TOWN COUNCIL MEETING

TOWN OF PALM BEACH

AUGUST 12, 2026

9:30 AM

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

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

AGENDA

CALL TO ORDER AND ROLL CALL

INVOCATION AND PLEDGE OF ALLEGIANCE

APPROVAL OF CONSENT AGENDA

1. ZON-26-0033 313 ½ WORTH AVE. / 313 PERUVIAN AVE. - BiCE RISTORANTE—SPECIAL EXCEPTION WITH SITE PLAN REVIEW The applicant, VIA BiCE Worth Avenue LLC, has filed an application requesting Town Council review and approval to modify an existing Special Exception to allow an expansion of an existing restaurant into an adjacent 339 SF retail space with no change or increase in licensed seats in the C-TS zoning district.

APPROVAL OF AGENDA

ADMINISTRATION OF THE OATH

COMMENTS

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

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

PUBLIC HEARINGS

GENERAL BUSINESS

4. Presentation by Palm Beach County Property Appraiser Dorothy Jacks
5. Interlocal Agreement for the Issuance of Building Permits for Boat Docks

6. Project Update for COA-26-0016, 70 Middle Road

7. MATTERS PULLED FROM CONSENT AGENDA

UNFINISHED BUSINESS

8. 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. *[The Landmark Preservation Commission Recommendation: Implementation of the proposed variance will not cause a negative impact on the subject property. Carried 7-0.] [The Landmark Preservation Commission approved the Landmark Adjustment. Carried 7-0.] [The Landmark Preservation Commission approved the project with conditions. Carried 7-0.]*

NEW BUSINESS

9. ZON-26-0024 (ARC-26-0031) 2 S COUNTY RD. BREAKERS TENNIS CENTER (COMBO) – SPECIAL EXCEPTION W/ SITE PLAN REVIEW The applicant, The Breakers Palm Beach, Inc. (Darren Hirsowitz, Chief Financial Officer), has filed an application requesting Town Council review and approval for (1) a Special Exception with Site Plan Review for a new garden terrace area with bar & refreshment service cart and a corresponding (2) Special Exception for the outdoor café seating; for exclusive use of hotel members and guests utilizing the Breakers Tennis Center resort amenity. The Architectural Commission will perform design review for the application.

10. 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. *[The Landmark Preservation Commission Recommendation: Implementation of the proposed variance will not cause a negative impact on the subject property. Carried 7-0.] [The Landmark Preservation Commission approved the project with conditions. Carried 7-0.]*

11. ZON-26-0028 (ARC-26-0035) 1740 S OCEAN BLVD (COMBO) - VARIANCES The applicant, 149 BRAZILIAN LLC (SKA Architect & Planner), has filed an application requesting Town Council review and approval for three (3) variances for 1.) reduced south street yard setback, 2.) increased parapet height and 3.) reduction in landscape open space in conjunction with the request for a second-floor addition and remodeling. The Architectural Commission (ARCOM) shall perform design review of the application. ***This project shall be deferred to the September 9, 2026, Town Council meeting, pending architectural design review.***

12. ZON-26-0029 (ARC-26-0033) 173 E INLET DR (COMBO) – VARIANCES The applicant, 173 E Inlet Land Trust (Daniel P. Tighe, Trustee), has filed an application requesting Town Council review and approval of two (2) variances to achieve a second story addition to an existing single-story structure including (1) a variance to exceed maximum lot coverage for a two-story structure and (2) a variance to exceed maximum permitted cubic content ratio. The Architectural Commission shall perform design review of the application. ***This project shall be deferred to the September 9, 2026, Town Council meeting, pending architectural design review.***

13. ZON-26-0032 283 ROYAL POINCIANA WAY—SPECIAL EXCEPTION AND VARIANCE The applicant, the Flagler System Management Inc., has filed an application requesting Town Council

review and approval for a Special Exception for a permitted use greater than 3,000 SF in the C-TS zoning district to allow a single tenant to occupy a 5,433 SF office on the second floor of an existing two-story landmarked building and a variance to not supply the required off-street parking.

14. ZON-26-0040 (ARC-26-0039) 1236 S OCEAN BLVD (COMBO) - VARIANCE The applicant, John & Margaret Thornton (Kyle Fant, Bartholemew & Partners, architect), has filed an application requesting Town Council review and approval of a variance to expand the non-conforming third floor for an office expansion on an existing roof terrace. The Architectural Commission shall perform design review of the application. *[The Architectural Review Commission Recommendation: Implementation of the proposed variance will not cause a negative impact on the subject property. Carried 5-0.] [The Architectural Review Commission approved the project on consent. Carried 5-0.]*

15. ZON-26-0041 (ARC-26-0052) 375 S OCEAN BLVD - MID TOWN SEAWALL (COMBO) SITE PLAN REVIEW AND VARIANCE The applicant, the Town of Palm Beach (Public Works Department), has filed an application requesting Town Council review and approval for Site Plan Review for construction of a new linear Mid-Town seawall along South Ocean Boulevard from approximately south of Gulfstream Road to approximately north of Royal Palm Way necessitating a variance (1) to construct the seawall adjacent to but varying approximately 42" to 78" eastward of the existing beach wall and east of the Town of Palm Beach's Bulkhead Line. The Architectural Commission will perform design review of the application.

ORDINANCES

16. SECOND READING

16.1 12-2026 An Ordinance Of The Town Council Of The Town Of Palm Beach, Palm Beach County, Florida, Amending The Adopted 2024 Town Of Palm Beach Comprehensive Plan, Pursuant To Chapter 163.3191, Florida Statutes, By Amending The Future Land Use Element, The Historic Preservation Element, And The Infrastructure Element And By Amending The Adopted 2024 Comprehensive Plan Map Series To Replace The Future Land Use Map, The Zoning Map And The Archaeological Sites Map; Providing For Incorporation Of Recitals; Providing For Severability; Providing For Repeal Of Ordinances In Conflict Here Within; Providing For Codification; Providing An Effective Date. ***This item shall be deferred to the September 9, 2026, Town Council meeting, pending responses from the state review agencies.***

16.2 13-2026 An Ordinance Of The Town Council Of The Town Of Palm Beach, Palm Beach County, Florida, Amending The Official Zoning Map By Replacing The Existing 1974 Official Zoning Map Of The Town Of Palm Beach Last Updated September 2024 With A New 2026 Official Zoning Map; Providing For Incorporation Of Recitals; Providing For Severability; Providing For Repeal Of Ordinances In Conflict Here Within; Providing For Codification; Providing An Effective Date. ***This item shall be deferred to the September 9, 2026, Town Council meeting, pending responses from the state review agencies.***

16.3 20-2026 An Ordinance Of The Town Council Of The Town Of Palm Beach, Palm Beach County, Florida, Amending The Town Code Of Ordinances At Chapter 134, Zoning, Article Vi, District Regulations, At Division 6. - R-D(1) High Density Residential District, Section 134-1000; And At Division 7. - R-D(2) High Density Residential District, Section 134-1055, To Remove Public And Private Academic School As Special Exception Uses In The R-D(1) And R-D(2), Respectively; Providing For Severability; Providing For Repeal Of Ordinances In Conflict; Providing For Codification; Providing An Effective Date.

ANY OTHER BUSINESS

17. Waiver of Town Code Section 18-237, For Building Permit Extension at 228 Seaspray Ave.

18. Waiver of Town Code Section 18-237, For Building Permit Extension at 428 Seabreeze Ave.

19. Waiver of Town Code Section 18-237, For Building Permit Extension at 353 Peruvian Ave.

ADJOURNMENT

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

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

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

TOWN OF PALM BEACH

Information for Town Council Meeting on: August 12, 2026

To: Town Council

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

From: Planning, Zoning, & Building Staff

Re: ZON-26-0033 313 ½ WORTH AVE. / 313 PERUVIAN AVE. - BiCE RISTORANTE—SPECIAL EXCEPTION WITH SITE PLAN REVIEW The applicant, VIA BiCE Worth Avenue LLC, has filed an application requesting Town Council review and approval to modify an existing Special Exception to allow an expansion of an existing restaurant into an adjacent 339 SF retail space with no change or increase in licensed seats in the C-TS zoning district.

Date: 7/30/2026

ATTACHMENTS

Staff Report
Letter of Intent
Plans

STRATEGIC PLAN

Strategic Priorities:
Community Culture and Character, Mobility and Transportation

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

FUNDING

Fee-Related

ZON-26-0033 313 ½ WORTH AVE / 313 PERUVIAN AVE - BiCE RISTORANTE—SPECIAL EXCEPTION WITH SITE PLAN REVIEW. The applicant, VIA BiCE Worth Avenue LLC, has filed an application requesting Town Council review and approval to modify an existing Special Exception to allow an expansion of an existing restaurant into an adjacent 339 SF retail space with no change or increase in licensed seats in the C-TS zoning district.

Applicant: BICE Restaurant
Design Professional: GRW Architecture
Representative: Maura Ziska

HISTORY:
The existing restaurant, Bice, opened in 1990. The restaurant currently has an approved capacity of 198 seats. At the September 9, 2015 Town Council meeting, the council approved a Special Exception with Site Plan Review and Variance (SE #23-2011). This approval permitted 152 indoor dining seats, 46 outdoor dining seats, and supplemental parking spaces at 504 Hibiscus Avenue and 311 Peruvian Avenue. Additionally, the restaurant received approval to operate its current space in excess of the 3,000-square-foot limitation. A similar application, ZON-25-0051, was previously submitted but withdrawn prior to the September 10, 2025 Town Council hearing.

THE PROJECT:
The applicant has submitted plans entitled "ADA Compliance and Seating Plan BiCE Ristorante Palm Beach" as prepared by **GRW Architecture**, uploaded and dated to the Town 07/27/26.

The following is the scope of work for the Project:

- Interior expansion of existing restaurant into adjacent retail space.

The following Special Exception, Site Plan Review, and/or Variance(s) are required for the application:

- Sec. 134-1109. (21) Restaurants

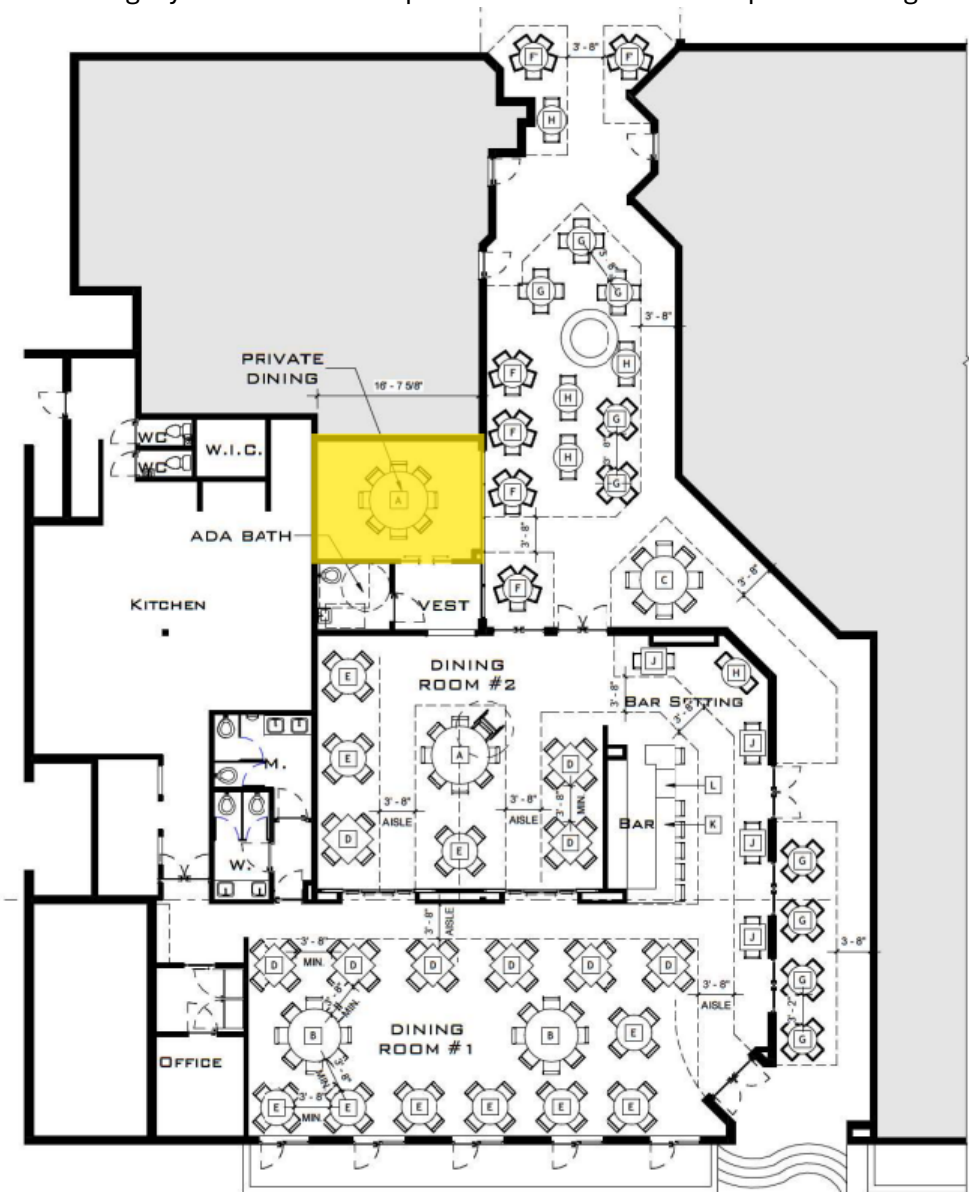
Site Data			
Zoning District	C-TS	**Future Land Use**	COMMERCIAL
Dining Seats	Total 198 seats Indoor 116 Outdoor 82 No change	**Existing SF (indoor)** **Proposed SF (indoor)**	4,200 SF +/- 339 SF 4,539 SF Total
Surrounding Properties / Zoning			
North	Two-story Office Preservation Foundation / C-TS		
South	One-story Commercial Via Bice / C-WA		
East	One-story Commercial / C-TS		
West	One-story Commercial / C-TS		

CONSISTENCY WITH THE COMPREHENSIVE PLAN:

A preliminary review of the project indicates that the proposed application is consistent with the COMMERCIAL designation of the Future Land Use Map of the Comprehensive Plan.

STAFF ANALYSIS

The existing restaurant opened in 1990. The subject property consists of an existing 4,200-square-foot restaurant. The applicant is seeking zoning approval to expand the establishment into an adjacent 339-square-foot retail bay, bringing the total gross floor area to 4,539 square feet. This expansion will allow the restaurant to redistribute its existing approved dining layout into the new space to create a dedicated private dining area.



Proposed dining layout floor plan (no change to seating count) showing increase of dining area

The addition of the 339-square-foot retail bay represents an 8.1% increase in the restaurant's total footprint. The project involves a partial change of use, converting 339 square feet of neighborhood commercial retail space into a commercial restaurant use. Because the applicant is redistributing the existing dining layout rather than adding new seats, the proposal does not increase the overall dining capacity or the intensity of the use. Since the total seat count remains unchanged and the expanded area is dedicated to redistributing the existing layout plans, the development should not trigger a requirement for additional off-street parking spaces under standard intensity calculations.

CONCLUSION

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

(1) for final determination of approval or denial of special exception by the Town Council, and that the special exception **shall** or **shall not** be granted that all the criteria applicable to this application as set forth in Sec. 134-229, items 1 through 14 have been met.

WRB:JGM
WRB

KOCHMAN & ZISKA PLC

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

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

July 27, 2026

RE: **ZON-26-0033 313.5 Worth Avenue, Palm Beach "BiCE Ristorante"**

We are pleased to submit this application to the Town of Palm Beach Development Review for the proposed expansion of BiCE Ristorante. The request is for a 339-square-foot expansion, representing 13% of the existing 2,568-square-foot restaurant. Please note that this application does not propose any change to the approved 191-seat count.

A) LANDMARKS PRESERVATION COMMISSION 54-122 & 54-161 N/A

B) ARCOM 18-205 N/A

B) ARCOM 18-206 N/A

C) SPECIAL EXCEPTION 134-229

Section 134-1109(a)(21): Restaurants: Modify the existing Special Exception use to allow a 339-square-foot expansion of the existing 2,568-square-foot restaurant. No additional seating is requested; the licensed seat count will remain at 191 seats.
Section 134-229:

1. A restaurant expansion is a special exception use in the C-TS Zoning District.
2. The expansion will be operated in a manner that protects public health, safety, welfare, and morals.
3. The restaurant expansion will not substantially impair the value of other properties in the neighborhood.
4. The restaurant expansion will be compatible with adjoining development and the intended purpose of the district, which includes other commercial uses.
5. The restaurant expansion will comply with yard, open space, and other applicable special requirements in Article VI for the proposed use.
6. The restaurant expansion will comply with all elements of the comprehensive plan.
7. The restaurant expansion will not result in substantial economic, noise, glare, or odor impacts on adjoining properties and properties generally in the district as the space is small and will not have additional seating.
8. Adequate ingress and egress to property and proposed structures thereon and off-street parking and loading areas will be provided where required, with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of first or catastrophe, all along within the building parking lot that has ample parking spaces.
9. Any proposed signage will meet the Town's guidelines.
10. Location, availability and compatibility of utility service for the restaurant expansion will remain the same.
11. Refuse and service areas for the use shall not adversely affect automotive and pedestrian safety and convenience, traffic flow and control, or access in case of fire or catastrophe.
12. The proposed restaurant expansion will not attract the principal portion of its customers/clients from off-island locations.
13. There are no historic trees on site.

14. The proposed restaurant expansion will not place a greater burden than would be caused by a permitted use on municipal police services due to increased traffic or on fire protection services due to the existence of or increased potential for fire/safety code violations.

D) SITE PLAN REVIEW 134-329 N/A

E) VARIANCES 134-201 N/A

Please feel free to reach out with any questions.

Sincerely,

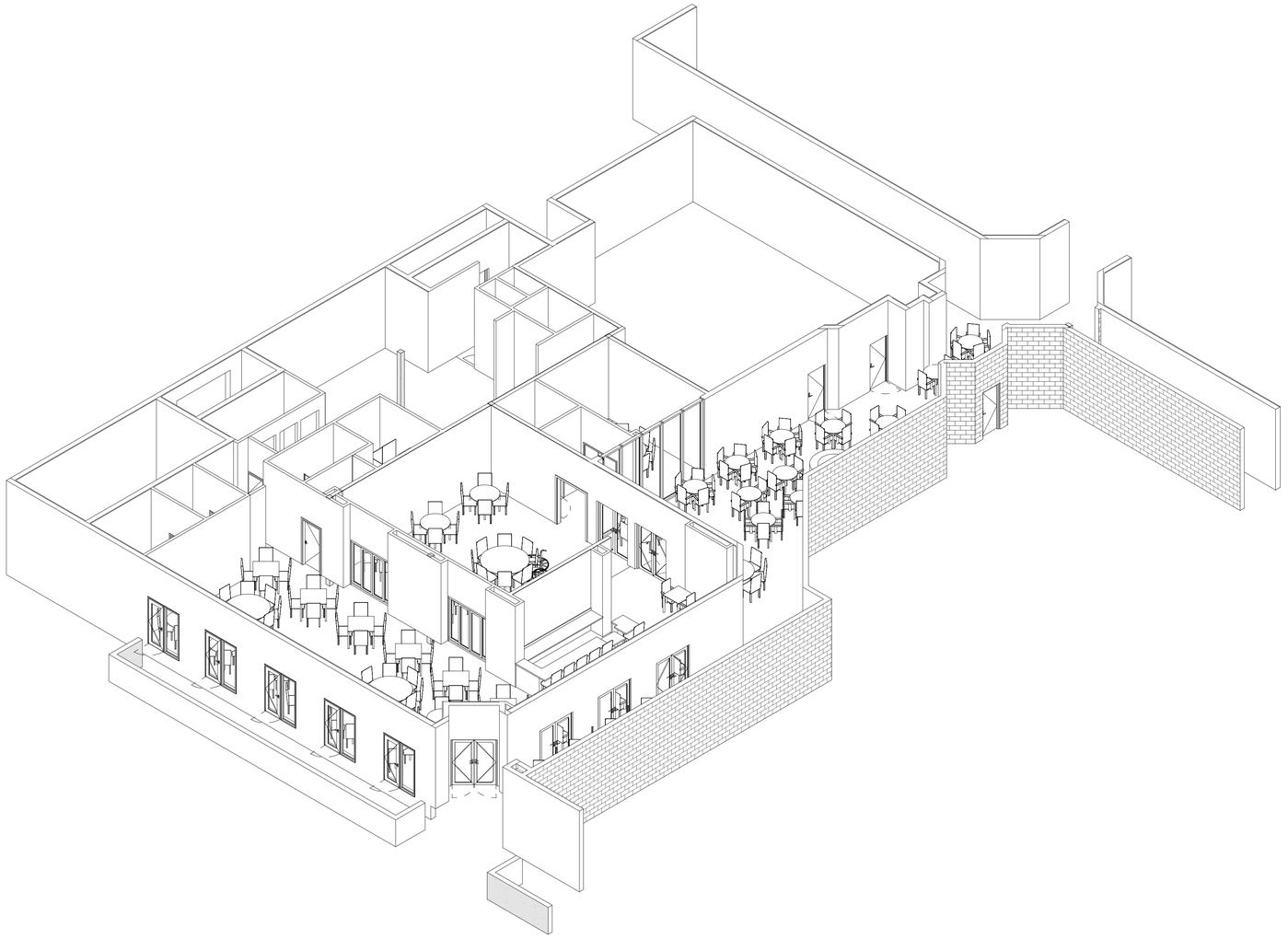
Maura Ziska

Maura Ziska

ADA Complaince & Seating Plan:

BICE Ristorante

313 1/2 Worth Ave
Palm Beach, FL



Project Description:

Addition of Public Seating Area to Restaurant

To comply with Florida ADA requirements, the restaurant will add an additional 339 square feet of public seating area.

Existing Public Area: 2568 square feet
Proposed Addition (Public Area): 339 square feet (13% increase)

Seating Arrangement:

* Comply with ADA requirements
* Comply with the existing amendment to the Declaration of Use Agreement by the Town of Palm Beach and 313 Worth Ave, LLC d/b/a BICE RISTORANTE, dated June 14, 2018. OR BK 29928 pg 0345, recorded 06/15/2018

Amendment Details:

* Total seating count not to exceed 198, including interior and exterior seating.
* Maximum interior seating not to exceed 152 seats.
* Maximum exterior seating not to exceed 82 seats.
* Total interior and exterior seating to be adjusted to not exceed the 198-seat total.

Zoning Data and Building Footprint:

* No changes to zoning data
* No changes to building footprint, setbacks, or landscaping



Location Map

Zoning Sheet List

Sheet Number	Sheet Name	Sheet Issue Date	Current Revision	Current Revision Date
A-000	Cover	12/28/21		
A-001	Floor Plan	06.24.2026		

SEAL:

Date:

ADA Complaince & Seating Plan:
BICE Ristorante
313 1/2 Worth Ave
Palm Beach, FL

Zoning Set
7/22/2026 7:06:39 PM

gr architecture
86 Joy Lane
Fisherville, Virginia 22939
grwarch@gmail.com
970.618.4346

George R. Winne
A.I.A.

CO #306099 VA. #019221
NY #022861 FL #0007732

REVISIONS:

No.	Description	Date

SHEET NO.
A-000

DRAWN BY: Author
DATE: 12/28/21
PROJECT NO. 26100

ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND THE PROPERTY OF THIS OFFICE AND WERE CREATED, EVOLVED AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGNS, ARRANGEMENTS, OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF MARTIN ARCHITECT. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. SHOP DETAILS OF ADEQUATE SCALE MUST BE SUBMITTED TO THIS OFFICE

7/22/2026
7:06:39 PM

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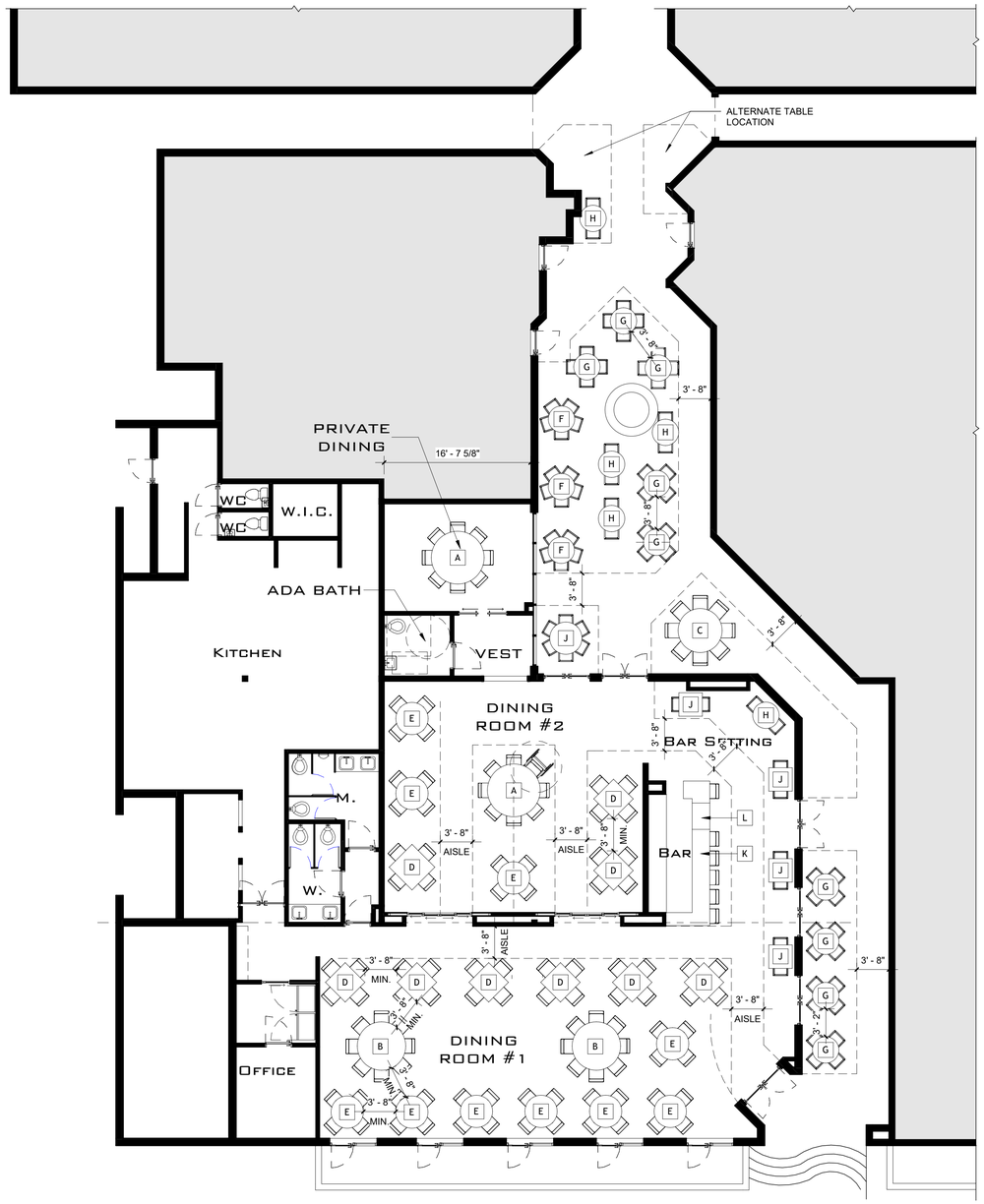
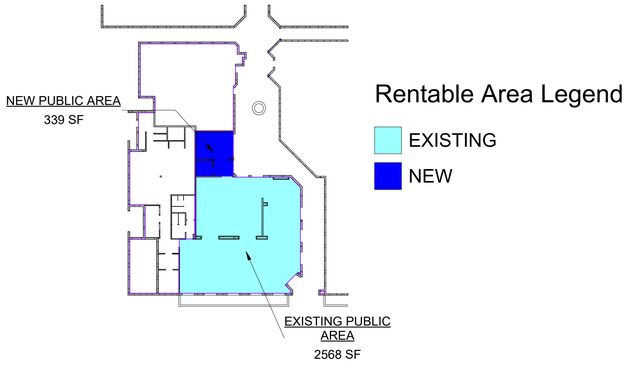
Projects\R27#26100_Bice_Ristorante_R27100_Revit_FileeBice_Ristorante_R27.rvt



1 SEATING PLAN
1/8" = 1'-0"

Seating Schedule - Standard 198 Seat Total				
Type Mark	Table Size	Height or Table Top	Chairs	ADA Accessible
Bar				
H	36	31	2	Yes
J	32	42	2	
J	32	42	2	
J	32	42	2	
J	32	42	2	
K		42	6	
L		31	1	Yes
			17	
Dining Room #1				
B	56	31	8	
B	56	31	8	
D	38	31	4	
D	38	31	4	
D	38	31	4	
D	38	31	4	
D	38	31	4	
D	38	31	4	
E	44	31	4	Yes
E	44	31	4	
E	44	31	4	
E	44	31	4	Yes
E	44	31	4	Yes
E	44	31	4	Yes
E	44	31	4	Yes
			68	

Seating Schedule - Standard 198 Seat Total				
Type Mark	Table Size	Height or Table Top	Chairs	ADA Accessible
Dining Room #2				
A	72	31	8	Yes
D	39	31	4	Yes
D	38	31	4	
D	38	31	4	
E	44	31	4	Yes
E	44	31	4	Yes
E	44	31	4	Yes
			32	
Dining Room - Private				
A	72	31	8	Yes
			8	
Exterior Dining				
C	60	31	8	
F	36	31	5	
F	36	31	5	
F	36	31	5	
G	36	31	4	
G	36	31	4	
G	36	31	4	
G	36	31	4	
G	36	31	4	
G	36	31	4	
G	36	31	4	
G	36	31	4	
G	36	31	4	
H	36	31	2	
H	36	31	2	
H	36	31	2	
H	36	31	2	
J	48	31	6	
			73	
			198	



2 AREA STUDY
1/32" = 1'-0"

SEAL:

Date:

ADA Complaince & Seating Plan:

BICE Ristorante

313 1/2 Worth Ave
Palm Beach, FL

Zoning Set
7/22/2026 7:06:47 PM

grw architecture
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970.618.4346

George R. Winne
A.I.A.

CO #306099 VA. #019221
NY #022861 FL #0007732

REVISIONS:

No.	Description	Date

SHEET NO.
A-001

DRAWN BY: rwm
DATE: 06.24.2026
PROJECT NO. 26100

ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND THE PROPERTY OF THIS OFFICE AND WERE CREATED, EVOLVED AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGNS, ARRANGEMENTS, OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF MARTIN ARCHITECT. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. SHOP DETAILS OF ADEQUATE SCALE MUST BE SUBMITTED TO THIS OFFICE

7/22/2026
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JONES
FOSTER

Memo

To: Mayor and Town Council Members
Cc: Kirk Blouin, Town Manager
Wayne Bergman, Director of Planning, Zoning & Building
From Joanne M. O'Connor
Date: July 30, 2026
Re: Consideration of Approval of an Interlocal Agreement between the Town of Lantana and the Town of Palm Beach for Building Permits for Docks and other Structures.

GENERAL INFORMATION

In 2025, the Town of Lantana mapped its municipal boundaries. The resulting survey indicates that 15 properties at the northern end of Hypoluxo Island have docks located within the Town of Palm Beach's jurisdictional waters. The Town's latest survey of its jurisdictional boundaries—done in 2001—reflects that the Town's jurisdictional boundaries extend to 200 feet north of Hypoluxo Island.

Given the recent survey results, Lantana staff approached Town staff and it was agreed, conditioned on Town Council's approval, to enter into an interlocal agreement delegating to Lantana the authority to administer, process, review, and approve, approve with conditions, deny, and/or revoke any and all development permits and development orders including but not limited to those necessary and/or required to demolish, reconstruct, and/or construct boat docks/piers, pilings, boat lifts, floating docks, and other structures and items accessory thereto in accordance with Lantana's Code of Ordinances for those 15 properties only (the "designated area of authority") that the survey indicates fall within Palm Beach's jurisdictional boundaries.

An indemnification provision in paragraph 20 of the ILA requires Lantana to indemnify the Town with respect to any claims, liability, losses and causes of action in any way related to Lantana's performance under the Agreement, i.e., Lantana's actions with respect to these docks and other structures.

The proposed ILA and excerpts from Lantana's survey (sheet 14) and the Town's 2001 survey are attached. The Lantana Town Council approved the ILA in June 2026. The Town Attorney and Town Staff have reviewed the interlocal agreement and recommend approval.

FUNDING

No fiscal impact.

MATCH LINE - SEE SHEET 15



MATCH LINE - SEE SHEET 13

MATCH LINE - SEE SHEET 16

File Name: P:\Projects\2024\248104 Lantana - Maddock Park\248104.6 Lantana - Municipal Boundary\Survey\SKETCH\24-8104.6 -V-BS-Lantana-Municipal-Boundary.dwg - (Plotted by: Steve Watts on Monday, February 23, 2026 12:54:26 PM)

NO	DATE	REVISION	BY

DRAWN DATE 1/29/2026
CHECKED DATE 2/23/2026

Calvin, Giordano & Associates, Inc.
A SAFEbuilt COMPANY
580 Village Blvd., Suite 325, West Palm Beach, FL 33409
Phone: 561.684.6161 • Fax: 561.684.6360

TOWN OF LANTANA, FLORIDA
500 GREYNOLDS CIRCLE
LANTANA, FLORIDA 33462

EXHIBIT: MUNICIPAL LIMITS
TOWN OF LANTANA - CODE OF ORDINANCES
PART I - CHARTER: ARTICLE II - TERRITORIAL BOUNDARIES

SCALE 1" = 100'
PROJECT NO. 24-8104.6
SHEET 14 OF 36

ATLANTIC OCEAN

0 75' 150' 300' 600'
GRAPHIC SCALE

APPROXIMATE MEAN
LOW WATER MARK

EASTERLY CORPORATE LIMITS–
POLICE JURISDICTION

OCEAN BLVD.

NORTHERLY LINE OF GOVERNMENT LOT 2,
SECTION 35, TOWNSHIP 44 SOUTH, RANGE 43 EAST

MATCH LINE – SEE SHEET 8 OF 9

SOUTHERLY CORPORATE LIMITS–
POLICE JURISDICTION

200'

N. ALANTIC DR.

HYPOLUXO ISLAND

200'

EASTERLY RIGHT–OF–WAY LINE INTRACOASTAL WATERWAY

LAKE WORTH

250'

WESTERLY CORPORATE LIMITS – POLICE JURISDICTION

INTRACOASTAL WATERWAY

250'

WESTERLY RIGHT–OF–WAY LINE INTRACOASTAL WATERWAY

250'

CENTERLINE OF CHANNEL OF INTRACOASTAL WATERWAY

REVISIONS:

NOT VALID WITHOUT EMBOSSED SURVEYORS SEAL

BOUNDARY MAP OF THE
TOWN OF PALM BEACH
CORPORATE LIMITS –
POLICE JURISDICTION
TOWN OF PALM BEACH, PALM BEACH CO., FL.

W.L.FISH & COMPANY, Inc.
PROFESSIONAL SURVEYORS AND MAPPERS
105 S. Narcissus Ave., Suite 712, West Palm Beach, Florida 33401
Phone: (561)833-5001 Fax: (561)659-6745
E-mail: mappers@wlfish.com

DRAWN: W. HAAS

CHECKED: W. L. FISH

DATE: 01/02/2001

JOB NO. 2000-136

SHEET NO. 9 OF 9

INTERLOCAL AGREEMENT FOR THE ISSUANCE OF BUILDING PERMITS FOR BOAT DOCKS

This INTERLOCAL AGREEMENT FOR THE ISSUANCE OF BUILDING PERMITS FOR ISSUANCE FOR BOAT DOCKS ("Agreement"), dated this ____ day of June, 2026, is made by and between the Town of Palm Beach, a Florida municipal corporation ("Palm Beach") and the Town of Lantana, a Florida municipal corporation ("Lantana").

WITNESSETH:

WHEREAS, Section 163.01 Fla. Stat., known as the Florida Interlocal Cooperation Act of 1969, provides a method for governmental entities to cooperate with each other on a basis of mutual advantage to provide services and facilities in a manner that will accord best with the factors influencing the needs and development of local communities; and

WHEREAS, Part 1 of Chapter 163, Florida Statutes, permits public agencies as defined therein to enter into interlocal agreements with each other to jointly exercise any power, privilege, or authority that such agencies share in common and that each might exercise separately; and

WHEREAS, pursuant to Chapter 166, Florida Statutes, Palm Beach and Lantana are empowered to exercise any governmental, corporate, and proprietary power for municipal purposes; and

WHEREAS, the Town of Palm Beach has agreed to grant Lantana the power and authority to review plans, approve plans, and issue building permits for the construction, reconstruction, demolition of boat docks, piers, pilings, and other structures accessory thereto within a limited portion of the waters of the Lake Worth Lagoon that are located within the municipal boundaries and jurisdiction of Palm Beach; and

WHEREAS, the parties would like to set forth the terms and conditions of this Agreement herein.

NOW THEREFORE, in consideration of the mutual benefits set forth herein, the sufficiency of which the parties do hereby acknowledge, the parties do hereby agree as follows:

1. Purpose of the Agreement. The purpose of this Agreement is to delegate all authority to Lantana necessary and proper to fully administer, process, review, and approve, approve with conditions, deny, and/or revoke any and all development permits and development orders (as defined at Section 380.031, Fla. Stat.) including but not limited to those necessary and/or required to demolish, reconstruct, and/or construct boat docks, piers, pilings, boat lifts, floating docks, and other structures accessory thereto in accordance with Lantana's code of ordinances within that certain Designated Area of Authority lying within the jurisdictional boundaries of Palm Beach.

2. Designated Area of Authority. The following list of properties, lying within the jurisdictional boundaries of Lantana, abut the waters of the Lake Worth Lagoon. For all the

properties a portion, if not all, of the waters of the Lake Worth Lagoon adjacent to the properties lie within the jurisdictional boundary of Palm Beach. The subject properties are as follows:

1105 N. Atlantic Drive, PCN: 40-43-44-34-11-000-0212
1107 N. Atlantic Drive, PCN: 40-43-44-34-11-000-0211
1119 N. Atlantic Drive, PCN: 40-43-44-34-11-000-0230
1125 N. Atlantic Drive, PCN: 40-43-44-34-11-000-0240
1201 N. Atlantic Drive, PCN: 40-43-44-34-11-000-0250
1207 N. Atlantic Drive, PCN: 40-43-44-34-11-000-0260
1213 N. Atlantic Drive, PCN: 40-43-44-34-11-000-0270
1219 N. Atlantic Drive, PCN: 40-43-44-34-11-000-0280
1220 N. Atlantic Drive, PCN: 40-43-44-34-11-000-0292
1216 N. Atlantic Drive, PCN: 40-43-44-34-11-000-0291
1214 N. Atlantic Drive, PCN: 40-43-44-34-11-000-0301
1208 N. Atlantic Drive, PCN: 40-43-44-34-11-000-0310
1202 N. Atlantic Drive, PCN: 40-43-44-34-11-000-0320
1126 N. Atlantic Drive, PCN: 40-43-44-34-11-000-0330
1120 N. Atlantic Drive, PCN: 40-43-44-34-11-000-0340

For the avoidance of doubt, the parcel control number (PCN) shall control for the purpose of positively identifying the properties that are subject to the terms and conditions of this Agreement.

3. Power and Authority delegated to Lantana. Within the Designated Area of Authority Palm Beach hereby delegates to Lantana the full power and authority to administer, process, review, and approve, approve with conditions, deny, and/or revoke any and all development permits and development orders (as defined at Section 380.031, Fla. Stat.) including but not limited to those necessary and/or required to demolish, reconstruct, and/or construct boat docks, piers, pilings, boat lifts, floating docks, and other structures and items accessory thereto in accordance with Lantana's code of ordinances within that certain Designated Area of Authority lying within the jurisdictional boundaries of Palm Beach.

4. Term. The term of this Agreement shall be from the date on which, after having been fully executed by the Parties, said Agreement is filed with the Palm Beach County Clerk of Court and shall continue until affirmatively terminated by either party.

5. Default and Opportunity to Cure. The parties hereto agree that in the event any party is in default of its obligations herein, a party/parties not in default shall provide to the party in default fifteen (15) days written notice to cure said default. If the defaulting party fails to correct the default within this time, unless otherwise agreed to by all parties, a party/parties not in default may terminate the Agreement at the expiration of the fifteen (15) days.

6. Termination. Either party may terminate this Agreement, with or without cause, by providing no less than one hundred eighty (180) days written notice of termination (the "Notice Period") to the other party. Notwithstanding the foregoing, if notice of termination has been provided, Lantana may continue to exercise the authority granted to it by this Agreement until expiration of the Notice Period. Following expiration of the Notice Period, Lantana shall continue

to have the authority over any previously issued, active, and open building permits until the subject building permits have been abandoned, revoked, or passed final inspection.

7. Effective Date. This Agreement shall become effective upon execution by both parties and filing with the Clerk of the Circuit Court for Palm Beach County (the "Effective Date").

8. Liability; Sovereign Immunity. To the extent permitted by law, each party shall be liable for its own negligence. Nothing contained in this provision or elsewhere in the Agreement shall be construed or interpreted as consent by any of the parties to be sued, nor as a waiver of sovereign immunity beyond the waiver provided in Section 768.28, Florida Statutes, as amended from time to time. This Agreement shall create no rights or claims whatsoever in any person other than a party herein. The terms of this paragraph shall survive termination or expiration of this Agreement.

9. Notices. Any notice, request, demand, consent approval or other communication required or permitted by this Agreement shall be given or made in writing and shall be served (as elected by the party giving such notice) by one (1) of the following methods: (i) hand delivery to the other party; or (ii) delivery by commercial overnight courier service. For purposes of notice the addresses are:

TOWN OF PALM BEACH:
Kirk Blouin, Town Manager
360 South County Rd
Palm Beach, FL 33480

TOWN OF LANTANA:
Brian K. Raducci, Town Manager
500 Greynolds Circle
Lantana, FL 33462

Notice given in accordance with the provision of this Paragraph shall be delivered and effective on the date of hand delivery or after delivery via overnight courier with signature confirmation of delivery.

10. Governing Law and Venue. This Agreement shall be governed by, construed and enforced, in accordance with the laws of the State of Florida. Venue in any action, suit or proceeding in connection with this Agreement shall be in a court of competent jurisdiction in Palm Beach County, Florida.

11. Remedies and Enforcement Costs. No remedy herein conferred upon any party is intended to be exclusive of any other remedy, and each and every such remedy shall be cumulative and shall be in addition to every other remedy given hereunder or now or hereafter existing at law or in equity or by statute or otherwise. No single or partial exercise by any party of any right, power, or remedy hereunder shall preclude any other or further exercise thereof. If any legal action or other proceeding is brought for the enforcement of the Agreement, or because of an alleged dispute, breach, default or misrepresentation in connection with any provisions of the Agreement, the parties agree that each party shall be responsible for its own attorney's fees and costs, including fees and costs on appeal, subject to Lantana's indemnification obligations in Paragraph 20 herein.

12. Jury Trial. **TO ENCOURAGE PROMPT AND EQUITABLE RESOLUTION OF ANY LITIGATION. EACH PARTY HEREBY WAIVES ITS RIGHTS TO A TRIAL BY JURY IN ANY LITIGATION OR DISPUTE RELATED TO OR ARISING FROM THIS AGREEMENT.**

13. Severability. If any term or provision of this Agreement or the application thereof to any person or circumstance shall, to any extent be held invalid or unenforceable for the remainder of this Agreement, then the application of such term or provision to person or circumstances other than those as to which it is held invalid or unenforceable shall not be affected, and every other term and provision of this Agreement shall be deemed valid and enforceable to the extent permitted by law.

14. Construction. The parties hereto have received independent advice and counseling regarding the preparation and subject matter of this Agreement and all the terms and conditions it contains. This Agreement shall not be construed more strongly for or against any party, regardless of which party is deemed to have drafted the Agreement.

15. Survivability. Any provision of this Agreement which is of a continuing nature or imposes an obligation which extends beyond the term of this Agreement, regardless of whether the provision specifically mentions survival, shall survive its expiration or earlier termination.

16. Assignment. This Agreement may not be assigned, in whole or in part, by any party at any time except in a writing approved by all parties. Such approval shall not be unreasonably withheld.

17. Waiver. The failure of either party to insist upon the other party's compliance with its obligations under this Agreement in any one (1) or more instances shall not operate to release such other party from its duties to comply with such obligations in all other instances.

18. Delegation. Nothing contained herein shall be deemed to authorize the delegation of the constitutional or statutory duties of any municipal officers; nor shall any term or provision set forth herein be construed or interpreted to constitute a transfer of powers.

19. Amendments. This Agreement may be amended only by written agreement of all parties.

20. Indemnification. Lantana shall indemnify and save Palm Beach, its officers, agents, and employees harmless from any and all claims, liability, losses, and causes of action of any nature whatsoever that may arise out of or be in any way related to Lantana's performance pursuant to this Agreement. Lantana shall pay all claims or losses of any nature whatsoever in connection therewith, including, but not limited to, attorney's fees and costs to defend all claims or suits, including appellate fees and costs, and shall pay all costs and judgments that may arise. Palm Beach reserves the right to select its own counsel in any such proceeding, and all costs and fees associated therewith shall be the responsibility of Lantana pursuant to this indemnification provision. Compliance with the foregoing shall not relieve Lantana of any liability or other obligation under this Agreement. Notwithstanding the above, nothing contained herein is intended nor shall be construed to waive Lantana's or Palm Beach's sovereign immunity rights or the

monetary limitations of liability set forth in Section 768.28, *Florida Statutes*. This indemnification provision shall survive the termination or expiration of this Agreement.

21. Entire Agreement. This Agreement incorporates and includes all prior and contemporaneous negotiations, correspondence, conversations, agreements, and understandings applicable to the matters contained herein and the parties agree that there are no commitments, agreements, or understandings concerning the subject matter of this Agreement that are not contained in this document. Accordingly, it is agreed that no deviation from the terms hereof shall be predicated upon any prior contemporaneous representations or agreements, whether oral or written.

22. Counterparts. This Agreement may be simultaneously executed in several counterparts, each of which shall be an original and all of which shall constitute but one and the same instrument.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK;
SIGNATURE PAGE FOLLOW.]

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed the day, month and year aforesaid.

TOWN OF PALM BEACH

ATTEST:

By:_____
Danielle H. Moore, Mayor

_____
Kelly Churney, Town Clerk

Approved as to form and legal sufficiency:

_____
Joanne M. O'Connor, Town Attorney

TOWN OF LANTANA

ATTEST:

By: Karen Lythgoe
Karen Lythgoe, Mayor

_____
Maria Rios, Deputy Town Clerk

Approved as to form and legal sufficiency:

_____
R. Max Lohman, Town Attorney

TOWN OF PALM BEACH

Information for Town Council Meeting on: August 12, 2026

To: Town Council

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

From: Planning, Zoning, & Building Staff

Re: Project Update for COA-26-0016, 70 Middle Road

Date: 7/30/2026

ATTACHMENTS
Staff Report
Project History Timeline
Construction Management Agreement
Neighbor Letter of Concern
Recent LPC Application

STRATEGIC PLAN
Strategic Priorities:
Community Culture and Character

Strategic Focus Areas:
Quality of Life
Community Preservation

FUNDING
Fee-Related

TOWN OF PALM BEACH
Information for Town Council Meeting on: August 12, 2026

To: Mayor and Town Council

Via: Kirk W. Blouin, Town Manager

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

Re: UPDATE 70 Middle Road

Date: August 12, 2026

GENERAL INFORMATION

This memorandum provides an update regarding the redevelopment of the landmarked structure at 70 Middle Road. 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."*

Staff has placed this matter on the Town Council agenda after receiving requests from Landmark Preservation Commission (LPC) members and affected neighbors to provide an update to the Town Council. Staff also believes that it is important for the Town Council to recognize that the building permit for this project, although extended for thirty (30) months, will expire on May 13, 2027.

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 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 current active permit was issued on 05/05/2022 and will expire on 05/13/2027, due to an extension granted by the Town Council on 11/13/2024. There is a construction management agreement (CMA) for this property, but the owner and team have missed several milestones, and it appears they will not finish by the permit expiration date. The situation has been exacerbated by multiple requests for modifications, increasing the scope of work and the slow response submittal rate on the applicant's side. The most recent one being a request to demolish a significant portion of the front façade and some portions of the side of the structure and reconstruct in concrete block.

At the July 22, 2026, LPC meeting, commissioners requested that staff engage a structural engineer to review the proposed demolition and reconstruction plans for the historic exterior walls, to identify alternative methods for providing structural support to the walls while retaining the original exterior materials. Staff has reached out to six (6) different engineers to discuss this scope of work.

Staff wanted to make sure Town Council was informed of the violation of the construction management agreement and the concern that this project will not be completed by spring with multiple frustrated neighbors and LPC members.

FUNDING

No fiscal impact.

STRATEGIC PLAN

Strategic Priorities:
Community Culture and Character

Strategic Focus Areas:
Quality of Life
Community Preservation

ATTACHMENTS

- project history timeline
- CMA
- Neighbor letter of concern
- Recent LPC application

WRB: JGM: FHM
WRB

70 MIDDLE TIMELINE

Updated: 07/17/2026

PERMITS:

- Current Permit
  - Status: Active
  - Expiration Date: 05/13/2027 Issued Date: 05/05/2022
  - Scope: new permit to take over previous permits to access two demolition & shell, remove existing pool and loggia floor, repair column in garage and interior renovations. Previous permits b-13-33635, b-19-81357, b-20-85128 - total original value including update permits $115,544.00. Difference this permit $584,456.00 to total $700,000.00 overall job value to date
  - History: Extension granted for thirty months at the 11/13/2024 TC meeting. Original expiration date was 11/13/2024.
  - Passed Inspections: 1213 Roof Sheathing (04/29/2025); 1201 Ground Slab(09/30/2024); 1101 Grade Beam Pour/Footer/Foun.(08/27/2024); 1219 Wall Sheathing-Exterior(08/27/2024); 3251 Rought, Wall(08/27/2024); 1203 Site Wall, Columns(05/12/2023); 3801 Rough, Underground(03/21/2023); 1210 Stair Steel(01/30/2023); 1201 Ground Slab(07/08/2022)
  - Inspections Partial Pass: 7751 Rough, Site Drainage(12/11/2023); 7003 Construction Screening(05/12/2023); 7001 Erosion Control Plan(05/01/2023)
- 2020 Permit
  - Status: Cancelled (05/03/2022)
  - Issued Date: 09/21/2020
  - Scope: Demolition of pool and site wall and concrete
  - History: Cancelled on 05/03/2022. New Contractor applied for new permit B-22-94449 with additional value.
- 2019 Permit
  - Status: Cancelled (05/03/2022)
  - Issued Date: 09/19/2019
  - Scope: Column Repair
  - History: Cancelled on 05/03/2022. New Contractor applied for new permit B-22-94449 with additional value.

2015 Permit

- Status: Cancelled (05/03/2022)
- Issued Date: 12/17/2015
- Scope: interior renovation-see discharge letter attached, see inspections under b-13-33635
- History: Cancelled on 05/03/2022. New Contractor applied for new permit B-22-94449 with additional value.

- 2013 Permit
  - Status: Cancelled (05/25/2016)
  - Issued Date: 08/02/2013
  - Scope: repair of beams & columns add bathroom, demo interior wall alterations
  - History: Cancelled on 05/25/2016. Contractor discharged. New Contractor applied for new permit B-15-53846

70 MIDDLE TIMELINE

Updated: 07/17/2026

DEVELOPMENT REVIEW CASES:

- 2026 COA
    - Meeting Date: 07/22/2026
    - Action: Pending
    - Scope: 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
- 2024 LPCS
    - Approval Date: 11/05/2024
    - Action: Approved w/conditions: The approved scope of work is limited to guardrail/railing replacement for the master balcony and east balcony, and window replacement for two (2) openings with revised sizes on the master balcony. All other aspects of the scope of work require full commission review.
    - Scope: 1) Two windows size revised on Master Hallway/Master Balcony wall facing Interior Courtyard 2) Master Balcony guardrail to change from 32in to 36in in height and the spacing between spindles to be 4in to be code compliant (to match existing style) 3) Master Balcony beams, columns and outriggers to be repaired/replaced where needed to match existing 4) East Balcony slab to be removed and replaced to match existing 5) Living Room East and West window columns to be replaced to match existing
- 2025 COA & ZON
    - Meeting Dates: LPC 04/16/2025 TC 05/14/2025
    - TC Action: Approved Variances 1-6; rooftop stairs withdrawn. (5-0)
    - LPC Action: Approved w/condition: 1. rooftop stairs removed from scope. 2. Staff to confirm driveway material was admin. approved. (7-0) *Variances 1-6 supported (7-0), except for #4*
    - Scope: Resubmittal of renovations approved by Landmarks in 2020 with minor adjustments. Variances required: 1) Increase lot coverage. 2) Increase CCR. 3) Reduce side yrd setback for additions. 4) increase building height for terrace addition ~~and rooftop stairs~~. 5) Reduce street side yrd setback for pool and fountain equipment and increase distance between water's edge and equipment. 6) Increase height of site walls associated with mech. equipment in the street side yrd setback.

70 MIDDLE TIMELINE

Updated: 07/17/2026

- 2024 APPEAL
  - Meeting Date: 10/15/2024
  - TC Action: Overturned the 08/21/2024 LPC Denial. (5-0)
  - Scope: appeal landmarks preservation commission 8/21/2024 denial of coa-24-0013
- 2024 COA
  - Meeting Date: 07/11/2024
  - Action: Denial.
  - Meeting Date: 08/21/2024
  - Action Denial
  - Scope: We are requesting approval of additional material removal due to structural deficiencies found during construction. Per Botkin-Parssi Associates, Inc., Structural Engineers, wall areas at the north portion of the west wall, the west portion of the north wall and at the south courtyard arched openings require replacement.
- 2024 LPCS
  - Approval Date: 04/02/2024
  - Action: Approved with the exception of item 8 for steps on the roof.
  - Scope: LPC staff approval 1) window revisions; 2) request to change exterior paint color and window frame door color; 3) request to remove interior courtyard east steps that are non-original and non-functional; 4) request to change pool to cross shape; 5) request to change driveway and walkway material; 6) request to change roof tile colors; 7) request to install new roof hatch; 8) request to install stringer steps to access flat roof from roof hatch; 9) request to change generator location to interior alteration.
- 2022 LPCS
  - Approval Date: 02/08/2022
  - Action: Approved
  - Scope: ***description: C) raising existing shower wall for privacy (rear of house) D) remove chimney from scope of work E) modification of three (3) windows F) stair replacement G) relocate door in west elevation*** LPC Staff Approval A) modifications of west (rear of housre) and north (side of house) elevations. B) revised pool design (necessitated by relocation of existing electrical lines and safety reasons. C) raising existing shower wall for privacy (rear of house).

70 MIDDLE TIMELINE

Updated: 07/17/2026

- 2021 LPCS
  - Action Date: 06/02/2021
  - Action: Cancelled due to inactivity
  - Scope: landmarks- pool shape revision (see enclosed) changed from rectangle to cross shape, installation of plastic sheet pile for rainwater control @ west property line.
- 2020 COA & ZON
  - Meeting Date: LPC 01/22/2020 TC 11/13/2020
  - TC Action: Removal of project from agenda until applicant is ready to proceed (6-0)
  - LPC Action: Approved. *variances not cause negative impact (6-1)*
  - Scope: Windows, enclosure of loggia, one story addition, addition of covered 2nd story terrace, new pool, hardscape improvements. Variances required: 1) 134-1729: 60 KW generator in street side yard. 2) 134-893(11): lot coverage. 3) 134-893(13): Cubic Content Ratio (CCR). 4) 134-893(7) addition encroachment in side yard setback. 5) 134-893(7): flat roof to covered balcony encroachment into side yard setback.
  - History: Was deferred at TC 7 times.
- 2020 LPCS
  - Action Date: 05/01/2020
  - Action: Approved
  - Scope: landmark- demo plan (see enclosed) to include pool patio, concrete walkways & site walls: to include access opening of south east site wall etc.

CONSTRUCTION MANAGEMENT AGREEMENT
FOR 70 MIDDLE ROAD

This Construction Management Agreement (the "Agreement") is made this 30th day of October, 2024 and entered into between by JENNIFER NAEGELE, individually and as owner of 70 Middle Road, Palm Beach, Florida 33480 (hereafter the "Owner"), T.A.B. CONSTRUCTION COMPANY, a Florida corporation with contractor license number CRC038041 issued by the State of Florida Department of Business & Professional Regulation, with registered address at 2811 Village Boulevard, Suite #304, West Palm Beach, FL 33409 (hereafter the "Contractor"), and the Town of Palm Beach, a Florida municipal corporation, 360 South County Road, Palm Beach , Florida 33480 (hereafter the "Town").

WHEREAS, Owner and her agents have been engaged in a comprehensive renovation of the landmarked residence and other improvements at the Property, which itself has included demolition and construction activities.

WHEREAS, Owner obtained and the Town issued Building Permit #B-22-94449 on May 5th,2022 (the "Permit") in furtherance of construction activities to be engaged at the property. Residential renovations include new impact windows and doors replacement of roof with like-kind roofing, interior renovations and modifications, landscaping and a pool.

WHEREAS, the Permit is scheduled to expire on November 5th, 2024.

WHEREAS, at its public meeting on October 15, 2024, the Town Council of the Town of Palm Beach considered Owner's request for a waiver of Town Code Section 18-237 that would permit an extension of the Permit.

WHEREAS, for all the reasons set forth on the record of the October 15, 2024 hearing and herein, the Town is requiring that (i) the parties hereto execute and enter into this Agreement in order for and as a condition precedent to extension of the Permit, and (ii) the commitments, requirements, and obligations of Owner and Contractor within this Agreement are a prerequisite to the continuation of construction activities at the property.

NOW THEREFORE, for valid and legal consideration acknowledged by each of the parties hereto, the parties each agree, acknowledge, and pledge their adherence to the following terms and conditions:

1. ***Recitals:*** The foregoing recitals are true and correct and are incorporated herein by reference.

2. ***Schedule:*** Attached hereto as **Exhibit B** is the true and correct construction schedule presented by Owner and Contractor ("Construction Schedule") and required for full and complete close-out, delivery and conclusion of construction

activities at the Property (as described, the "Construction Activities"). The Construction Schedule provides the true and correct dates for each milestone associate with the Construction Activities including the full and final completion date for all Construction Activities (the "Completion Date"). The parties hereto agree and acknowledge that the Town may rely and is relying upon the truthfulness of the Construction Schedule and the milestone date that Owner and Contractor are presenting herewith. The parties agree and commit to the following regarding the Construction Schedule:

a. The Dates within the Construction Schedule for critical milestones must be adhered to, will be monitored by the Town's Building Official and his staff, and may only be modified with the consent of the Town's Building Official except as detailed next.
b. The completion Date set forth on the Construction Schedule shall not be altered or revised without the express written consent of Town Council.
c. The Owner and the Contractor shall schedule an on-site construction meeting with Town staff, Owner's Representatives, Contractor, and all sub-contractors within seven (7) days of the execution of this Agreement. The purpose of the meeting will be to review this Agreement, all construction management requirements, schedule, project logistics, and Town expectations and requirements.
d. The Building Official shall approve any overall extension of the Permit granted by the Town Council in up to six (6) month increments "based on the progress made by the Owner and the Contractor toward meeting the critical milestones in the Construction Schedule.
e. The contractor shall provide the Building Official with bi-monthly written updates of the progress of the project to include Summary and Look Forward.
f. Generally, the Owner and the Contractor are accountable to the Town to complete construction: (i) as expeditiously and efficiently as possible and within the time frame set forth in the Construction Schedule, (ii) in accordance with Town's Code of Ordinances, and (iii) with a minimum of disturbance to or friction with the neighbors, the neighborhood and the Town.

3. ***Project specifications and performance:*** Contractor shall provide the Building Official with the following items in writing:

a. Owner's selection of the following contractors/trades within 30 days of signing this document, and any change during the permit duration of the contractors:
    i. Roofing Subcontractor
    ii. Shell / Structural Subcontractor
    iii. Mechanical Subcontractor
    iv. Plumbing Subcontractor

v. Electrical Subcontractor
vi. Window and Door Subcontractor

b. Owner's selection of the roofing materials and a copy of the order placed with the Supplier within 30 days of signing this document to be provided to Town.
c. Owner's Selection of windows and exterior doors and a copy of the order placed with the supplier within 30 days of signing this document to be provided to Town.
d. All Architectural/Structural drawings to date to be submitted to the Building Official within 30 days of signing this Agreement.
e. All MEP drawings to date to be submitted to the Building Official within 60 days of signing this Agreement.
f. Any deviation on a case-by-case basis.

4. ***Job Site, Facilities, and Storage:*** Contractor shall provide the Building Official the following items within 30 days of signing this Agreement:

a. (1) Project description (2) truck logistics plan per Town Code of Ordinances section 18-86, (3) construction staging plan per Town Code of Ordinances Section 18-86, (4) construction screening plan per Town Code of Ordinances Section 18-201, (5) detailed construction plan per Town code of Ordinances Section 18-351, (6) staging plan per Town Code of Ordinances Section 18-86, (7) delivery plan per Town Code of Ordinances section 18-86, (8) lay-down plan, (9) rodent control with written report provided to the Town, (10) dust control per Town Code of Ordinances Section 42-164,(11) noise control per Town Code of Ordinances Section 42-196 through 42-229,(12) trash removal plan per Town Code of Ordinances Section 18-351, and (13) protective fencing around the jobsite and any trees and vegetation to be preserved. The Building Official shall use its best efforts to expedite review. These or any other construction related facilities shall not be in public right-of-way at any time.
b. Owner may hire a third-party inspector to inspect construction progress and provide progress reports on a monthly basis.
c. Contractor to mitigate any dirt or debris from accumulating on the sidewalk or roadway.

5. ***Deliveries and Parking plan: Contractor's primary goal is to ensure adequate and appropriate emergency response accessibility to neighbors and to the Project side is maintained.***

a. All construction deliveries shall be conducted on the Property and not in the right-of-way and shall be conducted between the hours of 9 a.m. and 5 p.m. on Mondays through Fridays and otherwise in compliance with the Town Code of Ordinances. Any deliveries or parking that can only occur within the road rights-of-way shall require the application, Town review, or

as regulated by the Town Code of Ordinances. Issuance of appropriate right-of-way permits from the Town Public Works Department.

b. Contractor to obtain necessary Right-of-Way Permits for trucks and cranes that extend beyond the driveway.
c. Parking: No contractor street parking is permitted.
d. All subcontractors, suppliers and others on the property shall be advised of the foregoing and the contractor shall manage construction activities accordingly.

Construction Hours: Hours of Construction shall be governed by the Town Code of Ordinances Section 42-199. Beginning May 1st to the Monday preceding Thanksgiving, work may commence at 8:00 am and cease at the hour of 6:00 pm., except Saturdays, Sundays, and Town observed holidays, when all construction work is restricted and prohibited. Construction work is permissible on Saturdays from May1st through the Monday preceding Thanksgiving, work may commence at 9:00am and cease at the hour of 5:00pm. Beginning on the Monday preceding Thanksgiving, and during the months of December, January, February, March, April of each year, construction work not otherwise prohibited by section 42-198 or other work resulting in noise trending to disturb the people in the vicinity thereof shall not begin until the hour of 8:00 a.m., and shall cease at the hour of 5:00 p.m. All subcontractors, suppliers and others on the property shall be advised of the foregoing and Contractor shall manage Construction Activities accordingly.

6. ***Construction Contact information:***

a. James Bowser / Contractor cell : 561-248-3649 Email: jay@tabconstructioncompany.com
b. Tim Bowser / Contractor cell: 561-389-0518 Email: tim@tabconstructioncompany.com
c. Elvin Zuniga / Property Representative cell: 561-229-3693 Email: 2ordernow@gmail.com

7. ***Remedies for Violations:***

a. There shall be no right of Owner or Contractor to unilaterally modify or deviate from this agreement or the Construction Schedule, absent the prior written consent of the Town which shall include notification by the Building Official to all abutting and adjoining property owners and any neighboring property owners who elect to be notified.
b. Any violation of Town Code of Ordinances Section 18-351 will constitute one strike under the Town's "3 Strike Rule", which is detailed in the Town Right of Way Manual, Chapter XII, Miscellaneous Provisions, Construction Parking & Construction Site Management.
c. Owner's or Contractor's violation of any portion of this Agreement or other applicable construction management requirement may, at the Town's discretion, result in a cessation or modification of construction activities of the Project or other consequences, e.g., prosecution by Code Enforcement,

et al., until such time as the Town is satisfied that such violations have been resolved. Any and all levies assessed by the Town on Owner or Contractor with regard to any such violations shall apply as a lien against the Property to the full and complete detriment of Owner's right, title, and interest thereto. The Town shall otherwise have, and does not waive, all other remedies available at law to it in the event of a violation of this Agreement and its associated construction management requirements.

THE TOWN OF PALM BEACH

By: _____

WAYNE BERGMAN

Building Official/ Director at PZB

JENNIFER NAEGELE

By: _____

JENNIFER NAEGELE, individually

Owner

TAB CONSTRUCION COMPANY, a Florida corporation

By: _____

JAMES BOWSER

General Contractor

540 South Ocean Boulevard LLP

July 19, 2026

Town of Palm Beach Landmarks Preservation Commission
360 South County Road
Palm Beach, Florida 33480

Re: COA-26-0016, re: 70 Middle Road, Palm Beach, Florida

Ladies & Gentlemen:

The undersigned is the "Authorized Signatory" for 540 South Ocean Boulevard LLP (540 LLP). 540 LLP is legal owner of the residential real estate located at 101 Via Marina in Palm Beach, Florida, which is beneficially owned and occupied by Sir Peter J. Wood. 101 Via Marina is located opposite Middle Road and immediately to the east of 70 Middle Road, Palm Beach, Florida (the "subject property"). This letter is delivered to you to advise of our strong objection to the subject application.

According to the Public Records for Palm Beach County, Florida, Jennifer Naegele ("applicant") has owned the subject property since 2004. Over the last 12 years, applicant and her agents have – by documentation on hand within the Town and from Sir Peter's and my own, personal observation on a regular and continuing basis – maintained the subject property in a continual state of demolition and/or construction. By the lack of diligence in their pursuit and completion of site activities and the manner and approach by which the property has otherwise been and is being presented to the neighborhood and the Town, applicant and her agents have perpetrated and are continuing to perpetrate a material nuisance on the neighbors and neighborhood in which it is located and on the Town, generally.

The subject application fails to meet the criteria within Section 54-123 of the Town of Palm Beach (Town) Zoning Code of Ordinances. Specifically and among other considerations, the requested demolition will destroy the original craftsmanship, historic materials, and defining stylistic elements. As we understand it, Wayne Bergman, MCP, Director of the Town's Planning, Zoning & Building Department, and Friederike H. Mittner, FAICP, the Town's Architectural Review & Historic Preservation Manager, do not support your approval of the application – for qualitative reasons and based upon their deep and considerate understanding of the COA criteria presented by the Code. Given all of the foregoing, the subject application should be denied.

Please deny the subject application. It is undeserving and applicant is unworthy.

Sincerely,

Gregory E. Young

cc: Wayne Bergman, MCP (via email)
Friederike H. Mittner, FAICP (via email)



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
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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
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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:

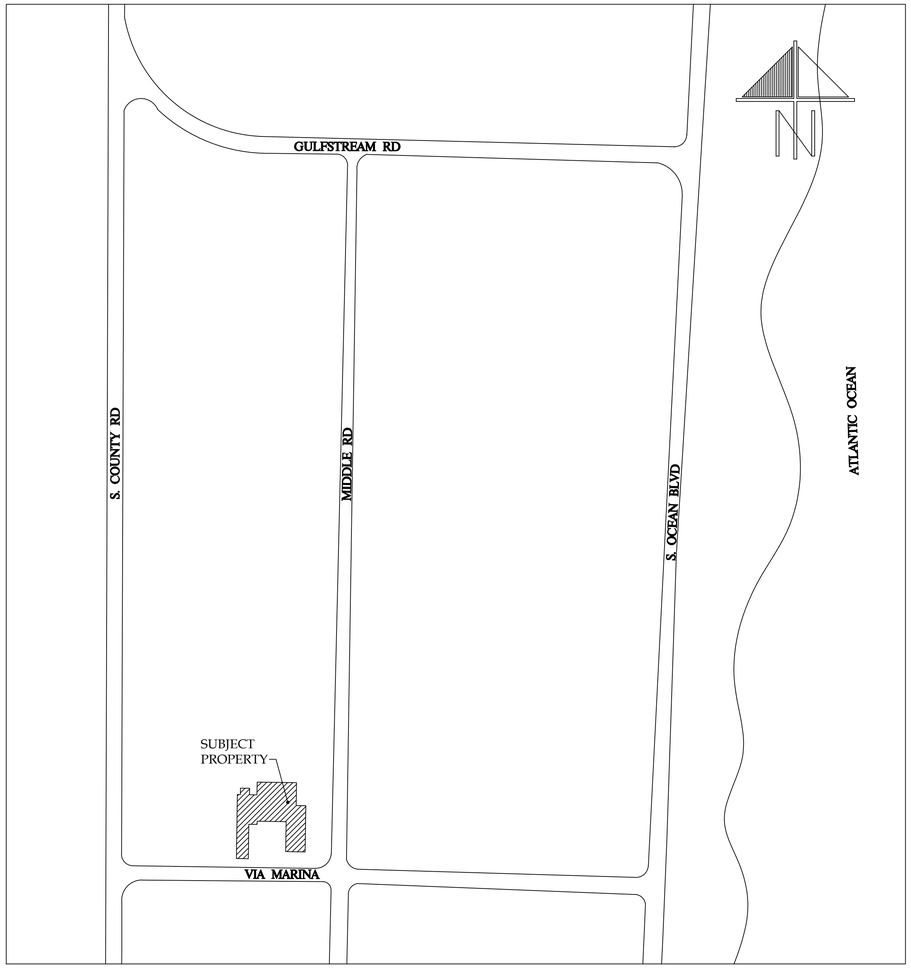
SKA Architect + Planner
Attn: Jacqueline Albarran
324 Royal Palm Way Suite 227
Palm Beach, Fl 33480
(561) 655–7676

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
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NAEGELE RESIDENCE

70 MIDDLE ROAD, PALM BEACH, FLORIDA

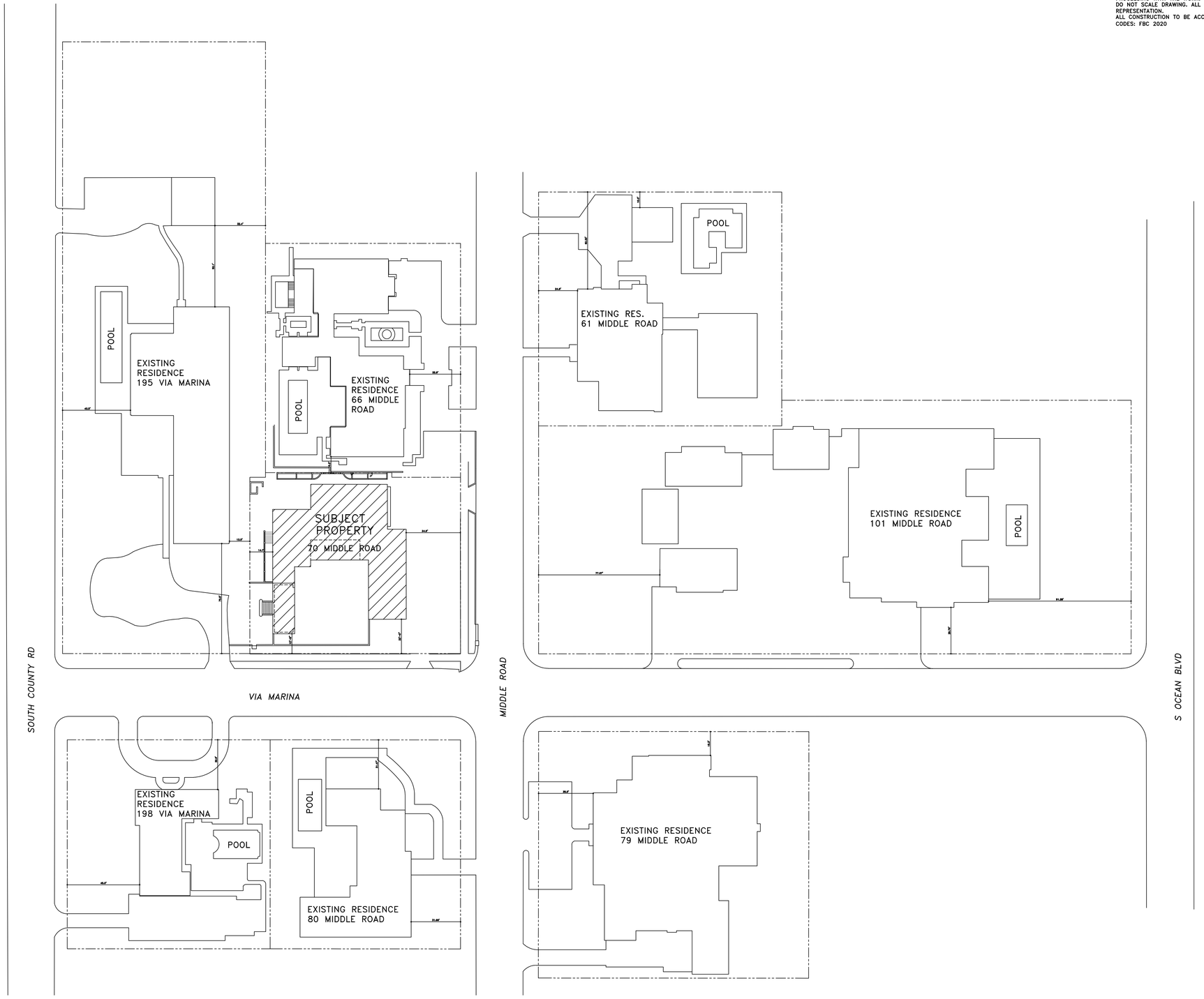
FINAL SUBMITTAL COA–26–0016
LPC HEARING DATE 7/22/26

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
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NAEGELE RESIDENCE
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PALM BEACH, FLORIDA

STATE OF FLORIDA
JACQUELINE ALBARRAN
A.R. # 10701
REGISTERED ARCHITECT

REVISIONS:

1

SHEET NUMBER:
A1

DATE:
06-29-26

JOB #
0445

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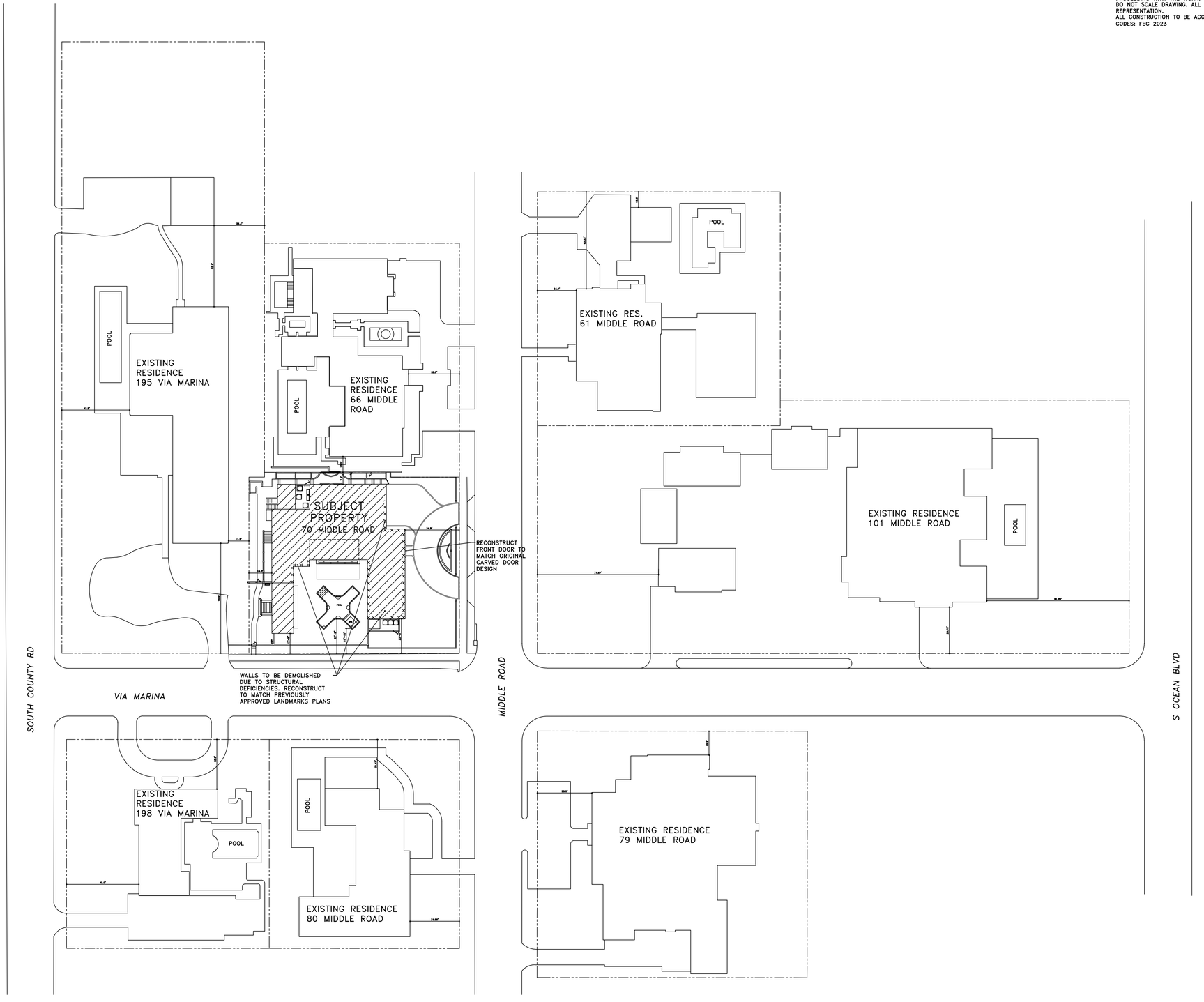

PROPOSED SITE PLAN WITH NEIGHBORING PROPERTIES
SCALE: 1/32" = 1'-0"

SKA
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NAEGELE RESIDENCE
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PALM BEACH, FLORIDA

REVISIONS:

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

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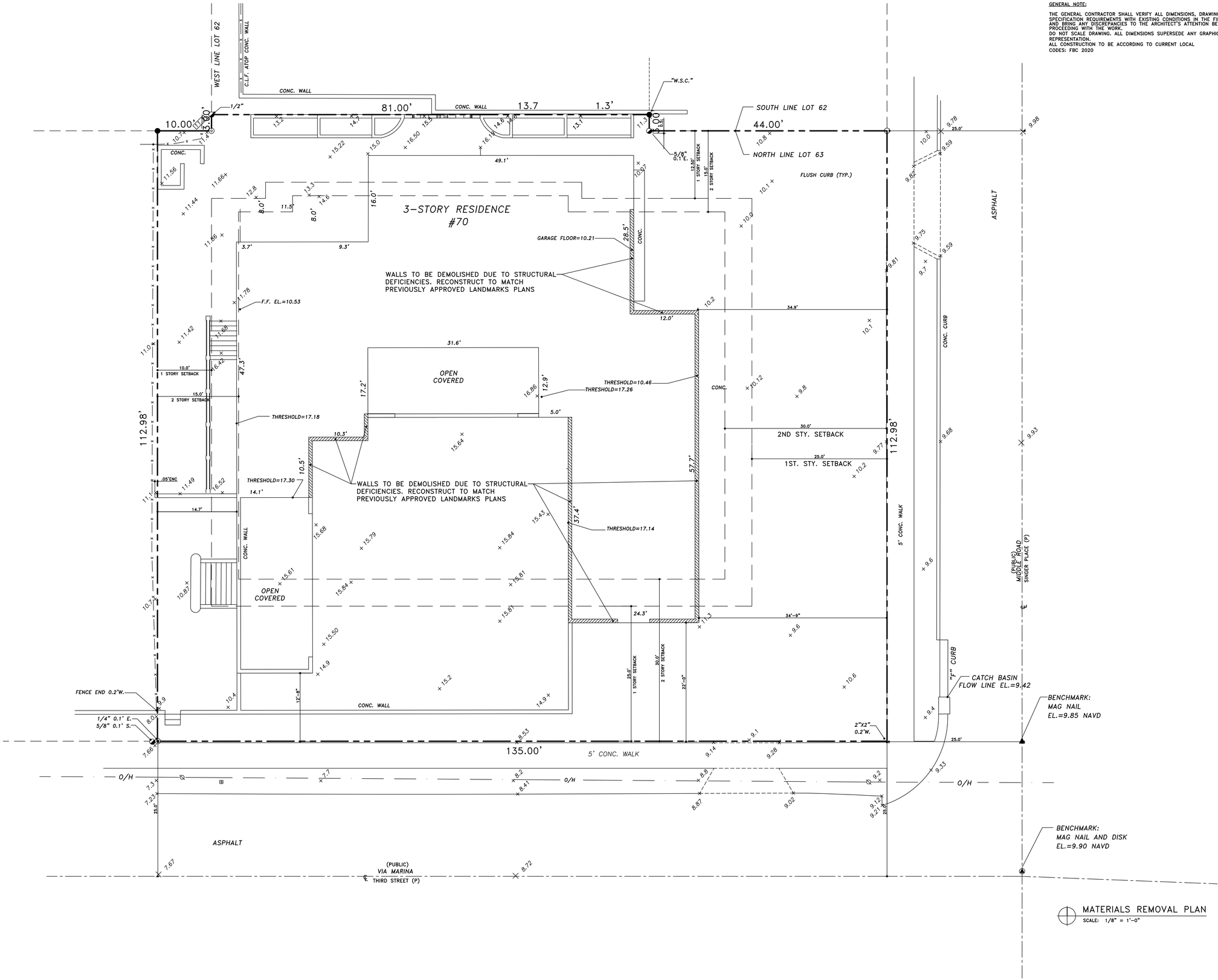

MATERIALS REMOVAL PLAN
SCALE: 1/8" = 1'-0"

SKA
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NAEGELE RESIDENCE
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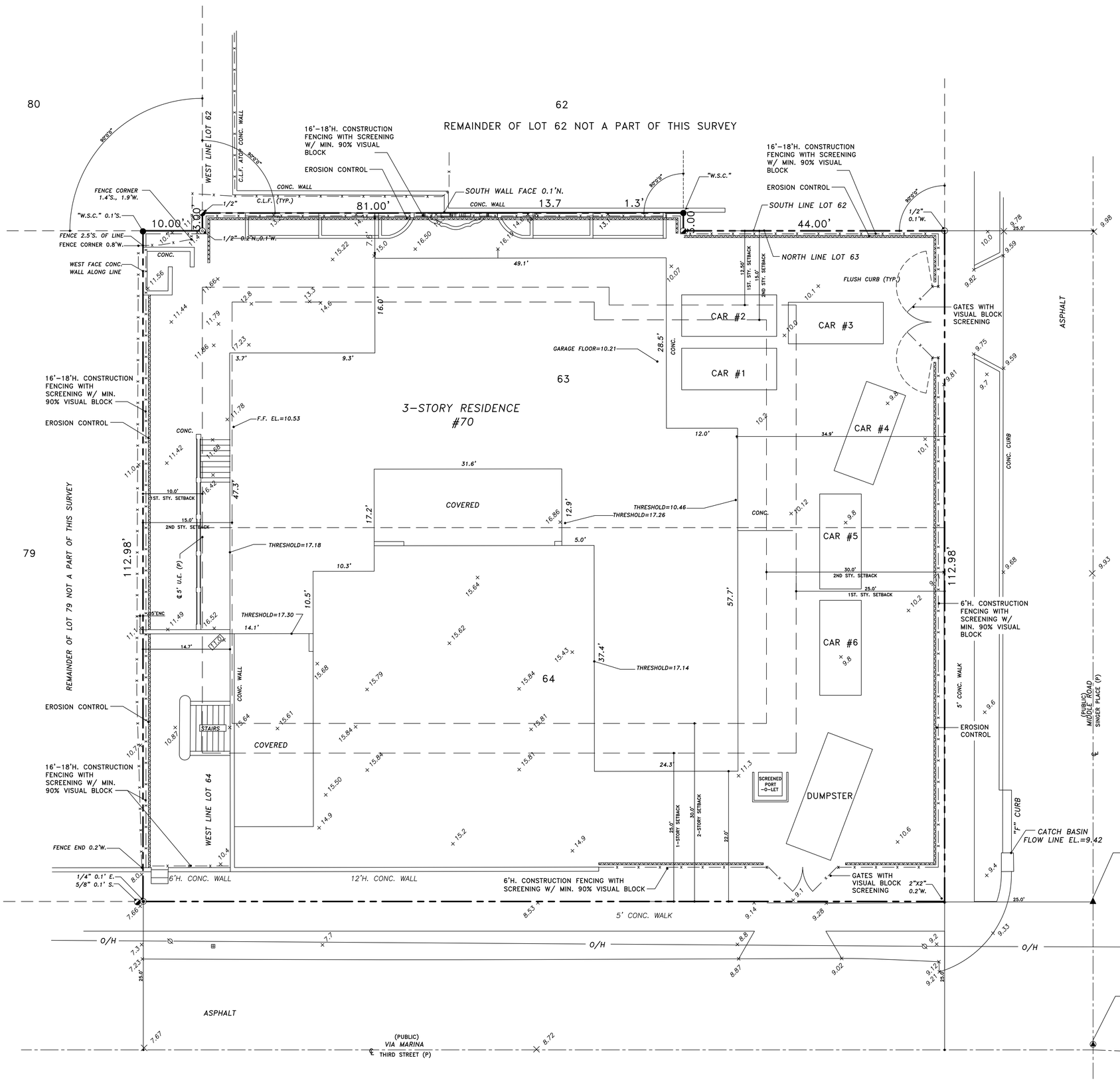
PALM BEACH, FLORIDA

REVISIONS:
1

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



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

TRUCK LOGISTICS PLAN

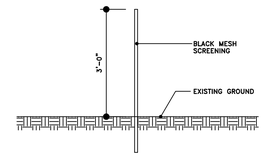
Maximum Size Truck That Can Traverse the Streets to Access the Property: 60' tractor trailer.

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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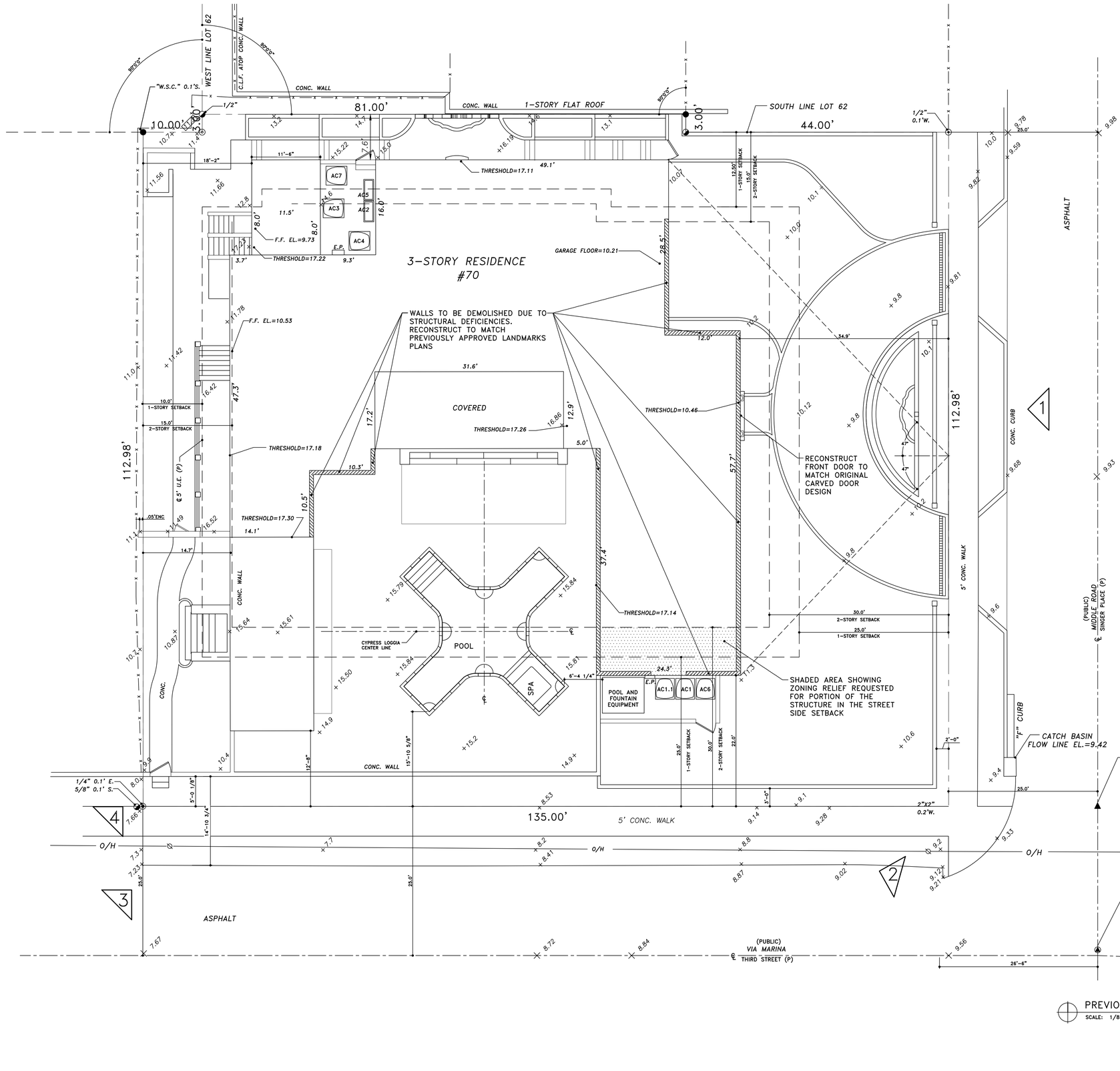
NAEGELE RESIDENCE
70 MIDDLE ROAD
PALM BEACH, FLORIDA

REVISIONS:

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



PREVIOUSLY APPROVED AND PROPOSED SITE PLAN

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

GENERAL NOTE:

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

LEGEND:

WALLS TO BE REBUILT

PICTURES POINT OF VIEW

SKA
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NAEGELE RESIDENCE
70 MIDDLE ROAD
PALM BEACH, FLORIDA

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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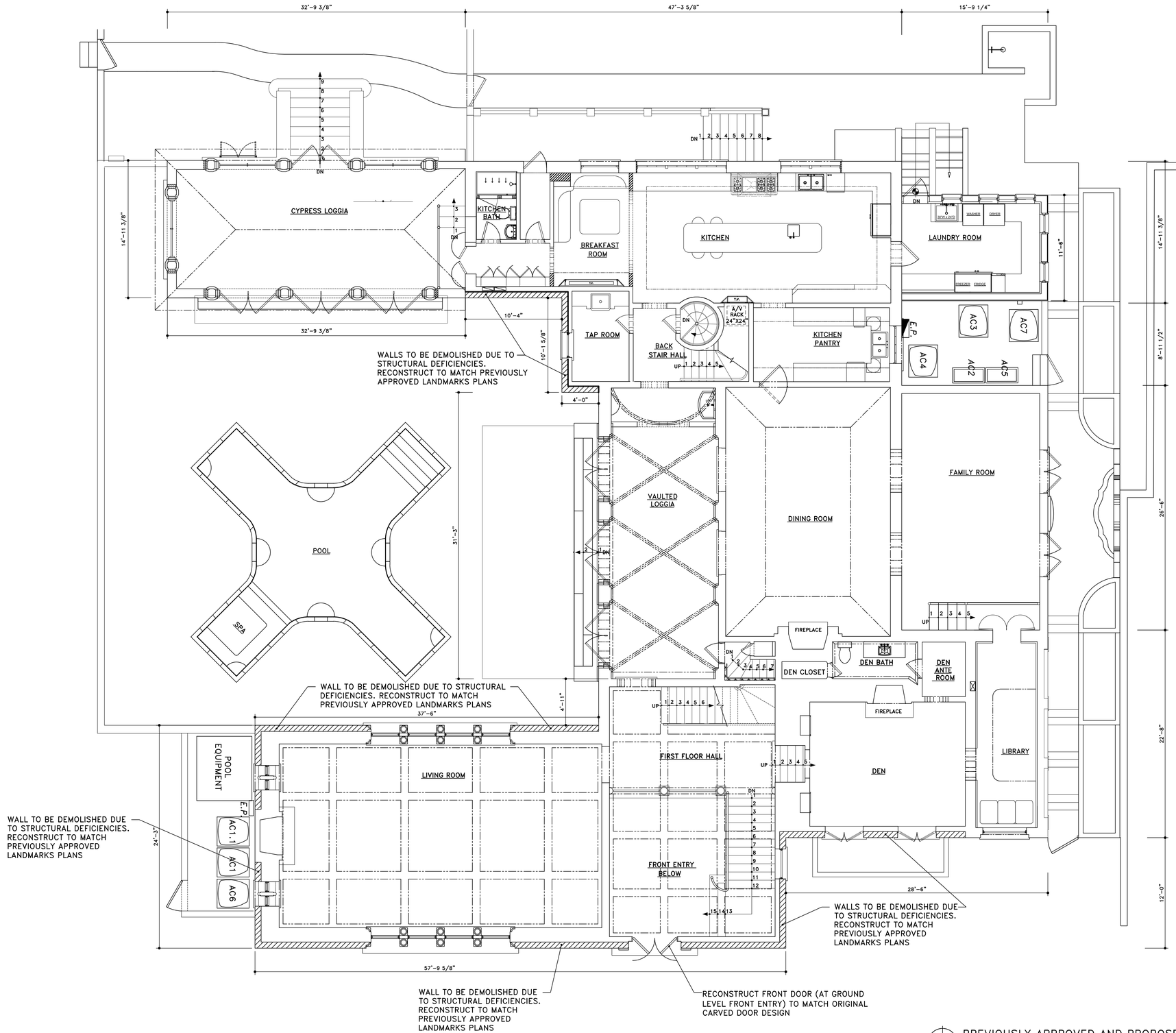
LEGEND:

EXISTING WALLS TO REMAIN

WALLS TO BE REBUILT

ELEMENTS ABOVE



PREVIOUSLY APPROVED AND PROPOSED FIRST FLOOR PLAN

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

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

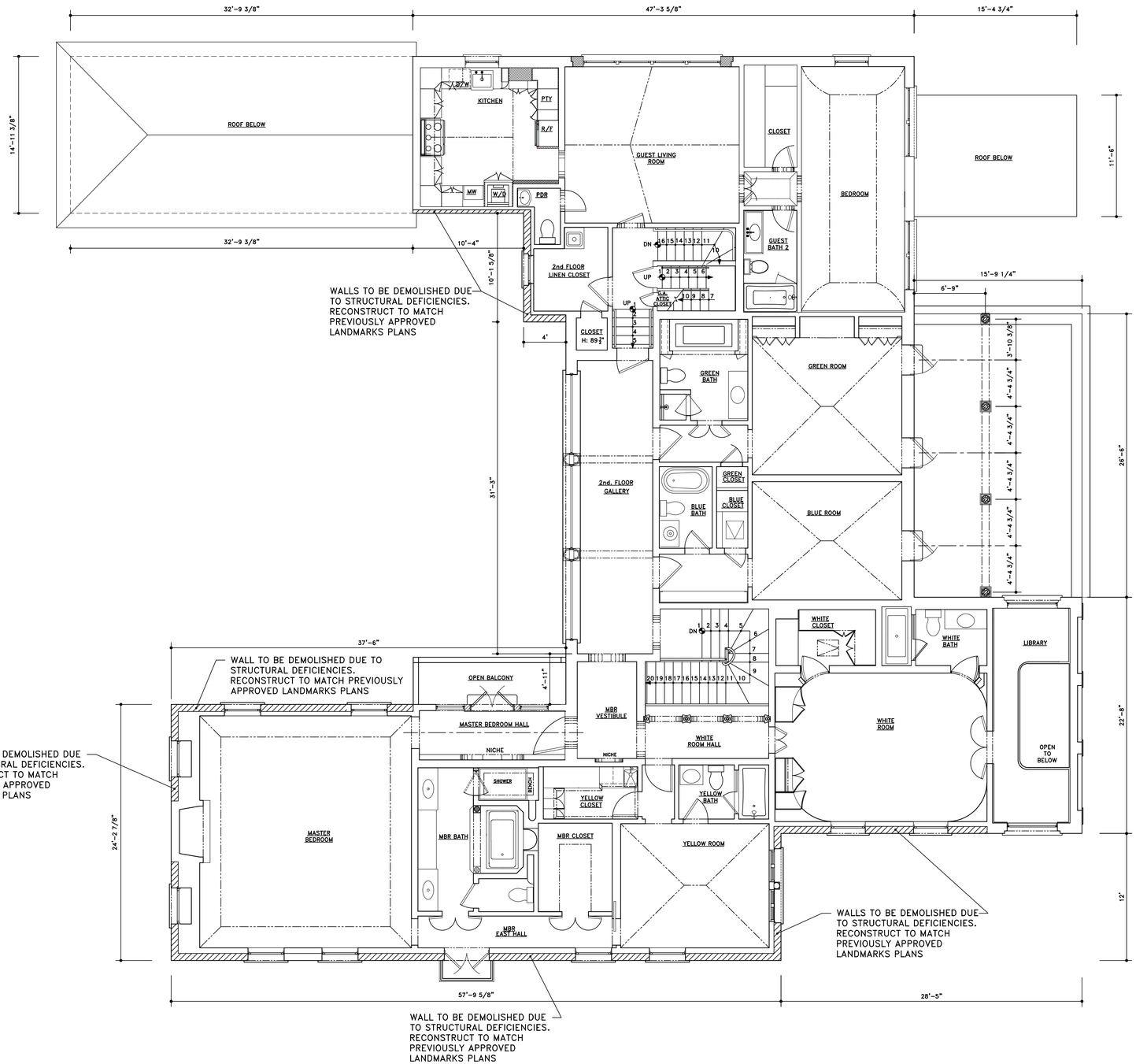
NAEGELE RESIDENCE
70 MIDDLE ROAD
PALM BEACH, FLORIDA

REVISIONS:

SHEET NUMBER: A5

DATE: 06-29-26

JOB # 0445



PREVIOUSLY APPROVED AND PROPOSED SECOND FLOOR PLAN

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

GENERAL NOTE:

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LEGEND:

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

SKA
SKA ARCHITECT + PLANNER
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NAEGELE RESIDENCE
70 MIDDLE ROAD
PALM BEACH, FLORIDA

REVISIONS:

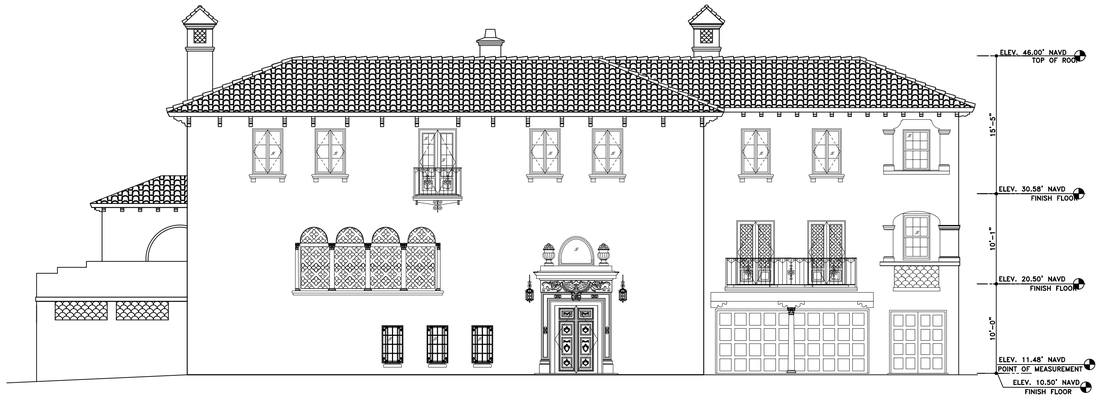
SHEET NUMBER: A6

DATE: 06-29-26

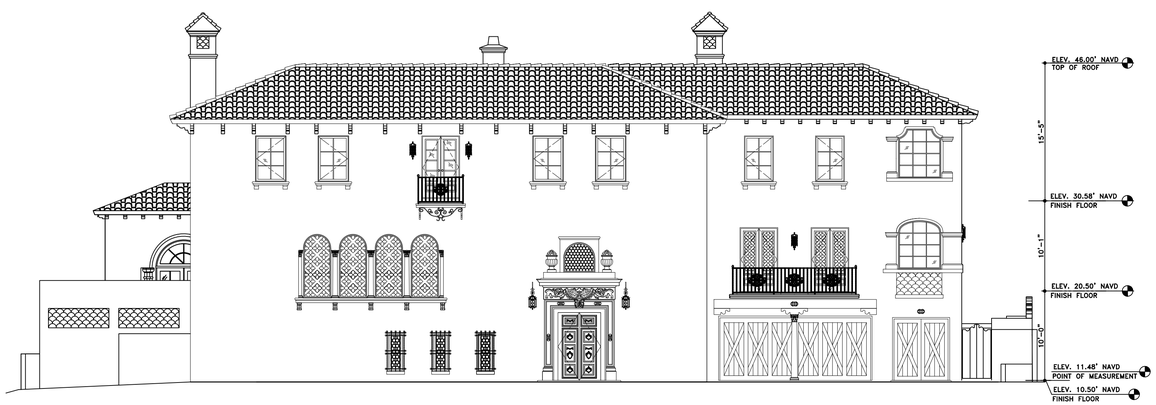
JOB # 0445



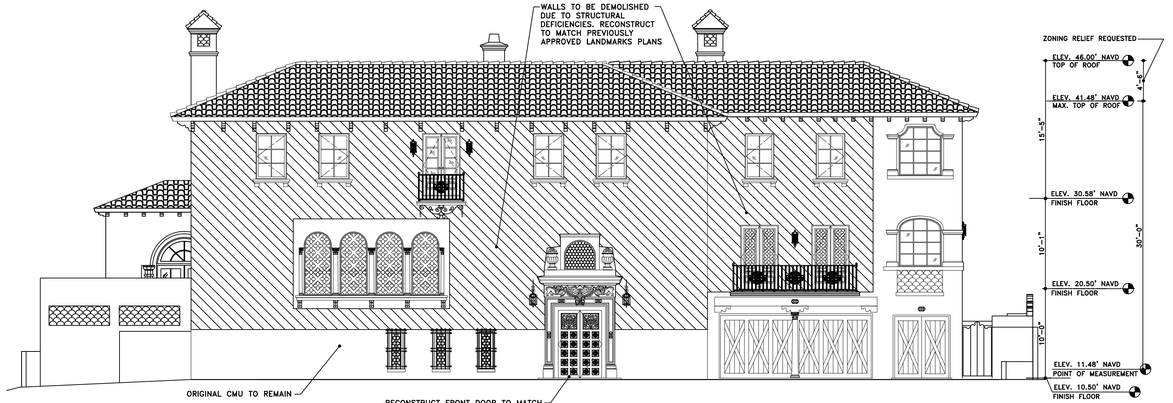
ORIGINAL EAST ELEVATION
SCALE: 1/8" = 1'-0"



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

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NAEGELE RESIDENCE
70 MIDDLE ROAD
PALM BEACH, FLORIDA

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

REVISIONS:

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

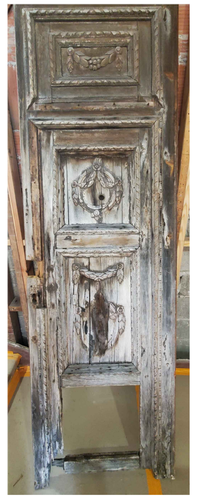


ORIGINAL CARVED DOOR DESIGN

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

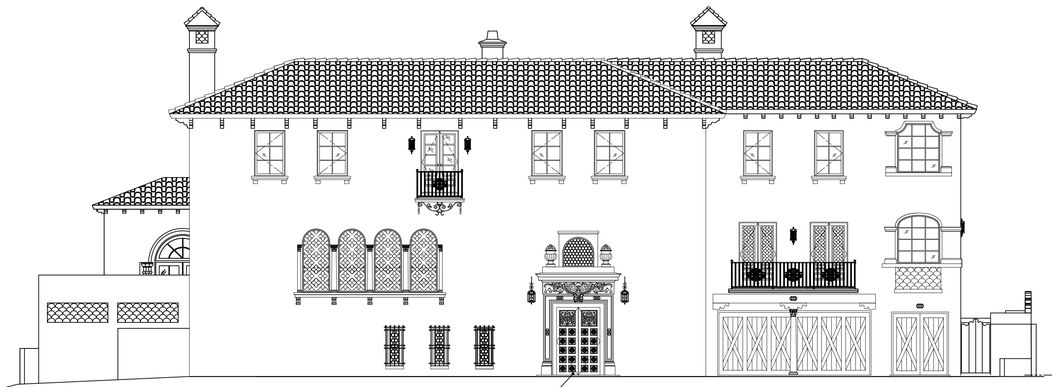


ORIGINAL PARTIAL VIEW OF EAST ELEVATION SHOWING DOOR DESIGN AS PER MARION SIMS WYETH c.1924



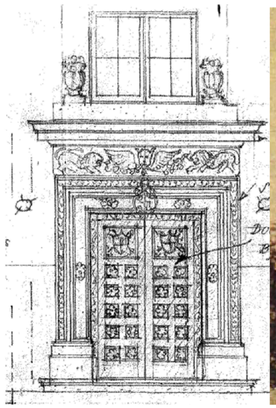


EXISTING NON-ORIGINAL DOOR UNABLE TO BE RESTORED



RECONSTRUCT FRONT DOOR TO MATCH ORIGINAL WYETH CARVED DOOR DESIGN

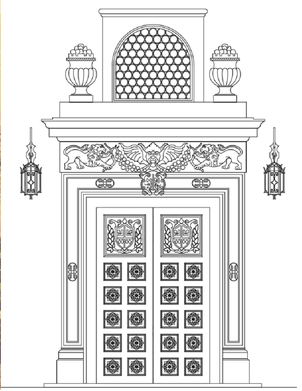
PROPOSED EAST ELEVATION
SCALE: 1/8" = 1'-0"



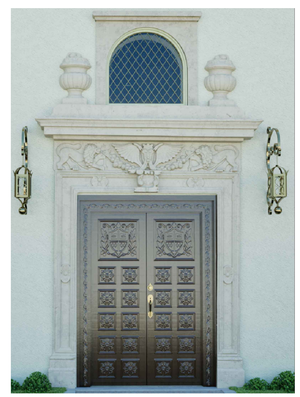
ORIGINAL DESIGN AS SHOWN ON WYETH'S PLANS



PHOTO OF ORIGINAL DOOR



PROPOSED DESIGN TO MATCH ORIGINAL DOOR



RENDERING OF PROPOSED DESIGN TO MATCH ORIGINAL DOOR

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:
A7.2

DATE:
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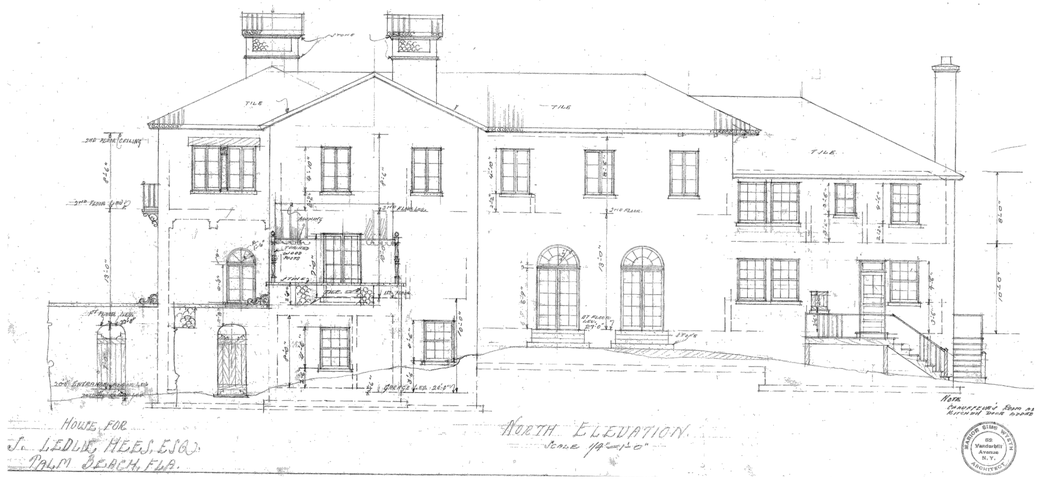
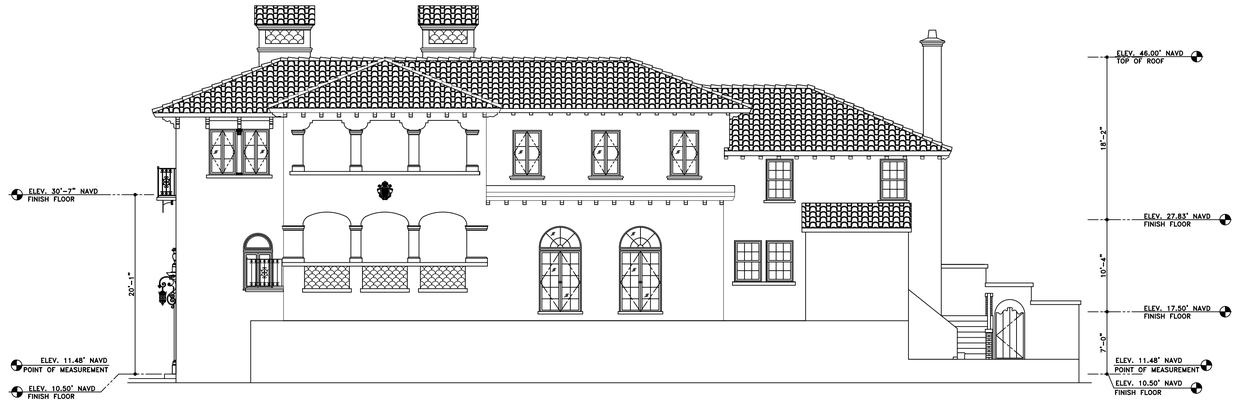
DO NOT SCALE DRAWING. ALL DIMENSIONS SUPERSEDE ANY GRAPHIC REPRESENTATION.
ALL CONSTRUCTION TO BE ACCORDING TO CURRENT LOCAL CODES: FBC 2023.



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"



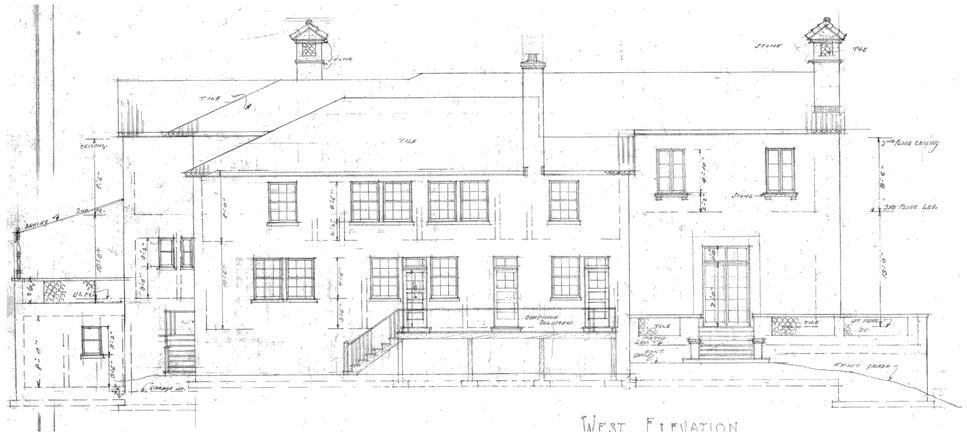
PROPOSED NORTH ELEVATION
SCALE: 1/8" = 1'-0"

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

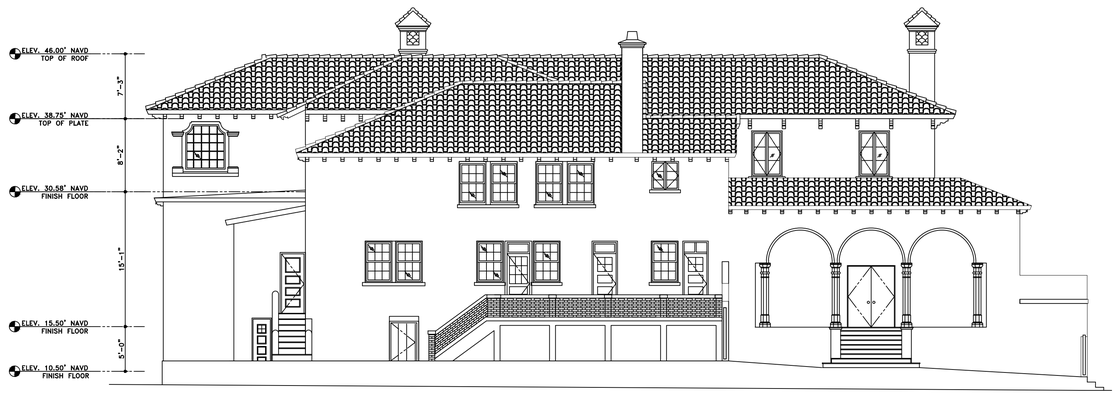
NAEGELE RESIDENCE
70 MIDDLE ROAD
PALM BEACH, FLORIDA

REVISIONS:

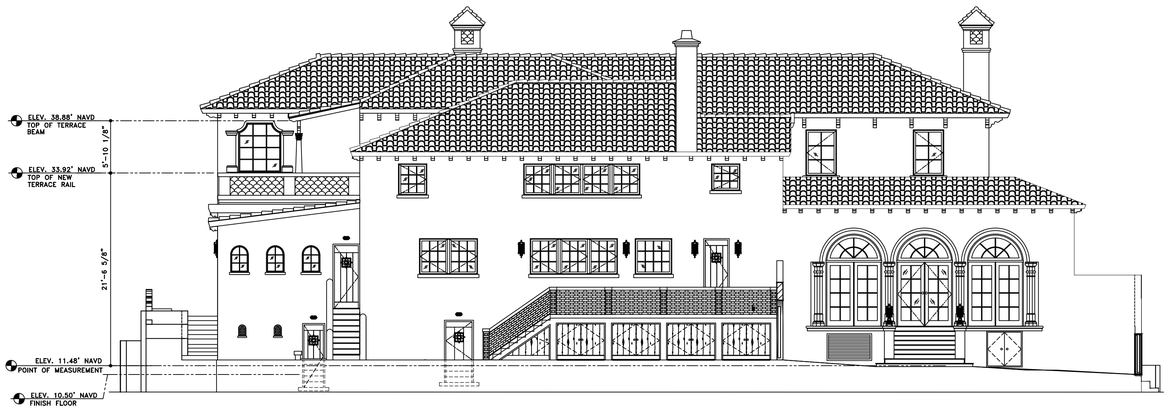
SHEET NUMBER: A8
DATE: 06-29-26
JOB # 0445



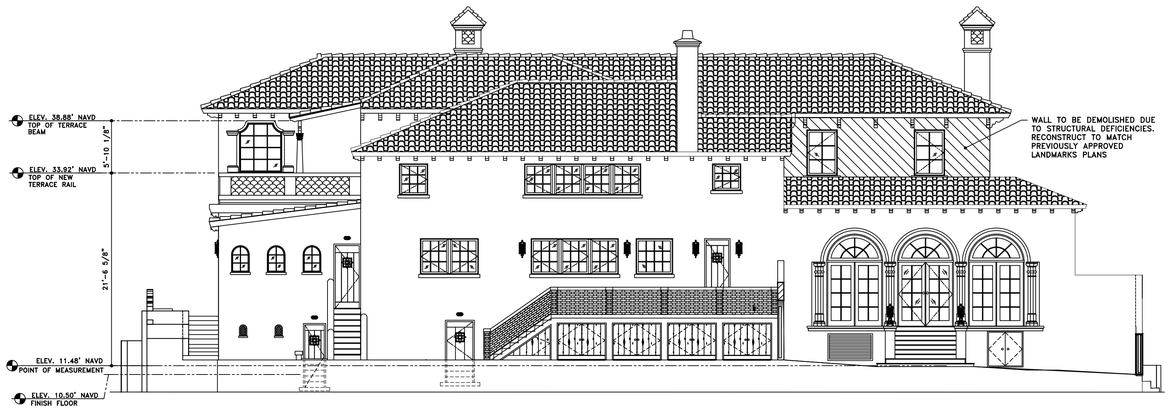
ORIGINAL WEST ELEVATION
SCALE: 1/8" = 1'-0"



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



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



PROPOSED WEST 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.
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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: A9
DATE: 06-29-26
JOB # 0445

GENERAL NOTE:

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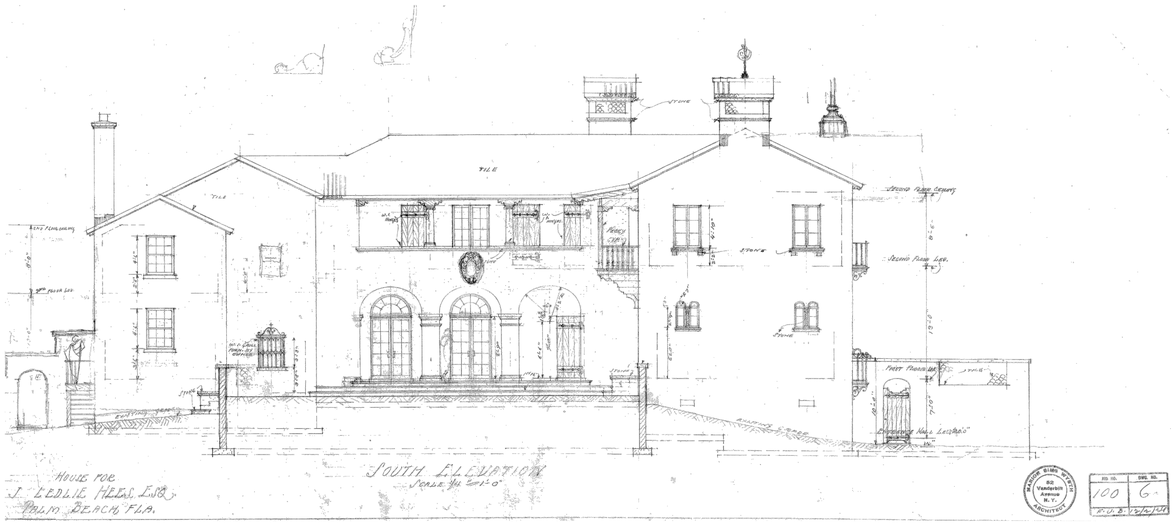
TILE
STONE
SECOND FLOOR CEILING
SECOND FLOOR LEVEL
FIRST FLOOR LEVEL
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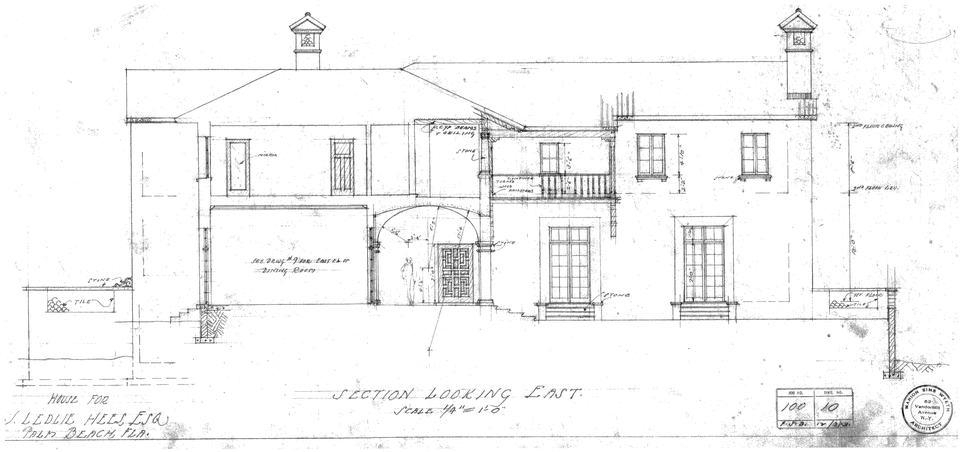
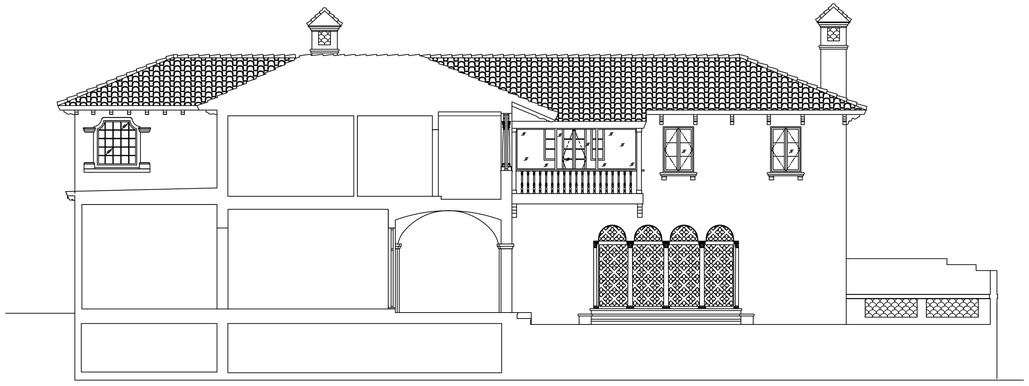
STON



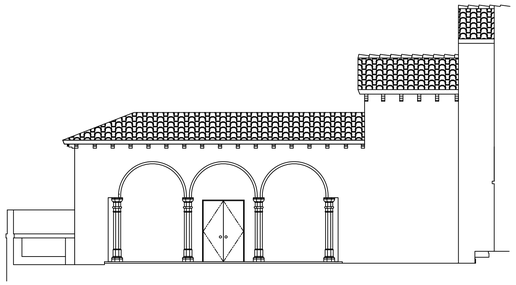
ORIGINAL COURTYARD WEST ELEVATION
SCALE: 1/8" = 1'-0"



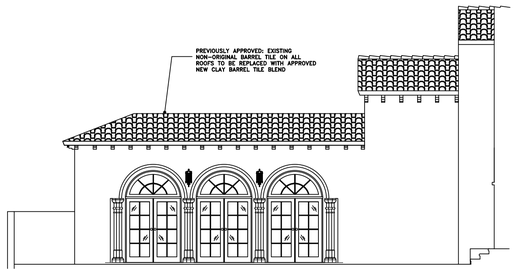
PROPOSED COURTYARD WEST ELEVATION
SCALE: 1/8" = 1'-0"



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



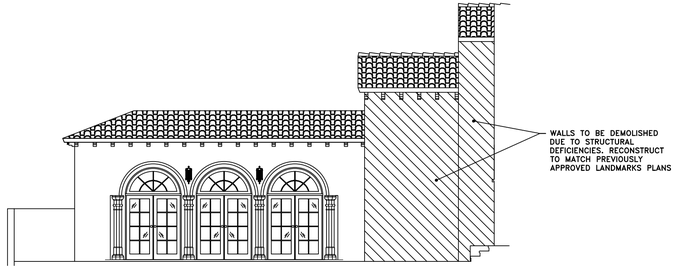
EXISTING COURTYARD EAST ELEVATION
SCALE: 1/8" = 1'-0"



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"

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TEL: 561.655.7676 FAX: 561.655.3533

NAEGELE RESIDENCE
70 MIDDLE ROAD
PALM BEACH, FLORIDA

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

REVISIONS:

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

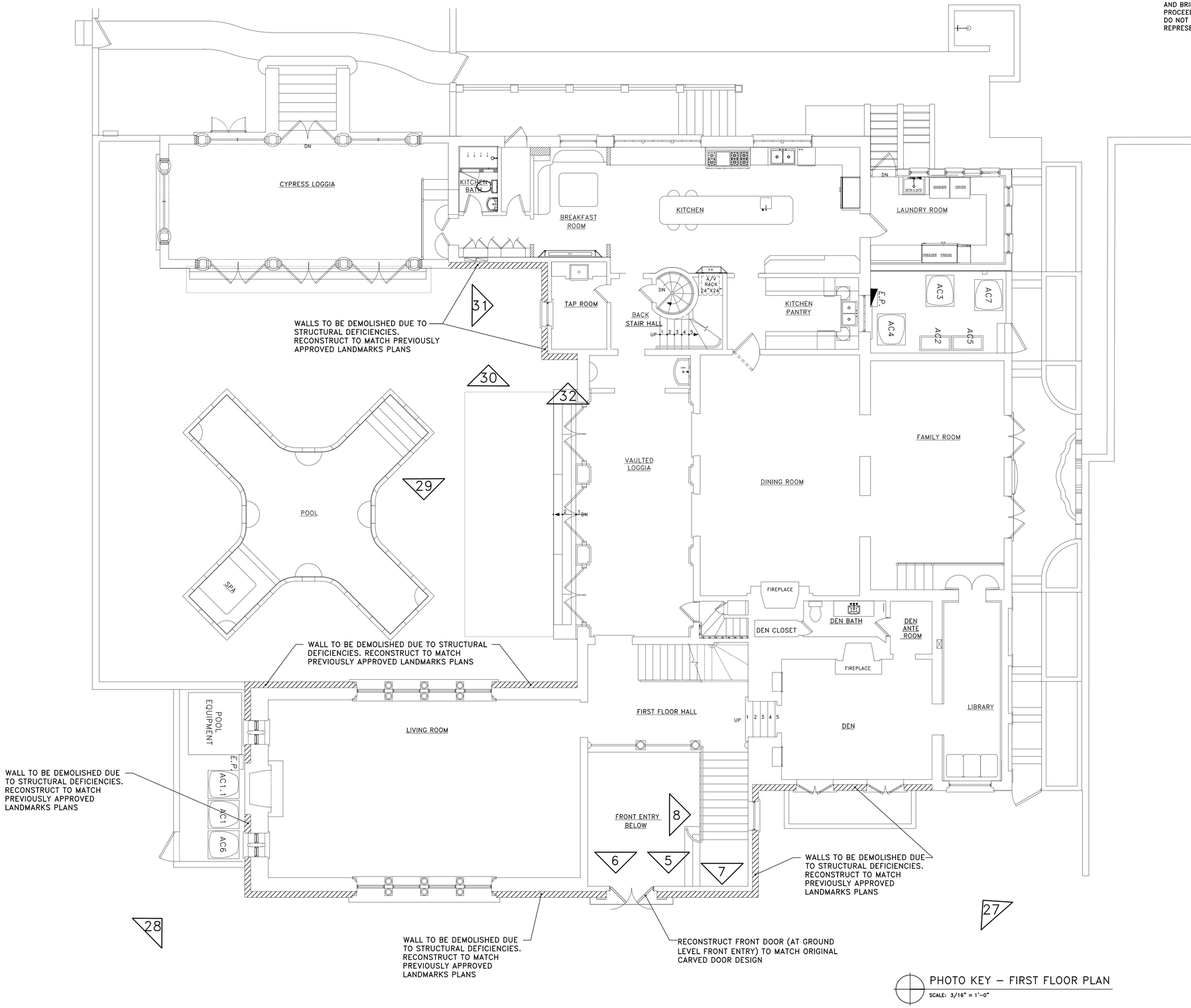

PHOTO KEY – FIRST FLOOR PLAN

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

GENERAL NOTE:

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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

STATE OF FLORIDA
JACQUELINE ALBARRAN
A.R. #1000
REGISTERED ARCHITECT

REVISIONS:

SHEET NUMBER:
PK1

DATE: 06-29-26

JOB # 0445

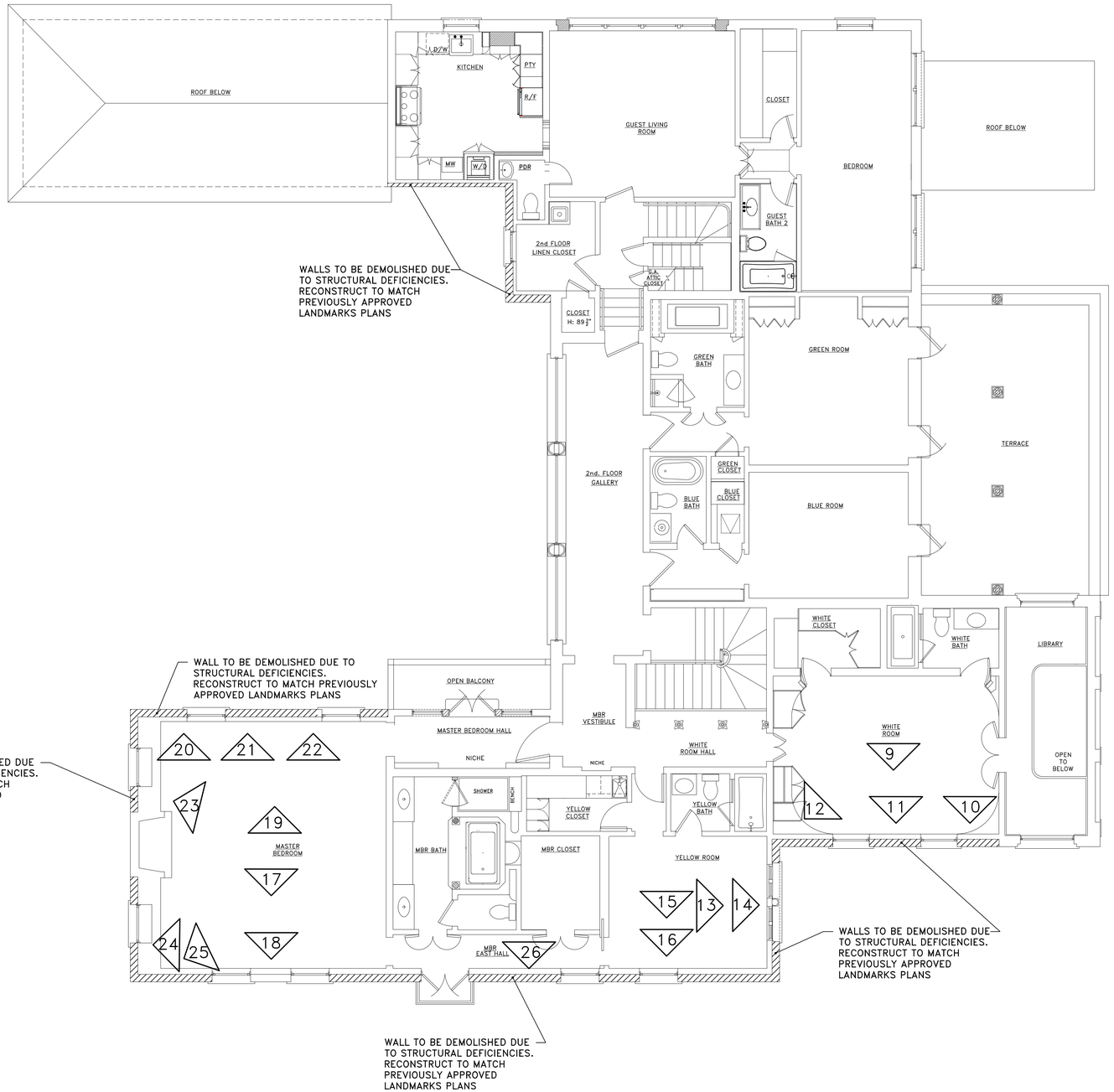

PHOTO KEY – SECOND FLOOR PLAN

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

GENERAL NOTE:

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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



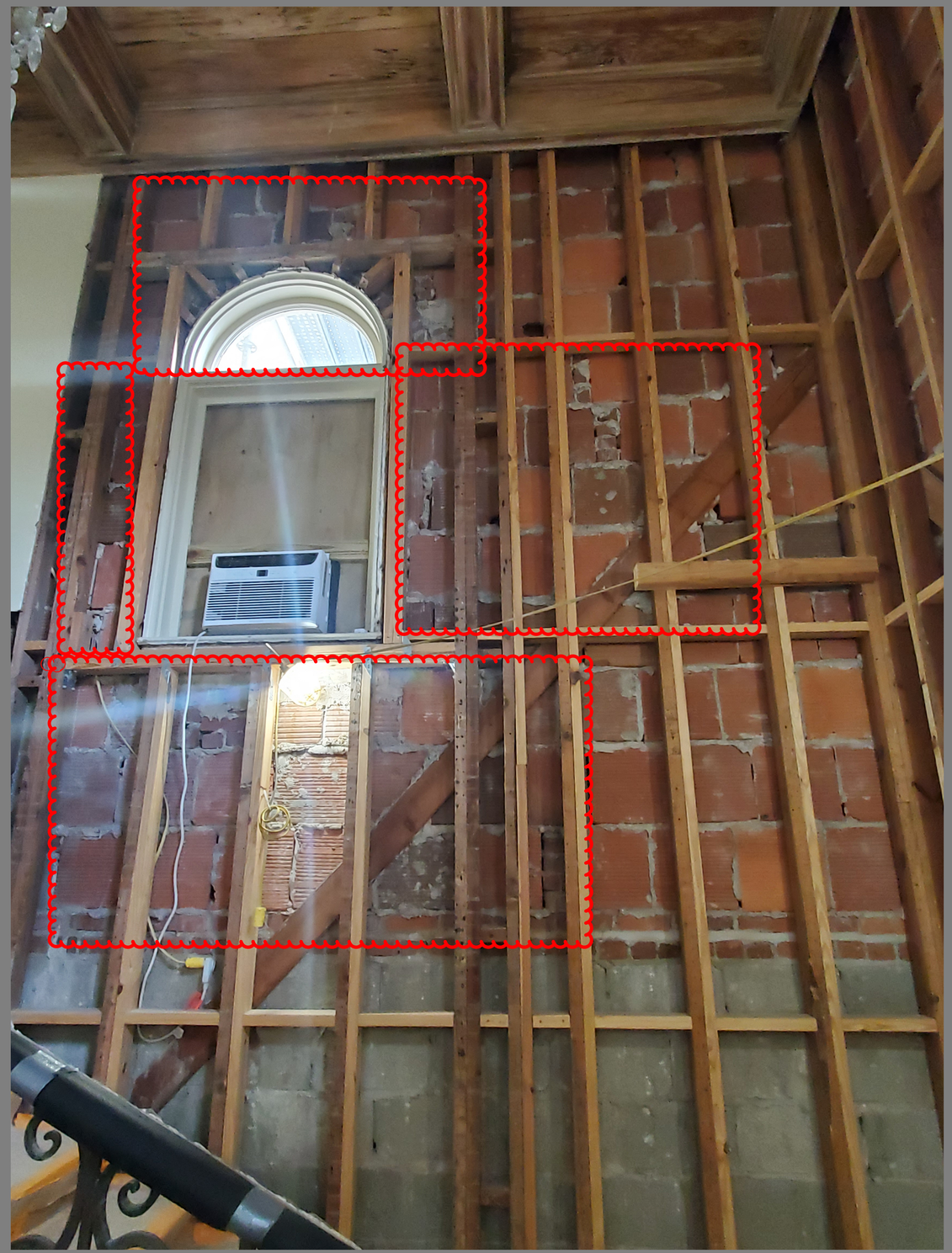
6

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



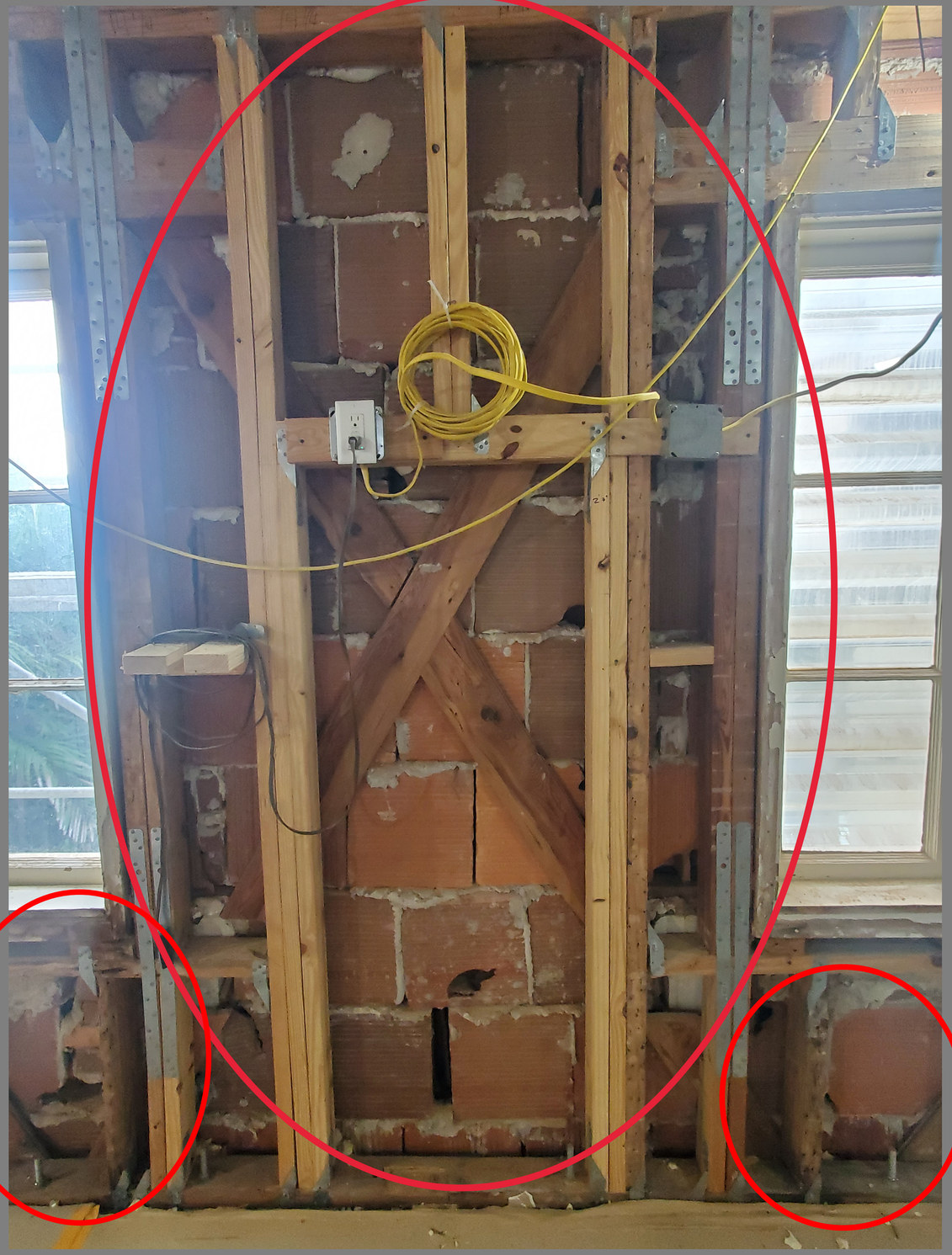
9



10

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

WHITE ROOM WALL



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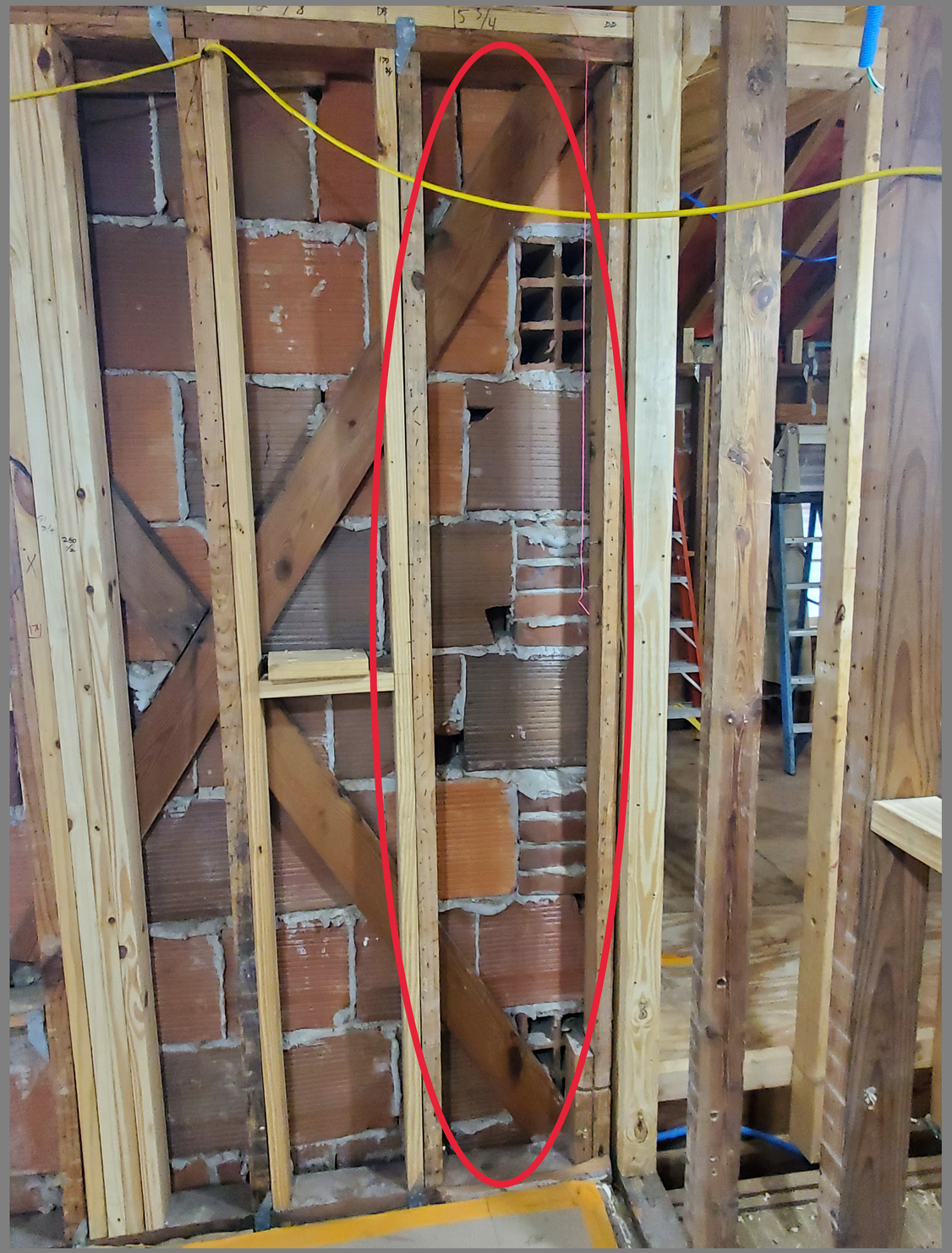


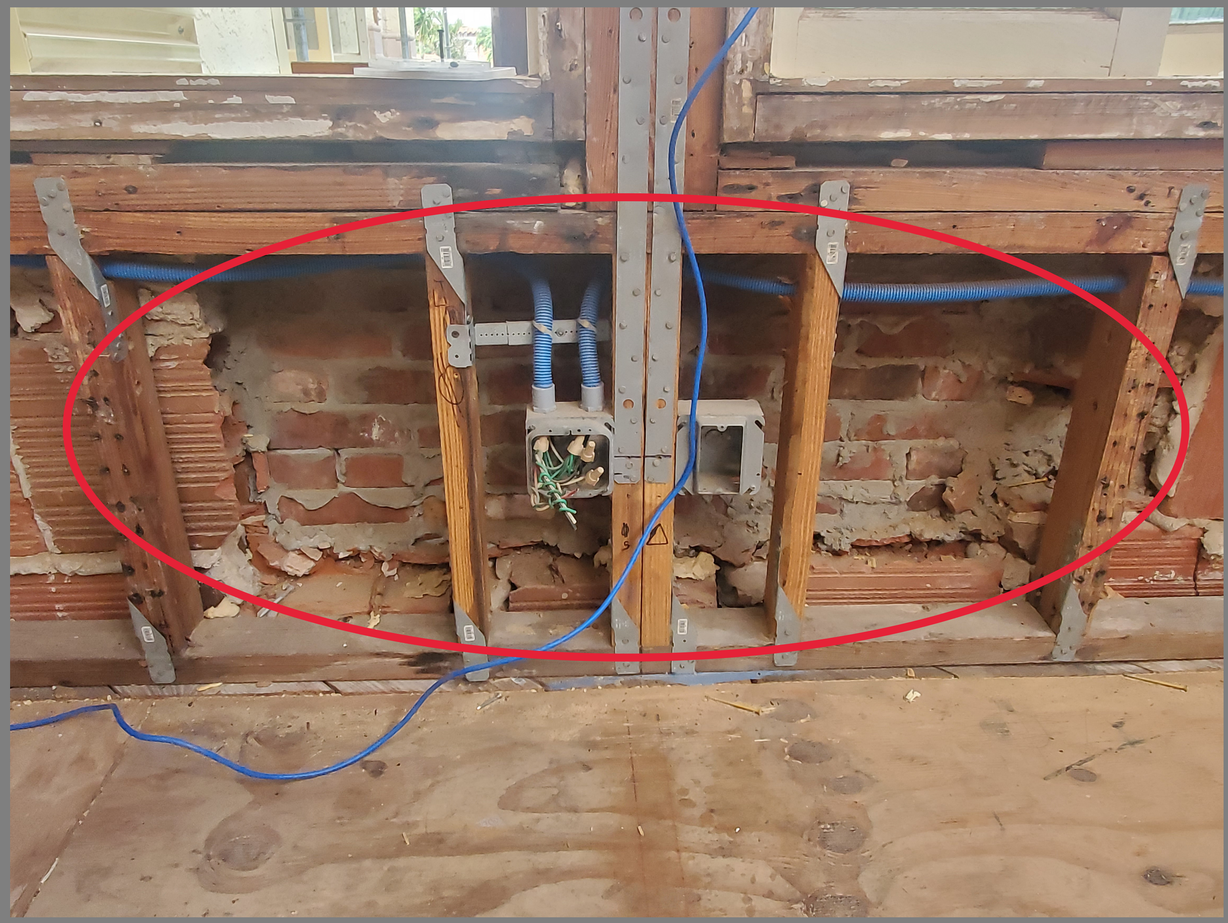
12

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

YELLOW ROOM WALL



13



14

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

YELLOW ROOM WALL



15



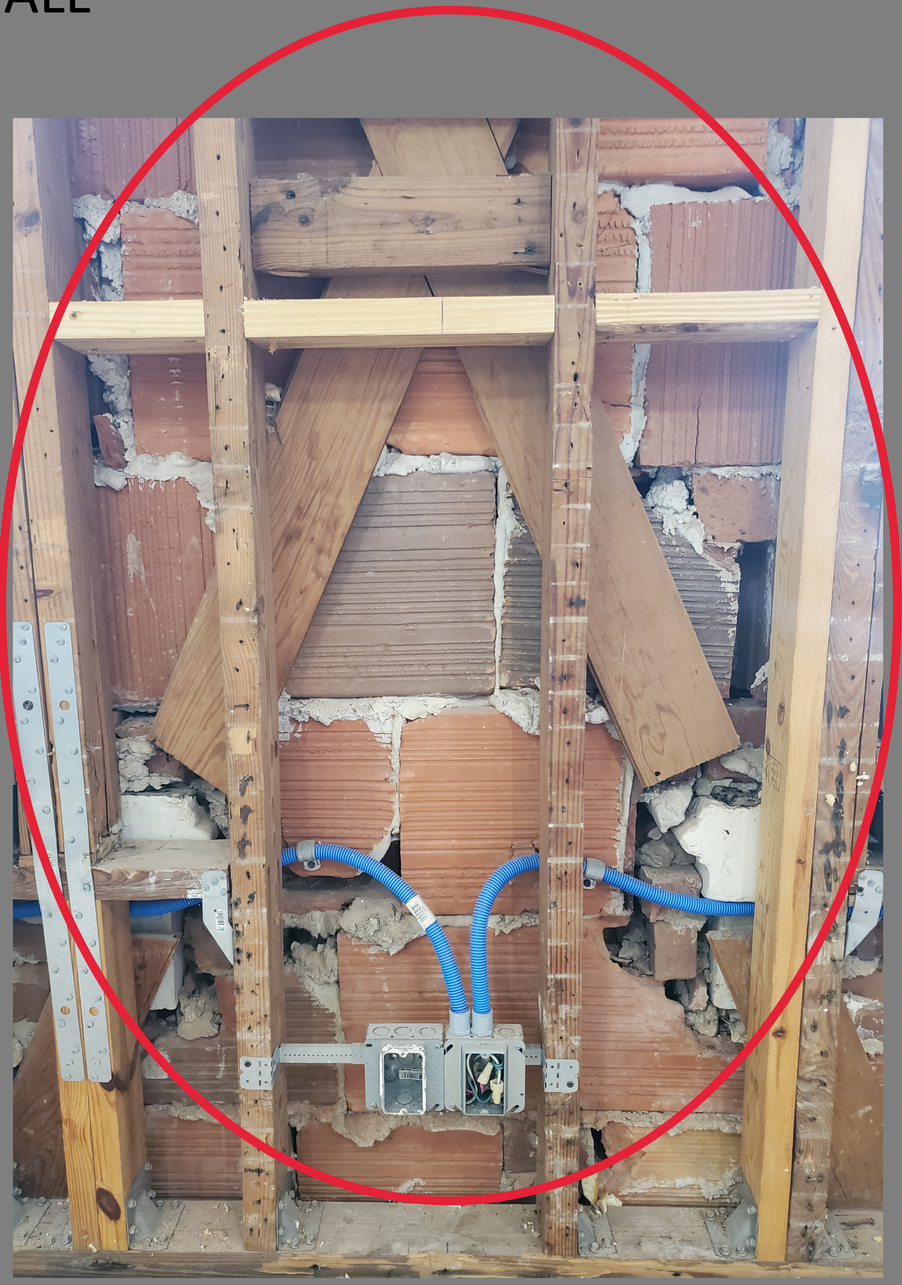
16

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

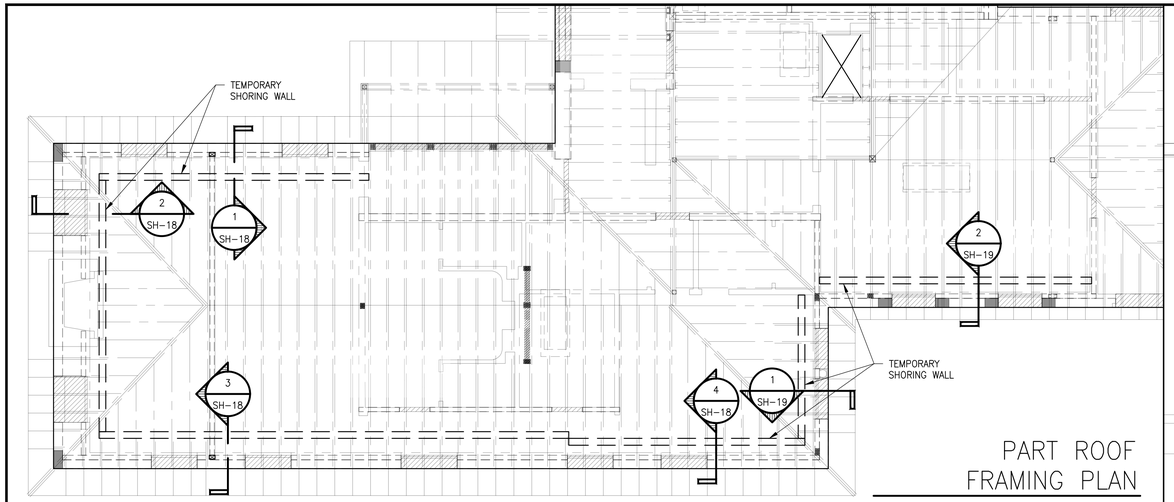


31

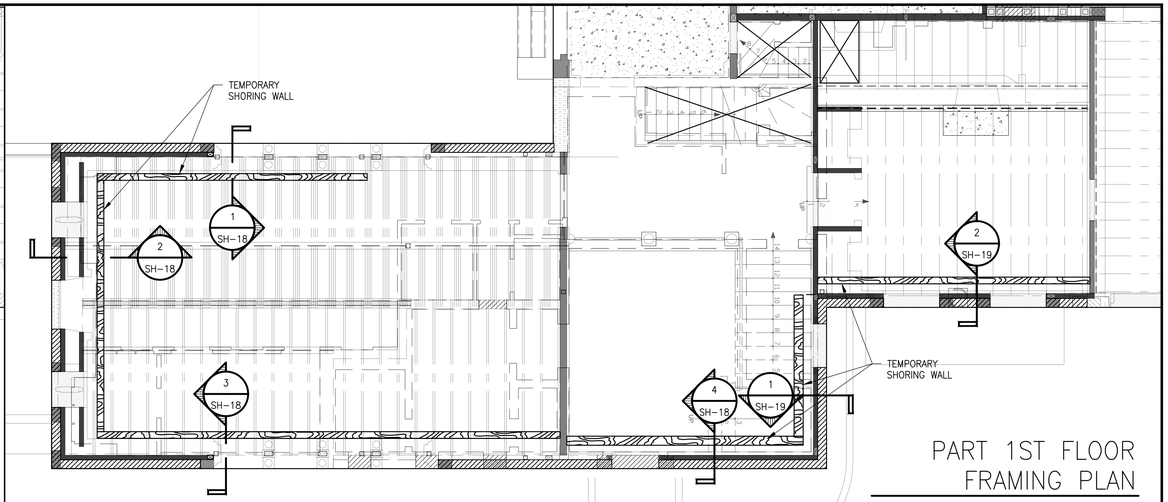


32

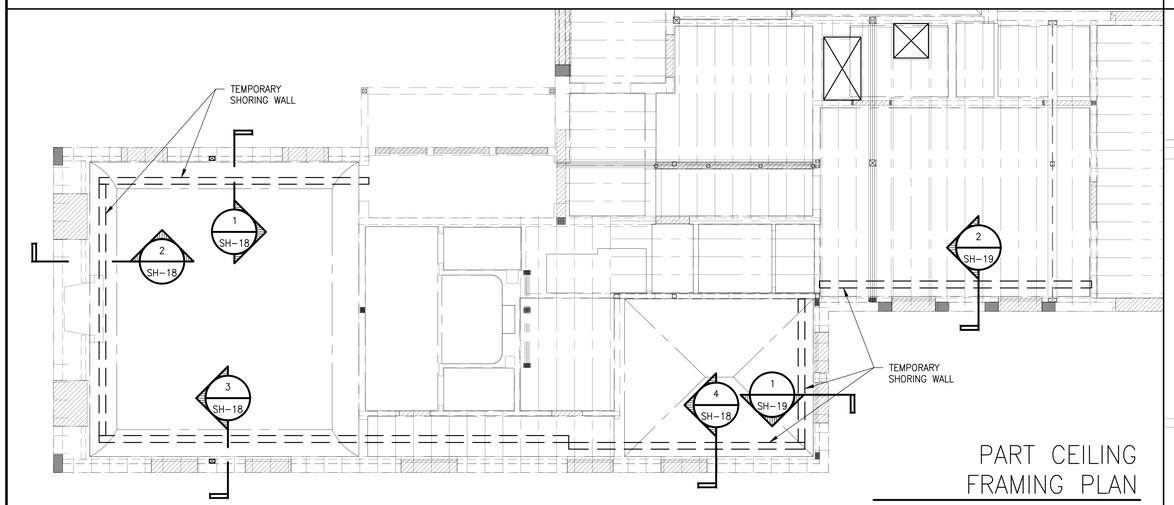
WALL TO BE DEMOLISHED DUE TO STRUCTURAL DEFICIENCIES. RECONSTRUCT TO MATCH PREVIOUSLY APPROVED LANDMARKS PLANS



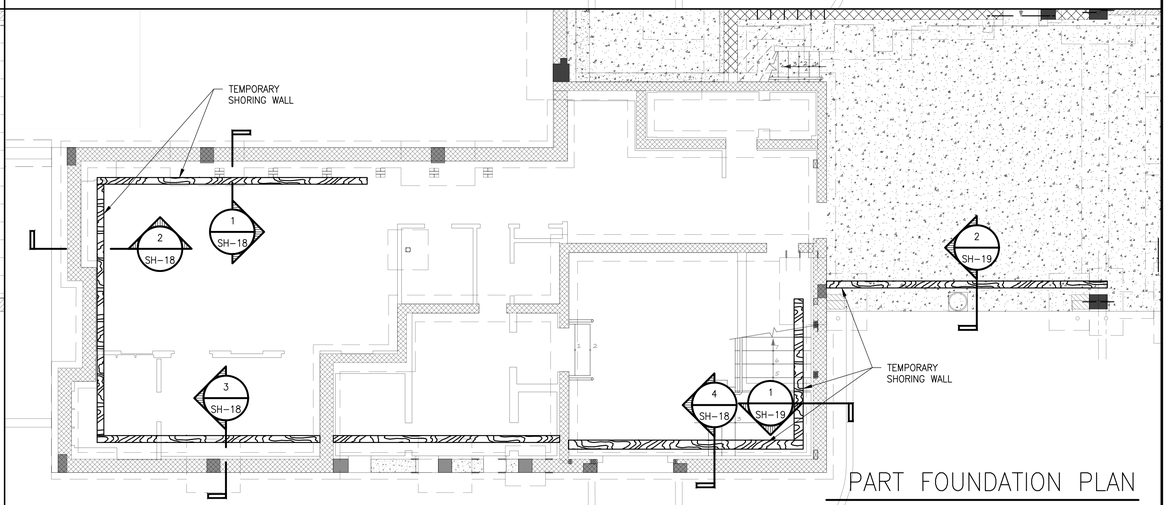
PART ROOF
FRAMING PLAN



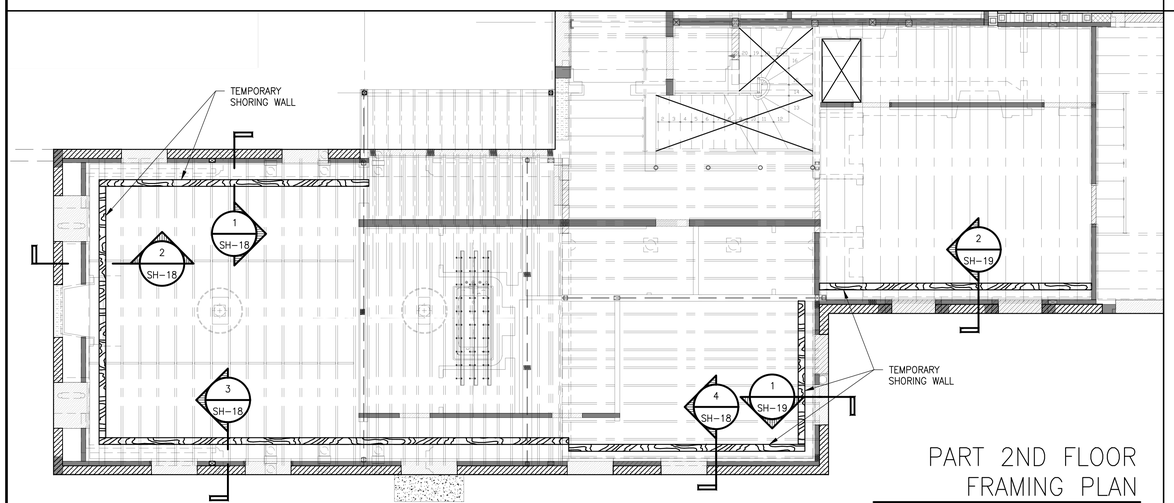
PART 1ST FLOOR
FRAMING PLAN



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

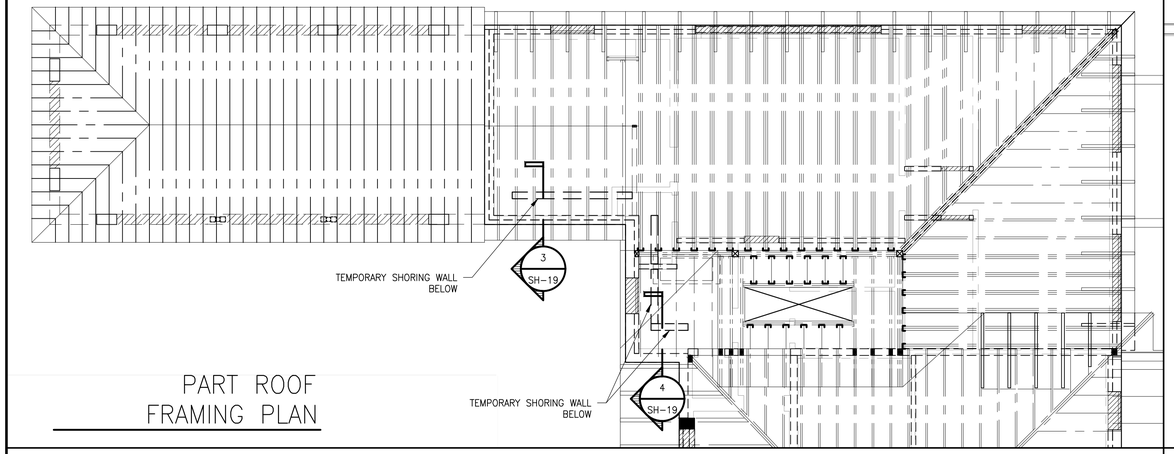
70 MIDDLE ROAD
PALM BEACH, FL33480

SEAL

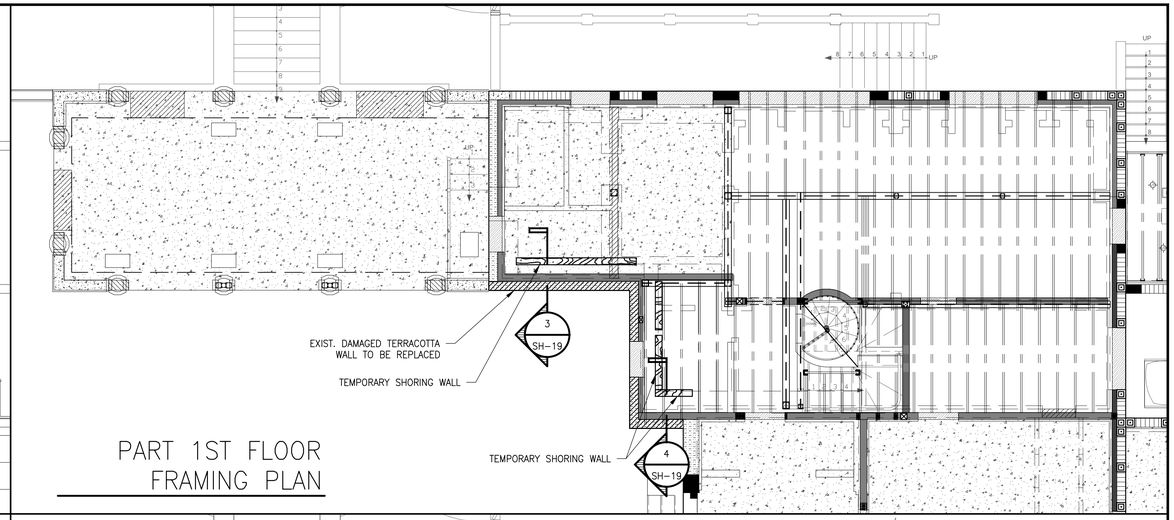
SCALE	AS-NOTED
JOB	23-054

SH-17

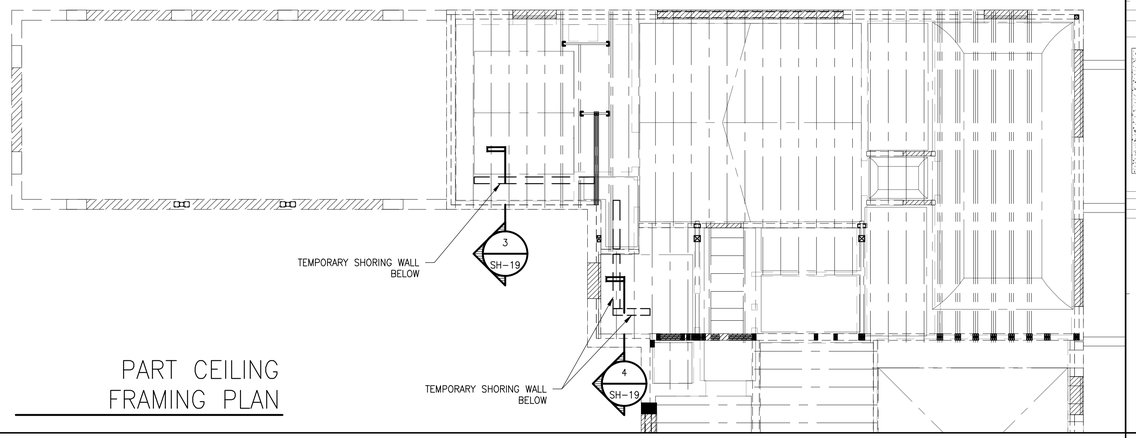
PLOT DATE: 6/4/2026 8:27 AM, 23-054 70 Middle Rd - SH Terracotta.dwg SH-17



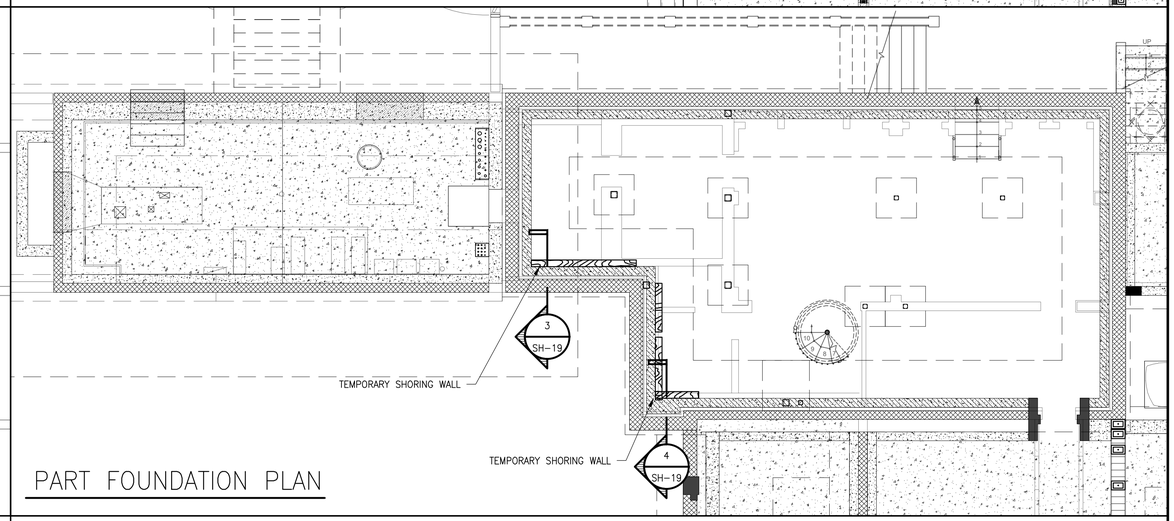
PART ROOF FRAMING PLAN



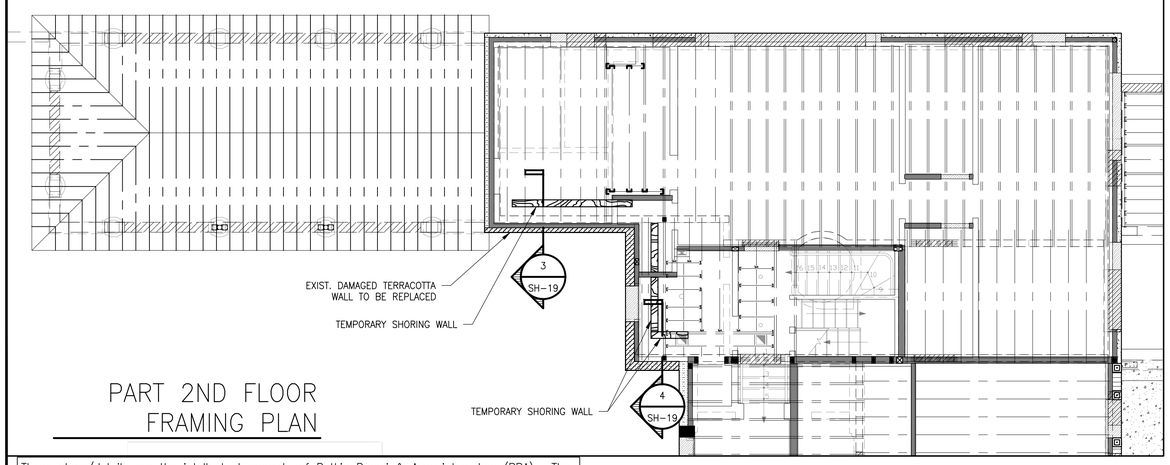
PART 1ST FLOOR FRAMING PLAN



PART CEILING FRAMING PLAN



PART FOUNDATION PLAN



PART 2ND FLOOR FRAMING PLAN

TEMPORARY SHORING PLANS

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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: CADD@BOTKINPARSSI.COM
CA # : 0000021333

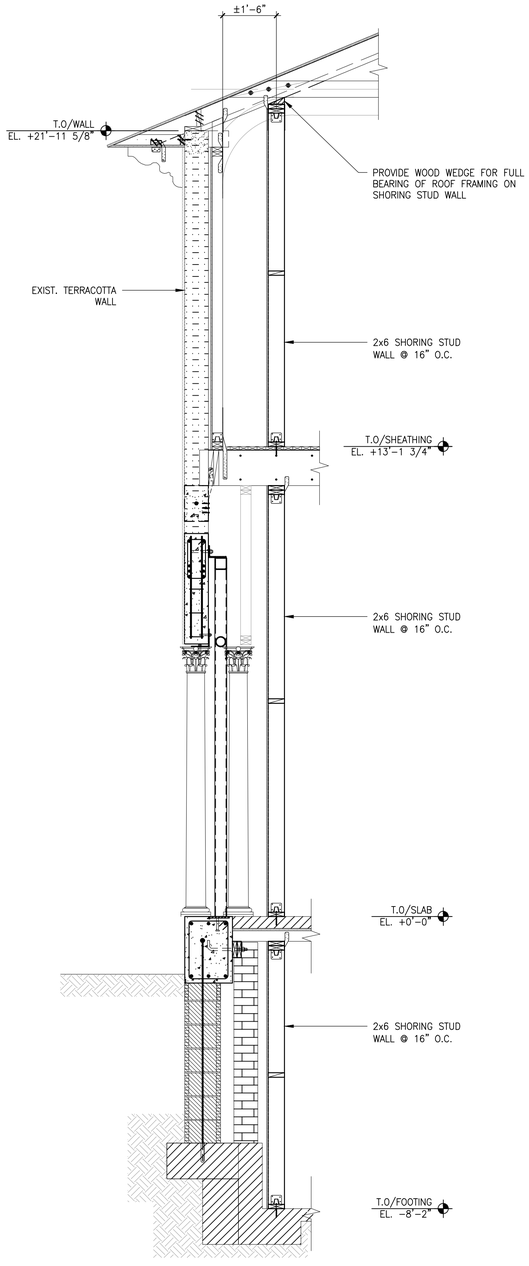
70 MIDDLE ROAD
PALM BEACH, FL33480

SEAL

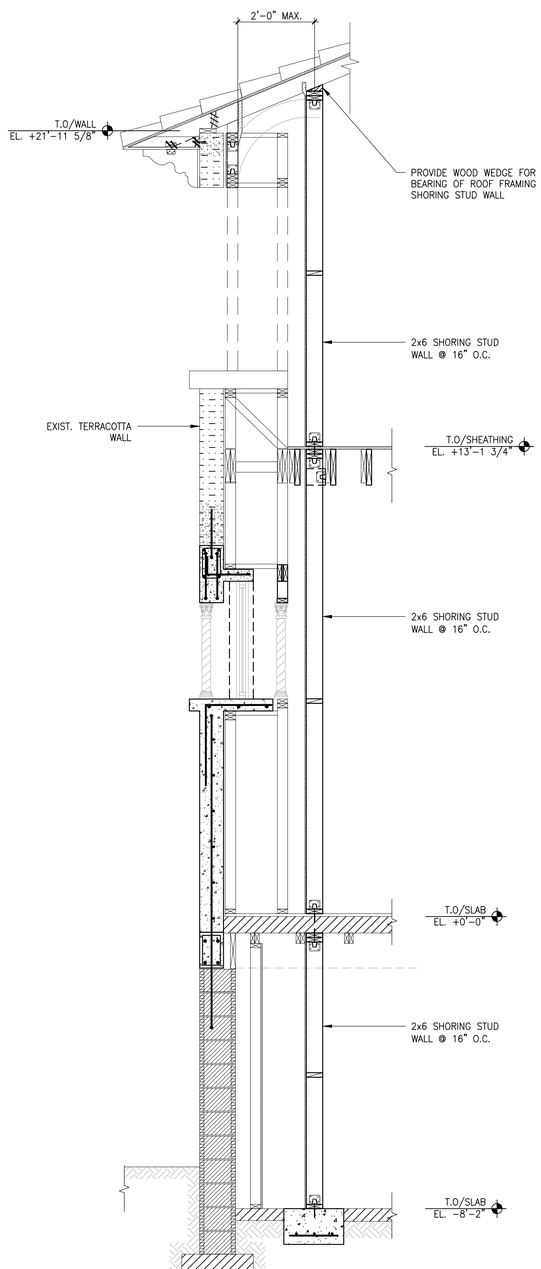
SCALE	AS-NOTED
JOB	23-054

SH-17A

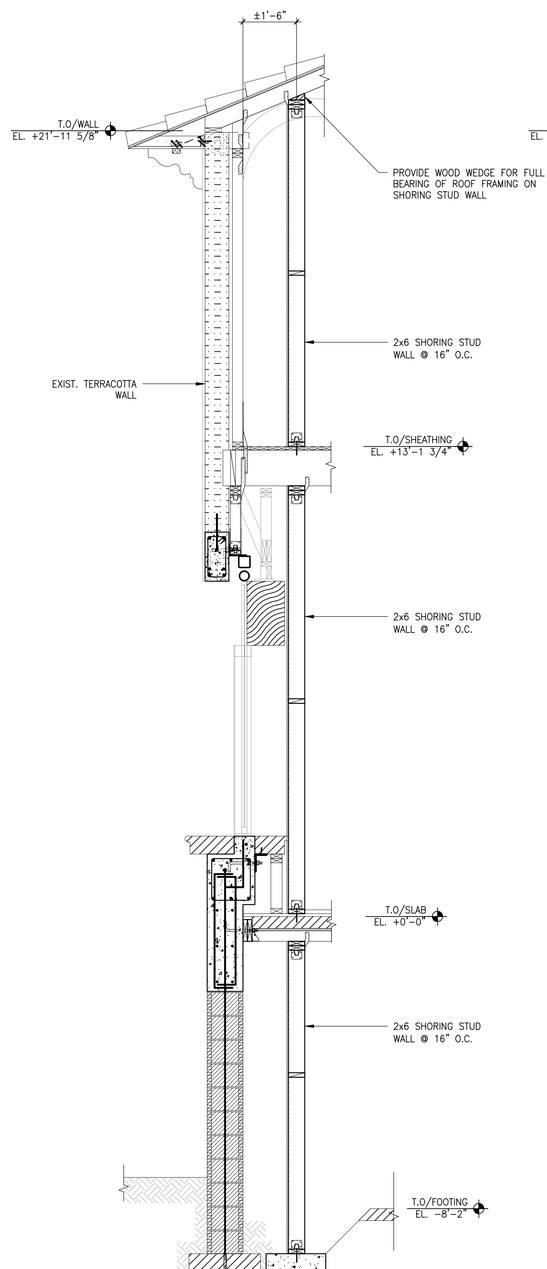
PLOT DATE: 6/4/2026 8:27 AM, 23-054 70 Middle Rd - SH Terracotta.dwg SH-17A



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



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



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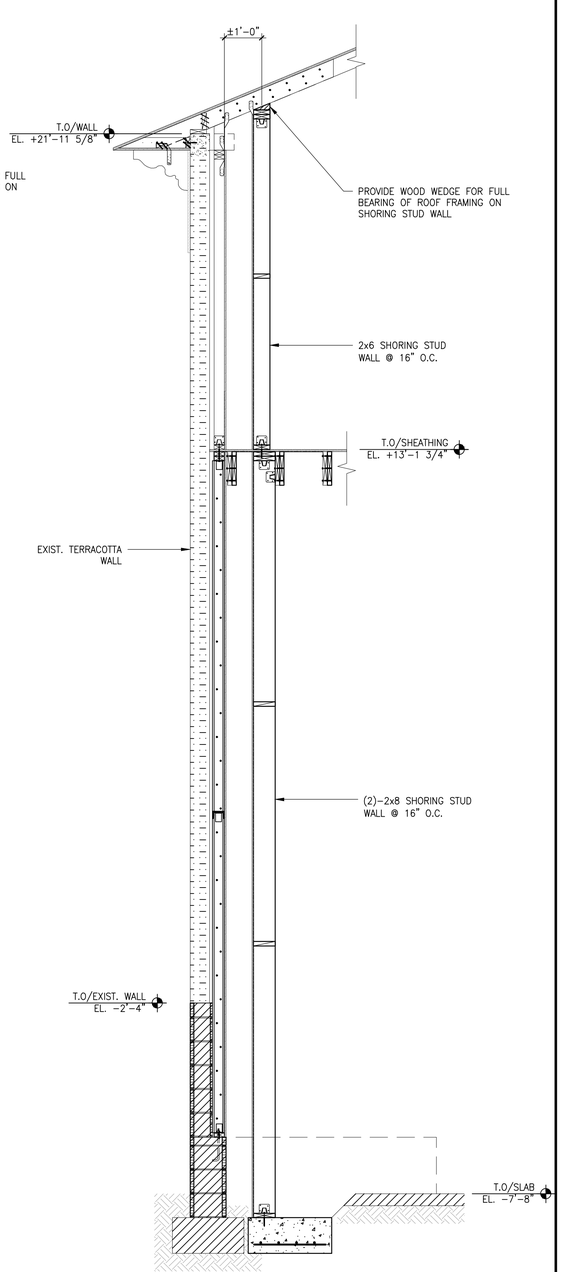

4 SH-18 SECTION
SCALE: 1/2" = 1'-0"

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6/4/2026 8:27:47 AM, Progress set

REV NO	DESCRIPTION	DATE	DRWN	CK

SHEET TITLE
SHORING SECTIONS

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: CAD@BOTKINPARSSI.COM
CA # : 00002133

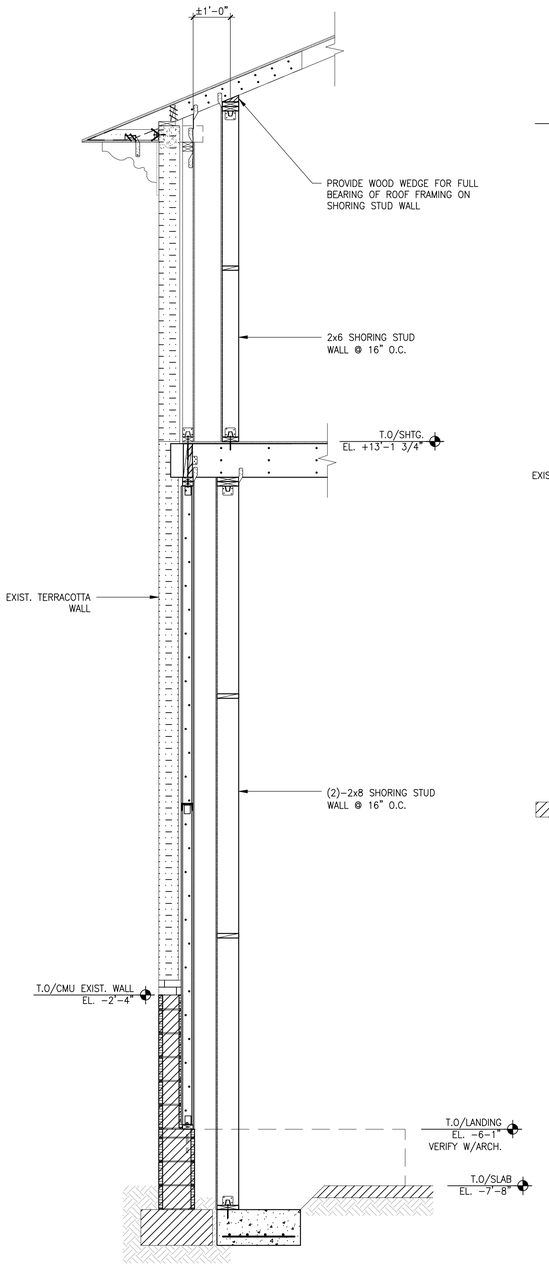
70 MIDDLE ROAD
PALM BEACH, FL33480

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



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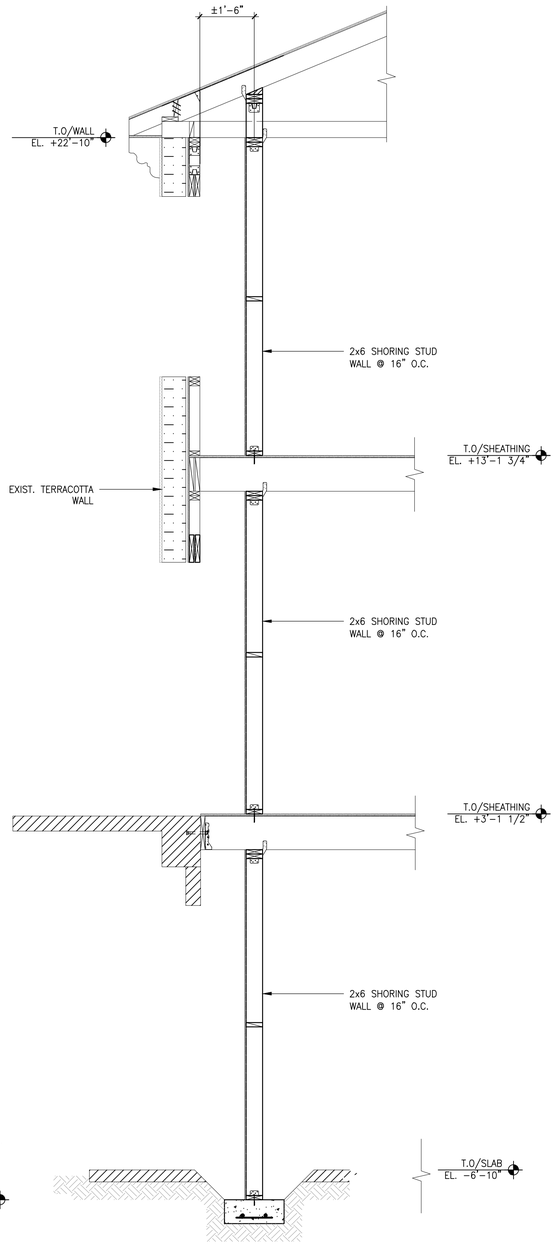

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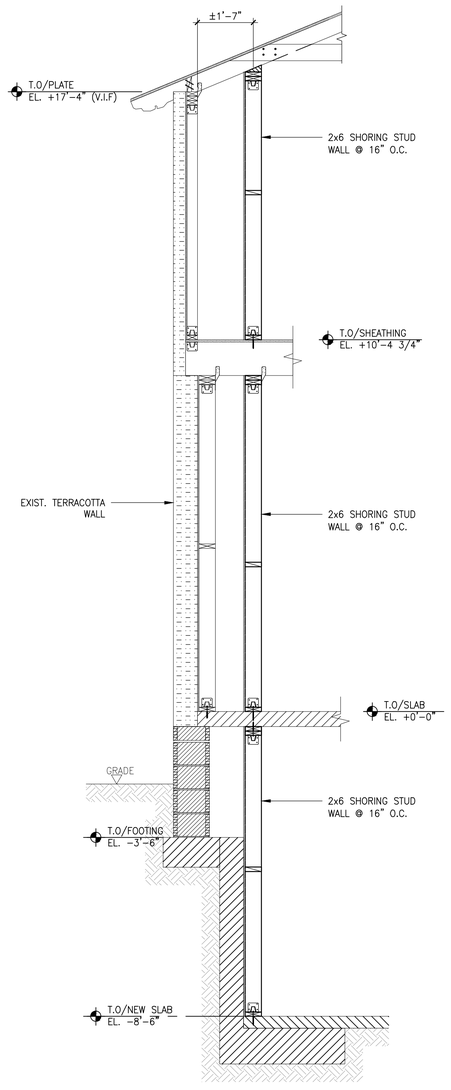

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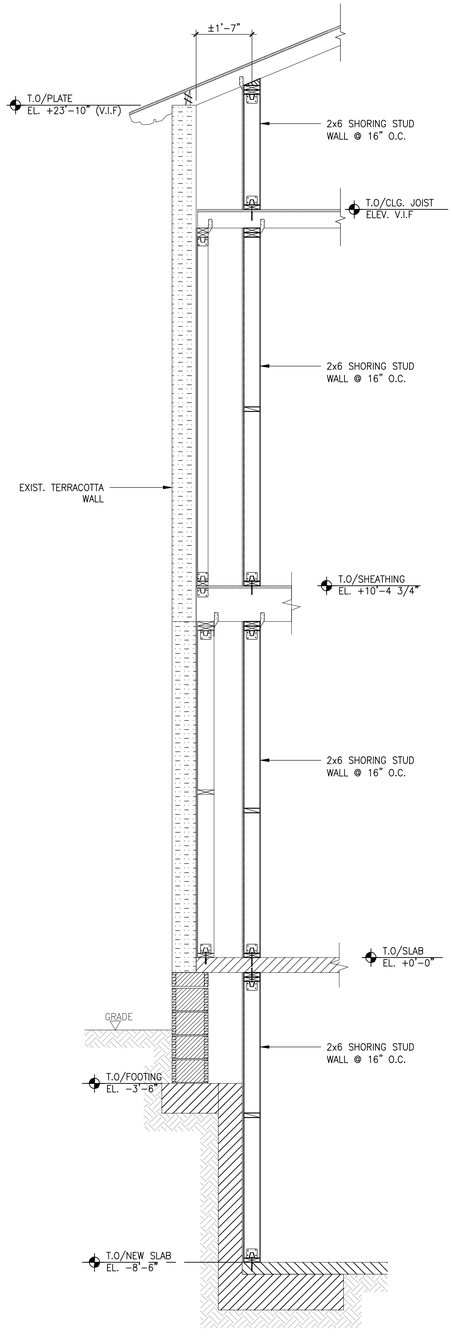

4 SH-19 SECTION
SCALE: 1/2" = 1'-0"

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

REV. NO	DESCRIPTION	DATE	DRWN	CK

SHEET TITLE
SHORING SECTIONS

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: CAD@BOTKINPARSSI.COM
CA # : 000021331

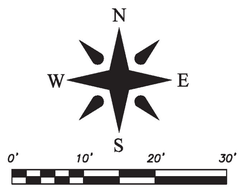
70 MIDDLE ROAD
PALM BEACH, FL33480

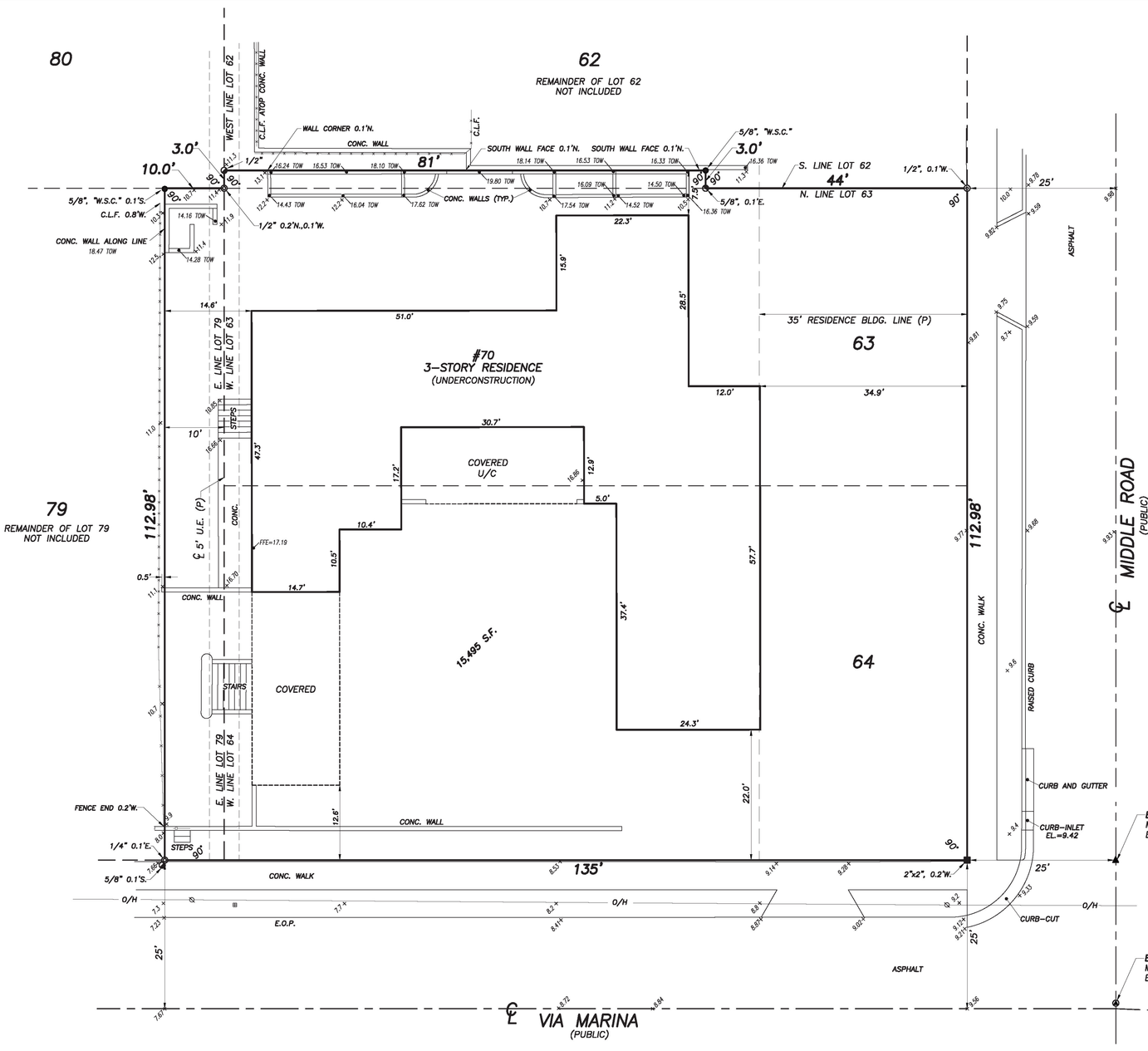
SEAL

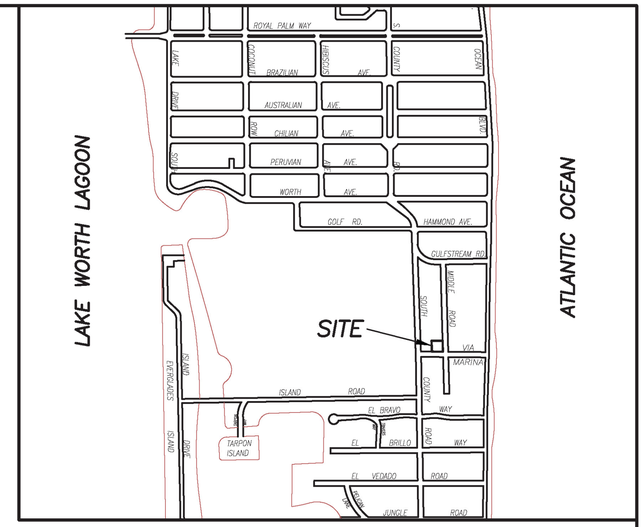
SCALE	AS-NOTED
JOB	23-054

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	

TOWN OF PALM BEACH

Information for Town Council Meeting on: August 12, 2026

To: Town Council

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

From: Planning, Zoning, & Building Department

Re: 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. *[The Landmark Preservation Commission Recommendation: Implementation of the proposed variance will not cause a negative impact on the subject property. Carried 7-0.] [The Landmark Preservation Commission approved the Landmark Adjustment. Carried 7-0.] [The Landmark Preservation Commission approved the project with conditions. Carried 7-0.]*

Date: 7/22/2026

ATTACHMENTS

Staff Report
Narrative Response
Letter of Intent
Plans
Designation

STRATEGIC PLAN

Strategic Priorities:
Community Culture and Character

Strategic Focus Areas:
Quality of Life
Community Preservation

FUNDING

Fee-Related

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.

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.

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.

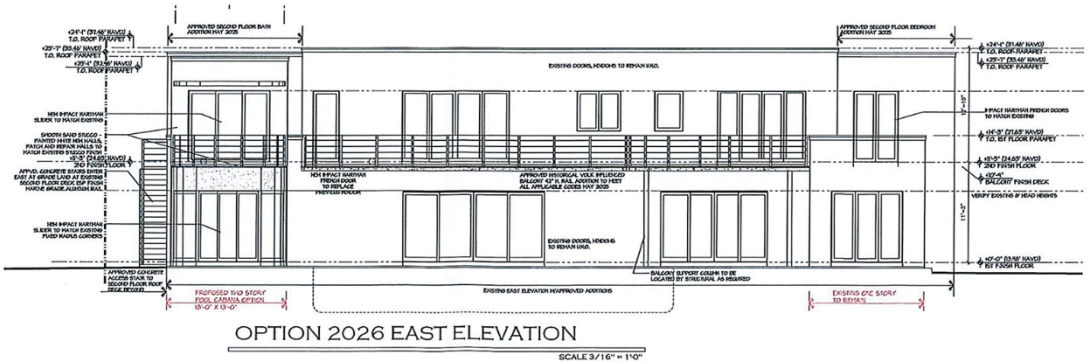
In 2025, the applicant returned seeking a new COA and associated variances, which combined the scope of work of the previously approved projects since the improvements were not constructed, apart from the landscaping. COA-25-0008 was approved at the May 21, 2025, LPC meeting, and ZON-25-0014 was approved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

At the July 22, 2026, LPC meeting, the applicant presented a revised design for the addition that was approved (7-0), subject to a condition that an eyebrow be added to the previously approved addition on the north side of the property. The associated variance was supported (7-0).

Revised Design – July 22 LPC Meeting





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:

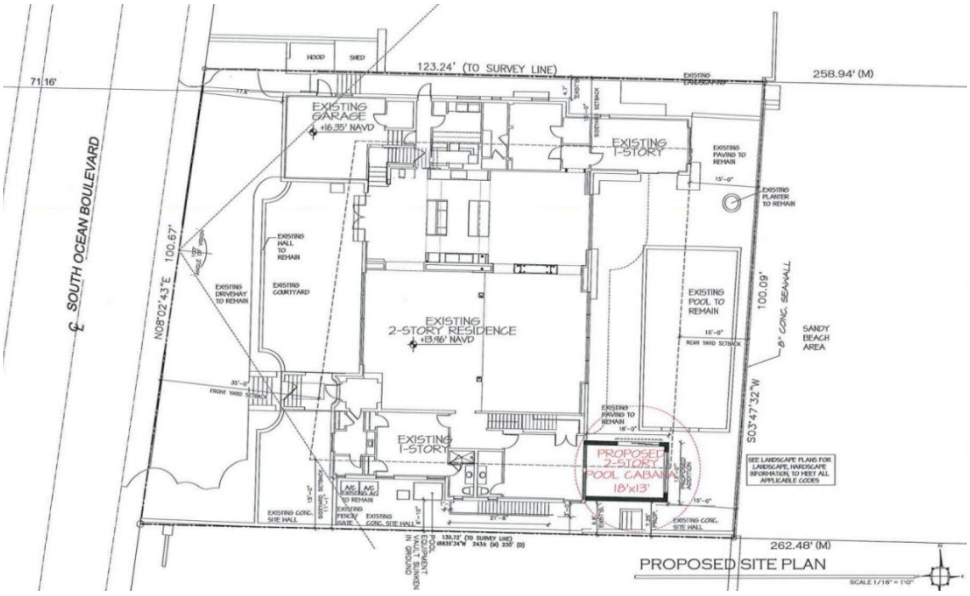
- **VARIANCE #1:** Sec. 134-843(a)(11): Increase the maximum lot coverage to 45.06% (5,722 SF), whereas a variance was previously approved for 43.22% (5,488 SF), in lieu of 25.00% (3,174.5 SF) maximum permitted.

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.

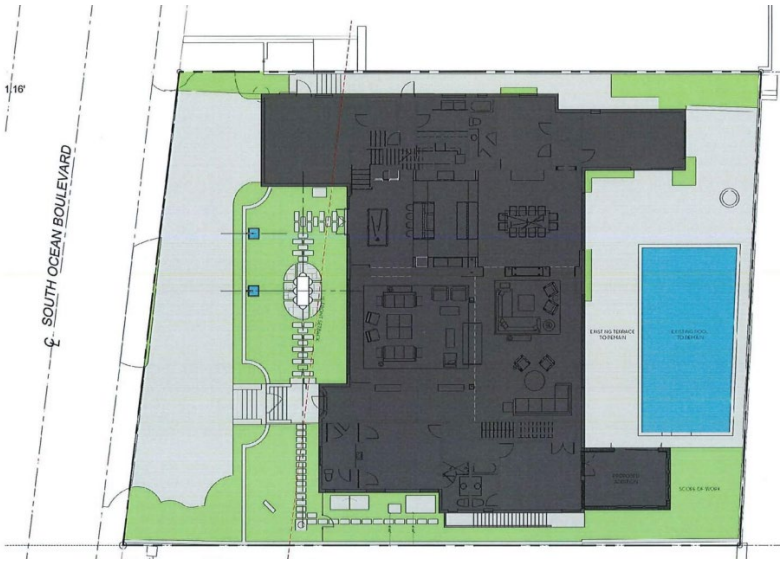
Variance

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.



CONCLUSION:

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

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

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
TELEPHONE 561.833.4707 FAX 561.833.4705 WWW.DAILEYJANSSEN.COM

-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.

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.

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

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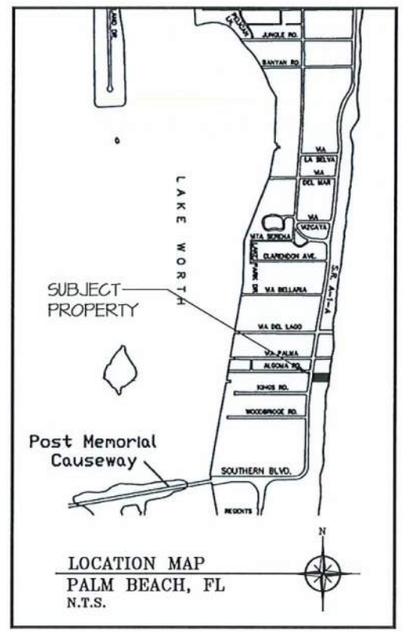
EL2	EAST ELEVATION
L1	OVERALL SITE PLAN
L2	HARDSCAPE PLAN
LP2	LANDSCAPE PLAN
LP3	PLANT LIST, DETAILS
OS 1	OVERALL SITE PLAN - RENDERED
D1	SITE DETAILS
EX	LANDSCAPE PLAN PARTIAL
1 OF 1	SURVEY



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

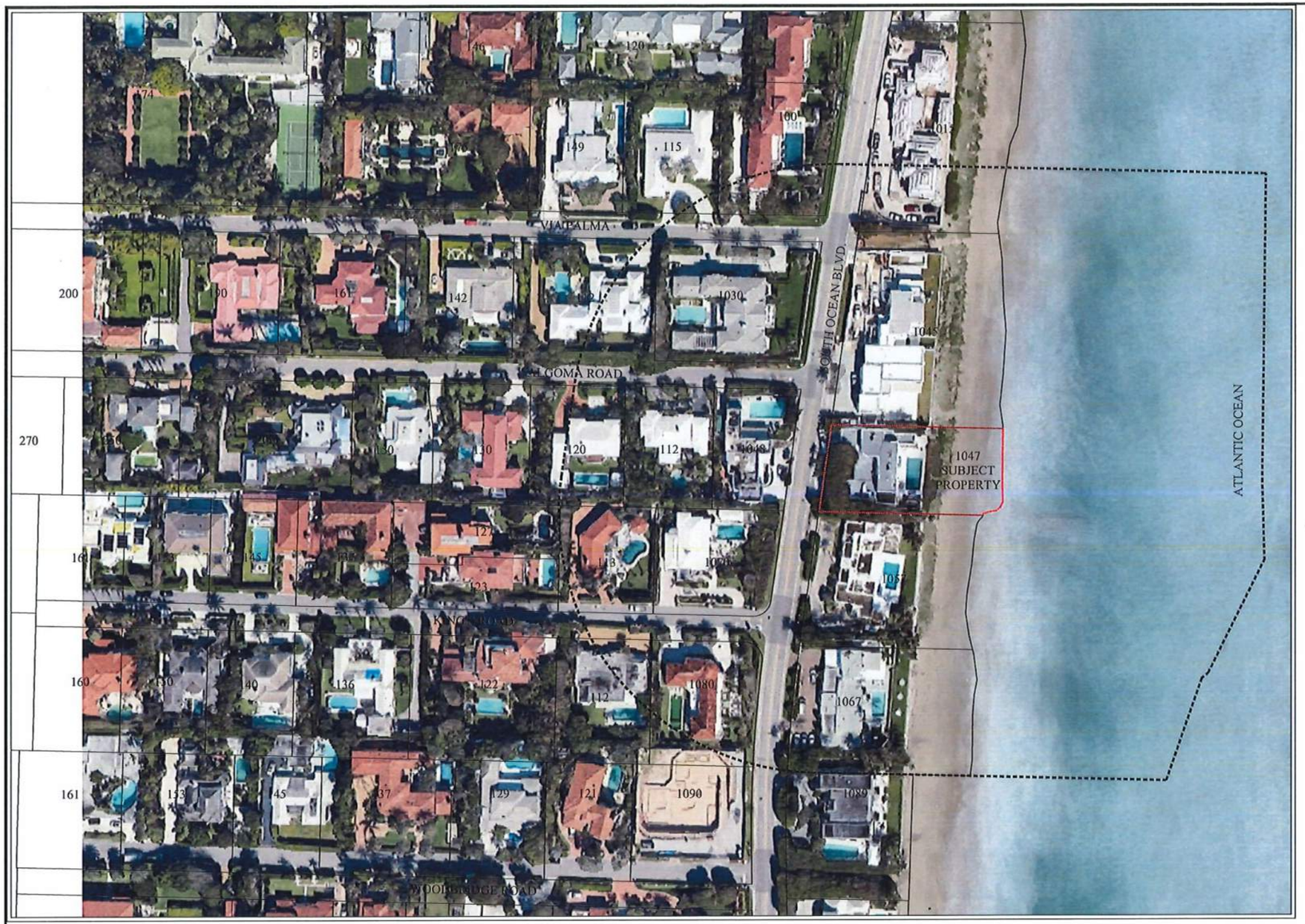
ROGER P. JANSSEN AR-14186

COA-26-0005
ZON-26-0016

DRAWING NO.

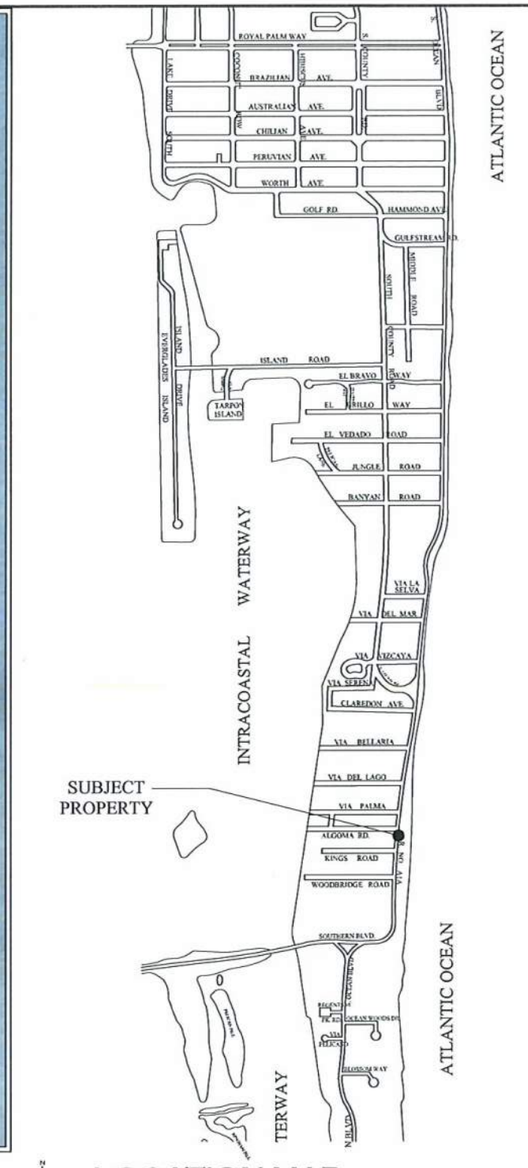
A–0.0

JOB NUMBER: 25-105

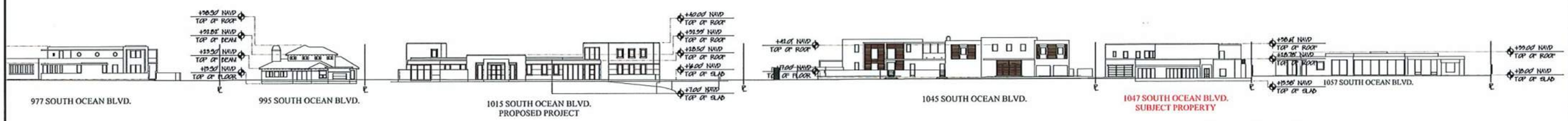


CONTEXT MAP

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
400 CLEMATIS STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401, TEL: 561-833-4707, LICENSE #AA-C000714

DATE: 02.04.2026

DRAWN: MJS

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- 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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SEAL

STATE OF FLORIDA
ROGER PATTON JANSSEN
REGISTERED ARCHITECT
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
REGISTERED ARCHITECT

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

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: HJS
REVISIONS:
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- 02.11.2026 FIRST SUBMIT POOL CABANA ADDITION
- 03.01.2026 SECOND SUBMITTAL POOL CABANA ADDITION

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AR0014785
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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

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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STATE OF FLORIDA
ROGER PATTON JANSSEN
AR0014785
REGISTERED ARCHITECT

ROGER P. JANSSEN AR-14785

COA-26-0005
ZON-26-0016

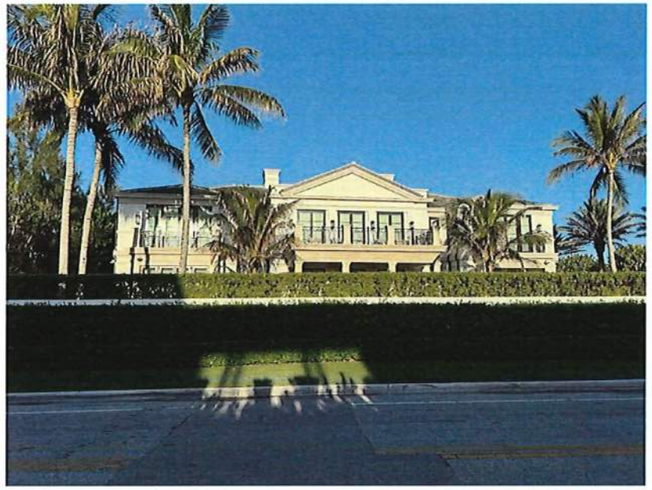
DRAWING NO.

A0.01

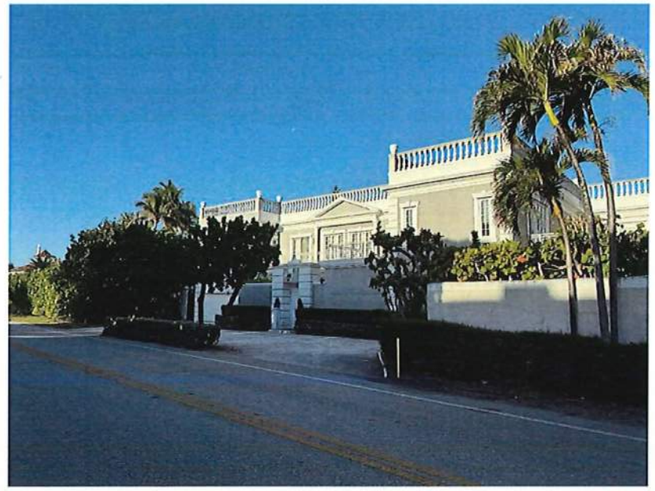
JOB NUMBER: 25-105



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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- 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
REGISTERED ARCHITECT

ROGER P. JANSSEN AR-14185

COA-26-0005
ZON-26-0016

DRAWING NO.

A0.02

JOB NUMBER: 25-105



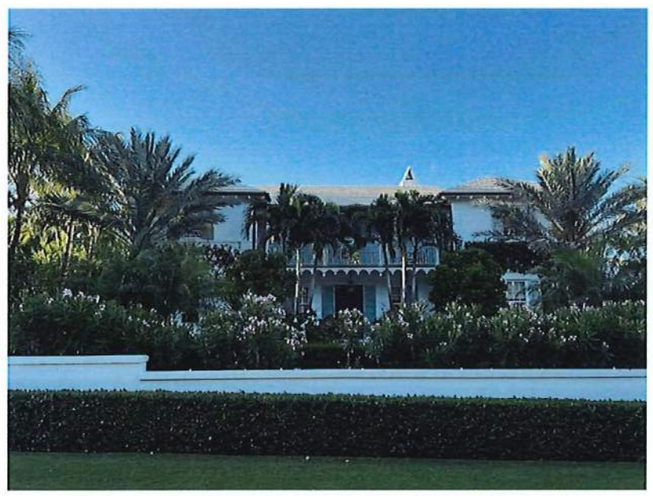
112 Algoma Road



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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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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SEAL

STATE OF FLORIDA
ROGER PATTON JANSSEN
AR0014785
REGISTERED ARCHITECT

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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- 02.11.2026 FIRST SUBMIT POOL CABANA ADDITION
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STATE OF FLORIDA
ROGER PATTON JANSSEN
AR0014785
REGISTERED ARCHITECT

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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

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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SEAL

STATE OF FLORIDA
ROGER PATTON JANSSEN
AR0014785
REGISTERED ARCHITECT

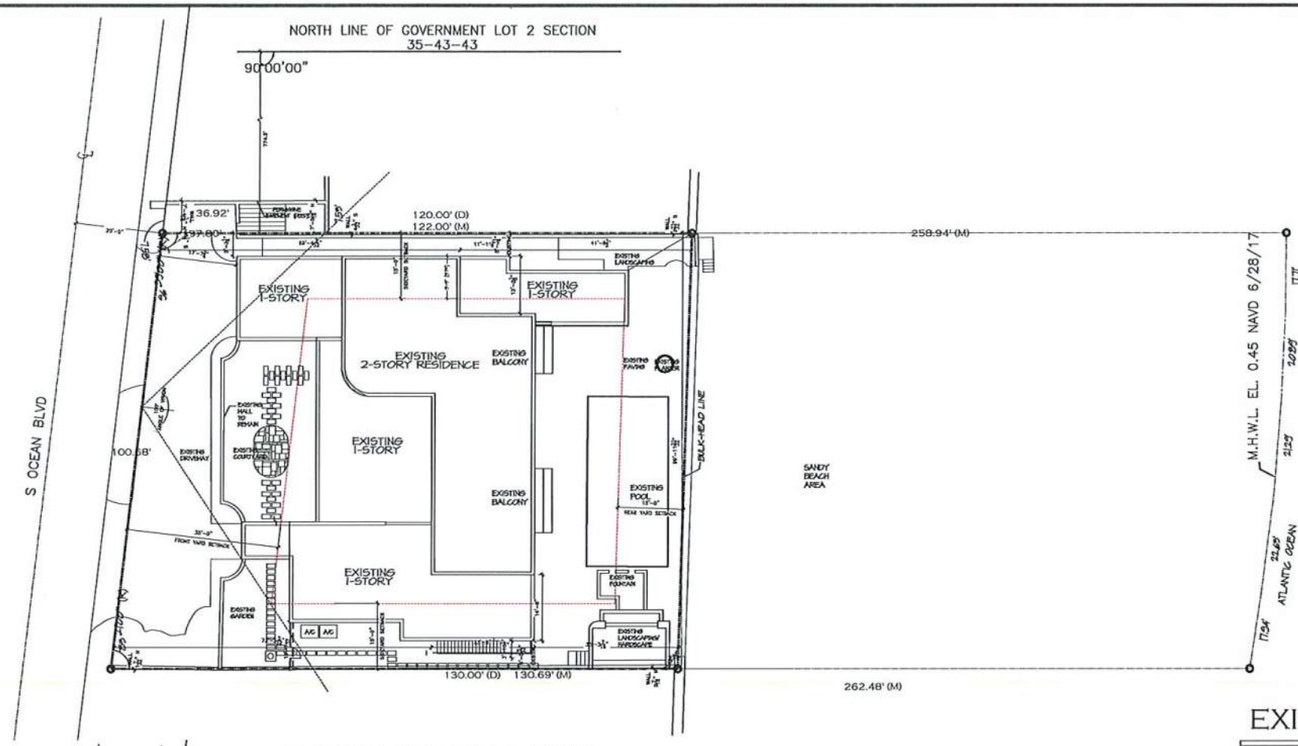
ROGER P. JANSSEN AR-14185

COA-26-00005
ZON-26-0016

DRAWING NO.

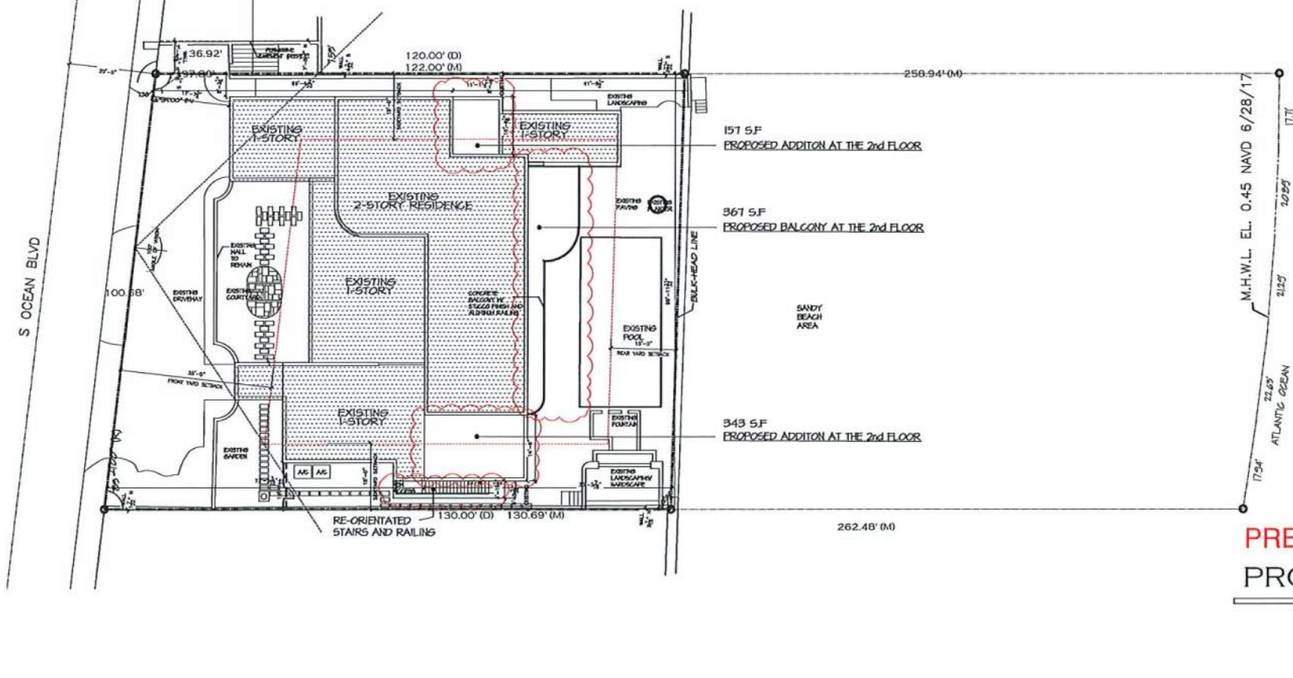
A0.06

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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SEAL

STATE OF FLORIDA
ROGER PATTON JANSSEN
AR0014785
REGISTERED ARCHITECT

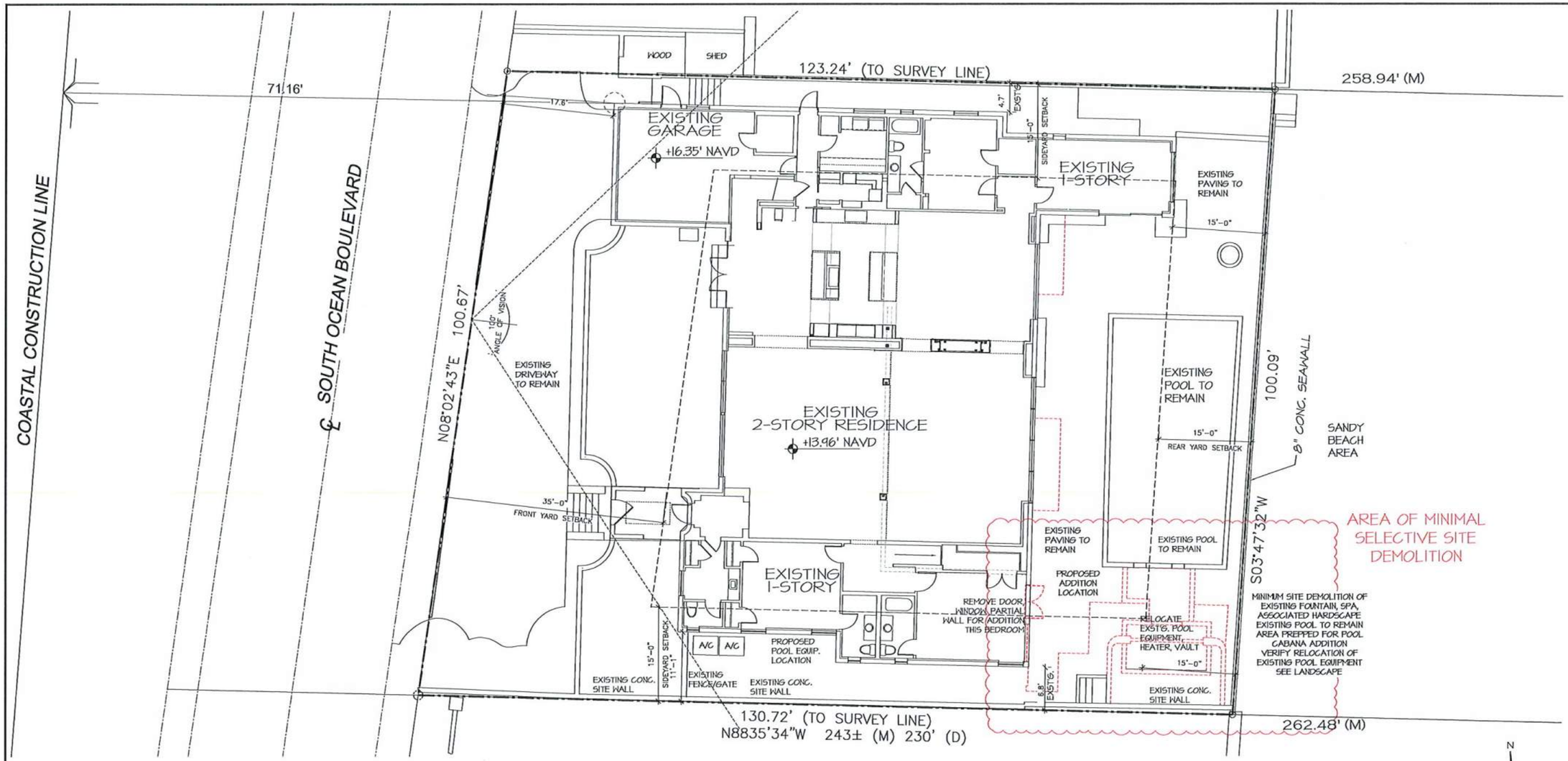
ROGER P. JANSSEN AR-14785

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

DRAWING NO.

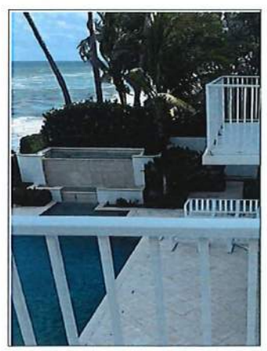
A1.000
REFERENCE

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

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

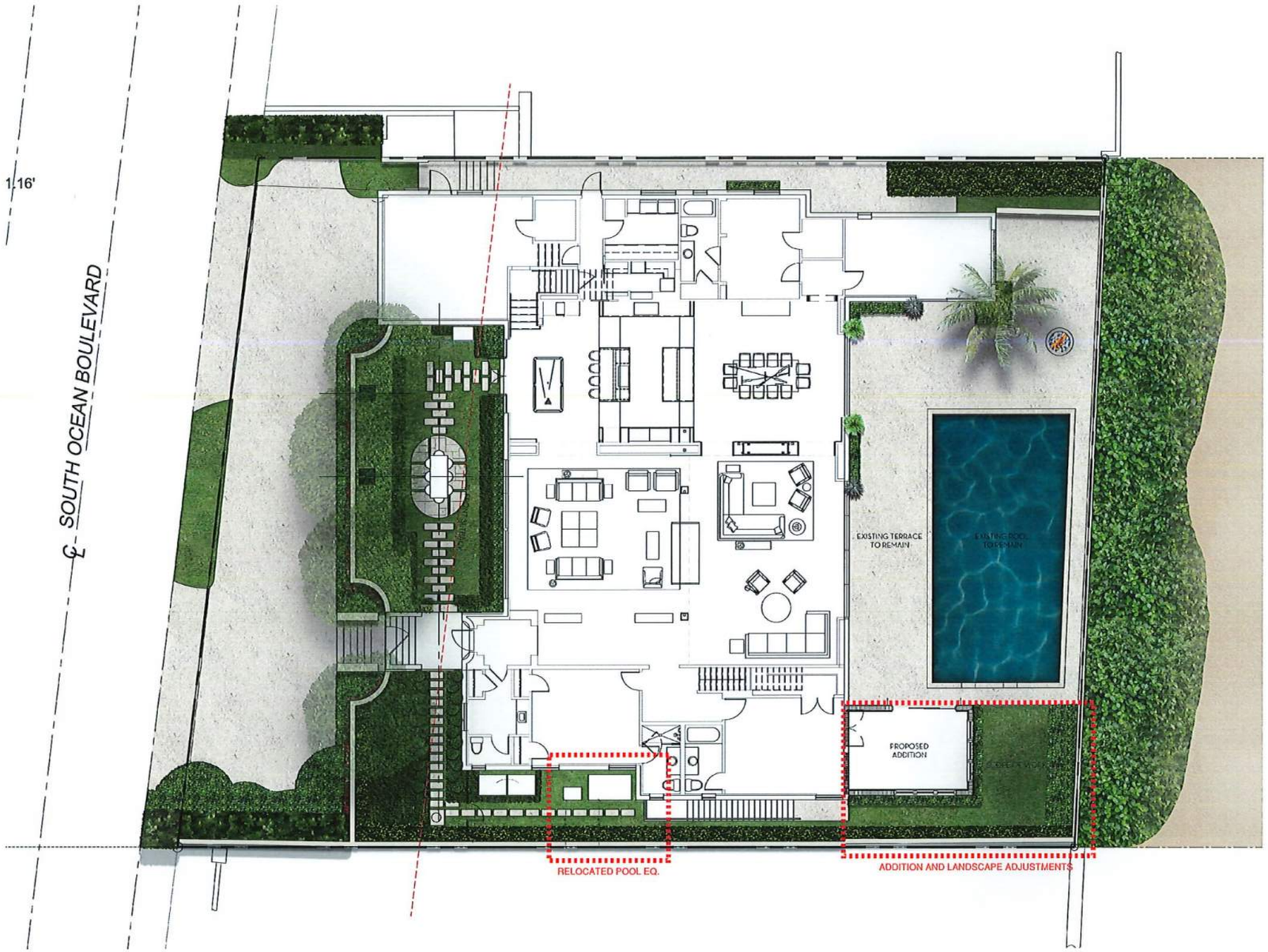
ROGER P. JANSSEN AR-14785

COA-26-0005
ZON-26-0016

DRAWING NO.

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

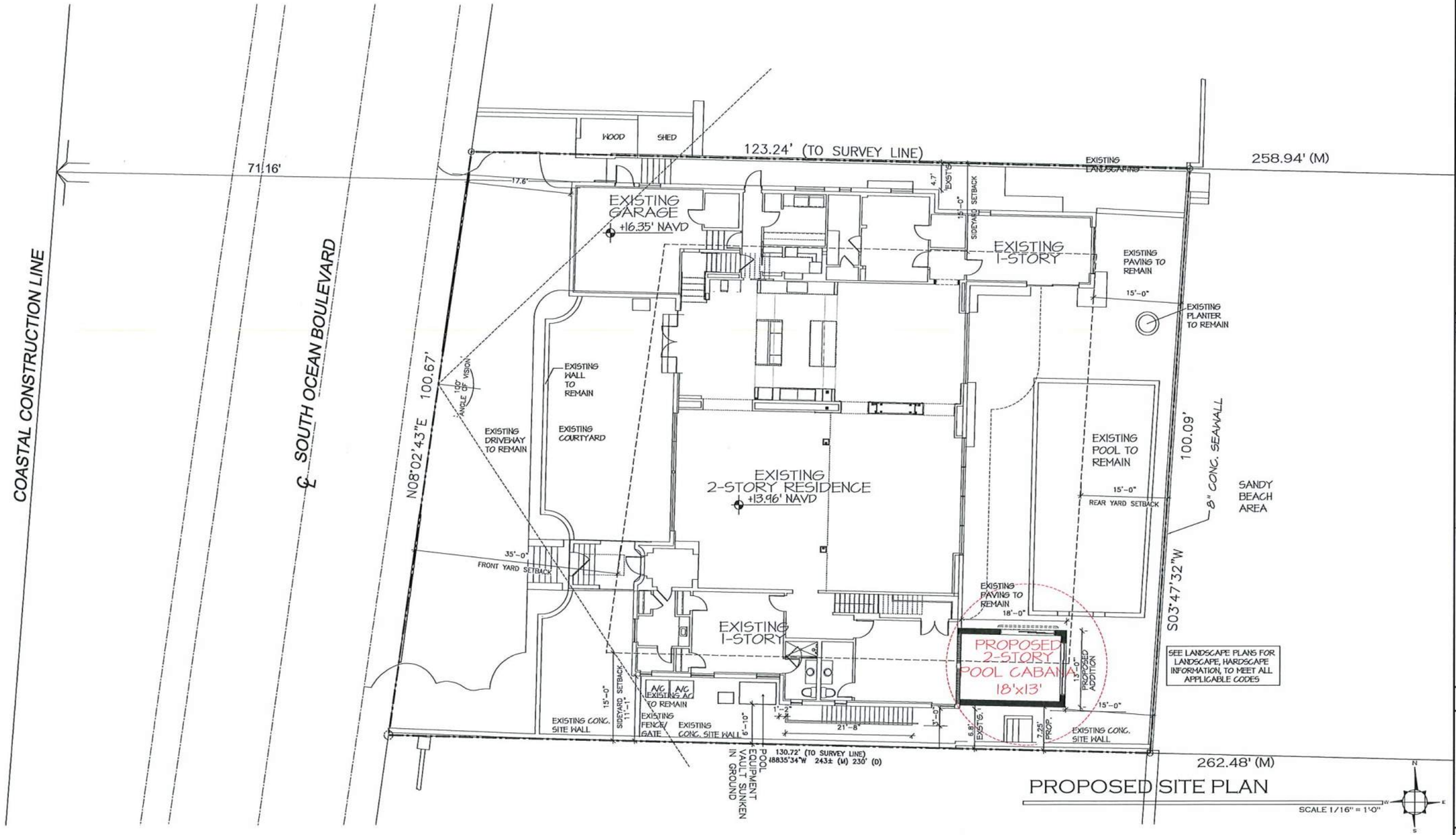
03 MARCH 2026
18 FEBRUARY 2026

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

DRAWN: HJB

REVISIONS:

- 02.04.2026 POOL CABANA ADDITION FOR PRE-APP
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STATE OF FLORIDA ★ ROGER PATTON JANSSEN ★ AR0014785 REGISTERED ARCHITECT

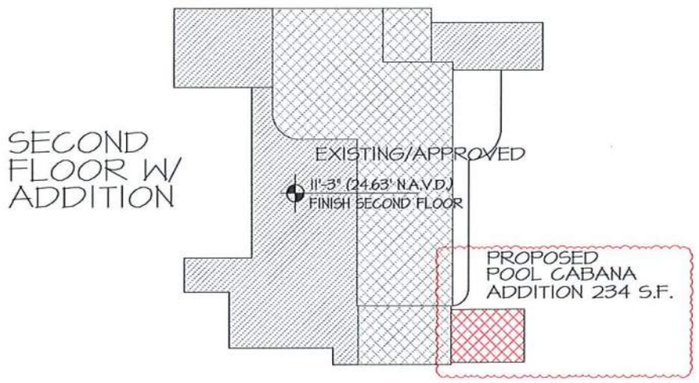
ROGER P. JANSSEN AR-14185

COA-26-0005
ZON-26-0016

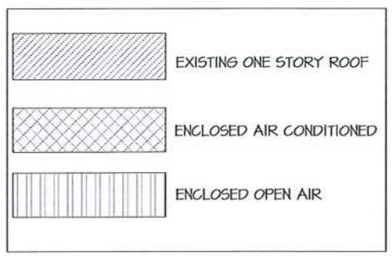
DRAWING NO.

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)

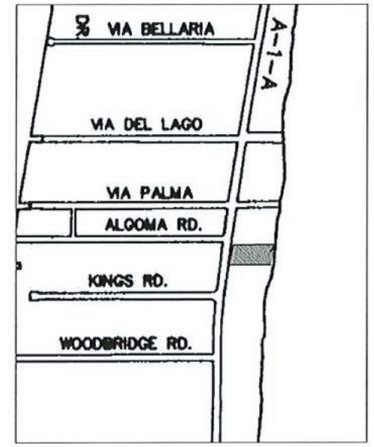
*** Provide Native plant species info per category as requited by Ord. 003-2023 on separate TOPB Landscape Legend

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
DRAWN: MJS
REVISIONS:
- 02.04.2026 POOL CABANA ADDITION FOR PRE-APP
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- 06.24.2026 DEFERRED SUBMITTAL CABANA ADDITION

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SEAL



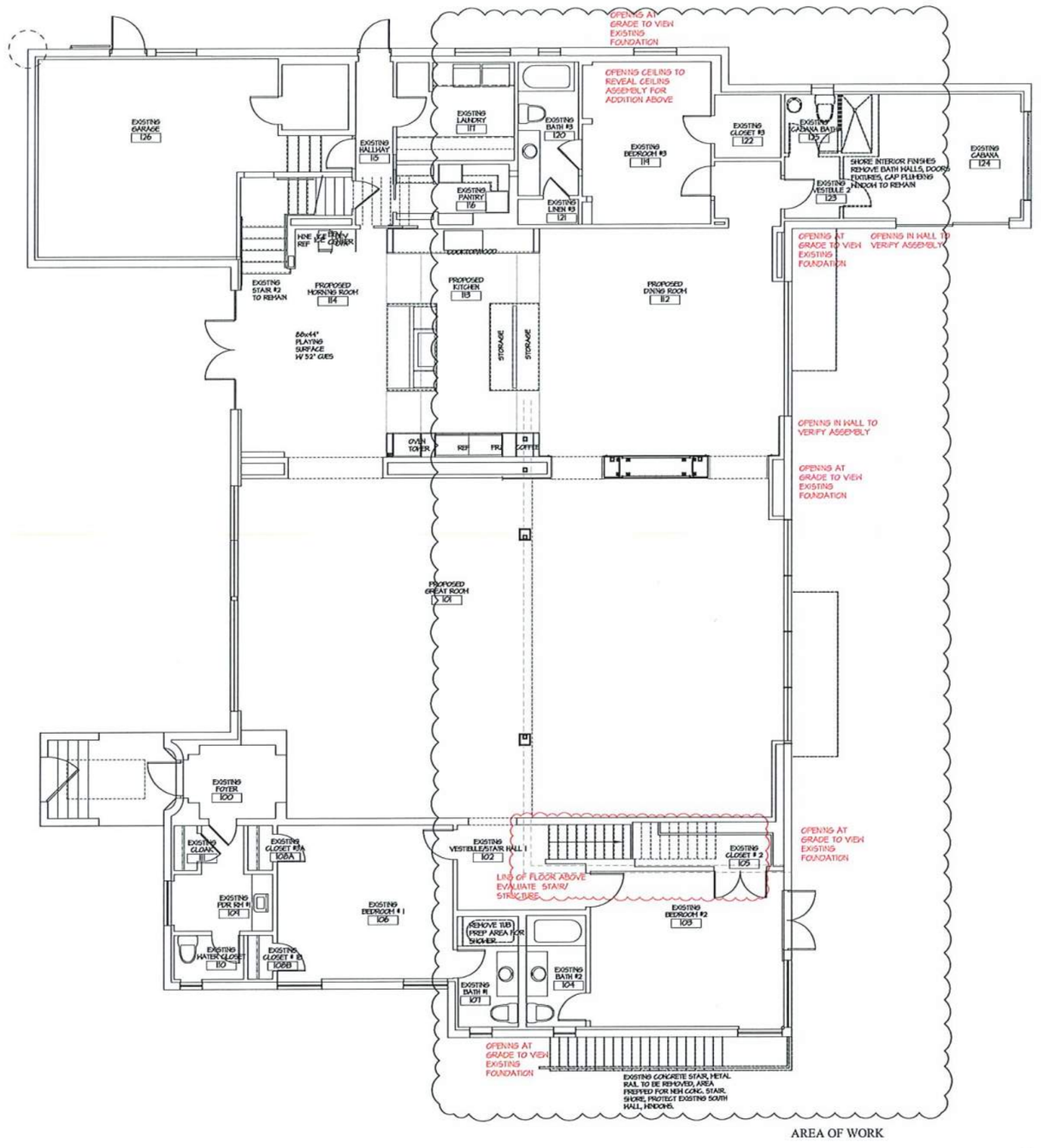
ROGER P. JANSSEN AR-14185

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

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

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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

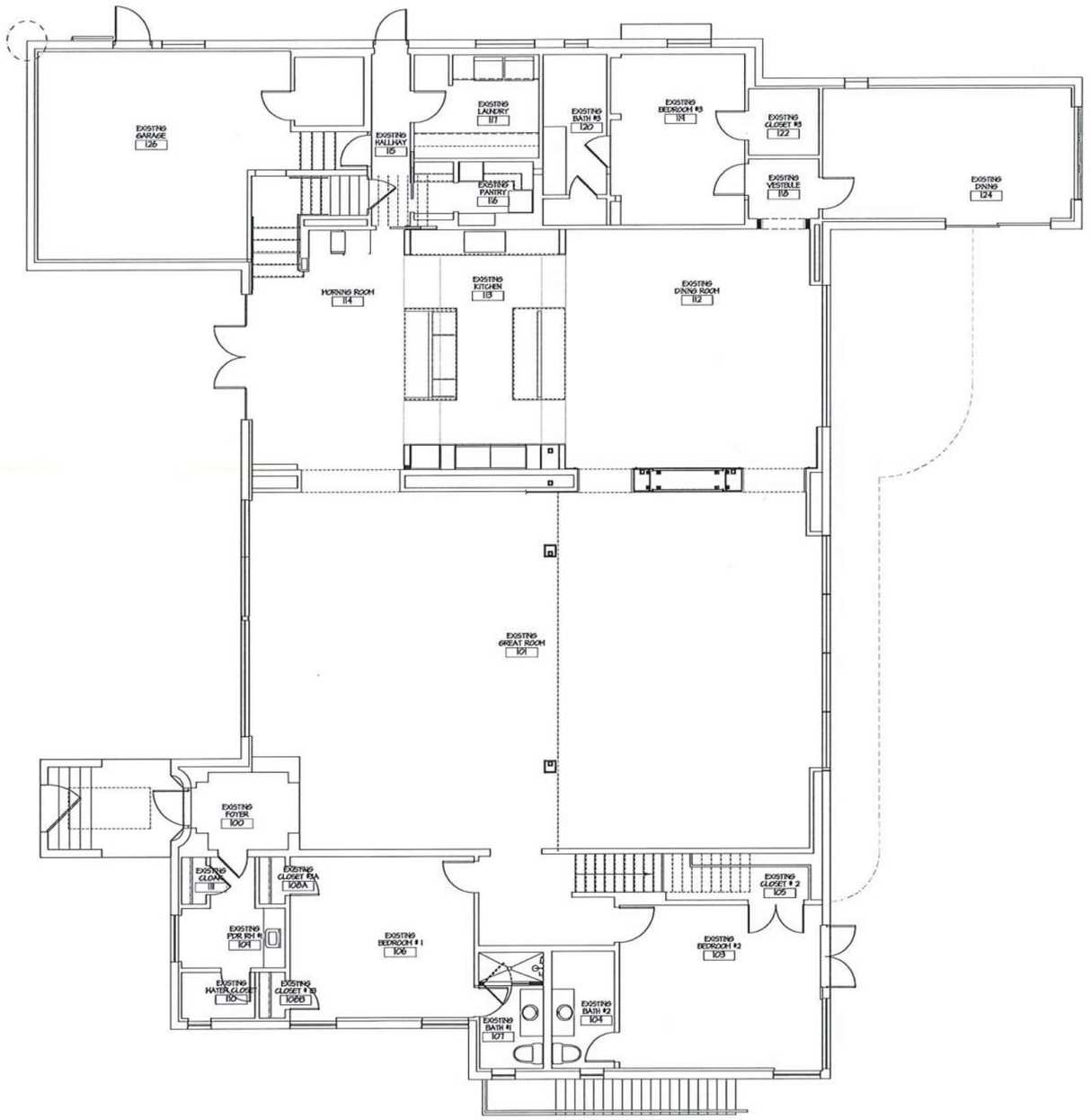
ROGER P. JANSSEN AR-14785

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

DAILEY JANSSEN ARCHITECTS
400 CLEMATIS STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401, TEL. 561-833-4107, 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
- 03.03.2026 SECOND SUBMITTAL POOL CABANA ADDITION
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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.

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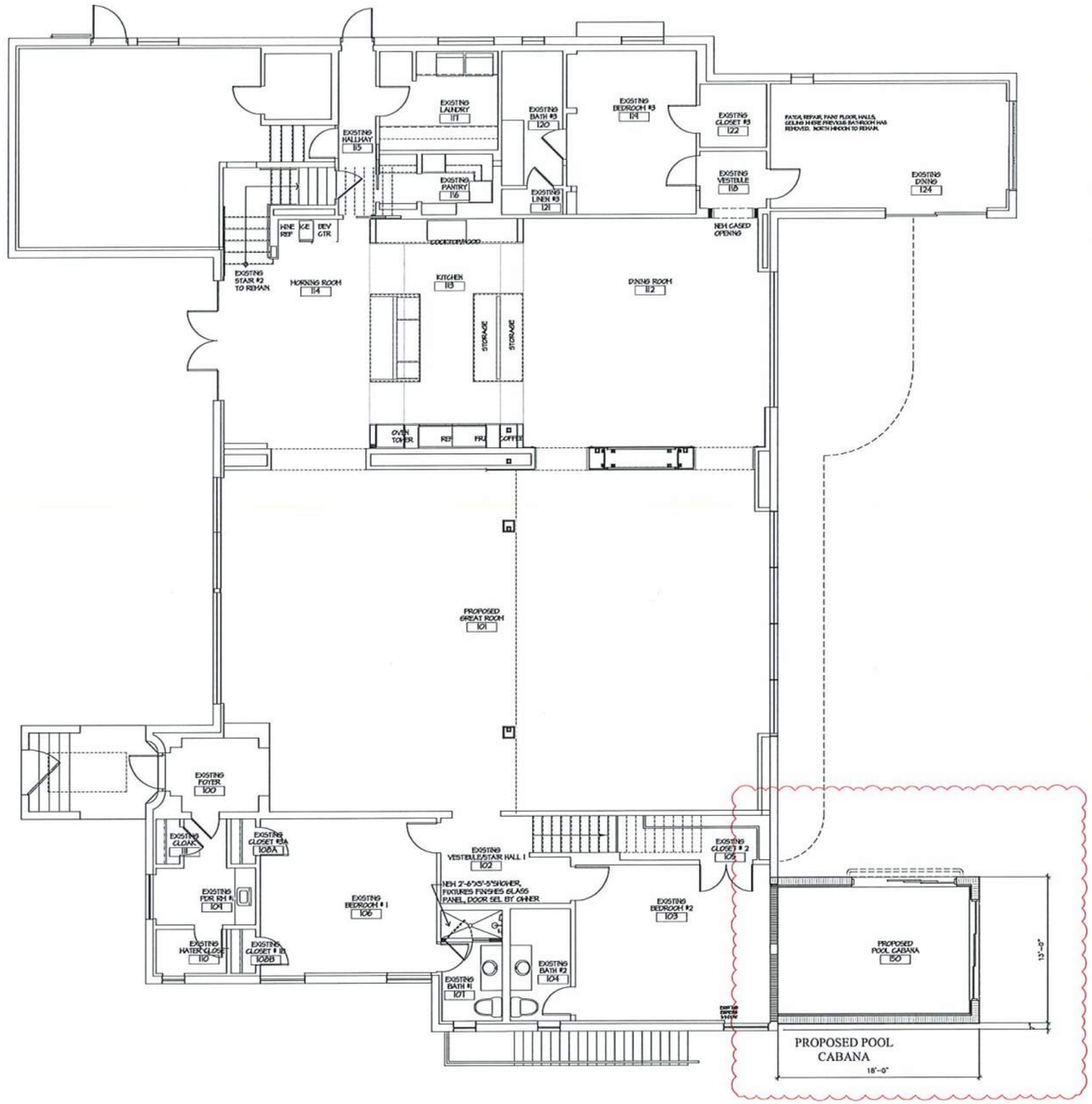
JOB NUMBER: 25-105



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

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

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- 06.24.2026 DEFERRED SUBMITTAL CABANA ADDITION

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STATE OF FLORIDA
ROGER PATTON JANSSEN
AR0014785
REGISTERED ARCHITECT

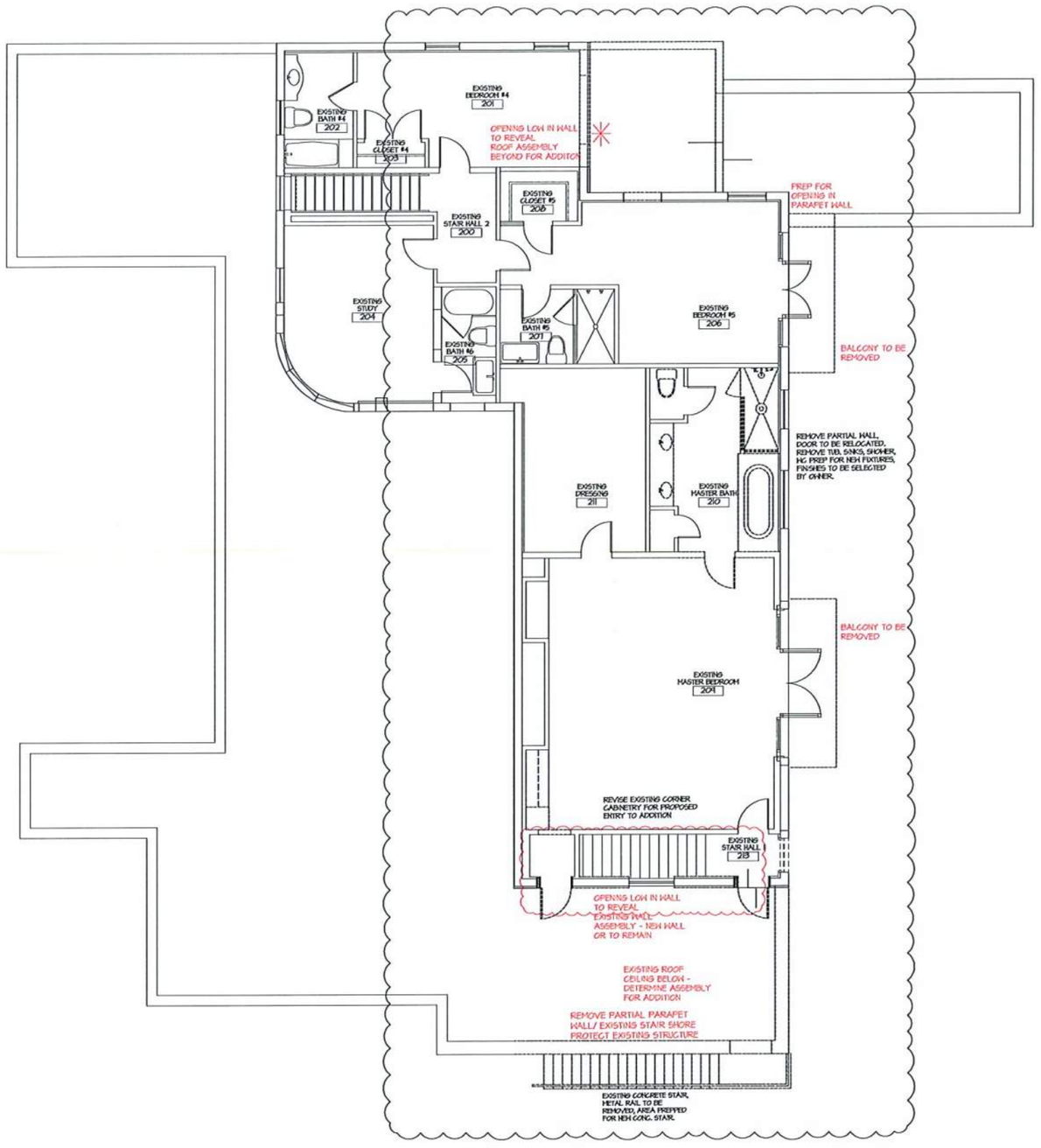
ROGER P. JANSSEN AR-14785

COA-26-0005
ZON-26-0016

DRAWING NO.

A–1.01

JOB NUMBER: 25-105



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

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

DATE: 02.04.2026

DRAWN: MJB

REVISIONS:

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STATE OF FLORIDA ★ ROGER PATTON JANSSEN ★ AR0014785 REGISTERED ARCHITECT

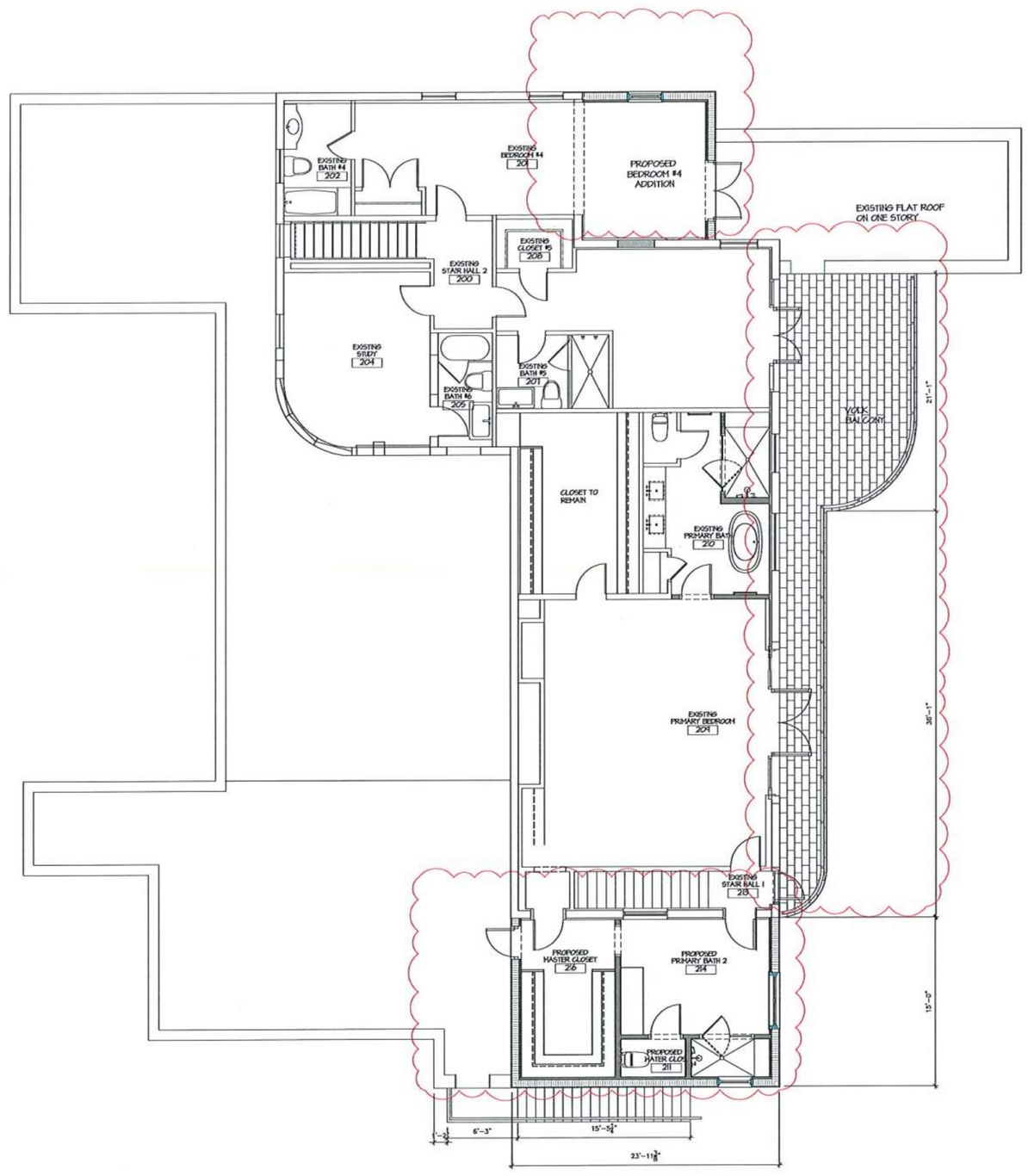
ROGER P. JANSSEN AR-14105

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"

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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

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ROGER PATTON JANSSEN
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ROGER P. JANSSEN AR-14185

COA-26-0005
ZON-26-0016

DRAWING NO.

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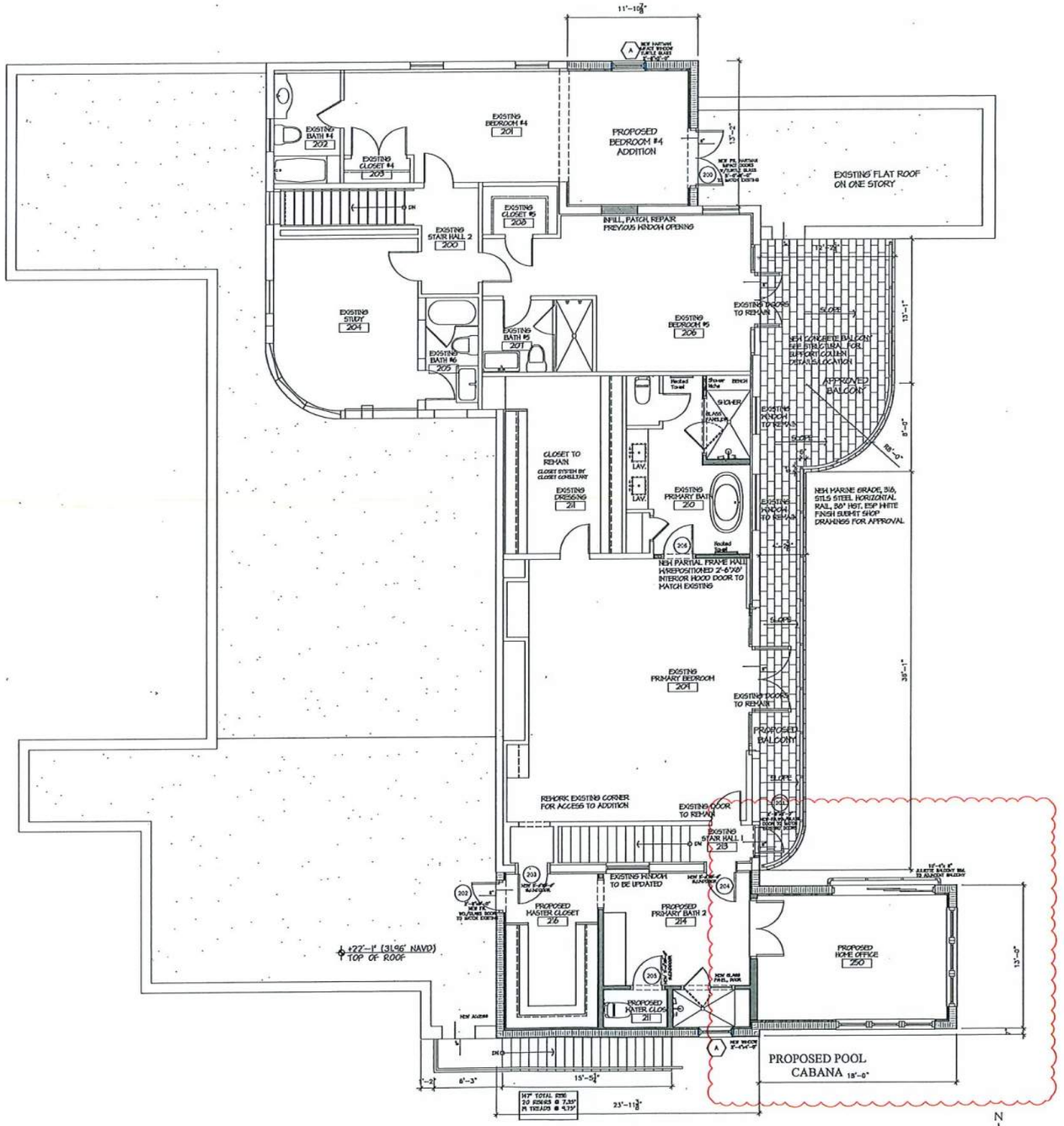
JOB NUMBER: 25-105



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

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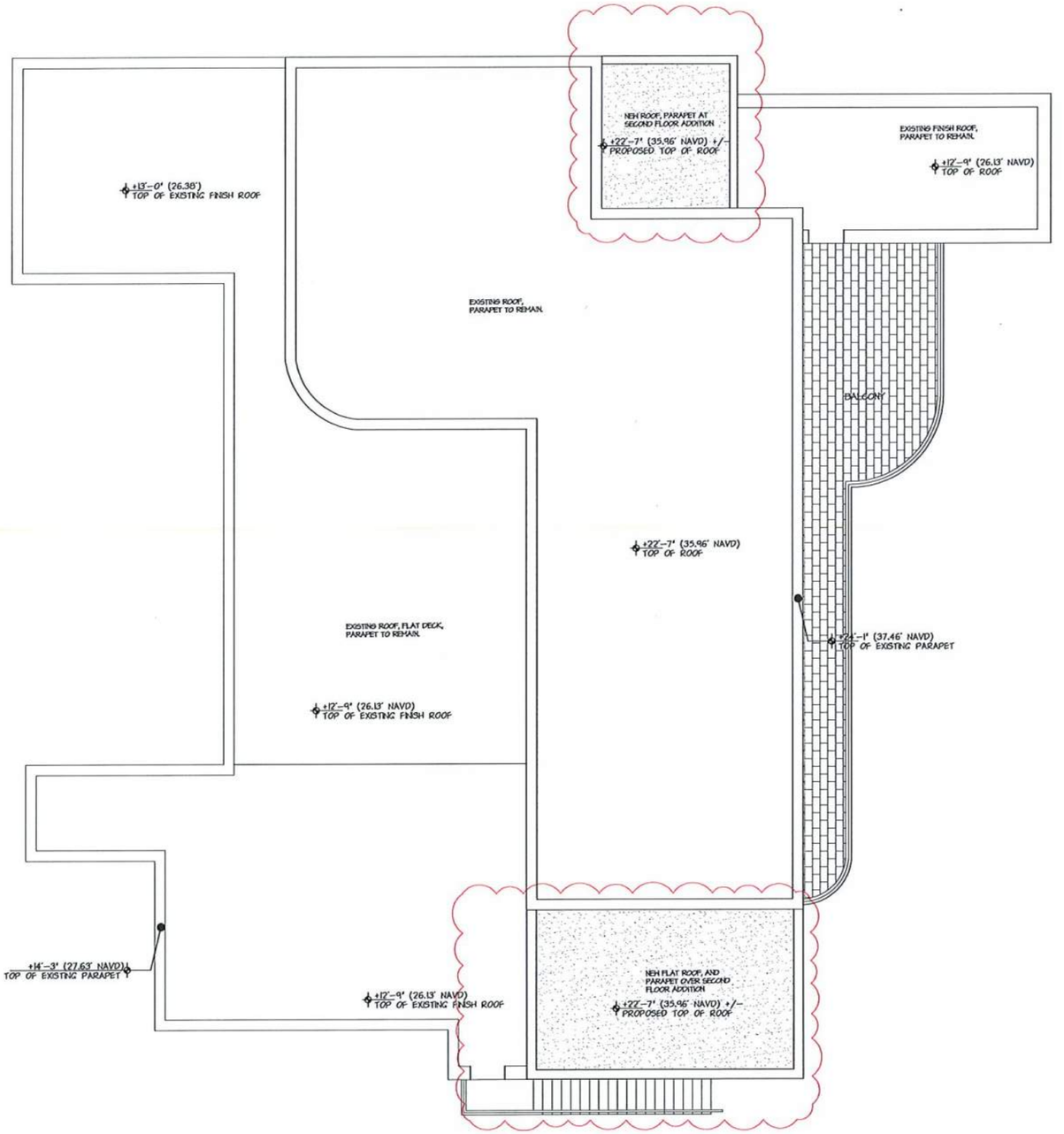
ROGER P. JANSSEN AR-14785

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

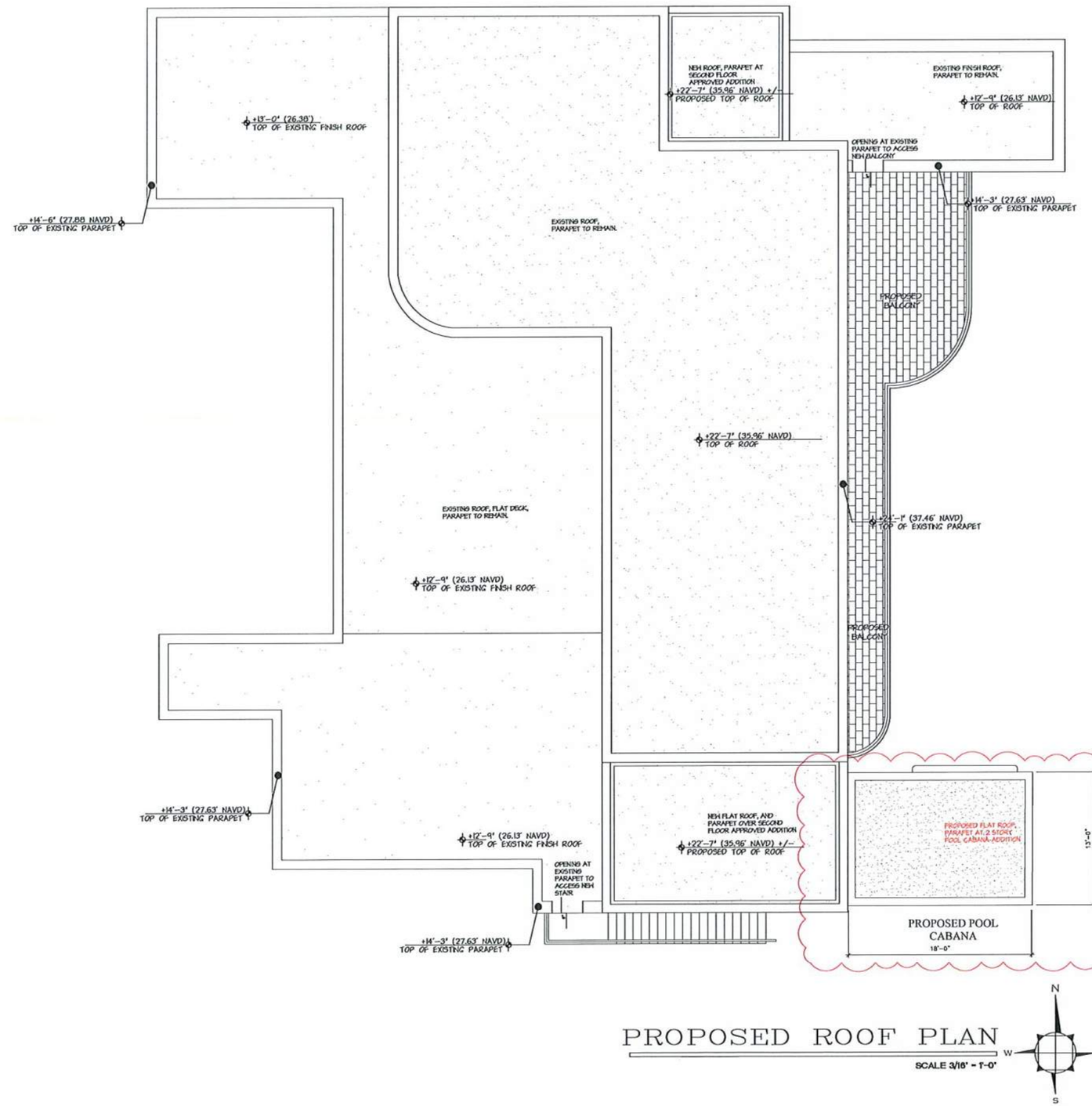
ROGER P. JANSSEN AR-14185

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

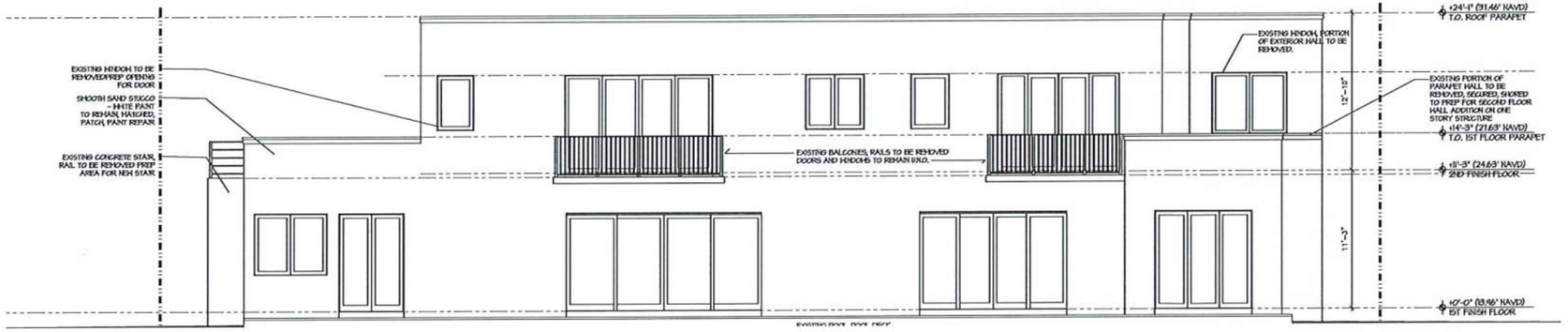
ROGER P. JANSSEN AR-14785

COA-26-0005
ZON-26-0016

DRAWING NO.

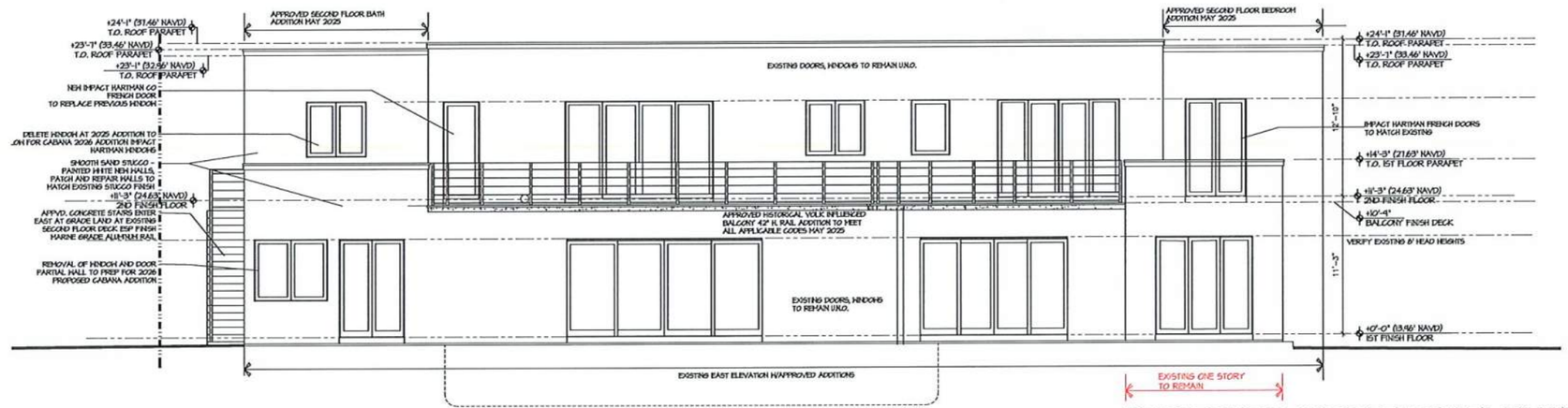
A-1.03

JOB NUMBER: 25-105



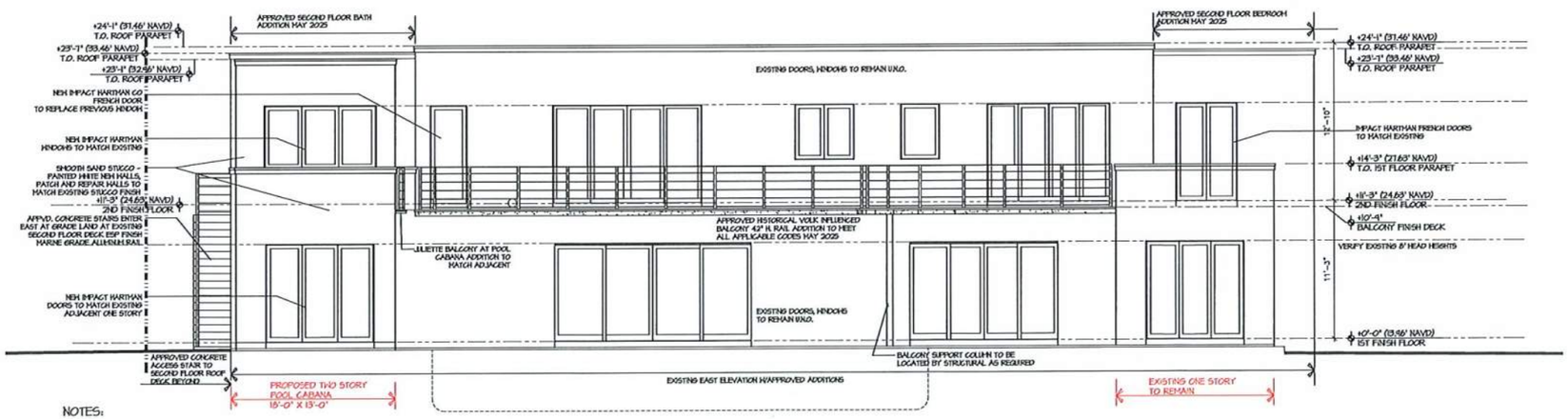
EXISTING EAST ELEVATION

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



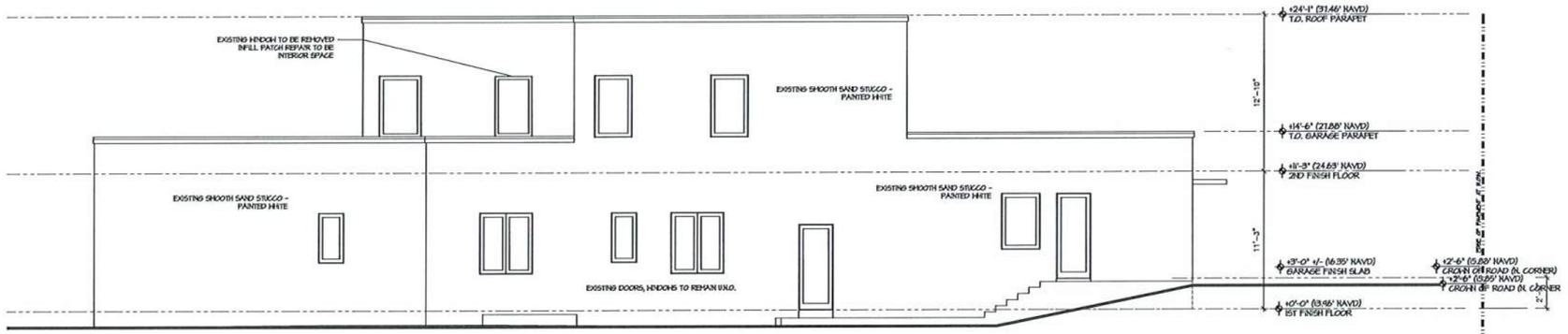
1047 SOUTH OCEAN BLVD

06.23.2026

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

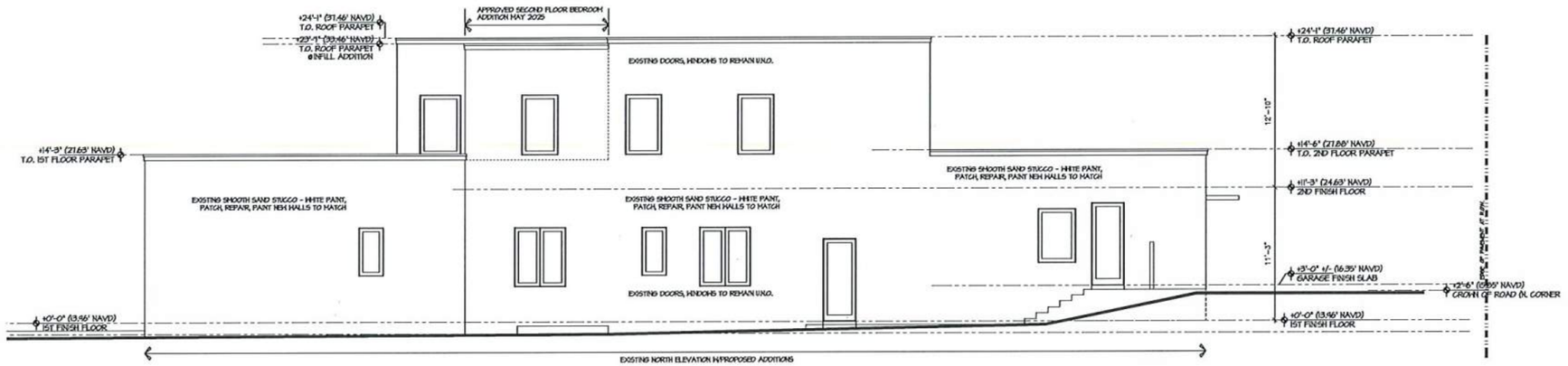
PROPOSED EAST FACADE

COLORED ELEVATION



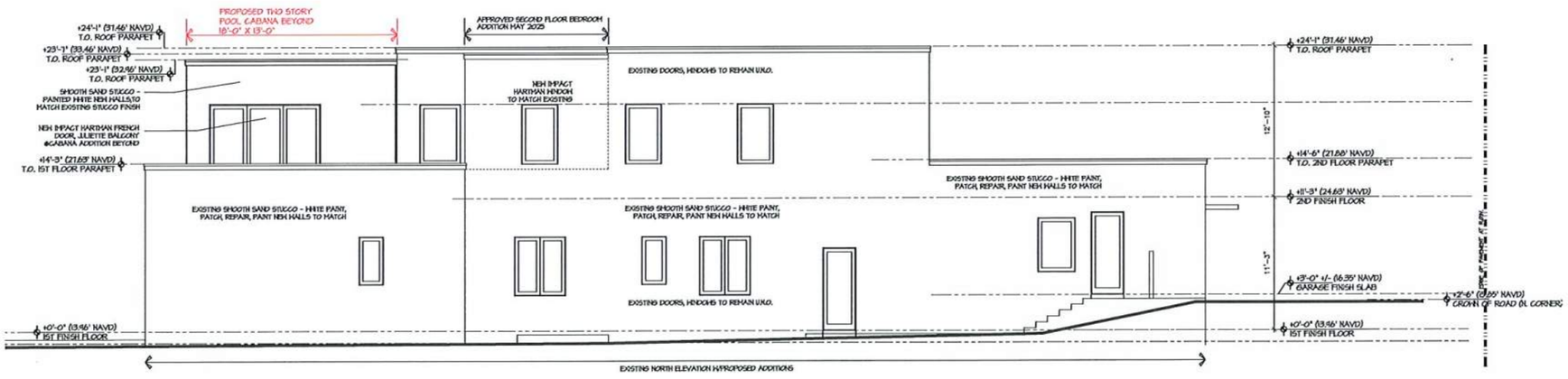
EXISTING NORTH ELEVATION

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"

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-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

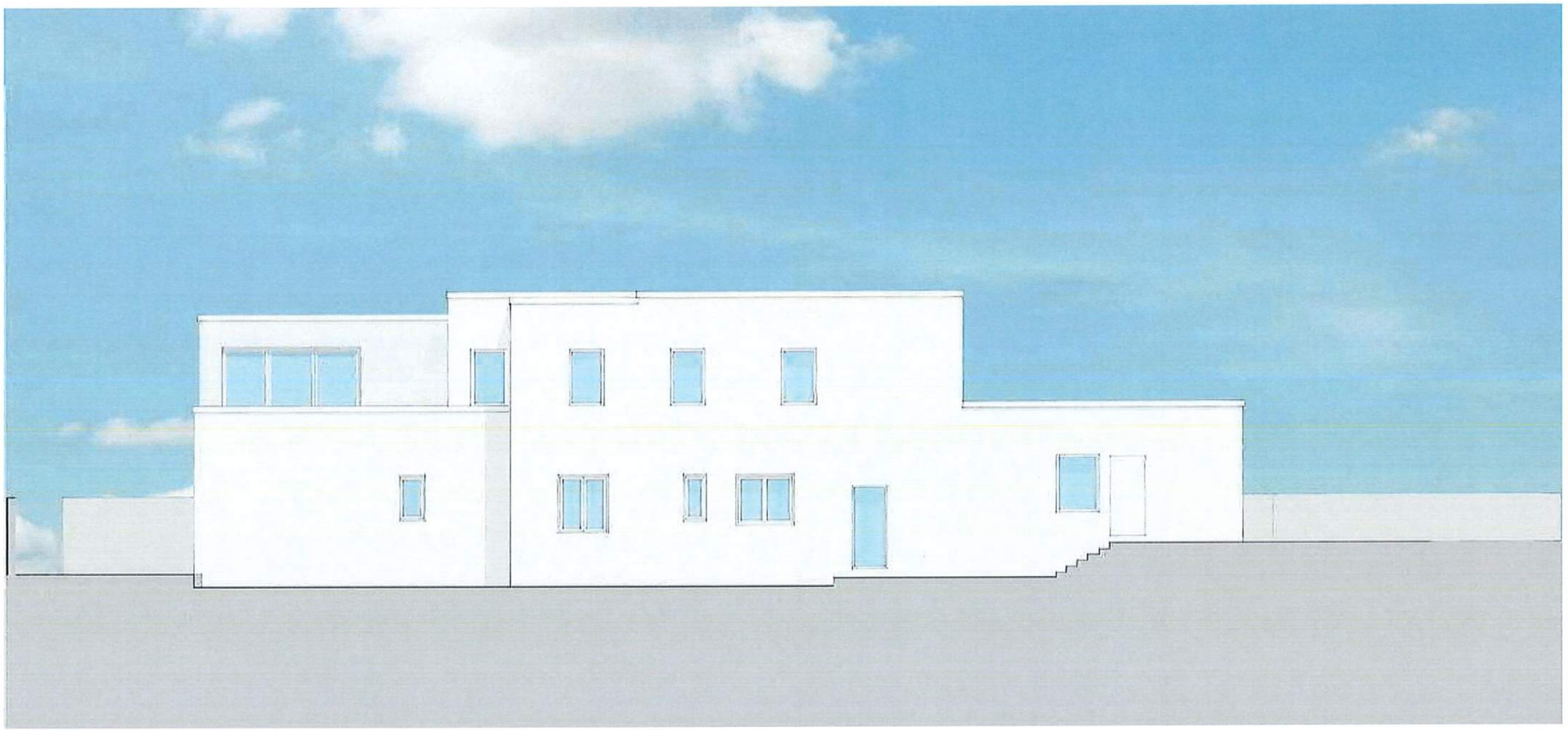
ROGER P. JANSSEN AR-14785

COA-26-0005
ZON-26-0016

DRAWING NO.

A-2.02

JOB NUMBER: 25-105



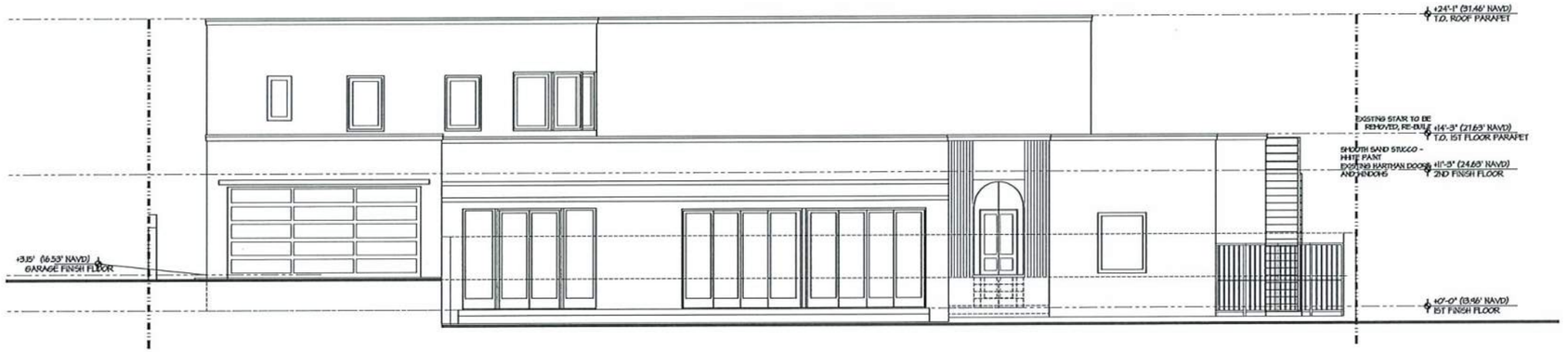
1047 SOUTH OCEAN BLVD

06.23.2026

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

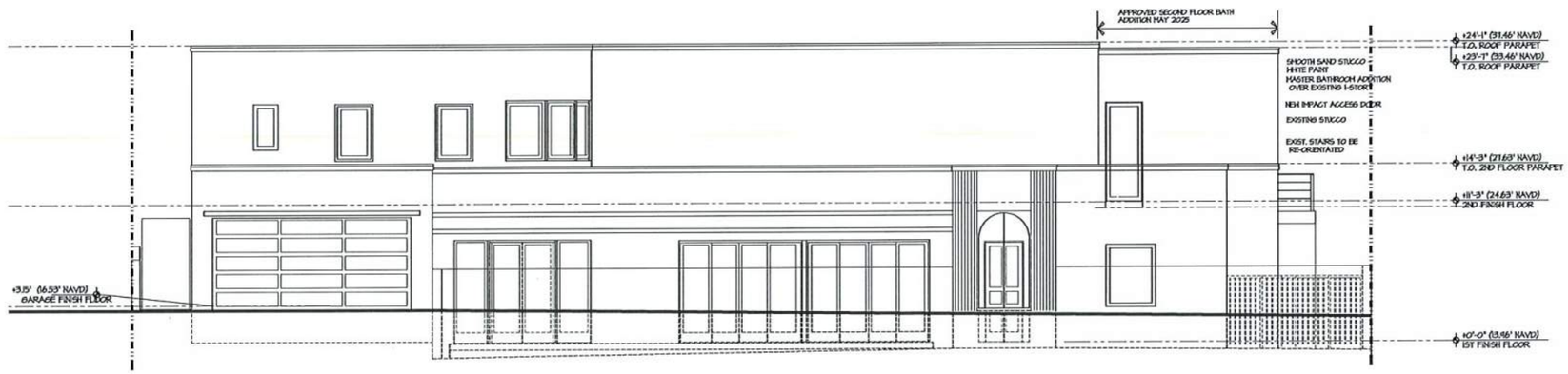
PROPOSED NORTH FACADE

COLORED ELEVATION



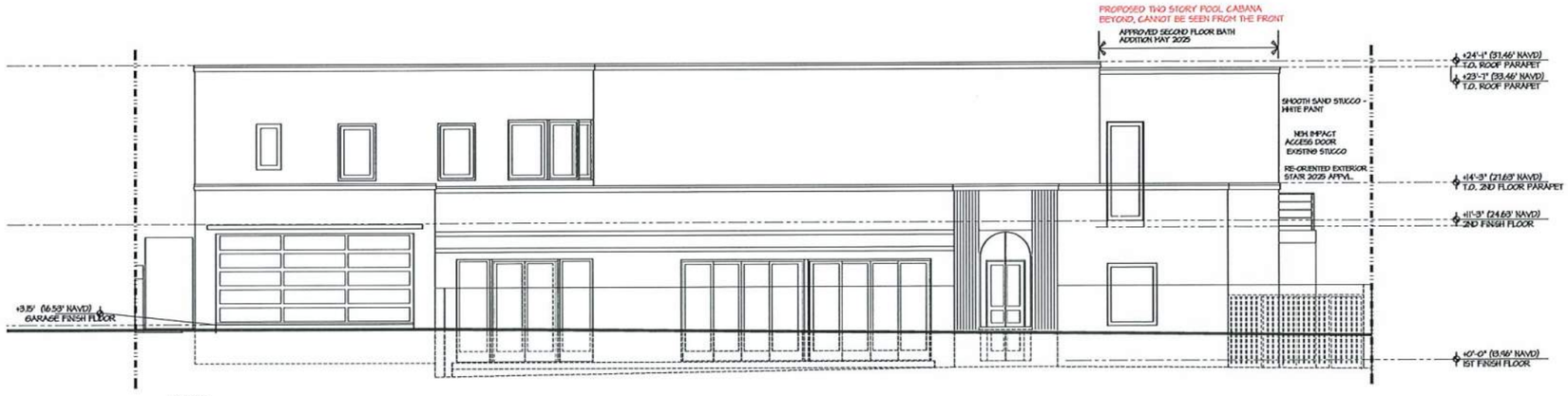
EXISTING WEST ELEVATION

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

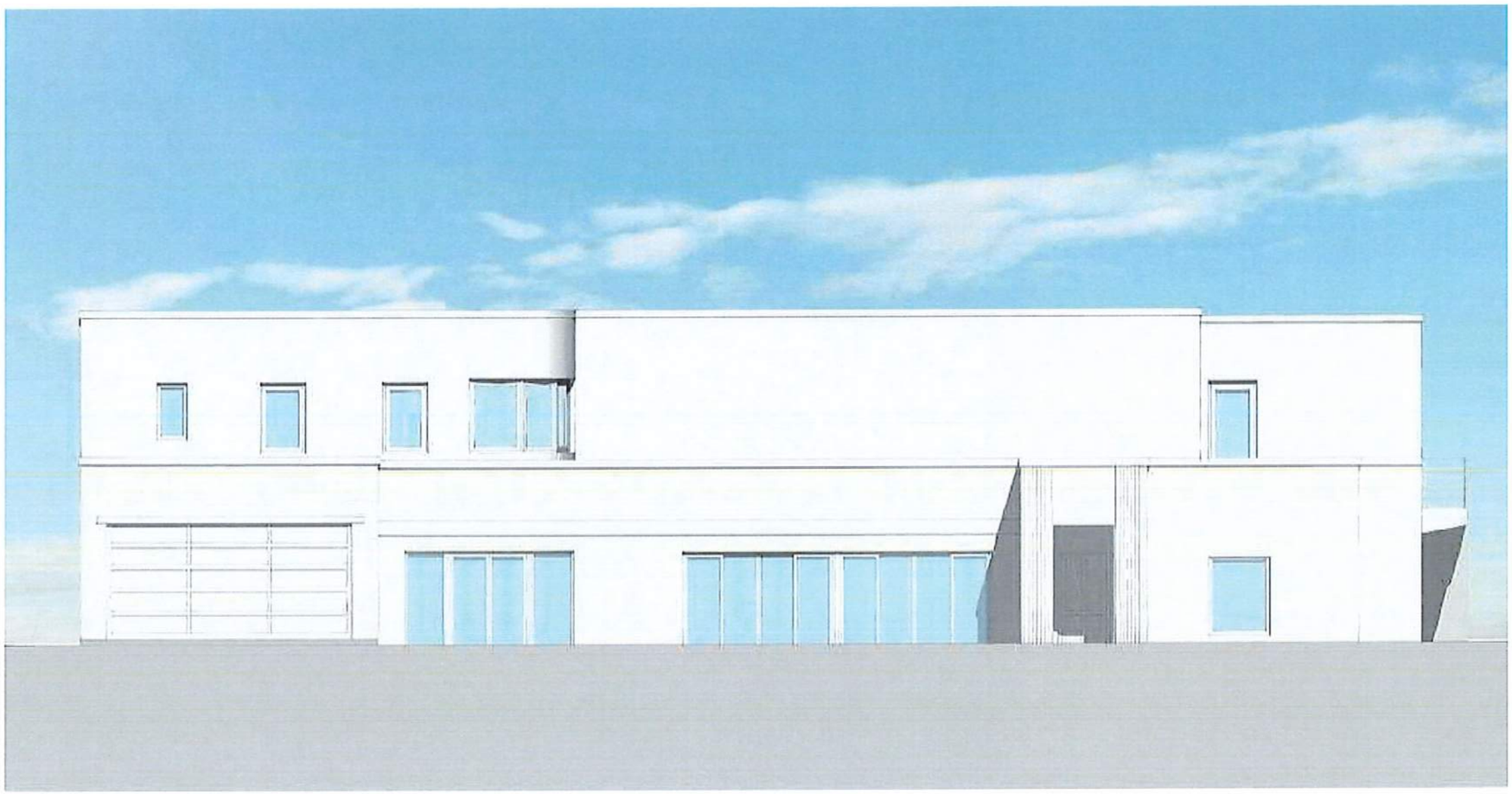
ROGER P. JANSSEN AR-14785

COA-26-0005
ZON-26-0016

DRAWING NO.

A-2.03

JOB NUMBER: 25-105



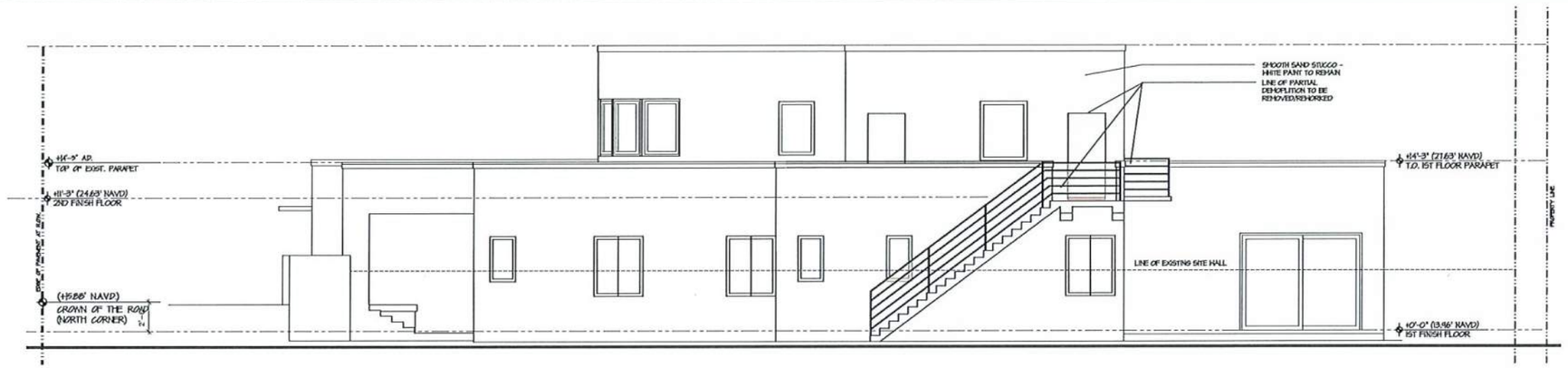
1047 SOUTH OCEAN BLVD

06.23.2026

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

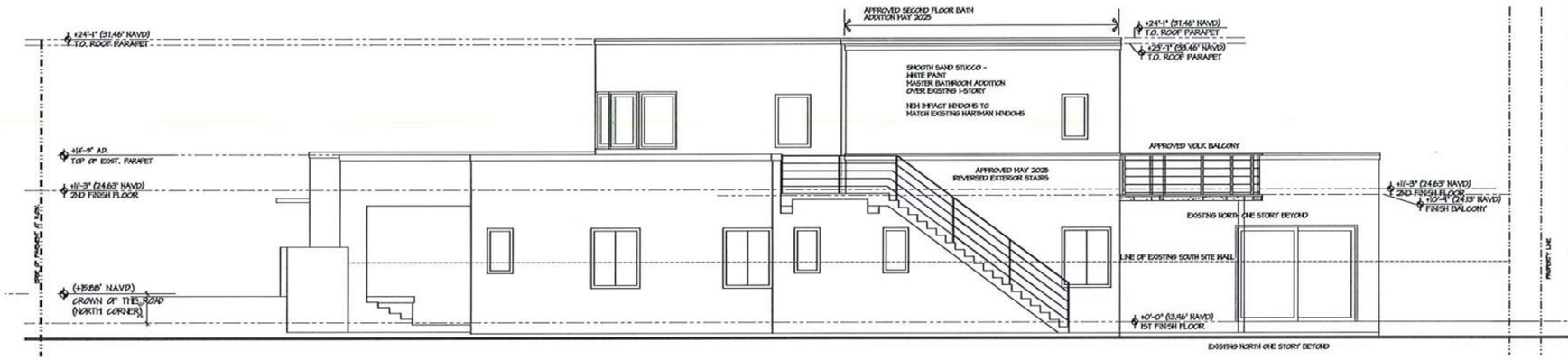
PROPOSED WEST FACADE

COLORED ELEVATION



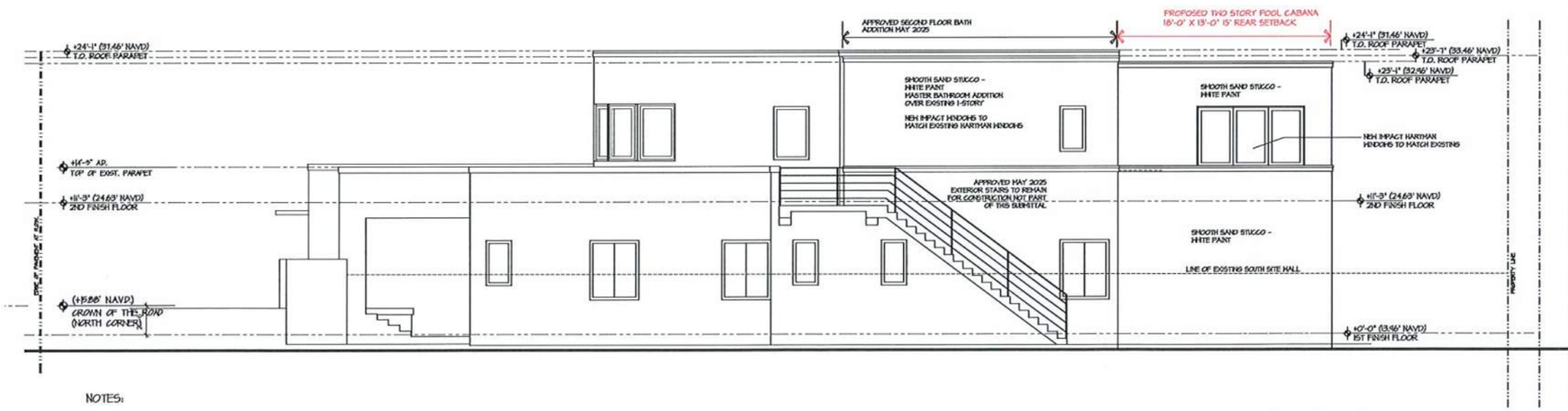
EXISTING SOUTH ELEVATION

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

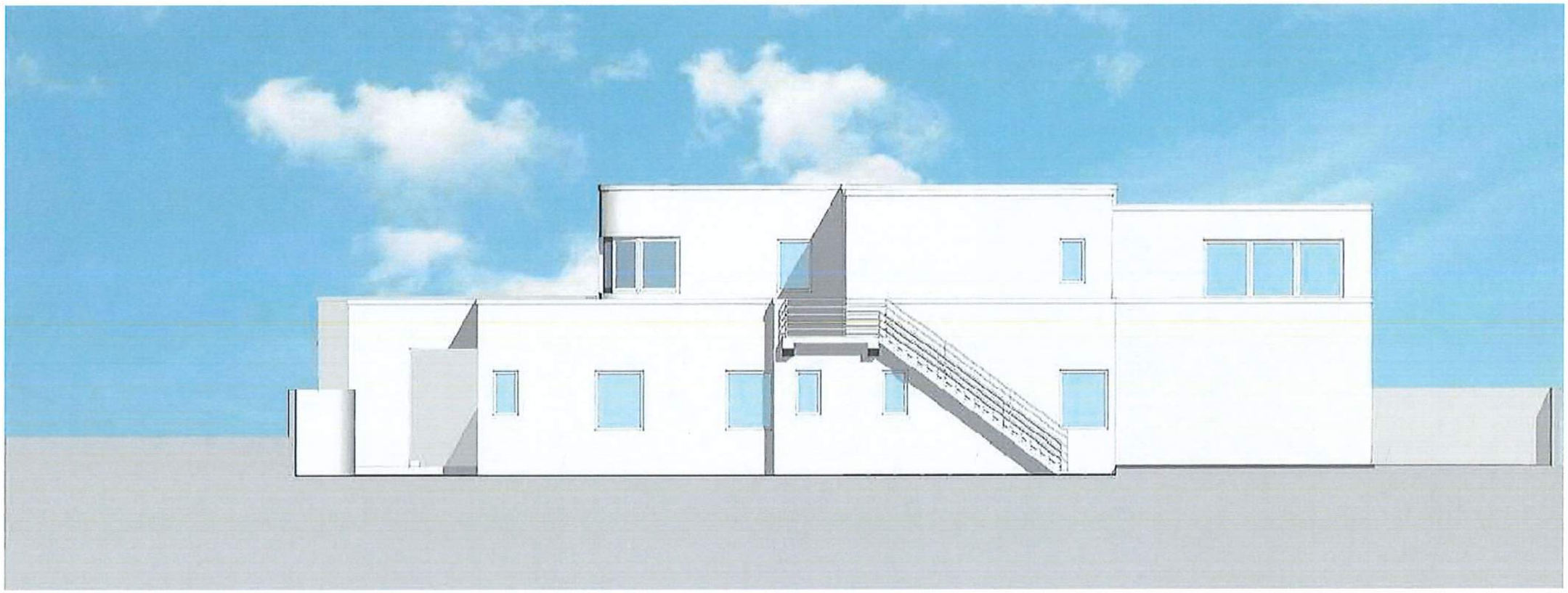
ROGER P. JANSSEN AR-14185

COA-26-0005
ZON-26-0016

DRAWING NO.

A-2.04

JOB NUMBER: 25-105



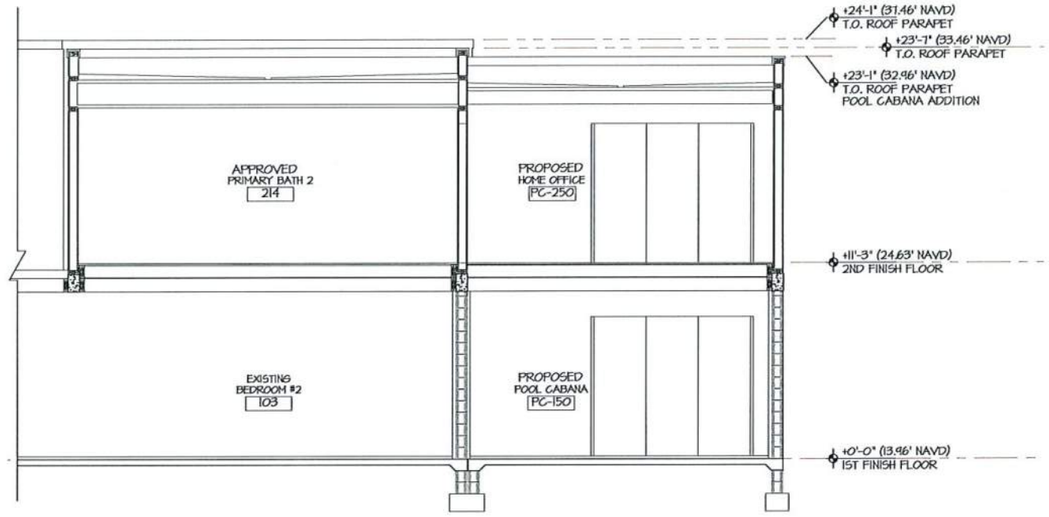
1047 SOUTH OCEAN BLVD

06.23.2026

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

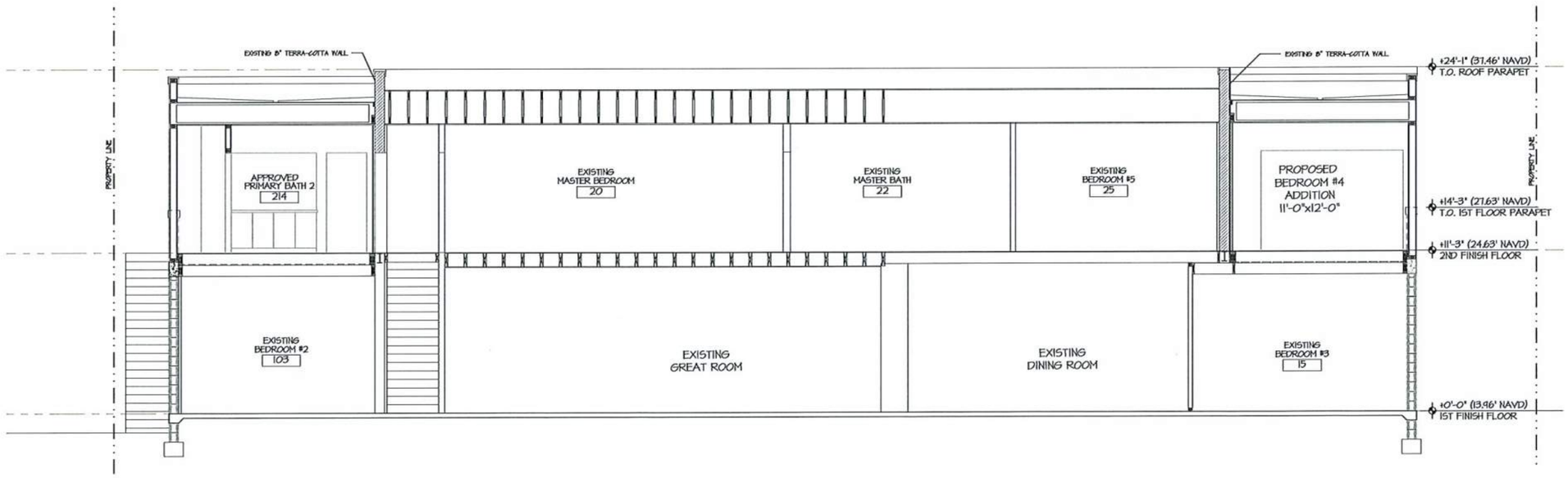
PROPOSED SOUTH FACADE

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

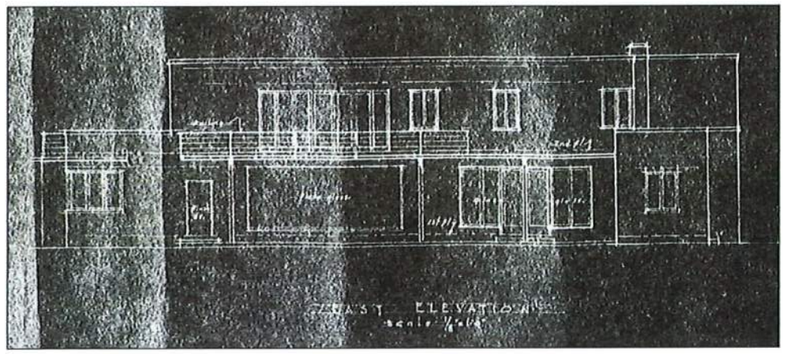
ROGER P. JANSSEN AR-14785

COA-26-0005
ZON-26-0016

DRAWING NO.

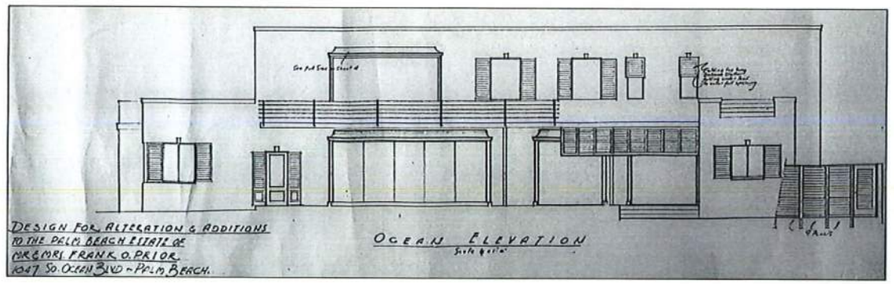
A3.01

JOB NUMBER: 25-105



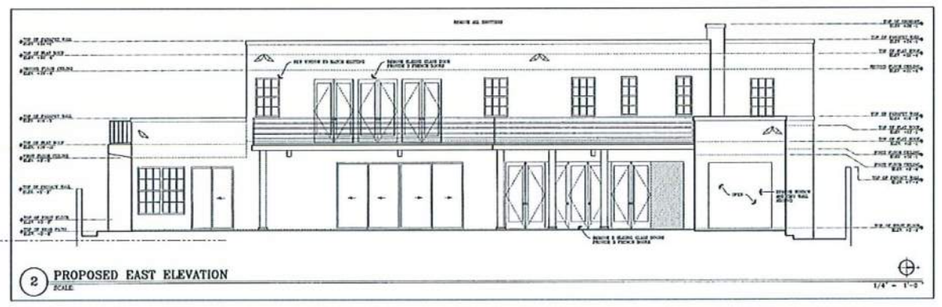
1935 EAST ELEVATION - JOHN VOLK

SCALE 1/8" = 1'-0"



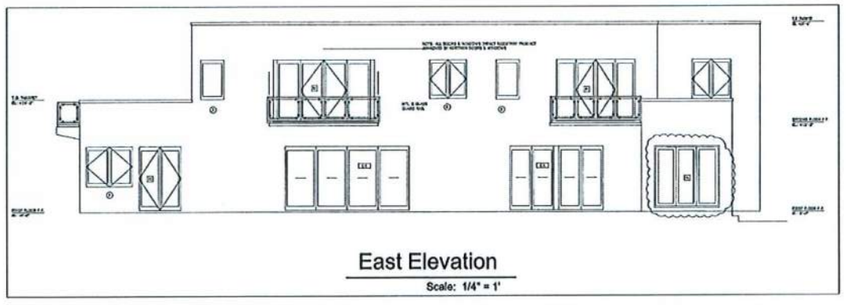
1962 EAST ELEVATION - GEORGE VOTAW

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

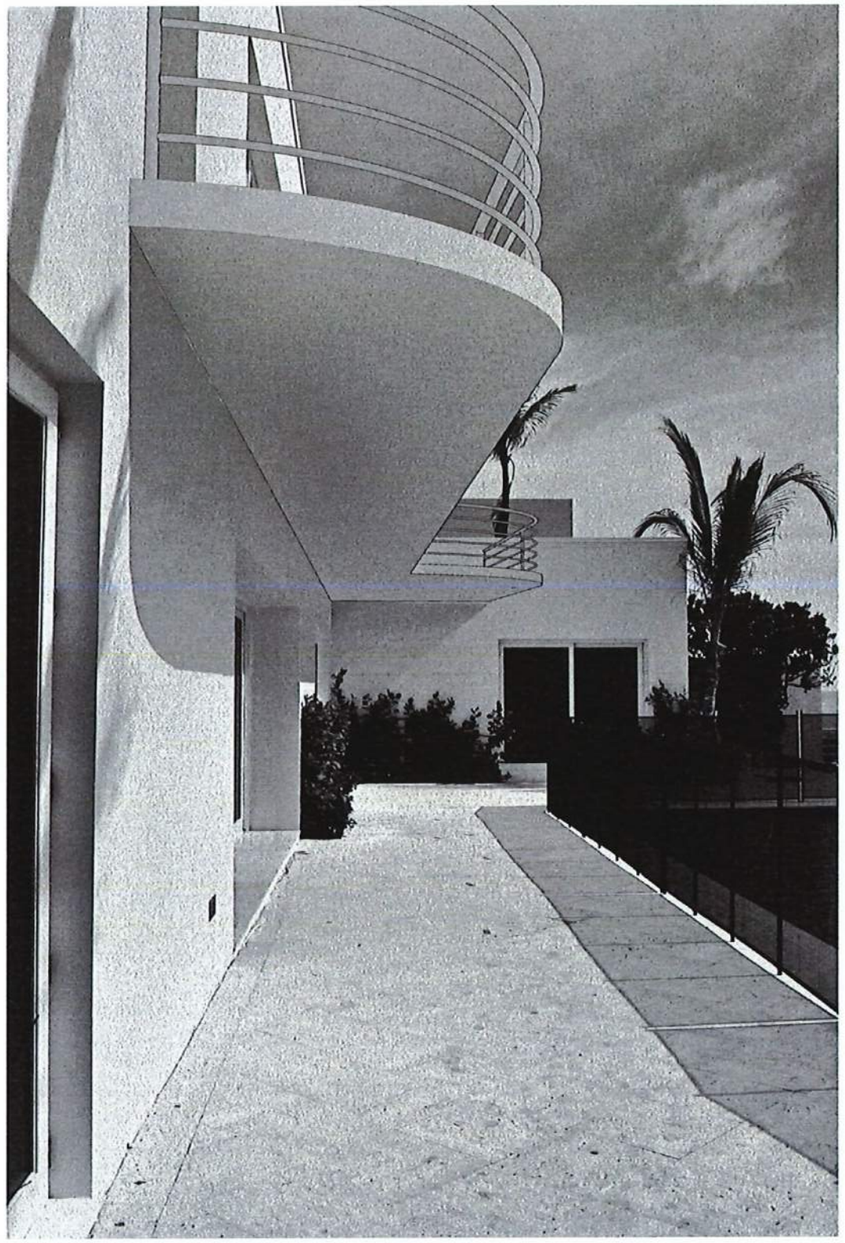
05.21.2025

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

SKETCH BY JOHN VOLK
1953 MOFFETT RESIDENCE

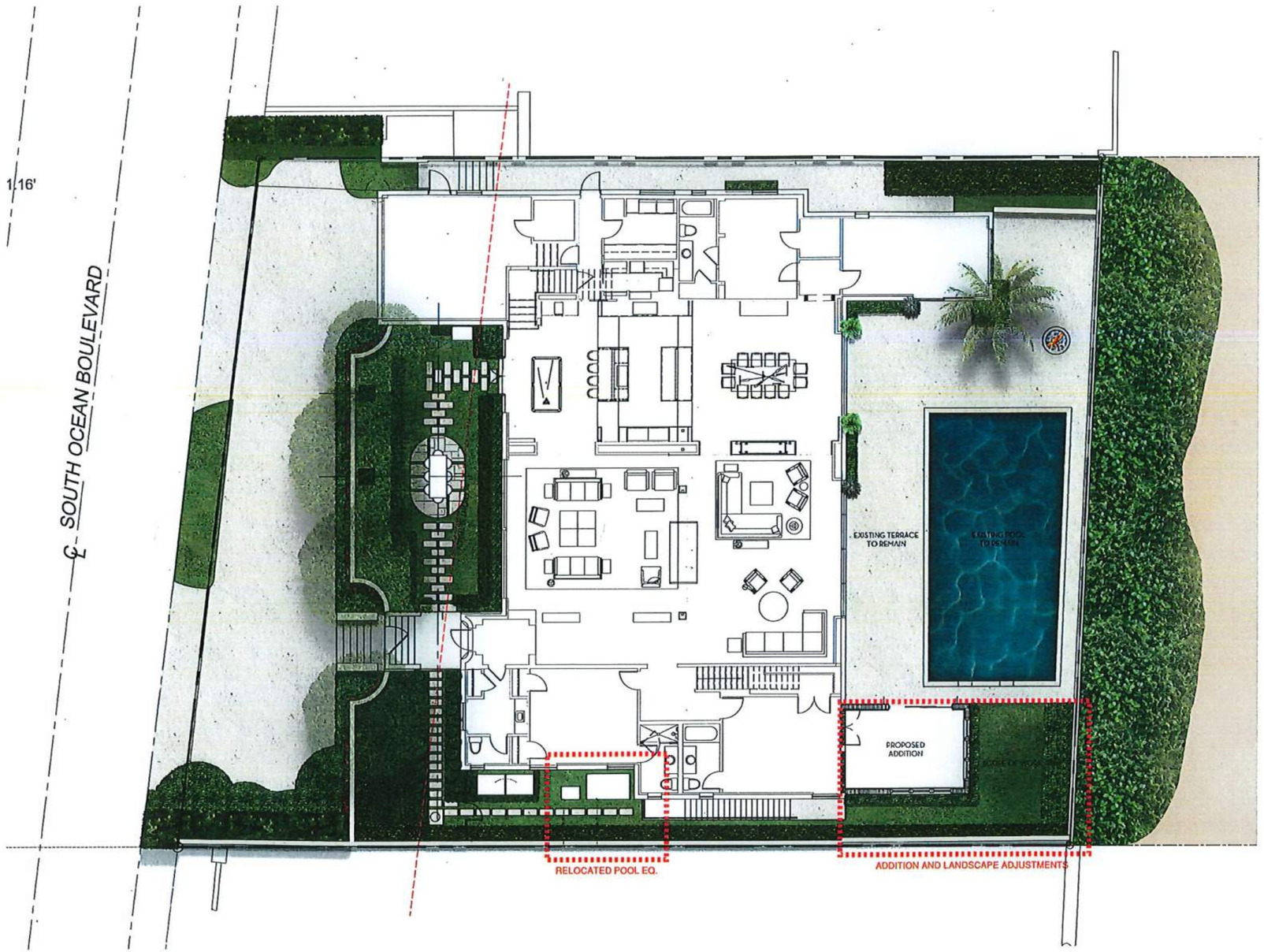


Rear (East) Façade with Curvilinear Balcony
Courtesy of the John L. Volk Foundation



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

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

NIEVERAWILLIAMS.COM

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.

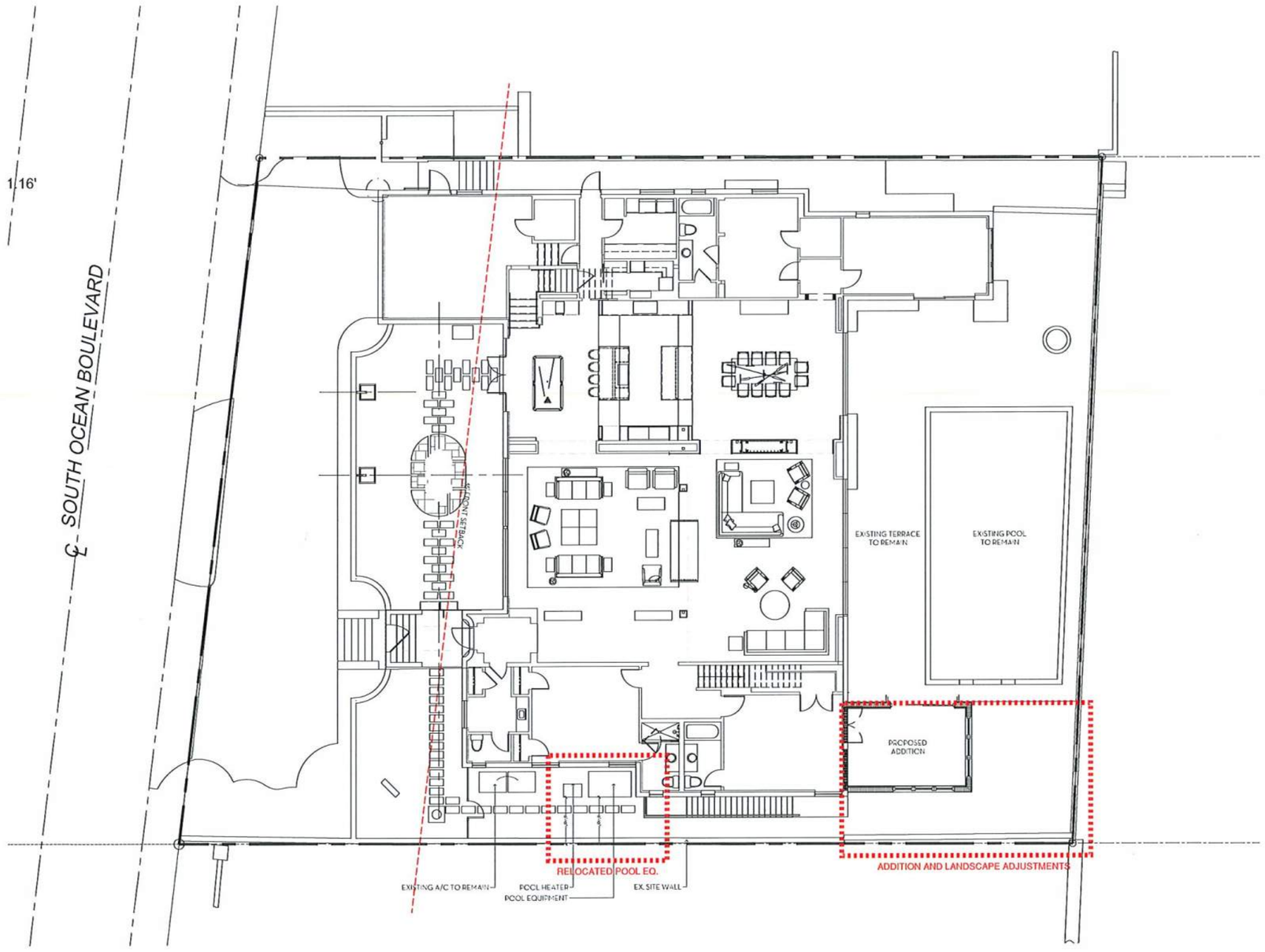
03 MARCH 2026
18 FEBRUARY 2026

NIEVERA WILLIAMS
DESIGN

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

NIEVERAWILLIAMS.COM

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.

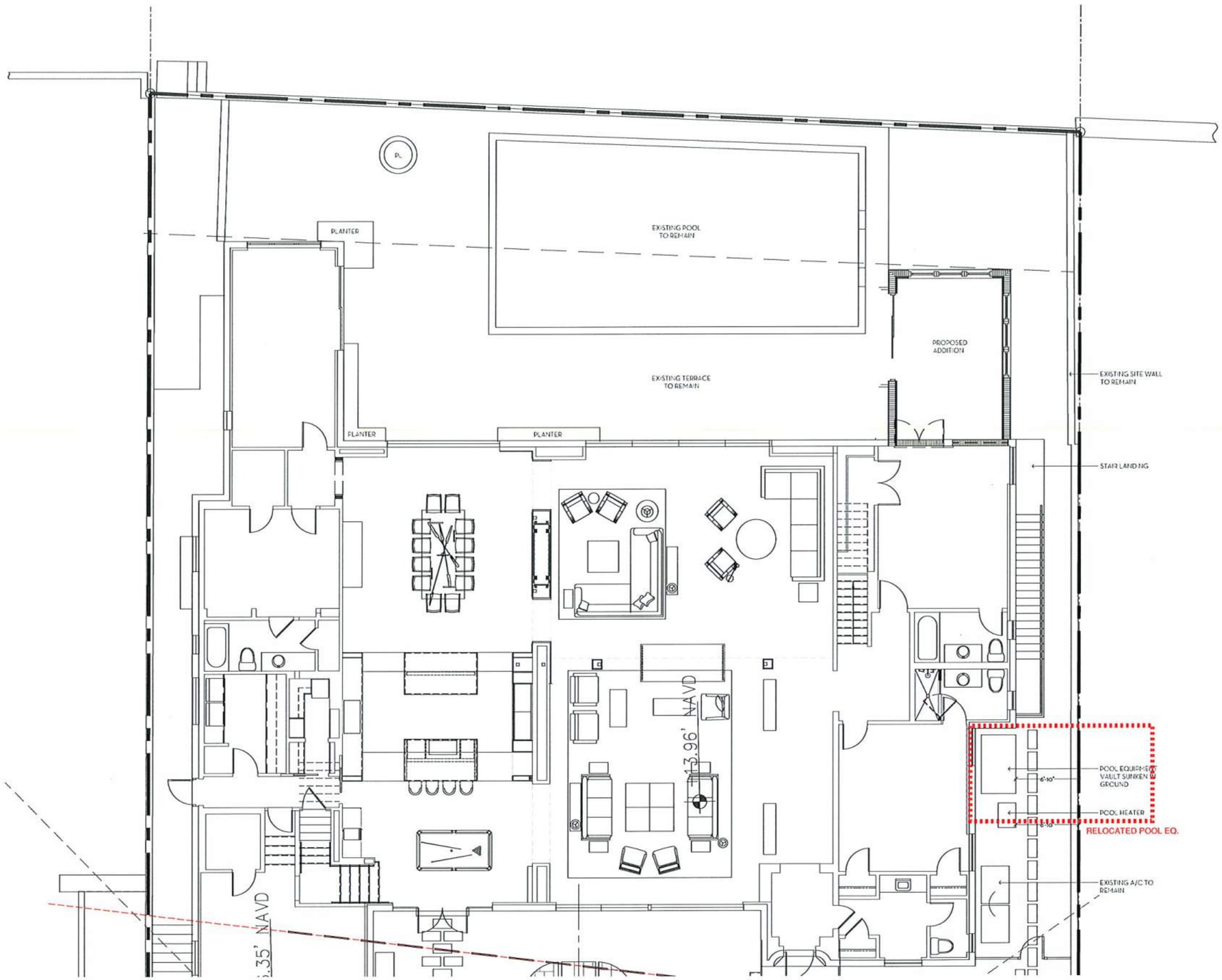
31 MARCH 2026
18 FEBRUARY 2026

NIEVERA WILLIAMS
DESIGN

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

NIEVERAWILLIAMS.COM

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
Suite 502
West Palm Beach, FL 33401
P: 561-659-2820
F: 561-659-2113

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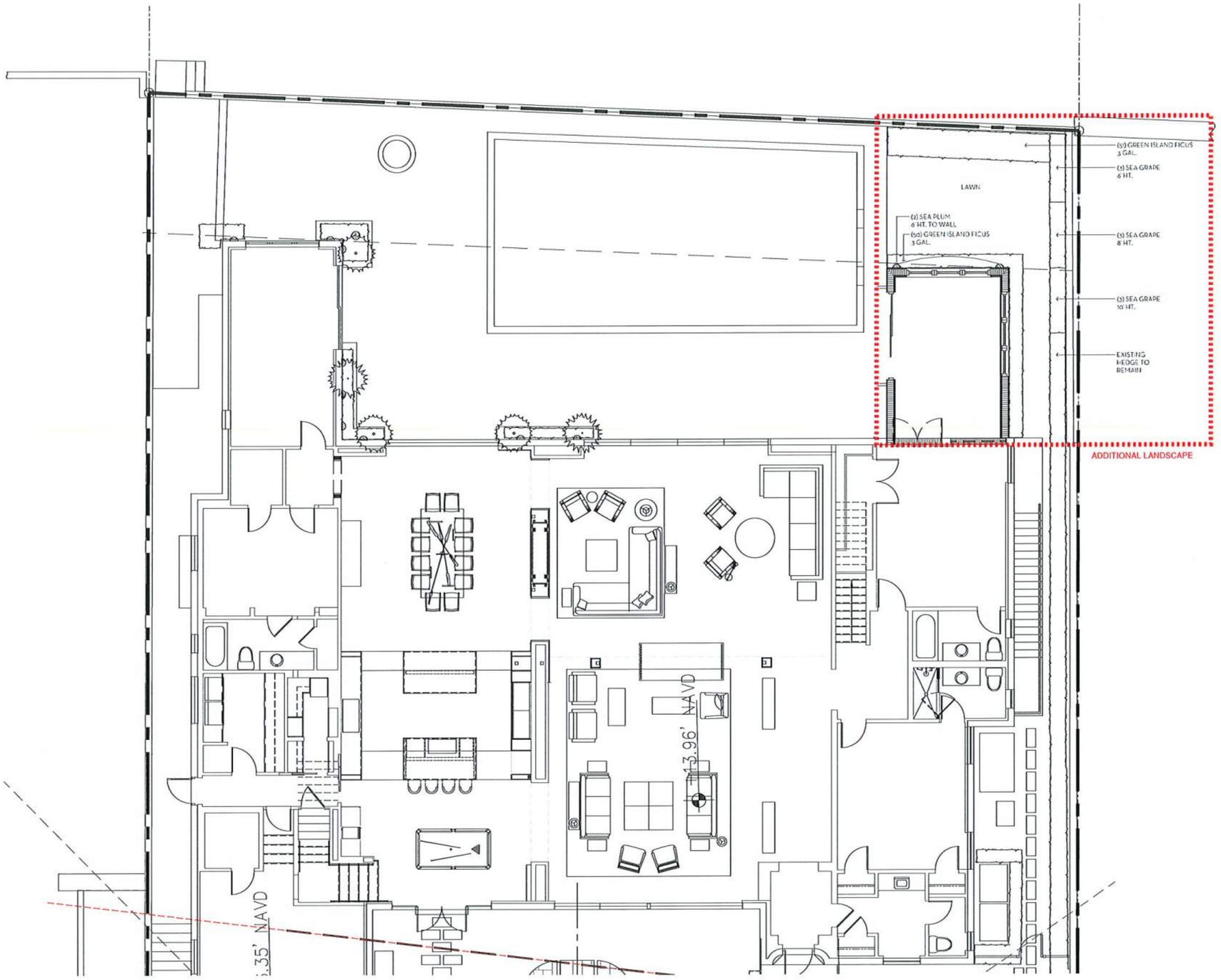
L2
COA-26-0005



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

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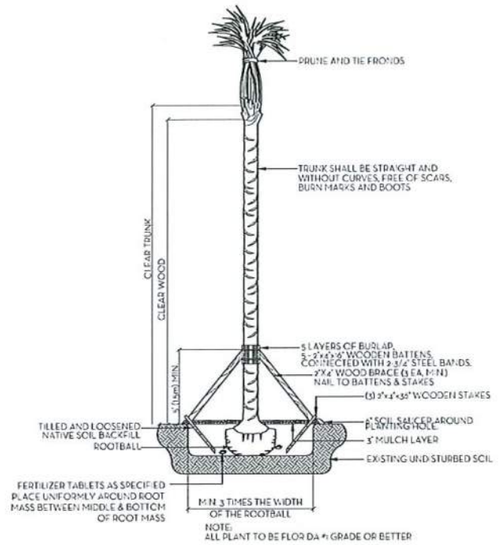
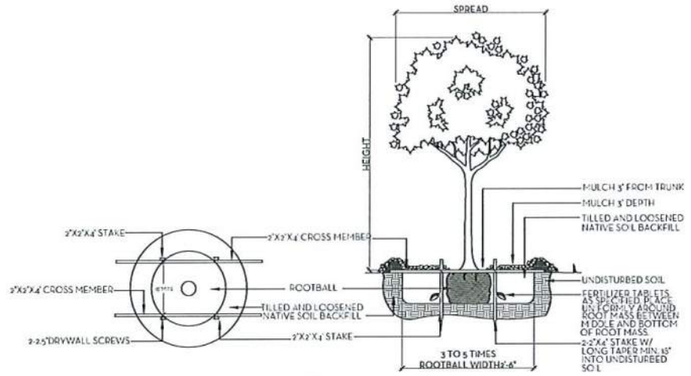
LP2



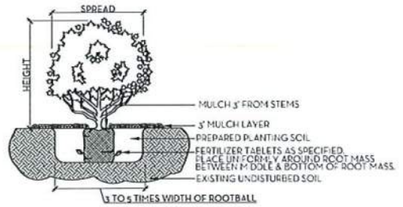
PALM PLANTING DETAIL
NTS

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.



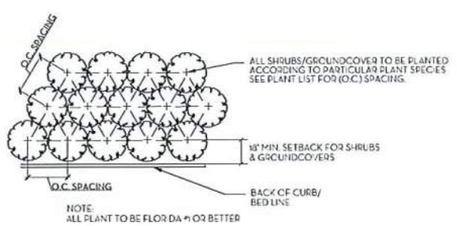
NOTE:
ALL PLANT TO BE FLORIDA #1 GRADE OR BETTER

TREE PLANTING DETAIL
NTS



NOTE:
ALL MATERIAL TO BE FLORIDA #1 OR BETTER

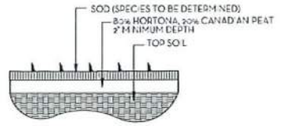
SHRUB & GROUNDCOVER PLANTING DETAIL
NTS



NOTE:
ALL PLANT TO BE FLORIDA #1 OR BETTER

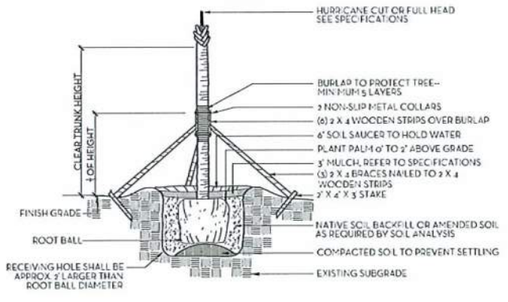
PLANT SPACING DETAIL
NTS

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



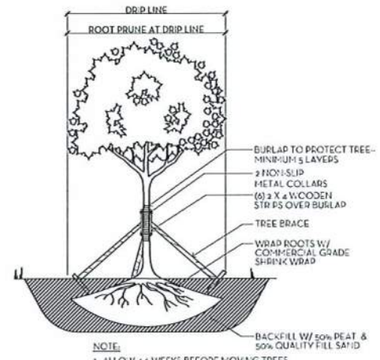
SOD PLANTING DETAIL
NTS

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



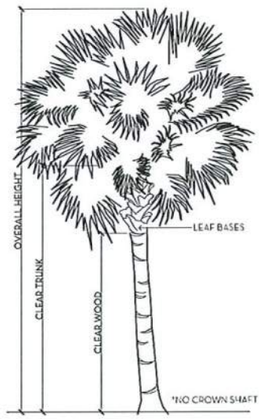
NOTES: STAKING & GUYING REQUIRED FOR PALMS, IF NECESSARY, OR AS DIRECTED BY THE LANDSCAPE ARCHITECT. ALL PLANT TO BE FLORIDA #1 OR BETTER

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
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West Palm Beach, FL 33401
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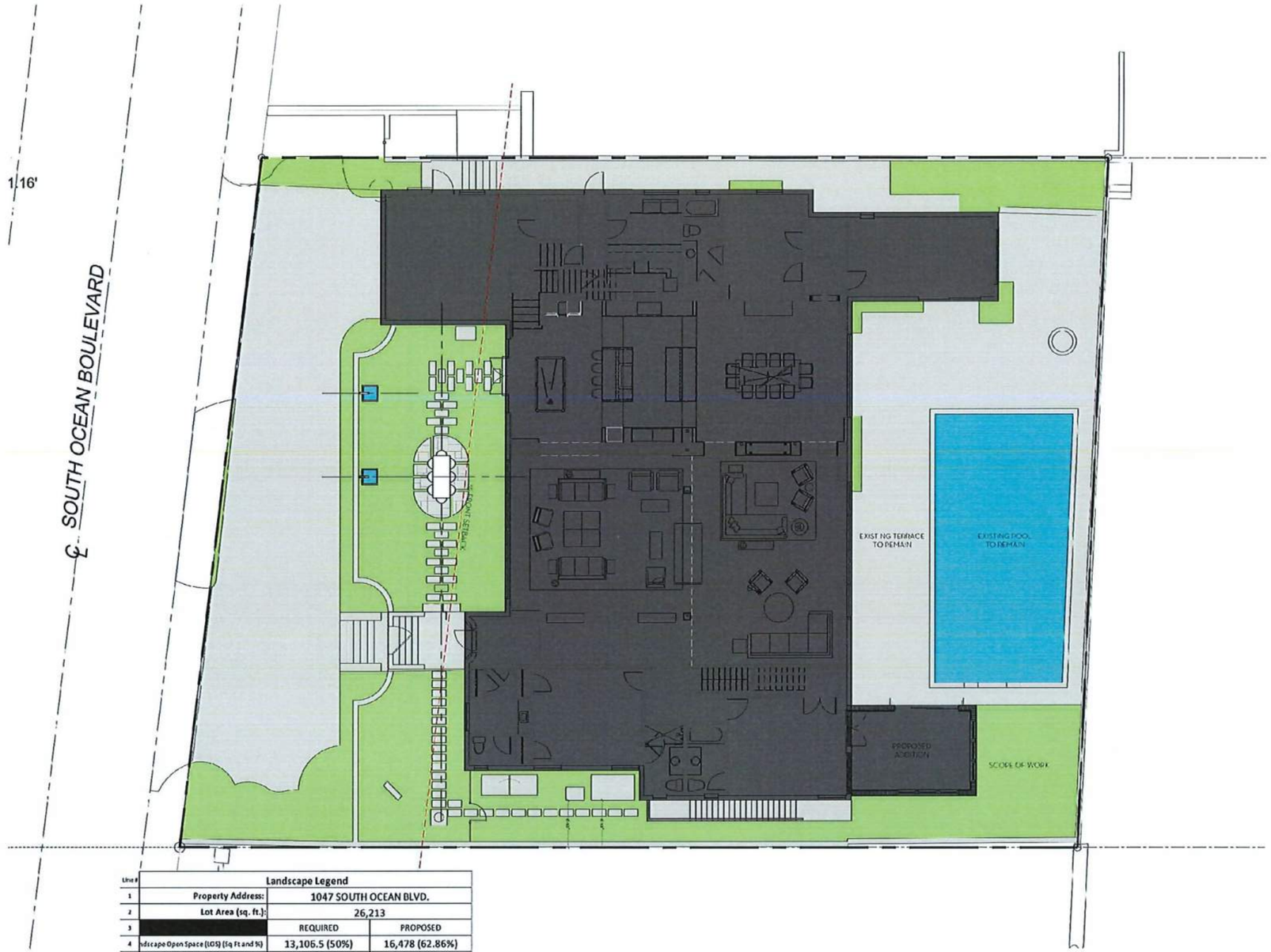
F: 561-659-2113
NIEVERAWILLIAMS.COM

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:
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 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.

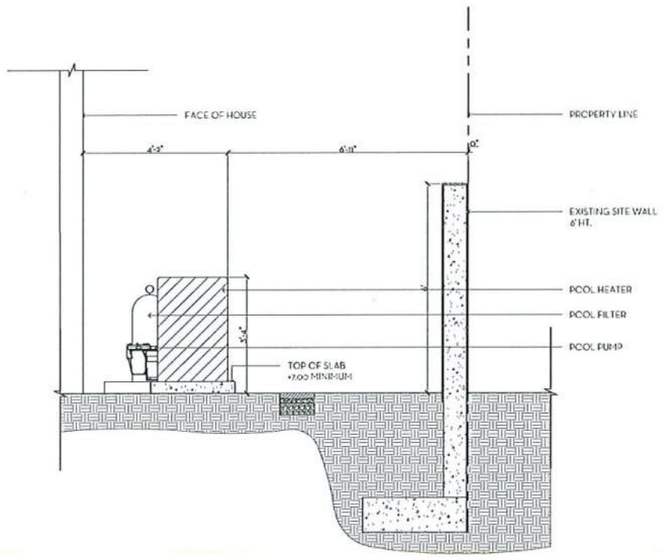
03 MARCH 2026
18 FEBRUARY 2026

NIEVERA WILLIAMS
DESIGN

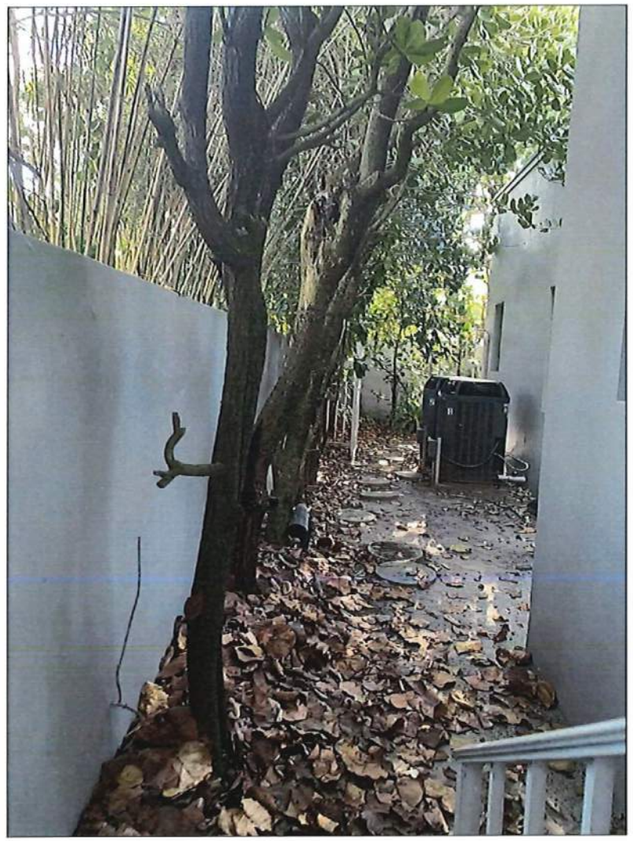
625 N. Flagler Drive
Suite 502
West Palm Beach, FL 33401
P: 561-659-2820
F: 561-659-2113

NIEVERAWILLIAMS.COM

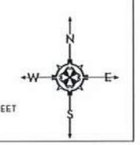
OS1



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

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

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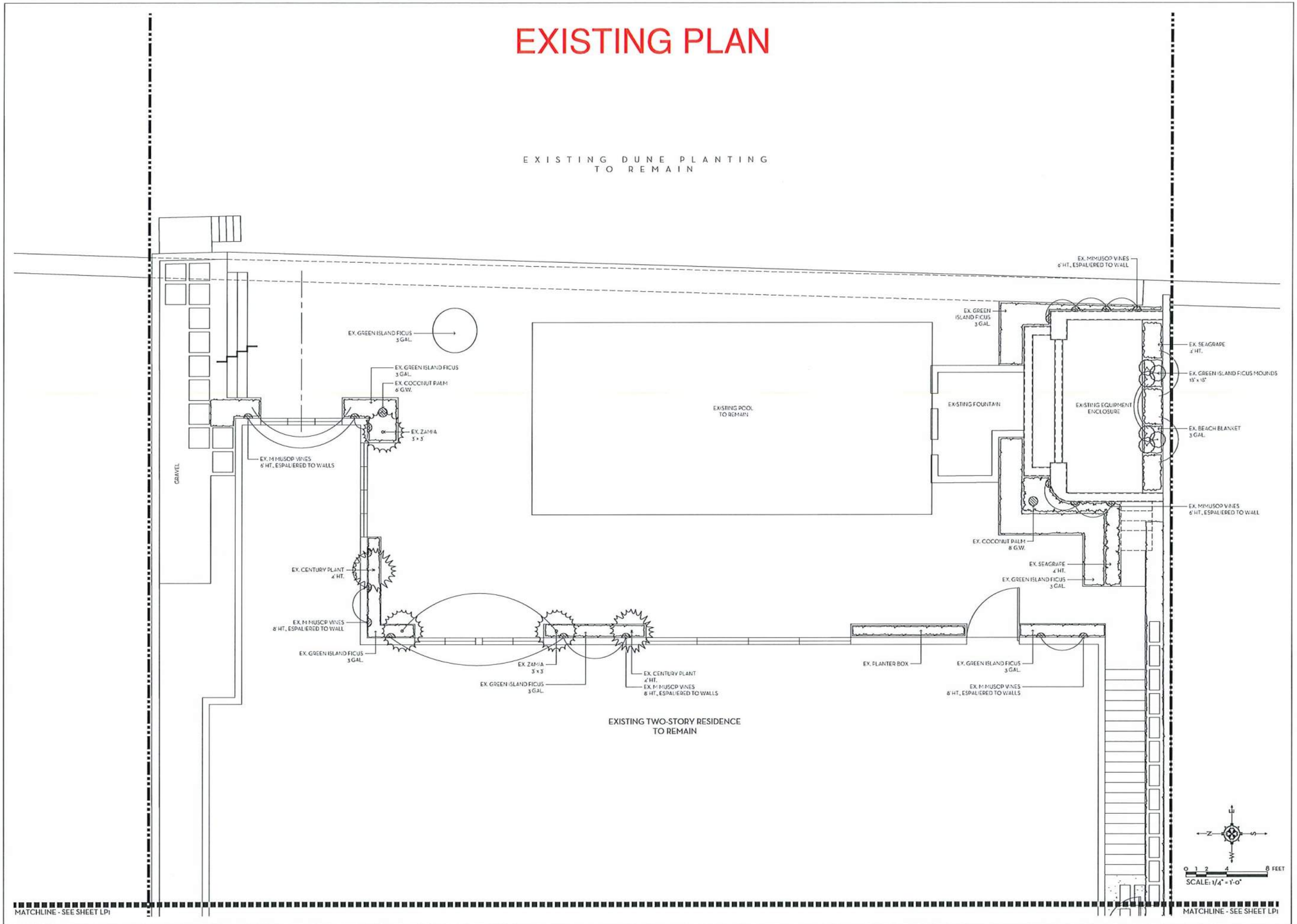
D1

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

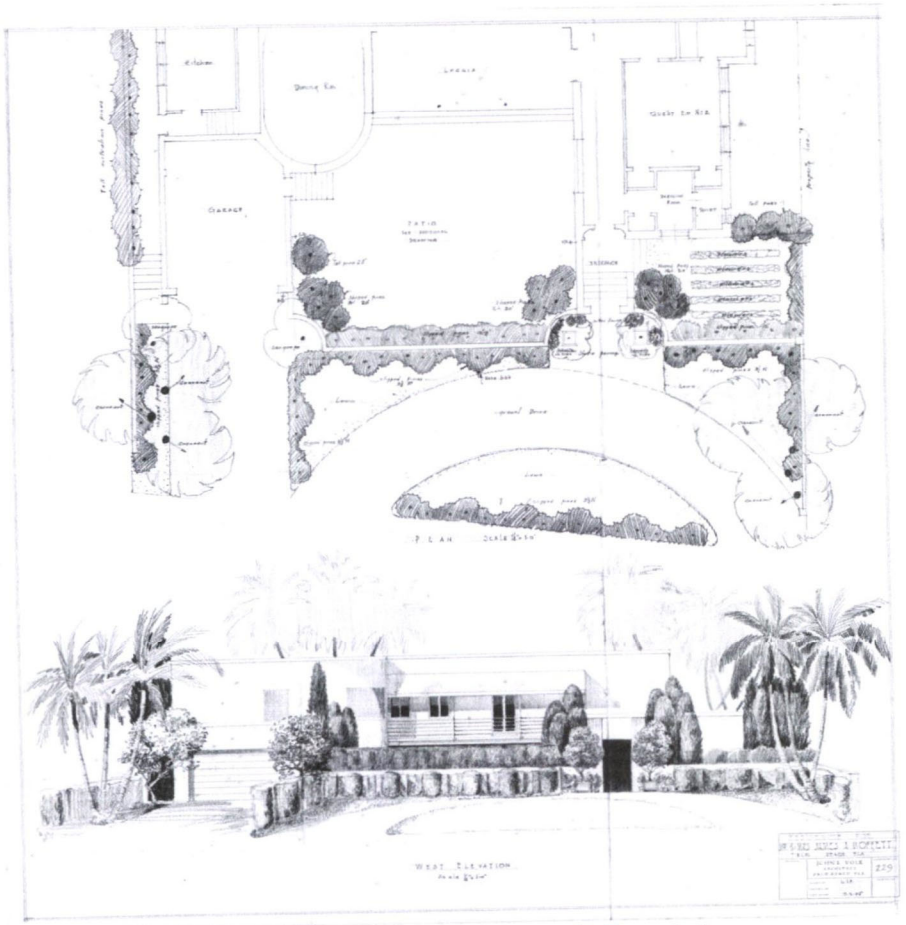




III. Architectural Information

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]



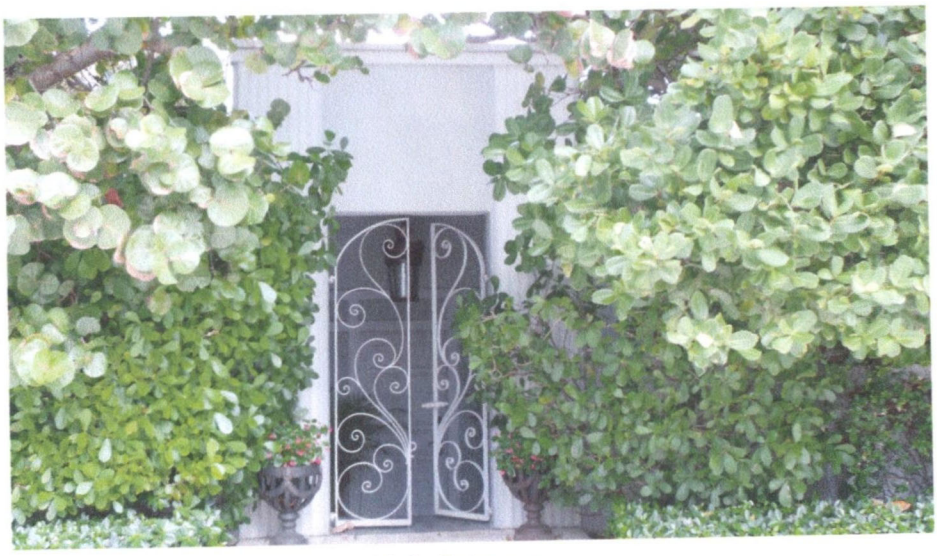
Courtesy of the John L. Volk Foundation

[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 Town Council Meeting on: August 12, 2026

To: Town Council

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

From: Planning, Zoning, & Building Staff

Re: ZON-26-0024 (ARC-26-0031) 2 S COUNTY RD. BREAKERS TENNIS CENTER (COMBO) – SPECIAL EXCEPTION W/ SITE PLAN REVIEW The applicant, The Breakers Palm Beach, Inc. (Darren Hirsowitz, Chief Financial Officer), has filed an application requesting Town Council review and approval for (1) a Special Exception with Site Plan Review for a new garden terrace area with bar & refreshment service cart and a corresponding (2) Special Exception for the outdoor café seating; for exclusive use of hotel members and guests utilizing the Breakers Tennis Center resort amenity. The Architectural Commission will perform design review for the application.

Date: 7/30/2026

ATTACHMENTS

Staff Report
Letter of Intent
Plans

STRATEGIC PLAN

Strategic Priorities:
Community Culture and Character, Mobility and Transportation

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

FUNDING

Fee-Related

ZON-26-0024 (ARC-26-0031) 2 S COUNTY RD BREAKERS TENNIS CENTER (COMBO) – SPECIAL EXCEPTION W/ SITE PLAN REVIEW. The applicant, The Breakers Palm Beach, Inc. (Darren Hirsowitz, Chief Financial Officer), has filed an application requesting Town Council review and approval for (1) a Special Exception with Site Plan Review for a new garden terrace area with bar & refreshment service cart and a corresponding (2) Special Exception for the outdoor café seating; for exclusive use of hotel members and guests utilizing the Breakers Tennis Center resort amenity.

Applicant:	The Breakers Palm Beach, Inc. (Darren Hirsowitz, Chief Financial Officer)
Professional:	Edsa
Representative:	Gunster (Jamie Crowley, Esq.)

SITE HISTORY:

- **May 10, 2023:** Town Council passed RESOLUTION NO. 043-2023: A Resolution of the Town Council of the Town of Palm Beach, Palm Beach County, Florida, Amending Resolution No. 3-00, The Breakers Planned Unit Development (PUD-A), to Authorize Renovation, Expansion and Reconstruction of The Breakers Tennis Courts.
- **October 11, 2023:** Town Council approved application ZON-23-049 for Special Exception with Site Plan Review for modifications to the tennis center at the Breakers hotel including replacement of and addition of courts, shade structures, walkway and stretching area, and (2) variances to (1) provide court fencing that is deficient in height and (2) to provide tennis court lighting that exceeds maximum heights allowed.
- **August 12, 2024:** Town Council approved application ZON-24-0027 for Special Exceptions with Site Plan Review for (1) modifications to the Breakers Tennis Centre site plan, (2) the construction of two new padel sport courts, (3) the installation of related sport court lighting & two (2) variances to (1) exceed the maximum permitted height of light poles and (2) to install a sport court enclosure lower than the minimum height required.

THE PROJECT:

The applicant has submitted plans, entitled "THE BREAKERS TENNIS CENTER GARDEN TERRACE – PLAYER REST AREA", as prepared by **Edsa**, uploaded to the Town EPL portal, and dated as 07/26/26.

The following is the scope of work for the Project:

- Install 1,664 sq. ft. garden terrace on the west side of the Breakers Tennis Center with associated seating, umbrellas, and refreshment service; for use by hotel guests and club members.

The following Special Exceptions, Site Plan review and/or Variances required to complete the project, and shall be reviewed by Town Council:

- **SPECIAL EXCEPTION 1:** A special exception with site plan review for site plan

modification to The Breakers Tennis Center (private tennis club).

- **SPECIAL EXCEPTION 2:** Outdoor café seating.

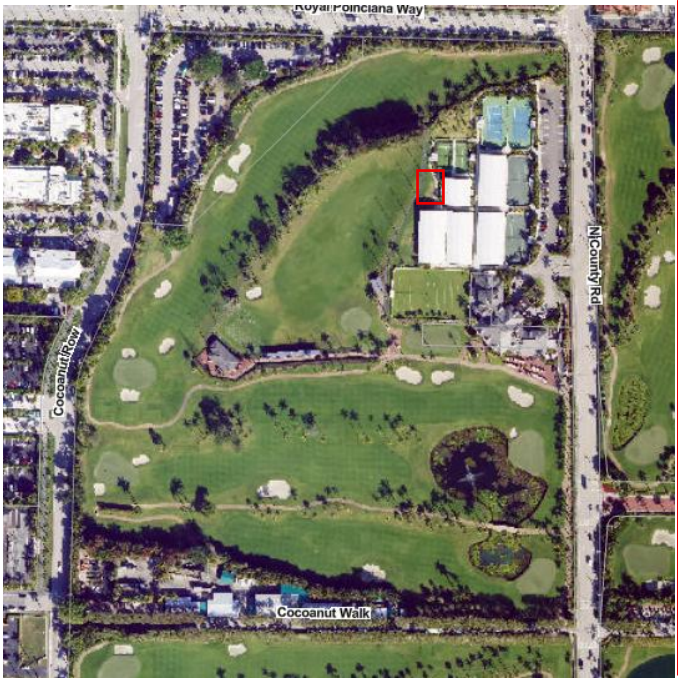
Site Data			
Zoning District	PUD	**Future Land Use**	PUD-A
Square Footage		1,664 Sq Ft	
Surrounding Properties / ZONING			
North	Breakers Golf Course / Royal Poinciana Way (Right-of-Way)		
South	Breakers Tennis Courts / Breakers Golf Course / Cocoanut Walk (Right-of-Way)		
East	Breakers Tennis Courts / N County Road / Breakers Golf Course & Resort		
West	Breakers Golf Course / Cocoanut Row (Right-of-Way)		

CONSISTENCY WITH THE COMPREHENSIVE PLAN:

A preliminary review of the project indicates that the proposed **site plan modification to an existing and approved hotel & private club (The Breakers)** is **consistent** with the **PUD-A** designation of the Future Land Use Map of the Comprehensive Plan.

STAFF ANALYSIS:

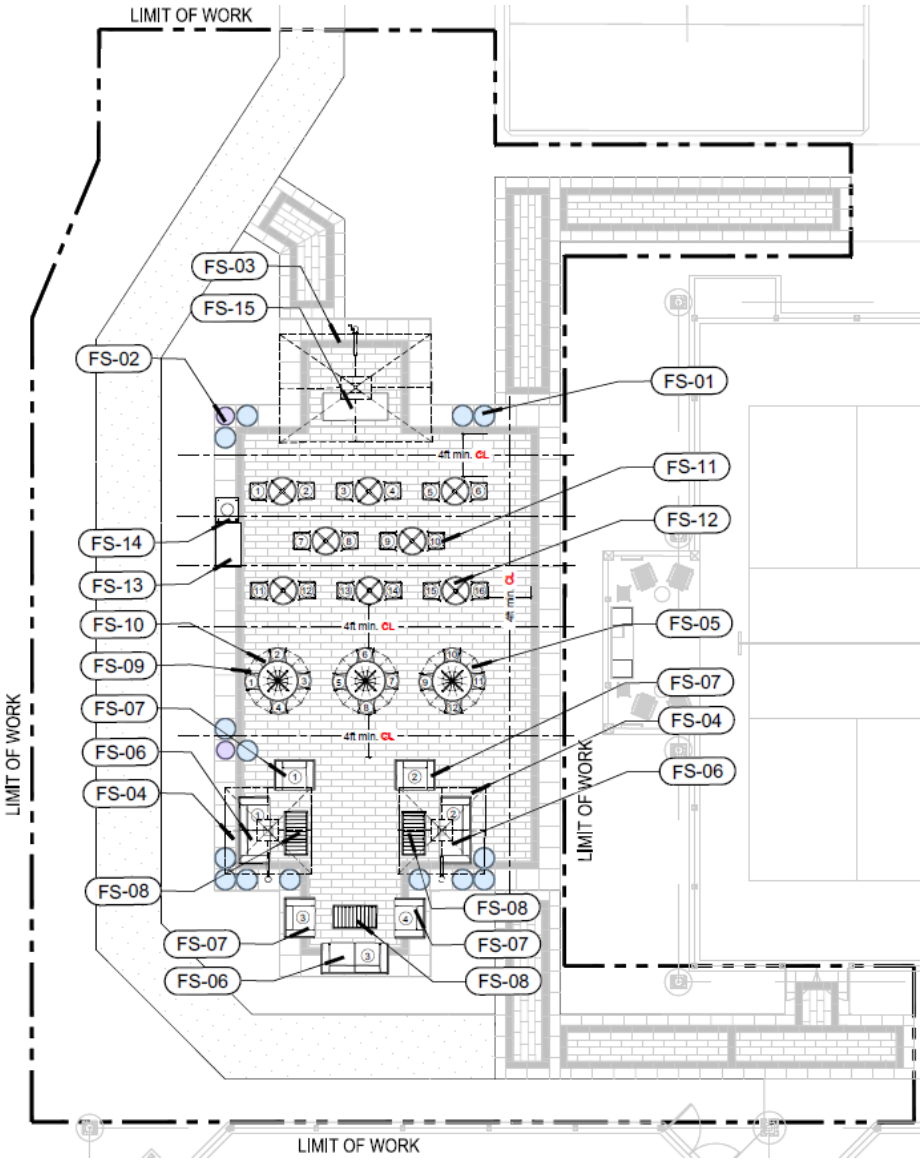
Staff is supportive of the (2) Special Exception requests to permit a 1,664 square foot paved, uncovered, outdoor terrace with lounge furniture and shade umbrellas, for exclusive use of the guests and members of The Breakers. The proposed special exceptions to (1) modify the site plan of the existing Breakers Tennis Center and to (2) establish Outdoor Café Seating are required for the proposed ancillary lounging & recovery area to accommodate the guests and club members utilizing the Tennis Center is consistent with the existing use and fits into the existing Tennis Center site.





Offering an outdoor lounge area for resort guests and members to rest and recover after exercise will not increase traffic, noise, parking demand or number of visitors to the site. The proposed outdoor terrace area is located internal to the site and will not be visible from neighboring properties or the right of way. The uncovered terrace area is compliant with the regulations for the PUD's open-space area and does not increase lot coverage on the site. The existing buildings, game courts, and other paving and landscape area beyond the proposed garden terrace are proposed to remain, without modifications.

The permanent improvements include an outdoor, uncovered paver terrace area, new and reconfigured pedestrian walkways and associated landscaping improvements. Additionally, outdoor furniture is proposed including (17) planters, (6) umbrellas, (3) 2-seat sofas, (4) 1-seat sofas, (3) lounge tables, (12) standard height chairs at (3) tables, (16) high-stool seats at (8) high-top tables, (1) towel bin, (2) waste receptacles, and (1) service station. A total of (38) seats are proposed.



LEGEND

SYMBOL	ITEM	QTY.
FS-01	POT - TYPE1	15
FS-02	POT - TYPE2	2
FS-03	UMBRELLA - TYPE1	1
FS-04	UMBRELLA - TYPE2	2
FS-05	UMBRELLA - TYPE3	3
FS-06	LOUNGE 2-SEAT SOFA	3
FS-07	LOUNGE 1-SEAT SOFA	4
FS-08	LOUNGE CENTER TABLE	3
FS-09	CHAIR	12
FS-10	TABLE - TYPE 1	3
FS-11	STOOL	16
FS-12	TABLE - TYPE 2	8
FS-13	TOWEL BIN	1
FS-14	TRASH BIN	2
FS-15	SERVICE STATION	1
TOTAL NUMBER OF SEATS		38

CONCLUSION:

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

(1) for final determination of approval or denial of special exception (request for a modification to The Breakers PUD) by the Town Council, and that the special exception shall or shall not be granted that all the criteria applicable to this application as set forth in Sec. 134-229, items 1 through 14 have been met; and,

(2) for final determination of approval or denial of special exception (Outdoor Café Seating) by the Town Council, and that the special exception shall or shall not be granted that all the criteria applicable to this application as set forth in Sec. 134-229, items 1 through 14 have been met.

WRB:JGM: BMF
WRB

Gunster

.Our File Number: 01446-00283
Writer's Direct Dial: (561) 650-0752
Writer's E-Mail Address: jcrowley@gunster.com

July 24, 2026

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

Re: LOI for 2 S County Rd – Breakers Tennis Center Garden Terrace
(ZON-26-0024 & ARC-26-0031)

We are pleased to submit the accompanying documents and drawings ("Application") in connection with our request for an approximately 1,664 square-foot garden terrace within the Breakers Tennis Center at 2 S. County Road (the "Property"). The terrace will serve as a player rest area for Breakers members and hotel guests only. This Application proposes to create a small garden terrace between the existing playing courts and the golf course. The terrace will not be visible from any adjacent properties due to the extreme distance from its proposed location to any property line. The garden terrace is located approximately 525 feet from the apartment units on the northside of Royal Poinciana Way, 650 feet from the closest residence on Main Street, 1,280 feet from the closest unit at the Palm Beach Towers Condominium, 1,865 feet from the closest house on Pendleton Avenue, and over 2,000 feet from the closest home on Via Bethesda.

The Application also proposes seating with umbrellas to provide shade for players before or after their games. In addition, a 6-foot-wide rolling service station is proposed to be located at one end of the terrace in order to allow for service of water, alcohol and other refreshments to members or guests that are playing on the courts. The garden terrace with seating and drink/food service will be for hotel members and hotel guests only, so there is no increased parking or traffic demand as a result of this Application.

1. Criteria for Development Order Approval

A. Site Plan Review Approval in accordance with Section 134-329.

Criteria:

(1) Sufficiency of statements on ownership and control of the subject property and sufficiency of conditions of ownership or control, use and permanent maintenance of common open space, common facilities or common lands to ensure preservation of such lands and facilities for their intended purpose and to ensure that such common facilities will not become a future liability for the town.

(2) Intensity of use and/or purpose of the proposed development in relation to adjacent and nearby properties and the effect thereon; provided, however, that nothing in this subsection shall be construed as granting the town council the authority to reduce residential densities below that permitted by the use regulations in article VI of this chapter.

(3) Ingress and egress to the property and the proposed structure thereof, with particular reference to automotive and pedestrian safety; separation of automotive traffic; traffic flow and control; provision of services and servicing of utilities and refuse collection; and access in case of fire, catastrophe or emergency.

(4) Location and relationship of off-street parking and off-street loading facilities to thoroughfares and internal traffic patterns within the property, with particular reference to automotive and pedestrian safety, traffic flow and control, access in case of fire or catastrophe, and screening and landscaping.

(5) Proposed screens and buffers to preserve internal and external harmony and compatibility with uses inside and outside the property boundaries.

(6) Manner of drainage on the property, with particular reference to the effect of provisions for drainage on adjacent and nearby properties and the consequences of such drainage on overall town capacities.

(7) Utilities, with reference to hook-in locations and availability and capacity for the uses projected.

(8) Recreation facilities and open spaces, with attention to the size, location and development of the areas as to adequacy, effect on privacy of adjacent and nearby properties and uses within the property, and relationship to communitywide open spaces and recreation facilities.

(9) Such other standards as may be imposed by this chapter for the particular use or activity involved.

(10) Height of commercial structures with reference to adjoining buildings, the effect on uniformity in height, and the general principle of retaining the low profile scale of commercial architecture.

(11) Visible size and bulk. The proposed development should be so arranged that it minimizes the visible bulk of the structures to drivers and pedestrians on abutting roadways, the point of reference being the centerline of the abutting roadways, with the intent being to maintain visual impact of multistory buildings at the same relative level of intensity as a single-story building at the minimum required setback.

Justification for Site Plan Approval:

The Breakers has had permanent maintenance control over the entire property for a century and will continue to maintain the Property to the standard that has made it a world class resort hotel and iconic landmark, and no portion of the Property will become a future liability for the Town of Palm Beach. The scope of the Project is limited to the Tennis Center area and the small addition of a garden terrace that will offer respite for those members and guests playing on one of the existing racket courts. No other changes to the Tennis Center are proposed, nor is there any proposed increase in capacity for the tennis center, so there is no increased parking demand. There are also no changes proposed to the existing hotel buildings. There is no change in the intensity of use at the Property. The proposed expansion for the garden terrace will be screened by existing and approved landscaping and has been designed to complement existing design elements on the Property. The Project will therefore be in harmony and compatible with the existing uses on the Property and with adjacent uses. Existing ingress and egress, parking, stormwater, and utilities will remain unchanged. The design of the garden terrace was carefully created to provide for the best experience for hotel members and guests, while also providing a beneficial aesthetic look. Given the vast size of the Property and the extremely minimal scope of the Project, we have only included plans and sections of those portions of the Property that are impacted by this application.

B. Special Exception in accordance with Section 134-229:

Criteria:

(1) The use is a permitted special exception use as set forth in article VI of this chapter.

(2) The use is so designed, located and proposed to be operated that the public health, safety, welfare and morals will be protected.

(3) The use will not cause substantial injury to the value of other property in the neighborhood where it is to be located.

(4) The use will be compatible with adjoining development and the intended purpose of the district in which it is to be located.

(5) The use will comply with yard, other open space, and any special requirements set out in article VI for the particular use involved.

(6) The use will comply with all elements of the comprehensive plan.

(7) The use will not result in substantial economic, noise, glare, or odor impacts on adjoining properties and properties generally in the district.

(8) Adequate ingress and egress to property and proposed structures thereon and off-street parking and loading areas will be provided where required, with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire or catastrophe.

(9) Signs, if any, and proposed exterior lighting with reference to glare, traffic safety, and economic impact shall be compatible and in harmony with properties in the district.

(10) Location, availability and compatibility of utility service for the use shall be satisfactory to ensure health and safety.

(11) Refuse and service areas for the use shall not adversely affect automotive and pedestrian safety and convenience, traffic flow and control, or access in case of fire or catastrophe.

(12) In all districts except the C-OPI district, and also with the exception of hotel, motel and timeshare uses, the proposed special exception use will not attract the principal portion of its customers/clients from off-island locations. The applicant shall submit evidence satisfactory to the town council that not less than 50 percent of the customers of the proposed use will be town persons. Evidence submitted in support of this contention shall include credible data or information suitable for review by the town to determine the credibility and the appropriateness of the applicant's conclusion. The submittal shall include a description of the types of information used and the methodology employed to arrive at the conclusion. Information used shall include, but shall not be limited to, lists of customer/client addresses or certification thereof by an independent certified public accountant approved by the town, market studies prepared by independent professional firms, or data from similar operations under the control of the applicant. The town may in the future require the applicant to demonstrate to the satisfaction of the town council that the special exception use is continuing to be town-serving.

(13) If historic/specimen trees are located on the subject property, the location of said historic/specimen trees shall be identified on a signed and sealed survey. In addition, adequate landscaping, screening and barricade protection of historic/specimen trees shall be demonstrated to be provided as required in this chapter.

(14) The proposed use will not place a greater burden than would be caused by a permitted use on municipal police services due to increased traffic or on fire protection services due to the existence of or increased potential for fire/safety code violations.

Special Exceptions Requested:

1. Request for Special Exception for a new service station in the PUD zoning district, per Section 134-1395(1) of the Town of Palm Beach Code of Ordinances for the addition of a 6-foot-wide rolling outdoor service station within the existing Breakers Tennis Center, which is a modification to the special exception use for tennis.

   Justification:

   The Special Exception for the small 6-foot-wide rolling outdoor service station within the existing Tennis Center is something that is typical within the PUD zoning district and will allow for the drink service to occur for those within this small 1,664 square-foot garden terrace. The service station will allow for more efficient service being provided to the hotel members and guests playing racket sports at the Tennis Center. The provision of this type of service is customary and expected at world class resort hotels like The Breakers. The small, proposed service station will not adversely affect the health and general welfare of the public, nor will it adversely affect the movement of people within the Tennis Center. The service station will be used as part of the existing food and drink service provided to hotel members and guests using the Tennis Center facilities. As described above, there will be no impact on adjacent properties due to the central location of the terrace within the PUD.

2. Request for Special Exception for player rest area seating, per Section 134-2106(b) of the Town of Palm Beach Code of Ordinances to allow for 38 outdoor Tennis Center seats to create the Garden Terrace on private property within the existing Breakers Tennis Center.

   The following additional standards and conditions from Section 134-2106(b) are required to be met as part of the special exception approval for player rest area seating on private property not within a street sidewalk:

   (1) Player rest area seating is not allowed to increase the capacity of a restaurant, dining room, retail specialty food including the sale of prepared food for takeout only, or private, social, swimming, tennis or yacht club. The exception is that a specialty foods use, including sale of prepared foods for takeout only that is under 2,000 square feet in gross leasable area may request up to eight [additional] outdoor Tennis Center seats over the inside capacity provided that the seating meets the conditions herein.

   (2) Bars/lounges and nightclubs are not permitted to have player rest area seating.

(3) Player rest area seating is restricted to boundary lines of the property on which the business owned by the applicant is located.

(4) All tables, chairs, umbrellas, mist sprayer, space heaters or other customarily usual player rest area seating furniture shall be located in such a manner that a minimum four foot-wide unobstructed pedestrian path is maintained at all times.

(5) No objects shall be permitted around the perimeter of a player rest area seating area occupied by tables and chairs that would have the effect of forming a physical or visual barrier discouraging the use of the pedestrian path.

(6) A player rest area seating area on private property shall only be allowed to have low-level, background music that does not exceed the maximum noise decibel requirements in sections 42-226 through 42-228 if approved by the town council as part of the special exception application approval.

(7) No wait stations shall be allowed outside on a street sidewalk. All wait stations on private property shall not be visible from a sidewalk or street.

(8) All kitchen equipment used to service the player rest area seating shall be located within a building.

(9) All player rest area seating furniture, including all accessary appurtenances including but not limited to approved space heaters, misters and portable umbrellas that are located within the outdoor seating area shall be stored inside a building after close of business.

(10) All player rest area seating furniture, including the tables, chairs, awnings and space heater equipment shall be aesthetically and architecturally pleasing and approved by either the Architectural Commission or Landmark Preservation Commission, whichever is applicable.

(11) The area covered by a player rest area seating permit, and the sidewalk and street immediately adjacent to it, shall be maintained in a clean, neat and orderly appearance at all times and clear of any trash or refuse by the permittee. The area of the sidewalk, curb and gutter immediately adjacent to the sidewalk shall be cleared of all debris during hours of operation and again at the close of each business day, or as may otherwise be determined by the director.

(12) Areas associated with the player rest area seating shall not count toward any maximum square footage limitations.

Justification:

The following are the justifications for approval of the special exception for player rest area seating based on the above-listed approval criteria:

- The proposed outdoor Tennis Center seats are not part of a food service operation, but rather as part of the use of the various racquet courts available only to hotel guests and members as a rest area, and will not increase the seating at any of the hotel restaurants.
- The proposed player rest area seating use is for Tennis Center only, and will not be used by a bar, lounge or nightclub. The location of the player rest area seating is within the boundaries of the Tennis Center and outside of any public right of way.
- The layout for the tables, chairs, and umbrellas for the proposed player rest area seating has been designed to provide at least a four (4)-foot wide path between each grouping of tables and chairs. Any use of mist sprayers, space heaters, etc. will also be located in such a way as to preserve the required four (4)-foot path.
- Finally, the player rest area seating area will be kept in a clean and neat appearance at all times with Tennis Center staff diligently clearing and cleaning the tables and making sure the area is maintained to the standards that the patrons of the Breakers Hotel have become accustomed to.

In closing, The Breakers will continue to maintain the Property to the standard that has made it a world-class resort hotel and iconic landmark. Furthermore, given the vast size of the Property and the very specific scope and location of the Project, there will be no impacts to adjacent properties.

Sincerely,



James M. Crowley

BREAKERS SITE HISTORY

The following is a detailed history of all zoning-related requests applicable to this property processed on or after January 1, 1970, in chronological order, including but not limited to variances, special exceptions, site plan reviews, and existing agreements, as well as ARCOM & LPC approvals.

DATE	NATURE OF REQUEST/ACTIVITY	PETITION NUMBER AND DESCRIPTION	COMMENT/NOTES
3/25/1970	Town of Palm Beach adopts new Zoning Code. First reference to "PUD". Adopted amended zoning map by reference; Breakers shown as PUD	Ordinance 3-70	Ordinance later declared unconstitutional by Florida Supreme Court.
9/10/1970	Detailed list of existing improvements on Breakers Hotel property submitted to Town of Palm Beach.		Information provided by Town to aid in conversion to dwelling units under new Zoning Ordinance.
9/17/1970	Town's consultant refines dwelling unit conversion for Breakers property proposed PUD.		Conversion totals 346 equivalent dwelling units.
10/30/1970	The Breakers "Proposed Plan Unit Development" submitted to Town of Palm Beach by Flagler System, Inc.		Initial PUD document totals 39 pages including several appendices and a number of drawings. Request is for PUD-A designation. Included phasing schedule with 10 proposed phases.
3/31/1971	Resolution passed by Town Council giving tentative approval for Planned Unit Development as submitted by Flagler System, Inc. on October 30, 1970 'in accordance with Ordinance 3-70'	**Resolution 6-71** **ORIGINAL PUD APPROVAL**	Approval contains a number of conditions of approval, including detailed phasing schedule. Approval also included density reduction, stipulated structural locations and open space protection, building height reduction and road improvements.
9/1971-3/1972	Time extensions approved for the finalization of Resolution 6-71		Additional time needed to finalize details
6/23/1971	Request for temporary supervised recreational program on Breakers Hotel complex property.		Refers to Tract 2. Temporary approval granted through June 1, 1972.
3/22/1972	Revised PUD master plan submitted to Town.	**Resolution 12-71**	Revision reflects reduced dwelling unit densities in various phases, relocation and revised "lateral spread" of structures in Phases 1, 2, and 10, reduced building heights in certain areas, and designation of various

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			phases as circled numbers on Master Plan. Included revised Condition #3 re open space preservation. **NEVER ADOPTED**
4/25/1972	Resolution amending Resolution 6-71 for tentative approval for Planned Unit Development.	**Resolution 9-72** amends Res. 6-71	Revised density reductions but not schedule. Open space protection. Building heights Subterranean crossing
5/16/1972	Town notifies Flagler System that they have "identified the formerly zoned 'business district' and have transferred that information to a copy of the revised Master Plan for the Planned Unit Development".		None
10/9/1972	Approval of additional temporary tennis courts adjacent to those in existence.		None
3/5/1973	Town notifies Flagler System that they are exempt from building moratorium.		Applies to Tract 2 (=1970 Phase 1)
10/24/1973	Notification to Flagler System from Town that "revised 'Appendix C', dated April 11, 1972, is acceptable in lieu of the same Appendix previously submitted and approved with the proviso that the number of parking spaces indicated on the revised 'Appendix C' appears to be inadequate in light of the Ordinance parking requirements."		Applies to Tract 2. Reduces dwelling units from 128 to 100 and net density from 30 DU's per acre to 23 DU's per acre; decreases parking spaces from 273 to 211.
March 1974	Town adopts new Zoning Ordinance (Ordinance 2-74) in March. Florida Supreme Court voids previous Zoning Ordinance which was Ordinance 3-70.		Supplemental Agreement notes that Flagler System has submitted an application for final approval for the residential portion of Phase 1 of the PUD.
6/10/1974	Building permit issued to demolish four of the Breakers' cottages	Permit # 505-74	
6/28/1974	Application filed for final approval of Phase 1 (Residential) of PUD	Previously granted tentative approval under resolution #6-71, as amended by resolution # 9-72	No public hearing required for this approval
9/10/1974	Declaration of Restrictions addresses	ORB 2380; Page	Restricts open space use (golf

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	open space protection in PUD.	1986-1989	course) for 30 years from 9/10/74. Open space totals 91.3 acres exclusive of roadways.
9/10/1974	Supplemental Agreement		Ratifies and affirms agreements reached and embodied in Application for Tentative Approval of Planned Unit Development Zoning, as amended by revised Appendices "B" and "C" dated 4/11/72, and as further amended by Resolutions #6-71 and 9-72, and confirmed by Ordinance #2-74
9/10/1974	Resolution of Town Council amending Resolution 6-71 and Resolution 9-72 and authorizing the execution of an agreement between Flagler System and the Town.	**Resolution 13-74** Amends 6-71 and 9-72 Clarification as to governing resolutions; ratified resolutions 6-71 and 9-72	This Resolution specifically references the previously described "Supplemental Agreement" which essentially vested the project after the voiding of the previous Ordinance 3-70 and the adoption of the Town's new Zoning Ordinance 2-74. The concern had been that previous PUD approvals may be invalid since they were based upon a Zoning Ordinance which was later found to be unconstitutional.
9/10/1974	Ratification Agreement		Apparently approved by Town Council. Ratifies prior resolutions in light of the determination by the Florida Supreme Court that Zoning Ordinance #3-70 was unconstitutional
9/10/1974	Variance to construct additional tennis courts adjacent to and west of existing tennis courts.	Variance 27-74	Approved by Town Council.
10/2/1974	Variance of from the setback provisions of F.S. 161.052 for construction of a seawall, beach access stairs, and condominium building	File 74-75-V-26	Approved by State of Florida, DNR
10/8/1974	Petitioner appears before Town Council requesting approval of		Request approved by Town Council.

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	modification of Phase 1 Residential Plan. Request was to move residential building so that it has a 20 foot front yard setback from Breakers Row rather than a 25 foot setback.		
11/19/1974	Flagler System requests amendment for hotel parking for Phase 1.		Parking arrangements proposed would provide a total of 656 spaces for hotel support in conjunction with development of Phase 1 apartments.
12/19/1974	Building permit for the construction of 4-building 88-unit apartment complex	Permit # 1254-74	Included underground parking for 194 cars
1/6/1975	Declaration of Restrictions recorded	ORB 2380 Pg 1986	Land platted as "open space" must remain in that use for 30 years
1/9/1975	Proposal for commercial building in Phase 1 at southeast corner of intersection of Coconut Row and Royal Poinciana Way.		None
2/7/1975	Approval by Building Official of plan for 88 unit apartment building on Tract 2 of Plat 1 subject to 2 conditions.	Building Permit 1254-74	Refers to Tract 2.
4/25/1975	Application for final approval of PUD plan for Phase 1 commercial.	Resolution 6-71 as amended by Resolution 9-72 which granted tentative approval	Application contained the following: Schematic drawings for Phase 1 commercial. Boundary and open space plat for entire Breakers property delineating areas for Phase 1 through 10 and also indicating that open space has not been included with application since the plat was filed with the application for final approval of Phase 1 residential. Covenants guaranteeing retention of open space have not been included. This application is for final approval of Phase 1 residential. Plat of Parcel 4, Phase 1 (commercial).

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			Should also be noted that request for final PUD approval for Phase 1 commercial included variance requests to increase parking for 416 spaces to 466 spaces. Request also "modifies the configuration of the north/south roadway serving the new residences".
6/10/1975	Request for final approval of Planned Unit Development Phase 1 commercial which is a CA zoned tract located on Tract 11 of Plat 1.		This references Tract 2. Approval includes only 62,600 square feet of covered floor area plus at-grade automobile parking.
6/10/1975	Town Council considered variance application which approved planned revision for roadway and parking facility.	Variance 23-75	Approved by Town Council.
6/10/1975	Town Council considered request for final approval of Phase 1 Commercial		Approved by Town Council, for 62,200 SF plus an at-grade parking lot facility
7/15/1975	Request for coastal construction permit from State of Florida DNR for rock rubble "T" head on existing groin	File BBS-75-6	Approved by DNR
1/13/1976	Request for modification of PUD Agreement to locate a replacement toilet facility building between the existing 11th and 12th fairways.		Approved by Town Council.
6/11/1976	Application for a variance to install awnings inside existing concrete framework over 16 penthouse terraces for Breakers Row apartments, 1 North Breakers Row (Tract 2 of Breakers Row Plat 1).	Variance 32-76	Approved by Town Council.
12/14/1976	Request for extension of time to commence construction of Phase 1 commercial approval which was granted on 6/10/75 for an additional 18 months.		Tract 2. Approved by Town Council for 18-month extension.
9/20/1977	Plans and specifications filed for Phase 2 residential.		None.
11/8/1977	Final approval of request for Phase 2 residential.		Request approved by Town Council subject to a number of

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			conditions including: • Extension of Royal Poinciana way • Any future development of Tract 7 Plat 1 will show reduction of 10 or more dwelling units
12/13/1977	Variance request to increase site coverage of existing apartment buildings by installation of awnings.	Variance 57-77	Denied by Town Council.
6/13/1978	New request for time extension for commencement of construction of Phase 1 commercial.		Approved by Town Council; new deadline for commencement of construction December 10, 1979.
5/8/1979	Modification of PUD approval for the following items: Extend deadline for Phase 2, Tract 1 from May 8, 1979 to November 8, 1980. Extend deadline for filing for final approval of Phase 3 from October 25, 1979 to April 25, 1981. Extend deadline for implementing Town Council approval of Phase 1 "CA" from December 10, 1979 to December 10, 1981.		Item #1 applies to Phase 2, Tract 1. Item #2 applies to Phase 3, Tract 4. Item #3 applies to Phase 1 "CA" Tract 2.
5/8/1979	Request for special exception and zoning variance for property known as 45 Coconut Row to move Old Guard Society of Palm Beach Golfers, Private Club from main Breakers Hotel to building known as 45 Coconut Row; also request a variance to provide a portion of required parking across the street at Royal Poinciana Chapel.	Special Exception 11-79 with variance	Approved by Town Council subject to the provision of at least 20 parking spaces on site
7/10/1979	Permission to modify PUD to permit the construction of 2 additional		Approved by Town Council.

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	tennis courts immediately north of and adjacent to existing tennis courts in Tract 10, Plat 1.		
10/31/1980	Application filed with Town to revise the entire remaining phases of the PUD		As of October 1980, approval allowed 471 new dwelling units which, when added to the equivalent conversion of commercial space and hotel uses, to a total of 954 dwelling units as defined under ordinance #9-72. Only 89 units constructed to date. 6.3 acre commercial site approved on NW corner of property.
11/11/1980	Time extension to commence Phase 2, Tract 1		Extended by Town Council from November 8, 1980 to April 25, 1981
3/13/1981	Extension of License Agreement re trash transfer facility		Extended to April 14, 1983
3/18/1981	Preliminary conceptual approval by Town Council of application filed 10/31/80		Included abandonment of commercial approval at NW corner of property, to be replaced by no more than 150 density units
7/14/1981	Tentative approval for "comprehensive modification of the Planned Unit Development Agreement previously referenced"; including agreement for partial Landmarking of Breakers Hotel; carried forward Condition 3 of Resolution 9-72, 1980 modification approved statement of planning criteria and appendices and adopted open space Condition 3 of Resolution 9-72	**Resolution 10-81** amends 6-71, 9-72, and 13-74	Included conditions relating to: • Revised open space plat • Condition 3 of Res. 9-72 is specifically still in 'full force and effect…' • Provision of utility easements and facilities, including certain traffic improvements • Compliance with Town codes including fire codes • Prohibition against time sharing Attachments included **Appendix "H" which is a schedule of future development*.** Adopted **Red Book & Appendices**
1981	Agreement (unsigned) between		Agreement references an

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	Town of Palm Beach and Flagler System, Inc., relating to the resolution of Landmarking of Breakers Hotel.		Exhibit "A" which fully describes the portion of the hotel that is subject to Landmarking.
9/15/1981	Request for special exception for auto rental facility at hotel.	Special Exception 10-81	Approved by Town Council. Limited to 15 rental cars. Must be operated by hotel employees, and cars must be rented only to hotel guests
1/5/1982	Amended list of drawings and exhibits for the Breakers Planned Unit Development filed with Town.		The document contains extensive lists of drawings, including many revised in 1981. Also included are several other exhibits, including a 57-page bound booklet entitled, *Modification of Planned Unit Development Agreement, 1980 Modification*.
2/23/1982	Letter to Town from Flagler System indicating that Resolution 10-81 as passed by Town Council on July 14, 1981 "is satisfactory and the conditions set forth therein are acceptable".		Flagler System attorneys contend that modification to the Breakers PUD (Resolution 10-81) became effective on February 25, 1982 when Flagler notified the Town that the conditions of Resolution 10-81 were satisfactory and acceptable.
3/26/1982	Letter to Town Attorney from Landmark Preservation Commission.		References Landmark status of hotel as being tied to final adoption of Resolution 10-81.
8/9/1983	Amended Declaration of Restrictions supersedes Breakers Row Plat 1; required by Condition #1 of Resolution No. 10-81	Exhibit "C"	Supersedes Declaration Of Restrictions filed September 10, 1974; relates to use of open space
9/8/1983	Agreement ratifying Resolution No. 10-81		Also accepts conditions in Resolution No. 10-81 and accepts the landmark designation of a portion of the property
9/8/1983	Landmark Designation Agreement	Exhibit "B"	Included legal description of "sight easement" and façade of hotel. Legal description goes all the way to the Atlantic Ocean
9/9/1983	Flagler System requests final approval/site plan review for the portion of Breakers PUD known as		Proposed plans include reduction in number of condominium units from 78 to

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	"Priority 3" under provisions of Section 7.35 of Town Zoning Ordinance. Agreement with Town to be bound by Res. 10-81		48, reduction in number of PD equivalent dwelling units from 79.7 to 52.1, and decreases in other property development criteria. **Makes September 9, 1983 first day of timetables under Res. 10-81***
9/13/1983	Final approval including site plan for Priority #3, northeast corner, known as Two Breakers Row		Approved by Town Council
10/11/1983	Resolution of Town Council ratifying landmarking of hotel	Resolution 34-83	Resolution notes that a parking structure will be constructed within the sight easement
10/12/1983	Amended Declaration of Restrictions	ORB 4073 Pg 0814	Supersedes Declaration of Restrictions recorded January 6, 1975. The portion of the property designated as "open space" in the replat shall be used only as golf course, park or other open space use "as shall be determined in the sole discretion of Declarant" for a period of 30 years commencing 3/18/81 or as long as property is zoned PUD
10/17/1983	Certificate of Notification of Designation of Certain properties as Landmarks		Ratifies landmarking per Resolution 34-83
12/1/1983	Breakers Row Plat #1 – Replat	P.B. 46 Pg. 188	Describes entire PUD
1/10/1984	Special exception authorizing relocation of Sea Gull Cottage from Breakers Hotel property to Royal Poinciana Chapel property.	Special Exception 1-84	Approved by Town Council.
4/11/1984	Certificate of Appropriateness for receiving dock and receiving courtyard areas	C of A 4-84	Approved by Landmarks Preservation Commission
1/10/1985	Certificate of Appropriateness for rehabilitation and additions to Breakers Hotel	C of A 2-85	Approved by Landmarks Preservation Commission
6/18/1986	Agreement to extend Priority 2 (Lanai Suites) from September 9, 1989 to September 9, 1998.	PB 4949 Pg 1163	Amends 9/8/83 Agreement
3/30/1989	Extension of License Agreement for trash transfer facility		Extended to April 14, 1991

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Fall 1989	Breakers PUD Amendment Request filed		
1/22/1990	Request for adjustment to several aspects of PUD.	**Resolution 17-90** amends 6-71, 9-72, 13-74, and 10-81 ORB 6413 Pg 735	Approval included coffee shop, tennis court lighting, additional retail space, tennis shop, retention of golf course through 2019, lease of Pine Walk transfer station through December 31, 1997, renegotiable transfer of development units, road improvements, drainage improvements.
3/30/1990	Agreement implementing Resolution 17-90	ORB 6413 Pg 732	Accepts the conditions in Resolution No. 17-90
Fall 1991	Breakers PUD Amendment Request filed		Request to amend Resolution 17-90 to provide more time for its implementation, and to amend Resolution 10-81 to provide for rephasing the project
2/11/1992	Request for approval for changes to several developments within PUD.	**Resolution 6-92** Amends 6-71, 9-72, 13-74, 10-81 and 17-90	Extended Pine Walk transfer lease to December 31, 2012, renegotiate transfer and road drainage issues prior to 1996-1997 zoning season hearings; internal drainage; revised priority development schedule. As part of the approval, Breakers was required to address three issues: 1) storm drainage; 2) possible elimination of commercial at NWC; and 3) give Town perpetual rights to waste transfer facility**. Included PUD Schedule of Development, Appendix "H" to Exhibit 11 of Resolution # 10-81.**
2/19/1992	Agreement ratifying Resolution 6-92	ORB 7235 Pg 536	Accepts the conditions in Resolution No. 6-92
11/25/1995	Certificate of Occupancy for renovations to 63 rooms in south wing and elevators	COA # 65-95	
2/29/1996	Letter from Jim Brindell, signed by Bob Moore re coffee shop/retail		Clarifies Modifications 1 and 3; attached Exhibit "A" shows total of 10,307 SF existing and proposed ground level retail & food and beverage uses, main

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			hotel south wing as of 11/1/96
6/18/1996	?		Resolution No. 10-01 references a revision to the 'binding agreement' on this date but none was found in Gunster records
9/10/1996	Letter from Jim Brindell, signed by Bob Moore re Centennial Dining Room		Acknowledges that 48 dining room seats and 250 SF of kitchen space may be temporarily relocated from Florentine Dining Room to Centennial Dining Room in Old Guard Building
9/13/1996	Application filed for PUD Amendment		Extend certain time periods to re-negotiate several important matters with Town, and to establish timing for drainage improvements
3/2/1997	Request to modify PUD	**Resolution 1-97** amends Res. 17-90	Modifications to coffee shop, tennis court lighting, additional retail space, new tennis facility, maintenance of golf course as green space through 2019, lease of Pine Walk Transfer Station, requirements for renegotiation, and postponement of road and parking improvements**. Also amended Appendix "H" to Exhibit #11 of Resolution 10-81, re PUD schedule.**
? 1997	Agreement ratifying Resolution No. 1-97		Should be one but none found in Gunster records
8/25/1997	Letter from Jim Brindell, signed by Bob Moore, re addition of 22 seats to Centennial Dining Room		
9/5/1997	Application filed to amend Breakers PUD		Request to renovate the Beach Club facilities, enlarge the Starlight Ballroom, and modify certain PUD conditions
2/9/1998	Request to modify PUD	**Resolution 1-98** amends 1-97	Modification to lease of Pine Walk Transfer Station, requirements for renegotiation, postponement of certain road and parking improvements, demolition and reconstruction

DATE	NATURE OF REQUEST/ACTIVITY	PETITION NUMBER AND DESCRIPTION	COMMENT/NOTES
			of Starlight Ballroom Addition and Beach Club, requirement for additional off-street parking spaces, and on-site parking and traffic circulation management. Per Modification #9, 11,621 SF of accessory hotel space retained for possible later use.
2/9/1998	Site Plan Application to construct a new approximately 20,000 square foot Beach Club and approximate 15,000 square foot Starlight Ballroom and 8,000 square feet of pre-function area. Condition approval was also for approximately 13,500 square feet of storage in kitchen area and associated parking (including a 250 space temporary parking lot located on the northwest corner of the PUD).	Site Plan Review 1-98	4 conditions of approval were included, mostly related to traffic and circulation matters.
3/11/1998	Agreement between Town of Palm Beach and The Breakers Palm Beach, Inc.	ORB 10309; Page 740-744	The essence of the agreement is that "The Breakers hereby accepts the conditions set forth in the Town's Resolution 1-98".
7/19/1999	Certificate of Occupancy for Starlight Ballroom addition and new Beach Club	COA # 55-99	
2/7/2000	Amend PUD to redesign golf course and include a golf and tennis clubhouse west of South County Road	**Resolution 3-00** amends 1-98	Modification to conditions re maintenance of golf course as green space through 2025, lease of Pine Walk Transfer Station, requirements for renegotiation, and golf and tennis clubhouse with related facilities. Also amended commencement dates for remaining development to be consistent at December 31, 2025
1/11/2000	Site Plan Review with Special Exception request to redesign golf course and tennis court layout and construct a three-level 40,549 square foot golf and tennis clubhouse.	Site Plan Review 1-2000 w/Special Exception	Approval was granted for new golf and tennis complex and included several conditions of approval.
3/22/2000	ARCOM review of new golf & tennis clubhouse	B9-00	approved
4/12/2000	Agreement ratifying Resolution 3-00		Accepts the conditions in Resolution No. 3-00

DATE	NATURE OF REQUEST/ACTIVITY	PETITION NUMBER AND DESCRIPTION	COMMENT/NOTES
6/5/2000	Letter from Jim Brindell, signed by Bob Moore re adjustments to golf course layout		
9/27/2000	ARCOM review of golf course border landscaping west of South County Road	B52-00	Approved
2/5/2001	Amend PUD to allow opportunity to request redistribution of residential units from west side of County Road to other locations within the PUD	**Resolution 10-01** amends 3-00 ORB 12541 Pg 98	Modification to condition re requirement for renegotiation; applicant may relocate up to 149 dwelling units from Priority Areas 1, 7, 8, and 9 to areas west of County Road and/or within Priority Area 1 subject to PUD Master Plan amendment. May apply for same no later than the **2023-2024** zoning season.
4/19/2001	Agreement ratifying Resolution 10-01	ORB 12541 Pg 94	Accepts the conditions in Resolution No. 10-01
12/10/2001	Certificate of Occupancy for south ocean tower alteration for hotel	COA # 90-01	
1/8/2002	Authorizing ad valorem tax exemptions for work at the hotel (south tower)	Resolution 6-02	Contained faulty legal description
2/13/2002	Certificate of Occupancy for renovation of Dallas Rooms, 1st and 2nd floors	COA # 84-99	
6/11/2002	Site Plan Review with Special Exception to relocate 55 parking spaces from front driveway, reconfigure front driveway/parking landscape area, relocate balustrades at hotel entrance in order to add additional valet lanes, construct security gatehouse on main driveway, construct approximately 338 square foot service quarter adjacent to the Circle Dining Room; add porte cochere and covered walkways to the south entrance of the hotel and relocate 21 parking spaces from new porte cochere to existing parking area west of Beach Club. Also Special Exception to expand hotel with above improvements.	Site Plan Review 5-2002 w/Special Exception	Approved by Town Council.

DATE	NATURE OF REQUEST/ACTIVITY	PETITION NUMBER AND DESCRIPTION	COMMENT/NOTES
6/11/2002	Amends Resolution 6-02 so as to amend the legal description of the property referenced therein	Resolution 40-02	Amends legal description in the tax exemption covenant to include only the hotel building where the work was done
2/20/2003	Certificate of Completion for renovations to North Ocean Tower		
2/20/2003	Certificate of Completion for renovations to Ocean front meeting rooms, corridors, and mezzanine mechanical room		
2/20/2003	Certificate of Approval and Occupancy for two new 1-story accessory buildings (gatehouse and bathrooms)	COA # 10-03	
4/16/2003	Certificate of Appropriateness for renovation of Venetian Ballroom	C of A #10-2003	Approved with a number of conditions
9/9/2003	Special Exception to construct a 1-story 697 SF golf instruction and storage building on the driving range, as well as a paved employee walkway along the north side of the hotel	Special Exception #20-2003	Approved by Town Council.
2/15/2005	Modification to PUD Master Plan to redesign the Beach Club Cabanas and related facilities.	**Resolution No. 4-05** amends 3-00* *note- WHEREAS clause should have included Res. 10-01 but did not	Deletes previous Modification #4 re new tennis facility, to be replaced by Modification #10; **erroneously carries forward language from Modification #7 of Resolution 3-00 instead of revised #7 from Resolution 10-01**; minor modifications to Modification #10 re golf and tennis clubhouse and related facilities; adds Modification #12 re new cabanas and related facilities

DATE	NATURE OF REQUEST/ACTIVITY	PETITION NUMBER AND DESCRIPTION	COMMENT/NOTES
2/15/2005	Site Plan Review, Special Exception, and Variance request for approval of the new cabana project	Special Exception 6-2005 with Site Plan Review and Variance	Variance (for seawall height) withdrawn. Conditions of approval re required fire hydrant and construction traffic restrictions
5/10/2005	Modified lighting plan reviewed by Florida Fish and Wildlife Conservation Commission for cabana project	PB-804	Approved with several conditions
8/12/2005	Building permit for awning for valet parkers	P #8078272	
August 2006	Approval for golf clubhouse awnings		
11/14/2006	Special Exception with Site Plan Review to renovate the old golf clubhouse including a lounge for spa and beach club employees, create new offices on the second floor, and awnings on the new club house and for valet parkers	Special Exception 9-2006 with Site Plan Review	No conditions of approval
7/14/2010	Revised Modification #7.a. to restore the language from Resolution 10-01 re relocation of units to the portions of the PUD west of County Road	**Resolution #70-10** Amends Res. 4-05	Application to be filed no later than **2024**
10/27/2010	ARCOM review of request to demolish old golf clubhouse building and associated parking lot, AKA the Old Guard Building, 45 Cocoanut Row	B-051-2010	Approved by ARCOM; to be replaced by sod and landscaping; later ratified by Town Council
9/11/2012	Town Council review of request to demolish and rebuild two of the five existing maintenance buildings on the west Pine Walk	Site Plan Review #9-2012 with Special Exception	Approved by Town Council; ARCOM approved administratively
5/15/2013	Town Council review of requested improvements to pool areas on southeast portion of hotel property	Special Exception #8-2013 with Site Plan Review	Approved by Town Council. Included gazebo bar, kiddie pool, jacuzzis, and pavement
June 2013	State of Florida Department of Business and Professional Regulation extension of hotel's alcohol license to include gazebo bar		Approved
8/24/2013	ARCOM review of proposed new railings, awning	A-028-2013	Railing not approved; awning approved
9/25/2013	Administrative Site Plan Review of Flagler Steakhouse awning expansion		Approved by staff
12/11/2013	Modify hotel amenity by expanding the existing playground	Special Exception #20-2013 with Site	Approved by Town Council

DATE	NATURE OF REQUEST/ACTIVITY	PETITION NUMBER AND DESCRIPTION	COMMENT/NOTES
		Plan Review	
2/12/2014	Amend Resolution 70-10 by adding 4,559 square feet of accessory hotel space to the Beach Club for construction of a fitness center. PUD amendment.	**Resolution No. 11-2014**	Changes to Modification #9 re the Beach Club, adding 4,559 gross square feet/4,190 net (A/C) square feet to construct a new fitness center on the second level of the existing Beach Club building on the Ocean Terrace. The previous 11,621 square feet of accessory hotel space is reduced by 4,190 to leave approximately 7,341 square feet for future use by further amendment to the PUD.
2/12/2014	Special exception and site plan review to construct a new beach access ramp and to replace the 1,588 square foot pavilion on the second level of the Beach Club building with a 4,559 square foot (gross) 4,190 square foot (net, A/C) structure for a new fitness center, and associated elevator.	Special Exception #1-2014 with Site Plan Review	The beach ramp replaces a similar structure which was destroyed by a hurricane. The existing spa functions on the first floor of the Beach Club will be expanded into the previous fitness center space.
3/26/2014	Agreement finalized between Town of Palm Beach and The Breakers documenting acceptance of Resolution 11-2014.		Agreement required by Town's PUD ordinance
12/10/14	Special Exception with Site Plan Review to add awning to pergola east of spa; variance to demolish and reconstruct existing entry fountain	Special Exception #27-2014 with Variance	Approved by Town Council
12/17/14	LPC approval for awning and fountain	COA-053-2014 and 057-2014	
2/11/15	Request approval of: • Four awnings totaling 1,714 s.f. in golf maintenance area at west end of Pine Walk • Renovations to east side of spa building to enclose 614 s.f. of additional space, and redesign of courtyard • Vehicle gate just east of crosswalk near south porte-cochere	Special Exception #1-2015	Approved by Town Council, subject to the requirement that the vehicle gate be opened for overflow parking during large events.

DATE	NATURE OF REQUEST/ACTIVITY	PETITION NUMBER AND DESCRIPTION	COMMENT/NOTES
9/9/15	Request approval of: • Flagler Club Terrace awning structure • Demolish smoke-stack and expand engine room, including 600 KW generator • Add 720 s.f. cooling tower • Add three access control gates on Ponce Promenade	Special Exception #24-2015 with Site Plan Review	Combo project included Landmarks (LPC) review. Approved by Town Council.
9/16/15	LPC approval of aspects of S.E. #24-2015 under their jurisdiction	COA 2015-034	
11/12/15	Request approval of: • Ponce loading dock expansion, including new awning • Service elevator in southeast corner of Mediterranean Courtyard • 900 KW generator in place of 600 KW generator in engine room expansion • Two service pavilions on front croquet lawn west of hotel	Special Exception #31-2015 with Site Plan Review	Approved by Town Council except for service pavilions on west lawn, which were deferred. That part of request was later withdrawn due to LPC objections.
3/9/16	Request approval to demolish building #4 at the maintenance complex on Pine Walk (2,726 square feet) and replace it with or 3,581 square foot building.	Special Exception #5-2016	Approved by Town Council
4/27/16	Request ARCOM approval to repair the chimneys at Spray Cottage	A-016-2016	Approved by ARCOM
5/11/16	Request approval to amend Resolution No. 11-2014 (PUD-A) by extending the commencement of development date for 251 dwelling units, extending the date by which 149 dwelling units may be relocated, extending the date upon which the golf course must remain open space, and extending the date of the lease of the Pine Walk Transfer Station.	**Resolution No. 60-2016**	All dates extended to December 31, 2049 or December 31, 2050.

DATE	NATURE OF REQUEST/ACTIVITY	PETITION NUMBER AND DESCRIPTION	COMMENT/NOTES
3/15/17	Request Special Exception with Site Plan Review approval to add a 3,000 gallon emergency generator fuel tank just north of the service court, and two service pavilions on the 'croquet' lawn southwest of the main hotel entrance.	Special Exception No. 04-2017 with Site Plan Review, and COA No. 08-2017	Approved by Town Council, including official recognition by Council of ongoing use of the lawn area for outdoor functions
5/10/17	Request Special Exception with Site Plan Review approval to construct a new 404 s.f. retail shop (Mary Lily's) in the Palm Court, and to expand the existing seafood restaurants from 4,330 s.f. to 6,111 s.f. and from 140 seats to 177 seats.	Special Exception #12-2017 with Site Plan Review	Approved by Town Council
12/13/17	Request Special Exception with Site Plan Review to expand seating capacity at Seafood Bar restaurant by an additional 53 seats in 6,111 s.f. restaurant, for a total of 230 seats.	Z-17-00044	Approved by Town Council
1/10/18	Request Special Exception with Site Plan Review to make changes and improvements to The Breakers golf course. Also enlarge golf training facility from 697 s.f. to 2,366 s.f., and replacement of existing free-standing bathroom building of 250 s.f. with a new bathroom building of 267 s.f.	Z-17-00055	Approved by Town Council
6/13/18	Request for extended work hours for golf course project		Approved by Town Council
9/12/18	Request Site Plan Review and Special Exception to add awnings in the renovated golf course	Z-18-00126	Approved by Town Council
9/21/18	Request Landmarks Presentation Commission approval for revised ramp on south side of south lawn pavilion building	COA-040-2018	Approved by Landmark Preservation Commission
10/18/18	Request Administrative Site Plan approval for changes to ramp of south lawn pavilion		Approved and stamped by Town of Palm Beach
05/15/19	Request for site plan review with special exception approval to construct a new security guardhouse and gates, to re-align Breakers Row, and to add a landscaped island on the south side of the proposed guardhouse at North Breakers Row.	Z-19-00187	Approved by Town Council

DATE	NATURE OF REQUEST/ACTIVITY	PETITION NUMBER AND DESCRIPTION	COMMENT/NOTES
02/12/20	Request for zoning text amendment to add hotel and golf course as permitted uses in PUD-A zoning district and to allow for staff approval of site plans consisting of less than 2,500 square feet	Ordinance 1-2020	Approved by Town Council
08/11/21	Request for extension of existing golf course awning, which was denied by ARCOM on July 28, 2021, but approved on appeal by Town Council on August 11, 2021	A-051-2021	Appeal granted by Town Council
02/15/23	Request for new fencing and gates, which was approved by LPC on January 18, 2023, and by Town Council on February 15, 2023	COA-22-008 ZON-23-001	Approved by LPC and Town Council
10/11/23	Request for modifications to existing Tennis Centre to change 10 tennis courts to 6 hydrocourts, 2 hard courts, 4 grass courts, and 2 pickleball courts, which included PUD amendment approval by Town Council on May 10, 2023 (Resolution No. 043-2023). Project was partially approved by ARCOM on May 24, 2023, fully approved by ARCOM on September 27, 2023, and approved by Town Council on October 11, 2023	Res. No. 043-2023 ARC-23-057 ZON-23-049	PUD Amendment approved by P&Z and Town Council. Project approved by ARCOM and Town Council
07/17/24	Request for the renovation of the Mediterranean Courtyard, including the addition of two (2) new structures within the courtyard, which was approved by Town Council on April 10, 2024, and approved by the LPC on April 17, 2024. LPC approved the tax abatement application on July 17, 2024	ZON-24-054 COA-24-013 LTA-24-0001	Approved by LPC and Town Council
07/17/24	Request for modifications to the hotel's main drive and port-cochere entrance, which was approved by Town Council on July 10, 2024, and approved by the LPC on July 17, 2024	ZON-24-0019 COA-24-0005	Approved by LPC and Town Council

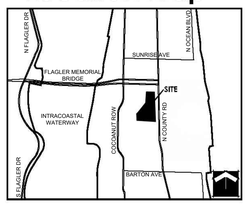
DATE	NATURE OF REQUEST/ACTIVITY	PETITION NUMBER AND DESCRIPTION	COMMENT/NOTES
09/28/24	Request for modifications to the previously approved new Tennis Centre (ARC-23-057 & ZON-23-049), to include the addition of two (2) new padel courts, which included PUD amendment approval from Town Council on (Resolution No. 073-2024). Project was approved by Town Council on August 12, 2024, and approved by ARCOM on August 28, 2024	Res. No. 073-2024 ZON-24-0027 ARC-24-0049	PUD Amendment approved by P&Z and Town Council. Project approved by ARCOM and Town Council
1/22/25	Request to amend the previous approval (COA-24-0005) for the hotel's main drive and port-cochere entrance, which was approved by the LPC on January 22, 2025	COA-24-0027	Approved by LPC
4/9/25	Request for PUD amendment approval from Town Council to allow for applications to proceed for the demolition and replacement of the existing Family Entertainment Center (FEC), construction of a bridge to the existing, but modified, Beach Club building, and construction of a new parking structure known as Central Park; PUD amendment approved by P&Z Commission on February 4, 2025, and Town Council on April 9, 2025	Res. No. 006-2025	PUD Amendment approved by P&Z (2/4/25) and Town Council (4/9/25)
4/9/25	Request for a new Parking Garage known as Central Park, which was approved by the LPC on February 19, 2025, and by Town Council on April 9, 2025	COA-24-0032 ZON-24-0087	Approved by LPC and Town Council
5/14/25	Request for exterior modifications to the Breakers Beach Club Restaurant, which was approved by Town Council on February 26, 2025, and by ARCOM on May 14, 2025	ZON-24-0089 ARC-24-0116	Approved by ARCOM and Town Council

DATE	NATURE OF REQUEST/ACTIVITY	PETITION NUMBER AND DESCRIPTION	COMMENT/NOTES
7/23/25	Request for the demolition and construction of a new Family Entertainment Center (FEC) with physical connection to the Beach Club Restaurant, which was conditionally approved by RCOM on April 23, 2025, approved by Town Council on May 14, 2025, and received final approval from ARCOM on July 23, 2025	ZON-24-0079 ARC-24-0141	Approved by ARCOM and Town Council

THE BREAKERS
TENNIS CENTER GARDEN TERRACE - PLAYER REST AREA

APRIL 16th, 2026
Projected Town Council Meeting Date: June 20, 2026
Projected ARCOM Meeting Date: June 24, 2026

Location Map





VICINITY LOCATION MAP

NORTH



SHEET INDEX

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L0-0-01	OVERALL SITE PLAN
L0-0-02	SITE PLAN
L0-0-05	GENERAL NOTES
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L2-1-02	LAYOUT PLAN
L3-1-01	OVERALL HARDSCAPE PLAN
L3-1-02	HARDSCAPE PLAN
L3-4-01	HARDSCAPE DETAILS
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L4-1-01	OVERALL GRADING PLAN
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L9-4-03	FURNITURE DETAILS
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L10-0-01	RENDERINGS
L10-0-02	RENDERINGS
L10-0-03	RENDERINGS
L10-0-04	RENDERINGS

PREPARED FOR:

The Breakers
2 S County Rd
Project City, State, Zip

CONSULTANTS

edsa
PLANNING
LANDSCAPE ARCHITECTURE
URBAN DESIGN

1512 E. BROWARD BOULEVARD, SUITE 110
FORT LAUDERDALE, FLORIDA 33301 USA
TEL: 954.524.3330

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1" = 30'-0"

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NORTH

ORIGINAL TITLE BLOCK DRAWN AT 24"x36" (Arch D)

Project Name

THE BREAKERS
PALM BEACH

TENNIS CENTER GARDEN TERRACE - PLAYER REST AREA

Client

THE BREAKERS
PALM BEACH

1 S County Rd
Palm Beach, FL 33480

edsa

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Rev	Date	Issued for

Key plan

File Name	
Hearing Date	
Submittal Date	APRIL 16, 2026
Designed By	CF
Drawn By	SL
Approved / Checked By	CM/PM
Project Number	SE260026

Seal

Project Number
121067

Project Phase

Sheet Title
OVERALL SITE PLAN

Revision Number	Sheet Number
	L0-0-01

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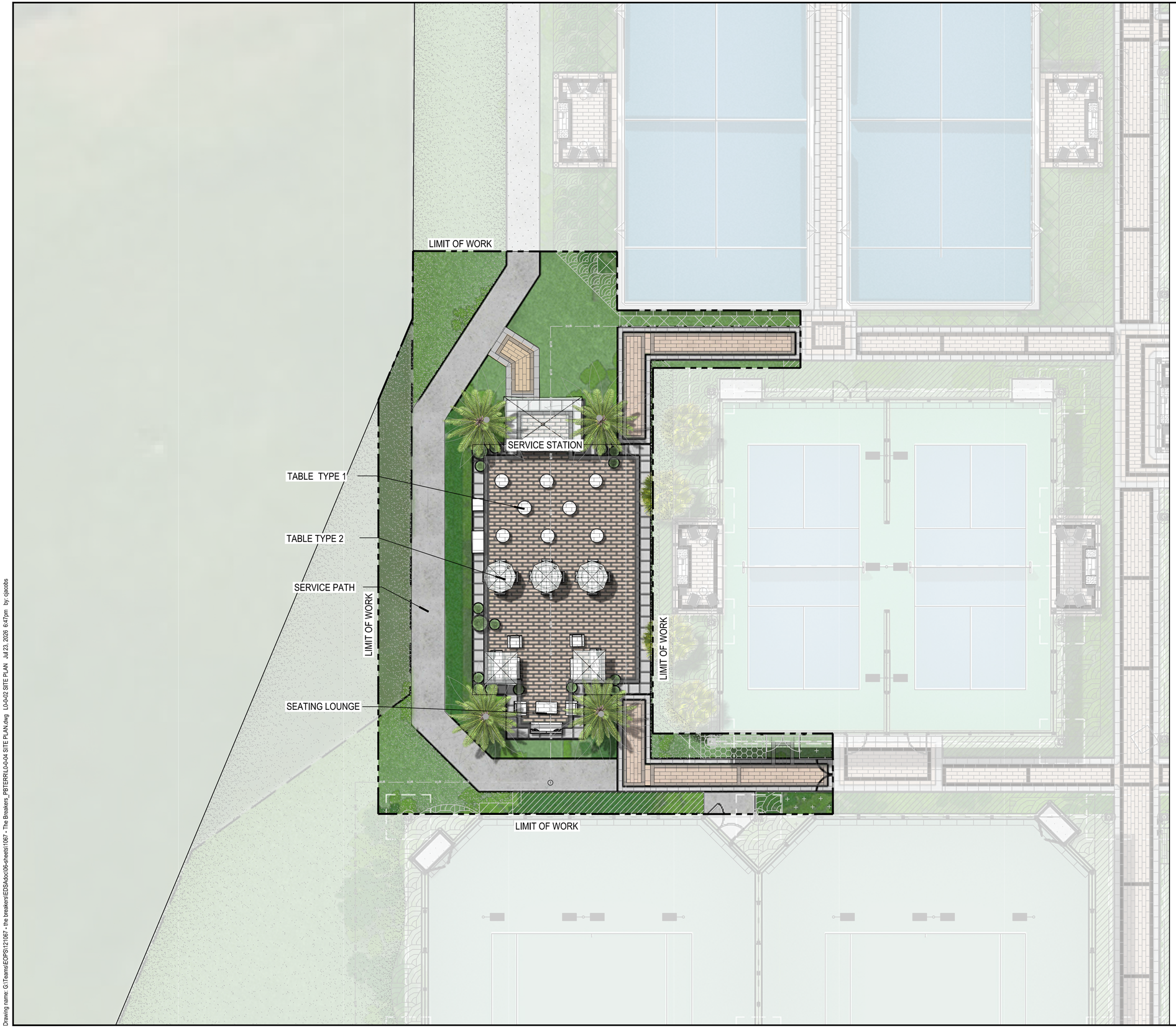

1/8" = 1'-0"

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NORTH

ORIGINAL TITLE BLOCK DRAWN AT 24"x36" (Arch D)

Project Name

THE BREAKERS
PALM BEACH

TENNIS CENTER GARDEN TERRACE - PLAYER REST AREA

Client

THE BREAKERS
PALM BEACH

1 S County Rd
Palm Beach, FL 33480

edsa

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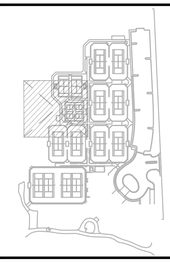
Rev	Date	Issued for

Key plan



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Seal

Project Number

121067

Project Phase

Sheet Title

SITE PLAN

Revision Number	Sheet Number
	L0-0-02

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GENERAL NOTES:

1. LOCATIONS, ELEVATIONS AND DIMENSIONS OF EXISTING UTILITIES, STRUCTURES AND OTHER FEATURES WERE PROVIDED TO EDSA AND ARE SHOWN ACCORDING TO THE BEST INFORMATION AVAILABLE AT THE TIME OF THE PREPARATION OF THESE CONTRACT DOCUMENTS. EDSA AND ANY OF THEIR CONSULTANTS SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY AND/OR COMPLETENESS OF THAT INFORMATION SHOWN HEREIN OR ANY ERRORS OR OMISSIONS RESULTING FROM SUCH.
2. THE CONTRACTOR SHALL FIELD LOCATE, VERIFY AND FURTHER IDENTIFY THE LOCATIONS, ELEVATIONS AND DIMENSIONS OF ALL EXISTING UTILITIES, STRUCTURES AND OTHER FEATURES ABOVE AND BELOW GRADE AFFECTING ANY COMPONENT OF THE WORK CONTAINED IN THE CONTRACT DOCUMENTS PRIOR TO THE START OF ANY PHASE OF CONSTRUCTION. DISCREPANCIES, CONFLICTS, OR POTENTIAL DEVIATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNERS REPRESENTATIVE IN WRITING WITHIN 48 HOURS OF DISCOVERY. NO CLAIM FOR EXPENSES INCURRED BY THE CONTRACTOR DUE TO SUCH CONDITIONS WILL BE AWARDED IF WRITTEN NOTIFICATION IS NOT PROVIDED PRIOR TO THE START OF ANY PHASE OF CONSTRUCTION.
3. DO NOT TAKE ADVANTAGE OF ANY APPARENT ERROR OR OMISSION DISCOVERED IN THE CONTRACT DOCUMENTS. IMMEDIATELY NOTIFY THE OWNERS REPRESENTATIVE OF ANY SUCH DISCOVERY. THE OWNERS REPRESENTATIVE WILL PROVIDE DIRECTION REGARDING ANY CORRECTION OR INTERPRETATION NECESSARY TO REFLECT THE DESIGN INTENT OF THE CONTRACT DOCUMENTS.
4. ALL EXISTING SITE FACILITIES TO REMAIN SHALL BE PROTECTED FROM ANY DAMAGE THROUGHOUT ALL CONSTRUCTION PHASES. THE CONTRACTOR SHALL REPAIR ANY DAMAGE TO SAID FACILITIES THAT OCCURS DUE TO WORK PREFORMED BY THE CONTRACTOR CALLED FOR IN THE CONTRACT DOCUMENTS.
5. ALL WORK SHALL COMPLY WITH THE CODES, STANDARDS, REGULATIONS, REQUIREMENTS AND ORDINANCES OF ANY GOVERNMENTAL AGENCY HAVING JURISDICTION OVER THE WORK. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO THE START OF CONSTRUCTION AND SCHEDULE ALL INSPECTIONS AND TESTING ACCORDING TO THE REQUIREMENTS OF SAID AGENCIES AND THE CONTRACT DOCUMENTS.
6. THE CONTRACTOR SHALL COORDINATE ALL WORK WITH RELATED CONTRACTORS AND WITH THE GENERAL CONSTRUCTION OF THE PROJECT SO AS NOT TO IMPEDE THE PROGRESS OF THE WORK OF OTHERS.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF THE PUBLIC AND ALL PERSONNEL ASSOCIATED WITH THE CONSTRUCTION OF THIS PROJECT. ALL SAFETY REGULATIONS REQUIRED BY APPLICABLE CODES, REGULATIONS AND RECOGNIZED LOCAL PRACTICES SHALL BE ENFORCED DURING THE CONSTRUCTION AND/OR MAINTENANCE OF THIS PROJECT.
8. THE OWNERS REPRESENTATIVE SHALL HAVE THE RIGHT AT ANY STAGE OF THE OPERATION TO REJECT ALL WORK OR MATERIALS WHICH IN THEIR OPINION DO NOT MEET THE WITH THE REQUIREMENTS OF THE CONTRACT DOCUMENTS.
9. ALL REQUIRED SEDIMENT AND EROSION CONTROL MEASURES INSTALLED AS PART OF THIS PROJECT SHALL REMAIN IN PLACE AND SHALL BE MAINTAINED IN GOOD CONDITION UNTIL CONSTRUCTION IS COMPLETE. SEE THE CIVIL ENGINEERING CONTRACT DOCUMENTS FOR ADDITIONAL REQUIREMENTS.
10. EXISTING TREES DESIGNATED TO REMAIN SHALL BE PROTECTED BY BARRICADES ERECTED PRIOR TO COMMENCEMENT OF ANY SITE DEMOLITION, CLEARING, OR GRADING. SEE DEMOLITION/SITE CLEARING NOTES FOR ADDITIONAL REQUIREMENTS.
11. THE CONTRACTOR SHALL REFER TO THE LANDSCAPE NOTES, SPECIFICATIONS AND THE CONTRACT DOCUMENTS PREPARED BY BUT NOT LIMITED TO ARCHITECTURAL, MEP, IRRIGATION, STRUCTURAL AND CIVIL ENGINEERING CONSULTANTS FOR ADDITIONAL REQUIREMENTS.

HARDSCAPE NOTES:

1. PRIOR TO THE COMMENCEMENT OF HARDSCAPE CONSTRUCTION, THE CONTRACTOR SHALL VERIFY THE CONDITION AND COMPLETENESS OF ALL WORK PERFORMED BY OTHER CONTRACTORS WORKING ON THIS PROJECT IN RELATION TO THE WORK RESPONSIBILITIES DEPICTED IN THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL NOTIFY THE OWNERS REPRESENTATIVE IN WRITING OF ANY POTENTIAL DEVIATIONS WITHIN 48 HRS OF DISCOVERY. NO CLAIM FOR EXPENSES INCURRED BY THE CONTRACTOR DUE TO SUCH CONDITIONS WILL BE AWARDED IF WRITTEN NOTIFICATION IS NOT PROVIDED PRIOR TO THE START OF HARDSCAPE CONSTRUCTION.
2. THE CONTRACTOR SHALL SURVEY, LAYOUT AND STAKE THE LOCATION OF ALL FOOTINGS, PIERS, WALLS, COLUMNS AND PAVEMENT FOR REVIEW BY THE OWNERS REPRESENTATIVE PRIOR TO COMMENCEMENT OF HARDSCAPE CONSTRUCTION. THE CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR ANY RECONSTRUCTION OF HARDSCAPE CONSTRUCTION RESULTING FROM UNAUTHORIZED CONSTRUCTION.
3. THE CONTRACTOR SHALL PROVIDE SHOP DRAWINGS AND/OR FIELD MOCKUPS FOR ALL ITEMS LISTED ON THE FINISH SCHEDULE UNLESS SPECIFICALLY NOTED OTHERWISE. MOCKUPS SHALL BE SET UP IN A SECURED LOCATION ON THE SITE FOR REFERENCE AS DIRECTED BY THE OWNERS REPRESENTATIVE. MOCKUPS WILL REMAIN ON SITE UNTIL THE COMPLETION OF HARDSCAPE CONSTRUCTION.
4. ANY REFERENCE IN THE HARDSCAPE CONSTRUCTION DOCUMENTS TO BRANDED PRODUCTS, PROCEDURES OR PATENTED PROCESSES ARE ASSUMED TO CARRY AN IMPLIED STATEMENT OF "OR APPROVED EQUAL" UNLESS SPECIFICALLY NOTED OTHERWISE WITH "NO SUBSTITUTIONS PERMITTED"
5. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES REQUIRED FOR THE SAFE EXECUTION AND COMPLETION OF THE WORK.
6. THE CONTRACTOR SHALL VERIFY ALL MEASUREMENTS AT THIS SITE AND BE RESPONSIBLE FOR THE ACCURACY OR CORRECTNESS OF SAME.
7. THE CONTRACTOR SHALL EMPLOY AS REQUIRED BY THE CONSTRUCTION DOCUMENTS AND/OR GOVERNING AUTHORITIES, A TESTING LABORATORY APPROVED BY THE OWNERS REPRESENTATIVE TO CONDUCT ALL TESTS NECESSARY TO ENSURE COMPLIANCE WITH THE CONTRACT DOCUMENTS, APPLICABLE STANDARDS AND CODES.
8. WRITTEN DIMENSIONS, COORDINATES AND/OR ELECTRONIC FILES PREVAIL OVER SCALED DIMENSIONS. DO NOT SCALE FROM THE CONTRACT DOCUMENTS.
9. REFER TO ARCHITECTURAL PLANS FOR ALL BUILDING DIMENSIONS.
10. REFER TO CIVIL PLANS FOR OVERALL SITE LAYOUT/DIMENSIONS.
11. HARDSCAPE DIMENSIONS ARE FROM THE FACE AND/OR CENTERLINE OF THE OBJECT AT 90 DEGREE ANGLES UNLESS NOTED OTHERWISE. ALL RADII AND CURVES ARE TO HAVE SMOOTH AND CONTINUOUS TRANSITIONS WITHOUT ABRUPT CHANGES OR BENDS.
12. PAVER DIMENSIONS ARE NOMINAL. VERIFY ACTUAL PAVER DIMENSIONS PRIOR TO LAYOUT OF PAVER FIELDS.
13. ALL REFERENCES TO "GRAY CONCRETE" SHALL MEAN NATURAL CONCRETE WITH NO COLOR ADDITIVE.
14. INFORMATION ON STRUCTURAL REINFORCEMENT, ANCHORS, FASTENERS, FOUNDATIONS OR OTHER STRUCTURAL ELEMENTS SHOWN ON THE SITE HARDSCAPE DOCUMENTS RELATED TO WALLS, SLABS, STRUCTURES AND ALL CAST IN PLACE CONCRETE IS SHOWN FOR MATERIAL RELATIONSHIPS ONLY. REFER TO CONTRACT DOCUMENTS PREPARED BY BUT NOT LIMITED TO ARCHITECTURAL, MEP, STRUCTURAL AND CIVIL ENGINEERING CONSULTANTS FOR ACTUAL CONSTRUCTION DOCUMENTATION.
15. CROSS SLOPE ON HARDSCAPE PAVEMENT SHALL NOT EXCEED 2%. RUNNING SLOPE SHALL NOT EXCEED 5% UNLESS NOTED OTHERWISE. SEE LANDSCAPE GRADING FOR ADDITIONAL REQUIREMENTS.
16. SITE FURNISHINGS SHALL BE INSTALLED AS DETAILED IN THE CONSTRUCTION DOCUMENTS UNLESS NOTED OTHERWISE. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ANCHORING DETAILS WITH THE ITEM'S MANUFACTURER PRIOR TO PURCHASE/INSTALLATION.
17. HARDSCAPE ON-STRUCTURE: SITE HARDSCAPE ELEMENTS FOR ALL PODIUM, ROOF LEVEL AND BUILDING RELATED SURFACES ARE SHOWN FOR MATERIAL RELATIONSHIP ONLY. REFER TO CONTRACT DOCUMENTS PREPARED BY BUT NOT LIMITED TO ARCHITECTURAL. MEP AND STRUCTURAL ENGINEERING CONSULTANTS FOR ACTUAL CONSTRUCTION DOCUMENTATION FOR ALL ANCHORS, REINFORCING, WATERPROOFING, DRAINAGE FIXTURES, MATERIAL ATTACHMENTS, SETTING METHODS AND SLAB PENETRATIONS FOR PAVING, IRRIGATION, DRAINAGE AND ELECTRICAL FIXTURES.
18. WATER FEATURES: SITE HARDSCAPE ELEMENTS SHOWN FOR FOUNTAINS, POOLS, SPA WATERFALLS AND OTHER WATER FEATURES ARE SHOWN FOR MATERIAL RELATIONSHIP ONLY. REFER TO CONTRACT DOCUMENTS PREPARED BY BUT NOT LIMITED TO ARCHITECTURAL, MEP, STRUCTURAL AND FOUNTAIN/POOL ENGINEERS FOR ACTUAL CONSTRUCTION DOCUMENTATION.
19. LIGHT FIXTURES: LIGHT FIXTURES ARE SHOWN FOR MATERIAL RELATIONSHIP AND ORIENTATION WITH HARDSCAPE/LANDSCAPE ELEMENTS ONLY. REFER TO CONTRACT DOCUMENTS PREPARED BY BUT NOT LIMITED TO ELECTRICAL ENGINEER FOR ACTUAL CONSTRUCTION DOCUMENTATION.

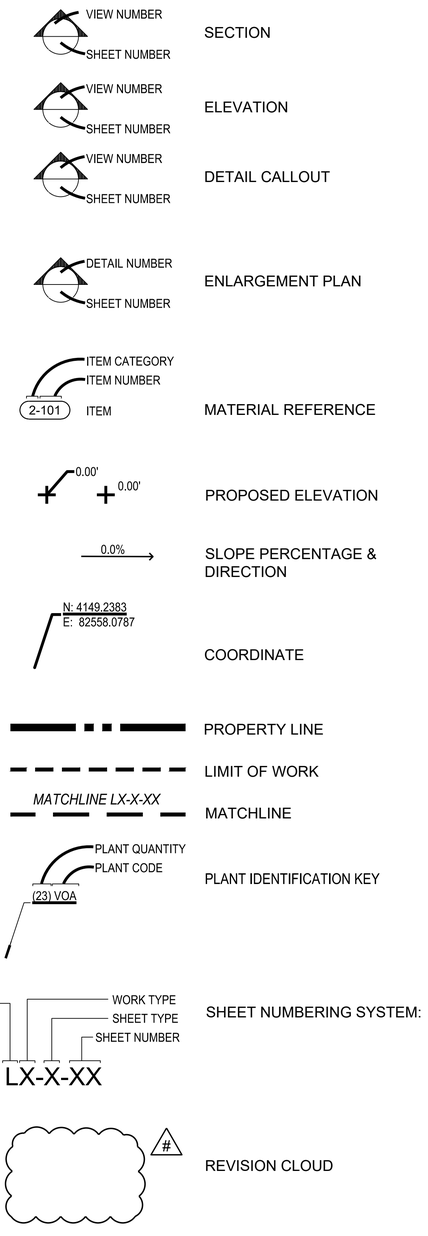
LANDSCAPE GRADING NOTES:

1. LANDSCAPE GRADES ARE COMPLEMENTARY. REFER TO THE CIVIL ENGINEERING CONTRACT DOCUMENTS FOR ROUGH GRADING OF THE SITE, FINISH GRADES FOR ALL VEHICULAR PAVEMENT, BUILDINGS, DRAINAGE AND UTILITY STRUCTURES.
2. PRIOR TO INITIATING LANDSCAPE GRADING THE CONTRACTOR SHALL INSPECT THE SITE TO CONFIRM THAT ROUGH GRADING AND DRAINAGE STRUCTURES HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CIVIL ENGINEERING CONTRACT DOCUMENTS. THE CONTRACTOR SHALL SUBMIT IN WRITING TO THE OWNERS REPRESENTATIVE ANY DISCREPANCIES BETWEEN THE CONTRACT DOCUMENTS AND FIELD CONDITIONS. THE OWNERS REPRESENTATIVE WILL PROVIDE DIRECTION REGARDING ANY CORRECTION OR INTERPRETATION NECESSARY TO RESOLVE ANY DISCREPANCIES.
3. NUMEROUS UNDERGROUND UTILITIES, CONDUITS, SLEEVES AND UTILITY STRUCTURES ABOVE AND BELOW GRADE HAVE BEEN PREVIOUSLY INSTALLED. THE CONTRACTOR SHALL CONDUCT FINE GRADING TO AVOID DAMAGE TO THESE ELEMENTS.
4. ALL PEDESTRIAN PAVEMENT AND LANDSCAPE AREAS SHALL BE GRADED TO POSITIVELY DRAIN AWAY FROM VERTICAL ELEMENTS INCLUDING BUT NOT LIMITED TO BUILDINGS, WALLS AND COLUMNS TOWARD AND INTO DRAINAGE STRUCTURES. LANDSCAPE AREAS SHALL BE SMOOTH AND EVEN IN TRANSITION AND VOID OF WATER HOLDING DEPRESSIONS.
5. PROPOSED SPOT ELEVATIONS REPRESENT FINISHED PAVEMENT OR GROUND SURFACE GRADES UNLESS OTHERWISE NOTED. MAKE ALLOWANCES FOR PAVEMENT THICKNESS AND THE DEPTH OF PREPARED PLANTING SOIL WHERE APPLICABLE.
6. THE CONTRACTOR SHALL NOT SUBSTANTIALLY VARY FINE GRADING FROM THE GRADING PLAN WITHOUT APPROVAL FROM THE OWNERS REPRESENTATIVE. THE OWNERS REPRESENTATIVE MAY ADJUST FINE GRADING SHOWN ON THE PLANS TO ACCOMMODATE UNFORESEEN FIELD CONDITIONS OR TO ACCOMPLISH DESIGN INTENT.
7. PROTECT SITE FEATURES TO REMAIN, INCLUDING BUT NOT LIMITED TO BENCH MARKS, SURVEY CONTROL POINTS, EXISTING STRUCTURES AND PAVING FROM DAMAGE BY GRADING EQUIPMENT.
8. MATCH PROPOSED PAVEMENT GRADES WITH EXISTING CONDITIONS TO REMAIN TO PROVIDE FLUSH INTERFACES WITH ABUTTING SURFACES.
9. GRADES FOR SOD AREAS SHALL BE HELD ONE INCH (1") BELOW ADJACENT PAVEMENT GRADES TO ALLOW FOR INSTALLATION OF SOD.
10. GRADES FOR PLANTING AREAS SHALL BE HELD TWO INCHES (2") BELOW ADJACENT PAVEMENT TO ALLOW FOR THE INSTALLATION OF PREPARED PLANTING SOIL, MULCH AND PLANT MATERIAL.
11. FILL REQUIRED TO BRING THE SITE TO THE REQUIRED LINES AND FINISHED GRADES CONTAINED IN THE CONTRACT DOCUMENTS SHALL BE AS RECOMMENDED BY THE GEOTECHNICAL ENGINEER.
12. FILL SHALL BE COMPACTED AS FOLLOWS:
    A. UNDER PEDESTRIAN PAVEMENT: AS RECOMMENDED BY CIVIL/GEOTECHINCAL ENGINEER.
    B. LANDSCAPE AREAS: COMPACT TOP TWELVE INCHES (12") BELOW SUBGRADE AND EACH LAYER OF BACKFILL OR FILL MATERIAL TO 80% MAXIMUM DRY DENSITY ACCORDING TO ASTM D698.
13. CONTOURS FOR LANDSCAPE BERMS, MOUNDS AND SWALES SHALL BE SMOOTH CONTINUOUS ARCS VOID OF SURFACE IRREGULARITIES AND SHALL BLEND INTO SURROUNDING TERRAIN IN A NATURAL MANOR.
14. ALL LANDSCAPE AREAS SHALL BE DRAGGED WITH A DRAG MAT TO BLEND IN SMALL IMPERFECTIONS AND ROUND OFF AND SHARP EDGES.
15. FINE GRADE TOLERANCES FOR LANDSCAPE AREAS...PLUS OR MINUS (+/-) 0.04 FOOT (').
16. FINE GRADE TOLERANCES FOR HARDSCAPE AREAS...PLUS OR MINUS (+/-) 0.02 FOOT(').
17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR STABILIZING GRADES AND TO REPAIR AND CLEAN UP AREAS WHERE SETTLEMENT, WASHOUTS, EROSION OR OTHER GRADE CHANGES OCCUR UNTIL FINAL ACCEPTANCE.

STANDARD ABBREVIATIONS:

ARCH	ARCHITECTURE	EW	EACH WAY	REQ'D	REQUIRED
ADA	AMERICANS WITH DISABILITIES ACT	FG	FINISHED GRADE	REV	REVISION
		FL	FLOW LINE	S	SOUTH
BC	BOTTOM OF CURB	FOC	FACE OF CURB	SF	SQUARE FOOT
BLDG	BUILDING	FT	FOOT (FEET)	SHT	SHEET
BOC	BACK OF CURB	FTG	FOOTING	SIM	SIMILAR
BR	BOTTOM OF RAMP	FFE	FINISHED FLOOR ELEVATION	SPECS	SPECIFICATIONS
BS	BOTTOM OF STEP	GALV	GALVINIZED	SS	STAINLESS STEEL
BW	BOTTOM OF WALL	GA	GUAGE	STD	STANDARD
B&B	BALLED AND BURLAPPED	GEN	GENERAL	SY	SQUARE YARD
BFP	BACKFLOW PREVENTER	H20	WATER	SYM	SYMMETRICAL
CAL	CALIPER	HP	HIGH POINT	TOC	TOP OF COLUMN
CB	CATCH BASIN	HT	HEIGHT	TOPO	TOPOGRAPHY
CF	CUBIC FEET	HWL	HIGH WATER LINE	TR	TOP OF RAMP
CLR	CLEARANCE	ID	INSIDE DIAMETER	TYP	TYPICAL
CM	CENTIMETER	IN	INCH	TW	TOP OF WALL
CY	CUBIC YARD	INV	INVERT ELEVATION	TS	TOP OF STEP
CIP	CAST-IN-PLACE	LF	LINEAR FEET (FOOT)	TC	TOP OF CURB
CJ	CONSTRUCTION JOINT	LP	LOW POINT	VAR	VARIES
CL	CENTER LINE	MISC	MISCELLANEOUS	VOL	VOLUME
CMU	CONCRETE MASONRY UNIT	MAX	MAXIMUM	W	WEST
COORD	COORDINATE	MHW	MEAN HIGH WATER	WL	WATER LEVEL
CONT	CONTINUOUS	MIN	MINIMUM	YD	YARD DRAIN
DEG	DEGREE	NWL	NATURAL WATER LINE		
DIM	DIMENSION	NIC	NOT IN CONTRACT		
DTL	DETAIL	NTS	NOT TO SCALE		
DWG	DRAWING	N	NORTH		
DEMO	DEMOLITION	OD	OUTSIDE DIAMETER		
DIA	DIAMETER	OC	ON CENTER		
DI	DRAIN INLET	PLT	PLANTING AREA		
E	EAST	PL	PROPERTY LINE		
EL	ELEVATION	PT	PAINT		
ENG	ENGINEER	QTY	QUANTITY		
EXIST	EXISTING	R	RADIUS		
EJ	EXPANSION JOINT	RIM	RIM ELEVATION		
EQ	EQUAL	ROW	RIGHT-OF-WAY		
ESMT	EASEMENT	REINF	REINFORCE (D)		

STANDARD DRAWING SYMBOLS:



ORIGINAL TITLE BLOCK DRAWN AT 24"x36" (Arch D)

Project Name

THE BREAKERS PALM BEACH

TENNIS CENTER GARDEN TERRACE - PLAYER REST AREA

Client

THE BREAKERS PALM BEACH

1 S County Rd
Palm Beach, FL 33480

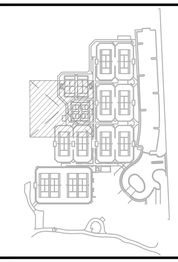
edsa

PLANNING
LANDSCAPE ARCHITECTURE
URBAN DESIGN

1512 E. BROWARD BOULEVARD, SUITE 110
FORT LAUDERDALE, FLORIDA 33301 USA
TEL: 954.524.3330

Rev	Date	Issued for

Key plan



File Name	
Hearing Date	
Submittal Date	APRIL 16, 2026
Designed By	CF
Drawn By	SL
Approved / Checked By	CM/PM
Project Number	SE260026

Seal

Project Number

121067

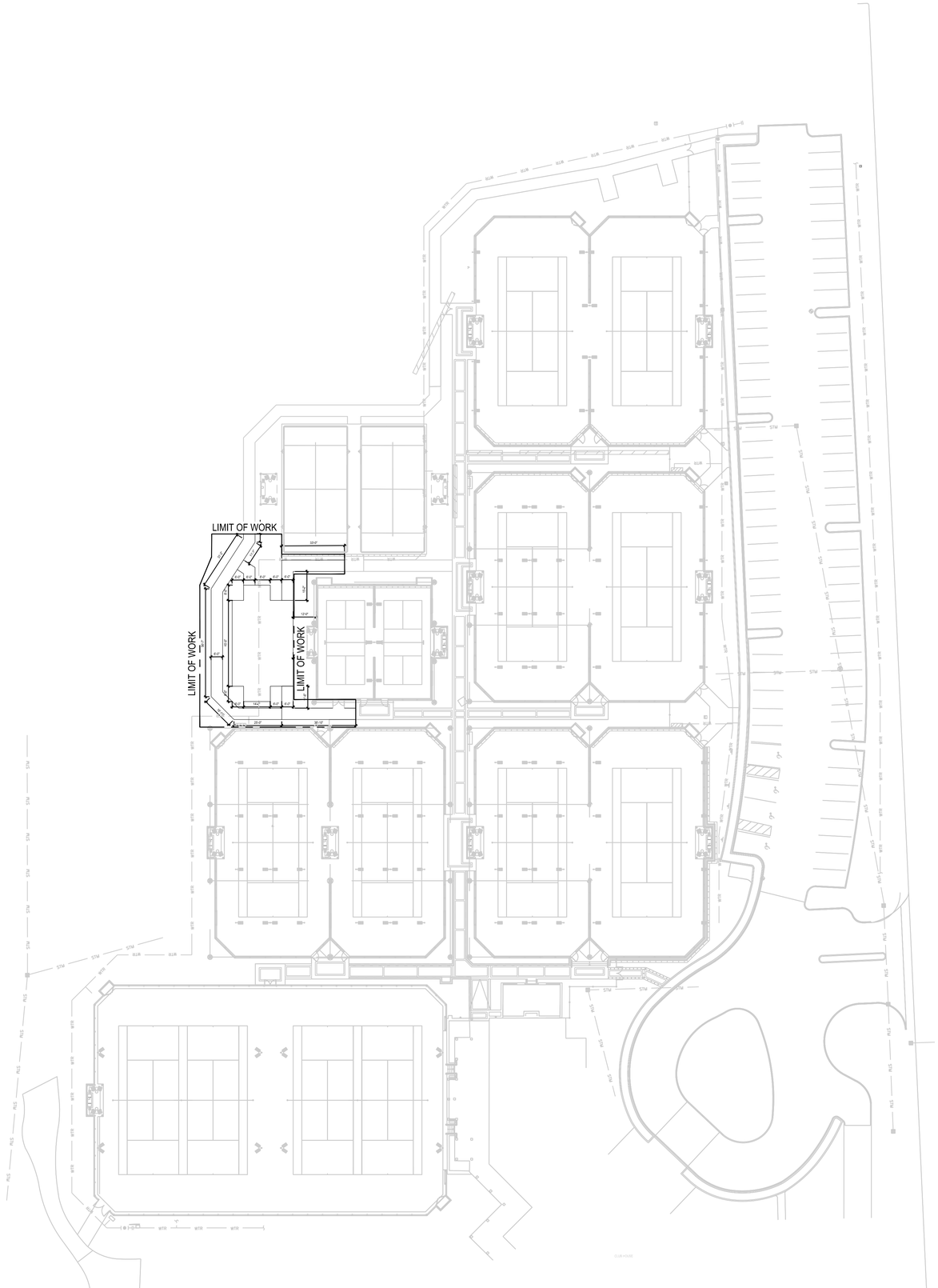
Project Phase

Sheet Title

GENERAL NOTES

Revision Number	Sheet Number
	L0-0-05

Drawing name: G:\Teams\EDPS\121067 - the breakers\EDSA\doc\06-sheets\1067 - The Breakers_PBTERRL\L0-0-02 GENERAL NOTES.dwg L0-0-02 GENERAL NOTES Jul 23, 2026 8:48pm by: djacobs



1" = 30'-0"

0 30' 60'

NORTH

ORIGINAL TITLE BLOCK DRAWN AT 24"x36" (Arch D)

Project Name

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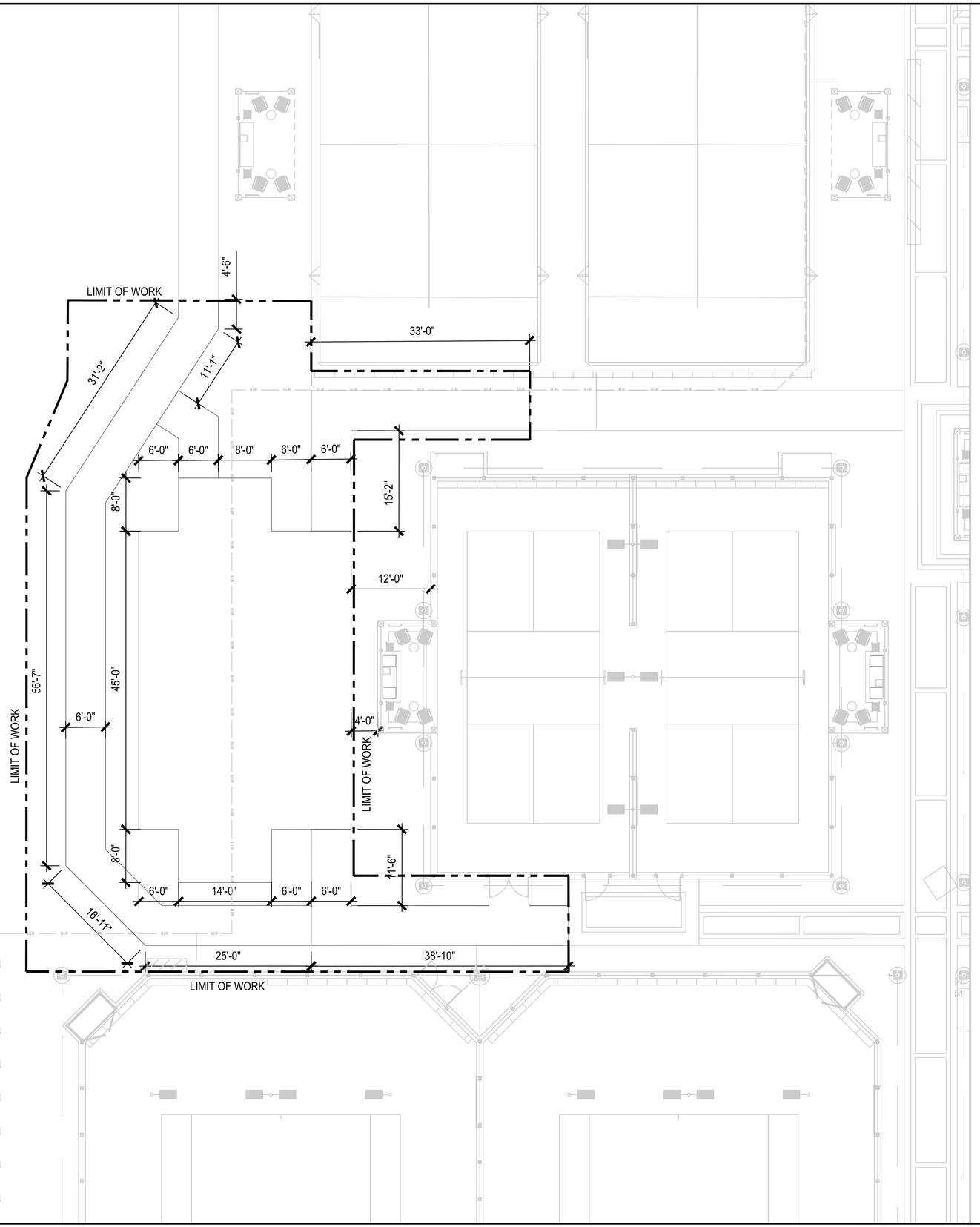
121067

Project Phase

Sheet Title
OVERALL LAYOUT PLAN

Revision Number	Sheet Number
	L2-1-01

Drawing name: G:\Teams\EOPS\121067 - the breakers\EDSA\doc\06-sheets\1067 - The Breakers_PBTERRRL2-1-01 LAYOUT PLAN.dwg L2-1-01 OVERALL LAYOUT PLAN Jul 23, 2026 6:48pm by: cjacobs



1/8" = 1'-0"

0 10' 20'

NORTH

ORIGINAL TITLE BLOCK DRAWN AT 24"x36" (Arch D)

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Project Name

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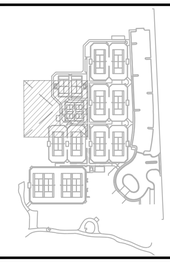

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Project Number	SE260026

Seal

Project Number

121067

Project Phase

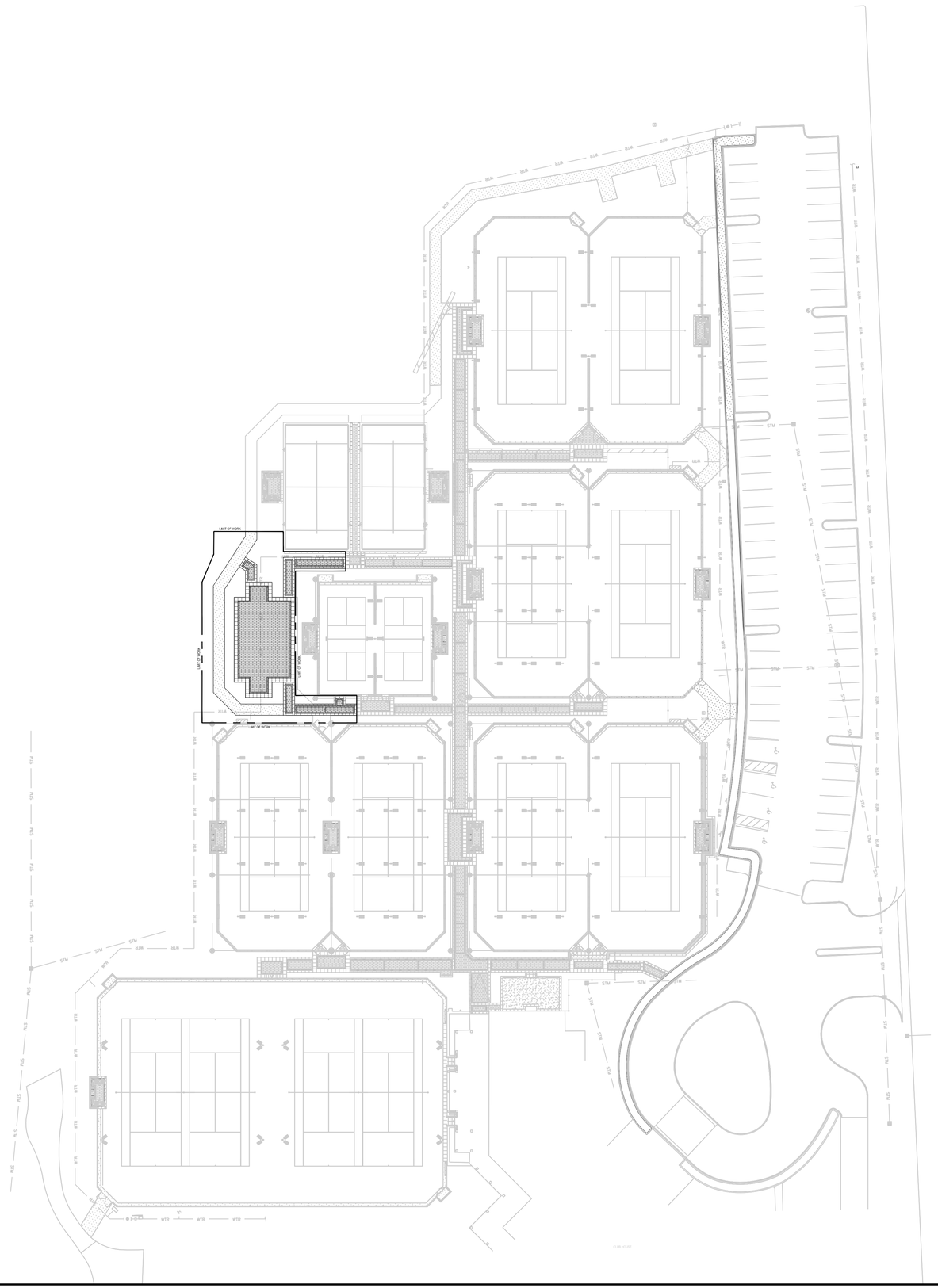
Sheet Title

LAYOUT PLAN

Revision Number

Sheet Number

L2-1-02



1" = 30'-0"

NORTH

0 30' 60'

ORIGINAL TITLE BLOCK DRAWN AT 24"x36" (Arch D)

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Seal

Project Number
121067

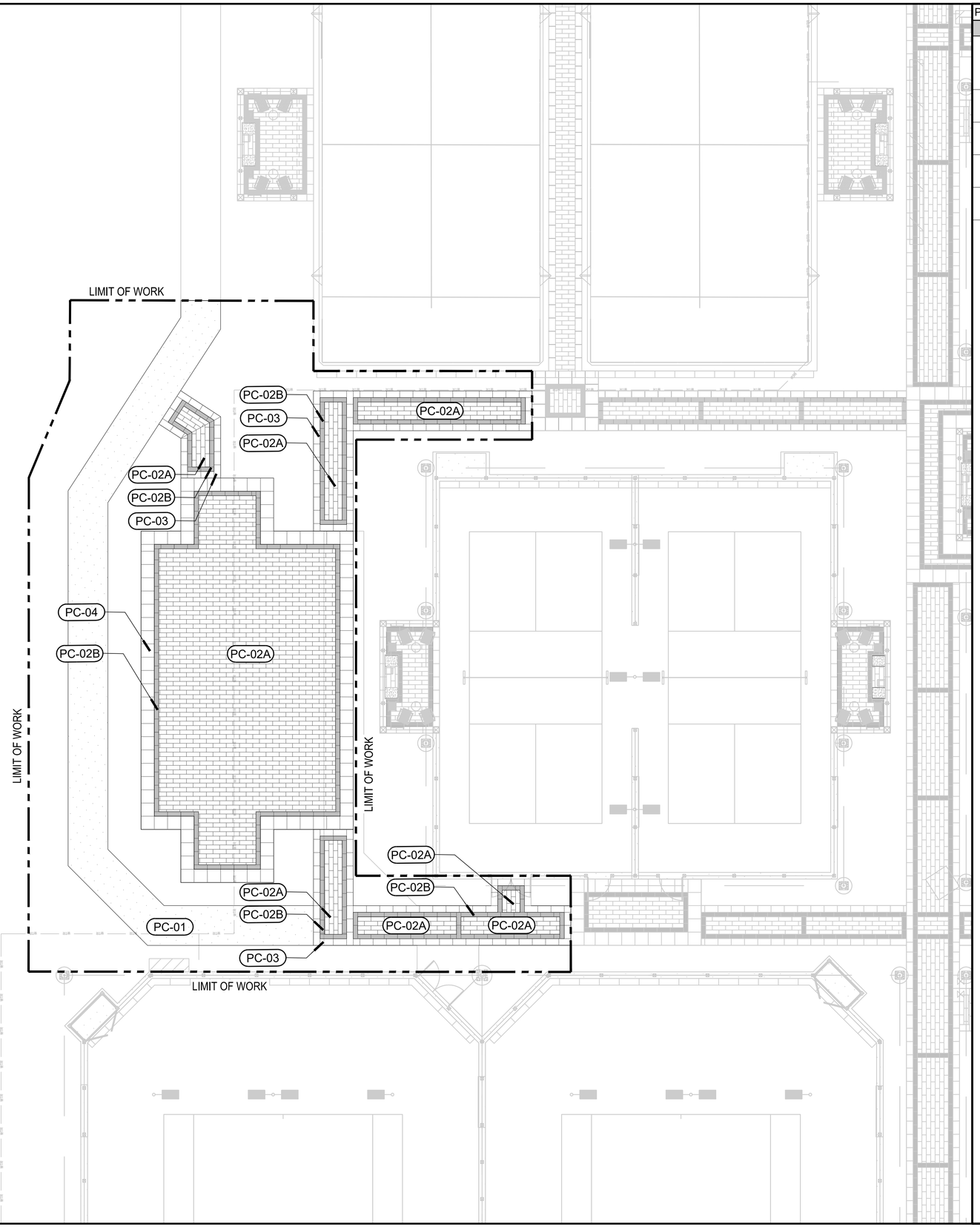
Project Phase

Sheet Title
OVERALL HARDSCAPE PLAN

Revision Number

Sheet Number
L3-1-01

Drawing name: G:\Teams\EDPS\121067 - the breakers\EDSAdocs\06-sheets\1067 - The Breakers_PBTERRIL3-1-01 HARDSCAPE PLAN.dwg L3-1-01 OVERALL HARDSCAPE PLAN Jul 23, 2026 6:48pm by: cjacobs



PC - PAVING / CURBS

SYMBOL	ITEM	DETAIL
PC-01	C.I.P. CONCRETE EXPOSED AGGREGATE	6 L3-4-01
PC-02A	8"X24" PAVERS	1-2 L3-4-02
PC-02B	8"X24" PAVERS	1-2 L3-4-02
PC-03	12"X24" PAVERS	1 L3-4-02
PC-04	24"X24" PAVERS	2 L3-4-02

1/8" = 1'-0"

0 10' 20'

NORTH

ORIGINAL TITLE BLOCK DRAWN AT 24"x36" (Arch D)

Project Name

THE BREAKERS
PALM BEACH

TENNIS CENTER GARDEN TERRACE - PLAYER REST AREA

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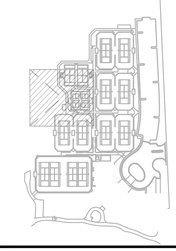

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Seal

Project Number

121067

Project Phase

Sheet Title

HARDSCAPE PLAN

Revision Number

Sheet Number

L3-1-02

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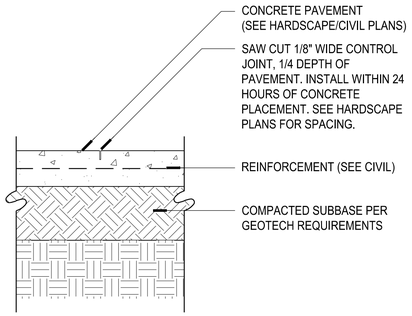
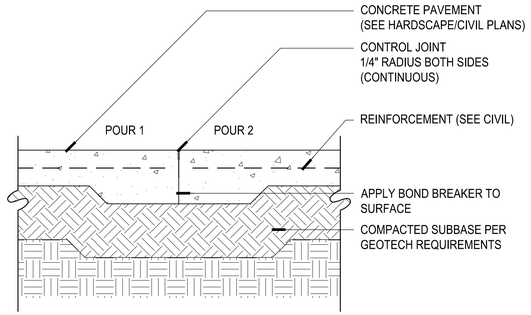


NOTE:

CONTRACTOR TO REVIEW JOINT LAYOUT WITH LANDSCAPE ARCHITECT PRIOR TO INSTALLING CONCRETE.

1 CONTROL JOINT - SAW CUT

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

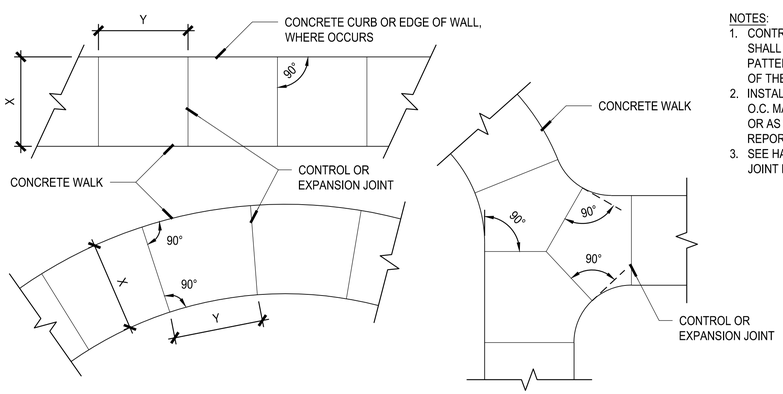


NOTES:

1. USE COLD JOINT BETWEEN 2 OR MORE PAVEMENT POURS.
2. CONTRACTOR TO REVIEW JOINT LAYOUT WITH LANDSCAPE ARCHITECT PRIOR TO INSTALLING CONCRETE.

3 COLD JOINT

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



NOTES:

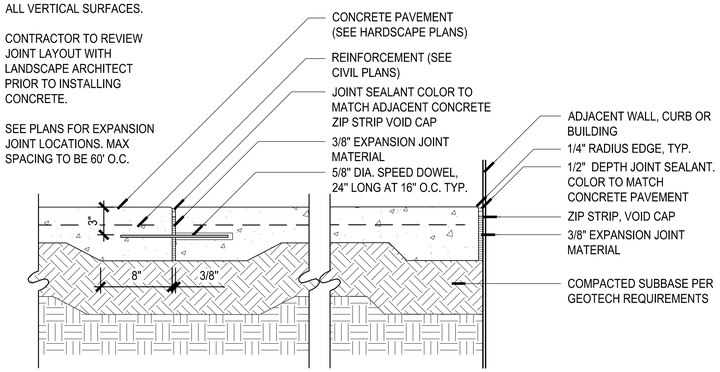
1. CONTROL / EXPANSION JOINTS SHALL BE PLACED ON A SQUARE PATTERN WITH EQUAL TO THE WIDTH OF THE WALK (X = Y).
2. INSTALL EXPANSION JOINTS @ 20' O.C. MAX, OR AS SHOWN ON PLANS, OR AS SPECIFIED IN GEOTECHNICAL REPORT.
3. SEE HARDSCAPE PLAN SERIES FOR JOINT LAYOUT.

5 TYPICAL CONCRETE JOINTING

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

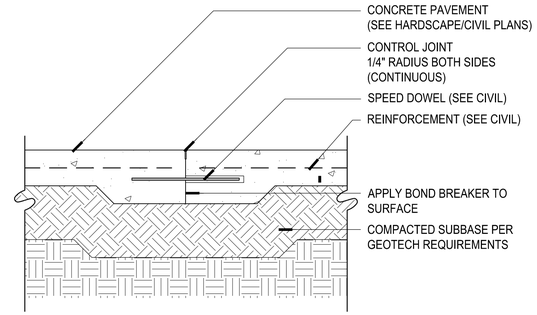
NOTES:

1. USE EXPANSION JOINTS WHERE PAVEMENT MEETS ALL VERTICAL SURFACES.
2. CONTRACTOR TO REVIEW JOINT LAYOUT WITH LANDSCAPE ARCHITECT PRIOR TO INSTALLING CONCRETE.
3. SEE PLANS FOR EXPANSION JOINT LOCATIONS. MAX SPACING TO BE 60' O.C.



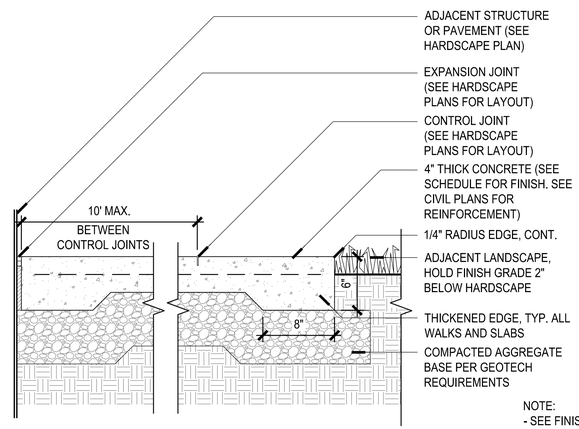
2 EXPANSION JOINT

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



4 CONSTRUCTION JOINT WITH DOWEL

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



NOTE:
- SEE FINISH SCHEDULE FOR ADDITIONAL SPECIFICATIONS.

6 PEDESTRIAN CONCRETE PAVING W AGGREGATE BASE

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

PC - PAVING / CURBS

SYMBOL	ITEM	DETAIL
PC-01	C.I.P. CONCRETE EXPOSED AGGREGATE	6 L3-4-01
PC-02A	8"X24" PAVERS	1-2 L3-4-02
PC-02B	8"X24" PAVERS	1-2 L3-4-02
PC-03	12"X24" PAVERS	1 L3-4-02
PC-04	24"X24" PAVERS	2 L3-4-02

ORIGINAL TITLE BLOCK DRAWN AT 24"x36" (Arch D)

Project Name

THE BREAKERS
PALM BEACH

TENNIS CENTER GARDEN TERRACE - PLAYER REST AREA

Client

THE BREAKERS PALM BEACH
1 S County Rd
Palm Beach, FL 33480

edsa
PLANNING
LANDSCAPE ARCHITECTURE
URBAN DESIGN
1512 E. BROWARD BOULEVARD, SUITE 110
FORT LAUDERDALE, FLORIDA 33301 USA
TEL: 954.524.3330

Rev	Date	Issued for

Key plan

File Name	
Hearing Date	
Submittal Date	APRIL 16, 2026
Designed By	CF
Drawn By	SL
Approved / Checked By	CM/PM
Project Number	SE260026

Seal

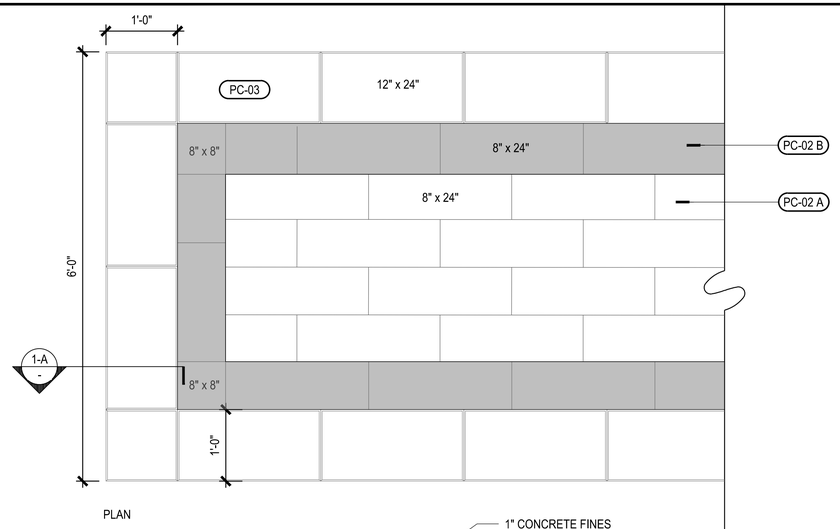
Project Number
121067

Project Phase

Sheet Title
HARDSCAPE DETAILS

Revision Number	Sheet Number
	L3-4-01

Drawing name: G:\Teams\EDPS\121067 - the breakers\EDSA\docs\06-sheets\1067 - The Breakers_PBTERRL\L3-4-01 HARDSCAPE DETAILS.dwg L3-4-01 HARDSCAPE DETAILS Jul 23, 2026 6:49pm by cjacobs



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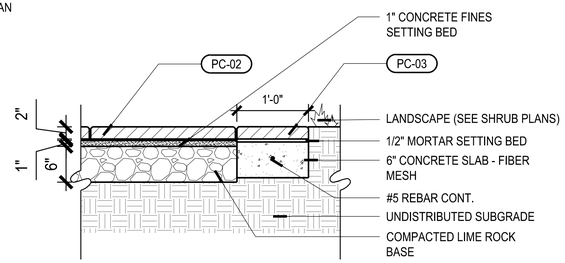
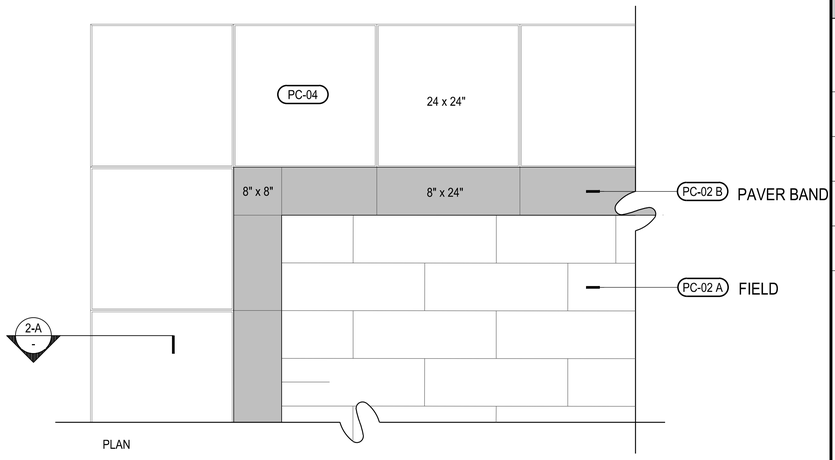


SECTION 1-A

1 PEDESTRIAN - 6' PATH - CONCRETE PAVERS

SCALE - 1"=1'-0"



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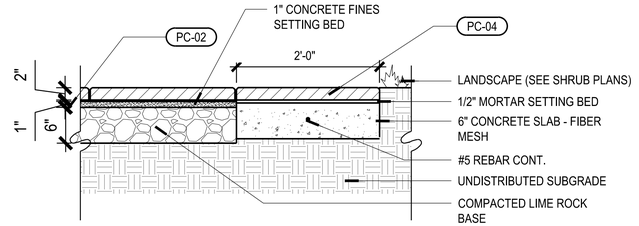

SECTION 2-A

2 CONCRETE PAVERS AT PLAZA

SCALE - 1"=1'-0"

PC - PAVING / CURBS

SYMBOL	ITEM	DETAIL
PC-01	C.I.P. CONCRETE EXPOSED AGGREGATE	6 / L3-4-01
PC-02A	8"X24" PAVERS	1-2 / L3-4-02
PC-02B	8"X24" PAVERS	1-2 / L3-4-02
PC-03	12"X24" PAVERS	1 / L3-4-02
PC-04	24"X24" PAVERS	2 / L3-4-02

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Sheet Title
HARDSCAPE DETAILS

Revision Number

Sheet Number
L3-4-02

Drawing name: G:\Teams\EDPS\121067 - the breakers\EDSA\doc\06-sheets\121067 • The Breakers_PBTERRL3-4-01 HARDSCAPE DETAILS.dwg L3-4-02 HARDSCAPE DETAILS Jul 23, 2026 6:49pm by: cjacobs

PC - PAVING / CURBS

SYMBOL	ITEM	DETAIL	DESCRIPTION	SOURCE	NOTES
PC-01	C.I.P. CONCRETE EXPOSED AGGREGATE	6 L3-4-01	TYPE: CAST IN PLACE INTEGRAL COLOR CONCRETE, GRAY CEMENT BASE WITH AGGREGATE COLOR: LIGHT GREY -TO MATCH PARKING LOT PATH-	SIKA USA PH. (800) 933-7452 WEBSITE: https://usa.sika.com 201Polito Avenue Lyndhurst, NJ 07071	
PC-02A	8"X24" PAVERS	1-2 L3-4-02	TYPE: CONCRETE PAVER COLOR: IVORY PATTERN: RUNNING BOND	ARTISTIC PAVER PH. (305) 653-7283 Contact info: Ricardo Vazquez ricardo@artisticpavers.com	
PC-02B	8"X24" PAVERS	1-2 L3-4-02	TYPE: CONCRETE PAVER COLOR: SILVER SAM PATTERN: RUNNING BOND	ARTISTIC PAVER PH. (305) 653-7283 Contact info: Ricardo Vazquez ricardo@artisticpavers.com	
PC-03	12"X24" PAVERS	1 L3-4-02	TYPE: CONCRETE PAVER COLOR: IVORY PATTERN: RUNNING BOND	ARTISTIC PAVER PH. (305) 653-7283 Contact info: Ricardo Vazquez ricardo@artisticpavers.com	
PC-04	24"X24" PAVERS	2 L3-4-02	TYPE: CONCRETE PAVER COLOR: IVORY PATTERN: RUNNING BOND	ARTISTIC PAVER PH. (305) 653-7283 Contact info: Ricardo Vazquez ricardo@artisticpavers.com	

ORIGINAL TITLE BLOCK DRAWN AT 24"x36" (Arch D)

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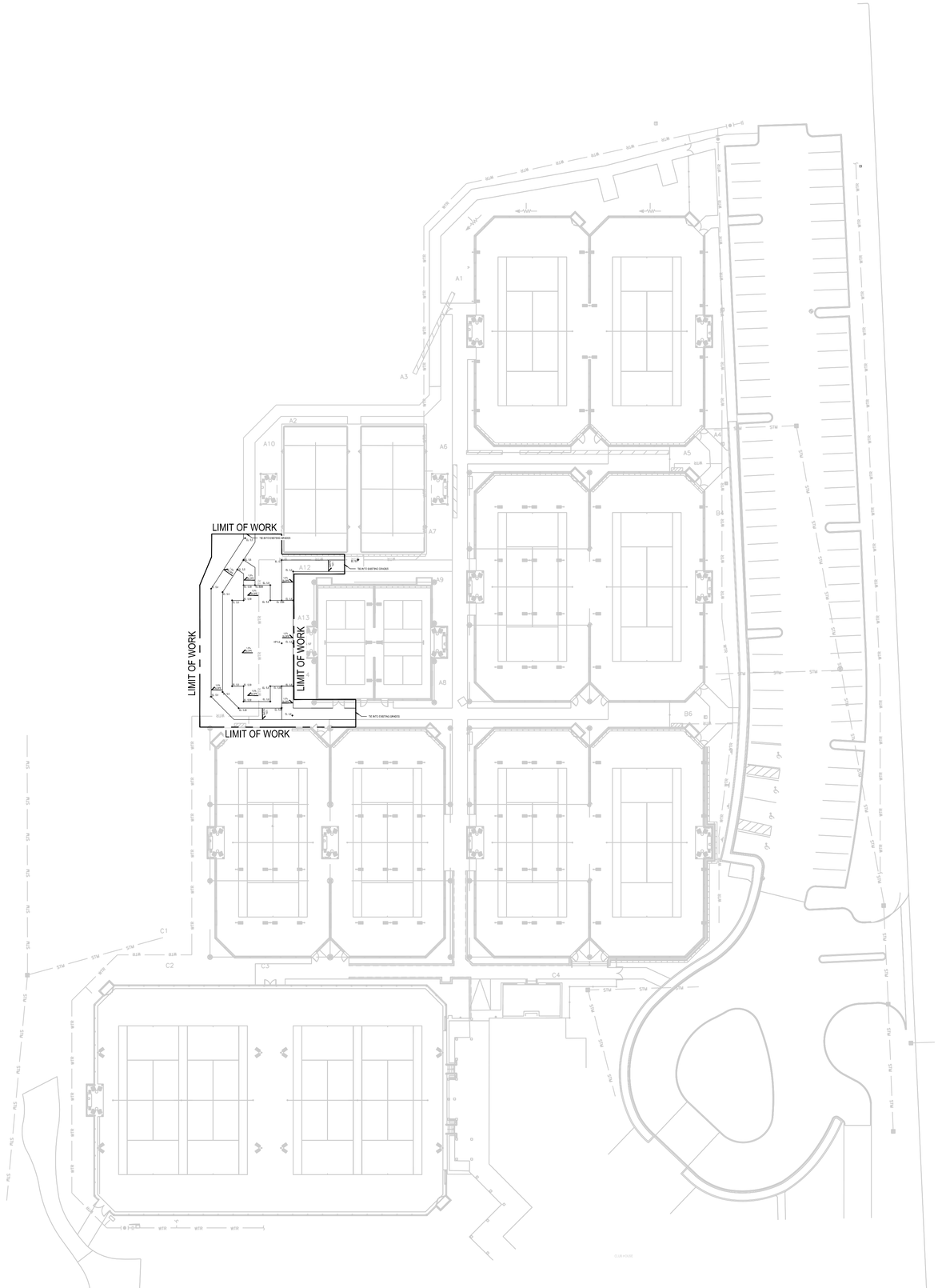
Project Phase

Sheet Title
HARDSCAPE SCHEDULE

Revision Number

Sheet Number
L3-5-01

Drawing name: G:\Teams\EDPS\121067 - the breakers\EDSA\doc\06-sheets\1067 - The Breakers_PBTERRL3-5-01 HARDSCAPE SCHEDULE.dwg L3-5-01 HARDSCAPE SCHEDULE Jul 23, 2026 8:49pm by: cjacobs



LEGEND

- +3.50 — ELEVATION
- CALLOUT
- +3.50 PROPOSED ELEVATION
- FFL FINISHED FLOOR ELEVATION
- TW TOP OF WALL
- BW BOTTOM OF WALL
- TRENCH DRAIN
- TS TOP OF STEP
- BS BOTTOM OF STEP
- TC TOP OF CURB
- BC BOTTOM OF CURB
- WL WATER LEVEL
- BP BOTTOM OF POOL
- #R NUMBER OF RISERS
- DRAIN INLET
- 1.0% SLOPE INDICATOR
- DETENTION / RETENTION AREA
- +0.00 EXISTING ELEVATIONS

1" =30'-0"

0 30' 60'

NORTH

ORIGINAL TITLE BLOCK DRAWN AT 24"x36" (Arch D)

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Project Number
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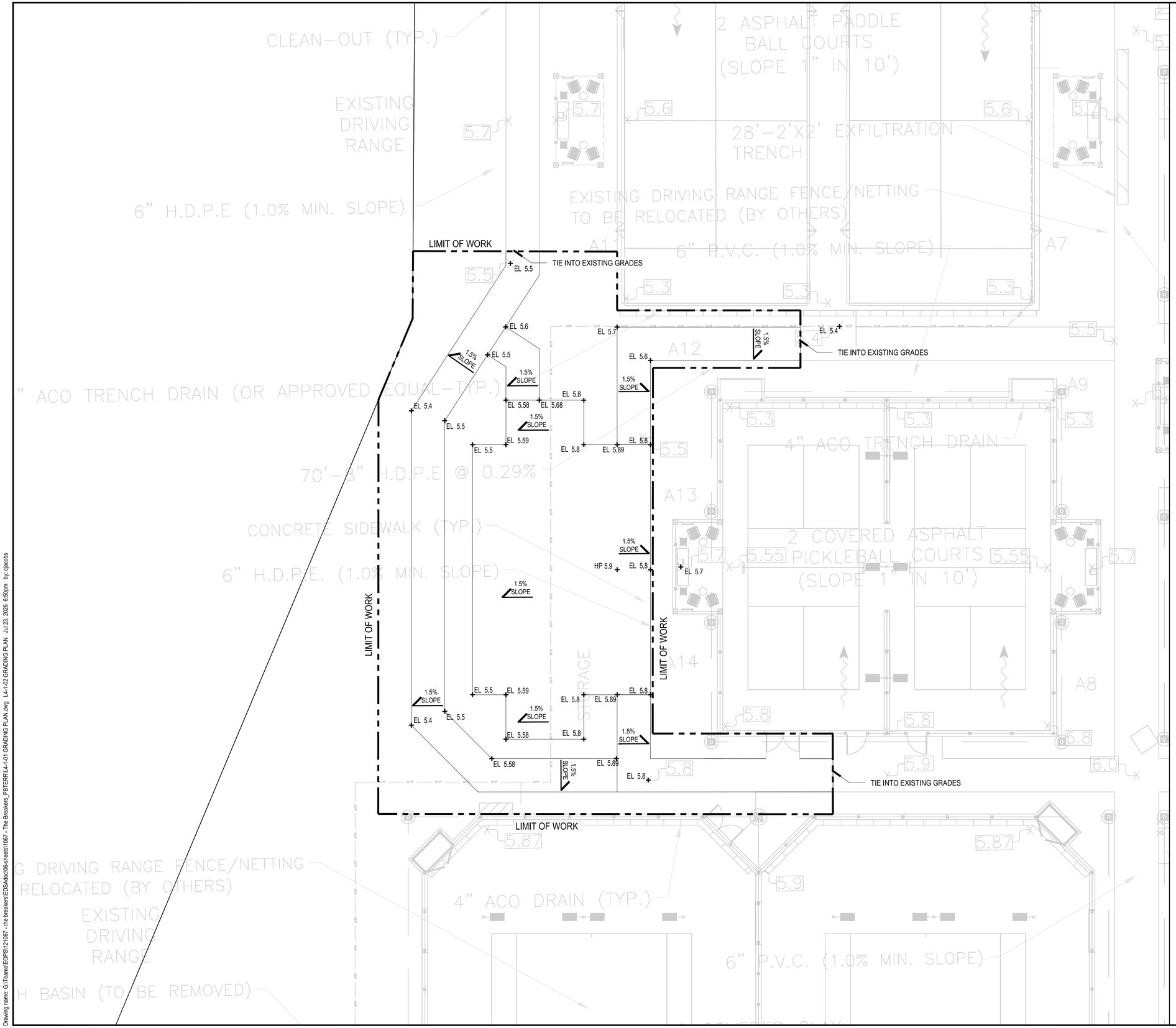
Project Phase

Sheet Title
OVERALL GRADING PLAN

Revision Number

Sheet Number
L4-1-01

Drawing name: G:\Teams\EOPS\121067 - the breakers\EDSA\doc\06-sheets\1067 - The Breakers_PBTERRL\L4-1-01 GRADING PLAN.dwg L4-1-01 OVERALL GRADING PLAN Jul 23, 2026 6:50pm by cjacobs



LEGEND

- +3.50 — ELEVATION
- CALLOUT
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- TW TOP OF WALL
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- BC BOTTOM OF CURB
- WL WATER LEVEL
- BP BOTTOM OF POOL
- #R NUMBER OF RISERS
- DRAIN INLET
- 1.0% SLOPE INDICATOR
- DETENTION / RETENTION AREA
- +0.00 EXISTING ELEVATIONS

1/8" = 1'-0"

0 4' 8' 16'

NORTH

ORIGINAL TITLE BLOCK DRAWN AT 24"x36" (Arch D)

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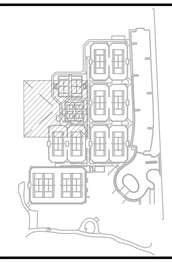

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Project Phase

Sheet Title
GRADING PLAN

Revision Number

Sheet Number
L4-1-02

Drawing name: G:\Teams\EDPS\121067 - the breakers\EDSA\doc\06-sheets\1067 - The Breakers_PBTERRL4-1-01 GRADING PLAN.dwg L4-1-02 GRADING PLAN Jul 23, 2026 6:50pm by cjacobs

GENERAL NOTES:

1. PRIOR TO PLANTING INSTALLATION, THE CONTRACTOR SHALL CONFIRM THE AVAILABILITY OF ALL THE SPECIFIED PLANT MATERIALS. THE CONTRACTOR SHALL SUBMIT DATED PHOTOGRAPHS OF ALL PLANT MATERIAL NOT TAGGED BY THE OWNERS REPRESENTATIVE TO THE OWNERS REPRESENTATIVE FOR REVIEW PRIOR TO DELIVERY OF MATERIALS TO THE PROJECT. ALL PHOTOGRAPHS OF TREES AND PALMS SHALL HAVE A MEASURING DEVICE AND PERSON IN THE PHOTO FOR SCALE. NURSERY SOURCE, HEIGHT, WIDTH AND CALIPER OF PLANT MATERIAL SHALL BE INCLUDED WITH THE PHOTOGRAPH.
2. THE PLANT MATERIAL QUANTITIES SHOWN IN THE CONTRACT DOCUMENTS ARE FOR THE CONVENIENCE OF THE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL PLANT MATERIAL QUANTITIES AND NOTIFYING THE OWNERS REPRESENTATIVE OF ANY DISCREPANCIES FOR CLARIFICATION PRIOR TO THE AWARD OF CONTRACT AND COMMENCEMENT OF WORK.
3. THE OWNERS REPRESENTATIVE SHALL HAVE THE RIGHT AT ANY STAGE OF THE OPERATION TO REJECT ANY PLANT MATERIALS THAT DO NOT COMPLY WITH THE REQUIREMENTS AS SPECIFIED HEREIN AND REQUIRE THE CONTRACTOR TO REPLACE THE REJECTED MATERIAL WITH MATERIAL MEETING THE SPECIFICATIONS. MAINTENANCE OF REPLACED MATERIAL SHALL CONTINUE UNTIL FINAL ACCEPTANCE.
4. THE OWNERS REPRESENTATIVE MAY ADJUST THE LOCATIONS OF THE PLANT MATERIAL SHOWN ON THE PLANS TO ACCOMMODATE UNFORESEEN FIELD CONDITIONS OR TO ACCOMPLISH DESIGN INTENT.
5. NO PLANT MATERIAL SUBSTITUTIONS SHALL BE MADE WITHOUT THE WRITTEN CONSENT OF THE OWNERS REPRESENTATIVE.
6. THE INSTALLATION OF ALL PLANT MATERIALS SHALL COMPLY WITH THE CODES, STANDARDS, REGULATIONS REQUIREMENTS AND ORDINANCES OF ANY GOVERNMENTAL AGENCY HAVING JURISDICTION OVER THE WORK.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR THIS WORK PRIOR TO THE START OF CONSTRUCTION.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR AND BEAR ALL COSTS RELATED TO THE TESTING OF EXISTING SOILS, PREPARED PLANTING MIXES AND AMENDMENTS.
9. THE CONTRACTOR SHALL PROTECT ALL PLANT MATERIAL TO REMAIN. THE CONTRACTOR SHALL INSTALL AND/OR MAINTAIN BARRICADES AS DETAILED ON THE DRAWINGS AND AS OUTLINED IN THE DEMOLITION/SITE CLEARING NOTES.
10. THE CONTRACTOR SHALL REFER TO THE GENERAL, FINE GRADING AND HARDSCAPE NOTES, SPECIFICATIONS AND THE CONTRACT DOCUMENTS PREPARED BY BUT NOT LIMITED TO ARCHITECTURAL, MEP, IRRIGATION, STRUCTURAL AND CIVIL ENGINEERING CONSULTANTS FOR ADDITIONAL REQUIREMENTS.
11. ALL PLANT MATERIAL SHALL MEET OR EXCEED THE FOLLOWING:
    A. AMERICAN STANDARDS FOR NURSERY STOCK, ASNI Z60.1.
    B. FLORIDA GRADE NO. 1, FLORIDA DEPARTMENT OF AGRICULTURE GRADES AND STANDARDS FOR NURSERY PLANTS LATEST ADDITION.
12. PLANTS SHALL BE SYMMETRICAL AS IS TYPICAL FOR THEIR VARIETY AND SPECIES. THEY SHALL BE FREE FROM PLANT DISEASE, INSECTS OR THEIR EGGS.
13. NURSERY GROWN STOCK SHALL BE GROWN UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT.
14. ALL PLANT MATERIAL SIZES SPECIFIED ARE MINIMUM SIZES. HEIGHT AND SPREAD TAKE PRECEDENCE OVER CALIPER AND CONTAINER SIZES.
15. CONTAINER PLANTS SHALL HAVE BEEN GROWN IN A RIGID CONTAINER FOR A MINIMUM TIME AS FOLLOWS:
    A. TREES……2 YEARS.
    B. SHRUBS….1 YEAR.
    C. GROUNDCOVERS….6 MONTHS.
16. ALL CONTAINER PLANTS SHALL HAVE ROOTS SUFFICIENTLY DEVELOPED TO HOLD THE SOIL TOGETHER WHEN REMOVED FROM ITS CONTAINER. NO PLANT MATERIAL SHALL BE BOUND TO THE CONTAINER NOR HAVE CIRCULAR ROOTS.
17. BALLED AND BURLAPPED PLANTS WILL NOT BE ACCEPTED WHEN THE ROOT BALL HAS BEEN CRACKED OR BROKEN.
18. PLANTS GROWN IN GROW BAGS ARE PROHIBITED.
19. SOD SHALL BE THE SPECIES AS CALLED FOR ON THE DRAWINGS. SOD SHALL BE WELL MATTED WITH HEAVY ROOT DEVELOPMENT AND FREE OF WEEDS, FUNGUS AND OTHER DISEASES.
20. SOD SHALL BE MACHINE CUT TO A COMMERCIAL SIZE WITH A UNIFORM THICKNESS OF 1-1/4 TO 1-1/2 INCH THICKNESS.

SOIL PREPARATION AND SOIL MIX NOTES:

1. PREPARED PLANTING MIX SHALL CONSIST OF THE FOLLOWING:
    A. TREES/SHRUBS/GROUNDCOVER.....70% CLEAN BUILDERS SAND, 30% TOPSOIL/PEAT MIX.
    B. PALMS.....90% CLEAN BUILDERS SAND, 10% TOPSOIL/PEAT MIX.
    C. ANNUALS.....50% CLEAN BUILDERS SAND, 25% PEAT, 25% VERMICULITE.
2. PREPARED PLANTING MIX FOR LANDSCAPE ON STRUCTURE SHALL CONSIST OF THE FOLLOWING:
    A. 20% CLEAN BUILDERS SAND, 30% PEAT, 30% RICE ROCK, 20% PERLITE.
3. THE COMPOSITION OF THE PREPARED PLANTING MIX MAY BE MODIFIED BASED ON RECOMMENDATIONS FROM THE SOIL TEST(S).
4. TOPSOIL SHALL BE NATURAL SURFACE SOIL, FERTILE, FRIABLE AGRICULTURAL SOIL FREE OF WEEDS WITH 4-6% ORGANIC MATTER, A PH OF 5.5 TO 6.5 AND CAPABLE OF SUSTAINING VIGOROUS PLANT GROWTH.
5. EXISTING SOIL MAY BE SUBSTITUTED FOR TOPSOIL AND/OR SAND BASED ON THE RESULTS OF THE SOIL TEST(S).
6. PEAT SHALL BE ORGANIC PEAT SUITABLE FOR HORTICULTURAL PURPOSES. PEAT SHALL BE SHREDDED WITH PIECES NO LARGER THAN ONE-HALF INCH (1/2") IN DIAMETER. PEAT SHALL HAVE A PH OF 4.5 TO 6.5 AND SHALL BE STERILIZED TO MAKE IT FREE OF WEEDS AND NEMATODES.
7. COMPOSTED ORGANICS SHALL BE WOOD SHAVINGS, PINE BARK, GREEN WASTES OR CLEAN AGRICULTURAL WASTES, WELL-ROTTED AND SCREENED THROUGH A ONE-HALF INCH (1/2") SCREEN.
8. COMPONENTS OF THE PREPARED PLANTING MIX SHALL BE BLENDED OUTSIDE OF THE PLANTING BEDS. THE CONTRACTOR SHALL SUBMIT A 2-GALLON SAMPLE TO A CERTIFIED SOILS TEST LABORATORY FOR ANALYSIS. BASED ON THE LABORATORY ANALYSIS THE CONTRACTOR SHALL APPLY SOIL AMENDMENTS AS NECESSARY TO ADJUST THE PREPARED PLANTING MIX TO MEET THE FOLLOWING REQUIREMENTS:
    A. PH VALUE BETWEEN 5.5 AND 6.6.
    B. ORGANIC MATTER CONTENT BETWEEN 5% AND 10% OF TOTAL DRY WEIGHT.
    C. NITROGEN 5% AVERAGE OF OF ORGANIC MATTER.
    D. PHOSPHORUS 0.05% AVERAGE OF TOTAL SOIL CONTENT.
    E. POTASSIUM 1.2% AVERAGE OF TOTAL SOIL CONTENT.
9. FERTILIZER FOR PLANT MATERIALS SHALL BE AS FOLLOWS:
    A. PALMS.....13-3-13 PLUS MINOR ELEMENTS-SLOW RELEASE. 1/2 LB. FERTILIZER PER 1/2 CALIPER INCH.
    B. TREES..... 8-6-6 PLUS MINOR ELEMENTS-SLOW RELEASE. 1/2 LB. FERTILIZER PER 1/2 CALIPER INCH.

SOIL PREPARATION AND SOIL MIX NOTES: (cont.)

C. SHRUBS/GROUNDCOVERS.....8-10-10 PLUS MINOR ELEMENTS-SLOW RELEASE. 1/2 LB. FERTILIZER PER 100 SQ. FT.
D. LAWNS.....16-4-8 PLUS MINOR ELEMENTS-SLOW RELEASE. 1LB. FERTILIZER PER 1,000 SQ. FT.
E. ENDO AND ECTOMYCORRIZAL INOCULANTS.....DIE HARD OR OWNERS REPRESENTATIVE APPROVED EQUAL.
F. ANTI-DESICCANT.....WILT-PRUF OR OWNERS REPRESENTATIVE APPROVED EQUAL.

10. ALL FERTILIZERS SHALL BE MANUFACTURED FROM QUALITY MATERIALS, FREE FROM IMPURITIES AND SHALL MEET RECOGNIZED STANDARDS FOR EFFECTIVENESS.
11. ALL FERTILIZERS SHALL BE FREE FLOWING AND SUITABLE FOR APPLICATION WITH APPROVED EQUIPMENT.
12. ALL FERTILIZER SHALL BE DELIVERED TO THE SITE IN CONTAINERS, EACH FULLY LABELED CONFORMING TO APPLICABLE STATE FERTILIZER LAWS AND BEARING THE GRADE AND TRADE NAME OF THE PRODUCER.
13. AFTER ROUGH GRADING HAS BEEN COMPLETED ONE SAMPLE OF EXISTING SOIL PER 5,000 SQ. FT. OF LANDSCAPE AREAS SHALL BE SUBMITTED TO A CERTIFIED SOILS TESTING LABORATORY FOR ANALYSIS AS TO THE SUITABILITY OF THE EXISTING SOIL TO MEET THE REQUIREMENT OF THE PREPARED PLANTING MIX.
14. SOIL SAMPLES SHALL BE TAKEN TO A DEPTH OF TWENTY-FOUR INCHES (24").
15. SHOULD TEST RESULTS INDICATE THAT THE EXISTING SOILS DO NOT FALL WITHIN THE REQUIREMENS FOR PREPARED PLANTING MIX THE CONTRACTOR SHALL:
    A. SUBMIT TO THE OWNERS REPRESENTATIVE FOR APPROVAL AN AMENDED PLANTING MIX ALONG WITH RECOMMENDATION FOR ORGANIC MATERIALS, FERTILIZERS AND/OR OTHER MATERIALS FOUND NECESSARY TO ASSURE OPTIMUM PLANT GROWTH. PROPOSED REVISIONS SHALL INCLUDE METHODOLOGY FOR INCORPORATING THE AMENDMENTS TO A DEPTH OF TWENTY-FOUR INCHES (24"). ANY RECOMMENDED REVISIONS SHALL BE APPROVED BY THE OWNERS REPRESENTATIVE PRIOR TO INSTALLATION OF THE AMENDED PLANTING MIX.....OR
    B. EXCAVATE LANDSCAPE BEDS CONTAINING NONCOMPLIANT EXISTING SOILS TO A DEPTH OF 24 INCHES (24") AND BACKFILL WITH PREPARED PLANTING MIX AS SPECIFIED. PREPARED PLANTING MIX SHALL BE PLACED AND COMPACTED TO 80% STANDARD PROCTOR IN TWELVE INCH (12") LIFTS.
16. EXISTING SOILS MAY BE USED IN EITHER THE PREPARED OR AMENDED PLANTING MIXES AS DETERMINED BY THE SOIL TEST RECOMMENDATIONS.
17. EXCAVATED SOIL MAY BE USED FOR ONSITE FILL IF IT COMPLIES WITH GEOTECHNICAL REQUIREMENTS.
18. SUBMITTALS:
    A. RESULTS OF SOILS TESTS INCLUDING CONTENT/MIX ANALYSIS AND AMENDMENT RECOMMENDATIONS.
    B. CERTIFICATION THAT PREPARED AND/OR AMENDED PLANTING MIX MEETS REQUIREMENTS.
    C. LITERATURE AND PROPOSED APPLICATION RATES FOR SOIL AMENDMENTS, HERBICIDES AND STERILIZERS.

IRRIGATION NOTES:

1. CONTRACTOR TO MODIFY / RETROFIT THE EXISTING IRRIGATION ZONE(S) TO SUPPLY RECONFIGURED PLANTING AREAS UTILIZING MATCHING HEADS.

PLANTING NOTES:

1. PRIOR TO THE INSTALLATION OF PLANT MATERIALS, THE CONTRACTOR SHALL CONFIRM IN WRITING TO THE OWNERS REPRESENTATIVE THAT THE FINISHED GRADES IN ALL AREAS WHERE PLANT MATERIALS ARE TO BE INSTALLED CONFORM TO THE PROPOSED GRADES NOTED ON THE GRADING PLANS.
2. PLANTING SHALL NOT COMMENCE UNTIL IRRIGATION HAS BEEN INSTALLED AND IS OPERATIONAL. TREES MAY BE INSTALLED PRIOR TO THE INSTALLATION OF IRRIGATION PROVIDED THAT A HAND WATERING SCHEDULE IS SUBMITTED TO AND APPROVED BY THE OWNERS REPRESENTATIVE.
3. THE CONTRACTOR SHALL SUBMIT WEED CONTROL PRODUCTS THAT DO NOT INCLUDE GLYPHOSATE. PROTECT EXISTING PLANTS TO REMAIN FROM OVERSPRAY. DO NOT APPLY WITHIN ROOT ZONES OF EXISTING PLANT MATERIAL TO REMAIN. CONTRACTOR TO ENSURE TOTAL WEED ERADICATION PRIOR TO INSTALLATION OF PLANT MATERIAL.
4. CONTRACTOR SHALL CONFIRM THAT ALL ORGANICS, SOD, WEEDS, ROOTS AND DEBRIS HAVE BEEN REMOVED TO A DEPTH OF 12 INCHES FROM ALL AREAS WHERE PLANT MATERIALS ARE TO BE INSTALLED. ALL PAVEMENT AND PAVEMENT BASE MATERIAL SHALL BE REMOVED COMPLETELY IN ALL AREAS WHERE PLANT MATERIALS ARE TO BE INSTALLED.
5. ANY DEPRESSIONS OR EXCAVATIONS BELOW THE APPROVED FINISHED GRADES CREATED FOR OR BY THE REMOVAL OF SUCH OBJECTS SHALL BE REFILLED WITH CLEAN COARSE SAND AND COMPACTED TO A DENSITY CONFORMING TO THE SURROUNDING GROUND.
6. THE CONTRACTOR SHALL PAINT THE OUTLINE OF EACH SHRUB AND GROUNDCOVER BED AND STAKE THE LOCATION OF ALL TREES/PALMS FOR APPROVAL OF THE OWNERS REPRESENTATIVE PRIOR TO INSTALLATION.
7. TREE/PALM PITS SHALL BE TESTED FOR VERTICAL DRAINAGE BY FILLING WITH WATER TWICE IN SUCCESSION. CONDITIONS PERMITTING THE RETENTION OF MORE THAN 6 INCHES OF WATER IN 1 HOUR SHALL BE BROUGHT TO THE ATTENTION OF THE OWNERS REPRESENTATIVE. THE CONTRACTOR SHALL SUBMIT A WRITTEN PROPOSAL FOR CORRECTION OF SUCH CONDITIONS BEFORE PROCEEDING WITH INSTALLATION.
8. UNIFORMLY APPLY REQUIRED AMENDMENTS TO AREAS TO RECEIVE SOD AND CULTIVATE BY MECHANICAL TILLING INTO THE TOP 6 INCHES OF SOIL.
9. AREAS TO RECEIVE SOD SHALL BE GRADED TO LEVEL OUT ALL UNDULATIONS OR IRREGULARITIES IN THE SURFACE RESULTING FROM TILLAGE, FERTILIZING OR OTHER OPERATIONS. THE RESULTING SURFACE SHALL BE ROLLED WITH THE RESULTING GRADE TO BE NO HIGHER THAN THE ADJACENT PAVING OR OTHER GRADE ELEMENTS AFTER SOD HAS BEEN INSTALLED.
10. PLANTING BEDS SHALL THEN BE FINE GRADED TO A SMOOTH AND EVEN SURFACE ASSURING POSITIVE DRAINAGE AWAY FROM STRUCTURES AND ELIMINATING ANY DEPRESSIONS WHICH MAY COLLECT WATER.
11. "SURFLAN" OR OWNER REPRESENTATIVE APPROVED EQUAL PRE-EMERGENT HERBICIDE SHALL BE APPLIED TO ALL PLANTING BEDS IN ACCORDANCE WITH THE MANUFACTURES RECOMMENDED RATE.

PLANTING NOTES: (cont.)

12. ALL PLANT PITS SHALL BE EXCAVATED TO A WIDTH AND DEPTH AS INDICATED ON THE DRAWINGS.
13. PLANT MATERIALS SHALL BE CENTERED IN THEIR PITS, FACED FOR BEST EFFECT AND SET PLUMB FOR BACKFILLING.
14. SHRUB/GROUNDCOVER PLANTINGS SHOWN IN MASS PLANTING BEDS SHALL BE PLACED ON A TRIANGULAR SPACING CONFIGURATION. SEE DRAWINGS FOR TRIANGULAR SPACING DETAIL AND PLANT MATERIAL LIST FOR ON-CENTER PLANT SPACING.
15. BALLED AND BURLAPPED PLANTS SHALL HAVE THE BURLAP, STRINGS, STRAPS AND WIRE CAGES REMOVED FROM THE TOP 1/3 OF THE ROOT BALL.
16. PLACE BACKFILL IN PLANT PITS IN LAYERS NOT TO EXCEED 1/3 THE DEPTH OF THE ROOT BALL AND TAMP FIRMLY IN PLACE. PRIOR TO PLACING THE FINAL LAYER, THE PIT SHALL BE FILLED WITH WATER AND THE SOIL ALLOWED TO SETTLE.
17. AFTER SETTLEMENT THE CROWN OF THE ROOT BALL SHALL BE ABOVE FINISHED GRADE AS INDICATED ON THE DRAWINGS. PLANTS WITH ROOT BALLS SET BELOW INDICATED HEIGHTS WILL BE REQUIRED TO BE REMOVED AND REPLANTED.
18. TREES/PALMS SHALL BE STAKED ACCORDING TO THE DETAILS ON THE DRAWINGS.
19. MULCH AS DESIGNATED ON THE DRAWINGS SHALL BE PLACED THROUGHOUT ALL PLANTING AREAS.
20. NO MULCH SHALL BE PLACED OVER SHRUB/GROUNDCOVER ROOT BALLS OR WITHIN 4" OF TREE OR PALM TRUNKS.
21. SOD SHALL BE PLACED WITH STAGGERED BUTT TIGHT JOINTS. THERE SHALL BE NO VOIDS OR OVERLAPPING OF EDGES BETWEEN SOD PIECES.
22. SOD SHALL BE ROLLED IMMEDIATELY AFTER BEING PLACED. CLEAN BUILDERS' SAND SHALL BE USED TO FILL ANY RESULTING VOIDS OR UNEVENNESS IN THE SOD SURFACE. ANY AREAS REQUIRING EXCESSIVE TOP-DRESSING SHALL HAVE THE SOD REMOVED, THE AREA REGRADED AND RE-SODDED.
23. THE CONTRACTOR SHALL REFER TO THE LANDSCAPE PLANTING DETAILS AND/OR SPECIFICATIONS FOR ADDITIONAL PLANTING INSTRUCTIONS.

POST PLANTING NOTES :

1. MAINTENANCE:
    A. DURING THE PROJECT WORK PERIOD PRIOR TO SUBSTANTIAL COMPLETION ACCEPTANCE, THE CONTRACTOR SHALL MAINTAIN ALL PLANT MATERIAL.
    B. MAINTENANCE DURING THE WORK PERIOD PRIOR TO THE SUBSTANTIAL COMPLETION ACCEPTANCE SHALL CONSIST OF WATERING, CULTIVATING, WEEDING, MULCHING, REMOVAL OF DEAD MATERIAL, REPAIRING/TIGHTENING OF STAKES AND GUYS, RESETTING PLANTS TO PROPER GRADES AND UPRIGHT POSITION AND FURNISHING AND APPLYING SUCH SPRAYS AS NECESSARY TO KEEP PLANT MATERIAL REASONABLY FREE OF DAMAGING INSECTS AND DISEASE.
    C. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HAND WATERING ALL PLANT MATERIAL AS REQUIRED TO SUPPLEMENT IRRIGATION AND RAINFALL IN ORDER TO ENSURE PLANT MATERIAL ESTABLISHMENT.
2. SUBSTANTIAL COMPLETION ACCEPTANCE:
    A. UPON WRITTEN NOTICE FROM THE CONTRACTOR, THE OWNERS REPRESENTATIVE SHALL REVIEW THE WORK AND DETERMINE IF THE WORK IS SUBSTANTIALLY COMPLETE.
    B. FOR THE PURPOSE OF ACCEPTANCE ALL PLANT MATERIAL SHALL BE HEALTHY, VIGOROUS, UNDAMAGED, FREE OF WEEDS AND DISEASE, AND EXHIBITING EVIDENCE OF ESTABLISHING NEW ROOTS. PLANT MATERIAL DEEMED UNACCEPTABLE SHALL BE REMOVED AND REPLACED.
    C. THE DATE OF SUBSTANTIAL COMPLETION OF THE PLANTING SHALL BE THE DATE WHEN THE OWNERS REPRESENTATIVE ACCEPTS IN WRITING THAT ALL WORK RELATED TO PLANTING IS COMPLETE.
3. WARRANTY:
    A. ALL PLANT MATERIAL SHALL BE WARRANTED IN WRITING BY THE CONTRACTOR FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF WRITTEN NOTIFICATION OF SUBSTANTIAL COMPLETION . REPLACEMENT OF PLANT MATERIAL DURING THE WARRANTY PERIOD SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL HAVE THE SAME WARRANTY PERIOD OF ONE (1) YEAR FROM DATE OF REPLACEMENT.

ORIGINAL TITLE BLOCK DRAWN AT 24"x36" (Arch D)

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Project Name

THE BREAKERS
PALM BEACH

TENNIS CENTER GARDEN TERRACE - PLAYER REST AREA

Client

THE BREAKERS PALM BEACH
1 S County Rd
Palm Beach, FL 33480

edsa
PLANNING
LANDSCAPE ARCHITECTURE
URBAN DESIGN
1512 E. BROWARD BOULEVARD, SUITE 110
FORT LAUDERDALE, FLORIDA 33301 USA
TEL: 954.524.3330

Rev	Date	Issued for

Key plan

File Name	
Hearing Date	
Submittal Date	APRIL 16, 2026
Designed By	CF
Drawn By	SL
Approved / Checked By	CM/PM
Project Number	SE260026

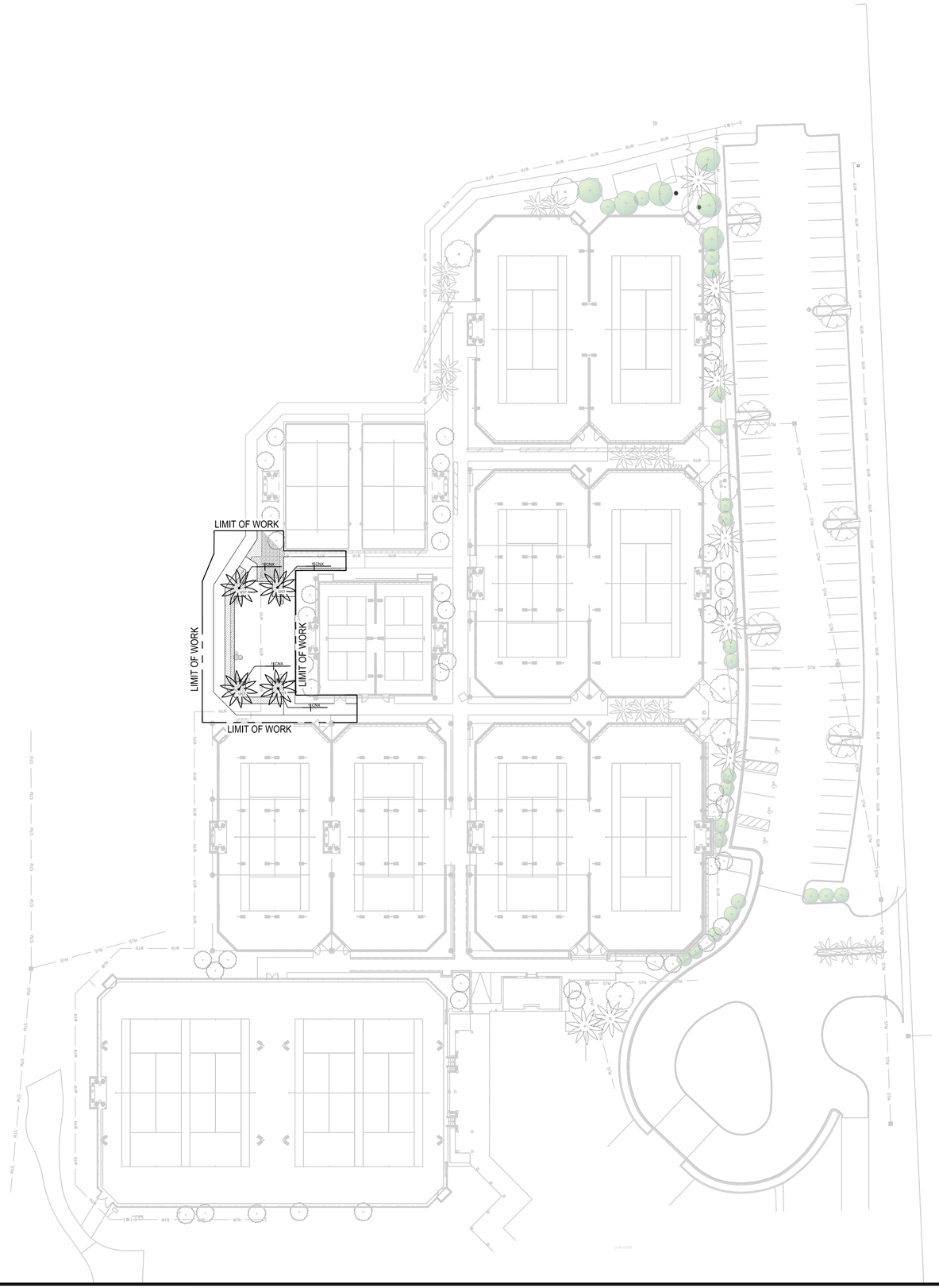
Seal

Project Number
121067

Project Phase

Sheet Title
PLANTING NOTES

Revision Number	Sheet Number
	L5-0-01



PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL NAME
TREES			
	CNX	4	Cocos nucifera 'Green Malayan'

1" = 30'-0"

0 30' 60'

NORTH

ORIGINAL TITLE BLOCK DRAWN AT 24"x36" (Arch D)

Project Name

THE BREAKERS
PALM BEACH

TENNIS CENTER GARDEN
TERRACE - PLAYER REST AREA

Client

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Project Number
121067

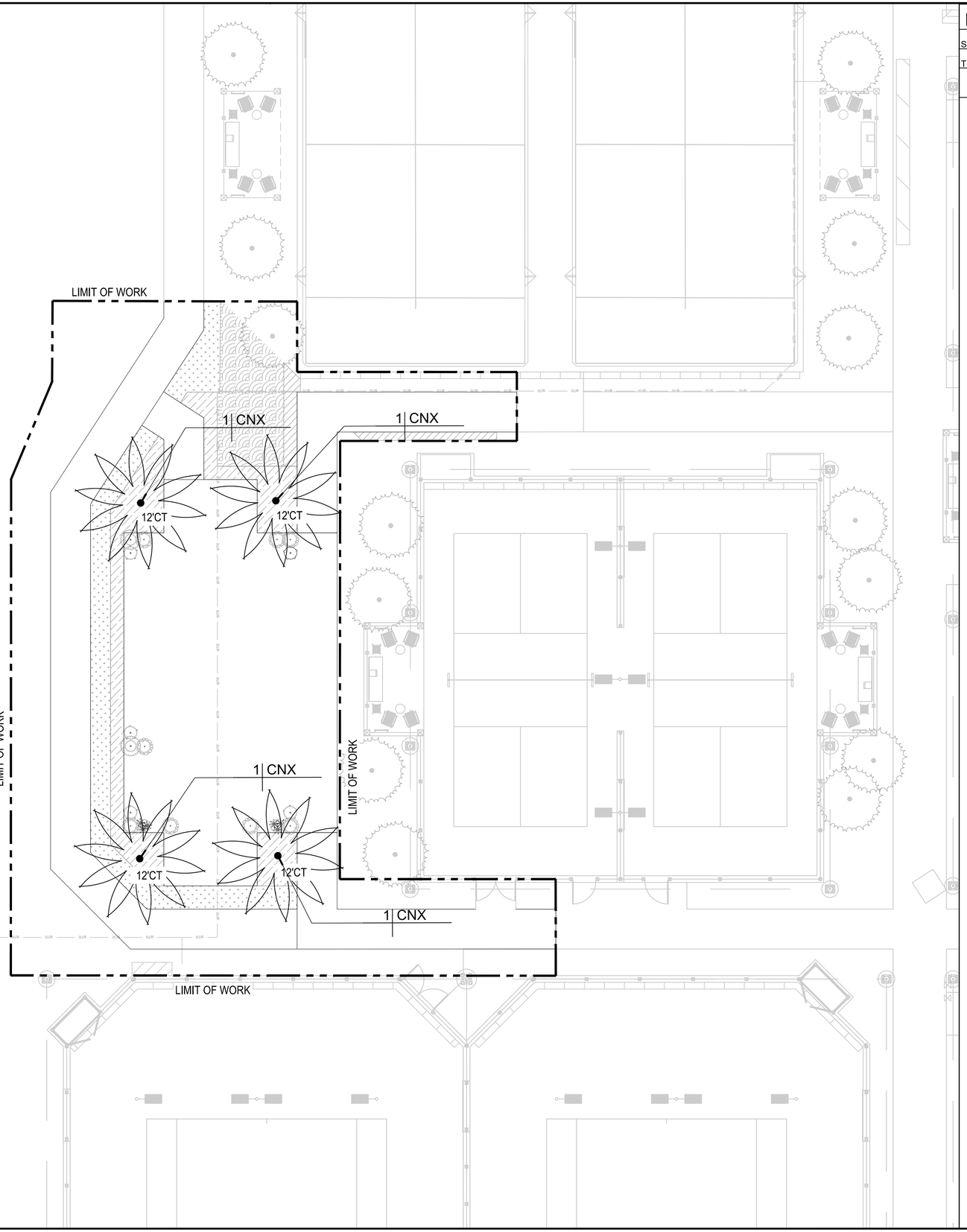
Project Phase

Sheet Title
OVERALL TREE PLAN

Revision Number

Sheet Number
L5-1-01

Drawing name: G:\Teams\EOPS\121067 - the breakers\EDSA\docs\06-sheets\1067 - The Breakers_PBTERRLS-1-01 TREE PLAN.dwg L5-1-01 OVERALL TREE PLAN Jul 23, 2026 8:51pm by cjacobs



PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL NAME
TREES			
	CNX	4	Cocos nucifera 'Green Malayan'

1/8" = 1'-0"

0 4' 8' 16'

NORTH

ORIGINAL TITLE BLOCK DRAWN AT 24"x36" (Arch D)

Project Name

THE BREAKERS
PALM BEACH

TENNIS CENTER GARDEN
TERRACE - PLAYER REST AREA

Client

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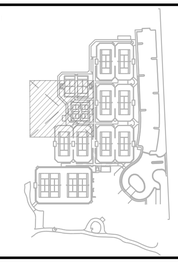

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Seal

Project Number

121067

Project Phase

Sheet Title

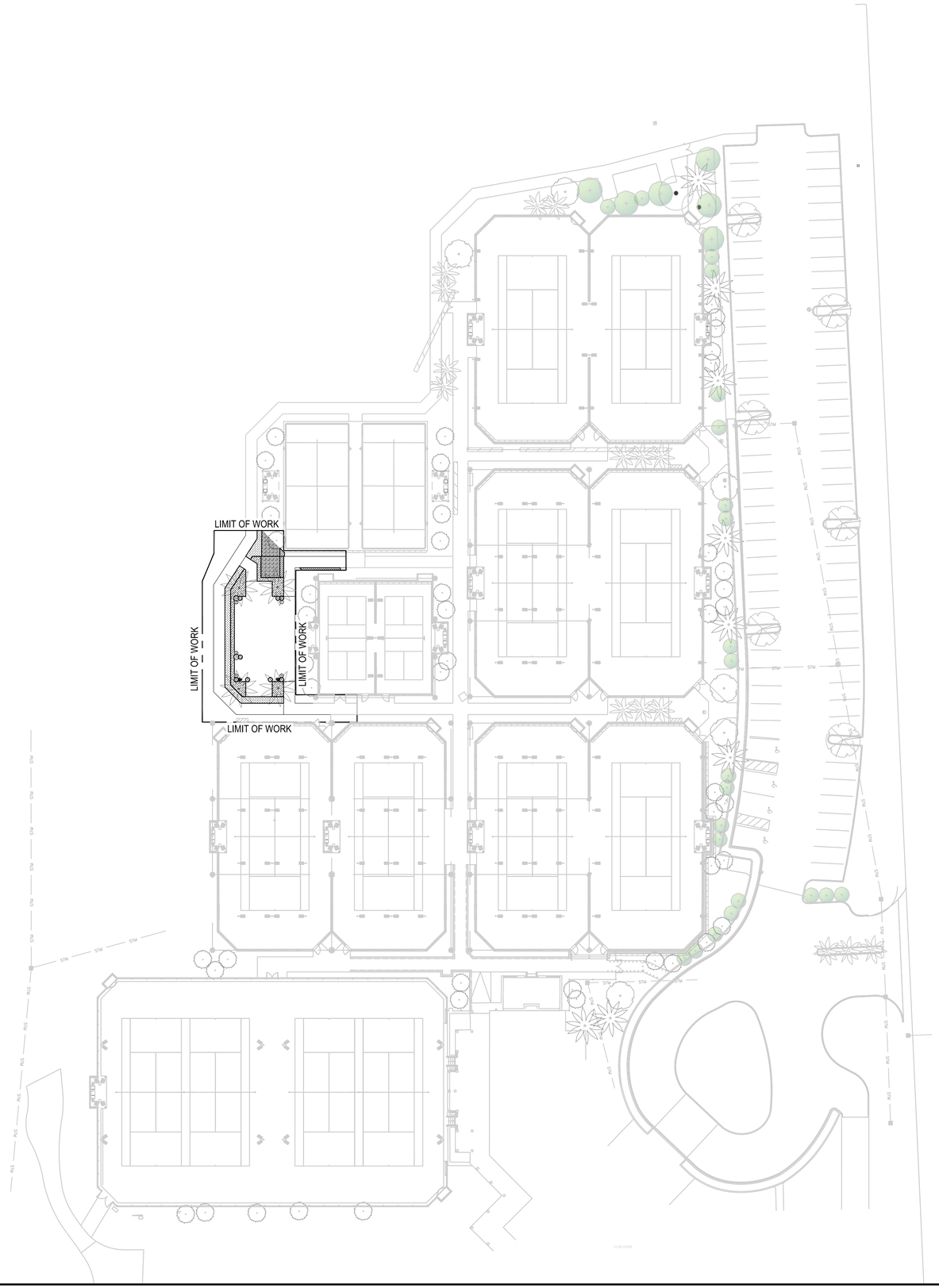
TREE PLAN

Revision Number

Sheet Number

L5-1-02

Drawing name: G:\Teams\EDPS\121067 - the breakers\EDSAdoc\06-sheets\1067 - The Breakers_PBTERR\L5-1-01 TREE PLAN.dwg L5-1-01 TREE PLAN Jul 23, 2026 6:51pm by: cjacobs



1" = 30'-0"

0 30' 60'

NORTH

ORIGINAL TITLE BLOCK DRAWN AT 24"x36" (Arch D)

Project Name

THE BREAKERS
PALM BEACH

TENNIS CENTER GARDEN TERRACE - PLAYER REST AREA

Client

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1 S County Rd
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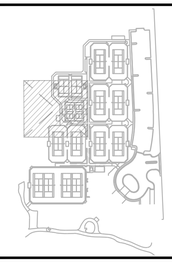

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Project Number	SE260026

Seal

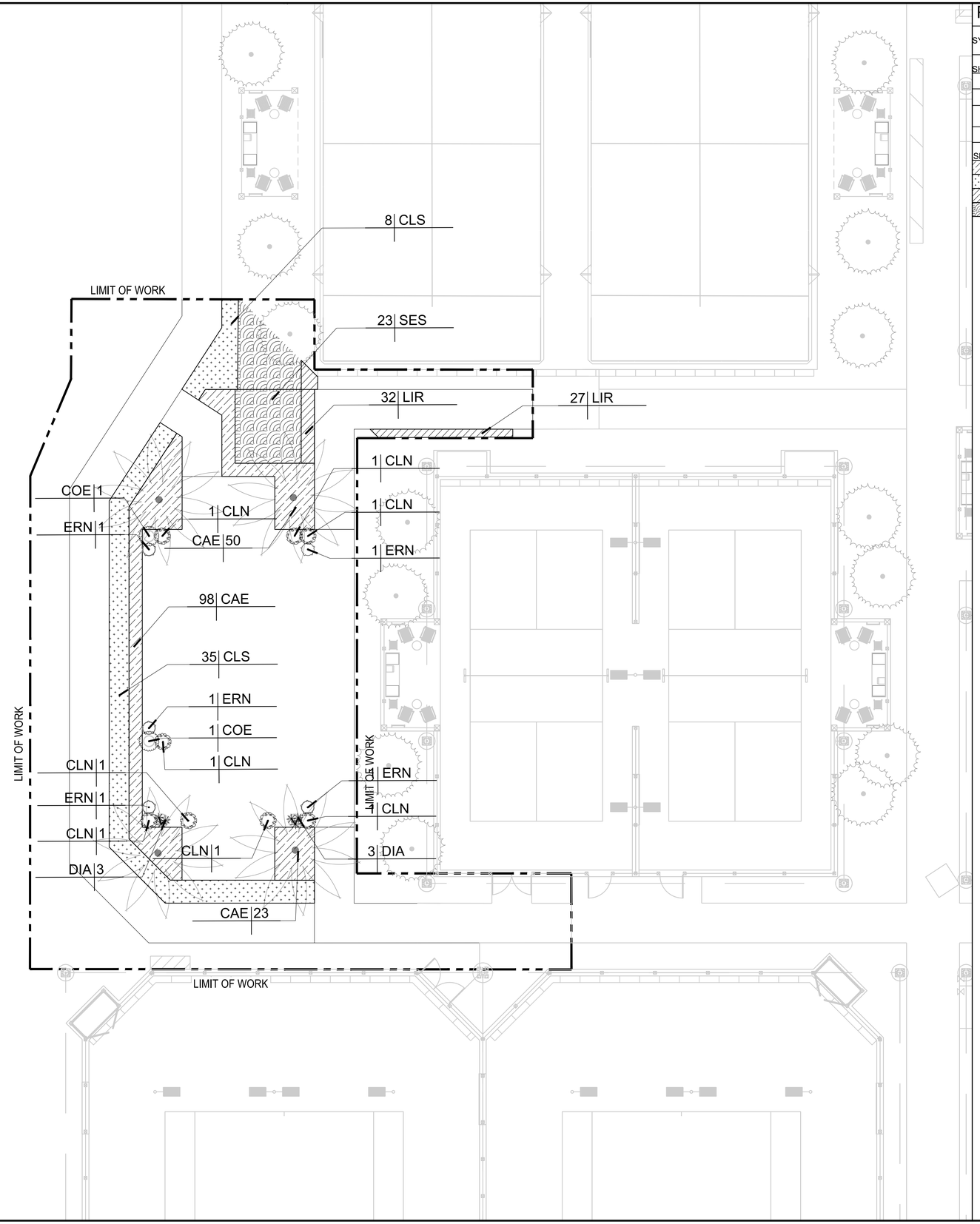
Project Number
121067

Project Phase

Sheet Title
OVERALL SHRUB PLAN

Revision Number	Sheet Number
	L6-1-01

Drawing name: G:\Teams\EOPS\121067 - the breakers\EDSA\docs\06-sheets\1067 - The Breakers_PBTERRL6-1-01 SHRUB PLAN.dwg L6-1-01 OVERALL SHRUB PLAN Jul 23, 2026 6:51pm by cjacobs



PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL NAME
SHRUBS			
	CLN	8	Clusia rosea 'Nana'
	COE	2	Conocarpus erectus Sericeus
	DIA	6	Dianella tasmanica
	ERN	5	Ernodea littoralis
SHRUB AREAS			
	CAE	171	Carissa macrocarpa 'Emerald Blanket'
	CLS	43	Clusia guttifera
	LIR	59	Liriope muscari
	SES	23	Serenoa repens 'Cinerea'

1/8" = 1'-0"

0 4' 8' 16'

NORTH

ORIGINAL TITLE BLOCK DRAWN AT 24"x36" (Arch D)

Project Name

THE BREAKERS
PALM BEACH

TENNIS CENTER GARDEN
TERRACE - PLAYER REST AREA

Client

THE BREAKERS
PALM BEACH

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edsa

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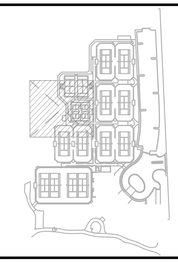

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Seal

Project Number

121067

Project Phase

Sheet Title

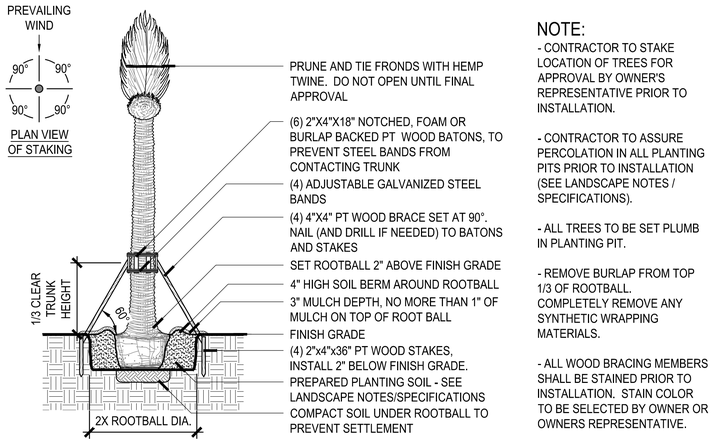
SHRUB PLAN

Revision Number

Sheet Number

L6-1-02

Drawing name: G:\Teams\EOPS\121067 - the breakers\EDSA\doc\06-sheets\1067 - The Breakers_PBTERRL6-1-01 SHRUB PLAN.dwg L6-1-01 SHRUB PLAN Jul 23, 2026 6:52pm by cjacobs



NOTE:

- CONTRACTOR TO STAKE LOCATION OF TREES FOR APPROVAL BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.

- CONTRACTOR TO ASSURE PERCOLATION IN ALL PLANTING PITS PRIOR TO INSTALLATION (SEE LANDSCAPE NOTES / SPECIFICATIONS).

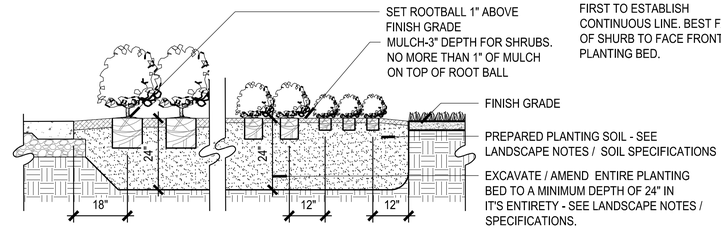
- ALL TREES TO BE SET PLUMB IN PLANTING PIT.

- REMOVE BURLAP FROM TOP 1/3 OF ROOTBALL. COMPLETELY REMOVE ANY SYNTHETIC WRAPPING MATERIALS.

- ALL WOOD BRACING MEMBERS SHALL BE STAINED PRIOR TO INSTALLATION. STAIN COLOR TO BE SELECTED BY OWNER OR OWNERS REPRESENTATIVE.

1 PALM STAKING - SPECIMEN TRUNK PALM

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

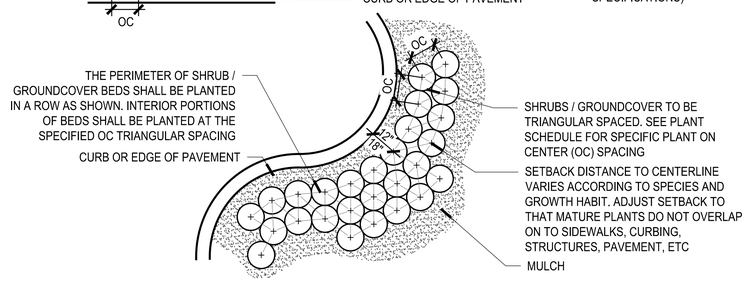


NOTES:

1. CONTRACTOR TO DELINEATE OUTLINE OF PLANTING BEDS FOR REVIEW AND APPROVAL BY OWNER'S REPRESENTATIVE.
2. CONTRACTOR TO ASSURE PERCOLATION IN ALL PLANTING BEDS PRIOR TO INSTALLATION (SEE LANDSCAPE NOTES / SPECIFICATIONS.
3. LAY OUT SHRUBS AT BED EDGE FIRST TO ESTABLISH CONTINUOUS LINE. BEST FACE OF SHURB TO FACE FRONT OF PLANTING BED.

2 SHRUB AND GROUNDCOVER PLANTING

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



NOTES:

1. CONTRACTOR TO DELINEATE OUTLINE OF PLANTING BEDS FOR REVIEW AND APPROVAL BY OWNER'S REPRESENTATIVE.
2. CONTRACTOR TO ASSURE PERCOLATION IN ALL PLANTING BEDS PRIOR TO INSTALLATION (SEE LANDSCAPE NOTES / SPECIFICATIONS)

3 SHRUB AND GROUNDCOVER SPACING

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

ORIGINAL TITLE BLOCK DRAWN AT 24"x36" (Arch D)

Project Name

THE BREAKERS
PALM BEACH

TENNIS CENTER GARDEN TERRACE - PLAYER REST AREA

Client

THE BREAKERS
PALM BEACH
1 S County Rd
Palm Beach, FL 33480

edsa
PLANNING
LANDSCAPE ARCHITECTURE
URBAN DESIGN
1512 E. BROWARD BOULEVARD, SUITE 110
FORT LAUDERDALE, FLORIDA 33301 USA
TEL: 954.524.3330

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Seal

Project Number
121067

Project Phase

Sheet Title
PLANTING DETAILS

Revision Number

Sheet Number
L6-4-01

Drawing name: G:\Teams\EDPS\121067 - the breakers\EDSAdoc\06-sheets\121067 • The Breakers_PBTERRIL6-4-01 PLANTING DETAILS.dwg L6-4-01 PLANTING DETAILS Jul 23, 2026 6:52pm by cjacobs

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT.	SIZE
TREES						
	CNX	4	Cocos nucifera 'Green Malayan'	Coconut Palm	.	SEE PLAN

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	NATIVE	REMARKS
SHRUBS								
	CLN	8	Clusia rosea 'Nana'	Dwarf Pitch Apple	15 gal	12" O.A	Non-native	
	COE	2	Conocarpus erectus Sericeus	Silver Buttonwood	20 gal	4-5' HT	Native	
	DIA	6	Dianella tasmanica	Flax Lily	3 Gal.	12" O.A	Non-native	
	ERN	5	Ernodea littoralis	Golden Creeper	3 Gal	7' OA	Native	

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	NATIVE	REMARKS
SHRUB AREAS								
	CAE	171	Carissa macrocarpa 'Emerald Blanket'	Emerald Blanket Dwarf Natal Plum	3 Gal.	18" O.A.	Non-native	Ground Cover
	CLS	43	Clusia guttifera	Small Leaf Clusia	15 gal	4' Ht. x 3' Spr.	Non-native	Shrub
	LIR	59	Liriope muscari	Lilyturf	5 gal	12" O.A	Non-native	Ground Cover
	SES	23	Serenoa repens 'Cinerea'	Silver Saw Palmetto	7 gal	30" OA	Yes	Shrub

ORIGINAL TITLE BLOCK DRAWN AT 24"x36" (Arch D)

Project Name

THE BREAKERS
PALM BEACH

TENNIS CENTER GARDEN TERRACE - PLAYER REST AREA

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Seal

Project Number
121067

Project Phase

Sheet Title
PLANTING SCHEDULE

Revision Number	Sheet Number
	L6-5-01

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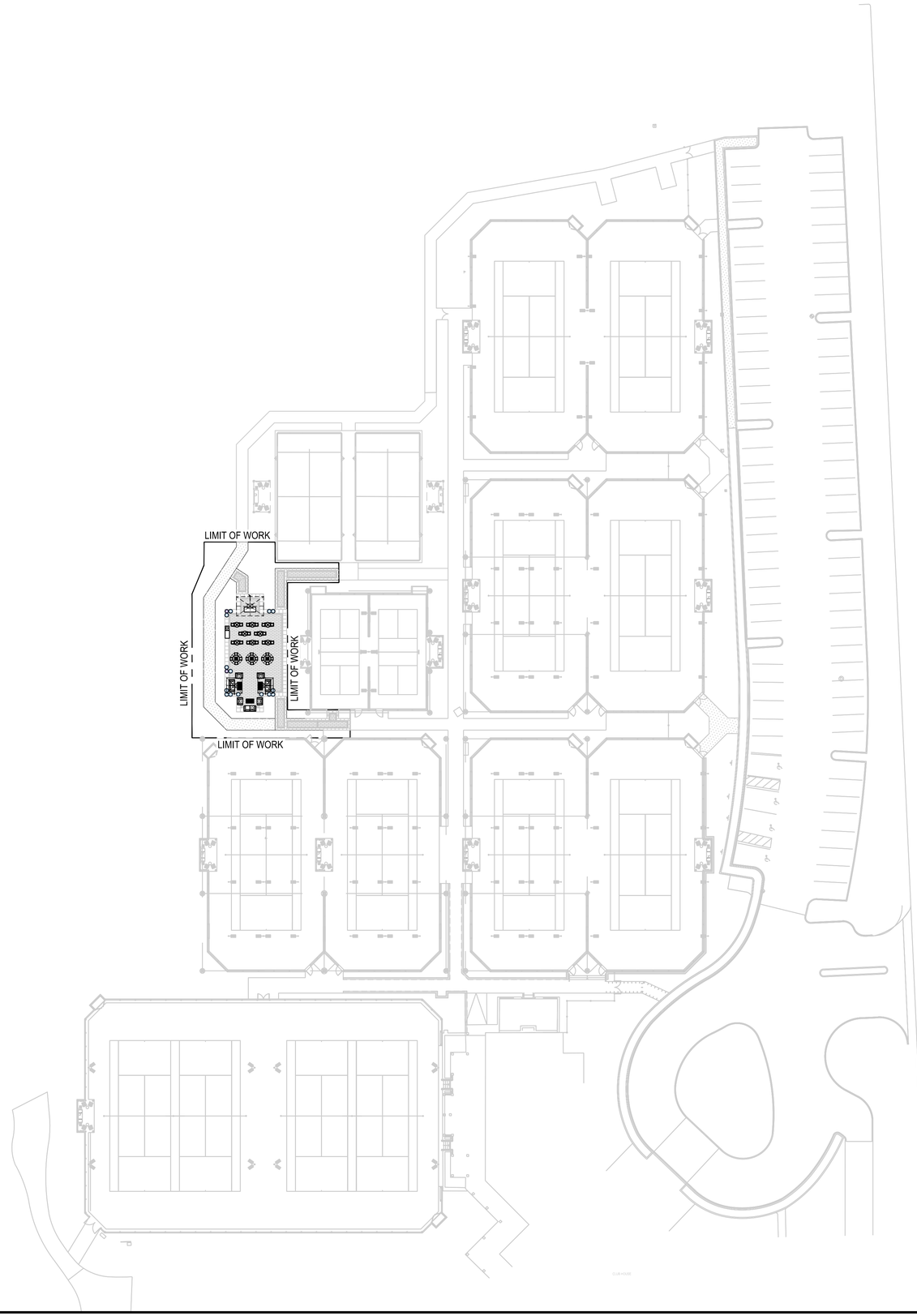

1" =30'-0"

0 30' 60'

NORTH

ORIGINAL TITLE BLOCK DRAWN AT 24"X36" (Arch D)

Project Name

THE BREAKERS
PALM BEACH

TENNIS CENTER GARDEN TERRACE - PLAYER REST AREA

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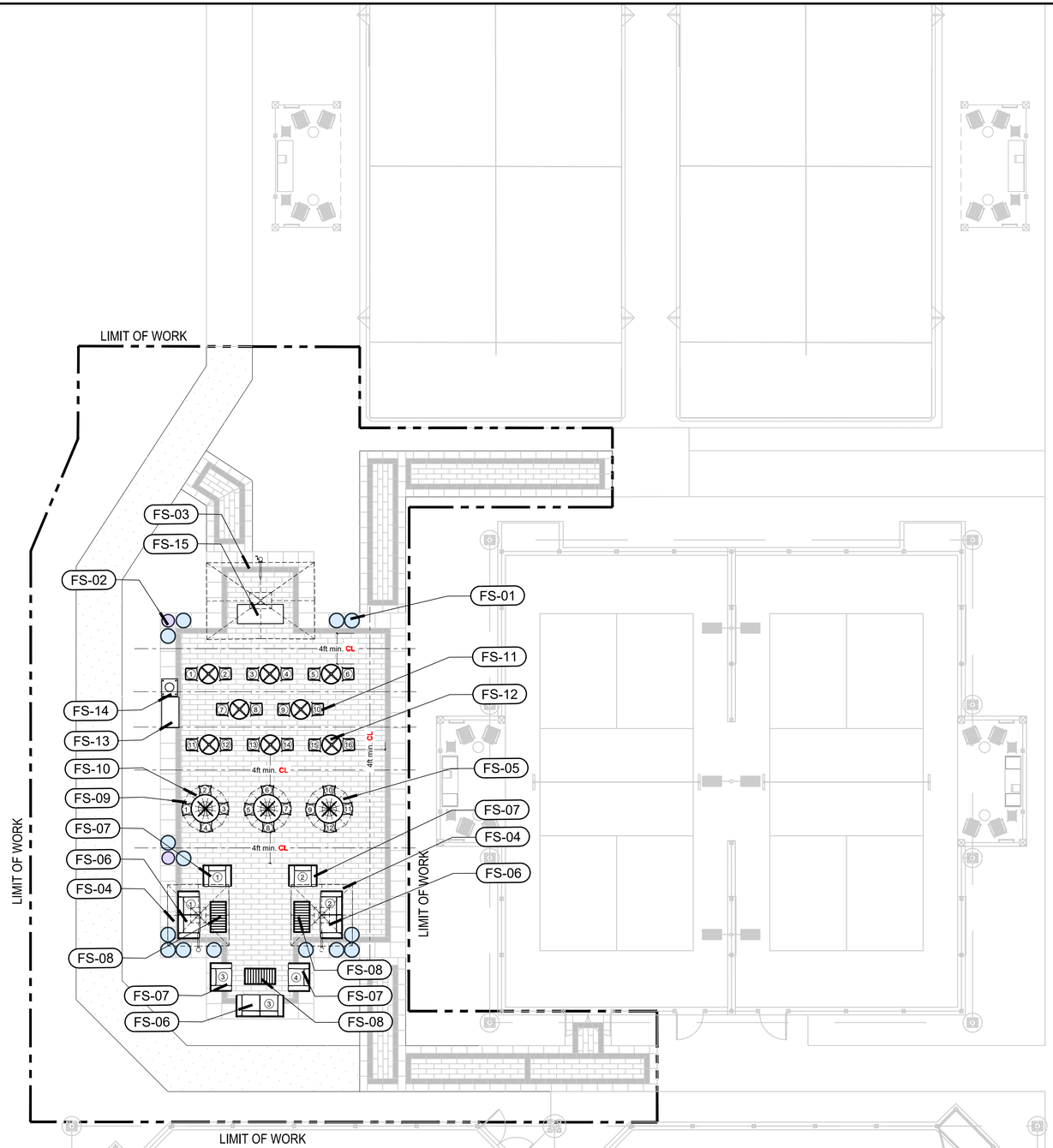
Project Number
121067

Project Phase

Sheet Title
OVERALL FURNITURE PLAN

Revision Number	Sheet Number
	L9-1-01

Drawing name: G:\Teams\EDPS\121067 - the breakers\EDSA\docs\06-sheets\1067 - The Breakers_PBTERRL9-1-01 FURNITURE PLAN.dwg L9-1-01 OVERALL FURNITURE PLAN Jul 24, 2026 10:52am by: cjacobs



LEGEND

SYMBOL	ITEM	QTY.
FS-01	POT - TYPE1	15
FS-02	POT - TYPE2	2
FS-03	UMBRELLA - TYPE1	1
FS-04	UMBRELLA - TYPE2	2
FS-05	UMBRELLA - TYPE3	3
FS-06	LOUNGE 2-SEAT SOFA	3
FS-07	LOUNGE 1-SEAT SOFA	4
FS-08	LOUNGE CENTER TABLE	3
FS-09	CHAIR	12
FS-10	TABLE - TYPE 1	3
FS-11	STOOL	16
FS-12	TABLE - TYPE 2	8
FS-13	TOWEL BIN	1
FS-14	TRASH BIN	2
FS-15	SERVICE STATION	1
TOTAL NUMBER OF SEATS		38

NOTE:
1. ALL TABLES, CHAIRS, UMBRELLAS, MIST SPRAYER, SPACE HEATERS OR OTHER CUSTOMARILY USUAL OUTDOOR CAFE SEATING FURNITURE SHALL BE LOCATED IN SUCH A MANNER THAT A MINIMUM FOUR FOOT-WIDE UNOBSTRUCTED PEDESTRIAN PATH IS MAINTAINED AT ALL TIMES.
2. NO OBJECTS SHALL BE PERMITTED AROUND THE PERIMETER OF AN OUTDOOR CAFE SEATING AREA OCCUPIED BY TABLES AND CHAIR.

1/8" = 1'-0"

NORTH

0 4' 8' 16'

ORIGINAL TITLE BLOCK DRAWN AT 24"x36" (Arch D)

Project Name

THE BREAKERS
PALM BEACH

TENNIS CENTER GARDEN TERRACE - PLAYER REST AREA

Client

THE BREAKERS PALM BEACH
1 S County Rd
Palm Beach, FL 33480

edsa
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Project Phase

Sheet Title
FURNITURE PLAN

Revision Number

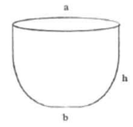
Sheet Number
L9-1-02

Drawing name: G:\Teams\EOPS\121067 - the breakers\EDSA\doc\06-sheets\1067 - The Breakers_PBTERRL9-1-01 FURNITURE PLAN.dwg L9-1-01 FURNITURE Jul 24, 2026 11:08am by cjacobs

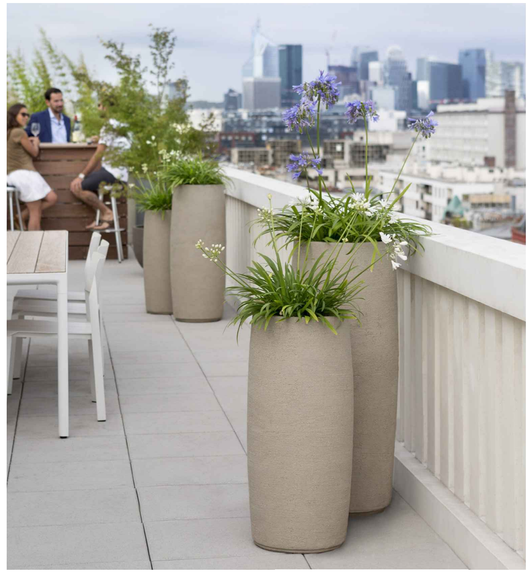


	a	b	h	w	m3
U40	40cm	19,5cm	30cm	15kg	18l
U50	50cm	23,5cm	39cm	20kg	40l
U60	**60cm**	**27cm**	**48cm**	**35kg**	**79,4l**
U70	70cm	32cm	56cm	50kg	123,5l
U80	78cm	31,5cm	60cm	65kg	140,4l
U90	90cm	41cm	63cm	110kg	248,2l
U100	100cm	45cm	72cm	150kg	365l
U10080	**100cm**	**45cm**	**78cm**	**170kg**	**465l**
U12065	120cm	60cm	65cm	200kg	535l
U120	120cm	60cm	90cm	250kg	683,2l
U140	140cm	75cm	96cm	350kg	800l
U160	160cm	96cm	96cm	450kg	1285l

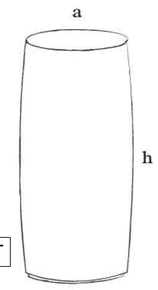
U40	*15,7"*	*76,8"*	*11,8"*	*35lbs*	*4,8gal*
U50	*19,7"*	*92,5"*	*15,3"*	*45lbs*	*10,6gal*
U60	***23,6"***	***10,6"***	***18,9"***	***77lbs***	***21gal***
U70	*27,5"*	*12,6"*	*19,6"*	*110lbs*	*32,6gal*
U80	*30,7"*	*124"*	*23,6"*	*145lbs*	*37,1gal*
U90	*35,4"*	*16,1"*	*24,8"*	*242lbs*	*65,7gal*
U100	*39,4"*	*17,7"*	*28,3"*	*330lbs*	*96,4gal*
U10080	***39,4"***	***17,7"***	***30,7"***	***374lbs***	***122,8gal***
U12065	*47,2"*	*23,6"*	*25,6"*	*440lbs*	*141,3gal*
U120	*47,2"*	*23,6"*	*35,4"*	*550lbs*	*180,5gal*
U140	*55,1"*	*29,5"*	*37,8"*	*770lbs*	*211,3gal*
U160	*62,9"*	*37,8"*	*37,8"*	*990lbs*	*339,5gal*



1 FS-01: U60 STANDARD PLANTER
SCALE - NTS



Reference image. See schedule for color selection



24" WIDTH x 39.4" HEIGHT

2 FS-02: CBH61100WS CUSTOM PLANTER
SCALE - NTS



My configuration

COLLECTION	Ocean Master
MAST TYPE	Cantilever
SCALE	MAX Cantilever
FRAME MODEL	Classic Single
SHAPE	Rectangle
WIDTH	10X14' (3.00X4.25 M)
MAST FINISH	Glacier White
FABRIC SERIES	Marine MXT 9000-9600
CANOPY FABRIC	Scallop — MXT 9004
CANOPY ENHANCEMENTS	Scalloped Valance: Regatta Blue — MXT 9297, Single Wind Vent: Regatta Blue — MXT 9297
LIFT SYSTEM	EasyDrive Crank With High Wind Stabilizers And Double Scissor
SHADE ANCHOR	MAX In-Ground Security Mount, Width: N/A

3 FS-03: UMBRELLA-TYPE1
SCALE - NTS



My configuration

COLLECTION	Ocean Master
MAST TYPE	Cantilever
SCALE	M1 Cantilever
FRAME MODEL	Classic Single
SHAPE	Square
WIDTH	8' (2.45 M)
MAST FINISH	Glacier White
FABRIC SERIES	Marine MXT 9000-9600
CANOPY FABRIC	Scallop — MXT 9004
CANOPY ENHANCEMENTS	Scalloped Valance: Regatta Blue — MXT 9297, Single Wind Vent: Regatta Blue — MXT 9297
LIFT SYSTEM	Manual Piston
SHADE ANCHOR	MAX In-Ground Security Mount, Width: N/A

LOGIN OR CREATE ACCOUNT TO SAVE

4 FS-04: UMBRELLA-TYPE2
SCALE - NTS



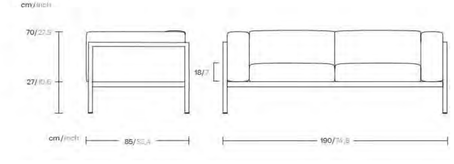
NOTE: PROPOSED UMBRELLA FROM TUCCI TO BE MOUNTED ON LANSDCAPE FORMS TABLE. SEE DETAIL 4 IN SHEET L9-4-02 FOR TABLE.

MY CONFIGURATION

COLLECTION	Ocean Master
MAST TYPE	Center Post
SCALE	M1
FRAME MODEL	Classic
SHAPE	Octagon
SIZE	6' (1.80 M)
MAST FINISH	Glacier White
FABRIC SERIES	Marine MXT 9000-9600
CANOPY FABRIC	Scallop — MXT 9004
CANOPY ENHANCEMENTS	Scalloped Valance: Royal Blue Rib — MXT 9092, Single Wind Vent: Royal Blue Rib — MXT 9092
LIFT SYSTEM	Auto-Loc
SHADE ANCHOR	M1 Deck Mount Stainless Steel Security Sleeve, Size: For 1.5" Dia Mast

5 FS-05: UMBRELLA-TYPE3
SCALE - NTS





6 FS-06: LOUNGE 2-SEAT SOFA
SCALE - NTS

ORIGINAL TITLE BLOCK DRAWN AT 24"x36" (Arch D)

Project Name

THE BREAKERS
PALM BEACH

TENNIS CENTER GARDEN
TERRACE - PLAYER REST AREA

Client

THE BREAKERS
PALM BEACH
1 S County Rd
Palm Beach, FL 33480

edsa
PLANNING
LANDSCAPE ARCHITECTURE
URBAN DESIGN
1512 E. BROWARD BOULEVARD, SUITE 110
FORT LAUDERDALE, FLORIDA 33301 USA
TEL: 954.524.3330

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Drawn By	SL
Approved / Checked By	CM/PM
Project Number	SE260026

Seal

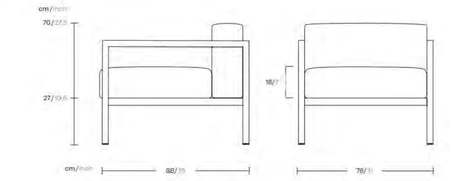
Project Number
121067

Project Phase

Sheet Title
FURNITURE DETAILS

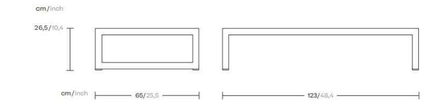
Revision Number	Sheet Number
	L9-4-01

Drawing name: G:\Teams\EDPS\121067 - the breakers\EDSA\doc\06-sheets\1067 - The Breakers_PBTERRL9-4-01 FURNITURE DETAILS.dwg L9-4-01 FURNITURE DETAILS Jul 23, 2026 6:53pm by cjacobs



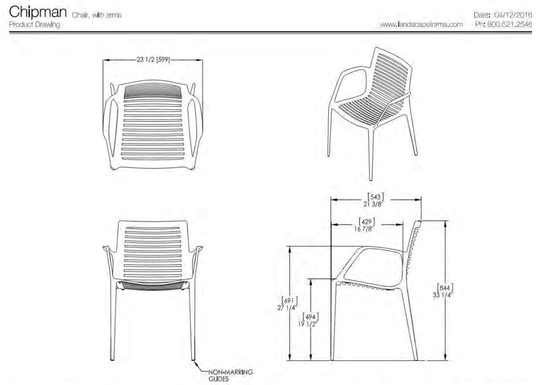


1 FS-07: LOUNGE 1-SEAT SOFA
SCALE - NTS



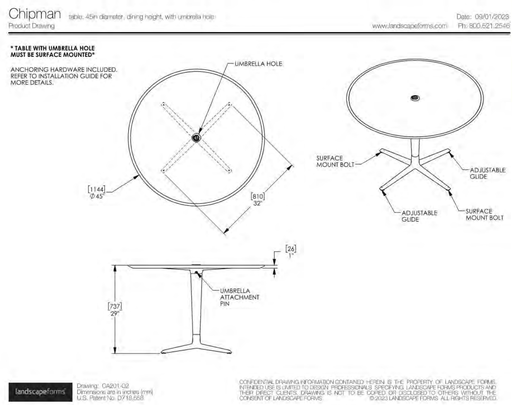


2 FS-08: LOUNGE CENTER TABLE
SCALE - NTS



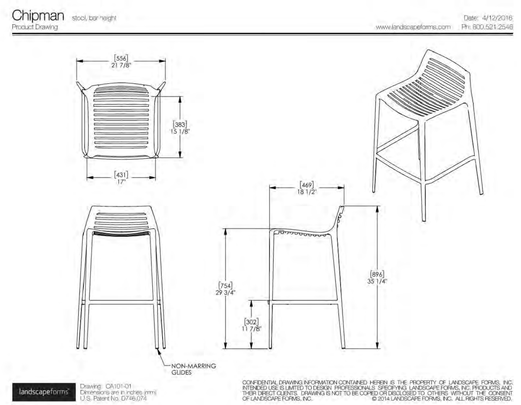


3 FS-09: CHAIR
SCALE - NTS

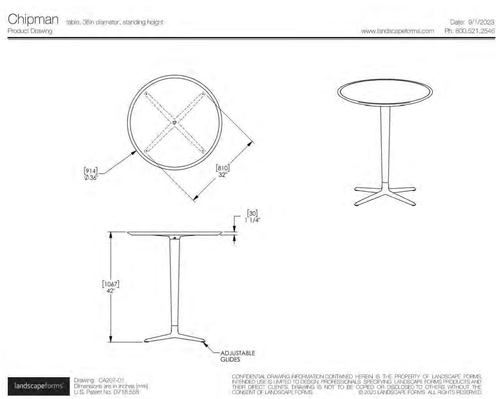




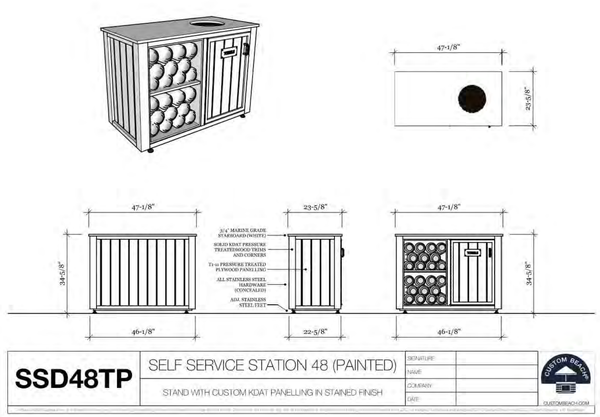
4 FS-10: TABLE - TYPE 1
SCALE - NTS



5 FS-11: STOOL
SCALE - NTS



6 FS-12: TABLE - TYPE 2
SCALE - NTS



7 FS-13: TOWEL BIN
SCALE - NTS

ORIGINAL TITLE BLOCK DRAWN AT 24"x36" (Arch D)

Project Name

THE BREAKERS
PALM BEACH

TENNIS CENTER GARDEN
TERRACE - PLAYER REST AREA

Client

THE BREAKERS
PALM BEACH
1 S County Rd
Palm Beach, FL 33480

edsa
PLANNING
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URBAN DESIGN
1512 E. BROWARD BOULEVARD, SUITE 110
FORT LAUDERDALE, FLORIDA 33301 USA
TEL: 954.524.3330

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Key plan

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Hearing Date	
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Designed By	CF
Drawn By	SL
Approved / Checked By	CM/PM
Project Number	SE260026

Seal

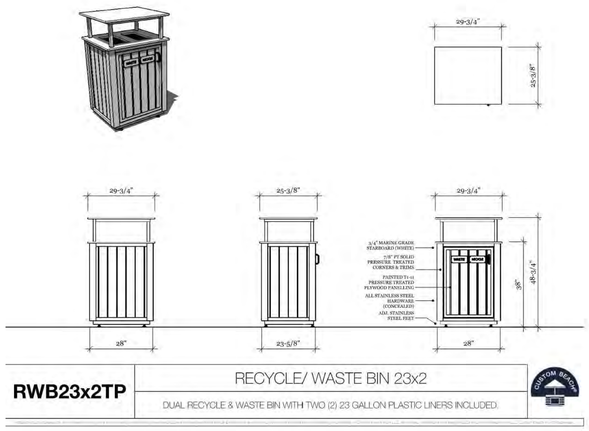
Project Number
121067

Project Phase

Sheet Title
FURNITURE DETAILS

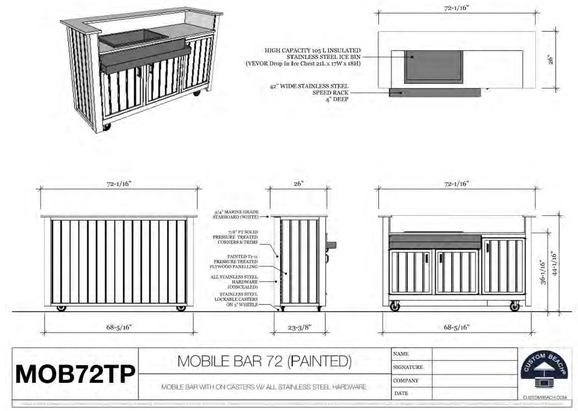
Revision Number	Sheet Number
	L9-4-02

Drawing name: G:\Teams\EDPS\121067 - the breakers\EDSA\dcc\06-sheets\121067 - The Breakers_PBTERRL9-4-01 FURNITURE DETAILS.dwg L9-4-02 FURNITURE DETAILS Jul 23, 2026 6:53pm by cjacobs



1 FS-14:TRASH BIN

SCALE - NTS



2 FS-15: SERVICE STATION

SCALE - NTS

ORIGINAL TITLE BLOCK DRAWN AT 24"x36" (Arch D)

Project Name

THE BREAKERS
PALM BEACH

TENNIS CENTER GARDEN TERRACE - PLAYER REST AREA

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Seal

Project Number
121067

Project Phase

Sheet Title
FURNITURE DETAILS

Revision Number	Sheet Number
	L9-4-03

Drawing name: G:\Teams\EOPS\121067 - the breakers\EDSA\doc\06-sheets\1067 - The Breakers_PBTERRL9-4-01 FURNITURE DETAILS.dwg L9-4-03 FURNITURE DETAILS Jul 23, 2026 - 6:53pm by cjacobs

FS - FURNITURE / STRUCTURES

SYMBOL	ITEM	QUANTITY	DESCRIPTION	SOURCE	NOTES
FS-01	POT - US60	15	COMPANY: ATELIER VIERKANT PRODUCT: PRET A PLANTER PRODUCT NUMBER: U60 SIZE: 23.6" DIA X 18.9" H COLOR: WHITE MATERIAL: CLAY CERAMIC DRAINAGE: DRAINAGE INCLUDED	Contact info: Dries Janssens Email: dries@atelierverkant.com www.atelierverkant.com	
FS-02	POT - CBH61100WS CUSTOM PLANTER	2	COMPANY: ATELIER VIERKANT PRODUCT: PRET A PLANTER PRODUCT NUMBER: CBH61100WS CUSTOM PLANTER SIZE: 24" DIA X 39.4" H COLOR: WHITE MATERIAL: CLAY CERAMIC DRAINAGE: DRAINAGE INCLUDED	Contact info: Dries Janssens Email: dries@atelierverkant.com www.atelierverkant.com	
FS-03	UMBRELLA - TYPE1	1	COMPANY: TUCCI COLLECTION: OCEAN MASTER SCALE: MAX CANTILEVER FRAME MODEL: CLASSIC SINGLE SHAPE: RECTANGLE WIDTH: 10' X 14' MAST FINISH: GLACIER WHITE FABRIC SERIES: MARINE MXT 9000-9600 CANOPY FABRIC: SCALLOP-MXT 9004 CANOPY ENHANCEMENTS: SCALLOPED VALANCE + SINGLE WIND VENT (ROYAL RIB BLUE)	Contact info: Camila Chavez Email: cchavez@tucci.com www.tucci.com	
FS-04	UMBRELLA - TYPE2	2	COMPANY: TUCCI COLLECTION: OCEAN MASTER SCALE: M1 CANTILEVER FRAME MODEL: CLASSIC SINGLE SHAPE: SQUARE WIDTH: 8' MAST FINISH: GLACIER WHITE FABRIC SERIES: MARINE MXT 9000-9600 CANOPY FABRIC: SCALLOP-MXT 9004 CANOPY ENHANCEMENTS: SCALLOPED VALANCE + SINGLE WIND VENT (ROYAL RIB BLUE)	Contact info: Camila Chavez Email: cchavez@tucci.com www.tucci.com	
FS-05	UMBRELLA - TYPE3	3	COMPANY: TUCCI COLLECTION: OCEAN MASTER SCALE: CENTER POST FRAME MODEL: CLASSIC SHAPE: OCTAGON WIDTH: 6' MAST FINISH: GLACIER WHITE FABRIC SERIES: MARINE MXT 9000-9600 CANOPY FABRIC: SCALLOP-MXT 9004 CANOPY ENHANCEMENTS: SCALLOPED VALANCE + SINGLE WIND VENT (ROYAL RIB BLUE)	Contact info: Camila Chavez Email: cchavez@tucci.com www.tucci.com	
FS-06	LOUNGE 2-SEAT SOFA	3	COMPANY: KETTAL COLLECTION: LANDSCAPE MODEL: SOFA 2 SEATER XL TERRAIN PAINT: BONE TERRAIN SEAT & BACK CUSHION: WHITE-CHIA DECORATIVE CUSHION: CUMULUS	Contact Info: KETTAL LIVING kettal.com	
FS-07	LOUNGE 1-SEAT SOFA	4	COMPANY: KETTAL COLLECTION: LANDSCAPE MODEL: SOFA 1 SEATER TERRAIN PAINT: BONE TERRAIN SEAT & BACK CUSHION: WHITE-CHIA DECORATIVE CUSHION: CUMULUS	Contact Info: KETTAL LIVING kettal.com	
FS-08	LOUNGE CENTER TABLE	3	COMPANY: KETTAL COLLECTION: LANDSCAPE MODEL: CENTRE TABLE TERRAIN PAINT: BONE TERRAIN	Contact Info: KETTAL LIVING kettal.com	
FS-09	CHAIR	12	COMPANY: LANDSCAPE FORMS COLLECTION: CHIPMAN STYLE: ARMS CHAIR SIZE: 22" X 24" X 33" POWDERCOAT COLOR: GLOSS WHITE	Contact info: Michelle Montesano Mullinex Email: michellem@landscapeforms.com www.landscapeforms.com	
FS-10	TABLE - TYPE 1	3	COMPANY: LANDSCAPE FORMS COLLECTION: CHIPMAN STYLE: ROUND DINING TABLE SIZE: 45" X 29.25" POWDERCOAT COLOR: GLOSS WHITE	Contact info: Michelle Montesano Mullinex Email: michellem@landscapeforms.com www.landscapeforms.com	
FS-11	STOOL	16	COMPANY: LANDSCAPE FORMS COLLECTION: CHIPMAN STYLE: STOOL SIZE: 19" X 22" X 35" POWDERCOAT COLOR: GLOSS WHITE	Contact info: Michelle Montesano Mullinex Email: michellem@landscapeforms.com www.landscapeforms.com	
FS-12	TABLE - TYPE 2	8	COMPANY: LANDSCAPE FORMS COLLECTION: CHIPMAN STYLE: ROUND STANDING TABLE SIZE: 31" X 42.25" POWDERCOAT COLOR: GLOSS WHITE	Contact info: Michelle Montesano Mullinex Email: michellem@landscapeforms.com www.landscapeforms.com	
FS-13	TOWEL BIN	1	COMPANY: CUSTOM BEACH PRODUCT: SELF SERVICE STAND 48 (PAINTED) DIMENSION: 48"L X 25"D X 36"H TOP: ¾" MARINE BOARD HDPE	Email: info@custombeach.com custombeach.com	
FS-14	TRASH BIN	1	COMPANY: CUSTOM BEACH PRODUCT: WASTE BIN 23 (PAINTED) DIMENSION: 19 1/2"L X 28"D X 38"H TOP: ¾" MARINE BOARD HDPE CAPACITY: 23 GALLONS	Email: info@custombeach.com custombeach.com	
FS-15	SERVICE STATION	1	COMPANY: CUSTOM BEACH PRODUCT: MOB727F DIMENSION: 72"L X 30"D X 36"H TOP: ¾" MARINE BOARD HDPE	Email: info@custombeach.com custombeach.com	

ORIGINAL TITLE BLOCK DRAWN AT 24"x36" (Arch D)

Project Name

THE BREAKERS
PALM BEACH

TENNIS CENTER GARDEN TERRACE - PLAYER REST AREA

Client

THE BREAKERS
PALM BEACH

1 S County Rd
Palm Beach, FL 33480

edsa
PLANNING
LANDSCAPE ARCHITECTURE
URBAN DESIGN

1512 E. BROWARD BOULEVARD, SUITE 110
FORT LAUDERDALE, FLORIDA 33301 USA
TEL: 954.524.3330

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Hearing Date	
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Designed By	CF
Drawn By	SL
Approved / Checked By	CM/PM
Project Number	SE260026

Seal

Project Number
121067

Project Phase

Sheet Title
FURNITURE SCHEDULE

Revision Number

Sheet Number
L9-5-01

Drawing name: G:\Teams\EOPS\121067 - the breakers\EDSA\doc\06-sheets\1067 - The Breakers_PBTERRL9-5-01 FURNITURE SCHEDULE.dwg L9-5-01 FURNITURE SCHEDULE Jul 23, 2026 6:53pm by: gacobs



1 VIEW LOOKING SOUTHEAST

SCALE - NTS

ORIGINAL TITLE BLOCK DRAWN AT 24"x36" (Arch D)

Drawing name: G:\Teams\EDPS\121067 - the breakers\EDSAdocs\06-sheets\1067 - The Breakers_PBTERRL\10-0-01 RENDERINGS.dwg L10-0-01 RENDERINGS Jul 23, 2026 6:53pm by cjacobs

Project Name

THE BREAKERS
PALM BEACH

TENNIS CENTER GARDEN
TERRACE - PLAYER REST AREA

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1 S County Rd
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edsa

PLANNING
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URBAN DESIGN

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Seal

Project Number

121067

Project Phase

Sheet Title

RENDERINGS

Revision Number	Sheet Number
	L10-0-01



1 VIEW LOOKING EAST

SCALE - NTS

ORIGINAL TITLE BLOCK DRAWN AT 24"x36" (Arch D)

Drawing name: G:\Teams\ECOPS\121067 - the breakers\EDSA\doc\06-sheets\11067 • The Breakers_PBTERRL1\0-0-01 RENDERINGS.dwg L10-0-02 RENDERINGS Jul 23, 2026 6:53pm by cjacobs

Project Name

THE BREAKERS
PALM BEACH

TENNIS CENTER GARDEN TERRACE - PLAYER REST AREA

Client

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edsa

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Seal

Project Number

121067

Project Phase

Sheet Title

RENDERINGS

Revision Number	Sheet Number
	L10-0-02



1 VIEW LOOKING NORTH

SCALE - NTS

ORIGINAL TITLE BLOCK DRAWN AT 24"x36" (Arch D)

Project Name

THE BREAKERS
PALM BEACH

TENNIS CENTER GARDEN TERRACE - PLAYER REST AREA

Client

THE BREAKERS
PALM BEACH

1 S County Rd
Palm Beach, FL 33480

edsa

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Seal

Project Number

121067

Project Phase

Sheet Title

RENDERINGS

Revision Number	Sheet Number
	L10-0-03

Drawing name: G:\Teams\EDPS\121067 - the breakers\EDSA\doc\06-sheets\121067 - The Breakers_PBTERRL10-0-01 RENDERINGS.dwg L10-0-03 RENDERINGS Jul 23, 2026 6:53pm by cjacobs



1 VIEW OF FURNISHINGS LOOKING EAST

SCALE - NTS

ORIGINAL TITLE BLOCK DRAWN AT 24"x36" (Arch D)

Project Name

THE BREAKERS
PALM BEACH

TENNIS CENTER GARDEN
TERRACE - PLAYER REST AREA

Client

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Seal

Project Number
121067

Project Phase

Sheet Title
RENDERINGS

Revision Number

Sheet Number
L10-0-04

Drawing name: G:\Teams\EDPS\121067 - the breakers\EDSA\doc\06-sheets\1067 - The Breakers_PBTERRL10-0-01 RENDERINGS.dwg L10-0-04 RENDERINGS Jul 23, 2026 6:53pm by sjacobs

Gunster

.Our File Number: 01446-00283
Writer's Direct Dial: (561) 650-0752
Writer's E-Mail Address: jcrowley@gunster.com

July 24, 2026

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

Re: LOI for 2 S County Rd – Breakers Tennis Center Garden Terrace
(ZON-26-0024 & ARC-26-0031)

We are pleased to submit the accompanying documents and drawings ("Application") in connection with our request for an approximately 1,664 square-foot garden terrace within the Breakers Tennis Center at 2 S. County Road (the "Property"). The terrace will serve as a player rest area for Breakers members and hotel guests only. This Application proposes to create a small garden terrace between the existing playing courts and the golf course. The terrace will not be visible from any adjacent properties due to the extreme distance from its proposed location to any property line. The garden terrace is located approximately 525 feet from the apartment units on the northside of Royal Poinciana Way, 650 feet from the closest residence on Main Street, 1,280 feet from the closest unit at the Palm Beach Towers Condominium, 1,865 feet from the closest house on Pendleton Avenue, and over 2,000 feet from the closest home on Via Bethesda.

The Application also proposes seating with umbrellas to provide shade for players before or after their games. In addition, a 6-foot-wide rolling service station is proposed to be located at one end of the terrace in order to allow for service of water, alcohol and other refreshments to members or guests that are playing on the courts. The garden terrace with seating and drink/food service will be for hotel members and hotel guests only, so there is no increased parking or traffic demand as a result of this Application.

1. Criteria for Development Order Approval

A. Site Plan Review Approval in accordance with Section 134-329.

Criteria:

(1) Sufficiency of statements on ownership and control of the subject property and sufficiency of conditions of ownership or control, use and permanent maintenance of common open space, common facilities or common lands to ensure preservation of such lands and facilities for their intended purpose and to ensure that such common facilities will not become a future liability for the town.

(2) Intensity of use and/or purpose of the proposed development in relation to adjacent and nearby properties and the effect thereon; provided, however, that nothing in this subsection shall be construed as granting the town council the authority to reduce residential densities below that permitted by the use regulations in article VI of this chapter.

(3) Ingress and egress to the property and the proposed structure thereof, with particular reference to automotive and pedestrian safety; separation of automotive traffic; traffic flow and control; provision of services and servicing of utilities and refuse collection; and access in case of fire, catastrophe or emergency.

(4) Location and relationship of off-street parking and off-street loading facilities to thoroughfares and internal traffic patterns within the property, with particular reference to automotive and pedestrian safety, traffic flow and control, access in case of fire or catastrophe, and screening and landscaping.

(5) Proposed screens and buffers to preserve internal and external harmony and compatibility with uses inside and outside the property boundaries.

(6) Manner of drainage on the property, with particular reference to the effect of provisions for drainage on adjacent and nearby properties and the consequences of such drainage on overall town capacities.

(7) Utilities, with reference to hook-in locations and availability and capacity for the uses projected.

(8) Recreation facilities and open spaces, with attention to the size, location and development of the areas as to adequacy, effect on privacy of adjacent and nearby properties and uses within the property, and relationship to communitywide open spaces and recreation facilities.

(9) Such other standards as may be imposed by this chapter for the particular use or activity involved.

(10) Height of commercial structures with reference to adjoining buildings, the effect on uniformity in height, and the general principle of retaining the low profile scale of commercial architecture.

(11) Visible size and bulk. The proposed development should be so arranged that it minimizes the visible bulk of the structures to drivers and pedestrians on abutting roadways, the point of reference being the centerline of the abutting roadways, with the intent being to maintain visual impact of multistory buildings at the same relative level of intensity as a single-story building at the minimum required setback.

Justification for Site Plan Approval:

The Breakers has had permanent maintenance control over the entire property for a century and will continue to maintain the Property to the standard that has made it a world class resort hotel and iconic landmark, and no portion of the Property will become a future liability for the Town of Palm Beach. The scope of the Project is limited to the Tennis Center area and the small addition of a garden terrace that will offer respite for those members and guests playing on one of the existing racket courts. No other changes to the Tennis Center are proposed, nor is there any proposed increase in capacity for the tennis center, so there is no increased parking demand. There are also no changes proposed to the existing hotel buildings. There is no change in the intensity of use at the Property. The proposed expansion for the garden terrace will be screened by existing and approved landscaping and has been designed to complement existing design elements on the Property. The Project will therefore be in harmony and compatible with the existing uses on the Property and with adjacent uses. Existing ingress and egress, parking, stormwater, and utilities will remain unchanged. The design of the garden terrace was carefully created to provide for the best experience for hotel members and guests, while also providing a beneficial aesthetic look. Given the vast size of the Property and the extremely minimal scope of the Project, we have only included plans and sections of those portions of the Property that are impacted by this application.

B. Special Exception in accordance with Section 134-229:

Criteria:

(1) The use is a permitted special exception use as set forth in article VI of this chapter.

(2) The use is so designed, located and proposed to be operated that the public health, safety, welfare and morals will be protected.

(3) The use will not cause substantial injury to the value of other property in the neighborhood where it is to be located.

(4) The use will be compatible with adjoining development and the intended purpose of the district in which it is to be located.

(5) The use will comply with yard, other open space, and any special requirements set out in article VI for the particular use involved.

(6) The use will comply with all elements of the comprehensive plan.

(7) The use will not result in substantial economic, noise, glare, or odor impacts on adjoining properties and properties generally in the district.

(8) Adequate ingress and egress to property and proposed structures thereon and off-street parking and loading areas will be provided where required, with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire or catastrophe.

(9) Signs, if any, and proposed exterior lighting with reference to glare, traffic safety, and economic impact shall be compatible and in harmony with properties in the district.

(10) Location, availability and compatibility of utility service for the use shall be satisfactory to ensure health and safety.

(11) Refuse and service areas for the use shall not adversely affect automotive and pedestrian safety and convenience, traffic flow and control, or access in case of fire or catastrophe.

(12) In all districts except the C-OPI district, and also with the exception of hotel, motel and timeshare uses, the proposed special exception use will not attract the principal portion of its customers/clients from off-island locations. The applicant shall submit evidence satisfactory to the town council that not less than 50 percent of the customers of the proposed use will be town persons. Evidence submitted in support of this contention shall include credible data or information suitable for review by the town to determine the credibility and the appropriateness of the applicant's conclusion. The submittal shall include a description of the types of information used and the methodology employed to arrive at the conclusion. Information used shall include, but shall not be limited to, lists of customer/client addresses or certification thereof by an independent certified public accountant approved by the town, market studies prepared by independent professional firms, or data from similar operations under the control of the applicant. The town may in the future require the applicant to demonstrate to the satisfaction of the town council that the special exception use is continuing to be town-serving.

(13) If historic/specimen trees are located on the subject property, the location of said historic/specimen trees shall be identified on a signed and sealed survey. In addition, adequate landscaping, screening and barricade protection of historic/specimen trees shall be demonstrated to be provided as required in this chapter.

(14) The proposed use will not place a greater burden than would be caused by a permitted use on municipal police services due to increased traffic or on fire protection services due to the existence of or increased potential for fire/safety code violations.

Special Exceptions Requested:

1. Request for Special Exception for a new service station in the PUD zoning district, per Section 134-1395(1) of the Town of Palm Beach Code of Ordinances for the addition of a 6-foot-wide rolling outdoor service station within the existing Breakers Tennis Center, which is a modification to the special exception use for tennis.

   Justification:

   The Special Exception for the small 6-foot-wide rolling outdoor service station within the existing Tennis Center is something that is typical within the PUD zoning district and will allow for the drink service to occur for those within this small 1,664 square-foot garden terrace. The service station will allow for more efficient service being provided to the hotel members and guests playing racket sports at the Tennis Center. The provision of this type of service is customary and expected at world class resort hotels like The Breakers. The small, proposed service station will not adversely affect the health and general welfare of the public, nor will it adversely affect the movement of people within the Tennis Center. The service station will be used as part of the existing food and drink service provided to hotel members and guests using the Tennis Center facilities. As described above, there will be no impact on adjacent properties due to the central location of the terrace within the PUD.

2. Request for Special Exception for player rest area seating, per Section 134-2106(b) of the Town of Palm Beach Code of Ordinances to allow for 38 outdoor Tennis Center seats to create the Garden Terrace on private property within the existing Breakers Tennis Center.

   The following additional standards and conditions from Section 134-2106(b) are required to be met as part of the special exception approval for player rest area seating on private property not within a street sidewalk:

   (1) Player rest area seating is not allowed to increase the capacity of a restaurant, dining room, retail specialty food including the sale of prepared food for takeout only, or private, social, swimming, tennis or yacht club. The exception is that a specialty foods use, including sale of prepared foods for takeout only that is under 2,000 square feet in gross leasable area may request up to eight [additional] outdoor Tennis Center seats over the inside capacity provided that the seating meets the conditions herein.

   (2) Bars/lounges and nightclubs are not permitted to have player rest area seating.

(3) Player rest area seating is restricted to boundary lines of the property on which the business owned by the applicant is located.

(4) All tables, chairs, umbrellas, mist sprayer, space heaters or other customarily usual player rest area seating furniture shall be located in such a manner that a minimum four foot-wide unobstructed pedestrian path is maintained at all times.

(5) No objects shall be permitted around the perimeter of a player rest area seating area occupied by tables and chairs that would have the effect of forming a physical or visual barrier discouraging the use of the pedestrian path.

(6) A player rest area seating area on private property shall only be allowed to have low-level, background music that does not exceed the maximum noise decibel requirements in sections 42-226 through 42-228 if approved by the town council as part of the special exception application approval.

(7) No wait stations shall be allowed outside on a street sidewalk. All wait stations on private property shall not be visible from a sidewalk or street.

(8) All kitchen equipment used to service the player rest area seating shall be located within a building.

(9) All player rest area seating furniture, including all accessary appurtenances including but not limited to approved space heaters, misters and portable umbrellas that are located within the outdoor seating area shall be stored inside a building after close of business.

(10) All player rest area seating furniture, including the tables, chairs, awnings and space heater equipment shall be aesthetically and architecturally pleasing and approved by either the Architectural Commission or Landmark Preservation Commission, whichever is applicable.

(11) The area covered by a player rest area seating permit, and the sidewalk and street immediately adjacent to it, shall be maintained in a clean, neat and orderly appearance at all times and clear of any trash or refuse by the permittee. The area of the sidewalk, curb and gutter immediately adjacent to the sidewalk shall be cleared of all debris during hours of operation and again at the close of each business day, or as may otherwise be determined by the director.

(12) Areas associated with the player rest area seating shall not count toward any maximum square footage limitations.

Justification:

The following are the justifications for approval of the special exception for player rest area seating based on the above-listed approval criteria:

- The proposed outdoor Tennis Center seats are not part of a food service operation, but rather as part of the use of the various racquet courts available only to hotel guests and members as a rest area, and will not increase the seating at any of the hotel restaurants.
- The proposed player rest area seating use is for Tennis Center only, and will not be used by a bar, lounge or nightclub. The location of the player rest area seating is within the boundaries of the Tennis Center and outside of any public right of way.
- The layout for the tables, chairs, and umbrellas for the proposed player rest area seating has been designed to provide at least a four (4)-foot wide path between each grouping of tables and chairs. Any use of mist sprayers, space heaters, etc. will also be located in such a way as to preserve the required four (4)-foot path.
- Finally, the player rest area seating area will be kept in a clean and neat appearance at all times with Tennis Center staff diligently clearing and cleaning the tables and making sure the area is maintained to the standards that the patrons of the Breakers Hotel have become accustomed to.

In closing, The Breakers will continue to maintain the Property to the standard that has made it a world-class resort hotel and iconic landmark. Furthermore, given the vast size of the Property and the very specific scope and location of the Project, there will be no impacts to adjacent properties.

Sincerely,



James M. Crowley

BREAKERS SITE HISTORY

The following is a detailed history of all zoning-related requests applicable to this property processed on or after January 1, 1970, in chronological order, including but not limited to variances, special exceptions, site plan reviews, and existing agreements, as well as ARCOM & LPC approvals.

DATE	NATURE OF REQUEST/ACTIVITY	PETITION NUMBER AND DESCRIPTION	COMMENT/NOTES
3/25/1970	Town of Palm Beach adopts new Zoning Code. First reference to "PUD". Adopted amended zoning map by reference; Breakers shown as PUD	Ordinance 3-70	Ordinance later declared unconstitutional by Florida Supreme Court.
9/10/1970	Detailed list of existing improvements on Breakers Hotel property submitted to Town of Palm Beach.		Information provided by Town to aid in conversion to dwelling units under new Zoning Ordinance.
9/17/1970	Town's consultant refines dwelling unit conversion for Breakers property proposed PUD.		Conversion totals 346 equivalent dwelling units.
10/30/1970	The Breakers "Proposed Plan Unit Development" submitted to Town of Palm Beach by Flagler System, Inc.		Initial PUD document totals 39 pages including several appendices and a number of drawings. Request is for PUD-A designation. Included phasing schedule with 10 proposed phases.
3/31/1971	Resolution passed by Town Council giving tentative approval for Planned Unit Development as submitted by Flagler System, Inc. on October 30, 1970 'in accordance with Ordinance 3-70'	**Resolution 6-71** **ORIGINAL PUD APPROVAL**	Approval contains a number of conditions of approval, including detailed phasing schedule. Approval also included density reduction, stipulated structural locations and open space protection, building height reduction and road improvements.
9/1971-3/1972	Time extensions approved for the finalization of Resolution 6-71		Additional time needed to finalize details
6/23/1971	Request for temporary supervised recreational program on Breakers Hotel complex property.		Refers to Tract 2. Temporary approval granted through June 1, 1972.
3/22/1972	Revised PUD master plan submitted to Town.	**Resolution 12-71**	Revision reflects reduced dwelling unit densities in various phases, relocation and revised "lateral spread" of structures in Phases 1, 2, and 10, reduced building heights in certain areas, and designation of various

DATE	NATURE OF REQUEST/ACTIVITY	PETITION NUMBER AND DESCRIPTION	COMMENT/NOTES
			phases as circled numbers on Master Plan. Included revised Condition #3 re open space preservation. **NEVER ADOPTED**
4/25/1972	Resolution amending Resolution 6-71 for tentative approval for Planned Unit Development.	**Resolution 9-72** amends Res. 6-71	Revised density reductions but not schedule. Open space protection. Building heights Subterranean crossing
5/16/1972	Town notifies Flagler System that they have "identified the formerly zoned 'business district' and have transferred that information to a copy of the revised Master Plan for the Planned Unit Development".		None
10/9/1972	Approval of additional temporary tennis courts adjacent to those in existence.		None
3/5/1973	Town notifies Flagler System that they are exempt from building moratorium.		Applies to Tract 2 (=1970 Phase 1)
10/24/1973	Notification to Flagler System from Town that "revised 'Appendix C', dated April 11, 1972, is acceptable in lieu of the same Appendix previously submitted and approved with the proviso that the number of parking spaces indicated on the revised 'Appendix C' appears to be inadequate in light of the Ordinance parking requirements."		Applies to Tract 2. Reduces dwelling units from 128 to 100 and net density from 30 DU's per acre to 23 DU's per acre; decreases parking spaces from 273 to 211.
March 1974	Town adopts new Zoning Ordinance (Ordinance 2-74) in March. Florida Supreme Court voids previous Zoning Ordinance which was Ordinance 3-70.		Supplemental Agreement notes that Flagler System has submitted an application for final approval for the residential portion of Phase 1 of the PUD.
6/10/1974	Building permit issued to demolish four of the Breakers' cottages	Permit # 505-74	
6/28/1974	Application filed for final approval of Phase 1 (Residential) of PUD	Previously granted tentative approval under resolution #6-71, as amended by resolution # 9-72	No public hearing required for this approval
9/10/1974	Declaration of Restrictions addresses	ORB 2380; Page	Restricts open space use (golf

DATE	NATURE OF REQUEST/ACTIVITY	PETITION NUMBER AND DESCRIPTION	COMMENT/NOTES
	open space protection in PUD.	1986-1989	course) for 30 years from 9/10/74. Open space totals 91.3 acres exclusive of roadways.
9/10/1974	Supplemental Agreement		Ratifies and affirms agreements reached and embodied in Application for Tentative Approval of Planned Unit Development Zoning, as amended by revised Appendices "B" and "C" dated 4/11/72, and as further amended by Resolutions #6-71 and 9-72, and confirmed by Ordinance #2-74
9/10/1974	Resolution of Town Council amending Resolution 6-71 and Resolution 9-72 and authorizing the execution of an agreement between Flagler System and the Town.	**Resolution 13-74** Amends 6-71 and 9-72 Clarification as to governing resolutions; ratified resolutions 6-71 and 9-72	This Resolution specifically references the previously described "Supplemental Agreement" which essentially vested the project after the voiding of the previous Ordinance 3-70 and the adoption of the Town's new Zoning Ordinance 2-74. The concern had been that previous PUD approvals may be invalid since they were based upon a Zoning Ordinance which was later found to be unconstitutional.
9/10/1974	Ratification Agreement		Apparently approved by Town Council. Ratifies prior resolutions in light of the determination by the Florida Supreme Court that Zoning Ordinance #3-70 was unconstitutional
9/10/1974	Variance to construct additional tennis courts adjacent to and west of existing tennis courts.	Variance 27-74	Approved by Town Council.
10/2/1974	Variance of from the setback provisions of F.S. 161.052 for construction of a seawall, beach access stairs, and condominium building	File 74-75-V-26	Approved by State of Florida, DNR
10/8/1974	Petitioner appears before Town Council requesting approval of		Request approved by Town Council.

DATE	NATURE OF REQUEST/ACTIVITY	PETITION NUMBER AND DESCRIPTION	COMMENT/NOTES
	modification of Phase 1 Residential Plan. Request was to move residential building so that it has a 20 foot front yard setback from Breakers Row rather than a 25 foot setback.		
11/19/1974	Flagler System requests amendment for hotel parking for Phase 1.		Parking arrangements proposed would provide a total of 656 spaces for hotel support in conjunction with development of Phase 1 apartments.
12/19/1974	Building permit for the construction of 4-building 88-unit apartment complex	Permit # 1254-74	Included underground parking for 194 cars
1/6/1975	Declaration of Restrictions recorded	ORB 2380 Pg 1986	Land platted as "open space" must remain in that use for 30 years
1/9/1975	Proposal for commercial building in Phase 1 at southeast corner of intersection of Coconut Row and Royal Poinciana Way.		None
2/7/1975	Approval by Building Official of plan for 88 unit apartment building on Tract 2 of Plat 1 subject to 2 conditions.	Building Permit 1254-74	Refers to Tract 2.
4/25/1975	Application for final approval of PUD plan for Phase 1 commercial.	Resolution 6-71 as amended by Resolution 9-72 which granted tentative approval	Application contained the following: Schematic drawings for Phase 1 commercial. Boundary and open space plat for entire Breakers property delineating areas for Phase 1 through 10 and also indicating that open space has not been included with application since the plat was filed with the application for final approval of Phase 1 residential. Covenants guaranteeing retention of open space have not been included. This application is for final approval of Phase 1 residential. Plat of Parcel 4, Phase 1 (commercial).

DATE	NATURE OF REQUEST/ACTIVITY	PETITION NUMBER AND DESCRIPTION	COMMENT/NOTES
			Should also be noted that request for final PUD approval for Phase 1 commercial included variance requests to increase parking for 416 spaces to 466 spaces. Request also "modifies the configuration of the north/south roadway serving the new residences".
6/10/1975	Request for final approval of Planned Unit Development Phase 1 commercial which is a CA zoned tract located on Tract 11 of Plat 1.		This references Tract 2. Approval includes only 62,600 square feet of covered floor area plus at-grade automobile parking.
6/10/1975	Town Council considered variance application which approved planned revision for roadway and parking facility.	Variance 23-75	Approved by Town Council.
6/10/1975	Town Council considered request for final approval of Phase 1 Commercial		Approved by Town Council, for 62,200 SF plus an at-grade parking lot facility
7/15/1975	Request for coastal construction permit from State of Florida DNR for rock rubble "T" head on existing groin	File BBS-75-6	Approved by DNR
1/13/1976	Request for modification of PUD Agreement to locate a replacement toilet facility building between the existing 11th and 12th fairways.		Approved by Town Council.
6/11/1976	Application for a variance to install awnings inside existing concrete framework over 16 penthouse terraces for Breakers Row apartments, 1 North Breakers Row (Tract 2 of Breakers Row Plat 1).	Variance 32-76	Approved by Town Council.
12/14/1976	Request for extension of time to commence construction of Phase 1 commercial approval which was granted on 6/10/75 for an additional 18 months.		Tract 2. Approved by Town Council for 18-month extension.
9/20/1977	Plans and specifications filed for Phase 2 residential.		None.
11/8/1977	Final approval of request for Phase 2 residential.		Request approved by Town Council subject to a number of

DATE	NATURE OF REQUEST/ACTIVITY	PETITION NUMBER AND DESCRIPTION	COMMENT/NOTES
			conditions including: • Extension of Royal Poinciana way • Any future development of Tract 7 Plat 1 will show reduction of 10 or more dwelling units
12/13/1977	Variance request to increase site coverage of existing apartment buildings by installation of awnings.	Variance 57-77	Denied by Town Council.
6/13/1978	New request for time extension for commencement of construction of Phase 1 commercial.		Approved by Town Council; new deadline for commencement of construction December 10, 1979.
5/8/1979	Modification of PUD approval for the following items: Extend deadline for Phase 2, Tract 1 from May 8, 1979 to November 8, 1980. Extend deadline for filing for final approval of Phase 3 from October 25, 1979 to April 25, 1981. Extend deadline for implementing Town Council approval of Phase 1 "CA" from December 10, 1979 to December 10, 1981.		Item #1 applies to Phase 2, Tract 1. Item #2 applies to Phase 3, Tract 4. Item #3 applies to Phase 1 "CA" Tract 2.
5/8/1979	Request for special exception and zoning variance for property known as 45 Coconut Row to move Old Guard Society of Palm Beach Golfers, Private Club from main Breakers Hotel to building known as 45 Coconut Row; also request a variance to provide a portion of required parking across the street at Royal Poinciana Chapel.	Special Exception 11-79 with variance	Approved by Town Council subject to the provision of at least 20 parking spaces on site
7/10/1979	Permission to modify PUD to permit the construction of 2 additional		Approved by Town Council.

DATE	NATURE OF REQUEST/ACTIVITY	PETITION NUMBER AND DESCRIPTION	COMMENT/NOTES
	tennis courts immediately north of and adjacent to existing tennis courts in Tract 10, Plat 1.		
10/31/1980	Application filed with Town to revise the entire remaining phases of the PUD		As of October 1980, approval allowed 471 new dwelling units which, when added to the equivalent conversion of commercial space and hotel uses, to a total of 954 dwelling units as defined under ordinance #9-72. Only 89 units constructed to date. 6.3 acre commercial site approved on NW corner of property.
11/11/1980	Time extension to commence Phase 2, Tract 1		Extended by Town Council from November 8, 1980 to April 25, 1981
3/13/1981	Extension of License Agreement re trash transfer facility		Extended to April 14, 1983
3/18/1981	Preliminary conceptual approval by Town Council of application filed 10/31/80		Included abandonment of commercial approval at NW corner of property, to be replaced by no more than 150 density units
7/14/1981	Tentative approval for "comprehensive modification of the Planned Unit Development Agreement previously referenced"; including agreement for partial Landmarking of Breakers Hotel; carried forward Condition 3 of Resolution 9-72, 1980 modification approved statement of planning criteria and appendices and adopted open space Condition 3 of Resolution 9-72	**Resolution 10-81** amends 6-71, 9-72, and 13-74	Included conditions relating to: • Revised open space plat • Condition 3 of Res. 9-72 is specifically still in 'full force and effect…' • Provision of utility easements and facilities, including certain traffic improvements • Compliance with Town codes including fire codes • Prohibition against time sharing Attachments included **Appendix "H" which is a schedule of future development*.** Adopted **Red Book & Appendices**
1981	Agreement (unsigned) between		Agreement references an

DATE	NATURE OF REQUEST/ACTIVITY	PETITION NUMBER AND DESCRIPTION	COMMENT/NOTES
	Town of Palm Beach and Flagler System, Inc., relating to the resolution of Landmarking of Breakers Hotel.		Exhibit "A" which fully describes the portion of the hotel that is subject to Landmarking.
9/15/1981	Request for special exception for auto rental facility at hotel.	Special Exception 10-81	Approved by Town Council. Limited to 15 rental cars. Must be operated by hotel employees, and cars must be rented only to hotel guests
1/5/1982	Amended list of drawings and exhibits for the Breakers Planned Unit Development filed with Town.		The document contains extensive lists of drawings, including many revised in 1981. Also included are several other exhibits, including a 57-page bound booklet entitled, *Modification of Planned Unit Development Agreement, 1980 Modification*.
2/23/1982	Letter to Town from Flagler System indicating that Resolution 10-81 as passed by Town Council on July 14, 1981 "is satisfactory and the conditions set forth therein are acceptable".		Flagler System attorneys contend that modification to the Breakers PUD (Resolution 10-81) became effective on February 25, 1982 when Flagler notified the Town that the conditions of Resolution 10-81 were satisfactory and acceptable.
3/26/1982	Letter to Town Attorney from Landmark Preservation Commission.		References Landmark status of hotel as being tied to final adoption of Resolution 10-81.
8/9/1983	Amended Declaration of Restrictions supersedes Breakers Row Plat 1; required by Condition #1 of Resolution No. 10-81	Exhibit "C"	Supersedes Declaration Of Restrictions filed September 10, 1974; relates to use of open space
9/8/1983	Agreement ratifying Resolution No. 10-81		Also accepts conditions in Resolution No. 10-81 and accepts the landmark designation of a portion of the property
9/8/1983	Landmark Designation Agreement	Exhibit "B"	Included legal description of "sight easement" and façade of hotel. Legal description goes all the way to the Atlantic Ocean
9/9/1983	Flagler System requests final approval/site plan review for the portion of Breakers PUD known as		Proposed plans include reduction in number of condominium units from 78 to

DATE	NATURE OF REQUEST/ACTIVITY	PETITION NUMBER AND DESCRIPTION	COMMENT/NOTES
	"Priority 3" under provisions of Section 7.35 of Town Zoning Ordinance. Agreement with Town to be bound by Res. 10-81		48, reduction in number of PD equivalent dwelling units from 79.7 to 52.1, and decreases in other property development criteria. **Makes September 9, 1983 first day of timetables under Res. 10-81***
9/13/1983	Final approval including site plan for Priority #3, northeast corner, known as Two Breakers Row		Approved by Town Council
10/11/1983	Resolution of Town Council ratifying landmarking of hotel	Resolution 34-83	Resolution notes that a parking structure will be constructed within the sight easement
10/12/1983	Amended Declaration of Restrictions	ORB 4073 Pg 0814	Supersedes Declaration of Restrictions recorded January 6, 1975. The portion of the property designated as "open space" in the replat shall be used only as golf course, park or other open space use "as shall be determined in the sole discretion of Declarant" for a period of 30 years commencing 3/18/81 or as long as property is zoned PUD
10/17/1983	Certificate of Notification of Designation of Certain properties as Landmarks		Ratifies landmarking per Resolution 34-83
12/1/1983	Breakers Row Plat #1 – Replat	P.B. 46 Pg. 188	Describes entire PUD
1/10/1984	Special exception authorizing relocation of Sea Gull Cottage from Breakers Hotel property to Royal Poinciana Chapel property.	Special Exception 1-84	Approved by Town Council.
4/11/1984	Certificate of Appropriateness for receiving dock and receiving courtyard areas	C of A 4-84	Approved by Landmarks Preservation Commission
1/10/1985	Certificate of Appropriateness for rehabilitation and additions to Breakers Hotel	C of A 2-85	Approved by Landmarks Preservation Commission
6/18/1986	Agreement to extend Priority 2 (Lanai Suites) from September 9, 1989 to September 9, 1998.	PB 4949 Pg 1163	Amends 9/8/83 Agreement
3/30/1989	Extension of License Agreement for trash transfer facility		Extended to April 14, 1991

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Fall 1989	Breakers PUD Amendment Request filed		
1/22/1990	Request for adjustment to several aspects of PUD.	**Resolution 17-90** amends 6-71, 9-72, 13-74, and 10-81 ORB 6413 Pg 735	Approval included coffee shop, tennis court lighting, additional retail space, tennis shop, retention of golf course through 2019, lease of Pine Walk transfer station through December 31, 1997, renegotiable transfer of development units, road improvements, drainage improvements.
3/30/1990	Agreement implementing Resolution 17-90	ORB 6413 Pg 732	Accepts the conditions in Resolution No. 17-90
Fall 1991	Breakers PUD Amendment Request filed		Request to amend Resolution 17-90 to provide more time for its implementation, and to amend Resolution 10-81 to provide for rephasing the project
2/11/1992	Request for approval for changes to several developments within PUD.	**Resolution 6-92** Amends 6-71, 9-72, 13-74, 10-81 and 17-90	Extended Pine Walk transfer lease to December 31, 2012, renegotiate transfer and road drainage issues prior to 1996-1997 zoning season hearings; internal drainage; revised priority development schedule. As part of the approval, Breakers was required to address three issues: 1) storm drainage; 2) possible elimination of commercial at NWC; and 3) give Town perpetual rights to waste transfer facility**. Included PUD Schedule of Development, Appendix "H" to Exhibit 11 of Resolution # 10-81.**
2/19/1992	Agreement ratifying Resolution 6-92	ORB 7235 Pg 536	Accepts the conditions in Resolution No. 6-92
11/25/1995	Certificate of Occupancy for renovations to 63 rooms in south wing and elevators	COA # 65-95	
2/29/1996	Letter from Jim Brindell, signed by Bob Moore re coffee shop/retail		Clarifies Modifications 1 and 3; attached Exhibit "A" shows total of 10,307 SF existing and proposed ground level retail & food and beverage uses, main

DATE	NATURE OF REQUEST/ACTIVITY	PETITION NUMBER AND DESCRIPTION	COMMENT/NOTES
			hotel south wing as of 11/1/96
6/18/1996	?		Resolution No. 10-01 references a revision to the 'binding agreement' on this date but none was found in Gunster records
9/10/1996	Letter from Jim Brindell, signed by Bob Moore re Centennial Dining Room		Acknowledges that 48 dining room seats and 250 SF of kitchen space may be temporarily relocated from Florentine Dining Room to Centennial Dining Room in Old Guard Building
9/13/1996	Application filed for PUD Amendment		Extend certain time periods to re-negotiate several important matters with Town, and to establish timing for drainage improvements
3/2/1997	Request to modify PUD	**Resolution 1-97** amends Res. 17-90	Modifications to coffee shop, tennis court lighting, additional retail space, new tennis facility, maintenance of golf course as green space through 2019, lease of Pine Walk Transfer Station, requirements for renegotiation, and postponement of road and parking improvements**. Also amended Appendix "H" to Exhibit #11 of Resolution 10-81, re PUD schedule.**
? 1997	Agreement ratifying Resolution No. 1-97		Should be one but none found in Gunster records
8/25/1997	Letter from Jim Brindell, signed by Bob Moore, re addition of 22 seats to Centennial Dining Room		
9/5/1997	Application filed to amend Breakers PUD		Request to renovate the Beach Club facilities, enlarge the Starlight Ballroom, and modify certain PUD conditions
2/9/1998	Request to modify PUD	**Resolution 1-98** amends 1-97	Modification to lease of Pine Walk Transfer Station, requirements for renegotiation, postponement of certain road and parking improvements, demolition and reconstruction

DATE	NATURE OF REQUEST/ACTIVITY	PETITION NUMBER AND DESCRIPTION	COMMENT/NOTES
			of Starlight Ballroom Addition and Beach Club, requirement for additional off-street parking spaces, and on-site parking and traffic circulation management. Per Modification #9, 11,621 SF of accessory hotel space retained for possible later use.
2/9/1998	Site Plan Application to construct a new approximately 20,000 square foot Beach Club and approximate 15,000 square foot Starlight Ballroom and 8,000 square feet of pre-function area. Condition approval was also for approximately 13,500 square feet of storage in kitchen area and associated parking (including a 250 space temporary parking lot located on the northwest corner of the PUD).	Site Plan Review 1-98	4 conditions of approval were included, mostly related to traffic and circulation matters.
3/11/1998	Agreement between Town of Palm Beach and The Breakers Palm Beach, Inc.	ORB 10309; Page 740-744	The essence of the agreement is that "The Breakers hereby accepts the conditions set forth in the Town's Resolution 1-98".
7/19/1999	Certificate of Occupancy for Starlight Ballroom addition and new Beach Club	COA # 55-99	
2/7/2000	Amend PUD to redesign golf course and include a golf and tennis clubhouse west of South County Road	**Resolution 3-00** amends 1-98	Modification to conditions re maintenance of golf course as green space through 2025, lease of Pine Walk Transfer Station, requirements for renegotiation, and golf and tennis clubhouse with related facilities. Also amended commencement dates for remaining development to be consistent at December 31, 2025
1/11/2000	Site Plan Review with Special Exception request to redesign golf course and tennis court layout and construct a three-level 40,549 square foot golf and tennis clubhouse.	Site Plan Review 1-2000 w/Special Exception	Approval was granted for new golf and tennis complex and included several conditions of approval.
3/22/2000	ARCOM review of new golf & tennis clubhouse	B9-00	approved
4/12/2000	Agreement ratifying Resolution 3-00		Accepts the conditions in Resolution No. 3-00

DATE	NATURE OF REQUEST/ACTIVITY	PETITION NUMBER AND DESCRIPTION	COMMENT/NOTES
6/5/2000	Letter from Jim Brindell, signed by Bob Moore re adjustments to golf course layout		
9/27/2000	ARCOM review of golf course border landscaping west of South County Road	B52-00	Approved
2/5/2001	Amend PUD to allow opportunity to request redistribution of residential units from west side of County Road to other locations within the PUD	**Resolution 10-01** amends 3-00 ORB 12541 Pg 98	Modification to condition re requirement for renegotiation; applicant may relocate up to 149 dwelling units from Priority Areas 1, 7, 8, and 9 to areas west of County Road and/or within Priority Area 1 subject to PUD Master Plan amendment. May apply for same no later than the **2023-2024** zoning season.
4/19/2001	Agreement ratifying Resolution 10-01	ORB 12541 Pg 94	Accepts the conditions in Resolution No. 10-01
12/10/2001	Certificate of Occupancy for south ocean tower alteration for hotel	COA # 90-01	
1/8/2002	Authorizing ad valorem tax exemptions for work at the hotel (south tower)	Resolution 6-02	Contained faulty legal description
2/13/2002	Certificate of Occupancy for renovation of Dallas Rooms, 1st and 2nd floors	COA # 84-99	
6/11/2002	Site Plan Review with Special Exception to relocate 55 parking spaces from front driveway, reconfigure front driveway/parking landscape area, relocate balustrades at hotel entrance in order to add additional valet lanes, construct security gatehouse on main driveway, construct approximately 338 square foot service quarter adjacent to the Circle Dining Room; add porte cochere and covered walkways to the south entrance of the hotel and relocate 21 parking spaces from new porte cochere to existing parking area west of Beach Club. Also Special Exception to expand hotel with above improvements.	Site Plan Review 5-2002 w/Special Exception	Approved by Town Council.

DATE	NATURE OF REQUEST/ACTIVITY	PETITION NUMBER AND DESCRIPTION	COMMENT/NOTES
6/11/2002	Amends Resolution 6-02 so as to amend the legal description of the property referenced therein	Resolution 40-02	Amends legal description in the tax exemption covenant to include only the hotel building where the work was done
2/20/2003	Certificate of Completion for renovations to North Ocean Tower		
2/20/2003	Certificate of Completion for renovations to Ocean front meeting rooms, corridors, and mezzanine mechanical room		
2/20/2003	Certificate of Approval and Occupancy for two new 1-story accessory buildings (gatehouse and bathrooms)	COA # 10-03	
4/16/2003	Certificate of Appropriateness for renovation of Venetian Ballroom	C of A #10-2003	Approved with a number of conditions
9/9/2003	Special Exception to construct a 1-story 697 SF golf instruction and storage building on the driving range, as well as a paved employee walkway along the north side of the hotel	Special Exception #20-2003	Approved by Town Council.
2/15/2005	Modification to PUD Master Plan to redesign the Beach Club Cabanas and related facilities.	**Resolution No. 4-05** amends 3-00* *note- WHEREAS clause should have included Res. 10-01 but did not	Deletes previous Modification #4 re new tennis facility, to be replaced by Modification #10; **erroneously carries forward language from Modification #7 of Resolution 3-00 instead of revised #7 from Resolution 10-01**; minor modifications to Modification #10 re golf and tennis clubhouse and related facilities; adds Modification #12 re new cabanas and related facilities

DATE	NATURE OF REQUEST/ACTIVITY	PETITION NUMBER AND DESCRIPTION	COMMENT/NOTES
2/15/2005	Site Plan Review, Special Exception, and Variance request for approval of the new cabana project	Special Exception 6-2005 with Site Plan Review and Variance	Variance (for seawall height) withdrawn. Conditions of approval re required fire hydrant and construction traffic restrictions
5/10/2005	Modified lighting plan reviewed by Florida Fish and Wildlife Conservation Commission for cabana project	PB-804	Approved with several conditions
8/12/2005	Building permit for awning for valet parkers	P #8078272	
August 2006	Approval for golf clubhouse awnings		
11/14/2006	Special Exception with Site Plan Review to renovate the old golf clubhouse including a lounge for spa and beach club employees, create new offices on the second floor, and awnings on the new club house and for valet parkers	Special Exception 9-2006 with Site Plan Review	No conditions of approval
7/14/2010	Revised Modification #7.a. to restore the language from Resolution 10-01 re relocation of units to the portions of the PUD west of County Road	**Resolution #70-10** Amends Res. 4-05	Application to be filed no later than **2024**
10/27/2010	ARCOM review of request to demolish old golf clubhouse building and associated parking lot, AKA the Old Guard Building, 45 Cocoanut Row	B-051-2010	Approved by ARCOM; to be replaced by sod and landscaping; later ratified by Town Council
9/11/2012	Town Council review of request to demolish and rebuild two of the five existing maintenance buildings on the west Pine Walk	Site Plan Review #9-2012 with Special Exception	Approved by Town Council; ARCOM approved administratively
5/15/2013	Town Council review of requested improvements to pool areas on southeast portion of hotel property	Special Exception #8-2013 with Site Plan Review	Approved by Town Council. Included gazebo bar, kiddie pool, jacuzzis, and pavement
June 2013	State of Florida Department of Business and Professional Regulation extension of hotel's alcohol license to include gazebo bar		Approved
8/24/2013	ARCOM review of proposed new railings, awning	A-028-2013	Railing not approved; awning approved
9/25/2013	Administrative Site Plan Review of Flagler Steakhouse awning expansion		Approved by staff
12/11/2013	Modify hotel amenity by expanding the existing playground	Special Exception #20-2013 with Site	Approved by Town Council

DATE	NATURE OF REQUEST/ACTIVITY	PETITION NUMBER AND DESCRIPTION	COMMENT/NOTES
		Plan Review	
2/12/2014	Amend Resolution 70-10 by adding 4,559 square feet of accessory hotel space to the Beach Club for construction of a fitness center. PUD amendment.	**Resolution No. 11-2014**	Changes to Modification #9 re the Beach Club, adding 4,559 gross square feet/4,190 net (A/C) square feet to construct a new fitness center on the second level of the existing Beach Club building on the Ocean Terrace. The previous 11,621 square feet of accessory hotel space is reduced by 4,190 to leave approximately 7,341 square feet for future use by further amendment to the PUD.
2/12/2014	Special exception and site plan review to construct a new beach access ramp and to replace the 1,588 square foot pavilion on the second level of the Beach Club building with a 4,559 square foot (gross) 4,190 square foot (net, A/C) structure for a new fitness center, and associated elevator.	Special Exception #1-2014 with Site Plan Review	The beach ramp replaces a similar structure which was destroyed by a hurricane. The existing spa functions on the first floor of the Beach Club will be expanded into the previous fitness center space.
3/26/2014	Agreement finalized between Town of Palm Beach and The Breakers documenting acceptance of Resolution 11-2014.		Agreement required by Town's PUD ordinance
12/10/14	Special Exception with Site Plan Review to add awning to pergola east of spa; variance to demolish and reconstruct existing entry fountain	Special Exception #27-2014 with Variance	Approved by Town Council
12/17/14	LPC approval for awning and fountain	COA-053-2014 and 057-2014	
2/11/15	Request approval of: • Four awnings totaling 1,714 s.f. in golf maintenance area at west end of Pine Walk • Renovations to east side of spa building to enclose 614 s.f. of additional space, and redesign of courtyard • Vehicle gate just east of crosswalk near south porte-cochere	Special Exception #1-2015	Approved by Town Council, subject to the requirement that the vehicle gate be opened for overflow parking during large events.

DATE	NATURE OF REQUEST/ACTIVITY	PETITION NUMBER AND DESCRIPTION	COMMENT/NOTES
9/9/15	Request approval of: • Flagler Club Terrace awning structure • Demolish smoke-stack and expand engine room, including 600 KW generator • Add 720 s.f. cooling tower • Add three access control gates on Ponce Promenade	Special Exception #24-2015 with Site Plan Review	Combo project included Landmarks (LPC) review. Approved by Town Council.
9/16/15	LPC approval of aspects of S.E. #24-2015 under their jurisdiction	COA 2015-034	
11/12/15	Request approval of: • Ponce loading dock expansion, including new awning • Service elevator in southeast corner of Mediterranean Courtyard • 900 KW generator in place of 600 KW generator in engine room expansion • Two service pavilions on front croquet lawn west of hotel	Special Exception #31-2015 with Site Plan Review	Approved by Town Council except for service pavilions on west lawn, which were deferred. That part of request was later withdrawn due to LPC objections.
3/9/16	Request approval to demolish building #4 at the maintenance complex on Pine Walk (2,726 square feet) and replace it with or 3,581 square foot building.	Special Exception #5-2016	Approved by Town Council
4/27/16	Request ARCOM approval to repair the chimneys at Spray Cottage	A-016-2016	Approved by ARCOM
5/11/16	Request approval to amend Resolution No. 11-2014 (PUD-A) by extending the commencement of development date for 251 dwelling units, extending the date by which 149 dwelling units may be relocated, extending the date upon which the golf course must remain open space, and extending the date of the lease of the Pine Walk Transfer Station.	**Resolution No. 60-2016**	All dates extended to December 31, 2049 or December 31, 2050.

DATE	NATURE OF REQUEST/ACTIVITY	PETITION NUMBER AND DESCRIPTION	COMMENT/NOTES
3/15/17	Request Special Exception with Site Plan Review approval to add a 3,000 gallon emergency generator fuel tank just north of the service court, and two service pavilions on the 'croquet' lawn southwest of the main hotel entrance.	Special Exception No. 04-2017 with Site Plan Review, and COA No. 08-2017	Approved by Town Council, including official recognition by Council of ongoing use of the lawn area for outdoor functions
5/10/17	Request Special Exception with Site Plan Review approval to construct a new 404 s.f. retail shop (Mary Lily's) in the Palm Court, and to expand the existing seafood restaurants from 4,330 s.f. to 6,111 s.f. and from 140 seats to 177 seats.	Special Exception #12-2017 with Site Plan Review	Approved by Town Council
12/13/17	Request Special Exception with Site Plan Review to expand seating capacity at Seafood Bar restaurant by an additional 53 seats in 6,111 s.f. restaurant, for a total of 230 seats.	Z-17-00044	Approved by Town Council
1/10/18	Request Special Exception with Site Plan Review to make changes and improvements to The Breakers golf course. Also enlarge golf training facility from 697 s.f. to 2,366 s.f., and replacement of existing free-standing bathroom building of 250 s.f. with a new bathroom building of 267 s.f.	Z-17-00055	Approved by Town Council
6/13/18	Request for extended work hours for golf course project		Approved by Town Council
9/12/18	Request Site Plan Review and Special Exception to add awnings in the renovated golf course	Z-18-00126	Approved by Town Council
9/21/18	Request Landmarks Presentation Commission approval for revised ramp on south side of south lawn pavilion building	COA-040-2018	Approved by Landmark Preservation Commission
10/18/18	Request Administrative Site Plan approval for changes to ramp of south lawn pavilion		Approved and stamped by Town of Palm Beach
05/15/19	Request for site plan review with special exception approval to construct a new security guardhouse and gates, to re-align Breakers Row, and to add a landscaped island on the south side of the proposed guardhouse at North Breakers Row.	Z-19-00187	Approved by Town Council

DATE	NATURE OF REQUEST/ACTIVITY	PETITION NUMBER AND DESCRIPTION	COMMENT/NOTES
02/12/20	Request for zoning text amendment to add hotel and golf course as permitted uses in PUD-A zoning district and to allow for staff approval of site plans consisting of less than 2,500 square feet	Ordinance 1-2020	Approved by Town Council
08/11/21	Request for extension of existing golf course awning, which was denied by ARCOM on July 28, 2021, but approved on appeal by Town Council on August 11, 2021	A-051-2021	Appeal granted by Town Council
02/15/23	Request for new fencing and gates, which was approved by LPC on January 18, 2023, and by Town Council on February 15, 2023	COA-22-008 ZON-23-001	Approved by LPC and Town Council
10/11/23	Request for modifications to existing Tennis Centre to change 10 tennis courts to 6 hydrocourts, 2 hard courts, 4 grass courts, and 2 pickleball courts, which included PUD amendment approval by Town Council on May 10, 2023 (Resolution No. 043-2023). Project was partially approved by ARCOM on May 24, 2023, fully approved by ARCOM on September 27, 2023, and approved by Town Council on October 11, 2023	Res. No. 043-2023 ARC-23-057 ZON-23-049	PUD Amendment approved by P&Z and Town Council. Project approved by ARCOM and Town Council
07/17/24	Request for the renovation of the Mediterranean Courtyard, including the addition of two (2) new structures within the courtyard, which was approved by Town Council on April 10, 2024, and approved by the LPC on April 17, 2024. LPC approved the tax abatement application on July 17, 2024	ZON-24-054 COA-24-013 LTA-24-0001	Approved by LPC and Town Council
07/17/24	Request for modifications to the hotel's main drive and port-cochere entrance, which was approved by Town Council on July 10, 2024, and approved by the LPC on July 17, 2024	ZON-24-0019 COA-24-0005	Approved by LPC and Town Council

DATE	NATURE OF REQUEST/ACTIVITY	PETITION NUMBER AND DESCRIPTION	COMMENT/NOTES
09/28/24	Request for modifications to the previously approved new Tennis Centre (ARC-23-057 & ZON-23-049), to include the addition of two (2) new padel courts, which included PUD amendment approval from Town Council on (Resolution No. 073-2024). Project was approved by Town Council on August 12, 2024, and approved by ARCOM on August 28, 2024	Res. No. 073-2024 ZON-24-0027 ARC-24-0049	PUD Amendment approved by P&Z and Town Council. Project approved by ARCOM and Town Council
1/22/25	Request to amend the previous approval (COA-24-0005) for the hotel's main drive and port-cochere entrance, which was approved by the LPC on January 22, 2025	COA-24-0027	Approved by LPC
4/9/25	Request for PUD amendment approval from Town Council to allow for applications to proceed for the demolition and replacement of the existing Family Entertainment Center (FEC), construction of a bridge to the existing, but modified, Beach Club building, and construction of a new parking structure known as Central Park; PUD amendment approved by P&Z Commission on February 4, 2025, and Town Council on April 9, 2025	Res. No. 006-2025	PUD Amendment approved by P&Z (2/4/25) and Town Council (4/9/25)
4/9/25	Request for a new Parking Garage known as Central Park, which was approved by the LPC on February 19, 2025, and by Town Council on April 9, 2025	COA-24-0032 ZON-24-0087	Approved by LPC and Town Council
5/14/25	Request for exterior modifications to the Breakers Beach Club Restaurant, which was approved by Town Council on February 26, 2025, and by ARCOM on May 14, 2025	ZON-24-0089 ARC-24-0116	Approved by ARCOM and Town Council

DATE	NATURE OF REQUEST/ACTIVITY	PETITION NUMBER AND DESCRIPTION	COMMENT/NOTES
7/23/25	Request for the demolition and construction of a new Family Entertainment Center (FEC) with physical connection to the Beach Club Restaurant, which was conditionally approved by RCOM on April 23, 2025, approved by Town Council on May 14, 2025, and received final approval from ARCOM on July 23, 2025	ZON-24-0079 ARC-24-0141	Approved by ARCOM and Town Council

TOWN OF PALM BEACH

Information for Town Council Meeting on: August 12, 2026

To: Town Council

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

From: Planning, Zoning, & Building Staff

Re: 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. *[The Landmark Preservation Commission Recommendation: Implementation of the proposed variance will not cause a negative impact on the subject property. Carried 7-0.] [The Landmark Preservation Commission approved the project with conditions. Carried 7-0.]*

Date: 7/23/2026

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
Fee-Related

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.

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.

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.

At the July 22, 2026, LPC meeting, the project was approved as presented (7-0), and the associated variance was supported (7-0).

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:

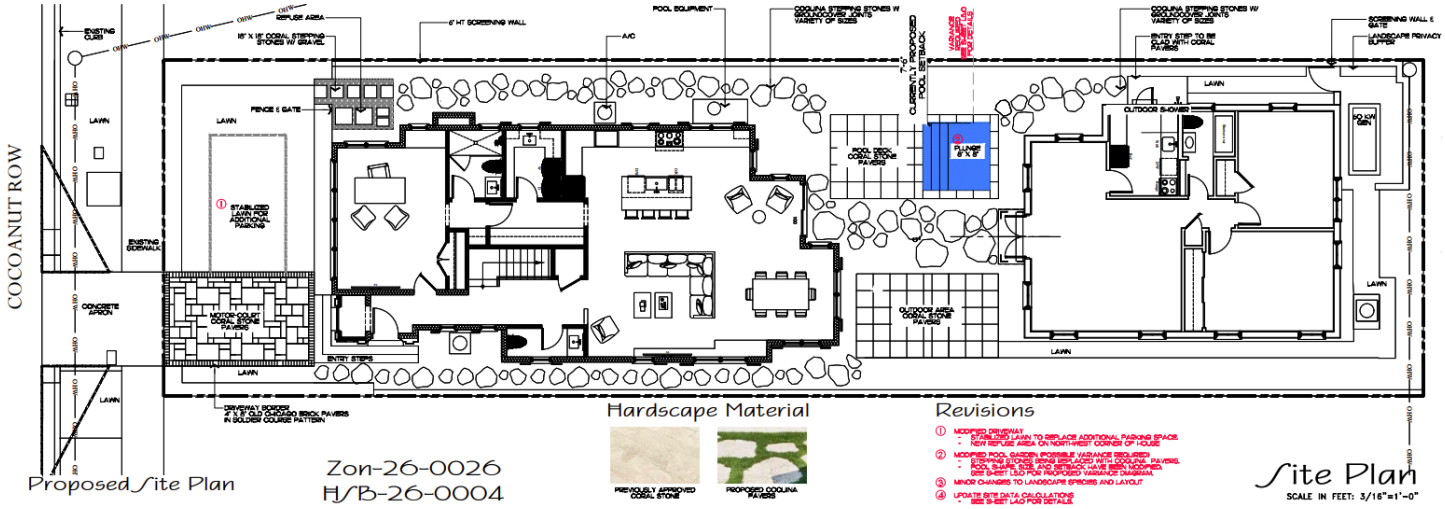
- **VARIANCE #1:** Sec. 134-1757: Reduce the side (north) yard setback to 7'-6" for a new pool layout, in lieu of the minimum 10'-0" side yard setback for a pool.

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.



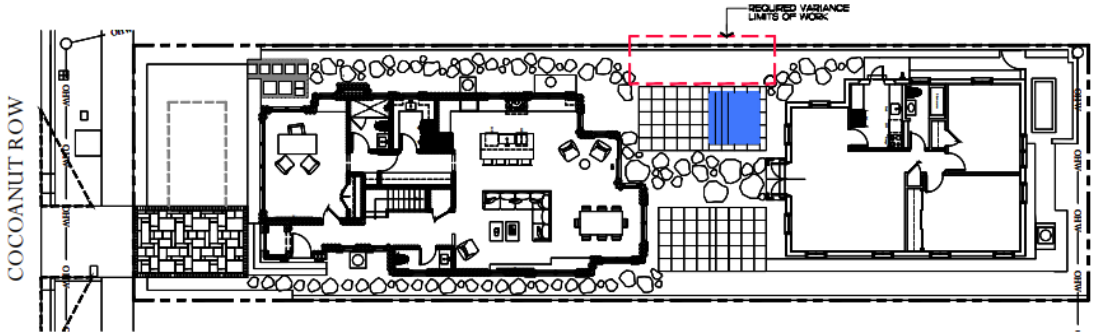
Variance

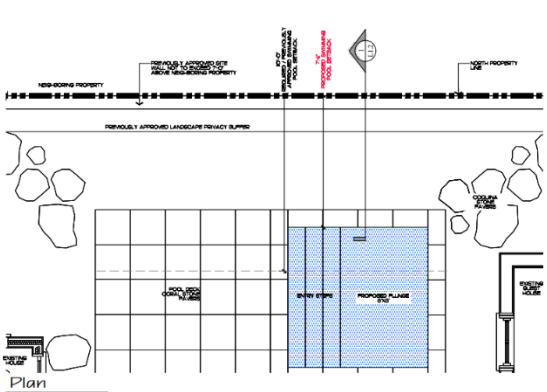
The proposed pool layout will require a side (north) yard variance. The required 10’-0” side

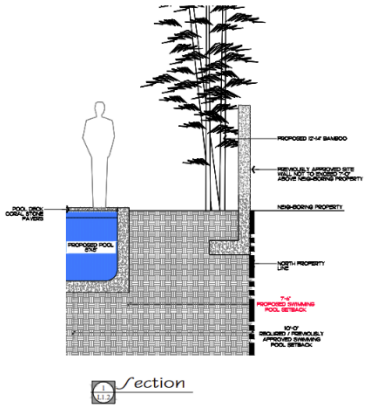
yard setback for a pool is proposed to be reduced to 7'-6". In the Letter of Intent, the applicant provided the following justification: *"Existing lot width is only 40'-0", the R-C district requires 75'-0" minimum. The existing lot area is only 6,000 S.F., the R-C district requires 10,000 S.F. minimum.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

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
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Land Planning
Landscape Management
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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
L1.0 - Existing Conditions Site Photos
L2.0 - Site Plan
L3.0 - Landscape Plan
L4.0 - Open Space Diagram
L5.0 - Variance Diagram
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
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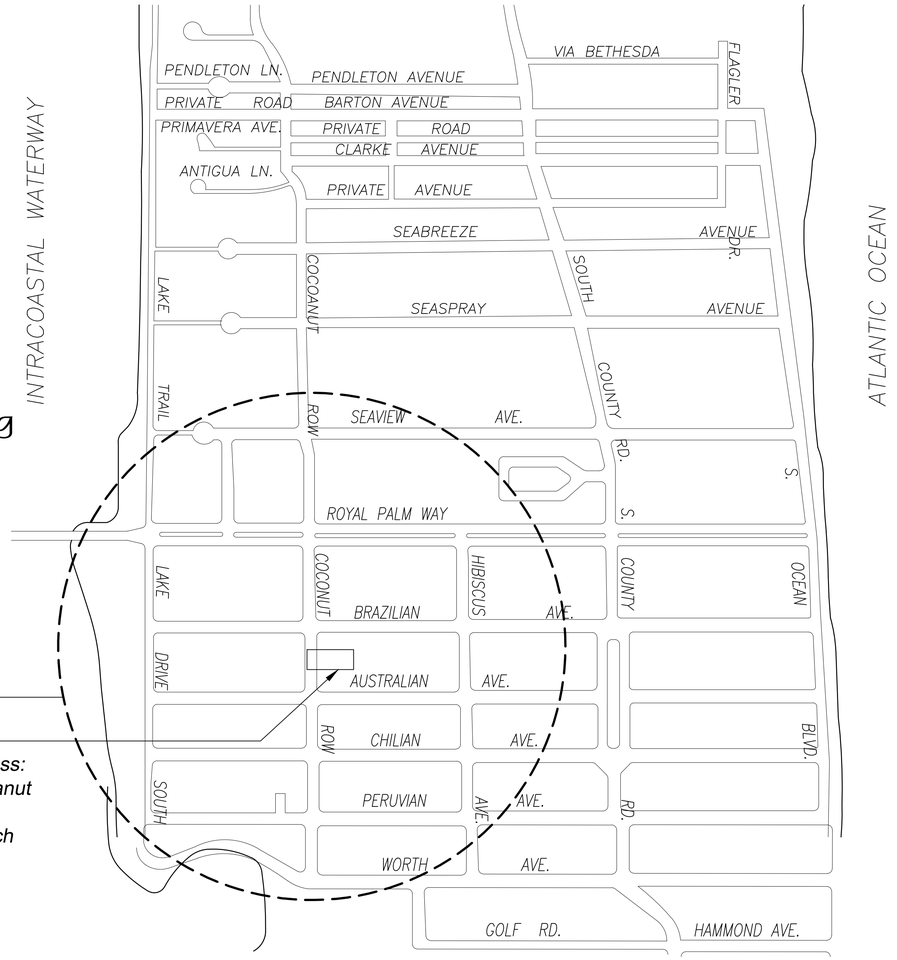
Civil Engineer
GRUBER CONSULTING ENGINEERS
2475 MERCER AVE
WEST PALM BEACH, FL 33401
561.312.2041



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
HSB-26-0004

Existing Conditions Image Sheet

ENVIRONMENT DESIGN GROUP
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Landscape Management
Dustin M. Mizell, MLA FLA #6666784
Dustin@environmentdesigngroup.com

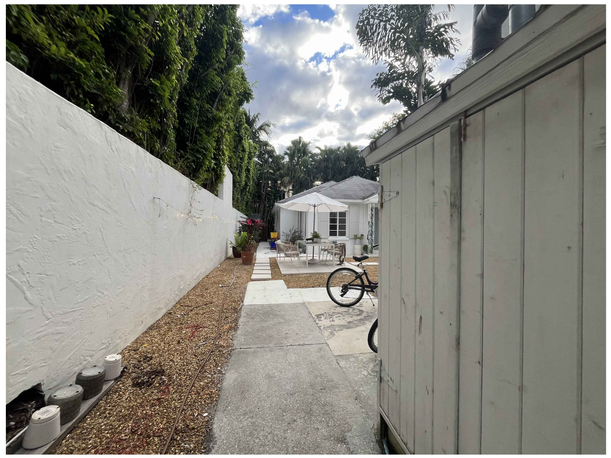
Private Residence
335 Coconut Row
Palm Beach
FLORIDA

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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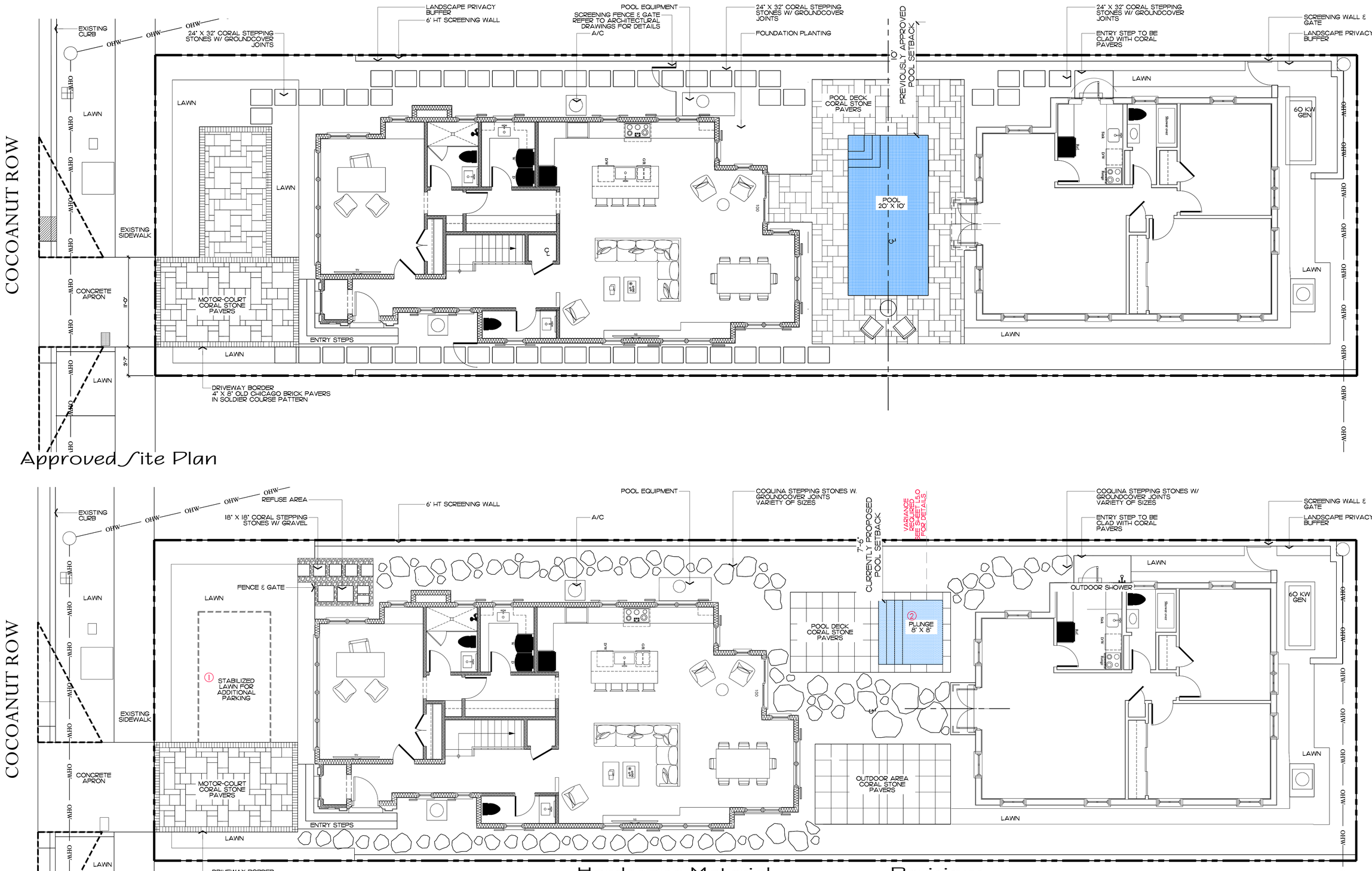
DRAWN BY: Sean Twomey
DATE: 04.16.2026

SHEET L1.0

Zon-26-0026
HSB-26-0004

Scope of Work Image Sheet



Hardscape Material



PREVIOUSLY APPROVED CORAL STONE



PROPOSED COQUINA PAVERS

Revisions

1. MODIFIED DRIVEWAY
   - STABILIZED LAWN TO REPLACE ADDITIONAL PARKING SPACE.
   - NEW REFUSE AREA ON NORTHWEST 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.

Zon-26-0026
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Site Plan

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

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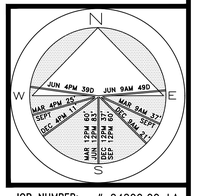
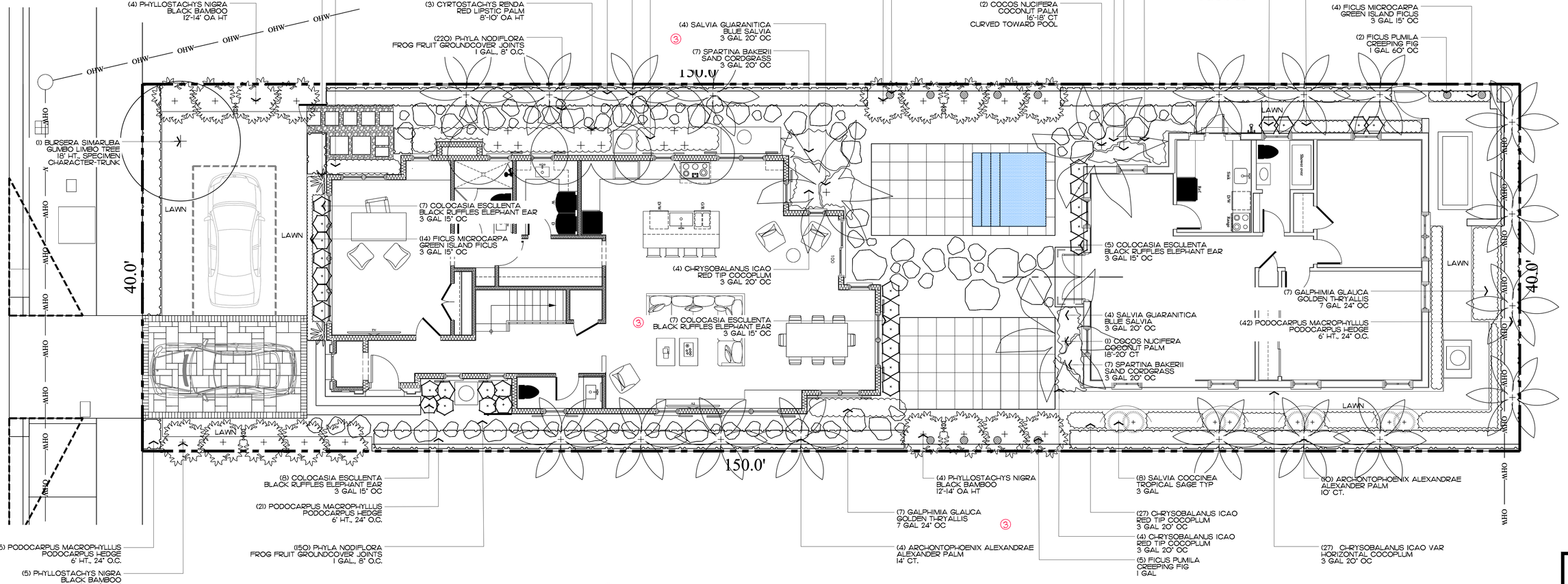


JOB NUMBER: # 24200.00 LA
DRAWN BY: Sean Twomey
DATE: 04.16.2026

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'

Zon-26-0026
H/B-26-0004

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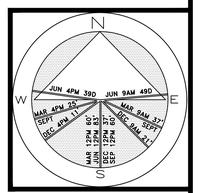

JOB NUMBER: # 24200.00 LA
DRAWN BY: Allison Padilla
DATE: 04.16.2026

SHEET L3.0

64 sf.

AREA IN SQ.FT.

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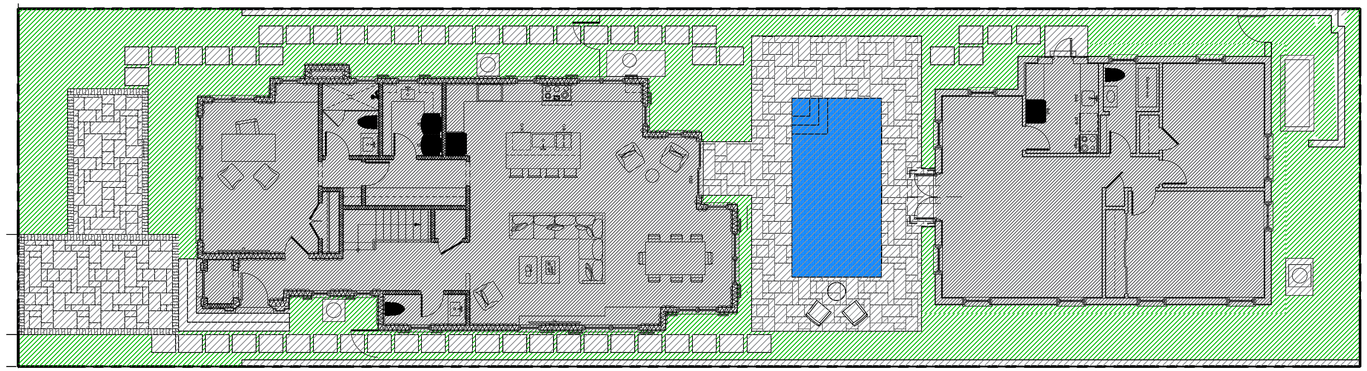
Landscape Legend

	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

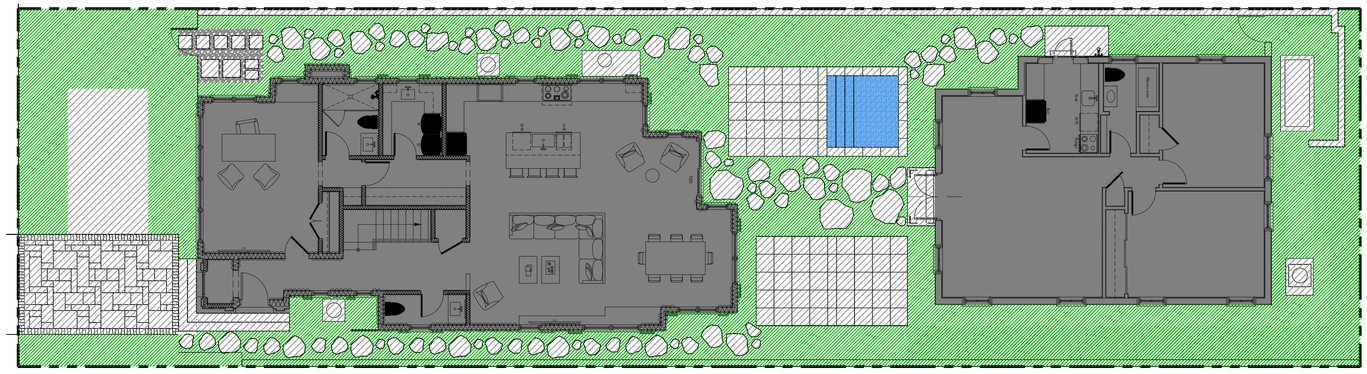
* PROPOSED STABILIZED LAWN PARKING SPACE IS NOT COUNTED TOWARD OPEN SPACE

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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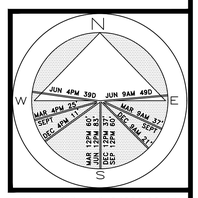

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Jean Twomey
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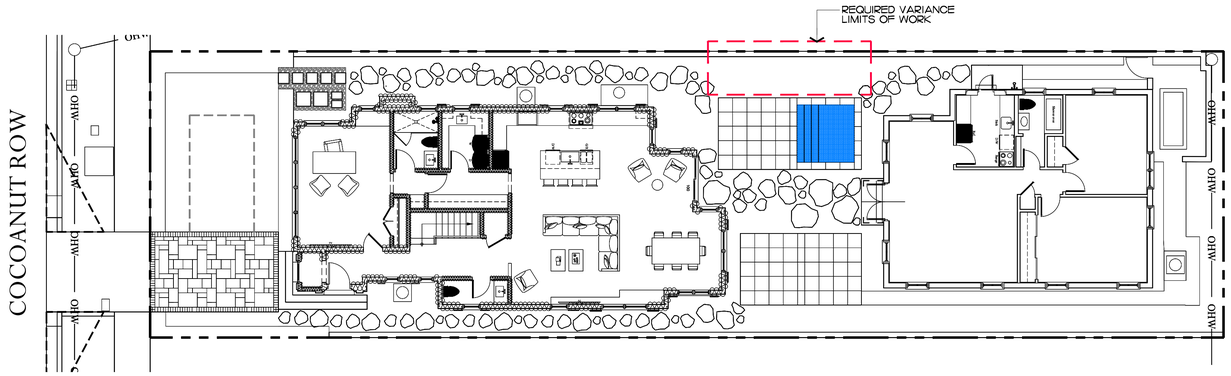
ZON-25-004
HSB-24-0009

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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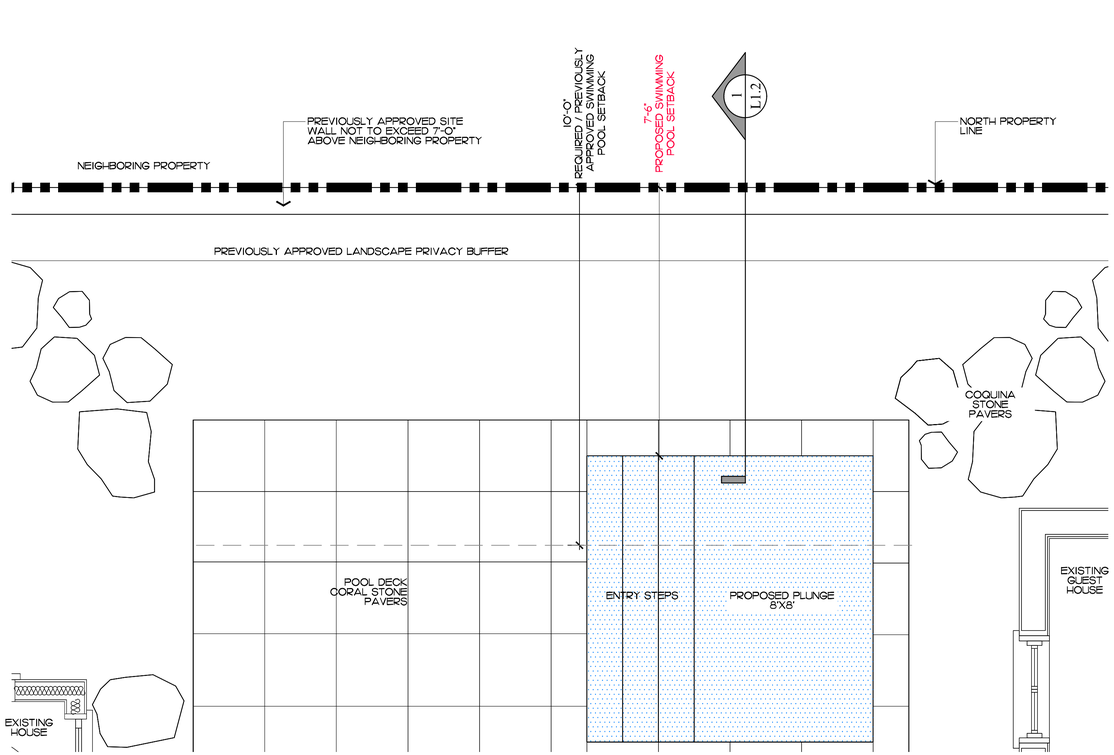
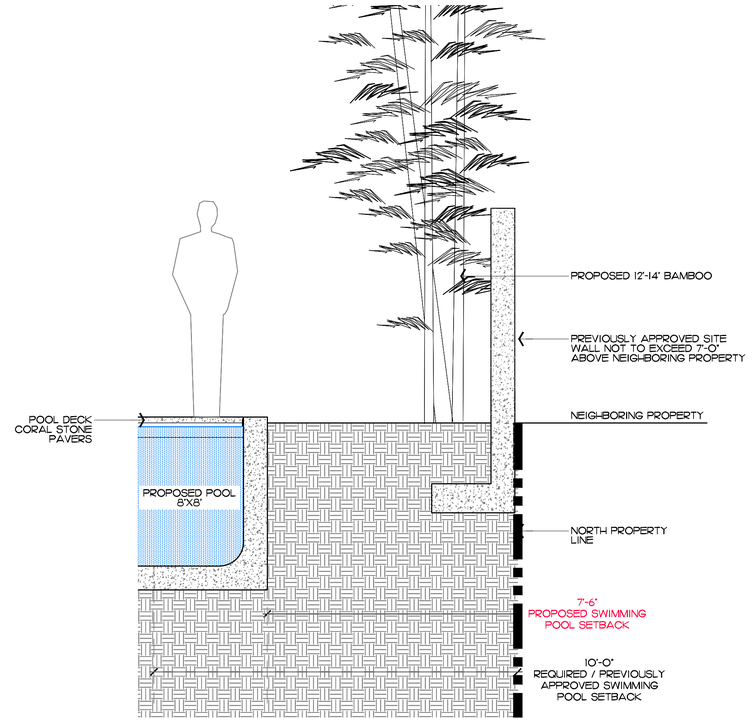
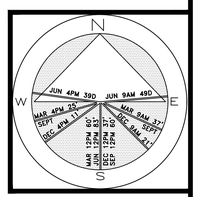


Plan



1 L1.2 Section



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

SHEET L5.0

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Variance Request Diagram

SCALE IN FEET 0' 2' 4' 6'

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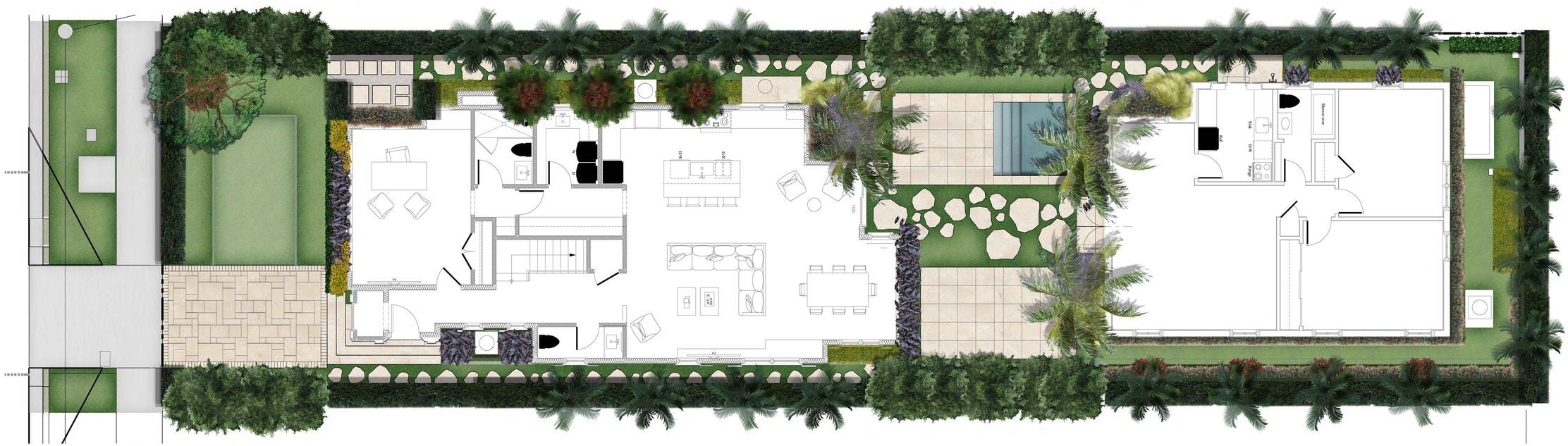

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DRAWN BY: Allison Padilla
DATE: 06.26.2026

SHEET L6.0

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Rendered Site Plan



West Elevation



East Elevation

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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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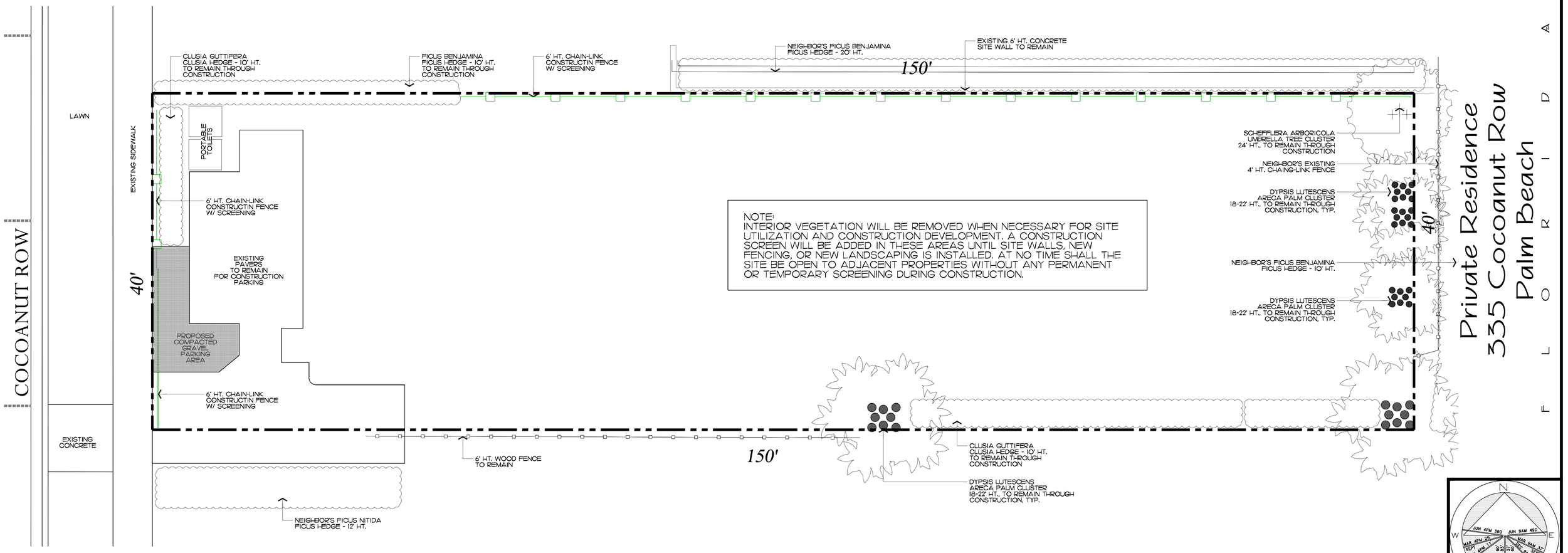

NOTE:
INTERIOR VEGETATION WILL BE REMOVED WHEN NECESSARY FOR SITE UTILIZATION AND CONSTRUCTION DEVELOPMENT. A CONSTRUCTION SCREEN WILL BE ADDED IN THESE AREAS UNTIL SITE WALLS, NEW FENCING, OR NEW LANDSCAPING IS INSTALLED. AT NO TIME SHALL THE SITE BE OPEN TO ADJACENT PROPERTIES WITHOUT ANY PERMANENT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

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DATE: 02.12.2026

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SHEET L7.0

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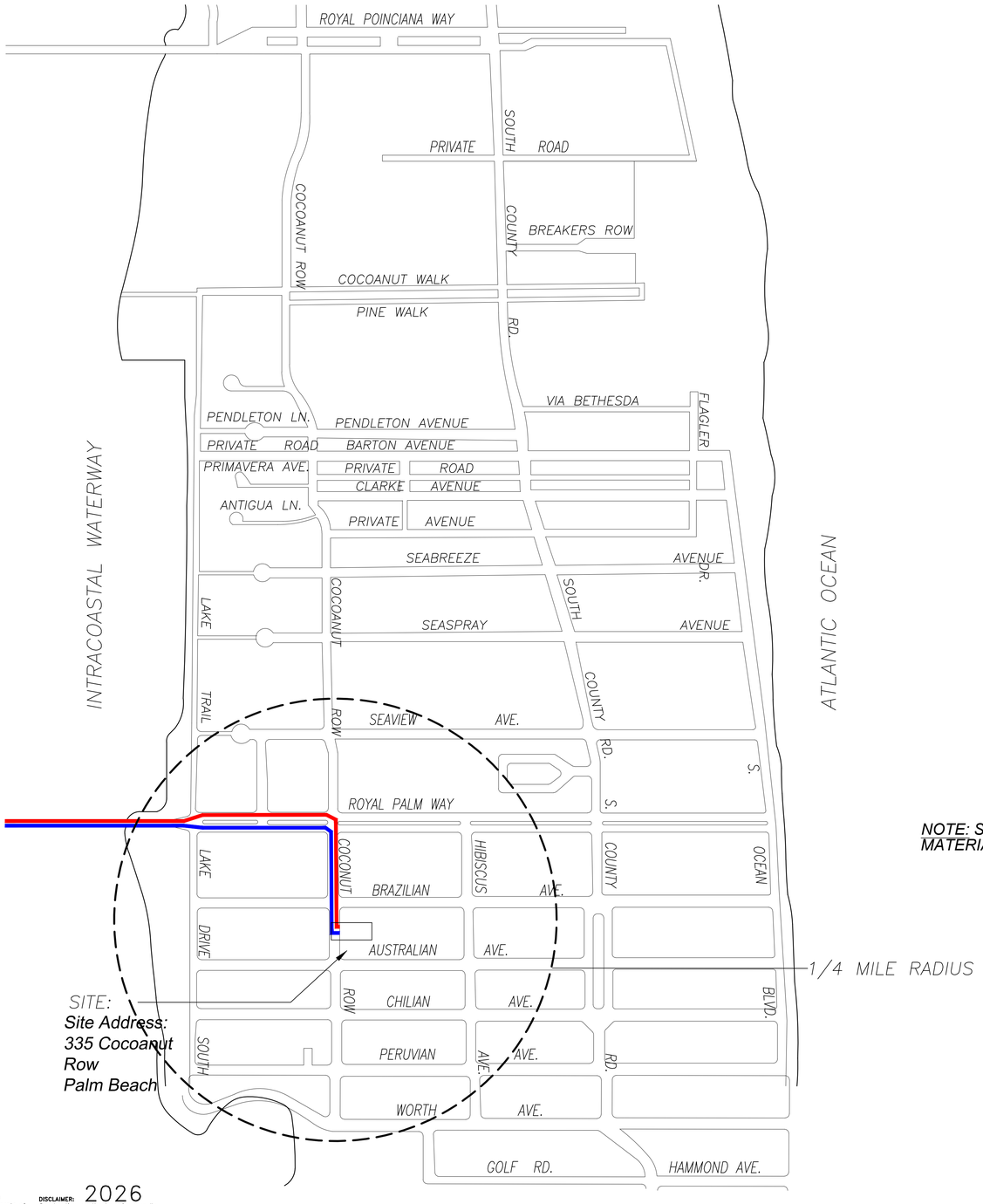
Construction Staging & Screening Plan

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

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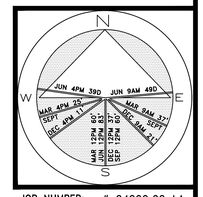

JOB NUMBER: # 24200.00 LA
DRAWN BY: Allison Padilla
DATE: 06.26.2026

SHEET L8.0

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Truck Logistics Plan

SCALE: NOT TO SCALE

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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

ENVIROMENT DESIGN GROUP
139 North County Road SJ120-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 Coconut Row
Palm Beach
FLORIDA

(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.

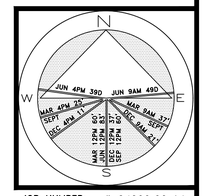
(1) COCOS NUCIFERA
COCONUT PALM - 20' CT.
CURVED TOWARD POOL

(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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The following drawings are instruments of service to the Landscape Architect. They are not products of design. All ideas, designs, arrangements and plans indicated or represented by this/these drawings are owned by and the property of the designer, and were created, evolved and developed for use on and in connection with this project. None of such ideas, designs, arrangements or plans shall be used by or disclosed to any person, firm or corporation without the written permission of the Landscape Architect.

DISCLAIMER: 2025
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48 HOURS BEFORE DIGGING
CALL TOLL FREE
1-800-432-4770
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

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

ENVIRONMENT DESIGN GROUP
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Phone 561.832.4600 Mobile 561.313.4424
Landscape Architecture
Land Planning
Landscape Management
Dustin M. Mizell, MLA FL# 6666784
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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1-800-432-4770
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

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 Town Council Meeting on: August 12, 2026

To: Town Council

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

From: Planning, Zoning, & Building Staff

Re: ZON-26-0032 283 ROYAL POINCIANA WAY—SPECIAL EXCEPTION AND VARIANCE The applicant, the Flagler System Management Inc., has filed an application requesting Town Council review and approval for a Special Exception for a permitted use greater than 3,000 SF in the C-TS zoning district to allow a single tenant to occupy a 5,433 SF office on the second floor of an existing two-story landmarked building and a variance to not supply the required off-street parking.

Date: 7/30/2026

ATTACHMENTS

Staff Report
Letter of Intent
Plans
Simmons & White Traffic Impact Study 06.25.26

STRATEGIC PLAN

Strategic Priorities:
Community Culture and Character

Strategic Focus Areas:
Quality of Life
Community Preservation

FUNDING

Fee-Related

ZON-26-0032 283 ROYAL POINCIANA WAY—SPECIAL EXCEPTION AND VARIANCE. The applicant, the Flagler System Management Inc., has filed an application requesting Town Council review and approval for a Special Exception for a permitted use greater than 3,000 SF in the C-TS zoning district to allow a single tenant to occupy a 5,433 SF office on the second floor of an existing two story landmarked building and a variance to not supply the required off-street parking.

Applicant: Flagler System Management Inc
Professional: Dailey Janssen Architects
Representative: Jamie Crowley

THE PROJECT:
The applicant has submitted plans, entitled "Proposed Tenant Build-Out at 283 ROYAL POINCIANA WAY", as prepared by **Dailey Janssen Architects**, uploaded and dated to the Town 06/29/26.

The following is the scope of work for the Project:

- Interior renovation of existing second floor office building into a single office tenant.

The following Special Exceptions, Site Plan review and/or Variances required to complete the project, and shall be reviewed by Town Council:

- **SPECIAL EXCEPTION #1** Sec 134-1109 (a)(11) Permitted uses, or uses not specifically enumerated under permitted uses in section 134-11078 but having traffic, patronage and intensity of use characteristics similar to those uses cited therein, which are greater than 3,000 floor area (GFA).
- **VARIANCE #1** Sec. 134-2176 to provide zero (0) on-site parking spaces in lieu of the required four (4) parking spaces that would be required due to the change of use from multiple to single office through the removal of interior common hallways.
    - 989 SF of office space @ 1/250 = 4 parking space deficiency.

Site Data			
Zoning District	C-TS	**Future Land Use**	COMMERCIAL
Square Footage		Existing: 4,444 SF Proposed: No change	
Surrounding Properties / ZONING			
North	Four-story hotel, White Elephant / C-TS		
South	Royal Poinciana Way meridian greenway		
East	One-story office / C-TS		
West	Bradley Park / R-B		

CONSISTENCY WITH THE COMPREHENSIVE PLAN:

A preliminary review of the project indicates that the proposed **office** is **consistent** with the **Commercial** designation of the Future Land Use Map of the Comprehensive Plan.

STAFF ANALYSIS:

Staff is fully supportive of the Special Exception request to permit a single-user office use exceeding 3,000 square feet of Gross Floor Area (GFA). The proposed use matches the intense character of the surrounding district and fits perfectly into the existing landmark building.

The second floor of this landmark building was originally designed and historically utilized for multi-tenant office occupancy. Under that configuration, multiple separate tenants shared common infrastructure, including:

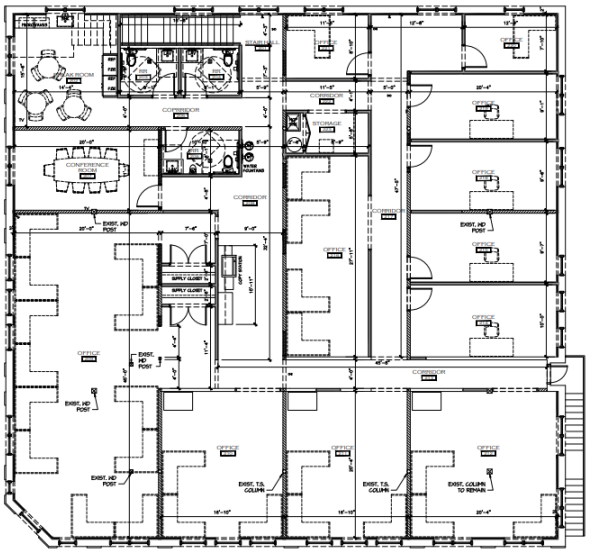
- Central circulation corridors
- Common-area restrooms
- Vertical circulation shafts (stairs and elevators)

Because these spaces served multiple tenants, they were historically excluded from the building's net rentable area calculations for parking. The applicant proposes an interior renovation to convert the entire second floor into a single-user office suite. Under the Town's zoning code, transitioning to a single tenant absorbs these shared spaces into the occupant's dedicated operational square footage.

- Affected Common Area: 989 SF
- Parking Ratio: 1 space per 250 SF
- Resulting Deficit: 4 additional required parking spaces



Existing Layout (hatch depicts common space)



Proposed Layout

Consolidating multiple small offices into one large corporate suite will not increase overall traffic, noise, or building utilities. In fact, a single tenant often generates fewer daily visitors than multiple separate businesses. The variance is a technical result of converting a multi-tenant layout into a single-user layout, which triggers the calculation of existing common

spaces toward the zoning parking requirement. Staff is fully supportive of the requested 4-space parking variance for the second floor and for the special exception request.

CONCLUSION:

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

(1) Special Exception request for a single office greater than 3,000 SF in the C-TS district; and

(2) that the Variance #1 **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.

WRB:JGM

WRB

Gunster

.Our File Number: 37438-00002
Writer's Direct Dial: (561) 650-0752
Writer's E-Mail Address: jlindgren@gunster.com

June 11, 2026

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

Re: LOI for 283 Royal Poinciana Way - ZON-26-0032

We are pleased to submit the accompanying documents and drawings in connection with our application for Special Exception with Variance Approval (the "Application") for modifications to an existing retail/office building located at 283 Royal Poinciana Way (PCN: 50-43-43-22-32-000-0010), Palm Beach, FL ("Property") that previously included multi-office tenants on the second floor but will now be used by a single user (the Breakers). The Application simply proposes to allow the Breakers to use the approximately 5,433 square-foot second floor for business offices ("Project"), which exceeds the 3,000 square-foot maximum allowed in the C-TS zoning district for a single user within a building, and therefore requires special exception approval from Town Council. Also, as a result of a single user occupying the entire second floor, second floor common area that did not previously count towards the parking required for the building must now be included in the parking calculations, which has created the need for a variance for parking that is described in detail later in this letter. The traffic and parking analysis that is currently being drafted and will be included in a subsequent submittal will provide further details regarding parking and traffic. The first floor is also going through an interior renovation process; however, it will continue to house four (4) individual retail spaces, with each of the four (4) retail spaces not exceeding the 3,000 square-foot maximum permitted. No exterior changes to the building or the property are proposed.

Please note the following as it relates to this application:

1. Criteria for Development Order Approval

A. Special Exception in accordance with Section 134-229:

I. Criteria:

(1) The use is a permitted special exception use as set forth in article VI of this chapter.

(2) The use is so designed, located and proposed to be operated that the public health, safety, welfare and morals will be protected.

(3) The use will not cause substantial injury to the value of other property in the neighborhood where it is to be located.

(4) The use will be compatible with adjoining development and the intended purpose of the district in which it is to be located.

(5) The use will comply with yard, other open space, and any special requirements set out in article VI for the particular use involved.

(6) The use will comply with all elements of the comprehensive plan.

(7) The use will not result in substantial economic, noise, glare, or odor impacts on adjoining properties and properties generally in the district.

(8) Adequate ingress and egress to property and proposed structures thereon and off-street parking and loading areas will be provided where required, with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire or catastrophe.

(9) Signs, if any, and proposed exterior lighting with reference to glare, traffic safety, and economic impact shall be compatible and in harmony with properties in the district.

(10) Location, availability and compatibility of utility service for the use shall be satisfactory to ensure health and safety.

(11) Refuse and service areas for the use shall not adversely affect automotive and pedestrian safety and convenience, traffic flow and control, or access in case of fire or catastrophe.

(12) In all districts except the C-OPI district, and also with the exception of hotel, motel and timeshare uses, the proposed special exception use will not attract the principal portion of its customers/clients from off-island locations. The applicant shall submit evidence satisfactory to the town council that not less than 50 percent of the customers of the proposed use will be town persons. Evidence submitted in support of this contention shall include credible data or information suitable for review by the town to determine the credibility and the appropriateness of the applicant's conclusion. The submittal shall include a description of the types of information used and the methodology employed to arrive at the conclusion. Information used shall include, but shall not be limited to, lists of customer/client addresses or certification thereof by an independent certified public accountant approved by the town, market studies prepared by independent professional firms, or data from similar operations under the control of the applicant. The town may in the future require the applicant to demonstrate to the satisfaction of

the town council that the special exception use is continuing to be town-serving.

(13) If historic/specimen trees are located on the subject property, the location of said historic/specimen trees shall be identified on a signed and sealed survey. In addition, adequate landscaping, screening and barricade protection of historic/specimen trees shall be demonstrated to be provided as required in this chapter.

(14) The proposed use will not place a greater burden than would be caused by a permitted use on municipal police services due to increased traffic or on fire protection services due to the existence of or increased potential for fire/safety code violations.

Special Exception: Retail Use in the C-TS Zoning District Greater Than 3,000 SF

Per Section 134-1109(a)(11), Code of Ordinances, Special Exception approval is required for a single second-floor office use with more than 3,000 square feet of gross leasable space.

Although office use on the second floor is a permitted use under the current C-TS zoning, a special exception is required in this case because the proposed leasable area for the second-floor single user is greater than 3,000 square feet. However, there are several justifications for granting this variance, including the fact that the single user for this office space is the Breakers, who have access to a significant amount of nearby off-street parking, and can easily guarantee parking for their office employees. Furthermore, there are still common areas along the second floor that will not be used for actual office space, but serve as corridors, conference rooms, break rooms, storage rooms, and restrooms for Breakers office employees to use. In more realistic terms, the overall office use on the second floor of the building is remaining the same.

In addition, the Breakers is a well-established town-serving business that has been a part of the fabric of the Town for well over a century. The Breakers using the second-floor space of this historic building for office use poses no threat to the public's health, safety, welfare, and morals. It will not adversely affect property values in the area and will be consistent with the Town's Comprehensive Plan in that it is a "town serving" business that is permitted under the zoning and future land use designations. No visual, noise or odor pollution will be produced by the second-floor office use. All other criteria for approving a special exception use are not affected by the proposed Application, because no changes are proposed to the ingress and egress onto the Property, and sufficient utilities and services are available to support the use.

B. Variance in accordance with Section 134-201(a).

Variance Criteria:

(1) Special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other lands, structures or buildings in the same zoning district.

(2) The special conditions and circumstances do not result from the actions of the applicant.

(3) Granting the variance requested will not confer on the applicant any special privilege that is denied by this chapter to other properties in the same zoning district under the terms of this chapter and would work unnecessary and undue hardship on the applicant.

(4) Literal interpretation of this chapter would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of this chapter and would work unnecessary and undue hardship on the applicant.

(5) The variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure.

(6) For granting of a variance to sections 134-387 or 134-390 through 134-392, pertaining to the regulation of nonconforming uses, the following additional findings shall be made pertaining to the nonconforming use for which the variance is requested:

a. It is the continuance of a unique hotel or residential use that has, for at least 15 years proven compatible with the surrounding uses; and

b. Neither rezoning to a district which would allow the use, nor inclusion of the subject use as a permitted or special exception use in the district would act to achieve the preservation of the subject use without opening the possibility of the incursion of uses incompatible with the immediately surrounding area and, further, such variance shall:

1. Be granted only for the continuation of the same hotel or residential use; and

2. Require the applicant to submit a declaration of use limiting the utilization of the property for which the variance was granted to the same use as that existing at the time the variance was granted.

(7) The grant of the variance will be in harmony with the general intent and purpose of this chapter, and such variance will not be injurious to the area involved or otherwise detrimental to the public welfare. In granting any

> variance, the town council may prescribe appropriate conditions and safeguards in conformity with this chapter. Upon granting a variance the town council may require the landowner to provide a declaration of use agreement which shall be recorded in the public records to ensure continuing compliance with the town council imposed conditions of such grants. Violation of such conditions and safeguards, when made a part of the terms under which the variance is granted, shall be deemed a violation of this chapter.

Variance Requested:

A request for Variance from Section 134-2176(13), to provide 44 parking spaces through the use of the principle of equivalency in lieu of the 48 parking spaces required by Code, which is a 4-parking space deficiency.

The Property has no parking on-site; however, through the principle of equivalency, the Property is given credit for providing 44 parking spaces based on the existing/proposed 5,098 square feet of first-floor retail use (26 parking spaces), and 4,444 square feet of second-floor multi-tenant office use (18 parking spaces). The 989 square feet of common area for the previous multiple office users on the second-floor did not count previously when determining required parking; however, the change to a single-user for the second-floor office space requires that the previously uncounted square-footage for common area be counted for parking purposes and thus generates a parking requirement of 48 parking spaces. The result is a technical shortage of 4 parking spaces.

Justification for Variance Requested:

Special conditions exist to grant the requested parking variance. First, the only change that is occurring is that the second-floor office space in question is going from a multi-tenant office space to a single user office space. This minor change requires that the common areas used to access the offices, as well as the bathroom space, must now be counted toward the parking requirement. This is truly a technicality, because there will still be “common areas” on the second-floor that will not be used as offices, including corridors, conference rooms, break rooms, storage rooms, and restrooms.

Second, the single user of the second-floor office space is the Breakers, which is a long-standing business within the Town that also has the benefit of having a significant amount of nearby parking that is available for those office employees using the second-floor office space. In fact, we believe that this change from a multi-tenant office space user to a single-user (the Breakers) will actually “free-up” street parking that was being used by the previous multiple office tenants in the second-floor office space in the building.

In closing, we feel that the proposed interior building renovation is a wonderful approach for the continued preservation of this historic building and area, and at the same time meets the current operational needs of the Breakers. We also believe that this minor change in use will actually make more street parking available for customers of retail establishments along Royal Poinciana Way. We feel this project will benefit the Town by maintaining and improving upon the historic structure and complementing the character of the neighborhood and will continue to contribute to the overall beauty of the Town.

Sincerely,

John Lindgren

John Lindgren

PROPOSED TENANT BUILD-OUT AT:

283 ROYAL POINCIANA WAY

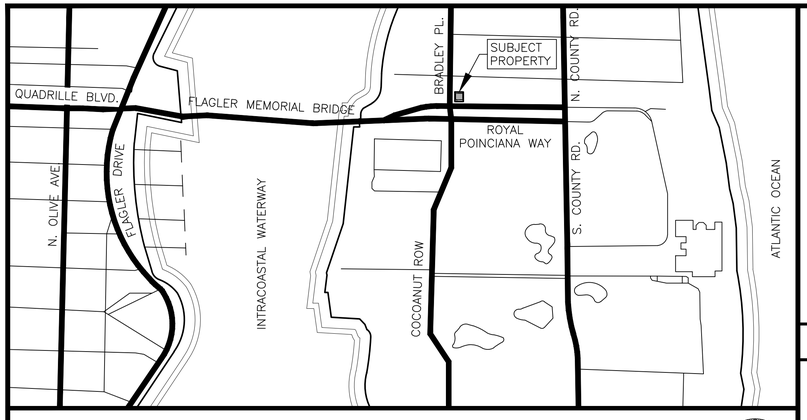
TOWN OF PALM BEACH

ZON-26-0032

PALM BEACH COUNTY, FLORIDA

SECOND SUBMITTAL: 06-29-2026

TOWN COUNCIL MEETING DATE: 08-12-2026



LOCATION MAP

SCOPE OF WORK

THIS PROJECT INVOLVES INTERIOR DEMOLITION OF FIRST AND SECOND FLOOR PARTITIONS, CEILINGS, FINISHES & FIXTURES. NEW INTERIOR BUILDOUTS WILL OCCUR ON BOTH FLOORS.

THE FIRST FLOOR TENANTS WILL REMAIN DIVIDED INTO FOUR SPACES AND THE GROSS LEASABLE AREA WILL NOT CHANGE.

THE EXISTING SECOND FLOOR IS A MULTI-TENANT OFFICE AREA WITH COMMON AREAS. THE SECOND FLOOR WILL BE CONVERTED TO A SINGLE TENANT OFFICE AREA.

PROJECT TEAM:

GENERAL CONTRACTOR:

WEITZ
1400 CENTREPARK BOULEVARD
SUITE 700
WEST PALM BEACH, FL 33401
561-686-5511

STRUCTURAL ENGINEER:

ONM & J
1655 PALM BEACH LAKES BLVD
SUITE 204
WEST PALM BEACH, FL 33401
561-835-9994

MEP:

CARDINAL
575 NW MERCANTILE PLACE
SUITE 106
PORT ST. LUCIE, FL 34986
561-746-6343

DRAWING INDEX

SHT NO:	SHEET NAME:
ARCHITECTURAL	
A0.00	COVER SHEET, DRAWING INDEX AND LOCATION MAP
A0.01	¼ MILE RADIUS AERIAL MAP
A0.02	SITE PHOTOS
A0.03	SITE PHOTOS
SP1.01	SITE PLAN
A1.10	FIRST FLOOR DEMOLITION PLAN
A1.11	EXISTING FIRST FLOOR PLAN
A1.12	PROPOSED FIRST FLOOR PLAN
A1.20	SECOND FLOOR DEMOLITION PLAN
A1.21	EXISTING SECOND FLOOR PLAN
A1.22	PROPOSED SECOND FLOOR PLAN

DAILEY JANSSEN ARCHITECTS, P.A.
400 CLEMATIS STREET, SUITE 200 WEST PALM BEACH, FLORIDA 33401 TEL: 561-833.4707

PROPOSED TENANT BUILD-OUTS AT:
283 ROYAL POINCIANA WAY
TOWN OF PALM BEACH
PALM BEACH COUNTY, FLORIDA

DAILEY JANSSEN ARCHITECTS
400 CLEMATIS STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401, TEL: 561-833-4707, LICENSE #AA-C001814

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STATE OF FLORIDA
ROGER PATTON JANSSEN
AR0014785
REGISTERED ARCHITECT

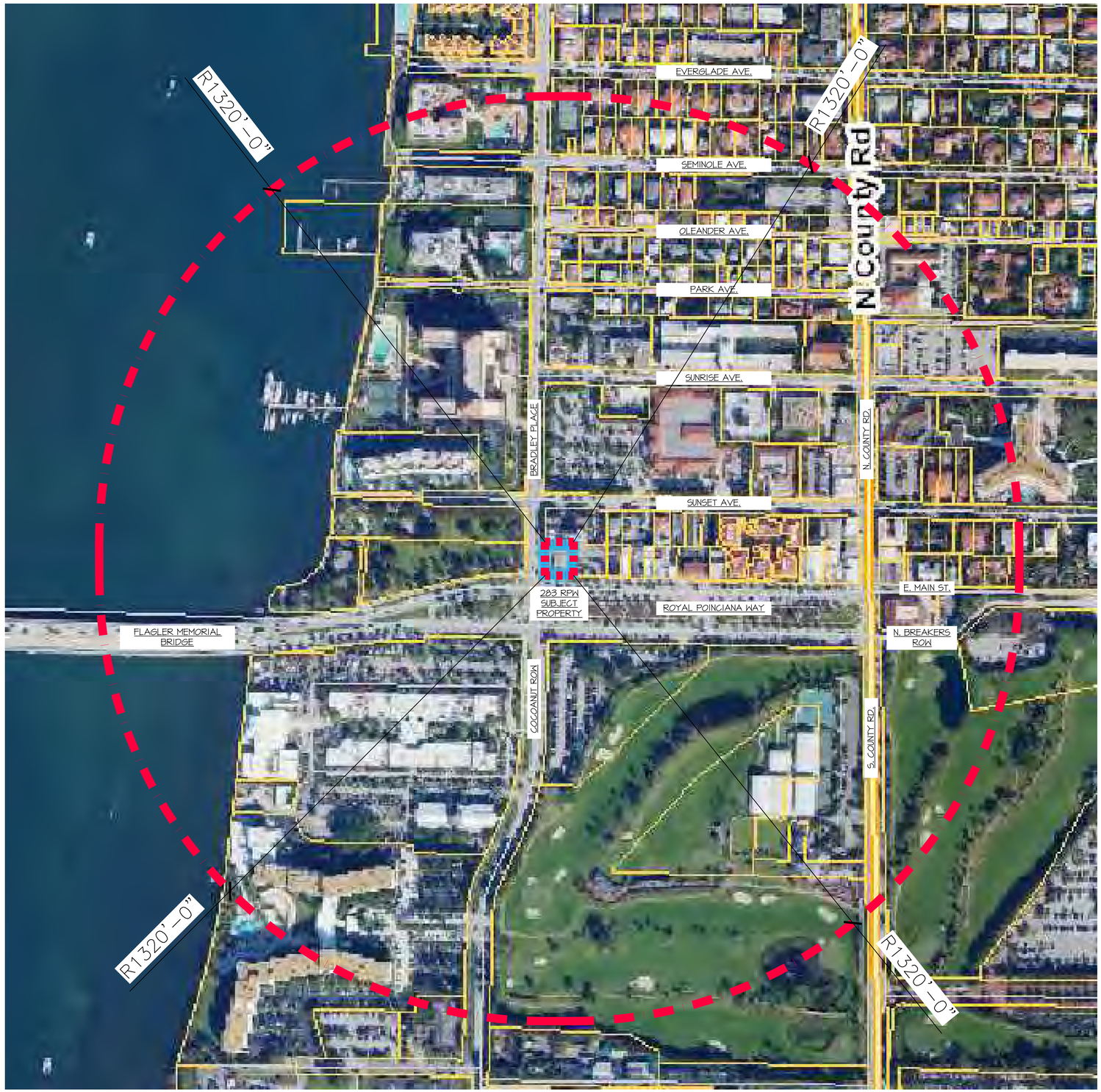
ROGER P. JANSSEN AR-14785

ZON-26-0032

DRAWING NO.

A0.00

JOB NUMBER: 22-121



AERIAL LOCATION MAP

SCALE: N.T.S.

N E S

PROPOSED TENANT BUILD-OUTS AT:

283 ROYAL POINCIANA WAY

TOWN OF PALM BEACH

PALM BEACH COUNTY, FLORIDA

DAILEY JANSSEN ARCHITECTS
400 CLEMATIS STREET, SUITE 200 WEST PALM BEACH FLORIDA 33401, TEL: 561-833-4707, LICENSE #AA-C001814

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283 ROYAL POINCIANA WAY - SOUTH FACADE AND
265 RPW PARKING LOT TO THE EAST



283 ROYAL POINCIANA WAY - VIEW OF SW CORNER



283 ROYAL POINCIANA WAY - VIEW OF WEST FACADE



283 ROYAL POINCIANA WAY - VIEW OF SOUTH FACADE

PROPOSED TENANT BUILD-OUTS AT:

283 ROYAL POINCIANA WAY

TOWN OF PALM BEACH

PALM BEACH COUNTY, FLORIDA

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ROGER P. JANSSEN AR-14785

ZON-26-0032

DRAWING NO.

A0.02

JOB NUMBER: 22-127



283 ROYAL POINCIANA WAY NORTH
SERVICE ALLEY - FACING WEST



283 ROYAL POINCIANA WAY NORTH
SERVICE ALLEY - FACING EAST



283 ROYAL POINCIANA WAY - EAST FACADE



283 ROYAL POINCIANA WAY EAST FACADE - VIEW FROM
THE 265 ROYAL POINCIANA WAY PARKING LOT

283 ROYAL POINCIANA WAY

PROPOSED TENANT BUILD-OUTS AT:

TOWN OF PALM BEACH

PALM BEACH COUNTY, FLORIDA

DAILEY JANSSEN ARCHITECTS
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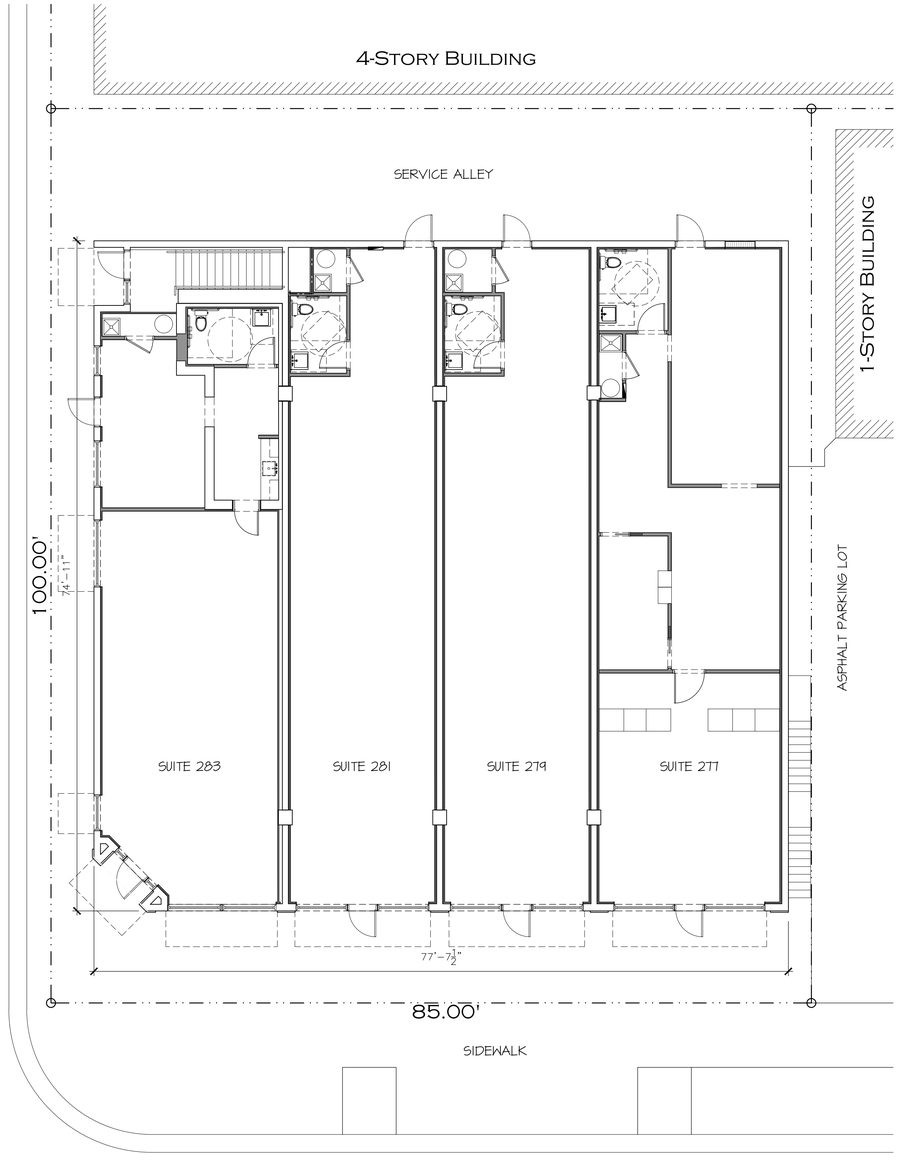
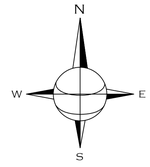


ROYAL POINCIANA WAY

SITE PLAN

SCALE 1/8" = 1'-0"

THERE ARE NO PROPOSED CHANGES TO THE EXISTING SITE PLAN



PROJECT DESIGN DATA

FIRST FLOOR RETAIL GROSS LEASABLE AREA: 5,098 SF

- SUITE 283: 1,292 SF
- SUITE 281: 1,160 SF
- SUITE 279: 1,174 SF
- SUITE 277: 1,472 SF

SECOND FLOOR OFFICE GROSS LEASABLE AREA: 5,433 SF

OCCUPANCY GROUP:

MIXED USE
- FIRST FLOOR: RETAIL (MERCANTILE)
- SECOND FLOOR: OFFICE (BUSINESS)

PARKING CALCS.

EXISTING PARKING CALCS

OCCUPANCY	GLA *	SPACES REQUIRED
RETAIL	5,098 SF 4 TENANTS	1 PER 200 SF = 26 SPACES
OFFICE	4,444 SF MULTI-TENANT EXCLUDING COMMON AREAS	1 PER 250 SF = 18 SPACES

* GROSS LEASABLE AREA

TOTAL OFF-STREET PARKING REQUIRED: 44 SPACES
TOTAL OFF-STREET PARKING PROVIDED: 0 SPACES

PROPOSED PARKING CALCS

OCCUPANCY	GLA *	SPACES REQUIRED
RETAIL	5,098 SF 4 TENANTS	1 PER 200 SF = 26 SPACES
OFFICE	5,433 SF SINGLE TENANT	1 PER 250 SF = 22 SPACES

* GROSS LEASABLE AREA

TOTAL OFF-STREET PARKING REQUIRED: 48 SPACES
TOTAL OFF-STREET PARKING PROVIDED: 0 SPACES

EXISTING CONDITIONS:

THESE DRAWINGS ARE BASED ON A THIRD PARTY AS-BUILT OF THE EXISTING CONDITIONS AND A VISUAL INSPECTION OF THE EXISTING BUILDING SURFACES. SOME ASSUMPTIONS ABOUT THE CONSTRUCTION, MATERIALS AND METHODS USED FOR THE ORIGINAL CONSTRUCTION. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL FIELD CONDITIONS AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES, CONFLICTS OR UNFORESEEN CONDITIONS. THESE DRAWINGS ALSO ASSUME THAT ALL EXISTING MATERIALS ARE IN GOOD STRUCTURAL CONDITION, GOOD WORKING ORDER, AND MEET ALL APPLICABLE CODES. A COMPLETE INSPECTION OF THE EXISTING BUILDING SHALL BE PERFORMED BY THE GENERAL CONTRACTOR. THE GENERAL CONTRACTOR SHALL NOTIFY THE ARCHITECT AND CLIENT OF ANY SIGNS OF POTENTIAL PROBLEMS INCLUDING, BUT NOT LIMITED TO, WOOD DECAYING ORGANISMS, WATER PENETRATION, STRUCTURAL FRACTURES, STRESSED SURFACES, AND WEAK STRUCTURAL CONNECTIONS.

PROPOSED TENANT BUILD-OUTS AT:

283 ROYAL POINCIANA WAY

TOWN OF PALM BEACH — PALM BEACH COUNTY, FLORIDA

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

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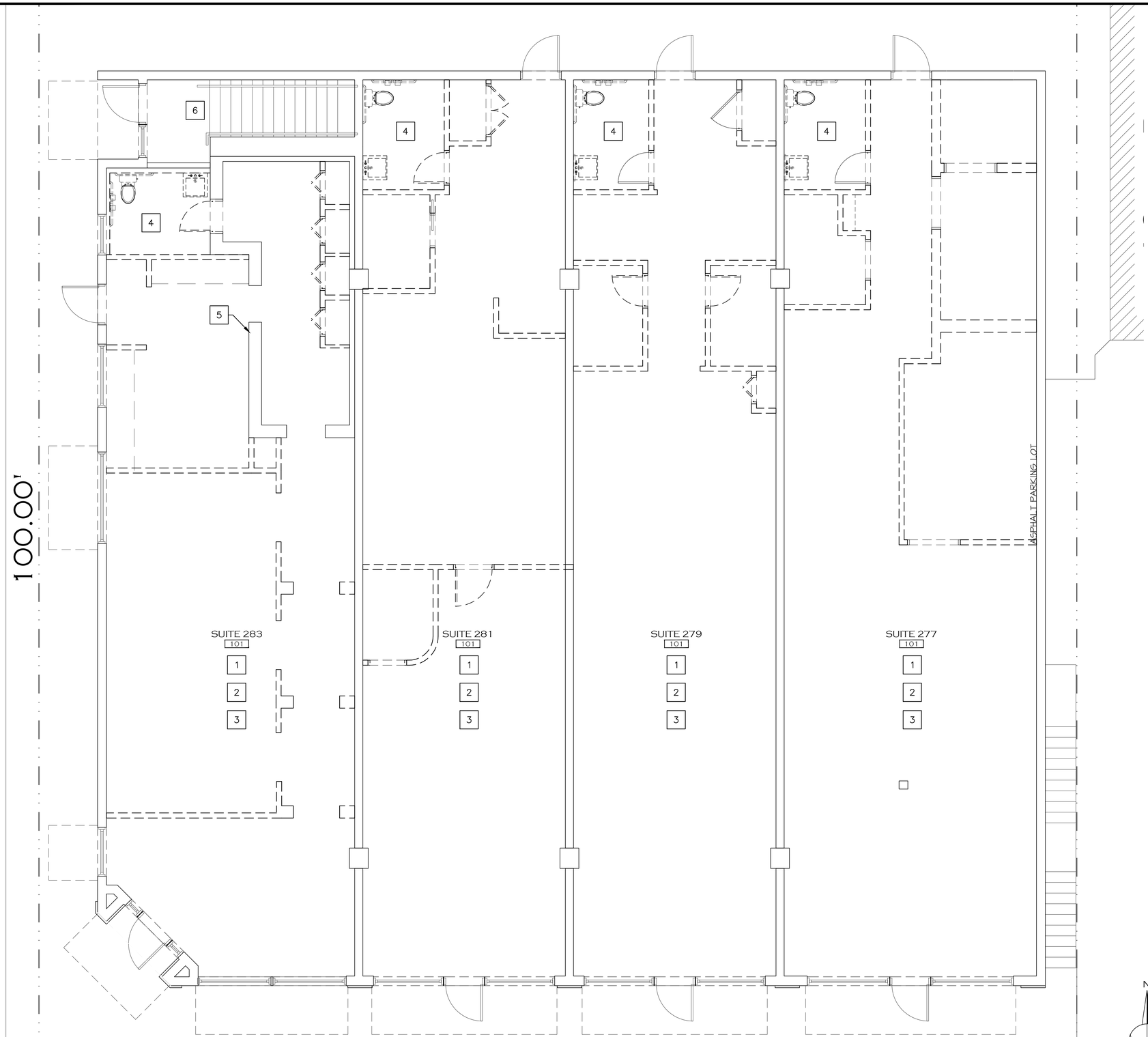
ROGER P. JANSSEN AR-14785

ZON-26-0032

DRAWING NO.

SP1.01

JOB NUMBER: 22-127



FIRST FLOOR DEMOLITION PLAN

SCALE 1/4" = 1'-0"

General Demo Notes:

1. THE EXISTING BUILDING IS PARTIALLY OCCUPIED. ALL ACCOMODATIONS SHALL BE MADE FOR THE SAFETY OF THE OCCUPANTS AND THE DUST FREE ENVIRONMENT OF THE BUILDING.
2. PRIOR TO DEMOLITION, THE GENERAL CONTRACTOR IS TO VERIFY EXISTING CONDITIONS AND REPORT DISCREPANCIES TO THE OWNER AND ARCHITECT AS NECESSARY.
3. REMOVE WALLS, CEILINGS, FLOOR FINISHES, WALL FINISHES, AND OTHER MATERIAL OR COMPONENTS ONLY AS REQUIRED FOR INSTALLATION OF NEW WORK AND CONSISTENT WITH THE INTENT OF THE CONSTRUCTION DOCUMENTS, ALTHOUGH SOME ITEMS MAY NOT BE SPECIFICALLY ADDRESSED.
4. COMPLY WITH EPA REGULATIONS AND DISPOSAL REGULATION OF AUTHORITIES HAVING JURISDICTION.
5. PROVIDE FLOOR PROTECTION DURING CONSTRUCTION AT ALL EXISTING TO REMAIN AREAS USED FOR CONSTRUCTION TRAFFIC.
6. PROVIDE NECESSARY BRACING AND SHORING REQUIRED TO SUPPORT EXISTING STRUCTURE DURING DEMOLITION.
7. PROMPTLY REMOVE DEMOLISHED MATERIALS FROM OWNER'S PROPERTY AND LEGALLY DISPOSE OF THEM. DO NOT BURN DEMOLISHED MATERIALS.
8. LOCATE, IDENTIFY, SHUT OFF, DISCONNECT, AND CAP OFF UTILITY SERVICES TO BE DEMOLISHED.
9. MAINTAIN AND PROTECT EXISTING UTILITIES TO REMAIN IN SERVICE BEFORE PROCEEDING WITH DEMOLITION, PROVIDING BYPASS CONNECTIONS TO OTHER PARTS OF THE BUILDING.
10. CONDUCT DEMOLITION OPERATIONS AND REMOVE DEBRIS TO PREVENT INJURY TO PEOPLE AND DAMAGE TO ADJACENT BUILDINGS AND SITE IMPROVEMENTS.
11. PROTECT BUILDING STRUCTURE OR INTERIOR FROM WEATHER AND WATER LEAKAGE AND DAMAGE.
12. PROTECT REMAINING WALLS, CEILINGS, FLOORS, AND EXPOSED FINISHES. ERECT AND MAINTAIN DUSTPROOF PARTITIONS. COVER AND PROTECT REMAINING FURNITURE, FURNISHINGS, AND EQUIPMENT.
13. PROMPTLY PATCH AND REPAIR HOLES AND DAMAGED SURFACES OF BUILDING CAUSED BY DEMOLITION. RESTORE EXPOSED FINISHES OF PATCHED AREAS AND EXTEND FINISH RESTORATION INTO REMAINING ADJOINING CONSTRUCTION.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING SUCH ARRANGEMENTS WITH THE LOCAL UTILITY PROVIDERS FOR THE PROPER DISCONNECTION OF THE SUPPLY OF ELECTRIC, COMMUNICATION, AND CABLE SERVICES.
15. THE PLAN IS TO BE USED IN CONJUNCTION WITH THE ENTIRE SET OF CONSTRUCTION DOCUMENTS. DO NOT REMOVE ANY ITEMS WITHOUT VERIFYING AND COORDINATING WITH ALL GENERAL TRADES AS TO HOW THEY RELATE TO THE OVERALL PROJECT.
16. ALL EXISTING STRUCTURAL ELEMENTS TO REMAIN UNLESS NOTED OTHERWISE.
17. REMOVE EXISTING MECHANICAL DEVICES/DUCTWORK, PIPING, ETC., ONLY AS REQUIRED FOR NEW LAYOUT. NO DUCTWORK SHOULD BE LEFT EXPOSED UPON COMPLETION OF WORK. COVER EXISTING DUCT OPENINGS AND PROPERLY TERMINATE ELECTRIC CONNECTIONS. CLEAN MAIN TRUNK AND REPLACE FILTER (WHERE APPLICABLE) BEFORE START OF NEW CONSTRUCTION. CHANGE FILTERS AT LEAST WEEKLY DURING CONSTRUCTION.

Demo Plan Key Notes:

1. REMOVE INTERIOR PARTITIONS & FURRING AT EXTERIOR WALLS
2. REMOVE FLOORING THROUGHOUT
3. REMOVE CEILING & FIXTURES
4. REMOVE PLUMBING FIXTURES & ACCESSORIES
5. EXISTING BRICK VAULT TO REMAIN
6. REMOVE STAIR FINISHES & HANDRAILS

Existing Conditions:

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PROPOSED TENANT BUILD-OUTS AT:

283 ROYAL POINCIANA WAY

TOWN OF PALM BEACH — PALM BEACH COUNTY, FLORIDA

DAILEY JANSSEN ARCHITECTS
400 CLEMATIS STREET, SUITE 200, WEST PALM BEACH, FLORIDA, 33401, TEL: 561-833-4707, LICENSE #AA-C031714

DATE: 2ND SUBMITTAL 06.25.2026
DRAWN: JKS
REVISIONS:

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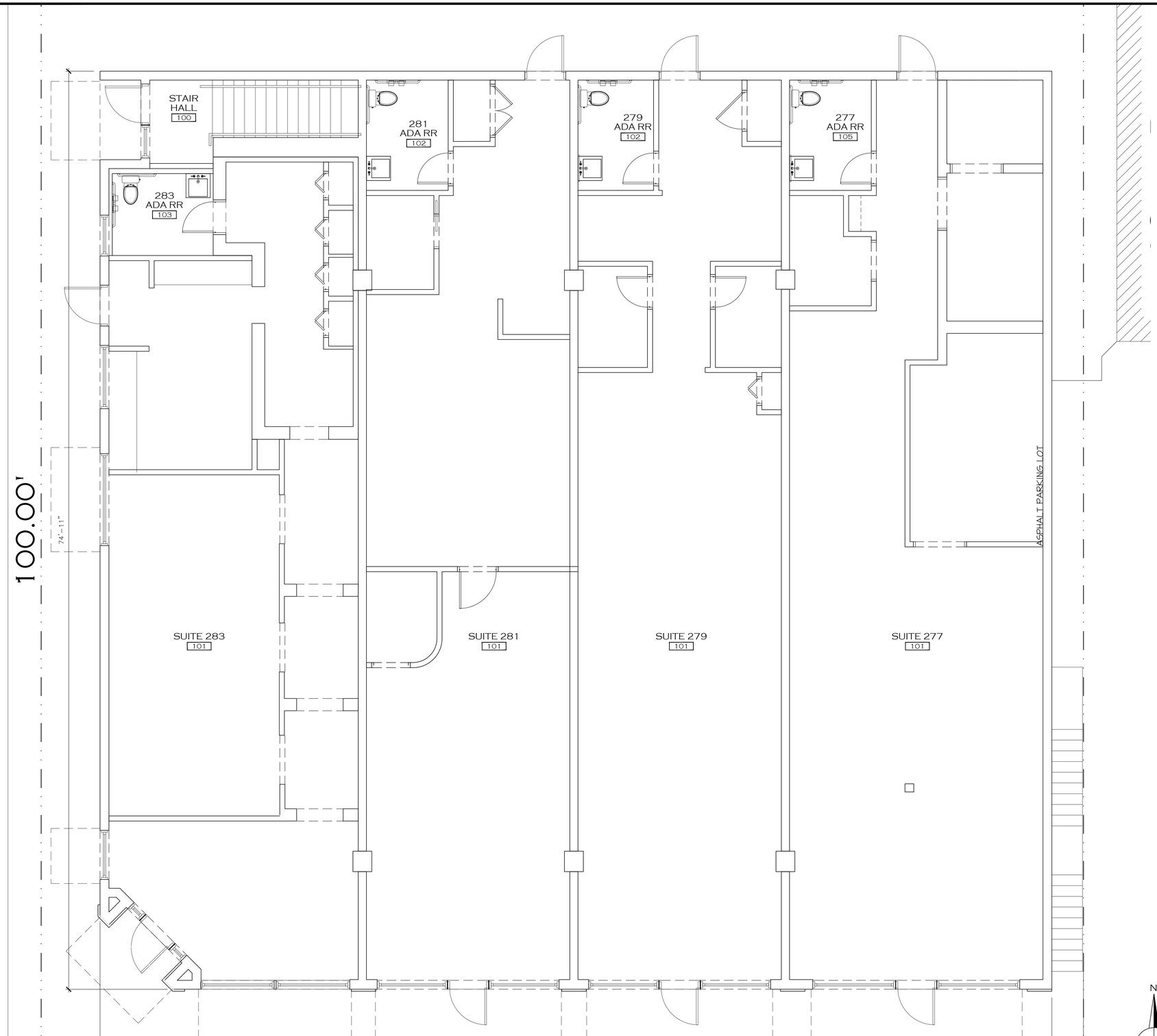
ROGER P. JANSSEN AR-14785

ZON-26-0032

DRAWING NO.

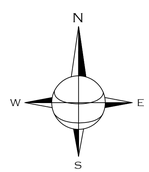
A1.10

JOB NUMBER: 22-127



EXISTING FIRST FLOOR PLAN

SCALE 1/4" = 1'-0"



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PROPOSED TENANT BUILD-OUTS AT:

283 ROYAL POINCIANA WAY

TOWN OF PALM BEACH

PALM BEACH COUNTY, FLORIDA

DAILEY JANSSEN ARCHITECTS
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ROGER P. JANSSEN AR-14785

ZON-26-0032

DRAWING NO.

A1.11

JOB NUMBER: 22-127



PROPOSED FIRST FLOOR PLAN

SCALE 1/4" = 1'-0"

PARTITION LEGEND

- EXISTING EXTERIOR WALL WITH 1 5/8" MTL FRAMING + 5/8" G.B. O/ 3/4" THICK RIGID INSULATION
- NEW TYPICAL INTERIOR PARTITON
- NEW 5/8" G.B. O/ 1 5/8" MTL FRAMING ON EACH SIDE OF INTERIOR DEMISING WALL
- 1 HR FIRE RATED PARTITION
- NEW EXTERIOR CMU 8" STUCCO WALL

N W E S

EXISTING CONDITIONS:

THESE DRAWINGS ARE BASED ON A THIRD PARTY AS-BUILT OF THE EXISTING CONDITIONS AND A VISUAL INSPECTION OF THE EXISTING BUILDING SURFACES. SOME ASSUMPTIONS ABOUT THE CONSTRUCTION, MATERIALS AND METHODS USED FOR THE ORIGINAL CONSTRUCTION. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL FIELD CONDITIONS AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES, CONFLICTS OR UNFORESEEN CONDITIONS. THESE DRAWINGS ALSO ASSUME THAT ALL EXISTING MATERIALS ARE IN GOOD STRUCTURAL CONDITION, GOOD WORKING ORDER, AND MEET ALL APPLICABLE CODES. A COMPLETE INSPECTION OF THE EXISTING BUILDING SHALL BE PERFORMED BY THE GENERAL CONTRACTOR. THE GENERAL CONTRACTOR SHALL NOTIFY THE ARCHITECT AND CLIENT OF ANY SIGNS OF POTENTIAL PROBLEMS INCLUDING, BUT NOT LIMITED TO, WOOD DECAYING ORGANISMS, WATER PENETRATION, STRUCTURAL FRACTURES, STRESSED SURFACES, AND WEAK STRUCTURAL CONNECTIONS.

PROPOSED TENANT BUILD-OUTS AT:

283 ROYAL POINCIANA WAY

TOWN OF PALM BEACH — PALM BEACH COUNTY, FLORIDA

DAILEY JANSSEN ARCHITECTS
400 CLEMATIS STREET, SUITE 200 WEST PALM BEACH FLORIDA 33401, TEL: 561-833-4707, LICENSE #AA-C001814

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ZON-26-0032

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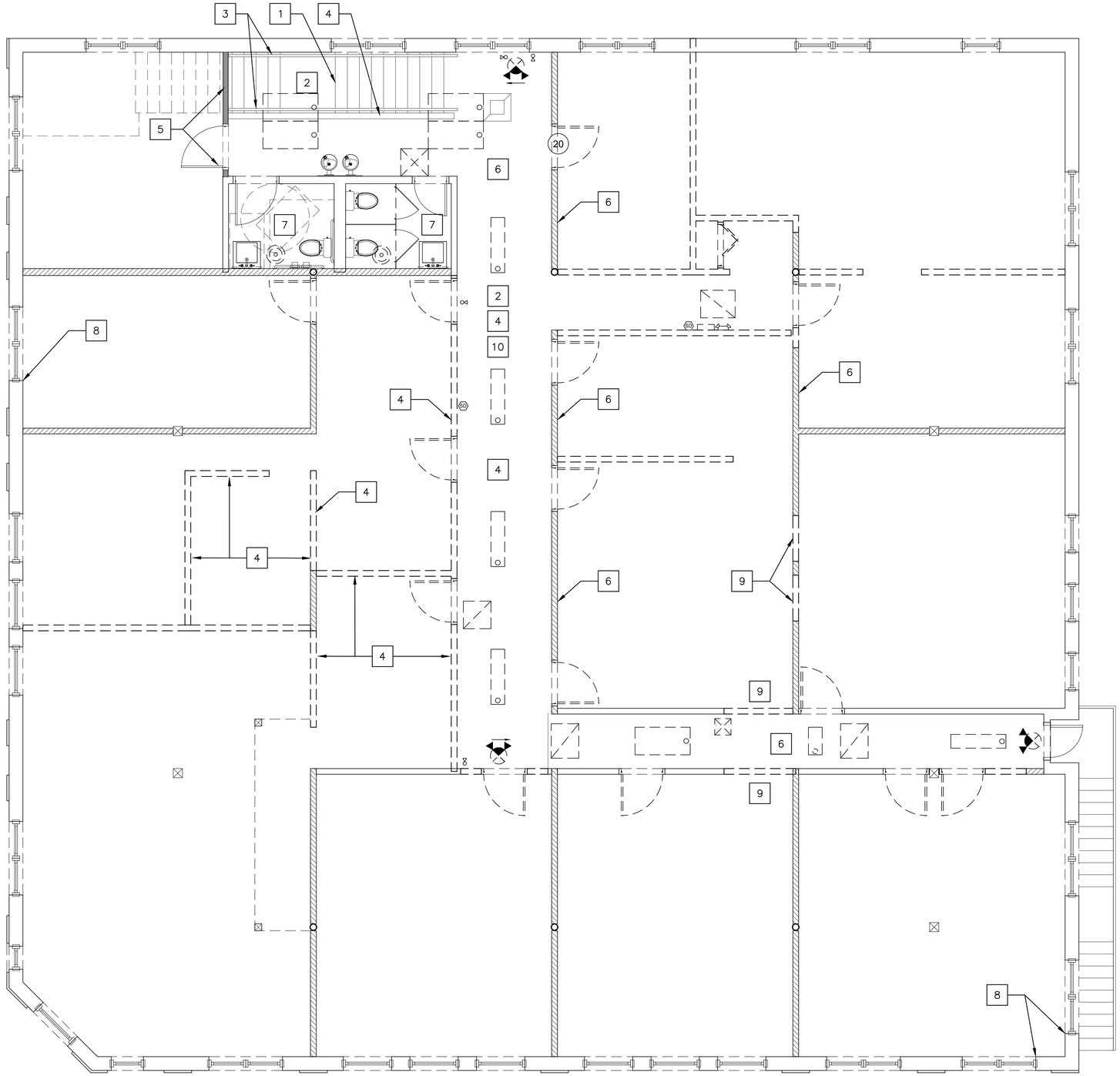


SECOND FLOOR DEMOLITION PLAN

SCALE 1/8" = 1'-0"

General Demo Notes:

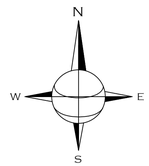
1. THE EXISTING BUILDING IS PARTIALLY OCCUPIED. ALL ACCOMODATIONS SHALL BE MADE FOR THE SAFETY OF THE OCCUPANTS AND THE DUST FREE ENVIRONMENT OF THE BUILDING.
2. PRIOR TO DEMOLITION, THE GENERAL CONTRACTOR IS TO VERIFY EXISTING CONDITIONS AND REPORT DISCREPANCIES TO THE OWNER AND ARCHITECT AS NECESSARY.
3. REMOVE WALLS, CEILINGS, FLOOR FINISHES, WALL FINISHES, AND OTHER MATERIAL OR COMPONENTS ONLY AS REQUIRED FOR INSTALLATION OF NEW WORK AND CONSISTENT WITH THE INTENT OF THE CONSTRUCTION DOCUMENTS, ALTHOUGH SOME ITEMS MAY NOT BE SPECIFICALLY ADDRESSED.
4. COMPLY WITH EPA REGULATIONS AND DISPOSAL REGULATION OF AUTHORITIES HAVING JURISDICTION.
5. PROVIDE FLOOR PROTECTION DURING CONSTRUCTION AT ALL EXISTING TO REMAIN AREAS USED FOR CONSTRUCTION TRAFFIC.
6. PROVIDE NECESSARY BRACING AND SHORING REQUIRED TO SUPPORT EXISTING STRUCTURE DURING DEMOLITION.
7. PROMPTLY REMOVE DEMOLISHED MATERIALS FROM OWNER'S PROPERTY AND LEGALLY DISPOSE OF THEM. DO NOT BURN DEMOLISHED MATERIALS.
8. LOCATE, IDENTIFY, SHUT OFF, DISCONNECT, AND CAP OFF UTILITY SERVICES TO BE DEMOLISHED.
9. MAINTAIN AND PROTECT EXISTING UTILITIES TO REMAIN IN SERVICE BEFORE PROCEEDING WITH DEMOLITION, PROVIDING BYPASS CONNECTIONS TO OTHER PARTS OF THE BUILDING.
10. CONDUCT DEMOLITION OPERATIONS AND REMOVE DEBRIS TO PREVENT INJURY TO PEOPLE AND DAMAGE TO ADJACENT BUILDINGS AND SITE IMPROVEMENTS.
11. PROTECT BUILDING STRUCTURE OR INTERIOR FROM WEATHER AND WATER LEAKAGE AND DAMAGE.
12. PROTECT REMAINING WALLS, CEILINGS, FLOORS, AND EXPOSED FINISHES. ERECT AND MAINTAIN DUSTPROOF PARTITIONS. COVER AND PROTECT REMAINING FURNITURE, FURNISHINGS, AND EQUIPMENT.
13. PROMPTLY PATCH AND REPAIR HOLES AND DAMAGED SURFACES OF BUILDING CAUSED BY DEMOLITION. RESTORE EXPOSED FINISHES OF PATCHED AREAS AND EXTEND FINISH RESTORATION INTO REMAINING ADJOINING CONSTRUCTION.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING SUCH ARRANGEMENTS WITH THE LOCAL UTILITY PROVIDERS FOR THE PROPER DISCONNECTION OF THE SUPPLY OF ELECTRIC, COMMUNICATION, AND CABLE SERVICES.
15. THE PLAN IS TO BE USED IN CONJUNCTION WITH THE ENTIRE SET OF CONSTRUCTION DOCUMENTS. DO NOT REMOVE ANY ITEMS WITHOUT VERIFYING AND COORDINATING WITH ALL GENERAL TRADES AS TO HOW THEY RELATE TO THE OVERALL PROJECT.
16. ALL EXISTING STRUCTURAL ELEMENTS TO REMAIN UNLESS NOTED OTHERWISE.
17. REMOVE EXISTING MECHANICAL DEVICES/DUCTWORK, PIPING, ETC., ONLY AS REQUIRED FOR NEW LAYOUT. NO DUCTWORK SHOULD BE LEFT EXPOSED UPON COMPLETION OF WORK. COVER EXISTING DUCT OPENINGS AND PROPERLY TERMINATE ELECTRIC CONNECTIONS. CLEAN MAIN TRUNK AND REPLACE FILTER (WHERE APPLICABLE) BEFORE START OF NEW CONSTRUCTION. CHANGE FILTERS AT LEAST WEEKLY DURING CONSTRUCTION.

Demo Plan Key Notes:

1. REMOVE EXISTING STAIR TREAD, RISER AND LANDING FINISHES
2. REMOVE EXISTING FLOORING, MILLWORK AND CEILING FIXTURES THROUGHOUT
3. REMOVE EXISTING WALL MOUNTED HAND RAIL
4. REMOVE EXISTING PARTITIONS
5. REMOVE INTERIOR STOREFRONT SYSTEM
6. EXISTING BEARING PARTITIONS TO REMAIN
7. REMOVE EXISTING RESTROOM FINISHES, ACCESSORIES, PLUMBING FIXTURES, CASEWORK, MILLWORK AND ELECTRICAL FIXTURES
8. REMOVE RETURNS, CASING, SILLS, ETC
9. PROVIDE NEW OPENING IN EXISTING PARTITION
10. REMOVE ALL INTERIOR DOORS

Existing Conditions:

THESE DRAWINGS ARE BASED ON A THIRD PARTY AS-BUILT OF THE EXISTING CONDITIONS AND A VISUAL INSPECTION OF THE EXISTING BUILDING SURFACES. SOME ASSUMPTIONS ABOUT THE CONSTRUCTION, MATERIALS AND METHODS USED FOR THE ORIGINAL CONSTRUCTION. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL FIELD CONDITIONS AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES, CONFLICTS OR UNFORESEEN CONDITIONS. THESE DRAWINGS ALSO ASSUME THAT ALL EXISTING MATERIALS ARE IN GOOD STRUCTURAL CONDITION, GOOD WORKING ORDER, AND MEET ALL APPLICABLE CODES. A COMPLETE INSPECTION OF THE EXISTING BUILDING SHALL BE PERFORMED BY THE GENERAL CONTRACTOR. THE GENERAL CONTRACTOR SHALL NOTIFY THE ARCHITECT AND CLIENT OF ANY SIGNS OF POTENTIAL PROBLEMS INCLUDING, BUT NOT LIMITED TO, WOOD DECAYING ORGANISMS, WATER PENETRATION, STRUCTURAL FRACTURES, STRESSED SURFACES, AND WEAK STRUCTURAL CONNECTIONS.



PROPOSED TENANT BUILD-OUTS AT:

283 ROYAL POINCIANA WAY

TOWN OF PALM BEACH

PALM BEACH COUNTY, FLORIDA

DAILEY JANSSEN ARCHITECTS
400 CLEMATIS STREET, SUITE 200, WEST PALM BEACH, FLORIDA, 33401, TEL: 561-833-4707, LICENSE #AA-C031714

DATE: 2ND SUBMITTAL 06.25.2026

DRAWN: JKS

REVISIONS:

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SEAL

STATE OF FLORIDA
ROGER PATTON JANSSEN
AR0014785
REGISTERED ARCHITECT

ROGER P. JANSSEN AR-14785

ZON-26-0032

DRAWING NO.

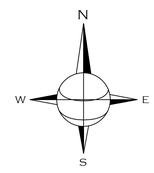
A1.20

JOB NUMBER: 22-127



EXISTING SECOND FLOOR PLAN

SCALE 1/4" = 1'-0"



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PROPOSED TENANT BUILD-OUTS AT:

283 ROYAL POINCIANA WAY

TOWN OF PALM BEACH

PALM BEACH COUNTY, FLORIDA

DAILEY JANSSEN ARCHITECTS
400 CLEMATIS STREET, SUITE 200 WEST PALM BEACH FLORIDA 33401 TEL: 561-833-4707, LICENSE #AA-C001814

DATE: 2ND SUBMITTAL 06.25.2026

DRAWN: JKS

REVISIONS:

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SEAL

STATE OF FLORIDA
ROGER PATTON JANSSEN
REGISTERED ARCHITECT
AR0014785

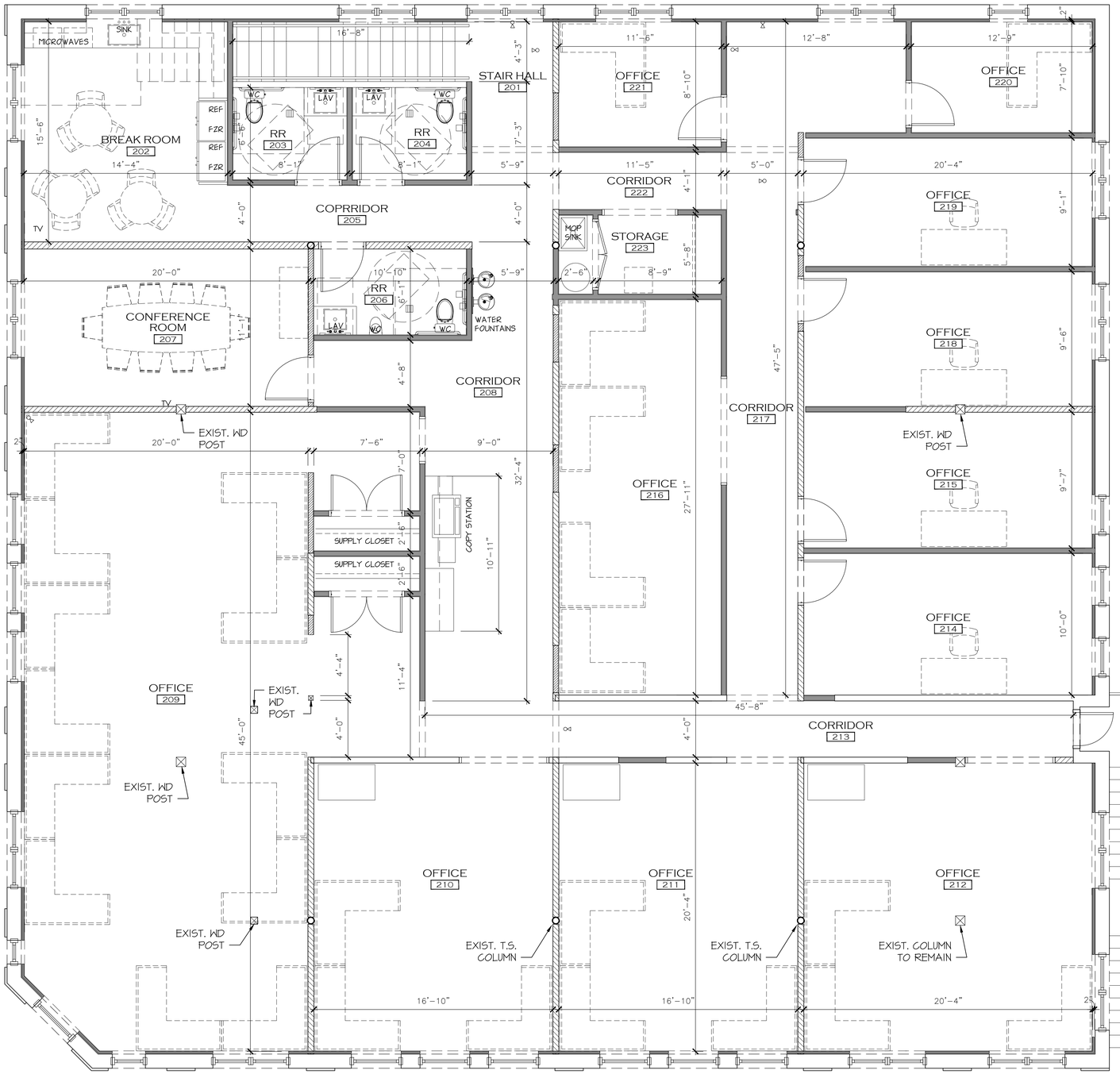
ROGER P. JANSSEN AR-14785

ZON-26-0032

DRAWING NO.

A1.21

JOB NUMBER: 22-127



PROPOSED SECOND FLOOR PLAN

SCALE 1/4" = 1'-0"

PARTITION LEGEND

- EXISTING EXTERIOR WALL WITH NEW FURRING + G.B.
- EXISTING BEARING PARTITION ADD 5/8" TYPE 'X' TO EACH SIDE
- EXISTING NON BEARING PARTITION ADD 5/8" TYPE 'X' TO EACH SIDE
- NEW BEARING PARTITION 2X4 WOOD STUDS @ 12" O.C. W/ 5/8" TYPE 'X' GB EACH SIDE
- NEW TYPICAL INTERIOR PARTITION 3 5/8" MIN METAL STUDS @ 16" O.C. W/ 5/8" TYPE 'X' GYP. BOARD EACH SIDE

EXISTING CONDITIONS:

THESE DRAWINGS ARE BASED ON A THIRD PARTY AS-BUILT OF THE EXISTING CONDITIONS AND A VISUAL INSPECTION OF THE EXISTING BUILDING SURFACES. SOME ASSUMPTIONS ABOUT THE CONSTRUCTION, MATERIALS AND METHODS USED FOR THE ORIGINAL CONSTRUCTION. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL FIELD CONDITIONS AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES, CONFLICTS OR UNFORESEEN CONDITIONS. THESE DRAWINGS ALSO ASSUME THAT ALL EXISTING MATERIALS ARE IN GOOD STRUCTURAL CONDITION, GOOD WORKING ORDER, AND MEET ALL APPLICABLE CODES. A COMPLETE INSPECTION OF THE EXISTING BUILDING SHALL BE PERFORMED BY THE GENERAL CONTRACTOR. THE GENERAL CONTRACTOR SHALL NOTIFY THE ARCHITECT AND CLIENT OF ANY SIGNS OF POTENTIAL PROBLEMS INCLUDING, BUT NOT LIMITED TO, WOOD DECAYING ORGANISMS, WATER PENETRATION, STRUCTURAL FRACTURES, STRESSED SURFACES, AND WEAK STRUCTURAL CONNECTIONS.

283 ROYAL POINCIANA WAY

PROPOSED TENANT BUILD-OUTS AT:

TOWN OF PALM BEACH

PALM BEACH COUNTY, FLORIDA

DAILEY JANSSEN ARCHITECTS
400 CLEMATIS STREET, SUITE 200 WEST PALM BEACH FLORIDA 33401, TEL: 561-833-4707, LICENSE #AA-C001814

DATE: 2ND SUBMITTAL 06.25.2026

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SEAL

STATE OF FLORIDA
ROGER PATTON JANSSEN
REGISTERED ARCHITECT
AR0014785

ROGER P. JANSSEN AR-14785

ZON-26-0032

DRAWING NO.

A1.22

JOB NUMBER: 22-127

SIMMONS & WHITE
CIVIL & TRAFFIC ENGINEERING

283 ROYAL POINCIANA WAY

Town of Palm Beach, Florida

TRAFFIC IMPACT STATEMENT

PREPARED FOR:

The Breakers
One County Road
Palm Beach, Florida 33480

JOB NO. 26-070

DATE: 06/25/2026

Bryan G. Kelley, Professional Engineer, State of Florida, License No. 74006 This item has been digitally signed and sealed by Bryan G. Kelley, P.E., on the date indicated here. Signature must be verified on any electronic copies.	Digitally signed by Bryan G Kelley Date: 2026.06.25 09:07:15-04'00'

2581 Metrocentre Blvd. West, Ste 3 | West Palm Beach, FL 33407
561.478.7848 | simmonsandwhite.com | Certificate of Authorization #3452

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SIGNAL TIMING

1.0 SITE DATA

The subject parcel is located at 283 Royal Poinciana Way in the northeast corner of Bradley Place and Royal Poinciana Way in the Town of Palm Beach, Florida and contains approximately 0.20 acres. The Property Control Number (PCN) for the subject parcel is 50-43-43-22-32-000-0010. The site currently consists of 5,098 SF of 1st floor retail and 4,444 SF of 2nd floor office. The 2nd floor office consists of multiple tenants. The proposed plan of development includes converting the 2nd floor multitenant office space to a single tenant office space. As part of this conversion, 989 SF of current common space will be converted to general office space for a total of 5,433 SF of office. The existing 5,098 SF of 1st floor retail will remain. The overall building square footage will not change as part of this application. From a practical standpoint, there will be minimal traffic and parking impacts as the single user tenant will still provide common areas but these areas are now required to be counted towards the traffic and parking calculations. For additional information concerning site location and layout, please refer to the Site Plan prepared by Dailey Janssen Architects, P.A.

2.0 PURPOSE OF STUDY

The purpose of this traffic study is to provide a transportation concurrency analysis of the Town of Palm Beach impacted roadway segments and intersections within the project area.

3.0 TRAFFIC GENERATION

The Palm Beach County Unified Land Development Code Article 12 requires that for any application for a site specific development order on property on which there are vested uses shall be subject to the Palm Beach County Traffic Performance Standards to the extent the traffic generation projected for the site specific development order exceeds the traffic generation of the vested uses. The generation rates and capture rates of the vested uses shall be updated to current pro forma traffic generation and passer-by rates and shall be used to calculate vested uses/current approval traffic.

The traffic currently vested to the parcel has been calculated in accordance with the traffic generation rates listed on the PBC website and in the ITE Trip Generation, 12th Edition. The rates utilized as part of this study are attached for reference. (Table 1 shows the daily traffic generation associated with the existing/vested development in trips per day (tpd). Tables 2 and 3 show the AM and PM peak hour traffic generation, respectively, in peak hour trips (pht). The traffic generated by the vested development may be summarized as follows:

Vested Development

Daily Traffic Generation	=	348 tpd
AM Peak Hour Traffic Generation (In/Out)	=	13 pht (9 In/4 Out)
PM Peak Hour Traffic Generation (In/Out)	=	21 pht (9 In/12 Out)

3.0 TRAFFIC GENERATION (CONTINUED)

The traffic to be generated by the proposed site modifications has also been calculated in accordance with the trip generation rates documented on the PBC website and in the ITE Trip Generation, 12th Edition. Table 4 shows the daily traffic generation associated with the proposed plan of development. Tables 5 and 6 show the AM and PM peak hour traffic generation, respectively. The traffic to be generated by the proposed plan of development may be summarized as follows:

Proposed Development

Daily Traffic Generation	=	360 tpd
AM Peak Hour Traffic Generation (In/Out)	=	15 pht (10 In/5 Out)
PM Peak Hour Traffic Generation (In/Out)	=	23 pht (10 In/13 Out)

The reduction in traffic generation as a result of the proposed site modifications is shown in Table 7 and may be summarized as follows:

Change to Vested Development

Daily Traffic Generation	=	12 tpd
AM Peak Hour Traffic Generation (In/Out)	=	2 pht
PM Peak Hour Traffic Generation (In/Out)	=	-2 pht

The minor increase in trips can be considered a technicality due to the common space now being required to be counted towards the total square footage. It is expected that the proposed changes will have a negligible impact on traffic.

4.0 TRIP DISTRIBUTION

The project trips were distributed and assigned on the surrounding roadway network as shown in Figure 1 attached to this report.

5.0 MULTIMODAL TRANSPORTATION OPTIONS

An existing 17-foot sidewalk is present along the site frontage on Royal Poinciana Way and a 7-foot sidewalk is existing along the frontage on Bradley Place. Signalized pedestrian crossings are present at the intersection of Royal Poinciana Way and Bradley Place. No bicycle lanes are currently present on Royal Poinciana Way or Bradley Place. However, the sidewalks and slower speeds of the roadways allow bicyclists to use either the sidewalk or roadway if desired. Palm Tran Route #41 currently services the area along County Road and provides service connections to the north end of Palm Beach and the West Palm Beach Tri-Rail station.

Royal Poinciana Way is a four-lane divided roadway at the subject site. Bradley Place is a four-lane undivided roadway at the subject site. Royal Poinciana Way is owned and maintained by the FDOT and Bradley Place is owned and maintained by the Town of Palm Beach. On-street parking is available on the north and south sides of Royal Poinciana Way and the east side of Bradley Place. There is no posted speed limit sign on Bradley Place. By State law, 30 mph is the default speed limit in absence of signage. The posted speed limit of Royal Poinciana Way is 30 mph.

6.0 LINK ANALYSIS

The project was reviewed to ensure consistency with Chapter 30 of the Town of Palm Beach Code of Ordinances and Policy 2.1 of the Town Transportation Element. A roadway segment analysis was completed based on the Town Comprehensive Plan that includes evaluation of roadways utilizing two-way peak hour thresholds. The roadway analysis is provided in Tables 8-9 attached in Appendix B. The roadway Level of Service thresholds were based on the 2020 FDOT Q/LOS Tables. The analysis shows each of the roadway segments meet the required LOS thresholds on Royal Poinciana Way, County Road, and Bradley Place. The existing traffic counts were collected in February 2026. The proposed development does not cause any degradation of LOS standards.

7.0 INTERSECTION ANALYSIS

While the project will result in a negligible impact to traffic, the following intersections were analyzed for this traffic study.

1. Sunset Avenue at Bradley Place (TWSC for existing and Signal for future scenarios)
2. Sunset Avenue at County Road (signalized)
3. Bradley Place at Royal Poinciana Way (signalized)
4. County Road at Royal Poinciana Way (signalized)

Sunset Avenue at Bradley Place was analyzed as a signalized intersection in the background and total traffic conditions scenarios since a traffic signal has just been installed. The analysis was performed using Synchro 12 software with Highway Capacity Methodologies. HCM 7th Edition was used when available and HCM was used for intersections with shared lanes. The existing traffic counts were collected in January 2025. The background traffic volumes were taken from the recently approved Paramount traffic study and included approved projects within the Town and also approved projects from the City of West Palm Beach. Recent approvals in the area such as Arhaus and the Paramount were included in the background trips. The background traffic used the highest of the historical growth rate of 2.33% or the committed trips plus 1%. Existing signal timings were used and area included in Appendix C. The traffic analysis was performed for existing conditions, background conditions and total traffic conditions and is summarized as follows:

Table 10 - Existing Year (2025) Operational Analysis

Intersection	Intersection Control	Movement	AM Peak Hour		PM Peak Hour	
			Delay (s)	LOS	Delay (s)	LOS
Bradley Pl at Sunset Ave	TWSC	EB	12.7	B	13.7	B
Sunset Ave at County Rd	Signalized	EB	35.0	C	44.6	D
		WB	31.9	C	42.3	D
		NB	0.4	A	0.2	A
		SB	0.3	A	0.4	A
		Overall	5.8	A	6.7	A
Royal Poinciana Way at Bradley Pl	Signalized	EB	26.5	C	28.0	C
		WB	21.1	C	31.1	C
		NB	22.2	C	28.1	C
		SB	18.8	B	20.5	C
		Overall	24.1	C	27.4	C
Royal Poinciana Way at County Rd	Signalized	EB	18.0	B	30.0	C
		WB	43.2	D	49.9	D
		NB	20.5	C	23.1	C
		SB	10.7	B	40.6	D
		Overall	17.4	B	33.3	C

Table 11 – Background Traffic Conditions (2028) Operational Analysis

Intersection	Intersection Control	Movement	AM Peak Hour		PM Peak Hour	
			Delay (s)	LOS	Delay (s)	LOS
Bradley Pl at Sunset Ave	Signalized	EB	42.8	D	43.5	D
		WB	43.1	D	42.3	D
		NB	1.9	A	1.9	A
		SB	2.2	A	2.6	A
		Overall	3.6	A	4.6	A
Sunset Ave at County Rd	Signalized	EB	35.3	D	44.9	D
		WB	31.9	C	42.3	D
		NB	0.4	A	0.2	A
		SB	0.4	A	0.4	A
		Overall	5.8	A	6.8	A
Royal Poinciana Way at Bradley Pl	Signalized	EB	29.4	C	30.6	C
		WB	21.2	C	35.6	D
		NB	22.3	C	35.3	D
		SB	18.7	B	22.1	C
		Overall	25.8	C	31.5	C
Royal Poinciana Way at County Rd	Signalized	EB	23.9	B	35.5	D
		WB	40.5	D	50.1	D
		NB	19.7	B	24.5	C
		SB	8.3	A	41.3	D
		Overall	19.5	B	35.0	C

Due to the proposed minimal trip increase, there will be no additional traffic at the subject intersections. Therefore, the background conditions can be considered the same as the total traffic conditions.

8.0 PARKING ANALYSIS

A summary of the proposed parking calculations is provided below.

Proposed Parking Calculations

Scenario	Land Use	Parking Ratio	Intensity	Number of Spaces
Existing Use	Retail	1 per 200 SF	5,098 SF	26
	Office	1 per 250 SF	4,444 SF	18
			Total =	44
Proposed Use	Retail	1 per 200 SF	5,098 SF	26
	Office	1 per 250 SF	5,433 SF	22
			Total =	48
Net Change			**Total =**	**4**

By Town parking code requirements, the existing use requires a total of 44 parking spaces. The existing site does not currently have any designated parking spaces. The proposed plan of development will require 48 parking spaces by code. This results in a parking variance of 4 spaces for the proposed application.

As previously mentioned, no changes to the overall building square footage are proposed. The additional space is caused by now incorporating common area from a multiple tenant building to a single tenant use. However, it is expected traffic and parking demand will remain the same if not decrease from having a single tenant user. Additionally, there will still be common areas in office area but these areas are now included in the parking calculations when previously they were not.

9.0 CONCLUSION

As shown in Table 7, the proposed modifications will result in an increase of 12 daily trips, 2 AM peak hour trips, and 2 PM peak hour trips from the existing/vested development. Since the project modifications will result in a negligible traffic impact and less than 20 peak hour trips, the project is therefore approvable with regard to the Palm Beach County Traffic Performance Standards and the Town of Palm Beach Comprehensive plan.

BK x:/docs/trafficdrainage/tis.26070

VESTED DEVELOPMENT

TABLE 1 - Daily Traffic Generation

Landuse	ITE Code	Intensity		Rate/Equation	Dir Split In	Dir Split Out	Gross Trips	Internalization %	Internalization Total	External Trips (Driveway Trips)	Pass-by %	Pass-by Trips	Net Trips
Small Office Building (≤10k SF GFA)	712	4,444	S.F.	14.39			64		0	64	10%	6	58
Strip Retail Plaza (<40ksf)	822	5,098	S.F.	54.45			278		0	278	63%	175	103
			Grand Totals:				**550**	**0.0%**	**0**	**550**	**37%**	**202**	**348**

TABLE 2 - AM Peak Hour Traffic Generation

Landuse	ITE Code	Intensity		Rate/Equation	Dir Split In	Dir Split Out	Gross Trips In	Gross Trips Out	Gross Trips Total	Internalization %	Internalization In	Internalization Out	Internalization Total	External Trips (Driveway Trips) In	External Trips (Driveway Trips) Out	External Trips (Driveway Trips) Total	Pass-by %	Pass-by Trips	Net Trips In	Net Trips Out	Net Trips Total
Small Office Building (≤10k SF GFA)	712	4,444	S.F.	1.64	0.83	0.17	6	1	7	0.0%	0	0	0	6	1	7	10%	1	5	1	6
Strip Retail Plaza (<40ksf)	822	5,098	S.F.	3.93	0.55	0.45	11	9	20	0.0%	0	0	0	11	9	20	63%	13	4	3	7
			Grand Totals:				**17**	**10**	**27**	**0.0%**	**0**	**0**	**0**	**17**	**10**	**27**	**52%**	**14**	**9**	**4**	**13**

TABLE 3 - PM Peak Hour Traffic Generation

Landuse	ITE Code	Intensity		Rate/Equation	Dir Split In	Dir Split Out	Gross Trips In	Gross Trips Out	Gross Trips Total	Internalization %	Internalization In	Internalization Out	Internalization Total	External Trips (Driveway Trips) In	External Trips (Driveway Trips) Out	External Trips (Driveway Trips) Total	Pass-by %	Pass-by Trips	Net Trips In	Net Trips Out	Net Trips Total
Small Office Building (≤10k SF GFA)	712	4,444	S.F.	2.16	0.34	0.66	3	7	10	0.0%	0	0	0	3	7	10	10%	1	3	6	9
Strip Retail Plaza (<40ksf)	822	5,098	S.F.	6.29	0.50	0.50	16	16	32	0.0%	0	0	0	16	16	32	63%	20	6	6	12
			Grand Totals:				**19**	**23**	**42**	**0.0%**	**0**	**0**	**0**	**19**	**23**	**42**	**50%**	**21**	**9**	**12**	**21**

PROPOSED DEVELOPMENT

TABLE 4 - Daily Traffic Generation

Landuse	ITE Code	Intensity		Rate/Equation	Dir Split In	Dir Split Out	Gross Trips	Internalization %	Internalization Total	External Trips (Driveway Trips)	Pass-by %	Pass-by Trips	Net Trips
Small Office Building (≤10k SF GFA)	712	5,433	S.F.	14.39			78		0	78	10%	8	70
Strip Retail Plaza (<40ksf)	822	5,098	S.F.	54.45			278		0	278	63%	175	103
			Grand Totals:				**564**	**0.0%**	**0**	**564**	**36%**	**204**	**360**

TABLE 5 - AM Peak Hour Traffic Generation

Landuse	ITE Code	Intensity		Rate/Equation	Dir Split In	Dir Split Out	Gross Trips In	Gross Trips Out	Gross Trips Total	Internalization %	Internalization In	Internalization Out	Internalization Total	External Trips (Driveway Trips) In	External Trips (Driveway Trips) Out	External Trips (Driveway Trips) Total	Pass-by %	Pass-by Trips	Net Trips In	Net Trips Out	Net Trips Total
Small Office Building (≤10k SF GFA)	712	5,433	S.F.	1.64	0.83	0.17	7	2	9	0.0%	0	0	0	7	2	9	10%	1	6	2	8
Strip Retail Plaza (<40ksf)	822	5,098	S.F.	3.93	0.55	0.45	11	9	20	0.0%	0	0	0	11	9	20	63%	13	4	3	7
			Grand Totals:				**18**	**11**	**29**	**0.0%**	**0**	**0**	**0**	**18**	**11**	**29**	**48%**	**14**	**10**	**5**	**15**

TABLE 6 - PM Peak Hour Traffic Generation

Landuse	ITE Code	Intensity		Rate/Equation	Dir Split In	Dir Split Out	Gross Trips In	Gross Trips Out	Gross Trips Total	Internalization %	Internalization In	Internalization Out	Internalization Total	External Trips (Driveway Trips) In	External Trips (Driveway Trips) Out	External Trips (Driveway Trips) Total	Pass-by %	Pass-by Trips	Net Trips In	Net Trips Out	Net Trips Total
Small Office Building (≤10k SF GFA)	712	5,433	S.F.	2.16	0.34	0.66	4	8	12	0.0%	0	0	0	4	8	12	10%	1	4	7	11
Strip Retail Plaza (<40ksf)	822	5,098	S.F.	6.29	0.50	0.50	16	16	32	0.0%	0	0	0	16	16	32	63%	20	6	6	12
			Grand Totals:				**20**	**24**	**44**	**0.0%**	**0**	**0**	**0**	**20**	**24**	**44**	**48%**	**21**	**10**	**13**	**23**

TABLE 7
TRAFFIC GENERATION DIFFERENCE - NET TRIPS (PROPOSED - VESTED)

	DAILY	AM PEAK HOUR			PM PEAK HOUR		
		TOTAL	IN	OUT	TOTAL	IN	OUT
VESTED DEVELOPMENT =	348	13	9	4	21	9	12
PROPOSED DEVELOPMENT =	360	15	10	5	23	10	13
DIFFERENCE =	**12**	**2**	**1**	**1**	**2**	**1**	**1**

Palm Beach County Trip Generation Rates (Updated May 4, 2026)

(Must be used with traffic studies submitted to the County on or after June 16, 2026. However, immediate use is highly recommended)

Gr	Landuse	ITE Code	Unit	Daily Rate/Equation	Pass-By %	AM Peak Hour		PM Peak Hour	
						In/Out	Rate/Equation	In/Out	Rate/Equation
Industrial	General Light Industrial	110	1000 S.F.	3.6	10%	86/14	0.48	24/76	0.49
	Manufacturing	140	1000 S.F.	4.27	10%	75/25	0.51	29/71	0.63
	Warehouse	150	1000 S.F.	1.38	10%	77/23	0.12	28/72	0.15
	Mini-Warehouse/SS	151	1000 S.F.	1.29	10%	59/41	0.08	48/52	0.14
	HCF Center Warehouse - Non Sort	155	1000 S.F.	1.77	10%	75/25	0.12	41/59	0.14
	HCF Center Warehouse - Sort	155	1000 S.F.	4.83	10%	81/19	0.42	42/58	0.6
	Data Center	160	1000 S.F.	Ln(T) = 0.71 Ln(X) + 1.51	10%	71/29	0.07	19/81	0.05
Residential	Single Family Detached	210	Dwelling Unit	10	0%	26/74	0.7	62/38	0.93
	Multifamily Low-Rise Housing upto 3 story (Apartment/Condo/TH)/Not close to Rail	220	Dwelling Unit	6.21	0%	24/76	0.41	62/38	0.52
	Multifamily Mid-Rise Housing 4-10 story (Apartment/Condo/TH)/Not close to Rail	221	Dwelling Unit	4.46	0%	23/77	0.38	64/36	0.38
	55+ SF Detached	251	Dwelling Unit	4.16	0%	34/66	0.24	61/39	0.29
	55+ SF Attached	252	Dwelling Unit	3.25	0%	34/66	0.19	56/44	0.25
	Congregate Care Facility	253	Dwelling Unit	2.43	0%	58/42	0.1	47/53	0.18
	Assisted Living Facility	254	Beds	2.6[a]	0%	59/41	0.19	38/62	0.24
Ldg	Hotel	310	Rooms	7.99[a]	10%	52/48	0.34	51/49	0.47
Rec	Golf Course	430	Holes	30.38	5%	79/21	1.68	54/46	2.86
	Pickleball Courts	489	Courts	39.22	5%	52/48	1.93	61/39	4.39
	Health/Fitness Club	492	1000 S.F.	32.93[a]	5%	51/49	1.79	57/43	3.77
	Recreational Community Center	495	1000 S.F.	28.82	5%	66/34	2.02	48/52	2.89

Palm Beach County Trip Generation Rates (Updated May 4, 2026)

(Must be used with traffic studies submitted to the County on or after June 16, 2026. However, immediate use is highly recommended)

Gr	Landuse	ITE Code	Unit	Daily Rate/Equation	Pass-By %	AM Peak Hour		PM Peak Hour	
						In/Out	Rate/Equation	In/Out	Rate/Equation
Institutional	Elementary School	520	Students	2.27	0%	54/46	0.73	46/54	0.16
	Middle/Junior School	522	Students	2.09	0%	54/46	0.66	48/52	0.15
	High School	525	Students	1.94	0%	68/32	0.52	48/52	0.15
	Private School (K-8)	530	Students	4.11	0%	56/44	1.01	46/54	0.26
	Private School (K-12)	532	Students	2.48[a]	0%	64/36	0.76	43/57	0.19
	Church/Synagogue[b]	560	1000 S.F.	7.6[a]	5%	62/38	0.37	41/59	0.43
	Day Care	565	Students	3.79	50%	53/47	0.79	47/53	0.79
Med	Hospital	610	1000 S.F.	10.7	10%	68/32	0.79	34/66	0.86
	Nursing Home	620	Beds	3.06	10%	72/28	0.17	33/67	0.22
	Free-Standing Emergency Room	650	1000 S.F.	24.94	5%	50/50	1.12	46/54	1.52
Office	General Office (Multiple Tenant) (>10k SF GFA)	710	1000 S.F.	T=6.18(x)+207.96	10%	88/12	1.24	16/84	1.18
	Small Office Building (<=10k SF GFA)	712	1000 S.F.	14.39	10%	83/17	1.64	34/66	2.16
	Single Tenant Office (>10k SFGFA)	715	1000 S.F.	12.3	10%	89/11	2.01	15/85	1.80
	Medical Office (Stand-Alone)	720	1000 S.F.	T=40.60(X)-75.15	10%	78/22	3.21	30/70	3.42
	Medical Office (Near Hospital)	720	1000 S.F.	T=36.97(X)-126.53	10%	79/21	2.54	23/77	2.20
	Government Office	730	1000 S.F.	22.59	10%	75/25	3.34	25/75	1.71
Retail	Nursery (Garden Center)[a]	817	Acre	108.1	0%	50/50	2.82	50/50	8.06
	Nursery (Wholesale)[a]	818	Acre	19.50	0%	50/50	0.23	50/50	0.36
	Landscape Services	PBC	Acre[c]	121.70	0%	40/60	34.4	58/42	15.1
	Shop Center (>150ksf)	820	1000 S.F.	36.39	24%	62/38	0.88	49/51	3.26
	Shop Plaza (40-150ksf) w/Sup Market	821	1000 S.F.	101.43	39%	60/40	3.54	49/51	8.58
	Shop Plaza (40-150ksf) w/out Sup Market	821	1000 S.F.	65.38	39%	62/38	1.59	49/51	4.76
	Strip Retail Plaza (<40ksf)	822	1000 S.F.	54.45	63%	55/45	3.93[h]	50/50	6.29
	Automobile Sales (New)	840	1000 S.F.	27.84	15%	73/27	2.00	40/60	2.29
	Automobile Parts Sales	843	1000 S.F.	54.57	28%	55/45	2.51	48/52	4.86
	Tire Store	848	1000 S.F.	28.54	28%	64/36	2.69	43/57	3.85
	Supermarket	850	1000 S.F.	92.29	36%	59/41	2.95	50/50	8.79
	Pharmacy + DT	881	1000 S.F.	107.20	50%	52/48	3.83	50/50	10.24

Palm Beach County Trip Generation Rates (Updated May 4, 2026)

(Must be used with traffic studies submitted to the County on or after June 16, 2026. However, immediate use is highly recommended)

Gr	Landuse	ITE Code	Unit	Daily Rate/Equation	Pass-By %	AM Peak Hour		PM Peak Hour	
						In/Out	Rate/Equation	In/Out	Rate/Equation
Services	Drive-In Bank	912	1000 S.F.	98.85	47%	58/42	9.95	50/50	21.03
	High-Volume Fast-Food Restaurant	929	1000 S.F.	653.22	49%	52/48	26.02	50/50	58.43
	Fast Casual Restaurant	930	1000 S.F.	225.89	40%	64/36	1.58	53/47	14.35
	Fine Dining Restaurant	931	1000 S.F.	79.03	44%	50/50	0.41	69/31	8.1
	High Turnover Sit-Down Restaurant	932	1000 S.F.	103.75	43%	55/45	8.97	61/39	9.18
	Fast Food Restaurant w/o DT	933	1000 S.F.	413.41	45%	45/55	39.55	48/52	36.73
	Fast Food Restaurant + DT	934	1000 S.F.	448.12	49%	51/49	33.24	52/48	31.60
	Coffee/Donut Shop w/o DT	936	1000 S.F.	485.48[d]	45%	51/49	91.02	50/50	31.53
	Coffee/Donut Shop + DT	937	1000 S.F.	600.50	49%	51/49	85.41	50/50	39.00
	Coffee/Donut Shop + DT w/No Seat	938	DT Lanes	179	49%	50/50	39.81	50/50	15.08
	Gas Station w/Convenience Store[e]	FDOT	FP, 1000 S.F.	14.3*PM Trips	61%	50/50	Footnote f	50/50	12.3*FP+15.5*(X)
	Carwash (Automated)	PBC	Lanes 1-4[g]	440	50%	50/50	24	50/50	44
	Carwash (Automated)	PBC	Lanes >4[g]	600	50%	50/50	32	50/50	60

Footnotes

a) From the 11th/Other edition. 12th edition has low sample size

b) Weekend peak hour rate = 11.20 per 1,000 S.F. with a 47/53 directional split

c) Landscape Services acreage consists of overnight vehicle and equipment storage as well as areas (covered or uncovered) for chemicals, fertilizers, landscape materials (excluding plants) and other items needed for day-to-day operations. Not included are drive aisles, customer/employee parking, structures shared by nursery and landscape services, facilities that solely serve the onsite landscape activities or any nursery growing areas.

d) Based on Daily to PM ratio for ITE Code 937 (Coffee Donut Shop + DT)

e) FP=Fueling Position. Use both FP and Convenience Store size in estimating trips using the provided equation. Note that no internalization between the gas pumps and convenience store, as per ULDC Artice 12, should be applied to estimate the net trips.

f) Use PM rates

g) Lanes refer to number of stations after the wash tunnel where cars are being manually dried/cleaned/waxed etc. Rates are for 1 Tunnel. For more than 1 Tunnel, consult with the County

h) If the strip retail plaza contains a Coffee/Donut shop, then a separate trip generation shall be calculated for the Coffee/Donut shop

Modification History

3/2/2020: Added Landscape Services, modification history, edited formatting

7/25/2022: Updated with ITE TG Manual 11th ed information

5/4/2026: Updated with ITE TG Manual 12th ed information. New PBC rates for Carwash

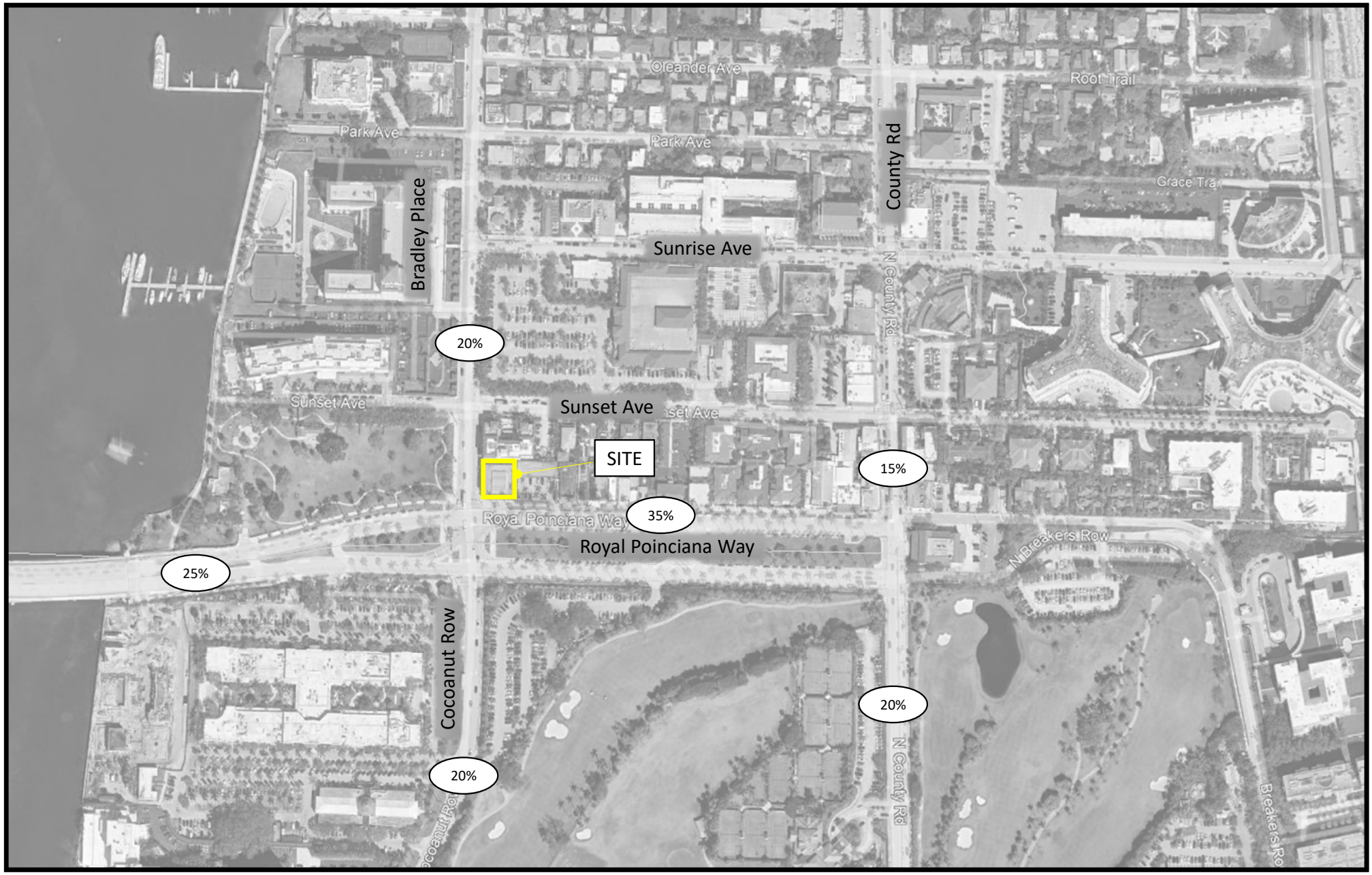


Figure 1 – Trip Distribution
283 Royal Poinciana Way
Project # 26-070

SIMMONS & WHITE
CIVIL & TRAFFIC ENGINEERING

APPENDIX A

SITE PLAN

PROPOSED TENANT BUILD-OUT AT:

283 ROYAL POINCIANA WAY

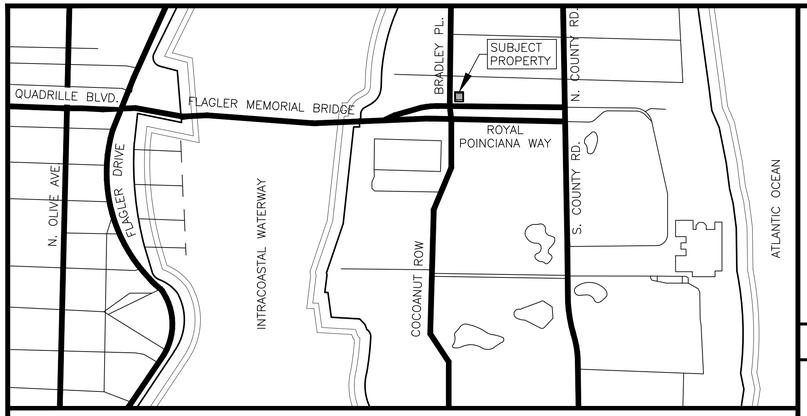
TOWN OF PALM BEACH

ZON-26-0032

PALM BEACH COUNTY, FLORIDA

FIRST SUBMITTAL: 06-11-2026

TOWN COUNCIL MEETING DATE: 08-12-2026



LOCATION MAP

SCOPE OF WORK

THIS PROJECT INVOLVES INTERIOR DEMOLITION OF FIRST AND SECOND FLOOR PARTITIONS, CEILINGS, FINISHES & FIXTURES. NEW INTERIOR BUILDOUTS WILL OCCUR ON BOTH FLOORS.

THE FIRST FLOOR TENANTS WILL REMAIN DIVIDED INTO FOUR SPACES AND THE GROSS LEASABLE AREA WILL NOT CHANGE.

THE EXISTING SECOND FLOOR IS A MULTI-TENANT OFFICE AREA WITH COMMON AREAS. THE SECOND FLOOR WILL BE CONVERTED TO A SINGLE TENANT OFFICE AREA.

PROJECT TEAM:

GENERAL CONTRACTOR:

WEITZ
1400 CENTREPARK BOULEVARD
SUITE 700
WEST PALM BEACH, FL 33401
561-686-5511

STRUCTURAL ENGINEER:

ONM&J
1655 PALM BEACH LAKES BLVD
SUITE 204
WEST PALM BEACH, FL 33401
561-835-9994

MEP:

CARDINAL
575 NW MERCANTILE PLACE
SUITE 106
PORT ST. LUCIE, FL 34986
561-746-6343

DRAWING INDEX

SHT NO:	SHEET NAME:
ARCHITECTURAL	
A0.00	COVER SHEET, DRAWING INDEX AND LOCATION MAP
A0.01	¼ MILE RADIUS AERIAL MAP
A0.02	SITE PHOTOS
A0.03	SITE PHOTOS
A1.10	FIRST FLOOR DEMOLITION PLAN
A1.11	EXISTING FIRST FLOOR PLAN
A1.12	PROPOSED FIRST FLOOR PLAN
A1.20	SECOND FLOOR DEMOLITION PLAN
A1.21	EXISTING SECOND FLOOR PLAN
A1.22	PROPOSED SECOND FLOOR PLAN

DAILEY JANSSEN ARCHITECTS, P.A.
400 CLEMATIS STREET, SUITE 200 WEST PALM BEACH, FLORIDA 33401 TEL: 561-833.4707

PROPOSED INTERIOR IMPROVEMENTS FOR:

283 ROYAL POINCIANA WAY

TOWN OF PALM BEACH

PALM BEACH COUNTY, FLORIDA

DAILEY JANSSEN ARCHITECTS
400 CLEMATIS STREET, SUITE 200 WEST PALM BEACH FLORIDA 33401, TEL: 561-833-4707, LICENSE #AA-C001814

DATE: DD SET 05.06.2026

DRAWN: JKS / AG

REVISIONS:

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SEAL

ROGER P. JANSSEN AR-14785

DRAWING NO.

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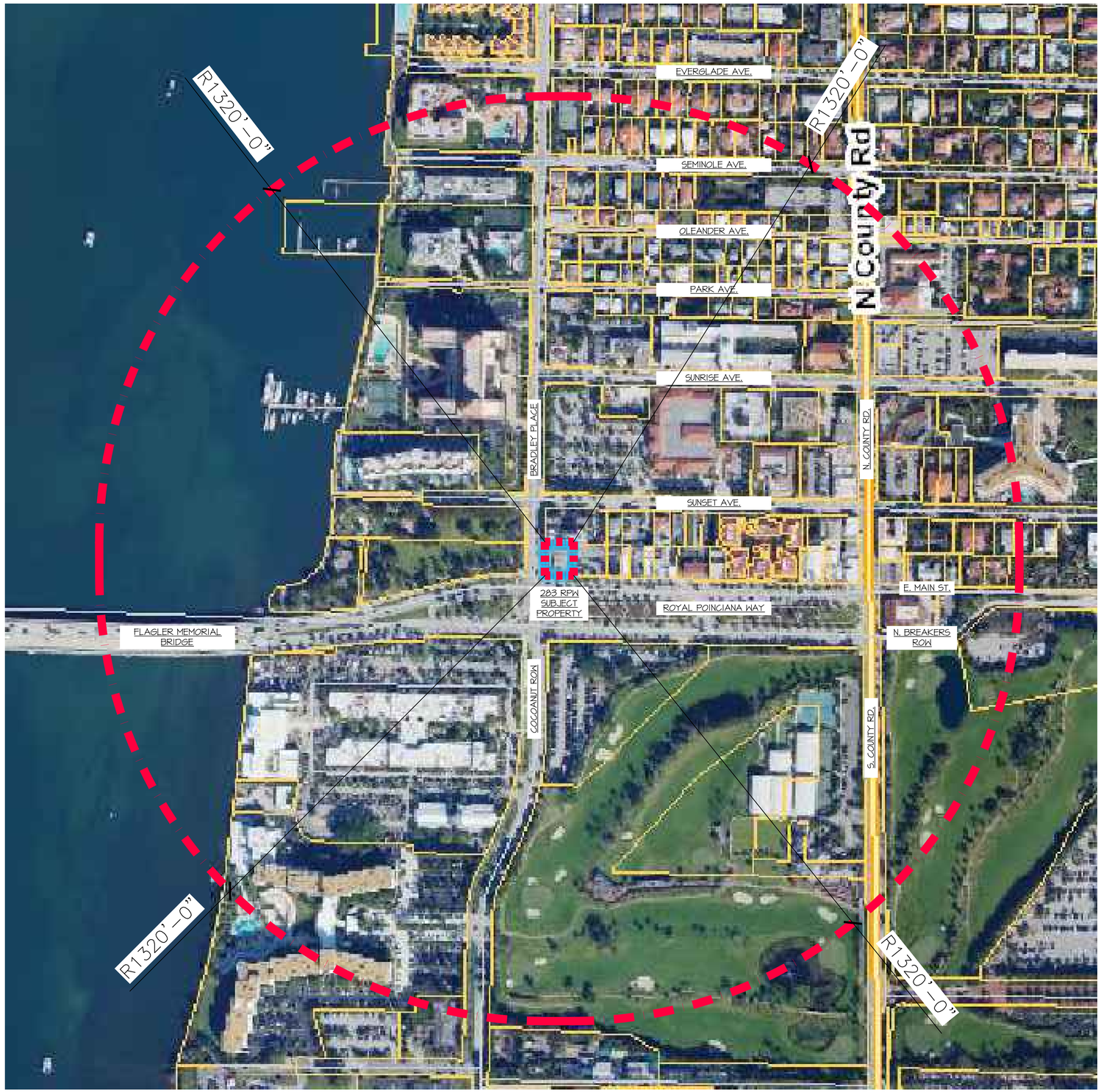
JOB NUMBER: 22-121



AERIAL LOCATION MAP

SCALE: N.T.S.

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PROPOSED TENANT BUILD-OUTS AT:

283 ROYAL POINCIANA WAY

TOWN OF PALM BEACH — PALM BEACH COUNTY, FLORIDA

DAILEY JANSSEN ARCHITECTS
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DATE: 1ST SUBMITTAL 06.09.2026

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ZON-26-0032

DRAWING NO.

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JOB NUMBER: 22-121



283 ROYAL POINCIANA WAY - SOUTH FACADE AND
265 RPW PARKING LOT TO THE EAST



283 ROYAL POINCIANA WAY - VIEW OF SW CORNER



283 ROYAL POINCIANA WAY - VIEW OF WEST FACADE



283 ROYAL POINCIANA WAY - VIEW OF SOUTH FACADE

PROPOSED TENANT BUILD-OUTS AT:

283 ROYAL POINCIANA WAY

TOWN OF PALM BEACH

PALM BEACH COUNTY, FLORIDA

DAILEY JANSSEN ARCHITECTS
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ROGER P. JANSSEN AR-14785

ZON-26-0032

DRAWING NO.

A0.02

JOB NUMBER: 22-127



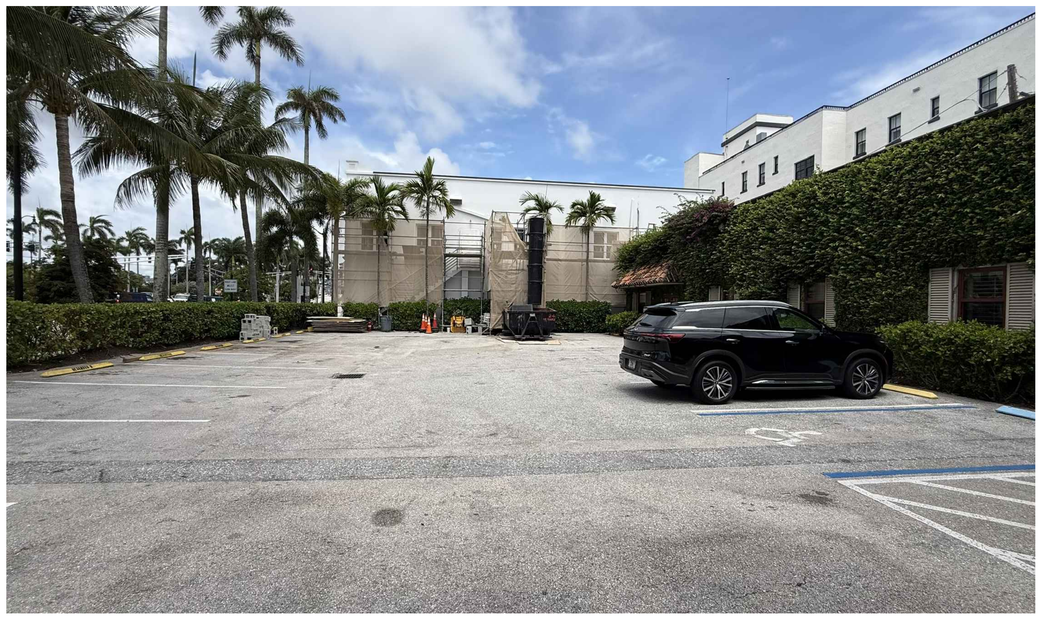
283 ROYAL POINCIANA WAY NORTH
SERVICE ALLEY - FACING WEST



283 ROYAL POINCIANA WAY NORTH
SERVICE ALLEY - FACING EAST



283 ROYAL POINCIANA WAY - EAST FACADE



283 ROYAL POINCIANA WAY EAST FACADE - VIEW FROM
THE 265 ROYAL POINCIANA WAY PARKING LOT

PROPOSED TENANT BUILD-OUTS AT:

283 ROYAL POINCIANA WAY

TOWN OF PALM BEACH

PALM BEACH COUNTY, FLORIDA

DAILEY JANSSEN ARCHITECTS
400 CLEMATIS STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401, TEL: 561-833-4707, LICENSE #AA-C001814

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ROGER P. JANSSEN AR-14785

ZON-26-0032

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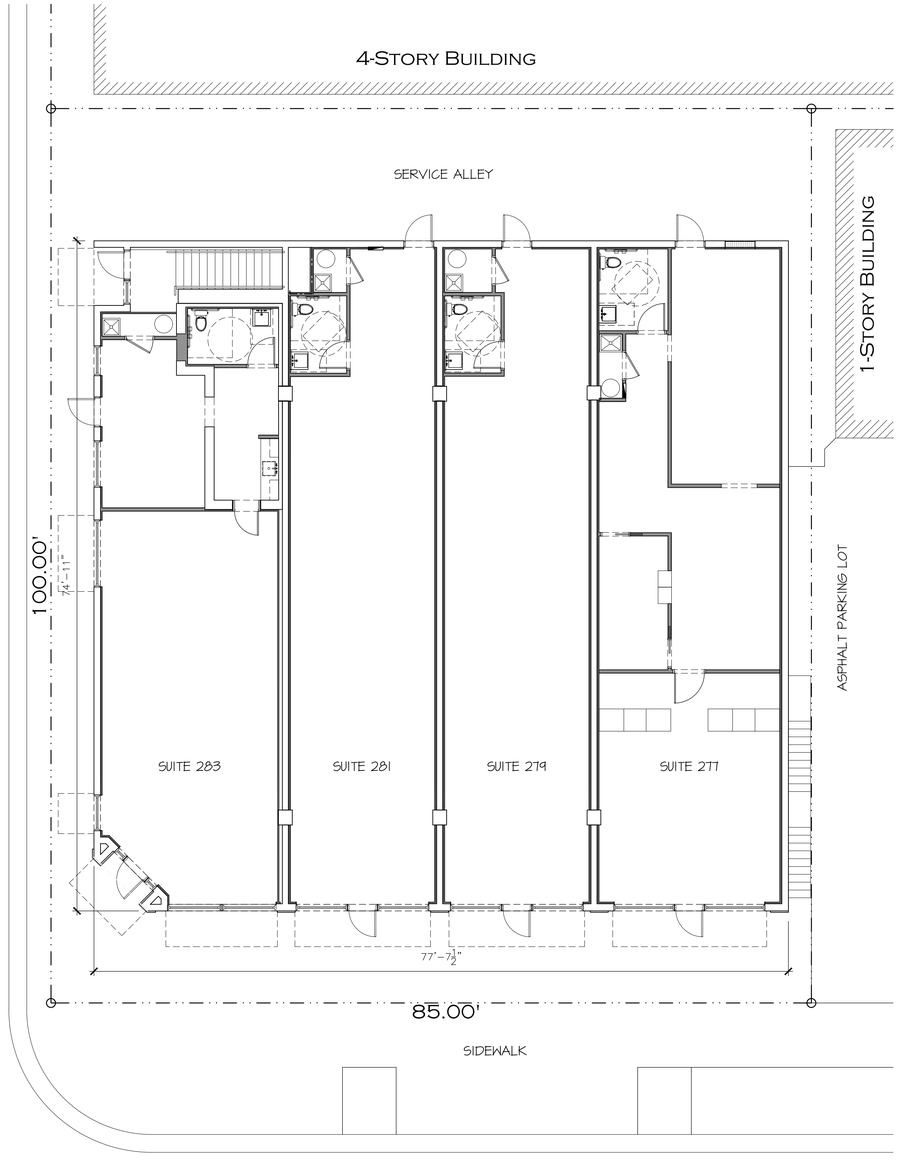
A0.03

JOB NUMBER: 22-127



ROYAL POINCIANA WAY

SITE PLAN

SCALE 1/8" = 1'-0"

THERE ARE NO PROPOSED CHANGES TO THE EXISTING SITE PLAN

N
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PROJECT DESIGN DATA

FIRST FLOOR RETAIL GROSS LEASABLE AREA: 5,098 SF

- SUITE 283: 1,292 SF
- SUITE 281: 1,160 SF
- SUITE 279: 1,174 SF
- SUITE 277: 1,472 SF

SECOND FLOOR OFFICE GROSS LEASABLE AREA: 5,433 SF

OCCUPANCY GROUP:

MIXED USE
- FIRST FLOOR: RETAIL (MERCANTILE)
- SECOND FLOOR: OFFICE (BUSINESS)

PARKING CALCS.

EXISTING PARKING CALCS

OCCUPANCY	GLA *	SPACES REQUIRED
RETAIL	5,098 SF 4 TENANTS	1 PER 200 SF = 26 SPACES
OFFICE	4,444 SF MULTI-TENANT EXCLUDING COMMON AREAS	1 PER 250 SF = 18 SPACES

* GROSS LEASABLE AREA

TOTAL OFF-STREET PARKING REQUIRED: 44 SPACES
TOTAL OFF-STREET PARKING PROVIDED: 0 SPACES

PROPOSED PARKING CALCS

OCCUPANCY	GLA *	SPACES REQUIRED
RETAIL	5,098 SF 4 TENANTS	1 PER 200 SF = 26 SPACES
OFFICE	5,433 SF SINGLE TENANT	1 PER 250 SF = 22 SPACES

* GROSS LEASABLE AREA

TOTAL OFF-STREET PARKING REQUIRED: 48 SPACES
TOTAL OFF-STREET PARKING PROVIDED: 0 SPACES

EXISTING CONDITIONS:

THESE DRAWINGS ARE BASED ON A THIRD PARTY AS-BUILT OF THE EXISTING CONDITIONS AND A VISUAL INSPECTION OF THE EXISTING BUILDING SURFACES. SOME ASSUMPTIONS ABOUT THE CONSTRUCTION, MATERIALS AND METHODS USED FOR THE ORIGINAL CONSTRUCTION. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL FIELD CONDITIONS AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES, CONFLICTS OR UNFORESEEN CONDITIONS. THESE DRAWINGS ALSO ASSUME THAT ALL EXISTING MATERIALS ARE IN GOOD STRUCTURAL CONDITION, GOOD WORKING ORDER, AND MEET ALL APPLICABLE CODES. A COMPLETE INSPECTION OF THE EXISTING BUILDING SHALL BE PERFORMED BY THE GENERAL CONTRACTOR. THE GENERAL CONTRACTOR SHALL NOTIFY THE ARCHITECT AND CLIENT OF ANY SIGNS OF POTENTIAL PROBLEMS INCLUDING, BUT NOT LIMITED TO, WOOD DECAYING ORGANISMS, WATER PENETRATION, STRUCTURAL FRACTURES, STRESSED SURFACES, AND WEAK STRUCTURAL CONNECTIONS.

PROPOSED TENANT BUILD-OUTS AT:

283 ROYAL POINCIANA WAY

TOWN OF PALM BEACH — PALM BEACH COUNTY, FLORIDA

DAILEY JANSSEN ARCHITECTS
400 CLEMATIS STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401, TEL: 561-833-4707, LICENSE #AA-C001814

DATE: 1ST SUBMITTAL 06.09.2026
DRAWN: JKS
REVISIONS:

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SEAL

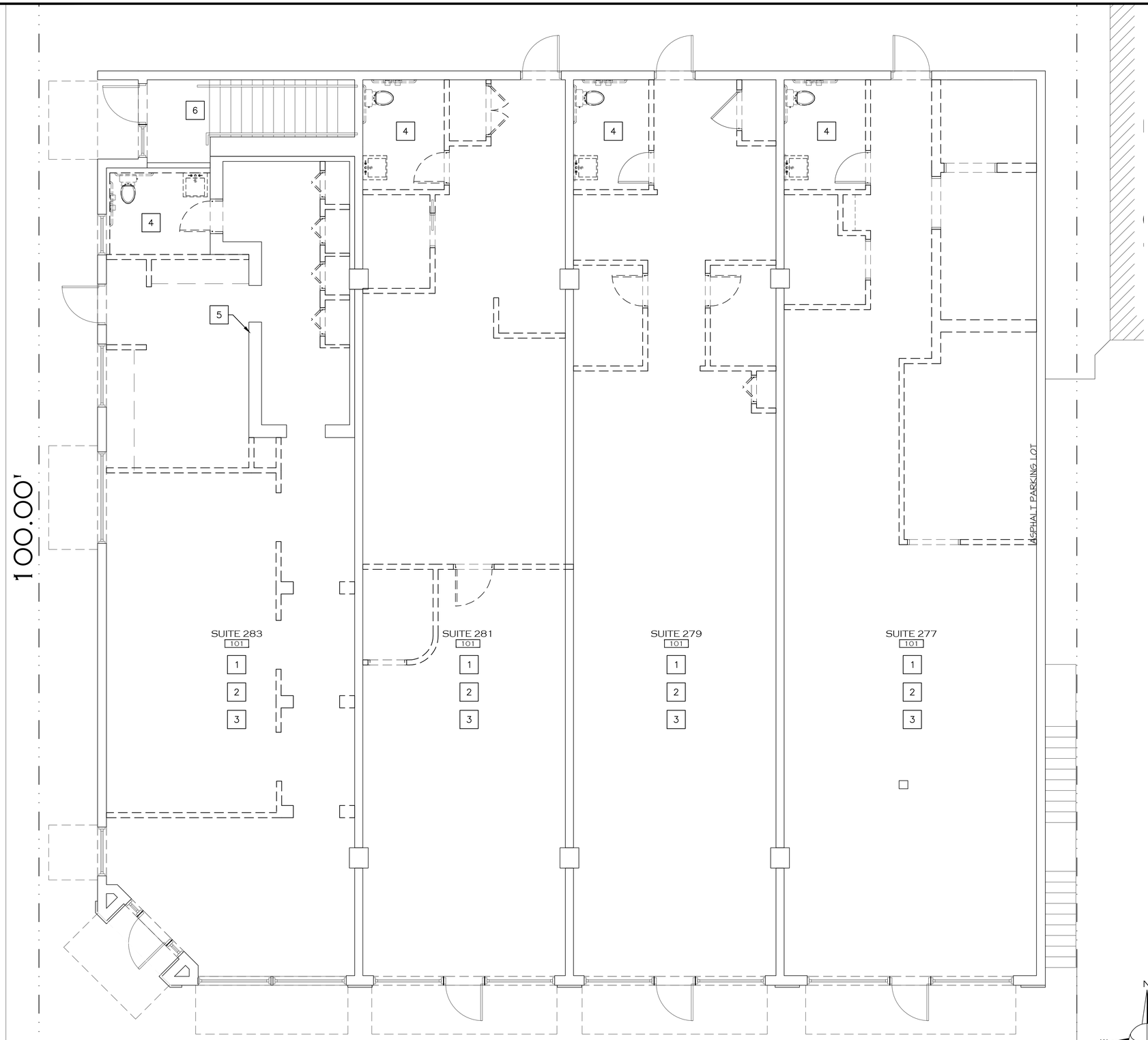
ROGER P. JANSSEN AR-14785

ZON-26-0032

DRAWING NO.

SP1.01

JOB NUMBER: 22-127



FIRST FLOOR DEMOLITION PLAN

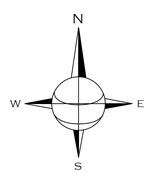
SCALE 1/4" = 1'-0"

General Demo Notes:

1. THE EXISTING BUILDING IS PARTIALLY OCCUPIED. ALL ACCOMODATIONS SHALL BE MADE FOR THE SAFETY OF THE OCCUPANTS AND THE DUST FREE ENVIRONMENT OF THE BUILDING.
2. PRIOR TO DEMOLITION, THE GENERAL CONTRACTOR IS TO VERIFY EXISTING CONDITIONS AND REPORT DISCREPANCIES TO THE OWNER AND ARCHITECT AS NECESSARY.
3. REMOVE WALLS, CEILINGS, FLOOR FINISHES, WALL FINISHES, AND OTHER MATERIAL OR COMPONENTS ONLY AS REQUIRED FOR INSTALLATION OF NEW WORK AND CONSISTENT WITH THE INTENT OF THE CONSTRUCTION DOCUMENTS, ALTHOUGH SOME ITEMS MAY NOT BE SPECIFICALLY ADDRESSED.
4. COMPLY WITH EPA REGULATIONS AND DISPOSAL REGULATION OF AUTHORITIES HAVING JURISDICTION.
5. PROVIDE FLOOR PROTECTION DURING CONSTRUCTION AT ALL EXISTING TO REMAIN AREAS USED FOR CONSTRUCTION TRAFFIC.
6. PROVIDE NECESSARY BRACING AND SHORING REQUIRED TO SUPPORT EXISTING STRUCTURE DURING DEMOLITION.
7. PROMPTLY REMOVE DEMOLISHED MATERIALS FROM OWNER'S PROPERTY AND LEGALLY DISPOSE OF THEM. DO NOT BURN DEMOLISHED MATERIALS.
8. LOCATE, IDENTIFY, SHUT OFF, DISCONNECT, AND CAP OFF UTILITY SERVICES TO BE DEMOLISHED.
9. MAINTAIN AND PROTECT EXISTING UTILITIES TO REMAIN IN SERVICE BEFORE PROCEEDING WITH DEMOLITION, PROVIDING BYPASS CONNECTIONS TO OTHER PARTS OF THE BUILDING.
10. CONDUCT DEMOLITION OPERATIONS AND REMOVE DEBRIS TO PREVENT INJURY TO PEOPLE AND DAMAGE TO ADJACENT BUILDINGS AND SITE IMPROVEMENTS.
11. PROTECT BUILDING STRUCTURE OR INTERIOR FROM WEATHER AND WATER LEAKAGE AND DAMAGE.
12. PROTECT REMAINING WALLS, CEILINGS, FLOORS, AND EXPOSED FINISHES. ERECT AND MAINTAIN DUSTPROOF PARTITIONS. COVER AND PROTECT REMAINING FURNITURE, FURNISHINGS, AND EQUIPMENT.
13. PROMPTLY PATCH AND REPAIR HOLES AND DAMAGED SURFACES OF BUILDING CAUSED BY DEMOLITION. RESTORE EXPOSED FINISHES OF PATCHED AREAS AND EXTEND FINISH RESTORATION INTO REMAINING ADJOINING CONSTRUCTION.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING SUCH ARRANGEMENTS WITH THE LOCAL UTILITY PROVIDERS FOR THE PROPER DISCONNECTION OF THE SUPPLY OF ELECTRIC, COMMUNICATION, AND CABLE SERVICES.
15. THE PLAN IS TO BE USED IN CONJUNCTION WITH THE ENTIRE SET OF CONSTRUCTION DOCUMENTS. DO NOT REMOVE ANY ITEMS WITHOUT VERIFYING AND COORDINATING WITH ALL GENERAL TRADES AS TO HOW THEY RELATE TO THE OVERALL PROJECT.
16. ALL EXISTING STRUCTURAL ELEMENTS TO REMAIN UNLESS NOTED OTHERWISE.
17. REMOVE EXISTING MECHANICAL DEVICES/DUCTWORK, PIPING, ETC., ONLY AS REQUIRED FOR NEW LAYOUT. NO DUCTWORK SHOULD BE LEFT EXPOSED UPON COMPLETION OF WORK. COVER EXISTING DUCT OPENINGS AND PROPERLY TERMINATE ELECTRIC CONNECTIONS. CLEAN MAIN TRUNK AND REPLACE FILTER (WHERE APPLICABLE) BEFORE START OF NEW CONSTRUCTION. CHANGE FILTERS AT LEAST WEEKLY DURING CONSTRUCTION.

Demo Plan Key Notes:

1. REMOVE INTERIOR PARTITIONS & FURRING AT EXTERIOR WALLS
2. REMOVE FLOORING THROUGHOUT
3. REMOVE CEILING & FIXTURES
4. REMOVE PLUMBING FIXTURES & ACCESSORIES
5. EXISTING BRICK VAULT TO REMAIN
6. REMOVE STAIR FINISHES & HANDRAILS



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PROPOSED TENANT BUILD-OUTS AT:

283 ROYAL POINCIANA WAY

TOWN OF PALM BEACH

PALM BEACH COUNTY, FLORIDA

DAILEY JANSSEN ARCHITECTS
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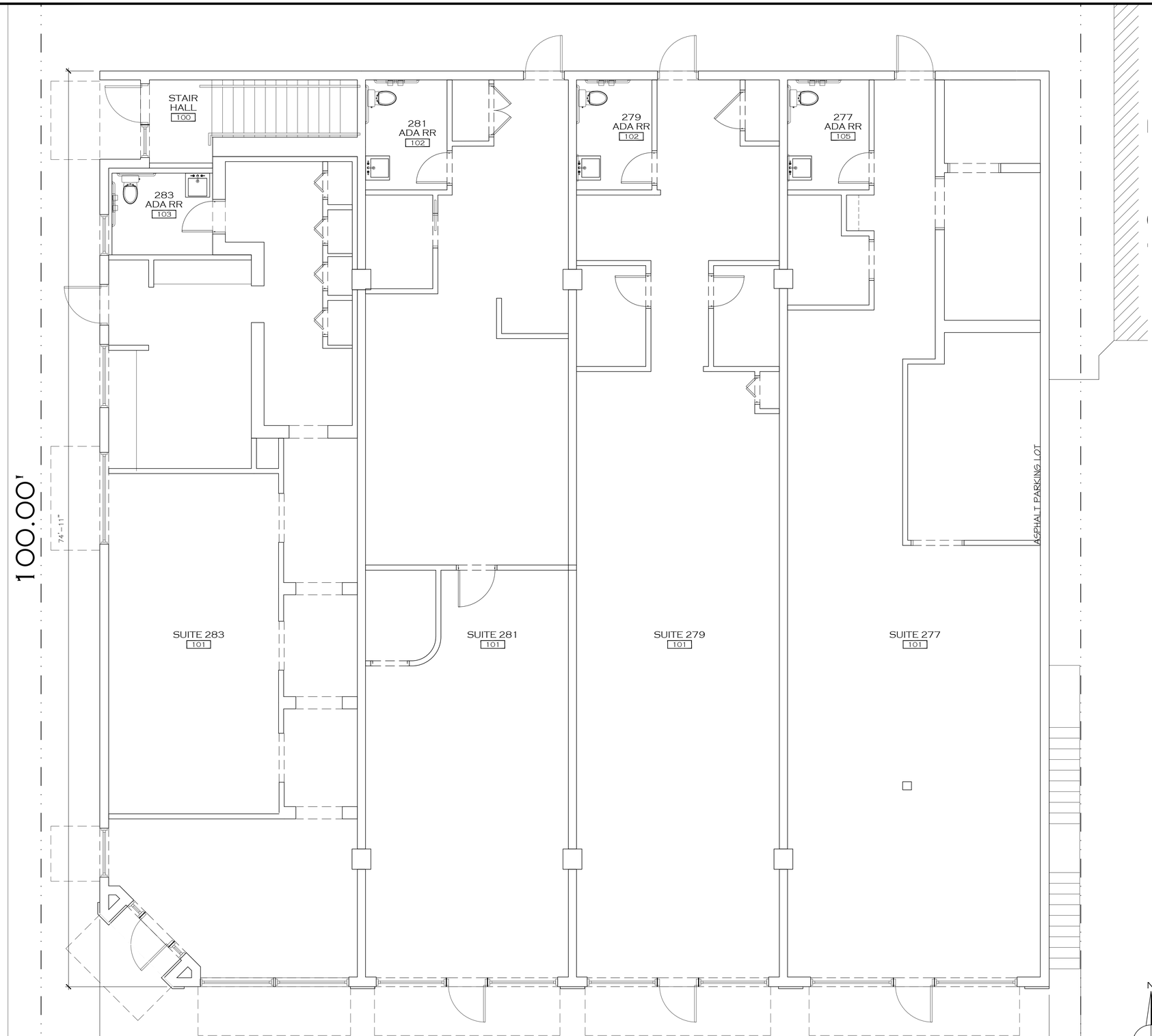
ROGER P. JANSSEN AR-14785

ZON-26-0032

DRAWING NO.

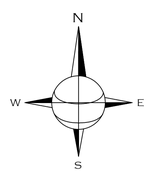
A1.10

JOB NUMBER: 22-127



EXISTING FIRST FLOOR PLAN

SCALE 1/4" = 1'-0"



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PROPOSED TENANT BUILD-OUTS AT:

283 ROYAL POINCIANA WAY

TOWN OF PALM BEACH

PALM BEACH COUNTY, FLORIDA

DAILEY JANSSEN ARCHITECTS
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DRAWING NO.

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JOB NUMBER: 22-127



PROPOSED FIRST FLOOR PLAN

SCALE 1/4" = 1'-0"

PARTITION LEGEND

- EXISTING EXTERIOR WALL WITH 1 5/8" MTL FRAMING + 5/8" G.B. O/ 3/4" THICK RIGID INSULATION
- NEW TYPICAL INTERIOR PARTITON
- NEW 5/8" G.B. O/ 1 5/8" MTL FRAMING ON EACH SIDE OF INTERIOR DEMISING WALL
- 1 HR FIRE RATED PARTITION
- NEW EXTERIOR CMU 8" STUCCO WALL

EXISTING CONDITIONS:

THESE DRAWINGS ARE BASED ON A THIRD PARTY AS-BUILT OF THE EXISTING CONDITIONS AND A VISUAL INSPECTION OF THE EXISTING BUILDING SURFACES. SOME ASSUMPTIONS ABOUT THE CONSTRUCTION, MATERIALS AND METHODS USED FOR THE ORIGINAL CONSTRUCTION. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL FIELD CONDITIONS AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES, CONFLICTS OR UNFORESEEN CONDITIONS. THESE DRAWINGS ALSO ASSUME THAT ALL EXISTING MATERIALS ARE IN GOOD STRUCTURAL CONDITION, GOOD WORKING ORDER, AND MEET ALL APPLICABLE CODES. A COMPLETE INSPECTION OF THE EXISTING BUILDING SHALL BE PERFORMED BY THE GENERAL CONTRACTOR. THE GENERAL CONTRACTOR SHALL NOTIFY THE ARCHITECT AND CLIENT OF ANY SIGNS OF POTENTIAL PROBLEMS INCLUDING, BUT NOT LIMITED TO, WOOD DECAYING ORGANISMS, WATER PENETRATION, STRUCTURAL FRACTURES, STRESSED SURFACES, AND WEAK STRUCTURAL CONNECTIONS.

PROPOSED TENANT BUILD-OUTS AT:

283 ROYAL POINCIANA WAY

TOWN OF PALM BEACH — PALM BEACH COUNTY, FLORIDA

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ROGER P. JANSSEN AR-14785

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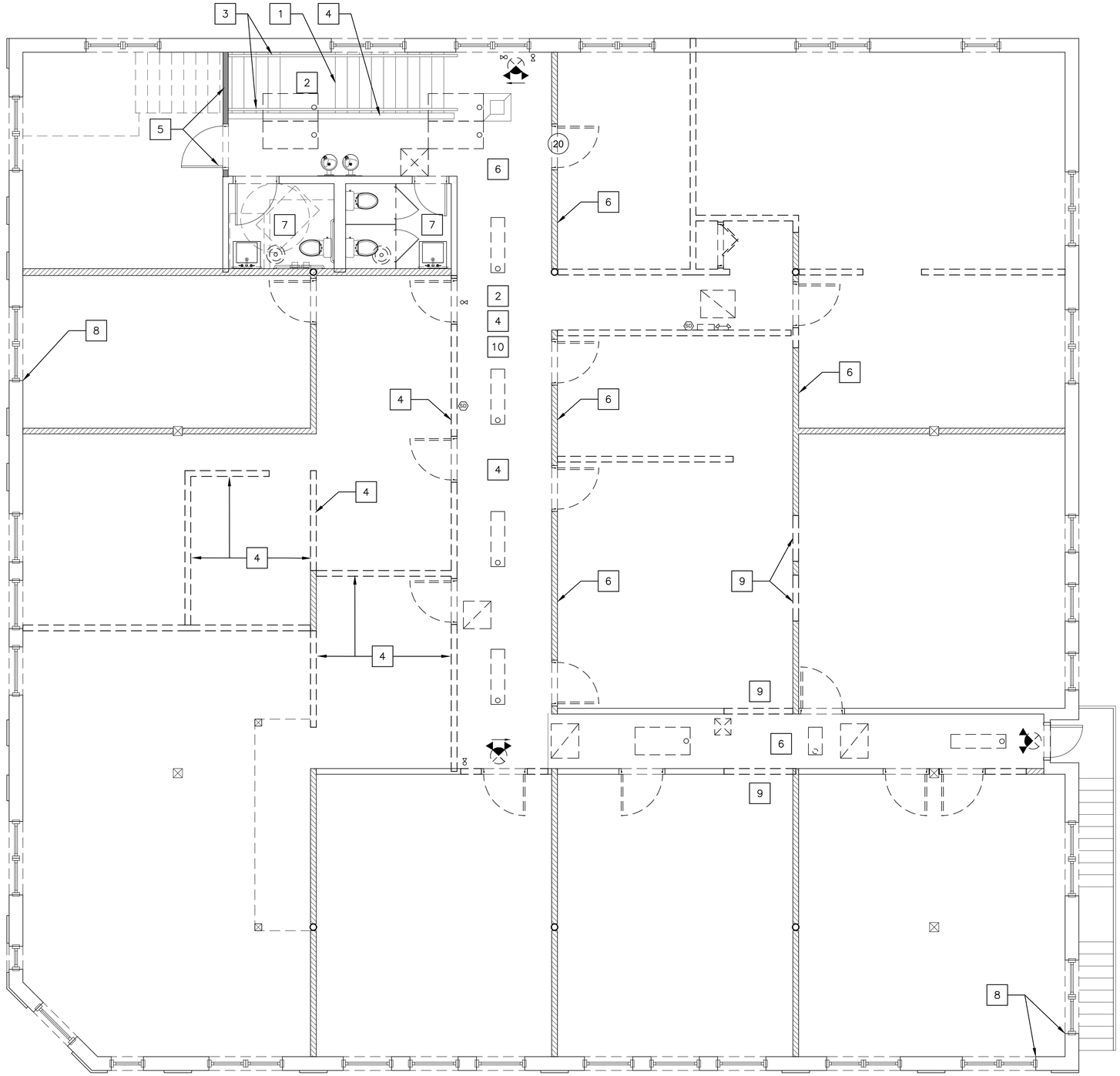
JOB NUMBER: 22-127



SECOND FLOOR DEMOLITION PLAN

SCALE 1/8" = 1'-0"

General Demo Notes:

1. THE EXISTING BUILDING IS PARTIALLY OCCUPIED. ALL ACCOMODATIONS SHALL BE MADE FOR THE SAFETY OF THE OCCUPANTS AND THE DUST FREE ENVIRONMENT OF THE BUILDING.
2. PRIOR TO DEMOLITION, THE GENERAL CONTRACTOR IS TO VERIFY EXISTING CONDITIONS AND REPORT DISCREPANCIES TO THE OWNER AND ARCHITECT AS NECESSARY.
3. REMOVE WALLS, CEILINGS, FLOOR FINISHES, WALL FINISHES, AND OTHER MATERIAL OR COMPONENTS ONLY AS REQUIRED FOR INSTALLATION OF NEW WORK AND CONSISTENT WITH THE INTENT OF THE CONSTRUCTION DOCUMENTS, ALTHOUGH SOME ITEMS MAY NOT BE SPECIFICALLY ADDRESSED.
4. COMPLY WITH EPA REGULATIONS AND DISPOSAL REGULATION OF AUTHORITIES HAVING JURISDICTION.
5. PROVIDE FLOOR PROTECTION DURING CONSTRUCTION AT ALL EXISTING TO REMAIN AREAS USED FOR CONSTRUCTION TRAFFIC.
6. PROVIDE NECESSARY BRACING AND SHORING REQUIRED TO SUPPORT EXISTING STRUCTURE DURING DEMOLITION.
7. PROMPTLY REMOVE DEMOLISHED MATERIALS FROM OWNER'S PROPERTY AND LEGALLY DISPOSE OF THEM. DO NOT BURN DEMOLISHED MATERIALS.
8. LOCATE, IDENTIFY, SHUT OFF, DISCONNECT, AND CAP OFF UTILITY SERVICES TO BE DEMOLISHED.
9. MAINTAIN AND PROTECT EXISTING UTILITIES TO REMAIN IN SERVICE BEFORE PROCEEDING WITH DEMOLITION, PROVIDING BYPASS CONNECTIONS TO OTHER PARTS OF THE BUILDING.
10. CONDUCT DEMOLITION OPERATIONS AND REMOVE DEBRIS TO PREVENT INJURY TO PEOPLE AND DAMAGE TO ADJACENT BUILDINGS AND SITE IMPROVEMENTS.
11. PROTECT BUILDING STRUCTURE OR INTERIOR FROM WEATHER AND WATER LEAKAGE AND DAMAGE.
12. PROTECT REMAINING WALLS, CEILINGS, FLOORS, AND EXPOSED FINISHES. ERECT AND MAINTAIN DUSTPROOF PARTITIONS. COVER AND PROTECT REMAINING FURNITURE, FURNISHINGS, AND EQUIPMENT.
13. PROMPTLY PATCH AND REPAIR HOLES AND DAMAGED SURFACES OF BUILDING CAUSED BY DEMOLITION. RESTORE EXPOSED FINISHES OF PATCHED AREAS AND EXTEND FINISH RESTORATION INTO REMAINING ADJOINING CONSTRUCTION.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING SUCH ARRANGEMENTS WITH THE LOCAL UTILITY PROVIDERS FOR THE PROPER DISCONNECTION OF THE SUPPLY OF ELECTRIC, COMMUNICATION, AND CABLE SERVICES.
15. THE PLAN IS TO BE USED IN CONJUNCTION WITH THE ENTIRE SET OF CONSTRUCTION DOCUMENTS. DO NOT REMOVE ANY ITEMS WITHOUT VERIFYING AND COORDINATING WITH ALL GENERAL TRADES AS TO HOW THEY RELATE TO THE OVERALL PROJECT.
16. ALL EXISTING STRUCTURAL ELEMENTS TO REMAIN UNLESS NOTED OTHERWISE.
17. REMOVE EXISTING MECHANICAL DEVICES/DUCTWORK, PIPING, ETC., ONLY AS REQUIRED FOR NEW LAYOUT. NO DUCTWORK SHOULD BE LEFT EXPOSED UPON COMPLETION OF WORK. COVER EXISTING DUCT OPENINGS AND PROPERLY TERMINATE ELECTRIC CONNECTIONS. CLEAN MAIN TRUNK AND REPLACE FILTER (WHERE APPLICABLE) BEFORE START OF NEW CONSTRUCTION. CHANGE FILTERS AT LEAST WEEKLY DURING CONSTRUCTION.

Demo Plan Key Notes:

1	REMOVE EXISTING STAIR TREAD, RISER AND LANDING FINISHES
2	REMOVE EXISTING FLOORING, MILLWORK AND CEILING FIXTURES THROUGHOUT
3	REMOVE EXISTING WALL MOUNTED HAND RAIL
4	REMOVE EXISTING PARTITIONS
5	REMOVE INTERIOR STOREFRONT SYSTEM
6	EXISTING BEARING PARTITIONS TO REMAIN
7	REMOVE EXISTING RESTROOM FINISHES, ACCESSORIES, PLUMBING FIXTURES, CASEWORK, MILLWORK AND ELECTRICAL FIXTURES
8	REMOVE RETURNS, CASING, SILLS, ETC
9	PROVIDE NEW OPENING IN EXISTING PARTITION
10	REMOVE ALL INTERIOR DOORS

Existing Conditions:

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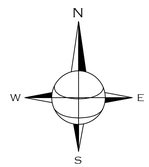

PROPOSED TENANT BUILD-OUTS AT:

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TOWN OF PALM BEACH

PALM BEACH COUNTY, FLORIDA

DAILEY JANSSEN ARCHITECTS
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ROGER P. JANSSEN AR-14785

ZON-26-0032

DRAWING NO.

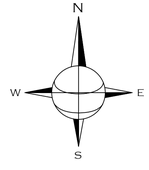
A1.20

JOB NUMBER: 22-127



EXISTING SECOND FLOOR PLAN

SCALE 1/4" = 1'-0"



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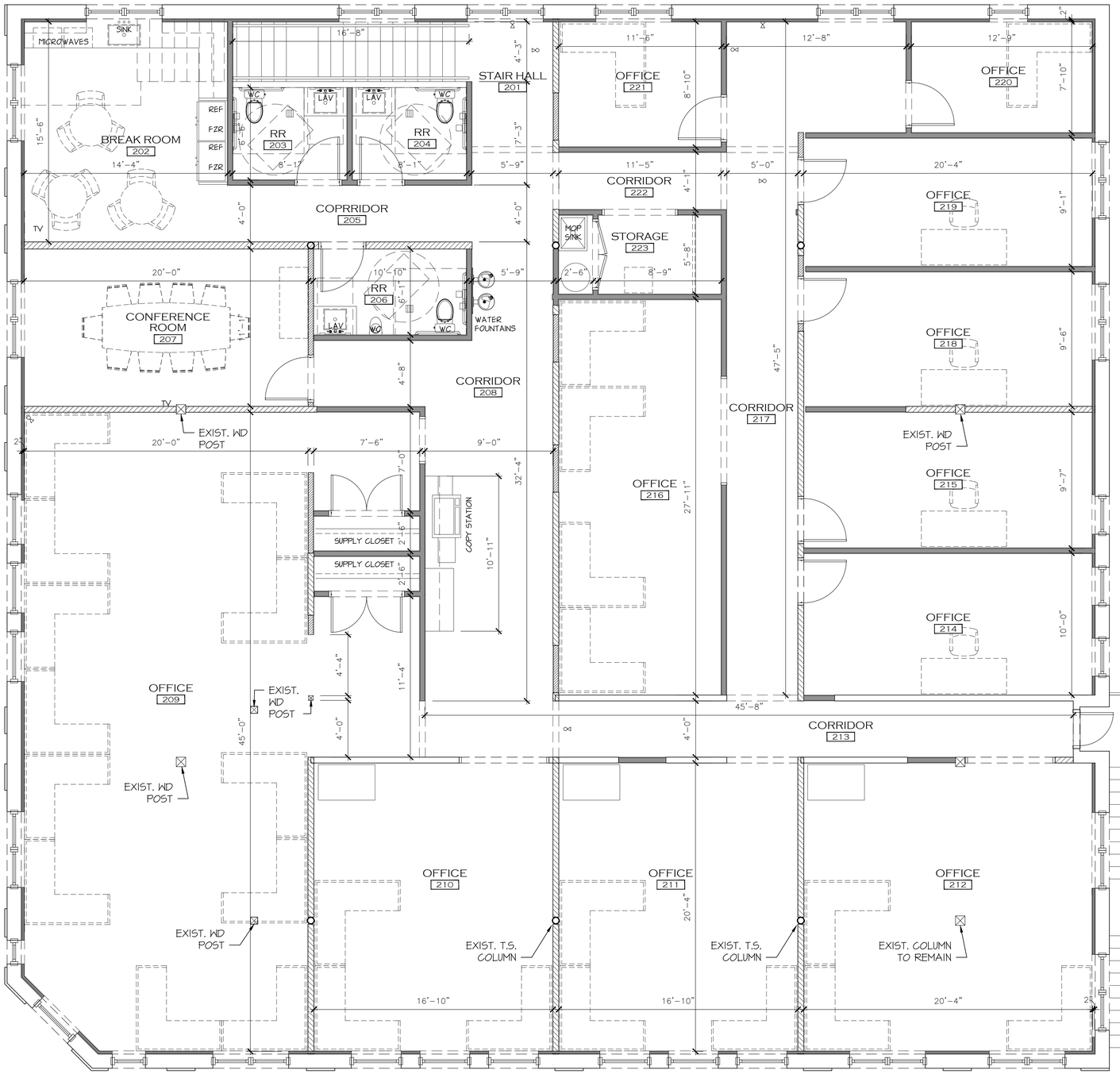

PROPOSED SECOND FLOOR PLAN

SCALE 1/4" = 1'-0"

PARTITION LEGEND

- EXISTING EXTERIOR WALL WITH NEW FURRING + G.B.
- EXISTING BEARING PARTITION ADD 5/8" TYPE 'X' TO EACH SIDE
- EXISTING NON BEARING PARTITION ADD 5/8" TYPE 'X' TO EACH SIDE
- NEW BEARING PARTITION 2X4 WOOD STUDS @ 12" O.C. W/ 5/8" TYPE 'X' GB EACH SIDE
- NEW TYPICAL INTERIOR PARTITION 3 5/8" MIN METAL STUDS @ 16" O.C. W/ 5/8" TYPE 'X' GYP. BOARD EACH SIDE

EXISTING CONDITIONS:

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APPENDIX B

LINK ANALYSIS

TABLE 8
TOWN ROADWAY SEGMENT ANALYSIS
AM PEAK HOUR

2028 BUILD OUT

TOTAL AM PEAK HOUR PROJECT TRIPS (ENTERING) = 1
TOTAL AM PEAK HOUR PROJECT TRIPS (EXITING) = 1

ROADWAY	FROM	TO	FACILITY TYPE	2026 PEAK HOUR VOLUME	ROAD CLASS	LOS C PEAK HOUR CAPACITY	LOS C V/C RATIO	LOS D PEAK HOUR CAPACITY	LOS D V/C RATIO	LOS E PEAK HOUR CAPACITY	LOS E V/C RATIO	EXISTING PEAK HOUR LOS	BCKGRD TRAFFIC	2028 TOTAL BCKGRD TRAFFIC	2028 BCKGRD LOS	PROJECT DISTRIBUTION	IN/OUT	AM PEAK HOUR DIRECTIONAL PROJECT TRIPS	2028 TOTAL TRAFFIC	2028 TOTAL LOS
COUNTY ROAD	SUNRISE AVENUE	SUNSET AVENUE	4L ART - Undivided	1277	II	983	1.30	2190	0.58	2280	0.56	D	78	1355	D	15%	In/Out	0	1355	D
COUNTY ROAD	SUNSET AVENUE	ROYAL POINCIANA WAY	4L ART - Undivided	1277	II	983	1.30	2190	0.58	2280	0.56	D	86	1363	D	15%	In/Out	0	1363	D
ROYAL POINCIANA WAY	BRADLEY PLACE	COUNTY ROAD	4L ART - Divided	1056	II	1310	0.81	2920	0.36	3040	0.35	C	261	1317	D	35%	In/Out	1	1318	D
BRADLEY PLACE	SUNRISE AVENUE	SUNSET AVENUE	2L COL - Undivided	1097	II	594	1.85	1197	0.92	1269	0.86	D	58	1155	D	20%	In/Out	0	1155	D
BRADLEY PLACE	SUNSET AVENUE	ROYAL POINCIANA WAY	2L COL - Undivided	1097	II	594	1.85	1197	0.92	1269	0.86	D	77	1174	D	20%	In/Out	0	1174	D

Notes:

2020 FDOT Q/LOS Tables utilized for LOS D thresholds
Existing traffic volumes from 2026 Annual Traffic Count Update Report compelted by Kimley Horn
Background traffic derived from intersection development sheets and match recently completed Palm Beach Synagogue volumes

TABLE 9
TOWN ROADWAY SEGMENT ANALYSIS
PM PEAK HOUR

2028 BUILD OUT

TOTAL PM PEAK HOUR PROJECT TRIPS (ENTERING) = 1
TOTAL PM PEAK HOUR PROJECT TRIPS (EXITING) = 1

ROADWAY	FROM	TO	FACILITY TYPE	2026 PEAK HOUR VOLUME	ROAD CLASS	LOS C PEAK HOUR CAPACITY	LOS C V/C RATIO	LOS D PEAK HOUR CAPACITY	LOS D V/C RATIO	LOS E PEAK HOUR CAPACITY	LOS E V/C RATIO	EXISTING PEAK HOUR LOS	2028 BCKGRD TRAFFIC	2028 TOTAL BCKGRD TRAFFIC	2028 BCKGRD LOS	PROJECT DISTRIBUTION	IN/OUT	PM PEAK HOUR DIRECTIONAL PROJECT TRIPS	2028 TOTAL TRAFFIC	2028 TOTAL LOS
COUNTY ROAD	SUNRISE AVENUE	SUNSET AVENUE	4L ART - Undivided	1366	II	983	1.39	2190	0.62	2280	0.60	D	82	1448	D	15%	In/Out	0	1448	D
COUNTY ROAD	SUNSET AVENUE	ROYAL POINCIANA WAY	4L ART - Undivided	1366	II	983	1.39	2190	0.62	2280	0.60	D	89	1455	D	15%	In/Out	0	1455	D
ROYAL POINCIANA WAY	BRADLEY PLACE	COUNTY ROAD	4L ART - Divided	1215	II	1310	0.93	2920	0.42	3040	0.40	C	324	1539	D	35%	In/Out	1	1540	D
BRADLEY PLACE	SUNRISE AVENUE	SUNSET AVENUE	2L COL - Undivided	1074	II	594	1.81	1197	0.90	1269	0.85	D	61	1135	D	20%	In/Out	0	1135	D
BRADLEY PLACE	SUNSET AVENUE	ROYAL POINCIANA WAY	2L COL - Undivided	1074	II	594	1.81	1197	0.90	1269	0.85	D	79	1153	D	20%	In/Out	0	1153	D

Notes:

2020 FDOT Q/LOS Tables utilized for LOS D thresholds
Existing traffic volumes from 2026 Annual Traffic Count Update Report compelted by Kimley Horn
Background traffic derived from intersection development sheets and match recently completed Palm Beach Synagogue volumes

TABLE 7 Generalized **Peak Hour Directional** Volumes for Florida's Urbanized Areas

January 2020

INTERRUPTED FLOW FACILITIES

STATE SIGNALIZED ARTERIALS

Class I (40 mph or higher posted speed limit)

Lanes	Median	B	C	D	E
1	Undivided	*	830	880	**
2	Divided	*	1,910	2,000	**
3	Divided	*	2,940	3,020	**
4	Divided	*	3,970	4,040	**

Class II (35 mph or slower posted speed limit)

Lanes	Median	B	C	D	E
1	Undivided	*	370	750	800
2	Divided	*	730	1,630	1,700
3	Divided	*	1,170	2,520	2,560
4	Divided	*	1,610	3,390	3,420

Non-State Signalized Roadway Adjustments

(Alter corresponding state volumes by the indicated percent.)

Non-State Signalized Roadways - 10%

Median & Turn Lane Adjustments

Lanes	Median	Exclusive Left Lanes	Exclusive Right Lanes	Adjustment Factors
1	Divided	Yes	No	+5%
1	Undivided	No	No	-20%
Multi	Undivided	Yes	No	-5%
Multi	Undivided	No	No	-25%
–	–	–	Yes	+ 5%

One-Way Facility Adjustment

Multiply the corresponding directional volumes in this table by 1.2

BICYCLE MODE[2]

(Multiply vehicle volumes shown below by number of directional roadway lanes to determine two-way maximum service volumes.)

Paved Shoulder/Bicycle Lane Coverage	B	C	D	E
0-49%	*	150	390	1,000
50-84%	110	340	1,000	>1,000
85-100%	470	1,000	>1,000	**

PEDESTRIAN MODE[2]

(Multiply vehicle volumes shown below by number of directional roadway lanes to determine two-way maximum service volumes.)

Sidewalk Coverage	B	C	D	E
0-49%	*	*	140	480
50-84%	*	80	440	800
85-100%	200	540	880	>1,000

BUS MODE (Scheduled Fixed Route)[3]

(Buses in peak hour in peak direction)

Sidewalk Coverage	B	C	D	E
0-84%	> 5	≥ 4	≥ 3	≥ 2
85-100%	> 4	≥ 3	≥ 2	≥ 1

UNINTERRUPTED FLOW FACILITIES

FREEWAYS

Core Urbanized

Lanes	B	C	D	E
2	2,230	3,100	3,740	4,080
3	3,280	4,570	5,620	6,130
4	4,310	6,030	7,490	8,170
5	5,390	7,430	9,370	10,220
6	6,380	8,990	11,510	12,760

Urbanized

Lanes	B	C	D	E
2	2,270	3,100	3,890	4,230
3	3,410	4,650	5,780	6,340
4	4,550	6,200	7,680	8,460
5	5,690	7,760	9,520	10,570

Freeway Adjustments

Auxiliary Lane	Ramp Metering
+ 1,000	+ 5%

UNINTERRUPTED FLOW HIGHWAYS

Lanes	Median	B	C	D	E
1	Undivided	580	890	1,200	1,610
2	Divided	1,800	2,600	3,280	3,730
3	Divided	2,700	3,900	4,920	5,600

Uninterrupted Flow Highway Adjustments

Lanes	Median	Exclusive left lanes	Adjustment factors
1	Divided	Yes	+5%
Multi	Undivided	Yes	-5%
Multi	Undivided	No	-25%

[1]Values shown are presented as peak hour directional volumes for levels of service and are for the automobile/truck modes unless specifically stated. This table does not constitute a standard and should be used only for general planning applications. The computer models from which this table is derived should be used for more specific planning applications. The table and deriving computer models should not be used for corridor or intersection design, where more refined techniques exist. Calculations are based on planning applications of the HCM and the Transit Capacity and Quality of Service Manual.

[2] Level of service for the bicycle and pedestrian modes in this table is based on number of vehicles, not number of bicyclists or pedestrians using the facility.

[3] Buses per hour shown are only for the peak hour in the single direction of the higher traffic flow.

* Cannot be achieved using table input value defaults.

** Not applicable for that level of service letter grade. For the automobile mode, volumes greater than level of service D become F because intersection capacities have been reached. For the bicycle mode, the level of service letter grade (including F) is not achievable because there is no maximum vehicle volume threshold using table input value defaults.

Source:
Florida Department of Transportation
Systems Implementation Office
https://www.fdot.gov/planning/systems/

TABLE 4 Generalized **Peak Hour Two-Way** Volumes for Florida's Urbanized Areas[1]

January 2020

INTERRUPTED FLOW FACILITIES

STATE SIGNALIZED ARTERIALS

Class I (40 mph or higher posted speed limit)

Lanes	Median	B	C	D	E
2	Undivided	*	1,510	1,600	**
4	Divided	*	3,420	3,580	**
6	Divided	*	5,250	5,390	**
8	Divided	*	7,090	7,210	**

Class II (35 mph or slower posted speed limit)

Lanes	Median	B	C	D	E
2	Undivided	*	660	1,330	1,410
4	Divided	*	1,310	2,920	3,040
6	Divided	*	2,090	4,500	4,590
8	Divided	*	2,880	6,060	6,130

Non-State Signalized Roadway Adjustments

(Alter corresponding state volumes by the indicated percent.)

Non-State Signalized Roadways - 10%

Median & Turn Lane Adjustments

Lanes	Median	Exclusive Left Lanes	Exclusive Right Lanes	Adjustment Factors
2	Divided	Yes	No	+5%
2	Undivided	No	No	-20%
Multi	Undivided	Yes	No	-5%
Multi	Undivided	No	No	-25%
–	–	–	Yes	+ 5%

One-Way Facility Adjustment

Multiply the corresponding two-directional volumes in this table by 0.6

BICYCLE MODE[2]

(Multiply vehicle volumes shown below by number of directional roadway lanes to determine two-way maximum service volumes.)

Paved Shoulder/Bicycle Lane Coverage	B	C	D	E
0-49%	*	260	680	1,770
50-84%	190	600	1,770	>1,770
85-100%	830	1,700	>1,770	**

PEDESTRIAN MODE[2]

(Multiply vehicle volumes shown below by number of directional roadway lanes to determine two-way maximum service volumes.)

Sidewalk Coverage	B	C	D	E
0-49%	*	*	250	850
50-84%	*	150	780	1,420
85-100%	340	960	1,560	>1,770

BUS MODE (Scheduled Fixed Route)[3]

(Buses in peak hour in peak direction)

Sidewalk Coverage	B	C	D	E
0-84%	> 5	≥ 4	≥ 3	≥ 2
85-100%	> 4	≥ 3	≥ 2	≥ 1

UNINTERRUPTED FLOW FACILITIES

FREEWAYS

Core Urbanized

Lanes	B	C	D	E
4	4,050	5,640	6,800	7,420
6	5,960	8,310	10,220	11,150
8	7,840	10,960	13,620	14,850
10	9,800	13,510	17,040	18,580
12	11,600	16,350	20,930	23,200

Urbanized

Lanes	B	C	D	E
4	4,130	5,640	7,070	7,690
6	6,200	8,450	10,510	11,530
8	8,270	11,270	13,960	15,380
10	10,350	14,110	17,310	19,220

Freeway Adjustments

Auxiliary Lanes Present in Both Directions	Ramp Metering
+ 1,800	+ 5%

UNINTERRUPTED FLOW HIGHWAYS

Lanes	Median	B	C	D	E
2	Undivided	1,050	1,620	2,180	2,930
4	Divided	3,270	4,730	5,960	6,780
6	Divided	4,910	7,090	8,950	10,180

Uninterrupted Flow Highway Adjustments

Lanes	Median	Exclusive left lanes	Adjustment factors
2	Divided	Yes	+5%
Multi	Undivided	Yes	-5%
Multi	Undivided	No	-25%

[1]Values shown are presented as peak hour directional volumes for levels of service and are for the automobile/truck modes unless specifically stated. This table does not constitute a standard and should be used only for general planning applications. The computer models from which this table is derived should be used for more specific planning applications. The table and deriving computer models should not be used for corridor or intersection design, where more refined techniques exist. Calculations are based on planning applications of the HCM and the Transit Capacity and Quality of Service Manual.

[2] Level of service for the bicycle and pedestrian modes in this table is based on number of vehicles, not number of bicyclists or pedestrians using the facility.

[3] Buses per hour shown are only for the peak hour in the single direction of the higher traffic flow.

* Cannot be achieved using table input value defaults.

** Not applicable for that level of service letter grade. For the automobile mode, volumes greater than level of service D become F because intersection capacities have been reached. For the bicycle mode, the level of service letter grade (including F) is not achievable because there is no maximum vehicle volume threshold using table input value defaults.

Source:
Florida Department of Transportation
Systems Implementation Office
https://www.fdot.gov/planning/systems/

TABLE 2

EXISTING 2026 DAILY PEAK SEASON COUNTS

TOWN OF PALM BEACH

(Counts collected between Tuesday, February 17 and Monday February 23 2026)

Location No.	Street Segment	Facility Type	AM Peak Hour Volume			
			Tue.	Wed.	Thurs.	AVG.
4	**Ocean Boulevard** (North of El Vedado Road)	2L COLL Undivided	710	759	752	740
5	**South County Road** (North of Peruvian)	4L ART Undivided	803	770	827	800
6	**North County Road** (North of Breakers Row)	4L ART Undivided	1,278	1,228	1,194	1,233
7	**North County Road** (North of Royal Poinciana Way)	4L ART Undivided	1,284	1,348	1,199	1,277
8	**Cocoanut Row** (South of Seabreeze Avenue)	2L COLL Undivided	813	809	764	795
9	**Cocoanut Row** (North of Whitehall Way)	2L COLL Undivided	888	908	822	873
10	**Bradley Place** (North of Royal Poinciana Way)	2L COLL Undivided	1,063	1,081	1,147	1,097
11	**Royal Palm Way** (East of Hibiscus Avenue)	4L ART Divided	1,304	1,369	1,274	1,316
12	**Royal Palm Way** (West of Hibiscus Avenue)	4L ART Divided	1,427	1,420	1,381	1,409
13	**Royal Poinciana Way** (West of Cocoanut Row)	4L ART Divided	1,712	1,672	1,745	1,710
14	**Royal Poinciana Way** (East of Cocoanut Row)	4L ART Divided	1,096	1,025	1,046	1,056

TABLE 3

EXISTING 2026 DAILY PEAK SEASON COUNTS

TOWN OF PALM BEACH

(Counts collected between Tuesday, February 17 and Monday February 23 2026)

Location No.	Street Segment	Facility Type	PM Peak Hour Volume			
			Tue.	Wed.	Thurs.	AVG.
4	**Ocean Boulevard** (North of El Vedado Road)	2L COLL Undivided	782	782	782	782
5	**South County Road** (North of Peruvian)	4L ART Undivided	841	837	831	836
6	**North County Road** (North of Breakers Row)	4L ART Undivided	1,264	1,290	1,248	1,267
7	**North County Road** (North of Royal Poinciana Way)	4L ART Undivided	1,377	1,417	1,305	1,366
8	**Cocoanut Row** (South of Seabreeze Avenue)	2L COLL Undivided	876	891	775	847
9	**Cocoanut Row** (North of Whitehall Way)	2L COLL Undivided	934	957	852	914
10	**Bradley Place** (North of Royal Poinciana Way)	2L COLL Undivided	1,060	1,156	1,005	1,074
11	**Royal Palm Way** (East of Hibiscus Avenue)	4L ART Divided	1,485	1,509	1,342	1,445
12	**Royal Palm Way** (West of Hibiscus Avenue)	4L ART Divided	1,438	1,467	1,445	1,450
13	**Royal Poinciana Way** (West of Cocoanut Row)	4L ART Divided	2,119	2,043	2,232	2,131
14	**Royal Poinciana Way** (East of Cocoanut Row)	4L ART Divided	1,257	1,182	1,205	1,215

APPENDIX C

INTERSECTION ANALYSIS

283 ROYAL POINCIANA WAY

06/24/2026

CMA INTERSECTION ANALYSIS

PALM BEACH SYNAGOGUE

BRADLEY PLACE AT ROYAL POINCIANA WAY

TRIPS

	IN	OUT
AM	1	1
PM	1	1

INPUT DATA

Growth Rate = 2.33% Peak Season = 1.00 Current Year = 2025 Buildout Year = 2028

AM Peak Hour

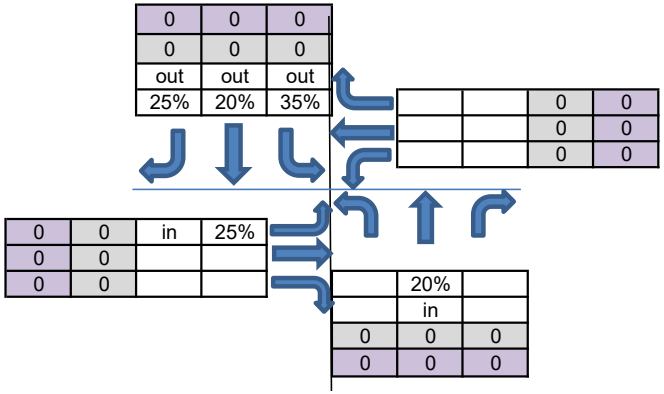
INTERSECTION VOLUME DEVELOPMENT

	Northbound			Southbound			Eastbound			Westbound			
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
Existing Volume (2025)	63	208	58	0	96	230	484	751	188	51	221	74	
Peak Season Adjustment	0	0	0	0	0	0	0	0	0	0	0	0	
Background Traffic Growth	5	15	4	0	7	16	35	54	13	4	16	5	173
1.0% Background Growth	2	6	2	0	3	7	15	23	6	2	7	2	337
Major Projects Traffic	35	0	0	0	0	18	22	80	44	0	65	0	
Paramount Trips	0	-1	0	0	0	0	-1	-4	0	0	0	0	
Background Traffic Used	37	5	2	0	3	25	36	99	50	2	72	2	
2028 Background Traffic	**100**	**213**	**60**	**0**	**99**	**255**	**520**	**850**	**238**	**53**	**293**	**76**	
Project Traffic	0	0	0	0	0	0	0	0	0	0	0	0	
Total	**100**	**213**	**60**	**0**	**99**	**255**	**520**	**850**	**238**	**53**	**293**	**76**	
Approach Total		**373**			**354**			**1,607**			**421**		

PM Peak Hour

INTERSECTION VOLUME DEVELOPMENT

	Northbound			Southbound			Eastbound			Westbound			
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
Existing Volume (2025)	346	156	83	0	45	459	284	343	95	42	686	34	184
Peak Season Adjustment	0	0	0	0	0	0	0	0	0	0	0	0	424
Background Traffic Growth	25	11	6	0	3	33	20	25	7	3	49	2	
1.0% Background Growth	10	5	3	0	1	14	9	10	3	1	21	1	
Major Projects Traffic	57	0	0	0	0	29	23	85	47	0	105	0	
Paramount Trips	0	0	0	0	-1	-1	0	-1	0	0	-3	0	
Background Traffic Used	67	5	3	0	0	42	32	94	50	1	123	1	
2028 Background Traffic	**413**	**161**	**86**	**0**	**45**	**501**	**316**	**437**	**145**	**43**	**809**	**35**	
Project Traffic	0	0	0	0	0	0	0	0	0	0	0	0	
Total	**413**	**161**	**86**	**0**	**45**	**501**	**316**	**437**	**145**	**43**	**809**	**35**	



BACKGROUND TRAFFIC CALCS FOR ROADWAY SEGMENTS

Bradley N. of Royal Poinciana Way

AM 71
PM 80

Cocoanut Row S. of Royal Poinciana Way

AM 98
PM 126

Royal Poinciana Way E. of Cocoanut Row

AM 176
PM 222

Royal Poinciana Way W. of Cocoanut Row

AM 318
PM 408

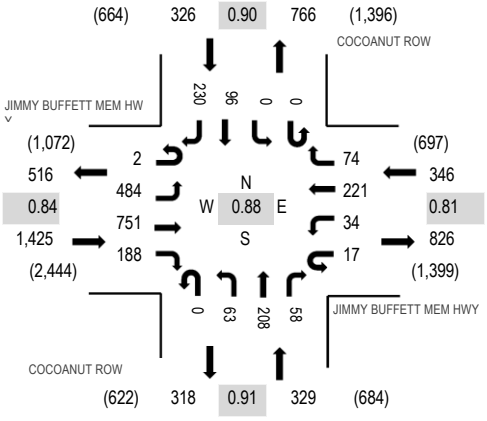
Note:
Background growth based on the higher of 1.0% plus major project or historical growth rate of 2.33%
Major project traffic from Paramount Traffic Study

X:\Documents\PROJECTS\2026\26-070 283 Royal Poinciana\Traffic\Traffic Report
BK

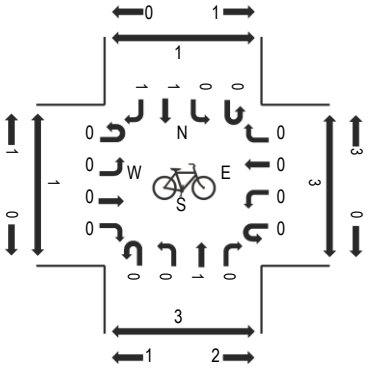
ALL TRAFFIC DATA SERVICES
(303) 216-2439
www.alltrafficdata.net

Location: 5 COCOANUT ROW & JIMMY BUFFETT MEM HWY AM
Date: Thursday, January 9, 2025
Peak Hour: 08:30 AM - 09:30 AM
Peak 15-Minutes: 08:45 AM - 09:00 AM

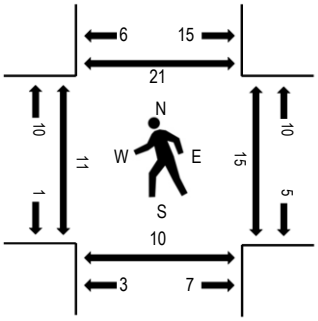
Peak Hour - Motorized Vehicles



Peak Hour - Bicycles



Peak Hour - Pedestrians



Note: Total study counts contained in parentheses.

Traffic Counts - Motorized Vehicles

Interval Start Time	JIMMY BUFFETT MEM HWY Eastbound				JIMMY BUFFETT MEM HWY Westbound				COCOANUT ROW Northbound				COCOANUT ROW Southbound					Rolling Hour	Pedestrian Crossings			
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	Total		West	East	South	North
8:00 AM	2	109	135	32	4	6	53	7	0	16	51	11	0	0	18	59	503	2,279	5	9	8	4
8:15 AM	0	81	125	39	3	10	32	9	0	10	62	16	0	0	16	53	456	2,362	3	4	5	1
8:30 AM	0	140	233	44	8	8	54	20	0	11	43	5	0	0	20	46	632	2,426	1	6	1	5
8:45 AM	1	142	221	58	5	9	49	30	0	20	55	15	0	0	23	60	688	2,313	5	3	1	9
9:00 AM	0	124	154	37	2	7	61	15	0	16	59	15	0	0	29	67	586	2,210	2	5	2	2
9:15 AM	1	78	143	49	2	10	57	9	0	16	51	23	0	0	24	57	520		3	1	6	5
9:30 AM	1	81	99	40	8	15	66	17	0	17	57	29	0	0	19	70	519		3	8	6	1
9:45 AM	1	96	122	56	3	18	86	14	0	22	46	18	0	0	35	68	585		5	6	7	5

Peak Rolling Hour Flow Rates

Vehicle Type	Eastbound				Westbound				Northbound				Southbound				Total
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	
Articulated Trucks	0	1	3	0	0	0	2	0	0	2	1	0	0	0	0	0	9
Lights	2	464	718	183	12	29	208	70	0	59	197	45	0	0	90	225	2,302
Mediums	0	19	30	5	5	5	11	4	0	2	10	13	0	0	6	5	115
Total	2	484	751	188	17	34	221	74	0	63	208	58	0	0	96	230	2,426

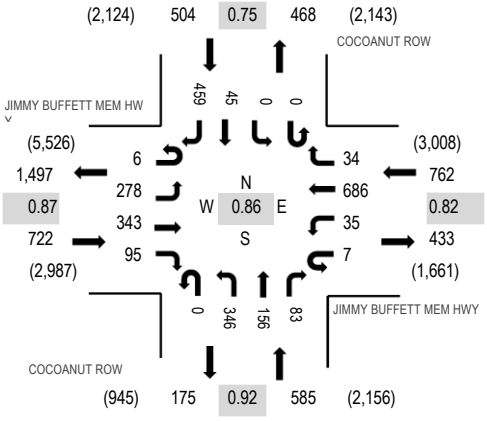
Heavy Vehicle Percentage and Peak Hour Factor

	Eastbound				Westbound				Northbound				Southbound				Total
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	
Heavy Vehicle %		4.1%				7.8%				8.5%				3.4%			5.1%
Heavy Vehicle %	0.0%	4.1%	4.4%	2.7%	29.4%	14.7%	5.9%	5.4%	0.0%	6.3%	5.3%	22.4%	0.0%	0.0%	6.3%	2.2%	5.1%
Peak Hour Factor		0.84				0.81				0.91				0.90			0.88
Peak Hour Factor	0.38	0.86	0.81	0.81	0.63	0.69	0.78	0.62	0.00	0.81	0.94	0.73	0.00	0.00	0.76	0.94	0.88

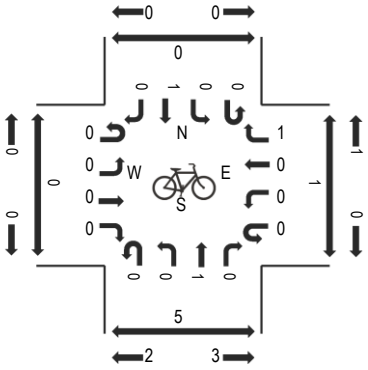
ALL TRAFFIC DATA SERVICES
(303) 216-2439
www.alltrafficdata.net

Location: 5 COCOANUT ROW & JIMMY BUFFETT MEM HWY PM
Date: Thursday, January 9, 2025
Peak Hour: 03:00 PM - 04:00 PM
Peak 15-Minutes: 03:30 PM - 03:45 PM

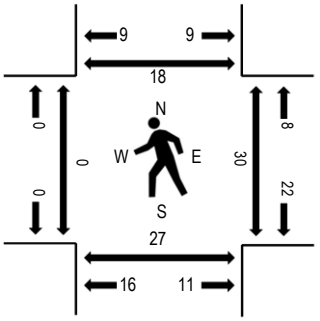
Peak Hour - Motorized Vehicles



Peak Hour - Bicycles



Peak Hour - Pedestrians



Note: Total study counts contained in parentheses.

Traffic Counts - Motorized Vehicles

Interval Start Time	JIMMY BUFFETT MEM HWY Eastbound				JIMMY BUFFETT MEM HWY Westbound				COCOANUT ROW Northbound				COCOANUT ROW Southbound				Total	Rolling Hour	Pedestrian Crossings			
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right			West	East	South	North
3:00 PM	1	70	89	29	1	10	201	9	0	87	34	25	0	0	16	151	723	2,573	0	9	12	3
3:15 PM	1	49	83	22	0	10	121	7	0	94	43	21	0	0	9	100	560	2,571	0	7	2	4
3:30 PM	2	93	93	22	5	6	214	10	0	107	33	21	0	0	13	132	751	2,560	0	12	10	5
3:45 PM	2	66	78	22	1	9	150	8	0	58	46	16	0	0	7	76	539	2,458	0	2	3	6
4:00 PM	2	92	77	22	3	12	191	7	0	109	41	5	0	0	19	141	721	2,528	1	2	2	5
4:15 PM	1	57	80	20	1	5	144	7	0	82	40	22	0	0	9	81	549	2,443	0	7	8	5
4:30 PM	4	59	81	25	2	8	180	4	0	114	32	18	0	0	13	109	649	2,290	0	9	11	4
4:45 PM	3	68	91	27	1	5	136	4	0	79	50	13	0	0	21	111	609	2,302	0	9	7	1
5:00 PM	1	82	88	35	2	6	156	8	0	84	33	10	1	0	28	102	636	2,217	0	18	18	1
5:15 PM	0	43	77	24	1	2	70	2	0	50	49	16	0	0	10	52	396	2,075	0	18	6	5
5:30 PM	1	73	79	25	2	14	206	8	0	61	24	10	0	0	43	115	661	2,127	4	12	9	5
5:45 PM	0	65	60	26	6	17	103	15	0	49	44	13	0	0	28	98	524	1,848	1	11	7	5
6:00 PM	4	59	64	20	5	11	121	14	0	40	39	6	0	0	22	89	494	1,688	2	7	7	1
6:15 PM	3	57	52	14	1	16	106	17	0	45	39	15	0	0	20	63	448	1,604	2	1	3	2
6:30 PM	2	56	56	19	6	5	77	9	0	32	32	8	0	0	21	59	382	1,508	8	4	8	2
6:45 PM	0	38	65	11	1	6	85	21	0	19	43	6	0	0	18	51	364	1,387	5	0	1	2
7:00 PM	2	44	45	17	0	8	114	12	0	19	39	10	1	0	19	80	410	1,269	0	2	2	1
7:15 PM	2	45	42	15	2	4	103	17	0	6	30	5	0	0	20	61	352		3	3	1	1
7:30 PM	2	33	37	7	5	6	56	14	0	10	31	2	0	0	18	40	261		0	1	1	0
7:45 PM	1	30	31	4	3	6	54	13	0	10	34	3	0	0	19	38	246		5	2	3	0

Peak Rolling Hour Flow Rates

Vehicle Type	Eastbound				Westbound				Northbound				Southbound				Total
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	
Articulated Trucks	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1
Lights	6	276	341	92	3	35	651	33	0	337	155	79	0	0	45	444	2,497
Mediums	0	2	2	3	4	0	35	1	0	9	1	4	0	0	0	14	75
Total	6	278	343	95	7	35	686	34	0	346	156	83	0	0	45	459	2,573

283 ROYAL POINCIANA WAY

06/24/2026

CMA INTERSECTION ANALYSIS
PALM BEACH SYNAGOGUE
COUNTY ROAD AT ROYAL POINCIANA WAY

INPUT DATA

Growth Rate = 2.33% Peak Season = 1.00 Current Year = 2025 Buildout Year = 2028

AM Peak Hour
INTERSECTION VOLUME DEVELOPMENT

	Northbound			Southbound			Eastbound			Westbound			
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
Existing Volume (2025)	83	328	39	0	232	210	356	75	197	3	36	7	
Peak Season Adjustment	0	0	0	0	0	0	0	0	0	0	0	0	
Background Traffic Growth	6	23	3	0	17	15	25	5	14	0	3	1	112
1.0% Background Growth	3	10	1	0	7	6	11	2	6	0	1	0	297
Major Projects Traffic	69	2	0	0	3	19	23	19	71	0	35	9	
Paramount Trips	0	-5	0	0	0	0	-4	0	0	0	0	0	
Background Traffic Used	72	7	1	0	10	25	30	21	77	0	36	9	
2028 Background Traffic	**155**	**335**	**40**	**0**	**242**	**235**	**386**	**96**	**274**	**3**	**72**	**16**	
Project Traffic	0	0	0	0	0	0	0	0	0	0	0	0	
Total	**155**	**335**	**40**	**0**	**242**	**235**	**386**	**96**	**274**	**3**	**72**	**16**	
Approach Total		**530**			**477**			**756**			**91**		

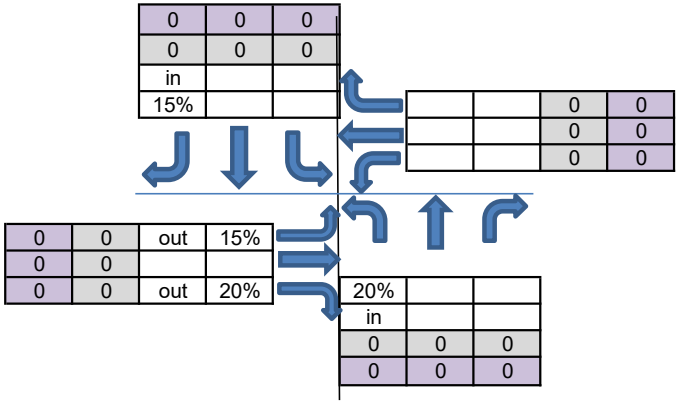
PM Peak Hour
INTERSECTION VOLUME DEVELOPMENT

	Northbound			Southbound			Eastbound			Westbound			
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
Existing Volume (2025)	229	317	35	0	302	408	181	50	156	24	85	18	129
Peak Season Adjustment	0	0	0	0	0	0	0	0	0	0	0	0	366
Background Traffic Growth	16	23	3	0	22	29	13	4	11	2	6	1	
1.0% Background Growth	7	10	1	0	9	12	5	2	5	1	3	1	
Major Projects Traffic	105	2	0	0	3	41	28	28	84	0	16	4	
Paramount Trips	0	-5	0	0	-9	-8	-4	0	0	0	0	0	
Background Traffic Used	112	7	1	0	3	45	29	30	89	1	19	5	
2028 Background Traffic	**341**	**324**	**36**	**0**	**305**	**453**	**210**	**80**	**245**	**25**	**104**	**23**	
Project Traffic	0	0	0	0	0	0	0	0	0	0	0	0	
Total	**341**	**324**	**36**	**0**	**305**	**453**	**210**	**80**	**245**	**25**	**104**	**23**	

Note:
Background growth based on the higher of 1.0% plus major project or historical growth rate of 2.33%
Major project traffic from Paramount Traffic Study

TRIPS

	IN	OUT
AM	1	1
PM	1	1



BACKGROUND TRAFFIC CALCS FOR ROADWAY SEGMENTS

County Rd N. of Royal Poinciana Way
AM 81
PM 89

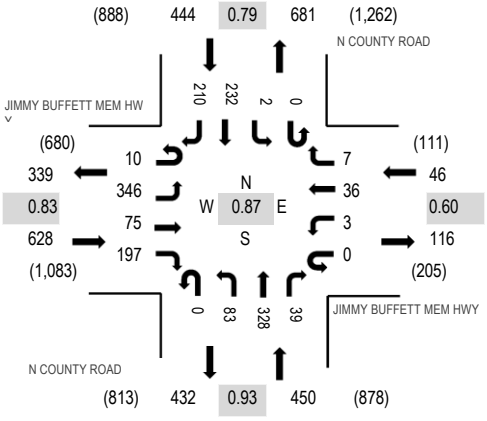
County Rd S. of Royal Poinciana Way
AM 167
PM 212

Royal Poinciana Way W. of County Rd
AM 261
PM 324

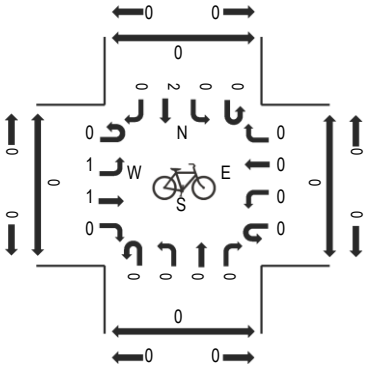
ALL TRAFFIC DATA SERVICES
(303) 216-2439
www.alltrafficdata.net

Location: 6 N COUNTY ROAD & JIMMY BUFFETT MEM HWY AM
Date: Thursday, January 9, 2025
Peak Hour: 08:30 AM - 09:30 AM
Peak 15-Minutes: 08:45 AM - 09:00 AM

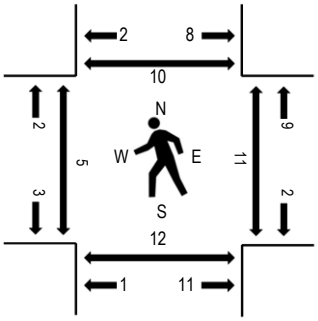
Peak Hour - Motorized Vehicles



Peak Hour - Bicycles



Peak Hour - Pedestrians



Note: Total study counts contained in parentheses.

Traffic Counts - Motorized Vehicles

Interval Start Time	JIMMY BUFFETT MEM HWY Eastbound				JIMMY BUFFETT MEM HWY Westbound				N COUNTY ROAD Northbound				N COUNTY ROAD Southbound					Rolling Hour	Pedestrian Crossings			
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	Total		West	East	South	North
8:00 AM	6	88	12	32	0	4	8	1	0	11	101	16	0	0	51	33	363	1,495	1	0	12	0
8:15 AM	0	59	12	31	0	1	9	2	0	14	88	4	0	0	55	40	315	1,535	2	5	3	1
8:30 AM	0	108	19	50	0	1	12	4	0	16	62	4	0	1	44	46	367	1,568	0	2	4	2
8:45 AM	4	104	24	57	0	0	9	2	0	18	100	9	0	1	63	59	450	1,560	2	3	4	1
9:00 AM	4	65	17	54	0	0	7	1	0	21	95	14	0	0	62	63	403	1,465	2	4	1	4
9:15 AM	2	69	15	36	0	2	8	0	0	28	71	12	0	0	63	42	348		1	2	3	3
9:30 AM	3	66	13	32	0	4	15	5	0	37	69	7	0	1	61	46	359		4	2	10	6
9:45 AM	4	48	17	32	0	0	14	2	0	22	52	7	0	0	78	79	355		4	0	0	5

Peak Rolling Hour Flow Rates

Vehicle Type	Eastbound				Westbound				Northbound				Southbound				Total
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	
Articulated Trucks	0	3	0	0	0	0	0	0	0	0	0	0	0	0	0	2	5
Lights	10	330	64	185	0	3	27	5	0	78	305	35	0	2	223	198	1,465
Mediums	0	13	11	12	0	0	9	2	0	5	23	4	0	0	9	10	98
Total	10	346	75	197	0	3	36	7	0	83	328	39	0	2	232	210	1,568

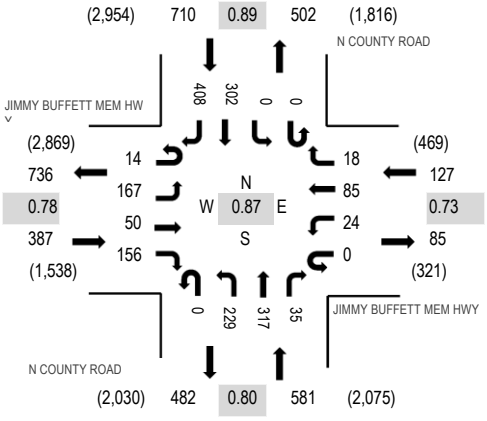
Heavy Vehicle Percentage and Peak Hour Factor

	Eastbound				Westbound				Northbound				Southbound				Total
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	
Heavy Vehicle %		6.2%				23.9%				7.1%				4.7%			6.6%
Heavy Vehicle %	0.0%	4.6%	14.7%	6.1%	0.0%	0.0%	25.0%	28.6%	0.0%	6.0%	7.0%	10.3%	0.0%	0.0%	3.9%	5.7%	6.6%
Peak Hour Factor		0.83				0.60				0.93				0.79			0.87
Peak Hour Factor	0.81	0.83	0.78	0.86	0.00	0.38	0.73	0.56	0.00	0.73	0.87	0.75	0.00	0.50	0.85	0.73	0.87

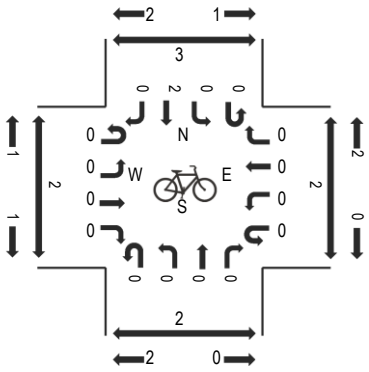
ALL TRAFFIC DATA SERVICES
(303) 216-2439
www.alltrafficdata.net

Location: 6 N COUNTY ROAD & JIMMY BUFFETT MEM HWY PM
Date: Thursday, January 9, 2025
Peak Hour: 03:00 PM - 04:00 PM
Peak 15-Minutes: 03:30 PM - 03:45 PM

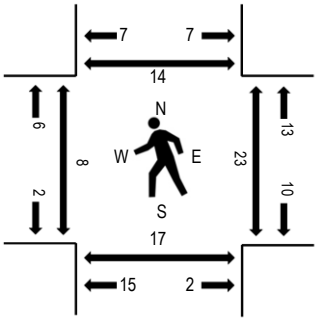
Peak Hour - Motorized Vehicles



Peak Hour - Bicycles



Peak Hour - Pedestrians



Note: Total study counts contained in parentheses.

Traffic Counts - Motorized Vehicles

Interval Start Time	JIMMY BUFFETT MEM HWY Eastbound				JIMMY BUFFETT MEM HWY Westbound				N COUNTY ROAD Northbound				N COUNTY ROAD Southbound				Total	Rolling Hour	Pedestrian Crossings			
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right			West	East	South	North
3:00 PM	6	35	10	41	0	9	31	3	0	60	70	11	0	0	78	141	495	1,805	2	1	6	3
3:15 PM	1	34	13	43	0	5	15	4	0	46	82	5	0	0	74	73	395	1,758	3	3	2	0
3:30 PM	6	54	15	49	0	3	25	2	0	80	95	7	0	0	62	121	519	1,738	3	9	4	3
3:45 PM	1	44	12	23	0	7	14	9	0	43	70	12	0	0	88	73	396	1,684	0	10	5	8
4:00 PM	3	47	8	25	0	6	25	3	0	61	60	7	0	0	63	140	448	1,688	5	10	7	7
4:15 PM	3	33	10	31	0	4	9	9	0	51	70	10	0	0	71	74	375	1,704	1	5	4	0
4:30 PM	2	51	20	38	0	6	33	6	0	50	57	2	0	0	79	121	465	1,645	3	9	7	3
4:45 PM	0	30	10	30	0	3	18	4	0	35	91	8	0	0	88	83	400	1,597	1	8	7	4
5:00 PM	6	32	20	40	0	5	29	2	0	57	102	7	0	0	79	85	464	1,533	0	5	15	5
5:15 PM	0	20	11	46	0	7	7	4	0	27	79	8	0	0	74	33	316	1,383	0	5	9	10
5:30 PM	9	36	11	40	0	5	18	2	0	35	62	7	0	0	79	113	417	1,342	0	0	3	2
5:45 PM	3	26	9	37	0	3	20	2	0	41	42	3	0	0	68	82	336	1,172	0	1	0	8
6:00 PM	7	24	12	29	0	0	25	5	0	36	45	4	0	0	51	76	314	1,114	4	3	4	2
6:15 PM	10	22	4	28	0	0	9	1	0	39	43	2	0	0	52	65	275	1,091	2	8	3	8
6:30 PM	7	22	6	33	0	0	15	1	0	20	31	3	0	0	61	48	247	1,074	3	3	3	2
6:45 PM	8	28	6	31	0	2	13	2	0	26	34	11	0	0	58	59	278	1,001	2	0	0	2
7:00 PM	8	20	8	25	0	3	9	2	0	25	30	4	0	0	73	84	291	896	7	0	0	2
7:15 PM	4	15	10	19	0	1	12	3	0	30	34	1	0	0	56	73	258		0	3	0	6
7:30 PM	4	10	5	22	0	0	6	0	0	17	24	2	0	0	33	51	174		4	0	2	0
7:45 PM	6	13	2	16	0	0	2	1	0	22	34	5	0	0	28	44	173		1	2	2	0

Peak Rolling Hour Flow Rates

Vehicle Type	Eastbound				Westbound				Northbound				Southbound				Total
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	
Articulated Trucks	0	0	1	0	0	0	0	0	0	0	0	1	0	0	0	0	2
Lights	14	166	46	153	0	23	80	17	0	219	315	32	0	0	293	381	1,739
Mediums	0	1	3	3	0	1	5	1	0	10	2	2	0	0	9	27	64
Total	14	167	50	156	0	24	85	18	0	229	317	35	0	0	302	408	1,805

283 ROYAL POINCIANA WAY

06/24/2026

CMA INTERSECTION ANALYSIS
PALM BEACH SYNAGOGUE
SUNSET AVENUE AND BRADLEY PLACE

INPUT DATA

Growth Rate = 2.33% Peak Season = 1.00 Current Year = 2025 Buildout Year = 2028

AM Peak Hour
INTERSECTION VOLUME DEVELOPMENT

	Northbound			Southbound			Eastbound			Westbound			
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
Existing Volume (2025)	33	382	229	23	394	4	5	4	18	0	0	0	
Peak Season Adjustment	0	0	0	0	0	0	0	0	0	0	0	0	
Background Traffic Growth	2	27	16	2	28	0	0	0	1	0	0	0	78
1.0% Background Growth	1	12	7	1	12	0	0	0	1	0	0	0	92
Major Projects Traffic	0	13	3	0	11	0	0	0	0	20	5	10	
Paramount Trips	0	0	-2	-1	0	0	0	0	0	0	0	0	
Background Traffic Used	1	25	8	0	23	0	0	0	1	20	5	10	
2028 Background Traffic	**34**	**407**	**237**	**23**	**417**	**4**	**5**	**4**	**19**	**20**	**5**	**10**	
Project Traffic	0	0	0	0	0	0	0	0	0	0	0	0	
Total	**34**	**407**	**237**	**23**	**417**	**4**	**5**	**4**	**19**	**20**	**5**	**10**	
Approach Total		**678**			**444**			**28**			**35**		

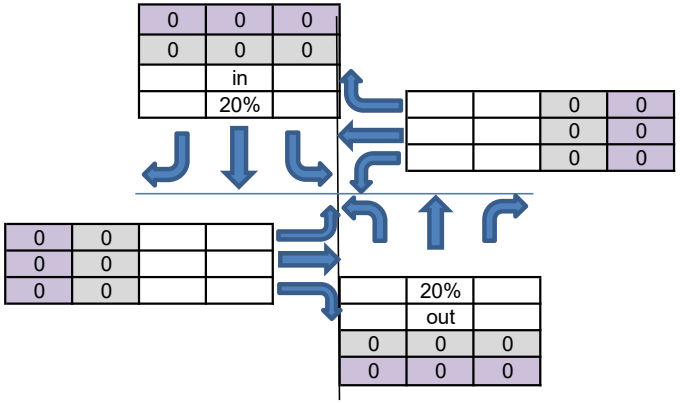
PM Peak Hour
INTERSECTION VOLUME DEVELOPMENT

	Northbound			Southbound			Eastbound			Westbound			
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
Existing Volume (2025)	27	277	184	3	480	10	6	2	36	0	0	0	73
Peak Season Adjustment	0	0	0	0	0	0	0	0	0	0	0	0	94
Background Traffic Growth	2	20	13	0	34	1	0	0	3	0	0	0	
1.0% Background Growth	1	8	6	0	15	0	0	0	1	0	0	0	
Major Projects Traffic	0	14	3	0	17	0	0	0	0	20	5	10	
Paramount Trips	0	0	-2	-1	-3	0	0	0	0	0	0	0	
Background Traffic Used	1	22	7	-1	29	0	0	0	1	20	5	10	
2028 Background Traffic	**28**	**299**	**191**	**2**	**509**	**10**	**6**	**2**	**37**	**20**	**5**	**10**	
Project Traffic	0	0	0	0	0	0	0	0	0	0	0	0	
Total	**28**	**299**	**191**	**2**	**509**	**10**	**6**	**2**	**37**	**20**	**5**	**10**	

Note:
Background growth based on the higher of 1.0% plus major project or historical growth rate of 2.33%
Major project traffic from Paramount Traffic Study

TRIPS

	IN	OUT
AM	1	1
PM	1	1



BACKGROUND TRAFFIC CALCS FOR ROADWAY SEGMENTS

Bradley N. of Sunset Ave

AM 58
PM 61

Bradley S. of Sunset Ave

AM 77
PM 79

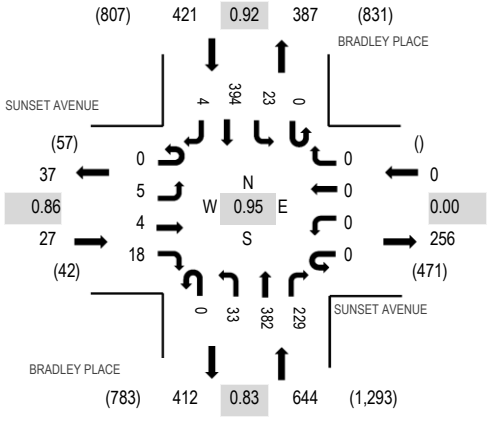
Sunset Ave E. of Bradley Place

AM 43
PM 41

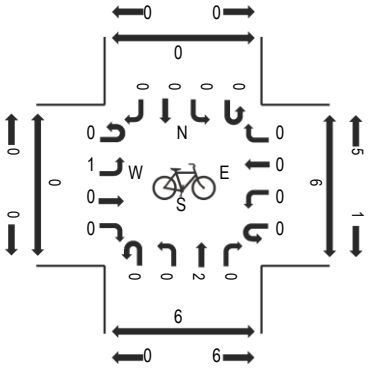
ALL TRAFFIC DATA SERVICES
(303) 216-2439
www.alltrafficdata.net

Location: 3 BRADLEY PLACE & SUNSET AVENUE AM
Date: Thursday, January 9, 2025
Peak Hour: 10:00 AM - 11:00 AM
Peak 15-Minutes: 10:00 AM - 10:15 AM

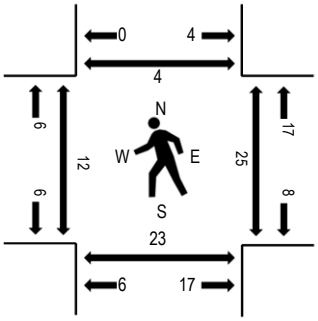
Peak Hour - Motorized Vehicles



Peak Hour - Bicycles



Peak Hour - Pedestrians



Note: Total study counts contained in parentheses.

Traffic Counts - Motorized Vehicles

Interval Start Time	SUNSET AVENUE Eastbound				SUNSET AVENUE Westbound				BRADLEY PLACE Northbound				BRADLEY PLACE Southbound					Rolling Hour	Pedestrian Crossings			
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	Total		West	East	South	North
9:00 AM	0	0	1	2	0	0	0	0	1	6	133	56	0	4	89	2	294	1,050	7	0	4	7
9:15 AM	0	0	1	2	0	0	0	0	0	4	94	36	0	4	79	0	220	1,044	2	3	2	4
9:30 AM	0	0	0	0	0	0	0	0	0	5	116	42	0	8	93	1	265	1,076	2	4	1	2
9:45 AM	0	1	3	5	0	0	0	0	0	2	100	54	0	6	100	0	271	1,089	3	8	9	2
10:00 AM	0	0	0	8	0	0	0	0	0	8	118	58	0	7	88	1	288	1,092	0	3	3	2
10:15 AM	0	1	2	4	0	0	0	0	0	4	88	50	0	3	99	1	252		4	9	9	0
10:30 AM	0	3	1	3	0	0	0	0	0	8	96	59	0	3	105	0	278		5	3	8	2
10:45 AM	0	1	1	3	0	0	0	0	0	13	80	62	0	10	102	2	274		3	10	3	0

Peak Rolling Hour Flow Rates

Vehicle Type	Eastbound				Westbound				Northbound				Southbound				Total
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	
Articulated Trucks	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Lights	0	4	4	18	0	0	0	0	0	33	372	223	0	21	387	4	1,066
Mediums	0	1	0	0	0	0	0	0	0	0	10	6	0	2	7	0	26
Total	0	5	4	18	0	0	0	0	0	33	382	229	0	23	394	4	1,092

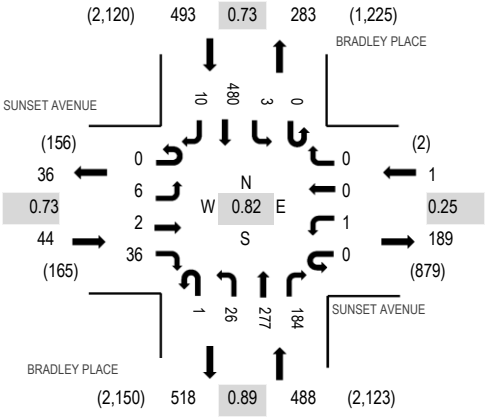
Heavy Vehicle Percentage and Peak Hour Factor

	Eastbound				Westbound				Northbound				Southbound				Total
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	
Heavy Vehicle %		3.7%				0.0%				2.5%				2.1%			2.4%
Heavy Vehicle %	0.0%	20.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	2.6%	2.6%	0.0%	8.7%	1.8%	0.0%	2.4%
Peak Hour Factor		0.86				0.00				0.83				0.92			0.95
Peak Hour Factor	0.00	0.42	0.50	0.63	0.00	0.00	0.00	0.00	0.25	0.63	0.83	0.92	0.00	0.78	0.94	0.50	0.95

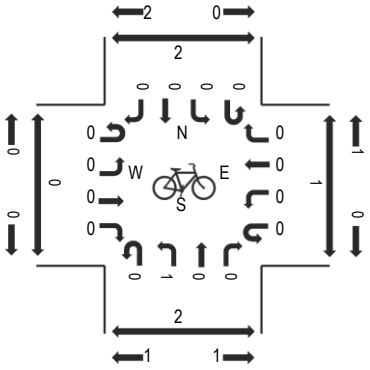
ALL TRAFFIC DATA SERVICES
(303) 216-2439
www.alltrafficdata.net

Location: 3 BRADLEY PLACE & SUNSET AVENUE PM
Date: Thursday, January 9, 2025
Peak Hour: 03:15 PM - 04:15 PM
Peak 15-Minutes: 04:00 PM - 04:15 PM

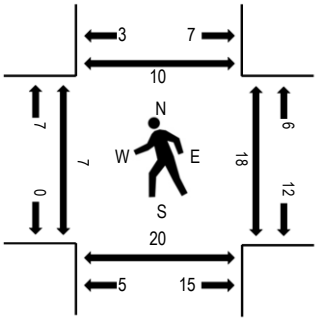
Peak Hour - Motorized Vehicles



Peak Hour - Bicycles



Peak Hour - Pedestrians



Note: Total study counts contained in parentheses.

Traffic Counts - Motorized Vehicles

Interval Start Time	SUNSET AVENUE Eastbound				SUNSET AVENUE Westbound				BRADLEY PLACE Northbound				BRADLEY PLACE Southbound					Rolling Hour	Pedestrian Crossings			
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	Total		West	East	South	North
3:00 PM	0	1	0	7	0	0	0	0	0	4	66	47	0	1	164	7	297	1,011	7	10	6	5
3:15 PM	0	2	0	6	0	0	0	0	0	4	61	31	0	0	106	2	212	1,026	0	2	4	3
3:30 PM	0	1	1	13	0	0	0	0	0	8	80	49	0	0	137	5	294	1,010	6	7	4	0
3:45 PM	0	2	0	8	0	1	0	0	0	6	69	42	0	0	80	0	208	940	1	6	7	0
4:00 PM	0	1	1	9	0	0	0	0	1	8	67	62	0	3	157	3	312	988	0	3	5	7
4:15 PM	0	1	2	2	0	0	0	0	0	6	58	36	0	1	89	1	196	939	1	3	5	4
4:30 PM	0	0	2	9	0	0	0	0	0	7	50	39	0	0	117	0	224	899	2	5	5	2
4:45 PM	0	1	2	6	0	0	0	1	0	11	66	45	0	0	124	0	256	945	4	2	9	7
5:00 PM	0	2	1	4	0	0	0	0	0	6	70	44	0	4	130	2	263	938	2	6	2	4
5:15 PM	0	3	2	4	0	0	0	0	0	4	43	42	0	0	57	1	156	911	5	12	4	10
5:30 PM	0	0	0	3	0	0	0	0	0	5	56	42	0	2	159	3	270	965	6	3	6	9
5:45 PM	0	0	1	7	0	0	0	0	0	4	69	48	0	6	112	2	249	876	1	2	6	6
6:00 PM	0	1	0	6	0	0	0	0	0	2	65	45	0	6	108	3	236	804	1	5	0	3
6:15 PM	0	0	2	6	0	0	0	0	0	8	58	46	0	5	83	2	210	782	3	7	0	3
6:30 PM	0	0	0	4	0	0	0	0	0	2	60	33	0	8	72	2	181	746	8	7	0	1
6:45 PM	0	1	2	8	0	0	0	0	0	4	59	36	0	5	61	1	177	711	5	9	0	2
7:00 PM	0	4	0	6	0	0	0	0	0	6	70	28	0	7	91	2	214	669	3	4	0	7
7:15 PM	0	1	2	3	0	0	0	0	0	9	43	38	0	1	74	3	174		0	1	0	2
7:30 PM	0	0	3	4	0	0	0	0	0	7	49	23	0	2	57	1	146		3	4	0	1
7:45 PM	0	0	3	5	0	0	0	0	0	5	44	27	0	1	50	0	135		5	8	0	2

Peak Rolling Hour Flow Rates

Vehicle Type	Eastbound				Westbound				Northbound				Southbound				Total
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	
Articulated Trucks	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1
Lights	0	6	2	36	0	1	0	0	1	26	273	184	0	2	466	10	1,007
Mediums	0	0	0	0	0	0	0	0	0	0	4	0	0	1	13	0	18
Total	0	6	2	36	0	1	0	0	1	26	277	184	0	3	480	10	1,026

283 ROYAL POINCIANA WAY

06/24/2026

CMA INTERSECTION ANALYSIS
PALM BEACH SYNAGOGUE
SUNSET AVENUE AND COUNTY ROAD

INPUT DATA

Growth Rate = 2.33% Peak Season = 1.00 Current Year = 2025 Buildout Year = 2028

AM Peak Hour
INTERSECTION VOLUME DEVELOPMENT

	Northbound			Southbound			Eastbound			Westbound			
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
Existing Volume (2025)	0	549	23	6	490	0	40	6	132	15	0	9	
Peak Season Adjustment	0	0	0	0	0	0	0	0	0	0	0	0	
Background Traffic Growth	0	39	2	0	35	0	3	0	9	1	0	1	91
1.0% Background Growth	0	17	1	0	15	0	1	0	4	0	0	0	60
Major Projects Traffic	0	18	0	0	14	0	0	0	6	0	0	0	
Paramount Trips	0	0	-9	-5	1	0	0	-3	0	0	0	0	
Background Traffic Used	0	39	2	0	35	0	3	0	9	1	0	1	
2028 Background Traffic	**0**	**588**	**25**	**6**	**525**	**0**	**43**	**6**	**141**	**16**	**0**	**10**	
Project Traffic	0	0	0	0	0	0	0	0	0	0	0	0	
Total	**0**	**588**	**25**	**6**	**525**	**0**	**43**	**6**	**141**	**16**	**0**	**10**	
Approach Total		**613**			**531**			**191**			**26**		

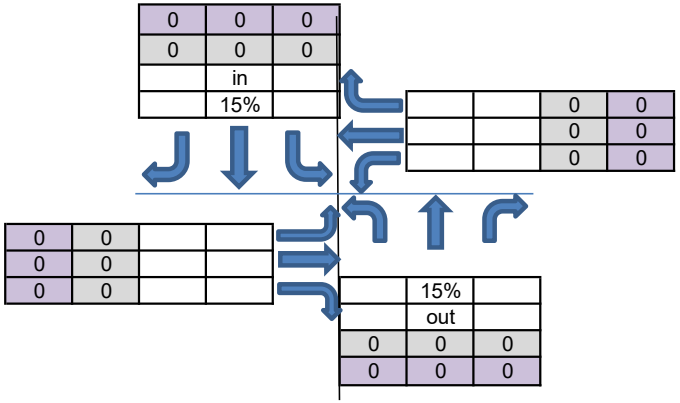
PM Peak Hour
INTERSECTION VOLUME DEVELOPMENT

	Northbound			Southbound			Eastbound			Westbound			
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
Existing Volume (2025)	0	485	19	4	598	0	43	9	102	20	0	16	93
Peak Season Adjustment	0	0	0	0	0	0	0	0	0	0	0	0	75
Background Traffic Growth	0	35	1	0	43	0	3	1	7	1	0	1	
1.0% Background Growth	0	15	1	0	18	0	1	0	3	1	0	0	
Major Projects Traffic	0	23	0	0	32	0	0	0	10	0	0	0	
Paramount Trips	0	0	-9	0	-17	0	0	-3	0	0	0	0	
Background Traffic Used	0	35	1	0	43	0	3	1	7	1	0	1	
2028 Background Traffic	**0**	**520**	**20**	**4**	**641**	**0**	**46**	**10**	**109**	**21**	**0**	**17**	
Project Traffic	0	0	0	0	0	0	0	0	0	0	0	0	
Total	**0**	**520**	**20**	**4**	**641**	**0**	**46**	**10**	**109**	**21**	**0**	**17**	

Note:
Background growth based on the higher of 1.0% plus major project or historical growth rate of 2.33%
Major project traffic from Paramount Traffic Study

TRIPS

	IN	OUT
AM	1	1
PM	1	1



BACKGROUND TRAFFIC CALCS FOR ROADWAY SEGMENTS

County Road N. of Sunset Ave

AM 78
PM 82

County Road S. of Sunset Ave

AM 86
PM 88

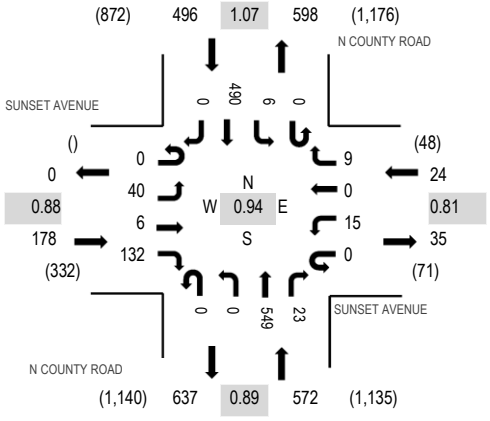
Sunset Ave W. of County Rd

AM 13
PM 11

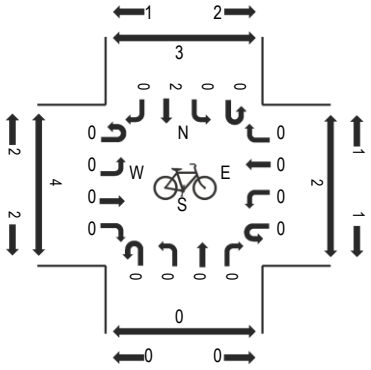
ALL TRAFFIC DATA SERVICES
(303) 216-2439
www.alltrafficdata.net

Location: 4 N COUNTY ROAD & SUNSET AVENUE AM
Date: Thursday, January 9, 2025
Peak Hour: 11:00 AM - 12:00 PM
Peak 15-Minutes: 11:30 AM - 11:45 AM

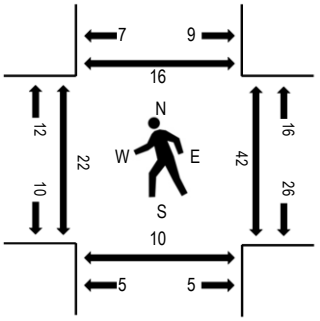
Peak Hour - Motorized Vehicles



Peak Hour - Bicycles



Peak Hour - Pedestrians



Note: Total study counts contained in parentheses.

Traffic Counts - Motorized Vehicles

Interval Start Time	SUNSET AVENUE Eastbound				SUNSET AVENUE Westbound				N COUNTY ROAD Northbound				N COUNTY ROAD Southbound					Rolling Hour	Pedestrian Crossings			
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	Total		West	East	South	North
9:00 AM	0	8	6	34	0	3	0	3	0	0	155	4	0	1	91	0	305	1,117	6	3	3	3
9:15 AM	0	4	1	18	0	2	0	1	0	0	143	6	0	1	81	0	257	1,122	2	6	2	0
9:30 AM	0	4	1	27	0	4	0	3	0	0	143	7	0	0	83	0	272	1,167	7	4	5	2
9:45 AM	0	14	1	36	0	6	0	2	0	0	98	7	0	1	118	0	283	1,231	7	5	1	1
11:00 AM	0	9	1	34	0	2	0	0	0	0	139	5	0	0	120	0	310	1,270	6	9	4	4
11:15 AM	0	6	2	30	0	4	0	4	0	0	118	6	0	3	129	0	302		5	12	0	3
11:30 AM	0	10	2	35	0	4	0	4	0	0	136	7	0	3	135	0	336		5	8	2	7
11:45 AM	0	15	1	33	0	5	0	1	0	0	156	5	0	0	106	0	322		6	13	4	2

Peak Rolling Hour Flow Rates

Vehicle Type	Eastbound				Westbound				Northbound				Southbound				Total
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	
Articulated Trucks	0	0	0	1	0	1	0	0	0	0	3	1	0	0	2	0	8
Lights	0	37	4	125	0	13	0	9	0	0	521	22	0	6	467	0	1,204
Mediums	0	3	2	6	0	1	0	0	0	0	25	0	0	0	21	0	58
Total	0	40	6	132	0	15	0	9	0	0	549	23	0	6	490	0	1,270

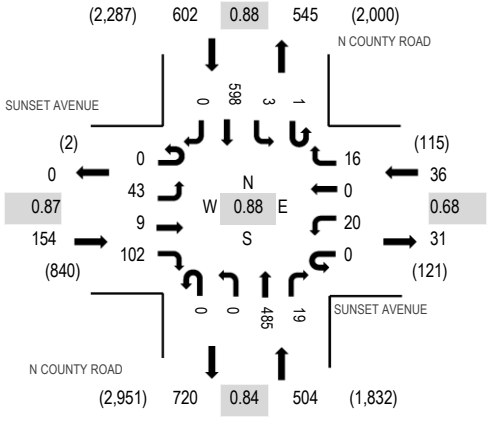
Heavy Vehicle Percentage and Peak Hour Factor

	Eastbound				Westbound				Northbound				Southbound				Total
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	
Heavy Vehicle %		6.7%				8.3%				5.1%				4.6%			5.2%
Heavy Vehicle %	0.0%	7.5%	33.3%	5.3%	0.0%	13.3%	0.0%	0.0%	0.0%	0.0%	5.1%	4.3%	0.0%	0.0%	4.7%	0.0%	5.2%
Peak Hour Factor		0.88				0.81				0.89				1.07			0.94
Peak Hour Factor	0.00	0.67	0.38	0.94	0.00	0.67	0.00	1.25	0.00	0.00	0.88	0.89	0.00	1.75	1.06	0.00	0.94

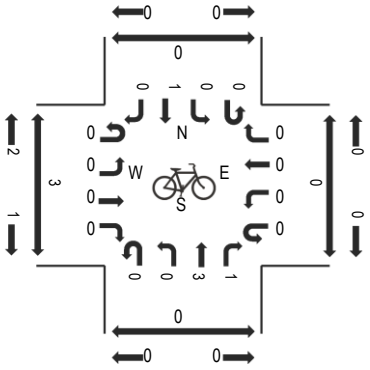
ALL TRAFFIC DATA SERVICES
(303) 216-2439
www.alltrafficdata.net

Location: 4 N COUNTY ROAD & SUNSET AVENUE PM
Date: Thursday, January 9, 2025
Peak Hour: 03:30 PM - 04:30 PM
Peak 15-Minutes: 03:30 PM - 03:45 PM

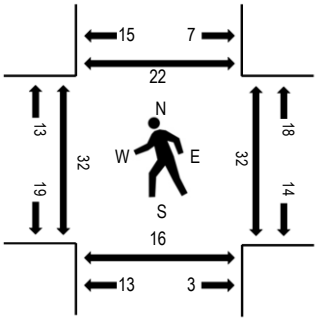
Peak Hour - Motorized Vehicles



Peak Hour - Bicycles



Peak Hour - Pedestrians



Note: Total study counts contained in parentheses.

Traffic Counts - Motorized Vehicles

Interval Start Time	SUNSET AVENUE Eastbound				SUNSET AVENUE Westbound				N COUNTY ROAD Northbound				N COUNTY ROAD Southbound					Rolling Hour	Pedestrian Crossings			
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	Total		West	East	South	North
3:00 PM	0	13	0	39	0	5	0	1	0	0	107	4	1	2	176	0	348	1,295	6	7	4	2
3:15 PM	0	14	0	27	0	5	0	5	0	0	114	9	0	0	112	0	286	1,289	7	7	5	2
3:30 PM	0	11	3	34	0	2	0	5	0	0	148	5	1	2	157	0	368	1,296	5	9	5	2
3:45 PM	0	8	2	19	0	3	0	4	0	0	116	7	0	1	133	0	293	1,258	10	9	4	4
4:00 PM	0	10	0	32	0	11	0	3	0	0	110	4	0	0	172	0	342	1,276	9	8	3	2
4:15 PM	0	14	4	17	0	4	0	4	0	0	111	3	0	0	136	0	293	1,264	8	6	4	14
4:30 PM	0	14	3	30	0	7	0	1	0	0	111	5	0	2	157	0	330	1,203	10	6	2	18
4:45 PM	0	9	2	38	0	3	0	2	0	0	121	7	0	2	127	0	311	1,183	9	12	1	20
5:00 PM	0	17	1	32	0	2	0	5	0	0	126	11	1	1	134	0	330	1,099	5	17	1	15
5:15 PM	0	16	0	15	0	2	0	3	0	0	97	6	0	1	92	0	232	980	8	4	2	14
5:30 PM	0	12	3	39	0	7	0	3	0	0	94	6	0	0	146	0	310	931	23	2	2	17
5:45 PM	0	10	0	42	0	0	0	0	0	0	70	1	0	0	104	0	227	787	6	2	1	6
6:00 PM	0	6	3	36	0	3	0	0	0	1	70	2	0	1	89	0	211	749	9	5	2	2
6:15 PM	0	5	0	23	0	5	0	1	0	0	64	2	0	0	83	0	183	761	2	4	4	0
6:30 PM	0	8	0	23	0	1	0	0	0	0	51	1	0	2	80	0	166	767	2	3	0	1
6:45 PM	0	4	1	37	0	5	0	0	1	1	57	0	0	1	82	0	189	719	6	1	0	4
7:00 PM	0	8	1	46	0	3	0	3	0	0	52	3	0	0	107	0	223	655	34	3	0	71
7:15 PM	0	11	2	37	0	3	0	1	0	0	50	2	0	1	82	0	189		9	1	1	9
7:30 PM	0	7	0	23	0	1	0	2	0	0	34	0	0	1	50	0	118		0	0	0	0
7:45 PM	0	7	0	22	0	0	0	0	0	0	47	1	0	0	48	0	125		0	2	0	2

Peak Rolling Hour Flow Rates

Vehicle Type	Eastbound				Westbound				Northbound				Southbound				Total
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	
Articulated Trucks	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
Lights	0	42	9	101	0	20	0	15	0	0	484	18	1	3	579	0	1,272
Mediums	0	0	0	1	0	0	0	1	0	0	1	1	0	0	19	0	23
Total	0	43	9	102	0	20	0	16	0	0	485	19	1	3	598	0	1,296

EXISTING CONDITIONS

Intersection	
Int Delay, s/veh	0.8

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	5	4	18	0	0	0	33	382	229	23	394	4
Future Vol, veh/h	5	4	18	0	0	0	33	382	229	23	394	4
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	100	-	100	100	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	95	95	95	95	95	95	95	95	95	95	95	95
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	5	4	19	0	0	0	35	402	241	24	415	4

Major/Minor	Minor2			Major1			Major2		
Conflicting Flow All	937	1178	417	419	0	0	643	0	0
Stage 1	465	465	-	-	-	-	-	-	-
Stage 2	472	713	-	-	-	-	-	-	-
Critical Hdwy	6.42	6.52	6.22	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	5.42	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	5.42	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	294	191	636	1140	-	-	942	-	-
Stage 1	632	563	-	-	-	-	-	-	-
Stage 2	628	436	-	-	-	-	-	-	-
Platoon blocked, %					-	-		-	-
Mov Cap-1 Maneuver	278	0	636	1140	-	-	942	-	-
Mov Cap-2 Maneuver	278	0	-	-	-	-	-	-	-
Stage 1	613	0	-	-	-	-	-	-	-
Stage 2	612	0	-	-	-	-	-	-	-

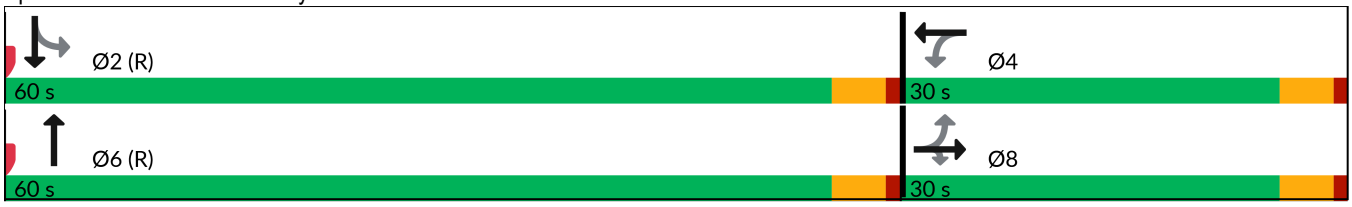
Approach	EB	NB	SB
HCM Ctrl Dly, s/v	12.69	0.42	0.49
HCM LOS	B		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	SBL	SBT	SBR
Capacity (veh/h)	1140	-	-	497	942	-	-
HCM Lane V/C Ratio	0.03	-	-	0.057	0.026	-	-
HCM Ctrl Dly (s/v)	8.3	-	-	12.7	8.9	-	-
HCM Lane LOS	A	-	-	B	A	-	-
HCM 95th %tile Q(veh)	0.1	-	-	0.2	0.1	-	-

Lane Group	EBL	EBT	EBR	WBL	WBT	NBT	SBL	SBT
Lane Configurations								
Traffic Volume (vph)	40	6	132	15	0	549	6	490
Future Volume (vph)	40	6	132	15	0	549	6	490
Turn Type	Perm	NA	Perm	Perm	NA	NA	Perm	NA
Protected Phases		8			4	6		2
Permitted Phases	8		8	4			2	
Detector Phase	8	8	8	4	4	6	2	2
Switch Phase								
Minimum Initial (s)	15.0	15.0	15.0	15.0	15.0	10.0	10.0	10.0
Minimum Split (s)	22.5	22.5	22.5	22.5	22.5	22.5	22.5	22.5
Total Split (s)	30.0	30.0	30.0	30.0	30.0	60.0	60.0	60.0
Total Split (%)	33.3%	33.3%	33.3%	33.3%	33.3%	66.7%	66.7%	66.7%
Yellow Time (s)	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5
All-Red Time (s)	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
Lost Time Adjust (s)	0.0	0.0	0.0		0.0	0.0		0.0
Total Lost Time (s)	4.5	4.5	4.5		4.5	4.5		4.5
Lead/Lag								
Lead-Lag Optimize?								
Recall Mode	None	None	None	None	None	C-Max	C-Max	C-Max
Act Effct Green (s)	15.0	15.0	15.0		15.0	66.0		66.0
Actuated g/C Ratio	0.17	0.17	0.17		0.17	0.73		0.73
v/c Ratio	0.18	0.02	0.37		0.09	0.23		0.21
Control Delay (s/veh)	35.0	32.3	9.4		18.6	3.1		2.4
Queue Delay	0.0	0.0	0.0		0.0	0.2		0.0
Total Delay (s/veh)	35.0	32.3	9.4		18.6	3.3		2.4
LOS	C	C	A		B	A		A
Approach Delay (s/veh)		15.9			18.6	3.3		2.4
Approach LOS		B			B	A		A

Intersection Summary	
Cycle Length: 90	
Actuated Cycle Length: 90	
Offset: 72 (80%), Referenced to phase 2:SBTL and 6:NBT, Start of Green	
Natural Cycle: 45	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 0.37	
Intersection Signal Delay (s/veh): 5.0	Intersection LOS: A
Intersection Capacity Utilization 50.0%	ICU Level of Service A
Analysis Period (min) 15	

Splits and Phases: 6: County Road & Sunset Ave

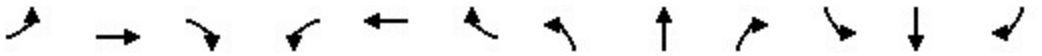




Lane Group	EBL	EBT	EBR	WBT	NBT	SBT
Lane Group Flow (vph)	42	6	139	25	602	522
v/c Ratio	0.18	0.02	0.37	0.09	0.23	0.21
Control Delay (s/veh)	35.0	32.3	9.4	18.6	3.1	2.4
Queue Delay	0.0	0.0	0.0	0.0	0.2	0.0
Total Delay (s/veh)	35.0	32.3	9.4	18.6	3.3	2.4
Queue Length 50th (ft)	21	3	0	3	18	16
Queue Length 95th (ft)	51	m14	50	25	67	24
Internal Link Dist (ft)		966		596	268	300
Turn Bay Length (ft)	100		100			
Base Capacity (vph)	391	527	548	446	2582	2465
Starvation Cap Reductn	0	0	0	0	1105	0
Spillback Cap Reductn	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0
Reduced v/c Ratio	0.11	0.01	0.25	0.06	0.41	0.21

Intersection Summary

m Volume for 95th percentile queue is metered by upstream signal.



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	40	6	132	15	0	9	0	549	23	6	490	0
Future Volume (veh/h)	40	6	132	15	0	9	0	549	23	6	490	0
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	0	1870	1870	1870	1870	0
Adj Flow Rate, veh/h	42	6	139	16	0	9	0	578	24	6	516	0
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Percent Heavy Veh, %	2	2	2	2	2	2	0	2	2	2	2	0
Cap, veh/h	318	310	263	198	14	82	0	2553	106	49	2541	0
Arrive On Green	0.17	0.17	0.17	0.17	0.00	0.17	0.00	1.00	1.00	1.00	1.00	0.00
Sat Flow, veh/h	1406	1870	1585	798	85	496	0	3571	144	12	3546	0
Grp Volume(v), veh/h	42	6	139	25	0	0	0	295	307	279	243	0
Grp Sat Flow(s),veh/h/ln	1406	1870	1585	1379	0	0	0	1777	1844	1856	1617	0
Q Serve(g_s), s	0.9	0.2	7.2	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Cycle Q Clear(g_c), s	2.0	0.2	7.2	1.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Prop In Lane	1.00		1.00	0.64		0.36	0.00		0.08	0.02		0.00
Lane Grp Cap(c), veh/h	318	310	263	294	0	0	0	1304	1354	1403	1187	0
V/C Ratio(X)	0.13	0.02	0.53	0.08	0.00	0.00	0.00	0.23	0.23	0.20	0.20	0.00
Avail Cap(c_a), veh/h	483	530	449	453	0	0	0	1304	1354	1403	1187	0
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	2.00	2.00	2.00	2.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	0.00	0.00	0.00	0.92	0.92	0.98	0.98	0.00
Uniform Delay (d), s/veh	32.1	31.4	34.3	31.8	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Incr Delay (d2), s/veh	0.2	0.0	1.6	0.1	0.0	0.0	0.0	0.4	0.4	0.3	0.4	0.0
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	1.4	0.2	5.1	0.8	0.0	0.0	0.0	0.2	0.2	0.2	0.2	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	32.3	31.4	36.0	31.9	0.0	0.0	0.0	0.4	0.4	0.3	0.4	0.0
LnGrp LOS	C	C	D	C				A	A	A	A	
Approach Vol, veh/h		187			25			602			522	
Approach Delay, s/veh		35.0			31.9			0.4			0.3	
Approach LOS		C			C			A			A	

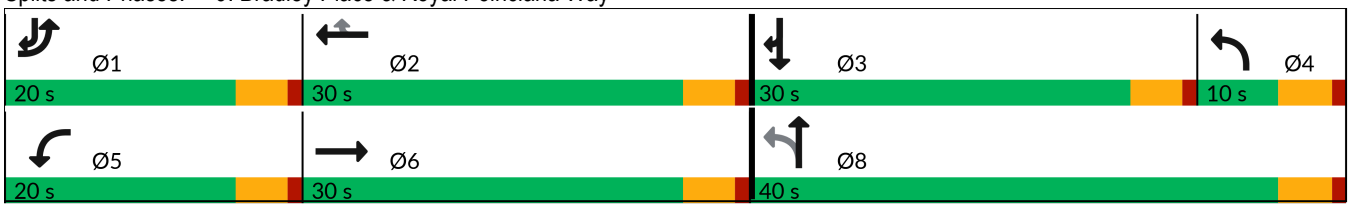
Timer - Assigned Phs		2		4		6		8				
Phs Duration (G+Y+Rc), s		70.6		19.4		70.6		19.4				
Change Period (Y+Rc), s		4.5		4.5		4.5		4.5				
Max Green Setting (Gmax), s		55.5		25.5		55.5		25.5				
Max Q Clear Time (g_c+I1), s		2.0		3.1		2.0		9.2				
Green Ext Time (p_c), s		3.5		0.1		4.2		0.5				

Intersection Summary	
HCM 7th Control Delay, s/veh	5.8
HCM 7th LOS	A

Lane Group	EBL	EBT	WBL	WBT	WBR	NBL	NBT	SBT	SBR
Lane Configurations									
Traffic Volume (vph)	484	751	51	221	74	63	208	96	230
Future Volume (vph)	484	751	51	221	74	63	208	96	230
Turn Type	Prot	NA	Prot	NA	Perm	pm+pt	NA	NA	pt+ov
Protected Phases	1	6	5	2		4	8	3	3 1
Permitted Phases					2	8			
Detector Phase	1	6	5	2	2	4	8	3	3 1
Switch Phase									
Minimum Initial (s)	15.0	20.0	15.0	20.0	20.0	5.0	15.0	15.0	
Minimum Split (s)	19.5	24.5	19.5	24.5	24.5	9.5	19.5	19.5	
Total Split (s)	20.0	30.0	20.0	30.0	30.0	10.0	40.0	30.0	
Total Split (%)	22.2%	33.3%	22.2%	33.3%	33.3%	11.1%	44.4%	33.3%	
Yellow Time (s)	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5	
All-Red Time (s)	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Total Lost Time (s)	4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5	
Lead/Lag	Lead	Lag	Lead	Lag	Lag	Lag		Lead	
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes		Yes	
Recall Mode	Max	Max	None	None	None	None	None	None	
Act Effct Green (s)	15.6	32.0	15.1	23.0	23.0	24.1	22.8	15.1	31.8
Actuated g/C Ratio	0.21	0.43	0.20	0.31	0.31	0.32	0.30	0.20	0.42
v/c Ratio	0.71	0.67	0.15	0.21	0.14	0.15	0.50	0.27	0.30
Control Delay (s/veh)	35.2	23.1	27.9	20.4	1.8	20.4	23.6	29.4	2.4
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	35.2	23.1	27.9	20.4	1.8	20.4	23.6	29.4	2.4
LOS	D	C	C	C	A	C	C	C	A
Approach Delay (s/veh)		27.2		17.5			23.0	10.4	
Approach LOS		C		B			C	B	

Intersection Summary	
Cycle Length: 90	
Actuated Cycle Length: 75	
Natural Cycle: 75	
Control Type: Semi Act-Uncoord	
Maximum v/c Ratio: 0.71	
Intersection Signal Delay (s/veh): 23.0	Intersection LOS: C
Intersection Capacity Utilization 65.0%	ICU Level of Service C
Analysis Period (min) 15	

Splits and Phases: 9: Bradley Place & Royal Poinciana Way





Lane Group	EBL	EBT	WBL	WBT	WBR	NBL	NBT	SBT	SBR
Lane Group Flow (vph)	509	989	54	233	78	66	280	101	242
v/c Ratio	0.71	0.67	0.15	0.21	0.14	0.15	0.50	0.27	0.30
Control Delay (s/veh)	35.2	23.1	27.9	20.4	1.8	20.4	23.6	29.4	2.4
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	35.2	23.1	27.9	20.4	1.8	20.4	23.6	29.4	2.4
Queue Length 50th (ft)	123	232	22	43	0	23	103	43	0
Queue Length 95th (ft)	#179	#344	53	71	11	51	173	86	28
Internal Link Dist (ft)		488		982			490	260	
Turn Bay Length (ft)	200		150		150				150
Base Capacity (vph)	714	1484	368	1211	625	450	867	637	954
Starvation Cap Reductn	0	0	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0	0
Reduced v/c Ratio	0.71	0.67	0.15	0.19	0.12	0.15	0.32	0.16	0.25

Intersection Summary

95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	484	751	188	51	221	74	63	208	58	0	96	230
Future Volume (vph)	484	751	188	51	221	74	63	208	58	0	96	230
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Total Lost time (s)	4.5	4.5		4.5	4.5	4.5	4.5	4.5			4.5	4.5
Lane Util. Factor	0.97	0.95		1.00	0.95	1.00	1.00	1.00			1.00	1.00
Frt	1.00	0.97		1.00	1.00	0.85	1.00	0.97			1.00	0.85
Flt Protected	0.95	1.00		0.95	1.00	1.00	0.95	1.00			1.00	1.00
Satd. Flow (prot)	3433	3433		1770	3539	1583	1770	1802			1863	1583
Flt Permitted	0.95	1.00		0.95	1.00	1.00	0.69	1.00			1.00	1.00
Satd. Flow (perm)	3433	3433		1770	3539	1583	1288	1802			1863	1583
Peak-hour factor, PHF	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Adj. Flow (vph)	509	791	198	54	233	78	66	219	61	0	101	242
RTOR Reduction (vph)	0	20	0	0	0	53	0	12	0	0	0	147
Lane Group Flow (vph)	509	969	0	54	233	25	66	268	0	0	101	95
Turn Type	Prot	NA		Prot	NA	Perm	pm+pt	NA			NA	pt+ov
Protected Phases	1	6		5	2		4	8			3	3 1
Permitted Phases						2	8					
Actuated Green, G (s)	15.6	32.0		8.5	24.9	24.9	23.8	23.8			15.1	30.7
Effective Green, g (s)	15.6	32.0		8.5	24.9	24.9	23.8	23.8			15.1	30.7
Actuated g/C Ratio	0.20	0.41		0.11	0.32	0.32	0.31	0.31			0.19	0.39
Clearance Time (s)	4.5	4.5		4.5	4.5	4.5	4.5	4.5			4.5	
Vehicle Extension (s)	3.0	3.0		3.0	3.0	3.0	3.0	3.0			3.0	
Lane Grp Cap (vph)	688	1412		193	1132	506	420	551			361	624
v/s Ratio Prot	c0.15	c0.28		0.03	0.07		0.01	c0.15			0.05	0.06
v/s Ratio Perm						0.02	0.04					
v/c Ratio	0.74	0.69		0.28	0.21	0.05	0.16	0.49			0.28	0.15
Uniform Delay, d1	29.2	18.8		31.8	19.3	18.3	19.8	22.0			26.7	15.2
Progression Factor	1.00	1.00		1.00	1.00	1.00	1.00	1.00			1.00	1.00
Incremental Delay, d2	7.0	2.7		0.8	0.1	0.0	0.2	0.7			0.4	0.1
Delay (s)	36.2	21.5		32.6	19.3	18.3	19.9	22.7			27.1	15.3
Level of Service	D	C		C	B	B	B	C			C	B
Approach Delay (s/veh)		26.5			21.1			22.2			18.8	
Approach LOS		C			C			C			B	

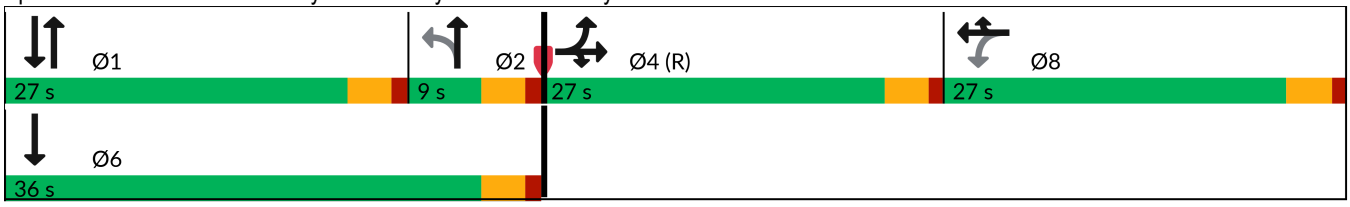
Intersection Summary			
HCM 2000 Control Delay (s/veh)	24.1	HCM 2000 Level of Service	C
HCM 2000 Volume to Capacity ratio	0.70		
Actuated Cycle Length (s)	77.8	Sum of lost time (s)	18.0
Intersection Capacity Utilization	65.0%	ICU Level of Service	C
Analysis Period (min)	15		

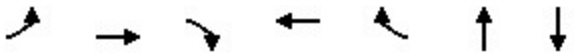
c Critical Lane Group

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	SBT	Ø1	Ø6
Lane Configurations											
Traffic Volume (vph)	356	75	197	3	36	7	83	328	232		
Future Volume (vph)	356	75	197	3	36	7	83	328	232		
Turn Type	Split	NA	Prot	Perm	NA	Prot	custom	NA	NA		
Protected Phases	4	4	4		8	8		1 2	1 6	1	6
Permitted Phases				8			2				
Detector Phase	4	4	4	8	8	8	2	1 2	1 6		
Switch Phase											
Minimum Initial (s)	15.0	15.0	15.0	5.0	5.0	5.0	10.0			10.0	20.0
Minimum Split (s)	22.5	22.5	22.5	22.5	22.5	22.5	22.5			22.5	24.0
Total Split (s)	27.0	27.0	27.0	27.0	27.0	27.0	9.0			27.0	36.0
Total Split (%)	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	10.0%			30%	40%
Yellow Time (s)	3.0	3.0	3.0	3.0	3.0	3.0	3.0			3.0	3.0
All-Red Time (s)	1.0	1.0	1.0	1.0	1.0	1.0	1.0			1.0	1.0
Lost Time Adjust (s)	0.0	0.0	0.0		0.0	0.0					
Total Lost Time (s)	4.0	4.0	4.0		4.0	4.0					
Lead/Lag							Lag			Lead	
Lead-Lag Optimize?							Yes			Yes	
Recall Mode	C-Max	C-Max	C-Max	None	None	None	None			None	None
Act Effct Green (s)	39.4	39.4	39.4		7.5	7.5		35.1	35.1		
Actuated g/C Ratio	0.44	0.44	0.44		0.08	0.08		0.39	0.39		
v/c Ratio	0.31	0.31	0.26		0.28	0.03		0.45	0.33		
Control Delay (s/veh)	21.6	21.5	4.5		42.8	0.3		20.4	5.7		
Queue Delay	0.0	0.0	0.0		0.0	0.0		0.0	0.0		
Total Delay (s/veh)	21.6	21.5	4.5		42.8	0.3		20.4	5.7		
LOS	C	C	A		D	A		C	A		
Approach Delay (s/veh)		16.2			36.6			20.4	5.7		
Approach LOS		B			D			C	A		

Intersection Summary	
Cycle Length: 90	
Actuated Cycle Length: 90	
Offset: 23 (26%), Referenced to phase 4:EBTL, Start of Green	
Natural Cycle: 90	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 0.45	
Intersection Signal Delay (s/veh): 15.1	Intersection LOS: B
Intersection Capacity Utilization 54.4%	ICU Level of Service A
Analysis Period (min) 15	

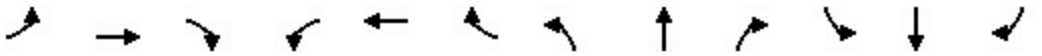
Splits and Phases: 10: County Road & Royal Poinciana Way





Lane Group	EBL	EBT	EBR	WBT	WBR	NBT	SBT
Lane Group Flow (vph)	225	229	207	41	7	473	465
v/c Ratio	0.31	0.31	0.26	0.28	0.03	0.45	0.33
Control Delay (s/veh)	21.6	21.5	4.5	42.8	0.3	20.4	5.7
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	21.6	21.5	4.5	42.8	0.3	20.4	5.7
Queue Length 50th (ft)	91	93	0	22	0	100	11
Queue Length 95th (ft)	184	186	50	53	0	121	6
Internal Link Dist (ft)		982		410		521	268
Turn Bay Length (ft)	400						
Base Capacity (vph)	735	749	808	452	485	1047	1443
Starvation Cap Reductn	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0
Reduced v/c Ratio	0.31	0.31	0.26	0.09	0.01	0.45	0.32

Intersection Summary



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	356	75	197	3	36	7	83	328	39	0	232	210
Future Volume (vph)	356	75	197	3	36	7	83	328	39	0	232	210
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Total Lost time (s)	4.0	4.0	4.0		4.0	4.0		4.0			4.0	
Lane Util. Factor	0.95	0.95	1.00		1.00	1.00		0.95			0.95	
Frt	1.00	1.00	0.85		1.00	0.85		0.99			0.93	
Flt Protected	0.95	0.97	1.00		1.00	1.00		0.99			1.00	
Satd. Flow (prot)	1681	1713	1583		1856	1583		3461			3287	
Flt Permitted	0.95	0.97	1.00		0.95	1.00		0.77			1.00	
Satd. Flow (perm)	1681	1713	1583		1769	1583		2698			3287	
Peak-hour factor, PHF	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Adj. Flow (vph)	375	79	207	3	38	7	87	345	41	0	244	221
RTOR Reduction (vph)	0	0	120	0	0	7	0	7	0	0	135	0
Lane Group Flow (vph)	225	229	87	0	41	0	0	466	0	0	330	0
Turn Type	Split	NA	Prot	Perm	NA	Prot	custom	NA			NA	
Protected Phases	4	4	4		8	8		1 2			1 6	
Permitted Phases				8			2					
Actuated Green, G (s)	37.8	37.8	37.8		5.1	5.1		35.1			35.1	
Effective Green, g (s)	37.8	37.8	37.8		5.1	5.1		35.1			35.1	
Actuated g/C Ratio	0.42	0.42	0.42		0.06	0.06		0.39			0.39	
Clearance Time (s)	4.0	4.0	4.0		4.0	4.0						
Vehicle Extension (s)	3.0	3.0	3.0		3.0	3.0						
Lane Grp Cap (vph)	706	719	664		100	89		1052			1281	
v/s Ratio Prot	c0.13	0.13	0.05			0.00					0.10	
v/s Ratio Perm					c0.02			c0.17				
v/c Ratio	0.32	0.32	0.13		0.41	0.00		0.44			0.26	
Uniform Delay, d1	17.5	17.5	16.0		41.0	40.1		20.2			18.6	
Progression Factor	1.00	1.00	1.00		1.00	1.00		1.00			0.57	
Incremental Delay, d2	1.2	1.2	0.4		2.7	0.0		0.3			0.1	
Delay (s)	18.7	18.6	16.4		43.7	40.1		20.5			10.7	
Level of Service	B	B	B		D	D		C			B	
Approach Delay (s/veh)		18.0			43.2			20.5			10.7	
Approach LOS		B			D			C			B	

Intersection Summary			
HCM 2000 Control Delay (s/veh)	17.4	HCM 2000 Level of Service	B
HCM 2000 Volume to Capacity ratio	0.40		
Actuated Cycle Length (s)	90.0	Sum of lost time (s)	16.0
Intersection Capacity Utilization	54.4%	ICU Level of Service	A
Analysis Period (min)	15		

c Critical Lane Group

Intersection	
Int Delay, s/veh	0.8

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	6	2	36	0	0	0	27	277	184	3	480	10
Future Vol, veh/h	6	2	36	0	0	0	27	277	184	3	480	10
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	100	-	100	100	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	95	95	95	95	95	95	95	95	95	95	95	95
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	6	2	38	0	0	0	28	292	194	3	505	11

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	865	1059	511	861	871	292	516	0	0	485	0	0
Stage 1	517	517	-	348	348	-	-	-	-	-	-	-
Stage 2	348	542	-	513	522	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	274	224	563	276	289	748	1050	-	-	1078	-	-
Stage 1	541	534	-	668	634	-	-	-	-	-	-	-
Stage 2	668	520	-	544	531	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	266	218	563	247	281	748	1050	-	-	1078	-	-
Mov Cap-2 Maneuver	266	218	-	247	281	-	-	-	-	-	-	-
Stage 1	540	532	-	650	617	-	-	-	-	-	-	-
Stage 2	650	506	-	504	529	-	-	-	-	-	-	-

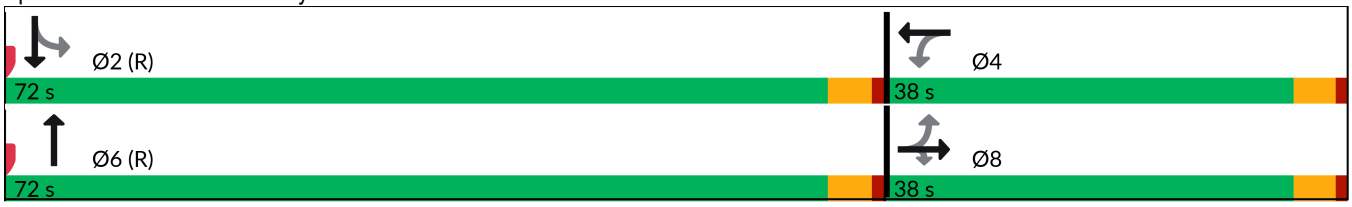
Approach	EB	WB	NB	SB
HCM Ctrl Dly, s/v	13.71	0	0.47	0.05
HCM LOS	B	A		

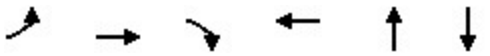
Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1050	-	-	460	-	1078	-	-
HCM Lane V/C Ratio	0.027	-	-	0.101	-	0.003	-	-
HCM Ctrl Dly (s/v)	8.5	-	-	13.7	0	8.4	-	-
HCM Lane LOS	A	-	-	B	A	A	-	-
HCM 95th %tile Q(veh)	0.1	-	-	0.3	-	0	-	-

Lane Group	EBL	EBT	EBR	WBL	WBT	NBT	SBL	SBT
Lane Configurations								
Traffic Volume (vph)	43	9	102	20	0	485	4	598
Future Volume (vph)	43	9	102	20	0	485	4	598
Turn Type	Perm	NA	Perm	Perm	NA	NA	Perm	NA
Protected Phases		8			4	6		2
Permitted Phases	8		8	4			2	
Detector Phase	8	8	8	4	4	6	2	2
Switch Phase								
Minimum Initial (s)	15.0	15.0	15.0	15.0	15.0	10.0	10.0	10.0
Minimum Split (s)	22.5	22.5	22.5	22.5	22.5	22.5	22.5	22.5
Total Split (s)	38.0	38.0	38.0	38.0	38.0	72.0	72.0	72.0
Total Split (%)	34.5%	34.5%	34.5%	34.5%	34.5%	65.5%	65.5%	65.5%
Yellow Time (s)	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5
All-Red Time (s)	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
Lost Time Adjust (s)	0.0	0.0	0.0		0.0	0.0		0.0
Total Lost Time (s)	4.5	4.5	4.5		4.5	4.5		4.5
Lead/Lag								
Lead-Lag Optimize?								
Recall Mode	None	None	None	None	None	C-Max	C-Max	C-Max
Act Effct Green (s)	15.0	15.0	15.0		15.0	86.0		86.0
Actuated g/C Ratio	0.14	0.14	0.14		0.14	0.78		0.78
v/c Ratio	0.22	0.04	0.35		0.17	0.19		0.24
Control Delay (s/veh)	45.3	41.8	11.6		29.5	3.2		1.9
Queue Delay	0.0	0.0	0.0		0.0	0.4		0.2
Total Delay (s/veh)	45.3	41.8	11.6		29.5	3.5		2.1
LOS	D	D	B		C	A		A
Approach Delay (s/veh)		22.8			29.5	3.5		2.1
Approach LOS		C			C	A		A

Intersection Summary	
Cycle Length: 110	
Actuated Cycle Length: 110	
Offset: 96 (87%), Referenced to phase 2:SBTL and 6:NBT, Start of Green	
Natural Cycle: 45	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 0.35	
Intersection Signal Delay (s/veh): 5.9	Intersection LOS: A
Intersection Capacity Utilization 52.9%	ICU Level of Service A
Analysis Period (min) 15	

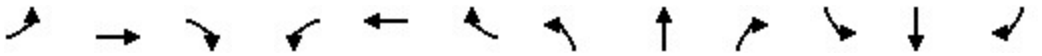
Splits and Phases: 6: County Road & Sunset Ave





Lane Group	EBL	EBT	EBR	WBT	NBT	SBT
Lane Group Flow (vph)	45	9	107	38	531	633
v/c Ratio	0.22	0.04	0.35	0.17	0.19	0.24
Control Delay (s/veh)	45.3	41.8	11.6	29.5	3.2	1.9
Queue Delay	0.0	0.0	0.0	0.0	0.4	0.2
Total Delay (s/veh)	45.3	41.8	11.6	29.5	3.5	2.1
Queue Length 50th (ft)	29	6	0	13	25	24
Queue Length 95th (ft)	64	21	50	45	72	50
Internal Link Dist (ft)		966		596	268	300
Turn Bay Length (ft)	100		100			
Base Capacity (vph)	463	567	556	471	2751	2637
Starvation Cap Reductn	0	0	0	0	1599	1135
Spillback Cap Reductn	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0
Reduced v/c Ratio	0.10	0.02	0.19	0.08	0.46	0.42

Intersection Summary



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	43	9	102	20	0	16	0	485	19	4	598	0
Future Volume (veh/h)	43	9	102	20	0	16	0	485	19	4	598	0
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	0	1870	1870	1870	1870	0
Adj Flow Rate, veh/h	45	9	107	21	0	17	0	511	20	4	629	0
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Percent Heavy Veh, %	2	2	2	2	2	2	0	2	2	2	2	0
Cap, veh/h	263	254	216	145	14	87	0	2727	107	37	2719	0
Arrive On Green	0.14	0.14	0.14	0.14	0.00	0.14	0.00	1.00	1.00	1.00	1.00	0.00
Sat Flow, veh/h	1396	1870	1585	689	103	642	0	3580	136	5	3562	0
Grp Volume(v), veh/h	45	9	107	38	0	0	0	260	271	339	294	0
Grp Sat Flow(s),veh/h/ln	1396	1870	1585	1434	0	0	0	1777	1846	1865	1617	0
Q Serve(g_s), s	0.3	0.5	6.9	0.6	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Cycle Q Clear(g_c), s	2.5	0.5	6.9	2.3	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Prop In Lane	1.00		1.00	0.55		0.45	0.00		0.07	0.01		0.00
Lane Grp Cap(c), veh/h	263	254	216	246	0	0	0	1390	1444	1492	1265	0
V/C Ratio(X)	0.17	0.04	0.50	0.15	0.00	0.00	0.00	0.19	0.19	0.23	0.23	0.00
Avail Cap(c_a), veh/h	498	570	483	481	0	0	0	1390	1444	1492	1265	0
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	2.00	2.00	2.00	2.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	0.00	0.00	0.00	0.79	0.79	0.97	0.97	0.00
Uniform Delay (d), s/veh	42.1	41.3	44.0	42.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Incr Delay (d2), s/veh	0.3	0.1	1.8	0.3	0.0	0.0	0.0	0.2	0.2	0.3	0.4	0.0
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	2.0	0.4	5.0	1.7	0.0	0.0	0.0	0.2	0.2	0.3	0.3	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	42.4	41.3	45.8	42.3	0.0	0.0	0.0	0.2	0.2	0.3	0.4	0.0
LnGrp LOS	D	D	D	D				A	A	A	A	
Approach Vol, veh/h		161			38			531			633	
Approach Delay, s/veh		44.6			42.3			0.2			0.4	
Approach LOS		D			D			A			A	

Timer - Assigned Phs		2		4		6		8				
Phs Duration (G+Y+Rc), s		90.5		19.5		90.5		19.5				
Change Period (Y+Rc), s		4.5		4.5		4.5		4.5				
Max Green Setting (Gmax), s		67.5		33.5		67.5		33.5				
Max Q Clear Time (g_c+I1), s		2.0		4.3		2.0		8.9				
Green Ext Time (p_c), s		4.5		0.2		3.6		0.5				

Intersection Summary												
HCM 7th Control Delay, s/veh			6.7									
HCM 7th LOS			A									

Lane Group	EBL	EBT	WBL	WBT	WBR	NBL	NBT	SBT	SBR
Lane Configurations									
Traffic Volume (vph)	284	343	42	686	34	346	156	45	459
Future Volume (vph)	284	343	42	686	34	346	156	45	459
Turn Type	Prot	NA	Prot	NA	Perm	pm+pt	NA	NA	pt+ov
Protected Phases	1	6	5	2		4	8	3	3 1
Permitted Phases					2	8			
Detector Phase	1	6	5	2	2	4	8	3	3 1
Switch Phase									
Minimum Initial (s)	15.0	20.0	15.0	20.0	20.0	5.0	15.0	15.0	
Minimum Split (s)	19.5	24.5	19.5	24.5	24.5	9.5	19.5	19.5	
Total Split (s)	21.0	38.0	20.0	37.0	37.0	12.0	52.0	40.0	
Total Split (%)	19.1%	34.5%	18.2%	33.6%	33.6%	10.9%	47.3%	36.4%	
Yellow Time (s)	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5	
All-Red Time (s)	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Total Lost Time (s)	4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5	
Lead/Lag	Lead	Lag	Lead	Lag	Lag	Lead		Lag	
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes		Yes	
Recall Mode	Max	Max	None	None	None	None	None	None	
Act Effct Green (s)	16.8	38.2	15.3	27.4	27.4	36.6	36.6	24.4	45.8
Actuated g/C Ratio	0.18	0.40	0.16	0.29	0.29	0.39	0.39	0.26	0.48
v/c Ratio	0.49	0.33	0.15	0.71	0.07	0.74	0.36	0.10	0.60
Control Delay (s/veh)	40.8	22.3	40.7	34.9	0.2	34.2	19.7	27.3	18.7
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	40.8	22.3	40.7	34.9	0.2	34.2	19.7	27.3	18.7
LOS	D	C	D	C	A	C	B	C	B
Approach Delay (s/veh)		29.6		33.7			28.3	19.4	
Approach LOS		C		C			C	B	

Intersection Summary	
Cycle Length: 110	
Actuated Cycle Length: 94.6	
Natural Cycle: 75	
Control Type: Semi Act-Uncoord	
Maximum v/c Ratio: 0.74	
Intersection Signal Delay (s/veh): 28.5	Intersection LOS: C
Intersection Capacity Utilization 77.8%	ICU Level of Service D
Analysis Period (min) 15	

Splits and Phases: 9: Bradley Place & Royal Poinciana Way





Lane Group	EBL	EBT	WBL	WBT	WBR	NBL	NBT	SBT	SBR
Lane Group Flow (vph)	299	461	44	722	36	364	251	47	483
v/c Ratio	0.49	0.33	0.15	0.71	0.07	0.74	0.36	0.10	0.60
Control Delay (s/veh)	40.8	22.3	40.7	34.9	0.2	34.2	19.7	27.3	18.7
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	40.8	22.3	40.7	34.9	0.2	34.2	19.7	27.3	18.7
Queue Length 50th (ft)	90	108	25	205	0	178	98	23	187
Queue Length 95th (ft)	148	173	62	305	0	266	161	51	292
Internal Link Dist (ft)		488		982			490	260	
Turn Bay Length (ft)	200		150		150				150
Base Capacity (vph)	610	1401	296	1240	622	493	920	713	805
Starvation Cap Reductn	0	0	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0	0
Reduced v/c Ratio	0.49	0.33	0.15	0.58	0.06	0.74	0.27	0.07	0.60

Intersection Summary

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	284	343	95	42	686	34	346	156	83	0	45	459
Future Volume (vph)	284	343	95	42	686	34	346	156	83	0	45	459
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Total Lost time (s)	4.5	4.5		4.5	4.5	4.5	4.5	4.5			4.5	4.5
Lane Util. Factor	0.97	0.95		1.00	0.95	1.00	1.00	1.00			1.00	1.00
Frt	1.00	0.97		1.00	1.00	0.85	1.00	0.95			1.00	0.85
Flt Protected	0.95	1.00		0.95	1.00	1.00	0.95	1.00			1.00	1.00
Satd. Flow (prot)	3433	3424		1770	3539	1583	1770	1766			1863	1583
Flt Permitted	0.95	1.00		0.95	1.00	1.00	0.61	1.00			1.00	1.00
Satd. Flow (perm)	3433	3424		1770	3539	1583	1142	1766			1863	1583
Peak-hour factor, PHF	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Adj. Flow (vph)	299	361	100	44	722	36	364	164	87	0	47	483
RTOR Reduction (vph)	0	20	0	0	0	25	0	19	0	0	0	39
Lane Group Flow (vph)	299	441	0	44	722	11	364	232	0	0	47	444
Turn Type	Prot	NA		Prot	NA	Perm	pm+pt	NA			NA	pt+ov
Protected Phases	1	6		5	2		4	8			3	3 1
Permitted Phases						2	8					
Actuated Green, G (s)	16.8	38.2		8.1	29.5	29.5	36.6	36.6			24.4	45.7
Effective Green, g (s)	16.8	38.2		8.1	29.5	29.5	36.6	36.6			24.4	45.7
Actuated g/C Ratio	0.17	0.40		0.08	0.31	0.31	0.38	0.38			0.25	0.47
Clearance Time (s)	4.5	4.5		4.5	4.5	4.5	4.5	4.5			4.5	
Vehicle Extension (s)	3.0	3.0		3.0	3.0	3.0	3.0	3.0			3.0	
Lane Grp Cap (vph)	598	1356		148	1082	484	483	670			471	750
v/s Ratio Prot	0.09	0.13		0.02	c0.20		c0.06	0.13			0.03	c0.28
v/s Ratio Perm						0.01	c0.23					
v/c Ratio	0.50	0.33		0.30	0.67	0.02	0.75	0.35			0.10	0.59
Uniform Delay, d1	36.0	20.2		41.5	29.2	23.4	25.9	21.4			27.6	18.5
Progression Factor	1.00	1.00		1.00	1.00	1.00	1.00	1.00			1.00	1.00
Incremental Delay, d2	3.0	0.6		1.1	1.6	0.0	6.6	0.3			0.1	1.3
Delay (s)	39.0	20.8		42.6	30.7	23.4	32.5	21.7			27.7	19.8
Level of Service	D	C		D	C	C	C	C			C	B
Approach Delay (s/veh)		28.0			31.1			28.1			20.5	
Approach LOS		C			C			C			C	

Intersection Summary			
HCM 2000 Control Delay (s/veh)	27.4	HCM 2000 Level of Service	C
HCM 2000 Volume to Capacity ratio	0.74		
Actuated Cycle Length (s)	96.4	Sum of lost time (s)	18.0
Intersection Capacity Utilization	77.8%	ICU Level of Service	D
Analysis Period (min)	15		

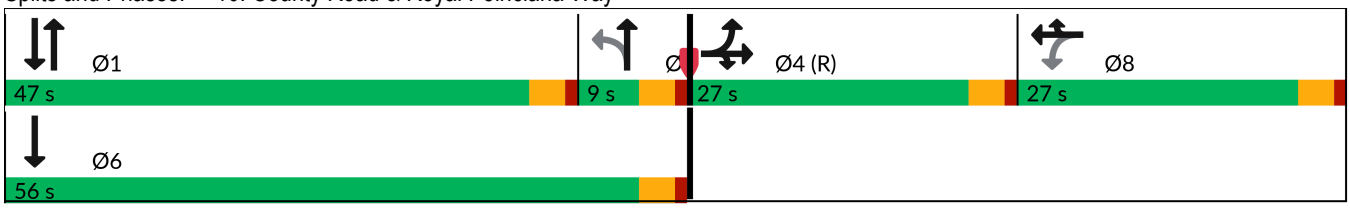
c Critical Lane Group

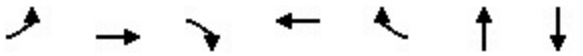
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	SBT	Ø1	Ø6
Lane Configurations											
Traffic Volume (vph)	181	50	156	24	85	18	229	317	302		
Future Volume (vph)	181	50	156	24	85	18	229	317	302		
Turn Type	Split	NA	Prot	Perm	NA	Prot	custom	NA	NA		
Protected Phases	4	4	4		8	8		1 2	1 6	1	6
Permitted Phases				8			2				
Detector Phase	4	4	4	8	8	8	2	1 2	1 6		
Switch Phase											
Minimum Initial (s)	15.0	15.0	15.0	5.0	5.0	5.0	10.0			10.0	20.0
Minimum Split (s)	22.5	22.5	22.5	22.5	22.5	22.5	22.5			22.5	24.0
Total Split (s)	27.0	27.0	27.0	27.0	27.0	27.0	9.0			47.0	56.0
Total Split (%)	24.5%	24.5%	24.5%	24.5%	24.5%	24.5%	8.2%			43%	51%
Yellow Time (s)	3.0	3.0	3.0	3.0	3.0	3.0	3.0			3.0	3.0
All-Red Time (s)	1.0	1.0	1.0	1.0	1.0	1.0	1.0			1.0	1.0
Lost Time Adjust (s)	0.0	0.0	0.0		0.0	0.0					
Total Lost Time (s)	4.0	4.0	4.0		4.0	4.0					
Lead/Lag							Lag			Lead	
Lead-Lag Optimize?							Yes			Yes	
Recall Mode	C-Max	C-Max	C-Max	None	None	None	None			None	None
Act Effct Green (s)	32.2	32.2	32.2		12.6	12.6		53.2	53.2		
Actuated g/C Ratio	0.29	0.29	0.29		0.11	0.11		0.48	0.48		
v/c Ratio	0.24	0.25	0.28		0.59	0.07		0.92dl	0.42		
Control Delay (s/veh)	34.7	34.7	7.0		58.1	0.6		24.4	16.5		
Queue Delay	0.0	0.0	0.0		0.0	0.0		0.0	0.5		
Total Delay (s/veh)	34.7	34.7	7.0		58.1	0.6		24.4	17.0		
LOS	C	C	A		E	A		C	B		
Approach Delay (s/veh)		23.6			49.8			24.4	17.0		
Approach LOS		C			D			C	B		

Intersection Summary	
Cycle Length: 110	
Actuated Cycle Length: 110	
Offset: 87 (79%), Referenced to phase 4:EBTL, Start of Green	
Natural Cycle: 90	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 0.66	
Intersection Signal Delay (s/veh): 23.1	Intersection LOS: C
Intersection Capacity Utilization 61.0%	ICU Level of Service B
Analysis Period (min) 15	

dl Defacto Left Lane. Recode with 1 though lane as a left lane.

Splits and Phases: 10: County Road & Royal Poinciana Way

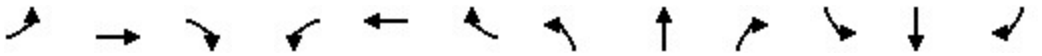




Lane Group	EBL	EBT	EBR	WBT	WBR	NBT	SBT
Lane Group Flow (vph)	120	124	164	114	19	612	747
v/c Ratio	0.24	0.25	0.28	0.59	0.07	0.92dl	0.42
Control Delay (s/veh)	34.7	34.7	7.0	58.1	0.6	24.4	16.5
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.5
Total Delay (s/veh)	34.7	34.7	7.0	58.1	0.6	24.4	17.0
Queue Length 50th (ft)	69	71	0	78	0	158	119
Queue Length 95th (ft)	135	138	56	131	0	212	184
Internal Link Dist (ft)		982		410		521	268
Turn Bay Length (ft)	400						
Base Capacity (vph)	491	503	578	352	401	925	1831
Starvation Cap Reductn	0	0	0	0	0	0	619
Spillback Cap Reductn	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0
Reduced v/c Ratio	0.24	0.25	0.28	0.32	0.05	0.66	0.62

Intersection Summary

dl Defacto Left Lane. Recode with 1 though lane as a left lane.



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	181	50	156	24	85	18	229	317	35	0	302	408
Future Volume (vph)	181	50	156	24	85	18	229	317	35	0	302	408
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Total Lost time (s)	4.0	4.0	4.0		4.0	4.0		4.0			4.0	
Lane Util. Factor	0.95	0.95	1.00		1.00	1.00		0.95			0.95	
Frt	1.00	1.00	0.85		1.00	0.85		0.99			0.91	
Flt Protected	0.95	0.97	1.00		0.99	1.00		0.98			1.00	
Satd. Flow (prot)	1681	1720	1583		1843	1583		3439			3234	
Flt Permitted	0.95	0.97	1.00		0.91	1.00		0.55			1.00	
Satd. Flow (perm)	1681	1720	1583		1688	1583		1920			3234	
Peak-hour factor, PHF	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Adj. Flow (vph)	191	53	164	25	89	19	241	334	37	0	318	429
RTOR Reduction (vph)	0	0	116	0	0	17	0	4	0	0	218	0
Lane Group Flow (vph)	120	124	48	0	114	2	0	608	0	0	529	0
Turn Type	Split	NA	Prot	Perm	NA	Prot	custom	NA			NA	
Protected Phases	4	4	4		8	8		1 2			1 6	
Permitted Phases				8			2					
Actuated Green, G (s)	32.2	32.2	32.2		12.6	12.6		53.2			53.2	
Effective Green, g (s)	32.2	32.2	32.2		12.6	12.6		53.2			53.2	
Actuated g/C Ratio	0.29	0.29	0.29		0.11	0.11		0.48			0.48	
Clearance Time (s)	4.0	4.0	4.0		4.0	4.0						
Vehicle Extension (s)	3.0	3.0	3.0		3.0	3.0						
Lane Grp Cap (vph)	492	503	463		193	181		928			1564	
v/s Ratio Prot	0.07	c0.07	0.03			0.00					0.16	
v/s Ratio Perm					c0.07			c0.32				
v/c Ratio	0.24	0.25	0.10		0.59	0.01		0.92dl			0.34	
Uniform Delay, d1	29.6	29.7	28.4		46.3	43.2		21.5			17.5	
Progression Factor	1.00	1.00	1.00		1.00	1.00		1.00			2.31	
Incremental Delay, d2	1.2	1.2	0.4		4.8	0.0		1.7			0.1	
Delay (s)	30.8	30.8	28.8		51.0	43.2		23.1			40.6	
Level of Service	C	C	C		D	D		C			D	
Approach Delay (s/veh)		30.0			49.9			23.1			40.6	
Approach LOS		C			D			C			D	

Intersection Summary			
HCM 2000 Control Delay (s/veh)	33.3	HCM 2000 Level of Service	C
HCM 2000 Volume to Capacity ratio	0.53		
Actuated Cycle Length (s)	110.0	Sum of lost time (s)	16.0
Intersection Capacity Utilization	61.0%	ICU Level of Service	B
Analysis Period (min)	15		

dl Defacto Left Lane. Recode with 1 though lane as a left lane.

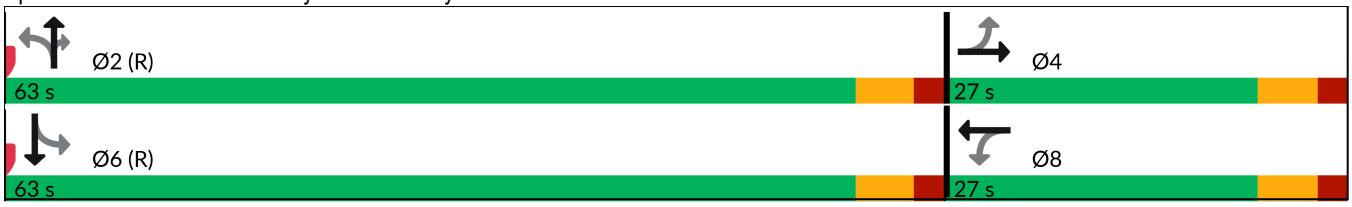
c Critical Lane Group

BACKGROUND CONDITIONS

Lane Group	EBL	EBT	WBL	WBT	NBL	NBT	NBR	SBL	SBT
Lane Configurations									
Traffic Volume (vph)	5	4	20	5	34	407	237	23	417
Future Volume (vph)	5	4	20	5	34	407	237	23	417
Turn Type	Perm	NA	Perm	NA	Perm	NA	Perm	Perm	NA
Protected Phases		4		8		2			6
Permitted Phases	4		8		2		2	6	
Detector Phase	4	4	8	8	2	2	2	6	6
Switch Phase									
Minimum Initial (s)	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0
Minimum Split (s)	24.0	24.0	24.0	24.0	24.0	24.0	24.0	24.0	24.0
Total Split (s)	27.0	27.0	27.0	27.0	63.0	63.0	63.0	63.0	63.0
Total Split (%)	30.0%	30.0%	30.0%	30.0%	70.0%	70.0%	70.0%	70.0%	70.0%
Yellow Time (s)	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Lost Time Adjust (s)		0.0		0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)		6.0		6.0	6.0	6.0	6.0	6.0	6.0
Lead/Lag									
Lead-Lag Optimize?									
Recall Mode	None	None	None	None	C-Max	C-Max	C-Max	C-Max	C-Max
Act Effct Green (s)		7.2		7.2	77.8	77.8	77.8	77.8	77.8
Actuated g/C Ratio		0.08		0.08	0.86	0.86	0.86	0.86	0.86
v/c Ratio		0.20		0.29	0.04	0.27	0.18	0.03	0.28
Control Delay (s/veh)		24.0		35.6	2.4	2.7	0.7	2.5	3.4
Queue Delay		0.0		0.0	0.0	0.6	0.3	0.0	0.2
Total Delay (s/veh)		24.0		35.6	2.4	3.3	1.0	2.5	3.7
LOS		C		D	A	A	A	A	A
Approach Delay (s/veh)		24.0		35.6		2.4			3.6
Approach LOS		C		D		A			A

Intersection Summary	
Cycle Length: 90	
Actuated Cycle Length: 90	
Offset: 0 (0%), Referenced to phase 2:NBTL and 6:SBTL, Start of Green	
Natural Cycle: 50	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 0.29	
Intersection Signal Delay (s/veh): 4.4	Intersection LOS: A
Intersection Capacity Utilization 43.3%	ICU Level of Service A
Analysis Period (min) 15	

Splits and Phases: 3: Bradley Place/Bradley Pl & Sunset Ave





Lane Group	EBT	WBT	NBL	NBT	NBR	SBL	SBT
Lane Group Flow (vph)	29	37	36	428	249	24	443
v/c Ratio	0.20	0.29	0.04	0.27	0.18	0.03	0.28
Control Delay (s/veh)	24.0	35.6	2.4	2.7	0.7	2.5	3.4
Queue Delay	0.0	0.0	0.0	0.6	0.3	0.0	0.2
Total Delay (s/veh)	24.0	35.6	2.4	3.3	1.0	2.5	3.7
Queue Length 50th (ft)	5	14	3	50	0	1	85
Queue Length 95th (ft)	30	43	11	92	15	m6	177
Internal Link Dist (ft)	263	966		260			302
Turn Bay Length (ft)			100		100	100	
Base Capacity (vph)	382	345	815	1611	1402	827	1609
Starvation Cap Reductn	0	0	0	780	681	0	546
Spillback Cap Reductn	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0
Reduced v/c Ratio	0.08	0.11	0.04	0.52	0.35	0.03	0.42

Intersection Summary

m Volume for 95th percentile queue is metered by upstream signal.

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	5	4	19	20	5	10	34	407	237	23	417	4
Future Volume (veh/h)	5	4	19	20	5	10	34	407	237	23	417	4
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	5	4	9	21	5	0	36	428	186	24	439	4
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	65	17	31	119	11	0	815	1552	1315	710	1535	14
Arrive On Green	0.04	0.04	0.04	0.04	0.04	0.00	0.83	0.83	0.83	0.83	0.83	0.83
Sat Flow, veh/h	371	462	833	1260	300	0	947	1870	1585	808	1850	17
Grp Volume(v), veh/h	18	0	0	26	0	0	36	428	186	24	0	443
Grp Sat Flow(s),veh/h/ln	1665	0	0	1560	0	0	947	1870	1585	808	0	1867
Q Serve(g_s), s	0.0	0.0	0.0	0.5	0.0	0.0	0.8	4.6	2.0	0.6	0.0	4.8
Cycle Q Clear(g_c), s	0.9	0.0	0.0	1.4	0.0	0.0	5.6	4.6	2.0	5.2	0.0	4.8
Prop In Lane	0.28		0.50	0.81		0.00	1.00		1.00	1.00		0.01
Lane Grp Cap(c), veh/h	113	0	0	130	0	0	815	1552	1315	710	0	1549
V/C Ratio(X)	0.16	0.00	0.00	0.20	0.00	0.00	0.04	0.28	0.14	0.03	0.00	0.29
Avail Cap(c_a), veh/h	424	0	0	419	0	0	815	1552	1315	710	0	1549
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	0.00	1.00	0.00	0.00	0.73	0.73	0.73	0.92	0.00	0.92
Uniform Delay (d), s/veh	42.2	0.0	0.0	42.4	0.0	0.0	2.3	1.7	1.5	2.3	0.0	1.7
Incr Delay (d2), s/veh	0.7	0.0	0.0	0.7	0.0	0.0	0.1	0.3	0.2	0.1	0.0	0.4
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	0.7	0.0	0.0	1.1	0.0	0.0	0.2	1.6	0.6	0.1	0.0	1.8
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	42.8	0.0	0.0	43.1	0.0	0.0	2.4	2.0	1.6	2.3	0.0	2.1
LnGrp LOS	D			D			A	A	A	A		A
Approach Vol, veh/h		18			26			650			467	
Approach Delay, s/veh		42.8			43.1			1.9			2.2	
Approach LOS		D			D			A			A	

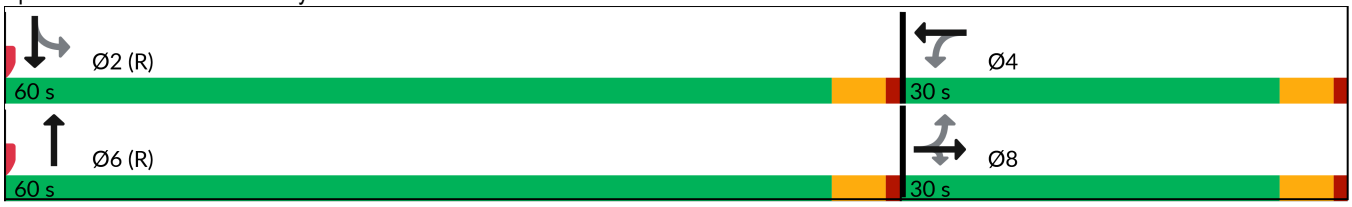
Timer - Assigned Phs		2		4		6		8				
Phs Duration (G+Y+Rc), s		80.7		9.3		80.7		9.3				
Change Period (Y+Rc), s		6.0		6.0		6.0		6.0				
Max Green Setting (Gmax), s		57.0		21.0		57.0		21.0				
Max Q Clear Time (g_c+I1), s		7.6		2.9		7.2		3.4				
Green Ext Time (p_c), s		3.9		0.0		3.3		0.1				

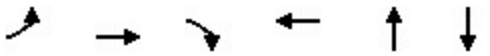
Intersection Summary												
HCM 7th Control Delay, s/veh			3.6									
HCM 7th LOS			A									

Lane Group	EBL	EBT	EBR	WBL	WBT	NBT	SBL	SBT
Lane Configurations								
Traffic Volume (vph)	43	6	141	16	0	588	6	525
Future Volume (vph)	43	6	141	16	0	588	6	525
Turn Type	Perm	NA	Perm	Perm	NA	NA	Perm	NA
Protected Phases		8			4	6		2
Permitted Phases	8		8	4			2	
Detector Phase	8	8	8	4	4	6	2	2
Switch Phase								
Minimum Initial (s)	15.0	15.0	15.0	15.0	15.0	10.0	10.0	10.0
Minimum Split (s)	22.5	22.5	22.5	22.5	22.5	22.5	22.5	22.5
Total Split (s)	30.0	30.0	30.0	30.0	30.0	60.0	60.0	60.0
Total Split (%)	33.3%	33.3%	33.3%	33.3%	33.3%	66.7%	66.7%	66.7%
Yellow Time (s)	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5
All-Red Time (s)	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
Lost Time Adjust (s)	0.0	0.0	0.0		0.0	0.0		0.0
Total Lost Time (s)	4.5	4.5	4.5		4.5	4.5		4.5
Lead/Lag								
Lead-Lag Optimize?								
Recall Mode	None	None	None	None	None	C-Max	C-Max	C-Max
Act Effct Green (s)	15.0	15.0	15.0		15.0	66.0		66.0
Actuated g/C Ratio	0.17	0.17	0.17		0.17	0.73		0.73
v/c Ratio	0.20	0.02	0.38		0.10	0.25		0.23
Control Delay (s/veh)	34.7	31.8	8.9		19.6	4.6		2.4
Queue Delay	0.0	0.0	0.0		0.0	0.2		0.0
Total Delay (s/veh)	34.7	31.8	8.9		19.6	4.8		2.4
LOS	C	C	A		B	A		A
Approach Delay (s/veh)		15.4			19.6	4.8		2.4
Approach LOS		B			B	A		A

Intersection Summary	
Cycle Length: 90	
Actuated Cycle Length: 90	
Offset: 72 (80%), Referenced to phase 2:SBTL and 6:NBT, Start of Green	
Natural Cycle: 45	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 0.38	
Intersection Signal Delay (s/veh): 5.6	Intersection LOS: A
Intersection Capacity Utilization 50.9%	ICU Level of Service A
Analysis Period (min) 15	

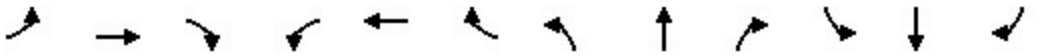
Splits and Phases: 6: County Road & Sunset Ave





Lane Group	EBL	EBT	EBR	WBT	NBT	SBT
Lane Group Flow (vph)	45	6	148	28	645	559
v/c Ratio	0.20	0.02	0.38	0.10	0.25	0.23
Control Delay (s/veh)	34.7	31.8	8.9	19.6	4.6	2.4
Queue Delay	0.0	0.0	0.0	0.0	0.2	0.0
Total Delay (s/veh)	34.7	31.8	8.9	19.6	4.8	2.4
Queue Length 50th (ft)	22	3	1	5	21	17
Queue Length 95th (ft)	54	13	53	28	96	26
Internal Link Dist (ft)		966		596	268	300
Turn Bay Length (ft)	100		100			
Base Capacity (vph)	390	527	554	447	2582	2465
Starvation Cap Reductn	0	0	0	0	1119	0
Spillback Cap Reductn	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0
Reduced v/c Ratio	0.12	0.01	0.27	0.06	0.44	0.23

Intersection Summary



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	43	6	141	16	0	10	0	588	25	6	525	0
Future Volume (veh/h)	43	6	141	16	0	10	0	588	25	6	525	0
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	0	1870	1870	1870	1870	0
Adj Flow Rate, veh/h	45	6	148	17	0	11	0	619	26	6	553	0
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Percent Heavy Veh, %	2	2	2	2	2	2	0	2	2	2	2	0
Cap, veh/h	318	311	263	189	15	90	0	2550	107	48	2542	0
Arrive On Green	0.17	0.17	0.17	0.17	0.00	0.17	0.00	1.00	1.00	1.00	1.00	0.00
Sat Flow, veh/h	1404	1870	1585	749	92	544	0	3569	146	10	3548	0
Grp Volume(v), veh/h	45	6	148	28	0	0	0	316	329	299	260	0
Grp Sat Flow(s),veh/h/ln	1404	1870	1585	1385	0	0	0	1777	1844	1856	1617	0
Q Serve(g_s), s	0.9	0.2	7.7	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Cycle Q Clear(g_c), s	2.1	0.2	7.7	1.2	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Prop In Lane	1.00		1.00	0.61		0.39	0.00		0.08	0.02		0.00
Lane Grp Cap(c), veh/h	318	311	263	294	0	0	0	1304	1353	1403	1187	0
V/C Ratio(X)	0.14	0.02	0.56	0.10	0.00	0.00	0.00	0.24	0.24	0.21	0.22	0.00
Avail Cap(c_a), veh/h	483	530	449	453	0	0	0	1304	1353	1403	1187	0
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	2.00	2.00	2.00	2.00	1.00
Upstream Filter(I)	0.99	0.99	0.99	1.00	0.00	0.00	0.00	0.85	0.85	0.97	0.97	0.00
Uniform Delay (d), s/veh	32.1	31.4	34.5	31.8	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Incr Delay (d2), s/veh	0.2	0.0	1.9	0.1	0.0	0.0	0.0	0.4	0.4	0.3	0.4	0.0
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	1.5	0.2	5.5	0.9	0.0	0.0	0.0	0.2	0.2	0.2	0.2	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	32.3	31.4	36.4	31.9	0.0	0.0	0.0	0.4	0.4	0.3	0.4	0.0
LnGrp LOS	C	C	D	C				A	A	A	A	
Approach Vol, veh/h		199			28			645			559	
Approach Delay, s/veh		35.3			31.9			0.4			0.4	
Approach LOS		D			C			A			A	

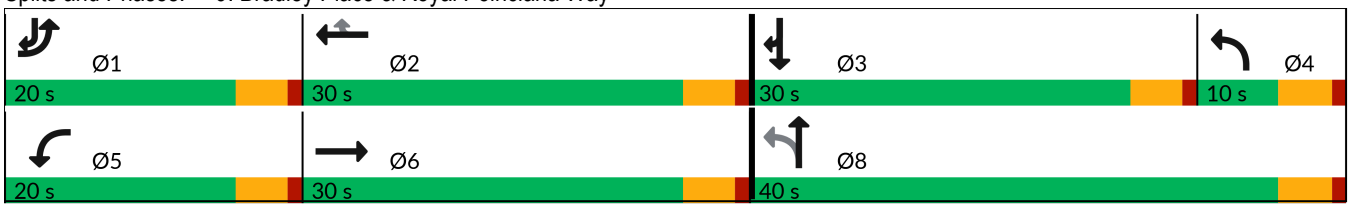
Timer - Assigned Phs		2		4		6		8				
Phs Duration (G+Y+Rc), s		70.6		19.4		70.6		19.4				
Change Period (Y+Rc), s		4.5		4.5		4.5		4.5				
Max Green Setting (Gmax), s		55.5		25.5		55.5		25.5				
Max Q Clear Time (g_c+I1), s		2.0		3.2		2.0		9.7				
Green Ext Time (p_c), s		3.8		0.1		4.6		0.5				

Intersection Summary	
HCM 7th Control Delay, s/veh	5.8
HCM 7th LOS	A

Lane Group	EBL	EBT	WBL	WBT	WBR	NBL	NBT	SBT	SBR
Lane Configurations									
Traffic Volume (vph)	520	850	53	293	76	100	213	99	255
Future Volume (vph)	520	850	53	293	76	100	213	99	255
Turn Type	Prot	NA	Prot	NA	Perm	pm+pt	NA	NA	pt+ov
Protected Phases	1	6	5	2		4	8	3	3 1
Permitted Phases					2	8			
Detector Phase	1	6	5	2	2	4	8	3	3 1
Switch Phase									
Minimum Initial (s)	15.0	20.0	15.0	20.0	20.0	5.0	15.0	15.0	
Minimum Split (s)	19.5	24.5	19.5	24.5	24.5	9.5	19.5	19.5	
Total Split (s)	20.0	30.0	20.0	30.0	30.0	10.0	40.0	30.0	
Total Split (%)	22.2%	33.3%	22.2%	33.3%	33.3%	11.1%	44.4%	33.3%	
Yellow Time (s)	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5	
All-Red Time (s)	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Total Lost Time (s)	4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5	
Lead/Lag	Lead	Lag	Lead	Lag	Lag	Lag		Lead	
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes		Yes	
Recall Mode	Max	Max	None	None	None	None	None	None	
Act Effct Green (s)	15.6	32.0	15.1	23.0	23.0	24.1	22.8	15.1	31.8
Actuated g/C Ratio	0.21	0.43	0.20	0.31	0.31	0.32	0.30	0.20	0.42
v/c Ratio	0.77	0.77	0.16	0.28	0.14	0.23	0.51	0.28	0.33
Control Delay (s/veh)	37.6	26.9	28.0	21.0	1.9	21.6	23.8	29.5	2.5
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	37.6	26.9	28.0	21.0	1.9	21.6	23.8	29.5	2.5
LOS	D	C	C	C	A	C	C	C	A
Approach Delay (s/veh)		30.3		18.4			23.2	10.0	
Approach LOS		C		B			C	B	

Intersection Summary	
Cycle Length: 90	
Actuated Cycle Length: 75	
Natural Cycle: 80	
Control Type: Semi Act-Uncoord	
Maximum v/c Ratio: 0.77	
Intersection Signal Delay (s/veh): 24.9	Intersection LOS: C
Intersection Capacity Utilization 69.7%	ICU Level of Service C
Analysis Period (min) 15	

Splits and Phases: 9: Bradley Place & Royal Poinciana Way





Lane Group	EBL	EBT	WBL	WBT	WBR	NBL	NBT	SBT	SBR
Lane Group Flow (vph)	547	1146	56	308	80	105	287	104	268
v/c Ratio	0.77	0.77	0.16	0.28	0.14	0.23	0.51	0.28	0.33
Control Delay (s/veh)	37.6	26.9	28.0	21.0	1.9	21.6	23.8	29.5	2.5
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	37.6	26.9	28.0	21.0	1.9	21.6	23.8	29.5	2.5
Queue Length 50th (ft)	134	~293	23	58	0	37	105	44	0
Queue Length 95th (ft)	#209	#436	54	91	12	74	178	88	29
Internal Link Dist (ft)		488		982			490	260	
Turn Bay Length (ft)	200		150		150				150
Base Capacity (vph)	714	1483	368	1211	625	449	867	637	967
Starvation Cap Reductn	0	0	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0	0
Reduced v/c Ratio	0.77	0.77	0.15	0.25	0.13	0.23	0.33	0.16	0.28

Intersection Summary

~ Volume exceeds capacity, queue is theoretically infinite.
Queue shown is maximum after two cycles.

95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	520	850	238	53	293	76	100	213	60	0	99	255
Future Volume (vph)	520	850	238	53	293	76	100	213	60	0	99	255
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Total Lost time (s)	4.5	4.5		4.5	4.5	4.5	4.5	4.5			4.5	4.5
Lane Util. Factor	0.97	0.95		1.00	0.95	1.00	1.00	1.00			1.00	1.00
Frt	1.00	0.97		1.00	1.00	0.85	1.00	0.97			1.00	0.85
Flt Protected	0.95	1.00		0.95	1.00	1.00	0.95	1.00			1.00	1.00
Satd. Flow (prot)	3433	3423		1770	3539	1583	1770	1801			1863	1583
Flt Permitted	0.95	1.00		0.95	1.00	1.00	0.69	1.00			1.00	1.00
Satd. Flow (perm)	3433	3423		1770	3539	1583	1285	1801			1863	1583
Peak-hour factor, PHF	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Adj. Flow (vph)	547	895	251	56	308	80	105	224	63	0	104	268
RTOR Reduction (vph)	0	24	0	0	0	54	0	13	0	0	0	162
Lane Group Flow (vph)	547	1122	0	56	308	26	105	274	0	0	104	106
Turn Type	Prot	NA		Prot	NA	Perm	pm+pt	NA			NA	pt+ov
Protected Phases	1	6		5	2		4	8			3	3 1
Permitted Phases						2	8					
Actuated Green, G (s)	15.6	32.0		8.5	24.9	24.9	23.8	23.8			15.1	30.7
Effective Green, g (s)	15.6	32.0		8.5	24.9	24.9	23.8	23.8			15.1	30.7
Actuated g/C Ratio	0.20	0.41		0.11	0.32	0.32	0.31	0.31			0.19	0.39
Clearance Time (s)	4.5	4.5		4.5	4.5	4.5	4.5	4.5			4.5	
Vehicle Extension (s)	3.0	3.0		3.0	3.0	3.0	3.0	3.0			3.0	
Lane Grp Cap (vph)	688	1407		193	1132	506	419	550			361	624
v/s Ratio Prot	c0.16	c0.33		0.03	0.09		0.01	c0.15			0.06	0.07
v/s Ratio Perm						0.02	0.06					
v/c Ratio	0.80	0.80		0.29	0.27	0.05	0.25	0.50			0.29	0.17
Uniform Delay, d1	29.6	20.1		31.9	19.7	18.3	20.4	22.1			26.8	15.3
Progression Factor	1.00	1.00		1.00	1.00	1.00	1.00	1.00			1.00	1.00
Incremental Delay, d2	9.2	4.8		0.8	0.1	0.0	0.3	0.7			0.4	0.1
Delay (s)	38.8	24.9		32.7	19.8	18.3	20.7	22.8			27.2	15.4
Level of Service	D	C		C	B	B	C	C			C	B
Approach Delay (s/veh)		29.4			21.2			22.3			18.7	
Approach LOS		C			C			C			B	

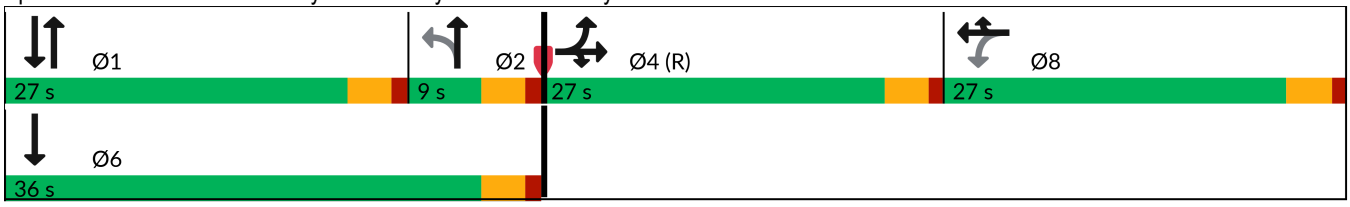
Intersection Summary			
HCM 2000 Control Delay (s/veh)	25.8	HCM 2000 Level of Service	C
HCM 2000 Volume to Capacity ratio	0.77		
Actuated Cycle Length (s)	77.8	Sum of lost time (s)	18.0
Intersection Capacity Utilization	69.7%	ICU Level of Service	C
Analysis Period (min)	15		

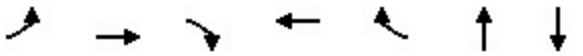
c Critical Lane Group

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	SBT	Ø1	Ø6
Lane Configurations											
Traffic Volume (vph)	386	96	274	3	72	16	155	335	242		
Future Volume (vph)	386	96	274	3	72	16	155	335	242		
Turn Type	Split	NA	Prot	Perm	NA	Prot	custom	NA	NA		
Protected Phases	4	4	4		8	8		1 2	1 6	1	6
Permitted Phases				8			2				
Detector Phase	4	4	4	8	8	8	2	1 2	1 6		
Switch Phase											
Minimum Initial (s)	15.0	15.0	15.0	5.0	5.0	5.0	10.0			10.0	20.0
Minimum Split (s)	22.5	22.5	22.5	22.5	22.5	22.5	22.5			22.5	24.0
Total Split (s)	27.0	27.0	27.0	27.0	27.0	27.0	9.0			27.0	36.0
Total Split (%)	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	10.0%			30%	40%
Yellow Time (s)	3.0	3.0	3.0	3.0	3.0	3.0	3.0			3.0	3.0
All-Red Time (s)	1.0	1.0	1.0	1.0	1.0	1.0	1.0			1.0	1.0
Lost Time Adjust (s)	0.0	0.0	0.0		0.0	0.0					
Total Lost Time (s)	4.0	4.0	4.0		4.0	4.0					
Lead/Lag							Lag			Lead	
Lead-Lag Optimize?							Yes			Yes	
Recall Mode	C-Max	C-Max	C-Max	None	None	None	None			None	None
Act Effct Green (s)	31.6	31.6	31.6		9.2	9.2		39.1	39.1		
Actuated g/C Ratio	0.35	0.35	0.35		0.10	0.10		0.43	0.43		
v/c Ratio	0.43	0.42	0.39		0.42	0.07		0.56	0.32		
Control Delay (s/veh)	28.4	28.2	5.2		44.1	0.5		20.5	4.4		
Queue Delay	0.0	0.0	0.0		0.0	0.0		0.0	0.0		
Total Delay (s/veh)	28.4	28.2	5.2		44.1	0.5		20.5	4.4		
LOS	C	C	A		D	A		C	A		
Approach Delay (s/veh)		20.0			36.4			20.5	4.4		
Approach LOS		B			D			C	A		

Intersection Summary	
Cycle Length: 90	
Actuated Cycle Length: 90	
Offset: 23 (26%), Referenced to phase 4:EBTL, Start of Green	
Natural Cycle: 90	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 0.56	
Intersection Signal Delay (s/veh): 16.9	Intersection LOS: B
Intersection Capacity Utilization 59.2%	ICU Level of Service B
Analysis Period (min) 15	

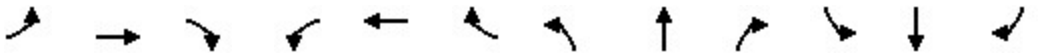
Splits and Phases: 10: County Road & Royal Poinciana Way





Lane Group	EBL	EBT	EBR	WBT	WBR	NBT	SBT
Lane Group Flow (vph)	252	255	288	79	17	558	502
v/c Ratio	0.43	0.42	0.39	0.42	0.07	0.56	0.32
Control Delay (s/veh)	28.4	28.2	5.2	44.1	0.5	20.5	4.4
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	28.4	28.2	5.2	44.1	0.5	20.5	4.4
Queue Length 50th (ft)	120	121	0	43	0	116	6
Queue Length 95th (ft)	215	216	61	83	0	158	4
Internal Link Dist (ft)		982		410		521	268
Turn Bay Length (ft)	400						
Base Capacity (vph)	590	603	742	466	485	998	1565
Starvation Cap Reductn	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0
Reduced v/c Ratio	0.43	0.42	0.39	0.17	0.04	0.56	0.32

Intersection Summary



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	386	96	274	3	72	16	155	335	40	0	242	235
Future Volume (vph)	386	96	274	3	72	16	155	335	40	0	242	235
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Total Lost time (s)	4.0	4.0	4.0		4.0	4.0		4.0			4.0	
Lane Util. Factor	0.95	0.95	1.00		1.00	1.00		0.95			0.95	
Frt	1.00	1.00	0.85		1.00	0.85		0.99			0.93	
Flt Protected	0.95	0.97	1.00		1.00	1.00		0.99			1.00	
Satd. Flow (prot)	1681	1718	1583		1859	1583		3449			3278	
Flt Permitted	0.95	0.97	1.00		0.98	1.00		0.65			1.00	
Satd. Flow (perm)	1681	1718	1583		1826	1583		2281			3278	
Peak-hour factor, PHF	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Adj. Flow (vph)	406	101	288	3	76	17	163	353	42	0	255	247
RTOR Reduction (vph)	0	0	189	0	0	15	0	6	0	0	140	0
Lane Group Flow (vph)	252	255	99	0	79	2	0	552	0	0	362	0
Turn Type	Split	NA	Prot	Perm	NA	Prot	custom	NA			NA	
Protected Phases	4	4	4		8	8		1 2			1 6	
Permitted Phases				8			2					
Actuated Green, G (s)	30.8	30.8	30.8		8.1	8.1		39.1			39.1	
Effective Green, g (s)	30.8	30.8	30.8		8.1	8.1		39.1			39.1	
Actuated g/C Ratio	0.34	0.34	0.34		0.09	0.09		0.43			0.43	
Clearance Time (s)	4.0	4.0	4.0		4.0	4.0						
Vehicle Extension (s)	3.0	3.0	3.0		3.0	3.0						
Lane Grp Cap (vph)	575	587	541		164	142		990			1424	
v/s Ratio Prot	c0.15	0.15	0.06			0.00					0.11	
v/s Ratio Perm					c0.04			c0.24				
v/c Ratio	0.44	0.43	0.18		0.48	0.01		0.56			0.25	
Uniform Delay, d1	22.9	22.9	20.8		39.0	37.3		19.0			16.2	
Progression Factor	1.00	1.00	1.00		1.00	1.00		1.00			0.51	
Incremental Delay, d2	2.4	2.3	0.7		2.2	0.0		0.7			0.1	
Delay (s)	25.3	25.2	21.5		41.2	37.3		19.7			8.3	
Level of Service	C	C	C		D	D		B			A	
Approach Delay (s/veh)		23.9			40.5			19.7			8.3	
Approach LOS		C			D			B			A	

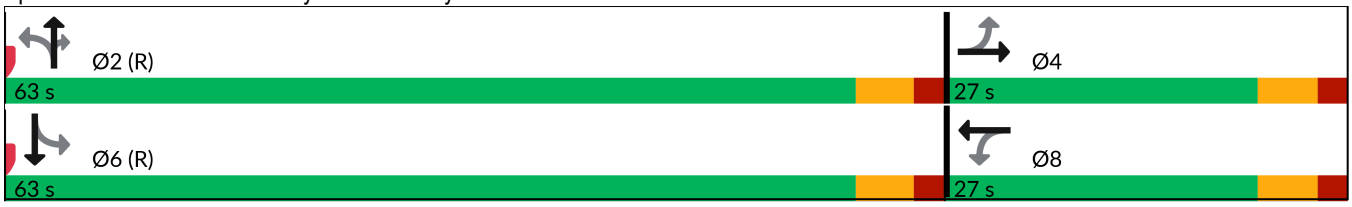
Intersection Summary			
HCM 2000 Control Delay (s/veh)	19.5	HCM 2000 Level of Service	B
HCM 2000 Volume to Capacity ratio	0.53		
Actuated Cycle Length (s)	90.0	Sum of lost time (s)	16.0
Intersection Capacity Utilization	59.2%	ICU Level of Service	B
Analysis Period (min)	15		

c Critical Lane Group

Lane Group	EBL	EBT	WBL	WBT	NBL	NBT	NBR	SBL	SBT
Lane Configurations									
Traffic Volume (vph)	6	2	20	5	28	299	191	2	509
Future Volume (vph)	6	2	20	5	28	299	191	2	509
Turn Type	Perm	NA	Perm	NA	Perm	NA	Perm	Perm	NA
Protected Phases		4		8		2			6
Permitted Phases	4		8		2		2	6	
Detector Phase	4	4	8	8	2	2	2	6	6
Switch Phase									
Minimum Initial (s)	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0
Minimum Split (s)	24.0	24.0	24.0	24.0	24.0	24.0	24.0	24.0	24.0
Total Split (s)	27.0	27.0	27.0	27.0	63.0	63.0	63.0	63.0	63.0
Total Split (%)	30.0%	30.0%	30.0%	30.0%	70.0%	70.0%	70.0%	70.0%	70.0%
Yellow Time (s)	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Lost Time Adjust (s)		0.0		0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)		6.0		6.0	6.0	6.0	6.0	6.0	6.0
Lead/Lag									
Lead-Lag Optimize?									
Recall Mode	None	None	None	None	C-Max	C-Max	C-Max	C-Max	C-Max
Act Effct Green (s)		7.2		7.2	77.8	77.8	77.8	77.8	77.8
Actuated g/C Ratio		0.08		0.08	0.86	0.86	0.86	0.86	0.86
v/c Ratio		0.29		0.30	0.04	0.20	0.14	0.00	0.34
Control Delay (s/veh)		20.5		35.7	2.5	2.4	0.7	2.0	3.5
Queue Delay		0.0		0.0	0.0	0.4	0.0	0.0	0.2
Total Delay (s/veh)		20.5		35.7	2.5	2.8	0.7	2.0	3.7
LOS		C		D	A	A	A	A	A
Approach Delay (s/veh)		20.5		35.7		2.0			3.7
Approach LOS		C		D		A			A

Intersection Summary	
Cycle Length: 90	
Actuated Cycle Length: 90	
Offset: 0 (0%), Referenced to phase 2:NBTL and 6:SBTL, Start of Green	
Natural Cycle: 50	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 0.34	
Intersection Signal Delay (s/veh): 4.6	Intersection LOS: A
Intersection Capacity Utilization 43.5%	ICU Level of Service A
Analysis Period (min) 15	

Splits and Phases: 3: Bradley Place/Bradley Pl & Sunset Ave

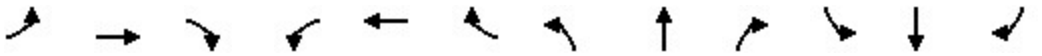




Lane Group	EBT	WBT	NBL	NBT	NBR	SBL	SBT
Lane Group Flow (vph)	47	37	29	315	201	2	547
v/c Ratio	0.29	0.30	0.04	0.20	0.14	0.00	0.34
Control Delay (s/veh)	20.5	35.7	2.5	2.4	0.7	2.0	3.5
Queue Delay	0.0	0.0	0.0	0.4	0.0	0.0	0.2
Total Delay (s/veh)	20.5	35.7	2.5	2.8	0.7	2.0	3.7
Queue Length 50th (ft)	4	14	3	34	0	0	103
Queue Length 95th (ft)	36	43	9	65	13	m1	217
Internal Link Dist (ft)	263	966		260			302
Turn Bay Length (ft)			100		100	100	
Base Capacity (vph)	395	341	726	1611	1396	917	1606
Starvation Cap Reductn	0	0	0	848	0	0	439
Spillback Cap Reductn	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0
Reduced v/c Ratio	0.12	0.11	0.04	0.41	0.14	0.00	0.47

Intersection Summary

m Volume for 95th percentile queue is metered by upstream signal.



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	6	2	37	20	5	10	28	299	191	2	509	10
Future Volume (veh/h)	6	2	37	20	5	10	28	299	191	2	509	10
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	6	2	28	21	5	0	29	315	138	2	536	11
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	55	7	55	126	17	0	724	1539	1304	818	1503	31
Arrive On Green	0.04	0.04	0.04	0.04	0.04	0.00	0.82	0.82	0.82	0.82	0.82	0.82
Sat Flow, veh/h	195	161	1246	1229	397	0	860	1870	1585	938	1826	37
Grp Volume(v), veh/h	36	0	0	26	0	0	29	315	138	2	0	547
Grp Sat Flow(s),veh/h/ln	1602	0	0	1626	0	0	860	1870	1585	938	0	1864
Q Serve(g_s), s	0.7	0.0	0.0	0.0	0.0	0.0	0.8	3.2	1.5	0.0	0.0	6.6
Cycle Q Clear(g_c), s	1.9	0.0	0.0	1.3	0.0	0.0	7.4	3.2	1.5	3.3	0.0	6.6
Prop In Lane	0.17		0.78	0.81		0.00	1.00		1.00	1.00		0.02
Lane Grp Cap(c), veh/h	117	0	0	143	0	0	724	1539	1304	818	0	1534
V/C Ratio(X)	0.31	0.00	0.00	0.18	0.00	0.00	0.04	0.20	0.11	0.00	0.00	0.36
Avail Cap(c_a), veh/h	414	0	0	419	0	0	724	1539	1304	818	0	1534
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	0.00	0.99	0.00	0.00	0.89	0.89	0.89	0.89	0.00	0.89
Uniform Delay (d), s/veh	42.1	0.0	0.0	41.7	0.0	0.0	2.9	1.7	1.5	2.0	0.0	2.0
Incr Delay (d2), s/veh	1.5	0.0	0.0	0.6	0.0	0.0	0.1	0.3	0.1	0.0	0.0	0.6
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	1.5	0.0	0.0	1.0	0.0	0.0	0.2	1.3	0.5	0.0	0.0	2.6
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	43.5	0.0	0.0	42.3	0.0	0.0	3.0	2.0	1.7	2.1	0.0	2.6
LnGrp LOS	D			D			A	A	A	A		A
Approach Vol, veh/h		36			26			482			549	
Approach Delay, s/veh		43.5			42.3			1.9			2.6	
Approach LOS		D			D			A			A	

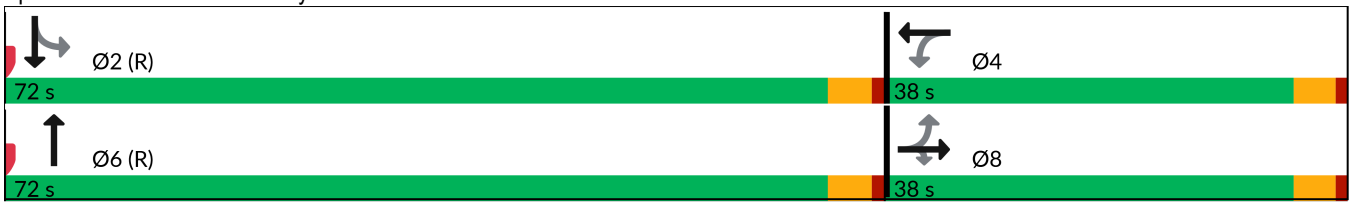
Timer - Assigned Phs		2		4		6		8				
Phs Duration (G+Y+Rc), s		80.1		9.9		80.1		9.9				
Change Period (Y+Rc), s		6.0		6.0		6.0		6.0				
Max Green Setting (Gmax), s		57.0		21.0		57.0		21.0				
Max Q Clear Time (g_c+I1), s		9.4		3.9		8.6		3.3				
Green Ext Time (p_c), s		2.8		0.1		4.2		0.1				

Intersection Summary												
HCM 7th Control Delay, s/veh			4.6									
HCM 7th LOS			A									

Lane Group	EBL	EBT	EBR	WBL	WBT	NBT	SBL	SBT
Lane Configurations								
Traffic Volume (vph)	46	10	109	21	0	520	4	641
Future Volume (vph)	46	10	109	21	0	520	4	641
Turn Type	Perm	NA	Perm	Perm	NA	NA	Perm	NA
Protected Phases		8			4	6		2
Permitted Phases	8		8	4			2	
Detector Phase	8	8	8	4	4	6	2	2
Switch Phase								
Minimum Initial (s)	15.0	15.0	15.0	15.0	15.0	10.0	10.0	10.0
Minimum Split (s)	22.5	22.5	22.5	22.5	22.5	22.5	22.5	22.5
Total Split (s)	38.0	38.0	38.0	38.0	38.0	72.0	72.0	72.0
Total Split (%)	34.5%	34.5%	34.5%	34.5%	34.5%	65.5%	65.5%	65.5%
Yellow Time (s)	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5
All-Red Time (s)	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
Lost Time Adjust (s)	0.0	0.0	0.0		0.0	0.0		0.0
Total Lost Time (s)	4.5	4.5	4.5		4.5	4.5		4.5
Lead/Lag								
Lead-Lag Optimize?								
Recall Mode	None	None	None	None	None	C-Max	C-Max	C-Max
Act Effct Green (s)	15.0	15.0	15.0		15.0	86.0		86.0
Actuated g/C Ratio	0.14	0.14	0.14		0.14	0.78		0.78
v/c Ratio	0.23	0.04	0.37		0.18	0.21		0.26
Control Delay (s/veh)	45.7	41.9	11.5		29.4	3.4		2.0
Queue Delay	0.0	0.0	0.0		0.0	0.3		0.2
Total Delay (s/veh)	45.7	41.9	11.5		29.4	3.8		2.2
LOS	D	D	B		C	A		A
Approach Delay (s/veh)		22.9			29.4	3.8		2.2
Approach LOS		C			C	A		A

Intersection Summary	
Cycle Length: 110	
Actuated Cycle Length: 110	
Offset: 96 (87%), Referenced to phase 2:SBTL and 6:NBT, Start of Green	
Natural Cycle: 45	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 0.37	
Intersection Signal Delay (s/veh): 6.0	Intersection LOS: A
Intersection Capacity Utilization 54.1%	ICU Level of Service A
Analysis Period (min) 15	

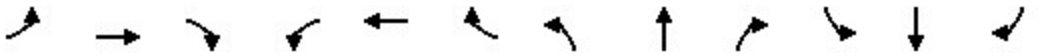
Splits and Phases: 6: County Road & Sunset Ave





Lane Group	EBL	EBT	EBR	WBT	NBT	SBT
Lane Group Flow (vph)	48	11	115	40	568	679
v/c Ratio	0.23	0.04	0.37	0.18	0.21	0.26
Control Delay (s/veh)	45.7	41.9	11.5	29.4	3.4	2.0
Queue Delay	0.0	0.0	0.0	0.0	0.3	0.2
Total Delay (s/veh)	45.7	41.9	11.5	29.4	3.8	2.2
Queue Length 50th (ft)	31	7	0	14	42	27
Queue Length 95th (ft)	68	24	51	47	73	55
Internal Link Dist (ft)		966		596	268	300
Turn Bay Length (ft)	100		100			
Base Capacity (vph)	459	567	562	470	2751	2637
Starvation Cap Reductn	0	0	0	0	1543	1081
Spillback Cap Reductn	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0
Reduced v/c Ratio	0.10	0.02	0.20	0.09	0.47	0.44

Intersection Summary



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	46	10	109	21	0	17	0	520	20	4	641	0
Future Volume (veh/h)	46	10	109	21	0	17	0	520	20	4	641	0
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	0	1870	1870	1870	1870	0
Adj Flow Rate, veh/h	48	11	115	22	0	18	0	547	21	4	675	0
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Percent Heavy Veh, %	2	2	2	2	2	2	0	2	2	2	2	0
Cap, veh/h	264	255	216	144	14	88	0	2729	105	36	2720	0
Arrive On Green	0.14	0.14	0.14	0.14	0.00	0.14	0.00	1.00	1.00	1.00	1.00	0.00
Sat Flow, veh/h	1395	1870	1585	682	104	643	0	3583	134	4	3563	0
Grp Volume(v), veh/h	48	11	115	40	0	0	0	278	290	364	315	0
Grp Sat Flow(s),veh/h/ln	1395	1870	1585	1428	0	0	0	1777	1846	1865	1617	0
Q Serve(g_s), s	0.3	0.6	7.4	0.8	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Cycle Q Clear(g_c), s	2.7	0.6	7.4	2.4	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Prop In Lane	1.00		1.00	0.55		0.45	0.00		0.07	0.01		0.00
Lane Grp Cap(c), veh/h	264	255	216	245	0	0	0	1390	1444	1492	1264	0
V/C Ratio(X)	0.18	0.04	0.53	0.16	0.00	0.00	0.00	0.20	0.20	0.24	0.25	0.00
Avail Cap(c_a), veh/h	499	570	483	479	0	0	0	1390	1444	1492	1264	0
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	2.00	2.00	2.00	2.00	1.00
Upstream Filter(I)	0.99	0.99	0.99	1.00	0.00	0.00	0.00	0.68	0.68	0.97	0.97	0.00
Uniform Delay (d), s/veh	42.2	41.3	44.3	42.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Incr Delay (d2), s/veh	0.3	0.1	2.0	0.3	0.0	0.0	0.0	0.2	0.2	0.4	0.5	0.0
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	2.1	0.5	5.5	1.8	0.0	0.0	0.0	0.2	0.2	0.3	0.3	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	42.5	41.4	46.3	42.3	0.0	0.0	0.0	0.2	0.2	0.4	0.5	0.0
LnGrp LOS	D	D	D	D				A	A	A	A	
Approach Vol, veh/h		174			40			568			679	
Approach Delay, s/veh		44.9			42.3			0.2			0.4	
Approach LOS		D			D			A			A	

Timer - Assigned Phs		2		4		6		8				
Phs Duration (G+Y+Rc), s		90.5		19.5		90.5		19.5				
Change Period (Y+Rc), s		4.5		4.5		4.5		4.5				
Max Green Setting (Gmax), s		67.5		33.5		67.5		33.5				
Max Q Clear Time (g_c+I1), s		2.0		4.4		2.0		9.4				
Green Ext Time (p_c), s		4.9		0.2		3.9		0.5				

Intersection Summary	
HCM 7th Control Delay, s/veh	6.8
HCM 7th LOS	A

Lane Group	EBL	EBT	WBL	WBT	WBR	NBL	NBT	SBT	SBR
Lane Configurations									
Traffic Volume (vph)	316	437	43	809	35	413	161	45	501
Future Volume (vph)	316	437	43	809	35	413	161	45	501
Turn Type	Prot	NA	Prot	NA	Perm	pm+pt	NA	NA	pt+ov
Protected Phases	1	6	5	2		4	8	3	3 1
Permitted Phases					2	8			
Detector Phase	1	6	5	2	2	4	8	3	3 1
Switch Phase									
Minimum Initial (s)	15.0	20.0	15.0	20.0	20.0	5.0	15.0	15.0	
Minimum Split (s)	19.5	24.5	19.5	24.5	24.5	9.5	19.5	19.5	
Total Split (s)	21.0	38.0	20.0	37.0	37.0	12.0	52.0	40.0	
Total Split (%)	19.1%	34.5%	18.2%	33.6%	33.6%	10.9%	47.3%	36.4%	
Yellow Time (s)	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5	
All-Red Time (s)	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Total Lost Time (s)	4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5	
Lead/Lag	Lead	Lag	Lead	Lag	Lag	Lead		Lag	
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes		Yes	
Recall Mode	Max	Max	None	None	None	None	None	None	
Act Effct Green (s)	16.8	39.7	15.2	29.1	29.1	39.7	39.7	27.5	48.9
Actuated g/C Ratio	0.17	0.40	0.15	0.29	0.29	0.40	0.40	0.28	0.49
v/c Ratio	0.58	0.44	0.17	0.82	0.07	0.85	0.36	0.09	0.65
Control Delay (s/veh)	44.7	24.9	42.6	41.1	0.3	43.1	19.8	26.9	21.2
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	20.2
Total Delay (s/veh)	44.7	24.9	42.6	41.1	0.3	43.1	19.8	26.9	41.4
LOS	D	C	D	D	A	D	B	C	D
Approach Delay (s/veh)		31.9		39.5			34.4	40.2	
Approach LOS		C		D			C	D	

Intersection Summary	
Cycle Length: 110	
Actuated Cycle Length: 99.3	
Natural Cycle: 90	
Control Type: Semi Act-Uncoord	
Maximum v/c Ratio: 0.85	
Intersection Signal Delay (s/veh): 36.2	Intersection LOS: D
Intersection Capacity Utilization 87.5%	ICU Level of Service E
Analysis Period (min) 15	

Splits and Phases: 9: Bradley Place & Royal Poinciana Way

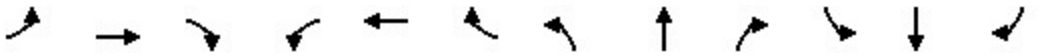




Lane Group	EBL	EBT	WBL	WBT	WBR	NBL	NBT	SBT	SBR
Lane Group Flow (vph)	333	613	45	852	37	435	260	47	527
v/c Ratio	0.58	0.44	0.17	0.82	0.07	0.85	0.36	0.09	0.65
Control Delay (s/veh)	44.7	24.9	42.6	41.1	0.3	43.1	19.8	26.9	21.2
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	20.2
Total Delay (s/veh)	44.7	24.9	42.6	41.1	0.3	43.1	19.8	26.9	41.4
Queue Length 50th (ft)	108	163	27	271	0	226	104	23	226
Queue Length 95th (ft)	164	235	64	371	0	#353	167	51	344
Internal Link Dist (ft)		488		982			490	260	
Turn Bay Length (ft)	200		150		150				150
Base Capacity (vph)	579	1387	280	1176	595	511	873	677	809
Starvation Cap Reductn	0	0	0	0	0	0	0	0	282
Spillback Cap Reductn	0	0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0	0
Reduced v/c Ratio	0.58	0.44	0.16	0.72	0.06	0.85	0.30	0.07	1.00

Intersection Summary

95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	316	437	145	43	809	35	413	161	86	0	45	501
Future Volume (vph)	316	437	145	43	809	35	413	161	86	0	45	501
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Total Lost time (s)	4.5	4.5		4.5	4.5	4.5	4.5	4.5			4.5	4.5
Lane Util. Factor	0.97	0.95		1.00	0.95	1.00	1.00	1.00			1.00	1.00
Frt	1.00	0.96		1.00	1.00	0.85	1.00	0.95			1.00	0.85
Flt Protected	0.95	1.00		0.95	1.00	1.00	0.95	1.00			1.00	1.00
Satd. Flow (prot)	3433	3407		1770	3539	1583	1770	1765			1863	1583
Flt Permitted	0.95	1.00		0.95	1.00	1.00	0.62	1.00			1.00	1.00
Satd. Flow (perm)	3433	3407		1770	3539	1583	1163	1765			1863	1583
Peak-hour factor, PHF	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Adj. Flow (vph)	333	460	153	45	852	37	435	169	91	0	47	527
RTOR Reduction (vph)	0	26	0	0	0	26	0	19	0	0	0	31
Lane Group Flow (vph)	333	587	0	45	852	11	435	241	0	0	47	496
Turn Type	Prot	NA		Prot	NA	Perm	pm+pt	NA			NA	pt+ov
Protected Phases	1	6		5	2		4	8			3	3 1
Permitted Phases						2	8					
Actuated Green, G (s)	16.8	39.7		8.3	31.2	31.2	39.7	39.7			27.6	48.9
Effective Green, g (s)	16.8	39.7		8.3	31.2	31.2	39.7	39.7			27.6	48.9
Actuated g/C Ratio	0.17	0.39		0.08	0.31	0.31	0.39	0.39			0.27	0.48
Clearance Time (s)	4.5	4.5		4.5	4.5	4.5	4.5	4.5			4.5	
Vehicle Extension (s)	3.0	3.0		3.0	3.0	3.0	3.0	3.0			3.0	
Lane Grp Cap (vph)	569	1336		145	1091	488	501	692			508	764
v/s Ratio Prot	0.10	0.17		0.03	c0.24		c0.07	0.14			0.03	c0.31
v/s Ratio Perm						0.01	c0.27					
v/c Ratio	0.59	0.44		0.31	0.78	0.02	0.87	0.35			0.09	0.65
Uniform Delay, d1	39.0	22.6		43.8	31.9	24.4	28.5	21.6			27.5	19.7
Progression Factor	1.00	1.00		1.00	1.00	1.00	1.00	1.00			1.00	1.00
Incremental Delay, d2	4.4	1.1		1.2	3.7	0.0	14.7	0.3			0.1	1.9
Delay (s)	43.3	23.6		45.0	35.6	24.4	43.2	22.0			27.5	21.6
Level of Service	D	C		D	D	C	D	C			C	C
Approach Delay (s/veh)		30.6			35.6			35.3			22.1	
Approach LOS		C			D			D			C	

Intersection Summary			
HCM 2000 Control Delay (s/veh)	31.5	HCM 2000 Level of Service	C
HCM 2000 Volume to Capacity ratio	0.85		
Actuated Cycle Length (s)	101.2	Sum of lost time (s)	18.0
Intersection Capacity Utilization	87.5%	ICU Level of Service	E
Analysis Period (min)	15		

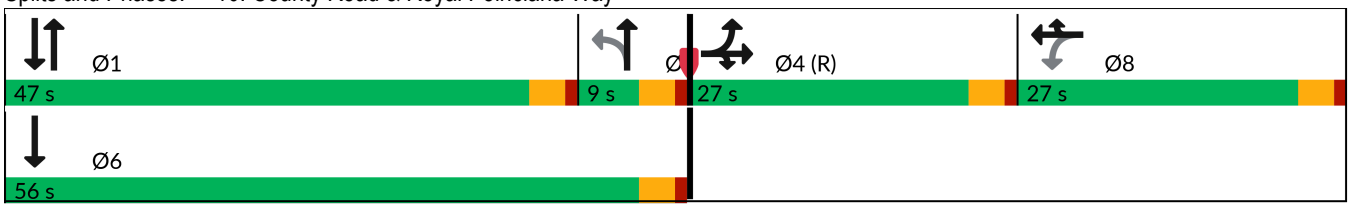
c Critical Lane Group

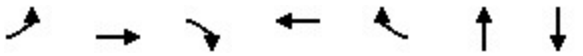
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	SBT	Ø1	Ø6
Lane Configurations											
Traffic Volume (vph)	210	80	245	25	104	23	341	324	305		
Future Volume (vph)	210	80	245	25	104	23	341	324	305		
Turn Type	Split	NA	Prot	Perm	NA	Prot	custom	NA	NA		
Protected Phases	4	4	4		8	8		1 2	1 6	1	6
Permitted Phases				8			2				
Detector Phase	4	4	4	8	8	8	2	1 2	1 6		
Switch Phase											
Minimum Initial (s)	15.0	15.0	15.0	5.0	5.0	5.0	10.0			10.0	20.0
Minimum Split (s)	22.5	22.5	22.5	22.5	22.5	22.5	22.5			22.5	24.0
Total Split (s)	27.0	27.0	27.0	27.0	27.0	27.0	9.0			47.0	56.0
Total Split (%)	24.5%	24.5%	24.5%	24.5%	24.5%	24.5%	8.2%			43%	51%
Yellow Time (s)	3.0	3.0	3.0	3.0	3.0	3.0	3.0			3.0	3.0
All-Red Time (s)	1.0	1.0	1.0	1.0	1.0	1.0	1.0			1.0	1.0
Lost Time Adjust (s)	0.0	0.0	0.0		0.0	0.0					
Total Lost Time (s)	4.0	4.0	4.0		4.0	4.0					
Lead/Lag							Lag			Lead	
Lead-Lag Optimize?							Yes			Yes	
Recall Mode	C-Max	C-Max	C-Max	None	None	None	None			None	None
Act Effct Green (s)	26.8	26.8	26.8		13.9	13.9		57.3	57.3		
Actuated g/C Ratio	0.24	0.24	0.24		0.13	0.13		0.52	0.52		
v/c Ratio	0.37	0.37	0.44		0.63	0.09		1.32dl	0.42		
Control Delay (s/veh)	39.6	39.5	7.2		58.1	0.6		26.9	17.0		
Queue Delay	0.0	0.0	0.0		0.0	0.0		0.0	0.6		
Total Delay (s/veh)	39.6	39.5	7.2		58.1	0.6		26.9	17.6		
LOS	D	D	A		E	A		C	B		
Approach Delay (s/veh)		24.7			49.5			26.9	17.6		
Approach LOS		C			D			C	B		

Intersection Summary	
Cycle Length: 110	
Actuated Cycle Length: 110	
Offset: 87 (79%), Referenced to phase 4:EBTL, Start of Green	
Natural Cycle: 90	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 0.76	
Intersection Signal Delay (s/veh): 24.7	Intersection LOS: C
Intersection Capacity Utilization 67.6%	ICU Level of Service C
Analysis Period (min) 15	

dl Defacto Left Lane. Recode with 1 though lane as a left lane.

Splits and Phases: 10: County Road & Royal Poinciana Way

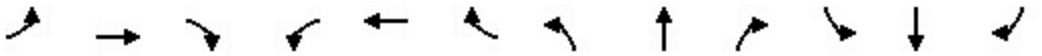




Lane Group	EBL	EBT	EBR	WBT	WBR	NBT	SBT
Lane Group Flow (vph)	150	155	258	135	24	738	798
v/c Ratio	0.37	0.37	0.44	0.63	0.09	1.32dl	0.42
Control Delay (s/veh)	39.6	39.5	7.2	58.1	0.6	26.9	17.0
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.6
Total Delay (s/veh)	39.6	39.5	7.2	58.1	0.6	26.9	17.6
Queue Length 50th (ft)	97	101	0	92	0	190	129
Queue Length 95th (ft)	165	169	67	149	0	302	198
Internal Link Dist (ft)		982		410		521	268
Turn Bay Length (ft)	400						
Base Capacity (vph)	408	420	580	355	401	969	1902
Starvation Cap Reductn	0	0	0	0	0	0	662
Spillback Cap Reductn	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0
Reduced v/c Ratio	0.37	0.37	0.44	0.38	0.06	0.76	0.64

Intersection Summary

dl Defacto Left Lane. Recode with 1 though lane as a left lane.



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	210	80	245	25	104	23	341	324	36	0	305	453
Future Volume (vph)	210	80	245	25	104	23	341	324	36	0	305	453
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Total Lost time (s)	4.0	4.0	4.0		4.0	4.0		4.0			4.0	
Lane Util. Factor	0.95	0.95	1.00		1.00	1.00		0.95			0.95	
Frt	1.00	1.00	0.85		1.00	0.85		0.99			0.91	
Flt Protected	0.95	0.98	1.00		0.99	1.00		0.98			1.00	
Satd. Flow (prot)	1681	1730	1583		1845	1583		3428			3222	
Flt Permitted	0.95	0.98	1.00		0.91	1.00		0.53			1.00	
Satd. Flow (perm)	1681	1730	1583		1698	1583		1854			3222	
Peak-hour factor, PHF	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Adj. Flow (vph)	221	84	258	26	109	24	359	341	38	0	321	477
RTOR Reduction (vph)	0	0	195	0	0	21	0	3	0	0	222	0
Lane Group Flow (vph)	150	155	63	0	135	3	0	735	0	0	576	0
Turn Type	Split	NA	Prot	Perm	NA	Prot	custom	NA			NA	
Protected Phases	4	4	4		8	8		1 2			1 6	
Permitted Phases				8			2					
Actuated Green, G (s)	26.8	26.8	26.8		13.9	13.9		57.3			57.3	
Effective Green, g (s)	26.8	26.8	26.8		13.9	13.9		57.3			57.3	
Actuated g/C Ratio	0.24	0.24	0.24		0.13	0.13		0.52			0.52	
Clearance Time (s)	4.0	4.0	4.0		4.0	4.0						
Vehicle Extension (s)	3.0	3.0	3.0		3.0	3.0						
Lane Grp Cap (vph)	409	421	385		214	200		965			1678	
v/s Ratio Prot	0.09	c0.09	0.04			0.00					0.18	
v/s Ratio Perm					c0.08			c0.40				
v/c Ratio	0.37	0.37	0.16		0.63	0.02		1.32dl			0.34	
Uniform Delay, d1	34.6	34.6	32.8		45.6	42.1		20.9			15.4	
Progression Factor	1.00	1.00	1.00		1.00	1.00		1.00			2.68	
Incremental Delay, d2	2.5	2.5	0.9		5.9	0.0		3.6			0.1	
Delay (s)	37.1	37.0	33.7		51.6	42.1		24.5			41.3	
Level of Service	D	D	C		D	D		C			D	
Approach Delay (s/veh)		35.5			50.1			24.5			41.3	
Approach LOS		D			D			C			D	

Intersection Summary			
HCM 2000 Control Delay (s/veh)	35.0	HCM 2000 Level of Service	C
HCM 2000 Volume to Capacity ratio	0.66		
Actuated Cycle Length (s)	110.0	Sum of lost time (s)	16.0
Intersection Capacity Utilization	67.6%	ICU Level of Service	C
Analysis Period (min)	15		

dl Defacto Left Lane. Recode with 1 though lane as a left lane.

c Critical Lane Group

APPENDIX D

SIGNAL TIMING SHEETS

Sunrise & County

Phase

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Walk	0	7	0	10	0	7	0	10	0	0	0	0	0	0	0	0
Ped Clearance	0	13	0	15	0	13	0	15	0	0	0	0	0	0	0	0
Min Green	0	20	0	10	0	20	7	10	0	0	0	0	0	0	0	0
Passage	5	3	5	3	5	2	3	3	0	0	0	0	0	0	0	0
Max1	35	40	35	25	0	40	20	30	0	0	0	0	0	0	0	0
Max2	40	40	40	40	40	40	40	40	0	0	0	0	0	0	0	0
Yellow	3.5	3.5	3	3.5	3	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5
Red	1	2.5	1	2.5	1	2.5	2.5	2.5	0	0	0	0	0	0	0	0

TB Coor, Day Plan

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Hour		6	11	15	19											
Minute																
Action	100	1	2	3	100											

Coordination, Pattern 1-16 [2.1]/Coordination, Alt Tables+[2.6]

Pattern	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Cycle Time	90	90	110													
Offset Time	67	58	88													
Split Number	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Seq Number	1	1	1	1	1	1	1	1	1	1	3	3	3	1	1	1
Ph Opt Alt	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Ph Time Alt	0	0	0	0	0	0	0	0	0	0	1	2	3	0	0	0

Coordination, Splits

Split Table 1	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Time		42		48		42	17	31								
Mode	NON	MAX	NON	NON	NON	MAX	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON
Coord-Ph		ON				ON										

Split Table 2	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Time		41		49		41	17	32								
Mode	NON	MAX	NON	NON	NON	MAX	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON
Coord-Ph		ON				ON										

Split Table 3	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Time		56		54		56	18	36								
Mode	NON	MAX	NON	NON	NON	MAX	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON
Coord-Ph		ON				ON										

Sunset & County

Phase

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Walk	0	10	0	10	0	10	0	10	0	0	0	0	0	0	0	0
Ped Clearance	0	10	0	16	0	10	0	16	0	0	0	0	0	0	0	0
Min Green	5	10	5	15	5	10	5	15	0	0	0	0	0	0	0	0
Passage	5	5	5	5	5	5	5	5	0	0	0	0	0	0	0	0
Max1	35	60	35	25	35	60	35	25	0	0	0	0	0	0	0	0
Max2	40	40	40	40	40	40	40	40	0	0	0	0	0	0	0	0
Yellow	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5
Red	1	1	1	1	1	1	1	1	0	0	0	0	0	0	0	0

TB Coor, Day Plan

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Hour		6	11	15	19											
Minute																
Action	100	1	2	3	100											

Coordination, Pattern 1-16 [2.1]/Coordination, Alt Tables+[2.6]

Pattern	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Cycle Time	90	90	110													
Offset Time	83	63	97													
Split Number	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Seq Number	1	1	1	1	1	1	1	1	1	1	3	3	3	1	1	1
Ph Opt Alt	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Ph Time Alt	0	0	0	0	0	0	0	0	0	0	1	2	3	0	0	0

Coordination, Splits

Split Table 1	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Time		60		30		60		30								
Mode	NON	MAX	NON	NON	NON	MAX	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON
Coord-Ph		ON				ON										

Split Table 2	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Time		56		34		56		34								
Mode	NON	MAX	NON	NON	NON	MAX	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON
Coord-Ph		ON				ON										

Split Table 3	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Time		72		38		72		38								
Mode	NON	MAX	NON	NON	NON	MAX	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON
Coord-Ph		ON				ON										

Royal Poinciana & County

Phase

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Walk	7	0	7	7	0	0	0	0	0	0	0	0	0	0	0	0
Ped Clearance	16	0	16	16	0	0	0	16	0	0	0	0	0	0	0	0
Min Green	20	5	15	10	0	0	0	0	0	0	0	0	0	0	0	0
Passage	3	3	3	3	5	5	5	5	0	0	0	0	0	0	0	0
Max1	40	20	25	20	35	60	35	25	0	0	0	0	0	0	0	0
Max2	0	0	0	0	40	40	40	40	0	0	0	0	0	0	0	0
Yellow	3	3	3	3	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5
Red	1	1	1	1	1	1	1	1	0	0	0	0	0	0	0	0

TB Coor, Day Plan

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Hour		6	11	15	19											
Minute																
Action	100	1	2	3	100											

Coordination, Pattern 1-16 [2.1]/Coordination, Alt Tables+[2.6]

Pattern	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Cycle Time	90	90	110													
Offset Time	27	63	87													
Split Number	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Seq Number	1	1	1	1	1	1	1	1	1	1	3	3	3	1	1	1
Ph Opt Alt	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Ph Time Alt	0	0	0	0	0	0	0	0	0	0	1	2	3	0	0	0

Coordination, Splits

Split Table 1	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Time	27	9	27	27												
Mode	NON	NON	MAX	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON
Coord-Ph			ON													

Split Table 2	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Time	27	9	27	27												
Mode	MAX	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON
Coord-Ph	ON															

Split Table 3	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Time	47	9	27	27												
Mode	MAX	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON
Coord-Ph	ON															

TOWN OF PALM BEACH

Information for Town Council Meeting on: August 12, 2026

To: Town Council

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

From: Planning, Zoning, & Building Staff

Re: ZON-26-0040 (ARC-26-0039) 1236 S OCEAN BLVD (COMBO) - VARIANCE
The applicant, John & Margaret Thornton (Kyle Fant, Bartholemew & Partners, architect), has filed an application requesting Town Council review and approval of a variance to expand the non-conforming third floor for an office expansion on an existing roof terrace. The Architectural Commission shall perform design review of the application. *[The Architectural Review Commission Recommendation: Implementation of the proposed variance will not cause a negative impact on the subject property. Carried 5-0.] [The Architectural Review Commission approved the project on consent. Carried 5-0.]*

Date: 7/30/2026

ATTACHMENTS

Staff Report
Letter of Intent
Plans

STRATEGIC PLAN

Strategic Priorities:
Community Culture and Character

Strategic Focus Areas:
Quality of Life
Community Preservation

FUNDING

Fee-Related

ZON-26-0040 (ARC-26-0039) 1236 S OCEAN BLVD (COMBO) - VARIANCE. The applicant, John & Margaret Thornton (Kyle Fant, Bartholemew & Partners, architect), has filed an application requesting Town Council review and approval of a variance to expand the non-conforming third floor for an office expansion on an existing roof terrace. The Architectural Commission shall perform design review of the application.

ARC-26-0039 (ZON-26-0040) 1236 S OCEAN BLVD (COMBO). The applicant, John & Margaret Thornton (Kyle Fant, Bartholemew & Partners, architect), has filed an application requesting Architectural Commission review and approval for an office expansion on an existing roof terrace and the addition of a window in the guest bathroom, which requires a variance to expand the non-conforming third floor. The Town Council shall review the application as it pertains to zoning relief/approval.

Applicant: John & Margaret Thornton
Architecture: Bartholemew & Partners

HISTORY:
This three-story single-family residence was built in 1998. It sits on a large direct oceanfront lot. The most recent changes on this parcel include the addition of tennis courts in 2017.

On July 29, 2026, ARCOM approved the modifications (5-0) and determined the variance was not detrimental to the architecture (5-0).

THE PROJECT:
The applicant has submitted plans entitled "Addition for Margaret & John Thornton 1236 S. Ocean Blvd," prepared by Bartholomew + Partners, and uploaded to EPL with the Town on 07/06/2026.

The following is the scope of work for the Project:

- An approximately 377SF office expansion at an existing roof terrace
- Addition of window at upper floor guest bathroom

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

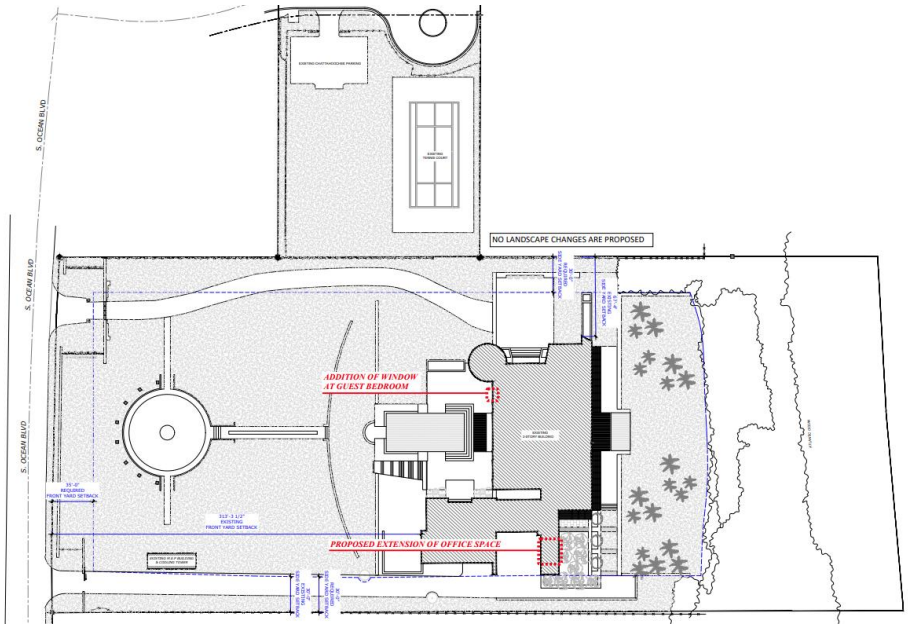
- **Variance #1: Section 134-417:** A variance for the expansion of a non-conforming 3-story house for an office addition.

Site Data			
Zoning District	R-AA	**Future Land Use**	SINGLE-FAMILY
CCR	N/A	**FEMA Flood Zone**	AE-8, X, VE
Lot Width	300’	**Lot Depth**	597’
Lot Area	218,839 SF	**Enclosed Square Footage**	18,437 SF – existing 18,814 SF - proposed
Surrounding Properties / Zoning			
North	100 Emerald Beach Way & 1230 S Ocean Blvd/ Residences | R-AA		
South	1247 S Ocean Blvd / Residence under construction | R-AA		

East	Ocean
West	S Ocean Blvd / Conservation Land | C

STAFF ANALYSIS

The applicant proposes a small 377 SF addition expanding an existing home office southward onto the rooftop terrace. Additionally, the applicant wishes to install a new westward-facing window in the upper-floor guest bathroom that is consistent with the residence's other fenestration. Neither modification is visible from the public right-of-way. Although the home is already three stories, any expansion on the third level would require a variance due to its nonconforming nature.



Proposed area of work relative to site





Third floor area of addition



West elevation with proposed new window and addition in red expanding the third floor.

The expansion of the light-filled office consists of six glass panels replicating the existing four, separated by a thicker mullion between the two spaces.

VARIANCE

The applicant is requesting to expand a three-story residence. Single family homes are only permitted to be two-stories in height. To increase the square footage of the third floor by approximately 377SF the applicant must obtain a variance from Town Council.

ZONING CODE	REQUIRED	PROPOSED	VARIANCE
VARIANCE 1: Sec. 134-417	Max 2-stories	Expand 3-stories	**377SF on third floor**

CONCLUSION

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

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

WRB:JGM:FHM
WRB

Bartholemew
+ Partners
ARCHITECTURE AND DESIGN
PROGETTO DI ARCHITETTURA

June 12th, 2026

Town of Palm Beach

Planning, Zoning, & Building Department

306 S. County Road, Palm Beach, Florida 33480

Letter of Intent: ARC-26-0039

Project Address: 1236 S Ocean Blvd, Palm Beach, FL 33480

The proposed work only pertains to architecture.

The proposed changes include:

- 377 SF office expansion at an existing roof terrace
- Addition of window at upper floor guest bathroom

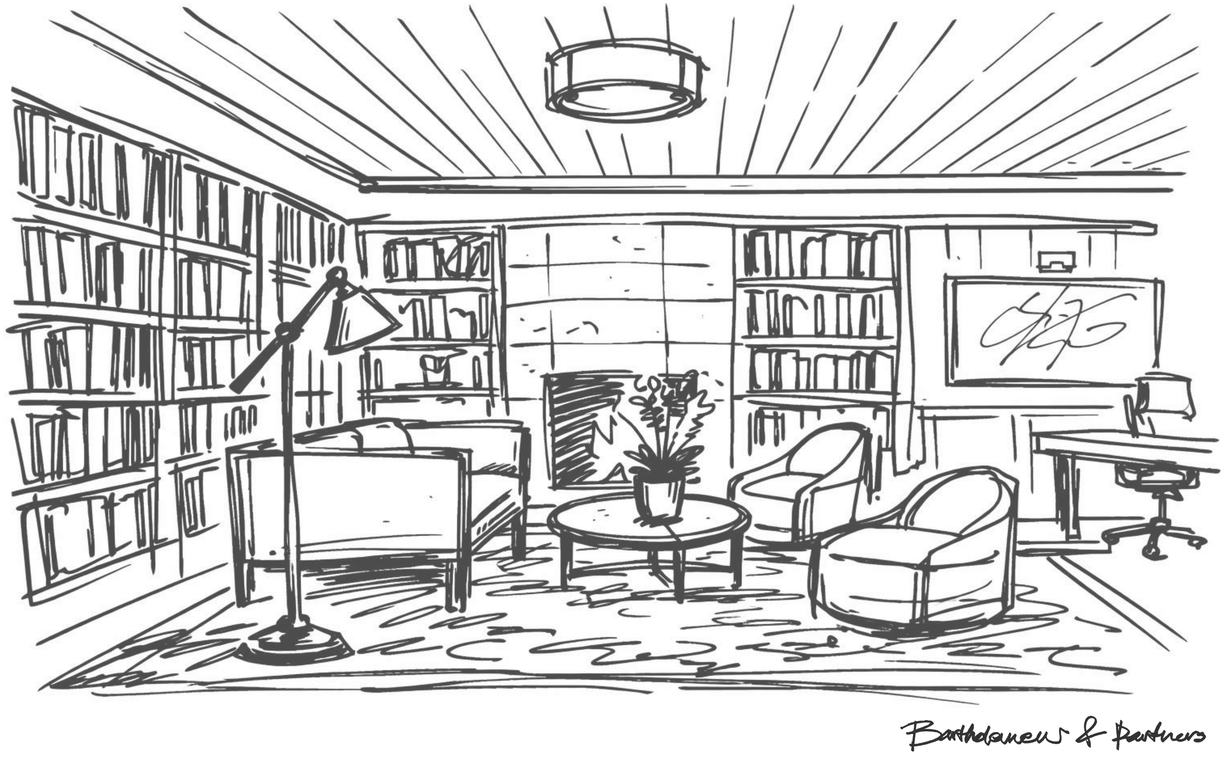
None of this work is visible from the right-of-way.

Kyle Bartholemew Fant
Architect # AR99255
AIA # 30425933

Addition for Margaret & John Thornton

1236 S. OCEAN BLVD

1236 S Ocean Blvd, Palm Beach, FL 33480



FINAL SUBMITTAL

07.06.2026

Bartholomew +Partners

THE PLAZA CENTER
251A ROYAL PALM WAY, PENTHOUSE 600A
PALM BEACH, FLORIDA 33480

T: 561 461 0108
F: 561 461 0106

FL LIC. # AA26003943

WWW.BARTHOLEMEWPARTNERS.COM

KYLE BARTHOLEMEW FANT
ARCHITECT #AR99255
INTERIOR DESIGNER #ID6422

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MEP ENGINEERING
ADDRESS: 1408 ORANGE AVENUE
FORT PIERCE, FLORIDA 34950
PHONE: 772-595-1744
E-MAIL: DMILLAR@KAMMCONSULTING.COM

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ARCOM PRESENTATION 07.29.2026
TOWN COUNCIL PRESENTATION 08.12.2026

ARC-26-0039
ZON-26-0040

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STATE OF FLORIDA
KYLE B. FANT
AR99255
REGISTERED ARCHITECT

KYLE B FANT ARCHITECT # AR99255
INTERIOR DESIGNER # ID6422
AIA # 30425933 NCARB # 87929

Revisions:

COPYRIGHT 2026: THESE DRAWINGS ARE THE INSTRUMENT OF SERVICE TO THE ARCHITECT. THEY ARE NOT PRODUCTS OF DESIGN. ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS INDICATED OR REPRESENTED BY THESE DRAWINGS ARE OWNED BY AND ARE THE PROPERTY OF BARTHOLEMEW + PARTNERS. THEY WERE CREATED, EVOLVED AND DEVELOPED FOR USE ON AND IN CONNECTION WITH THIS SPECIFIC PROJECT AND ARE NOT TO BE USED FOR ADDITIONS OR FUTURE WORK BY ANY OWNER OR BY OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION WITHOUT THE WRITTEN PERMISSION OF BARTHOLEMEW + PARTNERS.

CONSTRUCTION ADMINISTRATION: AS THE TERM IS GENERALLY UNDERSTOOD, AND THAT PART OF THE ARCHITECT'S SERVICES WHICH CONSISTS OF VISITING THE SITE AND SERVICES DURING CONSTRUCTION, INCLUDING ON-SITE MONITORING, SITE VISITS, SHOP DRAWING REVIEW, DESIGN CLARIFICATION, ETC., THE CLIENT AGREES TO INDEMNIFY AND HOLD THE ARCHITECT HARMLESS FROM ANY AND ALL LIABILITY ARISING OUT OF ACTS OR OMISSIONS IN THE PERFORMANCE OF SAID SERVICES DURING CONSTRUCTION BY THE CLIENT, AND THEIR AGENTS, EMPLOYEES, OR SUBCONTRACTORS.

Project no: 25.09.142
Date: 05.28.2026
Drawn by: M. Mendez
Project Manager: K. Fant

THE THORNTON RESIDENCE
1236 S OCEAN BLVD

Project Address:
1236 S Ocean Blvd
Palm Beach, FL 33480

SHEET NAME

COVER

SHEET NUMBER

CVR

N W E S **ARCOM**

BENCHMARK:
MAG NAIL AND DISK
EL.=6.69 NAVD

N01°15'08"E 62.36'

20'x20' F.P.L. U.E. (O.R.B. 9581, PG. 1798)

Δ=03°30'45"
A=237.77'
R=3878.54'
C.B.=N03°00'30"E

BENCHMARK:
MAG NAIL AND DISK
EL.=5.84 NAVD

℄ S. OCEAN BLVD.
(PUBLIC)
(S.R. A1A)
ASPHALT

206.58'

5' L.A.E. (P.B. 54, PG. 127)

5/8" ILLEGIBLE
0.7'S. & 3.6'W.
E.O.P.

E.O.P.

B.F.P.

CALL BOX

CONC. WALL

GATE

CONC. (TYP.)

F.P.L. PAD

VINYL SHED

C.L.F. AND WALL CORNER 0.4'S.

C.L.F. CORNER 0.2'N.

5/8" "W.S.C."

1/2", 0.3'N., 4.2'E. WALL CORNER 0.2'S.

WALL AND FENCE CORNER 0.3'S.

ARCH AND GATE

FLOOD ZONE AE (EL.7)

FLOOD ZONE X

LOT 6
BLOSSOM ESTATES
REPLAT NO. 2
(P.B. 133, PG. 33)

CONC.

SHED

GAZEBO

COLUMN (TYP.)

C.L.F. (TYP.)

CONC. WALL (TYP.)

FOUNTAIN

WALL

STEPS

ROCK AND MORTAR DRIVE

1-STORY EQUIPMENT BUILDING

COOLING TOWER

B.F.P.

CHATTAHOOCHEE DRIVE

313.3'

C.L.F. CORNER 0.2'S.

C.L.F. 0.2'N.

593.55'

LOT 1
(P.B. 45, PG. 177)

℄ EMERALD BEACH WAY
(PRIVATE)
(FORMERLY KNOWN AS
"OCEAN WOODS DRIVE")

S88°36'56"E 184.55'

5' U.E. (O.R.B. 2211, PG. 592)

10' U.E. (P.B. 33, PG. 200, P.B. 43, PG. 17 AND P.B. 45, PG.177)

U.E. AND D.E. (P.B. 33, PG. 200, P.B. 43, PG. 17 AND P.B. 45, PG. 177)

C.L.F. 0.9'S.

"DANIELS" (ON LANDSCAPE TIMBERS)

THE EAST END OF THE WALL FROM LOT 1 IS 0.2'E. OF LINE.

COLUMN 1.1'E.

COLUMN 0.9'E.

5/8", "W.S.C." SOUTH WALL FACE 0.5'N.

N01°23'04"E 250.00'

CONC. WALL

G.V.

RISER BOXES

THE WEST 6.17' WAS SUBJECT TO A WALL & LANDSCAPE AGREEMENT WITH LOT 1 PER O.R.B. 5502, PG. 831 THAT WAS TERMINATED IN 2021 BY O.R.B. 33123, PG.1627

CATCH BASIN (TYP.)

CONC. GATE MOTOR PAD

CHATTAHOOCHEE PARKING

B.F.P.

O.H.W.

VALLEY CURB

DRAIN

U.E. AND D.E. (P.B. 33, PG. 200)

U.E., D.E. AND INGRESS/EGRESS EASEMENT (P.B. 33, PG. 200, P.B. 43, PG. 17 AND P.B. 45, PG. 177)

LANDSCAPE AGREEMENT (O.R.B. 22021, PG. 828)

GRAVEL

COVERED STONE

U.E., D.E. AND INGRESS/EGRESS EASEMENT (P.B. 45, PG. 177)

LOT 2
(P.B. 45, PG. 177)

ASPHALT TENNIS COURT

RISER BOX

GATE

B.F.P.

CURB

ASPHALT

CONC. CURB

17.5' 17.5'

40' 22.55'

N88°36'56"W 170.00'

UNPLATTED

12' U.E. (P.B. 43, PG. 17)

C.L.F. CORNER 0.3'W.

C.L.F. CORNER ALONG LINE

4" PVC DRAIN AFFIXED TO WALL

COLUMN CORNER 0.3'E.

NEW MAILBOX BASE 1.6'E.

C.L.F.

STAIRS

CONC. 0.7'S.

CONC. WALK

SOUTH WALL FACE 0.1'N.

S01°23'04"W 250.00'

C.L.F. (TYP.)

WALL AND FENCE CORNER 0.7'E.

COLUMN CORNER 0.1'W.

WALL CORNER 0.2'W.

CORNER COLUMN 0.2'E.

NEW KEY PAD 1.2'E.

CORNER COLUMN 0.2'E.

WEST WALL FACE 0.5'W.

5/8", "W.S.C."

C.L.F. ALONG LINE

5/8" "DANIELS" 0.4'N

WOOD FENCE LEANING AGAINST C.L.F.

5' BEACH ACCESS EASEMENT (P.B. 43, PG. 17 AND P.B. 45, PG. 177)

5' U.E. (O.R.B. 2211, PG. 592)

10' U.E. (P.B. 33, PG. 200, P.B. 43, PG. 17)

10' U.E. (P.B. 33, PG. 200)

222.44'

LOT 3
(P.B. 45, PG. 177)

649'

C.L.F. 1.5'N.

C.L.F. 1.6'N.

C.L.F. 0.6'S.

90°

300'

6.24± ACRES

UNPLATTED

#1236
MULTI STORY RESIDENCE
U/C

1-STORY BATH BUILDING

05/05/26 POOL FORMS

COVERED

OPEN

ROCK

P

M.H.

FFE=21.38

GARAGE FLOOR=10.44

FFE=19.82

FFE=19.83

GARAGE FLOOR=13.31

GARAGE FLOOR=13.34

REFLECTING POOL

ROCK AND MORTAR DRIVE

GRASS

FFE=23.11

ARCH

(BAR)

COVERED FFE=19.86

(BASIS OF BEARINGS)
S88°36'56"E 761'±

C.C.C.L.
(O.R.B. 9951, PG. 85)
(P.B. 80, PG. 137)
8/22/97

C.L.F. 1.6'S.

C.L.F. 0.5'S.

FLOOD ZONE VE

5/8", "W.S.C."

SEAWALL CORNER 0.3'S.

WOOD FENCE 1.1'N.

0.8' CONC. SEAWALL

5/8" "DANIELS" 0.1'N

WOOD DECK

SEE SHEET 3

SEE SHEET 3

NORTH LINE GOVERNMENT LOT 1, SECTION 2/44/43

W
S N
E

0' 30' 60' 90'

SCALE: 1"=30'

17.5' 17.5'
40' 22.55'

UTILITY AND DRAINAGE EASEMENT DETAIL

17.5' 17.5'
40' 22.55'

UTILITY AND DRAINAGE AND INGRESS/EGRESS EASEMENT DETAIL

BOUNDARY SURVEY FOR:

JOHN L. THORNTON AND MARGARET B. THORNTON,
HUSBAND AND WIFE

WALLACE LAND SURVEYING, LLC
5553 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 * (561) 640-4551 LB #6598

FIELD: B.M.	JOB NO.: 275130-SE	F.B. BAFB1	PG. 65
OFFICE: M.B.	DATE: 06/10/17	DWG. NO. 275130-5-12-26	
C'K'D: M.N.	REF: 04-1405	SHEET 2	OF 3

SEE SHEET 2

SEE SHEET 2

UNPLATTED

UNPLATTED

CHATTAHOOCHEE DRIVE

CONC. WALL

FOUNTAIN

STEPS

ROCK

OPEN

05/05/26 POOL FORMS

COVERED

1-STORY BATH BUILDING

COVERED FFE=19.86

BAR

GARAGE FLOOR=10.44

FFE=21.38

GARAGE FLOOR=13.31

8.0' FFE=19.82

8.0' FFE=19.83

COLUMN (TYP.)

ARCH

ROCK AND MORTAR DRIVE

GARAGE FLOOR=13.34

#1236
MULTI STORY RESIDENCE
U/C

REFLECTING POOL

GRASS

FFE=23.11

STEPS

CONC.

WALL

C.L.F. (TYP.)

C.L.F. 0.2'S.

C.L.F. CORNER 0.2'S.

C.L.F. 0.2'N.

C.L.F. CORNER 1.1'S.

C.L.F. 0.3'S.

C.L.F. 1.5'N.

C.L.F. 1.6'N.

C.L.F. 0.6'S.

C.L.F. 1.6'S.

C.L.F. 0.5'S.

CONC. WALL 0.1'S.

593.55'

313.3'

222.44'

649'

300'

90'

90°

(BASIS OF BEARINGS)
S88°36'56"E 761'±

C.C.C.L.
(O.R.B. 9951, PG. 85)
(P.B. 80, PG. 137)
8/22/97

6.24± ACRES

FLOOD ZONE X

FLOOD ZONE VE (EL. 11)

5/8", "W.S.C."

SEAWALL CORNER 0.3'S.

WOOD FENCE 1.1'N.

0.8' CONC. SEAWALL

5/8" "DANIELS" 0.1'N

STEPS

WOOD DECK

CONC. SHOWER

S88°36'56"E 419'±

OBSERVED M.H.W.L. 6/10/17

301'±

ATLANTIC OCEAN

5' U.E. (O.R.B. 2211, PG. 592)

10' U.E. (P.B. 33, PG. 200, P.B. 43, PG. 17 AND P.B. 45, PG.177)

C.L.F. 0.9'S.

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CHATTAHOOCHEE PARKING

DRAIN

VALLEY CURB

M.H.

CALL BOX

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GRAVEL

COVERED STONE

U.E., D.E. AND INGRESS/EGRESS EASEMENT (P.B. 45, PG. 177)

LOT 2
(P.B. 45, PG. 177)

ASPHALT TENNIS COURT

RISER BOX

C.L.F. CORNER 0.3'W.

C.L.F. CORNER ALONG LINE

4" PVC DRAIN AFFIXED TO WALL

COLUMN CORNER 0.3'E.

17.5'

17.5'

CURB

ASPHALT

CONC. CURB

40'

22.55'

NEW MAILBOX BASE 1.6'E.

STAIRS

12' U.E. (P.B. 43, PG. 17)

CONC. 0.7'S.

CONC. WALK

SOUTH WALL FACE 0.1'N.

5/8", "W.S.C."

S01°23'04"W 250.00'

COLUMN CORNER 0.1'W.

WALL CORNER 0.2'W.

CORNER COLUMN 0.2'E.

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10' U.E. (P.B. 33, PG. 200)

LOT 3
(P.B. 45, PG. 177)

N88°36'56"W 170.00'

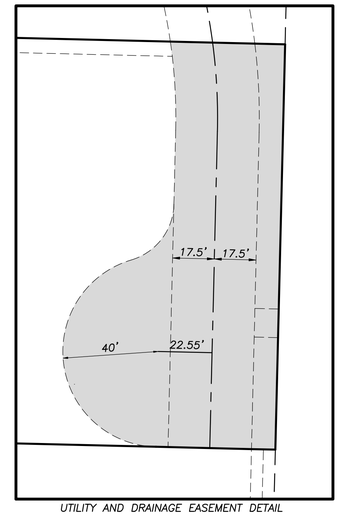
UNPLATTED

NORTH LINE GOVERNMENT LOT 1, SECTION 2/44/43

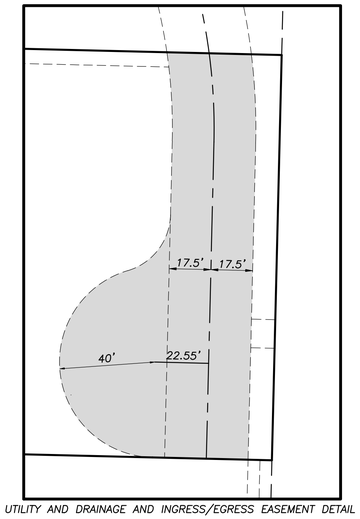
W
S
N
E

0' 30' 60' 90'

SCALE: 1"=30'



UTILITY AND DRAINAGE EASEMENT DETAIL



UTILITY AND DRAINAGE AND INGRESS/EGRESS EASEMENT DETAIL

BOUNDARY SURVEY FOR:

JOHN L. THORNTON AND MARGARET B. THORNTON, HUSBAND AND WIFE

WALLACE LAND SURVEYING, LLC
5553 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 * (561) 640-4551 LB #6598

FIELD: B.M.	JOB NO.: 275130-SE	F.B. BAFB1	PG. 65
OFFICE: M.B.	DATE: 06/10/17	DWG. NO. 275130-5-12-26	
CK'D: M.N.	REF: 04-1405	SHEET 3	OF 3

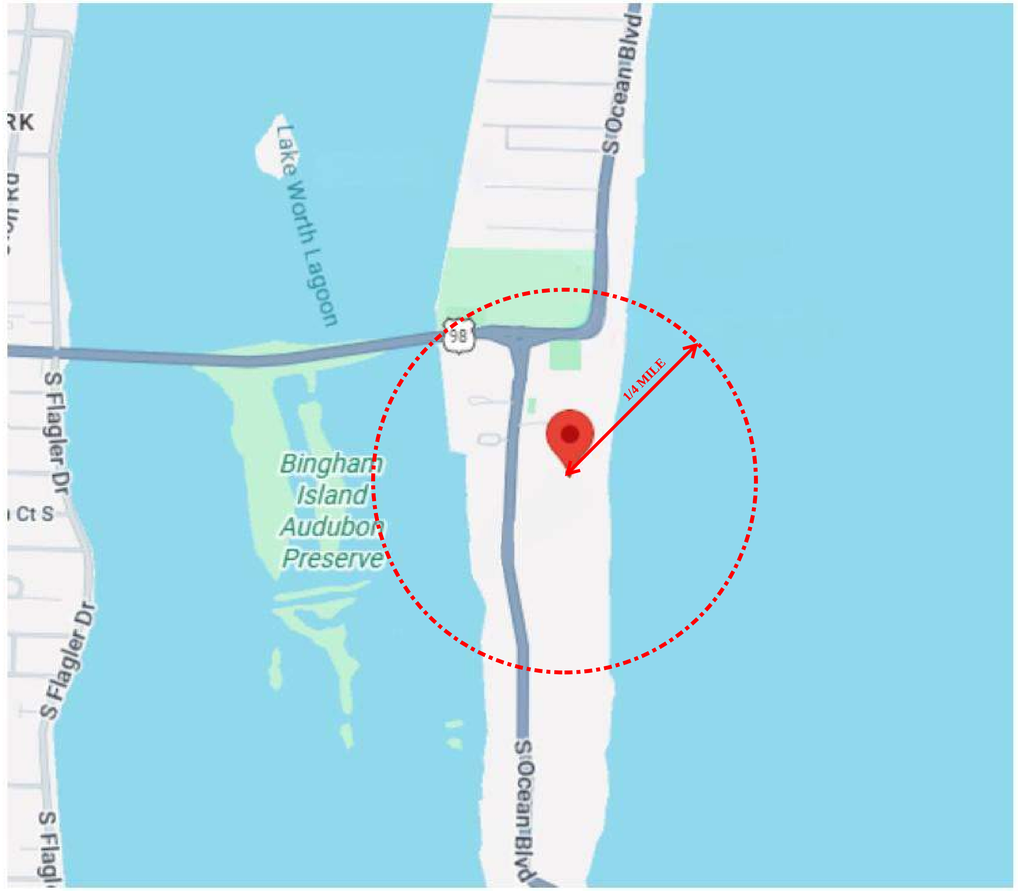
Part I

EXISTING SITE ANALYSIS

1236 S. Ocean Blvd



1 VICINITY LOCATION MAP



2 LOCATION MAP

ARC-26-0039
ZON-26-0040

Bartholemew + Partners

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EMAIL: *DMILLAR@KAMMCONSULTING.COM*

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PALM BEACH, FL 33480
PHONE NUMBER: (561)385-5426
EMAIL: NEVINBAUMAN@ME.COM

NOT FOR CONSTRUCTION

KYLE B FANT ARCHITECT # AR99255
INTERIOR DESIGNER # ID6422
AIA # 30425933 NCARB # 87929

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Project no: 25.09.142
Date: 05.28.2026
Drawn by: M. Mendez
Project Manager: K. Fant

1236 S OCEAN BLVD

Project Address:
1236 S Ocean Blvd
Palm Beach, FL 33480

SHEET NAME

VICINITY LOCATION MAP

SHEET NUMBER

SUR0.1

N W E S

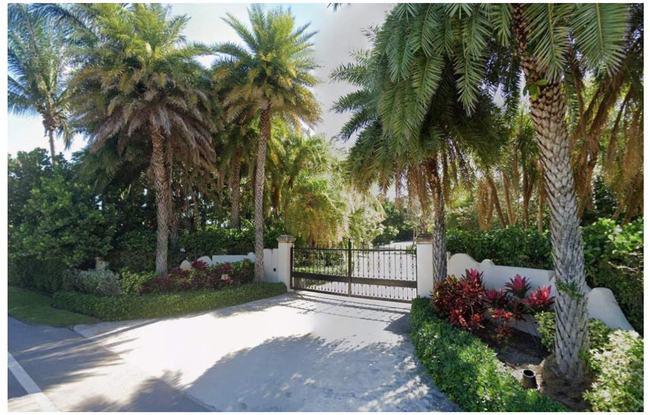
ARCOM



200 REGENTS PARK RD



100 REGENTS PARK RD



1200 S OCEAN BLVD



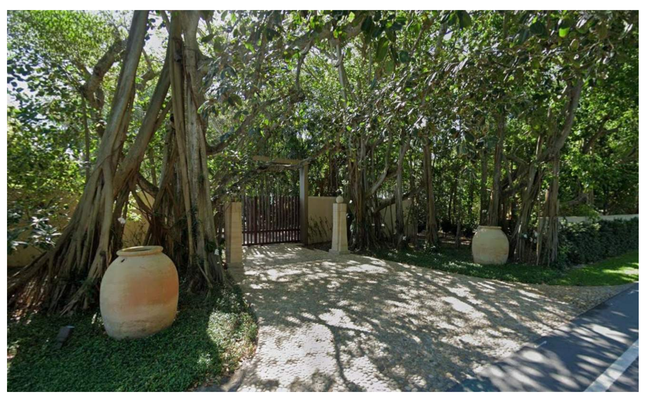
1230 S OCEAN BLVD



1230 S OCEAN BLVD



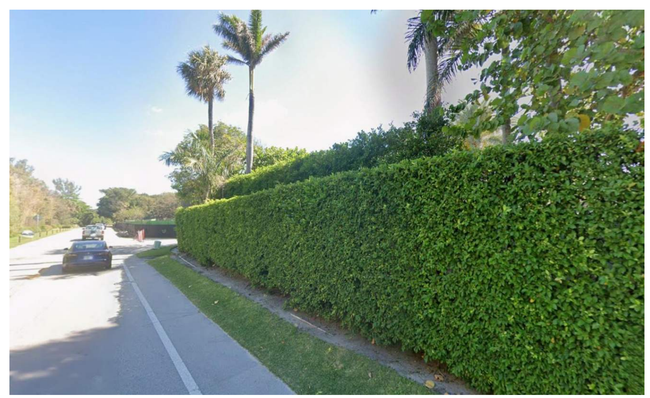
100 EMERALD BEACH WAY



1236 S OCEAN BLVD
(SUBJECT PROPERTY)



1236 S OCEAN BLVD
(SUBJECT PROPERTY)



1247 S OCEAN BLVD

ARC-26-0039
ZON-26-0040

Bartholemew + Partners

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PROGETTO DI ARCHITETTURA

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PENTHOUSE 600A
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Date: 05.28.2026
Drawn by: M. Mendez
Project Manager: K. Fant

1236 S OCEAN BLVD

Project Address:
1236 S Ocean Blvd
Palm Beach, FL 33480

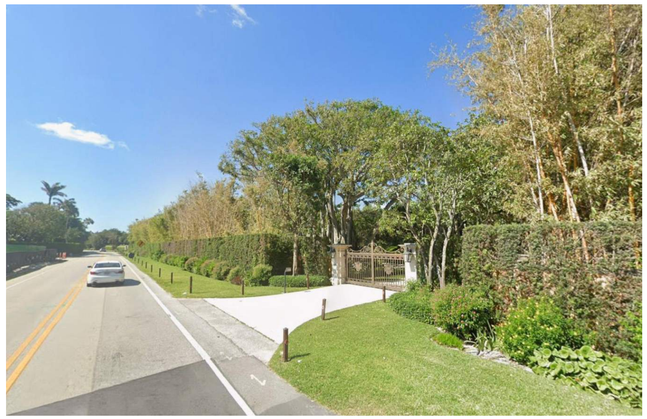
SHEET NAME

SURROUNDING BUILDING PHOTOS

SHEET NUMBER

SUR1.0

ARCOM



1255 S OCEAN BLVD



1255 S OCEAN BLVD



1275 S OCEAN BLVD



1275 S OCEAN BLVD



1265 S OCEAN BLVD



1285 S OCEAN BLVD



1285 S OCEAN BLVD



1296 S OCEAN BLVD



1296 S OCEAN BLVD

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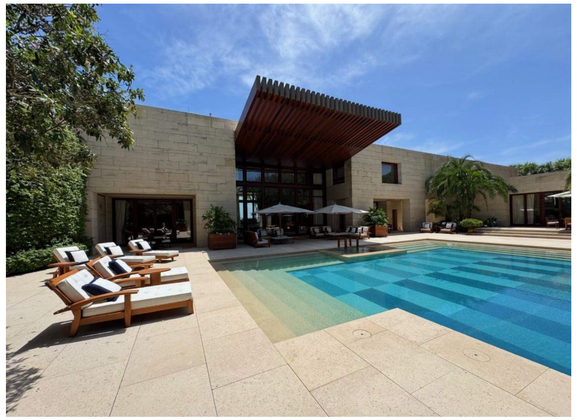
SHEET NAME

SURROUNDING BUILDING PHOTOS

SHEET NUMBER

SUR1.1

ARCOM



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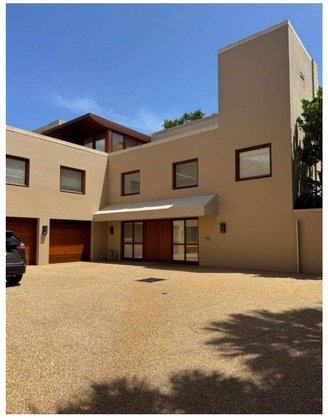

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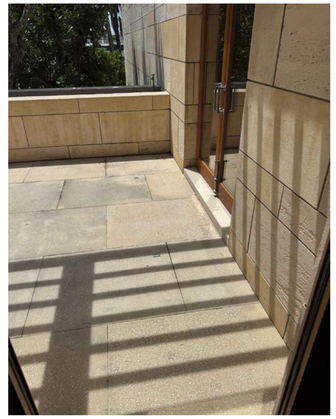

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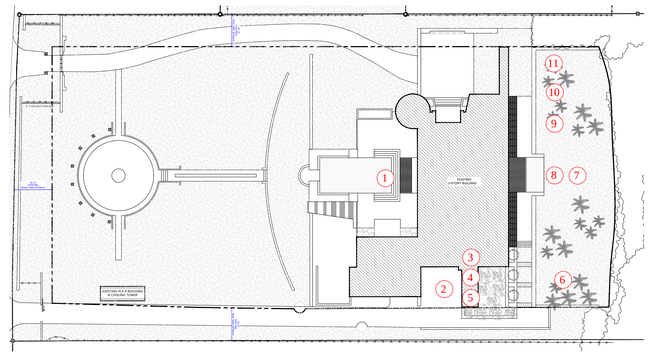
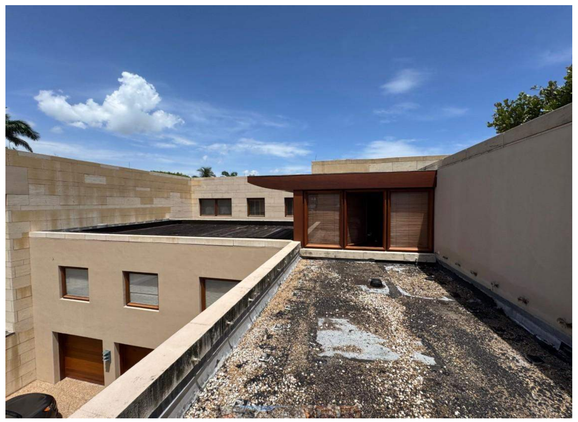


KEY PLAN



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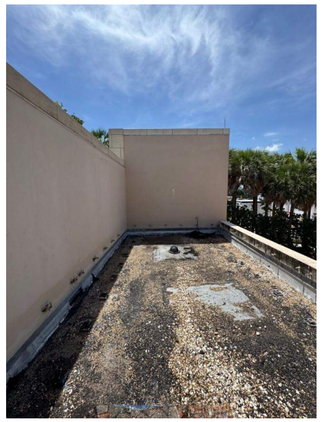

5.



6.



7.



8.



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11.

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Project no: 25.09.142
Date: 05.28.2026
Drawn by: M. Mendez
Project Manager: K. Fant

1236 S OCEAN BLVD

Project Address:
1236 S Ocean Blvd
Palm Beach, FL 33480

SHEET NAME

EXISTING EXTERIOR CONDITIONS

SHEET NUMBER

SUR1.2

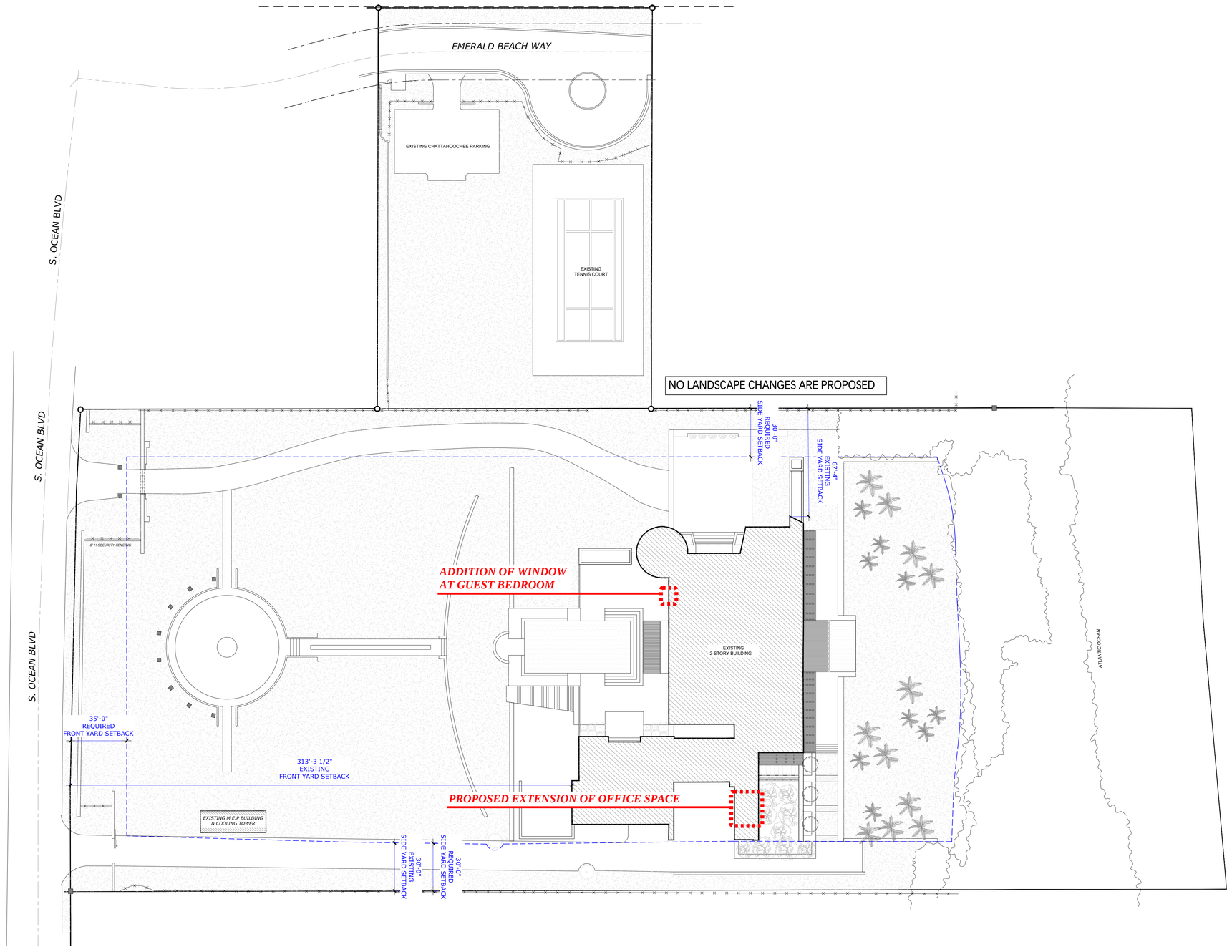
N W E S

ARCOM

Part II

PROPOSED SITE ANALYSIS

1236 S. Ocean Blvd



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

ARC-26-0039
ZON-26-0040

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THE THORNTON RESIDENCE
1236 S OCEAN BLVD

Project Address:
1236 S Ocean Blvd
Palm Beach, FL 33480

SHEET NAME

EXISTING SITE PLAN

SHEET NUMBER

SP1.0

N W E S

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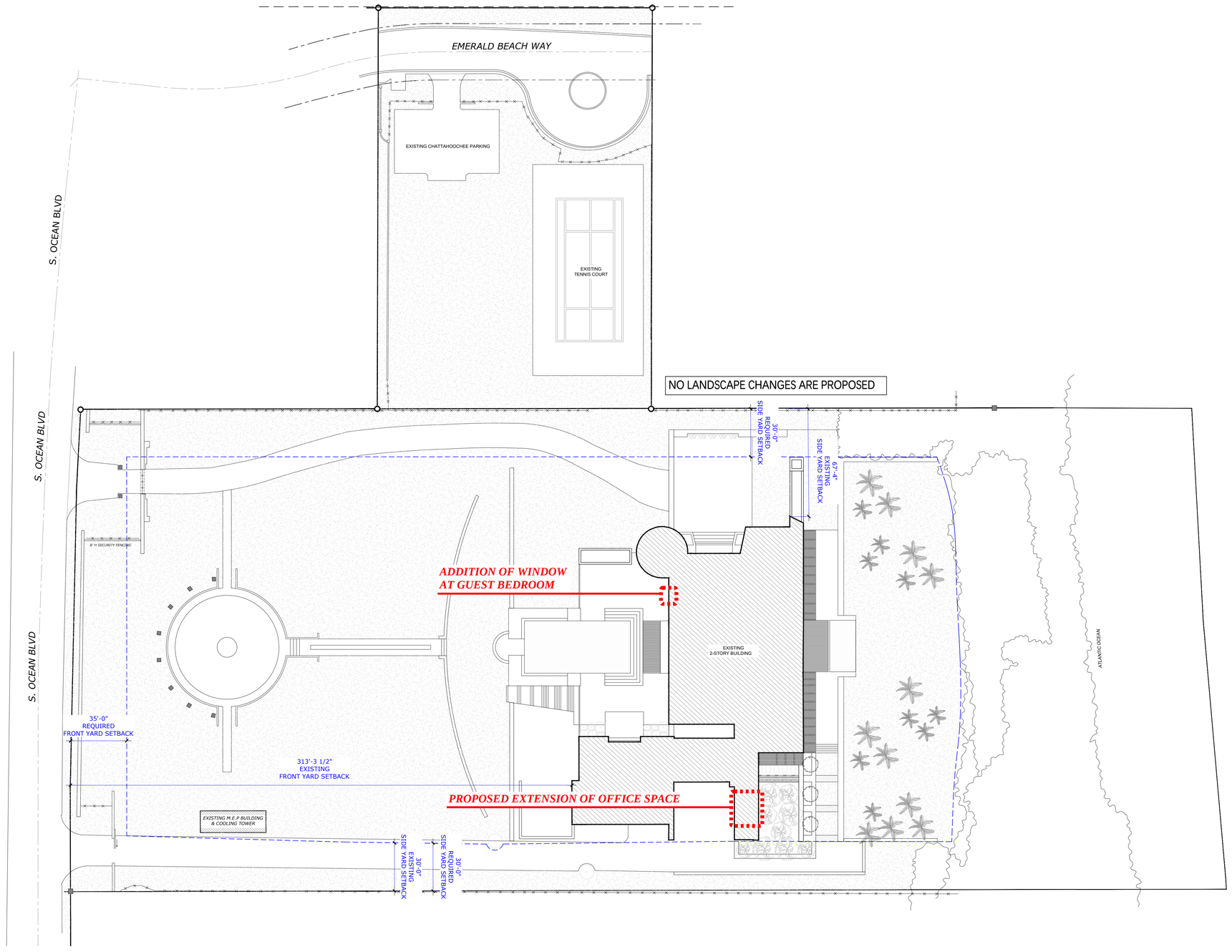

1 PROPOSED SITE PLAN (NO CHANGE)
SCALE: 1/32" = 1'-0"

ARC-26-0039
ZON-26-0040

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SHEET NAME

PROPOSED SITE PLAN

SHEET NUMBER

SP1.1

N W E S

ARCOM

Town of Palm Beach

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

Zoning Legend

Line #				
1	**Property Address:**	1236 S OCEAN BLVD		
2	**Zoning District:**	R-AA		
3	**Lot Area (sq. ft.):**	218,839 SF		
4	**Lot Width (W) & Depth (D) (ft.):**	300'-9" (W) & 597'-2" (D)		
5	**Structure Type:** (Single-Family, Multi-Family, Comm., Other)	SINGLE FAMILY		
6	**FEMA Flood Zone Designation:**	AE, X, VE		
7	**Zero Datum for point of meas. (NAVD)**	N/A		
8	**Crown of Road (COR) (NAVD)**	N/A		
9		REQ'D / PERMITTED	EXISTING	PROPOSED
10	Lot Coverage (Sq Ft and %)	25% - 54,709.75	8.14% - 17,834 SF	N/C
11	Enclosed Square Footage (1st & 2nd Fl., Basement, Accs. Structure, etc)	N/A	18,437	18,814
12	*Front Yard Setback (Ft.)	35'-0"	313.3'	N/C
13	* Side Yard Setback (1st Story) (Ft.)	30'-0"	30' (S) - 67.4' (N)	N/C
14	* Side Yard Setback (2nd Story) (Ft.)	N/A	N/A	N/A
15	*Rear Yard Setback (Ft.)	15'-0"	137'-9"	N/C
16	Angle of Vision (Deg.)	100 DEGREES	N/A	N/A
17	Building Height (Ft.)	30'-0"	25'-0"	N/C
18	Overall Building Height (Ft.)	35'-0"	27'-1/4"	N/C
19	Cubic Content Ratio (CCR) (R-B ONLY)	N/A	N/A	N/A
20	** Max. Fill Added to Site (Ft.)	N/A	N/A	N/A
21	Finished Floor Elev. (FFE)(NAVD)	N/A	N/A	N/A
22	Base Flood Elevation (BFE)(NAVD)	N/A	N/A	N/A
23	Landscape Open Space (LOS) (Sq Ft and %)	N/A	N/A	N/A
24	Perimeter LOS (Sq Ft and %)	N/A	N/A	N/A
25	Front Yard LOS (Sq Ft and %)	N/A	N/A	N/A
26	*** Native Plant Species %	*Please refer to TOPB Landscape Legend.*		

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

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

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

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

REV BF 20230626

ARC-26-0039
ZON-26-0040

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PHONE NUMBER: 772-595-1744
EMAIL: *DMILLAR@KAMMCONSULTING.COM*

NEVIN BAUMAN
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PHONE NUMBER: (561)385-5426
EMAIL: NEVINBAUMAN@ME.COM

NOT FOR CONSTRUCTION

KYLE B FANT ARCHITECT # AR99255
INTERIOR DESIGNER # ID6422
AIA # 30425933 NCARB # 87929

Revisions:

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Project no: 25.09.142
Date: 05.28.2026
Drawn by: M. Mendez
Project Manager: K. Fant

THE THORNTON RESIDENCE
1236 S OCEAN BLVD

Project Address:
1236 S Ocean Blvd
Palm Beach, FL 33480

SHEET NAME

ZONING LEGEND

SHEET NUMBER

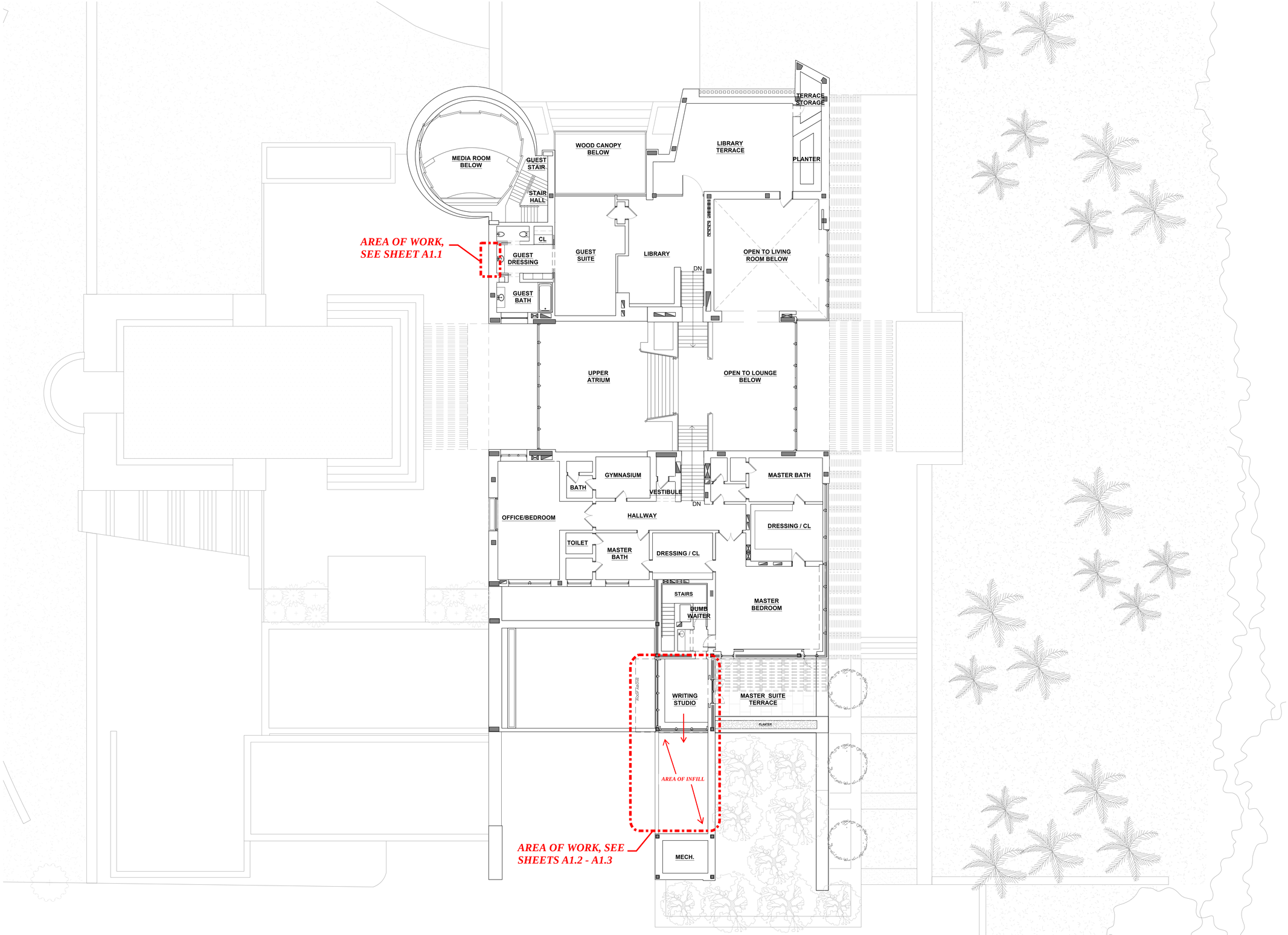
SP1.2

ARCOM

Part III

EXISTING & PROPOSED FLOOR PLANS

1236 S. Ocean Blvd



1 EXISTING OVERALL UPPER FLOOR PLAN
SCALE: 3/32" = 1'-0"

ARC-26-0039
ZON-26-0040

Bartholemew + Partners

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PROGETTO DI ARCHITETTURA

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Date: 05.28.2026
Drawn by: M. Mendez
Project Manager: K. Fant

THE THORNTON RESIDENCE
1236 S OCEAN BLVD

Project Address:
1236 S Ocean Blvd
Palm Beach, FL 33480

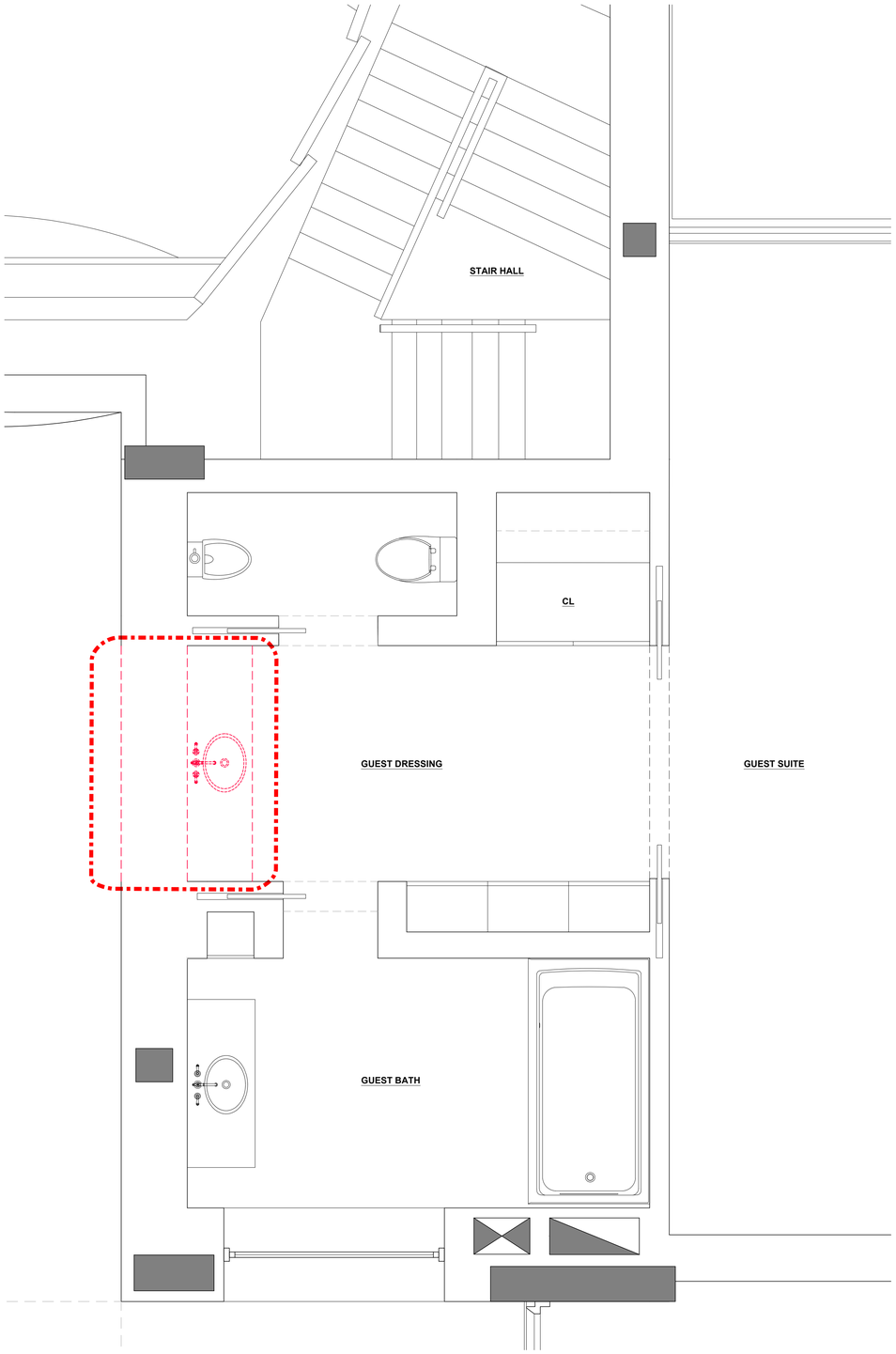
SHEET NAME

EXISTING OVERALL SECOND FLOOR PLAN

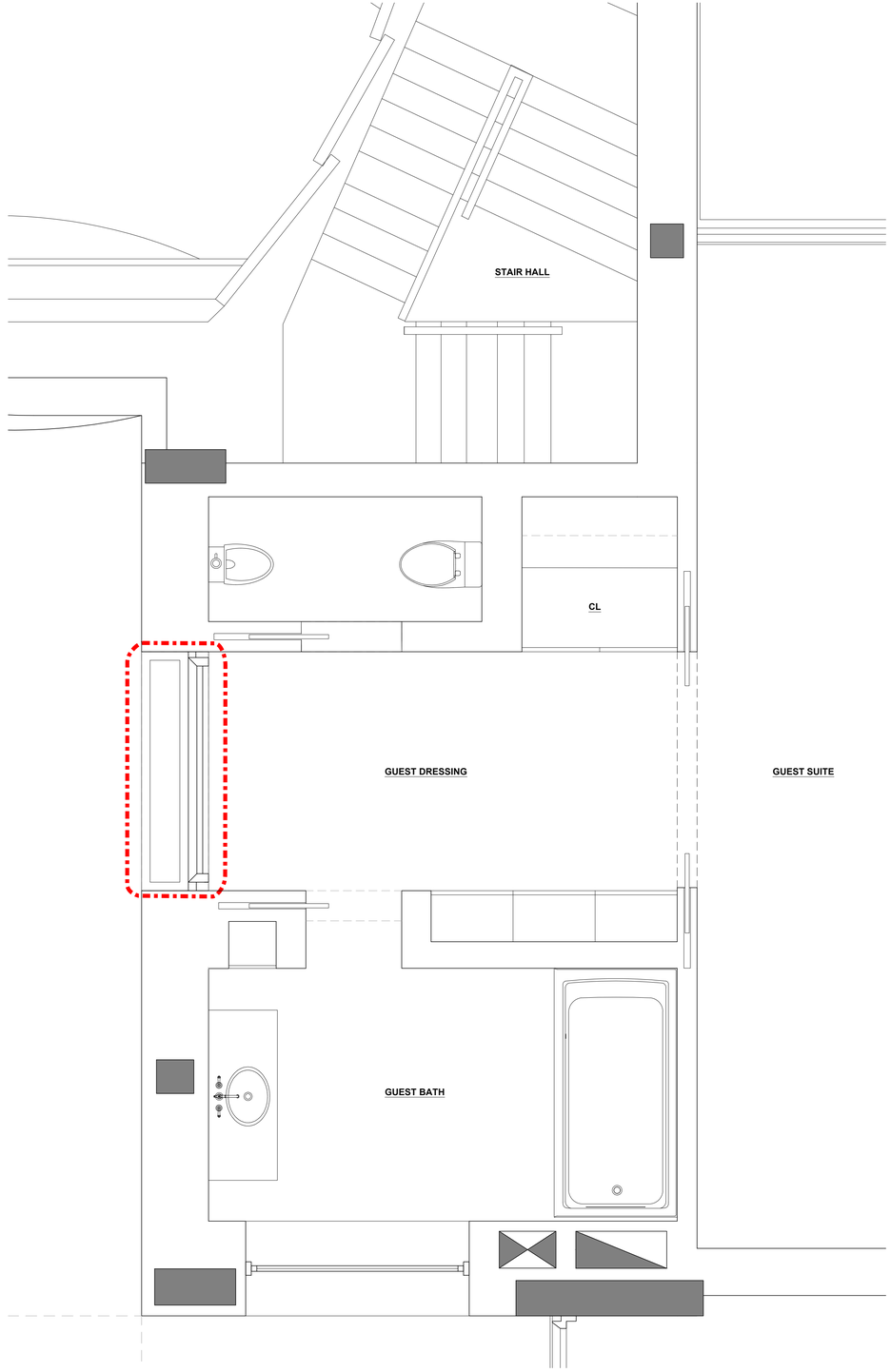
SHEET NUMBER

A1.0

N W E S ARCOM



1 ENLARGED EXISTING DEMOLITION SECOND FLOOR GUEST BATHROOM PLAN
SCALE: 1/2" = 1'-0"



2 ENLARGED PROPOSED SECOND FLOOR GUEST BATHROOM PLAN
SCALE: 1/2" = 1'-0"

ARC-26-0039
ZON-26-0040

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CONSTRUCTION SUMMARY/NOTES: AS THE TERM IS GENERALLY UNDERSTOOD, AND THAT IS BARTHOLEMEW + PARTNERS IS NOT CONTRACTED TO PROVIDE ARCHITECTURAL SERVICES DURING CONSTRUCTION, INCLUDING ON-SITE MONITORING, SITE VISITS, SHOP DRAWING REVIEW, DESIGN CLARIFICATION, ETC., THE CLIENT AGREES TO RECEIVE AND HOLD HARMLESS BARTHOLEMEW + PARTNERS FROM ANY LIABILITY ARISING FROM ACTS OR OMISSIONS IN THE PERFORMANCE OF SAID SERVICES DURING CONSTRUCTION BY THE CLIENT, AND THEIR AGENTS, EMPLOYEES, OR SUBCONTRACTORS.

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Drawn by: M. Mendez
Project Manager: K. Fant

THE THORNTON RESIDENCE
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Project Address:
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Palm Beach, FL 33480

SHEET NAME

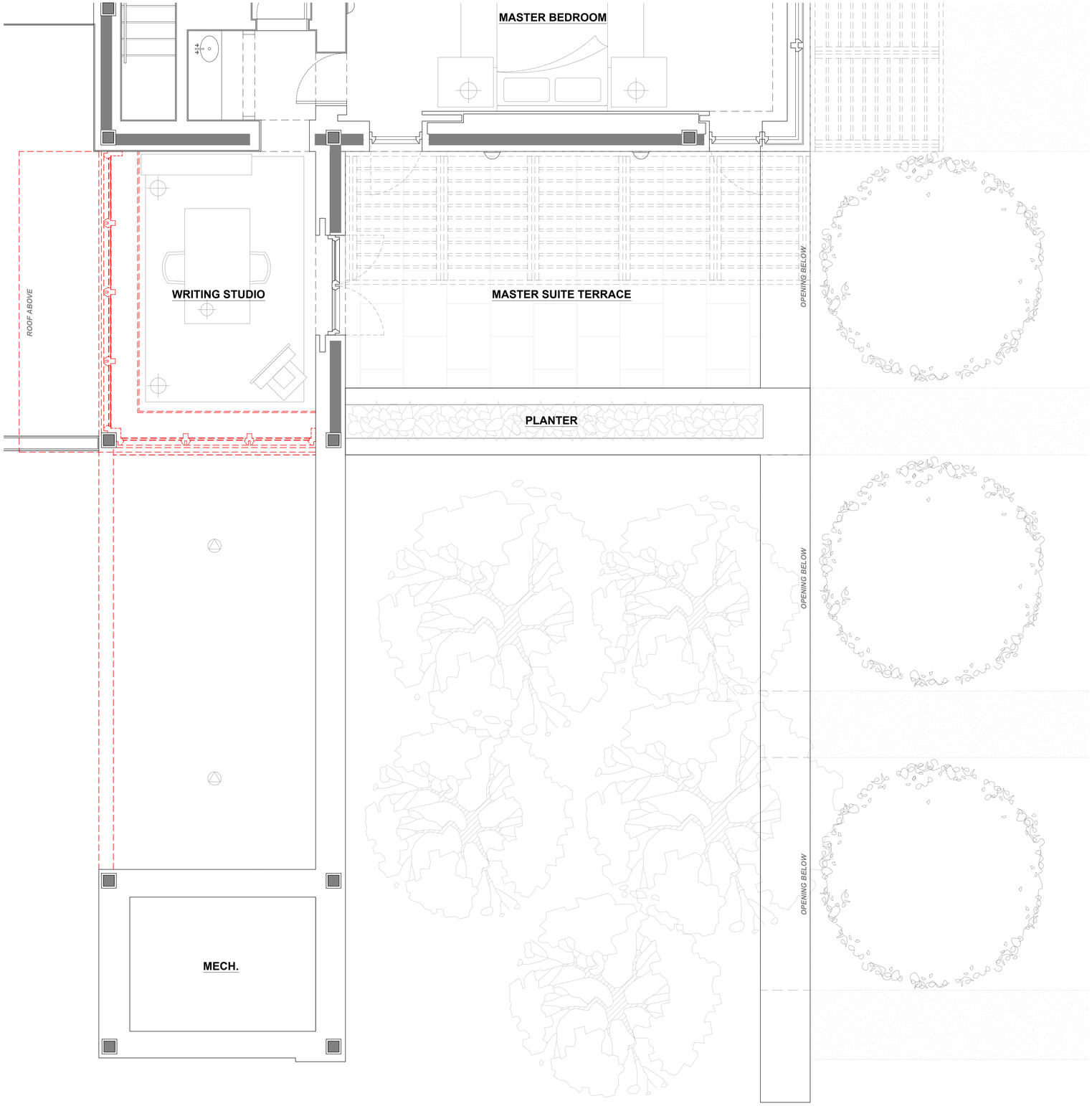
ENLARGED EXIST. / DEMO & PROPOSED SECOND FLOOR GUEST BATHROOM PLANS

SHEET NUMBER

A1.1

N W E S

ARCOM



EXISTING / DEMO WRITING STUDIO FLOOR PLAN

ARC-26-0039
ZON-26-0040

Bartholemew + Partners

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Project Manager: K. Fant

THE THORNTON RESIDENCE
1236 S OCEAN BLVD

Project Address:
1236 S Ocean Blvd
Palm Beach, FL 33480

SHEET NAME

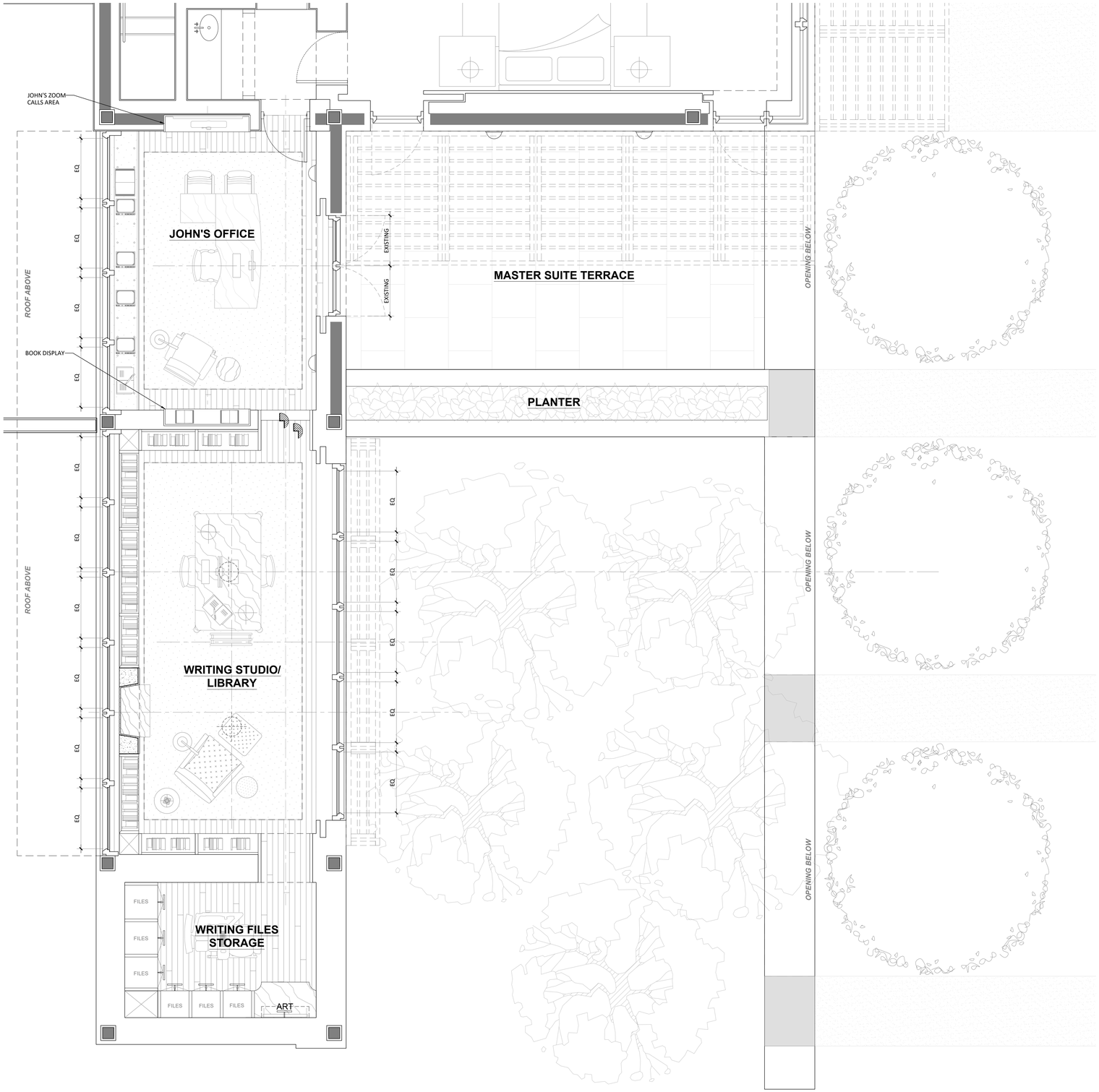
ENLARGED EXISTING / DEMOLITION WRITING STUDIO FLOOR PLAN

SHEET NUMBER

A1.2

N
W E
S

ARCOM



ENLARGED PROPOSED OFFICE FLOOR PLAN

ARC-26-0039
ZON-26-0040

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Drawn by: M. Mendez
Project Manager: K. Fant

THE THORNTON RESIDENCE
1236 S OCEAN BLVD

Project Address:
1236 S Ocean Blvd
Palm Beach, FL 33480

SHEET NAME

ENLARGED PROPOSED OFFICE FLOOR PLAN

SHEET NUMBER

A1.3

N W E S

ARCOM

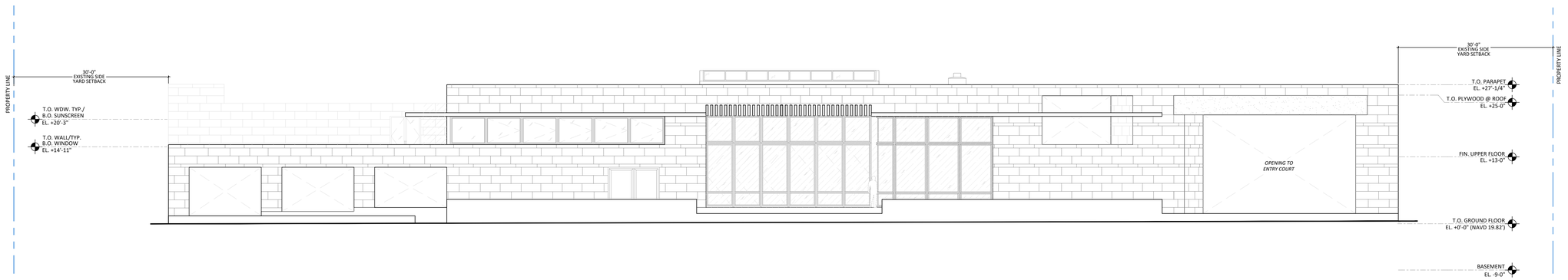
Part IV

EXISTING & PROPOSED ELEVATIONS

1236 S. Ocean Blvd



1 EXISTING DEMOLITION WEST COURTYARD ELEVATION
SCALE: 3/32" = 1'-0"



2 EXISTING EAST ELEVATION (NO VISIBLE DEMOLITION)
SCALE: 3/32" = 1'-0"

ARC-26-0039
ZON-26-0040

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Date: 05.28.2026
Drawn by: M. Mendez
Project Manager: K. Fant

THE THORNTON RESIDENCE
1236 S OCEAN BLVD

Project Address:
1236 S Ocean Blvd
Palm Beach, FL 33480

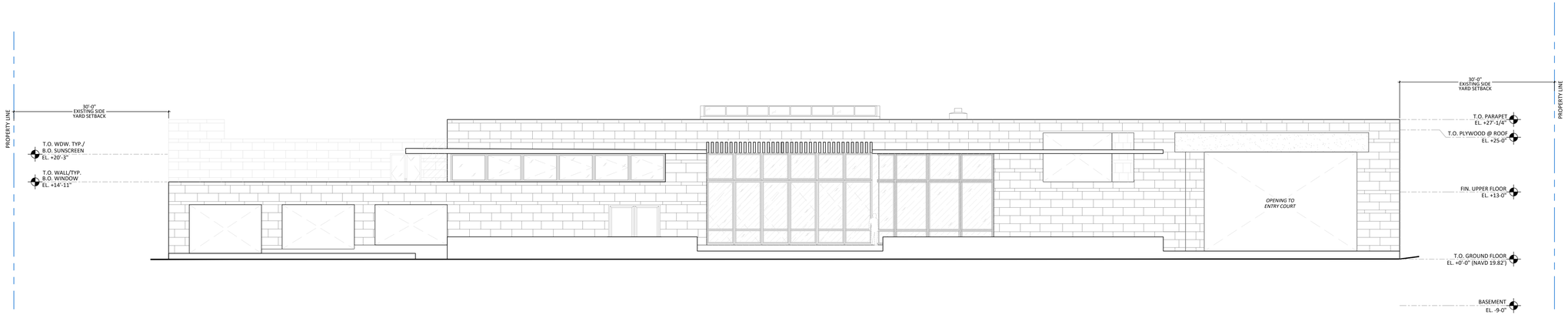
SHEET NAME

DEMOLITION ELEVATIONS

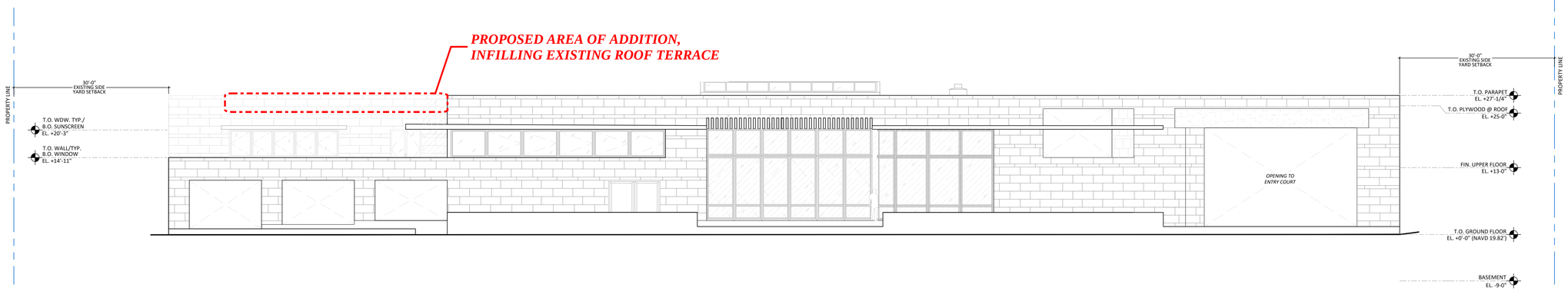
SHEET NUMBER

A2.0

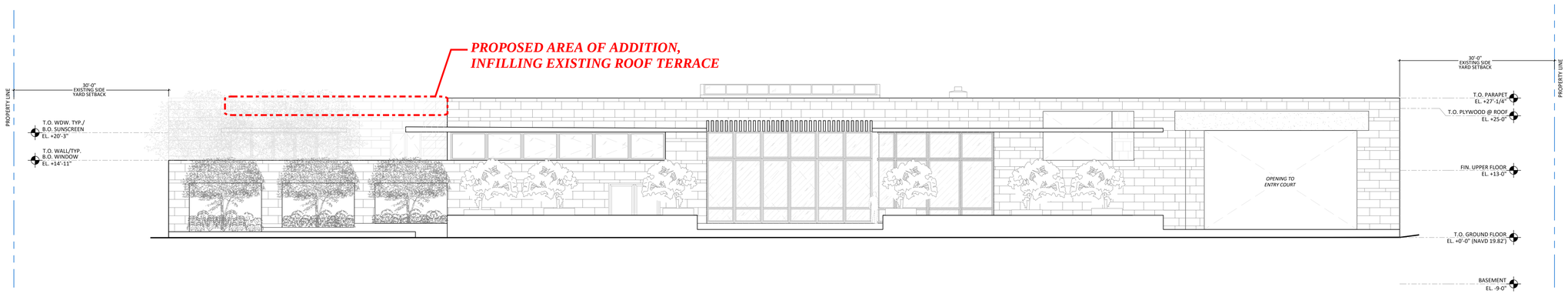
ARCOM



1 EXISTING EAST ELEVATION
SCALE: 3/32" = 1'-0"



2 PROPOSED EAST ELEVATION
SCALE: 3/32" = 1'-0"



3 PROPOSED EAST ELEVATION WITH LANDSCAPE
SCALE: 3/32" = 1'-0"

ARC-26-0039
ZON-26-0040

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SHEET NAME

EXISTING & PROPOSED EAST ELEVATIONS

SHEET NUMBER

A2.1

ARCOM



PROPOSED COLORED EAST ELEVATION



PROPOSED COLORED EAST ELEVATION WITH LANDSCAPE

ARC-26-0039
ZON-26-0040

Bartholemew + Partners

ARCHITECTURE AND DESIGN
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JCARRIER@CARRIERSCONSTRUCTION.COM

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EMAIL: NEVINBAUMAN@ME.COM

NOT FOR CONSTRUCTION

KYLE B FANT ARCHITECT # AR99255
INTERIOR DESIGNER # ID6422
AIA # 30425933 NCARB # 87929

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Project no: 25.09.142
Date: 05.28.2026
Drawn by: M. Mendez
Project Manager: K. Fant

THE THORNTON RESIDENCE
1236 S OCEAN BLVD

Project Address:
1236 S Ocean Blvd
Palm Beach, FL 33480

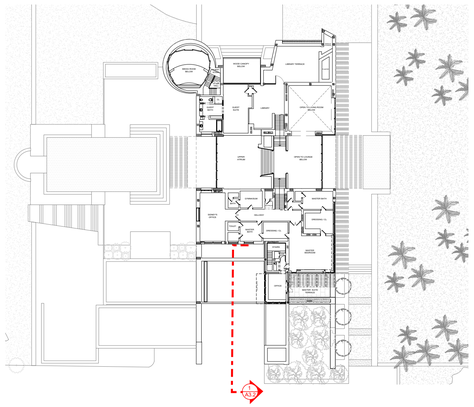
SHEET NAME

PROPOSED COLORED EAST ELEVATIONS

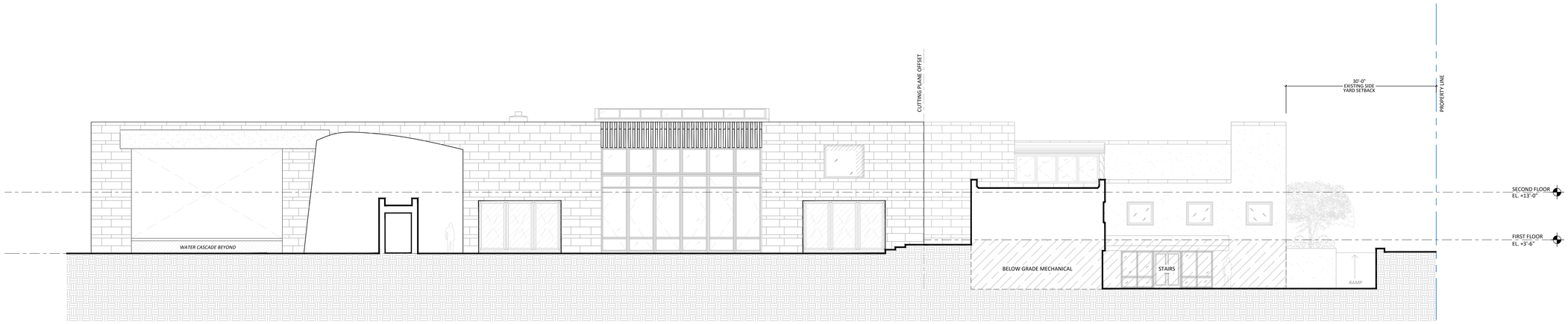
SHEET NUMBER

A2.1.1

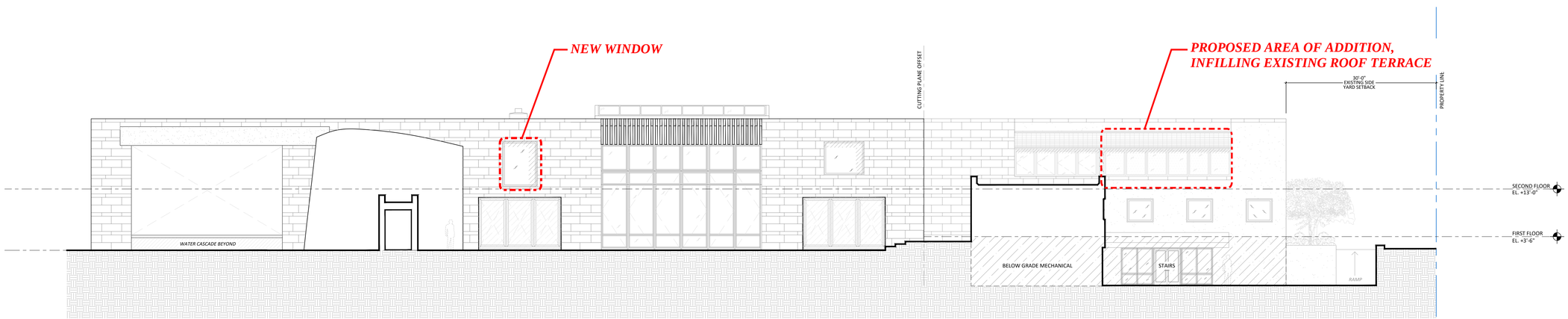
ARCOM



KEY PLAN



1 EXISTING WEST COURTYARD ELEVATION
SCALE: 3/32" = 1'-0"



2 PROPOSED WEST COURTYARD ELEVATION
SCALE: 3/32" = 1'-0"

ARC-26-0039
ZON-26-0040

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KYLE B FANT ARCHITECT # AR99255
INTERIOR DESIGNER # ID6422
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Project no: 25.09.142
Date: 05.28.2026
Drawn by: M. Mendez
Project Manager: K. Fant

THE THORNTON RESIDENCE
1236 S OCEAN BLVD

Project Address:
1236 S Ocean Blvd
Palm Beach, FL 33480

SHEET NAME

EXISTING & PROPOSED WEST ELEVATIONS

SHEET NUMBER

A2.2

ARCOM



PROPOSED COLORED WEST COURTYARD ELEVATION

ARC-26-0039
ZON-26-0040

Bartholemew + Partners

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PROGETTO DI ARCHITETTURA

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Project no: 25.09.142
Date: 05.28.2026
Drawn by: M. Mendez
Project Manager: K. Fant

THE THORNTON RESIDENCE
1236 S OCEAN BLVD

Project Address:
1236 S Ocean Blvd
Palm Beach, FL 33480

SHEET NAME

PROPOSED COLORED WEST COURTYARD ELEVATION

SHEET NUMBER

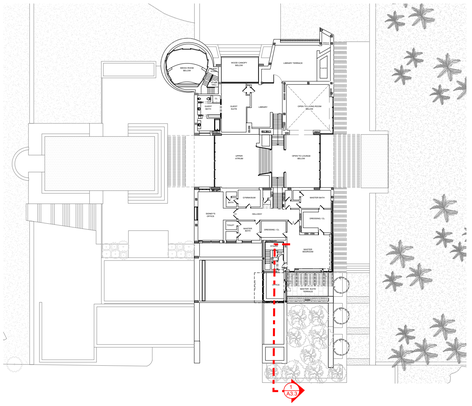
A2.2.1

ARCOM

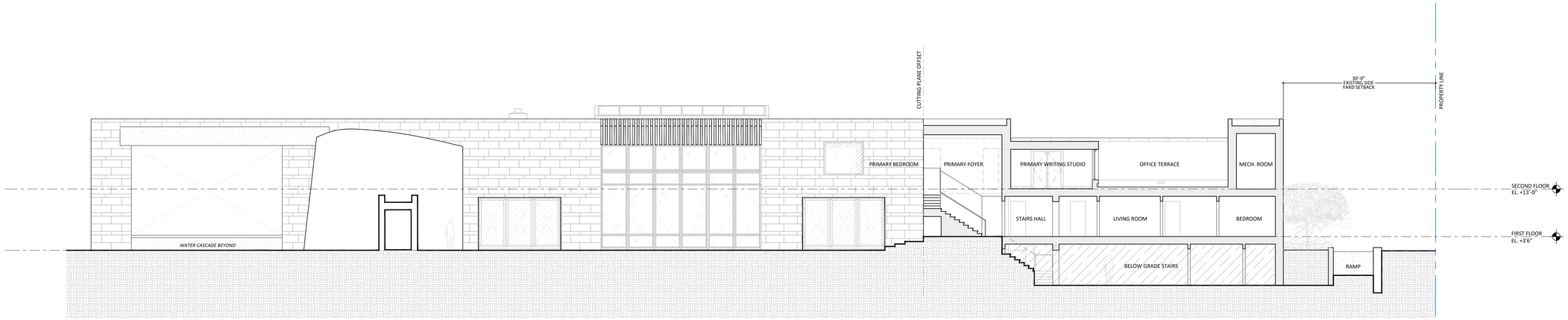
Part V

EXISTING & PROPOSED SECTIONS

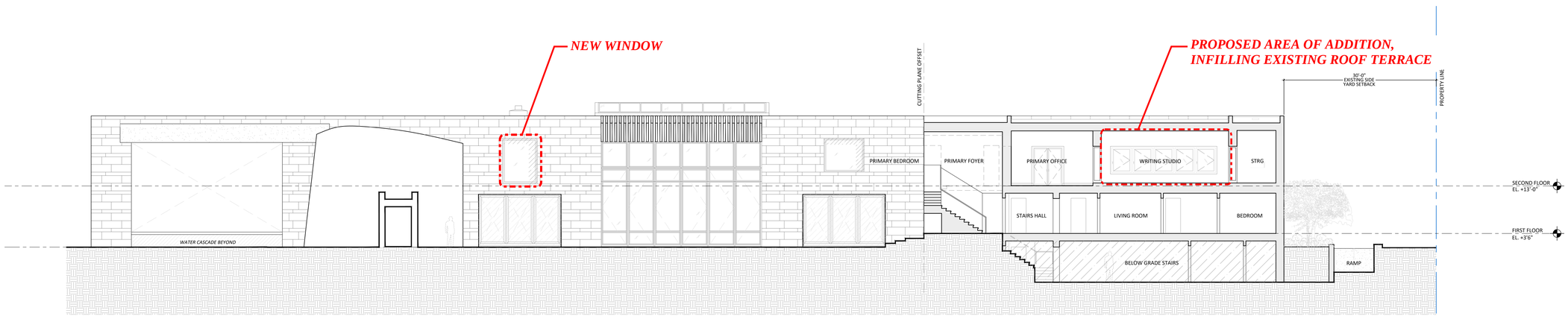
1236 S. Ocean Blvd



KEY PLAN



1 EXISTING WEST COURTYARD ELEVATION & PARTIAL SECTION
SCALE: 3/32" = 1'-0"



2 PROPOSED WEST COURTYARD ELEVATION & PARTIAL SECTION
SCALE: 3/32" = 1'-0"

ARC-26-0039
ZON-26-0040

Bartholemew + Partners

ARCHITECTURE AND DESIGN
PROGETTO DI ARCHITETTURA

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KYLE B FANT ARCHITECT # AR99255
INTERIOR DESIGNER # ID6422
AIA # 30425933 NCARB # 87929

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Project no: 25.09.142
Date: 05.28.2026
Drawn by: M. Mendez
Project Manager: K. Fant

THE THORNTON RESIDENCE
1236 S OCEAN BLVD

Project Address:
1236 S Ocean Blvd
Palm Beach, FL 33480

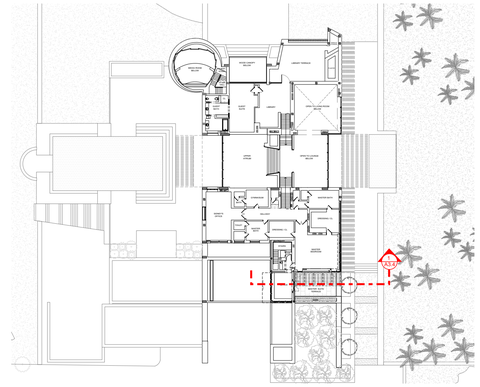
SHEET NAME

EXISTING & PROPOSED WEST ELEVATIONS

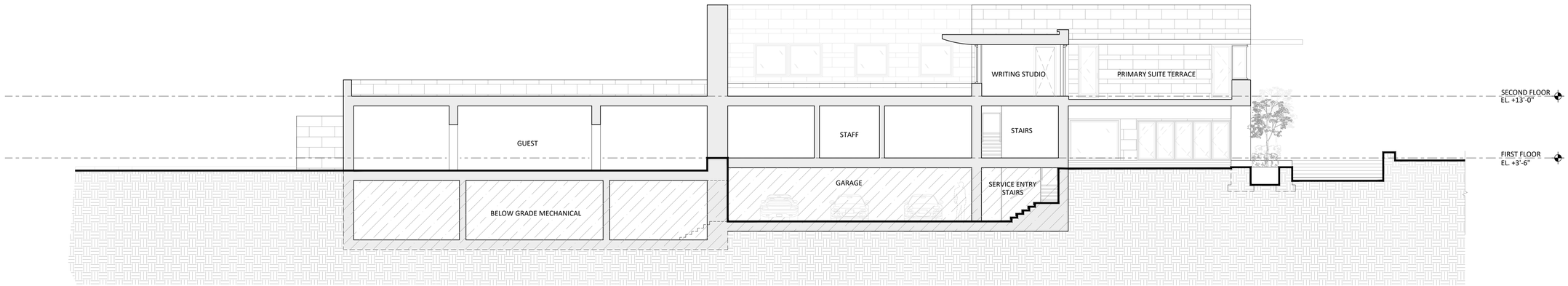
SHEET NUMBER

A3.0

ARCOM

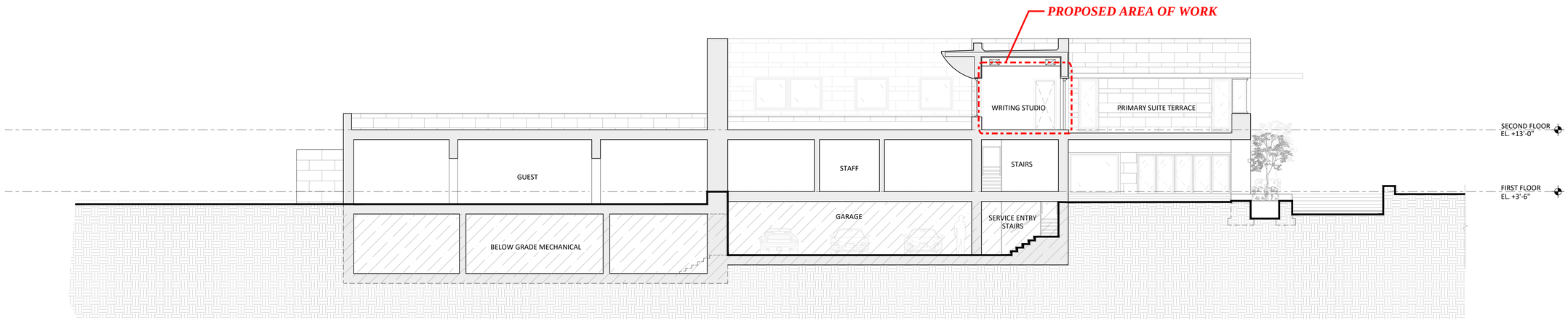


KEY PLAN



1 EXISTING OVERALL BUILDING SECTION

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



2 PROPOSED OVERALL BUILDING SECTION

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

ARC-26-0039
ZON-26-0040

Bartholemew + Partners

ARCHITECTURE AND DESIGN
PROGETTO DI ARCHITETTURA

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INTERIOR DESIGNER # ID6422
AIA # 30425933 NCARB # 87929

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Project no: 25.09.142
Date: 05.28.2026
Drawn by: M. Mendez
Project Manager: K. Fant

THE THORNTON RESIDENCE
1236 S OCEAN BLVD

Project Address:
1236 S Ocean Blvd
Palm Beach, FL 33480

SHEET NAME

EXISTING & PROPOSED OVERALL BUILDING SECTIONS

SHEET NUMBER

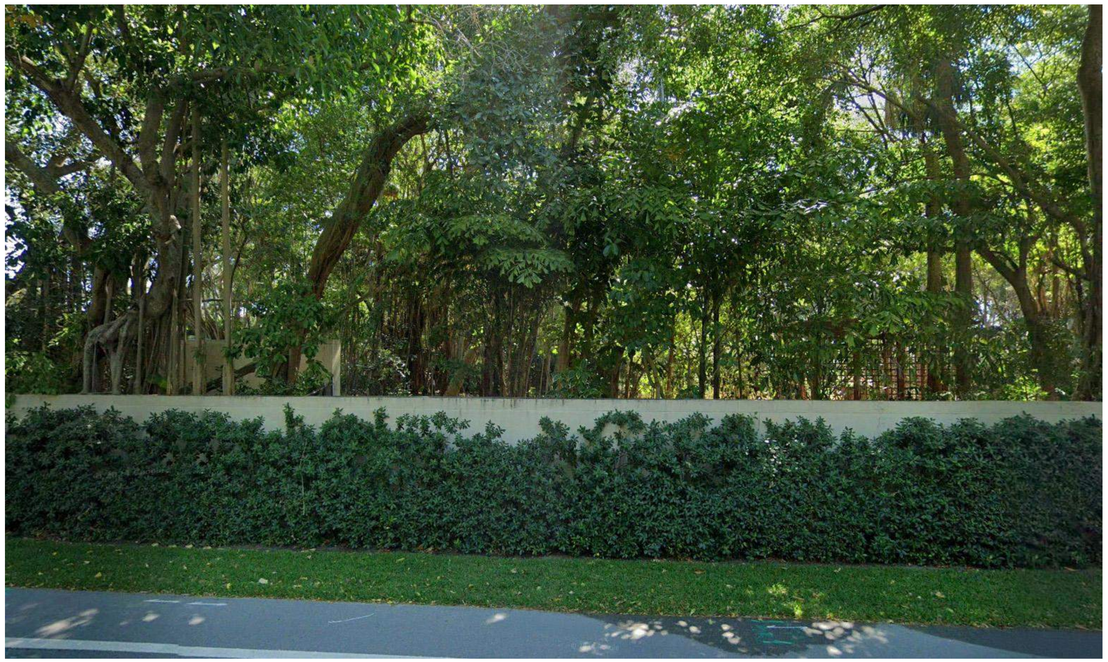
A3.1

ARCOM

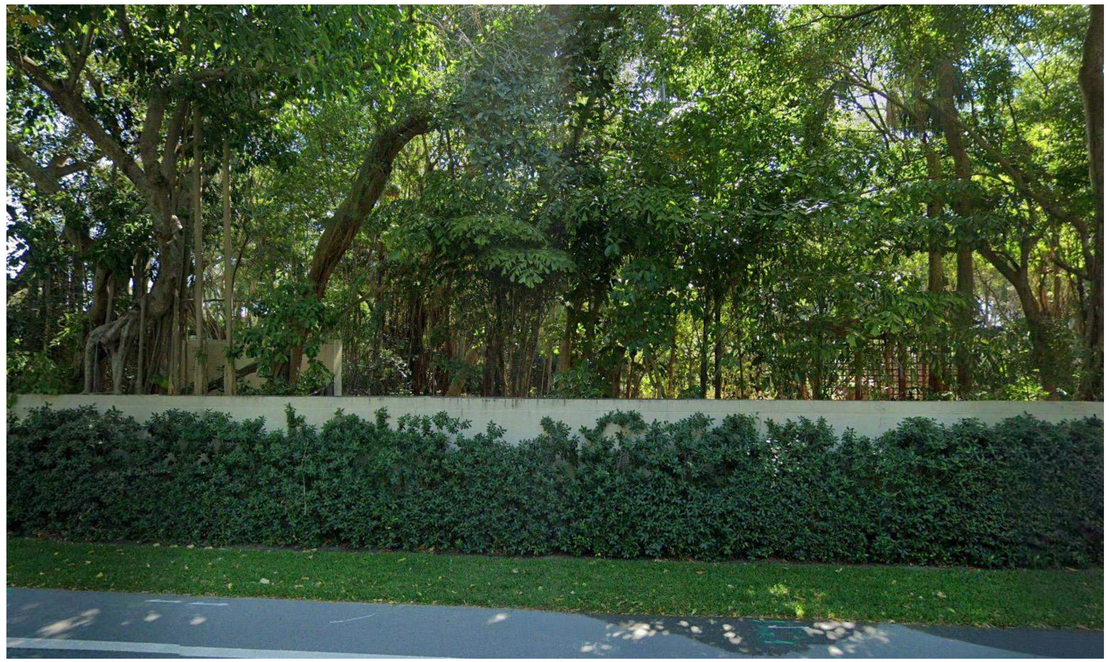
Part VI

EXTERIOR PERSPECTIVES

1236 S. Ocean Blvd



VIEW FROM THE STREET **EXISTING VIEW FROM S. OCEAN BLVD**



VIEW FROM THE STREET **PROPOSED VIEW FROM S. OCEAN BLVD (NO VISIBLE CHANGE)**

ARC-26-0039
ZON-26-0040

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Project Manager: K. Fant

1236 S OCEAN BLVD

Project Address:
1236 S Ocean Blvd
Palm Beach, FL 33480

SHEET NAME

VIEW FROM STREET

SHEET NUMBER

SUR1.4

ARCOM



VIEW FROM THE REAR **EXISTING VIEW FROM THE REAR (EAST, FROM OCEAN)**



VIEW FROM THE REAR **PROPOSED VIEW FROM THE REAR (EAST, FROM OCEAN)**

ARC-26-0039
ZON-26-0040

Bartholemew + Partners

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Project no: 25.09.142
Date: 05.28.2026
Drawn by: M. Mendez
Project Manager: K. Fant

1236 S OCEAN BLVD

Project Address:
1236 S Ocean Blvd
Palm Beach, FL 33480

SHEET NAME

REAR- EXTERIOR EXISTING PHOTO AND PROPOSED RENDERING

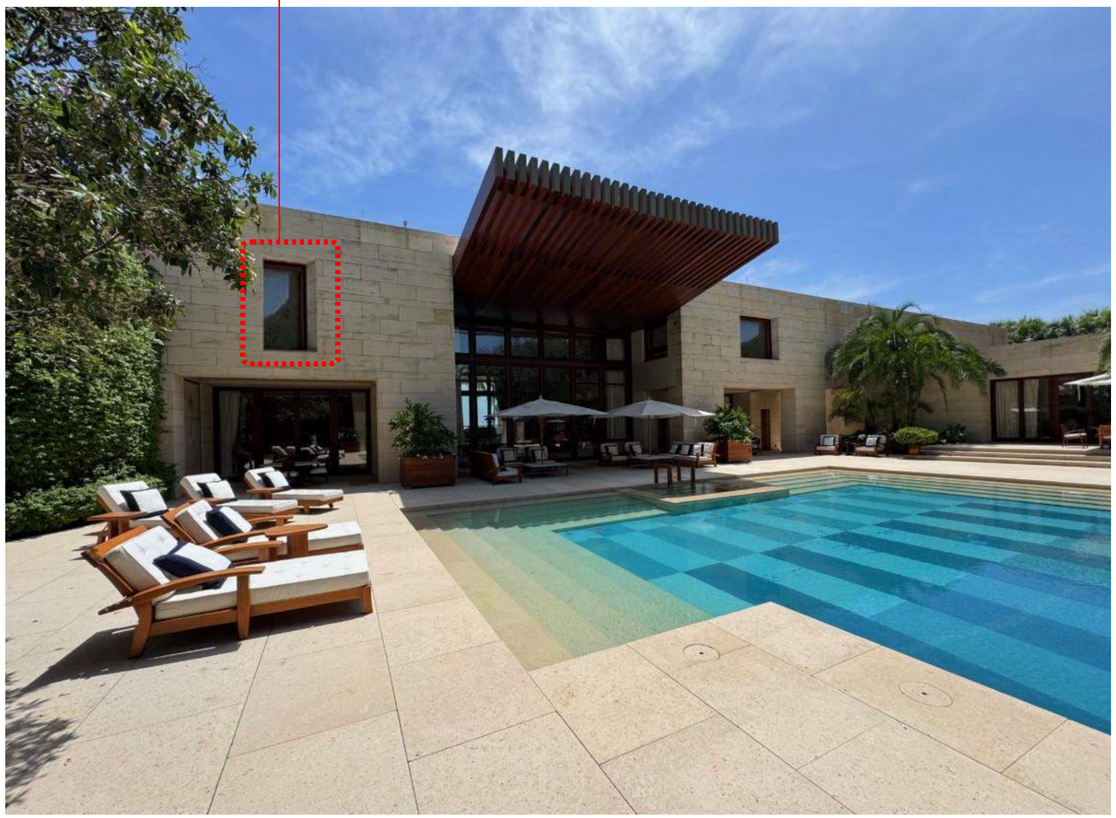
SHEET NUMBER

SUR1.5

ARCOM



EXISTING EXTERIOR CONDITION **EXISTING CONDITIONS AT POOL AREA**



PROPOSED EXTERIOR CONDITION **PROPOSED CONDITIONS AT POOL AREA**

ARC-26-0039
ZON-26-0040

Bartholemew + Partners

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PROGETTO DI ARCHITETTURA

THE PLAZA CENTER
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BARTHOLEMEWPARTNERS.COM

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BAUMAN GROUP, INC.
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EMAIL: NEVINBAUMAN@ME.COM

NOT FOR CONSTRUCTION

KYLE B FANT ARCHITECT # AR99255
INTERIOR DESIGNER # ID6422
AIA # 30425933 NCARB # 87929

Revisions:

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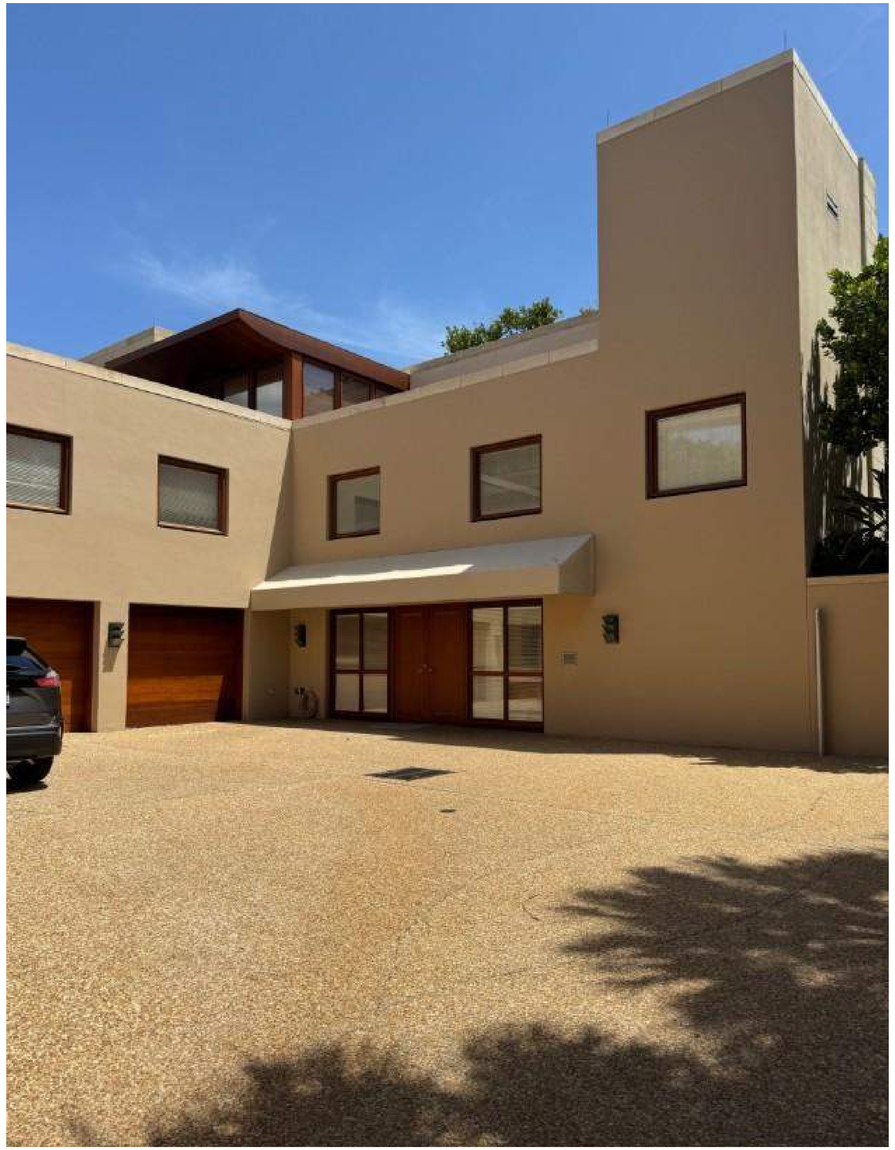
SHEET NAME

POOL COURTYARD-EXTERIOR EXISTING PHOTO AND PROPOSED RENDERING

SHEET NUMBER

SUR1.6

ARCOM



SERVICE COURT AREA **EXISTING SERVICE COURT AREA**

PROPOSED ADDITION, INFILLING EXISTING ROOF TERRACE



SERVICE COURT AREA **PROPOSED SERVICE COURT AREA**



EXISTING FRONT DOOR AS REFERENCE

ARC-26-0039
ZON-26-0040

Bartholemew + Partners

ARCHITECTURE AND DESIGN
PROGETTO DI ARCHITETTURA

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Project Manager: K. Fant

1236 S OCEAN BLVD

Project Address:
1236 S Ocean Blvd
Palm Beach, FL 33480

SHEET NAME

SERVICE COURTYARD - EXTERIOR EXISTING PHOTO AND PROPOSED RENDERING

SHEET NUMBER

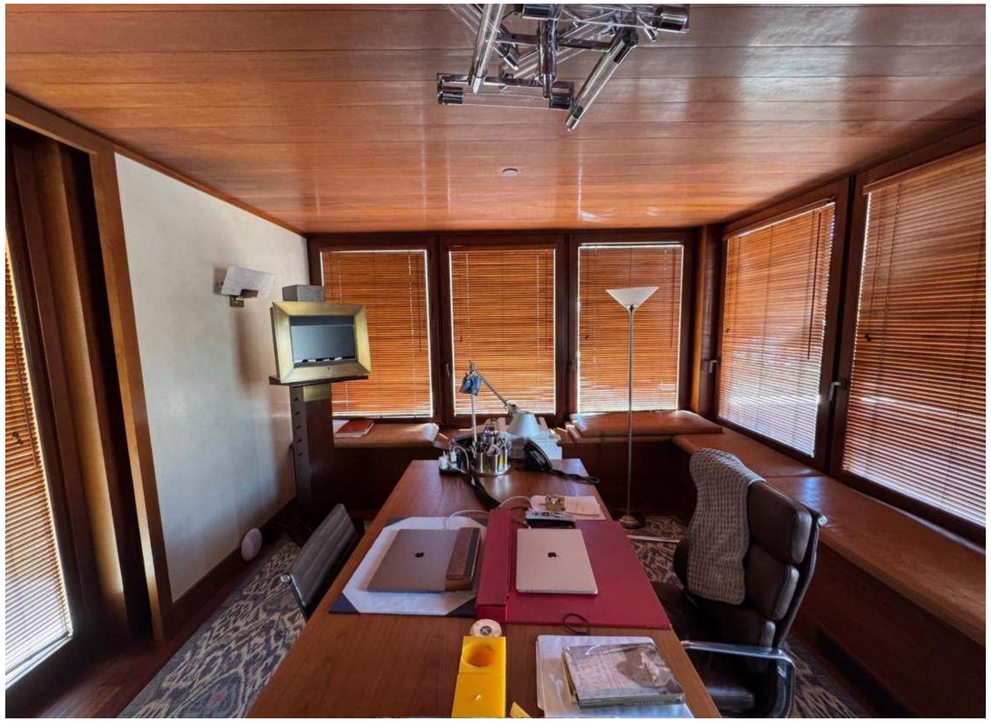
SUR1.7

ARCOM

Part VII

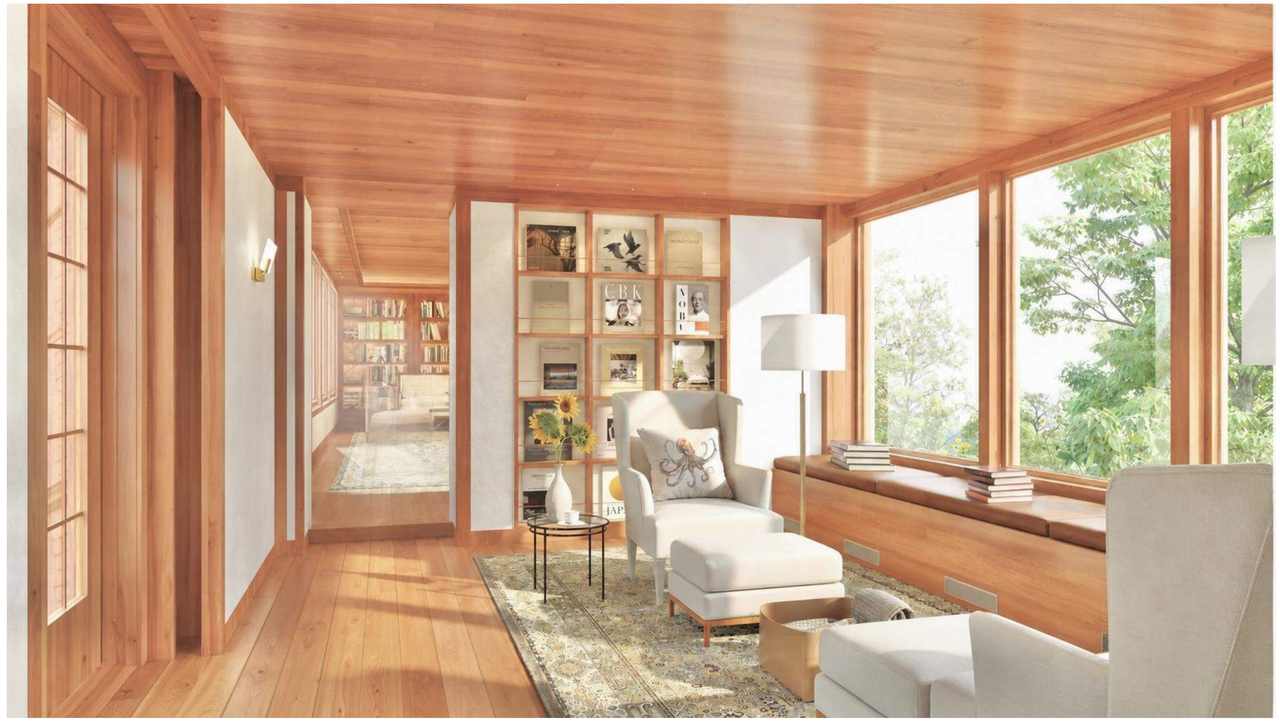
PROPOSED INTERIOR RENDERING

1236 S. Ocean Blvd



EXISTING OFFICE PHOTO & PROPOSED INTERIOR RENDERING

EXISTING OFFICE PHOTO



PROPOSED ADDITION (WRITING STUDIO) INTERIOR RENDERING PERSPECTIVE

PROPOSED INTERIOR RENDERING

ARC-26-0039
ZON-26-0040

Bartholemew + Partners

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INTERIOR DESIGNER # ID6422
AIA # 30425933 NCARB # 87929

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Project Manager: K. Fant

1236 S OCEAN BLVD

Project Address:
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Palm Beach, FL 33480

SHEET NAME

EXISTING AND PROPOSED OFFICE SPACE

SHEET NUMBER

A4.0

ARCOM



PROPOSED ADDITION (WRITING STUDIO) INTERIOR RENDERING PERSPECTIVE

INTERIOR RENDERING OF PROPOSED ADDITION

ARC-26-0039
ZON-26-0040

Bartholemew + Partners

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Palm Beach, FL 33480

SHEET NAME

INTERIOR RENDERING OF PROPOSED ADDITION

SHEET NUMBER

A4.1

ARCOM

TOWN OF PALM BEACH

Information for Town Council Meeting on: August 12, 2026

To: Town Council

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

From: Planning, Zoning, & Building Staff

Re: ZON-26-0041 (ARC-26-0052) 375 S OCEAN BLVD - MID TOWN SEAWALL (COMBO) SITE PLAN REVIEW AND VARIANCE The applicant, the Town of Palm Beach (Public Works Department), has filed an application requesting Town Council review and approval for Site Plan Review for construction of a new linear Mid-Town seawall along South Ocean Boulevard from approximately south of Gulfstream Road to approximately north of Royal Palm Way necessitating a variance (1) to construct the seawall adjacent to but varying approximately 42" to 78" eastward of the existing beach wall and east of the Town of Palm Beach's Bulkhead Line. The Architectural Commission will perform design review of the application.

Date: 7/30/2026

ATTACHMENTS

Staff Report
Plans

STRATEGIC PLAN

Strategic Priorities:
Community Culture and Character, Safe and Resilient Community

Strategic Focus Areas:
Quality of Life
Community Preservation
Emergency Management

FUNDING

Funded
Capital

ZON-26-0041 (ARC-26-0052) 375 S OCEAN BLVD - MID TOWN SEAWALL (COMBO).
SITE PLAN REVIEW AND VARIANCE. The applicant, the Town of Palm Beach (Public Works Department), has filed an application requesting Town Council review and approval for Site Plan Review for construction of a new linear Mid-Town seawall along South Ocean Boulevard from approximately south of Gulfstream Road to approximately north of Royal Palm Way necessitating a variance (1) to construct the seawall adjacent to but varying approximately 42" to 78" eastward of the existing beach wall and east of the Town of Palm Beach's Bulkhead Line. The Architectural Commission will perform design review of the application.

ARC-26-0052 (ZON-26-0041) 375 S OCEAN BLVD—MID TOWN SEAWALL (COMBO).
The applicant, the Town of Palm Beach (Public Works Department), has filed an application requesting Architectural Commission review and approval for the construction of a new approximately 2,715 linear feet Mid-Town seawall along South Ocean Boulevard from approximately south of Gulfstream Road to approximately north of Royal Palm Way and design modifications to the Clock Tower including new overlook and demolition and replacement of existing knee walls, gates and wood beach access stairs and ramps. This is a combination project that shall also be reviewed by Town Council as it pertains to the Site Plan Review and Variance relief.

Applicant:	Town of Palm Beach
Professional:	Bridges, Marsh & Associates

HISTORY:
The existing seawall was initially constructed in the 1920's and has met its intended service life. A replacement seawall has been designed consistent with the Town Council-adopted long term Coastal Management Plan and the Level-Up Palm Beach Coastal Resilience Implementation Plan.

In 2022 under application ARC-22-211 (ZON-22-145) the proposed seawall replacement was approved by both ARCOM and Town Council. However, the work was unable to commence prior to the expiration of both Town Council and ARCOM issued Development Orders.

THE PROJECT:
The applicant has submitted plans entitled "Town of Palm Beach Midtown Seawall Replacement" as prepared by **Bridges, Marsh & Associates**, uploaded and dated to the Town 07/27/26.

The following is the scope of work for the Project:

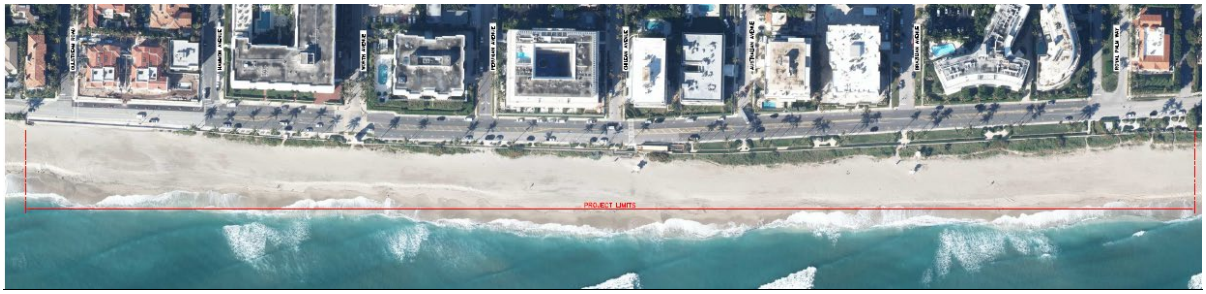
- Removal of existing Midtown Municipal Beach seawall including gates, wood stairs and ramps.
- Replacement of the seawall extending north of Royal Palm Way to south of Gulfstream Road.

The following Special Exception, Site Plan Review, and/or Variance(s) are required for the application:

- **Site Plan Review** is required for this project, in accordance with the standards found in Chapter 134, Sec. 134-329.
- **Variance** Requests to both Chapter 134, Sec. 134-1701 and Chapter 62, Sec. 62-37: Request for a variance for a new seawall, which shall be constructed varying approximately 42" to 78" east of the Town's bulkhead line.
    - "Chapter 134, Zoning, Sec. 134-1701. - Structures east of ocean bulkhead line. No structure shall be erected in the town east of the town's bulkhead line along the ocean front except erosion control devices such as jetties or groins."
    - "Chapter 62, Marine Structures, Sec. 62-37. - Bulkheads, groins to accord with plat; variances. All bulkheads shall be erected along the Official Ocean Bulkhead and Groin Plat of the Town of Palm Beach, Florida, except where the proposed bulkhead is to be located landward of the bulkhead line or except where the proposed bulkhead is no further than 12 inches seaward of the existing bulkhead. In cases where the proposed bulkhead is further than 12 inches seaward of the existing bulkhead, a variance shall be required pursuant to section 134-201. In such case, application shall be made to the town council setting forth the reason and justification, based on the variance criteria identified in section 134-201, why a variance should be granted; and, in such case, the determination of the town council shall be final."

STAFF ANALYSIS

The Town of Palm Beach has resubmitted this application to reinstate the previously approved plans and proceed with the replacement and construction of the Midtown Seawall. The project includes replacing the existing seawall extending from just south of Gulfstream Road to just north of Royal Palm Way. The proposed seawall has been designed in accordance with the Town Council-adopted Long-Term Coastal Management Plan and the Level Up Palm Beach Coastal Resilience Implementation Plan. The application also includes improvements associated with the Worth Avenue Clock Tower and the restroom facilities which will require ARCOM approval prior to permitting.



Although ARCOM previously approved this application (ARC-22-211) by a unanimous vote, the approval was subject to two conditions: (1) that the slope of the seawall be restudied to address drainage concerns, and (2) that the terrace egress be reevaluated. Those conditions required the revised plans to return to ARCOM for review and approval, which did not occur.

The Town intends to submit updated plans addressing these conditions for ARCOM's review at the September 2026 meeting.

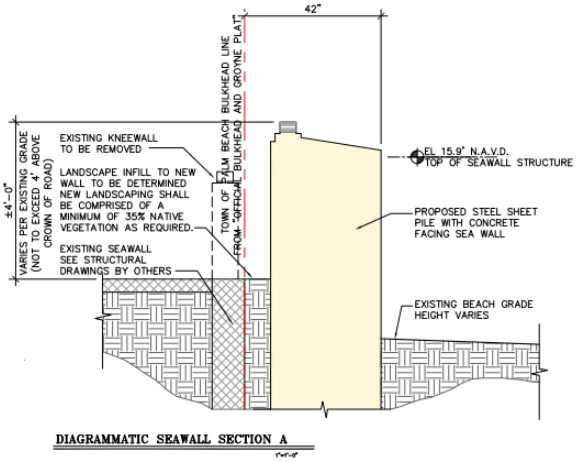




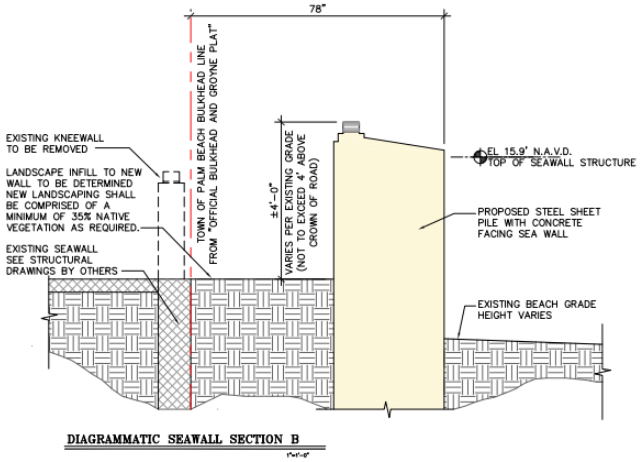


Variance

In addition to Site Plan Review the project requires approval of a Variance to construct the seawall east of the Town's Bulkhead line.



DIAGRAMMATIC SEAWALL SECTION A



DIAGRAMMATIC SEAWALL SECTION B

The new seawall will be thicker than existing with height yet to be determined however as the location will vary 42" to 78" east of the Town's bulkhead line a variance is required.

Code Section	Required	Proposed	Variance
Variance #1: Sec. 134- 1701 & Sec.62-37	Zero (0) Feet	42" – 78"	42" – 78"

CONCLUSION

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

(1) for final determination of approval or denial of site plan (as it pertains to the generator) by the Town Council, and

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

WRB:JGM:SCP

FINAL SUBMITTAL FOR
TOWN OF PALM BEACH
MIDTOWN SEAWALL REPLACEMENT

SOUTH OCEAN BLVD.
PALM BEACH, FLORIDA

RECEIVED
By yfigueroa at 12:10 pm, Nov 16, 2022

SHEET INDEX

ARCHITECTURAL

SHEET	TITLE
C1	COVER SHEET
Z1	DIAGRAMATIC SITE PLAN & SECTIONS FOR ZONING DATA
C-0701.1	EXISTING SITE PHOTOS
C-0701.2	EXISTING SITE PHOTOS
C-0702.1	EXISTING SITE PHOTOS
C-0702.2	EXISTING SITE PHOTOS
A1.0	OVERALL SITE PLAN & AERIAL
A1.1	ENLARGED PARTIAL SITE PLAN 'A' & ELEVATIONS
A1.2	ENLARGED PARTIAL SITE PLAN 'B' & ELEVATIONS
A1.3	ENLARGED PARTIAL SITE PLAN 'C' & ELEVATIONS
A1.4	ENLARGED PARTIAL SITE PLAN 'D' & ELEVATIONS
A1.5	ENLARGED PARTIAL SITE PLAN 'E' & ELEVATIONS
A1.6	ENLARGED PARTIAL SITE PLAN 'F' & ELEVATIONS
A1.7	ENLARGED PARTIAL SITE PLAN 'G' & ELEVATIONS
A2	SITE PLAN AT CLOCK TOWER
A3	ELEVATIONS AT CLOCK TOWER
A4.1	ACCESS GATES DETAILS
A4.2	WALL DETAILS

SCOPE OF WORK

- *CONSTRUCT A NEW HIGHER SEAWALL EAST OF THE EXISTING.*
- *REMOVE EXISTING KNEEWALL, GATES, WOOD STAIRS AND RAMP.*
- *RECONSTRUCT BEACH ACCESS GATES, WOOD STAIRS, AND RAMP.*
- *FILL SPACE BETWEEN EXISTING CLOCK TOWER AND NEW SEAWALL WITH PAVING TO MATCH EXISTING.*

MEETING DATES:

PROJECT TYPE: *Seawall Improvements*

Pre-App Submittal:	*July 25, 2022*
Pre-App Meeting:	*August 1, 2022*
First Submittal:	*August 8, 2022*
Final Submittal:	*September 26, 2022*
ARCOM Hearing:	*November 18, 2022*
Town Council Hearing:	*December 14, 2022*

PROJECT TEAM:

ENGINEER

GHD, INC
3380 FAIRLANE FARMS RD
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WELLINGTON, FL. 33414
PHONE: (561) 688-9008

ARCHITECT

BRIDGES, MARSH & ASSOCIATES, INC.
18 VIA MIZNER
PALM BEACH, FL. 33480
PHONE: (561) 832-1533

ZON-22-145
ARC-22-211

BRIDGES MARSH & ASSOCIATES, INC.
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CONSULTANT

MICHAEL MARK MARSH
AR9030
SEAL

TOWN OF PALM BEACH
MID-TOWN SEAWALL REPLACEMENT
JOB
S. OCEAN BLVD.
PALM BEACH, FLORIDA

COVER SHEET
DRAWING

22104
JOB NO.

NOTE:
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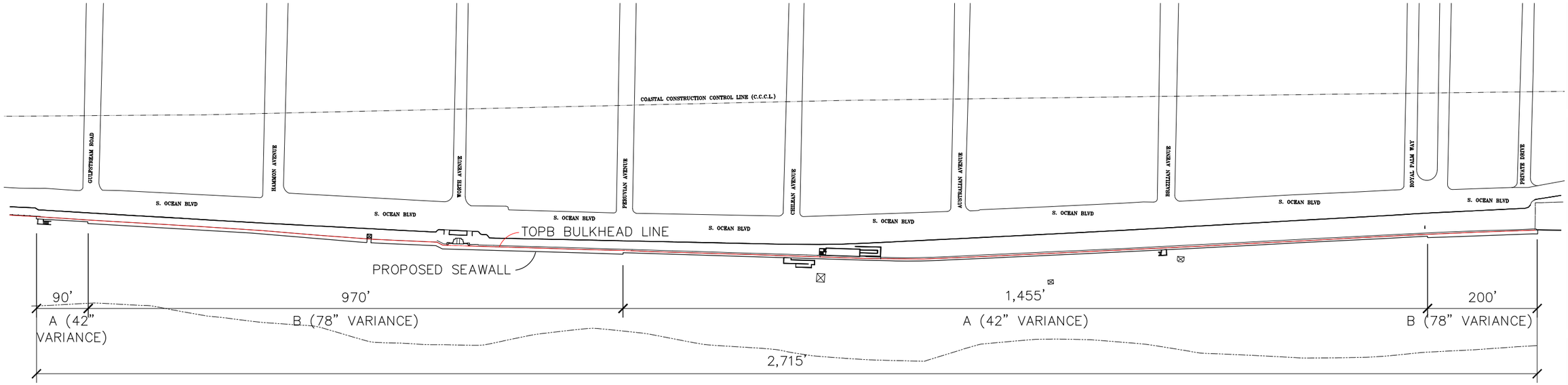
REVISIONS

1	6
2	7
3	8
4	9
5	10

NA
SCALE

9/26/22
DATE
M.M
CHK DRWN

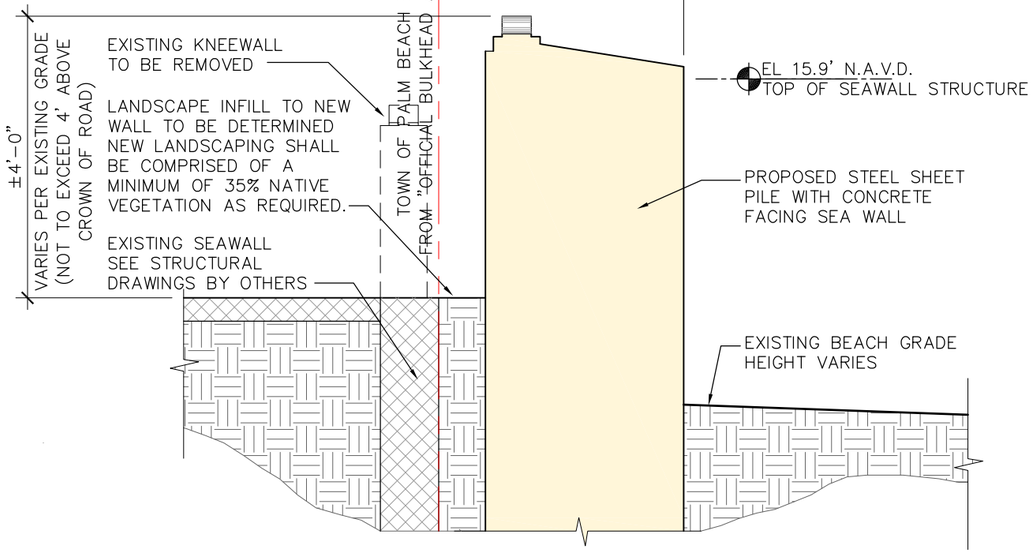
COVER
DWG. NO.



OVERALL SITE PLAN

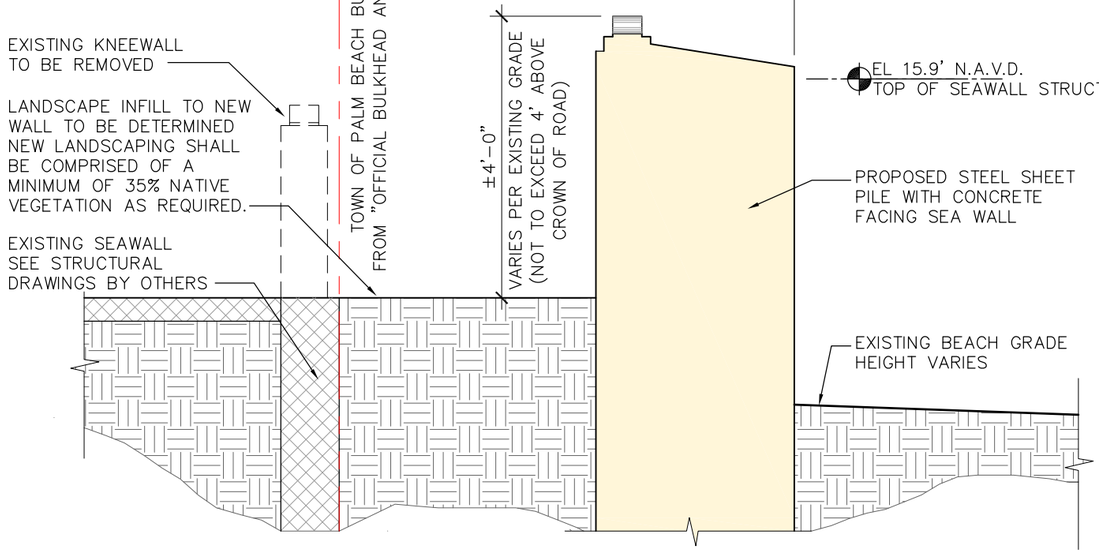
N.T.S.

VARIANCE REQUESTED TO CONSTRUCT A NEW SEAWALL EAST OF THE TOWN OF PALM BEACH BULKHEAD LINE PER THE TOWN'S "OFFICIAL BULKHEAD AND GROYNE PLAT"



DIAGRAMMATIC SEAWALL SECTION A

1"=1'-0"



DIAGRAMMATIC SEAWALL SECTION B

1"=1'-0"

BRIDGES MARSH & ASSOCIATES, INC.
CHARTERED ARCHITECTS
Eighteen Via Mizner
Palm Beach, Florida 33480
Phone: (561) 832 1533
Fax: (561) 832 1520

CONSULTANT

MICHAEL MARK MARSH
AR9030
SEAL

TOWN OF PALM BEACH
MID-TOWN SEAWALL REPLACEMENT
JOB
S. OCEAN BLVD.
PALM BEACH, FLORIDA

VARIANCE DIAGRAMS
DRAWING

22104
JOB NO.

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REVISIONS

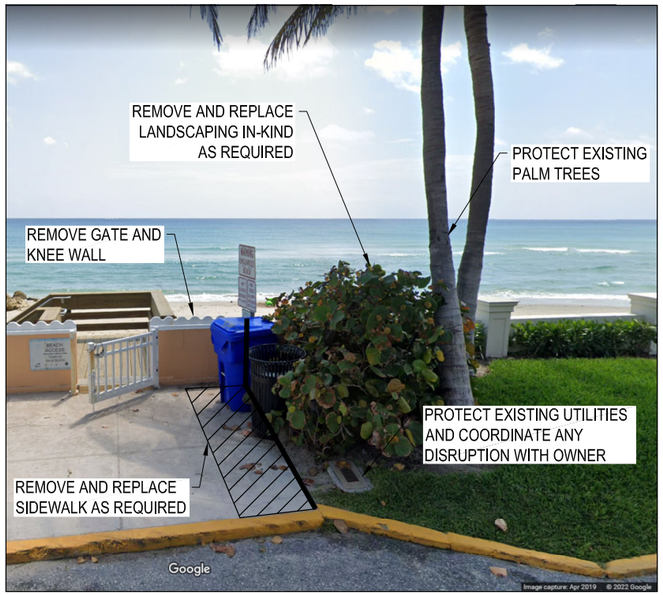
1	6
2	7
3	8
4	9
5	10

1"=20'
SCALE

9/26/22
DATE
M.M
CHK
DRWN

Z1
DWG. NO.

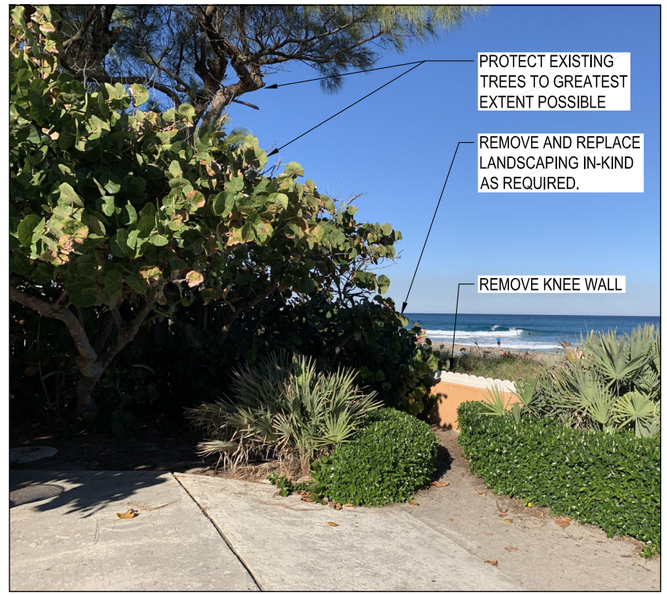
ZON-22-145
ARC-22-211



1 **BEGIN SEAWALL AT STA 10+00**
SCALE: NTS



2 **BEGIN SEAWALL AT STA 10+00**
SCALE: NTS



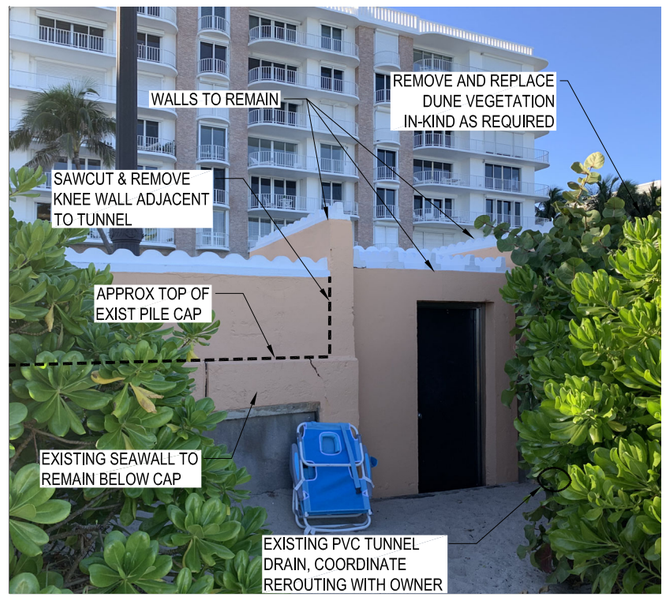
3 **END SEAWALL AT STA 37+15**
SCALE: NTS



4 **END SEAWALL AT STA 37+15**
SCALE: NTS



5 **WORTH AVE TUNNEL**
SCALE: NTS



6 **WORTH AVE TUNNEL**
SCALE: NTS

ZON-22-145
ARC-22-211

GHD Inc.
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Wellington FL 33414 USA
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Client
THE TOWN OF PALM BEACH
360 SOUTH COUNTY ROAD, PALM BEACH, FL 33480

Project
TOWN OF PALM BEACH
MID-TOWN SEAWALL REPLACEMENT

NO.	-	-	-	-
No.	Issue	Drawn	Approved	Date

Drawn	CM	Designer	MB
Drafting Check	DR	Design Check	SC
Project Manager	MB	Date	JANUARY 21, 2022
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Project No. 11217240

Title
EXISTING SITE PHOTOS

Sheet No.
C-0701.1
Sheet of

Plot Date: 22 September 2022 - 1:16 PM Plotted By: Gul Vazquez Filename: \\Bma-server\data\Active Projects\2021_Projects\TOPB Midtown Seawall\11217240-C-0701.dwg



7 PERUVIAN AVE VEHICLE GATE
SCALE: NTS



8 PERUVIAN AVE VEHICLE GATE
SCALE: NTS



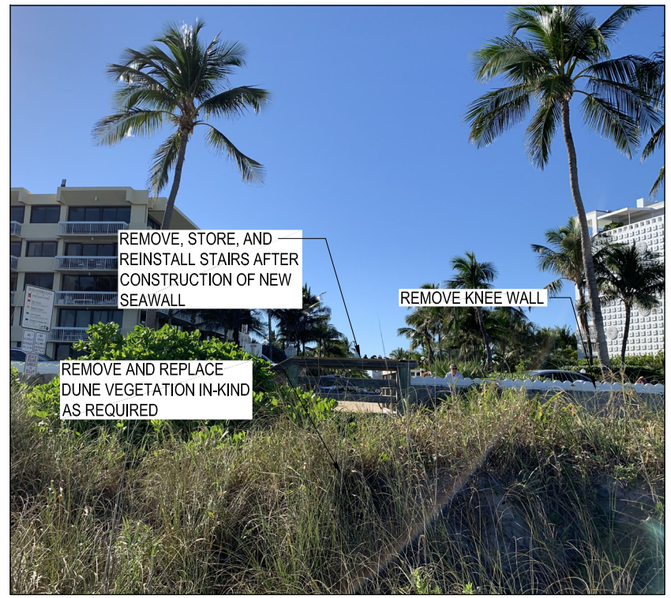
9 CHILEAN AVE PEDESTRIAN ACCESS
SCALE: NTS



10 CHILEAN AVE PEDESTRIAN ACCESS
SCALE: NTS



11 BRAZILIAN AVE PEDESTRIAN ACCESS
SCALE: NTS



12 BRAZILIAN AVE PEDESTRIAN ACCESS
SCALE: NTS

ZON-22-145
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Project
TOWN OF PALM BEACH
MID-TOWN SEAWALL REPLACEMENT

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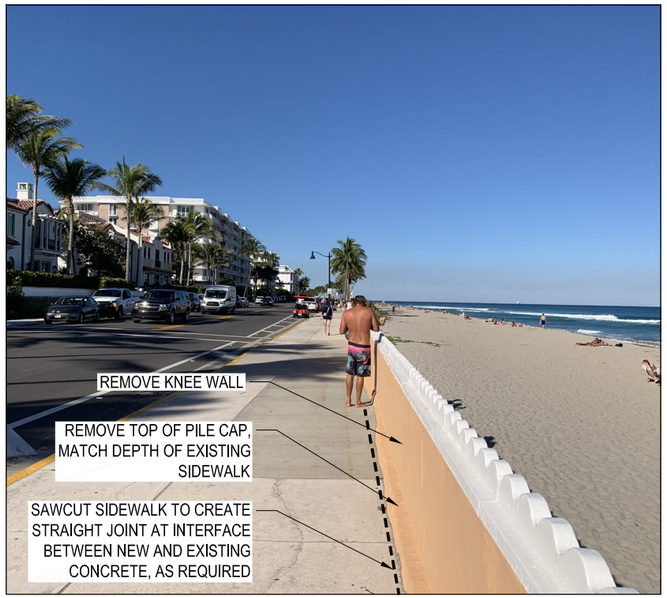
Project No. 11217240

Title
EXISTING SITE PHOTOS

Sheet No.
C-0701.2
Sheet of

Plot Date: 22 September 2022 - 4:13 PM Plotted By: Gul Vazquez Filename: \\Bma-server\data\Active Projects\2021_Projects\TOPB Midtown Seawall\11217240-C-0701.dwg



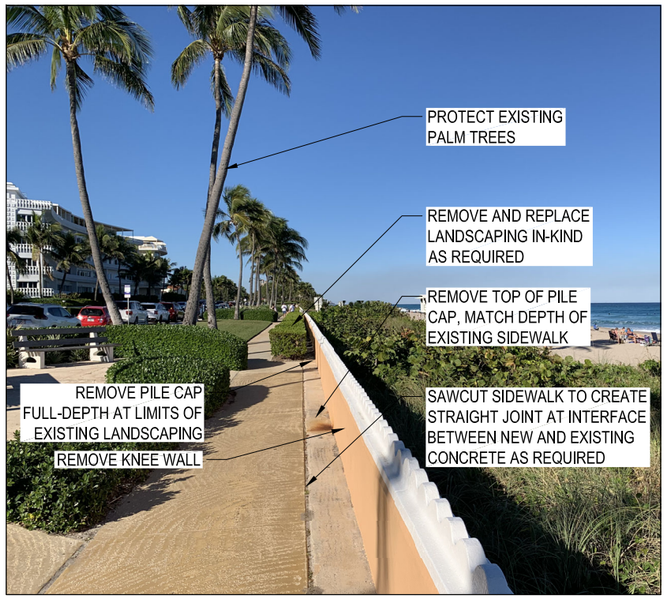
1 **10+00 TO 13+80 LOOKING NORTH**
SCALE: NTS



2 **13+80 TO 17+42 LOOKING NORTH**
SCALE: NTS



3 **17+84 TO 23+94 LOOKING NORTH**
SCALE: NTS



4 **25+28 TO 35+14 LOOKING NORTH**
SCALE: NTS



5 **35+14 TO 37+15 LOOKING NORTH**
SCALE: NTS

NOTE:
CONTRACTOR SHALL USE CAUTION WHEN REMOVING KNEE WALL ADJACENT TO CLOCK TOWER. ANY DAMAGES INCURRED DURING CONSTRUCTION SHALL BE REPAIRED OR REPLACED IN-KIND AT THE CONTRACTOR'S EXPENSE.



6 **WORTH AVE. CLOCK TOWER**
SCALE: NTS

ZON-22-145
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Project
TOWN OF PALM BEACH
MID-TOWN SEAWALL REPLACEMENT

NO.	-	-		-
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Drafting Check	DR	Design Check	SC
Project Manager	MB	Date	JANUARY 21, 2022
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Project No. **11217240**

Title
EXISTING SITE PHOTOS

Sheet No.
C-0702.1
Sheet of

Plot Date: 22 September 2022 - 4:17 PM Plotted By: Gul Vazquez Filename: \\Bma-server\data\Active Projects\2021_Projects\TOPB Midtown Seawall\11217240-C-0702.dwg



7 WORTH AVE. CLOCK TOWER
SCALE: NTS



8 S. END OF LIFEGUARD BUNKER LOOKING NORTH
SCALE: NTS



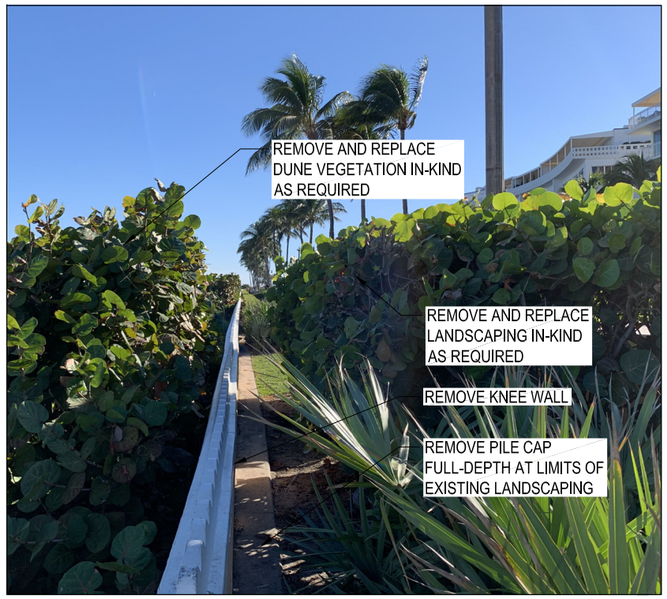
9 S. END OF LIFEGUARD BUNKER LOOKING SOUTH
SCALE: NTS



10 N. END OF LIFEGUARD BUNKER LOOKING SOUTH
SCALE: NTS



11 RAMP AT LIFEGUARD BUNKER LOOKING SOUTH
SCALE: NTS



12 35+15 JUNCTION STRUCTURE LOOKING SOUTH
SCALE: NTS

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Project
TOWN OF PALM BEACH
MID-TOWN SEAWALL REPLACEMENT

NO.	-	-	-	-
No.	Issue	Drawn	Approved	Date

Drawn	CM	Designer	MB
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Project Manager	MB	Date	JANUARY 21, 2022
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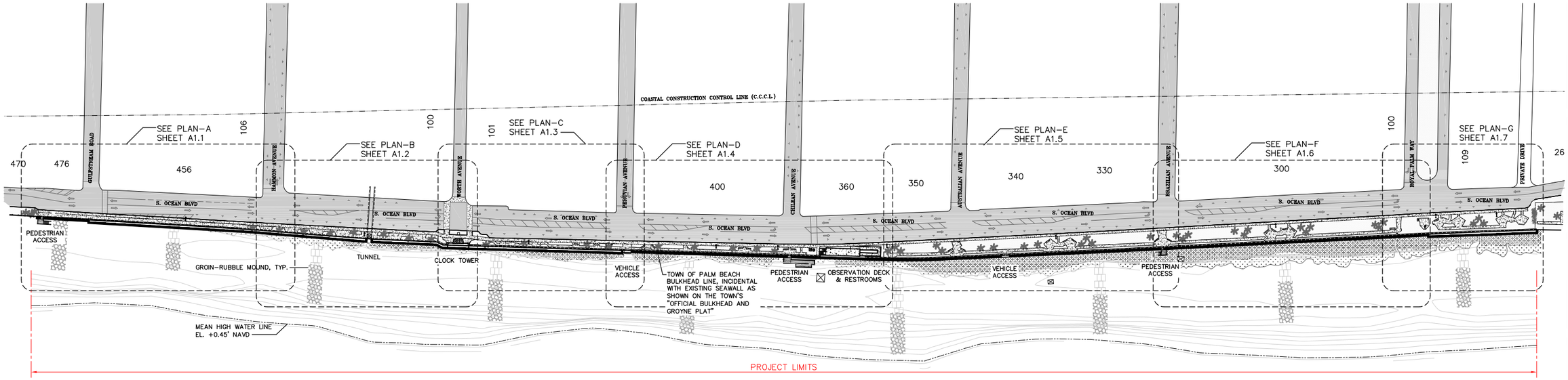
Project No. 11217240

Title
EXISTING SITE PHOTOS

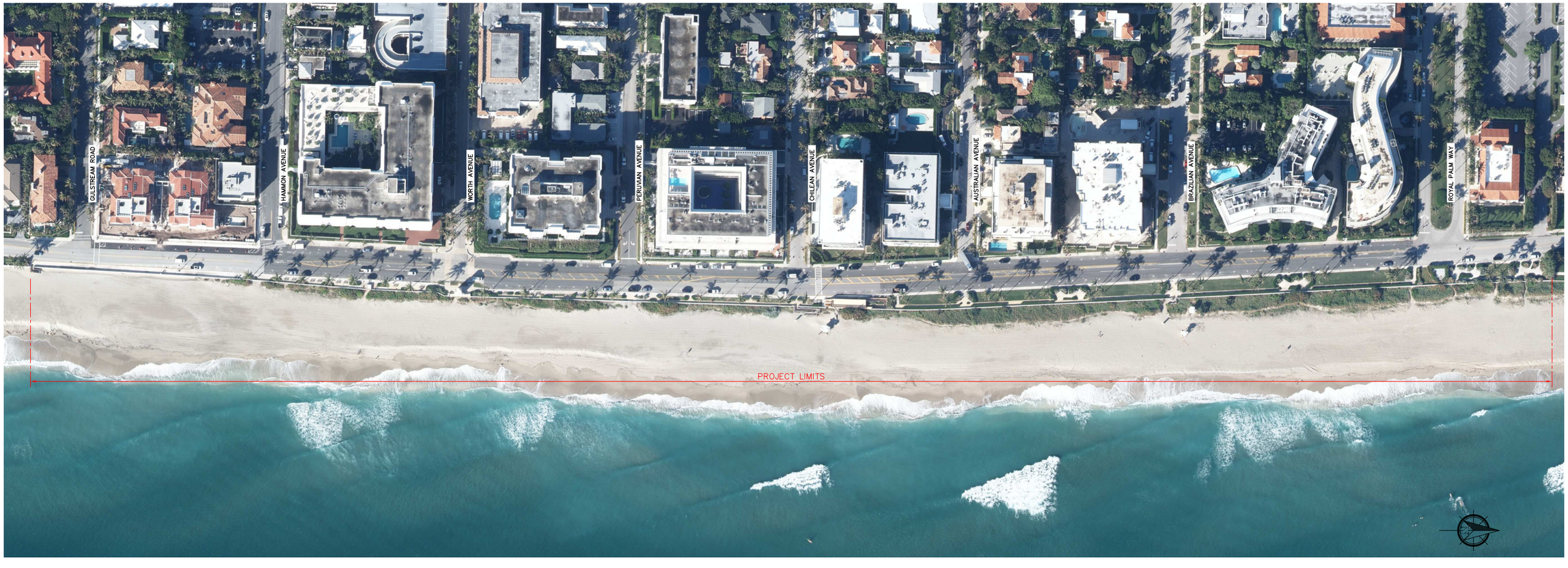
Sheet No.
C-0702.2
Sheet of

Plot Date: 22 September 2022 - 4:18 PM Plotted By: Gul Vazquez Filename: \\Bma-server\data\Active Projects\2021_Projects\TOPB Midtown Seawall\11217240-C-0702.dwg



OVERALL SITE PLAN

N.T.S.



OVERALL AERIAL

N.T.S.

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ARC-22-211

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Fax: (561) 832 1520

CONSULTANT

MICHAEL MARK MARSH
AR9030
SEAL

TOWN OF PALM BEACH
MID-TOWN SEAWALL REPLACEMENT
JOB
S. OCEAN BLVD.
PALM BEACH, FLORIDA

OVERALL SITE PLAN
DRAWING

22104
JOB NO.

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REVISIONS

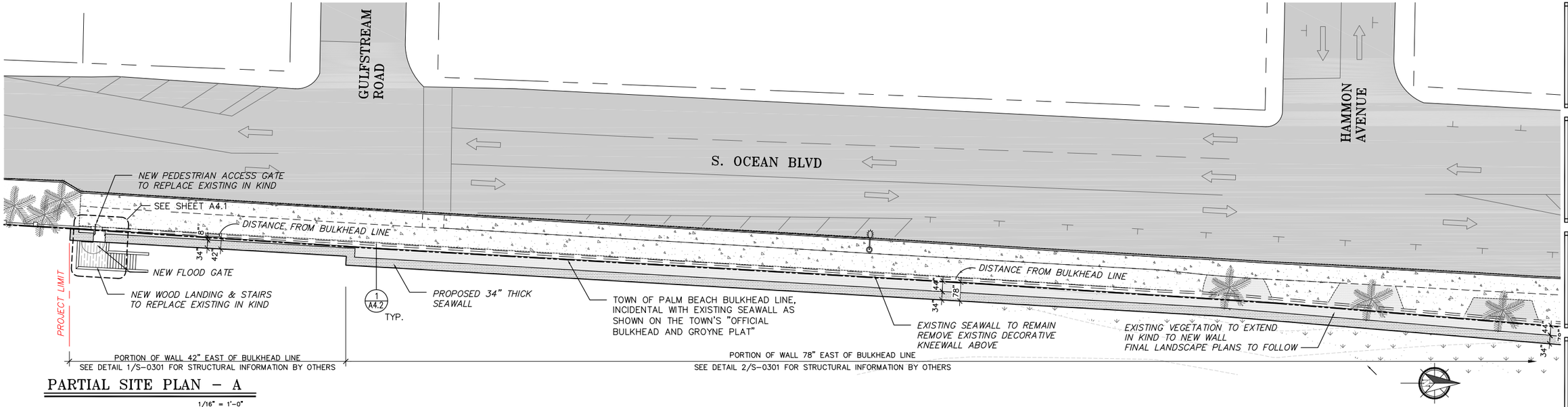
1		6	
2		7	
3		8	
4		9	
5		10	

N.A.
SCALE

9/26/22
DATE

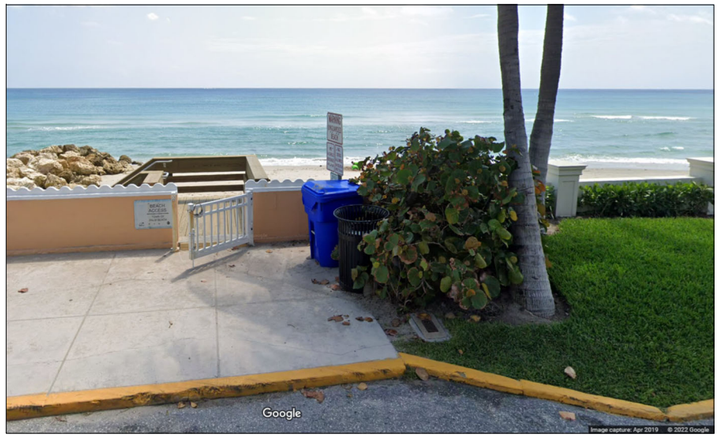
CHK. DRWN.
M.M

A1.0
DWG. NO.



PARTIAL SITE PLAN – A

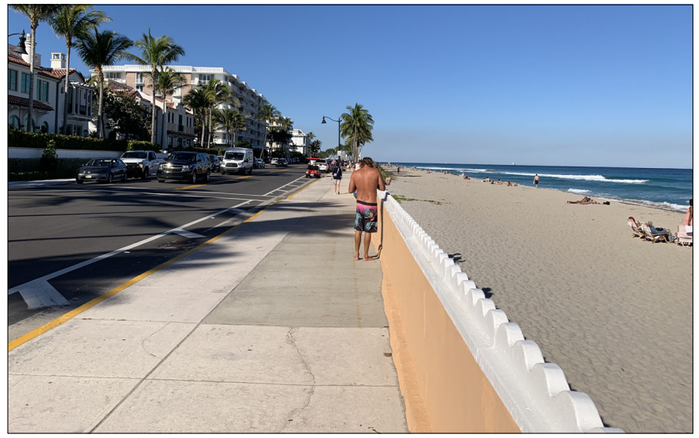
1/16" = 1'-0"



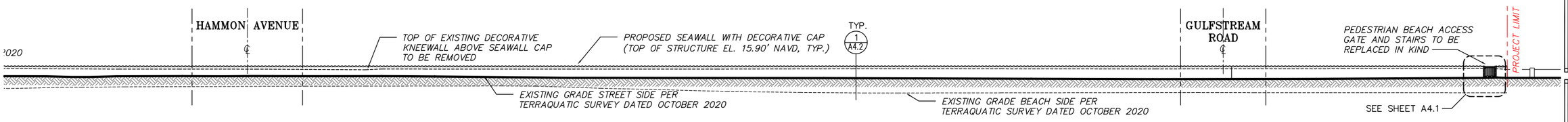
SOUTH END STREET SIDE



SOUTH END BEACH SIDE

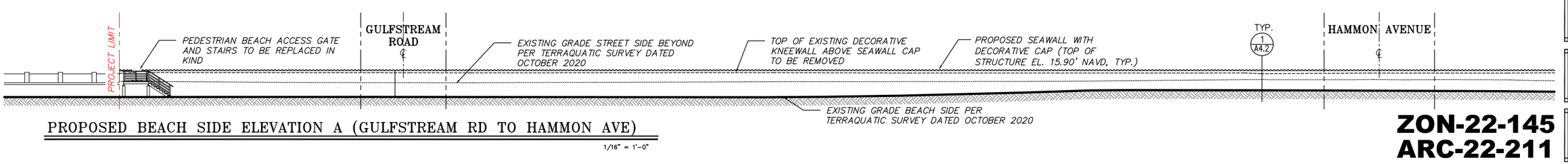


SOUTH END STREET SIDE LOOKING NORTH



PROPOSED STREET SIDE ELEVATION A (GULFSTREAM RD TO HAMMON AVE)

1/16" = 1'-0"



PROPOSED BEACH SIDE ELEVATION A (GULFSTREAM RD TO HAMMON AVE)

1/16" = 1'-0"

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CHARTERED ARCHITECTS
Eighteen Via Mizner
Palm Beach, Florida 33480
Phone: (561) 832 1533
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CONSULTANT

MICHAEL MARK MARSH
AR9030
SEAL

TOWN OF PALM BEACH
MID-TOWN SEAWALL REPLACEMENT
JOB
S. OCEAN BLVD.
PALM BEACH, FLORIDA

PARTIAL SITE PLAN ELEVATIONS AND EXISTING PHOTOS
DRAWING

22104
JOB NO.

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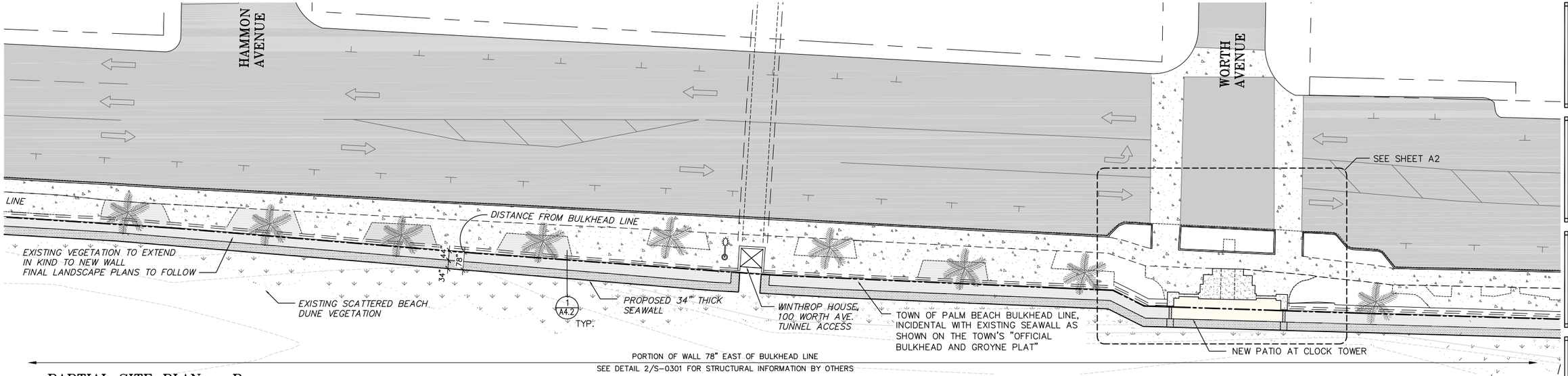
REVISIONS

1	6
2	7
3	8
4	9
5	10

1/16"=1'-0"
SCALE

8/8/22
DATE
M.M
CHK. DRWN.

A1.1
DWG. NO.



PARTIAL SITE PLAN – B

1/16" = 1'-0"



TUNNEL STREET SIDE



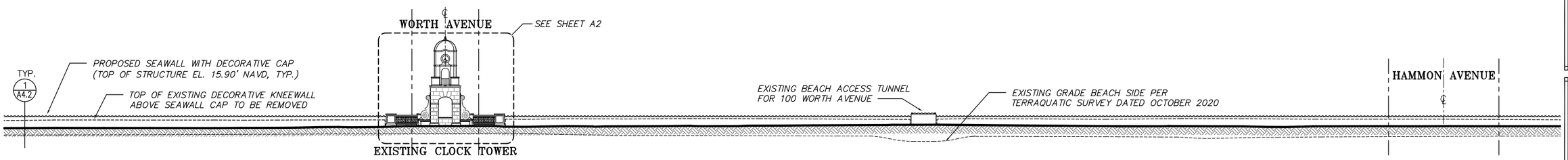
TUNNEL BEACH SIDE



CLOCK TOWER STREET SIDE

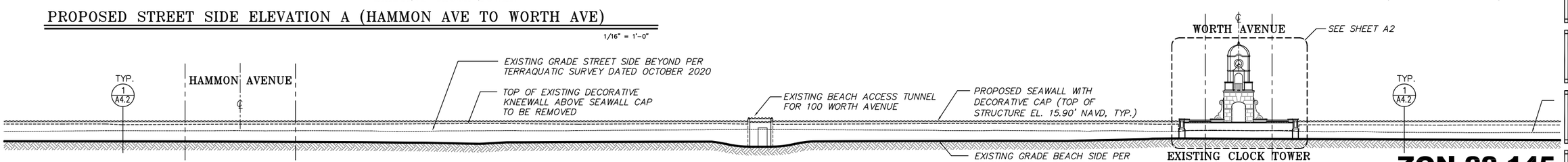


CLOCK TOWER BEACH SIDE



PROPOSED STREET SIDE ELEVATION A (HAMMON AVE TO WORTH AVE)

1/16" = 1'-0"



PROPOSED BEACH SIDE ELEVATION A (HAMMON AVE TO WORTH AVE)

1/16" = 1'-0"

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CHARTERED ARCHITECTS
Eighteen Via Mizner
Palm Beach, Florida 33480
Phone: (561) 832 1533
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CONSULTANT

MICHAEL MARK MARSH
AR9030
SEAL

TOWN OF PALM BEACH
MID-TOWN SEAWALL REPLACEMENT
JOB
S. OCEAN BLVD.
PALM BEACH, FLORIDA

PARTIAL SITE PLAN ELEVATIONS AND EXISTING PHOTOS
DRAWING

22104
JOB NO.

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REVISIONS

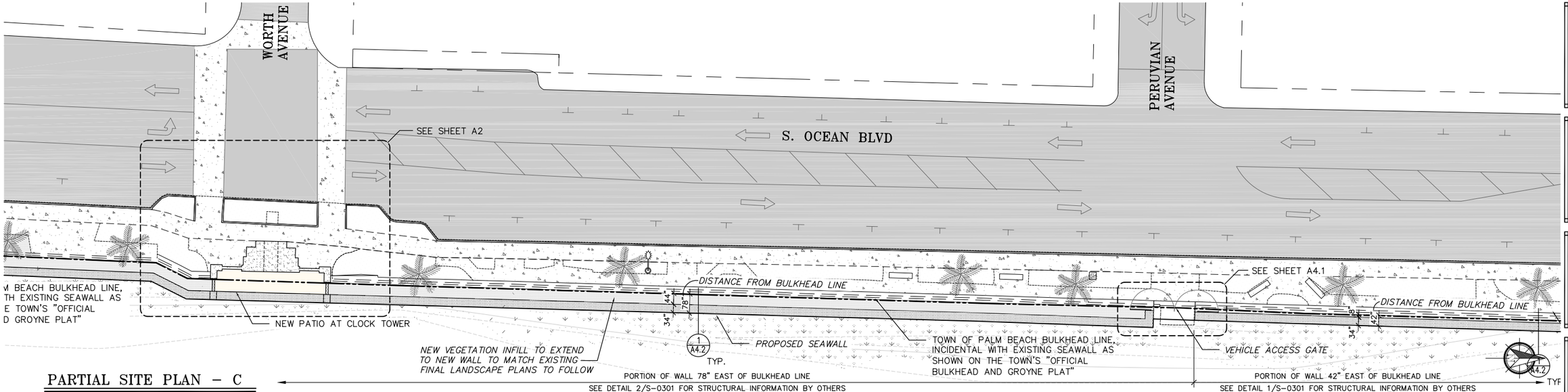
1		6	
2		7	
3		8	
4		9	
5		10	

1/16"=1'-0"
SCALE

DATE	CHK	DRWN
9/26/22	W	M.M

A1.2
DWG. NO.

ZON-22-145
ARC-22-211



PARTIAL SITE PLAN – C

1/16" = 1'-0"



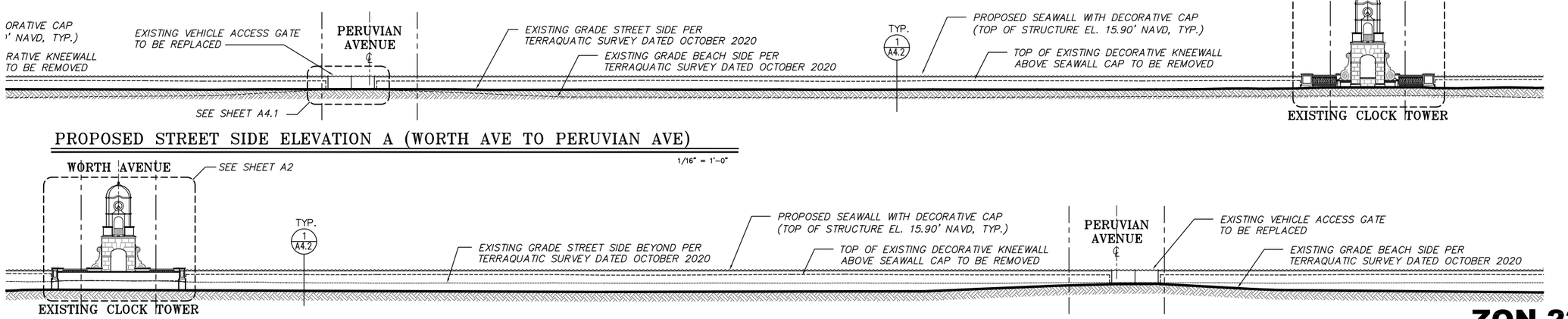
NORTH OF CLOCK TOWER LOOKING NORTH



PERUVIAN VEHICLE ACCESS GATES



PERUVIAN VEHICLE ACCESS GATES



PROPOSED STREET SIDE ELEVATION A (WORTH AVE TO PERUVIAN AVE)

1/16" = 1'-0"

PROPOSED BEACH SIDE ELEVATION A (WORTH AVE TO PERUVIAN AVE)

1/16" = 1'-0"

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CHARTERED ARCHITECTS
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MID-TOWN SEAWALL REPLACEMENT
JOB
S. OCEAN BLVD.
PALM BEACH, FLORIDA

PARTIAL SITE PLAN ELEVATIONS AND EXISTING PHOTOS
DRAWING

22104
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REVISIONS

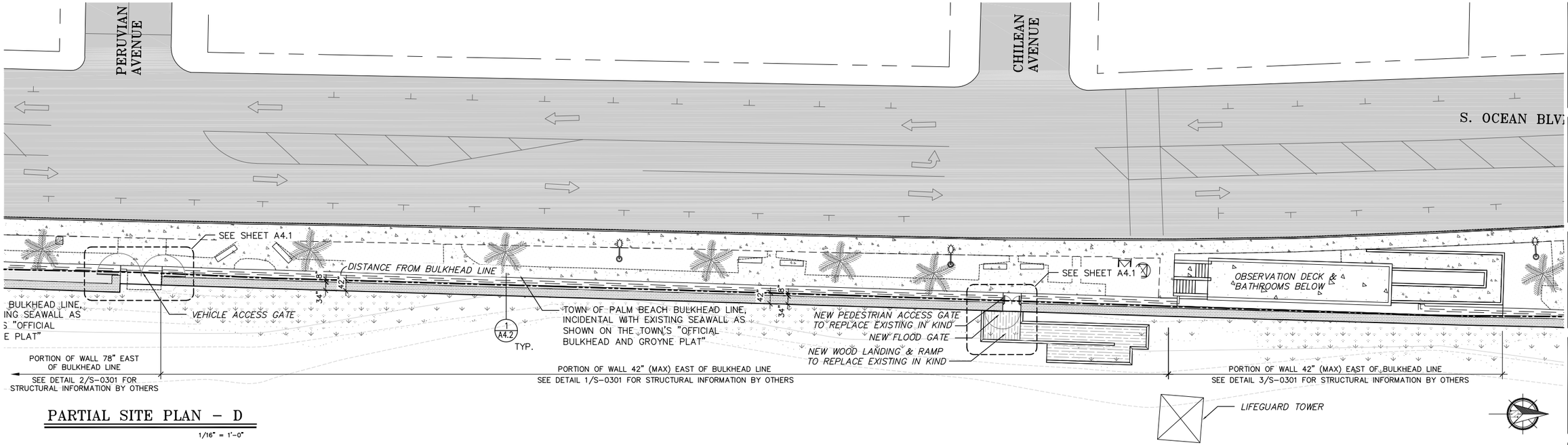
1	6
2	7
3	8
4	9
5	10

1/16"=1'-0"
SCALE

9/26/22
DATE
M.M
CHK. DRWN

A1.3
DWG. NO.

ZON-22-145
ARC-22-211



PARTIAL SITE PLAN – D

1/16" = 1'-0"



CHILEAN PEDESTRIAN ACCESS GATE



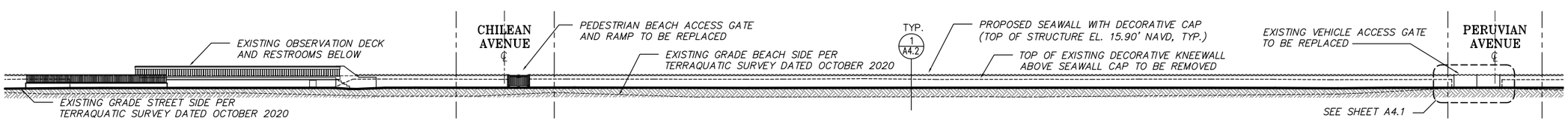
CHILEAN PEDESTRIAN ACCESS RAMP



OBSERVATION DECK SOUTH

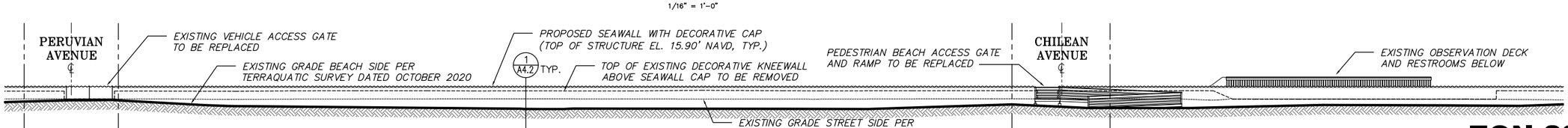


OBSERVATION DECK NORTH & BATHROOMS



PROPOSED STREET SIDE ELEVATION A (PERUVIAN AVE TO CHILEAN AVE)

1/16" = 1'-0"



PROPOSED BEACH SIDE ELEVATION A (PERUVIAN AVE TO CHILEAN AVE)

1/16" = 1'-0"

ZON-22-145
ARC-22-211

BRIDGES MARSH & ASSOCIATES, INC.
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Eighteen Via Mizner
Palm Beach, Florida 33480
Phone: (561) 832 1533
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CONSULTANT

MICHAEL MARK MARSH
AR9030
SEAL

TOWN OF PALM BEACH
MID-TOWN SEAWALL REPLACEMENT
JOB
S. OCEAN BLVD.
PALM BEACH, FLORIDA

PARTIAL SITE PLAN ELEVATIONS AND EXISTING PHOTOS
DRAWING

22104
JOB NO.

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REVISIONS

1		6	
2		7	
3		8	
4		9	
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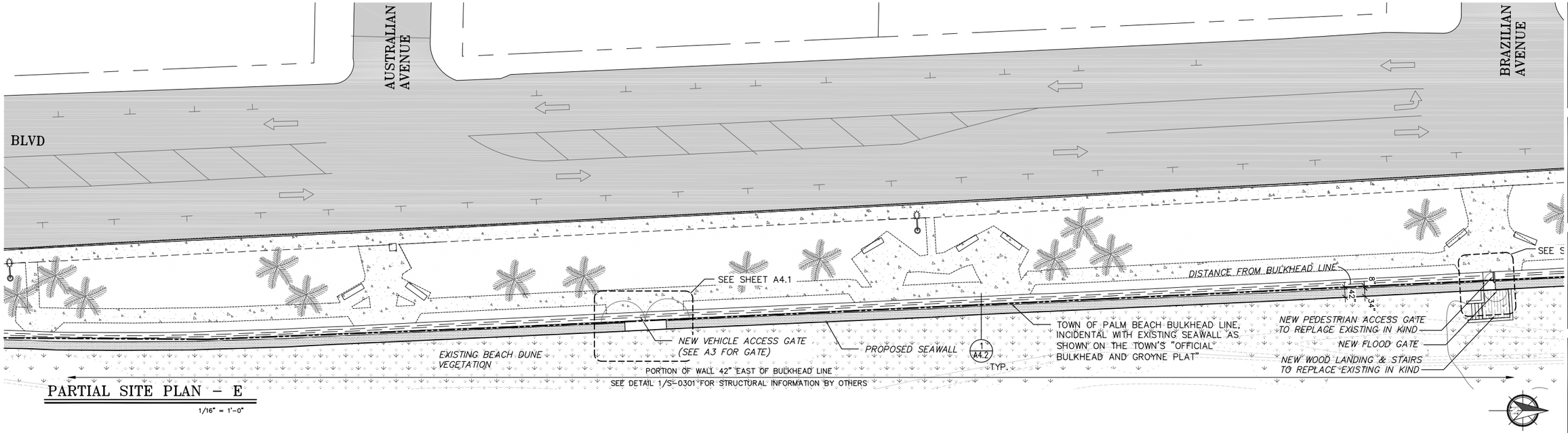
1/16"=1'-0"
SCALE

DATE	CHK	DRWN
9/26/22	M.M	SV

A1.4
DWG. NO.



PARTIAL SITE PLAN – E

1/16" = 1'-0"



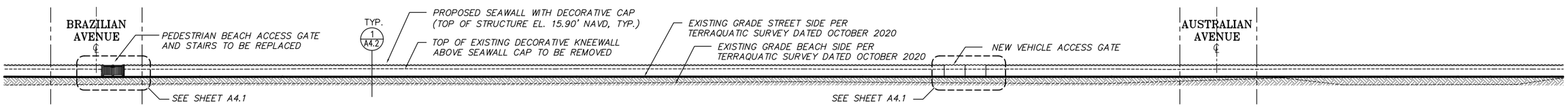
WALL BETWEEN AUSTRALIAN & BRAZILIAN AVES.



BRAZILIAN AVE PEDESTRIAN ACCESS GATE

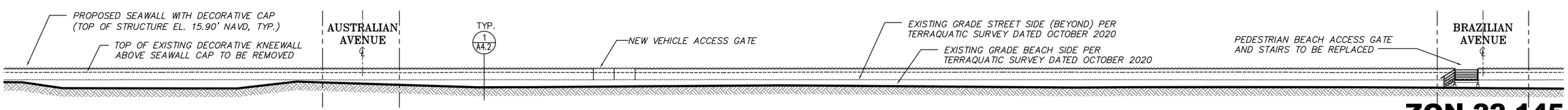


BRAZILIAN AVE PEDESTRIAN ACCESS GATE



PROPOSED STREET SIDE ELEVATION A (AUSTRALIAN AVE TO BRAZILIAN AVE)

1/16" = 1'-0"



PROPOSED BEACH SIDE ELEVATION A (AUSTRALIAN AVE TO BRAZILIAN AVE)

1/16" = 1'-0"

ZON-22-145
ARC-22-211

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Palm Beach, Florida 33480
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TOWN OF PALM BEACH
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JOB
S. OCEAN BLVD.
PALM BEACH, FLORIDA

PARTIAL SITE PLAN ELEVATIONS AND EXISTING PHOTOS
DRAWING

22104
JOB NO.

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REVISIONS

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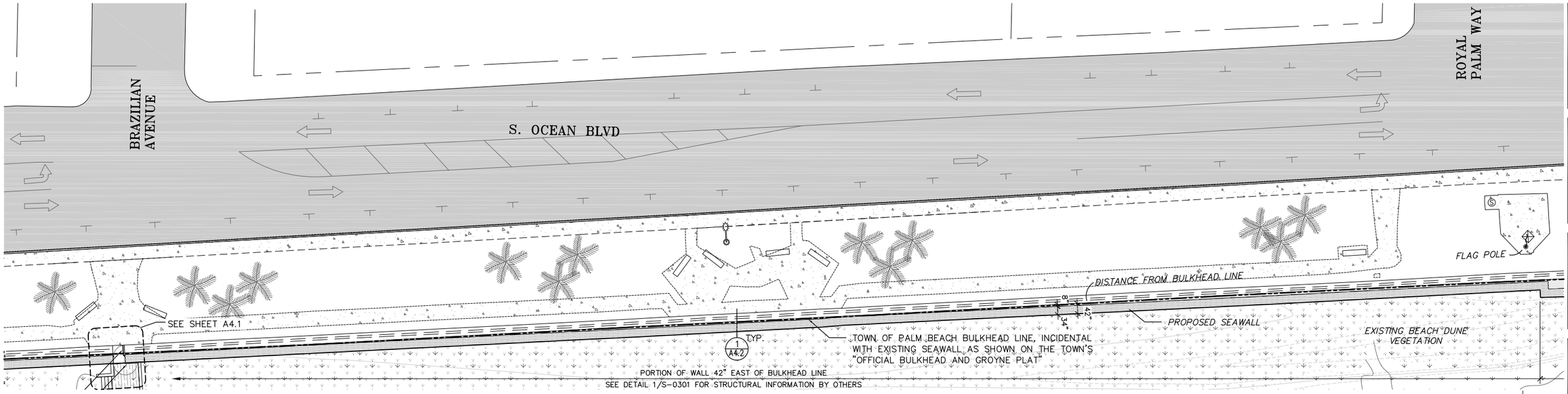
1/16"=1'-0"
SCALE

DATE 9/26/22
CHK. DRWN M.M

A1.5
DWG. NO.



PARTIAL SITE PLAN – F

1/16" = 1'-0"



WALL AT ROYAL PALM WAY LOOKING NORTH



WALL AT ROYAL PALM WAY LOOKING SOUTH

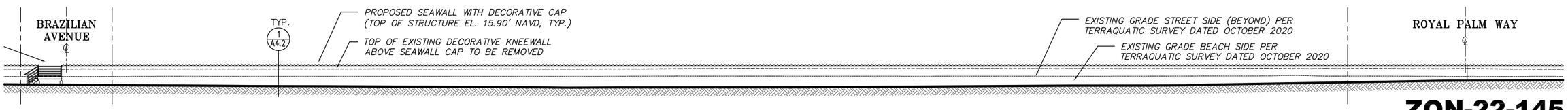


BENCH AT ROYAL PALM WAY



PROPOSED STREET SIDE ELEVATION A (AUSTRALIAN AVE TO BRAZILIAN AVE)

1/16" = 1'-0"



PROPOSED BEACH SIDE ELEVATION A (AUSTRALIAN AVE TO BRAZILIAN AVE)

1/16" = 1'-0"

ZON-22-145
ARC-22-211

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JOB
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PALM BEACH, FLORIDA

PARTIAL SITE PLAN ELEVATIONS AND EXISTING PHOTOS
DRAWING

22104
JOB NO.

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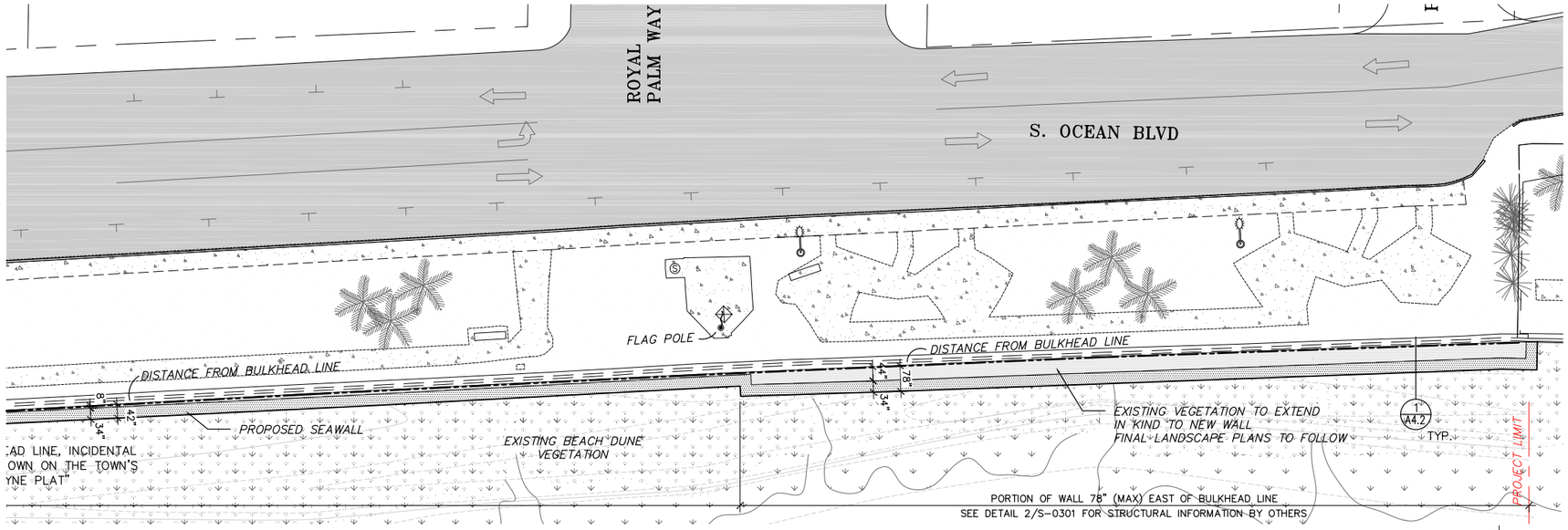
REVISIONS

1		6	
2		7	
3		8	
4		9	
5		10	

1/16"=1'-0"
SCALE

DATE 9/26/22
CHK. BRWN M.M

A1.6
DWG. NO.



PARTIAL SITE PLAN – G

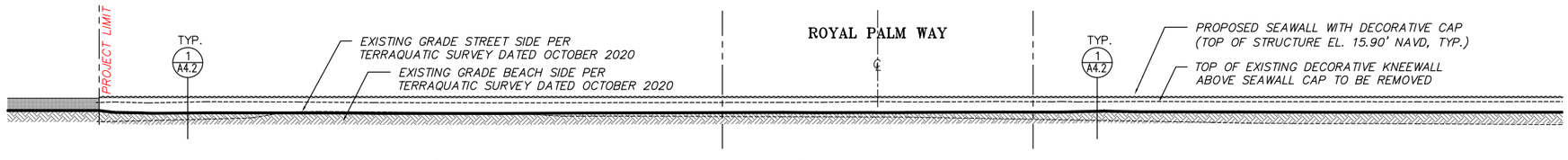
1/16" = 1'-0"



NORTH END BEACH SIDE

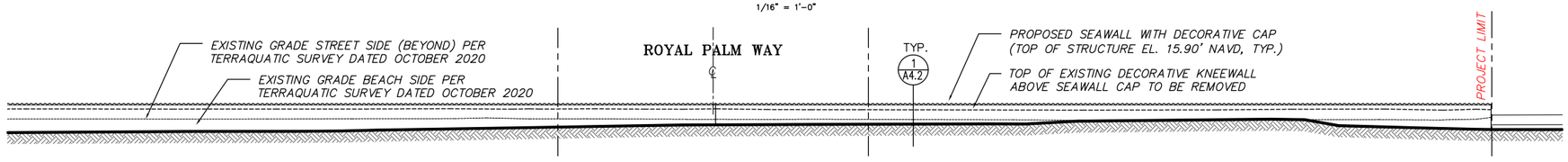


NORTH END STREET SIDE



PROPOSED STREET SIDE ELEVATION A (ROYAL PALM WAY TO NORTH END)

1/16" = 1'-0"



PROPOSED BEACH SIDE ELEVATION A (ROYAL PALM WAY TO NORTH END)

1/16" = 1'-0"

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AR9030
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MID-TOWN SEAWALL REPLACEMENT
JOB
S. OCEAN BLVD.
PALM BEACH, FLORIDA

PARTIAL SITE PLAN ELEVATIONS AND EXISTING PHOTOS
DRAWING

22104
JOB NO.

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1/16"=1'-0"
SCALE

9/26/22
DATE
CHK
M.M
DRWN

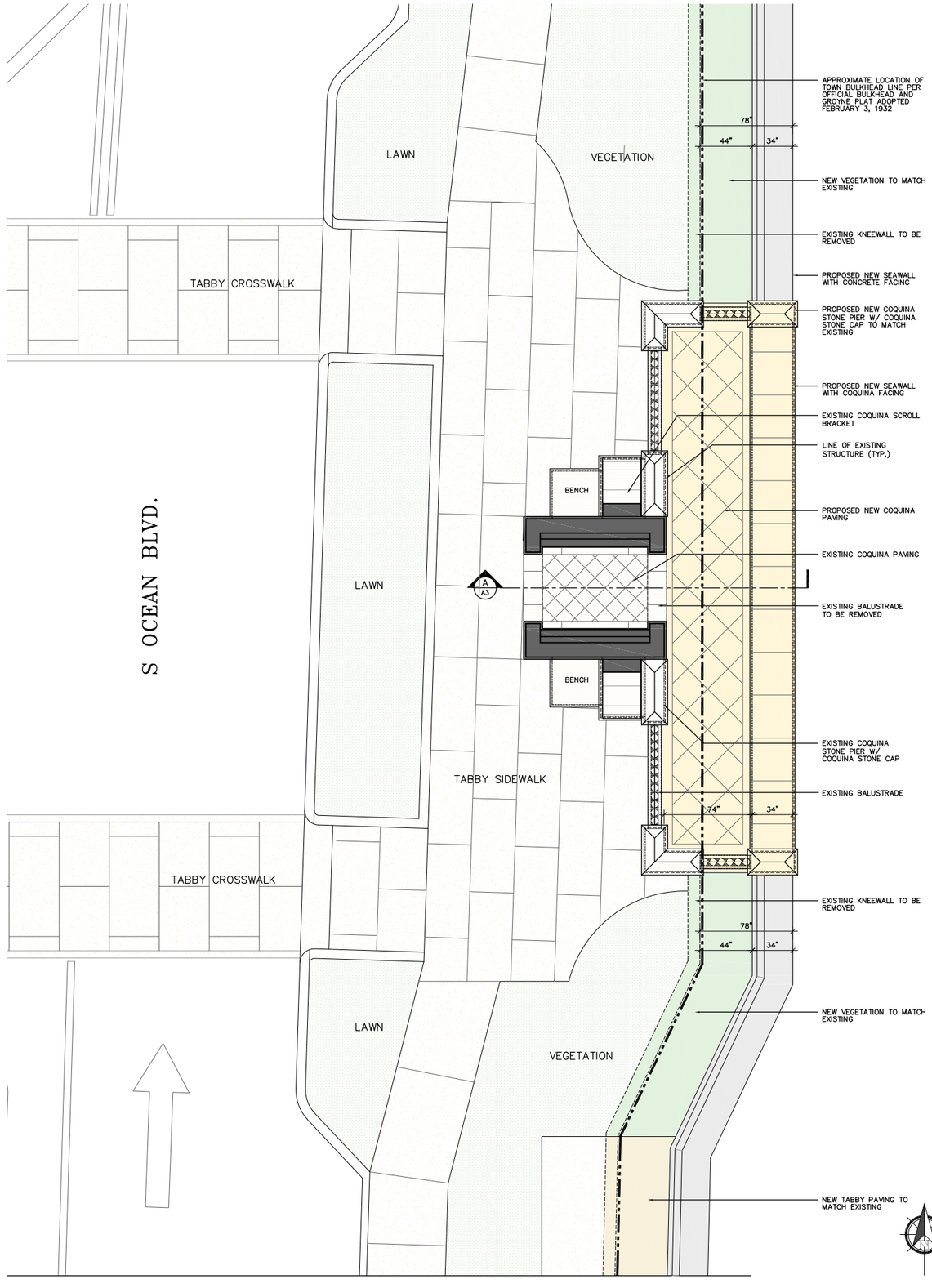
A1.7
DWG. NO.

ZON-22-145
ARC-22-211



EXISTING PLAN AT CLOCK TOWER

1/4"=1'-0"



PROPOSED PLAN AT CLOCK TOWER

1/4"=1'-0"

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TOWN OF PALM BEACH
MID-TOWN SEAWALL REPLACEMENT
JOB
S. OCEAN BLVD.
PALM BEACH, FLORIDA

FIRST FLOOR FLOOR PLAN
DRAWING

22104
JOB NO.

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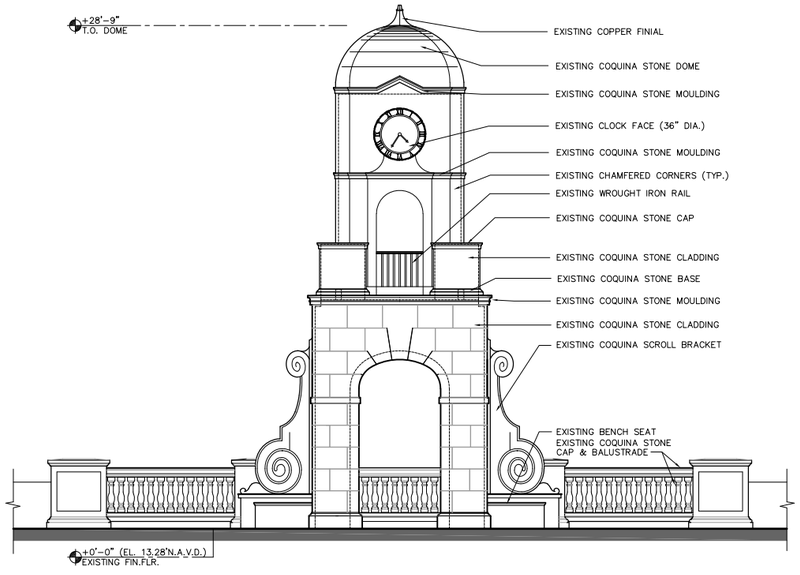
2	7
3	8
4	9
5	10

1/4"=1'-0"
SCALE

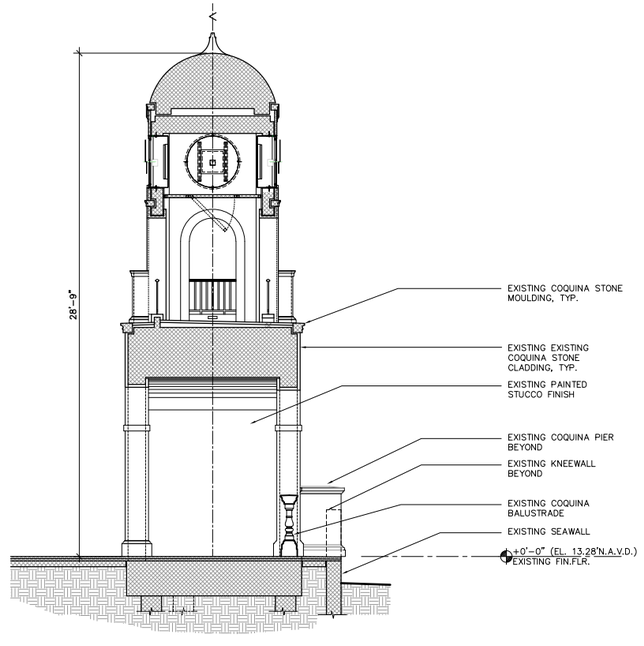
8/8/22
DATE
CHK. DRWN
M.M

A2
DWG. NO.



EXISTING WEST ELEVATION (STREET)

1/4"=1'-0"



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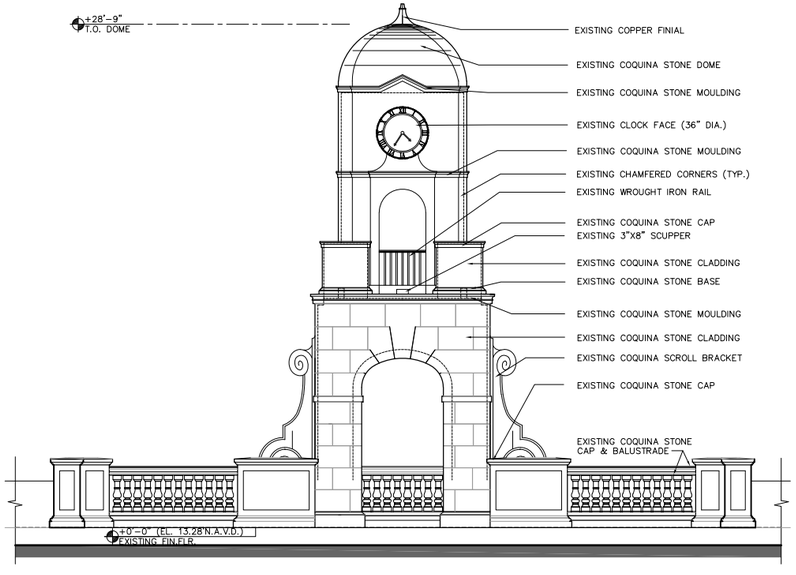
A2

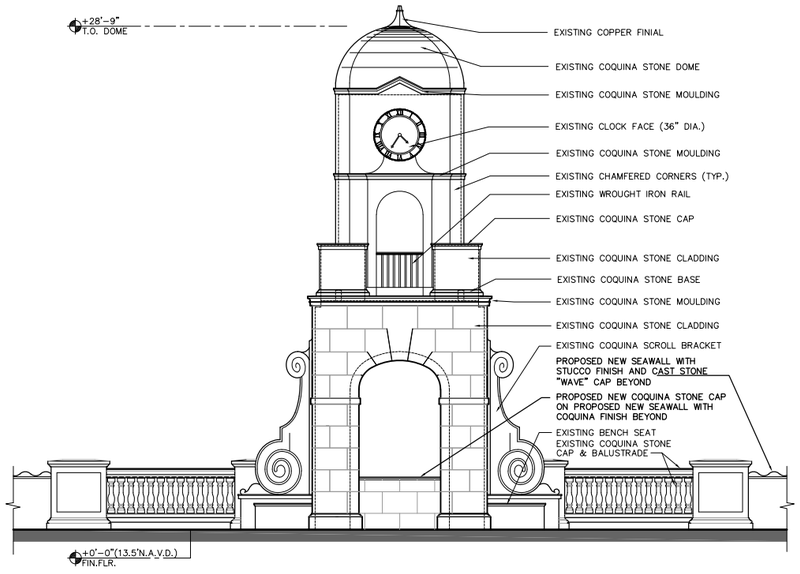
EXISTING SECTION AT TOWER

1/4"=1'-0"



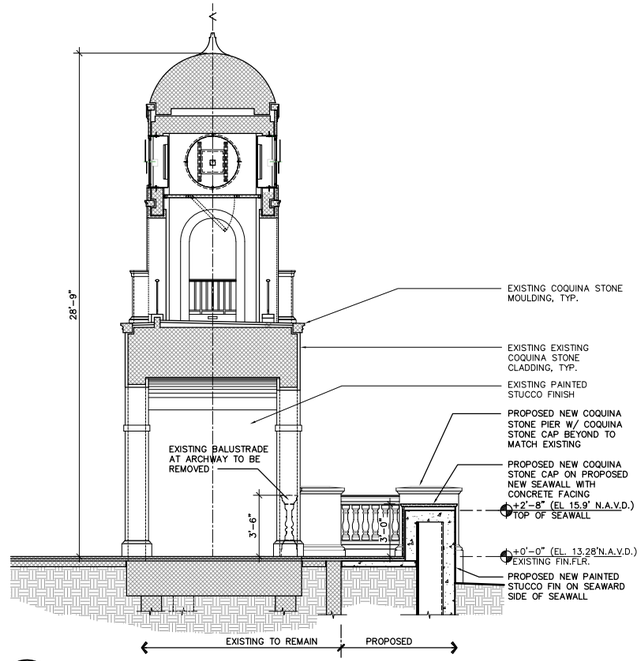
EXISTING EAST ELEVATION (BEACH)

1/4"=1'-0"



PROPOSED WEST ELEVATION (STREET)

1/4"=1'-0"



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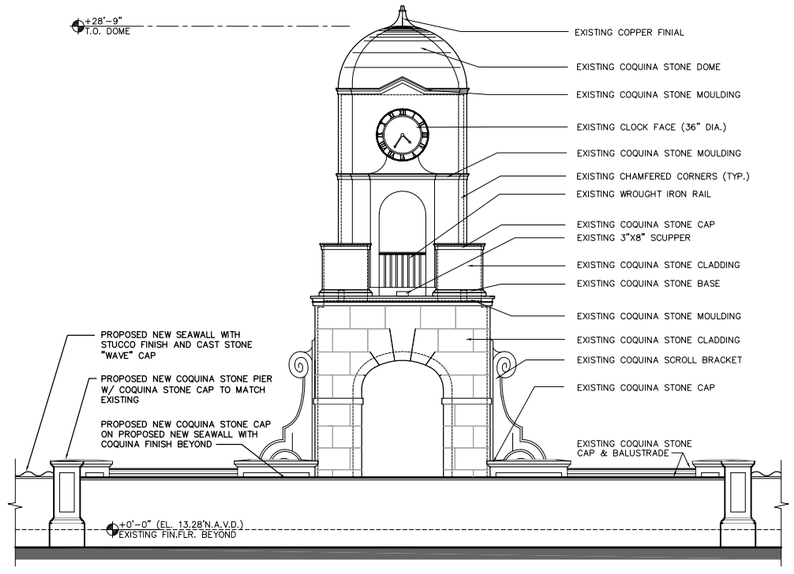
PROPOSED SECTION AT TOWER

1/4"=1'-0"



PROPOSED EAST ELEVATION (BEACH)

1/4"=1'-0"

BRIDGES MARSH & ASSOCIATES, INC.
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Palm Beach, Florida 33480
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Fax: (561) 832 1520

CONSULTANT

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AR9030
SEAL

TOWN OF PALM BEACH
MID-TOWN SEAWALL REPLACEMENT
JOB

S. OCEAN BLVD.
PALM BEACH, FLORIDA

ELEVATIONS
DRAWING

22104
JOB NO.

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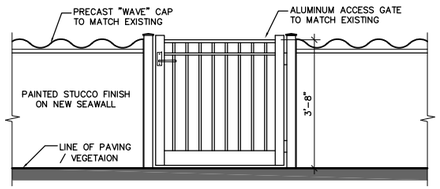
1		6	
2		7	
3		8	
4		9	
5		10	

1/4"=1'-0"
SCALE

8/8/22	DRWN	W
DATE	CHK	M.M

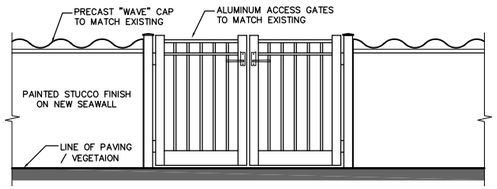
A3
DWG. NO.





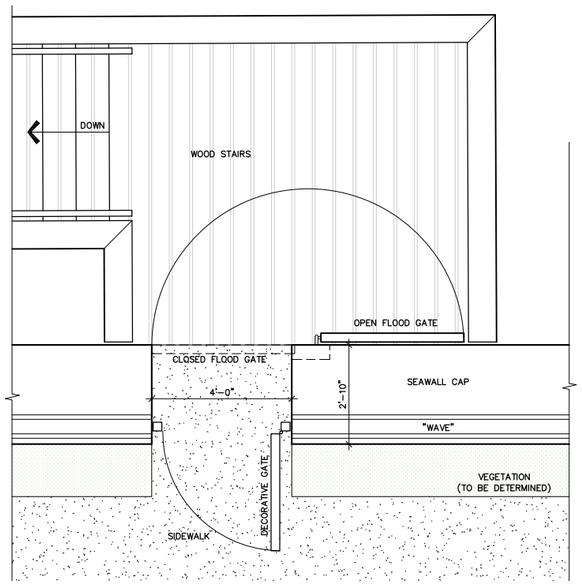
SINGLE PEDESTRIAN ACCESS GATE WEST ELEVATION

1/2"=1'-0"



DOUBLE PEDESTRIAN ACCESS GATE WEST ELEVATION

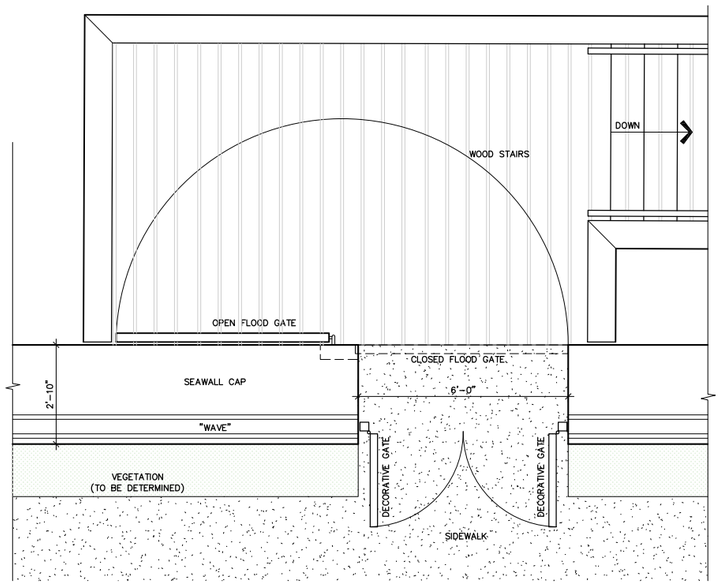
1/2"=1'-0"



SINGLE PEDESTRIAN ACCESS GATE PLAN

GULFSTREAM ROAD PEDESTRIAN ACCESS

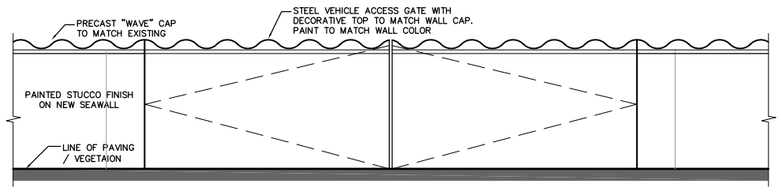
1/2"=1'-0"



DOUBLE PEDESTRIAN ACCESS GATE PLAN

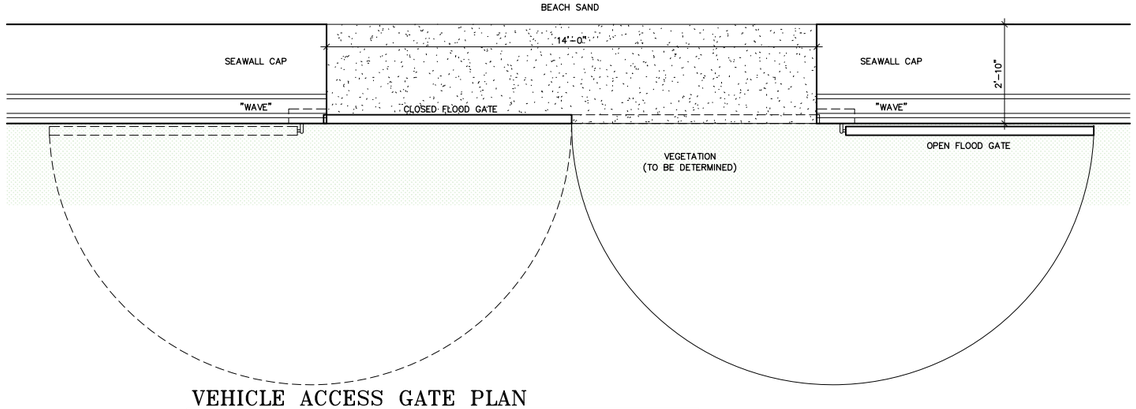
BRAZILIAN AVE PEDESTRIAN ACCESS SHOWN
RAMP AT CHILEAN SIMILAR

1/2"=1'-0"



VEHICLE ACCESS GATE WEST ELEVATION

1/2"=1'-0"



VEHICLE ACCESS GATE PLAN

GULFSTREAM ROAD PEDESTRIAN ACCESS

1/2"=1'-0"

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& ASSOCIATES, INC.
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CONSULTANT

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SEAL

TOWN OF PALM BEACH
MID-TOWN
SEAWALL
REPLACEMENT

JOB

S. OCEAN BLVD.
PALM BEACH, FLORIDA

ELEVATIONS

DRAWING

22104

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2	7
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AS NOTED

SCALE

8/8/22

DATE

SV

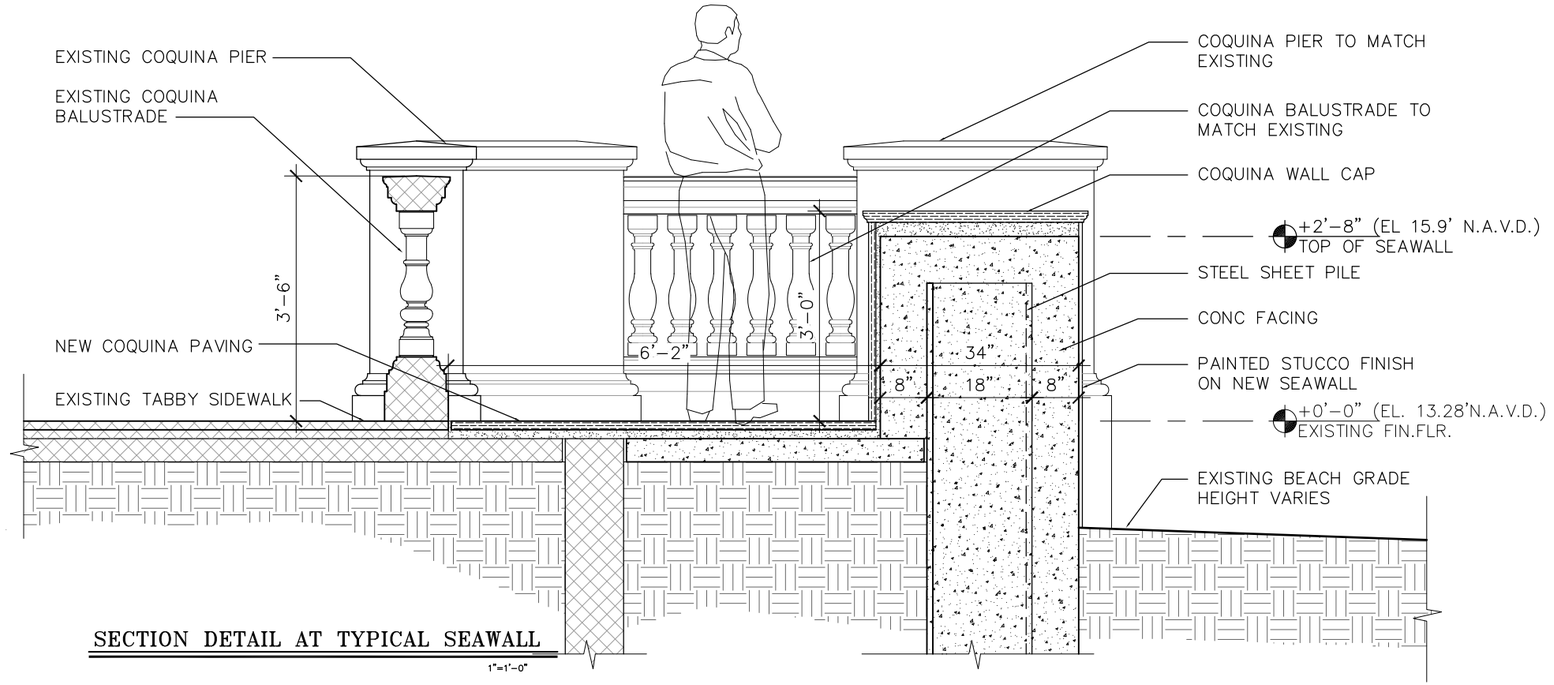
DRWN

M.M

CHK

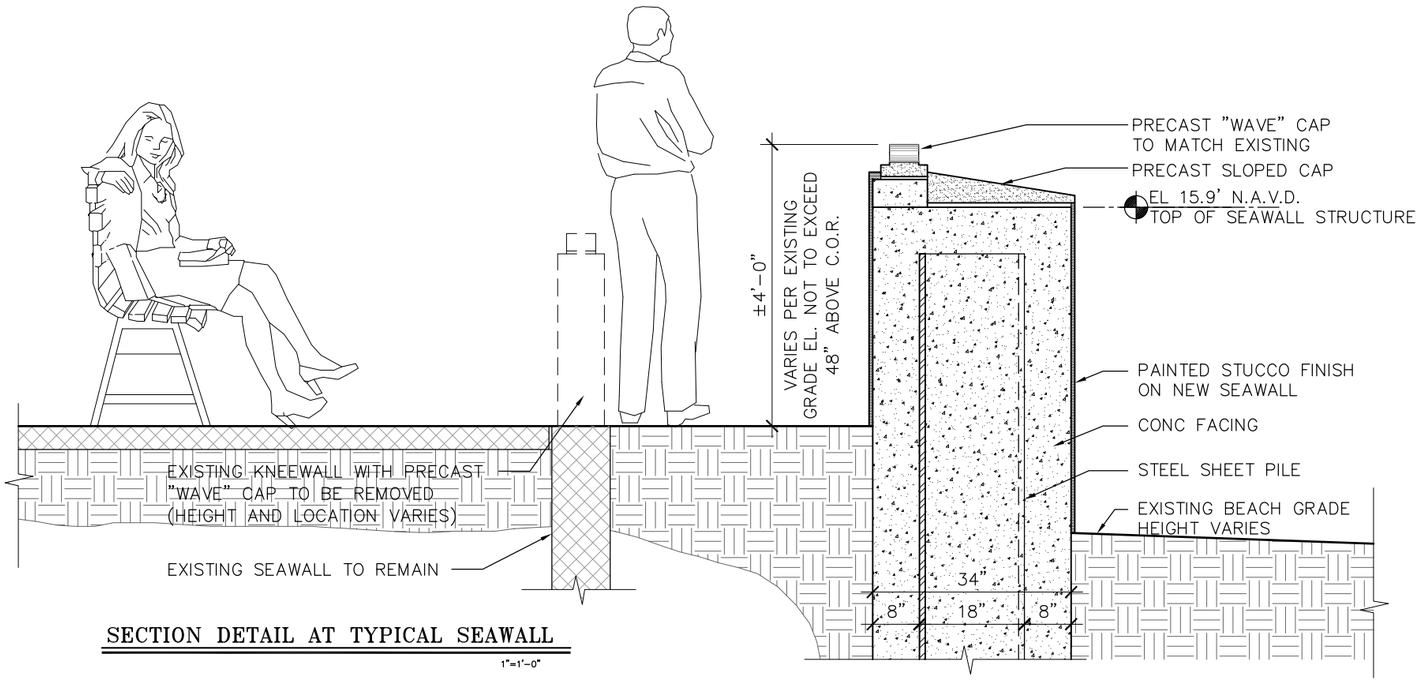
A4.1

DWG. NO.



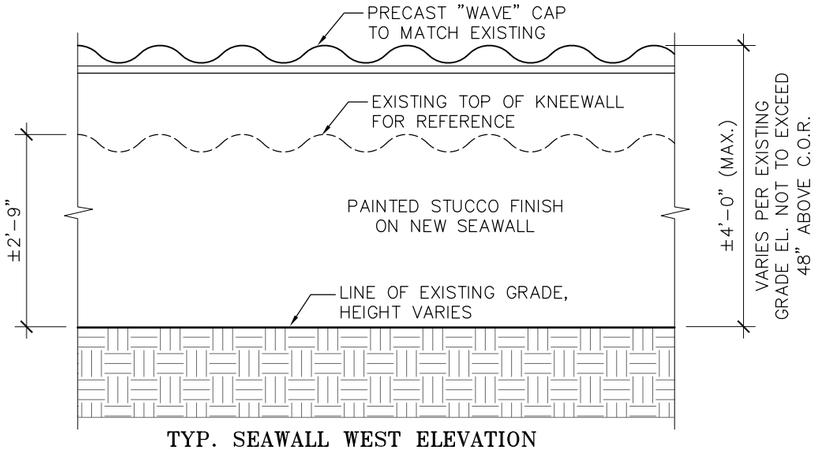
SECTION DETAIL AT TYPICAL SEAWALL

1"=1'-0"



SECTION DETAIL AT TYPICAL SEAWALL

1"=1'-0"



TYP. SEAWALL WEST ELEVATION

1"=1'-0"

BRIDGES MARSH & ASSOCIATES, INC.
CHARTERED ARCHITECTS
Eighteen Via Mizner
Palm Beach, Florida 33480
Phone: (561) 832 1533
Fax: (561) 832 1520

CONSULTANT

MICHAEL MARK MARSH
AR9030
SEAL

TOWN OF PALM BEACH
MID-TOWN SEAWALL REPLACEMENT
JOB
S. OCEAN BLVD.
PALM BEACH, FLORIDA

ELEVATIONS
DRAWING

22104
JOB NO.

NOTE:
ALL DRAWINGS FOR THIS PROJECT ARE TO BE READ IN CONJUNCTION WITH EACH OTHER. THESE INCLUDE, BUT ARE NOT LIMITED TO: ARCHITECTURAL, SURVEYING, STRUCTURAL, CIVIL, MECHANICAL, ELECTRICAL, SPECIALTY DRAWINGS, AND WRITTEN SPECIFICATIONS.

CONTRACTOR TO VERIFY ALL EXISTING SITE CONDITIONS AND THOROUGHLY CHECK ELEVATIONS AND DIMENSIONS PRIOR TO CONSTRUCTION. REPORT TO THE ARCHITECT ENGINEER ANY DISCREPANCIES, ERRORS OR CONDITIONS THAT WILL ALTER CONSTRUCTION AS INTENDED BY THESE DRAWINGS. ARCHITECT IS NOT RESPONSIBLE FOR ANY WORK AND/OR MATERIALS FURNISHED ON THE JOB.

REVISIONS

1		6	
2		7	
3		8	
4		9	
5		10	

AS NOTED
SCALE

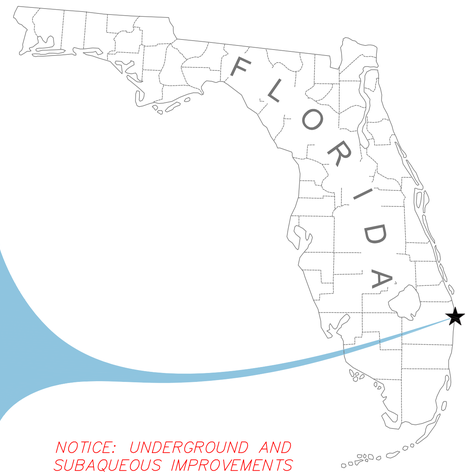
8/8/22
DATE
CHK. DRWN
M.M

A4.2
DWG. NO.


P



PROJECT LOCATION



NOTICE: UNDERGROUND AND SUBAQUEOUS IMPROVEMENTS WERE NOT LOCATED AS PART OF THIS SURVEY

811 Know what's below. Call before you dig.

LEGEND:

APX	APPROXIMATE
℄	CENTERLINE
LB	LICENSED BUSINESS
PSM	PROFESSIONAL SURVEYOR AND MAPPER
MHWL	MEAN HIGH WATER LINE
MLW	MEAN LOW WATER
NAVD-88	NORTH AMERICAN VERTICAL DATUM OF 1988
NGVD-29	NATIONAL GEODETIC VERTICAL DATUM OF 1929
SHWL	SEASONAL HIGH WATER LINE
TYP	TYPICAL

TOWN OF PALM BEACH
MID-TOWN SEAWALL REPLACEMENT PROJECT
TOPOGRAPHIC DESIGN SURVEY
OCTOBER, 2020

ROYAL PALM WAY to GULFSTREAM ROAD

PREPARED FOR:

360 SOUTH COUNTY ROAD
PALM BEACH, FLORIDA 33480

3380 FAIRLANE FARMS ROAD, SUITE 16
WELLINGTON, FLORIDA 33414

PREPARED BY:

TERRAQUATIC SURVEYING AND MAPPING

1220 TANGELO TERR, UNIT A12
DELRAY BEACH, FLORIDA 33444

SURVEY NOTES:

1. THIS TOPOGRAPHIC WAS CONDUCTED, AS DEFINED IN THE STANDARDS OF PRACTICE FOR SURVEYING AND MAPPING IN CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE, BETWEEN OCTOBER 13th & 19th, 2020.
2. REFER TO SURVEY NUMBER 20-1030.
3. THE CLIENT FOR THIS SURVEY WAS THE TOWN OF PALM BEACH VIA CONTRACT WITH GHD.
4. THE PURPOSE OF THIS SURVEY WAS TO COLLECT TOPOGRAPHIC DATA ALONG THE EAST SIDE OF OCEAN BLVD FROM SOUTH OF GULFSTREAM ROAD TO NORTH OF ROYAL PALM WAY IN SUPPORT OF A SEAWALL REPLACEMENT PROJECT WITHIN THE TOWN OF PALM BEACH.
5. THIS SURVEY, AND ANY REPRODUCTION THEREOF, IS NOT VALID WITHOUT AN ORIGINAL OR VERIFIED DIGITAL SIGNATURE AND SEAL OF A FLORIDA REGISTERED SURVEYOR. ADDITIONALLY, THIS SURVEY IS NOT VALID IF PRINTED BEARING A DIGITAL SIGNATURE AND SEAL.
6. THIS SURVEY IS INTENDED TO BE DISPLAYED AT THE SCALE OF 1 INCH = 30 FEET OR SMALLER.
7. POSITIONS ARE REFERENCED TO THE NORTH AMERICA DATUM OF 1983, 1990 ADJUSTMENT (NAD83/90), FLORIDA STATE PLANE, ZONE 0901, TRANSVERSE MERCATOR PROJECTION IN THE U.S. SURVEY FOOT UNIT OF MEASUREMENT.
8. HORIZONTAL AND VERTICAL POSITIONS WERE OBTAINED USING REAL TIME KINEMATIC GPS METHODOLOGIES WITH BROADCAST CORRECTIONS FROM A CONVENTIONAL BASE STATION UTILIZING THE SURVEY CONTROL TABULATED HEREON AND ARE ACCURATE TO THIRD ORDER, CLASS II.
9. ELEVATIONS ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM, 1988 (NAVD88).
10. CONTOURS ARE AT ONE-FOOT INTERVALS RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
11. EXCEPT AS INDICATED, NO NO UNDERGROUND STRUCTURES, UTILITIES, OR FOUNDATIONS WERE LOCATED AS PART OF THIS SURVEY.
12. AERIAL PHOTOGRAPHY WAS OBTAINED FROM PALM BEACH COUNTY INFORMATION SYSTEMS SERVICES (ISS) AND IS SHOWN FOR GRAPHIC PURPOSES ONLY, FLIGHT DATE 2021.
13. THIS SURVEY IS NOT VALID WITHOUT THE NUMBERED SEQUENCE OF SHEETS.
14. THE INFORMATION DEPICTED ON THIS MAP REPRESENTS THE RESULTS OF THE SURVEY ON THE DATES INDICATED AND CAN ONLY BE CONSIDERED AS IDENTIFYING THE GENERAL CONDITIONS EXISTING AT THAT TIME.

SURVEY CONTROL

MONUMENT	PUBLISHED					DESCRIPTION	FOUND					Δ N	Δ E	Δ Z
	NORTHING	EASTING	LATITUDE	LONGITUDE	ELEVATION		NORTHING	EASTING	LATITUDE	LONGITUDE	ELEVATION			
R-099 1974	861,159.22	971,782.36	N26° 41' 58.42538"	W80° 01' 59.90170"	12.85	FDNR BD/WALK "PM BH R99 1974"	861,159.21	971,782.46	N26° 41' 58.4253"	W80° 01' 59.9006"	12.90	-0.01	0.10	0.05
06 78 E02	861,713.59	971,829.20	N26° 42' 03.91153"	W80° 01' 59.33894"	12.73	FDNR BD/WALK "60 78 E02 BCE RM1 1978"	861,713.56	971,829.28	N26° 42' 03.9112"	W80° 01' 59.3381"	12.86	-0.03	0.08	0.13
93-89-A-11	862,664.35	971,809.57	N26° 42' 13.32794"	W80° 01' 59.47588"	13.19	FDNR BD/WALK "93 89 A11"	862,664.33	971,809.41	N26° 42' 13.3278"	W80° 01' 59.4776"	13.08	-0.02	-0.16	-0.11
BREAKERS 1929	866,507.42	971,776.72	N26° 42' 51.38657"	W80° 01' 59.51666	15.83	USCGS BD/CONC "BREAKERS 1929"	866,507.33	971,776.49	N26° 42' 51.3856"	W80° 01' 59.5192"	15.96	-0.09	-0.23	0.13
PALM BEACH	N/A	N/A	N/A	N/A	13.31	USCGS BD/CMON "PALM BEACH 1932"	863,335.27	971,697.98	N26° 42' 19.9801"	W80° 02' 00.6501"	13.29	N/A	N/A	-0.02
FDEP 2621F 2006	N/A	N/A	N/A	N/A	10.53	FDEP BD/WALK "2621F 2006"	863,457.79	968,098.36	N26° 42' 21.4621"	W80° 02' 40.3284"	10.54	N/A	N/A	0.01
TR10 RM1	N/A	N/A	N/A	N/A	15.91	USACE BD/WALL "TR 10 RM1 1945 PBBE"	866,964.36	971,657.47	N26° 42' 53.2467"	W80° 02' 00.8160"	15.89	N/A	N/A	-0.02
USCGS J310 1970	N/A	N/A	N/A	N/A	13.50	USCGS BD/CONC "J310 1970"	858,393.44	971,667.66	N26° 41' 31.0457"	W80° 02' 01.3973"	13.42	N/A	N/A	-0.09

SHEET INDEX	
No.	DESCRIPTION
1	COVER SHEET
2-4	PLANVIEW
5-7	PROFILES

PREPARED FOR:

TOWN OF PALM BEACH
360 SOUTH COUNTY ROAD
PALM BEACH, FL 33480

TERRAQUATIC SURVEYING AND MAPPING

TERRAQUATIC, INC. - PHONE: (561) 400-8348
1220 TANGELO TERR, UNIT A12 - DELRAY BEACH, FLORIDA 33444

CERTIFICATION:

KENNETH C. JACKSON,PSM
FLORIDA REGISTRATION LS4549 - CERTIFICATE OF AUTHORIZATION NO. 7324

TOWN OF PALM BEACH
MID-TOWN SEAWALL REPLACEMENT PROJECT
TOPOGRAPHIC DESIGN SURVEY
PALM BEACH COUNTY, FLORIDA

DRAWN BY: BL	CHECKED BY: KCJ	
JOB No.: 20-1030	DATE: 9/7/22	
REV	DESCRIPTION	DATE
No.1	ADDED CCCL, ECL & SHWL	9/7/22

SHEET
1
of 7

PI COASTAL CONSTRUCTION CONTROL LINE

S00°24'38"E 689.96'

N00°24'38"W 93.67'

S00°24'38"E 992.42'

N00°24'38"W 99.95'

N00°24'38"W 99.95'

N00°24'38"W 8.90'

N01°17'38"W 87.82'

N01°17'38"W 99.77'

PALM BEACH COUNTY COASTAL CONSTRUCTION CONTROL LINE
PER PLAT BOOK 80, PAGES 137 to 155 P.B.C.R.

N01°17'38"W 99.78'

N01°17'38"W 99.86'

N01°17'38"W 99.77'

N01°17'38"W 99.90'

S01°17'38"E 1151.07'

N01°17'38"W 99.90'

GULFSTREAM ROAD

HAMMON AVENUE

WOTH AVENUE

S.R. A1A / S. OCEAN BLVD

SURVEY TIE LINE (TYP)
TIES TO SEAWARD EDGE
OF SEAWALL CAP

S89°35'21"W 182.06'

S89°35'22"W 188.07'

S89°35'22"W 194.64'

S89°35'22"W 201.33'

S88°42'22"W 209.65'

S88°42'22"W 220.27'

S88°42'22"W 230.46'

S88°42'22"W 237.35'

S88°42'22"W 248.16'

S88°42'22"W 253.62'

0+00

1+00

2+00

3+00

4+00

5+00

6+00

7+00

8+00

9+00

Y: 860,828.32'
X: 971,739.08'

SURVEY BASELINE (TYP)

APX. LOCATION OF EASTERLY
RIGHT OF WAY LINE

WOOD BEACH
ACCESS STAIRS

EROSION CONTROL LINE
PER MEAN HIGH WATER SURVEY FILE 1348
DATED JULY, 1995

EXST. 2,713If SEAWALL WITH
2.5' SAND WALL (TYP)

SCATTERED BEACH DUNE
VEGETATION (TYP)

BEACH DUNE VEGETATION (TYP)

WINTHROP HOUSE, 100 WORTH AVE.
TUNNEL ACCESS
FFE: 8.32' NAVD

CLOCK TOWER

OCTOBER 13th, 2020 SHWL
ELEV: +4.62' NAVD

OCTOBER 13th, 2020 MHWL
ELEV: +0.45' NAVD

ATLANTIC OCEAN

W
S
N
E

0' 15' 30' 60'

HORIZONTAL SCALE: 1" = 30'

PREPARED FOR:

TOWN OF PALM BEACH
360 SOUTH COUNTY ROAD
PALM BEACH, FL 33480

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SURVEYING AND MAPPING
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1220 TANGELO TERR, UNIT A12 - DELRAY BEACH, FLORIDA 33444

TOWN OF PALM BEACH

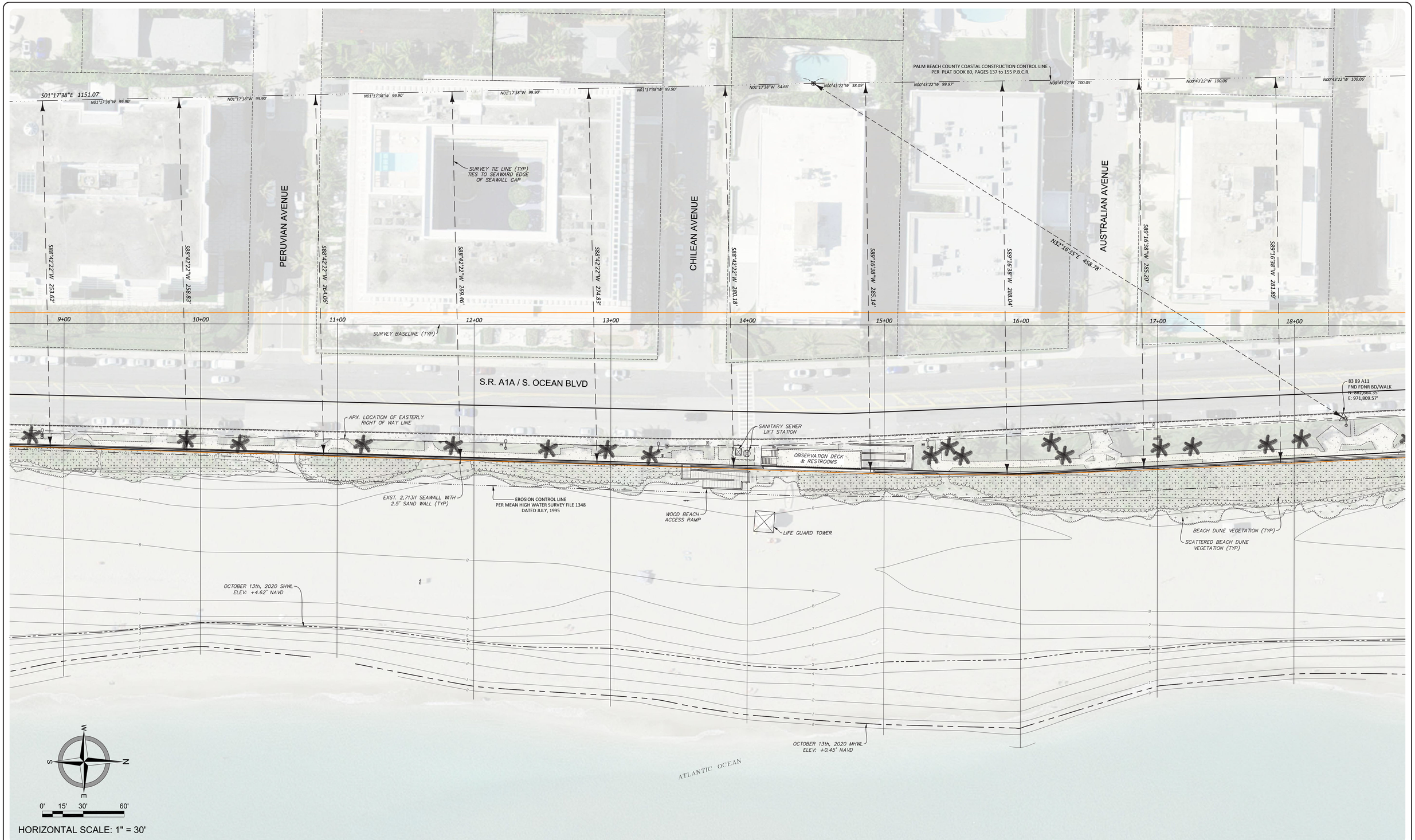
MID-TOWN SEAWALL REPLACEMENT PROJECT

TOPOGRAPHIC DESIGN SURVEY

PALM BEACH COUNTY, FLORIDA

DRAWN BY: BL	CHECKED BY: KCJ
JOB No.: 20-1030	DATE: 9/7/22

REV	DESCRIPTION	DATE



HORIZONTAL SCALE: 1" = 30'

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PALM BEACH COUNTY, FLORIDA

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REV	DESCRIPTION	DATE

SHEET
3
of 7



PREPARED FOR:

TOWN OF PALM BEACH
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PALM BEACH COUNTY, FLORIDA

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REV	DESCRIPTION	DATE

SHEET
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of 7

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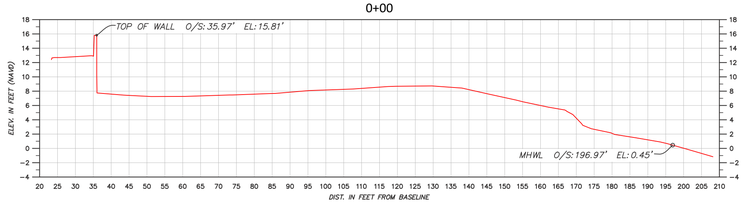

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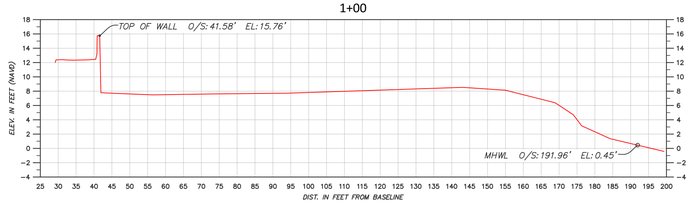

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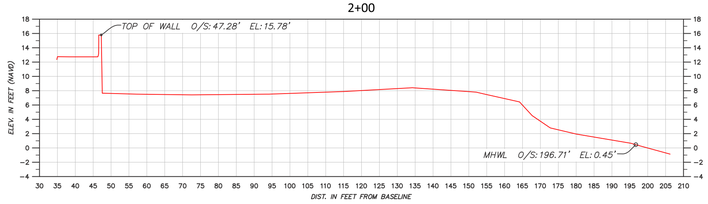

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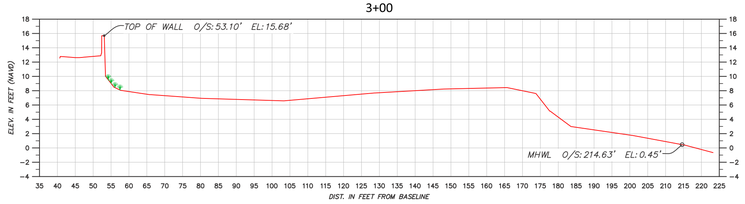

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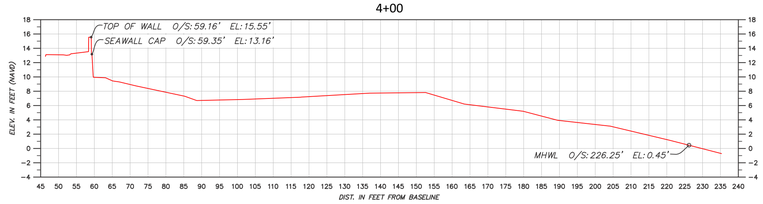

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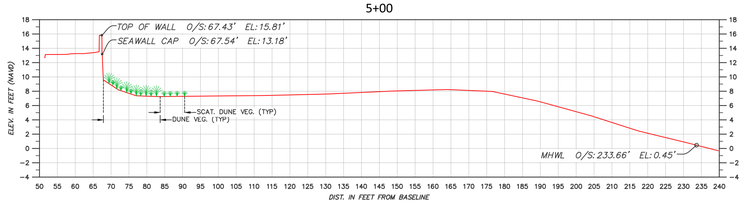

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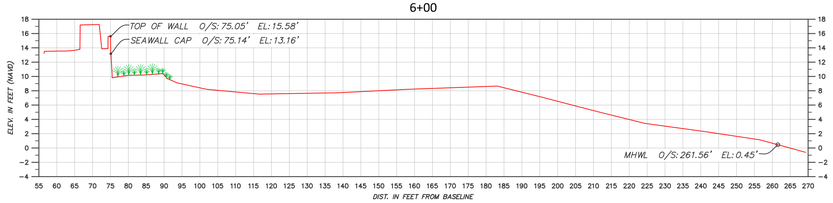

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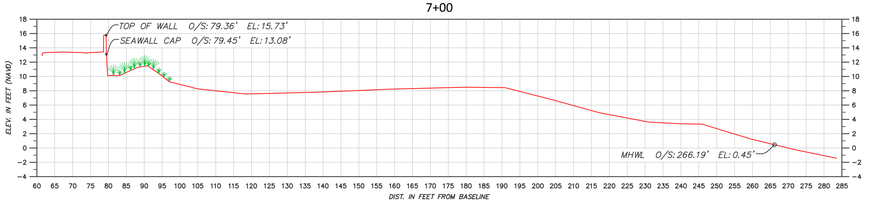

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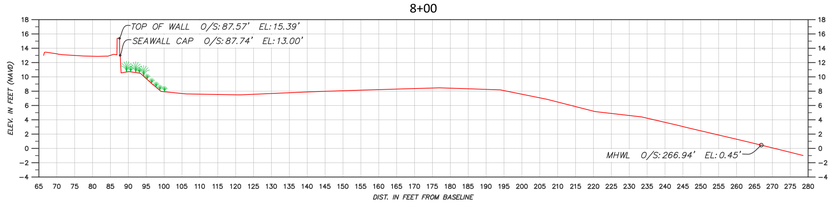

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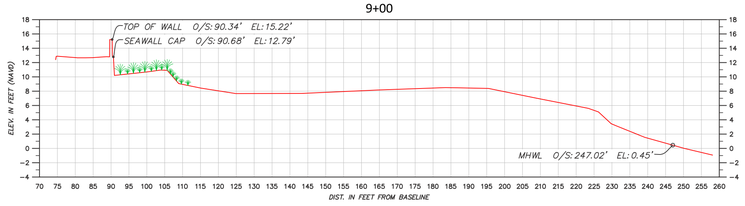

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PREPARED FOR:

TOWN OF PALM BEACH
360 SOUTH COUNTY ROAD
PALM BEACH, FL 33480

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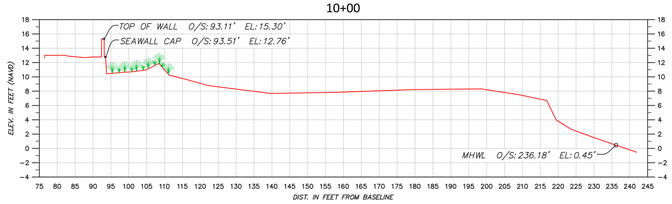
TOPOGRAPHIC DESIGN SURVEY
PALM BEACH COUNTY, FLORIDA

DRAWN BY: BL	CHECKED BY: KCJ
JOB No.: 20-1030	DATE: 9/7/22

REV	DESCRIPTION	DATE

SHEET
5
of 7

10+00



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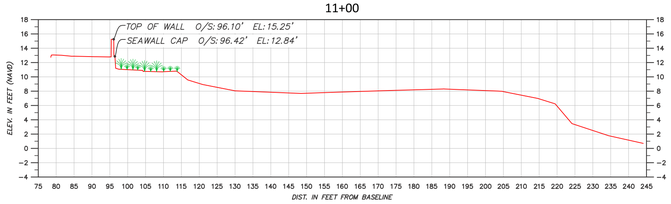

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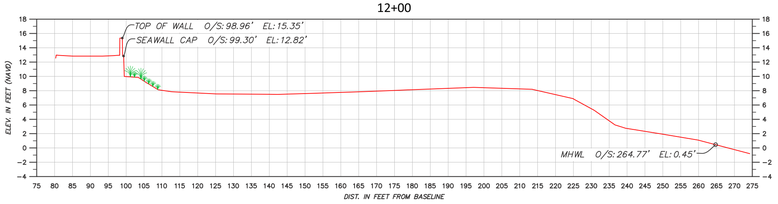

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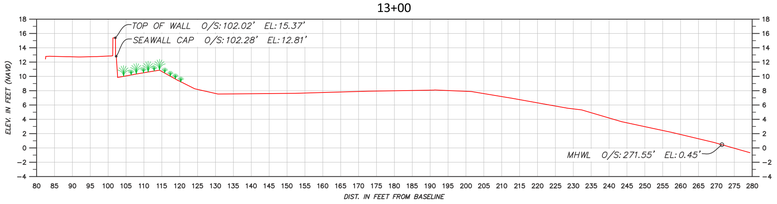

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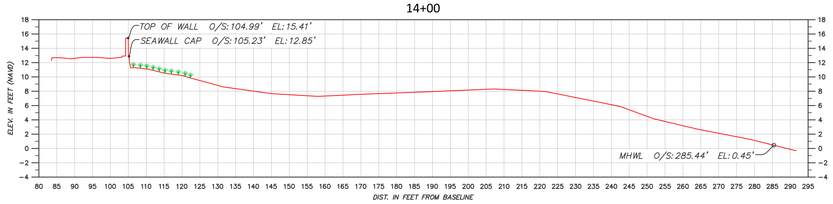

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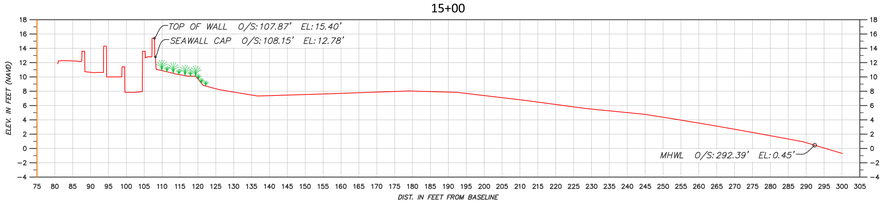

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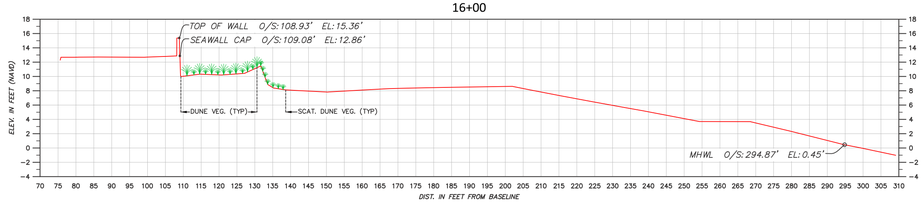

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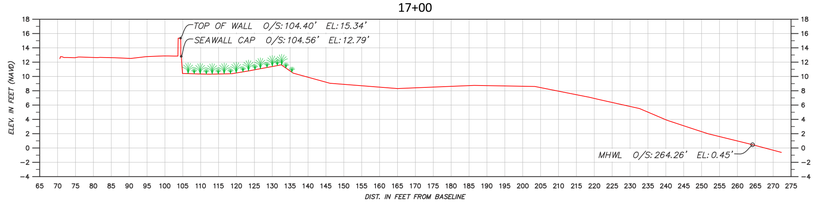

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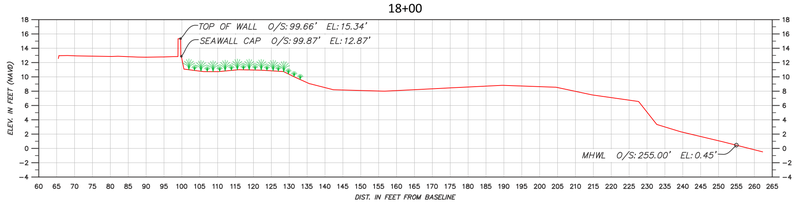

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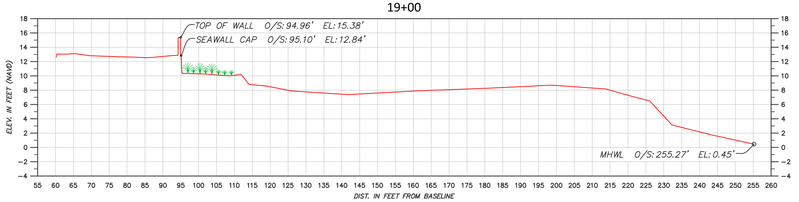

SCALE: 1H:2V

PREPARED FOR:

TOWN OF PALM BEACH
360 SOUTH COUNTY ROAD
PALM BEACH, FL 33480

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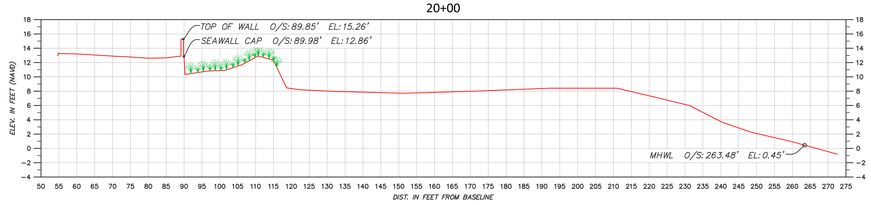
TOPOGRAPHIC DESIGN SURVEY
PALM BEACH COUNTY, FLORIDA

DRAWN BY: BL	CHECKED BY: KCJ
JOB No.: 20-1030	DATE: 9/7/22

REV	DESCRIPTION	DATE

20+00



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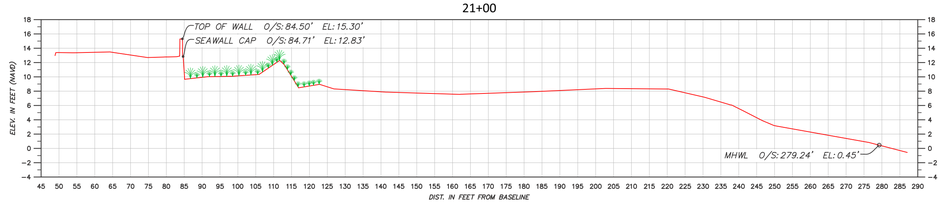

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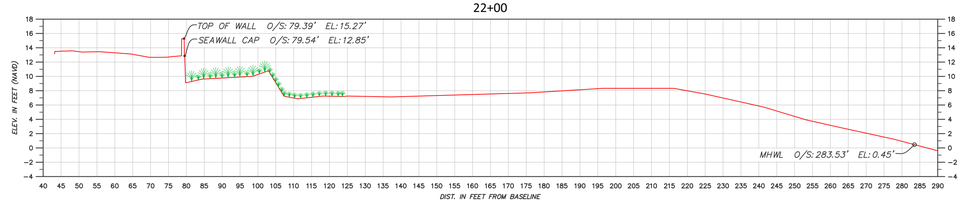

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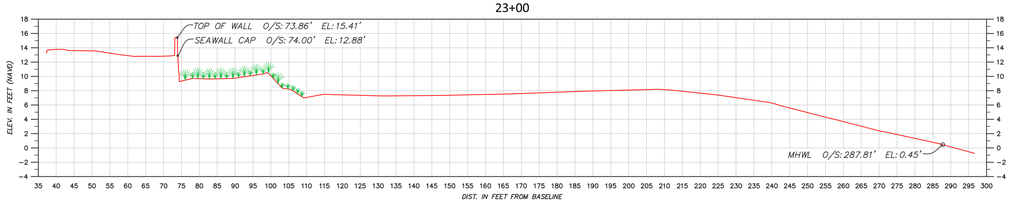

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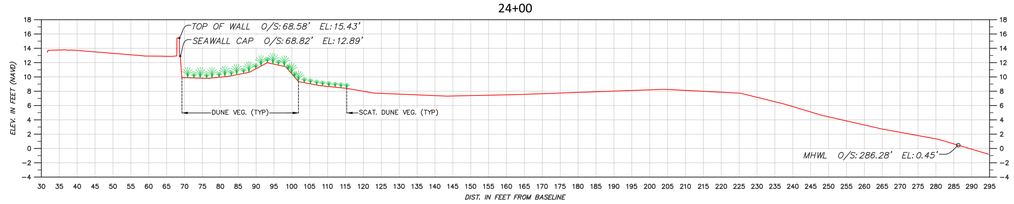

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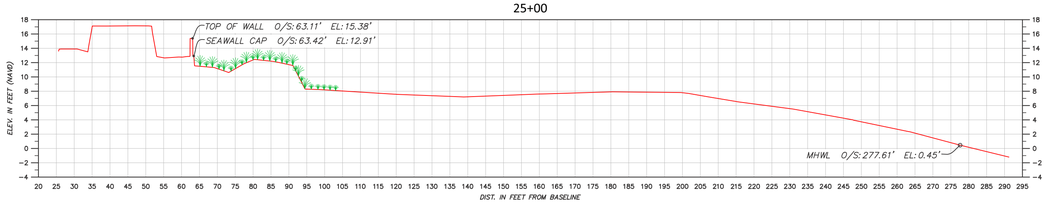

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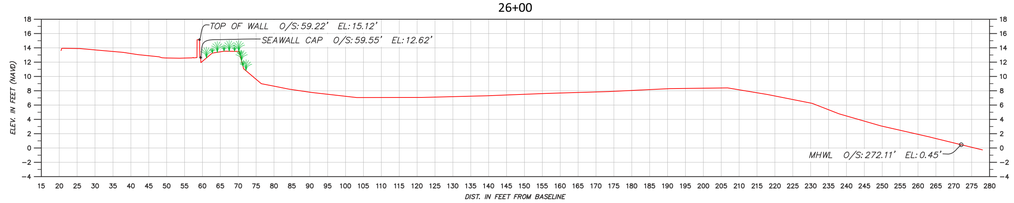

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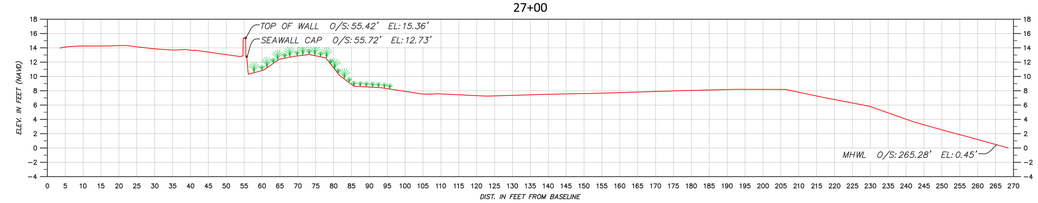


SCALE: 1H:2V

PREPARED FOR:

TOWN OF PALM BEACH
360 SOUTH COUNTY ROAD
PALM BEACH, FL 33480

TERRAQUATIC
SURVEYING AND MAPPING
TERRAQUATIC, INC. - PHONE: (561) 400-8348
1220 TANGELO TERR, UNIT A12 - DELRAY BEACH, FLORIDA 33444

TOWN OF PALM BEACH
MID-TOWN SEAWALL REPLACEMENT PROJECT
TOPOGRAPHIC DESIGN SURVEY
PALM BEACH COUNTY, FLORIDA

DRAWN BY: BL	CHECKED BY: KCJ
JOB No.: 20-1030	DATE: 9/7/22

REV	DESCRIPTION	DATE

SHEET
7
of 7

TOWN OF PALM BEACH

Information for Town Council Meeting on: August 12, 2026

To: Town Council

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

From: Planning, Zoning, & Building Staff

Re: An Ordinance Of The Town Council Of The Town Of Palm Beach, Palm Beach County, Florida, Amending The Town Code Of Ordinances At Chapter 134, Zoning, Article Vi, District Regulations, At Division 6. - R-D(1) High Density Residential District, Section 134-1000; And At Division 7. - R-D(2) High Density Residential District, Section 134-1055, To Remove Public And Private Academic School As Special Exception Uses In The R-D(1) And R-D(2), Respectively; Providing For Severability; Providing For Repeal Of Ordinances In Conflict; Providing For Codification; Providing An Effective Date.
20-2026

Date: 6/30/2026

ATTACHMENTS

Ordinance No. 020-2026
Business Impact Statement

STRATEGIC PLAN

Strategic Priorities:
Community Culture and Character

Strategic Focus Areas:
Quality of Life
Community Preservation

FUNDING

No Fiscal Impact

ORDINANCE NO. 20-2026

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF PALM BEACH, PALM BEACH COUNTY, FLORIDA, AMENDING THE TOWN CODE OF ORDINANCES AT CHAPTER 134, ZONING, ARTICLE VI, DISTRICT REGULATIONS, AT DIVISION 6. - R-D(1) HIGH DENSITY RESIDENTIAL DISTRICT, SECTION 134-1000; AND AT DIVISION 7. - R-D(2) HIGH DENSITY RESIDENTIAL DISTRICT, SECTION 134-1055, TO REMOVE PUBLIC AND PRIVATE ACADEMIC SCHOOL AS SPECIAL EXCEPTION USES IN THE R-D(1) AND R-D(2), RESPECTIVELY; PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEAL OF ORDINANCES IN CONFLICT; PROVIDING FOR CODIFICATION; PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Town of Palm Beach has adopted Chapter 134, Zoning, of the Code of Ordinances, to establish comprehensive controls for the development of land in the Town based on the Comprehensive Plan for the Town; and

WHEREAS, Chapter 134 establishes zoning districts for the purpose of protecting, promoting and improving the public health, safety, morals, and the general welfare of the people and convenience of efficient traffic circulation of people and goods; and

WHEREAS, Article VI of Chapter 134 provides for land development regulations for each of the established zoning districts by division that include a list of permitted and special exception uses; and

WHEREAS, the Town Council of the Town of Palm Beach, pursuant to the authority granted to it in Chapters 163 and 166, Florida Statutes, is authorized and empowered to consider changes to its land development regulations; and

WHEREAS, on May 14, 2025, the Town Council of the Town of Palm Beach adopted Ordinance No. 006-2025 to remove private and public academic schools from the list of special exception uses in the R-B low density residential district, R-C medium density residential district, and C-B commercial district in the central (midtown) and north end of the Town, and as a special exception use south of 2500 South Ocean Boulevard only in the R-D(1) moderate density residential district, R-D(2) high density residential district, and C-TS town-serving commercial district; and

WHEREAS, on February 11, 2026, the Town Council of the Town of Palm Beach adopted Ordinance No. 035-2025 related to required Code Amendments to maintain consistency with the adopted 2024 Comprehensive Plan, which required Code Amendments that did not pertain to private and public academic schools as special exception uses; and

WHEREAS, Ordinance No. 035-2025 inadvertently failed to reflect the changes made to the residential zoning districts by Ordinance No. 006-2025;

WHEREAS, Ordinance No. 017-2026 reinstated the changes made by Ordinance

006-2025, which removed public and private academic schools as special exception uses in the R-B low density residential district and the R-C medium density residential district and as a special exception use south of 2500 South Ocean Boulevard in the R-D(1) moderate density residential district and the R-D(2) high density residential district; and

WHEREAS, on June 10, 2026 Town Council meeting, the Town Council of the Town of Palm Beach made a motion to remove public and private schools as special exception uses south of 2500 South Ocean Boulevard after hearing requests from the residents in the southend of the Town; and

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

Section 1: Article VI, **DISTRICT REGULATIONS, Division 6. - R-D(1) High Density Residential District, Section 134-1000** is hereby amended as follows:

Sec. 134-1000. Special exception uses.

The special exception uses require a site plan review as provided in article III of this chapter.
The special exception uses in the R-D(1) high density residential district are as follows:

(1) Existing Approved planned unit developments.
(2) Public structures/uses.
(3) Essential services related to town-owned municipal buildings and structures.
~~(4) Public or private academic schools located south of 2500 South Ocean Boulevard.~~
(5) Churches, synagogues and other houses of worship.
(6) Supplemental parking.
(7) Roof-deck automobile parking.
(8) Municipally owned or operated parking areas.
(9) Beach cabana houses intended for the use of family and guests only.
(10) Group home.
(11) Foster care facility.
(12) Municipally owned and operated parks and recreation areas.

Section 2: Article VI, **DISTRICT REGULATIONS, Division 7. - R-D(2) High Density Residential District, Section 134-1055** is hereby amended as follows:

Sec. 134-1055. Special exception uses.

The special exception uses require a site plan review as provided in article III of this chapter.

The special exception uses in the R-D(2) high density residential district are as follows:

(1) Existing Approved planned unit developments.
(2) Public structures/uses.
(3) Essential services related to town-owned municipal buildings and structures.
~~(4) Public or private academic schools located south of 2500 South Ocean Boulevard.~~
(5) Churches, synagogues and other houses of worship.
(6) Supplemental parking.
(7) Accessory commercial uses to hotel uses.
(8) Municipally owned or operated parking areas.
(9) Beach cabana houses intended for the use of family and guests only.
(10) Hotels.
(11) Timesharing uses.
(12) Roof-deck automobile parking.
(13) Group home.
(14) Foster care facility.
(15) Pedestrian access tunnel to the beach as an accessory use provided that the applicant owns the land on both sides of the roadway, provides unity of title, and provides prior written approval from all governmental agencies having jurisdiction.
(16) Outdoor cafe seating for dining purposes related to hotels, condo-hotels and dining rooms provided that all requirements and conditions contained in sections 134-2104 and 134-2108 are met.
(17) Condo-hotels in accordance with section 134-2110.
(18) Municipally owned and operated parks and recreation areas.

Section 3. Incorporation of Recitals.
The above recitals are incorporated as fully set forth herein.

Section 4. Severability.
If any provision of this Ordinance or the application thereof is held invalid, such invalidity shall not affect the other provisions or applications of this Ordinance which can be given effect without the invalid provisions or applications, and to this end the provisions of this Ordinance are hereby declared severable.

Section 5. Repeal of Ordinances in Conflict.
All other ordinances of the Town of Palm Beach, Florida, or parts thereof which conflict with this or any part of this Ordinance are hereby repealed.

Section 6. Codification.
This Ordinance shall be codified and made a part of the official Code of Ordinances of the Town of Palm Beach.

Section 7. Effective Date.
This Ordinance shall take effect immediately upon its passage and approval, as provided by law.

PASSED AND ADOPTED in a regular, adjourned session of the Town Council of the Town of Palm Beach on first reading on the 15th of July 2026, and for second and final reading on the 12th day of August 2026.

Danielle H. Moore, Mayor	Edward A. Cooney, Town Council President
	Lewis S.W. Crampton, Council President Pro Tem
	Julie Araskog, Town Council Member
ATTEST:	Nicki McDonald, Town Council Member
Kelly Churney, CMC, Town Clerk	Bridget Moran, Town Council Member

TOWN OF PALM BEACH

Business Impact Estimate

TITLE OF ORDINANCE:

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF PALM BEACH, PALM BEACH COUNTY, FLORIDA, AMENDING THE TOWN CODE OF ORDINANCES AT CHAPTER 134, ZONING, ARTICLE VI, DISTRICT REGULATIONS, AT DIVISION 6. - R-D(1) HIGH DENSITY RESIDENTIAL DISTRICT, SECTION 134-1000; AND AT DIVISION 7. - R-D(2) HIGH DENSITY RESIDENTIAL DISTRICT, SECTION 134-1055, TO REMOVE PUBLIC AND PRIVATE ACADEMIC SCHOOL AS SPECIAL EXCEPTION USES IN THE R-D(1) AND R-D(2), RESPECTIVELY; PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEAL OF ORDINANCES IN CONFLICT; PROVIDING FOR CODIFICATION; PROVIDING AN EFFECTIVE DATE.

BUSINESS IMPACT ESTIMATE:

This is provided in accordance with section 166.041(4), Florida Statutes. According to Section 166.041(4)(c) of the Florida Statutes, if one or more of the statements below apply, state law does not require a business impact estimate for the proposed ordinance. This Business Impact Estimate may be revised following its initial posting.

1. The proposed ordinance is required for compliance with Federal or State law or regulation.

2. The proposed ordinance relates to the issuance or refinancing of debt.

3. The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget.

4. The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant or other financial assistance accepted by the municipal government.

5. The proposed ordinance is an emergency ordinance.

6. The ordinance relates to procurement.

7. The proposed ordinance is enacted to implement the following:

a. Development orders and development permits, as those terms are defined in s. 163.3164, and development agreements, as authorized by the Florida Local

Government Development Agreement Act under ss. 163.3220 - 163.3243.

b. Comprehensive plan amendments and land development regulation amendments initiated by an application by a private party other than the municipality.
c. Sections 190.005 and 190.046, Florida Statutes, regarding community development districts.
d. Section 553.73, Florida Statutes, relating to the Florida Building Code; or
e. Section 633.202, Florida Statutes, relating to the Florida Fire Prevention

Is this ordinance exempt from the Business Impact Estimate requirement according to one of the aforementioned reasons?

No

Provide the relevant exemption reason number if applicable:

N/A

In accordance with the provisions of controlling law, the Town hereby publishes the following information:

Summary of the proposed ordinance (must include a statement of the public purpose, such as serving the public health, safety, morals, and welfare):

The proposed ordinance amends Chapter 134 (Zoning), Article VI (District Regulations), to remove public and private academic schools as special exception uses within the R-D(1) and R-D(2) residential zoning districts located south of 2500 South Ocean Boulevard.

The ordinance follows Town Council direction provided on June 10, 2026, after consideration of public input from residents regarding the appropriateness of academic school uses within the affected residential areas. The amendment continues the Town's policy direction established through Ordinance No. 006-2025, which removed public and private academic schools as special exception uses from other residential zoning districts within the Town.

The public purpose of this ordinance is to preserve the residential character of the affected neighborhoods, ensure compatibility between land uses, reduce the potential for traffic and operational impacts associated with institutional uses, and promote the public health, safety, welfare, and orderly development of the Town.

An estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the Town, if any:

a) An estimate of direct compliance costs that businesses may reasonably incur:
The ordinance is not anticipated to impose direct compliance costs on existing businesses or property owners because it does not require modifications to existing development, structures, or operations.

The ordinance removes the ability for future applicants to seek approval of public or private academic schools as special exception uses within the R-D(1) and R-D(2) zoning districts.

b) Any new charge or fee imposed by the proposed ordinance or for which businesses will be financially responsible:
The ordinance does not establish any new fees, charges, assessments, or financial obligations.

c) An estimate of the Town of Palm Beach's regulatory costs, including estimated revenues from any new charges or fees to cover such costs:
The ordinance is not expected to increase or decrease the Town's regulatory costs. Administration and enforcement will occur through existing zoning and development review processes and will utilize existing staff resources. No new revenues are anticipated.

Good faith estimate of the number of businesses likely to be impacted by the proposed ordinance:
The number of businesses directly impacted by the ordinance is expected to be minimal. The ordinance affects only future applications involving public or private academic school uses within the R-D(1) and R-D(2) residential zoning districts south of 2500 South Ocean Boulevard. No existing businesses are anticipated to be affected.

Additional information the governing body deems useful (if any):
The ordinance does not affect existing legally established uses, nor does it alter development standards applicable to residential, commercial, hotel, or other permitted uses within the affected zoning districts. The amendment is limited to removing public and private academic schools from the list of special exception uses available for future consideration.

The Town Council has determined that the ordinance supports long-term land use

compatibility and neighborhood preservation objectives by limiting institutional uses within the affected residential districts. The ordinance is not expected to have a measurable economic impact on existing businesses operating within the Town.

TOWN OF PALM BEACH

Information for Town Council Meeting on: August 12, 2026

To: Town Council

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

From: Michelle Sentmanat, Business Services Supervisor

Re: Waiver of Town Code Section 18-237, For Building Permit Extension at 228 Seaspray Ave.

Date: 7/17/2026

ATTACHMENTS

Staff Report
Letter from Dunworth Construction & Development, Inc.
Nuisance Mitigation Statement
Construction Schedule
Copy of Notice to Neighbor
Property Appraiser Details for the Property

STRATEGIC PLAN

Strategic Priorities:
Mobility and Transportation, Community Culture and Character, Safe and Resilient Community

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

FUNDING

Fee-Related

Waiver of Town Code Section 18-237, For Building Permit Extension at 228 Seaspray Ave – Permit RALT-25-00895

Staff recommends the Town Council consider the request from Roy Dunworth with Dunworth Construction, regarding a permit time extension to complete the renovations of a single-family home at 228 Seaspray Ave. The letter dated July 16, 2026, explains the need for extension. Request is for one hundred fifty (150) days - with work to be completed by December 22,2026.

HISTORY:

The property is owned by Zachary & Gergana Shipley and was purchased on January 6, 2010. The permit for renovation was issued on March 26, 2025, and given a duration of 16 months for completion. Expiration date July 26, 2026.

THE PROJECT:

Renovation of single-family residence. The contractor has submitted a request for permit extension. The letter explains the reason for the delay is due to the project experiencing delays by owner-directed selections and design decisions that are required to proceed with the next phase of construction. The revised construction schedule shows completion to be by December 22, 2026.

The applicant appears to have complied with the requirements for neighbor notice.

Attachments:

- Letter from Dunworth Construction & Development Inc
- Nuisance Mitigation Statement
- Construction Schedule
- Copy of Notice to Neighbor
- Property Appraiser Details for the Property

RECEIVED
JUL 17 2026
TOWN OF PALM BEACH
PZB DEPARTMENT

TOWN OF PALM BEACH

Planning, Zoning and Building

THIS IS A REQUEST FOR:

✓ **BUILDING PERMIT TIME EXTENSION**

____ **WAIVER OF TOWN CODE SECTION 42-199, CONSTRUCTION WORKING HOURS**

Any request for a Building Permit Time Extension OR Waiver of Town Code Section 42-199, Construction Working Hours must be submitted to the Town no later than 30 days PRIOR to permit expiration or period of request. Please send the following items to Michelle Sentmanat at msentmanat@townofpalmbeach.com .

1. Provide a detailed letter explaining the reasons why a time extension or waiver is being requested.
2. Provide a construction schedule to show completion timeline (CPM, Gantt Chart).
3. Provide a Statement of Nuisance Mitigation measures currently in place on the site.
4. Provide a Statement that first-class mailed notice to neighbors within 300 feet will be provided at least 25 days prior to the meeting at which the extension or waiver is to be considered.
5. Include with the above Statement, a copy of the above notification to neighbors. **NOTE: Must include in the notification letter to neighbors the permit number, site address, current permit expiration date and proposed expiration date. In addition, include the meeting date at which this matter will be considered.** Also, the following statement must be included in the notification: Comments or concerns regarding this request may be made on the Town website here.
6. Provide a USPS Certificate of Mailing as proof of the mailed notice.
7. Payment – pay all applicable fees by the submittal deadline. Fees are NON-REFUNDABLE.

Deadlines: See Schedule for submittal deadlines (page 3). Town Council Meeting dates are subject to change. Please visit our website at www.townofpalmbeach.com

- Town Council Development Review Date (Wednesday meeting): 08|12|2026
- Deadline for submittal of request/backup must be received by: 07|17|2026
  (Deadline is approximately two weeks prior to the Town Council Development Review Meeting).
- Deadline for Notice to Neighbors: 07|17|2026
  (Notice to Neighbors must be provided 25 days in advance of TC/DRC Meeting)

Permit #: RALT-25-00895 Exp. Date: 07|26|2026

Job Address: 225 SEASPRAY AVE

Length of time extension being requested: (in days) 150

Specific request for waiver/working hours being proposed: _____

Proposed completion date if requested time extension is granted: 12|22|2026
(Must attach completion schedule)

Contact: Chad Amburn Phone: 561-723-9079

Email: chad@dunworthco.com

Extent - 26 - 00895

VALUATION OF PERMITS TO DATE:
(Original permit value and any permit updates containing valuation to date)

Job Address: 228 Seaspray AVE
Permit# : RALT-25-00895 Job Value $ 895,000.00
Permit# : _____ Job Value $ _____
Permit# : _____ Job Value $ _____
Permit# : _____ Job Value $ _____
TOTAL valuation of project $ _____

Value of remaining work to complete the project, even if included in valuation above. Include labor, materials and the value of any owner supplied items, etc. $ 295,350.00

Time Extension fee due based upon 1% of this amount: $ 2,953.50
Waiver fee due based upon 1% of this amount: $ _____
Technology Fee (2% of permit fee above) $ 59.07
Total Time Extension/Waiver Fee Paid:
(attach a copy of the receipt for payment)
Fees paid are non-refundable $ 3,012.57

OWNERS CERTIFICATION: I certify the information listed above to be true and correct.

OWNER SIGNATURE 7/16/2026 DATE

CONTRACTOR CERTIFICATION: I certify the information listed above to be true and correct.

CONTRACTOR SIGNATURE 7/17/26 DATE

NOTARY TO OWNER

STATE OF Florida
COUNTY OF Palm Beach

Sworn to (or affirmed) and subscribed before me

this 16 day of July

20 26, By Zachary Kane Shipley

Who are personally known _____ OR produced identification (Type of identification) Florida Driver License.
OR Online Notarization _____.

Yasmin De Moraes
Printed Name of Notary

Signature of Notary

SEAL:

YASMIN DE MORAES
Notary Public, State of Florida
Commission# HH 682934
My comm. expires Jun. 02, 2029

NOTARY TO CONTRACTOR

STATE OF
COUNTY OF

Sworn to (or affirmed) and subscribed before me

this 17 day of July

20 26. By Roy F. Dunworth

Who are personally known √ OR produced identification (Type of identification) _____
OR Online Notarization _____.

Ana Torchia
Printed Name of Notary

Signature of Notary

SEAL:

ANA TORCHIA
Notary Public - State of Florida
Commission # HH 671506
My Comm. Expires Apr 30, 2029
Bonded through National Notary Assn.

DUNWORTH CONSTRUCTION & DEVELOPMENT, INC.
8876 SE Robwyn Street, Hobe Sound, FL 33455
O: 772-402-5941 / C:772-215-3438
Roy@dunworthco.com
Ana@dunworthco.com

July 16th, 2026

Mr. Wayne Bergman
Director / Chief Building Official
360 S County Road
Palm Beach, FL 33480

RE: Request for Time Extension
228 Seaspray Ave
Permit Number: RALT-25-00895

Dear Mr. Bergman,

Dunworth Construction & Development, Inc. is writing to request a Building Permit Time Extension of (150) days.

The project has experienced delays due to outstanding owner-directed selections and design decisions that are required to proceed with the next phases of construction. While work has been planned and coordinated in good faith, certain critical finishes and approvals remain pending, which has prevented continuous progress through no fault of the contractor.

We have remained ready and available to proceed as soon as these selections and decisions are finalized. The requested extension will allow sufficient time to complete the work in compliance with the approved plans and all applicable codes once the remaining items are resolved.

Thank you,

Roy F. Dunworth, President
Dunworth Construction & Development, Inc.

DUNWORTH CONSTRUCTION & DEVELOPMENT, INC.
8876 SE Robwyn Street, Hobe Sound, FL 33455
O: 772-402-5941 / C:772-215-3438
Roy@dunworthco.com
Ana@dunworthco.com

July 16th, 2026

Mr. Wayne Bergman
Director / Chief Building Official
360 S County Road
Palm Beach, FL 33480

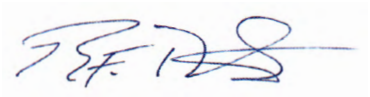
RE: Statement of Nuisance Mitigation Measures
228 Seaspray Ave
Permit Number: RALT-25-00895

Dear Mr. Bergman,

Dunworth Construction & Development, Inc. will continue to maintain the following Nuisance Mitigation Measures for the duration of the project:

- 18' Tall Mesh Screen Fencing at Perimeter or New Landscaping Per Plan
- Daily Cleaning of Seminole Ave Roadway & Sidewalk
- No Music Permitted on the Property
- No Smoking Permitted on the Property
- No Work Permitted on Saturdays During the Season
- During Deliveries: Sidewalk & Roadway are Monitored with Flagmen
- Continued Friendly & Open Dialogue with Neighbors

Thank you,



Roy F. Dunworth, President
Dunworth Construction & Development, Inc.

Shipley Residence
228 Seaspray Ave
Project Schedule
07-16-26

Description of Work / Phase #4: Construction of Interior Finishes	**Start / Finish**
1.) Interior Finish Carpentry & Staircase Railing	
Install wood trim package & interior doors.	
Template & install stair railing:	*July 20th - Sept 1st*
2.) Flooring, Bathroom Stone & Staircase	
Install stone flooring & hardwood flooring. Install all bathroom floors & shower walls.	
Install hardwood staircase treads, risers and landings:	*July 20th - Oct 2nd*
3.) Custom Cabinetry	
Custom cabinetry delivery and installation:	*Sept 1st - Oct 30th*
4.) Countertops & Slab Work	
Template base cabinets for countertops and template wall designs.	
Install countertops and walls:	*Nov 2nd - Nov 20th*
5.) Completion of Trades, Finishes & Final Painting	
Trim-out electric and install plumbing fixtures, glass enclosures & mirrors.	
Install electrical fixtures, appliances, AC equipment and test all systems.	
Final Interior Painting of Residence:	*Nov 2nd - Dec 22nd*

Description of Work / Phase #5: Construction of Exterior Finishes	**Start / Finish**
1.) Front Entrance Hardscape & Metal Work	
Form & pour entrance way columns & sidewalk.	
Install stone hardscape finishes and smooth float stucco.	
Install balcony railings, awnings and gates:	*July 20th - Nov 2nd*
2.) Landscaping, Landscape Lighting & Irrigation	
Install large trees first, then hedges and small plantings.	
Install landscape lighting and irrigation system.	
Install Zoysia Turf last:	*Nov 2nd - Nov 20th*
3.) Exterior Painting	
Apply Final (2) Coat to the trim & body and cypress soffit system.	
Complete all misc. touch-ups throughout the project:	*Nov 16th - Dec 4th*
4.) Final Inspections	
Substantial Completion of Project. Complete punch-list items:	*Dec 1st - Dec 22nd*
Completion of Punchlist Items and Certificate of Completion:	***DECEMBER 22nd 2026***

DUNWORTH CONSTRUCTION & DEVELOPMENT, INC.
8876 SE Robwyn Street, Hobe Sound, FL 33455
O: 772-402-5941 / C:772-215-3438
Roy@dunworthco.com
Ana@dunworthco.com

July 16th, 2026

Mr. Wayne Bergman
Director / Chief Building Official
360 S County Road
Palm Beach, FL 33480

RE: First-Class Mailed Notice Statement
228 Seaspray Ave
Permit Number: RALT-25-00895

Dear Mr. Bergman,

Dunworth Construction & Development, Inc. has mailed notice to all neighbors within 300 feet of the project at 428 Seabreeze Ave, Palm Beach, FL 33480. This notice was mailed (25) days prior to the Town Council Development Review Meeting on August 12th, 2026.

Please see attached a copy of the notification to the neighbors.

Thank you,

Roy F. Dunworth, President
Dunworth Construction & Development, Inc.

DUNWORTH CONSTRUCTION & DEVELOPMENT, INC.
8876 SE Robwyn Street, Hobe Sound, FL 33455
O: 772-402-5941 / C:772-215-3438
Roy@dunworthco.com
Ana@dunworthco.com

NOTIFICATION TO NEIGHBORS

July 16th, 2026

Dear Neighbor,

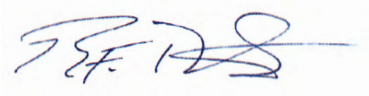
RE: Project located at 228 Seaspray Ave
Permit Number: RALT-25-00895
Current Permit Expiration Date: 07/26/2026
Proposed New Expiration Date: 12/22/2026

This is to notify you that a request has been made to the Planning, Zoning & Building Department to be placed on the agenda for the next available Town Council meeting for consideration of a time extension request of (150) days.

Should you have questions or concerns regarding this project, please contact Chad Amburn, Project Manager. His email address is Chad@dunworthco.com and phone number is (561) 723-9079.

Also, comments or concerns regarding this request may be made in the Planning, Zoning & Building Department at 360 S County Rd., Palm Beach or by email to publiccomment@townofpalmbeach.com.

Sincerely,



Roy F. Dunworth, President
Dunworth Construction & Development, Inc.

Property Detail

Location Address : 228 SEASPRAY AVE
Municipality : PALM BEACH
Parcel Control Number : 50-43-43-22-07-000-4370
Subdivision : POINCIANA PARK 2ND ADD IN
Official Records Book/Page : 23651 / 1083
Sale Date : 01/06/2010
Legal Description : POINCIANA PARK 2ND ADD LTS 437 & 439

Owner Information

Owner(s)	Mailing Address
SHIPLEY GERGANA K SHIPLEY ZACHARY & SHIPLEY GERGANA K TR SHIPLEY ZACHARY TR ZACHARY & GERGANA SHIPLEY TR TITL HLDRS	228 SEASPRAY AVE PALM BEACH FL 33480 4229

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
01/06/2010	$2,170,000	23651 / 01083	WARRANTY DEED	SHIPLEY ZACHARY &
08/27/2007	$1,965,000	22080 / 01647	WARRANTY DEED	TURNER THOMAS C
10/23/2002	$10	14322 / 00366	WARRANTY DEED	DEARAUJO SERGIO I &
09/01/1993	$100	07906 / 01479	QUIT CLAIM	
09/01/1993	$100	07902 / 00300	QUIT CLAIM	
07/01/1992	$100	07344 / 00407	WARRANTY DEED	
01/01/1991	$100	06717 / 00408	QUIT CLAIM	

Exemption Information

Applicant/Owner(s)	Year	Detail
SHIPLEY ZACHARY &	2026	ADDITIONAL HOMESTEAD
SHIPLEY ZACHARY &	2026	HOMESTEAD

Property Information

Total Number of Units Per Parcel : 2
***Total Square Feet :** 3721
Acres : .14
Property Use Code : 0100—SINGLE FAMILY
Zoning : R-B—LOW DENSITY RESIDENTIAL (50-PALM BEACH)

Building Details

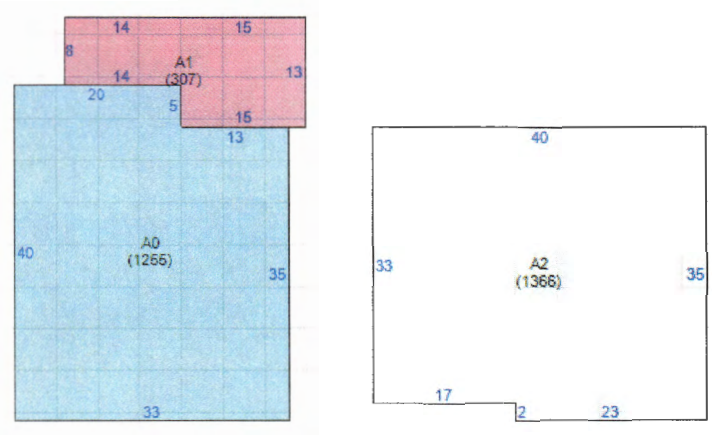
Structural Details

Structural Element for Building 1

Bldg Type	EXC-RESIDENT
Exterior Wall 1	MSF: STUCCO
Year Built	1924
Air Condition Desc	HTG & AC
Heat Type	FORCED AIR DUCT

Sketch for Building 1

Heat Fuel	ELECTRIC
Bed Rooms	3
Full Baths	3
Half Baths	1
Exterior Wall 2	NONE
Roof Structure	FLAT
Roof Cover	ASPHALT/COMPOSITION
Interior Wall 1	DRYWALL
Interior Wall 2	N/A
Floor Type 1	HARDWOOD
Floor Type 2	CERAMIC/QUARRY TILE
Stories	2



Subarea and Square Footage for Building 1

Code Description	square Footage
FUS Finished Upper Story	1366
BAS Base Area	1255
SFB Semi Finished Base Area	307
Total Square Footage	2928
Area Under Air	2928

Property Extra Feature

Description	Year Built	Units
Wall	1924	192
Pool - In-Ground	2008	1

Property Land Details

Land Line #	Description	Zoning	Acres
1	SFR	R-B	0.1406

Appraisals

Tax Year	2025	2024	2023	2022	2021
Improvement Value	$531,570	$690,698	$1,656,795	$1,646,256	$1,005,802
Land Value	$4,103,750	$3,828,125	$2,684,725	$2,324,438	$1,610,875
Total Market Value	$4,635,320	$4,518,823	$4,341,520	$3,970,694	$2,616,677

Assessed and Taxable Values

Tax Year	2025	2024	2023	2022	2021
Assessed Value	$1,281,715	$1,245,593	$1,209,314	$1,174,091	$1,139,894
Exemption Amount	$50,722	$50,000	$50,000	$50,000	$50,000
Taxable Value	$1,230,993	$1,195,593	$1,159,314	$1,124,091	$1,089,894

Taxes

Tax Year	2025	2024	2023	2022	2021
AD VALOREM	$18,466	$17,937	$17,566	$17,581	$17,856

NON AD VALOREM	$1,068	$1,050	$971	$964	$1,027
TOTAL TAX	$19,534	$18,987	$18,537	$18,545	$18,883

TOWN OF PALM BEACH

Information for Town Council Meeting on: August 12, 2026

To: Town Council

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

From: Michelle Sentmanat, Business Services Supervisor

Re: Waiver of Town Code Section 18-237, For Building Permit Extension at 428 Seabreeze Ave.

Date: 7/17/2026

ATTACHMENTS

Staff Report
Letter from Dunworth Construction & Development Inc
Nuisance Mitigation Statement
Construction Schedule
Copy of Notice to Neighbor
Property Appraiser Details for the Property

STRATEGIC PLAN

Strategic Priorities:
Safe and Resilient Community, Community Culture and Character, Mobility and Transportation

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

FUNDING

Fee-Related

Waiver of Town Code Section 18-237, For Building Permit Extension at 428 Seabreeze Ave. – Permit RNEW-24-00007.

Staff recommends the Town Council consider the request from Roy Dunworth with Dunworth Construction, regarding a second permit extension to complete the new construction of a single-family home at 428 Seabreeze Ave. The letter dated July 16, 2026, explains the need for extension. Request is for one hundred fifty (150) days - with work to be completed by December 22, 2026.

HISTORY:

The property is owned by Chauncey and Deborah Crandall and was purchased on September 14, 2021. The permit for new construction was issued on September 26, 2024, and given a duration of 16 months for completion. Original expiration date January 26, 2026. Contractor went before the Town Council to request an extension at the February 2026 meeting and were granted a six-month extension. Expiration date July 26, 2026.

THE PROJECT:

New construction of single-family residence. The contractor has submitted a second request for permit extension. The letter explains the reason for the delay is due to outstanding owner-directed selections. Where work was planned and coordinated in good faith certain critical finishes and approvals remain pending, which has prevented continuous progress through no fault of the contractor. The revised construction schedule shows completion to be by December 22, 2026.

The applicant appears to have complied with the requirements for neighbor notice.

Attachments:

- Letter from Dunworth Construction & Development Inc
- Nuisance Mitigation Statement
- Construction Schedule
- Copy of Notice to Neighbor
- Property Appraiser Details for the Property

TOWN OF PALM BEACH

Planning, Zoning and Building

RECEIVED
JUL 20 2026
TOWN OF PALM BEACH
PZB DEPARTMENT

Extension-26-00094

THIS IS A REQUEST FOR:

✓ **BUILDING PERMIT TIME EXTENSION**

____ **WAIVER OF TOWN CODE SECTION 42-199, CONSTRUCTION WORKING HOURS**

Any request for a Building Permit Time Extension OR Waiver of Town Code Section 42-199, Construction Working Hours must be submitted to the Town no later than 30 days PRIOR to permit expiration or period of request. Please send the following items to Michelle Sentmanat at msentmanat@townofpalmbeach.com .

1. Provide a detailed letter explaining the reasons why a time extension or waiver is being requested.
2. Provide a construction schedule to show completion timeline (CPM, Gantt Chart).
3. Provide a Statement of Nuisance Mitigation measures currently in place on the site.
4. Provide a Statement that first-class mailed notice to neighbors within 300 feet will be provided at least 25 days prior to the meeting at which the extension or waiver is to be considered.
5. Include with the above Statement, a copy of the above notification to neighbors. **NOTE: Must include in the notification letter to neighbors the permit number, site address, current permit expiration date and proposed expiration date. In addition, include the meeting date at which this matter will be considered.** Also, the following statement must be included in the notification: Comments or concerns regarding this request may be made on the Town website here.
6. Provide a USPS Certificate of Mailing as proof of the mailed notice.
7. Payment – pay all applicable fees by the submittal deadline. Fees are NON-REFUNDABLE.

Deadlines: See Schedule for submittal deadlines (page 3). Town Council Meeting dates are subject to change. Please visit our website at www.townofpalmbeach.com

- Town Council Development Review Date (Wednesday meeting): 08/12/2026
- Deadline for submittal of request/backup must be received by: 07/17/2026
  (Deadline is approximately two weeks prior to the Town Council Development Review Meeting).
- Deadline for Notice to Neighbors: 07/17/2026
  (Notice to Neighbors must be provided 25 days in advance of TC/DRC Meeting)

Permit #: RNEW-24-00007 Exp. Date: 07/26/2026

Job Address: 428 Seabreeze Ave, Palm Beach, FL 33480

Length of time extension being requested: (in days) 150

Specific request for waiver/working hours being proposed: _____

Proposed completion date if requested time extension is granted: 12/22/2026
(Must attach completion schedule)

Contact: Chad Amburn Phone: 561-723-9079

Email: Chad@dunworthco.com

VALUATION OF PERMITS TO DATE:
(Original permit value and any permit updates containing valuation to date)

Job Address: 428 Seabreeze Ave

Permit# : RNEW-24-00007 Job Value $ 1,750,000.00

Permit# : _____ Job Value $ _____

Permit# : _____ Job Value $ _____

Permit# : _____ Job Value $ _____

TOTAL valuation of project $ _____

Value of remaining work to complete the project, even if included in valuation above. Include labor, materials and the value of any owner supplied items, etc. $ 577,500.00

Time Extension fee due based upon 1% of this amount: $ 5,775.00

Waiver fee due based upon 1% of this amount: $ _____

Technology Fee (2% of permit fee above) $ 115.50

Total Time Extension/Waiver Fee Paid:
(attach a copy of the receipt for payment)
Fees paid are non-refundable $ 5,890.50

OWNERS CERTIFICATION: I certify the information listed above to be true and correct.

OWNER SIGNATURE DATE 7.16.26

NOTARY TO OWNER

STATE OF FL
COUNTY OF Palm Beach

Sworn to (or affirmed) and subscribed before me

this 16 day of July

20 26, By Chauncey Crandall

Who are personally known ✓ OR produced identification (Type of identification) _____
OR Online Notarization _____.

Ana Torchia
Printed Name of Notary

Ana Torchia
Signature of Notary

SEAL:

ANA TORCHIA
Notary Public - State of Florida
Commission # HH 671506
My Comm. Expires Apr 30, 2029
Bonded through National Notary Assn.

CONTRACTOR CERTIFICATION: I certify the information listed above to be true and correct.

CONTRACTOR SIGNATURE DATE 7/16/26

NOTARY TO CONTRACTOR

STATE OF FL
COUNTY OF Palm Beach

Sworn to (or affirmed) and subscribed before me

this 16 day of July

20 26. By Ray F. Dunworth

Who are personally known ✓ OR produced identification (Type of identification) _____
OR Online Notarization _____.

Ana Torchia
Printed Name of Notary

Ana Torchia
Signature of Notary

SEAL:

ANA TORCHIA
Notary Public - State of Florida
Commission # HH 671506
My Comm. Expires Apr 30, 2029
Bonded through National Notary Assn.

DUNWORTH CONSTRUCTION & DEVELOPMENT, INC.
8876 SE Robwyn Street, Hobe Sound, FL 33455
O: 772-402-5941 / C:772-215-3438
Roy@dunworthco.com
Ana@dunworthco.com

July 16th, 2026
Mr. Wayne Bergman
Director / Chief Building Official
360 S County Road
Palm Beach, FL 33480

RE: Request for Time Extension
428 Seabreeze Ave
Permit Number: RNEW-25-00007

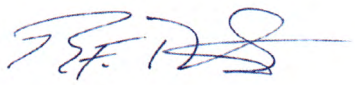
Dear Mr. Bergman,

Dunworth Construction & Development, Inc. is writing to request a Building Permit Time Extension of (150) days.

The project has experienced delays due to outstanding owner-directed selections and design decisions that are required to proceed with the next phases of construction. While work has been planned and coordinated in good faith, certain critical finishes and approvals remain pending, which has prevented continuous progress through no fault of the contractor.

We have remained ready and available to proceed as soon as these selections and decisions are finalized. The requested extension will allow sufficient time to complete the work in compliance with the approved plans and all applicable codes once the remaining items are resolved.

Thank you,



Roy F. Dunworth, President
Dunworth Construction & Development, Inc.

Crandall Residence
428 Seabreeze Ave
Project Schedule
07-15-26

Description of Work / Phase #4: Construction of Interior Finishes	**Start / Finish**
1.) Interior Finish Carpentry & Staircase Railing	
Install wood trim package & interior doors.	
Template & install stair railing:	*July 20th - Sept 1st*
2.) Flooring, Bathroom Stone & Staircase	
Install stone flooring & hardwood flooring. Install all bathroom floors & shower walls.	
Install hardwood staircase treads, risers and landings:	*July 20th - Sept 30th*
3.) Custom Cabinetry	
Custom cabinetry delivery and installation:	*Sept 1st - Oct 30th*
4.) Countertops & Slab Work	
Template base cabinets for countertops and template wall designs.	
Install countertops and walls:	*Nov 2nd - Nov 20th*
5.) Completion of Trades, Finishes & Final Painting	
Trim-out electric and install plumbing fixtures, glass enclosures & mirrors.	
Install electrical fixtures, appliances, AC equipment and test all systems.	
Final Interior Painting of Residence:	*Nov 2nd - Dec 22nd*
Description of Work / Phase #5: Construction of Exterior Finishes	**Start / Finish**
3.) Hardscape, Pool & Metal Work	
Form & pour site wall & utility wall footings and build walls and columns.	
Form & pour concrete patios, entries, driveway, walkways and equipment pads.	
Install stone hardscape finishes and install pool tile, pool coping and pool plaster.	
Install balcony railings, trellis designs, scrolls, fences and gates:	*July 20th - Nov 2nd*
4.) Landscaping, Landscape Lighting & Irrigation	
Install large trees first, then hedges and small plantings.	
Install landscape lighting and irrigation system.	
Install Zoysia Turf last:	*Nov 2nd - Nov 20th*
5.) Exterior Painting	
Apply Final (2) Coat to the trim & body and cypress soffit system.	
Complete all misc. touch-ups throughout the project:	*Nov 16th - Dec 4th*
6.) Final Inspections	
Substantial Completion of Project. Temporary Certificate of Occupancy:	*Dec 1st - Dec 22nd*
Completion of Punchlist Items and Certificate of Occupancy:	***DECEMBER 22nd 2026***

DUNWORTH CONSTRUCTION & DEVELOPMENT, INC.
8876 SE Robwyn Street, Hobe Sound, FL 33455
O: 772-402-5941 / C:772-215-3438
Roy@dunworthco.com
Ana@dunworthco.com

July 16th, 2026
Mr. Wayne Bergman
Director / Chief Building Official
360 S County Road
Palm Beach, FL 33480

RE: Statement of Nuisance Mitigation Measures
428 Seabreeze Ave
Permit Number: RNEW-24-00007

Dear Mr. Bergman,

Dunworth Construction & Development, Inc. will continue to maintain the following Nuisance Mitigation Measures for the duration of the project:

- 18' Tall Mesh Screen Fencing at Perimeter or New Landscaping Per Plan
- Daily Cleaning of Seminole Ave Roadway & Sidewalk
- No Music Permitted on the Property
- No Smoking Permitted on the Property
- No Work Permitted on Saturdays During the Season
- During Deliveries: Sidewalk & Roadway are Monitored with Flagmen
- Continued Friendly & Open Dialogue with Neighbors

Thank you,

Roy F. Dunworth, President
Dunworth Construction & Development, Inc.

DUNWORTH CONSTRUCTION & DEVELOPMENT, INC.
8876 SE Robwyn Street, Hobe Sound, FL 33455
O: 772-402-5941 / C:772-215-3438
Roy@dunworthco.com
Ana@dunworthco.com

July 16th, 2026
Mr. Wayne Bergman
Director / Chief Building Official
360 S County Road
Palm Beach, FL 33480

RE: First-Class Mailed Notice Statement
428 Seabreeze Ave
Permit Number: RNEW-24-00007

Dear Mr. Bergman,

Dunworth Construction & Development, Inc. has mailed notice to all neighbors within 300 feet of the project at 428 Seabreeze Ave, Palm Beach, FL 33480. This notice was mailed (25) days prior to the Town Council Development Review Meeting on August 12th, 2026.

Please see attached a copy of the notification to the neighbors.

Thank you,

Roy F. Dunworth, President
Dunworth Construction & Development, Inc.

DUNWORTH CONSTRUCTION & DEVELOPMENT, INC.
8876 SE Robwyn Street, Hobe Sound, FL 33455
O: 772-402-5941 / C:772-215-3438
Roy@dunworthco.com
Ana@dunworthco.com

NOTIFICATION TO NEIGHBORS

July 16th, 2026

Dear Neighbor,

RE: Project located at 428 Seabreeze Ave
Permit Number: RNEW-24-00007
Current Permit Expiration Date: 07/26/2026
Proposed New Expiration Date: 12/22/2026

This is to notify you that a request has been made to the Planning, Zoning & Building Department to be placed on the agenda for the next available Town Council meeting for consideration of a time extension request of (150) days.

Should you have questions or concerns regarding this project, please contact Chad Amburn, Project Manager. His email address is Chad@dunworthco.com and phone number is (561) 723-9079.

Also, comments or concerns regarding this request may be made in the Planning, Zoning & Building Department at 360 S County Rd., Palm Beach or by email to publiccomment@townofpalmbeach.com.

Sincerely,

Roy F. Dunworth, President
Dunworth Construction & Development, Inc.

Property Detail

Location Address : 428 SEABREEZE AVE
Municipality : PALM BEACH
Parcel Control Number : 50-43-43-22-06-000-0231
Subdivision : POINCIANA PARK IN
Official Records Book/Page : 12902 / 1685
Sale Date : 09/14/2001
Legal Description : POINCIANA PARK E 5 FT OF LT 23 & LTS 25 & 27

Owner Information

Owner(s)	Mailing Address
CRANDALL CHAUNCEY W IV & CRANDALL DEBORAH N	428 SEABREEZE AVE PALM BEACH FL 33480 4107

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
09/14/2001	$1,200,000	12902 / 01685	DEED OF TRUST	CRANDALL CHAUNCEY W IV &
04/06/2000	$1	11707 / 00025	WARRANTY DEED	CABOT MARY ELLEN TR
11/24/1999	$1,045,000	11515 / 00962	WARRANTY DEED	CABOT MARYELLEN F
10/01/1998	$670,000	10668 / 00923	WARRANTY DEED	
04/01/1994	$100	08248 / 00004	QUIT CLAIM	
07/01/1989	$475,000	06155 / 01351	WARRANTY DEED	
01/01/1980	$65,000	03324 / 00784		
01/01/1977	$4,160	02732 / 01349		

Exemption Information

Applicant/Owner(s)	Year	Detail
CRANDALL CHAUNCEY W IV &	2026	HOMESTEAD
CRANDALL CHAUNCEY W IV &	2026	ADDITIONAL HOMESTEAD
CRANDALL DEBORAH N	2026	HOMESTEAD
CRANDALL DEBORAH N	2026	ADDITIONAL HOMESTEAD

Property Information

Total Number of Units Per Parcel : 1
***Total Square Feet :** 0
Acres : .15
Property Use Code : 0100—SINGLE FAMILY
Zoning : R-B—LOW DENSITY RESIDENTIAL (50-PALM BEACH)

Building Details

Structural Details

Structural Element for Building 1

Sketch for Building 1

Subarea and Square Footage for Building 1

Code	Description	square Footage
No data found		



Property Extra Feature

Description	Year Built	Units
No Extra Feature Available		

Property Land Details

Land Line #	Description	Zoning	Acres
1	SFR	R-B	0.1547

Appraisals

Tax Year	2025	2024	2023	2022	2021
Improvement Value	$0	$418,534	$1,255,787	$1,208,840	$669,106
Land Value	$4,514,460	$4,211,250	$2,953,127	$2,535,923	$1,772,094
Total Market Value	$4,514,460	$4,629,784	$4,208,914	$3,744,763	$2,441,200

Assessed and Taxable Values

Tax Year	2025	2024	2023	2022	2021
Assessed Value	$1,451,666	$1,550,961	$1,505,787	$1,461,929	$1,419,349
Exemption Amount	$50,722	$50,000	$50,000	$50,000	$50,000
Taxable Value	$1,400,944	$1,500,961	$1,455,787	$1,411,929	$1,369,349

Taxes

Tax Year	2025	2024	2023	2022	2021
AD VALOREM	$20,993	$22,478	$22,017	$22,041	$22,390
NON AD VALOREM	$954	$943	$868	$864	$931
TOTAL TAX	$21,947	$23,420	$22,885	$22,905	$23,321

TOWN OF PALM BEACH

Information for Town Council Meeting on: August 12, 2026

To: Town Council

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

From: Michelle Sentmanat, Business Services Supervisor

Re: Waiver of Town Code Section 18-237, For Building Permit Extension at 353 Peruvian Ave.

Date: 7/17/2026

ATTACHMENTS

Staff Report
Letter from Wildes Builders
Construction Schedule
Nuisance Mitigation Statement
Copy of Notice to Neighbor
Property Appraiser Details for the Property

STRATEGIC PLAN

Strategic Priorities:
Safe and Resilient Community, Community Culture and Character, Mobility and Transportation

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

FUNDING

Fee-Related

Waiver of Town Code Section 18-237, For Building Permit Extension at 353 Peruvian Ave – CNEW-24-00006.

Staff recommends the Town Council consider the request from Brett Elhilow, president of John G. Mitchell Inc., regarding a permit time extension to complete the construction of a commercial building at 353 Peruvian Ave. This request is to extend the permit by one hundred thirty-three calendar days. Work to be completed by April 9, 2027.

HISTORY:

The current owner is Lifestyle Holdings LLC who purchased the property in February of 2022. The permit for renovation was issued November 20, 2024, with a total of twenty-month duration. Original expiration date July 06, 2026.

THE PROJECT:

Complete Renovation. The contractor has submitted a request for permit extension. The letter dated July 13, 2026, and explains the reason for extension is due to taking over the project from another contractor and having to deal with the state of the project. The items which caused delays are explained in the letter submitted. New construction schedule reflects construction to be completed by April 9, 2027.

NOTE TO COUNCIL:

The applicant appears to have complied with the requirements for neighbor notice.

Attachments:

- Letter from Wildes Builders
- Construction Schedule
- Nuisance Mitigation Statement
- Copy of Notice to Neighbor
- Property Appraiser Details for the Property

RECEIVED
JUL 16 2026
TOWN OF PALM BEACH
PZB DEPARTMENT

TOWN OF PALM BEACH

Planning, Zoning and Building

Extension - 26-00093

THIS IS A REQUEST FOR:

✓ BUILDING PERMIT TIME EXTENSION

____ WAIVER OF TOWN CODE SECTION 42-199, CONSTRUCTION WORKING HOURS

Any request for a Building Permit Time Extension OR Waiver of Town Code Section 42-199, Construction Working Hours must be submitted to the Town no later than 30 days PRIOR to permit expiration or period of request. Please send the following items to Michelle Sentmanat at msentmanat@townofpalmbeach.com .

1. Provide a detailed letter explaining the reasons why a time extension or waiver is being requested.
2. Provide a construction schedule to show completion timeline (CPM, Gantt Chart).
3. Provide a Statement of Nuisance Mitigation measures currently in place on the site.
4. Provide a Statement that first-class mailed notice to neighbors within 300 feet will be provided at least 25 days prior to the meeting at which the extension or waiver is to be considered.
5. Include with the above Statement, a copy of the above notification to neighbors. **NOTE: Must include in the notification letter to neighbors the permit number, site address, current permit expiration date and proposed expiration date. In addition, include the meeting date at which this matter will be considered.** Also, the following statement must be included in the notification: Comments or concerns regarding this request may be made on the Town website here.
6. Provide a USPS Certificate of Mailing as proof of the mailed notice.
7. Payment – pay all applicable fees by the submittal deadline. Fees are NON-REFUNDABLE.

Deadlines: See Schedule for submittal deadlines (page 3). Town Council Meeting dates are subject to change. Please visit our website at www.townofpalmbeach.com

- Town Council Development Review Date (Wednesday meeting): August 12, 2026
- Deadline for submittal of request/backup must be received by: 7/29/2026
  (Deadline is approximately two weeks prior to the Town Council Development Review Meeting).
- Deadline for Notice to Neighbors: 7/17/2026
  (Notice to Neighbors must be provided 25 days in advance of TC/DRC Meeting)

Permit #: CNEW-24-00006 Exp. Date: 10/6/26
Job Address: 353 PERUVIAN AVE, BLDG 2
Length of time extension being requested: (in days) 133
Specific request for waiver/working hours being proposed: ____
Proposed completion date if requested time extension is granted: 4/9/27
(Must attach completion schedule)
Contact: BRETT ELLIOTT Phone: (561)662-3814
Email: BRETT@JGMPB.COM

Post Office Box 2029 • 360 South County Road • Palm Beach, Florida 33480
Telephone: (561)838-5431 • Facsimile (561)835-4621
E-Mail: pzb@townofpalmbeach.com • Website: www.townofpalmbeach.com

VALUATION OF PERMITS TO DATE:
(Original permit value and any permit updates containing valuation to date)

Job Address: 353 Peruvian Ave, Bldg. 2
Permit# CNEW-24-00006 Job Value $ 2,000,000
Permit# : _____ Job Value $ _____
Permit# : _____ Job Value $ _____
Permit# : _____ Job Value $ _____
TOTAL valuation of project $ 2,000,000

Value of remaining work to complete the project, even if included in valuation above. Include labor, materials and the value of any owner supplied items, etc. $ 600,000

Time Extension fee due based upon 1% of this amount: $ 6,000.00
Waiver fee due based upon 1% of this amount: $ _____
Technology Fee (2% of permit fee above) $ 120.00
Total Time Extension/Waiver Fee Paid:
(attach a copy of the receipt for payment)
Fees paid are non-refundable $ 6,120.00

OWNERS CERTIFICATION: I certify the information listed above to be true and correct.

OWNER SIGNATURE DATE

CONTRACTOR CERTIFICATION: I certify the information listed above to be true and correct.

CONTRACTOR SIGNATURE 6/30/26 DATE

NOTARY TO OWNER

STATE OF Florida
COUNTY OF Palm Beach

Sworn to (or affirmed) and subscribed before me

this 6 day of July

20 26 By Jay Biggins

Who are personally known ✓ OR produced identification (Type of identification) _____
OR Online Notarization _____.

Barbara Rich
Printed Name of Notary

Barbara Rich
Signature of Notary

SEAL:

BARBARA RICH
Commission # HH 350774
Expires February 11, 2027

NOTARY TO CONTRACTOR

STATE OF Florida
COUNTY OF Palm Beach

Sworn to (or affirmed) and subscribed before me

this 6 day of July

20 26 By Brett Gilhilow

Who are personally known ✓ OR produced identification (Type of identification) _____
OR Online Notarization _____.

Barbara Rich
Printed Name of Notary

Barbara Rich
Signature of Notary

SEAL:

BARBARA RICH
Commission # HH 350774
Expires February 11, 2027

John G. Mitchell
INCORPORATED
GENERAL CONTRACTOR
1440 OKEECHOBEE ROAD
WEST PALM BEACH, FLORIDA 33401
PHONE: (561) 655-6000
CBC-1261969

July 13, 2026

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

RE: Permit Time Extension
Permit #CNEW-24-00006
353 Peruvian Ave.

To Whom It May Concern:

John G. Mitchell, Inc. (JGM) is requesting an additional 133 days or approximately 6 months permit extension to 4/9/27. There are many reasons JGM feels this is a reasonable request:

JGM took this permit over from Strand construction. The dates are as follows:

11/20/24	Permit issued to Strand Construction
4/11/25	Permit issued to JGM
10/6/26	Permit expires
4/9/27	Requested extension date

Strand used 95 days of our permit and only created additional scope for JGM because it completely demolished 3 of the 4-2nd floor walls, including trusses which were to be left intact per Landmarks. JGM is requesting an additional 133 days, only 38 more days than were used up by Strand Construction. It easily took more than 38 days to re-build the 2nd floor that was illegally demolished.

When JGM took over the project we were to repair the existing 1st floor joists. It was determined the existing floor system was not salvageable and a new slab on grade with helical piles would be used. It took about 2 weeks to produce new engineering which also required soil tests. Once submitted to the Town as a revision, it took the town about 4 weeks to issue the revision, there were no redlines or comments regarding our revision yet it still took 4 weeks to issue when we were completely shut down. The revision was stuck in Landmarks for about 2 of the 4 weeks determining if the new slab and helical piles were in keeping with the landmarked structure. Obviously, no work can be done without a structurally sound foundation.

Access to the site is another major contributing factor to the duration of the project. The site can only be accessed by an alley that is too narrow to fit a vehicle. As an example, over 200 cubic yards of fill had to moved by wheelbarrow from the entrance of the alley to the site. There is no way to use a crane

either, the new trusses had to hand lifted onto the 2nd floor walls. Parking is another obstacle to our access as well. The Town will only issue 2 parking spots and has placed a dumpster in on of JGM's allotted spots, leaving only 1 legal spot to park.

In summary, if another contractor had not used 95 of our permit days, demolished the 2nd floor, spent over 6 weeks waiting on a new foundation design and had better access which are all beyond JGM's control; JGM and the owner would not need a permit extension. I assure you JGM is doing everything possible to complete this project in a timely fashion. It is in everyone's interest to complete this project as quickly as possible which is what we are doing.

Please place this request on the August 12, 2026, Town Council agenda.

Thank you for your consideration in this matter.

Brett Elhilow, Pres.

ID	Task Mode	Task Name	Duration	Start	Finish	Predecessors	Resource Names
1		exterior siding	18 days	Wed 6/17/26	Fri 7/10/26		
2		stucco	20 days	Mon 7/13/26	Fri 8/7/26		
3		roofing final	16 days	Thu 4/23/26	Thu 5/14/26		
4		electric rough	88 days	Tue 6/23/26	Thu 10/22/26		
5		plumbing rough	88 days	Tue 6/23/26	Thu 10/22/26		
6		fire rough	88 days	Tue 6/23/26	Thu 10/22/26		
7		LV rough	88 days	Tue 6/23/26	Thu 10/22/26		
8		HVAC rough	88 days	Tue 6/23/26	Thu 10/22/26		
9		framing inspection	93 days	Wed 6/17/26	Fri 10/23/26		
10		insulation	6 days	Mon 10/26/2	Mon 11/2/26		
11		drywall	21 days	Fri 11/6/26	Fri 12/4/26		
12		exterior doors	132 days	Thu 4/23/26	Fri 10/23/26		
13		exterior drainage	30 days	Mon 2/15/27	Fri 3/26/27		
14		landscape lighting	30 days	Mon 2/15/27	Fri 3/26/27		
15		irrigation	30 days	Mon 2/15/27	Fri 3/26/27		
16		hardscape	30 days	Mon 2/15/27	Fri 3/26/27		
17		landscape	26 days	Mon 3/8/27	Mon 4/12/27		
18		interior flooring	25 days	Mon 12/7/26	Fri 1/8/27		
19		interior millwork	50 days	Mon 1/11/27	Fri 3/19/27		
20		cabinetry	50 days	Mon 1/11/27	Fri 3/19/27		
21		electric trim/final	15 days	Mon 3/22/27	Fri 4/9/27		
22		plumbing trim/final	15 days	Mon 3/22/27	Fri 4/9/27		
23		fire trim/final	15 days	Mon 3/22/27	Fri 4/9/27		

Project: Schedule
Date: Tue 6/23/26

Task		Inactive Summary		External Tasks	
Split		Manual Task		External Milestone	
Milestone		Duration-only		Deadline	
Summary		Manual Summary Rollup		Progress	
Project Summary		Manual Summary		Manual Progress	
Inactive Task		Start-only			
Inactive Milestone		Finish-only			

ID	Task Mode	Task Name	Duration	Start	Finish	Predecessors	Resource Names
24		LV trim/final	15 days	Mon 3/22/27	Fri 4/9/27		
25		HVAC trim/final	15 days	Mon 3/22/27	Fri 4/9/27		
26		painting	66 days	Mon 1/11/27	Mon 4/12/27		
27		stone and tile	25 days	Mon 11/2/26	Fri 12/4/26		
28		punchout	5 days	Mon 4/19/27	Fri 4/23/27		
29		final inspection/CO	5 days	Mon 4/12/27	Fri 4/16/27		

Apr 26, '26
W T F S S M T W T F S

Project: Schedule
Date: Tue 6/23/26

Task		Inactive Summary		External Tasks	
Split		Manual Task		External Milestone	
Milestone		Duration-only		Deadline	
Summary		Manual Summary Rollup		Progress	
Project Summary		Manual Summary		Manual Progress	
Inactive Task		Start-only			
Inactive Milestone		Finish-only			

John G. Mitchell
INCORPORATED
GENERAL CONTRACTOR
1440 OKEECHOBEE ROAD
WEST PALM BEACH, FLORIDA 33401
PHONE: (561) 655-6000
CBC-1261969

NUISANCE MITIGATION PLAN

353 Peruvian Ave.,

Building 2

1) Utilize a John G. Mitchell, Inc. (JGM) Full-Time Superintendent to manage and coordinate all Subcontractors.

2) Ensure all Subcontractors have the Superintendents Cell Phone number for coordination.

3) Superintendent to ensure all JGM Management and Subcontractor Management understand:
    a. Town of Palm Beach Three-Strike Rule
    b. Town of Palm Beach Holidays
    c. Town of Palm Beach Construction Working Hours
    d. Town Of Palm Beach Material Delivery Requirements vs. Right of Way Permits

4) Superintendent to ensure all Subcontractor Supervision clearly understand all Jobsite Specific Rules including:
    a. No Music
    b. No Eating Lunch on Site Walls
    c. No Eating Lunch at sidewalk
    d. No Loud Noise Prior To Palm Beach Work Schedule Restrictions
    e. No Parking Allowed on Street Without Parking Permit

5) Utilize a Parking Attendant to manage all parking of Trades and G.C. Supervision including:
    a. Ensure Parking Permits stay current.
    b. Manage Car-Pooling of Subcontractor to minimize Jobsite Parking.
    c. Maintain line of communication with Neighbors.
    d. Ensure Street Curb Landscaping is maintained.
    e. Ensure Construction Fencing is properly maintained.
    f. Maintain Exterior Privacy Screening between Jobsite and Adjacent Neighbors.
    g. Ensure Street and sidewalk remain free and clear debris.
    h. Take immediate measures to clean Street whenever appropriate.

i. Ensure Subcontractors understand the Truck Logistics Plan.
j. Manage Construction Material deliveries.

KOCHMAN & ZISKA PLC

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

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

July 13, 2026

Re: Project Located At: 353 Peruvian Avenue, Palm Beach, FL 33480
Permit Number: CNEW-24-00006
Current Permit Expiration Date: October 6, 2026
Proposed New Expiration Date: April 9, 2026

To Whom It May Concern:

A waiver of Town Ordinance 18-242, Section 105.4.1.6, agreed maximum time schedule for completion of construction, is being requested by 353 Peruvian Avenue, Palm Beach, Florida, allowing extra time to complete construction. The new completion date would be April 9, 2027.

This matter will be presented to the Palm Beach Town Council at the regularly scheduled meeting on August 12, 2026. Should you have any questions or concerns regarding this project, please contact: John G. Mitchell, Inc., general contractor, at 561-655-6000; 1440 Okeechobee Rd., West Palm Beach, FL 33401.

Also, comments or concerns regarding this request may be made in the Planning, Zoning & Building Department at 360 S. County Rd., Palm Beach, or by email to publiccomment@towofpalmbeach.com.

Respectfully,



Maura Ziska

MZ/jc

Property Detail

Location Address : 353 PERUVIAN AVE
Municipality : PALM BEACH
Parcel Control Number : 50-43-43-23-05-011-0530
Subdivision : ROYAL PARK ADD TO P B IN
Official Records Book/Page : 33308 / 1559
Sale Date : 02/09/2022
Legal Description : ROYAL PARK ADD LTS 53 TO 56 INC BLK 11

Owner Information

Owner(s)	Mailing Address
LIFESTYLE HOLDINGS LLC	12132 CAPTAINS LNDG NORTH PALM BEACH FL 33408 2504

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
02/09/2022	$8,800,000	33308 / 01559	WARRANTY DEED	LIFESTYLE HOLDINGS LLC
06/07/2005	$5,800,000	18710 / 00214	WARRANTY DEED	STEVE & LINDA HORN INC
08/01/1995	$1,429,700	08872 / 01740	DEED OF TRUST	
07/01/1995	$100	08872 / 01739	QUIT CLAIM	
07/01/1995	$100	08872 / 01737	DEED OF TRUST	
09/01/1994	$100	08434 / 01972	WARRANTY DEED	
10/01/1983	$1,160,000	04063 / 00169	WARRANTY DEED	
01/01/1980	$625,000	03302 / 00108		

Exemption Information

No Exemption Information Available.

Property Information

Total Number of Units Per Parcel : 0
***Total Square Feet :** 6926
Acres : .29
Property Use Code : 1100—STORES
Zoning : C-TS—COMMERCIAL TOWN SERVING (50-PALM BEACH)

Building Details

Structural Details

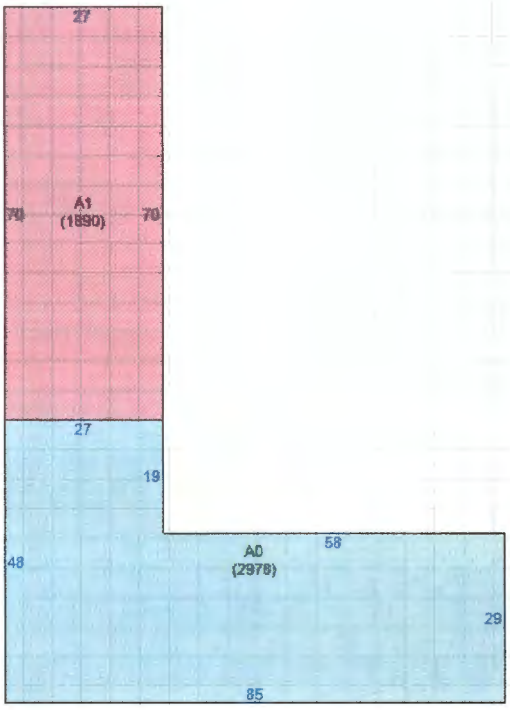
Structural Element for Building 1

Year Built	1958
RETAIL SINGLE OCCUP	4868

Sketch for Building 1

Subarea and Square Footage for Building 1

Code Description	square Footage
MULTIPLE TENANT RETAIL SAL	2978
UNFIN. RETAIL AREA	1890
Total Square Footage	4868



Property Extra Feature

Description	Year Built	Units
No Extra Feature Available		

Property Land Details

Land Line #	Description	Zoning	Acres
1	COMMERCIAL	C-TS	0.2870

Appraisals

Tax Year	2025	2024	2023	2022	2021
Improvement Value	$1,690,250	$1,774,340	$1,759,510	$1,999,915	$1,186,671
Land Value	$5,625,000	$4,687,500	$4,828,125	$4,289,564	$3,466,594
Total Market Value	$7,315,250	$6,461,840	$6,587,635	$6,289,479	$4,653,265

Assessed and Taxable Values

Tax Year	2025	2024	2023	2022	2021
Assessed Value	$7,108,024	$6,461,840	$6,587,635	$5,118,592	$4,653,265
Exemption Amount	$0	$0	$0	$0	$0
Taxable Value	$7,108,024	$6,461,840	$6,587,635	$5,118,592	$4,653,265

Taxes

Tax Year	2025	2024	2023	2022	2021
AD VALOREM	$106,999	$96,090	$98,898	$86,946	$75,500
NON AD VALOREM	$3,838	$3,609	$3,506	$3,423	$3,420
TOTAL TAX	$110,837	$99,699	$102,404	$90,369	$78,920