 ADJUSTMENT, FLORIDA EAST ZONE). Rotate Grid bearings _____ (clockwise / counterclockwise) to Plat bearings. Distances are plat and measured unless otherwise shown.
6.) This firm's "Certificate of Authorization" number is "LB 6838".

CERTIFICATE:
THIS IS TO CERTIFY THAT THE BOUNDARY SURVEY SHOWN HEREON IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS BOUNDARY SURVEY 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, AND DEPARTMENT OF ENVIRONMENTAL PROTECTION SURVEY REQUIREMENTS (CH. 62B-33.0081, F.A.C).

FIELD AND SURVEY DATA NOTES.
BEARINGS AND COORDINATES SHOWN HEREON WERE ESTABLISHED USING A CARLSON GPS ROVER.
HORIZONTAL ACCURACY 0.10 ±

ELEVATIONS ARE BASED ON THE PUBLISHED BENCHMARK "H-315"
ELEVATION = 17.87' (NAVD 88)
VERTICAL ACCURACY = 0.05' ±

THE MEAN HIGH WATER ELEVATION AND THE SEASONAL HIGH WATER ELEVATION ARE BASED ON PUBLISHED INFORMATION FROM LABINS.ORG

GEODETIC CONTROL STATIONS USED

"R-150" DEP REF. MONUMENT
State Plane Zone: East_Zone
County: PALM BEACH
Latitude: 26.549505
Longitude: -80.042465
PUBLISHED POSITION
N.806587.9580 E.969200.4380
CHECKED POSITION
N.806587.90 E.969200.47

"R-151" DEP REF. MONUMENT
State Plane Zone: East_Zone
County: PALM BEACH
Latitude: 26.549505
Longitude: -80.042465
PUBLISHED POSITION
N.805511.6160 E.968967.5300
CHECKED POSITION
N.805511.57 E.968967.49

This survey is not valid without embossed surveyor's seal and/or an authenticated electronic signature and authenticated electronic seal.

Digitally signed by Michael J Miller
Date: 2025.05.08 12:08:46 -04'00'

MICHAEL J. MILLER #4034

LEGEND:

CALC	CALCULATED	(P)	PLAT	P.I.	POINT OF INTERSECTION		ASPHALT PAVEMENT
C.B.S.	CONCRETE BLOCK STRUCTURE	R	RADIUS	P.O.C.	POINT OF COMMENCEMENT		CONCRETE FLATWORK
CONC. MON.	CONCRETE MONUMENT	Δ	CENTRAL (DELTA) ANGLE	P.O.B.	POINT OF BEGINNING		PAVER BRICK FLATWORK
CONC.	CONCRETE	L	ARC LENGTH	R/W	RIGHT OF WAY		
D.E.	DRAINAGE EASEMENT	CH.B.	CHORD BEARING		CHAIN LINK FENCE		
U.E.	UTILITY EASEMENT	N.G.V.D.	NATIONAL GEODETIC VERTICAL DATUM		WOOD FENCE		
P.E.	POOL EQUIPMENT	O.R.B.	OFFICIAL RECORD BOOK		METAL FENCE		WOOD POWER POLE
F.F.EL.	FINISH FLOOR ELEVATION	P.B.	PLAT BOOK		VINYL FENCE		GUY WIRE
EL.	ELEVATION	P.C.	POINT OF CURVATURE		EASEMENT		FIRE HYDRANT
(ER.)	BEARING REFERENCE	P.T.	POINT OF TANGENCY		CONCRETE		CATCH BASIN
(D)	DEED	P.R.C.	POINT OF REVERSE CURVATURE		OVER-EXCLUSIVE		SANITARY MANHOLE
(M)	MEASURED	P.C.C.	POINT OF COMPOUND CURVATURE		LOT LINE		

BOUNDARY SURVEY

SCALE:	1" = 20'
DRAWN BY:	PICARD
FIELD WK:	MIKE
FIELD DATE:	04/09/2025

MILLER LAND SURVEYING
1121 LAKE AVENUE
LAKE WORTH BEACH, FLORIDA 33460
PHONE: (561) 586-2669 - FAX: (561) 582-0151
www.millersurveying.com
e-mail: orders@millersurveying.com

REF:	H-4455
PREV. JOB NO'S.	
JOB NO.	Y250337
	L -

CRD. FILE Y250337

1047 South Ocean Boulevard

DESIGNATION REPORT

Wednesday, March 20, 2013
Landmark Preservation Commission
Palm Beach, Florida

DESIGNATION REPORT

1047 South Ocean Boulevard

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Report produced by Murphy Stillings, LLC

I. General Information

Location:	1047 South Ocean Boulevard Palm Beach, Florida
Date of Construction:	1935
First Owner:	James and Adeline Moffett
Architect:	John L. Volk
Builder/Contractor:	Arnold Construction Company
Present Owner:	Karin Jack
Present Use:	Residential
Present Zoning:	R A
Palm Beach County Tax Folio Number:	50-43-43-35-00-002-0150
Current Legal Description:	North 100 Feet of South 1865.25 Feet of Government Lot 2 East of Ocean Boulevard

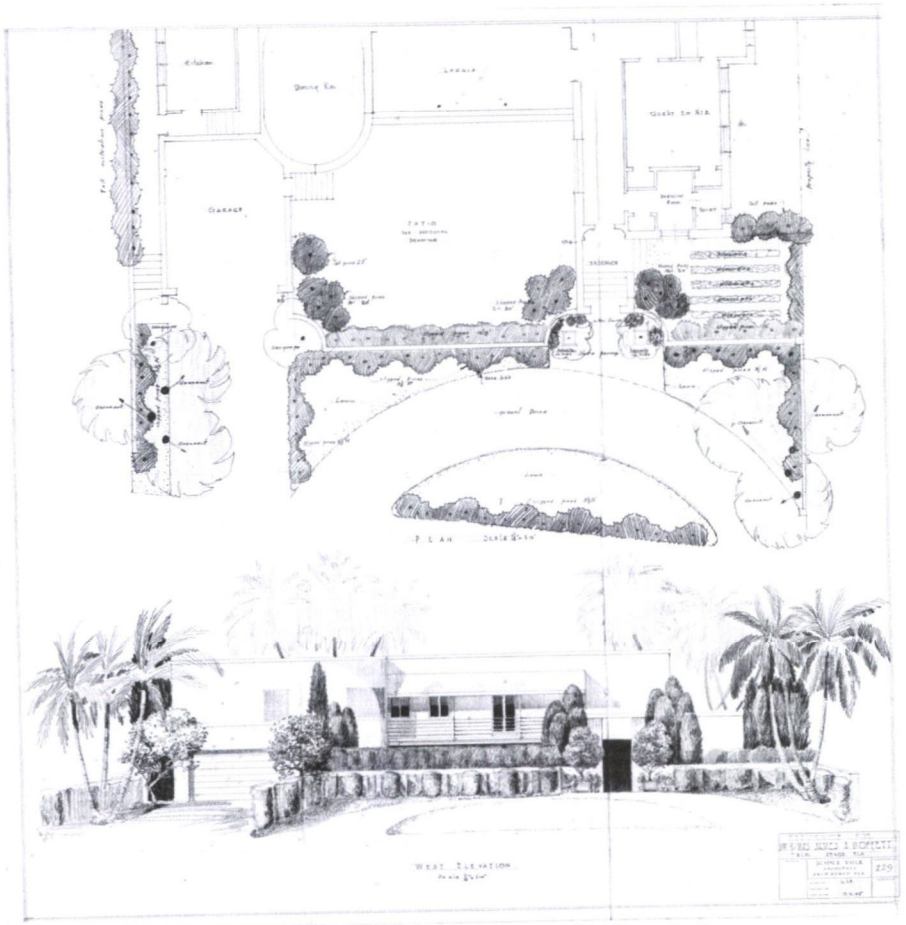
II. Location Map

1047 South Ocean Boulevard

III. Architectural Information

The residence at 1047 South Ocean Boulevard is a good example of the Art Moderne style of architecture. The Art Moderne style flourished between 1930 and 1945, and was highlighted at the 1933 World's Fair in Chicago. It was influenced by the technology that followed WWI and followed the "less is more" standard of design. It drew from the streamlined aerodynamic shapes of planes and cars and used materials such as glass block and stainless steel. The Art Moderne style, with its simple geometric forms and simplicity in decorative details was becoming popular as the more decorative Art Deco style was falling out of favor. Art Moderne architecture features flat roofs, asymmetric shapes, smooth surface finishes, curvilinear features, horizontal elements, metal screen doors with stylized decorations, eyebrows, stainless steel and glass block accents.

1047 South Ocean Boulevard was designed by John Volk in 1935 for James and Adeline Moffett. Permit Number 13135 was issued to John Volk and the Arnold Construction Company of West Palm Beach for the construction of a residence and garage in the amount of $35,000 in October 1935.[1]

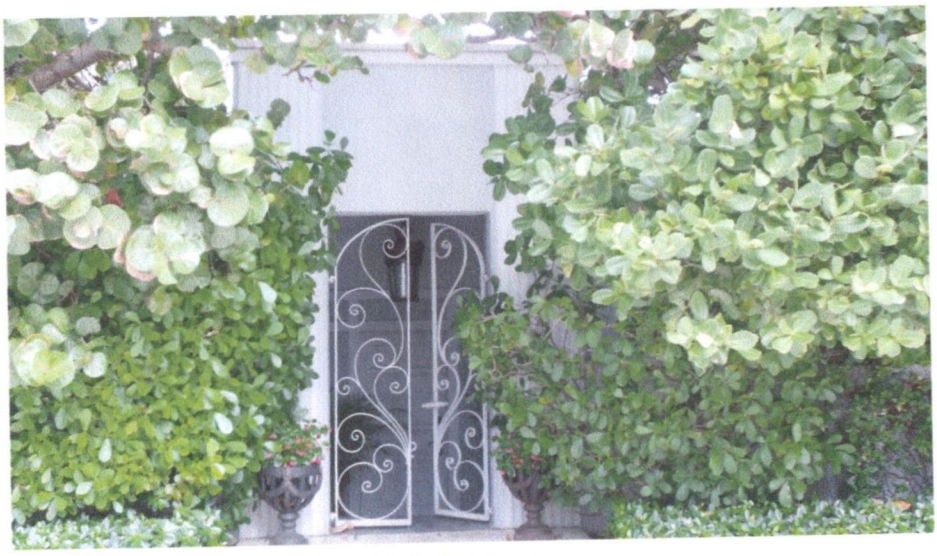


Courtesy of the John L. Volk Foundation

[1] Town of Palm Beach Building Permits

Located on the ocean side of South Ocean Boulevard, the residence is constructed of hollow tile with a smooth stucco surface and a flat roof. It has asymmetrical massing and was designed in a U-shape around a patio on the west side between the garage and entrance. A distinguishing element of Volk's design is a curved wall with a window of glass blocks facing southwest. The main entrance reflects the Art Moderne style of the house. The squared entry has fluted columns and stylized metal screen doors. Volk designed the rear façade with a curved second floor balcony with a metal railing over looking the Atlantic Ocean.

Curved Wall Containing Glass Blocks
Courtesy of the John L. Volk Foundation



Main Entrance

Rear (East) Façade with Curvilinear Balcony
Courtesy of the John L. Volk Foundation

There have been alterations to the property over time. In 1956, the owner Frank Pryor commissioned Volk and Associates to design an addition to the existing garage, located at the north end of the residence, to provide an additional six feet of depth.[2] Mr. Pryor also had the lanai and a portion of the patio at the west side of the residence enclosed to create a Florida Room in 1962[3]. In 1981, the owner Howard Ruskin had the glass blocks in the curved wall replaced with fixed glass windows. And at some time since 2007, the curved balcony on the rear façade was removed and replaced with small metal balconies.

Rear (East) Facade

IV. Historical Information

The 1930s was a period of transition in the Town of Palm Beach. The building boom of the 1920s had ended and the Island was experiencing a period of economic instability, including a building slowdown that lasted until after WWII. The architecture in Palm Beach was also transitioning during the 1930s and less elaborate styles of architecture were being explored.

[2] Town of Palm Beach Building Permit No. 32556.
[3] Town of Palm Beach Building Permit No. 14262.

In 1935, James A. Moffett, Jr. and his wife Adeline Kim Stilwell Moran Moffett purchased the property at 1047 South Ocean Boulevard. They commissioned John L. Volk to design a residence on the ocean. They named the residence "White Caps." A newspaper article in December 1935 describes the residence,

> "Palm Beach's first 'shining palace built upon the sand' is now a reality...The unusual interest centering in the Moffett house is based not only on the fact that this is an experiment in beach houses, but that it represents still another new note into the changing architectural trends in Palm Beach...There have been one or two experiments with the rather geometric, modernistic type of house, but none that to date have really met the term 'modern' in all its implications, combining simplicity of design with comfort and utility, rather than the bizarre and exotic."[4]

James Moffett Jr. was the vice president of Standard Oil of New Jersey before becoming the first Federal Housing Administrator from 1934-35. As a member of the Franklin D. Roosevelt administration he led the Federal Housing Administration (FHA), which was created by the 1934 National Housing Act to insure home mortgages.[5] Following his departure from the FHA he became the head of several other oil companies, including Standard Oil of California. While Mr. Moffett passed away in 1953, Mrs. Moffett continued to live in the residence until 1958. The property was sold in 1958 to Frank and Elsie Pryor who owned the property until 1970. Since that time, the property has changed ownership several times.

V. Architects Biography

John L. Volk

John Volk has been called the last of the "original" Palm Beach architects. He was one of an elite group of early 1920s architects that included Addison Mizner, Maurice Fatio, and Marion Sims Wyeth who developed the architectural style of the island that came to be known as the "Palm Beach Style".

---

[4] "Palm Beach Shows Keen Interest in Moffett's New Beach House, " December 1935. Historical Society of Palm Beach County, Moffett File.

[5] "The FHA Story in Summary", 1 May 1959, The Federal Housing Administration.

Volk was born in Graz, Austria in 1901. He came to the United States with his parents at the age of nine and grew up in New York. He attended Columbia University School of Architecture and the Ecole des Beaux Arts. Volk opened his office in Palm Beach in 1925.

Volk designed more than 1000 houses, theaters, clubs, shops, and other buildings and lived in Palm Beach from 1925 to his death in 1984. He designed homes for some of the wealthiest and most powerful people in America over his 58-year career in Palm Beach including Colonel Robert McCormack, William Paley, George Vanderbilt, Nicholas DuPont, Henry Ford II, Herbert Pulitzer, Matthew Mellon, George Storer, Horace Dodge II, and John S. Phipps. Included in the designs of John Volk are some of the most prominent commercial and private club buildings in the Palm Beach area including the First National Bank, the Royal Poinciana Plaza and Playhouse, the center section of the Town Hall, the Beach Club, Good Samaritan Hospital, and several shops on Worth Avenue including the Everglades Colonnade. He also extensively modified and rebuilt the Bath and Tennis Club after a major hurricane.

Numerous other buildings are the result of Mr. Volk's labor and it must be noted that no particular style can be exclusively associated with Mr. Volk. Unlike other talented architects who developed or refined specific styles, John Volk understood and perfected many varying architectural styles from Mediterranean Revival to Contemporary Design.

VI. Statement of Significance

The residence at 1047 South Ocean Boulevard is a good example of the Art Moderne style of architecture as interpreted by John Volk. Constructed on the ocean during the 1930s, this Art Moderne residence was a departure from the large estates of the 1920s and reflects the changing times and styles of the 1930s.

VII. Criteria For Designation

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

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

The residence at 1047 South Ocean Boulevard is a good example of the Art Moderne style of architecture and it features many design elements characteristic of this style. The architectural style and design by John Volk is suited to its oceanfront location and is representative of the period of time that it was constructed.

(4) "Is representative of the notable work of a master builder, designer or architect whose individual ability has been recognized or who influenced his age."

1047 South Ocean Boulevard is a very good representation of the design work of the architect John L. Volk. John Volk has always been recognized as one of the most important architects to practice in the Town of Palm Beach. Unlike other talented architects who developed or refined specific styles, John Volk understood and perfected many varying architectural styles from Mediterranean Revival to contemporary designs.

VIII. Selected Bibliography

"The FHA Story in Summary," The Federal Housing Administration 1 May 1959.

John L. Volk Commission No. 229, 1935. John L. Volk Foundation.

McAlester, Virginia and Lee. A Field Guide to American Houses. New York: Alfred A. Knopf, Inc., 1984.

"Moffett Resigns as FHA Director," The New York Times 29 August 1935.

The Palm Beach Daily News. Archived articles online and articles from the files of the Historical Society of Palm Beach County and the Preservation Foundation of Palm Beach.

The Palm Beach Post. Archived articles online and articles from the files of the Historical Society of Palm Beach County and the Preservation Foundation of Palm Beach.

"Palm Beach Shows Keen Interest in Moffetts' New Beach House," Post-Times December 1935.

Town of Palm Beach. Building Permits, 1920 – present.

"Trouble; No Trouble," Time Magazine 3 December 1934.

"Unforgettable Palm Beach: Modernist Buildings Among Town's Most Endangered Cultural Resources," Palm Beach Daily News 6 March 2011.

West Palm Beach City Directories. Asheville, NC: Florida-Piedmont Directory Company, 1918-1966.

IX. Florida Master Site File Form

Florida Master Site File

HISTORICAL STRUCTURE FORM

Electronic Version 1.1.0

Site # PB04270
Recorder # Jane S. Day
Field Date 12/7/2010
Form Date 12/26/2010
Form No 201012
Form No - Field Date (YYMMDD)

First Site Form Recorded for this Site? NO

GENERAL INFORMATION

Site Name (address if none) Jack Morin, House
Multiple Listing (DHR only)
Other Names >>
Survey or Project Name Palm Beach Historic Sites Survey, Phase V
Survey #
National Register Category Building(s)

LOCATION & IDENTIFICATION

Address

Street No.	Direction	Street Name	Street Type	Direction Suffix
1047	South	Ocean	Boulevard	

Cross Streets (nearest/ between) Algonn Rd. & Kings Rd.
City / Town (within 3 miles) Town of Palm Beach
In Current City Limits? YES
County Palm Beach
Tax Parcel #(s) 50-43-43-25-00-002-0190
Subdivision Name Gliddon tract
Block
Lot 2
Ownership Private Individual
Name of Public Trust (e.g. park)
Route to (especially if no street address) On the east side of South Ocean between Algonn and Kings Rd., facing the beach.

MAPPING

USGS 7.5' Map Name
Publication Date >> PALM BEACH;1946
Township: Range: Section: 1/4 section: >> 43S ;43E ;35;UNSD
Irregular Section Name:
Landgrant
UTM: Zone Easting Northing
Plat or Other Map (map's name, location)

DESCRIPTION

Style Moderne
Other Style
Exterior Plan Irregular
Other Exterior Plan
Number of Stories 2
Structural System(s) >> Masonry - General
Other Structural System(s)
Foundation Type(s) >> Continuous
Other Foundation Types
Foundation Material(s) >> Concrete Block
Other Foundation Material(s)
Exterior Fabric(s) >> Stucco
Other Exterior Fabric(s)
Roof Type(s) >> Flat
Other Roof Type(s)
Roof Material(s) >> Tar & gravel
Other Roof Material(s)
Roof Secondary Structure(s) (dormers etc) >>
Other Roof Secondary Structure(s)
Number of Chimneys
Chimney Material
Other Chimney Material(s)
Chimney Location(s)

HISTORICAL STRUCTURE FORM

8F294270

DESCRIPTION (continued)

Window Description: glass blocks, fixed, sliding

Main Entrance Description (style/stic details): on the west facade, below street level and through a covered entry with fluted columns

Porches: Open 3 Screened ____ Enclosed ____ Location(s): entry - 3, terrace facing beach - 3, patio - 3

Porch Roof Type(s): ____

Exterior Ornament: glass blocks, decorative metal gate, stainless steel railings, fluted columns

Interior Plan: Irregular Other Interior Plan: ____

Condition: Excellent

Structure Surroundings

Commercial: NONE of this category Residential: ALL this category

Institutional: NONE of this category Undeveloped: NONE of this category

Ancillary Features (number / type of outbuildings, major landscape features): ____

Archaeological Remains (describe): none observed

If archaeological remains are present, was an Archaeological Site Form completed? ____

Narrative Description (optional): ____

HISTORY

Construction year: 1935

Architect (last name first): Volk, John L. Builder (last name first): Arnold Construction Co.

Changes in Locations or Conditions

Type of Change	Year of Change	Date Change Noted	Description of Changes
>>			

Structure Use History

Use ____ Year Use Started ____ Year Use Ended ____ >> Private residence;1935;

Other Structure Uses: ____

Ownership History (especially original owner, dates, profession, etc.): This house was built for James Moffett, chairman of the Federal Housing Admin. under FDR

RESEARCH METHODS

Research Methods: ____ >> Examine local property records

Other research methods: ____

SURVEYOR'S EVALUATION OF SITE

Potentially Eligible for a Local Register? YES Name of Local Register if Eligible: Town of Palm Beach Landmark

Individually Eligible for National Register? INSUFF. INFO

Potential Contributor to HR District? NO

Area(s) of historical significance: ____ >> Community planning & development

Other Historical Associations: ____

Explanation of Evaluation (required): This is an excellent example of the Moderne style by John Volk from the 1930s. When it was built it was criticized for being cantilevered over the beach but has withstood the test of time. It is worthy of landmarking.

HISTORICAL STRUCTURE FORM

8PB04270

DOCUMENTATION (Photos, Plans, etc.)

Photographic Negatives or Other Collections Not Filed with FMSF, Including Field Notes, Plans, other Important Documents

Document type: _____ Maintaining Organization: _____

File or Accession #: _____ Descriptive Information: _____

>> Photographs (archived);Research Atlantic;;

RECORDER INFORMATION

Recorder Name (Last, First) Day, Jane S.

Recorder Address / Phone 728 Granada Drive, Boca Raton, Fl. 33432 561-362-0473

Recorder Affiliation Research Atlantic Other Affiliation Town of Palm Beach

Is a Text-Only Supplement File Attached (Surveyor Only)? _____

****** MASTER SITE FILE USE ONLY ******

SHPO's Evaluation of Resource

Date

Cultural Resource Type:

Electronic Form Used:

Form Type Code:

Form Quality Ranking:

Form Status Code:

Supplement Information Status: FMSF Staffer:

Supplement File Status: Computer Entry Date:

Form Comments: _____

REQUIRED PAPER ATTACHMENTS	(1) USGS 7.5" MAP WITH STRUCTURE PINPOINTED IN RED (2) LARGE SCALE STREET OR PLAT MAP (3) PHOTO OF MAIN FACADE, B&W, AT LEAST 3"X5"

TOWN OF PALM BEACH

Information for Landmarks Preservation Commission Meeting on: July 22, 2026

To: Landmarks Preservation Commission

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

From: Planning, Zoning & Building

Re: COA-26-0015 260 N OCEAN BLVD. The applicants, Anthony Lomangino and Lynda Lomangino, Trustees of the Anthony Lomangino Revocable Trust (Mario Nievera, Nievera Williams Design, Representative), have filed an application requesting a Certificate of Appropriateness for review and approval of landscape and hardscape improvements including a new 60KW generator, cooling tower, pergola, and vehicular gates for the landmarked property.

Date: 7/15/2026

ATTACHMENTS

- Staff Report
- Letter of Intent
- Plans
- Designation Report

STRATEGIC PLAN

Strategic Priorities:
Community Culture and Character

Strategic Focus Areas:
Quality of Life
Community Preservation

FUNDING

No Fiscal Impact

COA-26-0015 260 N OCEAN BLVD. The applicants, Anthony Lomangino and Lynda Lomangino, Trustees of the Anthony Lomangino Revocable Trust (Mario Nievera, Nievera Williams Design, Representative), have filed an application requesting a Certificate of Appropriateness for review and approval of landscape and hardscape improvements including a new 60KW generator, cooling tower, pergola, and vehicular gates for the landmarked property.

Applicants: Anthony Lomangino and Lynda Lomangino
Representative: Mario Nievera | Nievera Williams Design

HISTORY:
The subject property was designed by Addison Mizner and constructed in 1920. The property was designated as a Landmark in 1980. As stated in the designation report: *"This oceanside residence, known historically as "Villa Flora", was designed in 1920 by Addison Mizner for Mr. Edward Shearson. The design is a composition of Venetian Gothic eclecticism that incorporates Venetian detailing inside and out. This residence is one of Addison Mizner's most notable accomplishments. It is a fine example of interior and exterior materials usage, craftsmanship, decorative detailing, massing and form."*

Historic courtyard photographs.

COURTYARD IMAGE

COURTYARD IMAGE

In 2026, an administrative application (LPCS-26-0006) was approved for renovation of the existing garage/guest house structure. Another administrative application (LPCS-26-0098) was approved in 2026 to remove the flat hardscape in the courtyard.

THE PROJECT:
The applicant has submitted plans, entitled "260 N. OCEAN BLVD PALM BEACH, FLORIDA", as prepared by **Nievera Williams Design**, uploaded on July 14, 2026.

The following is the scope of work:

- Landscape and hardscape improvements including a new pergola.
- Generator replacement.
- Driveway gate replacement.
- New cooling tower.

Site Data			
Zoning District	R-B	**Future Land Use**	SINGLE-FAMILY
Year of Construction	1920	**Lot Size**	60,299 SF
Landscape Open Space (LOS)	Minimum: 55% (33,164 SF) Proposed: 55.03% (33,186 SF)	**Front Yard LOS**	Minimum: 45% (3,167 SF) Proposed: 98.5% (6,932 SF)
Surrounding Properties			
North	111 and 101 Dunbar Rd / R-B		
South	240 N Ocean Blvd, 111 and 109 Atlantic Ave / R-B		
East	260 N Ocean Blvd (Beach Parcel) / BA		
West	120 Dunbar Rd / R-B		

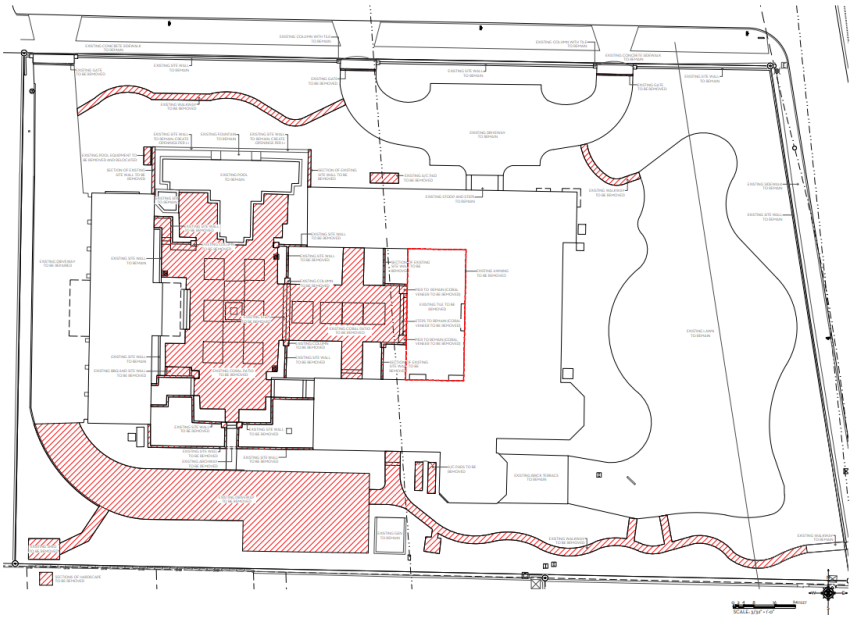
Rendered Site Plan.

STAFF ANALYSIS:

The application seeks Certificate of Appropriateness review and approval for landscape and hardscape improvements including a new 60KW generator, cooling tower, pergola, and vehicular gates.

Removal of the flat hardscape in the courtyard was approved under LPCS-26-0098. Under this application, walkways, a portion of the rear driveway, equipment pads, and site walls within the courtyard will be removed. Additionally, the awning within the courtyard will be removed.

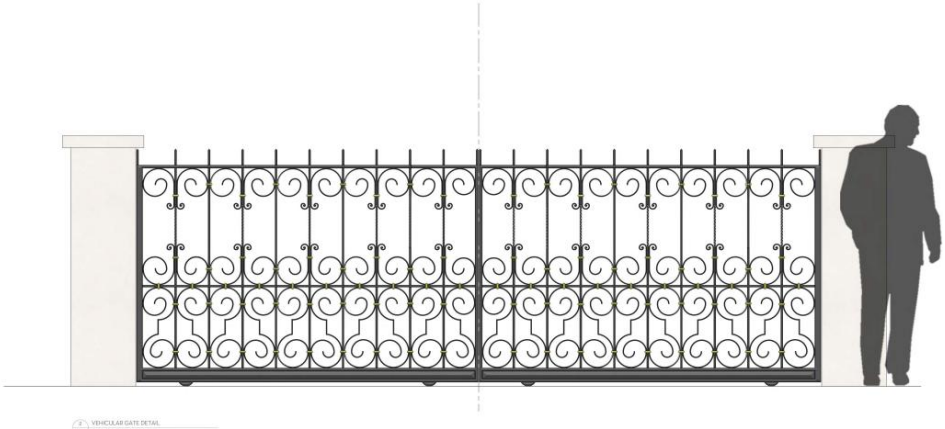
Demolition plan.



The existing driveways will be repaired with new brick and coral borders. A portion of the rear driveway is proposed with tabby concrete and coral borders. New fountains, a new pergola, a new outdoor kitchen, and new vehicular gates are proposed. The new courtyard design features open lawns with coral walkways leading to terrace areas.

Renderings.

Streetscape and elevation of new vehicular gates.



Additionally, a new cooling tower and 60KW generator are proposed. The landscape materials for the new sitewide improvements are identified on Sheet LP2 of the plan set. The proposed trees and palms include Pink Tabebuia, Pigeon Plum, Citrus Trees, Green Buttonwood, Japanese Fern Tree, Michelia Tree, African Tulip Tree, and Cocoanut, Alexander, Thrinax, Areca, Adonidia, Carpoxylon, Lady, Latania, and Pygmy Date Palms.

Due to the extensive historical documentation, there is an opportunity to draw inspiration from original designs in the courtyard area that has not yet been fully realized.

CONCLUSION:

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

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

WRB: JGM: FHM: ALF

WRB

June 29, 2026

Letter of Intent
260 N. Ocean Blvd
COA-26-0015

NIEVERA WILLIAMS
DESIGN

We are submitting the attached drawings for Landmarks Preservation Comission review of landscape modifications to the residence at 260 N. Ocean Blvd. We are proposing to adjust the rear portion of the driveway to make it more functional, add a pergola detached from the house on the east side, renovate the central courtyard to create more open space, and create a private garden behind the pool. We are also proposing to replace the existing driveway gates. We also proposed to add a cooling tower to condense the 15+ A/C units acorss the property, and replace the existing generator with a smaller one. No changes to the residence are proposed at this time.

Landmarks Preservation in accordance with Section 54-122 and/or Section 54-161

A: The proposal is visually compatable with the existing structure and environment, and an improvement on the existing struture.
B: The existing rhythm along the street will be maintained, as the changes are largely not visible from the street.
C: The landscape plan is sensitive to the building and the environment, with the ocean vista being maintained, and enhancement with more salt tolerant and sustainable materials being included on the main parcel.
D: The proposed design will blend with other properties.
E: The detailing relates to that found on the existing main house.

If you have any questions or need anything further, please let me know.

Best Regards,

Cory Meyer
Nievera Williams Design

PALM BEACH

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Palm Beach, FL 33480
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F: 561.659.2113

NEW YORK

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New York, NY 10003
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F: 561.659.2113

nieverawilliams.com

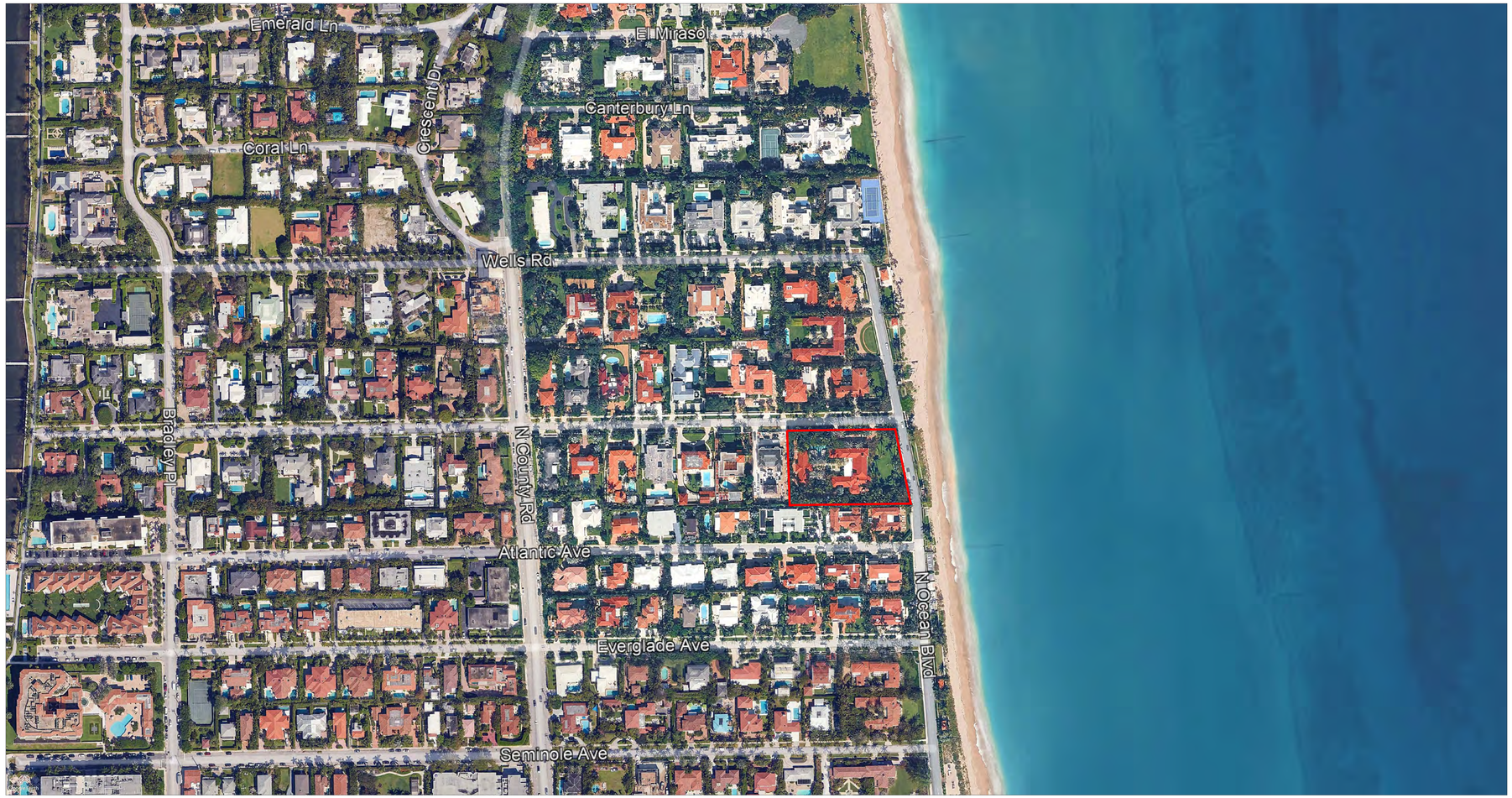
260 N. OCEAN BLVD

PALM BEACH, FLORIDA

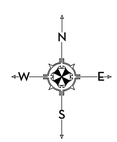
PROJECT NUMBER: COA-26-0015

FINAL DROP OFF : JUNE 29 2026

MEETING DATE: JUNE 22 2026



VICINITY MAP



SCOPE OF WORK:

1. OVERALL LANDSCAPE AND HARDSCAPE REFINEMENTS
2. NEW DRIVEWAY GATE TO REPLACE EXISTING
3. REPLACE GENERATOR
4. REPLACE ALL A/C UNITS WITH COOLING TOWER

NIEVERA WILLIAMS DESIGN

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F: 561-659-2113
nieverawilliams.com

EXISTING CONCRETE SIDEWALK TO REMAIN
EXISTING COLUMN WITH TILE TO REMAIN
EXISTING COLUMN WITH TILE TO REMAIN
EXISTING CONCRETE SIDEWALK TO REMAIN
EXISTING GATE TO BE REMOVED
EXISTING SITE WALL TO REMAIN
EXISTING GATE TO BE REMOVED
EXISTING SITE WALL TO REMAIN
EXISTING GATE TO BE REMOVED
EXISTING SITE WALL TO REMAIN
EXISTING WALKWAY TO BE REMOVED
EXISTING DRIVEWAY TO REMAIN
EXISTING SITE WALL TO REMAIN, CREATE OPENINGS PER L1
EXISTING FOUNTAIN TO REMAIN
EXISTING SITE WALL TO REMAIN, CREATE OPENINGS PER L1
EXISTING POOL EQUIPMENT TO BE REMOVED AND RELOCATED
SECTION OF EXISTING SITE WALL TO BE REMOVED
EXISTING POOL TO REMAIN
SECTION OF EXISTING SITE WALL TO BE REMOVED
EXISTING A/C PAD TO BE REMOVED
EXISTING SPA TO REMAIN
EXISTING STOOP AND STEPS TO REMAIN
EXISTING WALKWAY TO BE REMOVED
EXISTING SIDEWALK TO REMAIN
EXISTING SITE WALL TO BE REMOVED
EXISTING SITE WALL TO REMAIN
EXISTING SITE WALL TO BE REMOVED
EXISTING COLUMN TO BE REMOVED
EXISTING SITE WALL TO BE REMOVED
EXISTING DRIVEWAY TO BE REPAIRED
SECTION OF EXISTING SITE WALL TO BE REMOVED
EXISTING AWNING TO BE REMOVED
EXISTING COLUMN TO BE REMOVED
PIER TO REMAIN (CORAL VENEER TO BE REMOVED)
EXISTING TILE TO BE REMOVED
EXISTING STEPS TO BE REMOVED
STEPS TO REMAIN (CORAL VENEER TO BE REMOVED)
EXISTING CORAL PATIO TO BE REMOVED
EXISTING COLUMN TO BE REMOVED
PIER TO REMAIN (CORAL VENEER TO BE REMOVED)
EXISTING SITE WALL TO REMAIN
EXISTING SITE WALL TO BE REMOVED
SECTION OF EXISTING SITE WALL TO BE REMOVED
EXISTING BBQ AND SITE WALL TO BE REMOVED
EXISTING CORAL PATIO TO BE REMOVED
EXISTING LAWN TO REMAIN
EXISTING SITE WALL TO BE REMOVED
EXISTING SITE WALL TO BE REMOVED
EXISTING SITE WALL TO BE REMOVED
EXISTING ARCHWAY TO BE REMOVED
EXISTING SITE WALL TO BE REMOVED
A/C PADS TO BE REMOVED
EXISTING BRICK TERRACE TO REMAIN
EXISTING DRIVEWAY TO BE REMOVED
EXISTING GEN TO REMAIN
EXISTING WALKWAY TO BE REMOVED
EXISTING WALKWAY TO REMAIN
EXISTING SHED TO BE REMOVED
SECTIONS OF HARDSCAPE TO BE REMOVED

0 2 4 8 16 24 FEET
SCALE: 3/32" = 1'-0"

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

EXISTING PLAN
RESIDENCE
260 NORTH OCEAN, PALM BEACH, FL.

06 JUNE 2026 - SECOND SUBMITTAL
21 MAY 2026 - FIRST SUBMITTAL

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

NIEVERA WILLIAMS
DESIGN

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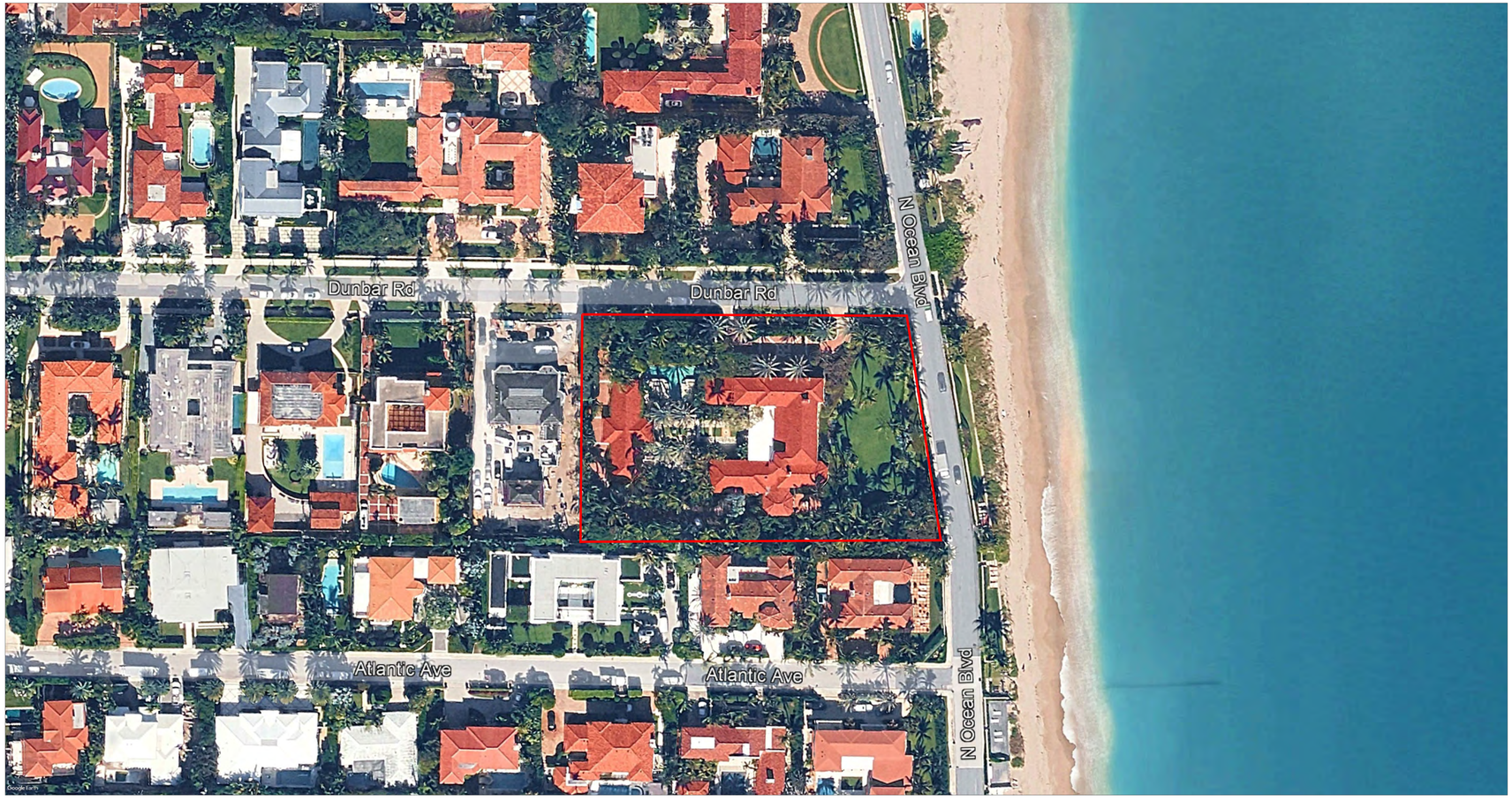
NIEVERAWILLIAMS.COM

EX1

COA-26-0015



MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
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SCALE: 3/32" = 1'-0"

LOCATION PLAN

RESIDENCE

260 NORTH OCEAN, PALM BEACH, FL.

PRELIMINARY

06 JUNE 2026 - SECOND SUBMITTAL
21 MAY 2026 - FIRST SUBMITTAL

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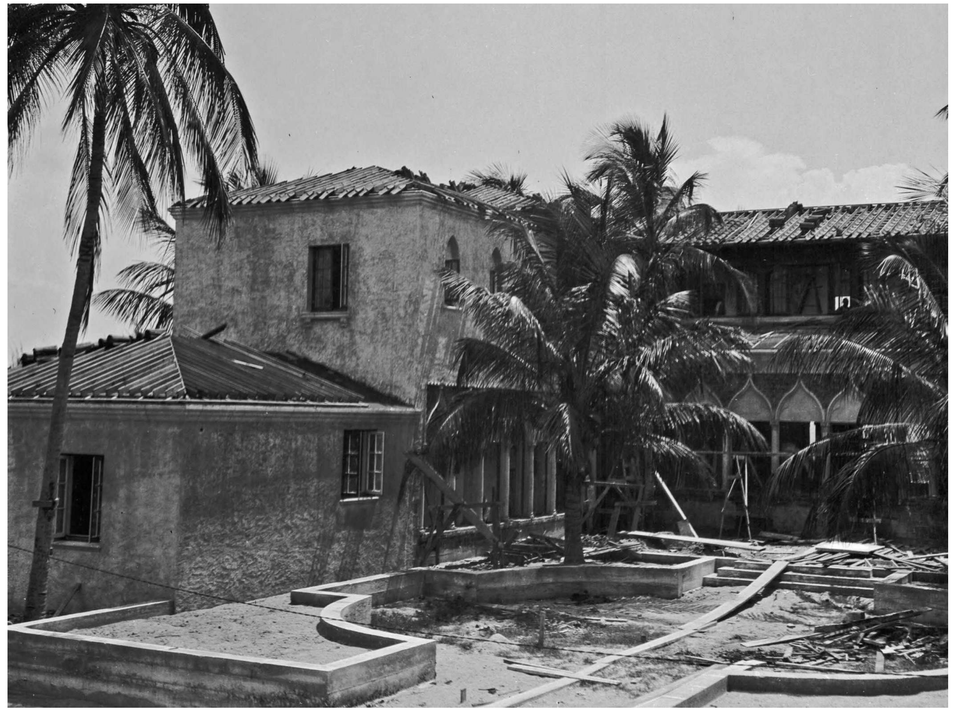
EX2

COA-26-0015



UNDER CONSTRUCTION

COURTYARD IN REAL ESTATE PHOTO

REAL ESTATE LISTING PHOTO

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

HISTORICAL PHOTOS

RESIDENCE

260 NORTH OCEAN, PALM BEACH, FL.

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

06 JUNE 2026 - SECOND SUBMITTAL
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EX3

COA-26-0015

COURTYARD POOL FROM REAL ESTATE PHOTO

COURTYARD IN REAL ESTATE PHOTO

COURTYARD IMAGE

COURTYARD IMAGE

MARIO F. NIEVERA

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Landscape Architect
Registration No.
6666856

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

HISTORICAL PHOTOS

RESIDENCE

260 NORTH OCEAN, PALM BEACH, FL.

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EX3

COA-26-0015

EXISTING ENTRY GATE

EXISTING SERVICE DRIVE

EXISTING EAST ELEVATION-ADDITION

EXISTING EAST ELEVATION

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6666856

HISTORICAL PHOTOS

RESIDENCE

260 NORTH OCEAN, PALM BEACH, FL.

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

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EX4

COA-26-0015

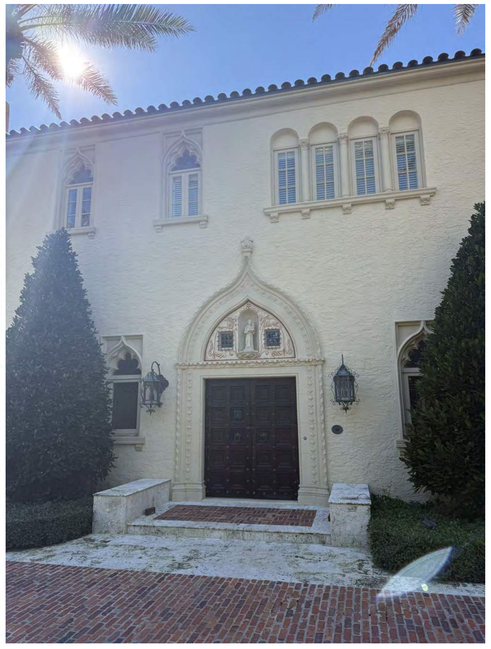
COOLING TOWER LOCATION

COURTYARD LOOKING WEST

A/C YARD

COURTYARD LOOKING EAST

COURTYARD LOOKING SOUTHWEST



FRONT DOOR

MARIO F. NIEVERA

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HISTORICAL PHOTOS

RESIDENCE

260 NORTH OCEAN, PALM BEACH, FL.

06 JUNE 2026 - SECOND SUBMITTAL
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SCALE: 3/32" = 1'-0"

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EX5

COA-26-0015

MARIO F. NIEVERA

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

OVERALL SITE PLAN

RESIDENCE

260 NORTH OCEAN, PALM BEACH, FL.

06 JUNE 2026 - SECOND SUBMITTAL
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LO

COA-26-0015

DUNBAR RD.

EXISTING PIER TO REMAIN
GATE 6'-2" HT.
EXISTING GATE AND PIER TO REMAIN
SITE WALL 6' HT.
14'X14' CORAL TERRACE
EXISTING SITE WALL TO REMAIN
EXISTING CONCRETE SIDEWALK TO REMAIN
18'
EXISTING BRICK AND CORAL DRIVEWAY TO BE REPAIRED
EXISTING PIER TO REMAIN
1-2/D2 GATE 6'-2" HT.
EXISTING SITE WALL TO REMAIN
EXISTING CONCRETE SIDEWALK TO REMAIN
MATCH LINE
NORTH OCEAN BLVD
ALUMINUM PICKET FENCE 6' HT. TO REPLACE EX. CHAIN LINK FENCE
LAWN
EXISTING SITE WALL TO REMAIN
EXISTING SITE WALL TO REMAIN
PROPOSED ARCHED OPENING
LAWN
CORAL WALKWAY
PROPOSED ALUMINUM PICKET FENCE 6' HT.
POOL AND SPA EQUIPMENT
35'-11"
EXISTING POOL
EX. SPA
EXISTING 4'X8' BRICK DRIVEWAY W/ 18" CORAL BORDER TO BE REPAIRED AS NEEDED
CORAL POOL TERRACE
1-3/D4 FOUNTAIN W/ CORAL COPING
AWNING
21'-1"
20'-11"
EXISTING NEIGHBOR'S SITE WALL TO REMAIN
15' DRIVEWAY
CORAL TERRACE
CORAL WALKWAY
1-2/D8 FOUNTAIN
EXISTING STEPS TO REMAIN CORAL TREAD AND RISERS TO BE REPLACED
EXISTING CORAL TERRACE
AWNING
19'-1"
20'-11"
EXISTING SINGLE FAMILY RESIDENCE
PROPOSED EDGE OF LAWN
EXISTING EDGE OF LAWN
35' FRONT YARD SETBACK
LAWN
1-3/D4 FOUNTAIN W/ CORAL COPING
CORAL LANDING
LAWN
CORAL WALKWAY
EXISTING SITE WALL TO REMAIN
32'-4"
3/D7 COOLING TOWER WITH 8' HT. SCREENING WALL
16'-8"
13'-8"
STONE TERRACE
FOUNTAIN W/ 12" STONE COPING 1-3/D5
16'-7"
LAWN
COURTYARD FTN. EQ.
PROPOSED ALUMINUM PICKET FENCE 6' HT.
TABBY MOTORCOURT W/ CORAL BORDER
EXISTING 6' GEN. SCREEN WALL TO REMAIN 2/D7
EXISTING 100 KW. GEN. TO BE REPLACED WITH 60 KW. GEN
23'-6"
MATCH LINE
22'-6"
18" CORAL BORDER
1-3/D6 FOUNTAIN
18" CORAL BORDER
FOUNTAIN EQUIPMENT PAD (4 PUMPS, 3 FILTERS)
1/D7 OUTDOOR KITCHEN
1-3/D6 FOUNTAIN
BRICK WALKWAY TO BE REPAIRED AS NEEDED
CORAL STONE TERRACE
PERGOLA 23'-6"X12' 1-3/D1
EXISTING NEIGHBOR'S SITE WALL TO REMAIN
BRICK WALKWAY TO BE REPAIRED AS NEEDED

N W E S

0 2 4 8 16 24 FEET
SCALE: 3/32" = 1'-0"

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

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

HARDSCAPE PLAN
RESIDENCE

260 NORTH OCEAN, PALM BEACH, FL.

06 JUNE 2026 - SECOND SUBMITTAL
21 MAY 2026 - FIRST SUBMITTAL

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DESIGN

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L1

COA-26-0015

BRICK

TABBY

0 2 4 8 16 24 FEET

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

N

W E

S

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

MATERIAL SHEET

RESIDENCE

260 NORTH OCEAN, PALM BEACH, FL.

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

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21 MAY 2026 - FIRST SUBMITTAL

NIEVERA WILLIAMS
DESIGN

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L2

COA-26-0015

(4) EXISTING COCONUT PALMS TO REMAIN
(2) PIGEON PLUM 10' HT.
(2) BOUGAINVILLEA 12' HT. ESP TO WAL
(1) AFRICAN TULIP TREE 14' HT.
(1) ADONIDIA PALM 12' HT. DOUBLE
(2) WHITE BIRD 8' X 5'
(3) BOUGAINVILLEA 12' HT. ESP TO WAL
(2) BOUGAINVILLEA 12' HT. ESP TO WAL
EXISTING SEA GRAPE HEDGE TO REMAIN
(5) EXISTING COCONUT PALMS TO REMAIN
EXISTING SEA GRAPE HEDGE TO REMAIN
(8) EXISTING COCONUT PALMS TO REMAIN
MATCH LINE
(1) WHITE OLEANDER 8' HT.
(1) LANTANA PALM 6' X 6'
(6) CARPOXYLON PALMS 14' CT.
(1) CHALICE VINE 6' HT. ESP TO WALL
(1) LANTANA PALM 6' X 6'
EXISTING LANDSCAPE TO REMAIN
EXISTING SEA GRAPE HEDGE TO REMAIN
(50) GREEN BUTTON WOOD 10' HT. FTB
LAWN
LAWN
(1) TRIPLE PYGMY DATE PALM 6' CT.
(34) PODOCARPUS PRINGLES 3 GAL.
(4) CONFEDERATE JASMINE 5' X 5'
(1) TRIPLE PYGMY DATE PALM 6' CT.
(8) EXISTING COCONUT PALMS TO REMAIN
EXISTING LANDSCAPE TO REMAIN
(56) HORIZONTAL COCOPLUM 3 GAL.
(6) BOUGAINVILLEA 12' HT ESP TO WALL
(5) CONFERERATE JASMINE 6' X 6'
(9) SEA PLUM 4' HT.
(10) BOUGAINVILLEA BUSH 3' HT.
(2) DATE PALMS 16' CT.
(250) BEACH CREEPER 3 GAL.
(9) ALEXANDER PALMS 14' CT.
(12) BOUGAINVILLEA 12' HT. ESP TO WALL
EXISTING SEA GRAPE HEDGE TO REMAIN
(4) BOUGAINVILLEA 12' HT ESP TO WALL
(6) COCONUT PALM 12' GW
(35) WALTERS VIBURNUM 3 GAL.
(56) BEACH CREEPER 3 GAL.
(4) COCONUT PALM (2) @ 16' GW (2) @ 12' GW
(2) SKY VINE 12' HT
(118) BEACH CREEPER 3 GAL.
(2) RELOCATED DATE PALMS
(108) GREEN ISLAND FICUS 3 GAL.
(45) HIBISCUS 3 GAL.
(56) DWARF CARISSA 3 GAL.
LAWN
(4) DOMBEYA 5' X 5'
(5) HIBISCUS 3 GAL.
(2) GREEN ISLAND FICUS 8' HT.
(2) RELOCATED DATE PALMS
(45) HIBISCUS 3 GAL.
(1) PINK TABEBUIA 12' X 15'
(6) ICE PINK 3 GAL.
(1) PINK TABEBUIA 12' X 12'
(1) PANAMA ROSE 4' HT.
(4) GARDENIA 5' HT. STD
LAWN
(108) GREEN ISLAND FICUS 3 GAL.
(6) ICE PINK OLEANDER 3 GAL.
(8) MONSTRATA 3' X 3'
(6) ROJO CONGO 5' HT.
(1) GARDENIA TAHITIAN 4' HT.
(2) COCONUT PALMS 14' GW.
(236) BEACH CREEPER 3 GAL.
(4) BOUGAINVILLEA 8' HT. ESP TO WALL
(104) SEA GRAPE 4' HT. FTB
(433) GREEN ISLAND FICUS 3 GAL.
(2) BOUGAINVILLEA 12' HT. ESP TO WALL
(2) RHAPIS PALM 5' HT.
(11) ARECA PALMS 14' HT.
(6) EXISTING COCONUT PALMS TO REMAIN
(111) BEACH CREEPER 3 GAL.
(8) MICHELIA TREE 10' HT.
(1) GREEN SHELL GINGER 4' HT.
(1) JAPANESE FERN TREE 10' HT.
(8) GREEN BUTTONWOOD 10' HT.
(2) GARCINIA 10' HT.
(2) GREEN ISLAND FICUS SPHERES 3' X 3'
(2) EXISTING COCONUT PALMS TO REMAIN
(138) GREEN ISLAND FICUS 3 GAL.
(3) CITRIS TREES 25 GAL.
(2) RELOCATED COCONUT PALMS
(4) EXISTING COCONUT PALMS TO REMAIN
(2) THRINAX 3' X 3'
(9) GREEN ISLAND FICUS 8' HT. FTB
(10) EXISTING SEAGRAPE TO REMAIN
(10) EXISTING COCONUT PALMS TO REMAIN
(7) SEAGRAPE 6' HT.
(20) CALOPHYLUM 6' HT. FTB
MATCH LINE
EXISTING SEA GRAPE TO REMAIN
(6) GREEN ISLAND FICUS SPHERES 3' X 3'
(2) EXISTING COCONUT PALMS TO REMAIN
(35) SILVER SAWL PALMETTO 3 GAL.
35' FRONT YARD SETBACK
LAWN
0 2 4 8 16 24 FEET
SCALE: 3/32" = 1'-0"
N
W
E
S

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

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

LANDSCAPE PLAN
RESIDENCE

260 NORTH OCEAN, PALM BEACH, FL.

06 JUNE 2026 - SECOND SUBMITTAL
21 MAY 2026 - FIRST SUBMITTAL

NIEVERA WILLIAMS
DESIGN

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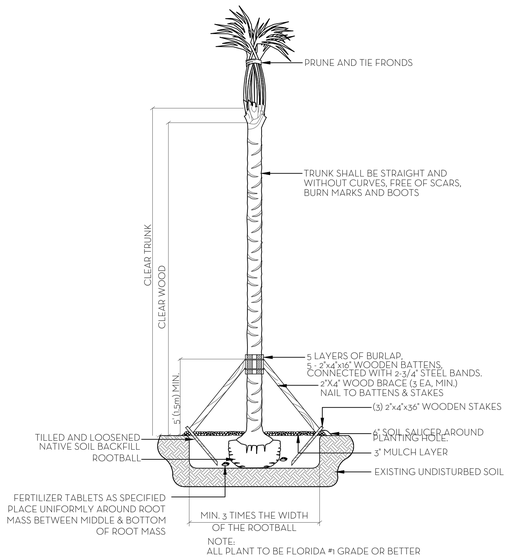
LP1

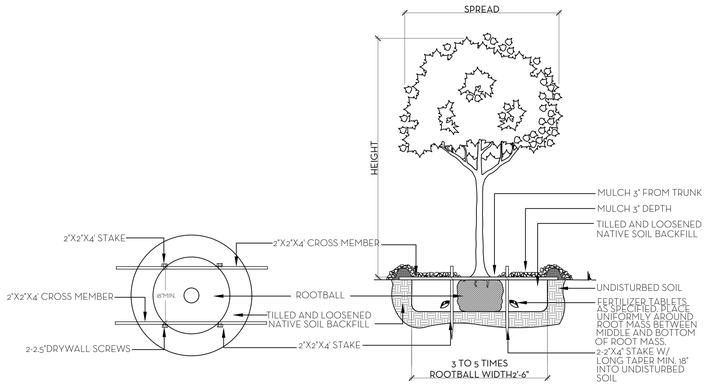
COA-26-0015



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

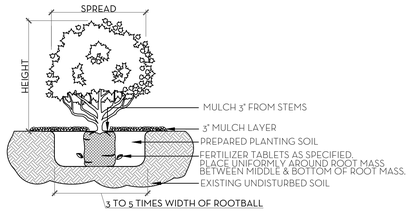
PALM PLANTING DETAIL
N.T.S.

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



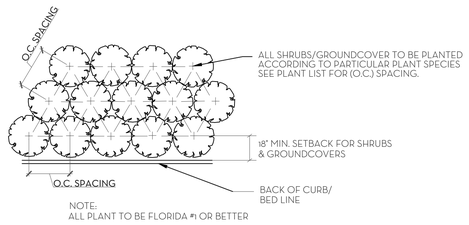
NOTE:
ALL PLANT TO BE FLORIDA #1 GRADE OR BETTER

TREE PLANTING DETAIL
N.T.S.



NOTE:
ALL MATERIAL TO BE FLORIDA #1 OR BETTER

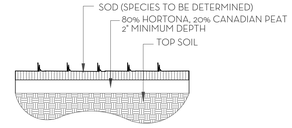
SHRUB & GROUNDCOVER PLANTING DETAIL
N.T.S.



NOTE:
ALL PLANT TO BE FLORIDA #1 OR BETTER

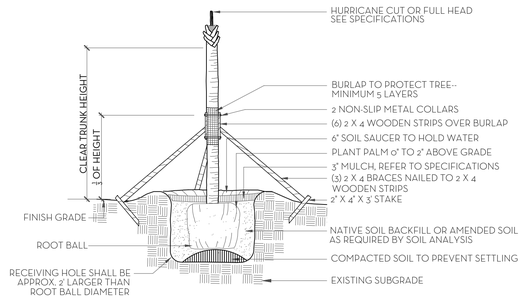
PLANT SPACING DETAIL
N.T.S.

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



SOD PLANTING DETAIL
N.T.S.

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



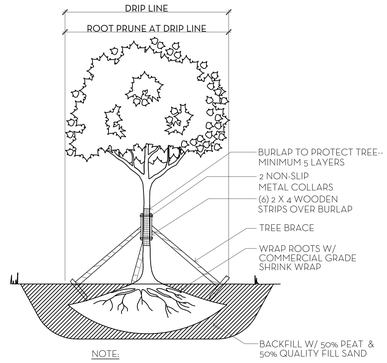
NOTES: STAKING & GUYING REQUIRED FOR PALMS, IF NECESSARY, OR AS DIRECTED BY THE LANDSCAPE ARCHITECT. ALL PLANT TO BE FLORIDA #1 OR BETTER

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

FERTILIZATION

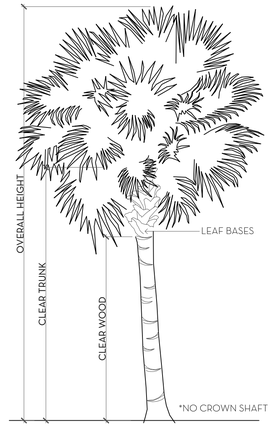
SHRUBS AND TREES
ALL TREES AND SHRUBS SHALL BE FERTILIZED WITH "AGRIFORM" 20-15-5 PLANTING TABLETS AT TIME OF INSTALLATION AND PRIOR TO COMPLETION OF PIT BACKFILLING. TABLETS SHALL BE PLACED UNIFOMLY AROUND THE ROOT MASS OF A DEPTH THAT IS BETWEEN THE MIDDLE AND BOTTOM OF THE ROOT MASS.
APPLICATION RATE: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

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



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

TREE ROOT PRUNING DETAIL
N.T.S.



PALM SPECIFICATION DETAIL
N.T.S.

NIEVERA WILLIAMS DESIGN

260 N. Ocean Blvd.

07/10/26

Landscape Material Schedule

Item No.	Common Name	Botanical Name	Quantity	Specification	Native
	TREES				
1	Pink Tabebuia	Handroanthus gemmiflora	5	15' x 15'	
2	Pink Tabebuia	Handroanthus gemmiflora	1	12' x 12'	
3	Pigeon Plum	Coccoloba diversifolia	2	10' HT.	*
4	Citrus Trees	Citrus aurantiifolia	3	25 GAL.	
5	Green Buttonwood	Conocarpus erectus	8	10' HT.	*
6	Japanese Fern Tree	Filicium decipiens	1	10' HT.	
7	Michelia Tree	Muchelia alba	8	10' HT.	
8	African Tulip Tree	Spathodea campanulata	1	14' HT.	
9			29		34%
10	PALMS				
11	Coconut Palm	Cocos nuifera	2	16' GW.	
12	Coconut Palm	Cocos nuifera	2	14' GW.	
13	Coconut Palm	Cocos nuifera	8	12' GW.	
14	Alexander Palm	Ptychosperma elegans	9	14' CT.	
15	Thrinax Palm	Thrinax radiata	2	3' X 3'	
16	Areca Palm	Plumbago auriculata	11	14' HT.	
17	Adonidia Palm	Veitchia merrilli	1	12' HT. DOUBLE	
18	Carpoxylon Palm	Carpoxylon macropermum	6	14' CT.	
19	Lady Palm	Rhapis	2	6' HT.	
20	Latania Palm	Latania	2	6' x 6'	
21	Pygmy Date Palm	Phoenix Roebelenii	2	6' CT. TRIPLE	
22			21		
23	HEDGE/SHRUB				
24	Calophyllum	Calophyllum	20	6' HT. FTB.	
25	White bird of Paradise	Strelitzia nicolai	2	8' X 5'	
26	Green Buttonwood	Conocarpus erectus	50	10' HT. FTB	*
27	Swamp rosemallow Hibiscus	Hibiscus grandiflorus	95	3 GAL	*
28	Tahitian Gardenia	Gardenia tahitian	1	4' HT.	
29	Dombeya	Dombeya	4	5' X 5'	
30	Green Shell Ginger	Alpinia zerumbet	1	4' HT.	
31	Green Island Ficus	Ficus macrophylla 'Green Island'	8	3' x 3' SPHERE	
32	Green Island Ficus	Ficus macrophylla 'Green Island'	2	8' HT.	
33	Garcinia	Garcinia	2	10' HT.	
34	Walters Viburnum		35	3 GAL.	
35	Silver Saw Palmetto	Serenoa repens	35	3 GAL.	
36	Rojo Congo		6	3' HT.	
37	Gardenia	Gardenia jasminoides 'Miami Supreme'	4	8' HT. STD	
38	Seagrape	Coccoloba Uvifera	104	4' HT. FTB	*
39	Seagrape	Coccoloba Uvifera	7	6' HT. FTB	*
40	Dwarf Carissa	Carissa macrocarpa	56	3 GAL.	
41	Sea Plum	Coccoloba 'Sea Plum'	9	4' HT.	*
42	Podocarpus Pringles	Podocarpus macrophyllus 'Pringles'	24	3 GAL.	
43	Horizontal Cocoplum	Chrysobalanus icaco 'Horizontal'	56	3 GAL.	*
44	Chalice Vine	Solandra	1	6' HT. ESP TO WALL	
45	Confederate Jasmine	Trachelospermum jasminoides	9	6' x 6'	
46	Bougainvillea Bush	Bougainvillea spp.	10	3' HT.	
47	Bougainvillea Vine	Bougainvillea spp.	21	12' HT. ESP TO WALL	
48	Bougainvillea Vine	Bougainvillea spp.	4	8' HT. ESP TO WALL	
49	Sky Vine	Thunbergia grandiflora	2	10' HT.	
50	Ice Pink Oleander	Nerium oleander 'Ice Pink'	12	3 GAL.	
51	Monstrera	Monstera 'Burle Marx Flame'	8	3' X 3'	
52	Panama Rose	Rondeletia leucophylla	1	4' HT.	
53			589		54%
54	GROUND COVER				
55	Green Island Ficus	Ficus macrophylla 'Green Island'	777	3 GAL	
56	Beach Creeper	Ernodea littoralis	751	3 GAL.	*
57			1528		49%
58	SOD				
59	St. Augustine 'Palmetto'				

Line #	Landscape Legend		
1	**Property Address:**	260 N. Ocean BLVD.	
2	**Lot Area (sq. ft.):**	60,299 Sq ft	
3		REQUIRED	PROPOSED
4	ndscape Open Space (LOS) (Sq Ft and %)	33,164 Sq ft (55%)	33,186 Sq ft (55.03%)
5	LOS to be altered (Sq FT and %)	N/A	N/A
6	Perimeter LOS (Sq Ft and %)	N/A	N/A
7	Front Yard LOS (Sq Ft and %)	3,167.28 Sq ft (45%)	6,931.6 Sq ft (98.5%)
8	Native Trees %	30% (number of trees)	34%
9	Native Shrubs & Vines %	30% (number of shrubs & vines)	54%
10	Native Groundcover %	30% (groundcover area)	49%

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

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

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

See Ord. 003-2023 *REV BF 20230727*

MARIO F. NIEVERA

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PLANT LIST AND DETAILS

RESIDENCE

260 NORTH OCEAN, PALM BEACH, FL.

06 JUNE 2026 - SECOND SUBMITTAL
21 MAY 2026 - FIRST SUBMITTAL

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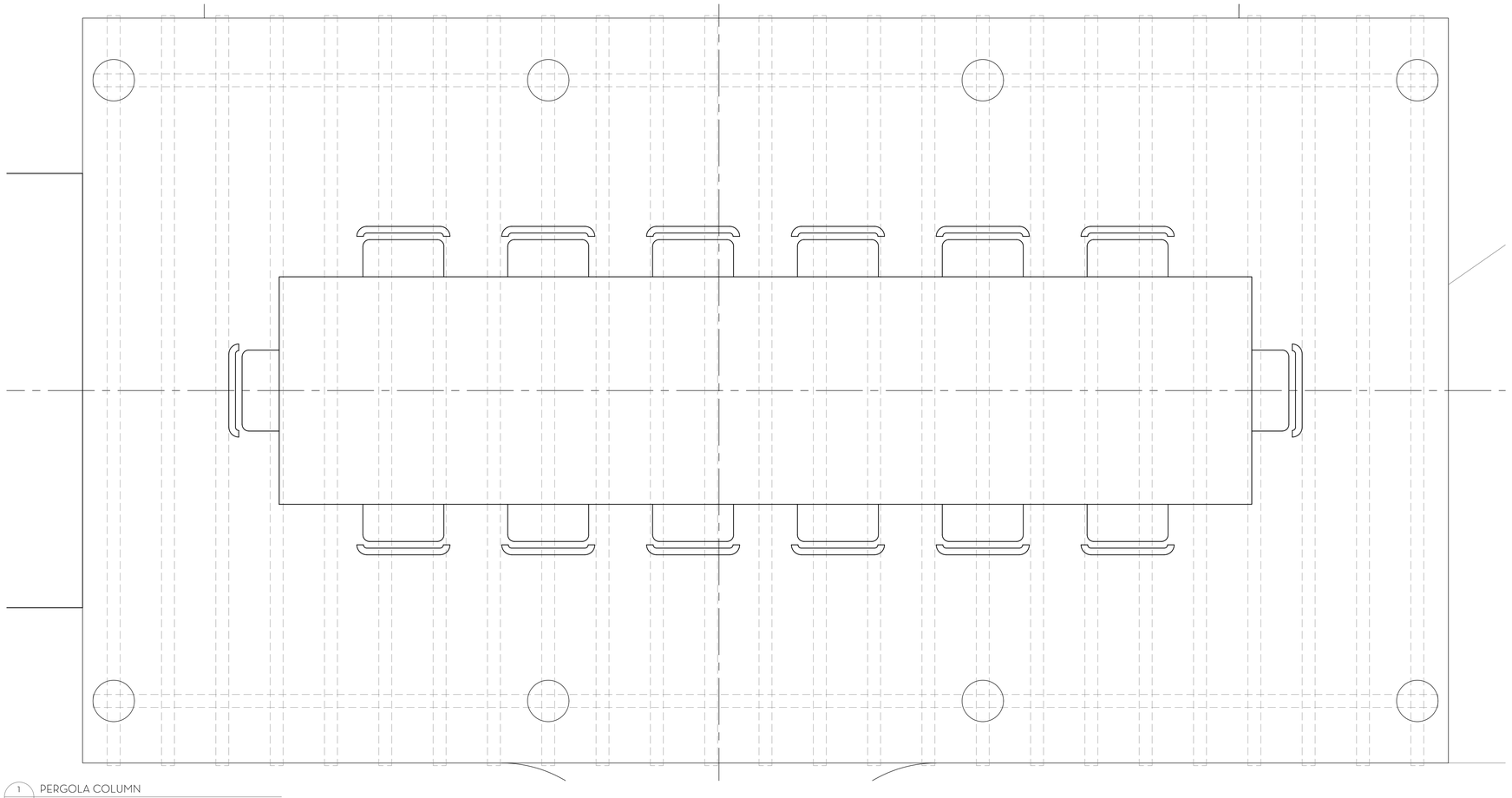

1 / D1 PERGOLA COLUMN
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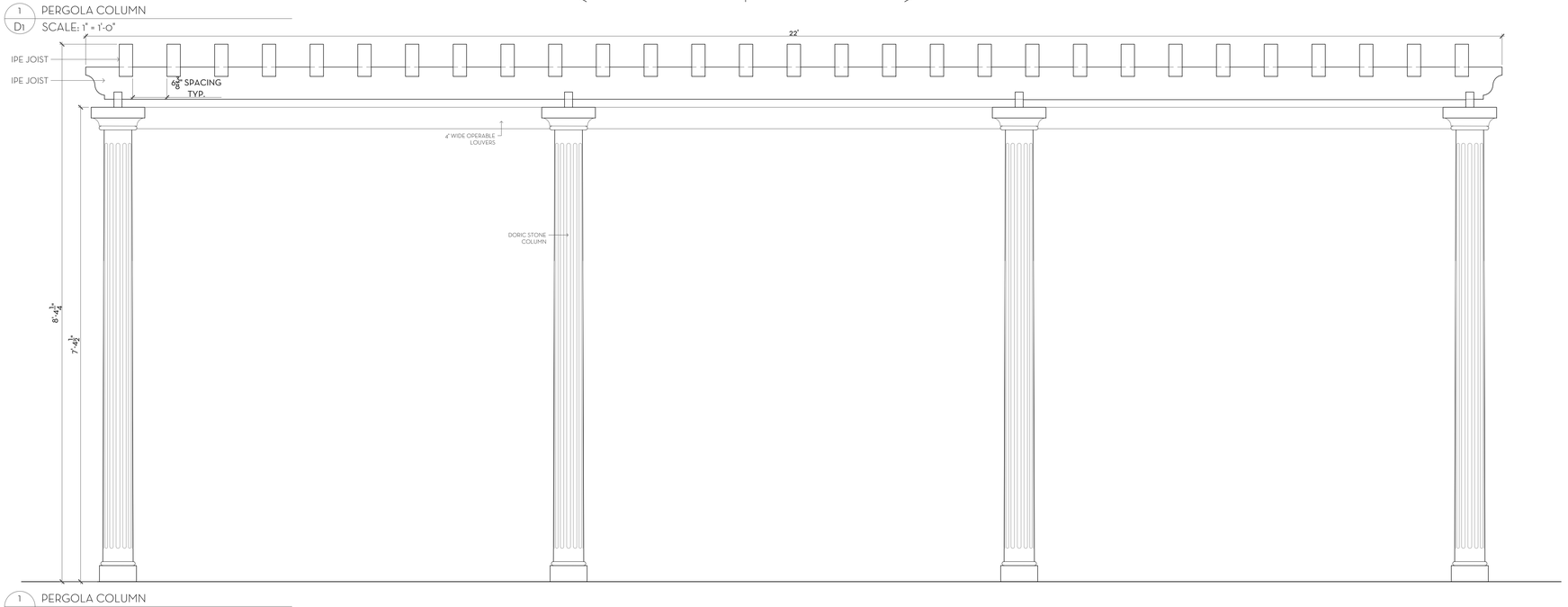

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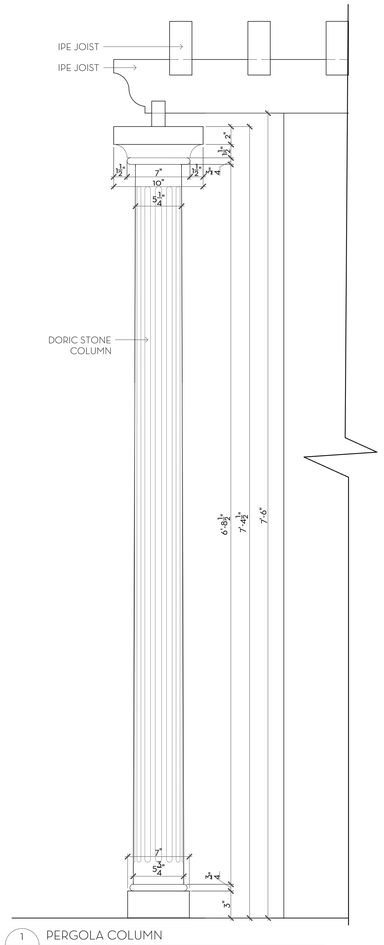

1 / D1 PERGOLA COLUMN
SCALE: 1-1/2" = 1'-0"

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SCALE: AS NOTED

PERGOLA DETAILS

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1 / D2 VEHICULAR GATE PLAN VIEW
SCALE: 1-1/2" = 1'-0"

2 / D2 VEHICULAR GATE DETAIL
SCALE: 1-1/2" = 1'-0"

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SCALE: AS NOTED

GATE DETAILS

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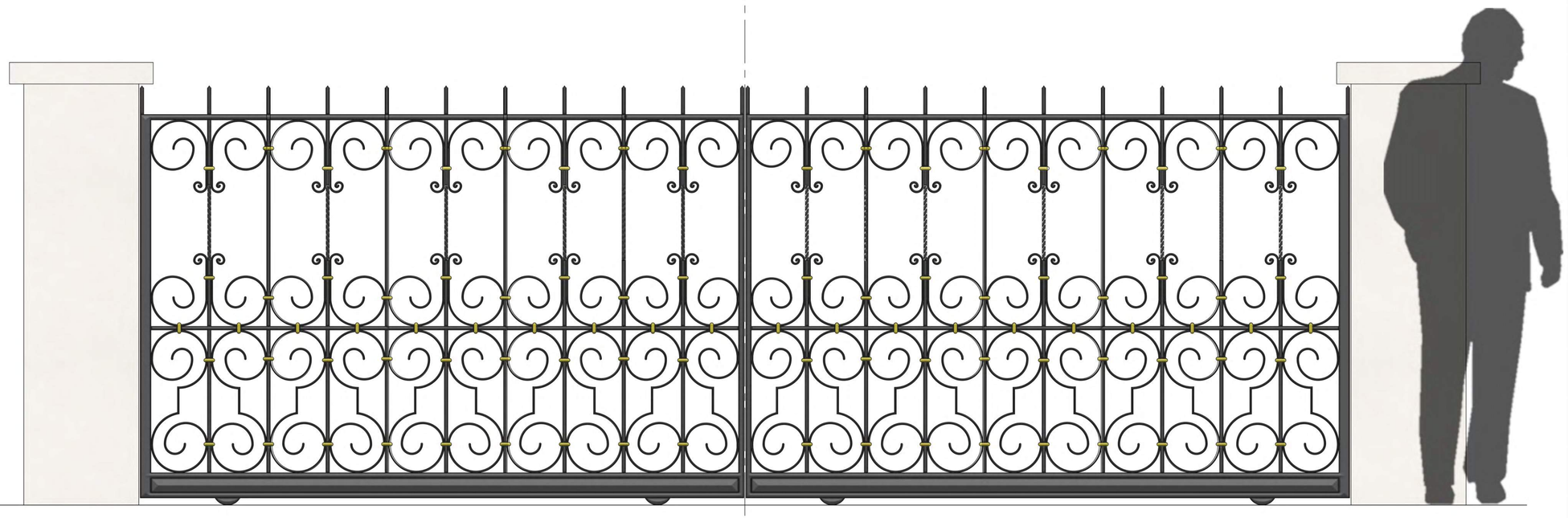

2 / D2 VEHICULAR GATE DETAIL
SCALE: 1-1/2" = 1'-0"

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

GATE DETAILS

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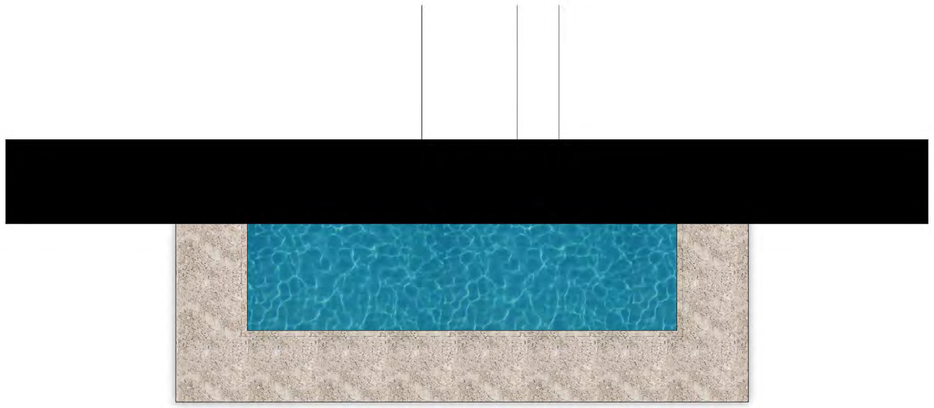

1 / D5 NORTH COURTYARD FOUNTAIN PLAN VIEW
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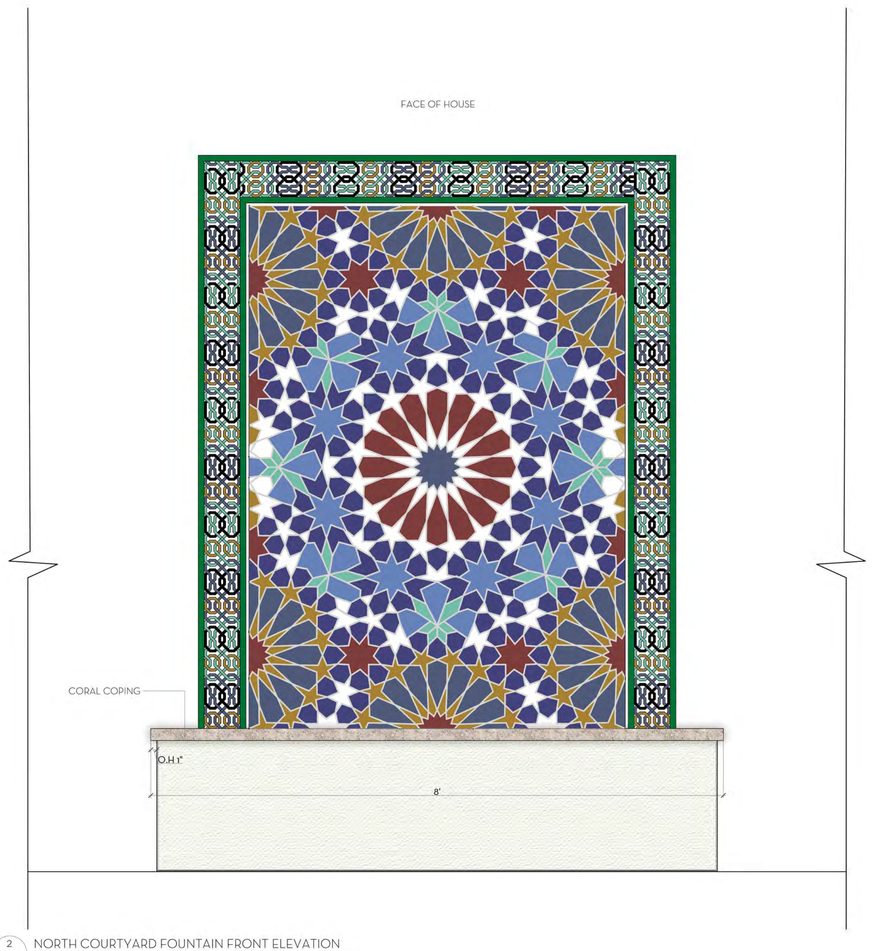

2 / D5 NORTH COURTYARD FOUNTAIN FRONT ELEVATION
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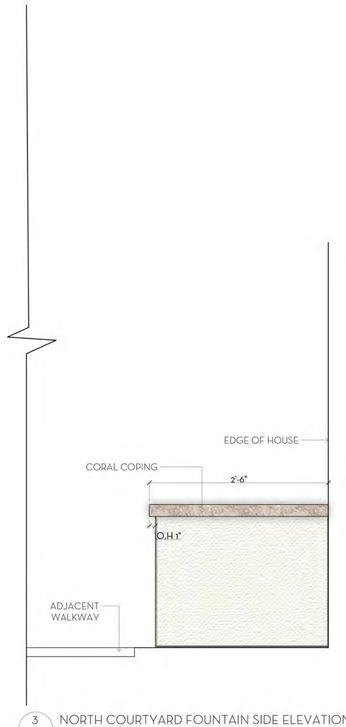

3 / D5 NORTH COURTYARD FOUNTAIN SIDE ELEVATION
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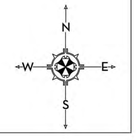

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NORTH COURTYARD FOUNTAIN DETAILS

RESIDENCE

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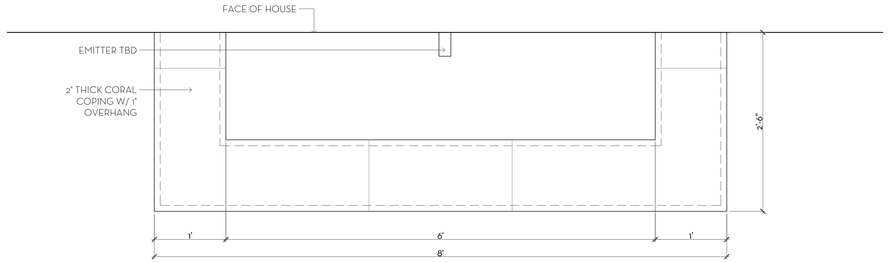
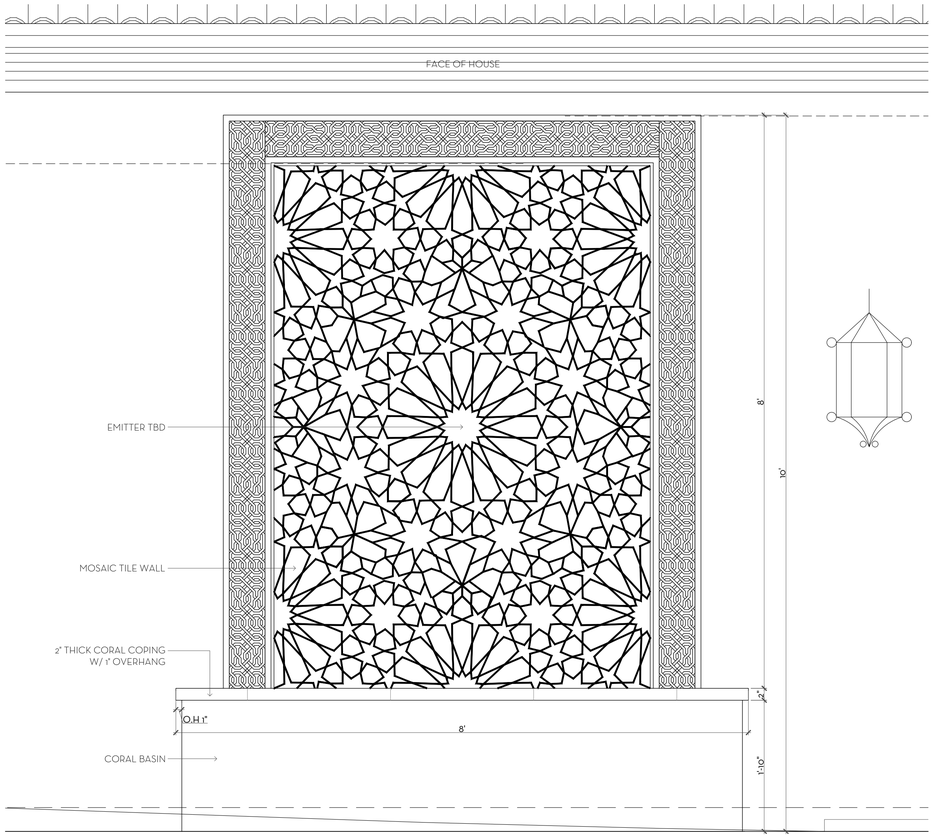
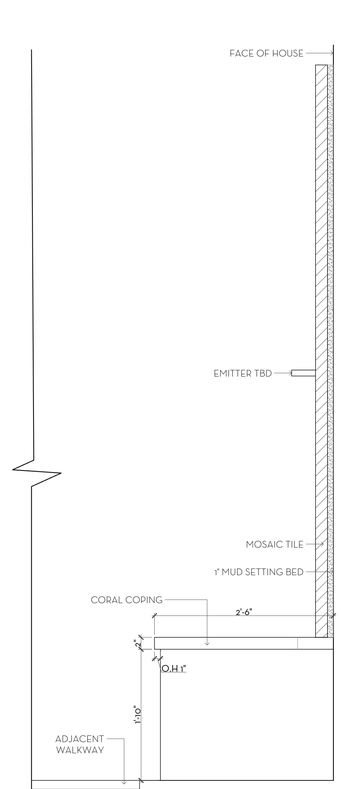


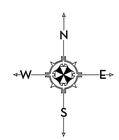
1 / D5 COURTYARD FOUNTAIN PLAN VIEW
SCALE: 1" = 1'-0"



2 / D5 COURTYARD FOUNTAIN FRONT ELEVATION
SCALE: 1" = 1'-0"



3 / D5 COURTYARD FOUNTAIN SIDE ELEVATION
SCALE: 1" = 1'-0"



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SCALE: AS NOTED

COURTYARD FOUNTAIN DETAILS

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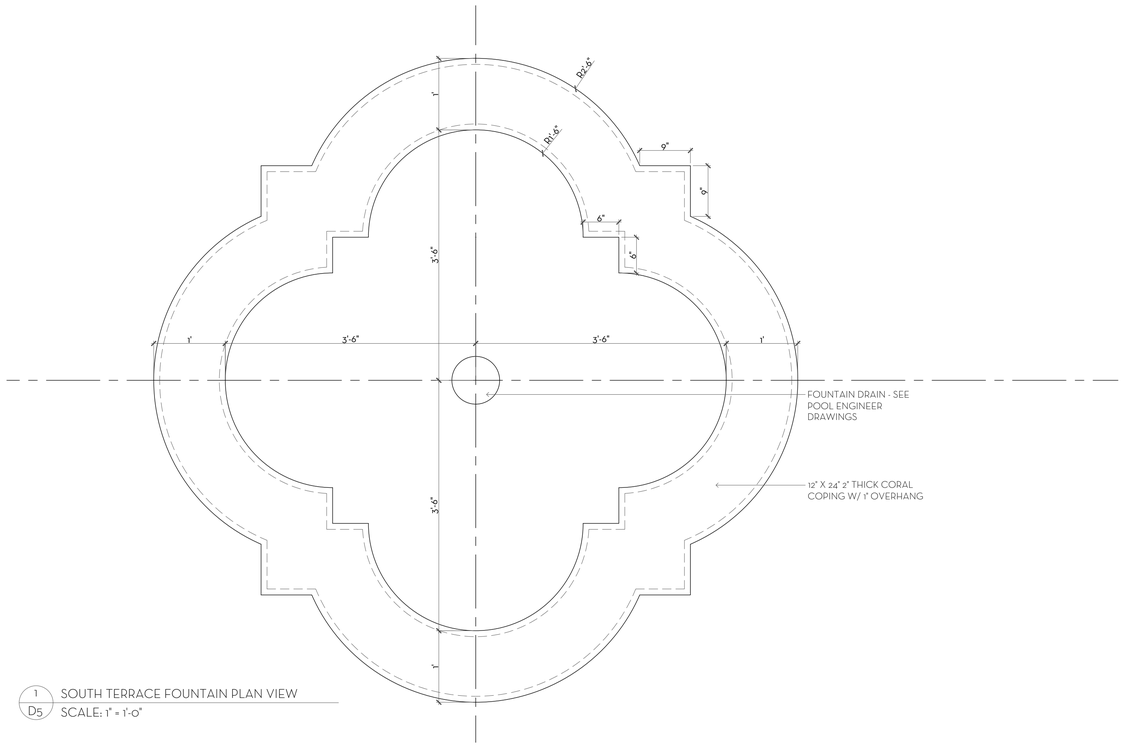
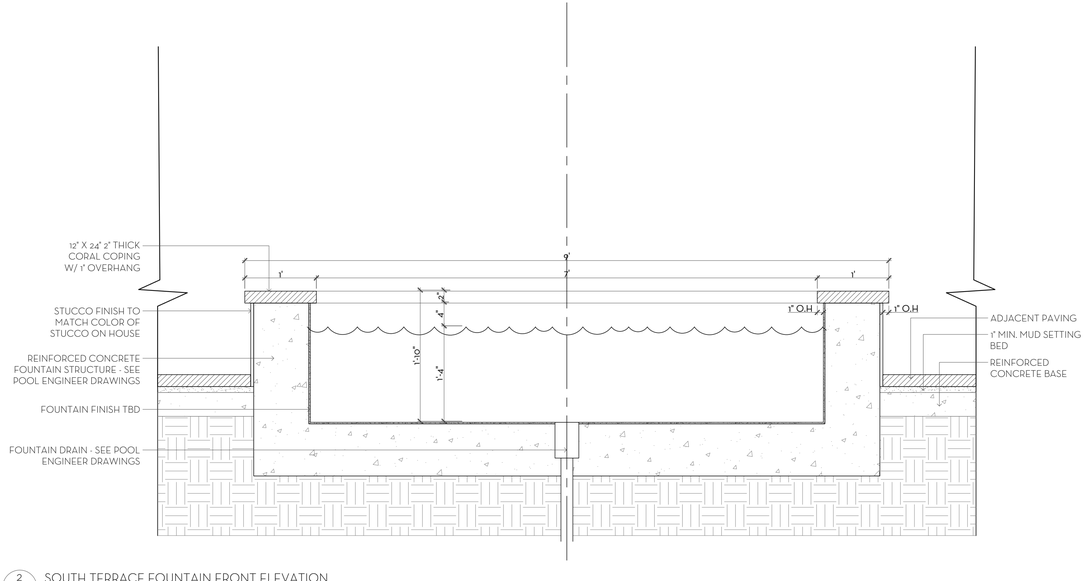


1 / D5 SOUTH TERRACE FOUNTAIN PLAN VIEW
SCALE: 1" = 1'-0"



2 / D5 SOUTH TERRACE FOUNTAIN FRONT ELEVATION
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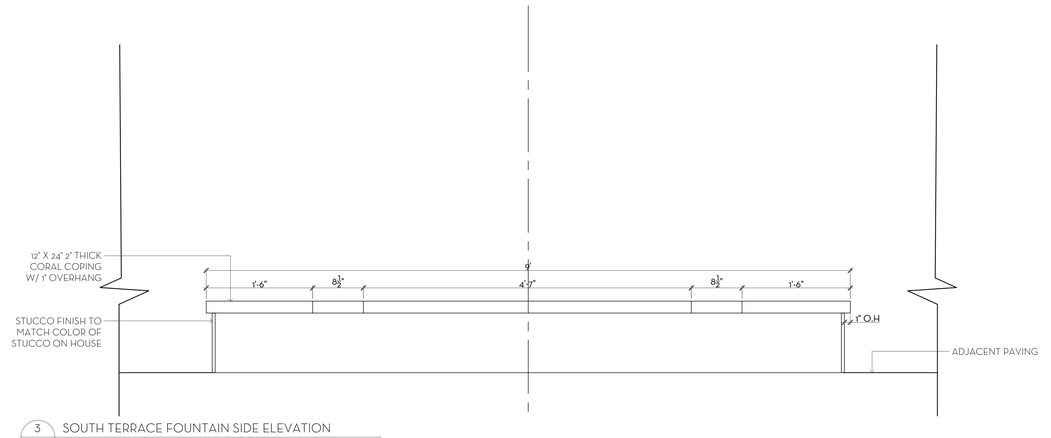

3 / D5 SOUTH TERRACE FOUNTAIN SIDE ELEVATION
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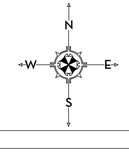

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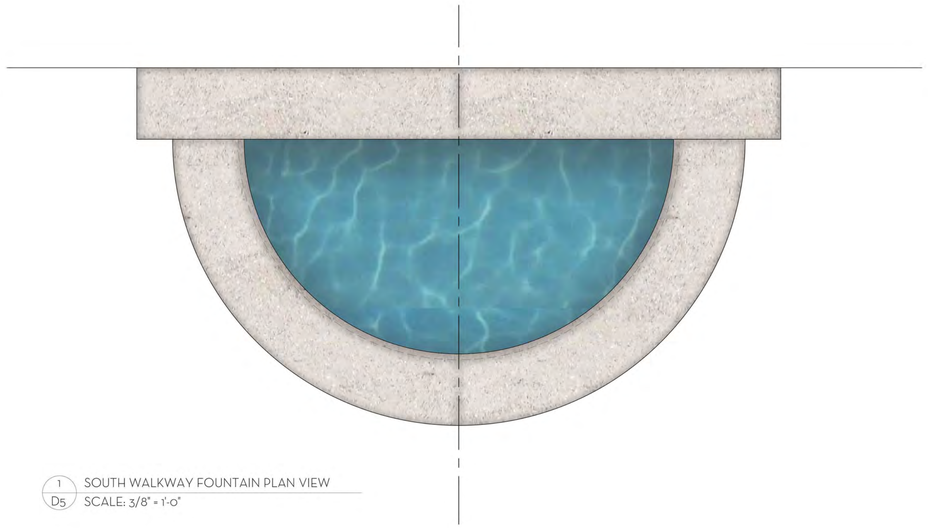

1 / D5 SOUTH WALKWAY FOUNTAIN PLAN VIEW
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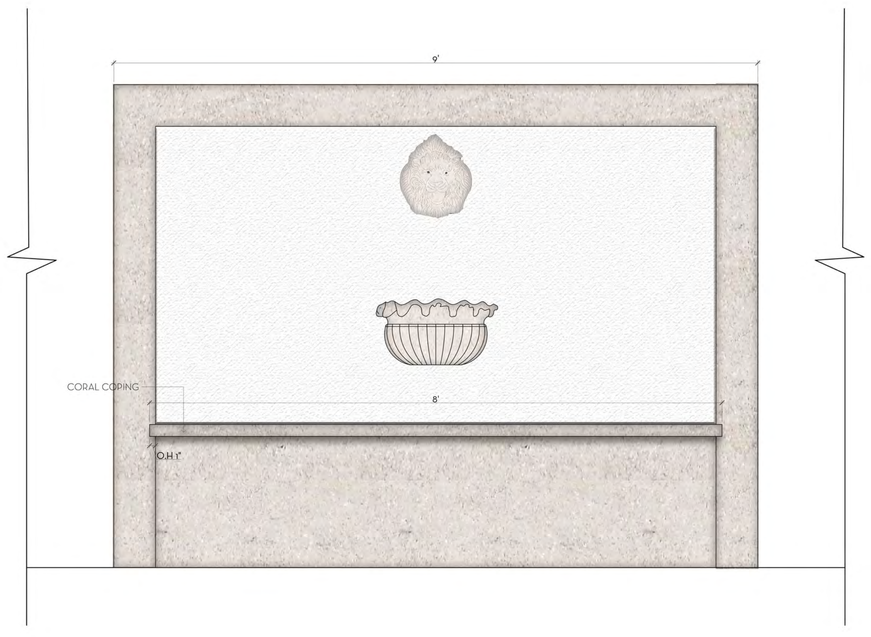

2 / D5 SOUTH WALKWAY FOUNTAIN FRONT ELEVATION
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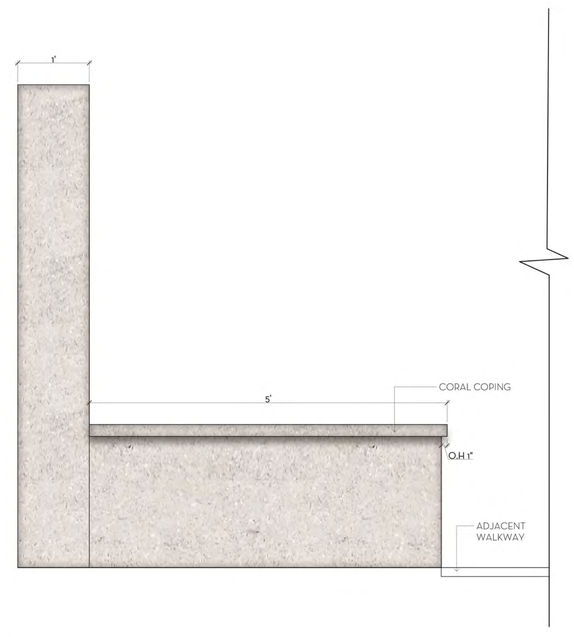

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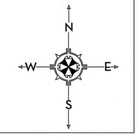

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SOUTH COURTYARD FOUNTAIN DETAILS

RESIDENCE

260 NORTH OCEAN, PALM BEACH, FL.

SCALE: AS NOTED

21 MAY 2026 - FIRST SUBMITTAL

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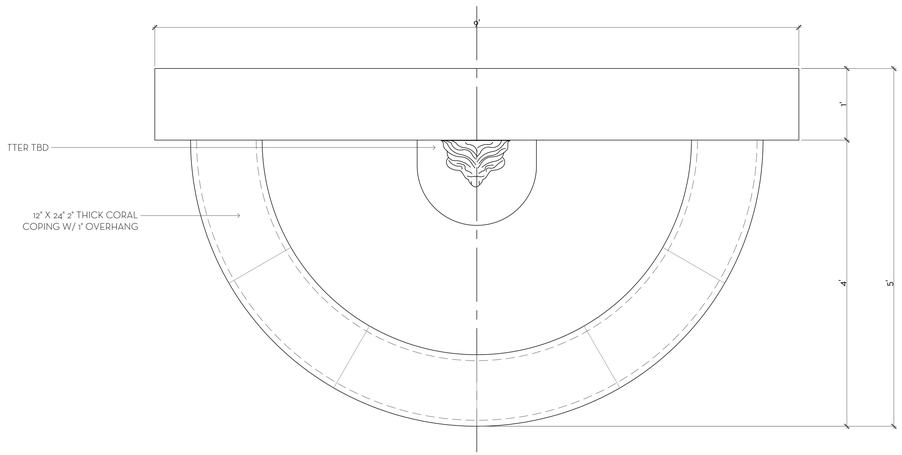
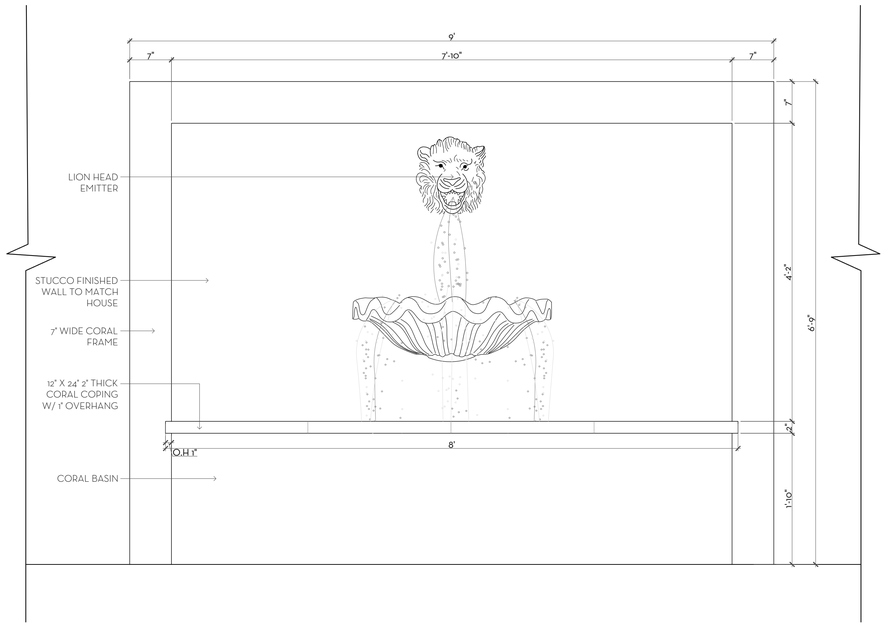
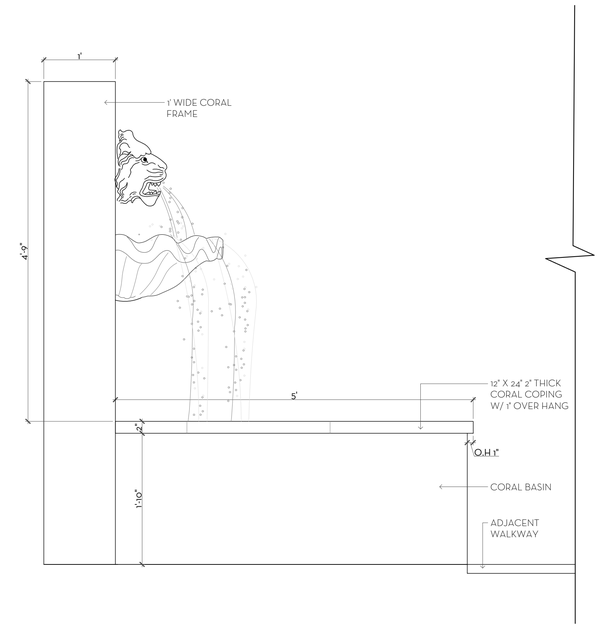


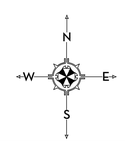
1 / D6 SOUTH WALKWAY FOUNTAIN PLAN VIEW
SCALE: 3/8" = 1'-0"



2 / D6 SOUTH WALKWAY FOUNTAIN FRONT ELEVATION
SCALE: 1" = 1'-0"



3 / D6 SOUTH WALKWAY FOUNTAIN SIDE ELEVATION
SCALE: 1" = 1'-0"



MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

SCALE: AS NOTED

SOUTH COURTYARD FOUNTAIN DETAILS

RESIDENCE

260 NORTH OCEAN, PALM BEACH, FL.

06 JUNE 2026 - SECOND SUBMITTAL
21 MAY 2026 - FIRST SUBMITTAL

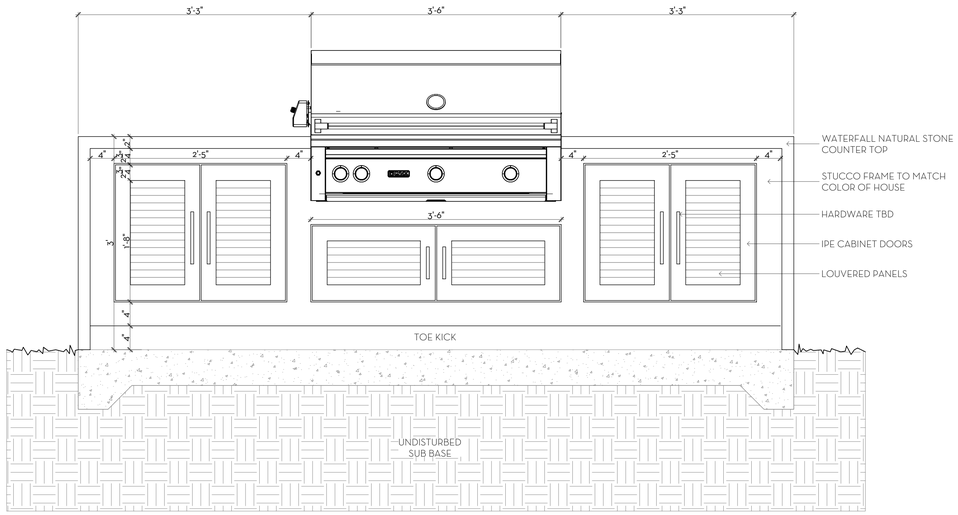
NIEVERA WILLIAMS
DESIGN

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

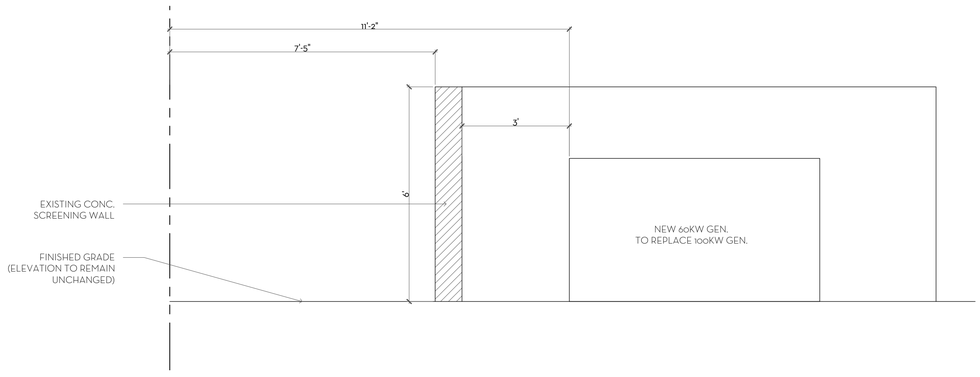
NIEVERAWILLIAMS.COM

D6

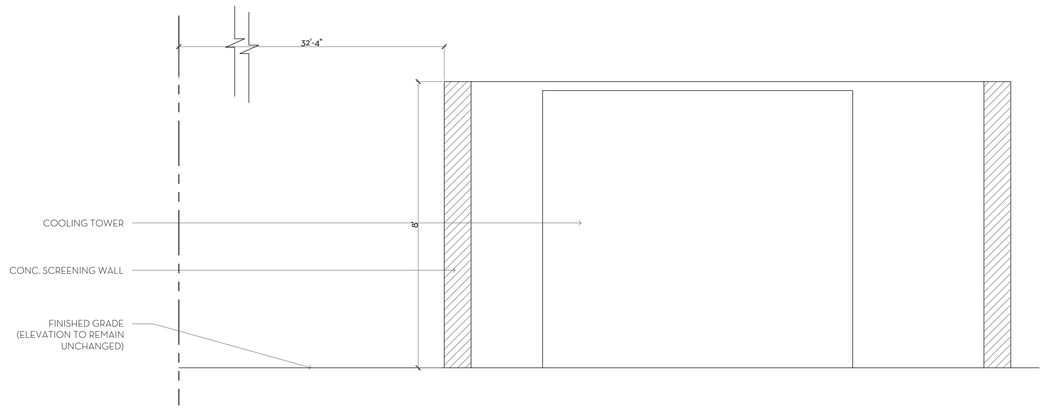
COA-26-0015



1 / D7 OUTDOOR KITCHEN ELEVATION
SCALE: 1" = 1'-0"



2 / D7 GENERATOR ENCLOSURE
SCALE: 1/2" = 1'-0"



3 / D7 COOLING TOWER ENCLOSURE
SCALE: 1/2" = 1'-0"

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

SCALE: AS NOTED

SITE DETAILS

RESIDENCE

260 NORTH OCEAN, PALM BEACH, FL.

06 JUNE 2026 - SECOND SUBMITTAL
21 MAY 2026 - FIRST SUBMITTAL

NIEVERA WILLIAMS
DESIGN

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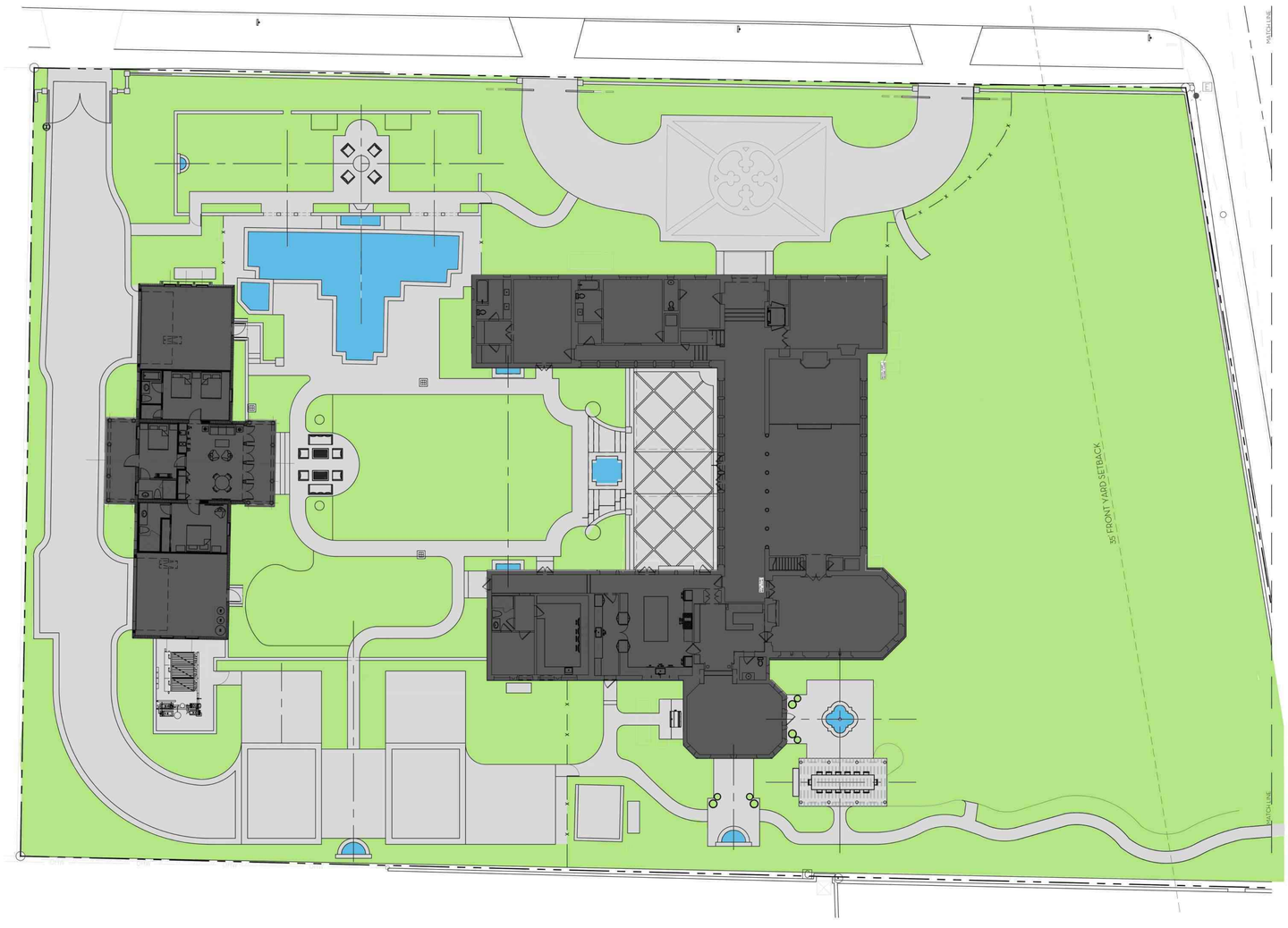
D7

COA-26-0015



Line #	Landscape Legend		
1	**Property Address:**	260 N. Ocean BLVD.	
2	**Lot Area (sq. ft.):**	60,299 Sq ft	
3	[redacted]	REQUIRED	PROPOSED
4	ndscape Open Space (LOS) (Sq Ft and %)	33,164 Sq ft (55%)	33,186 Sq ft (55.03%)
5	LOS to be altered (Sq FT and %)	N/A	N/A
6	Perimeter LOS (Sq Ft and %)	N/A	N/A
7	Front Yard LOS (Sq Ft and %)	3,167.28 Sq ft (45%)	6,931.6 Sq ft (98.5%)
8	Native Trees %	30% (number of trees)	34%
9	Native Shrubs & Vines %	30% (number of shrubs & vines)	54%
10	Native Groundcover %	30% (groundcover area)	49%

To determine qualifying native vegetation use either:

the Institute for Regional Conservation Natives for Your Neighborhood FL Statewide Plant List

OR

the Florida Native Plant Society Native Plants for Your Area List

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

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

See Ord. 003-2023 *REV BF 20230727*

OVERALL R-AA SITE CALCULATIONS:

60,299 SQ FT 100%

MINIMUM LANDSCAPE:

REQUIRED=	33,164	SQ. FT.	50%
EXISTING=	33,572	SQ. FT.	55.7%
PROPSOED=	33,186	SQ. FT.	55.03%

FRONT SETBACK SITE CALCULATIONS:

35' SETBACK AREA = 7,038.4 SQ FT 100%

MINIMUM LANDSCAPE:

REQUIRED =	3,167.28	SQ FT	45%
EXISTING =	6,931.6	SQ FT	98.5%
PROPOSED =	6,931.6	SQ FT	98.5%

OPEN SPACE LEGEND:

- LANDSCAPE
- HARDSCAPE
- WATER
- BUILDING

0 2 4 8 16 24 FEET

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

N W E S

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

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

OPEN SPACE DIAGRAM

RESIDENCE

260 NORTH OCEAN, PALM BEACH, FL.

06 JUNE 2026 - SECOND SUBMITTAL
21 MAY 2026 - FIRST SUBMITTAL

NIEVERA WILLIAMS
DESIGN

625 N. Flagler Drive
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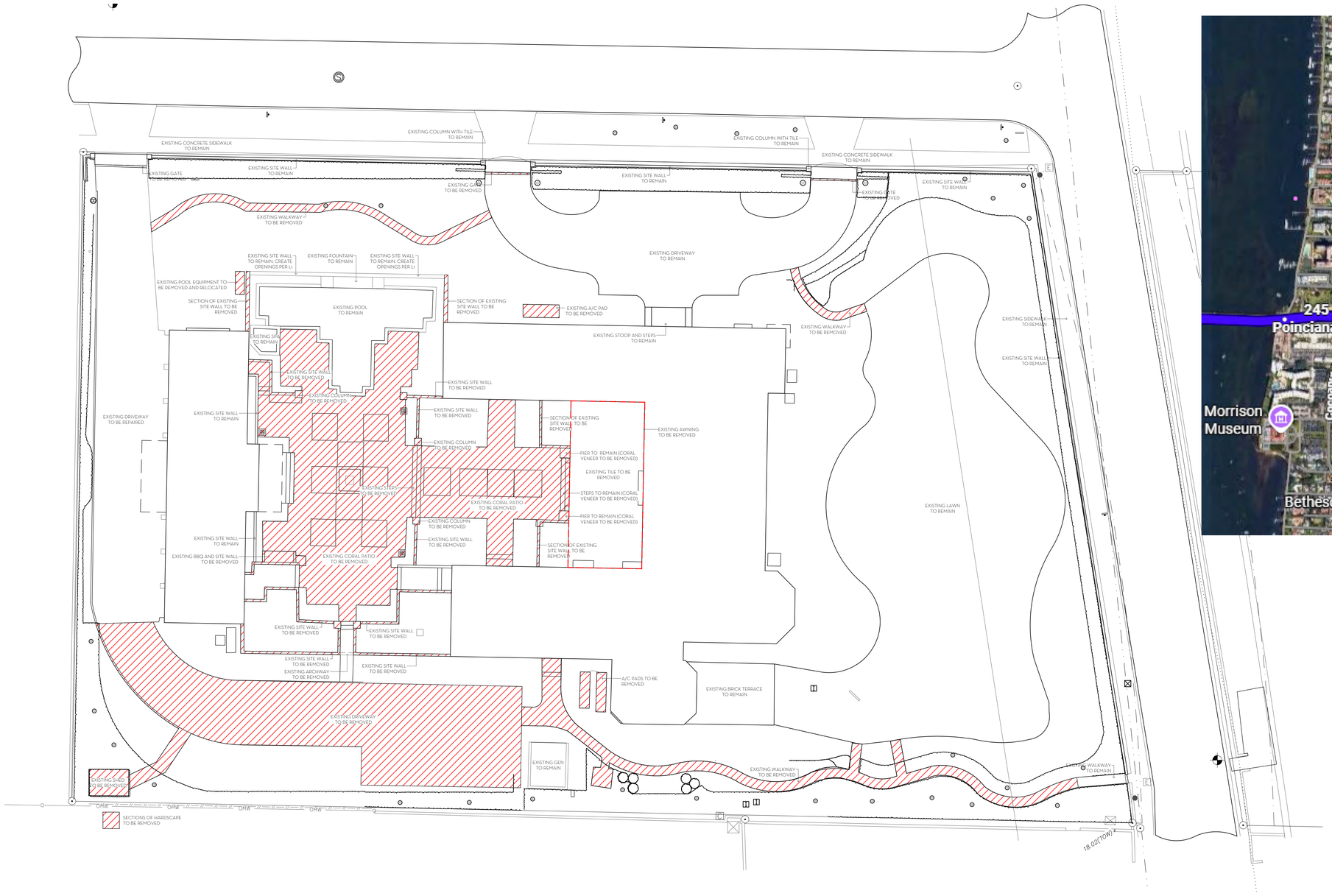
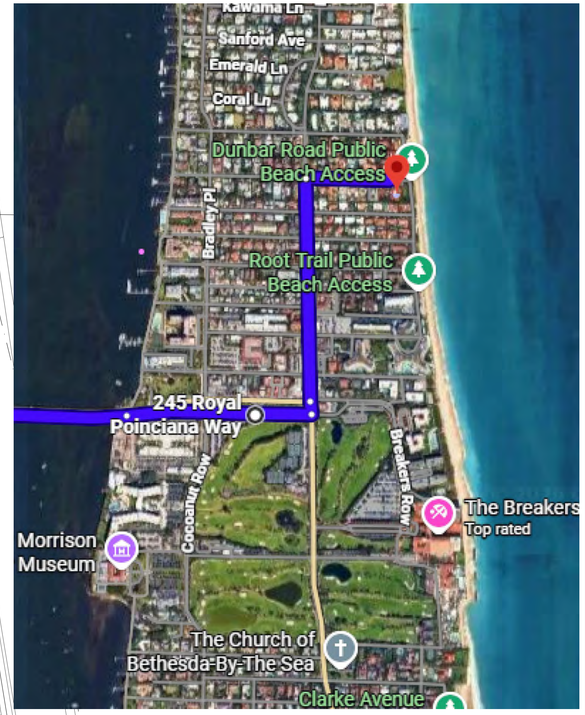
OS1

COA-26-0015





TRUCK LOGISTICS

NOTE: BUFFER PLANTING TO REMAIN AS SCREENING DURING CONSTRUCTION. HEAVY WORK OCCURS IN COURTYARD SCREENED BY HOUSE AND GARAGE

0 2 4 8 16 24 FEET

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

N

W E

S

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

CONSTRUCTION SCREENING PLAN

RESIDENCE

260 NORTH OCEAN, PALM BEACH, FL.

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

06 JUNE 2026 - SECOND SUBMITTAL
21 MAY 2026 - FIRST SUBMITTAL

NIEVERA WILLIAMS
DESIGN

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Suite 502
West Palm Beach, FL 33401
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NIEVERAWILLIAMS.COM

CSP

COA-26-0015

GENERAL INFORMATION

NAME OF STRUCTURE

"Villa Flora"

Residence for Edward Shearson

ADDRESS OF STRUCTURE

110 Dunbar Road
Palm Beach, Palm Beach County, Florida
33480

LEGAL DESCRIPTION

Adams Addition, Lots 74 and 74A

PRESENT OWNER

Mr and Mrs E.G. De Mendoza
110 Dunbar Road
Palm Beach, Florida, 33480

ARCHITECT

Addison Mizner

DATE OF CONSTRUCTION

1920

FUNCTION

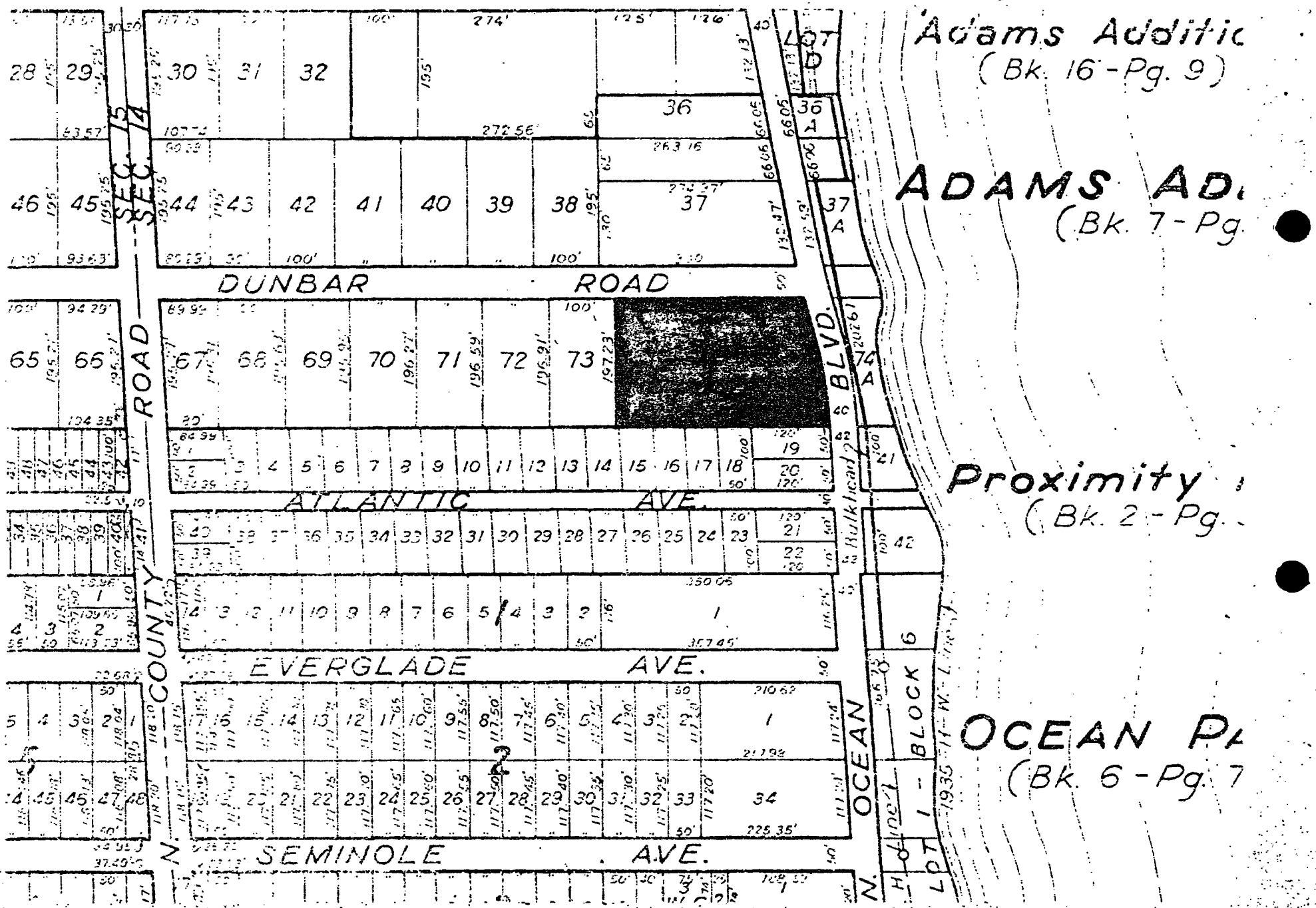
Private Residence

ZONING

R-B Low Density Residential

PREVIOUS SURVEYS

NRHP Inventory 1972


Adams Additic
(Bk. 16-Pg. 9)
ADAMS AD
(Bk. 7-Pg.
Proximity
(Bk. 2-Pg.
OCEAN PA
(Bk. 6-Pg. 7
DUNBAR ROAD
ATLANTIC AVE.
EVERGLADE AVE.
SEMINOLE AVE.
SEC. 15
SEC. 14
COUNTY ROAD
OCEAN BLVD.
N. OCEAN BLVD.
LOT 1 - BLOCK 6

110 Dunbar Road

Architectural Analysis

This oceanside residence, known historically as "Villa Flora", was designed in 1920 by Addison Mizner for Mr Edward Shearson. The design is a composition of Venetian Gothic eclecticism that incorporates Venetian detailing inside and out. This residence is one of Addison Mizner's most notable accomplishments. It is a fine example of interior and exterior materials usage, craftsmanship, decorative detailing, massing and form.

"Villa Flora" stands today in good condition and retains its original appearance since few exterior changes have been made over the years.

"Villa Flora" is both typical and atypical of Mizner's architecture. The relative scale of the house, the materials (stucco, barrel tile, cast stone and wood), the generous use of windows, the arcaded corner pavillion, the enclosed courtyard to the west, the bracketed stucco sills and the precise craftsmanship are characteristically Mizner features. However, the decorative elements and the Venetian window detailing is stylistic game-playing unique to this example. The Venetian look of the south facade, the cast stone ogee Venetian archway of the entry and arcades of the oceanfront elevation compare with some of the best of Mizner's other works.

Whether or not the haphazard relationships of second story windows to each other and to the ground floor ones (here a larger scale treatment of unrelated fenestration than 1095 North Ocean Boulevard of Mizner's severe period) is accident, due to indifferences or whimsey, is hard to say. This treatment detracts from the unity and integrity of an otherwise very fine building.

There is no question that "Villa Flora" is one of the better examples of Mizner's residential architecture still in tact. The neighborhood surrounding "Villa Flora" is in transition and every effort should be made to save this fine residence.

110 Dunbar Road

Architectural Description

This ornately detailed residence is primarily Venetian Gothic eclecticism. The window forms contribute to the stylistic game-playing. The decorative elements are accentuated by massing and form.

The main residence is a "u" shape plan enclosing a courtyard to the West. The primary elevation faces east toward the Atlantic Ocean. The mansion is primarily two-story with an arcaded single story pavillion at the southeast corner projecting beyond the main mass of the building. The exterior fabric is stucco with plaster and cast stone detailing painted white. The low hipped roof is covered with barrel tile and the cornice is stucco.

Second story windows are wood double hung three/three which is rare for Mizner's homes that usually incorporate casement windows. The first story incorporates leaded glass windows at the corner pavillion with fixed glass below the decorative arches in wood frames.

The simplicity of the chimney massing contrasts with the ornately decorated exterior of the building. A continuous first story sill height band gives the mansion a base upon which to rest. Bracketed stucco sills accent the second story windows.

The entry consists of carved double wood doors recessed within a cast stone ogee archway. Above the doorway is a statue within a niche. The second floor balcony found on the south elevation is very Venetian, composed of a triple arcaded balustrade.

VILLA FLORA

Palm Beach, Florida

Location: 260 N. Ocean Boulevard, Palm Beach, Florida.

Palm Beach is the foremost resort town on Florida's "Gold Coast", famed for its fine residence, international social events, clubs, restaurants and shopping. There are excellent schools and beautiful houses of worship. The property is located on the ocean a few miles North of Worth Avenue. West Palm Beach International Airport is located a twenty-minute drive from the property and offers service facilities for private aircraft. Ten minutes to I-95 and the Florida Sunshine Turnpike is twenty minutes away.

Property: 1.46 acres or 64,246.20 sq. ft. (289.42 ft. on Dunbar Road by 202.73 on N. Ocean Boulevard by 324.95 ft. south by 197.23 ft. west). There is a 202.73 ft. ocean frontage. The property is completely fenced in by walls on Dunbar Road and North Ocean Boulevard and chain link fencing on the other two sides. There are two gates to the circular paved entrance drive and one gate to the paved service drive. There is beautifully landscaped courtyard of upper and lower terraces with trees and flowers. This is surrounded by three wings of the house. The lower patio features a large swimming pool and fountain. Property in excellent condition.

Residence: 16 rooms (entrance hall, cloister, library, great room, dining room, kitchen and service area, powder room, men's lounge, jacuzzi room, master bedroom with large dressing area and sitting room, 4 guest bedrooms, 6 full baths and two-car garage. Built of stuccoed hollow tile in 1924 for Mr. and Mrs. Edward Shearson. Renovated in 1982. Roof of red barrel clay tile, major ceilings pecky cypress, main floors clay tile, new electric, fully air-conditioned and heated. Residence in pristine condition.

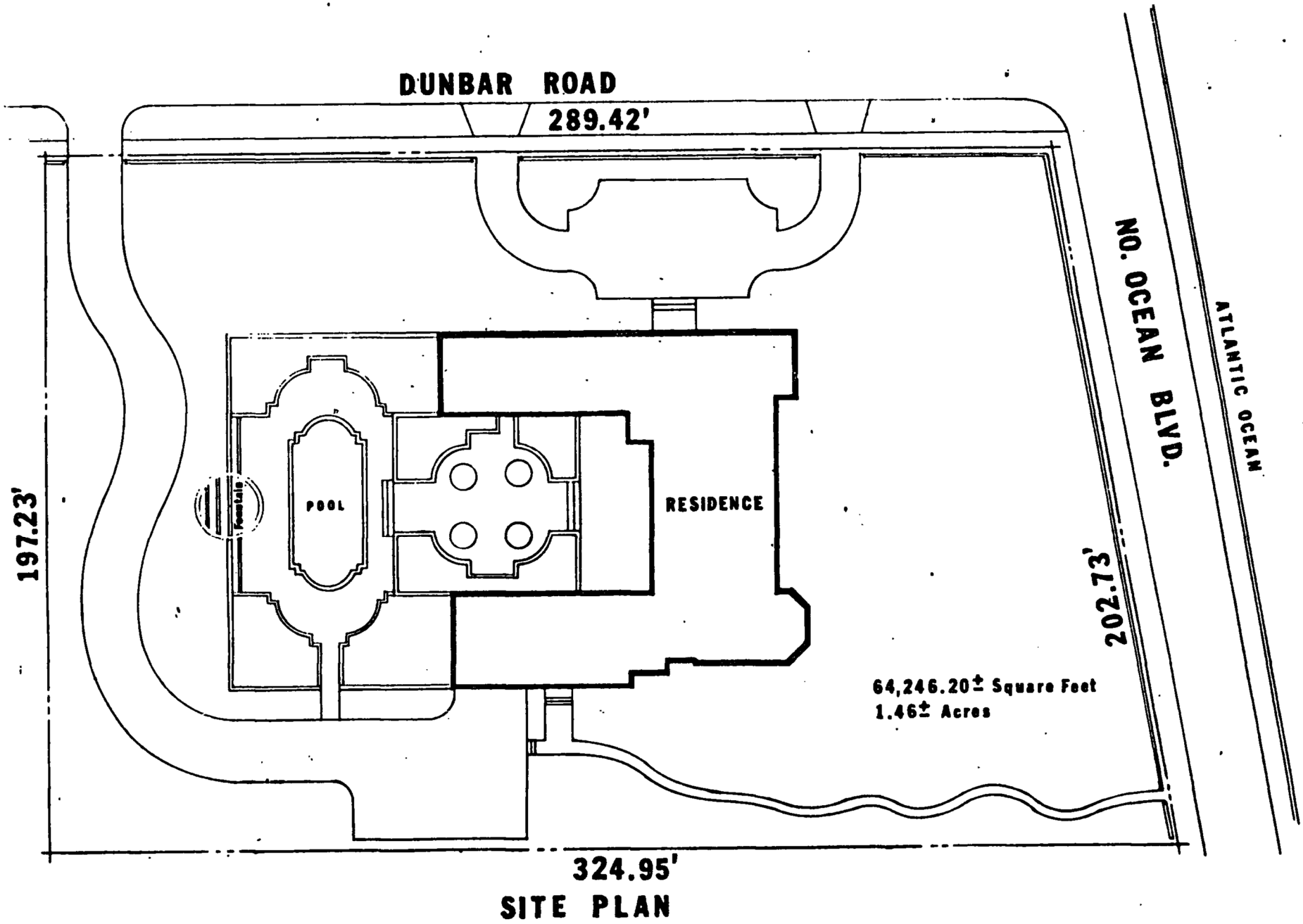
First Floor: Entrances on North side of house through large pecky cypress doors framed with massive stone carving and arched into entrance hall (10' x 7'). To the right is ladies' powder room (10' x 13') and lavatory (3' x 8'), to the left is men's lounge (7' x 10') and lavatory (3' x 8') up four steps into the glass enclosed cloister (10' x 71'). To the left is the library (17' x 17') with suede papered walls and painted pecky cypress ceiling. To the right is a circular stair to the second floor and small gallery to the lower North wing. From the glass enclosed cloister left one may enter the great room (23' x 50') through six columned, arched openings. The North end of the great room is raised (16' x 23') and has a huge stone barional fireplace. This room looks out through nine huge arched windows across an expansive lawn on the ocean. The ceiling of this room has massive beams and Mizner type stenciled ceiling. The dining room may be entered through a passage 5'x 6' with iron gates. In this passageway to the right are stairs leading down to a large walk-in vault. To the right is the silver storage. The dining room (19' x 32') with bay windows looking toward the ocean. Clay tile floor and stone fireplace. The pecky cypress ceiling is exactly the way Mizner had it painted. The service area includes a kitchen, small bar, pantry, laundry and two-car garage; kitchen (16' x 18') with large double door refrigerator and freezer, laundry (8' x 13') equipped with washer, dryer and 2 sinks. The two-car garage (25' x 25') terminates the lower South wing. There is a servants' hall from the glass enclosed cloister to the garage. The lower North wing is entered through a small gallery (4' x 36'). There is a guest bedroom No. 5 (14' x 16') with bath and closet. Jacuzzi room (14' x 21') with marble floors and walls. There is a sauna (9' x 10') and lavatories in this area which terminate the North wing.

Second Floor: The circular stairway or elevator enter the second floor upper hall. The upper floor consists of a large master bedroom (19' x 24') private bath (8' x 12'), dressing room (12' x 14') with huge walk-in closet (8' x 9'). There is a sitting room (14' x 15') off the master bedroom which is shared with a large bedroom No. 2 (14' x 18') with private bath and large walk-in closet. Bedroom No. 3 (14' x 18') also faces the ocean and has its own private bath with ample closet space. Bedroom No. 4 (12' x 20') in the upper North wing has an ocean and pool view with bath. This terminates the upper North wing. From the upper clositer (4' x 60') is a beautiful view looking down on the upper terrace and lower pool area. There is also a servants' stairway on the South side leading down to the servants' area.

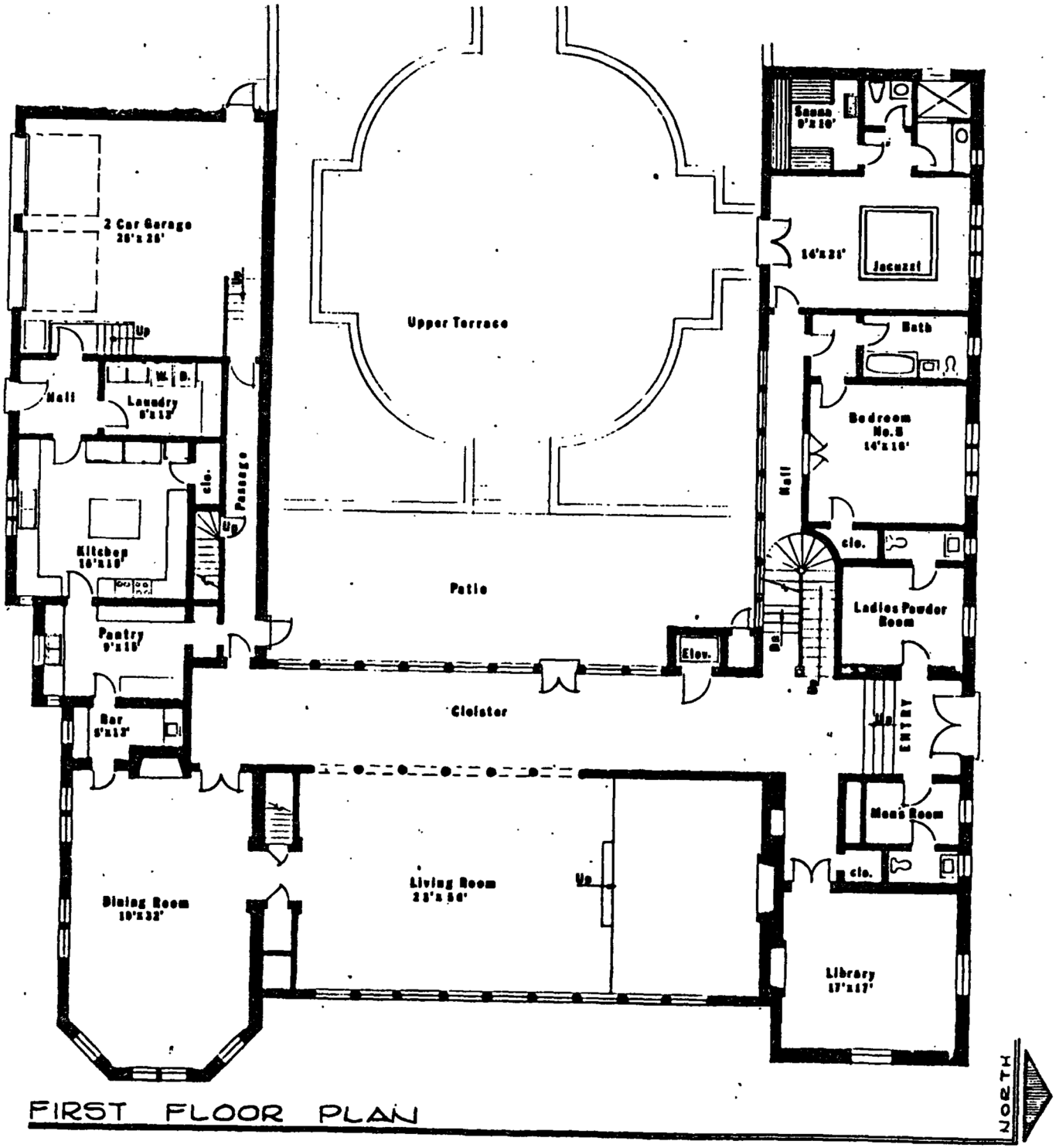
Real Estate Taxes: Approximately $14,000.00

Inspected by Appointment Only.

Judith C. Young, Realtor
David F. Young, Associate
YOUNG REALTY CORPORATION
4090 Laguna Street
Coral Gables, Florida 33146
(305) 443-9647

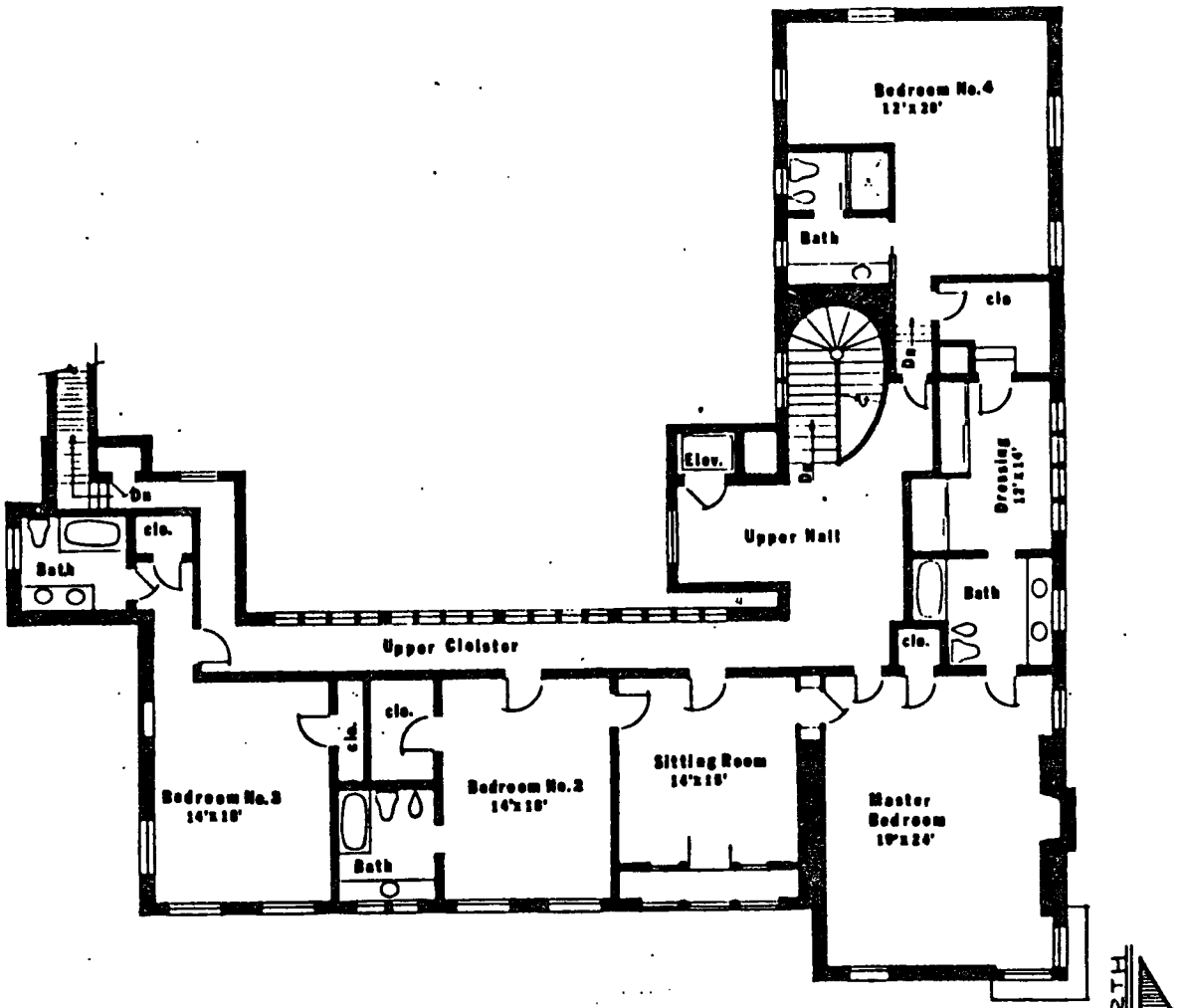

DUNBAR ROAD
289.42'
NO. OCEAN BLVD.
ATLANTIC OCEAN
197.23'
202.73'
POOL
Fountain
RESIDENCE
64,246.20± Square Feet
1.46± Acres
324.95'

SITE PLAN



FIRST FLOOR PLAN

Visitor
• VILLA FLORA' 110 Duarte Pl.



SECOND FLOOR PLAN

NRHP Survey '72
Photos '72
Feiss Rpt '79
LPC noted 4/17/80
Res. #13-80

"LPC PROPERTY FILE FORM"

PROPERTY ADDRESS: GRADE: ____

HISTORIC/COMMON NAME: Villa Flora

NAME OF OWNER: Young, David F. Tr PHONE:

ADDRESS OF OWNER: 4090 Laguna Ave, Ste A. Coral Gables, Fl. 33146

PARCEL NUMBER: 504343 14 07 0 000740

LEGAL DESCRIPTION:

DESIGNATION STATUS:

DESIGNATION PROCEDURE:

1. Listed as potential property identified for possible consideration: _____ (date)

2. Voluntary Solicitation: _____ (date); Response: Yes _____ (date) No _____ (date) No Response ____

3. Property proposed for designation: By _____; Date: _____

Criteria:

4. Owner notified of proposed designation by Certified Mail: _____ (date); Delivered: _____ (date)

5. Date for Public Hearing (after 30 days): _____ (date); Posted _____ (date)

6. Notice to Bldg. Dept. per Section 9(h): _____ (date); cc: Town Mgr. ___; Town Lawyer ___

7. Objection by Owner: No ___; Yes ___; Date: _____; Lawyer: _____

Removal & Comment:

8. LPC Hearing: _____ (date); Recommended ___; Removed ___; Deferred ___: 45-day clock _____ (date)

Comments: Owner Notified: _____ (date)

9. Recommended to Town Council: _____; 90-day clock _____

STATE OF FLORIDA
DEPARTMENT OF STATE
Division of Archives, History
and Records Management
DS-HSP-3AAA Rev. 3-79

FLORIDA MASTER SITE FILE
Site Inventory Form

FDAHRM 802= =
1009= =

Site No. 820= =

Site Name Villa Flora 830= = Survey Date 8011 905= =

Address of Site: ~~110 Dunbar Rd;~~ 260 N. Ocean Blvd. Palm Beach, FL 33480 813= =

Instruction for locating SW corner of N Ocean Blvd and Dunbar Rd 868= =

Location: Adams Addition (subdivision name) block no. 74 (lot no.) 808= =

County: Palm Beach

Owner of Site: Name: De Mendoza, E G and Matilde A

Address: 110 Dunbar Rd, Palm Beach, FL 33480 902= =

Type of Ownership private 848= = Recording Date 8101 832= =

Recorder:

Name & Title: Kidney, Walter C. (Architectural Historian)

Address: Landmarks Planning, Inc., Allegheny Square West
Pittsburgh, PA 15212 818= =

Original Use private residence 838= =

Present Use private residence 850= =

Dates: Beginning +1923 844= = BP

Culture/Phase American 840= =

Period 20th Century 845= =

Condition of Site: (Check One)

- ☐ Excellent 863= =
- ☒ Good 863= =
- ☐ Fair 863= =
- ☐ Deteriorated 863= =

Integrity of Site: (Check One or More)

- ☒ Altered 858= =
- ☐ Unaltered 858= =
- ☒ Original Site 858= =
- ☐ Restored ( )(Date:) 858= =
- ☐ Moved ( )(Date:) 858= =

NR Classification Category: Building 916= =

Threats to Site: (Check One or More)

- ☐ Zoning ( ) ( ) 878= =
- ☐ Development ( ) ( ) 878= =
- ☐ Deterioration ( ) ( ) 878= =
- ☐ Borrowing ( ) ( ) 878= =
- ☐ Other (See Remarks Below): 878= =
- ☐ Transportation ( ) ( ) 878= =
- ☐ Fill ( ) ( ) 878= =
- ☐ Dredge ( ) ( ) 878= =

Areas of Significance: Architecture 910= =

Significance: This is an Addison Mizner house, charmingly detailed in Venetian Gothic and best seen in the partially blind arcade of the east side.

Grade: B

LAPB 911= =

ARCHITECT Mizner, Addison (Palm Beach, FL) 872 = =

BUILDER Lightbown, Cooper C 874 = =

STYLE AND/OR PERIOD Mediterranean Revival 964 = =

PLAN TYPE U-shaped; irregular 966 = =

EXTERIOR FABRIC(S) stucco: textured 854 = =

STRUCTURAL SYSTEM(S) masonry 856 = =

PORCHES E/ 2nd-fl, 3-bay loggia, round arches, Composite columns, profiled balusters 942 = =

FOUNDATION: 942 = =

ROOF TYPE: hip 942 = =

SECONDARY ROOF STRUCTURE(S): none 942 = =

CHIMNEY LOCATION: N/ end: exterior # offset: front slope # S/ end: exterior (2) 942 = =

WINDOW TYPE: DHS, 3/3, 2/2, wood 942 = =

CHIMNEY: masonry, stuccoed 882 = =

ROOF SURFACING: tile: barrel 882 = =

ORNAMENT EXTERIOR: stone: cast 882 = =

NO. OF CHIMNEYS 2 952 = = NO. OF STORIES 2 950 = =

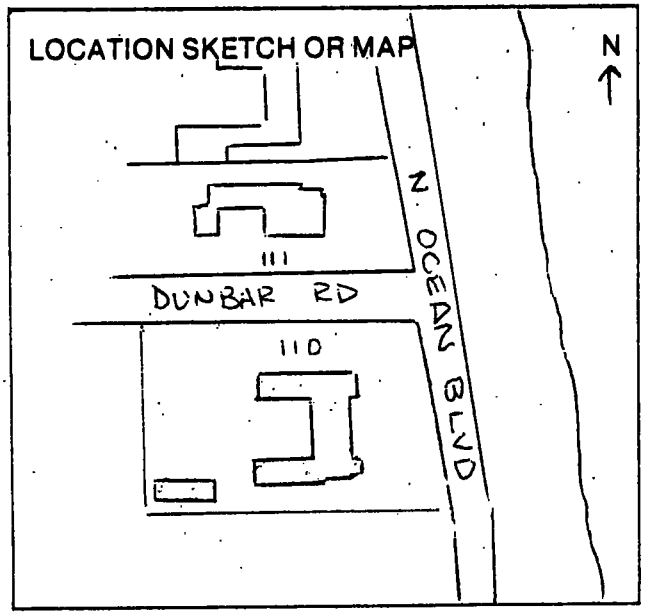
NO. OF DORMERS none 954 = =

Map Reference (incl. scale & date) USGS Palm Beach 7.5 MIN 1:24,000 1946(photorevised 1967) 809 = =

Latitude and Longitude:
26 ° 43 ' 30" ° ' " 800 = =

Site Size (Approx. Acreage of Property): 1 1/2 833 = =

LOCATION SKETCH OR MAP



Township	Range	Section

812 = =

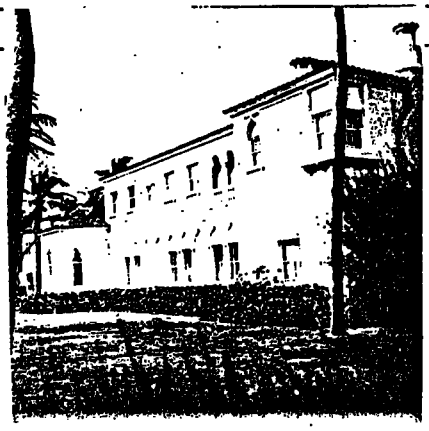
UTM Coordinates:

890 = =

Zone Easting Northing

Photographic Records Numbers PB-7273-2-F8 860 = =

Contact Print



Beauty and Intricacy

Palm Beach, Florida

Rising from the shores of the Atlantic Ocean, *Villa Flora* is distinctively the genius of Addison Mizner. A Historical Landmark, it stands in stately elegance and splendor on one and one-half acres of prime Palm Beach oceanfront property. With a hint of tradition, romance, and Old-World elegance, this 1920's estate combines the Romanesque, Gothic, and Renaissance eras with the great wealth of the New World.

The beauty and intricacy of the details within are endless: terra-cotta tile floors; hand-carved doors; hand-painted, beamed pecky cypress cathedral ceilings; gothic arches leading down a grand hallway; silver and wine vaults; elevator; separate staff quarters with dining facilities. The dining room, living room, study and master bedroom have magnificent fireplaces, and the 48-foot drawing room enjoys views of both the ocean and courtyard which is complete with gardens and fountains. The master suite, with dressing and sitting rooms, also overlooks the water.

The splendor, spaciousness, and charm within, combined with the beauty and grandeur without, compose a glorious harmony to this exquisite Palm Beach estate.

$1,600,000

Nancy B. Stone
Ben R. Johnson
Cutter Real Estate
Conf. of Int'l Real Estate

(305) 655-3848
316 Royal Palm Way
Palm Beach, FL 33480

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red all the luxuries you've come to expect including whirlpool, swimming pool, nas, tennis, underground parking, 24-hour security and so much more.

ber of Carlton Place apartment residences remaining for occupancy during this at you act now. The four floor plans provide unique designs from 2500 to 3300 r sale from $329,500. The sales center is open daily, 9:30 a.m. to 5:00 p.m.

outh Ocean Blvd.
h, Florida 33480
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Carlton Place

Palm Beach's Finest New Address

Sally Biehusen Real Estate, Inc./Exclusive Agent

Form 10-300
(July 1969)

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES INVENTORY – NOMINATION FORM

(Type all entries – complete applicable sections)

STATE: FLORIDA
COUNTY: PALM BEACH
FOR NPS USE ONLY
ENTRY NUMBER | DATE

SEE INSTRUCTIONS

1. NAME

COMMON:

AND/OR HISTORIC:

2. LOCATION

STREET AND NUMBER: 110 DUNBAR ROAD

CITY OR TOWN: PALM BEACH

STATE: FLORIDA | CODE | COUNTY: PALM BEACH | CODE

3. CLASSIFICATION

CATEGORY (Check One)	OWNERSHIP		STATUS	ACCESSIBLE TO THE PUBLIC
☐ District ☑ Building	☐ Public	Public Acquisition:	☑ Occupied	Yes:
☐ Site ☐ Structure	☑ Private	☐ In Process	☐ Unoccupied	☑ Restricted
☐ Object	☐ Both	☐ Being Considered	☐ Preservation work in progress	☐ Unrestricted
				☐ No

PRESENT USE *(Check One or More as Appropriate)*

☐ Agricultural	☐ Government	☐ Park	☐ Transportation	☐ Comments
☐ Commercial	☐ Industrial	☑ Private Residence	☐ Other *(Specify)*	
☐ Educational	☐ Military	☐ Religious		
☐ Entertainment	☐ Museum	☐ Scientific		

4. OWNER OF PROPERTY

OWNER'S NAME: MENDOZA

STREET AND NUMBER: 110 DUNBAR ROAD

CITY OR TOWN: PALM BEACH | STATE: FLORIDA | CODE

5. LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, REGISTRY OF DEEDS, ETC: WEST PALM BEACH, FLORIDA, COURTHOUSE

STREET AND NUMBER:

CITY OR TOWN: WEST PALM BEACH | STATE: FLORIDA | CODE

6. REPRESENTATION IN EXISTING SURVEYS

TITLE OF SURVEY: ARCHITECTURAL SURVEY OF PALM BEACH, FLA

DATE OF SURVEY: ☐ Federal ☐ State ☐ County ☑ Local

DEPOSITORY FOR SURVEY RECORDS:

STREET AND NUMBER: 822 SOUTH COUNTY ROAD

CITY OR TOWN: PALM BEACH | STATE: FLORIDA | CODE

STATE: FLORIDA
COUNTY: PALM BEACH
FOR NPS USE ONLY
ENTRY NUMBER | DATE

7. DESCRIPTION

CONDITION	(Check One)					
	☐ Excellent	☑ Good	☐ Fair	☑ Deteriorated	☐ Ruins	☐ Unexposed
	(Check One)		(Check One)			
	☑ Altered	☐ Unaltered	☐ Moved	☑ Original Site		

DESCRIBE THE PRESENT AND ORIGINAL (*if known*) PHYSICAL APPEARANCE

ARCHITECT - ADDISON MIZNER.

LOW HIP ROOF WITH SPANISH TILE AND CORNICE. STUCCO WITH PLASTER AND CAST STONE DETAILING. PREDOMINATELY GOTHIC WINDOW FORMS. MOLDING AROUND ENTRANCE, SECOND FLOOR BALCONY.

TWO STOREYS.

SEE INSTRUCTIONS

8. SIGNIFICANCE

PERIOD *(Check One or More as Appropriate)*

- [ ] Pre-Columbian
- [ ] 15th Century
- [ ] 16th Century
- [ ] 17th Century
- [ ] 18th Century
- [ ] 19th Century
- [x] 20th Century

SPECIFIC DATE(S) *(If Applicable and Known)*

AREAS OF SIGNIFICANCE *(Check One or More as Appropriate)*

- [ ] Aboriginal
- [ ] Prehistoric
- [ ] Historic
- [ ] Agriculture
- [x] Architecture
- [ ] Art
- [ ] Commerce
- [ ] Communications
- [ ] Conservation
- [ ] Education
- [ ] Engineering
- [ ] Industry
- [ ] Invention
- [ ] Landscape Architecture
- [ ] Literature
- [ ] Military
- [ ] Music
- [ ] Political
- [ ] Religion/Philosophy
- [ ] Science
- [ ] Sculpture
- [ ] Social/Humanitarian
- [ ] Theater
- [ ] Transportation
- [ ] Urban Planning
- [ ] Other *(Specify)* _____

STATEMENT OF SIGNIFICANCE

ARCHITECTURE OF ADDISON MIZNER.

SEE INSTRUCTIONS

9. MAJOR BIBLIOGRAPHICAL REFERENCES

10. GEOGRAPHICAL DATA

LATITUDE AND LONGITUDE COORDINATES DEFINING A RECTANGLE LOCATING THE PROPERTY						OR	LATITUDE AND LONGITUDE COORDINATES DEFINING THE CENTER POINT OF A PROPERTY OF LESS THAN TEN ACRES					
CORNER	LATITUDE			LONGITUDE				LATITUDE			LONGITUDE		
	Degrees	Minutes	Seconds	Degrees	Minutes	Seconds		Degrees	Minutes	Seconds	Degrees	Minutes	Seconds
NW	o	'	"	o	'	"		o	'	"	o	'	"
NE	o	'	"	o	'	"							
SE	o	'	"	o	'	"							
SW	o	'	"	o	'	"							

APPROXIMATE ACREAGE OF NOMINATED PROPERTY:

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE:	CODE	COUNTY	CODE
STATE:	CODE	COUNTY:	CODE
STATE:	CODE	COUNTY:	CODE
STATE:	CODE	COUNTY:	CODE

11. FORM PREPARED BY

NAME AND TITLE: BARBARA J. HOFFSTOT AND ROBERT H. GUNKEL

ORGANIZATION

DATE: JULY 1972

STREET AND NUMBER: 822 SOUTH COUNTY ROAD

CITY OR TOWN: PALM BEACH

STATE: FLORIDA CODE

12. STATE LIAISON OFFICER CERTIFICATION

As the designated State Liaison Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service. The recommended level of significance of this nomination is:

National ☐ State ☐ Local ☐

Name _____

Title _____

Date _____

NATIONAL REGISTER VERIFICATION

I hereby certify that this property is included in the National Register.

_____

Chief, Office of Archeology and Historic Preservation

Date _____

ATTEST:

_____

Keeper of The National Register

Date _____

SEE INSTRUCTIONS

Form 10-301
(July 1969)

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
PROPERTY MAP FORM

(Type all entries - attach to or enclose with map)

STATE	FLORIDA
COUNTY	PALM BEACH
FOR NPS USE ONLY	
ENTRY NUMBER	DATE

SEE INSTRUCTIONS

1. NAME

COMMON:

AND/OR HISTORIC:

2. LOCATION

STREET AND NUMBER: 110 DUNBAR ROAD

CITY OR TOWN: PALM BEACH

STATE: FLORIDA	CODE	COUNTY: PALM BEACH	CODE

3. MAP REFERENCE

SOURCE:

SCALE:

DATE:

4. REQUIREMENTS

TO BE INCLUDED ON ALL MAPS

1. Property broundaries where required.
2. North arrow.
3. Latitude and longitude reference.

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
PROPERTY PHOTOGRAPH FORM

(Type all entries - attach to or enclose with photograph)

STATE	FLORIDA
COUNTY	PALM BEACH
FOR NPS USE ONLY	
ENTRY NUMBER	DATE

SEE INSTRUCTIONS

1. NAME

COMMON:

AND/OR HISTORIC:

2. LOCATION

STREET AND NUMBER: 110 DUNBAR ROAD

CITY OR TOWN: PALM BEACH

STATE: FLORIDA	CODE	COUNTY: PALM BEACH	CODE

3. PHOTO REFERENCE

PHOTO CREDIT: BARBARA D. HOEFSLOT

DATE OF PHOTO:

NEGATIVE FILED AT: 900 SOUTH COUNTY ROAD

4. IDENTIFICATION

DESCRIBE VIEW, DIRECTION, ETC.

"Villa Flora" 1/26/83

POLACOLOR D2187917

~~[illegible] Dunbar~~
~~40 Dunbar Rd.~~

260 N. Ocean Blvd
"Villa Flora"

Return to:

TOWN OF PALM BEACH
LANDMARKS PESERVATION COMMISSION
P.O. BOX 2029
PALM BEACH, FLORIDA 33480

TOWN OF PALM BEACH

Information for Landmarks Preservation Commission Meeting on: July 22, 2026

To: Landmarks Preservation Commission

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

From: Planning, Zoning & Building

Re: COA-26-0016 70 MIDDLE RD. The applicant, Jennifer Naegele (Jacqueline Albarran, SKA Architect + Planner, Representative), has filed an application requesting a Certificate of Appropriateness for review and approval of demolition and reconstruction of portions of the exterior walls and front door replacement, requiring a landmark adjustment to maintain existing nonconforming street side (south) setback and building height for the landmarked property.

Date: 7/15/2026

ATTACHMENTS

- Staff Report
- Letter of Intent
- Plans
- Designation Report

STRATEGIC PLAN

Strategic Priorities:
Community Culture and Character

Strategic Focus Areas:
Quality of Life
Community Preservation

FUNDING

No Fiscal Impact

COA-26-0016 70 MIDDLE RD. The applicant, Jennifer Naegele (Jacqueline Albarran, SKA Architect + Planner, Representative), has filed an application requesting a Certificate of Appropriateness for review and approval of demolition and reconstruction of portions of the exterior walls and front door replacement, requiring a landmark adjustment to maintain existing nonconforming street side (south) setback and building height for the landmarked property.

Applicant: Jennifer Naegele
Representative: Jacqueline Albarran | SKA Architect + Planner, Representative

HISTORY:
The subject property was designed by Marion Sims Wyeth and constructed in 1924. The property was designated as a Landmark in 1985. As stated in the designation report: *"Casa De Los Arcos, located at 70 Middle Road, is a fine example of the Mediterranean Revival style of architecture which was popularized during the 1920's Florida Land Boom and is now equated with Palm Beach. The house was designed by one of Palm Beach's most noted architects, Marion Sims Wyeth, and exhibits his grasp of the style of the day."*

This property has an extensive history of reviews at the Administrative, Commission, and Town Council levels including L-20-00265, L-22-00606, LPCS-24-0160, COA-002-2020, COA-24-0013, COA-24-0025, Z-19-00236, and ZON-24-0065.

The project history is defined by a continuous timeline of development, marked by a series of modifications, revisions, and ongoing adjustments. Over recent years, significant alterations and partial demolitions have dramatically changed the landmark site. Rather than a standard landmark historic preservation project, this property has turned into an ongoing construction site for many years. This prolonged activity has caused deep and ongoing concern for the neighboring residents.

THE PROJECT:
The applicant has submitted plans, entitled "NAEGELE RESIDENCE", as prepared by **SKA Architect + Planner**, uploaded on June 25, 2026.

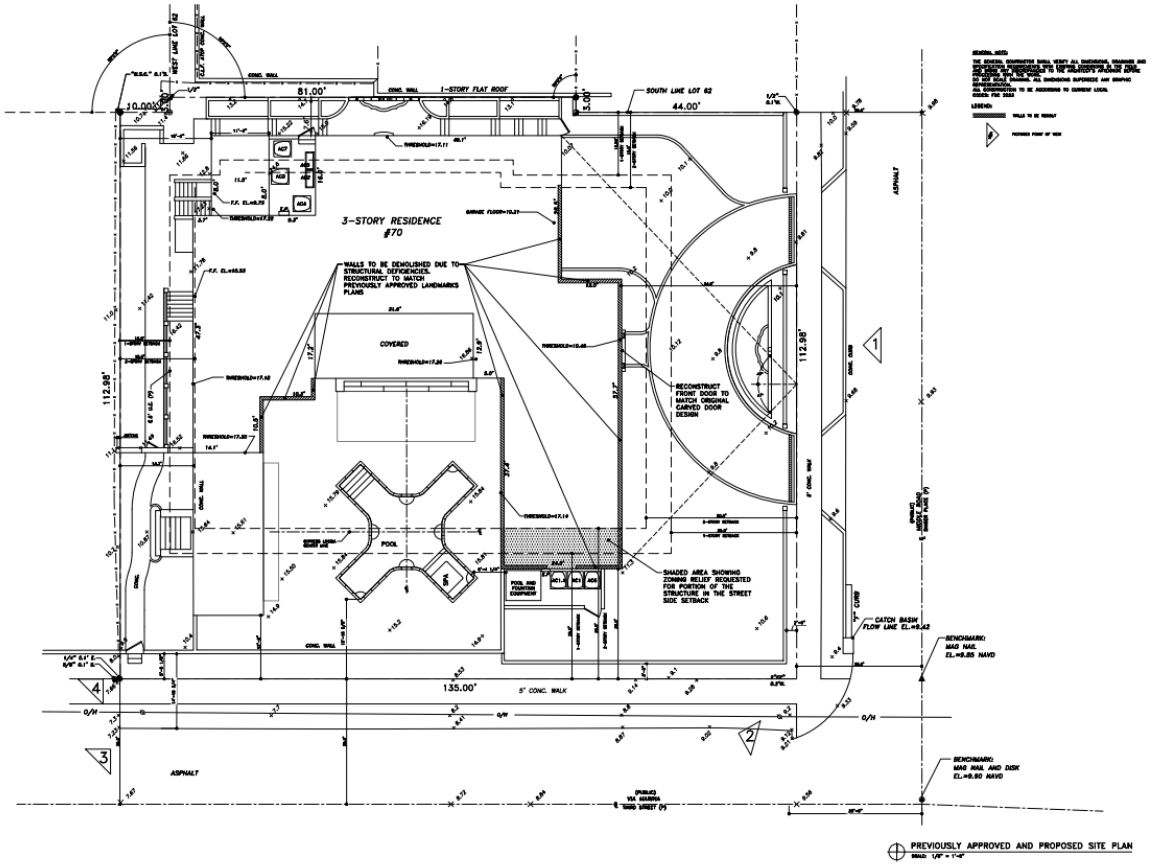
The following is the scope of work:
- Demolition and reconstruction of portions of the exterior walls.
- Front door replacement.

The following LANDMARK ADJUSTMENT is required to achieve the scope of work:
- **LANDMARK ADJUSTMENT #1:** Sec. 134-237(2)(b.): Maintain existing nonconforming street side (south) setback and building height for the reconstructed portions of the exterior walls.

Site Data			
Zoning District	R-B	**Future Land Use**	SINGLE-FAMILY
Year of Construction	1924	**Lot Area**	15,495 SF

Surrounding Properties	
North	66 Middle Road / R-B
South	80 Middle Road / R-B
East	101 Via Marina / R-A
West	195 Via Marina / R-B

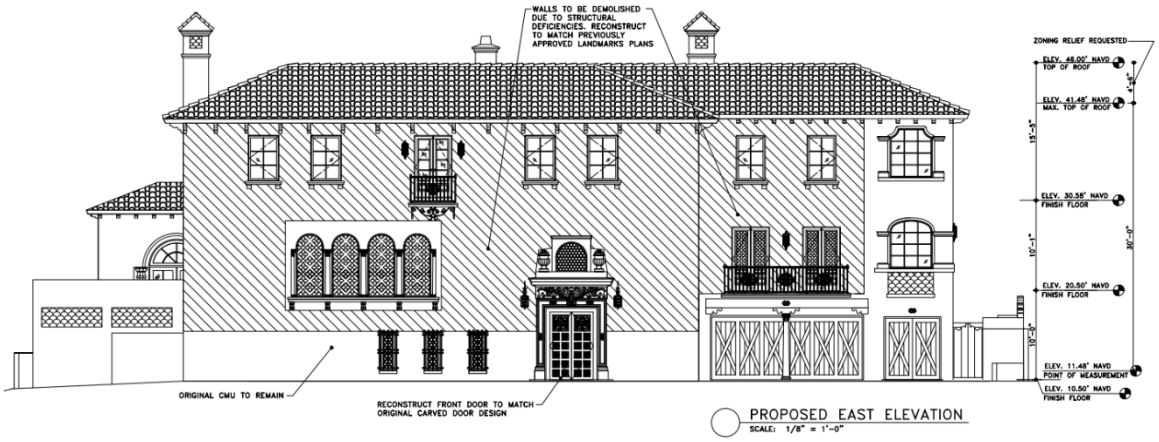
Site Plan.

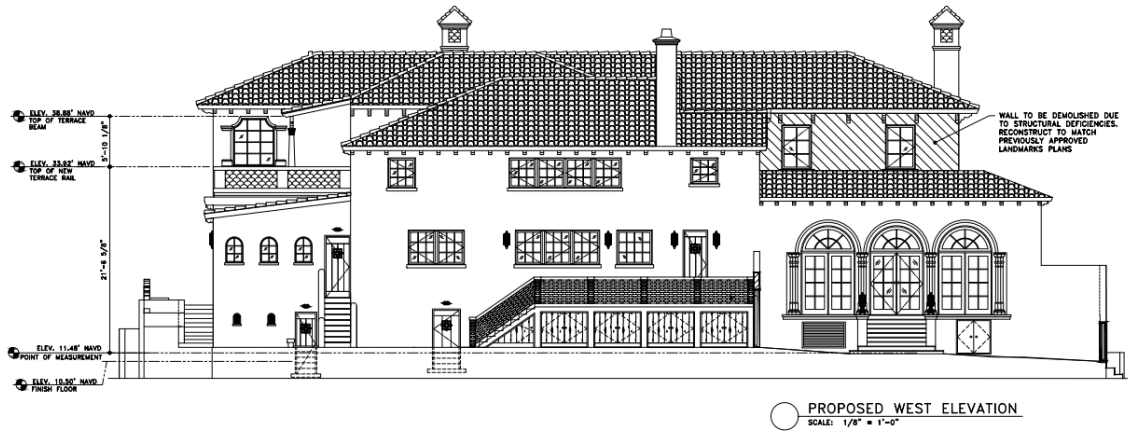


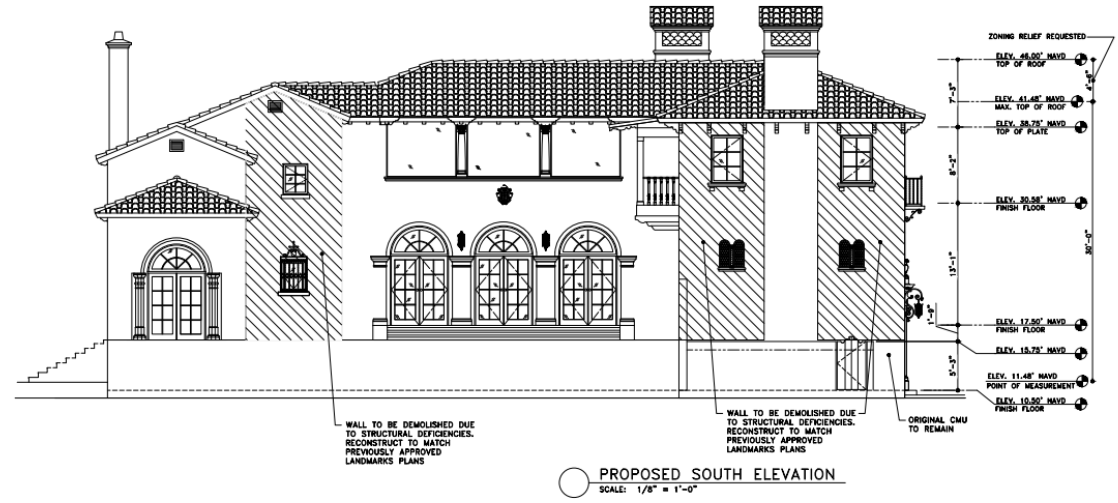
STAFF ANALYSIS:

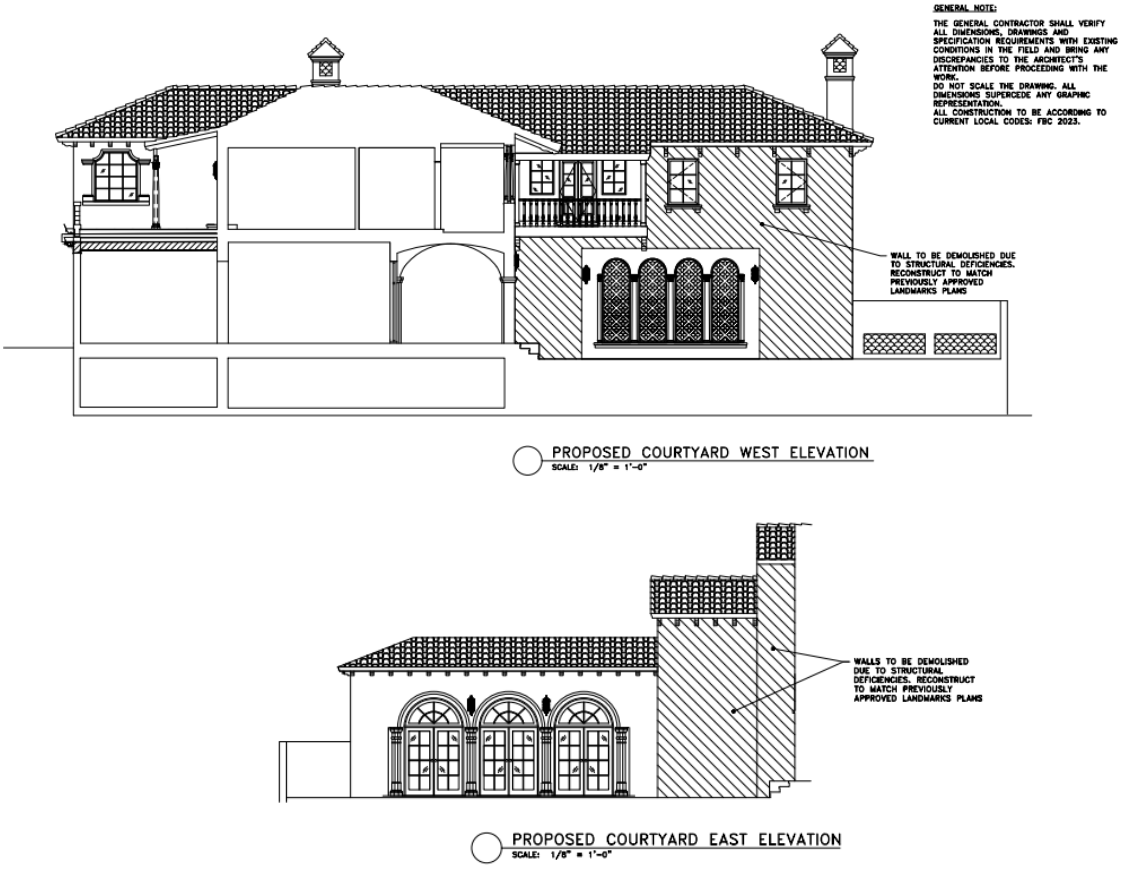
The application seeks Certificate of Appropriateness review and approval for demolition and reconstruction of portions of the exterior walls and front door replacement. To achieve the scope of work, a landmark adjustment will be required to maintain existing nonconforming street side (south) setback and building height for the landmarked property.

Proposed Elevations.









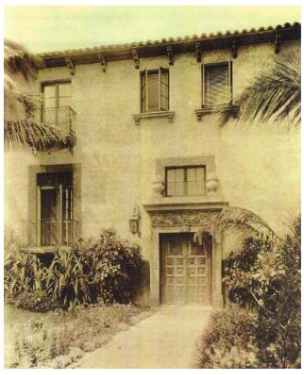
The applicant has submitted justification for the exterior wall reconstruction in the Letter of Intent, Engineer's Letter, and photos provided within the plan set.

Interior photos.

The proposed removal of historic structural walls runs counter to established preservation standards, which prioritize the retention of original building fabric. Consequently, the applicant must provide a clear, evidence-based justification proving that more conservative, non-destructive remediation methods are not feasible before demolition can be considered.

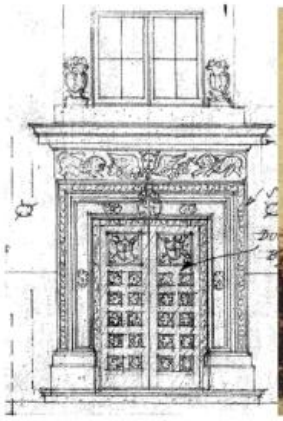
The scope of work includes front door replacement. The replacement is designed to match the original carved wood door design. To adequately replicate the original design, staff recommends that the Commission consider recessed panels.

Comparison of historic documentation.



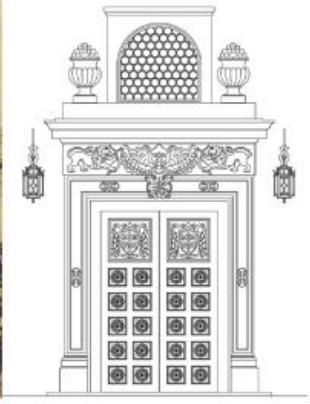
ORIGINAL PARTIAL VIEW OF EAST ELEVATION SHOWING DOOR DESIGN AS PER MARION SIMS WYETH c.1924

EXISTING NON-ORIGINAL DOOR UNABLE TO BE RESTORED



ORIGINAL DESIGN AS SHOWN ON WYETH'S PLANS

PHOTO OF ORIGINAL DOOR



PROPOSED DESIGN TO MATCH ORIGINAL DOOR

RENDERING OF PROPOSED DESIGN TO MATCH ORIGINAL DOOR

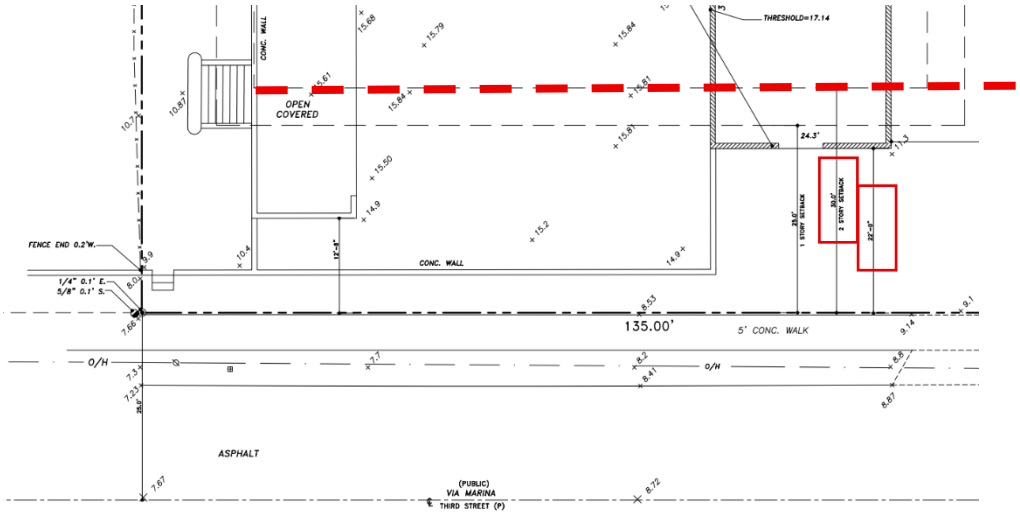
<u>Landmark Adjustment</u>

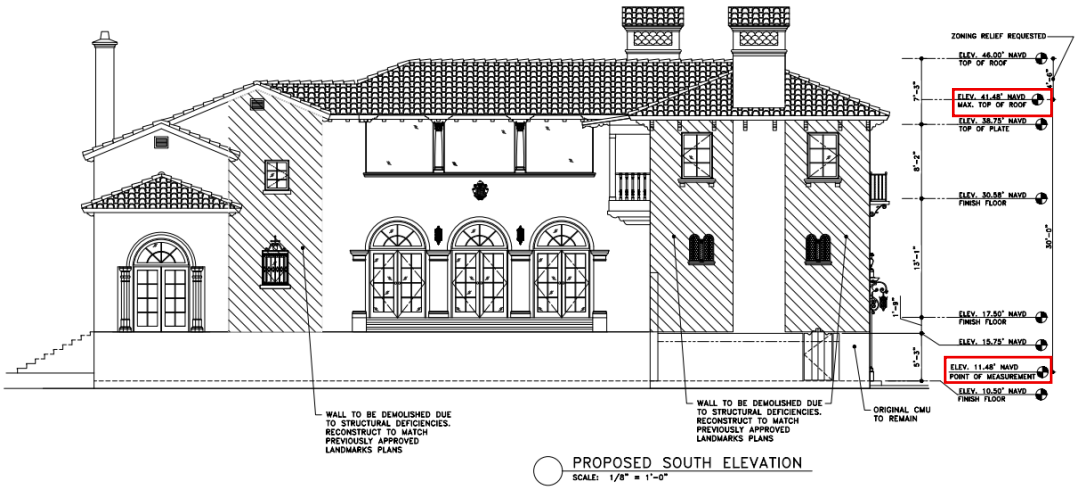
Per Sec. 134-1576(a), for corner lots in the R-B district, the required street side yard setback for the first story shall be 25 feet except that a one-story garage shall be set back at least 18 feet, any second story portion of the structure shall be set back at least 30 feet. Exterior walls are proposed to be reconstructed within a two-story portion of the existing landmarked structure that encroaches into the required 30-foot setback for the street side frontage (Via

Marina). This portion of the structure has a setback of 22 feet, resulting in an 8-foot encroachment into the minimum required setback. Additionally, the exterior walls of the structure exceed the maximum permitted height of 22 feet, with a height of 27.27 feet from the point of measurement. Due to the extent of the proposed reconstruction of the exterior walls, relief through a landmark adjustment is required.

Code Section	Required	**Existing & Proposed**	**Relief**
Landmark Adjustment Sec. 134-237(2)(b.)	Setback Minimum: 30' Street Side (2 Stories) Building Height Maximum: 22' (2 Stories)	22' Street Side Setback (2 Stories) Building Height 27.27'	**8'** **5.27'**

Enlarged detail areas of site plan and south elevation.





Per Sec. 134-237(2)(b.) ***Relief for reconstruction, restoration, or renovation of nonconforming landmark buildings***. *Any application seeking relief from the strict application of section 134-419;* ***decrease of any required setbacks****, and landscape open space;* ***increase of lot coverage****, angle of vision, cubic content ratio, building height, overall building height, and building angle of vision shall be reviewed and approved by the landmarks preservation commission as a single landmark adjustment for a landmark building as it existed when it was landmarked or originally constructed. The commission shall determine whether non-original features or additions are eligible for this relief to further the historic character and significance of a landmarked property.*

The LPC must determine the appropriateness of the proposed work and whether the landmark adjust is warranted to re-vest the existing nonconformities.

CONCLUSION:

The application is presented to the Commission to consider whether all the criteria in Sections 54-122, and 54-123 have been met. Approval of the project will require two (2) motion to be made by the Landmarks Preservation Commission:

1. for the overall design of the project in accordance with the aforementioned criteria, subject to any imposed conditions, and
2. for final determination of approval or denial of the Landmark Adjustment for relief of the street side (south) setback and building height for reconstruction of portions of the Landmarked building, and that the Landmark Adjustment **shall or shall not** be granted that all of the criteria applicable to this application as set forth in Sec. 134-237(2)(b.) has been met.

WRB: JGM: FHM: ALF

WRB

SKA

SKA Architect + Planner

June 8, 2026

Re:
COA-26-0016
70 Middle Rd
Palm Beach, FL 33480

We are pleased to submit the accompanying drawings for our project at 70 Middle Rd in Palm Beach, FL. The proposed work includes the following:

We request approval to remove original materials due to unforeseen structural deficiencies found during construction (i.e., no uniformity applied when the walls were originally built—displaying terracotta installed vertically and horizontally, along with patches of solid brick and wood also randomly installed). Botkin-Parssi Associates, Inc., structural engineers, has determined the following:

1) To remove original materialls due to unforseen structural defenciencies found during construction (i.e. no no uniformity applied when the walls were originally built - displaying terracotta installed vertically and horizontally, along with patches of solid brick and wood also randomly installed). Botkin Parssi Associates, Inc. structural engineershas determined the following:
   a) That the existing terracotta walls (mounted on a lower layer of original CMU/concrete) are structurally deficient and will not support the LPC approved roof, windows and doors.
   b)That the existing terracotta walls cannot be rehabilitated.
   c)That the existing terracotta walls will need to be replaced with new reinforced CMU or concrete to comply with the 2026 Building Code to support the LPC approved roof, the LPC approved windows and doors.
   d)As previously stated, the reconstructed walls will match the LPC approved plans identically.

2) To reconstruct front door to match original carved door design.

3) Requesting zoning relief for building height and South streetside setback due to removal of more than 50% of an exterior wall.

Sincerely,

Jacqueline Albarran, Architect P.A.

324 Royal Palm Way #227 * Palm Beach, FL 33480 * 561-655-7676 * FAX 561-655-3533

FINAL SUBMITTAL COA-26-0016
LPC HEARING 07/22/26

SHEET NUMBER:
DATE: 06-29-26
JOB # 0445

REVISIONS:

JACQUELINE ALBARRAN, PA
REGISTERED ARCHITECT 11701

STATE OF FLORIDA
JACQUELINE ALBARRAN
A.R. # 11701
REGISTERED ARCHITECT

NAEGELE RESIDENCE
70 MIDDLE ROAD
PALM BEACH, FLORIDA

SKA

SKA ARCHITECT + PLANNER
324 ROYAL PALM WAY, SUITE 227, PALM BEACH, FLORIDA
TEL: 561.655.7676 FAX: 561.655.3533

INDEX OF DRAWINGS

ARCHITECTURAL

A0– PLOT PLAN, INDEX
A1– EXISTING SITE PLAN WITH NEIGHBORING PROPERTIES
A2– PROPOSED SITE PLAN WITH NEIGHBORING PROPERTIES
A3.1 – MATERIALS REMOVAL PLAN
A3.2 – CONSTRUCTION STAGING, SCREENING AND TRUCK LOGISTICS PLAN
A4– PREVIOUSLY APPROVED AND PROPOSED SITE PLAN
A5– PROPOSED FIRST FLOOR PLAN
A6– PROPOSED SECOND FLOOR PLAN
A7.1– ORIGINAL, EXISTING, PREVIOUSLY APPROVED AND PROPOSED EAST ELEVATIONS
A7.2– RECONSTRUCT FRONT DOOR TO MATCH ORIGINAL DESIGN
A8– ORIGINAL, EXISTING, PREVIOUSLY APPROVED AND PROPOSED NORTH ELEVATIONS
A9– ORIGINAL, EXISTING, PREVIOUSLY APPROVED AND PROPOSED WEST ELEVATIONS
A10– ORIGINAL, EXISTING, PREVIOUSLY APPROVED AND PROPOSED SOUTH ELEVATIONS
A11– ORIGINAL, EXISTING, PREVIOUSLY APPROVED AND PROPOSED COURTYARD EAST AND WEST ELEVATIONS
PK1– PHOTO KEY – FIRST FLOOR PLAN
PK2– PHOTO KEY – SECOND FLOOR PLAN

SCOPE OF WORK

1) ADDITIONAL MATERIAL REMOVAL AT EXTERIOR WALLS OF THE LANDMARKED SINGLE FAMILY RESIDENCE AS BECOME NECESSARY DUE TO PREVIOUSLY UNSEEN STRUCTURAL DEFICIENCIES. THEY INCLUDE:

- REMOVAL OF HOLLOW CLAY TILE AT PORTIONS OF THE NORTH, SOUTH, AND EAST WALLS AS INDICATED ON THE PLANS, TO BE REPLACED WITH CONCRETE BLOCK. A STUCCO FINISH TO MATCH EXISTING WILL BE APPLIED OVER THE BLOCK.

2) RECONSTRUCT FRONT DOOR TO MATCH ORIGINAL CARVED DOOR DESIGN.

ARCHITECT:

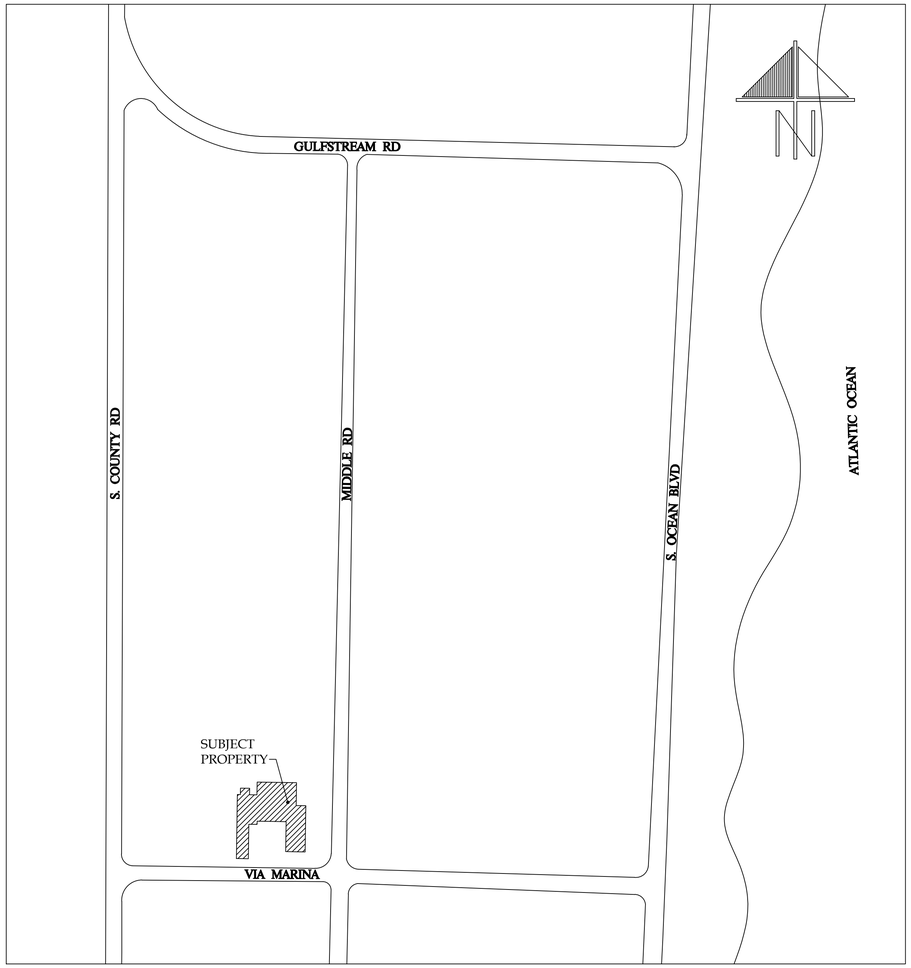
SKA Architect + Planner
Attn: Jacqueline Albarran
324 Royal Palm Way Suite 227
Palm Beach, Fl 33480
(561) 655–7676

STRUCTURAL ENGINEER:

Botkin Parssi & Associates, Inc.
Attn: Tom Abbasi
2749 Exchange Court
West Palm Beach, FL 33409
(561) 965–1957

GENERAL CONTRACTOR

TAB CONSTRUCTION COMPANY
Attn: Tim Bowser
2811 Village Boulevard, #304
West Palm Beach, FL 33409
(561) 389–0518



PLOT PLAN
SCALE: N.T.S.

LOT CALCULATIONS									
ZONING DISTRICT RB	REQUIRED		EXISTING		PREVIOUSLY APPROVED		PROPOSED		
	SQUARE FOOTAGE	PERCENTAGE	SQUARE FOOTAGE	PERCENTAGE	SQUARE FOOTAGE	PERCENTAGE	SQUARE FOOTAGE	PERCENTAGE	REMARKS
LOT COVERAGE	4,648.5 MAX.	30.00% MAX.	5,187	33.5%	5,279	34.0%	NO CHANGE	NO CHANGE	
HARDSCAPE	———	———	5,492	35.4%	4,706	30.4%	NO CHANGE	NO CHANGE	
LANDSCAPE	6,973 MIN.	45.00% MIN.	4,816	31.1%	5,510	35.6%	NO CHANGE	NO CHANGE	
TOTAL LOT	15,495.00	100.0 %	15,495.00	100.0 %	15,495.00	100.0 %	NO CHANGE	NO CHANGE	
FRONT YARD LANDSCAPING	1,356 MIN.	40.00% MIN.	1,505	44.0%	1,757	51.0%	NO CHANGE	NO CHANGE	
10' PERIMETER LANDSCAPE	3,486 MIN.	50.00% MIN.	2,118	58.3%	2,238	61.0%	NO CHANGE	NO CHANGE	
CUBIC CONTENT	61,225.00 CU. FT.	MAX. CCR: 3.95	129,046.91	CCR: 8.32	138,500.50	CCR: 8.95	NO CHANGE	NO CHANGE	
ANGLE OF VISION	104° MAX.		94°				94°	NO CHANGE	

SKA ARCHITECT + PLANNER
324 ROYAL PALM WAY, SUITE 227, PALM BEACH, FLORIDA
TEL: 561.655.7676 FAX: 561.655.3533

NAEGELE RESIDENCE

70 MIDDLE ROAD, PALM BEACH, FLORIDA

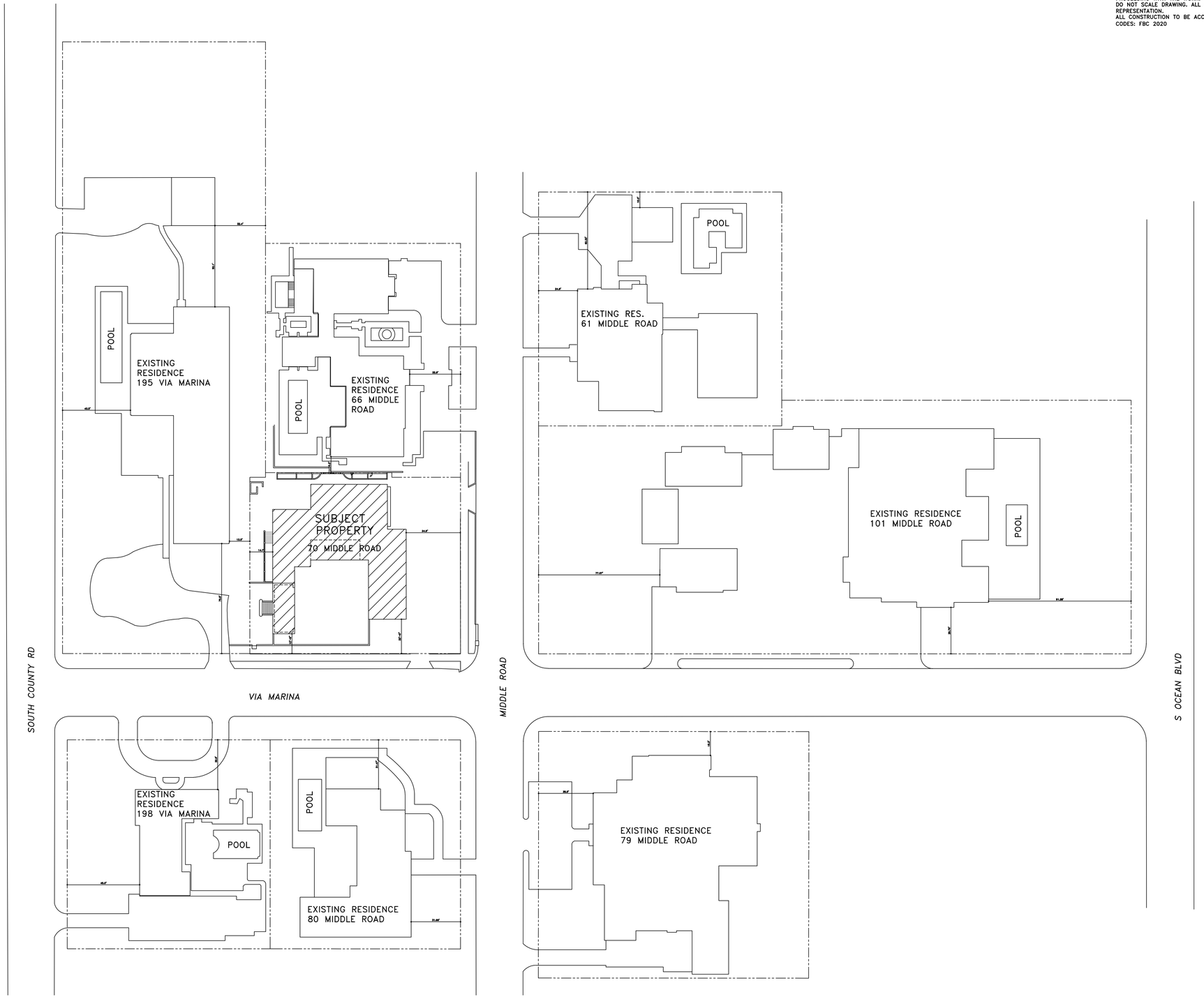
FINAL SUBMITTAL COA–26–0016
LPC HEARING DATE 7/22/26

STATE OF FLORIDA
JACQUELINE ALBARRAN
A.R.# 8705
REGISTERED ARCHITECT

DATE:
06–29–26

GENERAL NOTE:

THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS, DRAWINGS AND SPECIFICATION REQUIREMENTS WITH EXISTING CONDITIONS IN THE FIELD AND BRING ANY DISCREPANCIES TO THE ARCHITECT'S ATTENTION BEFORE PROCEEDING WITH THE WORK.
DO NOT SCALE DRAWING. ALL DIMENSIONS SUPERSEDE ANY GRAPHIC REPRESENTATION.
ALL CONSTRUCTION TO BE ACCORDING TO CURRENT LOCAL CODES: FBC 2020



EXISTING SITE PLAN WITH NEIGHBORING PROPERTIES
SCALE: 1/32" = 1'-0"

SKA
SKA ARCHITECT + PLANNER
324 ROYAL PALM WAY, SUITE 227, PALM BEACH, FLORIDA
TEL: 561.655.7676 FAX: 561.655.3533

NAEGELE RESIDENCE
70 MIDDLE ROAD
PALM BEACH, FLORIDA

STATE OF FLORIDA JACQUELINE HUBBARD A 14720 REGISTERED ARCHITECT

REVISIONS:
1

SHEET NUMBER: A1
DATE: 06-29-26
JOB # 0445

GENERAL NOTE:

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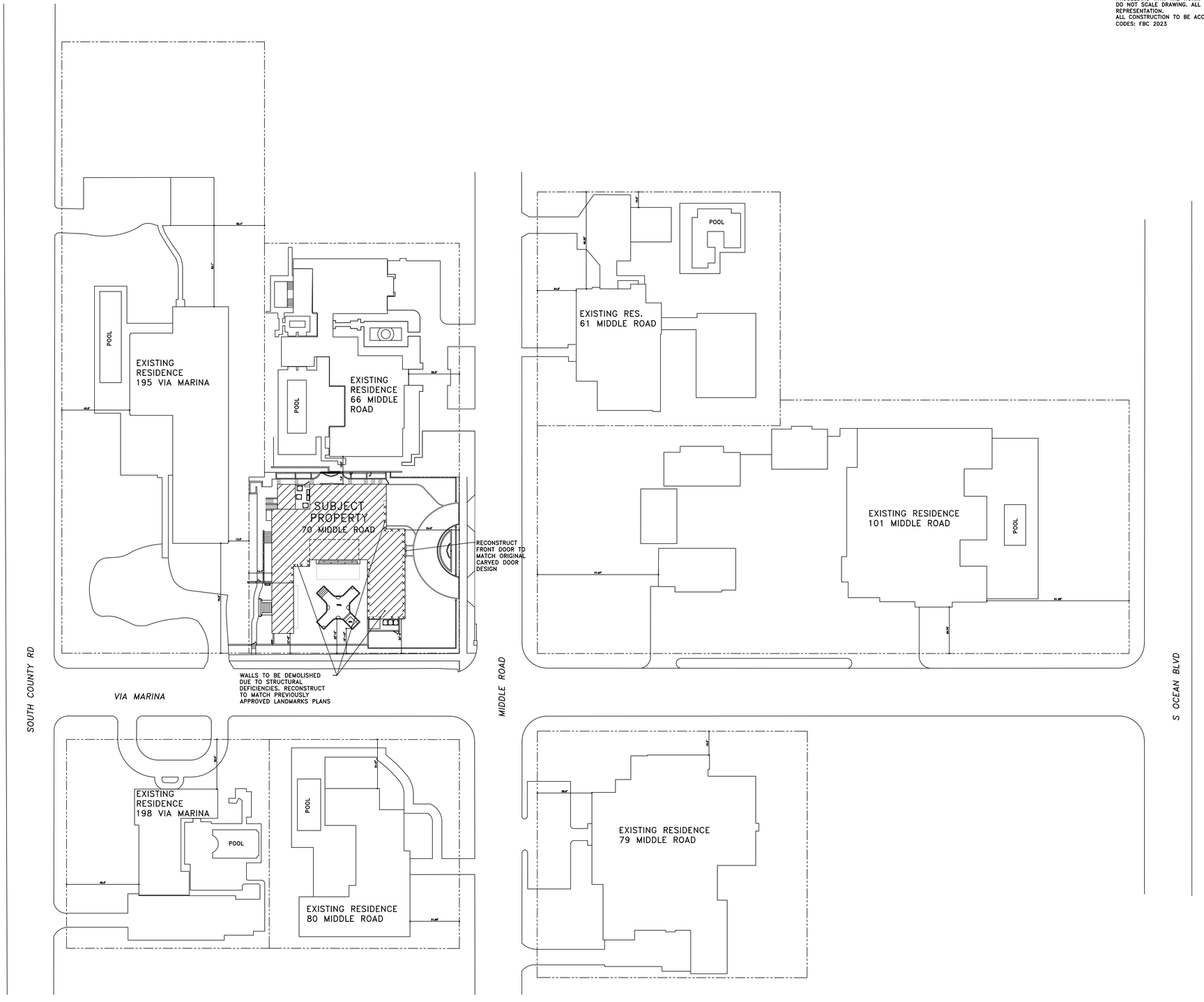
ALL CONSTRUCTION TO BE ACCORDING TO CURRENT LOCAL CODES: FBC 2023



PROPOSED SITE PLAN WITH NEIGHBORING PROPERTIES
SCALE: 1/32" = 1'-0"

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PALM BEACH, FLORIDA

REVISIONS:

SHEET NUMBER: A2
DATE: 06-29-26
JOB # 0445

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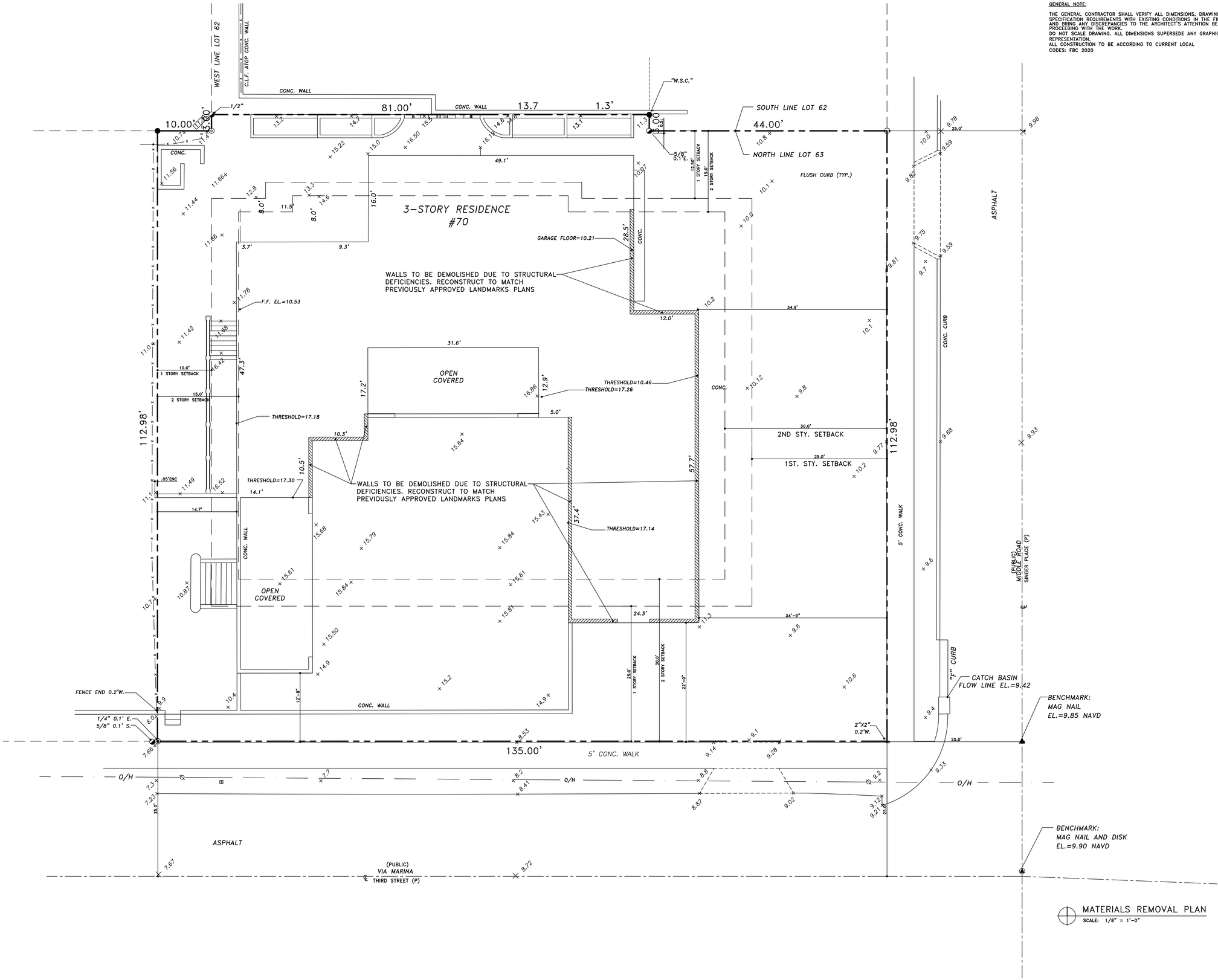

MATERIALS REMOVAL PLAN
SCALE: 1/8" = 1'-0"

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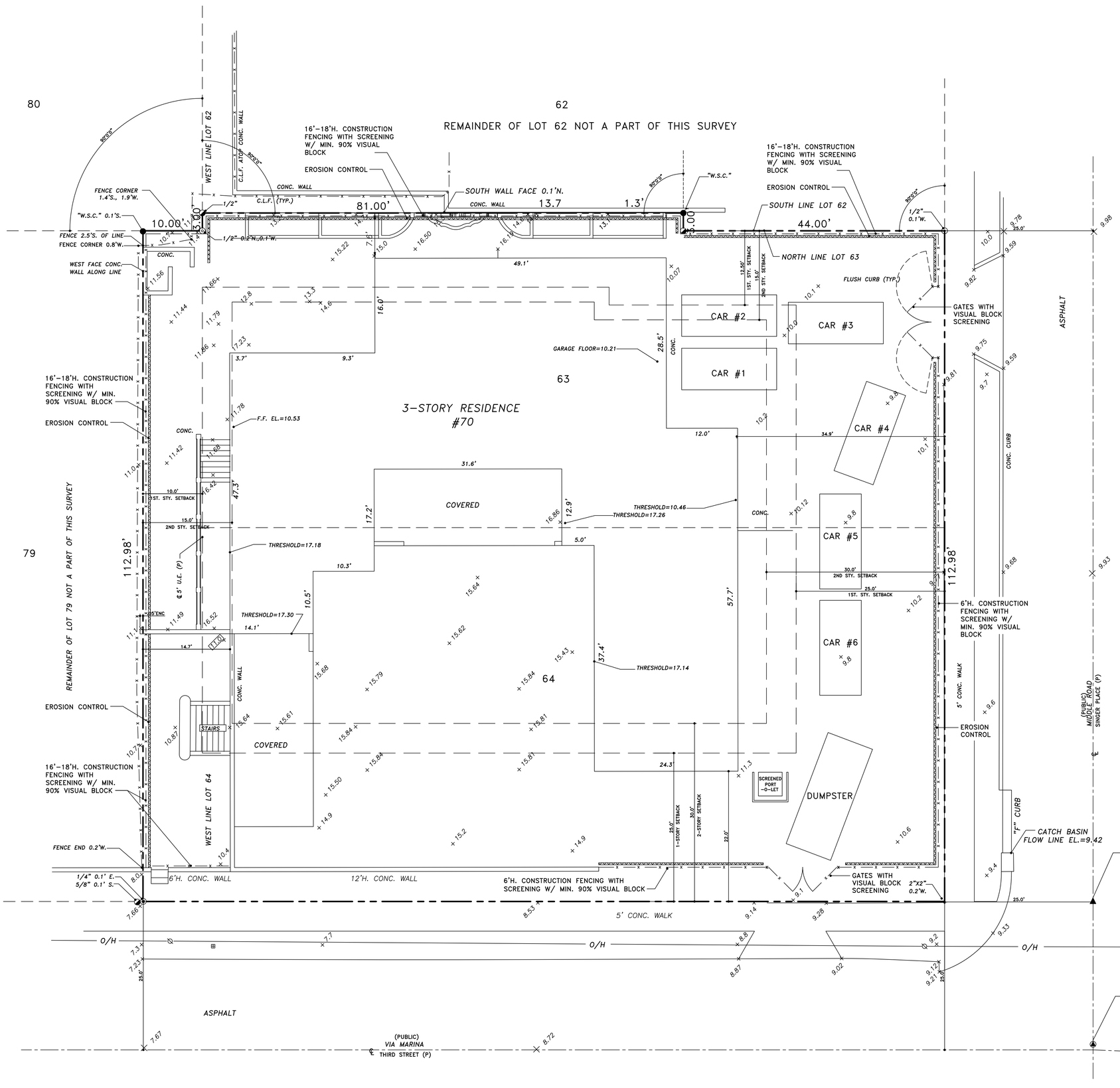
PALM BEACH, FLORIDA

REVISIONS:
1

SHEET NUMBER:
A3.1
DATE:
06-29-26
JOB #
0445



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TRUCK LOGISTICS PLAN

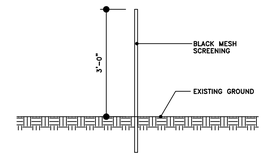
Maximum Size Truck That Can Traverse the Streets to Access the Property: 60' tractor trailer.

Best Route to The Property: From Royal Park Bridge (Middle Bridge), South on South County Road, East on Via Marina, one block to Middle Road, Property is located on the North West corner of the intersection of Middle Road and Via Marina.

Maximum Number of Truck Trips to The Property (Estimated):

Demo = 14
Site Work = 10
Concrete = 13
Shell Construction = 15
Windows/Doors = 8
Roofing/Waterproofing = 5
Finishes = 8
Specialties = 4
MEP = 8

TOTAL = 85 (ESTIMATED)



EROSION CONTROL DETAIL

GENERAL EROSION CONTROL NOTES:

-EROSION CONTROL TO BE ACCORDING TO TOWN CODE CH. 66 S. 66-443.
-CONSTRUCTION MATERIAL STORAGE AND PARKING TO BE ACCORDING TO "RIGHT OF WAY" STAND. MANUAL, PAGE XII.2
-LANDSCAPING TO MEET TOWN CODES WITH RESPECT TO PLANTINGS IN "RIGHT OF WAY", EASEMENTS AND/OR SIGHT TRIANGLES.
-LANDSCAPING WILL CONFORM TO GRADING DRAINAGE RETENTION.
-EXISTING WALL AND HEDGE REMAINS DURING CONSTRUCTION

CONSTRUCTION STAGING AND TRUCK LOGISTICS PLAN
SCALE: 1/8" = 1'-0"

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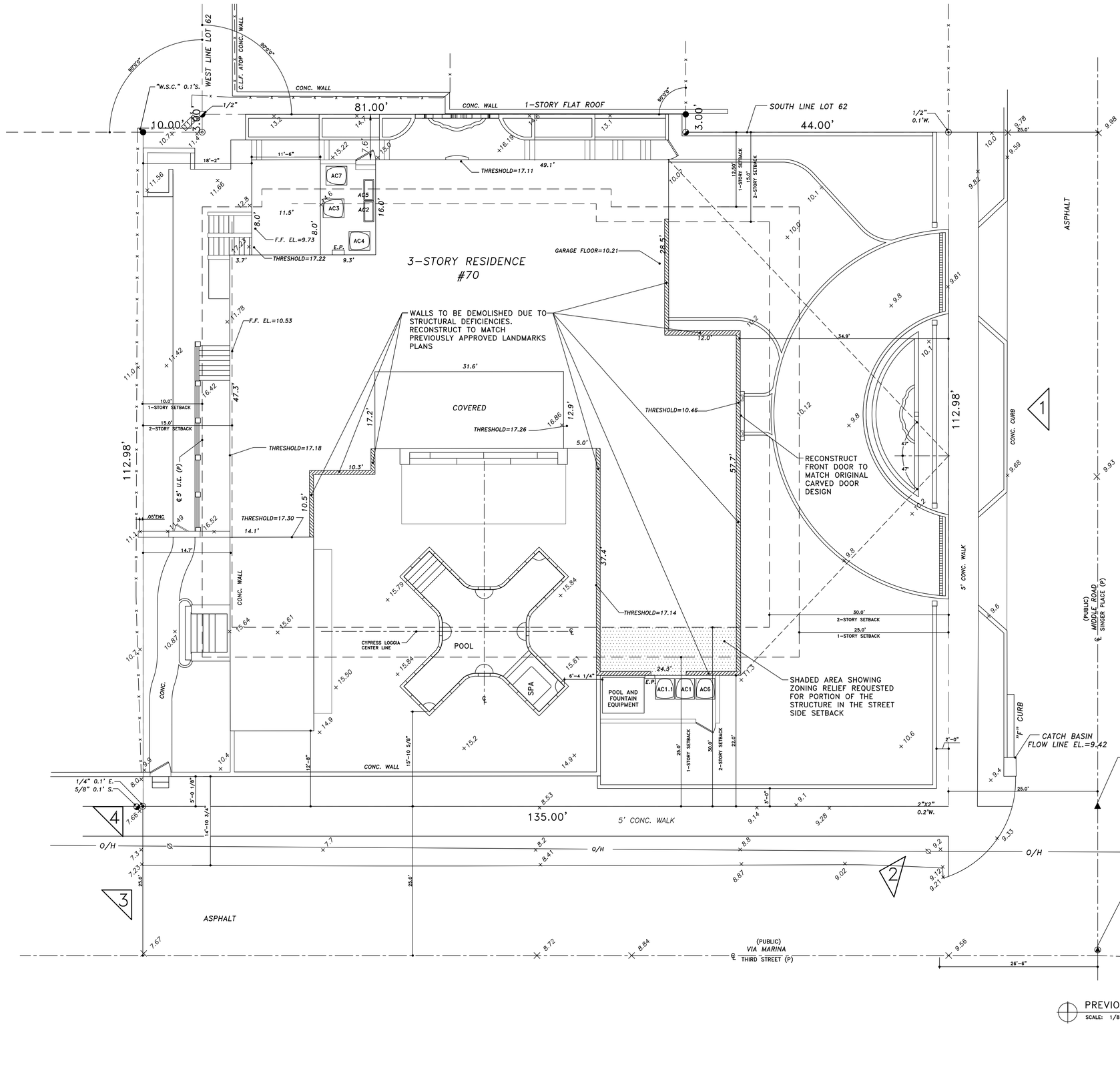
PALM BEACH, FLORIDA

REVISIONS:

SHEET NUMBER: A3.2
DATE: 06-29-26
JOB # 0445



PREVIOUSLY APPROVED AND PROPOSED SITE PLAN

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

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LEGEND:

WALLS TO BE REBUILT

PICTURES POINT OF VIEW

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PALM BEACH, FLORIDA

STATE OF FLORIDA — JACQUELINE KLEINMAN — A 14 670 — REGISTERED ARCHITECT

REVISIONS:

SHEET NUMBER: A4

DATE: 06-29-26

JOB # 0445

1

SUBJECT PROPERTY: EAST ELEVATION (front)

2

SOUTH ELEVATION (side)

3

SOUTH ELEVATION (side)

4

SOUTH ELEVATION (side)

GENERAL NOTE:

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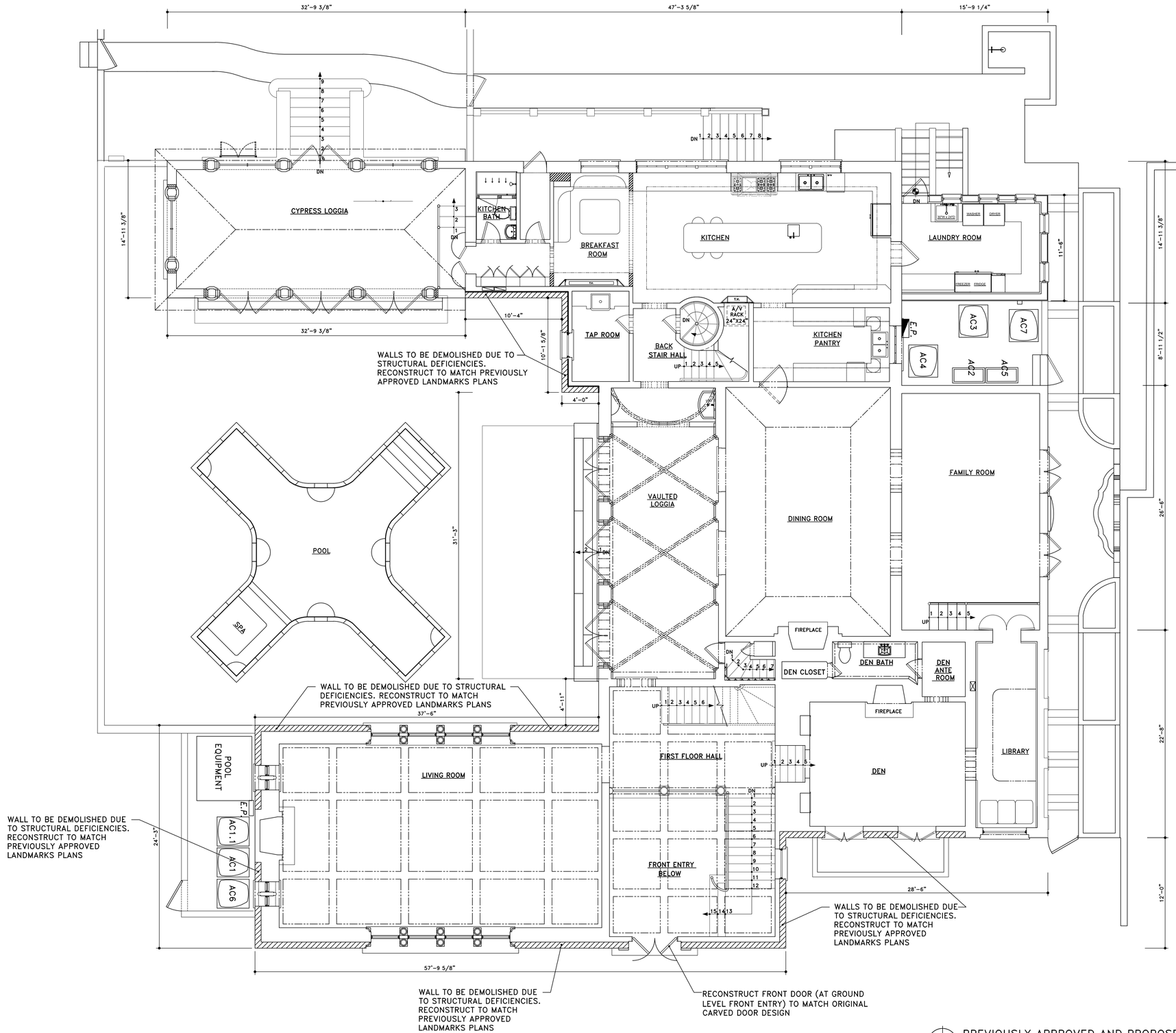
LEGEND:

EXISTING WALLS TO REMAIN

WALLS TO BE REBUILT

ELEMENTS ABOVE



PREVIOUSLY APPROVED AND PROPOSED FIRST FLOOR PLAN

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

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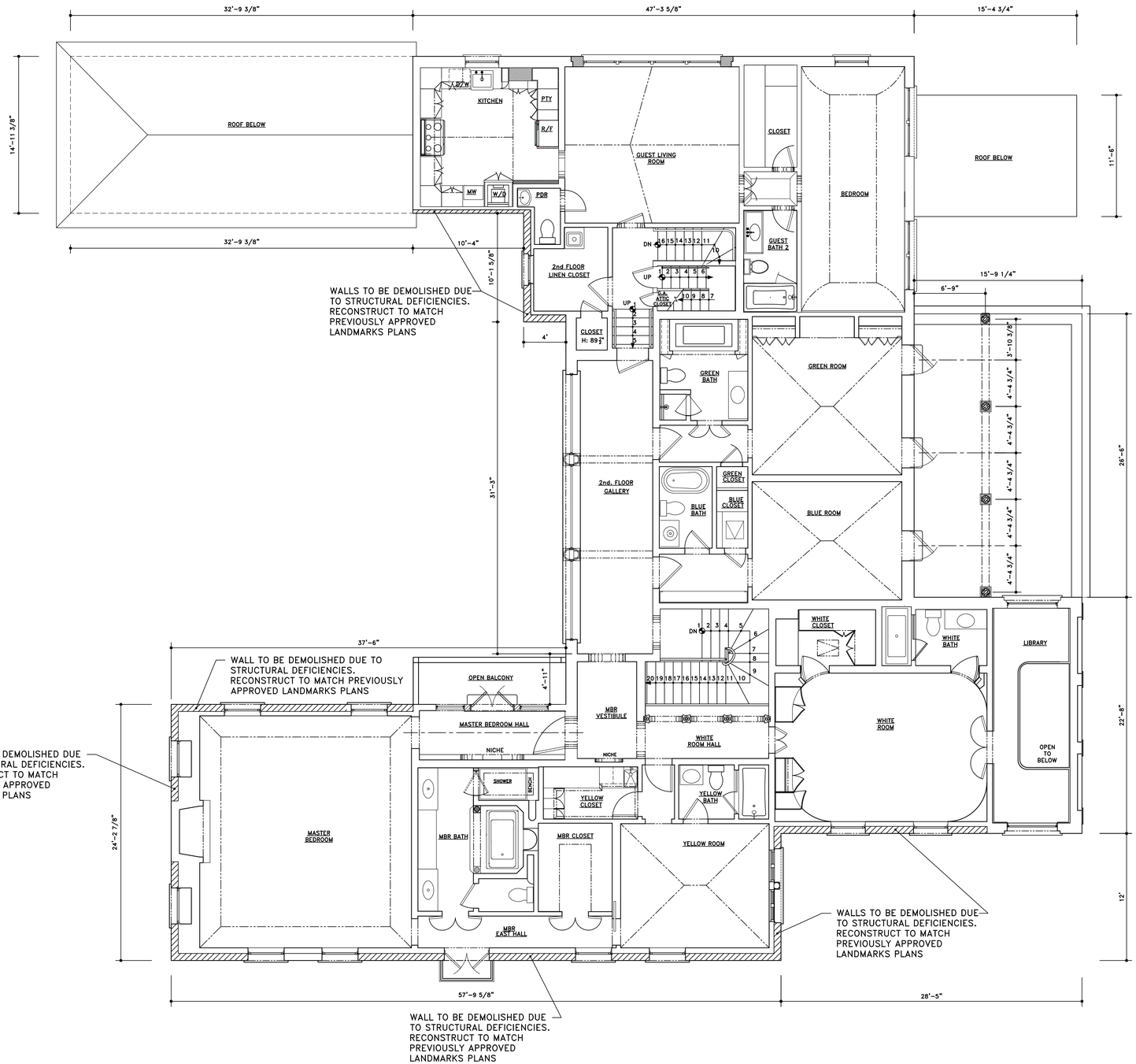
NAEGELE RESIDENCE
70 MIDDLE ROAD
PALM BEACH, FLORIDA

REVISIONS:

SHEET NUMBER: A5

DATE: 06-29-26

JOB # 0445



PREVIOUSLY APPROVED AND PROPOSED SECOND FLOOR PLAN

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

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LEGEND:

- EXISTING WALLS TO REMAIN
- WALLS TO BE REBUILT
- ELEMENTS ABOVE

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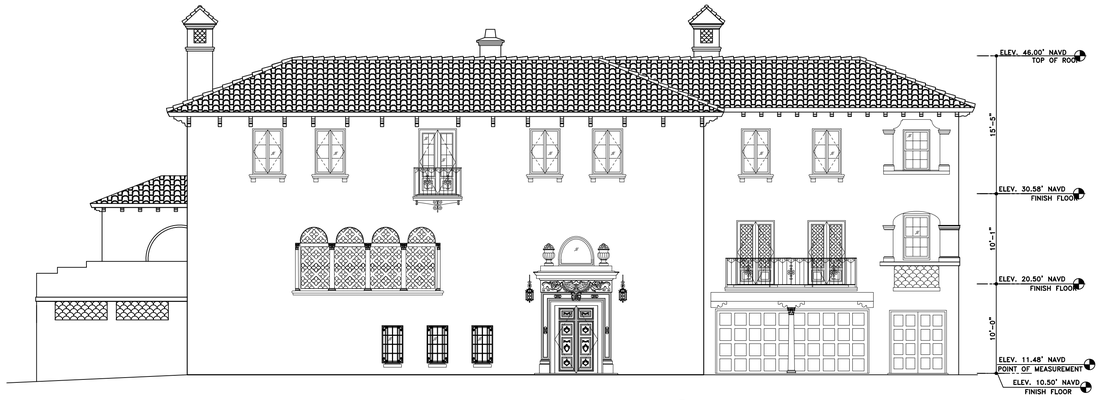
REVISIONS:

SHEET NUMBER: A6

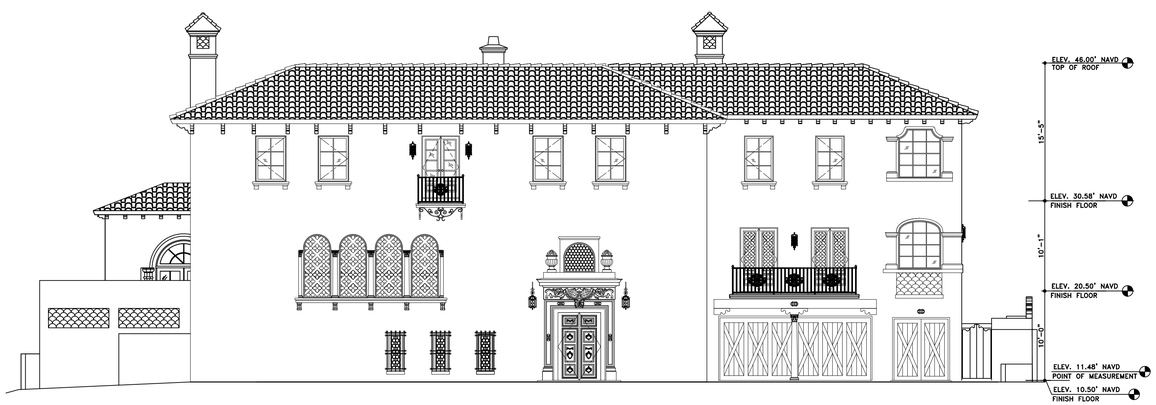
DATE: 06-29-26

JOB # 0445

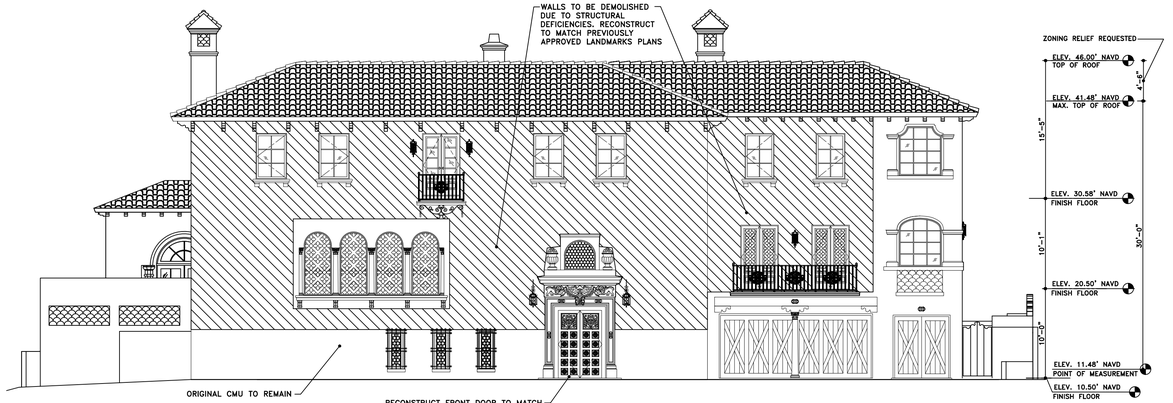
ORIGINAL EAST ELEVATION
SCALE: 1/8" = 1'-0"



EXISTING EAST ELEVATION
SCALE: 1/8" = 1'-0"



PREVIOUSLY APPROVED EAST ELEVATION
SCALE: 1/8" = 1'-0"



PROPOSED EAST ELEVATION
SCALE: 1/8" = 1'-0"

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STATE OF FLORIDA JACQUELINE ALEXANDRA KNOTT A 14,570 REGISTERED ARCHITECT

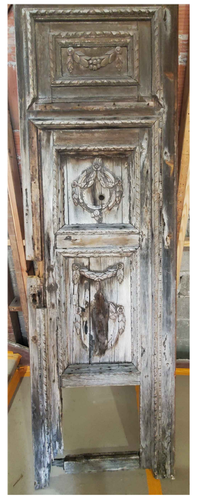
REVISIONS:

SHEET NUMBER: A7.1
DATE: 06-29-26
JOB # 0445

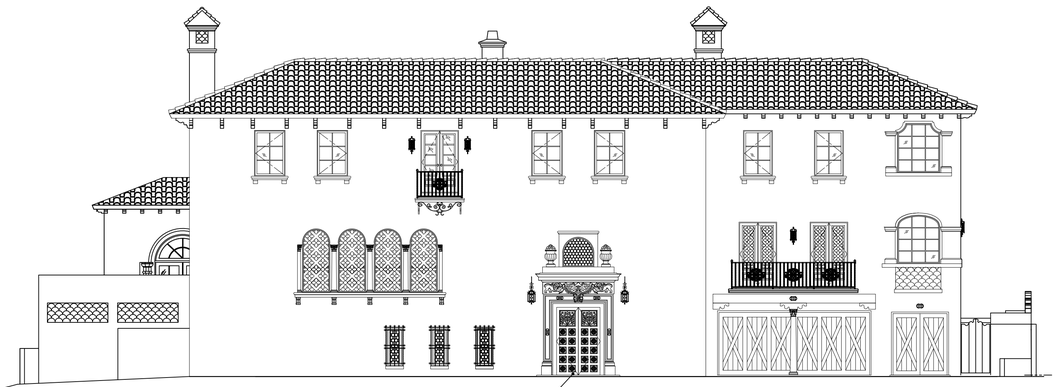
ORIGINAL CARVED DOOR DESIGN

ORIGINAL EAST ELEVATION
SCALE: 1/8" = 1'-0"

ORIGINAL PARTIAL VIEW OF EAST ELEVATION SHOWING DOOR DESIGN AS PER MARION SIMS WYETH c.1924

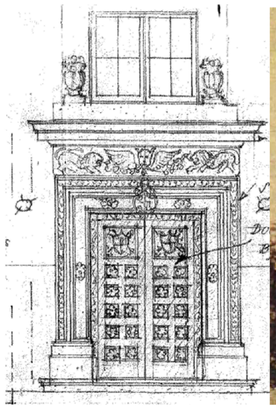


EXISTING NON-ORIGINAL DOOR UNABLE TO BE RESTORED



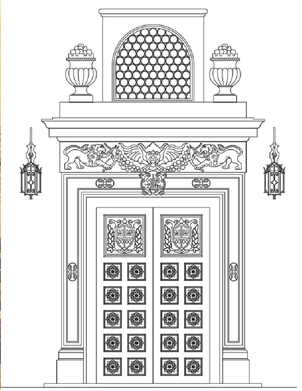
RECONSTRUCT FRONT DOOR TO MATCH ORIGINAL WYETH CARVED DOOR DESIGN

PROPOSED EAST ELEVATION
SCALE: 1/8" = 1'-0"

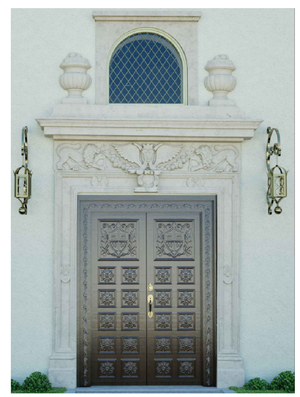


ORIGINAL DESIGN AS SHOWN ON WYETH'S PLANS

PHOTO OF ORIGINAL DOOR



PROPOSED DESIGN TO MATCH ORIGINAL DOOR



RENDERING OF PROPOSED DESIGN TO MATCH ORIGINAL DOOR

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REVISIONS:

SHEET NUMBER:
A7.2

DATE:
06-29-26

JOB #
0445

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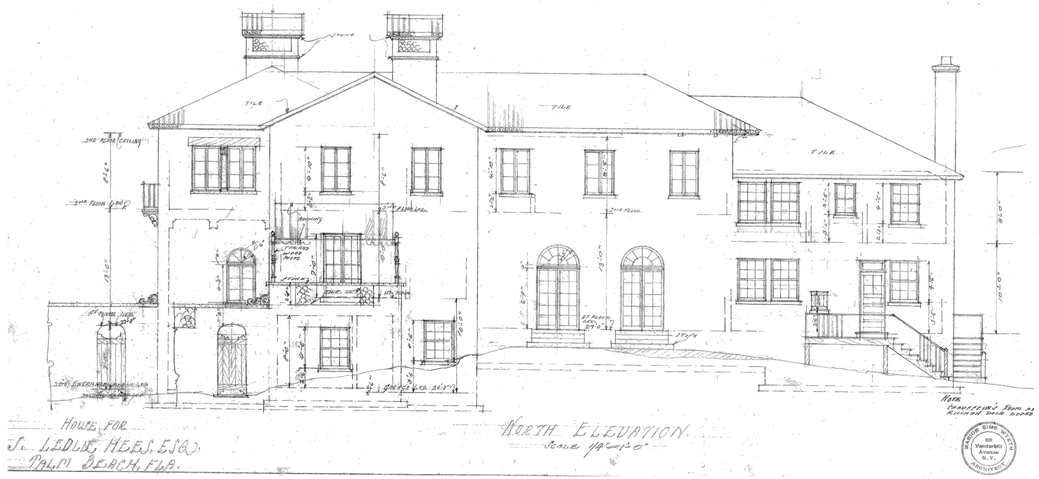
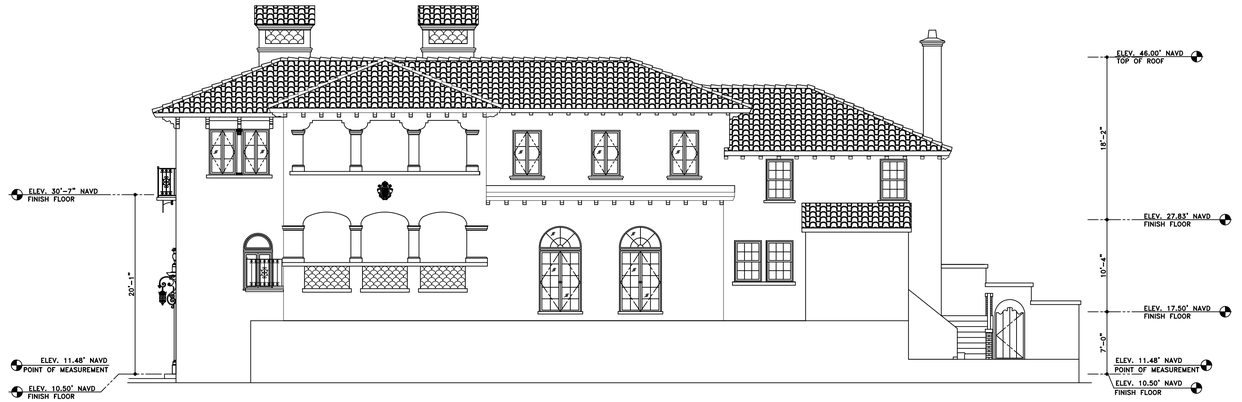


ORIGINAL NORTH ELEVATION
SCALE: 1/8" = 1'-0"



EXISTING NORTH ELEVATION
SCALE: 1/8" = 1'-0"

PREVIOUSLY APPROVED NORTH ELEVATION
SCALE: 1/8" = 1'-0"

PROPOSED NORTH ELEVATION
SCALE: 1/8" = 1'-0"

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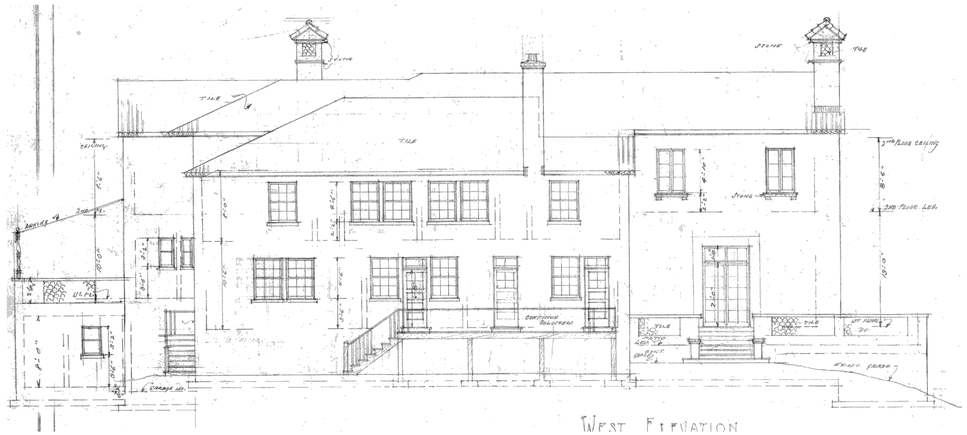
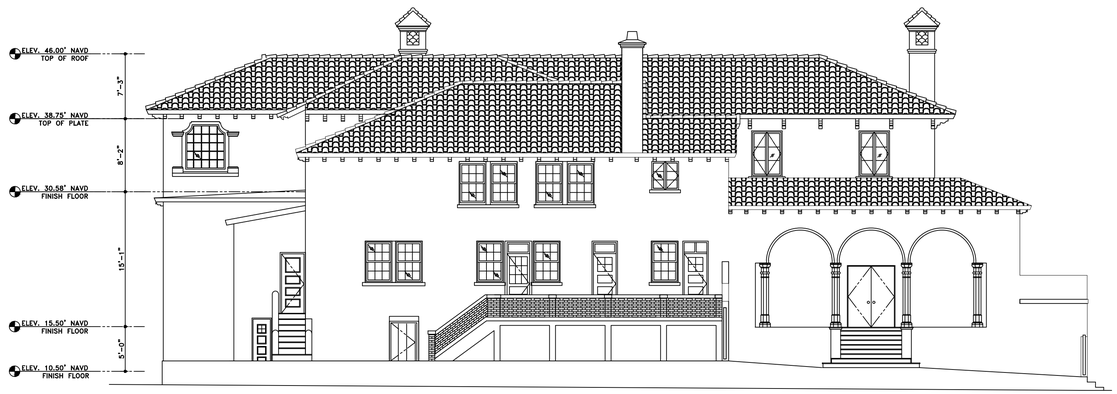
REVISIONS:

SHEET NUMBER: A8
DATE: 06-29-26
JOB # 0445



ORIGINAL WEST ELEVATION
SCALE: 1/8" = 1'-0"



EXISTING WEST ELEVATION
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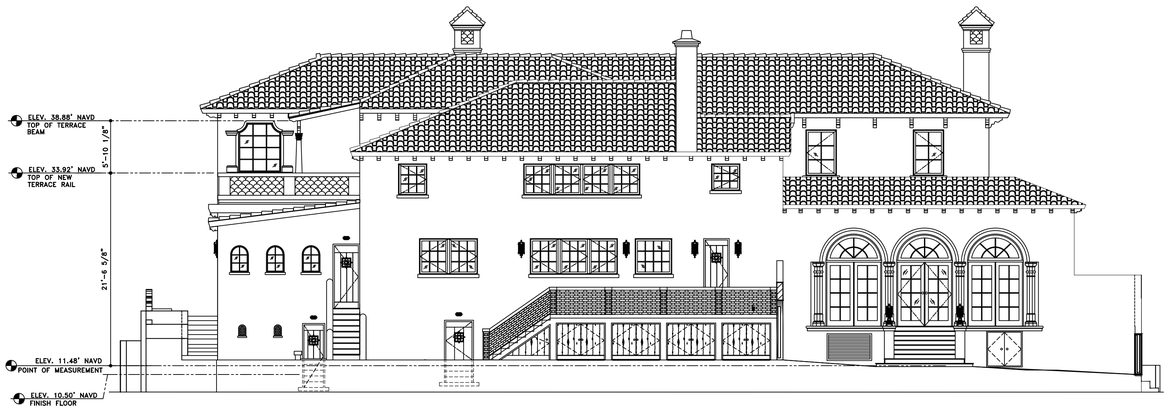
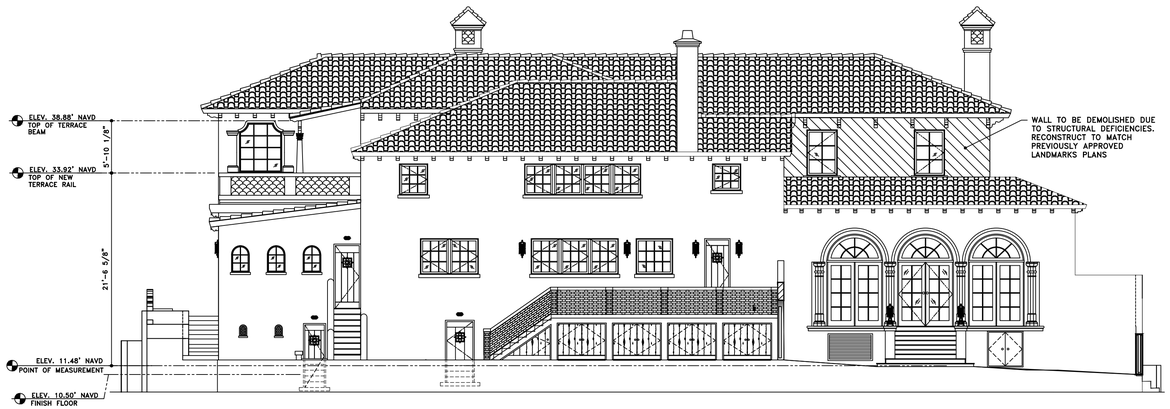


PREVIOUSLY APPROVED WEST ELEVATION
SCALE: 1/8" = 1'-0"



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

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REVISIONS:

SHEET NUMBER: A9
DATE: 06-29-26
JOB # 0445

GENERAL NOTE:

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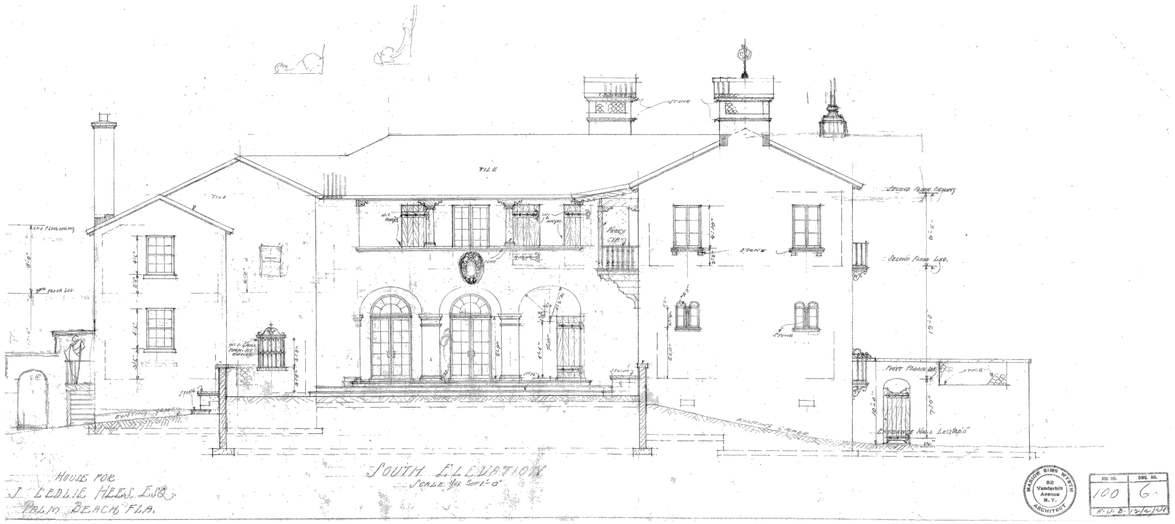
TILE
STONE
SECOND FLOOR CEILING
SECOND FLOOR LEVEL
FIRST FLOOR LEVEL
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STONE
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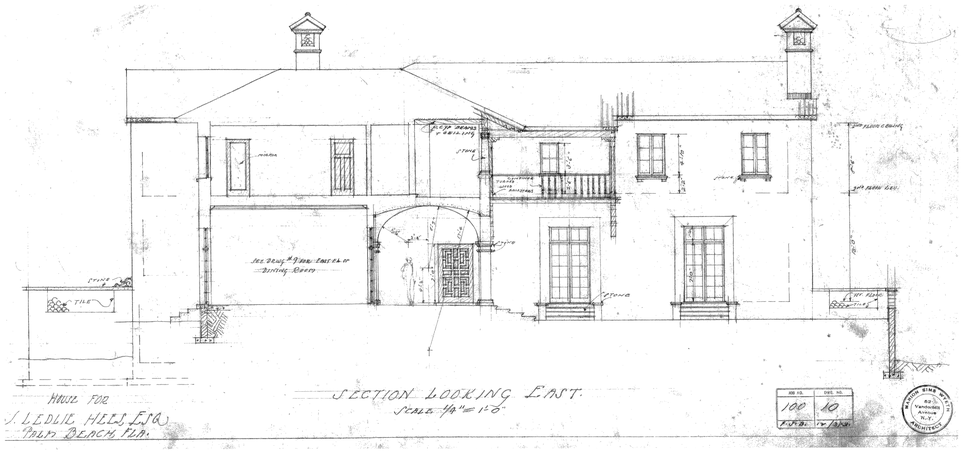
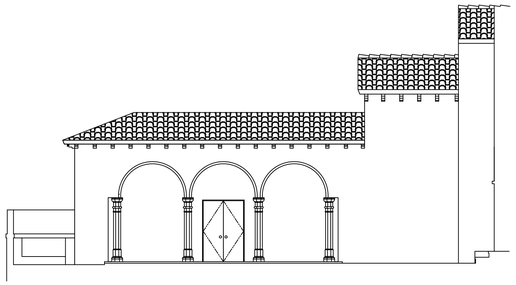
SECOND FLOOR CEILING
TILE
STON

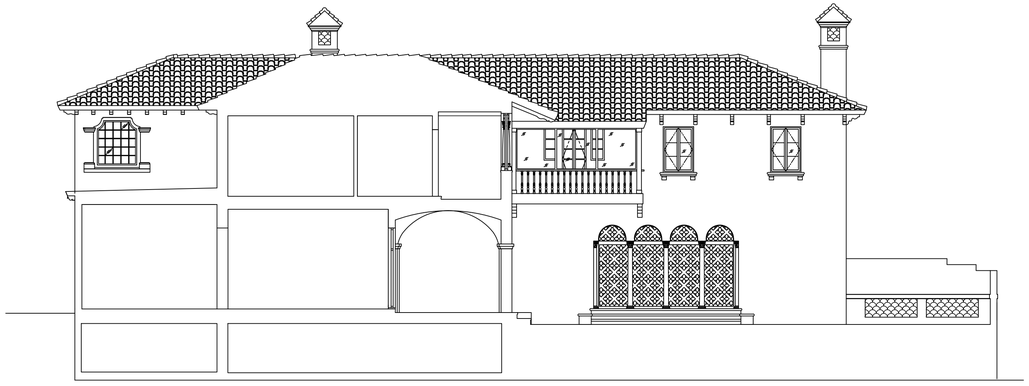


ORIGINAL COURTYARD WEST ELEVATION
SCALE: 1/8" = 1'-0"

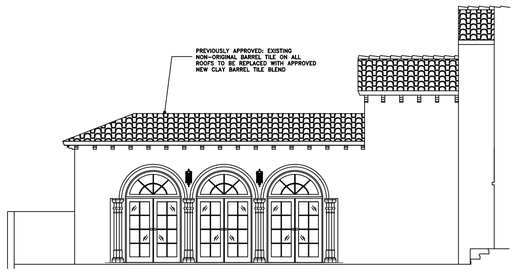
PROPOSED COURTYARD WEST ELEVATION
SCALE: 1/8" = 1'-0"



EXISTING COURTYARD EAST ELEVATION
SCALE: 1/8" = 1'-0"

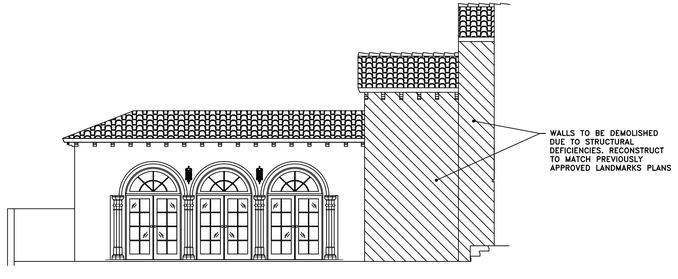


EXISTING COURTYARD WEST ELEVATION
SCALE: 1/8" = 1'-0"



PREVIOUSLY APPROVED COURTYARD EAST ELEVATION
SCALE: 1/8" = 1'-0"

PREVIOUSLY APPROVED COURTYARD WEST ELEVATION
SCALE: 1/8" = 1'-0"



PROPOSED COURTYARD EAST ELEVATION
SCALE: 1/8" = 1'-0"

GENERAL NOTE:

THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS, DRAWINGS AND SPECIFICATION REQUIREMENTS WITH EXISTING CONDITIONS IN THE FIELD AND BRING ANY DISCREPANCIES TO THE ARCHITECT'S ATTENTION BEFORE PROCEEDING WITH THE WORK.
DO NOT SCALE THE DRAWING. ALL DIMENSIONS SUPERCEDE ANY GRAPHIC REPRESENTATION.
ALL CONSTRUCTION TO BE ACCORDING TO CURRENT LOCAL CODES: FBC 2023.

SKA
SKA ARCHITECT + PLANNER
324 ROYAL PALM WAY, SUITE 227. PALM BEACH, FLORIDA
TEL: 561.655.7676 FAX: 561.655.3533

NAEGELE RESIDENCE
70 MIDDLE ROAD
PALM BEACH, FLORIDA

STATE OF FLORIDA JACQUELINE ALDERMAN A 14,670 REGISTERED ARCHITECT

REVISIONS:

SHEET NUMBER: A11
DATE: 06-29-26
JOB # 0445

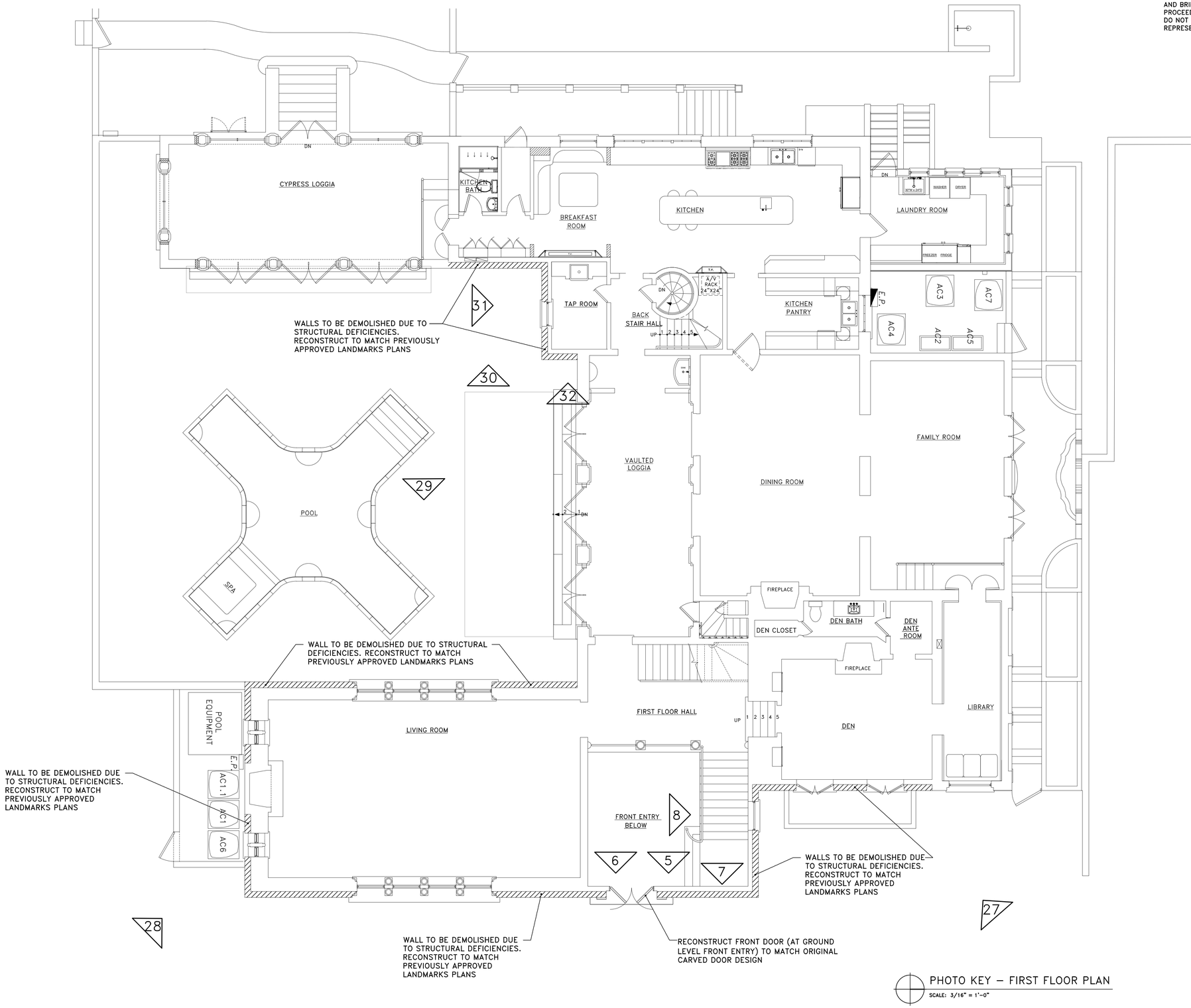


PHOTO KEY – FIRST FLOOR PLAN

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

GENERAL NOTE:

THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS, DRAWINGS AND SPECIFICATION REQUIREMENTS WITH EXISTING CONDITIONS IN THE FIELD AND BRING ANY DISCREPANCIES TO THE ARCHITECT'S ATTENTION BEFORE PROCEEDING WITH THE WORK.
DO NOT SCALE DRAWING. ALL DIMENSIONS SUPERSEDE ANY GRAPHIC REPRESENTATION.

LEGEND:

- EXISTING WALLS TO REMAIN
- WALLS TO BE REBUILT
- ELEMENTS ABOVE
- # PICTURES POINT OF VIEW

SKA
SKA ARCHITECT + PLANNER
324 ROYAL PALM WAY, SUITE 227, PALM BEACH, FLORIDA
TEL: 561.655.7676 FAX: 561.655.3533

NAEGELE RESIDENCE
70 MIDDLE ROAD
PALM BEACH, FLORIDA

REVISIONS:

SHEET NUMBER: PK1

DATE: 06-29-26

JOB # 0445

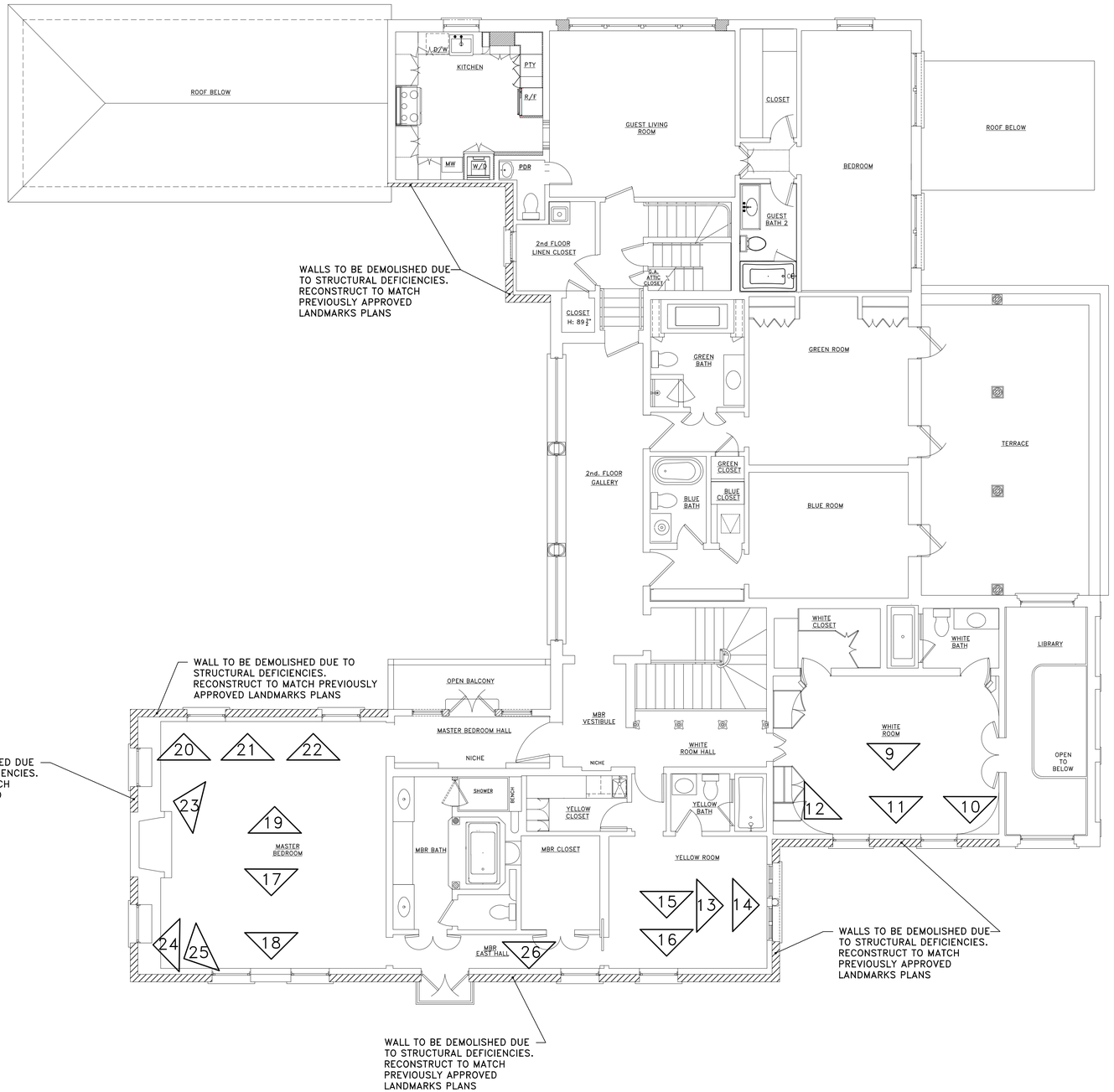


PHOTO KEY – SECOND FLOOR PLAN

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

GENERAL NOTE:

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DO NOT SCALE DRAWING. ALL DIMENSIONS SUPERSEDE ANY GRAPHIC REPRESENTATION.

LEGEND:

- EXISTING WALLS TO REMAIN
- WALLS TO BE REBUILT
- ELEMENTS ABOVE
- # PICTURES POINT OF VIEW

SKA
SKA ARCHITECT + PLANNER
324 ROYAL PALM WAY, SUITE 227, PALM BEACH, FLORIDA
TEL: 561.655.7676 FAX: 561.655.3533

NAEGELE RESIDENCE
70 MIDDLE ROAD
PALM BEACH, FLORIDA

REVISIONS:

SHEET NUMBER: PK2
DATE: 06-29-26
JOB # 0445

INTERIOR PICTURES

FRONT ENTRY WALL

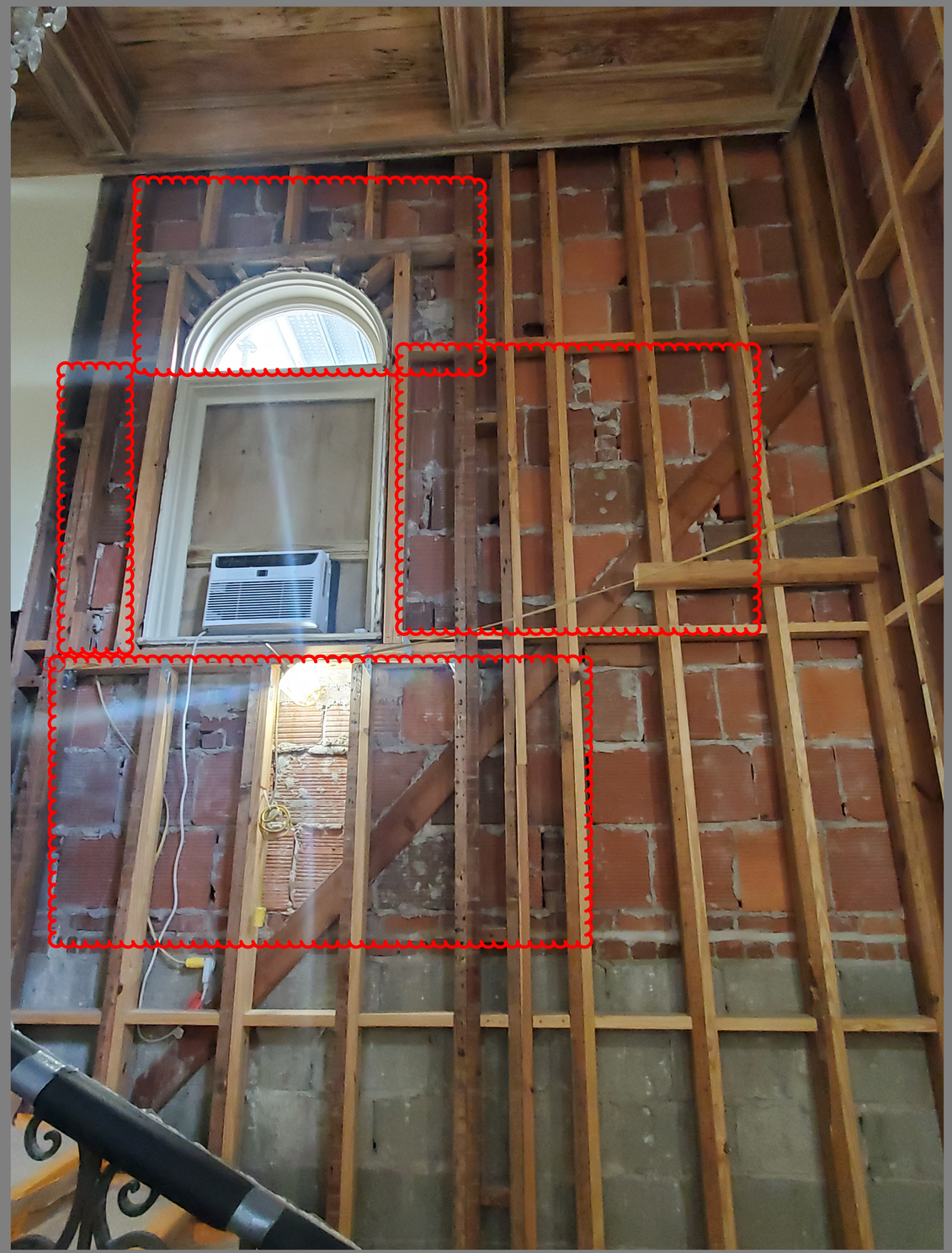
5

6

WALL TO BE DEMOLISHED DUE TO STRUCTURAL DEFICIENCIES. RECONSTRUCT TO MATCH PREVIOUSLY APPROVED LANDMARKS PLANS

FRONT ENTRY WALL

7



8

WALL TO BE DEMOLISHED DUE TO STRUCTURAL DEFICIENCIES. RECONSTRUCT TO MATCH PREVIOUSLY APPROVED LANDMARKS PLANS

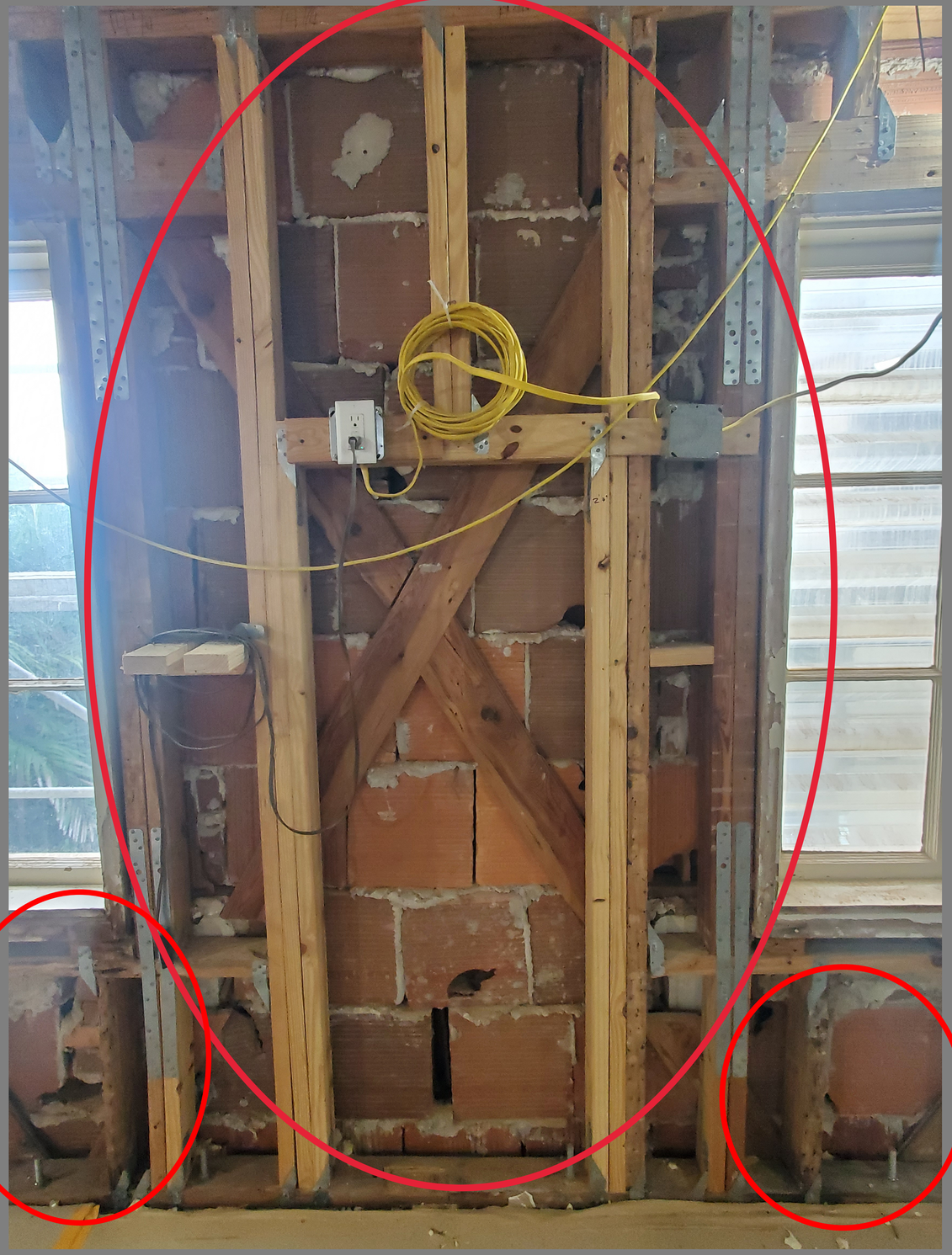
WHITE ROOM WALL

9

10

WALL TO BE DEMOLISHED DUE TO STRUCTURAL DEFICIENCIES. RECONSTRUCT TO MATCH PREVIOUSLY APPROVED LANDMARKS PLANS

WHITE ROOM WALL



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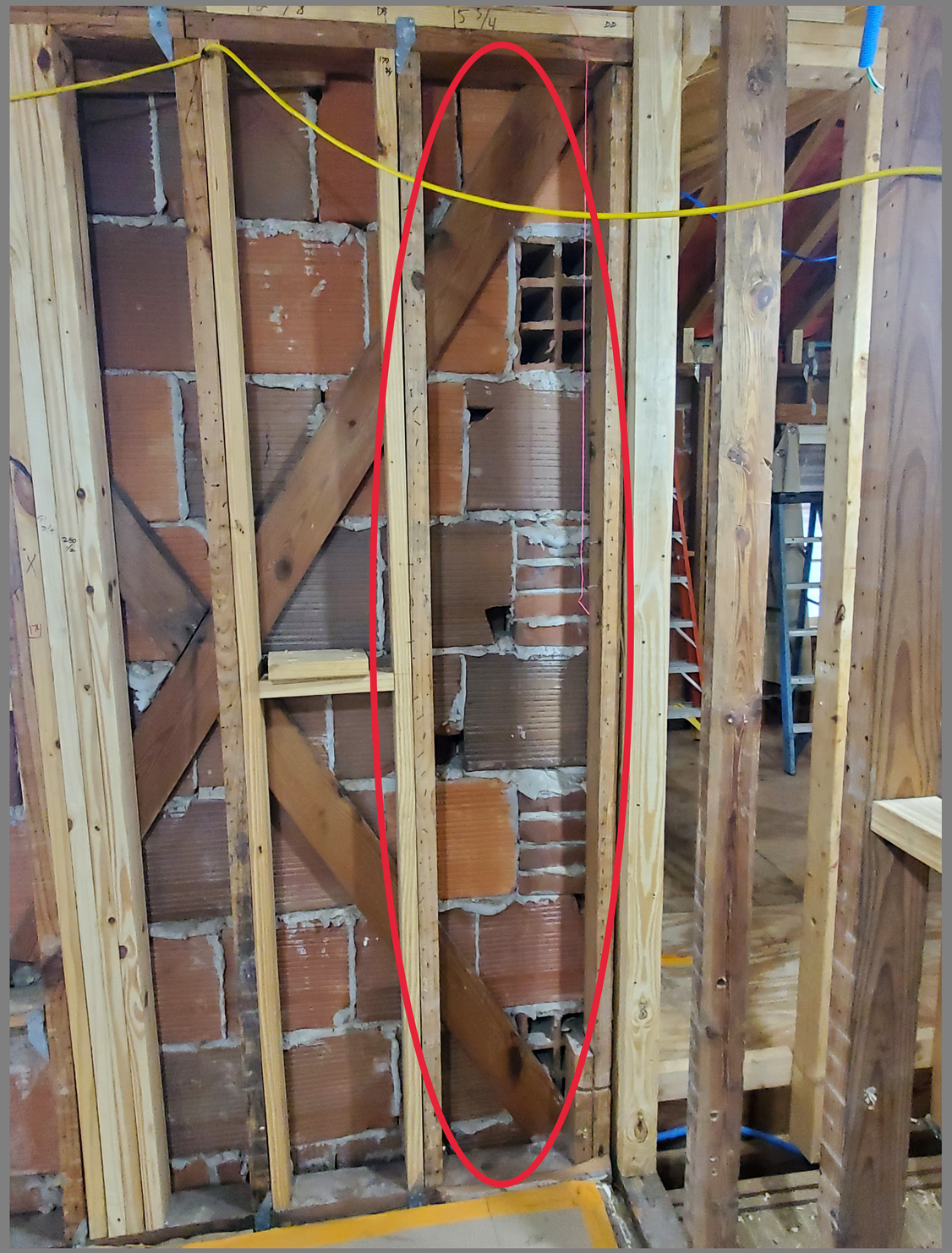

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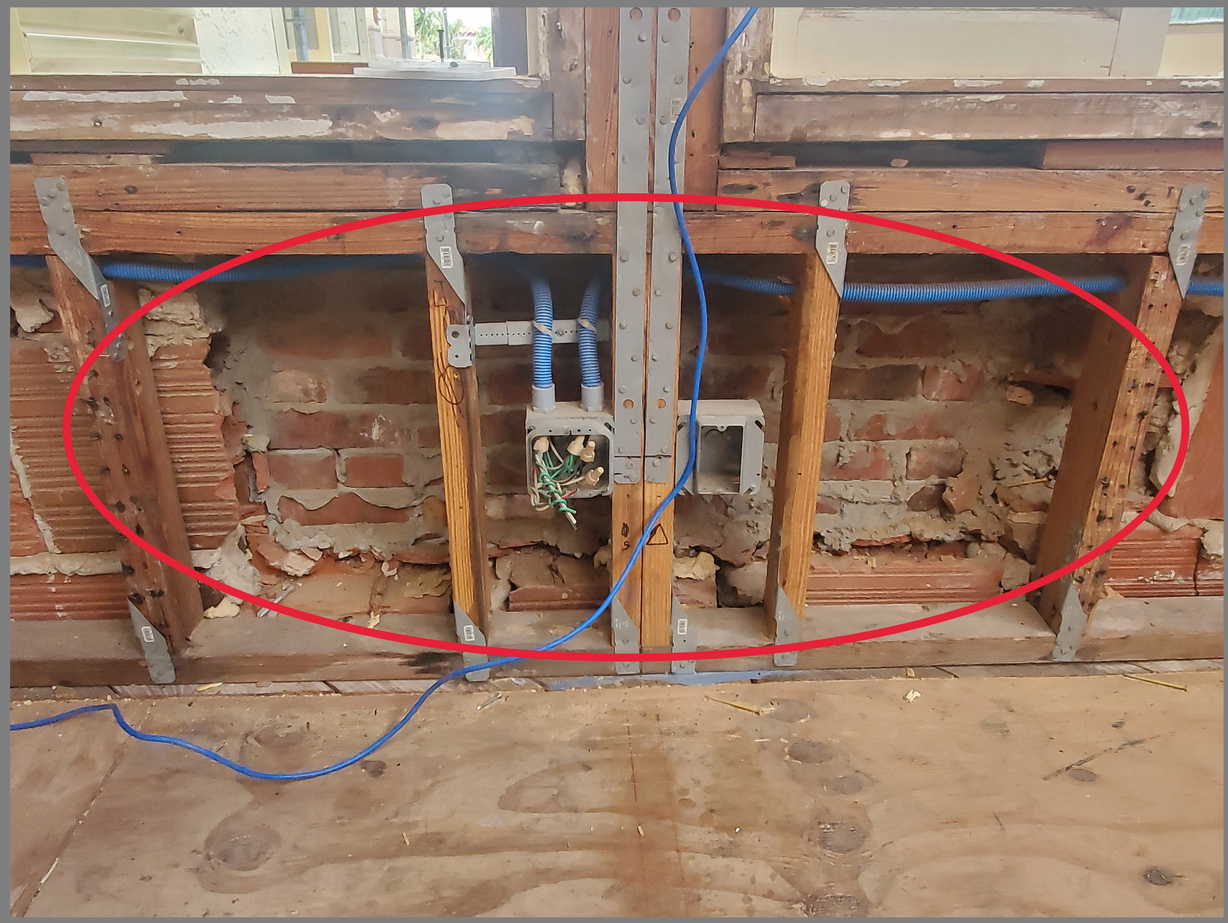
WALL TO BE DEMOLISHED DUE TO STRUCTURAL DEFICIENCIES. RECONSTRUCT TO MATCH PREVIOUSLY APPROVED LANDMARKS PLANS

YELLOW ROOM WALL

13



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WALL TO BE DEMOLISHED DUE TO STRUCTURAL DEFICIENCIES. RECONSTRUCT TO MATCH PREVIOUSLY APPROVED LANDMARKS PLANS

YELLOW ROOM WALL

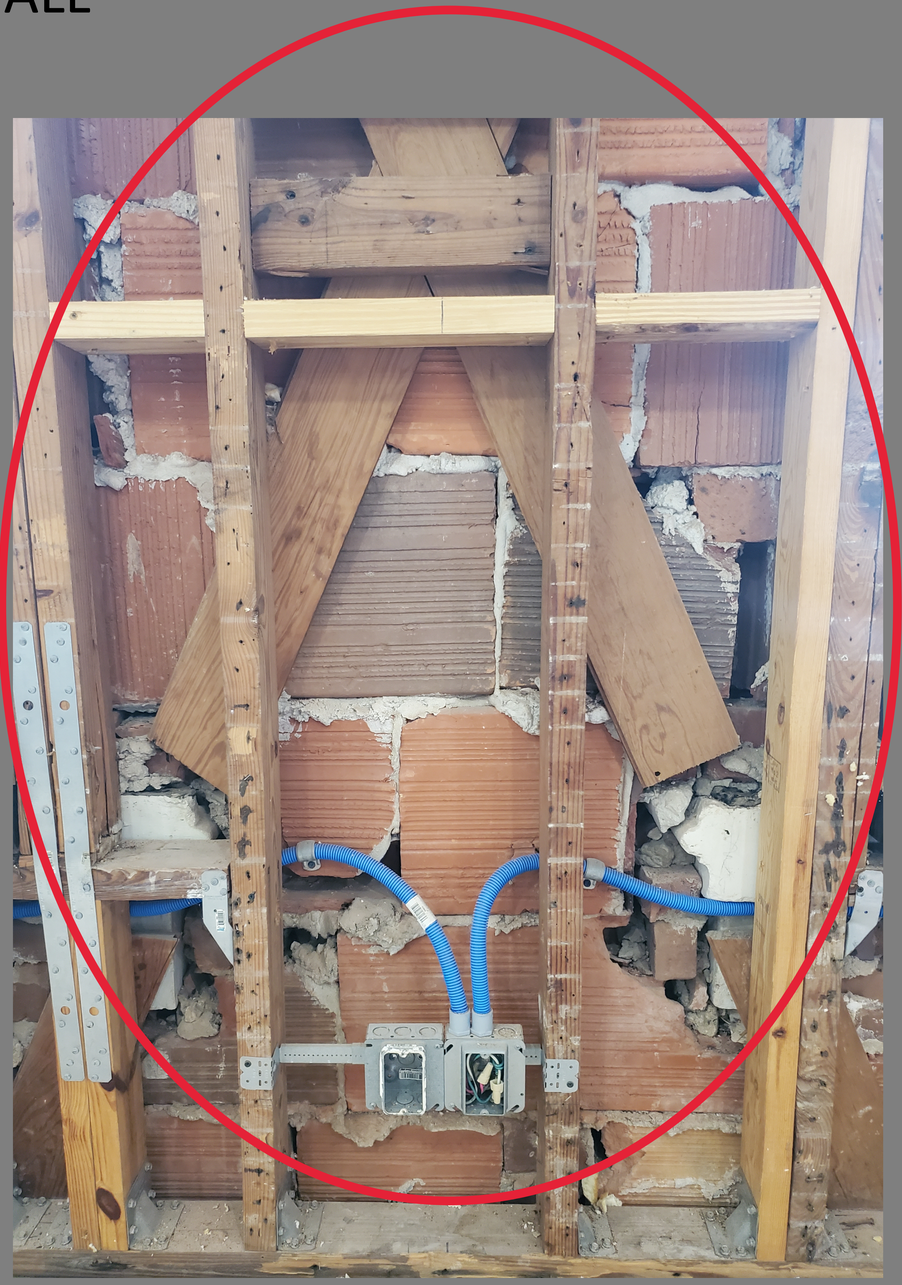
15

16

WALL TO BE DEMOLISHED DUE TO STRUCTURAL DEFICIENCIES. RECONSTRUCT TO MATCH PREVIOUSLY APPROVED LANDMARKS PLANS

MASTER BEDROOM WALL

17



18

WALL TO BE DEMOLISHED DUE TO STRUCTURAL DEFICIENCIES. RECONSTRUCT TO MATCH PREVIOUSLY APPROVED LANDMARKS PLANS

MASTER BEDROOM WALL

19

20

WALL TO BE DEMOLISHED DUE TO STRUCTURAL DEFICIENCIES. RECONSTRUCT TO MATCH PREVIOUSLY APPROVED LANDMARKS PLANS

MASTER BEDROOM WALL

21

22

WALL TO BE DEMOLISHED DUE TO STRUCTURAL DEFICIENCIES. RECONSTRUCT TO MATCH PREVIOUSLY APPROVED LANDMARKS PLANS

MASTER BEDROOM WALL

23

24

WALL TO BE DEMOLISHED DUE TO STRUCTURAL DEFICIENCIES. RECONSTRUCT TO MATCH PREVIOUSLY APPROVED LANDMARKS PLANS

MASTER BEDROOM WALL

25

MASTER BATH HALL WALL

26

WALL TO BE DEMOLISHED DUE TO STRUCTURAL DEFICIENCIES. RECONSTRUCT TO MATCH PREVIOUSLY APPROVED LANDMARKS PLANS

EXTERIOR PICTURES

EAST AND PARTIAL NORTH WALL ELEVATION

27

WALL TO BE DEMOLISHED DUE TO STRUCTURAL DEFICIENCIES. RECONSTRUCT TO MATCH PREVIOUSLY APPROVED LANDMARKS PLANS

SOUTH AND COURTYARD EAST WALL ELEVATION

28

29

WALL TO BE DEMOLISHED DUE TO STRUCTURAL DEFICIENCIES. RECONSTRUCT TO MATCH PREVIOUSLY APPROVED LANDMARKS PLANS

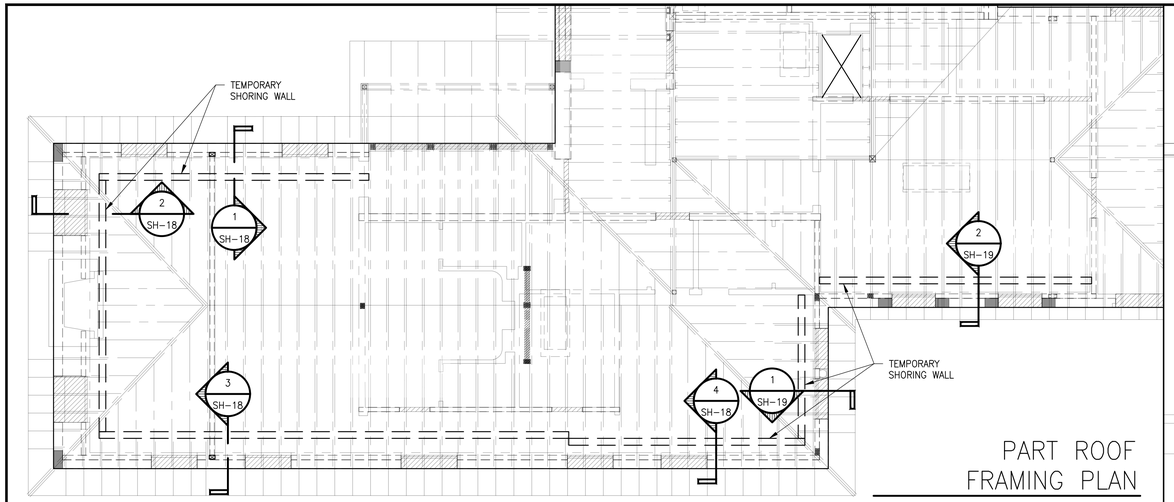
PARTIAL COURTYARD SOUTH AND EAST WALL ELEVATION

30

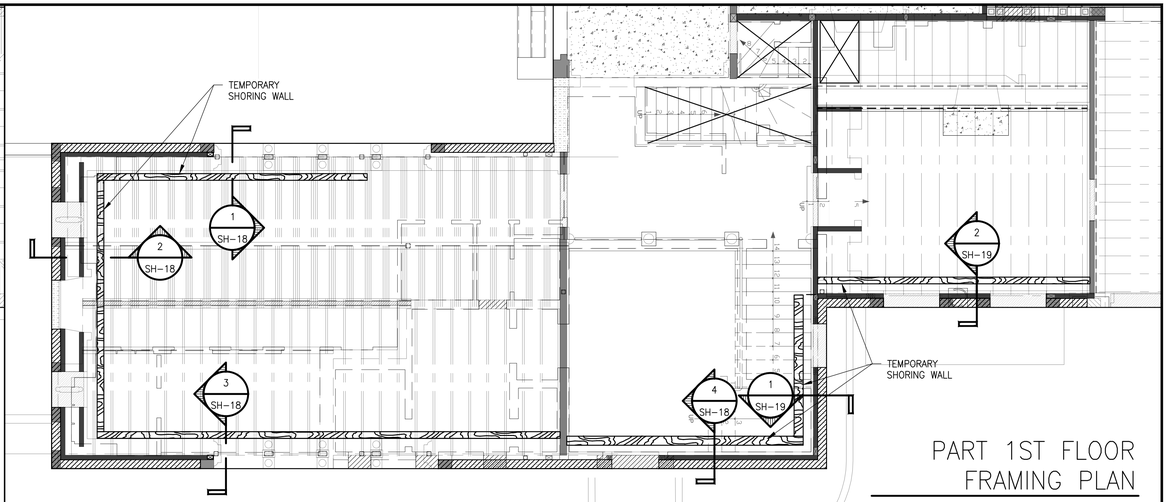
31

32

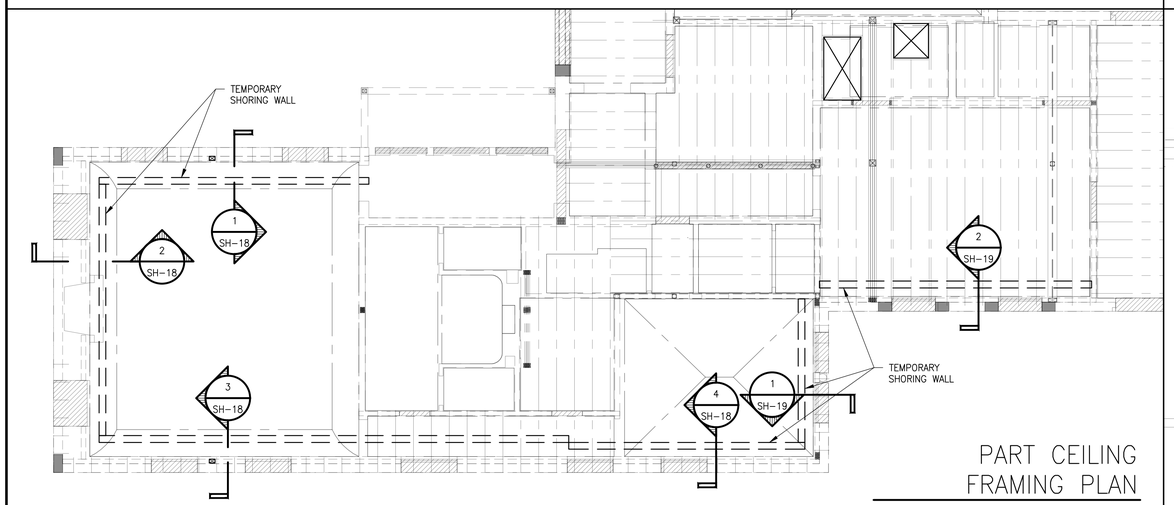
WALL TO BE DEMOLISHED DUE TO STRUCTURAL DEFICIENCIES. RECONSTRUCT TO MATCH PREVIOUSLY APPROVED LANDMARKS PLANS



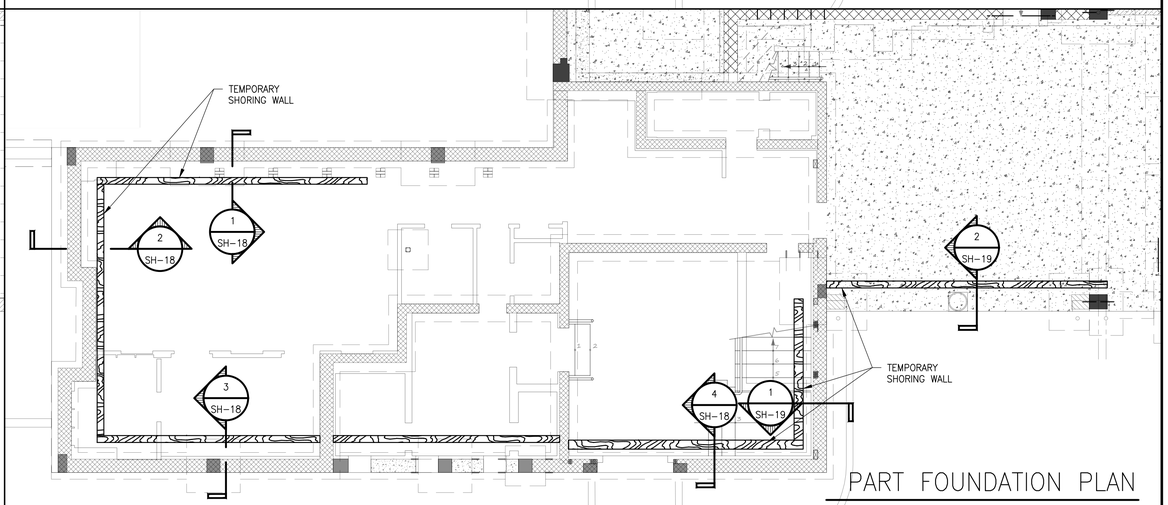
PART ROOF
FRAMING PLAN



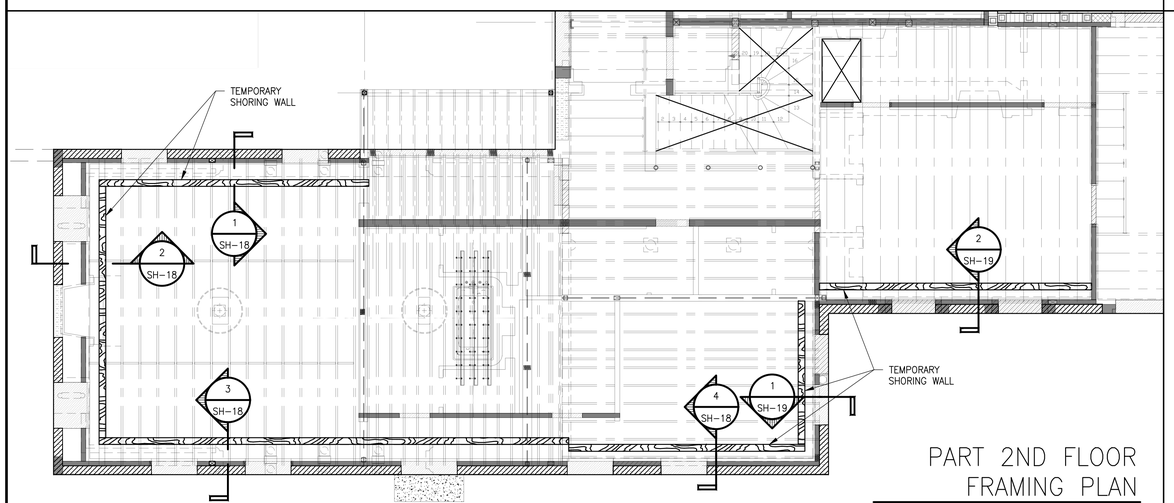
PART 1ST FLOOR
FRAMING PLAN



PART CEILING
FRAMING PLAN



PART FOUNDATION PLAN



PART 2ND FLOOR
FRAMING PLAN

TEMPORARY SHORING PLANS

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

NOTES:
1. ALL EXISTING DIMENSIONS, ELEVATIONS, FRAMING SIZES AND SPACING TO BE FIELD VERIFIED BY GENERAL CONTRACTOR
2. REFER TO GENERAL NOTES FOR MATERIAL SPECIFICATIONS AND CONSTRUCTION NOTES

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6/4/2026 8:27:41 AM, Progress set

REV NO	DESCRIPTION	DATE	DRWN	CK

SHEET TITLE: SHORING PLANS

BOTKIN PARSSI & ASSOCIATES, INC.
CONSULTING ENGINEERS
2749 Exchange Court
West Palm Beach, Florida
33409-4038
Phone: (561) 965-1957
Fax: (561) 965-4308
E-Mail: DAD@BOTKINPARSSI.COM
CA # : 00002133

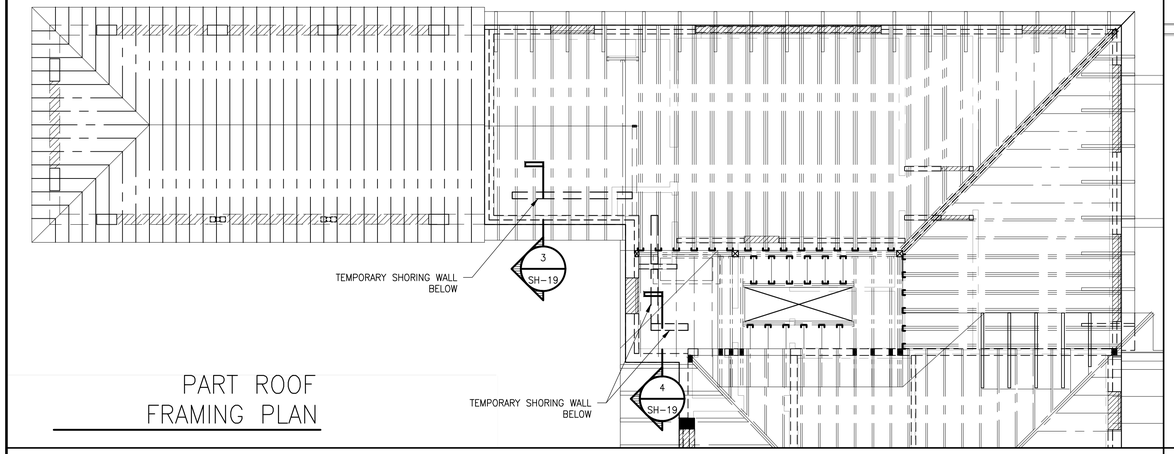
70 MIDDLE ROAD
PALM BEACH, FL33480

SEAL

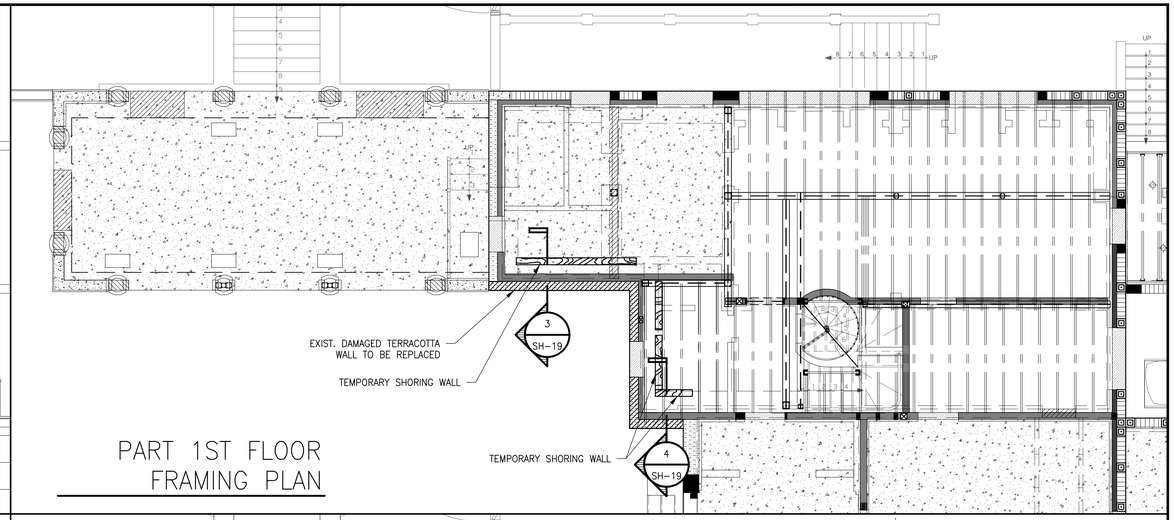
SCALE	AS-NOTED
JOB	23-054

SH-17

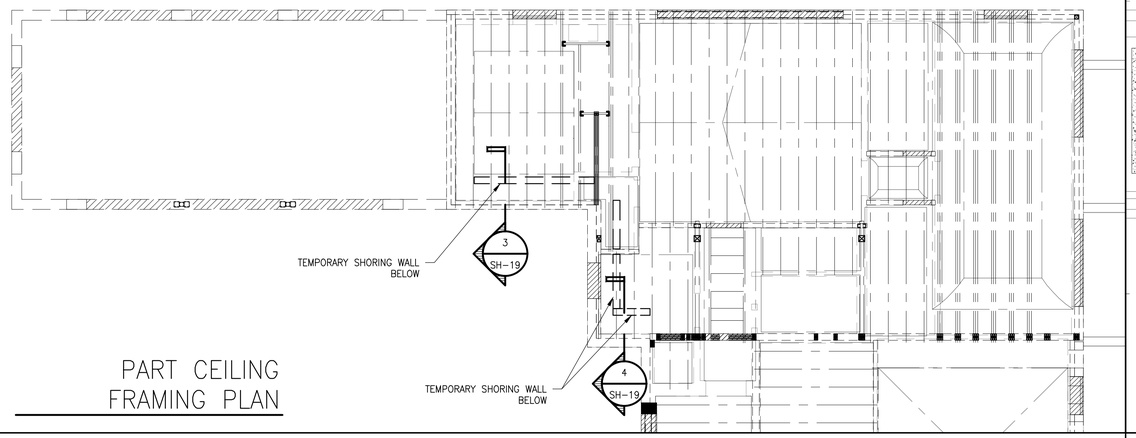
PLOT DATE: 6/4/2026 8:27 AM, 23-054 70 Middle Rd - SH Terracotta.dwg SH-17



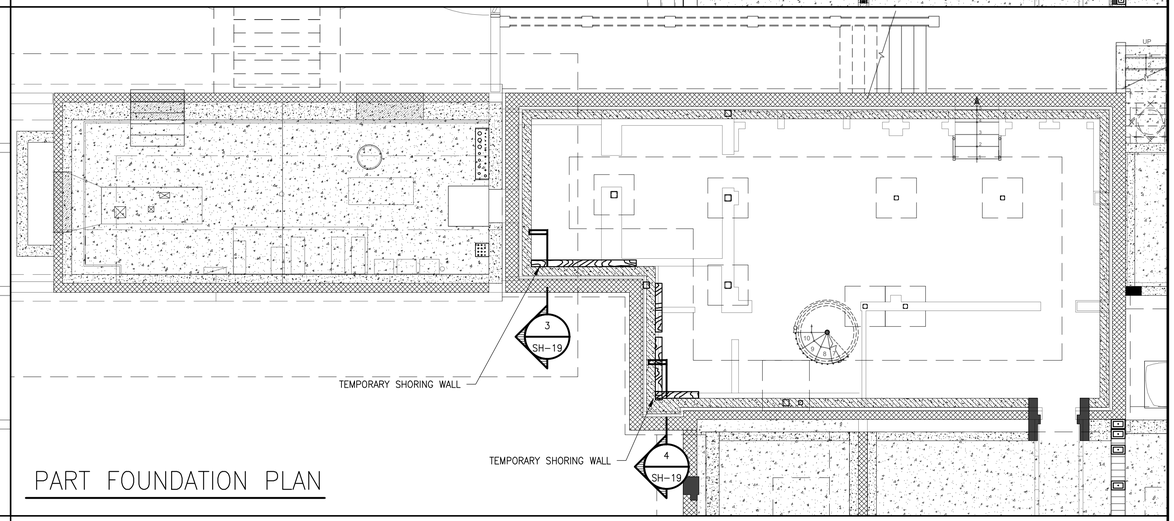
PART ROOF FRAMING PLAN



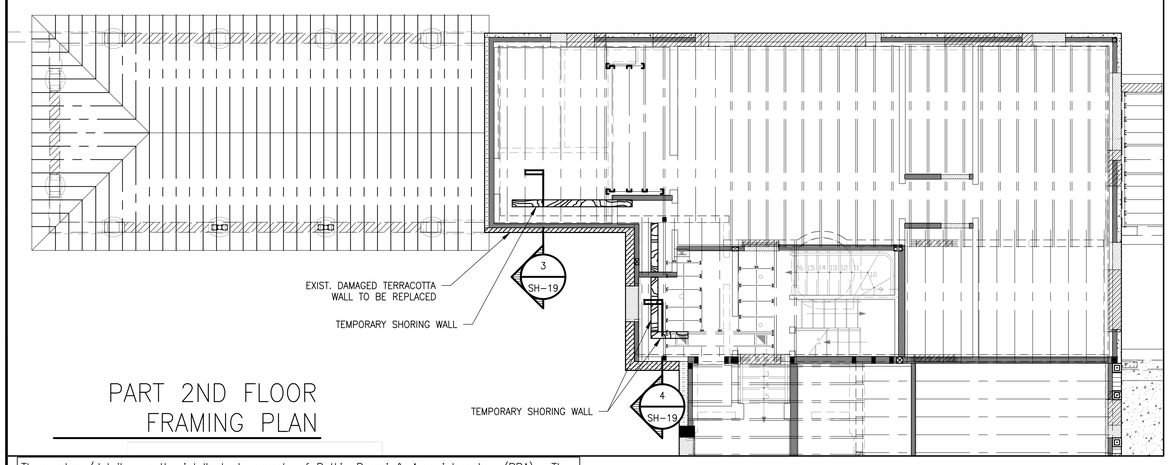
PART 1ST FLOOR FRAMING PLAN



PART CEILING FRAMING PLAN



PART FOUNDATION PLAN



PART 2ND FLOOR FRAMING PLAN

TEMPORARY SHORING PLANS

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

NOTES:
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SHEET TITLE: SHORING PLANS

BOTKIN PARSSI & ASSOCIATES, INC.
CONSULTING ENGINEERS
2749 Exchange Court
West Palm Beach, Florida
33409-4038
Phone: (561) 965-1957
Fax: (561) 965-4308
E-Mail: CADD@BOTKINPARSSI.COM
CA # : 0000021333

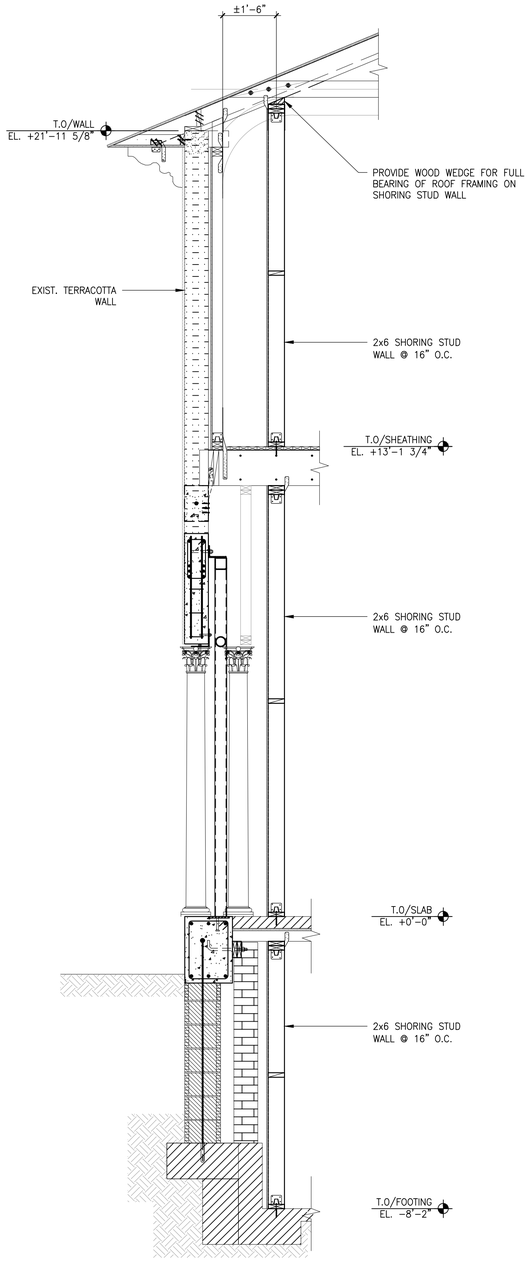
70 MIDDLE ROAD
PALM BEACH, FL33480

SEAL

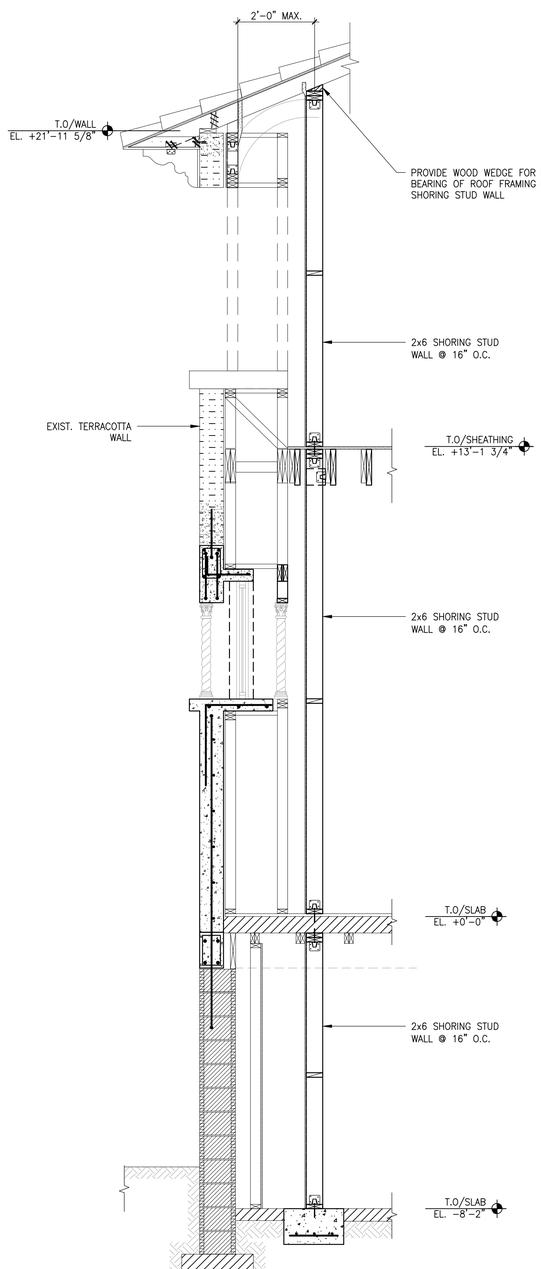
SCALE	AS-NOTED
JOB	23-054

SH-17A

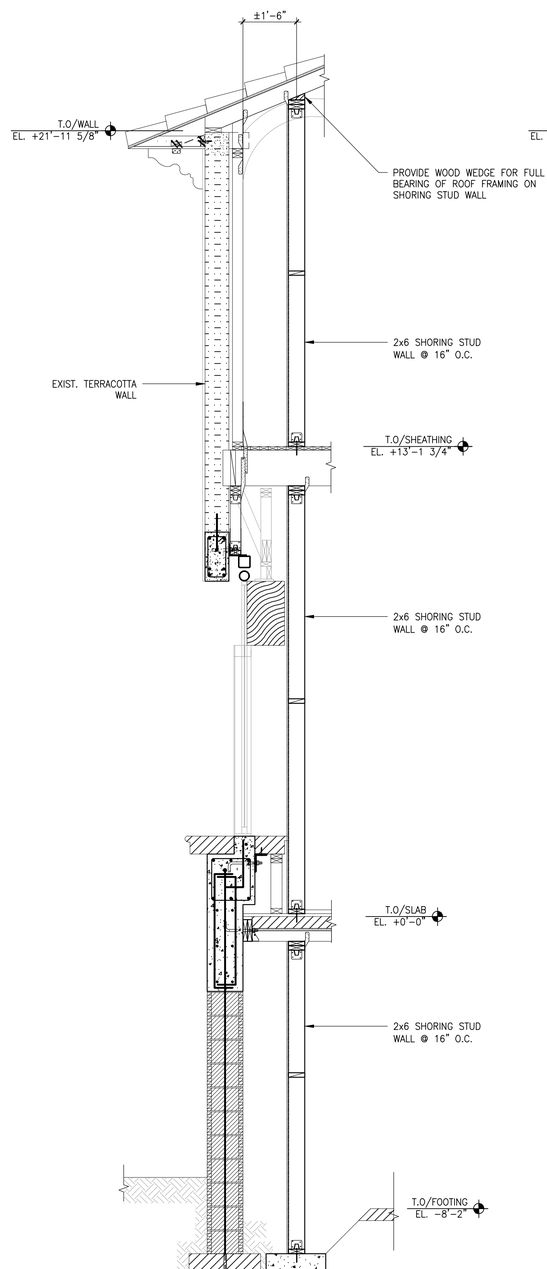
PLOT DATE: 6/4/2026 8:27 AM, 23-054 70 Middle Rd - SH Terracotta.dwg SH-17A



1 SH-18 SECTION
SCALE: 1/2" = 1'-0"



2 SH-18 SECTION
SCALE: 1/2" = 1'-0"



3 SH-18 SECTION
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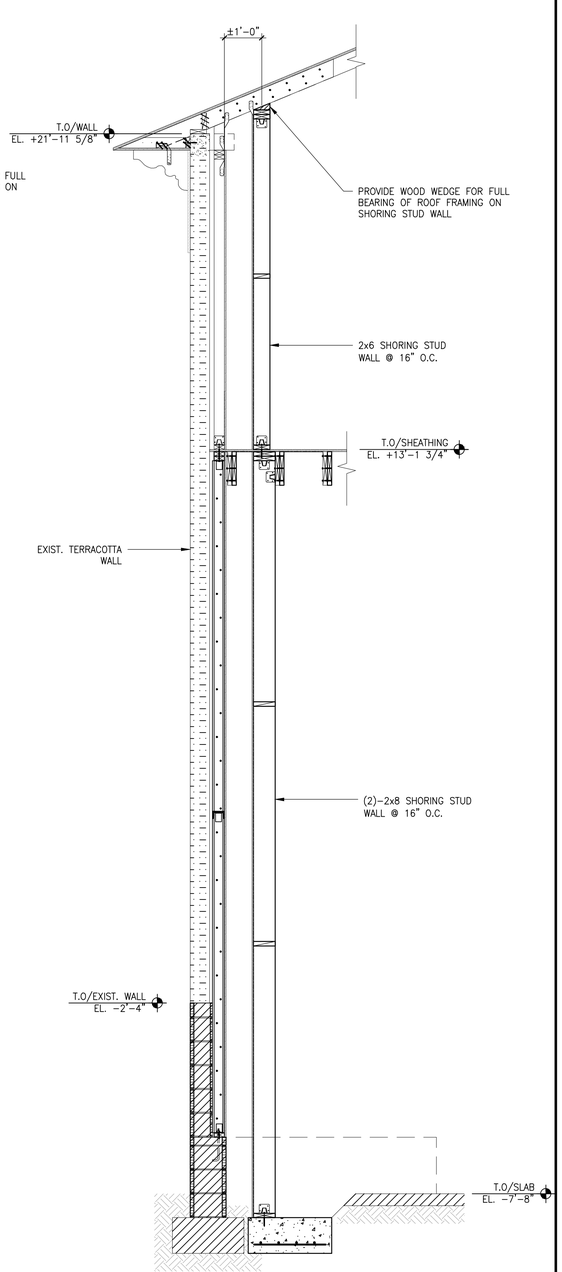

4 SH-18 SECTION
SCALE: 1/2" = 1'-0"

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SHEET TITLE
SHORING SECTIONS

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CONSULTING ENGINEERS
2749 Exchange Court
West Palm Beach, Florida
33409-4038
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Fax: (561) 965-4308
E-Mail: CAD@BOTKINPARSSI.COM
CA # : 00002133

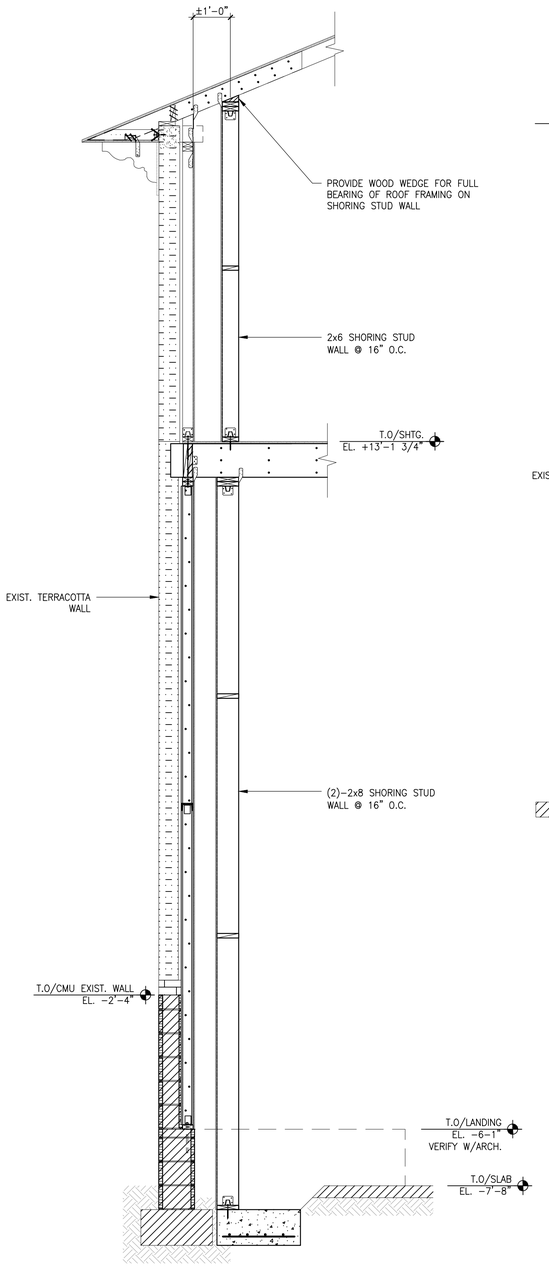
70 MIDDLE ROAD
PALM BEACH, FL33480

SEAL

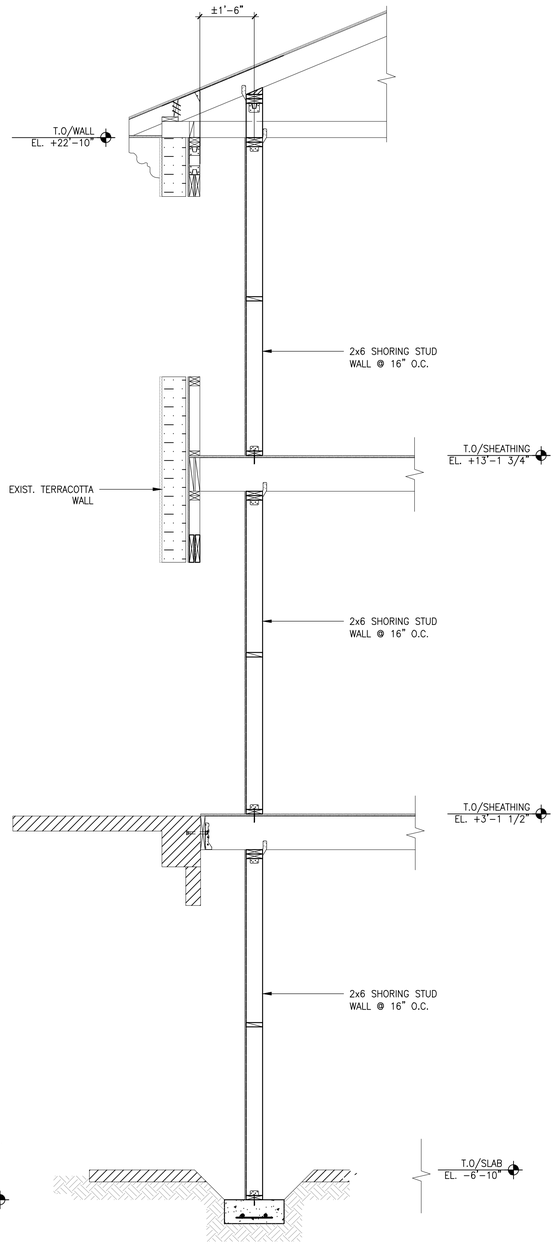
SCALE	AS-NOTED
JOB	23-054

SH-18

PLOT DATE: 6/4/2026 8:27 AM, 23-054 70 Middle Rd - SH Terracotta.dwg SH-18



1 SH-19 SECTION
SCALE: 1/2" = 1'-0"



2 SH-19 SECTION
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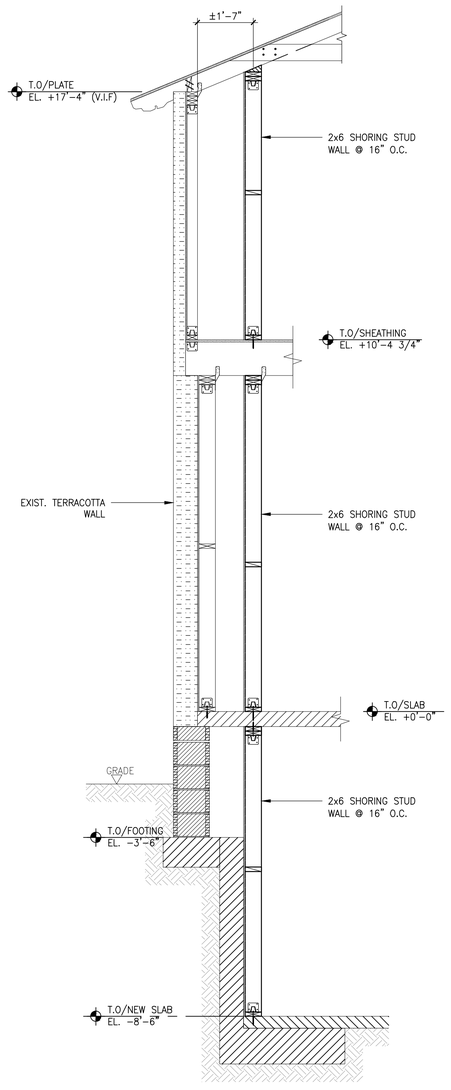

3 SH-19 SECTION
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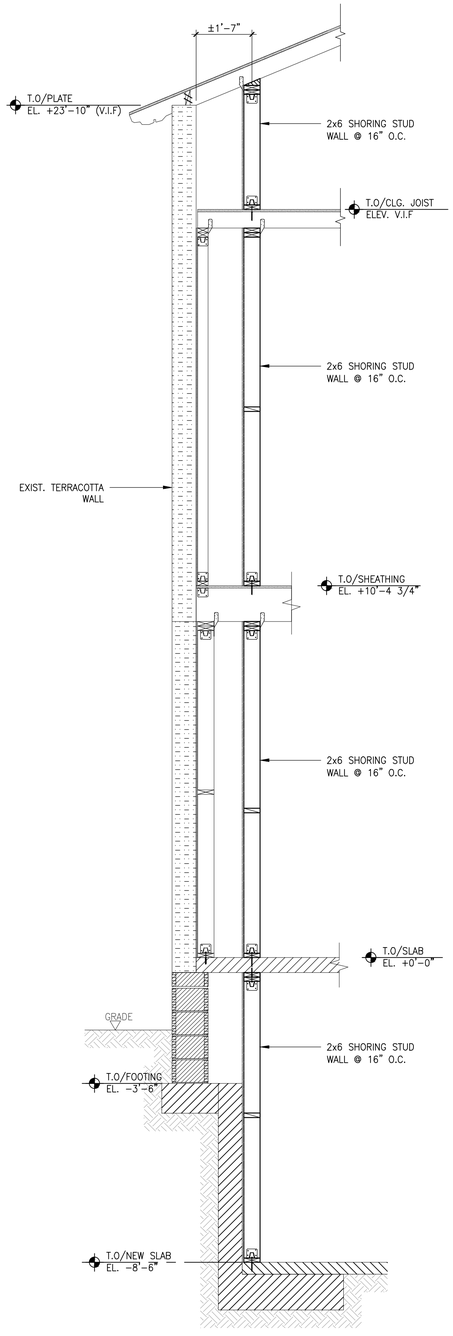

4 SH-19 SECTION
SCALE: 1/2" = 1'-0"

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6/4/2026 8:27:46 AM, Progress set

REV. NO	DESCRIPTION	DATE	DRWN	CK

SHEET TITLE
SHORING SECTIONS

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CONSULTING ENGINEERS
2749 Exchange Court
West Palm Beach, Florida
33409-4038
Phone: (561) 965-1957
Fax: (561) 965-4308
E-Mail: CAD@BOTKINPARSSI.COM
CA # : 000021331

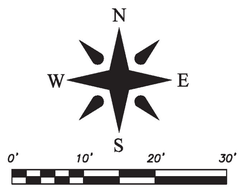
70 MIDDLE ROAD
PALM BEACH, FL33480

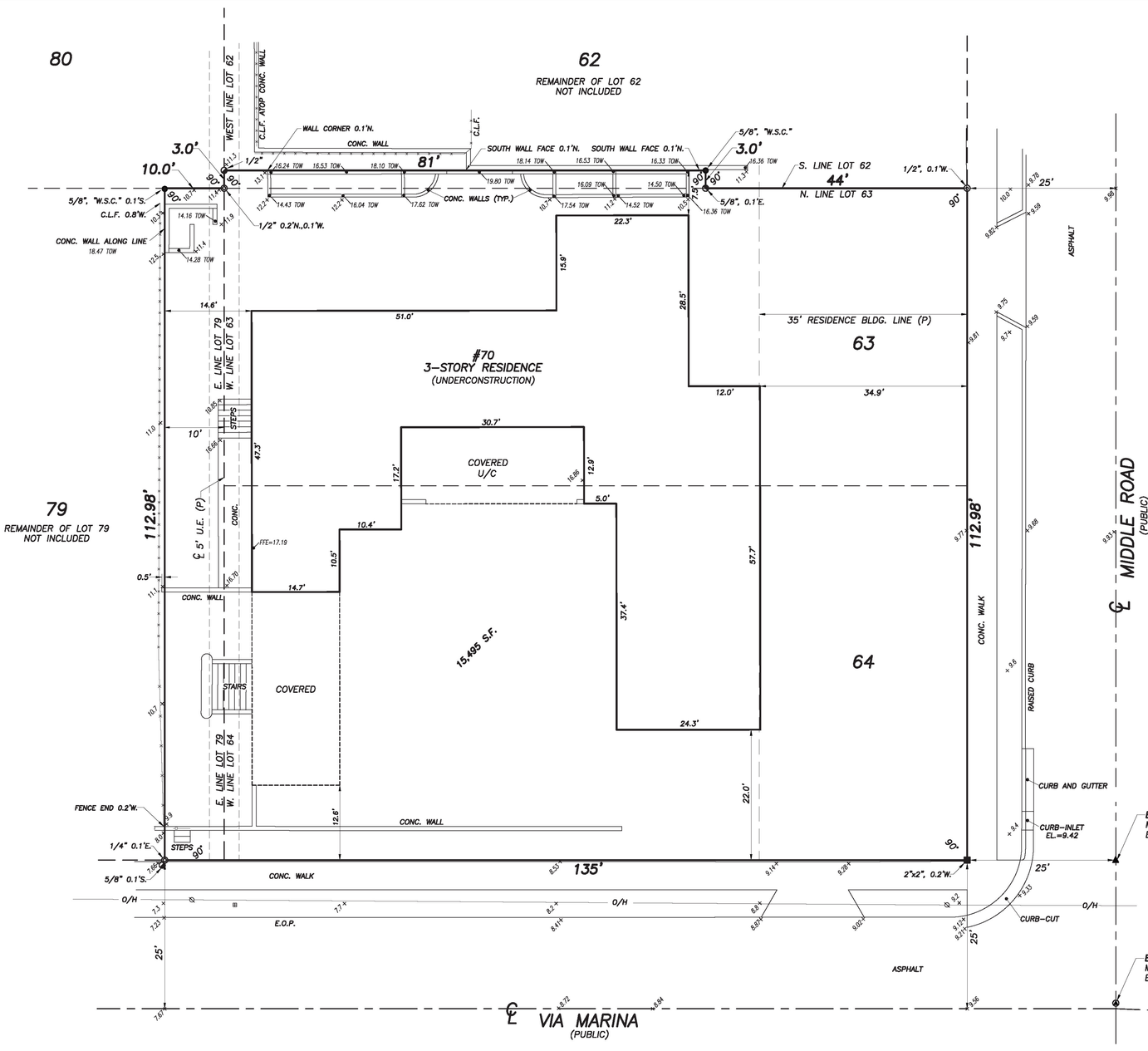
SEAL

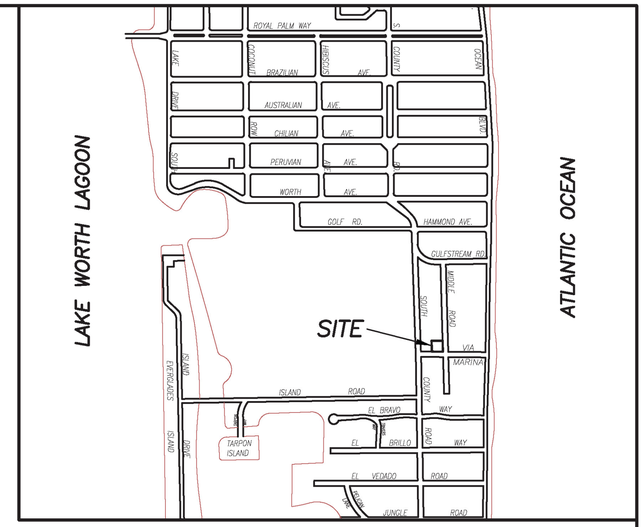
SCALE	AS-NOTED
JOB	23-054

SH-19

PLOT DATE: 6/4/2026 8:27 AM, 23-054 70 Middle Rd - SH Terracotta.dwg SH-19







VICINITY SKETCH
(NOT TO SCALE)

LEGEND

A	= ARC LENGTH
A/C	= AIR CONDITIONING
A.E.	= ACCESS EASEMENT
A.K.A.	= ALSO KNOWN AS
ASPH.	= ASPHALT
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
DW	= DRIVEWAY
EL	= ELEVATION
ENC.	= ENCROACHMENT
E.O.P.	= EDGE OF PAVEMENT
E.O.W.	= EDGE OF WATER
ESMT	= EASEMENT
FFE	= FINISH FLOOR ELEVATION
FND.	= FOUND
F.O.C.	= FACE OF CURB
I.D.	= INSIDE DIAMETER
INV.	= INVERT
I.T.W.C.D.	= INDIAN TRAIL WATER CONTROL DISTRICT
L.A.E.	= LIMITED ACCESS EASEMENT
L.B.	= LICENSE BOARD
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
PVMT	= PAVEMENT
(R)	= RADIAL
R	= RADIUS
RGE.	= RANGE
R.P.B.	= ROAD PLAT BOOK
R/W	= RIGHT OF WAY
(S)	= SURVEY DATUM
S.B.	= SETBACK
SEC.	= SECTION
S/D	= SUBDIVISION
S.F.	= SQUARE FEET
S.F.W.M.D.	= SOUTH FLORIDA WATER MANAGEMENT DISTRICT
S.I.R.W.C.D.	= SOUTH INDIAN RIVER WATER CONTROL DISTRICT
S.R.	= STATE ROAD
STA.	= STATION
STY.	= STORY
TH	= THRESHOLD ELEVATION
T.O.B.	= TOP OF BANK
TOW	= TOP OF WALL ELEVATION
TWP.	= TOWNSHIP
TYP.	= TYPICAL
UC	= UNDER CONSTRUCTION
U.E.	= UTILITY EASEMENT
U.R.	= UNRECORDED
W.C.	= WITNESS CORNER
W.M.E.	= WATER MANAGEMENT EASEMENT
W.M.M.E.	= WATER MANAGEMENT MAINTENANCE EASEMENT
W.M.T.	= WATER MANAGEMENT TRACT
℄	= BASELINE
℄	= CENTERLINE
△	= CENTRAL ANGLE/DELTA
■	= CONCRETE MONUMENT FOUND (AS NOTED)
□	= CONCRETE MONUMENT SET (LB #4569)
●	= ROD & CAP FOUND (AS NOTED)
○	= 5/8" ROD & CAP SET (LB #4569)
⊙	= IRON PIPE FOUND (AS NOTED)
◕	= IRON ROD FOUND (AS NOTED)
▲	= NAIL FOUND
●	= NAIL & DISK FOUND (AS NOTED)
●	= MAG NAIL & DISK SET (LB #4569)
℄	= PROPERTY LINE
⊠	= UTILITY POLE
⊠	= FIRE HYDRANT
⊞	= WATER METER
⋈	= WATER VALVE
☼	= LIGHT POLE

BOUNDARY SURVEY FOR:
JENNIFER NAEGELE

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

Jennifer Naegele

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

PROPERTY ADDRESS:
70 Middle Road
Palm Beach, FL 33480

LEGAL DESCRIPTION:
The South three (3') feet of the West Eighty-one (81') feet of Lot Sixty-Two (62), all of Lots Sixty-Three (63) and Sixty-Four (64) and the East ten (10') feet of Lot Seventy-Nine (79), SINGER ADDITION TO PALM BEACH, FLORIDA, according to the Plat thereof on file in the Office of the Clerk of the Circuit Court in and for Palm Beach County, Florida, in Plat Book 8, page 81.

FLOOD ZONE:
This property is located in Flood Zone X, according to F.I.R.M. (Flood Insurance Rate Map) No. 12099C, dated October 5, 2017.

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

JAMES G PEDEN JR
Digitally signed by JAMES G PEDEN JR
Date: 2024.08.20 20:00:48 -04'00'

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

DATE OF LAST FIELD SURVEY: 6/15/2019

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

JAMES G. PEDEN JR. LICENSE NUMBER 6122 STATE OF FLORIDA Professional Surveyor and Mapper

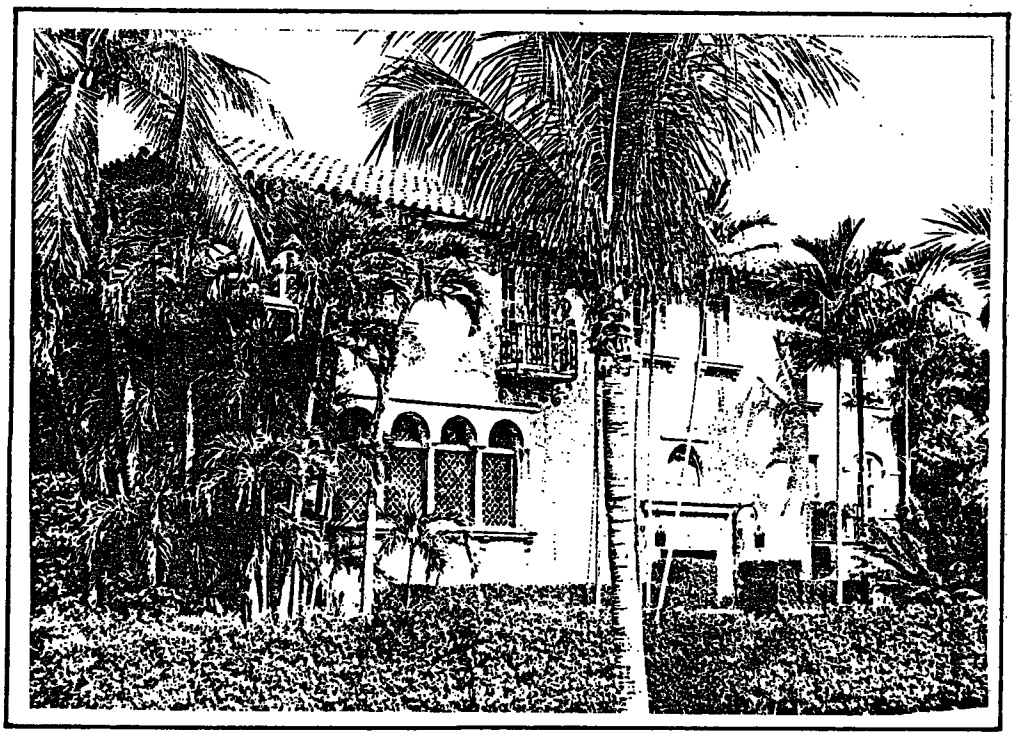
REVISIONS:
08/20/24 CROWN OF ROAD ELEVATIONS C.R./S.W. 216233
08/02/24 UPDATE TIE-IN J.P.3./S.W. 216233
07/29/24 SHOW BUILDING CHANGES C.E./M.B. PB362/64
07/12/24 WALL LOCATIONS C.A./M.B. 216233 PB362/57
08/05/22 ERASE REMOVED IMPROVEMENTS. B.M./S.W. 04-1145.7 PB337/36
11/24/20 ADD PROPOSED POOL S.W. 04-1145.5
09/15/19 SPOT ELEVATIONS, SURVEY & TIE-IN UPDATE B.M./S.W. 04-1145.4 PB278/73
RECERTIFY M.B. 04-1145B

BOUNDARY SURVEY FOR:
JENNIFER NAEGELE

WALLACE SURVEYING CORP. LICENSED BUSINESS # 4569
5553 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 • (561) 640-4551

FIELD: B.M.	JOB NO.: 04-1145	F.B. PB362 PG. 57	
OFFICE: M.B.	DATE: 4/27/04	DWG. NO. 04-1145-1	
C'K'D: C.W.	REF: 04-1145-1.DWG	SHEET 1 OF 1	

CASA DE LOS ARCOS



DESIGNATION REPORT

APRIL 10, 1985

LANDMARKS PRESERVATION COMMISSION

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I. GENERAL INFORMATION

HISTORICAL NAME (S):

Casa De Los Arcos

CURRENT NAME:

Casa De Los Arcos

LOCATION:

70 Middle Road
Palm Beach, Florida

DATE OF CONSTRUCTION

1924

ARCHITECT(S):

Marion Sims Wyeth, Palm Beach, Florida

PRESENT OWNER:

Mr. Louis D. Root, Jr.
70 Middle Road
Palm Beach, Florida
33480

I. GENERAL INFORMATION (Continued)

PRESENT USE:

Private Residence

PRESENT ZONING:

R-A Estate Residential

LEGAL DESCRIPTION:

Singer Addition, South 3 feet of Lot 62, Lots 63 and 64 and 10 feet of Lot 79 as in Plat Book 8, Page 81, of the Public Records of Palm Beach County.

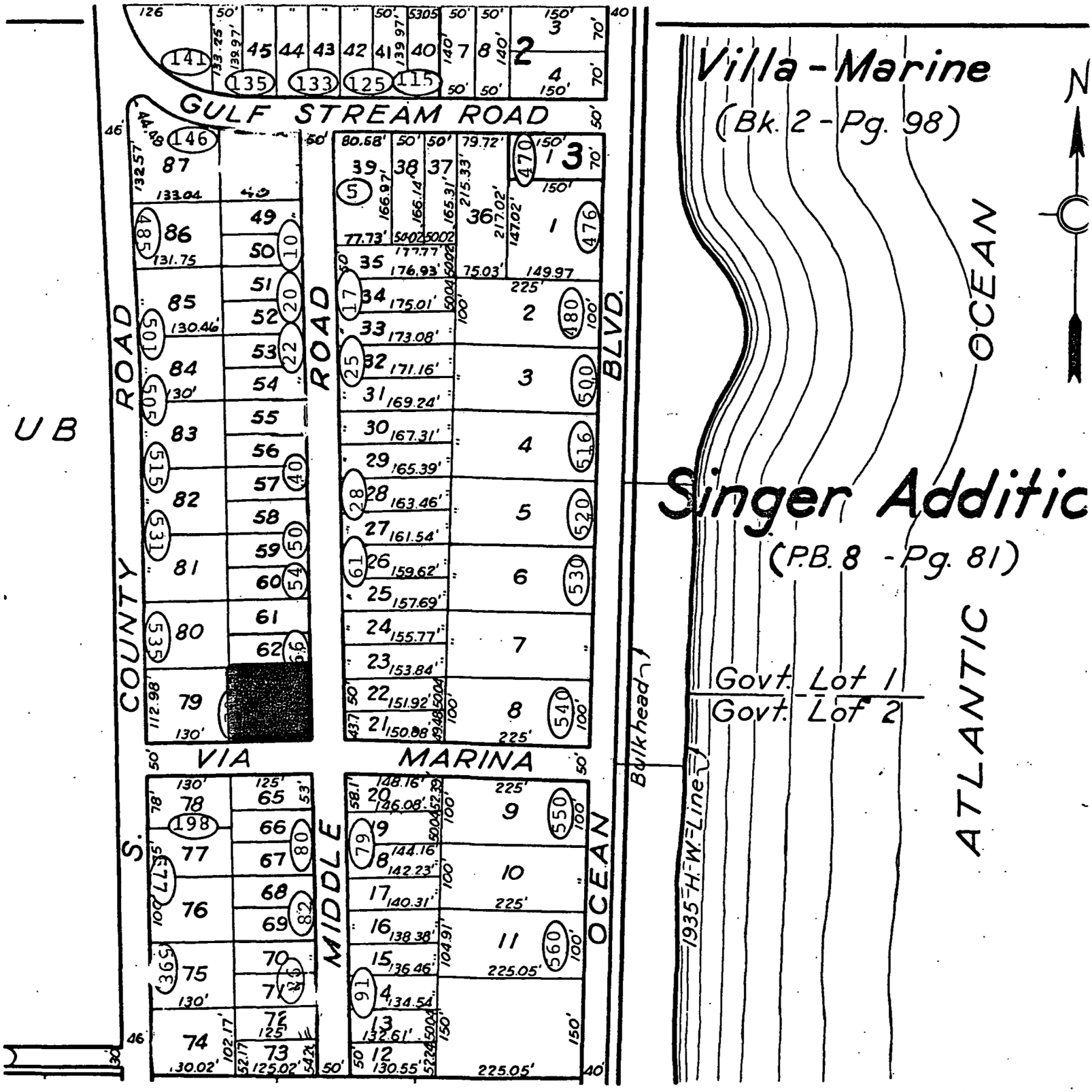
PALM BEACH COUNTY TAX FOLIO NUMBER:

504343-26-03-0000-621

CLASSIFICATION IN THE "HISTORICAL BUILDING SURVEY OF PALM BEACH":

Grade B: A structure which is of statewide or local architectural or historical significance, but is not necessarily eligible for the National Register of Historic Places. It may be representative of a certain stylistic development in Palm Beach at its finest, or a document of an important era or trend in the Town's history.

II. LOCATION MAP (70 Middle Road)



III. ARCHITECTURAL & HISTORICAL INFORMATION

Typical of many Palm Beach buildings, this two-story Mediterranean Revival style residence consists of simple rectilinear masses highlighted by arched window openings, stone ornamentation and balconies decorated with wrought-iron balustrades. The asymetrically massed primary facade (east face) consists of two major sections.

The main block of the house (the southern 2/3's) features a number of interesting details. The most striking is the amber leaded glass which forms an unusual star-pattern that is set into the arched openings of the first floor (this glass is repeated on the south and west facades). The main block also features carved oak entrance doors set into a decorative cast stone surround highlighted with fanciful animal and human forms in bas relief. All windows and the small balcony are accentuated with stone lintels supported by decorative brackets.

The smaller north block gives the impression of being much taller than the adjoining main section. In addition to the two floors of living space at this end of the house a double garage has been carved out at the ground level. A balcony, with wrought-iron balustrade, appears over the garage with access provided by two sets of French doors decorated with the same leaded glass design as found in the main block. Stone lintels, brackets and columns are utilized extensively.

The plan of the house is basically "U" shaped and incorporates the customary Palm Beach courtyard. The courtyard is surrounded by a high wall, finished in the same rough-finished stucco of the house.

Casa De Los Arcos was constructed in 1924 at an estimated cost of $48,000 from plans prepared by Marion Sims Wyeth (1889-1982), a Princeton graduate and Beaux-Arts - trained architect who came to Palm Beach in 1919 (see Appendix). Wyeth and Addison Mizner virtually monopolized the Palm Beach market for large villas during the early 1920's with Wyeth's list of clients including E. F. Hutton, John S. Pillsbury, James P. Donahue, E. T. Stotesbury, and many others. He also served as Joseph Urban's associate during

III. ARCHITECTURAL & HISTORICAL INFORMATION (Continued)

the construction of Mar-a-Lago, Marjorie Merriweather Post's lavish Palm Beach estate. Wyeth's Palm Beach career exceeded fifty (50) years and he had been credited with helping create the "Palm Beach Style" of architecture with his work gracing almost every street in town.

IV. STATEMENT OF SIGNIFICANCE & CRITERIA FOR DESIGNATION

STATEMENT OF SIGNIFICANCE

Casa De Los Arcos, located at 70 Middle Road, is a fine example of the Mediterranean Revival style of architecture which was popularized during the 1920's Florida Land Boom and is now equated with Palm Beach. The house was designed by one of Palm Beach's most noted architects, Marion Sims Wyeth, and exhibits his grasp of the style of the day.

CRITERIA FOR DESIGNATION

Section 16-38 of the Code of Ordinances for the Town of Palm Beach, Florida, outlines the criteria for designation of a landmark or landmark site and suggests that at least one of the criteria be met to justify the desigination. Listed below is the designation criteria and justification for designation:

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

Casa De Los Arcos was constructed during the height of the 1920's Florida Land Boom which is generally recognized as the birth of the modern-day Palm Beach resort, a resort known world-wide.

b) "Is identified with historic personages or with important events in national, state or local history."

Not applicable.

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

This residence is a fine example of the Mediterranean Revival style of architectural popularized by the talented

IV. STATEMENT OF SIGNIFICANCE & CRITERIA FOR DESIGNATION (Continued)

architects of Palm Beach. This style was to become the hallmark for architecture during the infamous Florida Land Boom and was copied far and wide.

d) "Is representative of the notable work of a master builder designer or architect whose individual ability has been recognized or who influenced his age."

The design for Casa De Los Arcos was the work of Marion Sims Wyeth who has long been recognized as one of Palm Beach's most important architects. His impact on Palm Beach has been tremendous with his local career extending for more than 50 years. Wyeth, was among the group of early 20th Century architects to utilize the Mediterranean Revival style of architecture which became so popular during the 1920's.

V. SELECTED BIBLIOGRAPHY

Blumenson, John J.-G. Identifying American Architecture. Nashville: American Association for State and Local History, 1977.

Curl, Donald W. Mizner's Florida, American Resort Architecture. New York: Architectural History Foundation, 1984.

Florida Historic, Dramatic & Contemporary. New York: Lewis Historical Publishing Company, Inc., 1952.

Whiffen, Marcus. American Architecture Since 1780. Cambridge, Mass.: M.I.T. Press, 1969.

Special Acknowledgments

Sidney K. Neill, A.I.A., for access to original plans for this building.

Town of Palm Beach Building Department for building permit information.

APPENDIX

Marion Sims Wyeth, of Palm Beach, architect and member of the firm of Wyeth, King and Johnson, established practice in that city after many years of professional experience in New York, where he still maintains a business address. He has been a significant influence in the upbuilding of his home community in recent years, and is one of the best-known professional men in the region.

Son of Dr. John Allan and Florence Nightingale (Sims) Wyeth of New York, Marion Sims Wyeth was born in that city on February 18, 1889. He attended local schools, graduated from Lawrenceville School in 1906, and from Princeton University four years later, with the degree of Bachelor of Arts. From 1910 to 1914, he prepared himself for his chosen profession through studies at the Beaux Arts in Paris. During 1914-1915, he served as private secretary to Thomas Nelson Page, in Rome, and returning to the United States in the latter year, began practice of his profession.

His first professional connection was with Bertram Grosvenor Goodhue, in New York City, and the next year be became identified with Carrere and Hastings. From 1919 until 1932, Mr. Wyeth practiced independently. He has continued to maintain offices in New York, at 37 East 57th Street.

Since 1932 Mr. Wyeth has been a partner in his present firm, earlier known as Wyeth and King, and now as Wyeth, King and Johnson. He became a partner in Florida Associates in 1942, and in Southern Associates in 1944. His professional experience in the Peninsula State has included construction of airports, hospitals, and Army and Navy facilities. He is a member of the American Institute of Architects, the Society of Beaux Arts Architects, and the Florida Association of Architects.

Active in the community life of the region which he has chosen as his home, Mr. Wyeth was a member of the board of directors of the Good Samaritan Hospital in West Palm Beach. He has served as chairman of the board of the large Polyclinic Hospital in New York City, so has had ample experience in this aspect of hospital administration and welfare work. He is a member of the Seminole, Everglades, and Bath and Tennis clubs of Palm Beach, and the Knickerbocker Club, Princeton Club and Century Association in New York. In his politics, Mr. Wyeth is a Democrat.

On November 25, 1915, Marion Sims Wyeth married Eleanor Orr, and they are the parents of four children: 1. Florence Nightingale. 2. Alice Eleanor. 3. Joan Allan. 4. Marion Sims. The family resides on Woodbridge Road, Palm Beach, and Mr. Wyeth's professional offices are in the Wyeth Building.

Reprinted from:

Florida Historic, Dramatic & Contemporary.

New York: Lewis Historical Publishing Company, Inc., 1952.

TOWN OF PALM BEACH

Information for Landmarks Preservation Commission Meeting on: July 22, 2026

To: Landmarks Preservation Commission

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

From: Planning, Zoning & Building

Re: HSB-26-0004 (ZON-26-0026) 335 COCOANUT ROW (COMBO) The applicant, 335 Cocoanut Row Trust (Dustin Mizell, Environment Design Group, Representative), has filed an application requesting the review and approval of landscape and hardscape modifications including a new pool which requires a variance to reduce the side (north) yard setback for the property containing two (2) historically significant buildings. This is a combination project that shall also be reviewed by the Town Council as it pertains to zoning relief/approval.

Date: 7/15/2026

ATTACHMENTS

- Staff Report
- Letter of Intent
- Plans
- HSB Form

STRATEGIC PLAN

Strategic Priorities:
Community Culture and Character

Strategic Focus Areas:
Quality of Life
Community Preservation

FUNDING

No Fiscal Impact

HSB-26-0004 (ZON-26-0026) 335 COCOANUT ROW (COMBO). The applicant, 335 Cocoanut Row Trust (Dustin Mizell, Environment Design Group, Representative), has filed an application requesting the review and approval of landscape and hardscape modifications including a new pool which requires a variance to reduce the side (north) yard setback for the property containing two (2) historically significant buildings. This is a combination project that shall also be reviewed by the Town Council as it pertains to zoning relief/approval.

ZON-26-0026 (HSB-26-0004) 335 COCOANUT ROW (COMBO) - VARIANCE. The applicant, 335 Cocoanut Row Trust (Dustin Mizell, Environment Design Group, Representative), has filed an application requesting Town Council review and approval for one (1) variance to reduce the side (north) yard setback for a new pool for the property containing two (2) historically significant buildings. The overall scope of work includes landscape and hardscape modifications. The Landmarks Preservation Commission shall perform design review of the application.

Applicant: 335 Cocoanut Row Trust
Representative: Dustin Mizell | Environment Design Group

HISTORY:
The Town's Historic Conservation Districts and the Historically Significant Building (HSB) program were adopted through Ordinance No. 02-2020 in August 2020. The HSB designation of 335 Cocoanut Row was completed in March 2024. The Mediterranean Revival apartments, later converted to a single-family dwelling, were constructed in 1925. The Masonry Vernacular guest house was constructed in 1949. The property is located within the Royal Park Conservation District. As indicated in the designation form: *"335 Cocoanut Row reflects the broad cultural, economic, and social history of the Town of Palm Beach. The building was constructed in 1925 as a two-unit apartment originally named The Saint Rachel in the Royal Park subdivision, one of Palm Beach's earliest subdivisions...In 1949, the garage was demolished, and a guest house was designed by architect Seymore B. Ralston and constructed by builder J.R. Warbruman in a masonry vernacular style unlike the Mediterranean Revival style main building."*

At the March 19, 2025, LPC meeting, HSB-24-0009 was approved with conditions for a project including window and door replacement, roof replacement, and landscaping and hardscape modifications including a new pool. At the April 9, 2025, TC meeting, the associated variance ZON-25-0004 was approved to reduce the required landscape open space.

At the September 17, 2025, LPC meeting, LPCS-25-0303 was approved for a new 60KW generator.

At the October 22, 2025, LPC meeting, a floodplain variance (ZON-25-0069) was approved for the existing primary structure and accessory structure. Additionally, the window shop drawings associated with the HSB-24-0009 condition of approval were presented and approved.

In December 2025, an administrative application (LPCS-25-0466) was approved for minor landscape revisions and shifting the driveway. In March 2026, an administrative application (LPCS-26-0057) was approved to revise the frame color of the windows and doors.

THE PROJECT:

The applicant has submitted plans, entitled "Private Residence 335 Cocoanut Row Palm Beach Florida", as prepared by **Environment Design Group**, uploaded on June 29, 2026.

The following is the scope of work:

- New pool layout.
- Minor landscape and hardscape revisions.

The following VARIANCE is required to achieve the scope of work:

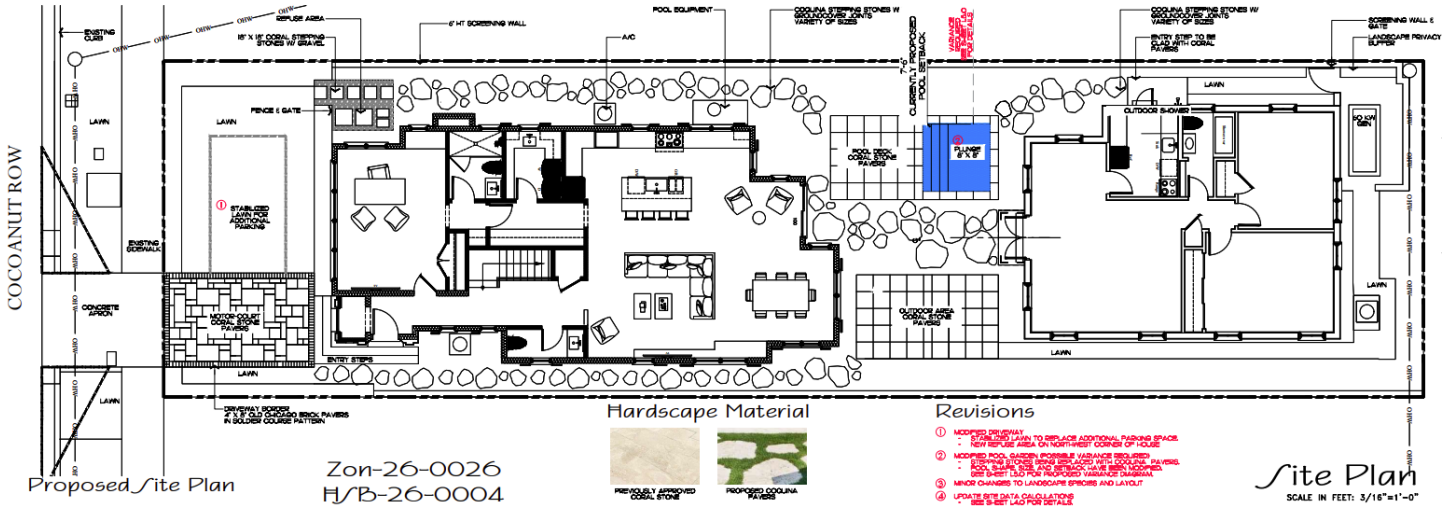
- **VARIANCE #1:** Sec. 134-1757: Reduce the side (north) yard setback to 7'-6" for a new pool layout, in lieu of the minimum 10'-0" side yard setback for a pool.

Site Data			
Zoning District	R-C	**Future Land Use**	MULTI-FAMILY-MODERATE
Year of Construction	1925	**Lot Size**	6,000 SF
Landscape Open Space (LOS)	Minimum: 45% (2,700 SF) Prev. Approved: 32.88% (1,973 SF) * Proposed: 35.83% (2,150 SF)	**Front Yard LOS**	Minimum: 40% (400 SF) Prev. Approved: 40.1% (402 SF) Proposed: 42.8% (428 SF)

**Per variance ZON-25-0004.*

Surrounding Properties	
North	354 & 346 Brazilian Ave / R-C
South	339 Brazilian Ave / R-C
East	330 Cocoanut Row / R-C
West	340 Brazilian Ave / R-C

Proposed Site Plan.



STAFF ANALYSIS:

The application seeks review and approval for a modified pool layout, requiring a side (north) yard setback variance, as well as minor landscape and hardscape modifications. In the front yard, stabilized lawn will replace an area that was previously approved with pavers. A plunge pool is proposed, smaller than the previously approved pool and shifted north, with a revised paver and stepping stone layout. The proposed hardscape materials are coral stone and coquina pavers. Minor changes to the landscape species are proposed, as shown on sheet L3.0 of the plan set.

Rendered Site Plan.

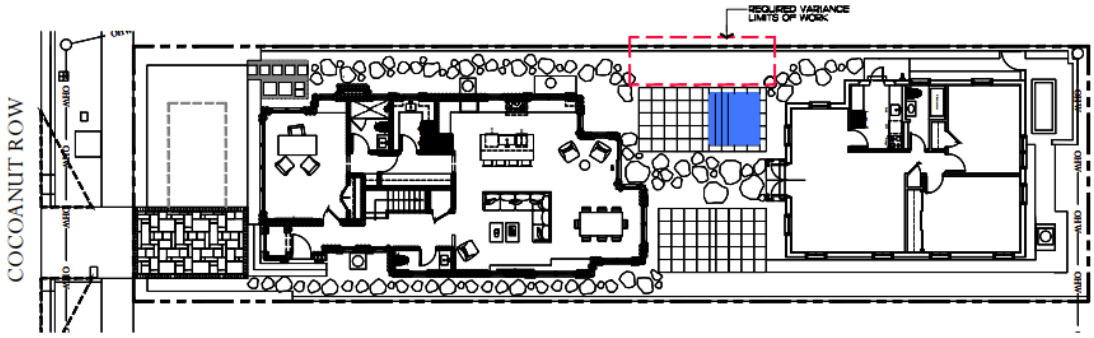
Variance

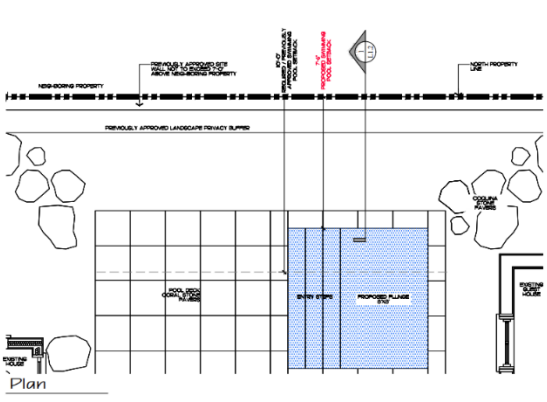
The proposed pool layout will require a side (north) yard variance. The required 10'-0" side yard setback for a pool is proposed to be reduced to 7'-6". In the Letter of Intent, the applicant provided the following justification: *"Existing lot width is only 40'-0", the R-C district requires 75'-0" minimum. The existing lot area is only 6,000 S.F., the R-C district*

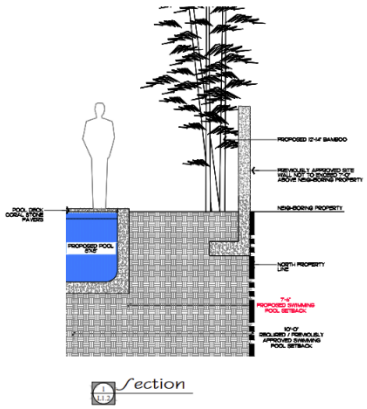
requires 10,000 S.F. minimum. A functioning swimming pool meeting required setbacks would be mostly in the shade during winter months due to minimum landscape privacy buffer requirements along the south property line."

Code Section	Required	Proposed	Variance
Variance #1: Sec. 134-1757	10'-0" Side (North) Yard Setback for Pool	7'-6" Side (North) Yard Setback for Pool	**2'-6"**

Variance Diagrams.







CONCLUSION:

As an HSB project, the proposed changes must meet the Secretary of the Interior's Standards for Rehabilitation and Sec. 18-306, Sec. 54-122, and Sec. 54-123 of the Landmark Preservation Ordinance. Approval of the project will require two (2) motions to be made by the Landmarks Preservation Commission:

1. for the overall design of the project in accordance with the aforementioned criteria, subject to any imposed conditions, and
2. that the implementation of the proposed variance **will** or **will not** cause negative architectural impacts to the subject property.

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

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

WRB: JGM: FHM: ALF

WRB

ENVIRONMENT
DESIGN
GROUP

Land Planning
Landscape Architecture
Landscape Management

April 16, 2026

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

Re: 335 Cocoanut Row
Landscape Architecture
HSB-26-0004 ZON-26-0026

LETTER OF INTENT

Current zoning for the project is R-C Medium Density Residential

Our current proposal, for improvements to the site, does not include any architectural changes to the approved house. We are proposing the following revisions to the previously approved ARCOM plans.

The proposed changes include:

1. Modified Driveway
   - Previously approved paved parking space will be replaced with a stabilized lawn parking space to increase the landscaping in the front yard. (will not be counted as landscape open space)
   - New refuse area on northwest corner of the house.

2. Modified pool garden – Variance Required
   - Stepping stones reduced in size, addition of outdoor shower.
   - Proposed water wall north side of pool
   - Pool shape, size, and setback have been modified.

3. Update site data calculations

Variance Request:

1. 7'-6" swimming pool setback in lieu of the 10'-0" required by code.
   - Justification statement: Existing lot width is only 40'-0", the R-C district requires 75'-0" minimum. The existing lot area is only 6,000 S.F., the R-C district requires 10,000 S.F. minimum. A functioning swimming pool meeting required setbacks would be mostly in the shade during winter months due to minimum landscape privacy buffer requirements along the south property line.

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

* Modifications to pool layout
* Minor modifications to landscape
* Minor modifications to driveway hardscape material

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
335 Cocoanut Row
Palm Beach

F L O R I D A

Final Submittal
LPC Meeting: 07/22/26
HSB-26-0004 (Zon-26-0026)

Sheet Index

Cover Sheet
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L3.0 - Landscape Plan
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L6.0 - Rendered Plan
L6.1 - Elevation Renderings
L6.2 - Elevation Renderings
L7.0 - Construction Staging and Screening
L8.0 Truck Logistics
Survey
Previously Approved Landscape Plan

Design Team/Consultants

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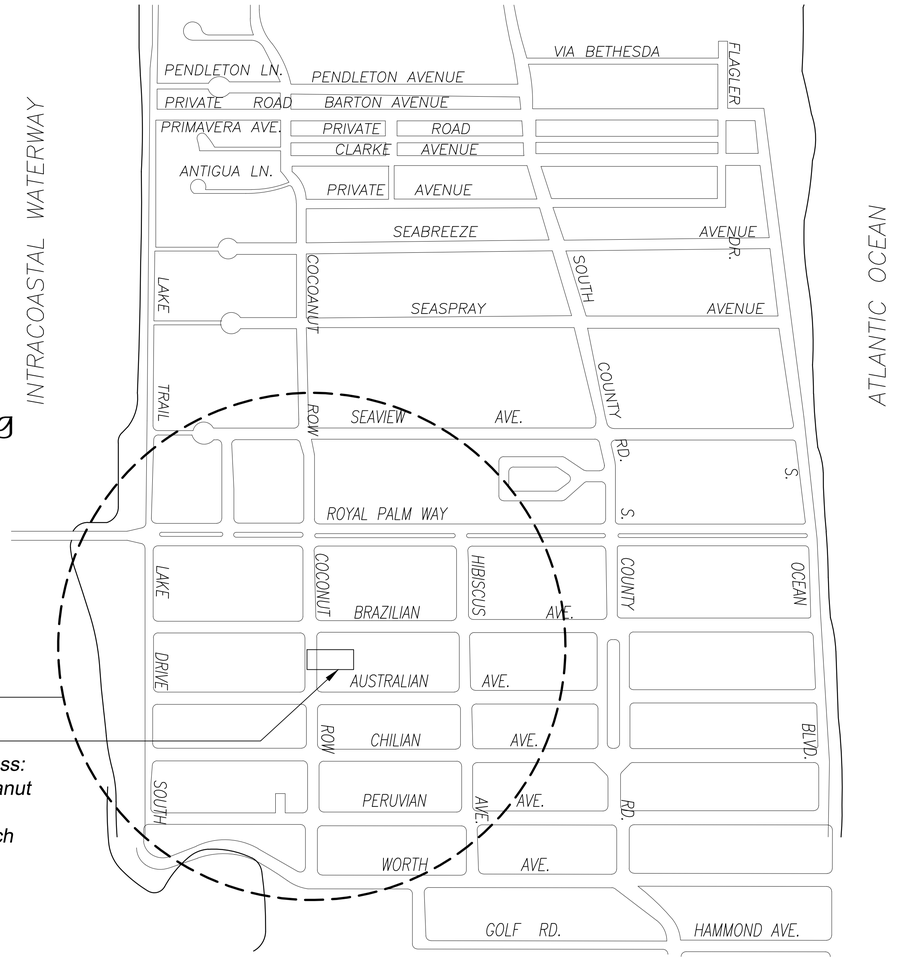
PALM BEACH, FL 33480
561.832.4600
WWW.ENVIRONMENTDESIGNGROUP.COM

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



Landscape Legend

PROPERTY ADDRESS:	335 COCOANUT ROW	
LOT AREA (SQ FT)	6,000 SF	
	REQUIRED	PROPOSED
LANDSCAPE OPEN SPACE (LOS) (SQ FT AND %)	45%	2,150 (35.83%)
LOS TO BE ALTERED (SQ FT AND %)	N/A	N/A
PERIMTETER LOS (%)	50%	64.51%
FRONT YARD LOS (%)	40%	42.8%
NATIVE TREES %	30% (NUMBER OF TREES)	100%
NATIVE SHRUBS & VINES %	30% (NUMBER OF SHRUBS & VINES)	30.13%
NATIVE GROUNDCOVER %	30% (NUMBER OF GROUNDCOVER)	30%

* PREVIOUSLY APPROVED LOS VARIANCE REQUEST: 32.88% (1973 SQFT)

EXISTING WEST SIDE

EXISTING SOUTHWEST CORNER

EXISTING NORTHWEST CORNER

EXISTING SOUTH SIDE

Zon-26-0026
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Existing Conditions Image Sheet

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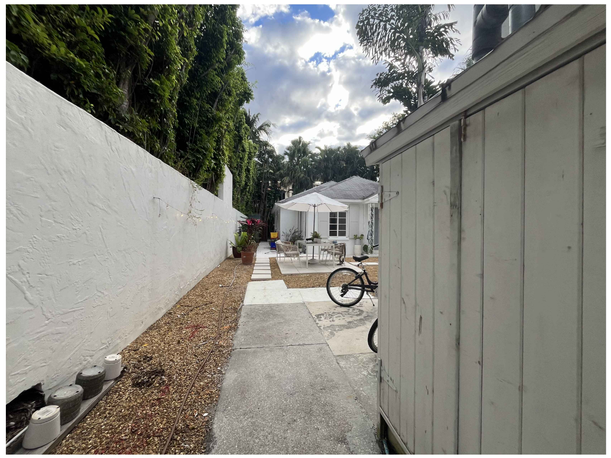
Palm Beach
FLORIDA

JOB NUMBER: # 24200.00 LA
DRAWN BY: Sean Twomey
DATE: 04.16.2026

SHEET L1.0

NORTH WEST CORNER



NORTH BUFFER

NORTH EAST CORNER

EXISTING BACKYARD

EXISTING BACKYARD

EXISTING BACKYARD

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SHEET L1.0

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Scope of Work Image Sheet

COCOANUT ROW

EXISTING CURB

OHW

24" X 32" CORAL STEPPING STONES W/ GROUNDCOVER JOINTS

LANDSCAPE PRIVACY BUFFER
6' HT SCREENING WALL

POOL EQUIPMENT
SCREENING FENCE & GATE
REFER TO ARCHITECTURAL DRAWINGS FOR DETAILS
A/C

24" X 32" CORAL STEPPING STONES W/ GROUNDCOVER JOINTS

FOUNDATION PLANTING

PREVIOUSLY APPROVED POOL SETBACK
10'

24" X 32" CORAL STEPPING STONES W/ GROUNDCOVER JOINTS

ENTRY STEP TO BE CLAD WITH CORAL PAVERS

SCREENING WALL & GATE

LANDSCAPE PRIVACY BUFFER

LAWN

EXISTING SIDEWALK

POOL DECK CORAL STONE PAVERS

POOL 20' X 10'

60 KW GEN

CONCRETE APRON

MOTOR-COURT CORAL STONE PAVERS

ENTRY STEPS

11'-0"

5'-7"

DRIVEWAY BORDER
4" X 8" OLD CHICAGO BRICK PAVERS IN SOLDIER COURSE PATTERN

Approved Site Plan

COCOANUT ROW

EXISTING CURB

OHW

REFUSE AREA

18" X 18" CORAL STEPPING STONES W/ GRAVEL

6' HT SCREENING WALL

POOL EQUIPMENT

A/C

COQUINA STEPPING STONES W. GROUNDCOVER JOINTS VARIETY OF SIZES

CURRENTLY PROPOSED POOL SETBACK
7'-6"

VARIANCE REQUIRED L5.0 FOR DETAILS

COQUINA STEPPING STONES W/ GROUNDCOVER JOINTS VARIETY OF SIZES

ENTRY STEP TO BE CLAD WITH CORAL PAVERS

SCREENING WALL & GATE

LANDSCAPE PRIVACY BUFFER

FENCE & GATE

LAWN

OUTDOOR SHOWER

60 KW GEN

① STABILIZED LAWN FOR ADDITIONAL PARKING

EXISTING SIDEWALK

POOL DECK CORAL STONE PAVERS

② PLUNGE 8' X 8'

OUTDOOR AREA CORAL STONE PAVERS

CONCRETE APRON

MOTOR-COURT CORAL STONE PAVERS

ENTRY STEPS

DRIVEWAY BORDER
4" X 8" OLD CHICAGO BRICK PAVERS IN SOLDIER COURSE PATTERN

Proposed Site Plan

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Hardscape Material

PREVIOUSLY APPROVED CORAL STONE

PROPOSED COQUINA PAVERS

Revisions

① MODIFIED DRIVEWAY
- STABILIZED LAWN TO REPLACE ADDITIONAL PARKING SPACE.
- NEW REFUSE AREA ON NORTH-WEST CORNER OF HOUSE

② MODIFIED POOL GARDEN (POSSIBLE VARIANCE REQUIRED)
- STEPPING STONES BEING REPLACED WITH COQUINA PAVERS.
- POOL SHAPE, SIZE, AND SETBACK HAVE BEEN MODIFIED. SEE SHEET L5.0 FOR PROPOSED VARIANCE DIAGRAM.

③ MINOR CHANGES TO LANDSCAPE SPECIES AND LAYOUT

④ UPDATE SITE DATA CALCULATIONS
- SEE SHEET L4.0 FOR DETAILS.

Site Plan

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

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N
JUN 4PM 39D JUN 9AM 49D
W E
MAR 4PM 27D MAR 9AM 37D
SEPT 4PM 27D SEPT 9AM 37D
DEC 12PM 43D MAR 9AM 21D
MAR 12PM 83D SEPT 12PM 83D
DEC 12PM 47D
S

JOB NUMBER: # 24200.00 LA
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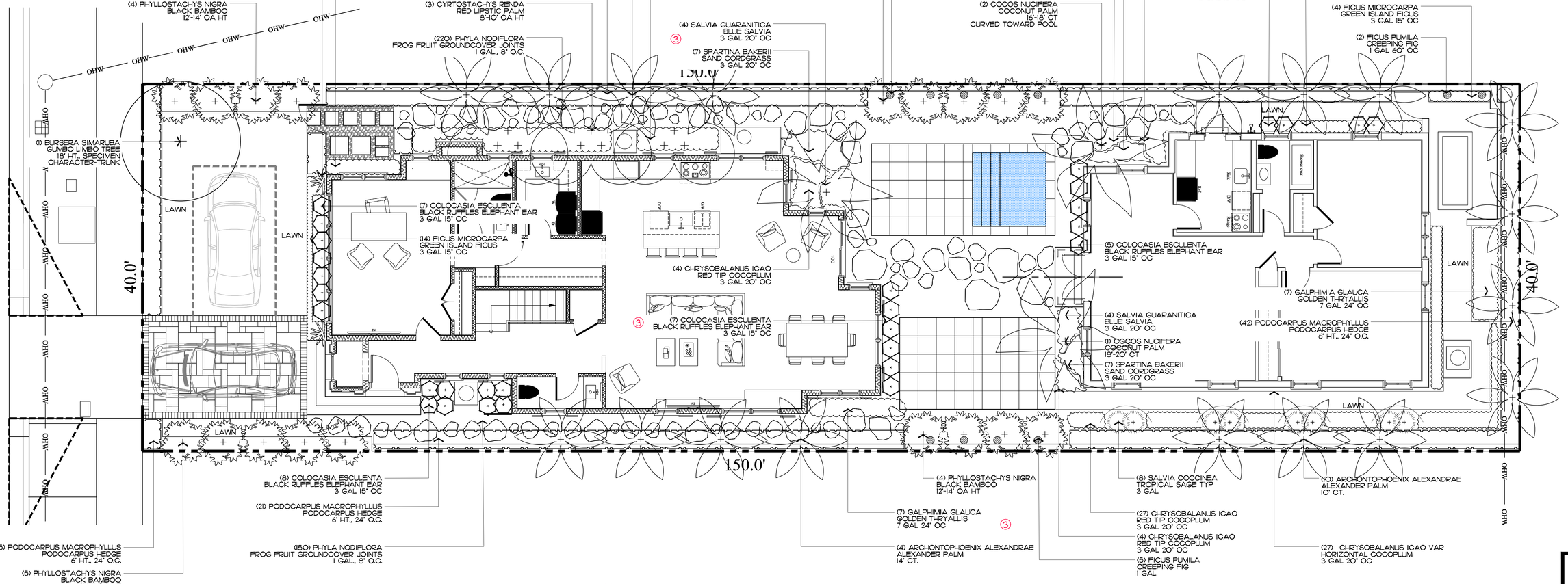
DATE: 04.16.2026

SHEET L2.0



Trees

SYMBOL	PLANT NAME	QTY.	DESCRIPTION	NATIVE
	BURSERA SIMARUBA GUMBO LIMBO TREE	1	18' HT., SPECIMEN CHARACTER TRUNK	YES
	TOTAL:	1		
	NATIVE SPECIES:	1 (100%)		

③ Palms

SYMBOL	PLANT NAME	QTY.	DESCRIPTION	NATIVE
	CYRTOSTACHYS RENDA RED LIPSTIC PALM	3	8'-10' OA HT MATCHING	NO
	ARCHONTOPHOENIX ALEXANDRAE ALEXANDER PALM	10 8	10' CT., MATCHING 14' CT., MATCHING	NO
	COCOS NUCIFERA COCONUT PALM	2 1	16'-18' CT CURVED 18'-20' CT	NO

③ Shrubs & Vines

SYMBOL	PLANT NAME	QTY.	DESCRIPTION	NATIVE
	CHRYSOBALANUS ICACO RED-TIP COCOPLUM	45	3 GAL 20" OC	YES
	COLOCASIA ESCULENTA BLACK ELEPHANT EAR	31	3 GAL 15" OC	NO
	PHYLLOSTACHYS NIGRA BLACK BAMBOO	18	12'-14' OA HT	NO
	PENTALINON LUTEUM WILD ALLAMANDA VINE	2	15 GAL ATTACH TO THE HOUSE	YES
	PODOCARPUS MACROPHYLLUS PODOCARPUS HEDGE	106	6' HT, 24" OC	NO
	GALPHIMIA GLAUCA GOLDEN THRYALLIS	19	7 GAL 24" OC	NO
	FICUS MICROCARPA GREEN ISLAND FICUS	18	3 GAL., 15" O.C.	NO
	SPARTINA BAKERII SAND CORDGRASS	21	7 GAL., 20" O.C.	YES
	SALVIA COCCINEA TROPICAL SAGE	8	3 GAL	YES
	FICUS PUMILA CREEPING FIG	12	1 GAL	NO
	SALVIA GUARANITICA BLUE SALVIA	12	3 GAL 20" OC	YES
	TOTAL:	292		
	NATIVE SPECIES:	88 (30.13%)		

Ground Cover

SYMBOL	PLANT NAME	QTY.	DESCRIPTION	NATIVE
	PHYLA NODIFLORA FROG FRUIT	370	1 GAL, 8" O.C.	YES
	TOTAL:	370		
	NATIVE SPECIES:	370 (100%)		

Lawn & Mulch

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

Revisions

③ MINOR CHANGES TO LANDSCAPE SPECIES

Landscape Plan

SCALE IN FEET 0' 8' 16' 24'

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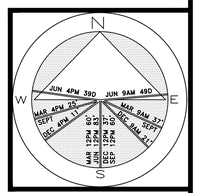

JOB NUMBER: # 24200.00 LA
DRAWN BY: Allison Padilla
DATE: 04.16.2026

SHEET L3.0

64 sf.

AREA IN SQ.FT.

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2026
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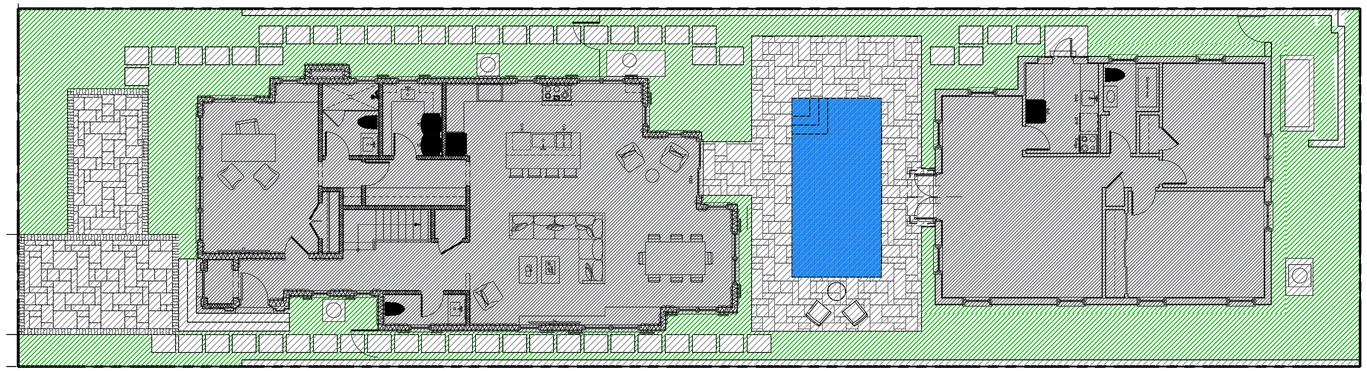
Landscape Legend

	REQ'D / PERMITTED	PREV. APPROVED	PROPOSED ③
LANDSCAPE OPEN SPACE (LOS) (SQ. FT. AND %)	45% MINIMUM 2,700 S.F.	32.88% 1,973 S.F.	35.83% 2,150 S.F.
LOS TO BE ALTERED (SQ. FT. AND %)	N/A	N/A	N/A
PERIMETER LOS (SQ. FT. AND %)	50% 1,350 S.F.	64.88% 1,752 S.F.	64.51% 1,792 S.F.
FRONT YARD LOS (SQ. FT. AND %)	40% MIN. 400 S.F.	40.1% 402 S.F.	42.8% 428 S.F.
NATIVE TREES %	30%	50%	100%
NATIVE SHRUBS & VINES %	30%	41.9%	33.43%
NATIVE GROUNDCOVER %	N/A	N/A	N/A

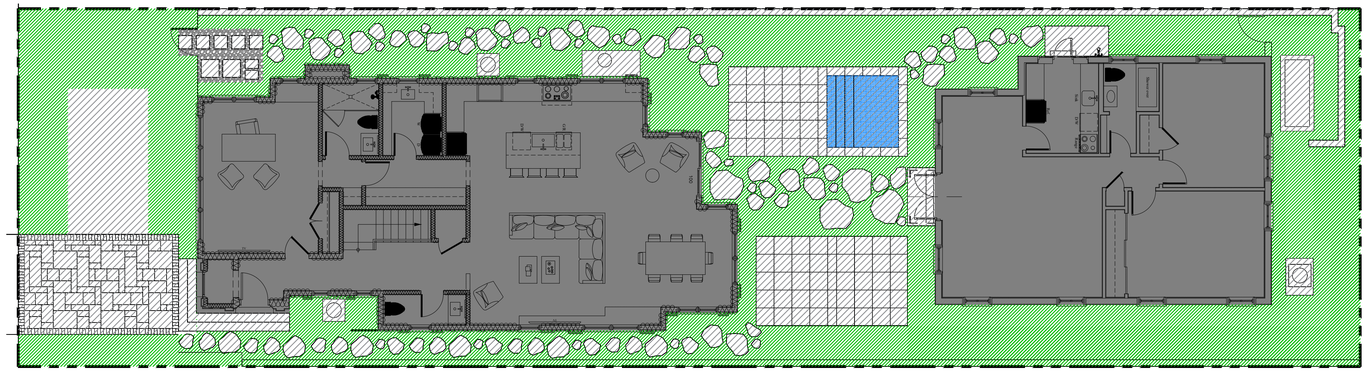
* PROPOSED STABILIZED LAWN PARKING SPACE IS NOT COUNTED TOWARD OPEN SPACE

Legend

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



Previously Approved



Proposed Landscape Open Space

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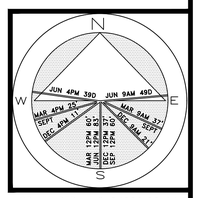

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Jean Twomey
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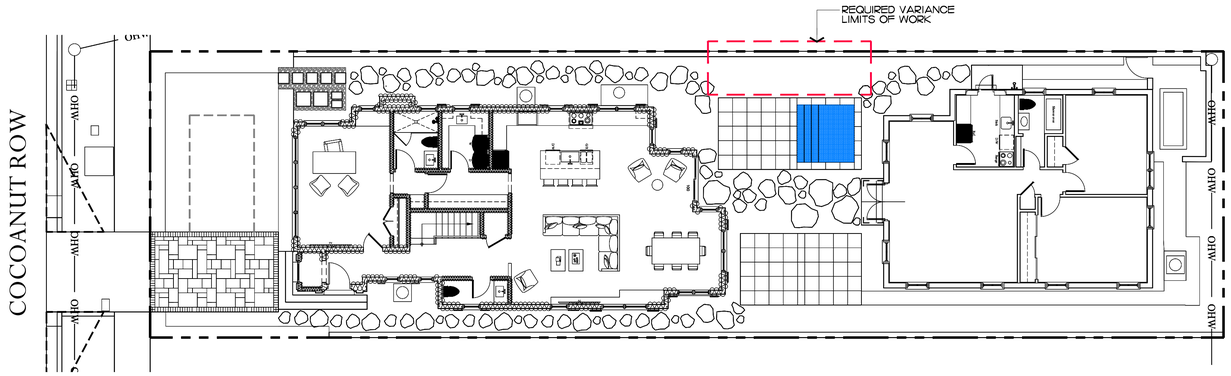
ZON-25-004
HSB-24-0009

Landscape Open Space Calculations

SCALE IN FEET 0' 8' 16' 24'

SHEET L4.0



Variance Request:

7'-6" SWIMMING POOL SETBACK IN LIEU OF THE 10'-0" REQUIRED BY CODE.

Justification Statement:

LOT WIDTH: 40'-0" - FOR SINGLE-FAMILY USES IN THE R-C THE MINIMUM LOT WIDTH IS 75'-0"

LOT AREA: 6,000 S.F. - FOR SINGLE-FAMILY USES IN THE R-C DISTRICT THE MINIMUM LOT SIZE IS 10,000 S.F.

A FUNCTIONING SWIMMING POOL MEETING REQUIRED SETBACKS WOULD BE MOSTLY IN THE SHADE DURING WINTER MONTHS DUE TO MINIMUM LANDSCAPE PRIVACY BUFFER REQUIREMENTS ALONG SOUTH PROPERTY LINE.

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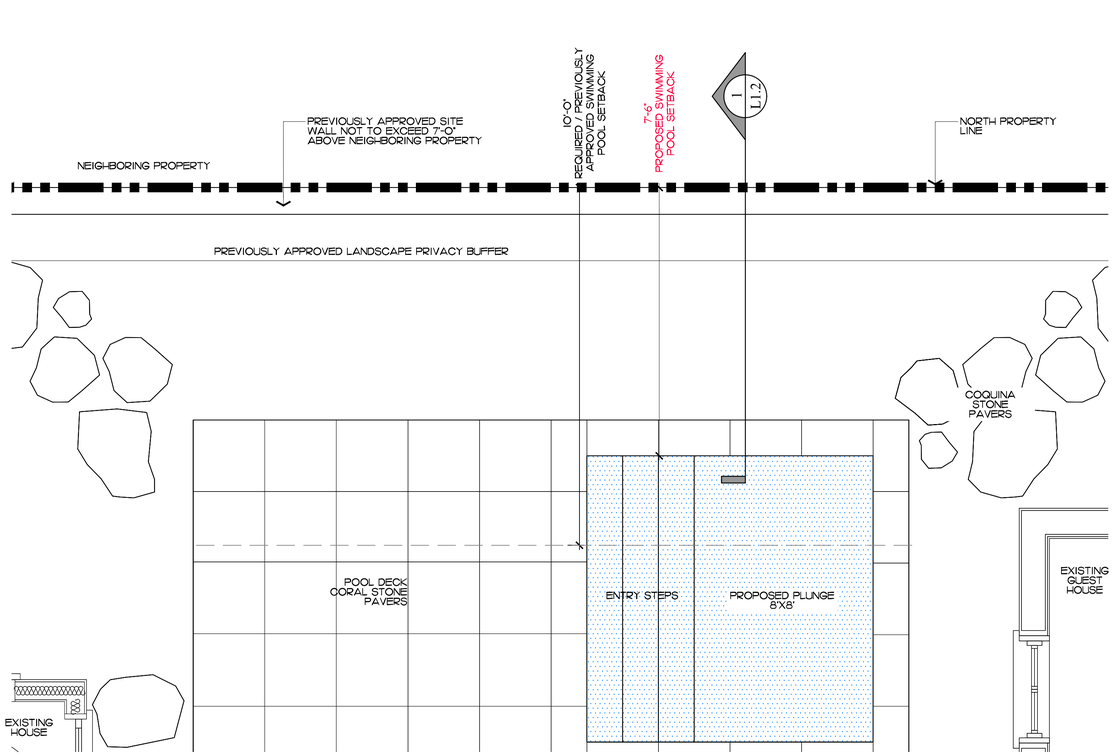
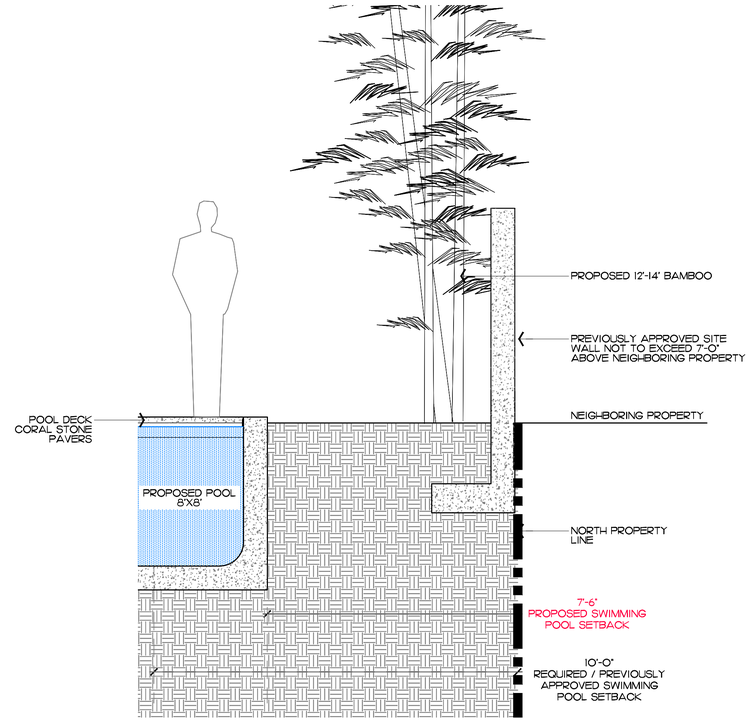
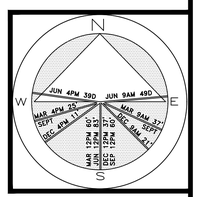


Plan



1 L1.2 Section



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SHEET L5.0

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Variance Request Diagram

SCALE IN FEET 0' 2' 4' 6'

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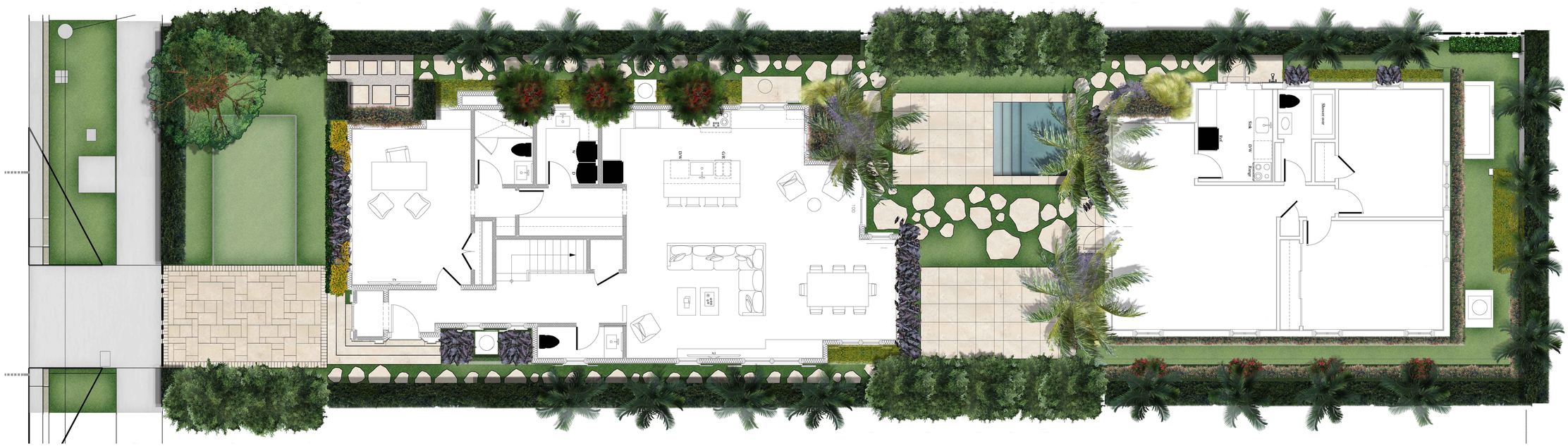

JOB NUMBER: # 24200.00 LA
DRAWN BY: Allison Padilla
DATE: 06.26.2026

SHEET L6.0

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Rendered Site Plan

West Elevation

East Elevation

Zon-26-0026
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Elevation Renderings

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DATE: 06.26.2026

SHEET L6.1

North Elevation

South Elevation

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JOB NUMBER: # 24200.00 LA
DRAWN BY: Alex Bugri
DATE: 06.26.2026

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Elevation Renderings

SHEET L6.2

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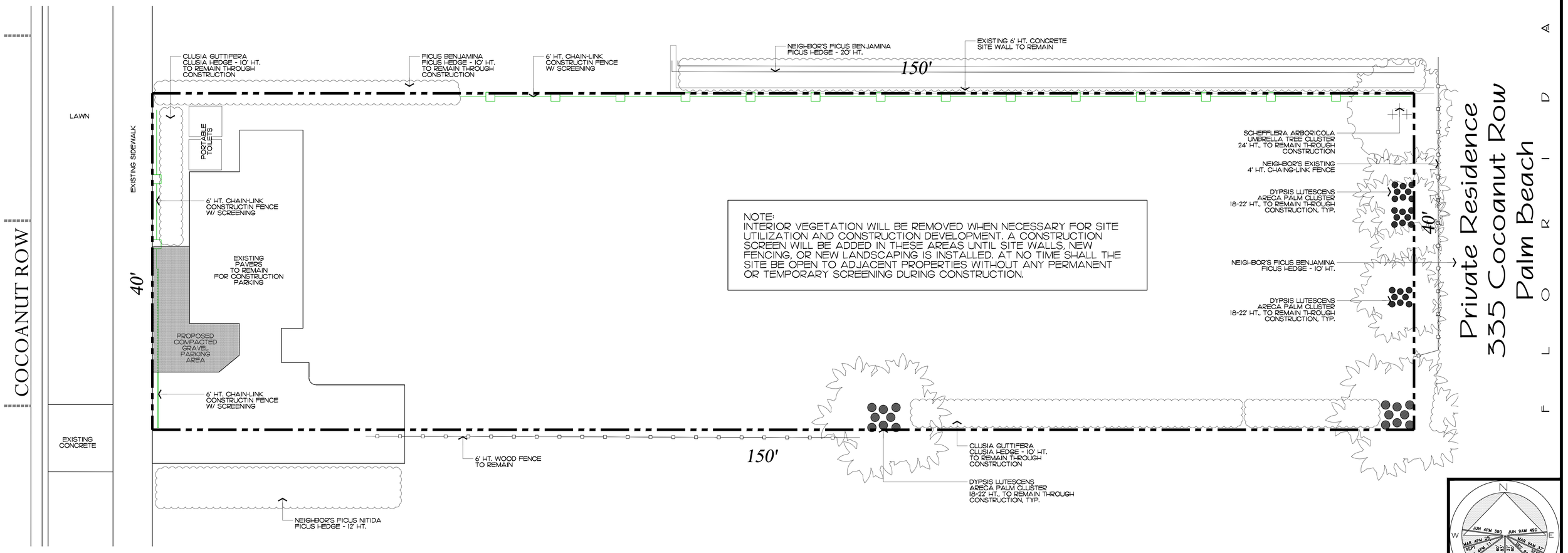
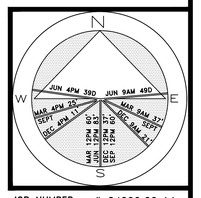


NOTE:
INTERIOR VEGETATION WILL BE REMOVED WHEN NECESSARY FOR SITE UTILIZATION AND CONSTRUCTION DEVELOPMENT. A CONSTRUCTION SCREEN WILL BE ADDED IN THESE AREAS UNTIL SITE WALLS, NEW FENCING, OR NEW LANDSCAPING IS INSTALLED. AT NO TIME SHALL THE SITE BE OPEN TO ADJACENT PROPERTIES WITHOUT ANY PERMANENT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



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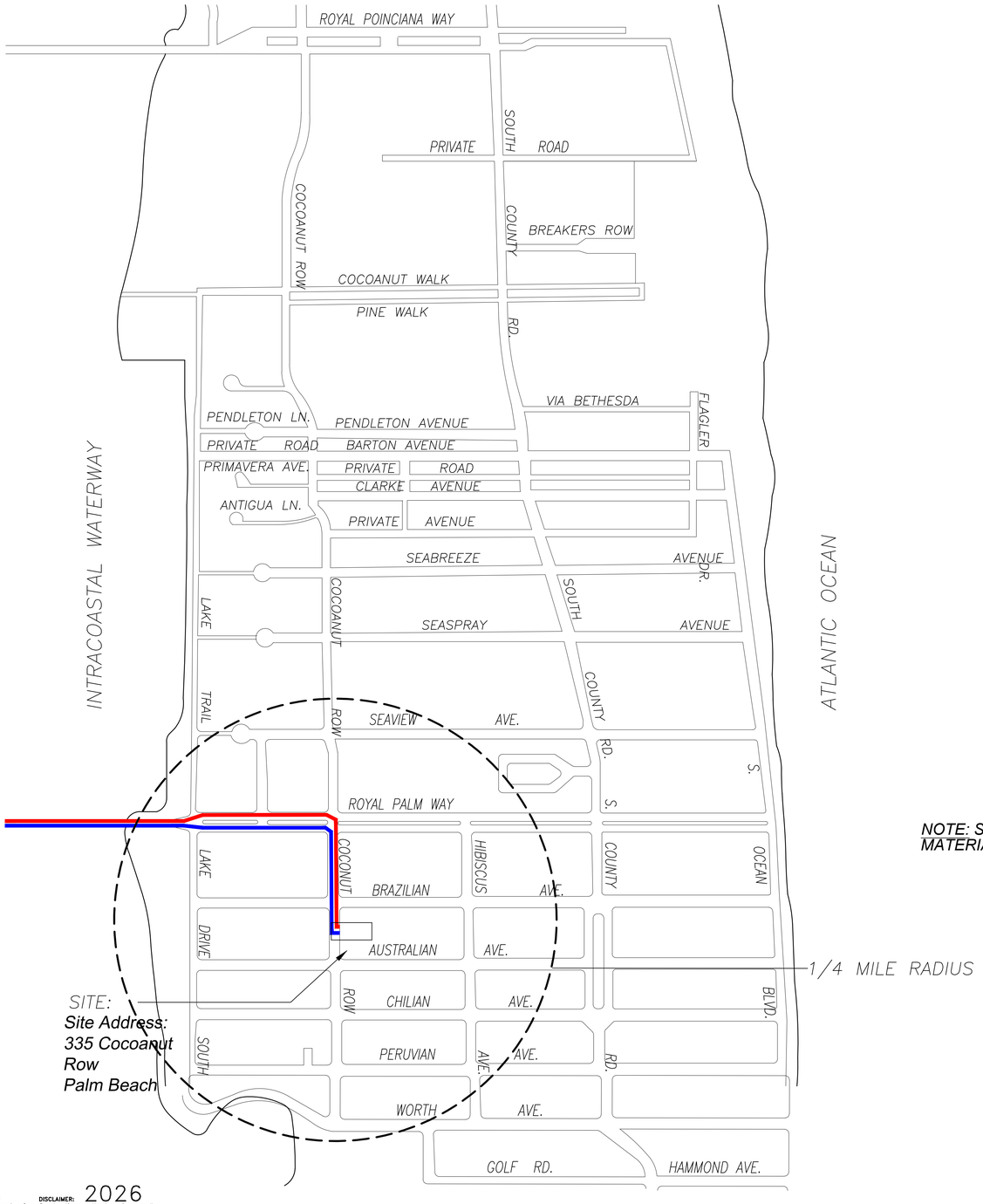
Construction Staging & Screening Plan

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



CONCEPTUAL CONSTRUCTION SCHEDULE	
• JUL 2026 – ARCOM MEETING	
• AUG–SEP 2026 – SUBMIT FOR PERMIT	
• 1 MONTH –SEP 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*

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

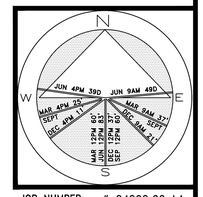
NOTE: SEE SEPARATE "CONSTRUCTION STAGING PLAN" SHEET FOR INFORMATION ON LOCATIONS FOR PARKING, MATERIAL STORAGE, DELIVERIES, DUMPSTER, PORTABLE TOILETS, TIRE CLEANING AREA, SILT FENCE, ETC.

PROPOSED INGRESS TRUCK ROUTE

PROPOSED EGRESS TRUCK ROUTE

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

Private Residence
335 Cocoanut Row
Palm Beach
FLORIDA



JOB NUMBER: # 24200.00 LA
DRAWN BY: Allison Padilla
DATE: 06.26.2026

SHEET L8.0

Zon-26-0026
H/SB-26-0004

Truck Logistics Plan

SCALE: NOT TO SCALE

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

TITLE COMMITMENT REVIEW

CLIENT: N & R 335, LLC		COMMITMENT NO. : OP-25-FL1629-6298586	DATE: 01/23/18			
REVIEWED BY: Craig Wallace		JOB NO. : 21-1107				
B2 ITEM NO.	**DOCUMENT**	**DESCRIPTION**	**AFFECTS AND PLOTTED**	**AFFECTS AND NOT PLOTT-ABLE**	**DOES NOT AFFECT**	**NOT A SURVEY MATTER**
1-7	N/A	Standard Exceptions.				•
8	PB 4, PG 1	Restrictions, reservations, setbacks and easements, if any, as indicated and/or shown on the Plat Royal Park Addition.	•			
8a	ORB 23302, PG 1034	Together with Clerk's Certificate.		•		
9	ORB 16760, PG 1268	Easement recorded.	•			
10	N/A	Standard Exception.				•

N

SCALE: 1"=20'

℄ BRAZILIAN AVENUE
(PUBLIC)

N.W. CORNER BLOCK 3

40'

30'

131.00'

1 BLOCK 3 | 2 BLOCK 3 | 3 BLOCK 3 | 4 BLOCK 3 | 5 BLOCK 3 | 6 BLOCK 3 | 7 BLOCK 3

BENCHMARK:
MAG NAIL AND DISK
EL.=2.16 NAVD

3'x65' EASEMENT AGREEMENT
(O.R.B. 16760, PG. 1268)

(BASIS OF BEARINGS)
N90°00'00"E 150.00'

W.C. 5/8", "W.S.C."
3' W. (TREE AT CORNER)

TOW=9.23

TOW=9.27

CONC. WALL 2.5'N.

CONC. WALL

0.2' WALK ENC.

5' CONC. WALK

CONC. "W.S.C."

O/H

CONC.

A/C

SHED

B.F.P.

ASPHALT

"F" CURB

CURB INLET

WOOD RAMP

COVERED CONC.

#335
2-STORY BUILDING
F.F. EL.=3.34

THRESHOLD EL.=2.68

STEPS

PLANTER

F.F. EL.=2.54

F.F. EL.=2.68

1-STORY BUILDING

6,000 S.F.

4.2' F.F. EL.=3.48

CONC. "W.S.C."

BRICK

WOOD FENCE (TYP.)

COLUMN CORNER 0.8'S.

C.L.F. (TYP.)

C.L.F. 0.9'W.
5/8" "BENCHMARK"

C.L.F. 0.3'W.

N00°00'00"E 40.00'

S00°00'00"E 40.00'

S90°00'00"W 150.00'

COCOANUT ROW ℄ (PUBLIC)

BENCHMARK:
MAG NAIL AND DISK 0.8'S.
EL.=2.20 NAVD

WOOD FENCE & BRICK

REMAINDER OF LOTS 1 THROUGH 6
NOT A PART OF THIS SURVEY

SOUTH LINE OF LOTS 1 THROUGH 6

REVISIONS

06/29/22 TITLE REWIEW M.B. 21-1107.5
05/13/22 SURVEY AND TIE-IN UPDATE (ELEVATIONS NOT UPDATED AT THIS TIME) J.F./M.B. 21-1107.4 PB332/29
02/19/22 SURVEY AND TIE-IN UPDATE J.P./M.B. 21-1107.2 PB329/15

WALLACE SURVEYING CORP. LICENSED BUSINESS # 4569
5553 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 * (561) 640-4551

FIELD:	J.O.	JOB NO.:	21-1107.1	F.B.	PB309 PG. 17 PB310 2
OFFICE:	S.W.	DATE:	04/05/21	DWG. NO.	21-1107
C'K'D:	C.W.	REF:	21-1107.DWG	SHEET	2 OF 2

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335 Coconut Row
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(220) PHYLA NODIFLORA
FROG FRUIT GROUNDCOVER JOINTS
1 GAL., 8" O.C.

(18) SPARTINA BAKERII
SAND CORDGRASS
7 GAL., 24" O.C.

(1) BURSERA SIMARUBA
GUMBO LIMBO TREE
18' HT., SPECIMEN
CHARACTER-TRUNK

(2) BOUGAINVILLEA SPP.
BOUGAINVILLEA VINE
15 GAL., ATTACHED TO HOUSE

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

(14) NEPHROLEPIS BISERRATA
MACHO FERN - 3 GAL., 24" O.C.

(1) COCOS NUCIFERA
COCONUT PALM
VARYING HEIGHTS
CURVED TOWARD POOL

(7) NEPHROLEPIS BISERRATA
MACHO FERN - 3 GAL., 24" O.C.

(5) ARCHONTOPHOENIX ALEXANDRAE
ALEXANDER PALM
14' CT.

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

(3) ADONIDIA MERRILLII
CHRISTMAS PALM
TRIPLE TRUNK 8' CT.

(14) NEPHROLEPIS BISERRATA
MACHO FERN - 3 GAL., 24" O.C.

(14) ALOCASIA SPP.
DWARF ALOCASIA
7 GAL., 24" O.C.

(2) COCOS NUCIFERA
COCONUT PALM - 14' CT.,
CURVED TOWARD POOL

(8) NEPHROLEPIS BISERRATA
MACHO FERN - 3 GAL., 24" O.C.

(1) LIGUSTRUM LUCIDUM
LIGUSTRUM TREE
16' HT., 6' CT.

(4) FICUS PUMILA
CREEPING FIG
1 GAL, 60" OC

(4) RHAPIS EXCELSA
LADY PALM - 15 GAL.

(30) PHYLA NODIFLORA
FROG FRUIT GROUNDCOVER JOINTS
1 GAL., 8" O.C.

(4) RHAPIS EXCELSA
LADY PALM - 15 GAL.

(1) PLUMERA ROSA
PINK FRANGIPANI TREE
12' HT.

(4) NEPHROLEPIS BISERRATA
MACHO FERN - 3 GAL., 24" O.C.

(5) RAVENALA MADAGASCARIENSIS
TRAVELER PALM
18' OA.

(14) CHRYSOBALANUS ICACO
RED-TIP COCOPLUM
6' HT., 36" O.C.

(5) NEPHROLEPIS BISERRATA
MACHO FERN - 3 GAL., 24" O.C.

(10) FICUS PUMILA
CREEPING FIG
1 GAL 60" OC

150.0'

40.0'

20' CT.

16' CT.

14' CT.

LAWN

(3) RHAPIS EXCELSA
LADY PALM - 15 GAL.

(5) MONSTERA DELICIOSA
SWISS CHEESE PLANT
15 GAL.

(10) FICUS MICROCARPA
GREEN ISLAND FICUS
3 GAL., 18" O.C.

(8) FICUS MICROCARPA
GREEN ISLAND FICUS
3 GAL., 18" O.C.

Shower

Toilet

SINK

OHW

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

(1) BURSERA SIMARUBA
GUMBO LIMBO TREE
18' HT., SPECIMEN
CHARACTER-TRUNK

(3) RHAPIS EXCELSA
LADY PALM - 15 GAL.

(2) ADONIDIA MERRILLII
CHRISTMAS PALM
TRIPLE TRUNK 8' CT.

(150) PHYLA NODIFLORA
FROG FRUIT GROUNDCOVER JOINTS
1 GAL., 8" O.C.

(25) FICUS PUMILA
CREEPING FIG
1 GAL 60" OC

(3) RHAPIS EXCELSA
LADY PALM - 15 GAL.

(24) FICUS MICROCARPA
GREEN ISLAND FICUS
3 GAL., 18" O.C.

(4) ALOCASIA SPP.
DWARF ALOCASIA
7 GAL., 24" O.C.

(4) ARCHONTOPHOENIX ALEXANDRAE
ALEXANDER PALM
14' CT.

(14) ALOCASIA SPP.
DWARF ALOCASIA
7 GAL., 24" O.C.

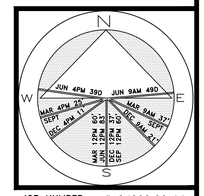
(1) COCOS NUCIFERA
COCONUT PALM - 20' CT.
CURVED TOWARD POOL

(4) RAVENALA MADAGASCARIENSIS
TRAVELER PALM
18' OA.

(10) ARCHONTOPHOENIX ALEXANDRAE
ALEXANDER PALM
10' CT.

(12) PSYCHOTRIA NERVOSA
WILD COFFEE HEDGE - 4" HT., 36" O.C.

(45) NEPHROLEPIS BISERRATA
MACHO FERN - 3 GAL., 24" O.C.



JOB NUMBER: # 24200.00 LA
DRAWN BY: Allison Padilla
DATE: 11.18.2024
07.08.2025

SHEET L4.0

64 sf.

AREA IN SQ.FT.

PREVIOUSLY APPROVED PLANS

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ZON-25-004
HSB-24-0009

Landscape Plan

SCALE IN FEET 0' 8' 16' 24'

Trees

SYMBOL	PLANT NAME	QTY.	DESCRIPTION	NATIVE
	BURSERA SIMARUBA GUMBO LIMBO TREE	2	18' HT., SPECIMEN CHARACTER TRUNK	YES
	LIGUSTRUM JAPONICUM LIGUSTRUM TREE	1	16' HT., 6' CT.	NO
	PLUMERIA ROSA PINK FRANGIPANI TREE	1	12' HT.	NO

TOTAL:	4
NATIVE SPECIES:	2 (50%)

Palms

SYMBOL	PLANT NAME	QTY.	DESCRIPTION	NATIVE
	ADONIDIA MERRILLII ADONIDIA PALM	5	8' CT., TRIPLE-TRUNK MATCHING	NO
	ARCHONTOPHOENIX ALEXANDRAE ALEXANDER PALM	10 9	10' CT., MATCHING 14' CT., MATCHING	NO
	COCOS NUCIFERA COCONUT PALM	6 2	SEE PLAN FOR HEIGHTS	NO
	RAVENALA MADAGASCARIENSIS TRAVELER PALM	9	18 OA.	NO

Groundcovers

SYMBOL	PLANT NAME	QTY.	DESCRIPTION	NATIVE
	PHYLA NODIFLORA FROG FRUIT	400	1 GAL, 6" OC	YES

TOTAL:	400
NATIVE SPECIES:	400 (100%)

Shrubs & Vines

SYMBOL	PLANT NAME	QTY.	DESCRIPTION	NATIVE
	ALOCASIA SPP. DWARF ALOCASIA	32	7 GAL, 24" OC	NO
	CHRYSOBALANUS ICACO RED-TIP COCOPLUM	14	6' HT., 36" O.C.	YES
	MONSTERA DELICIOSA SWISS CHEESE PLANT	5	15 GAL	NO
	NEPHROLEPIS BISERRATA MACHO FERN	83	3 GAL., 24" O.C.	YES
	PSYCHOTRIA NERVOSA WILD COFFEE HEDGE	12	4' HT., 36" O.C.	YES
	PODOCARPUS MACROPHYLLUS PODOCARPUS HEDGE	70	6' HT, 18" OC	NO
	RHAPIS EXCELSA LADY PALM	17	15 GAL.	NO
	FICUS MICROCARPA GREEN ISLAND FICUS	53	3 GAL., 18" O.C.	YES
	SPARTINA BAKERII SAND CORDGRASS	7	7 GAL., 24" O.C.	YES
	BOUGAINVILLEA SPP BOUGAINVILLEA VINE	2	10' HT, ESPALIER TO WALLS	NO
	FICUS PUMILA CREEPING FIG	39	1 GAL 60" O.C.	NO

TOTAL:	341
NATIVE SPECIES:	169 (49%)

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

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Dustin@environmentdesigngroup.com

Private Residence
335 Cocoanut Row
Palm Beach
FLORIDA

JOB NUMBER: # 22008.00 LA
DRAWN BY: Sean Twomey
DATE: 01.31.2025
06.18.2025

SHEET L4.1

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PREVIOUSLY APPROVED PLANS

ZON-25-004
HSPB-24-0009

Landscape Schedule

Historically Significant Building Designation Form
335 Cocoanut Row

Historic Conservation District:	Royal Park Conservation District
Address:	335 Cocoanut Row, Palm Beach, Florida
Date of Construction:	1925
Historic Name:	St. Rachel Apartments
Current Owner:	335 Cocoanut Row Trust & Christine N. Fletcher Trust
Present Use:	Residential
Present Zoning:	R-C Medium Density Residential
Palm Beach County Tax Folio #:	50-43-43-23-05-003-0011
Legal Description:	Royal Park Addition North 40 Feet of South 80 Feet of Lots 1 to 6 INC Block 3

Town of Palm Beach Historic Conservation District Ordinance No. 02-2020 outlines the criteria for designation of a historically significant building and states that the building must be at least 50 years old and meet at least one criterion to justify the designation. Listed below are criteria that relate to this property and the justification for designation:

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

335 Cocoanut Row reflects the broad cultural, economic, and social history of the Town of Palm Beach. The building was constructed in 1925 as a two-unit apartment originally named The Saint Rachel in the Royal Park subdivision, one of Palm

Beach's earliest subdivisions. The development of Royal Park as a residential and commercial subdivision was a tremendous undertaking planned by the Palm Beach Improvement Company which was led by Palm Beach's future town council president Harvey Geer and Palm Beach's first mayor Cap Elisha N. Dimick. When started in 1908 the area was mostly jungle, sand, and muck, and included 160 acres of land from approximate present-day Royal Palm Way south to Worth Avenue, and from the Atlantic Ocean to Lake Worth. 335 Cocoanut Row was built in 1925 at the height of the Palm Beach building boom when there was an influx of northerners coming to Palm Beach to spend the winter season. This building's original address was 333-335 Cocoanut Row, with one apartment on each floor and a garage in the rear. There is also a sister apartment building to the south at 337-339 Cocoanut Row originally named The Saint Rosaline. In c.1939, Sam and Alice Kassatly purchased 335 Cocoanut Row and lived there with their family, likely converting it into a single family dwelling with the address 335 Cocoanut Row. In 1949, the garage was demolished, and a guest house was designed by architect Seymore B. Ralston and constructed by builder J.R. Warbruman in a masonry vernacular style unlike the Mediterranean Revival style main building. Sam and Alice Kassatly were well known and respected businesspeople in Palm Beach. In 1923 they opened their Venice Lace Shop in Palm Beach's Beaux Arts Building. A few years later they changed the name to Kassatly's and moved the shop to Worth Avenue. The shop is still owned by the Kassatly family and is the oldest retail establishment on Worth Avenue, celebrating its 100-year anniversary in 2023. The Kassatly family owned 335 Cocoanut Row for nearly 85 years, selling it to the current owner in 2023.

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

The residence at 335 Cocoanut Row is a good example of Mediterranean Revival style of architecture that had become very popular during Palm Beach's 1920s land and housing boom. It was constructed in the Royal Park subdivision where buildings took design inspiration from some of the grand Mediterranean Revival estates but were built on a smaller scale. The two-story frame building is covered with rough stucco and has a flat roof surrounded by a parapet. Distinctive features of the building include the wide arched porches on the first and second stories covered by a barrel tile roof with overhanging eaves and exposed rafter tails and the one-story entry vestibule with arched openings covered with a barrel tile shed roof. These features and the overall design reflect the builder's interpretation of the Mediterranean Revival style.

TOWN OF PALM BEACH

Information for Landmarks Preservation Commission Meeting on: July 22, 2026

To: Landmarks Preservation Commission

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

From: Planning, Zoning & Building

Re: HSB-26-0006 242 PARK AVE. The applicant, Dr. Rhonda Nasser (Richard Sammons, Fairfax and Sammons, LLC, Representative), has filed an application requesting review and approval of exterior alterations including window and door replacement for the historically significant building. ***[A variance from the floodplain requirement from Chapter 50, Floods, to maintain the existing primary structure at a finished floor elevation below the current FEMA requirement has been requested.]***

Date: 7/15/2026

ATTACHMENTS

- Staff Report
- Letter of Intent
- Plans
- HSB Form

STRATEGIC PLAN

Strategic Priorities:
Community Culture and Character

Strategic Focus Areas:
Quality of Life
Community Preservation

FUNDING

No Fiscal Impact

HSB-26-0006 242 PARK AVE. The applicant, Dr. Rhonda Nasser (Richard Sammons, Fairfax and Sammons, LLC, Representative), has filed an application requesting review and approval of exterior alterations including window and door replacement for the historically significant building.
Note: A variance from the floodplain requirement from Chapter 50, Floods, to maintain the existing primary structure at a finished floor elevation below the current FEMA requirement has been requested.

Applicant: Dr. Rhonda Nasser
Representative: Richard Sammons | Fairfax and Sammons, LLC

HISTORY:
The Town's Historic Conservation Districts and the Historically Significant Building (HSB) program were adopted through Ordinance No. 02-2020 in August 2020. The HSB designation of 242 Park Avenue was completed in May 2026. The property is located within the Flagler Conservation District. As indicated in the designation form: *"242 Park Avenue is a very good example of the Mission Revival style of architecture built during the 1920s Land Boom."*

At the August 28, 2024, ARCOM meeting, ARC-24-0029 was originally reviewed. The Commission deferred the project for one month with direction to explore the reduction of variances and retain the arrangement of fenestration on the street facing front façade. At the September 25, 2024, ARCOM meeting, the Commission approved modifications to the existing residence. Additionally, the Commission found that the implementation of the proposed variances associated with the swimming pool and equipment would not negatively affect the architecture. At the October 9, 2024, TC meeting, three (3) variances were approved.

THE PROJECT:
The applicant has submitted plans, entitled "242 PARK AVE. PALM BEACH, FLORIDA", as prepared by **Fairfax and Sammons, LLC**, uploaded on July 7, 2026.

The following is the scope of work:

- Exterior alterations including window and door replacement
- A variance from the floodplain requirement from Chapter 50, Floods.

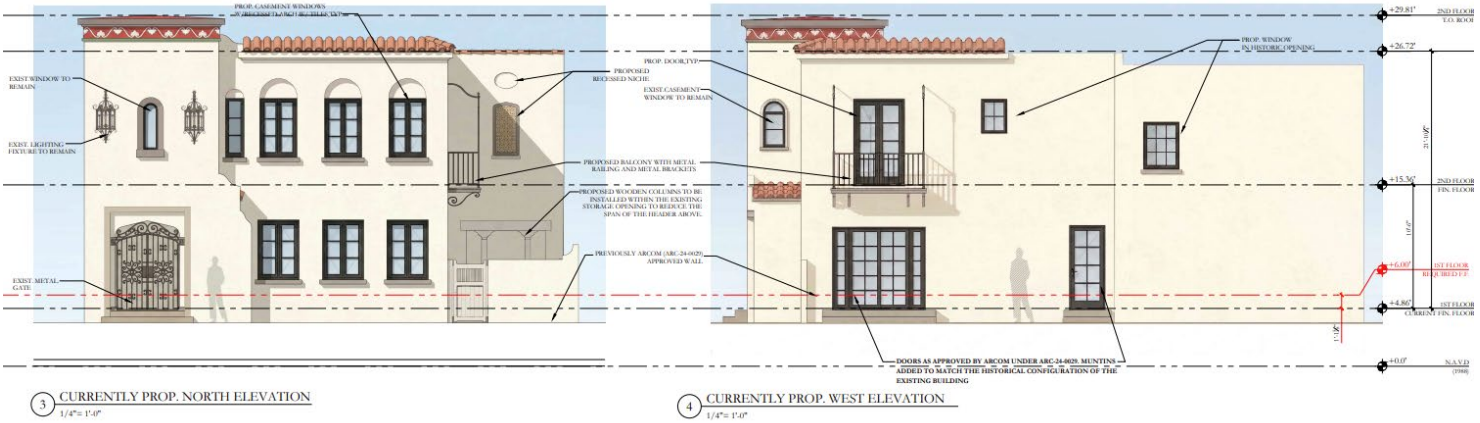
Site Data			
Zoning District	R-C	**Future Land Use**	MULTI-FAMILY-MODERATE
Year of Construction	c. 1920	**Lot Size**	3,500 SF
Flood Zone	AE 6	**Finished Floor Elevation**	Existing: 4.86' NAVD Required: 7' NAVD

Surrounding Properties	
North	253 Park Ave / R-C
South	235 Sunrise Ave (The Pal Beach Hotel Condominium) / C-TS
East	240 Park Ave (Public Park) / R-C
West	248 Park Ave / R-C

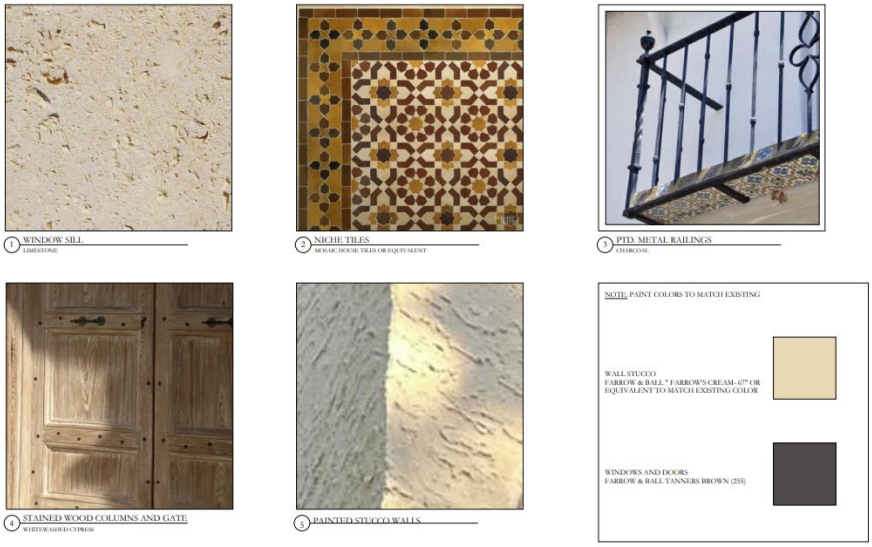
STAFF ANALYSIS:

The application seeks review and approval for exterior alterations including window and door replacement. New casement windows and French doors are proposed within existing openings. Aluminum-framed products with clear glass are proposed to replace the existing non-original windows and doors. On the west façade, a new door leading to a balcony with metal railings is proposed by enlarging an existing window opening. On the north façade, the new second-floor casement windows will feature recessed arches, a new niche is proposed, and new wood column and header detailing will be installed. These exterior alterations are compatible with the Mission Revival structure.

Elevations.



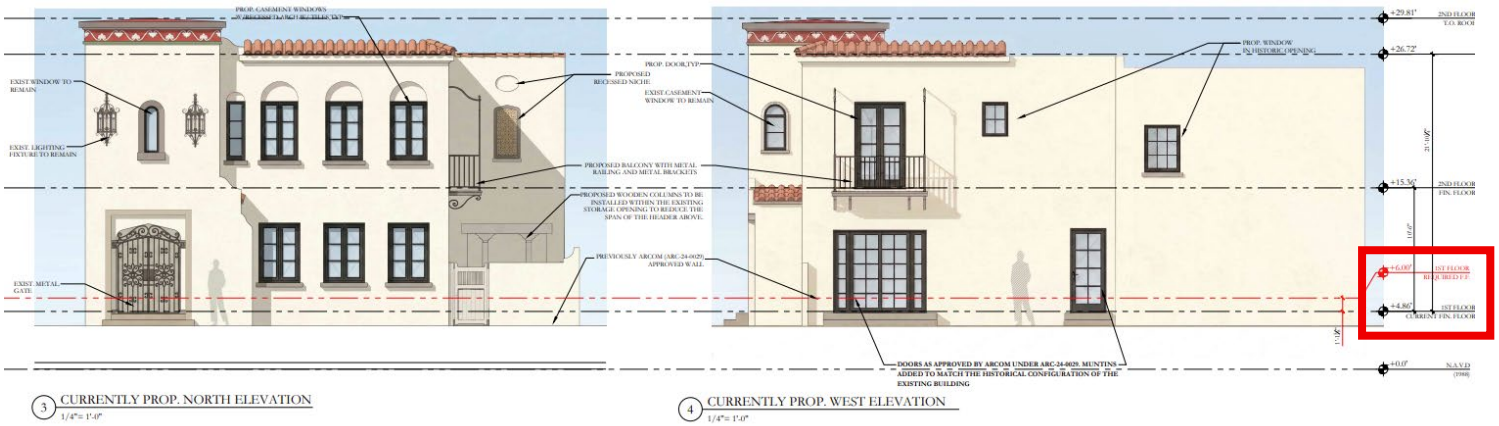
Exterior Finishes.



Floodplain Variance
Due to a substantial improvement, a variance from the floodplain requirement in Chapter 50, Floods, is required to allow the structure to remain at its existing finished floor elevation.

Per Section 50-114: *A variance is authorized to be issued for the repair, improvement, or rehabilitation of a historic building that is determined eligible for the exception to the flood resistant construction requirements of the Florida Building Code, Existing Building, Chapter 12 Historic Buildings,* ***upon a determination that the proposed repair, improvement, or rehabilitation will not preclude the building's continued designation as a historic building and the variance is the minimum necessary to preserve the historic character and design of the building****. If the proposed work precludes the building's continued designation as a historic building, a variance shall not be granted and the building and any repair, improvement, and rehabilitation shall be subject to the requirements of the Florida Building Code*.

The property is located within Flood Zone AE 6, which requires a base flood elevation of 6' (plus 1' freeboard) = 7' NAVD. The floodplain variance would allow the existing structure to be maintained at the current finished floor elevation of 4.86' NAVD.



As an HSB project, the proposed changes must meet the Secretary of the Interior's Standards for Rehabilitation and Sec. 18-306, Sec. 54-122 ,and Sec. 54-123 of the Landmark Preservation Ordinance. Approval of the project will require two (2) motions to be made by the Landmarks Preservation Commission:

1. for the overall design of the project in accordance with the aforementioned criteria, subject to any imposed conditions, and
2. that the implementation of the proposed work and floodplain variance will not preclude the building's continued designation as a historic building.

WRB: JGM: FHM: ALF

WRB

FAIRFAX & SAMMONS
ARCHITECTURE

242 Park Ave. – Palm Beach, FL 33480- Letter of Intent: HSB – 26 - 0006

July 06, 2026

To: ARCOM.
Re: Request for Design Review Approval for Window and Door Modifications
To the Building Department and Members of the Architectural Commission,

Fairfax and Sammons, LLC has assumed the role of Architect of Record for the above-referenced property and permit. This letter sets forth our intent and the refined scope of work for the proposed window and door modifications.
The previous Architect of Record submitted applications for proposed window and door modifications under the above permit. Per Town records, ARCOM approved the pool, the dining-to-pool door, and the associated wall modification; all other remaining window and door changes were denied. As the current Architect of Record, we have refined the scope to align the work with the building's historic character, as set forth below.

The renovations are as follows:
1- New Casement windows matching the existing historic openings and character
2- New doors in the existing historic openings, matching the historic configuration and character.
3- New door in the existing window location on the west facade with a small balcony overlooking the pool.
4- A new niche on the existing blank wall, introduced to restore balance and symmetry to the elevation in keeping with the building's character.
5- A new door opening on the south façade at the rear elevation. the historic drawings indicate a single door on the south façade; the proposed scope widens this opening to accommodate a wider door.

All architectural changes to match the Mediterranean character of the existing residence.
The applicant is requesting a variance for this property. Town Council approval will be needed as part of this application. The proposed work will require the following variance:

VARIANCE #1:
SEC. 50-114: Exception from flood resistant construction requirements of the Florida Building Code, Existing Buildings, Chapter 12 Historic Buildings, as the proposed improvements will not preclude the building's continued designation as a historic building to maintain a ground floor with a finish floor of 4.86' N.A.V.D. in lieu of the 6'-0" N.A.V.D. minimum required — a variance of 1.14'

All work will be performed in accordance with the applicable provisions of the Florida Building Code and the requirements of the Town of Palm Beach. We respectfully submit this refined scope for your review and approval, and we welcome the opportunity to address any questions the Commission or Department may have.

Respectfully submitted,
Richard Franklin Sammons

242 PARK AVE.

PALM BEACH, FLORIDA

SECOND SUBMITTAL

H S B - 2 6 - 0 0 0 6

JULY 06, 2026- REV-1

DRC MEETING DATE: JULY 22, 2026

1 PROPOSED NORTH ELEVATION

1/4"=1'-0"

SCOPE OF WORK:

THE PREVIOUS ARCHITECT OF RECORD SUBMITTED APPLICATIONS FOR A PROPOSED WINDOW AND DOOR MODIFICATIONS UNDER THE PERMIT B-23-01087/(EMERGENCY). PER TOWN RECORDS, ARCOM APPROVED THE POOL , THE DINING-TO-POOL DOOR, AND THE ASSOCIATED WALL MODIFICATION. ALL OTHER REMAINING WINDOW & DOOR CHANGES WERE DENIED.

THE CURRENT ARCHITECT OF RECORD, FAIRFAX AND SAMMONS, LLC, ASSUMES THIS PERMIT WITH THE FOLLOWING REFINED SCOPE:

1- NEW CASEMENT WINDOWS MATCHING THE EXISTING HISTORIC OPENINGS AND CONFIGURATION

2- NEW DOORS IN THE EXISTING HISTORIC OPENINGS, MATCHING THE HISTORIC CONFIGURATION AND CHARACTER.

3- NEW DOOR IN THE EXISTING WINDOW LOCATION ON THE WEST FACADE WITH A SMALL BALCONY OVERLOOKING THE POOL.

4- A NEW NICHE ON THE EXISTING BLANK WALL, INTRODUCED TO RESTORE BALANCE AND SYMMETRY TO THE ELEVATION IN KEEPING WITH THE BUILDING'S CHARACTER.

5- A NEW DOOR OPENING ON THE SOUTH FAÇADE AT THE REAR ELEVATION. THE HISTORIC DRAWINGS INDICATE A SINGLE DOOR ON THE SOUTH FAÇADE; THE PROPOSED SCOPE WIDENS THIS OPENING TO ACCOMMODATE A WIDER DOOR.

CODES AND STANDARDS:

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

LEGAL DESCRIPTION:

DESCRIPTION: LOT 42, BUNGALOW PARK, AN ADDITION TO THE TOWN OF PALM BEACH, FLORIDA, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 7, PAGE 26, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

DOCUMENT ISSUE:	DWG# A-000	TITLE: Cover Sheet & Index	SITE CONDITIONS: GENERAL Location Vicinity Map & Site Plan	Historical Drawings	Existing Conditions Photographs	Prop. Prop & Currently Prop./ First Floor Plan	Prev. Prop& Currently Prop. Second Floor Plan	Prev. Prop. & Currently Prop. Elevations	Prev. Prop. & Currently Prop. Elevations	DETAILS Material & Finish	MISCELLANEOUS Truck Logistics Plan & Rough Construc. Sched	Construction Screening Plan	T-1	CS-1	SURVEY Boundary Survey	ISSUED TO:
05/06/26 D.R.C. PRE-APP SUBMITTAL	●	●				●	●	●	●						●	TOWN OF PALM BEACH
05/28/26 D.R.C. FIRST SUBMITTAL	●	●				●	●	●	●						●	TOWN OF PALM BEACH
06/08/26 D.R.C. SECOND SUBMITTAL	●	●	●	●	●	●	●	●	●				●	●	●	TOWN OF PALM BEACH
06/29/26 D.R.C. FINAL SUBMITTAL	●	●	●	●	●	●	●	●	●	●			●	●	●	TOWN OF PALM BEACH

ARCHITECT

FAIRFAX & SAMMONS ARCHITECTS

189 BRADLEY PLACE,
PALM BEACH, FL 33480
561-805-8591

D.R.C. SECOND SUBMITTAL	06/08/2026
D.R.C. FIRST SUBMITTAL	05/28/2026
D.R.C. PRE-APP SUBMITTAL	05/09/2026

242
PARK AVE.
PALM BEACH, FL 33480

SHEET TITLE

COVER SHEET

DATE	SHEET NO
MAY 06, 2026	A-000
SCALE VARIES	
BY SPB	

FAIRFAX & SAMMONS
NEW YORK – PALM BEACH

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

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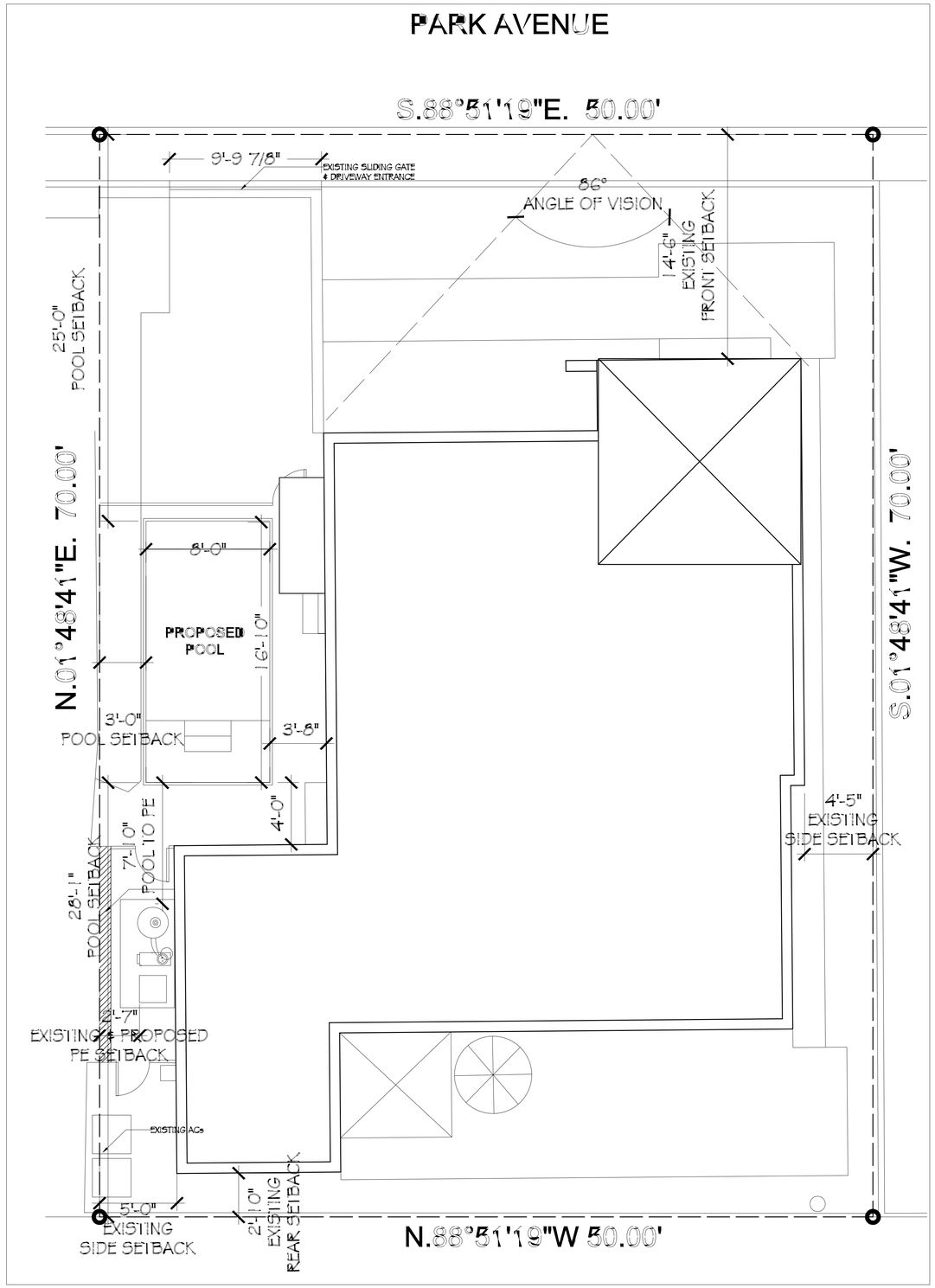
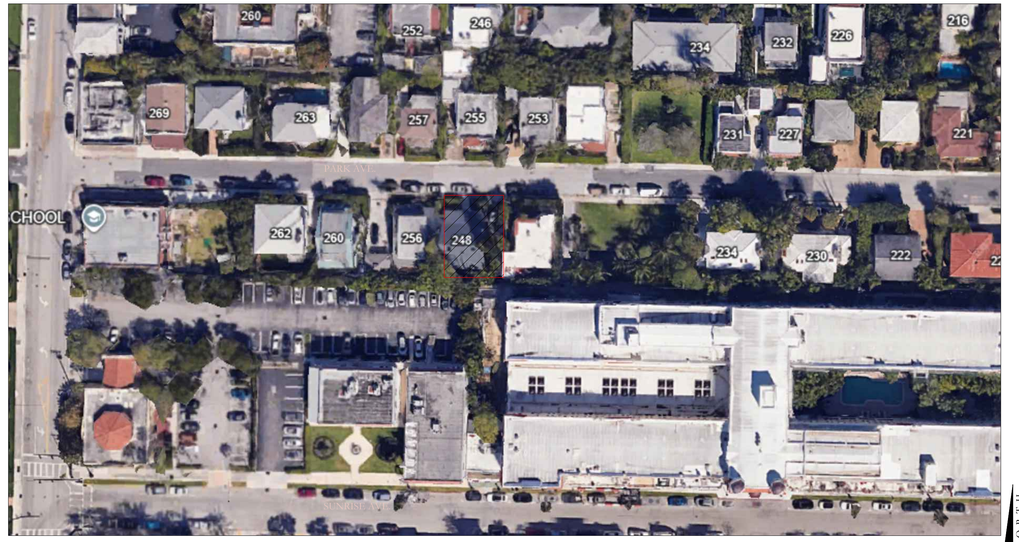


1 SITE PLAN (NO CHANGE)
1/4"= 1'-0"



2 AERIAL MAP
3/32" = 1'-0"

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

Line #	Zoning Legend			
1	Property Address:	242 PARK AVE		
2	Zoning District:	RC		
3	Lot Area (sq. ft.):	3,500 SQ.FT.		
4	Lot Width (W) & Depth (D) (ft.):	50' x 75'		
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' NAVD		
8	Crown of Road (COR) (NAVD)	2.40' NAVD		
9		REQ'D / PERMITTED	EXISTING	PROPOSED
10	Lot Coverage (Sq Ft and %)	1,050.00 SQ.FT. (30.00%)	1,462.00 SQ.FT. (41.77%)	1,462.00 SQ.FT. (41.77%)
11	Enclosed Square Footage (1st & 2nd fl., Basement, Accs. Structure, etc)	2,100.00 SQ.FT.	2,924.00 SQ.FT.	2,924.00 SQ.FT.
12	*Front Yard Setback (Ft.)	25.00'	14.6'	14.6'
13	* Side Yard Setback (1st Story) (Ft.)	10.00'	NA	NA
14	* Side Yard Setback (2nd Story) (Ft.)	10.00'	4.8' W - 4.7' E	4.8' W - 4.7' E
15	*Rear Yard Setback (Ft.)	15.00'	2.8'	2.8'
16	Angle of Vision (Deg.)	100	86	86
17	Building Height (Ft.)	23.5'	19.83'	19.83'
18	Overall Building Height (Ft.)	31.5'	24.17'	24.17'
19	Cubic Content Ratio (CCR) (R-B ONLY)			
20	** Max. Fill Added to Site (Ft.)	1.23'	NONE	NONE
21	Finished Floor Elev. (FFE)(NAVD)	7.00'	4.86'	4.86'
22	Base Flood Elevation (BFE)(NAVD)	7.00'	4.86'	4.86'
23	Landscape Open Space (LOS) (Sq Ft and %)	1,575.00 SQ.FT. (45.00%)	630.00 SQ.FT. (18.00%)	630.00 SQ.FT. (18.00%)
24	Perimeter LOS (Sq Ft and %)			
25	Front Yard LOS (Sq Ft and %)	NA	NA	NA
26	*** Native Plant Species %	*Please refer to TOPB Landscape Legend.*		

** Indicate each yard area with cardinal direction (N,S,E,W)*
*** Difference of Fin. Floor Elev. (FFE) and highest Crown of Rd (COR) divided by two. (FFE - COR) / 2 = Max. Fill [Sec. 134-1600]*
**** Provide Native plant species info per category as required by Ord. 003-2023 on separate TOPB Landscape Legend*

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

REV 8F 20230626

3 ZONING LEGEND
N.T.S.

D.R.C. SECOND SUBMITTAL	06/08/2026
D.R.C. FIRST SUBMITTAL	05/28/2026
D.R.C. PRE-APP SUBMITTAL	05/09/2026

242 PARK AVE.
PALM BEACH, FL 33480

SHEET TITLE
SITE PLAN, ZONING LEGEND & LOCATION MAP

DATE	SHEET NO
MAY 06, 2026	A-001
SCALE VARIES	
BY SPB	

FAIRFAX & SAMMONS
NEW YORK – PALM BEACH
FAIRFAX, SAMMONS & PARTNERS, LLC.
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FAIRFAXANDSAMMONS.COM
LICENSE NO. AA26000646

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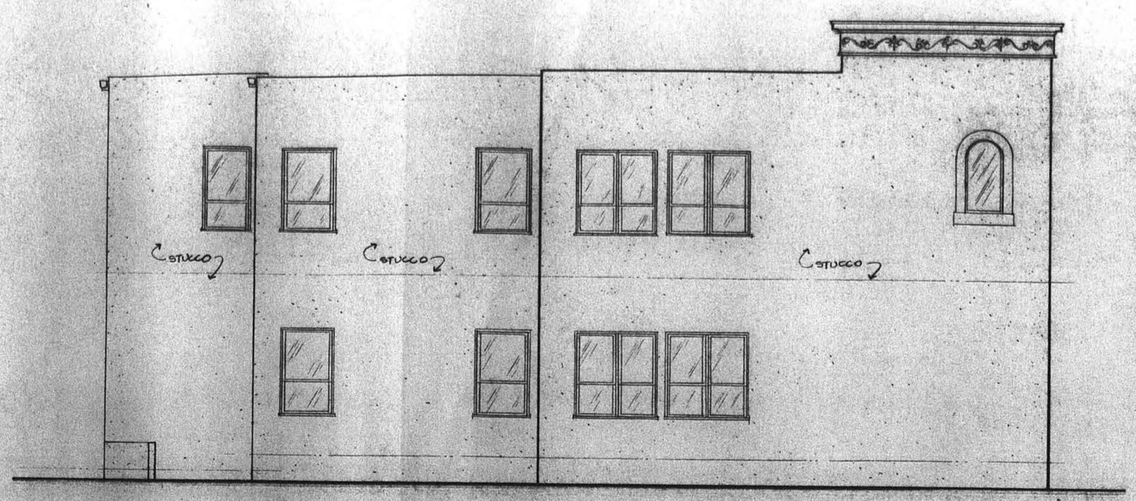
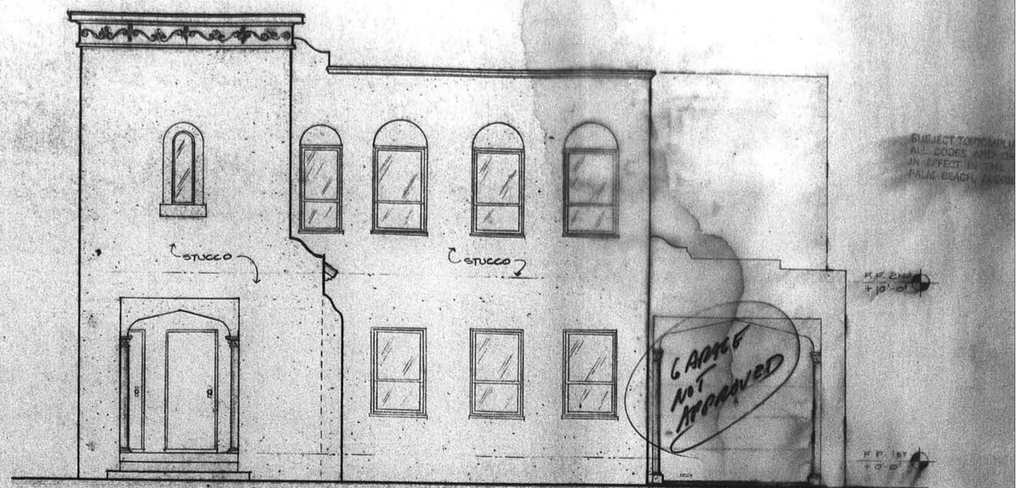


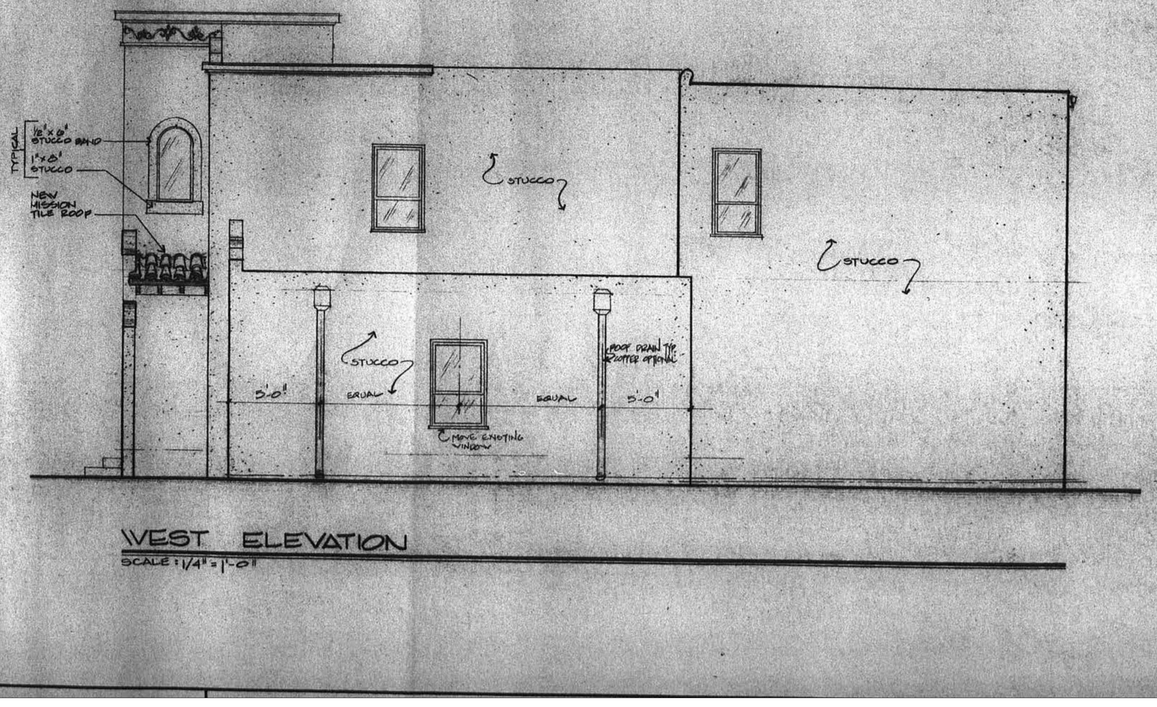
EAST ELEVATION

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



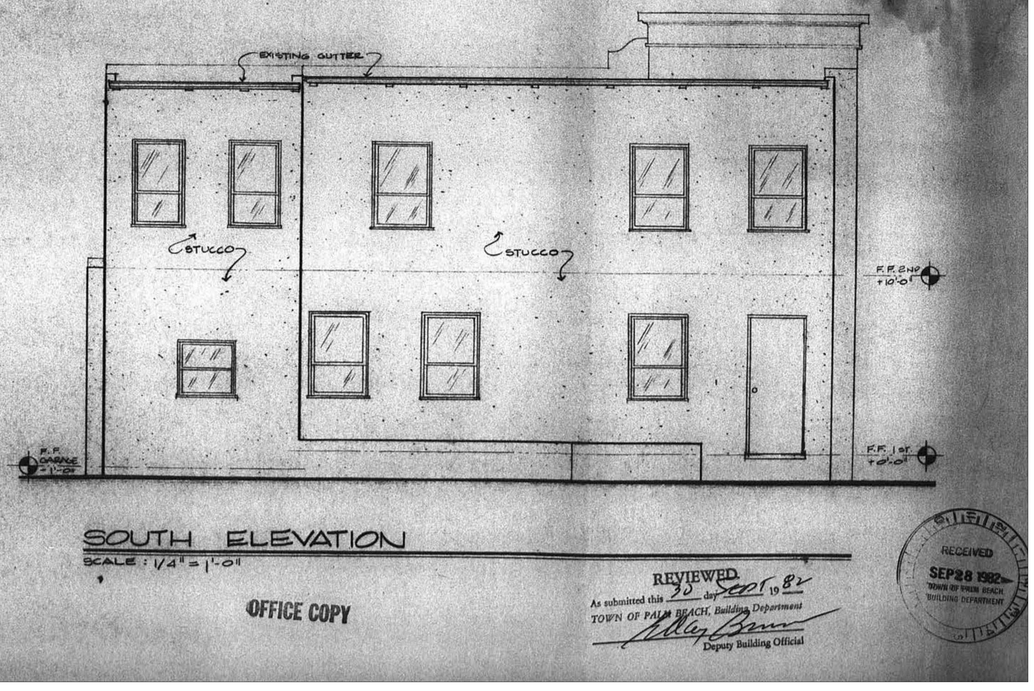
NORTH ELEVATION

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



WEST ELEVATION

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



SOUTH ELEVATION

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

OFFICE COPY

REVIEWED.
As submitted this 30 day of SEPT 19 82
TOWN OF PALM BEACH, Building Department
Deputy Building Official

RECEIVED
SEP 28 1982
TOWN OF PALM BEACH
BUILDING DEPARTMENT

1 HISTORICAL DRAWINGS FROM 1981

1/4"=1'-0"

D.R.C. SECOND SUBMITTAL	06/08/2026
D.R.C. FIRST SUBMITTAL	05/28/2026
D.R.C. PRE-APP SUBMITTAL	05/09/2026

242
PARK AVE.
PALM BEACH, FL 33480

SHEET TITLE
HISTORICAL DRAWINGS

DATE
MAY 06, 2026

SHEET NO
A-002

SCALE
VARIES

BY
SPB

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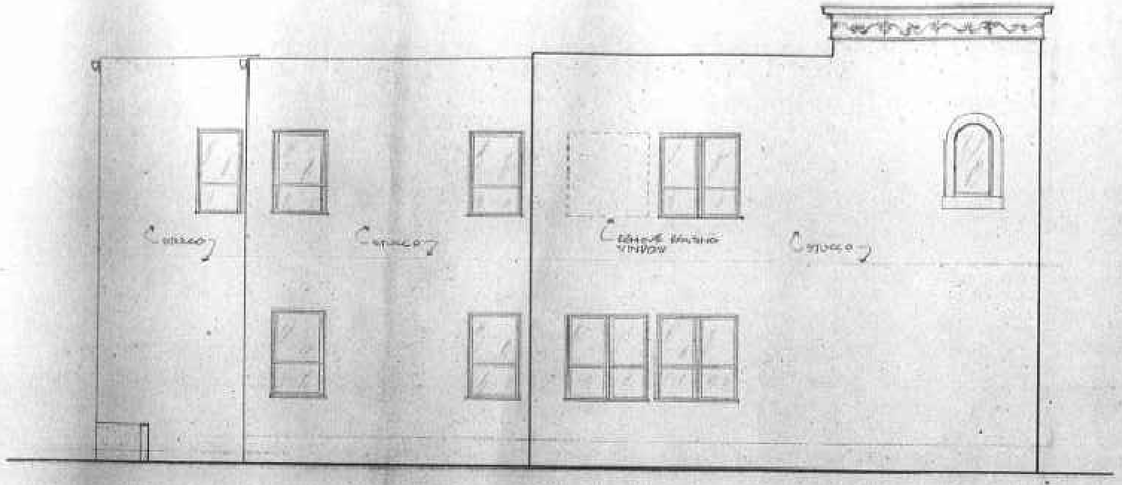
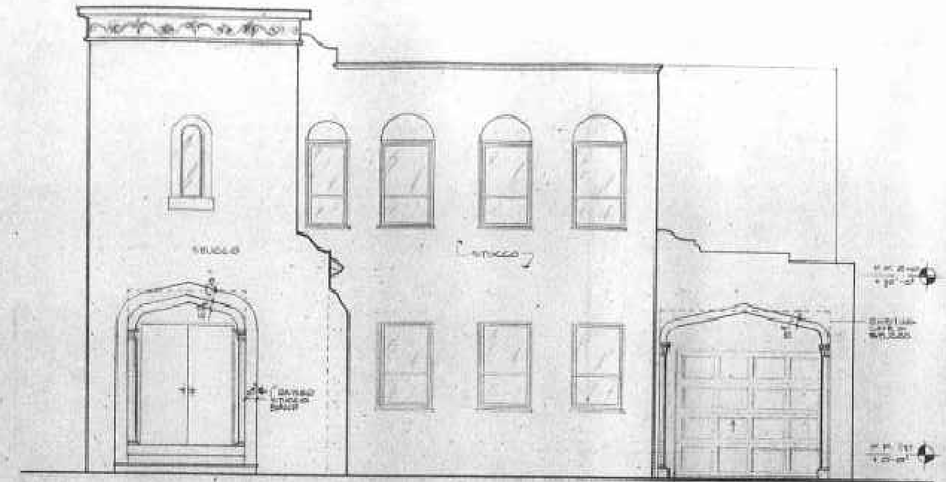


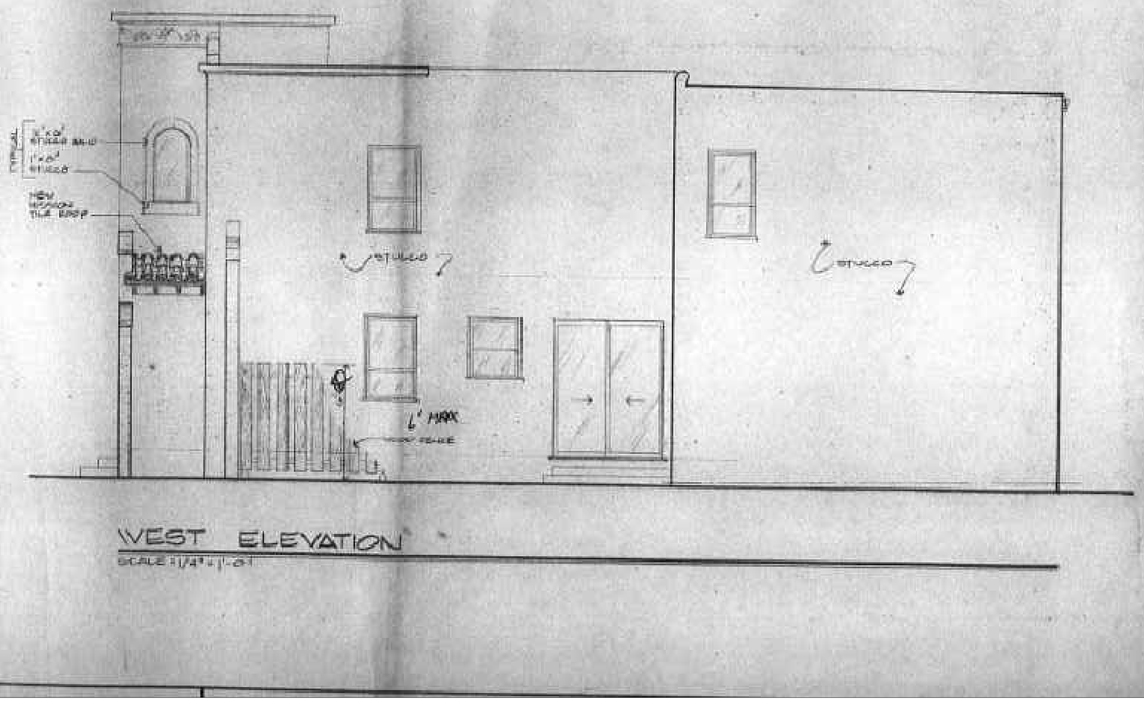
EAST ELEVATION

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



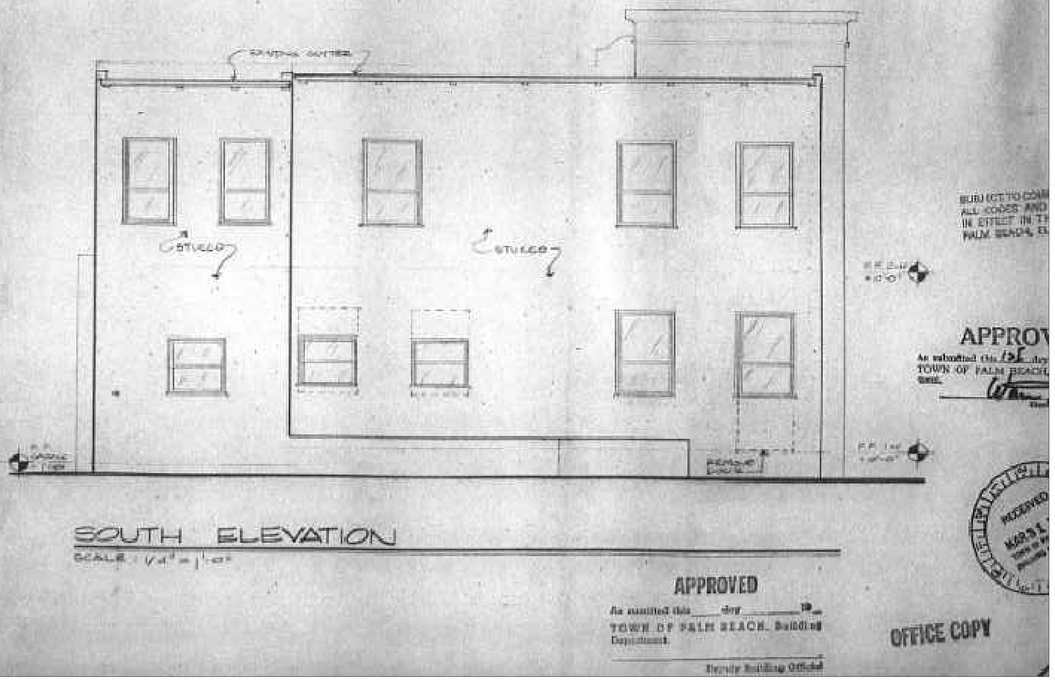
NORTH ELEVATION

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



WEST ELEVATION

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



SOUTH ELEVATION

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

APPROVED

As noted this ____ day ____ 19__

TOWN OF PALM BEACH, Building Department

_____

Deputy Building Official

OFFICE COPY

1 HISTORICAL DRAWINGS FROM 1981

1/4"=1'-0"

D.R.C. SECOND SUBMITTAL	06/08/2026
D.R.C. FIRST SUBMITTAL	05/28/2026
D.R.C. PRE-APP SUBMITTAL	05/09/2026

242
PARK AVE.
PALM BEACH, FL 33480

SHEET TITLE

HISTORICAL DRAWINGS

DATE: MAY 06, 2026	SHEET NO: A-002.1
SCALE: VARIES	
BY: SPB	

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NEW YORK – PALM BEACH

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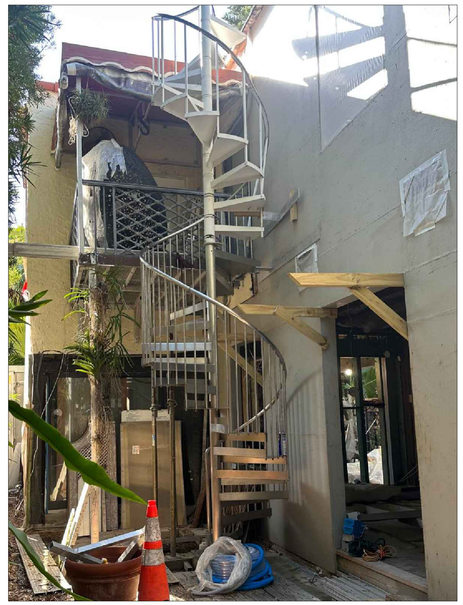

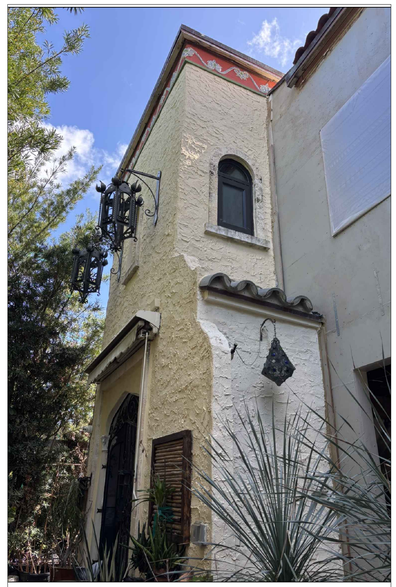

1 EXISTING CONDITION PHOTOGRAPHS

N.T.S.

D.R.C. SECOND SUBMITTAL	06/08/2026
D.R.C. FIRST SUBMITTAL	05/28/2026
D.R.C. PRE-APP SUBMITTAL	05/09/2026

242
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PALM BEACH, FL 33480

SHEET TITLE

EXISTING PHOTOGRAPHS

DATE MAY 06, 2026	**SHEET NO** A-003
SCALE VARIES	
BY	

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214 BRAZILIAN AVENUE, PALM BEACH 33480
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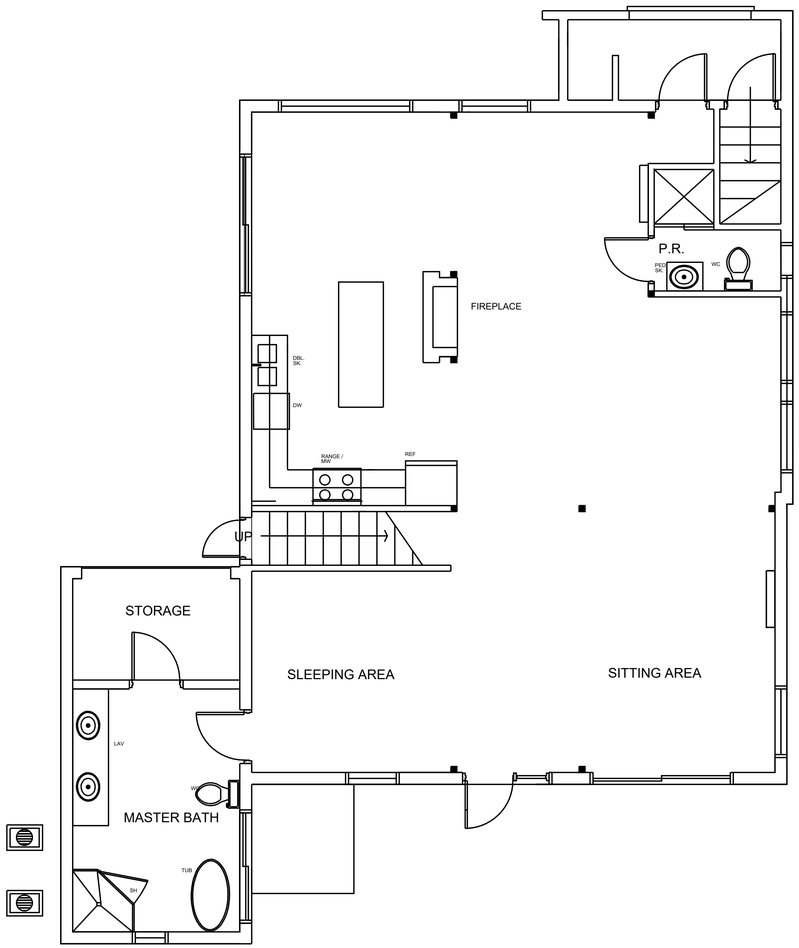
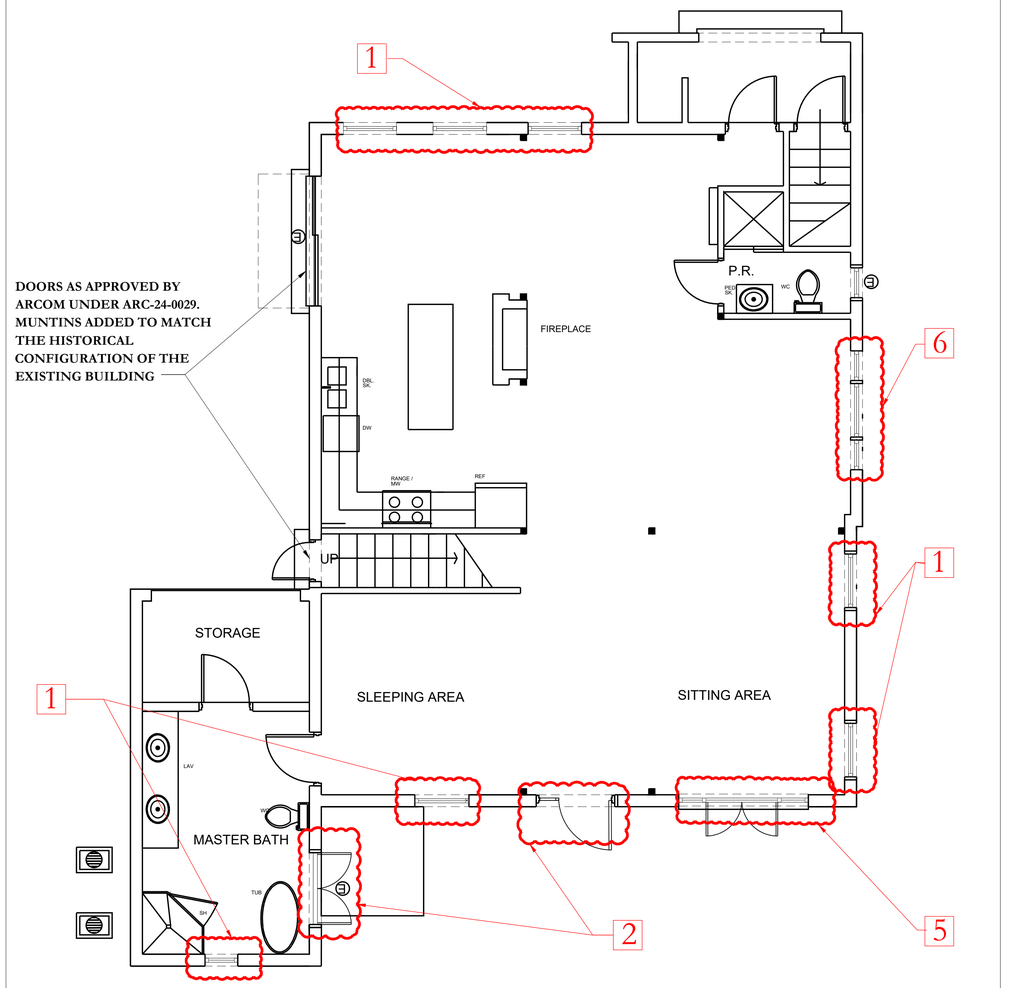


NORTH

1 PREVIOUSLY PROPOSED FIRST FLOOR PLAN
1/4"=1'-0"



NORTH

2 CURRENTLY PROPOSED FIRST FLOOR PLAN
1/4"=1'-0"

1 NEW CASEMENT WINDOWS — HISTORICALLY ACCURATE CONFIGURATION, IN SAME LOCATION AS ORIGINAL HISTORIC BUILDING.

2 NEW DOORS - HISTORICALLY ACCURATE CONFIGURATION, IN SAME LOCATION AS ORIGINAL HISTORIC BUILDING.

5 A NEW DOOR OPENING ON THE SOUTH FAÇADE AT THE REAR ELEVATION. THE HISTORIC DRAWINGS INDICATE A SINGLE DOOR ON THE SOUTH FAÇADE; THE PROPOSED SCOPE WIDENS THIS OPENING TO ACCOMMODATE A WIDER DOOR.

6 NEW CASEMENT WINDOWS FEATURE A HISTORICALLY ACCURATE CONFIGURATION AND ARE SLIGHTLY REPOSITIONED TO IMPROVE COMPOSITION WITH THE EXISTING FACADE.

WINDOW & DOOR SPECIFICATIONS

BRAND: IMEX, CGI, OR EQUIVALENT.
PROFILE: ALUMINUM, FLORIDA APPROVED AND HURRICANE IMPACT-RATED.
GLASS: INSULATED, IMPACT-RESISTANT, CLEAR GLASS
HARDWARE: HURRICANE-RATED, BLACK.
COLOR/FINISH: FARROW & BALL TANNER'S BROWN (#255) OR EQUIVALENT

D.R.C. SECOND SUBMITTAL	06/08/2026
D.R.C. FIRST SUBMITTAL	05/28/2026
D.R.C. PRE-APP SUBMITTAL	05/09/2026

242
PARK AVE.
PALM BEACH, FL 33480

SHEET TITLE
FIRST FLOOR PLAN

DATE
MAY 06, 2026

SHEET NO
A-110

SCALE
1/4"=1'-0"

BY
SPB

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NEW YORK — PALM BEACH
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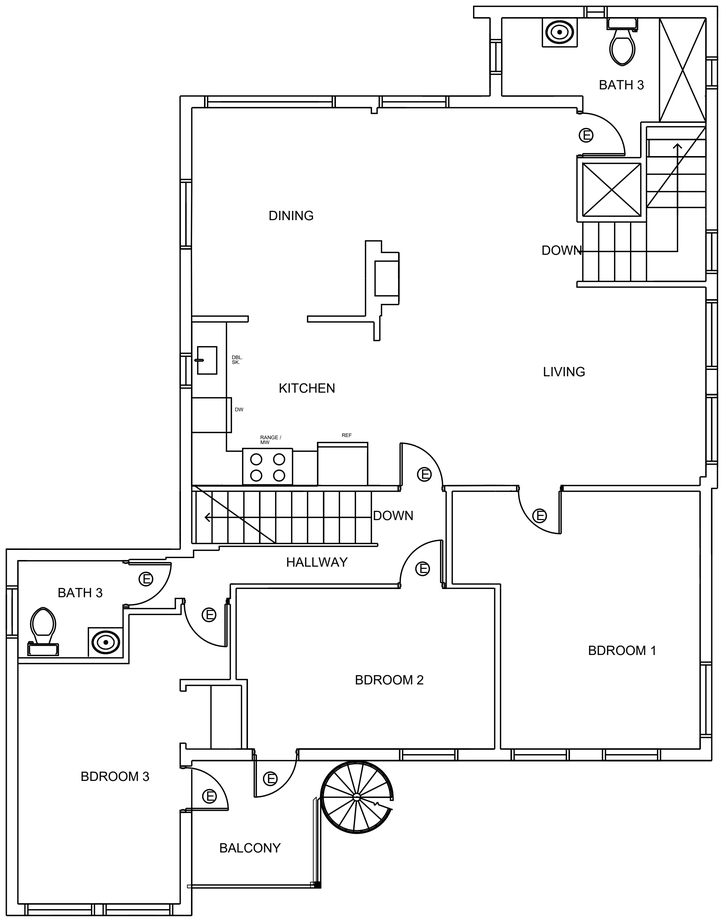
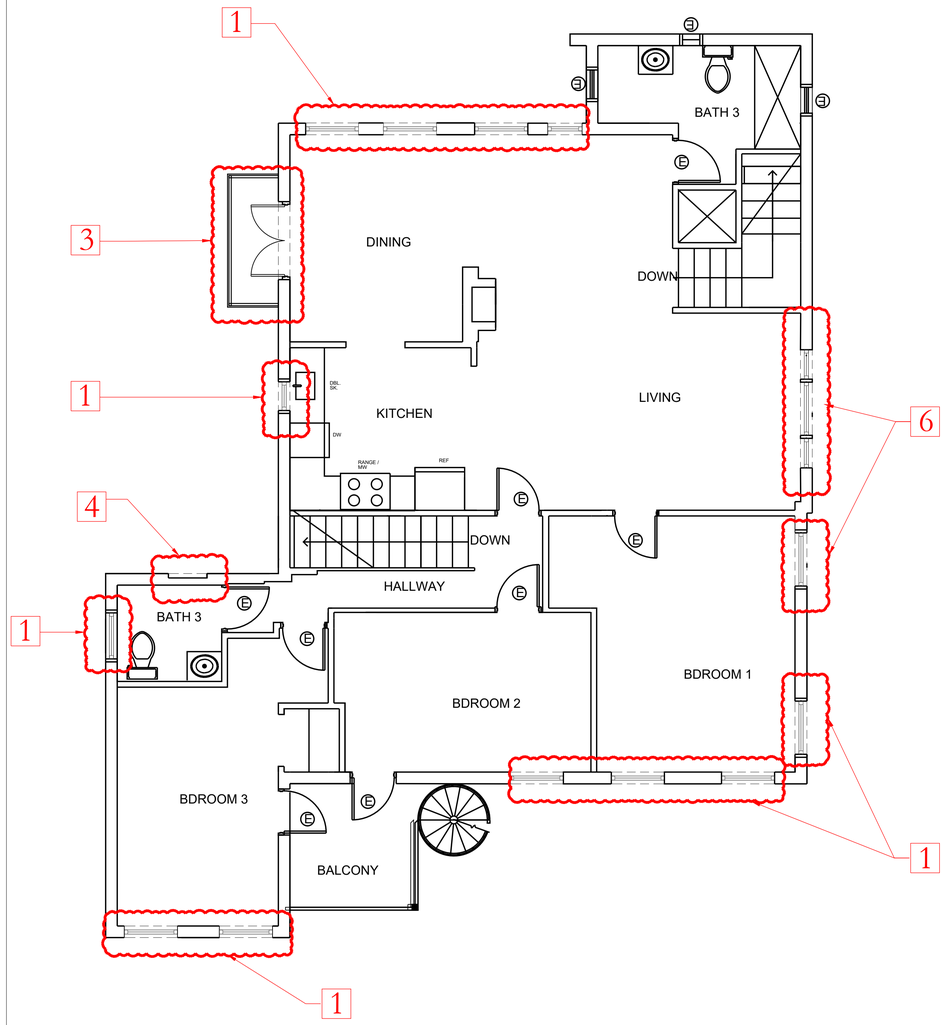


1 PREVIOUSLY PROPOSED SECOND FLOOR PLAN

1/4"=1'-0"

NORTH



2 CURRENTLY PROPOSED SECOND FLOOR PLAN

1/4"=1'-0"

NORTH

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BRAND: IMEX, CGI, OR EQUIVALENT.
PROFILE: ALUMINUM, FLORIDA APPROVED AND HURRICANE IMPACT-RATED.
GLASS: INSULATED, IMPACT-RESISTANT, CLEAR GLASS
HARDWARE: HURRICANE-RATED, BLACK.
COLOR/FINISH: FARROW & BALL TANNER'S BROWN (#255) OR EQUIVALENT

D.R.C. SECOND SUBMITTAL	06/08/2026
D.R.C. FIRST SUBMITTAL	05/28/2026
D.R.C. PRE-APP SUBMITTAL	05/09/2026

242
PARK AVE.
PALM BEACH, FL 33480

SHEET TITLE
SECOND FLOOR PLAN

DATE
MAY 06, 2026

SHEET NO
A-111

SCALE
1/4"=1'-0"

BY
SPB

FAIRFAX & SAMMONS
NEW YORK – PALM BEACH
FAIRFAX, SAMMONS & PARTNERS, LLC.
214 BRAZILIAN AVENUE, PALM BEACH 33480
TELEPHONE (561) 805-8891
FAIRFAXANDSAMMONS.COM
LICENSE NO. AA26000646

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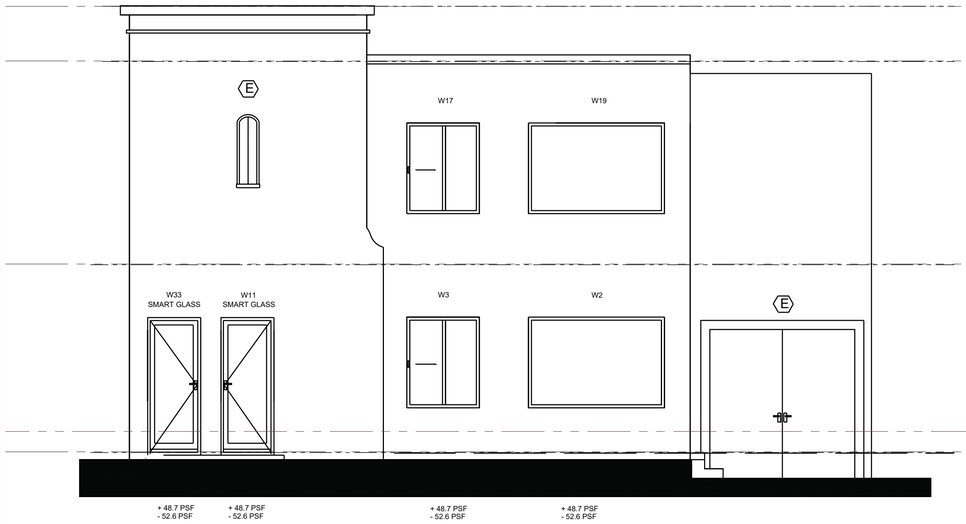
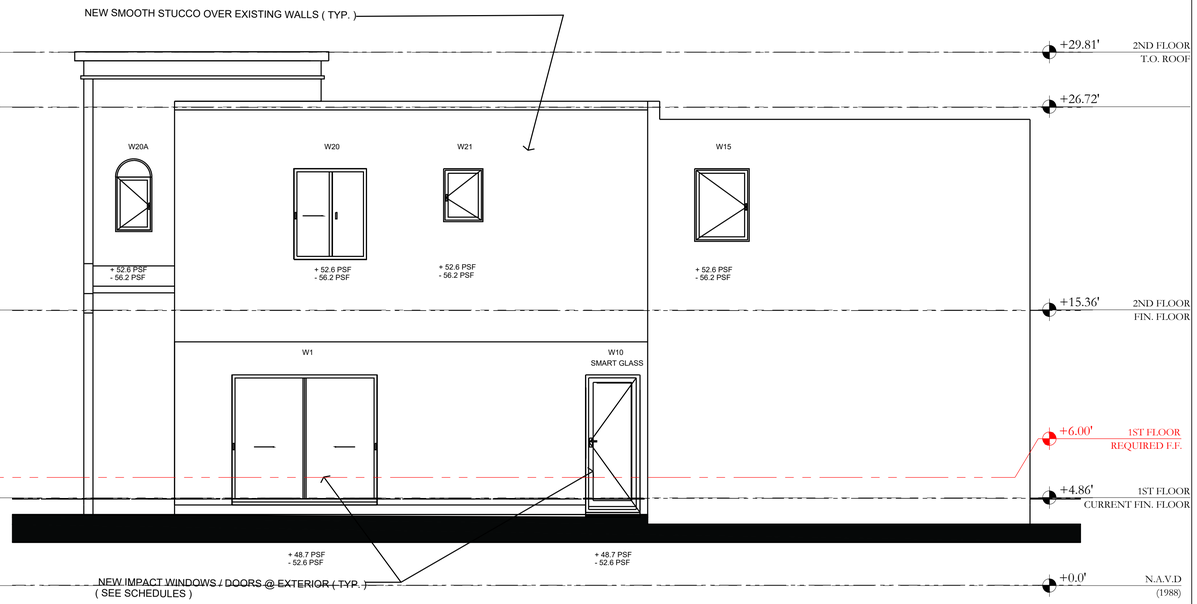


1 PREVIOUSLY PROP. NORTH ELEVATION

1/4"= 1'-0"



2 PREVIOUSLY PROP. WEST ELEVATION

1/4"= 1'-0"

3 CURRENTLY PROP. NORTH ELEVATION

1/4"= 1'-0"

4 CURRENTLY PROP. WEST ELEVATION

1/4"= 1'-0"

D.R.C. SECOND SUBMITTAL	06/08/2026
D.R.C. FIRST SUBMITTAL	05/28/2026
D.R.C. PRE-APP SUBMITTAL	05/09/2026

242 PARK AVE.

PALM BEACH, FL 33480

SHEET TITLE

ELEVATIONS

DATE

MAY 06, 2026

SHEET NO

A-112

SCALE

1/4"=1'-0"

BY

SPB

FAIRFAX & SAMMONS
NEW YORK ~ PALM BEACH

FAIRFAX, SAMMONS & PARTNERS, LLC.
214 BRAZILIAN AVENUE, PALM BEACH 33480
TELEPHONE (561) 805- 5591
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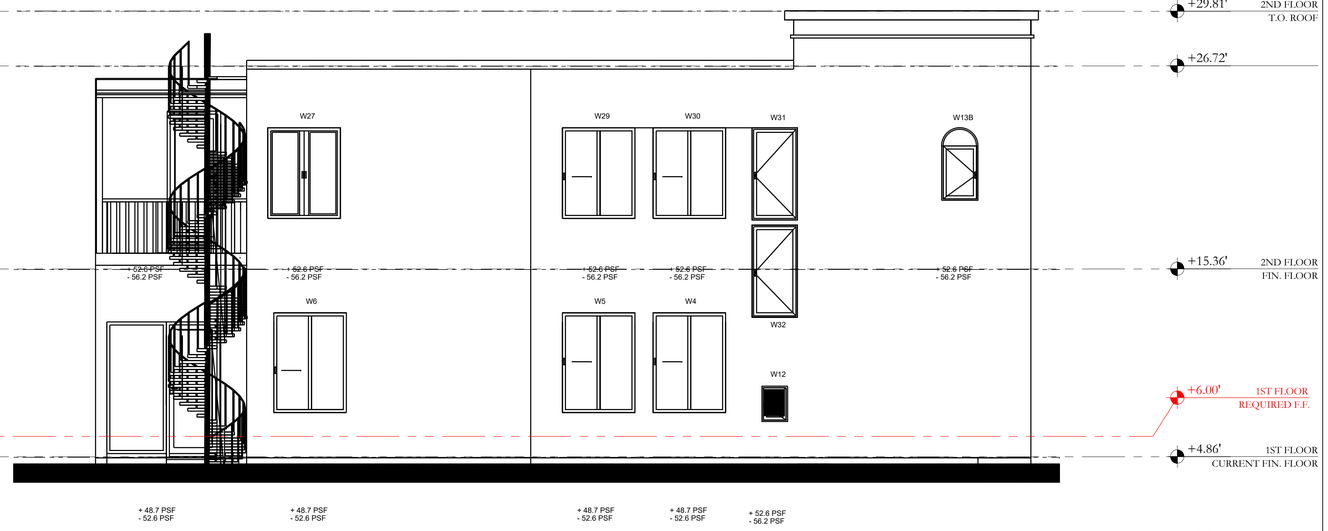
1 PREVIOUSLY PROP. SOUTH ELEVATION

1/4"= 1'-0"

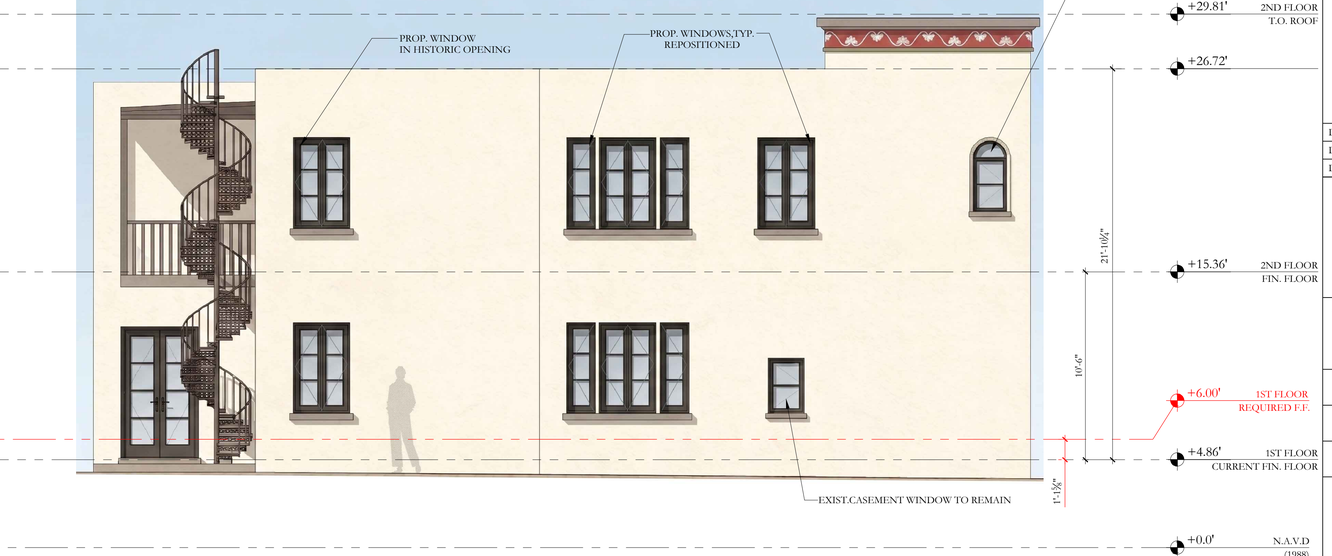


2 PREVIOUSLY PROP. EAST ELEVATION

1/4"= 1'-0"

3 CURRENTLY PROP. SOUTH ELEVATION

1/4"= 1'-0"



4 CURRENTLY PROP. EAST ELEVATION

1/4"= 1'-0"

D.R.C. SECOND SUBMITTAL	06/08/2026
D.R.C. FIRST SUBMITTAL	05/28/2026
D.R.C. PRE-APP SUBMITTAL	05/09/2026

242 PARK AVE.

PALM BEACH, FL 33480

SHEET TITLE

ELEVATIONS

DATE MAY 06, 2026

SCALE 1/4"=1'-0"

BY SPB

SHEET NO A-113

FAIRFAX & SAMMONS
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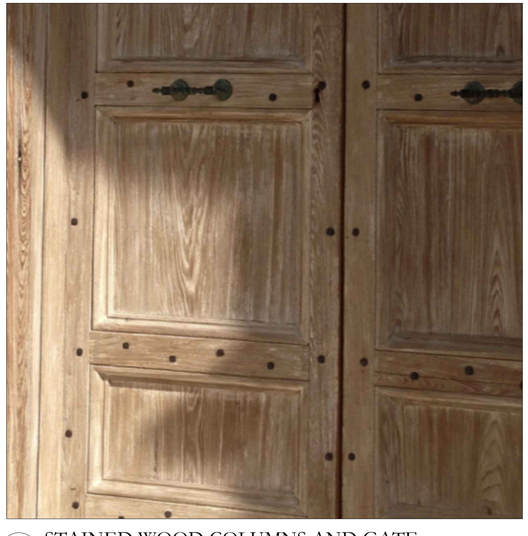
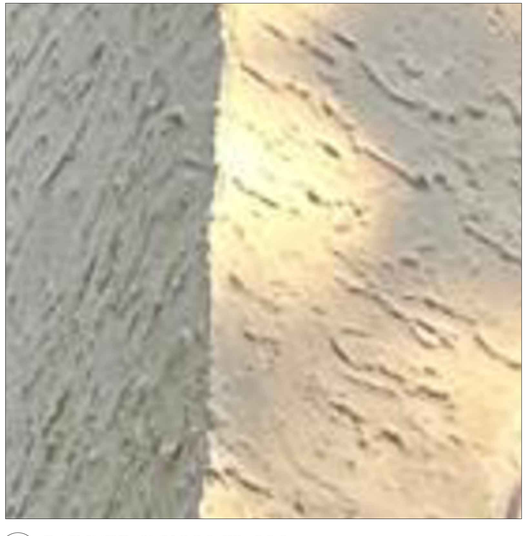
1 WINDOW SILL
LIMESTONE

2 NICHE TILES
MOSAIC HOUSE TILES OR EQUIVALENT

3 PTD. METAL RAILINGS
CHARCOAL



4 STAINED WOOD COLUMNS AND GATE
WHITEWASHED CYPRESS



5 PAINTED STUCCO WALLS

NOTE: PAINT COLORS TO MATCH EXISTING

WALL STUCCO
FARROW & BALL " FARROW'S CREAM- 67" OR
EQUIVALENT TO MATCH EXISTING COLOR

WINDOWS AND DOORS
FARROW & BALL TANNERS BROWN (255)

D.R.C. SECOND SUBMITTAL	06/08/2026
D.R.C. FIRST SUBMITTAL	05/28/2026
D.R.C. PRE-APP SUBMITTAL	05/09/2026

242
PARK AVE.
PALM BEACH, FL 33480

SHEET TITLE
MATERIALS & COLORS
PALETTE

DATE
MAY 06, 2026

SHEET NO
A-200

SCALE
VARIES

BY

FAIRFAX & SAMMONS
NEW YORK – PALM BEACH
FAIRFAX, SAMMONS & PARTNERS, LLC.
214 BRAZILIAN AVENUE, PALM BEACH 33480
TELEPHONE (561) 805-5591
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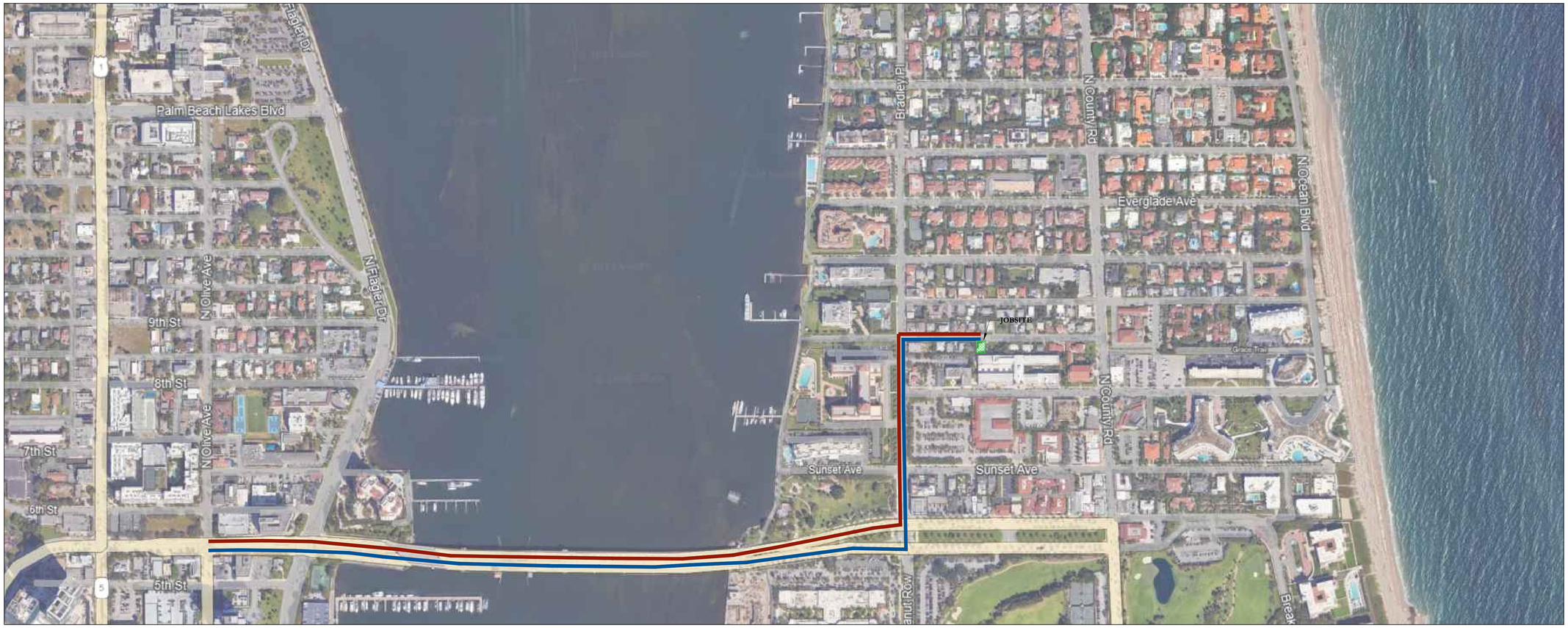

1 PROPOSED TRUCK INGRESS/EGRESS ROUTES MAP
N.T.S.

NORTH

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

PROPOSED INGRESS TRUCK ROUTE

PROPOSED EGRESS TRUCK ROUTE

CONSTRUCTION SCREENING NOTES:

HEIGHTS OF PERIMETER 90% OPAQUE SCREENING NEEDS TO BE SUFFICIENT TO SHIELD ADJACENT RESIDENTS FROM CONSTRUCTION, INCLUDING ONES ACROSS THE STREET. (SUGGESTIVE TO ONE'S LINE OF SIGHT AND CANNOT OBSTRUCT SAFE SIGHT TRIANGLE ACCESS.

MAXIMUM VEHICLE SIZE ABLE TO BE ACCOMMODATED ON SITE:

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

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

REVISED SCHEDULE TO BE PROVIDED IN FINAL SUBMISSION

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

5 WORKING DAYS/WEEK (AVG.)
x 50 WORK WEEKS/YEAR (AVG.)
x 1 YEAR (12-MO.) SCHEDULE (PROPOSED)
= **250 TOTAL WORK DAYS (PROPOSED)**

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

250 TOTAL WORK DAYS (PROP.)
x 14 TRUCK TRIPS/DAY (AVG.)
= ***3,500 TOTAL TRUCK TRIPS OVER LIFE OF PROJECT (EST.)***

ROUGH SCHEDULE OF CONSTRUCTION W/MAJOR CONSTRUCTION BENCHMARKS:

TASK:	DURATION (IN MONTHS):
SITE PREPARATION:	1
FOUNDATION:	1
BLOCK DELIVERIES & CONCRETE POURS:	2
ROOF TRUSS DELIVERIES & TRUSS SETTING:	1
WINDOW/DOOR DELIVERIES & INSTALLATION:	0.5
DRY-IN:	0.5
INTERIOR FRAMING:	1
ROUGH-IN:	1
DRY WALL:	1
FINISHES:	1
LANDSCAPE/HARDSCAPE INSTALLATION:	1
FINAL INSPECTIONS:	1
TOTAL PROPOSED CONSTRUCTION TIME (FOLLOWING ISSUANCE OF BUILDING PERMIT):	**12 mos.**

D.R.C. SECOND SUBMITTAL	06/08/2026
D.R.C. FIRST SUBMITTAL	05/28/2026
D.R.C. PRE-APP SUBMITTAL	05/09/2026

242
PARK AVE.
PALM BEACH, FL 33480

SHEET TITLE
TRUCK LOGSTICS PLAN & SCHEDULE OF CONSTRUCTION

DATE: MAY 06, 2026
SCALE: AS NOTED
BY: SB
SHEET NO: T-1

FAIRFAX & SAMMONS
NEW YORK ~ PALM BEACH
FAIRFAX, SAMMONS & PARTNERS, LLC.
214 BRAZILIAN AVENUE, PALM BEACH 33480
TELEPHONE (561) 805-8591
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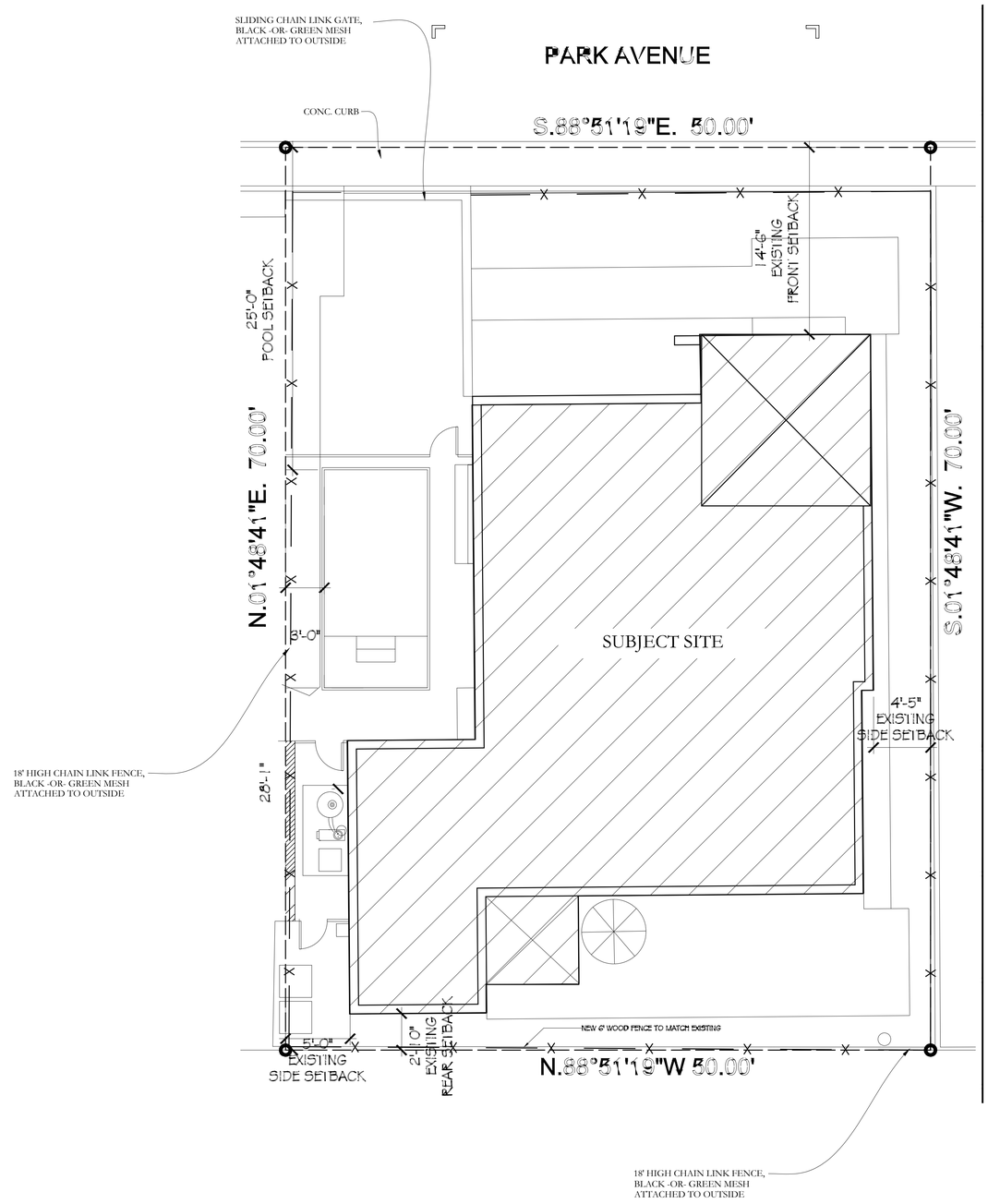

NOTES:

1. CONSTRUCTION SCREENING NEEDS TO ACCOMMODATE THE WORK ON THE SECOND FLOOR AND SHIELD ACTIVITY FROM VIEW. THE HEIGHT OF PERIMETER 90% OPAQUE SCREENING NEEDS TO BE SUFFICIENT TO SHIELD ADJACENT RESIDENTS FROM CONSTRUCTION, INCLUDING ONES ACROSS THE STREET.

2. SUGGESTED HEIGHTS 6- TO 8-FOOT FOR ONE-STORY, 16- TO 18-FOOT FOR TWO-STORY

3. HEIGHTS ARE SUBJECTIVE TO ONE'S LINE OF SIGHT AND CANNOT BE WITHIN A SAFE SIGHT TRIANGLE.

4. CONTRACTORS TO INSTALL SCAFFOLDING TO MEET THIS REQUIREMENT.

*REFER TO CIVIL ENG. CSP FOR ADDITIONAL INFORMATION

D.R.C. SECOND SUBMITTAL	06/08/2026
D.R.C. FIRST SUBMITTAL	05/28/2026
D.R.C. PRE-APP SUBMITTAL	05/09/2026

242 PARK AVE.
PALM BEACH, FL 33480

SHEET TITLE

CONSTRUCTION SCREENING PLAN

DATE
MAY 06, 2026

SHEET NO
CSP-1

SCALE
1"=10'-0"

BY
MC

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

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REVISIONS:

LOCATION MAP N.T.S.

NORTH

10 0 10 20 30

Scale 1" = 10'

PARK AVENUE

(24.72' R/W)

(24.15' PAVED)

BRADLEY PLACE

365.05'

150.00'

350.00'

15.00'

FD. NAIL & DISK 0.24'S, 0.10'E

FOUND NAIL & DISK 0.42 W.

FOUND NAIL & DISK

SITE BENCHMARK #1 EL.= 1.92'

SITE BENCHMARK #2 EL.= 2.25'

S.88°51'19"E. 50.00'

FOUND NAIL & DISK

FOUND "X" CUT IN CONCRETE

WM

4' WALK

CONC.

WALL

CONC. WALK

WALL

CONC. STEP

CONCRETE DRIVEWAY

N.01°48'41"E. 70.00'

S.01°48'41"W. 70.00'

LOT 41

LOT 42

LOT 43

2 STORY RESIDENCE

F.F.E. = 4.86'

F.F.G.E. = 2.79'

CONC. STEPS

CONC. WALK

COVERED CONCRETE

WATER SYSTEM

COVERED METAL

METAL STAIRS

METAL DECK

2.5'X2.5' A/C

2.5'X2.5' A/C

EM

(PAVED)

SAN. M.H.

PLAT LIMITS

SET 1/2" IRON ROD & CAP (#6838)

SET 1/2" IRON ROD & CAP (#6838)

N.88°51'19"W 50.00'

SIDNEY MADDOCK
PALM BEACH HOTEL PROPERTY
FORMELY EDITH GIFFORD -
DADE CAOUNTY DEED BOOK D 446

SURVEY NOTES:

1.) Lands shown hereon were prepared without the benefit of a title search for easements, rights of way, or other matters of record.

2.) Area of subject property = 3,500 square feet (0.0803 acres).

3.) Elevations shown hereon are based on North American Vertical Datum of 1988 (NAVD 88).

a) Originating benchmark = Leica Global Positioning System.

b) 00.00 = existing elevation (NAVD 88 typical).

4.) No underground improvements located.

5.) Bearings shown hereon are State Plane Grid (NAD 83/90 ADJUSTMENT, FLORIDA EAST ZONE). Distances are plat and measured unless otherwise shown.

6.) This firm's "Certificate of Authorization" number is "LB 6838".

838.

CERTIFIED TO: RHONDA NASSER
PROPERTY ADDRESS: 246 PARK AVE , PALM BEACH , FL 33480
FLOOD ZONE: AE (FIRM 120220-12099C0581F 10/05/2017)
BASE FLOOD ELEVATION = 6' (NAVD 88)
DESCRIPTION: Lot 42, BUNGALOW PARK, an Addition to the Town of Palm Beach, Florida, according to the Plat thereof recorded in Plat Book 7, Page 26, of the Public Records of Palm Beach County, Florida.

BOUNDARY SURVEY

This survey is not valid without embossed surveyor's seal and/or an authenticated electronic signature and authenticated electronic seal.

Registered Land Surveyor, Florida Certificate No.
MICHAEL J. MILLER #4034

CRD. FILE Y230

LEGEND:

CALC.	= CALCULATED	(P)	= PLAT	P.I.	= POINT OF INTERSECTION		= ASPHALT PAVEMENT
C.B.S.	= CONCRETE BLOCK STRUCTURE	R	= RADIUS	P.O.C.	= POINT OF COMMENCEMENT		= CONCRETE FLATWORK
CONC. MON.	= CONCRETE MONUMENT	Δ	= CENTRAL "DELTA" ANGLE	P.O.B.	= POINT OF BEGINNING		
CONC.	= CONCRETE	L	= ARC LENGTH	R/W	= RIGHT OF WAY		= PAVER BRICK FLATWORK
D.E.	= DRAINAGE EASEMENT	CH.B.	= CHORD BEARING		= CHAIN LINK FENCE		= WOOD POWER POLE
U.E.	= UTILITY EASEMENT	N.G.V.D.	= NATIONAL GEODETIC VERTICAL DATUM		= WOOD FENCE		= WATER METER
P.E.	= POOL EQUIPMENT	O.R.B.	= OFFICIAL RECORD BOOK		= METAL FENCE		= FIRE HYDRANT
F.F.EL.	= FINISHED FLOOR ELEVATION	P.B.	= PLAT BOOK		= CENTERLINE		= CATCH BASIN
EL.	= ELEVATION	P.C.	= POINT OF CURVATURE		= EASEMENT		= SANITARY MANHOLE
(B.R.)	= BEARING REFERENCE	P.T.	= POINT OF TANGENCY		= COVERED		
(D)	= DEED	P.R.C.	= POINT OF REVERSE CURVATURE		= OVERHEAD LINES		
(M)	= MEASURED	P.C.C.	= POINT OF COMPOUND CURVATURE		= LOT TIE		

SCALE:	1" = 10'
DRAWN BY:	S.U.B.
FIELD WK:	LUIS
DATE:	12/14/2023

MILLER LAND SURVEYING
1121 LAKE AVENUE
LAKE WORTH BEACH, FLORIDA 33460
PHONE: (561) 586-2669 - FAX: (561) 582-0151
www.millersurveying.com
e-mail: orders@millersurveying.com

REF:	H-45/4
PREV. JOB NO'S.	
JOB NO.	Y231284
	M -

Historically Significant Building (HSB) Designation Form
242 Park Avenue

Form Produced by Town of Palm Beach Staff
May 2026

Historic Conservation District:	Flagler Conservation District
Address:	242 Park Avenue, Palm Beach, Florida
Date of Construction:	c. 1920
Current Owner(s):	Rhonda H. Nasser, Thelma A. Modesitt, and Charles Modesitt
Architect/Builder	Unknown
Present Use:	Residential
Present Zoning:	R-C
Palm Beach County Tax Folio Number:	50-43-43-15-08-000-0420
Current Legal Description:	Lot 42, BUNGALOW PARK, an Addition to the Town of Palm Beach, Florida, according to the Plat thereof recorded in Plat Book 7, Page 26, of the Public Records of Palm Beach County, Florida.

Town of Palm Beach Historic Conservation District Ordinance No. 02-2020 outlines the criteria for designation of a historically significant building and states that the building must be at least 50 years old and meet at least one criterion to justify the designation. Listed below is the criterion that relates to this property and the justification for designation:

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

The 1920's structure is located within the Bungalow Park subdivision, one of Palm Beach's early subdivisions which is a part of the Flagler Conservation District. The Flagler Conservation District, which was the Town's early commercial center, included nearby residential development which provided convenient housing for seasonal visitors, store owners and employees. The Bungalow Park Addition was platted in 1918 by Peter J. Mack. The subject property is significant to the development of the Bungalow Park subdivision.

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

242 Park Avenue is a very good example of the Mission Revival style of architecture built during the 1920s Land Boom. The Mission Revival style developed in southern California in the 1880s when architects became inspired by their Hispanic heritage and advocated for the use of features commonly found in early Spanish colonial missions. Buildings display minimal ornamentation and are generally considered "classically simple." The style includes mission-shaped roof parapets and/or parapets raised at the corners, flat roofs accented with red clay tiles, stucco walls, and arched windows or doors. This eclectic style was popular throughout South Florida during the 1920's building boom. Documentation cannot verify whether the frieze is original to the structure, but it is certainly a character-defining feature that appears to have been in place for a long time.